

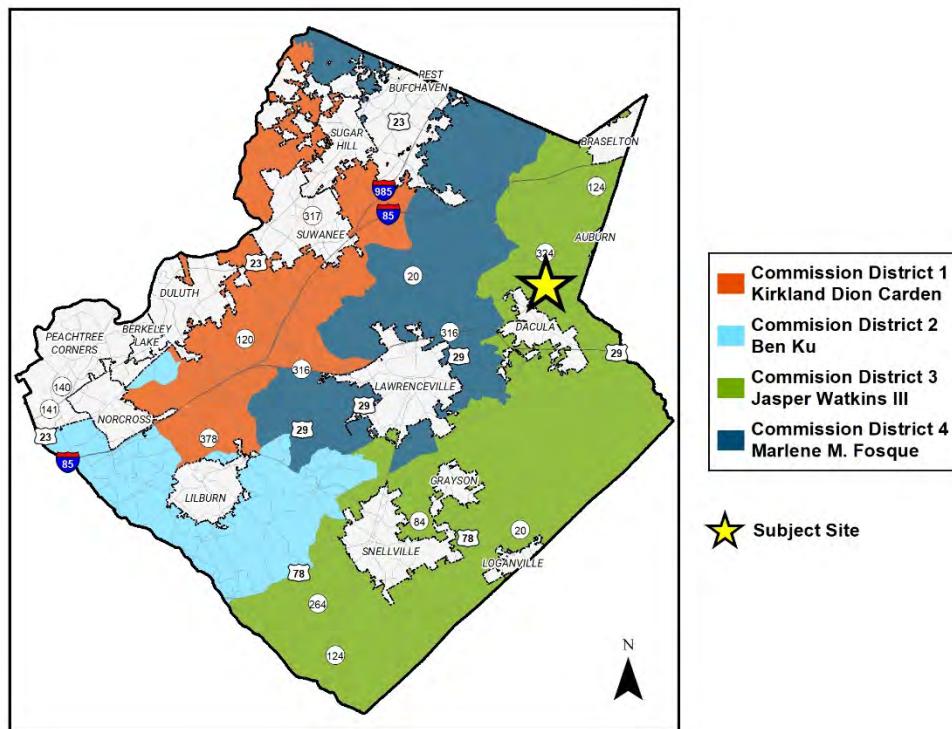


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZR2022-00027
Current Zoning: RA-200 (Agriculture-Residence District)
Request: Rezoning to R-SR (Senior Oriented Residence District)
Additional Request: Variances
Addresses: 3022, 3056, 3060 Fence Road and 3116 Bailey Road
Map Numbers: R2001 707, R2003 012A, 080, and 126
Site Area: 53.24 acres
Units: 128
Proposed Development: Senior Oriented Residence Subdivision
Commission District: District 3 – Commissioner Watkins
Character Area: Suburban Estate Living

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission
Recommendation: APPROVAL WITH CONDITIONS



Applicant: Ted Turner, on behalf of
EPCON Communities
500 Stonehenge Parkway
Columbus, OH 43017

Owners: Bailey Property, LLC
3076 Fence Road
Dacula, GA 30019

Dorothy D. Smith and Bradley Smith
3056 Fence Road
Dacula, GA 30019

Elmer Scott Perkins, on behalf of
Janet C. Bailey (Deceased)
3140 Fence Road
Dacula, GA 30019

Adam D. Bailey
3116 Bailey Road
Dacula, GA 30019

Contact: Hayley Todd

Contact Phone: 757.508.6593

Zoning History

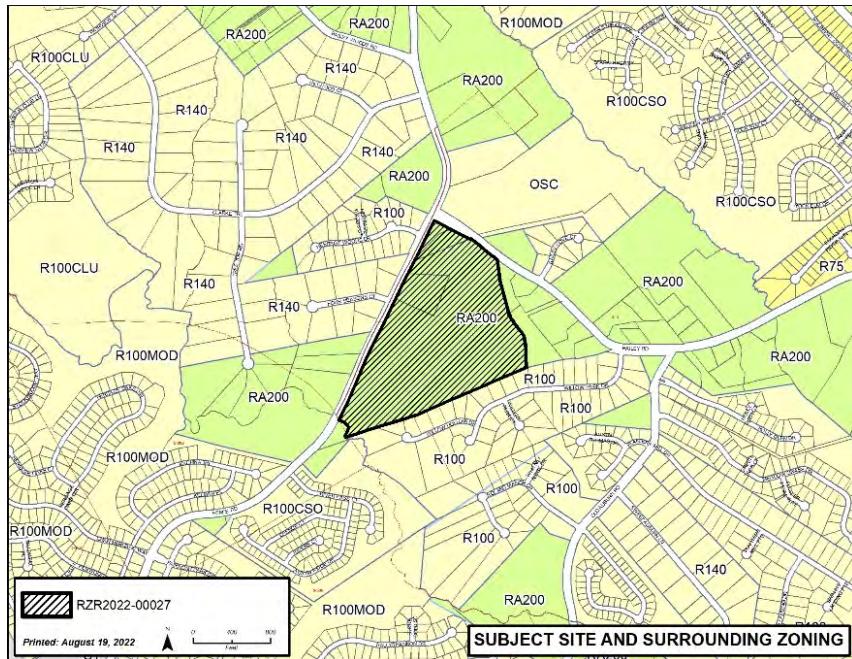
The subject properties are zoned RA-200 (Agriculture-Residence District). No rezoning cases are on record for these properties.

Existing Site Condition

The subject site is a 53.24-acre assemblage of four parcels located at the intersection of Bailey Road and Fence Road. The property is developed with five single-family residences and accessory buildings, constructed between 1900 and 2003. The parcel is heavily vegetated, with a clearing around the residences and along Bailey Road. The site generally slopes down from Bailey Road approximately 94 feet to a pond at the southern end of the property. Streams with associated buffers are located along the east property line and the southwest boundary of the site. The pond is fed by a stream that runs generally parallel to Fence Road. Overhead utilities are present along both road frontages. No sidewalks are located along either road frontage. The nearest Gwinnett County Transit stop is approximately 7.7 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by single-family residential subdivisions and residences on large lots. Dacula city limits are located to the southwest. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Senior Oriented Residential	R-SR	2.45 units per acre
North	Single-Family Residential	OSC	2.22 units per acre (approved)
East	Single-Family Residential	RA-200	0.28 units per acre
South	Single-Family Residential	R-100	0.83 units per acre
West	Single-Family Residential Single-Family Residential Single-Family Residential	RA-200 R-140 R-100	0.31 units per acre 0.59 units per acre 1.53 units per acre

Project Summary

The applicant requests rezoning of a 53.24-acre assemblage from RA-200 to R-SR for a senior oriented residential subdivision, including:

- 128 single-family detached senior oriented residences with a minimum heated floor area of 1,000 square feet, yielding a net density of 2.45 units per acre.
- A full access boulevard entrance from Fence Road with a 150-foot deceleration lane.
- 24-foot-wide public internal streets with 5-foot-wide sidewalks on both sides.
- Five-foot-wide sidewalks along Bailey Road and Fence Road.
- 15 acres of common area located throughout the site, representing 29.7% of the gross acreage.
- 2.16 acres of floodplain area in the southwestern corner of the property.
- Stormwater management facilities located in the southeastern corner of the site and within the existing lake at the southwestern corner of the property.
- A required 50-foot-wide stream buffer and a 25-foot-wide impervious setback adjacent to streams located along a portion of the eastern property line and the southwest boundary of the property.

- A required 50-foot-wide landscaped setback along Fence Road and Bailey Road.
- An amenity area located near the proposed entrance, including a pool, pickle ball courts, a cabana, and 22 off-street parking spaces.

Zoning and Development Standards

The applicant is requesting a rezoning to R-SR (Senior Oriented Residence 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' (Single-story with a bonus room over the garage)	35'	YES
Front Yard Setback	Minimum 20' Minimum 25' (with front facing garage)	25'	YES
Side Yard Setback	Minimum 5'	5'	YES
Rear Yard Setback	Minimum 25'	30'	YES
Heated Floor Area	Minimum 1,000 square feet	1,000 square feet	YES
Lot Size	Minimum 5,000 square feet	5,000 square feet	YES
Density	Maximum 4 units per acre	2.45 units per acre	YES
Common Area	Minimum 15% or 7.98 acres	29.7% or 15 acres	YES
Average Lot Width	50'	52'	YES
Landscape Setback	50'	50'	YES

Variance Request

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

1. Section 210-90.7B, All dwellings shall be limited to single-story; however, bonus rooms over garages shall be allowed.
2. Section 210-90.8D.1, Cul-de-sacs are prohibited, except where approved following review and approval by the Director or their designees because of unusual property conditions such as steep topography, streams, lakes, floodplains, wetlands or stream crossings, safety hazards, or other unusual property development or access constraints.
3. Section 210-90.8E.1.A, If a block contains a majority of lots less than 60 feet in width, individual lot access for that block shall be from an alley, not a public street.
4. Section 210-90.8D.2.A, Blocks that are longer than 600 feet must be broken by an alley.

The applicant proposes to construct single-story residences with bonus rooms, however the proposed floor plans do not have bonus rooms exclusively over the garage. Some of these bonus rooms extend over other portions of the house. The applicant also requests variances from zoning district regulations prohibiting cul-de-sacs and requiring residences to be accessed from an alley, if the average lot width is less than 60 feet. Lastly, the applicant requests relief

from a block design standard which requires blocks in excess of 600 feet in length to be broken by an alley.

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 and nature of this development is similar to the existing and recently approved adjacent subdivisions. 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 addition of a development of this nature would complement the surrounding neighborhoods.

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

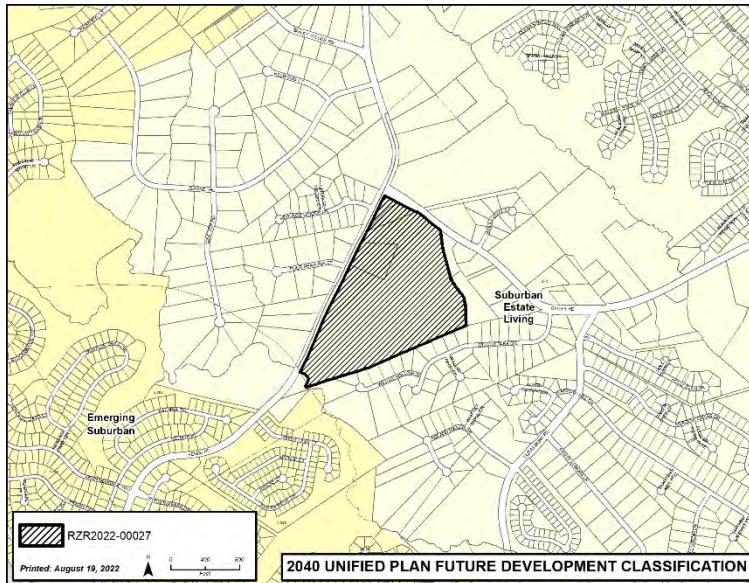
The property has a reasonable economic use as currently zoned.

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. No 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 senior oriented detached subdivision, as proposed by the applicant, would be appropriate within this Character Area and allow area residents options to age-in-place.



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.

This area of Fence Road has experienced some growth in recent years, primarily through single-family detached subdivisions. While no R-SR zoned subdivisions are located nearby, the density of the proposed development is commensurate with subdivisions in the area. This development would be dimensionally and aesthetically similar to an R-60 or OSC subdivision development, differing by age restrictions and more required common 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 applicant requests a variance to allow bonus rooms to not be entirely located above the garage. The applicant has proposed plans which have bonus rooms only partially over the garage. However, the proposal does still meet the intent of the UDO by providing bonus rooms on the second floor.

The RS-R zoning district requires subdivisions to be interconnected through alleys and a grid-like street network. The proposed site plan does provide a grid-like street pattern; however, the applicant indicates that the topography of the site makes it difficult to meet the full requirements. The site does also include several environmental features. Apart from a short cul-de-sac street, the proposed development provides connectivity around the site through the grid-like layout proposed by the applicant. Approval of the requested variances related to alleys, cul-de-sacs, and maximum block length would 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 variances:

1. To allow bonus rooms of proposed residences to not entirely be located above the garage.
2. To allow a cul-de-sac in a R-SR subdivision.
3. To allow for individual lot access from public streets rather than alleys on blocks with an average lot width less than 60 feet within the subdivision.
4. To allow for blocks greater than 600 feet in length without an alley.

Planning Commission Recommendation

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

In addition, the Planning Commission recommends **APPROVAL** of the following variances:

1. To allow bonus rooms of proposed residences to not entirely be located above the garage.
2. To allow a cul-de-sac in a R-SR subdivision.
3. To allow for individual lot access from public streets rather than alleys on blocks with an average lot width less than 60 feet within the subdivision.
4. To allow for blocks greater than 600 feet in length without an alley.

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

Approval as R-SR (Senior Oriented Residence District) for a senior oriented detached subdivision, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received July 20, 2022, and Exhibit C: Building Elevations dated received July 20, 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 128 lots. The development shall be restricted to occupancy of at least 80% of units occupied by at least one resident who is age 55 or older.
3. The minimum heated floor area per dwelling unit shall be ~~1,000~~ **1,500** square feet.
4. ~~All detached residences shall adhere to the Architectural Design Standards for Category 3, Detached Residential Buildings.~~
5. All dwellings shall have a minimum two-car garage.
6. Homes may include a walk-up second story "bonus room" not located over the garage.
7. The 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 Fence Road and Bailey Road frontages. Landscape and entrance feature plans shall be subject to review and approval by the Department of Planning and Development.
8. A mandatory homeowners association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping.
9. No direct lot access shall be allowed to Fence Road or Bailey Road.
10. Natural vegetation shall remain on the property until the issuance of a development permit.
11. All grassed areas shall be sodded.
12. 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.
13. Per the Gwinnett County Department of Transportation criteria and guidelines for left-turn lanes, the developer shall provide a left-turn lane into the development.
14. In lieu of installing the right-turn deceleration lane into the site (as required per the UDO), and the left-turn lane into the site (as required per the Criteria and Guidelines for Left Turn Lanes), the developer may construct a single-lane roundabout at the proposed project entrance that aligns with Four Seasons Court, subject to the review and approval of the Gwinnett County Department of Transportation.
15. A minimum 10-foot-wide concrete trail shall be constructed within the right-of-way of Fence Road.
16. **A 50-foot-wide landscape strip shall be provided along Fence Road per the Gwinnett County UDO.**
17. **There shall be a 20-foot-wide replanted landscape strip along the southern boundary of the property where it abuts single-family detached homes.**

18. There shall be a minimum 5-foot tall fence along the southern boundary of the property where it abuts single-family detached homes.
19. A water quality or runoff reduction BMP such as a bioswale or filtration swale shall be allowed to be placed within the 50-foot frontage landscape strip, so long as screening from the roadway to allow for the collection of runoff to not enter Fence Road.
20. A 5-foot-wide sidewalk shall be installed along both sides of the roadways within the development.
21. There shall be a rental cap of 10% for the development.
22. Golf carts shall be permitted for use within the community and allowed on public streets as permitted by Gwinnett County.

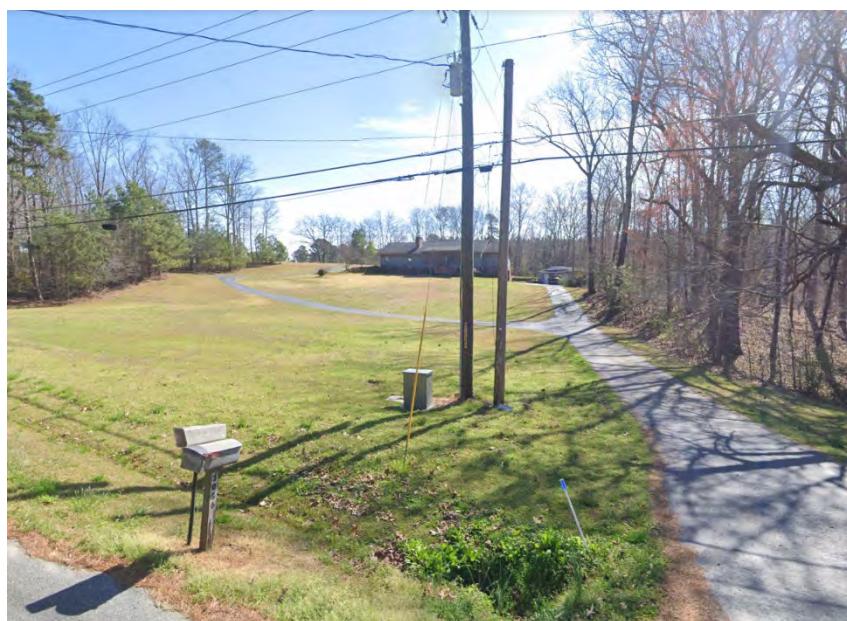
Exhibits:

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

Exhibit A: Site Visit Photos



View along Fence Road



View along Fence Road

Exhibit B: Site Plan

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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7.20.22

This document is the property of Gwinnett County and is loaned to your company. It is to be used on the project for which it was loaned and is not to be used for any other purpose.

Parcel Line Table		
Line #	Length	Direction
L1	41.46'	S3° 12' 49"E
L2	34.06'	S6° 43' 42"E
L3	54.04'	S7° 58' 25"E
L4	42.01'	S11° 18' 49"E
L5	45.42'	S8° 54' 14"E
L6	49.50'	S10° 22' 58"E
L7	67.03'	S13° 30' 43"E
L8	71.00'	S11° 48' 08"E
L9	70.01'	S12° 37' 14"E
L10	48.54'	S22° 26' 05"E
L11	46.68'	S45° 43' 40"E
L12	46.01'	S36° 09' 44"E
L13	81.04'	S36° 14' 19"E
L14	40.73'	S26° 41' 48"E
L15	23.32'	S45° 07' 52"E
L16	25.06'	S14° 26' 36"W
L17	30.07'	S10° 21' 11"E
L18	26.31'	S22° 54' 48"E
L19	18.68'	S1° 21' 25"W
L20	36.96'	S6° 22' 43"E



SITE LOCATION MAP
NOT TO SCALE

SITE DATA		
SITE AREA	53.230 ACRES	
AREA OF FLOODPLAIN	2.16 ACRES (5%) = 1.18 ACRES (100% of Flood Elevation Along Fence Road)	
NET SITE AREA	52.155 ACRES NET	
ZONING		
EXISTING ZONING	RA200	
PROPOSED ZONING	R-SSR	
ZONING JURISDICTION	GWINNETT COUNTY	
USE CALCULATIONS		
MAXIMUM ALLOWABLE DENSITY	4 DUACRE	
NET SITE AREA	52.155 ACRES	
TOTAL PROPOSED LOTS	128 LOTS	
TOTAL PROPOSED DENSITY	2.45 DUACRE	
SETBACK REQUIREMENTS		
FRONT SETBACK	20 FEET	
SIDE SETBACK	5 FEET	
REAR SETBACK	25 FEET	
MIN. LOT WIDTH	53 FEET	
REQUIRED BUFFERS	50 FEET FRONT LANDSCAPE BUFFER	
DEVELOPMENT STANDARDS		
FRONT SETBACK	20 FEET; 25' FRONT FACING GARAGE	
SIDE SETBACK	5 FEET	
REAR SETBACK	25 FEET	
MINIMUM LOT WIDTH	52 FEET	
53 X 120' LOTS	128 LOTS	
OPEN SPACE CALCULATIONS		
OPEN SPACE REQUIRED	7.08 ACRES (15% OF OVERALL SITE)	
OPEN SPACE PROVIDED	14.05 ACRES (20%)	
OPENING REQUIREMENTS		
TOTAL PARKING REQUIRED	256 SPACES	
PROPOSED RESIDENT PARKING	256 SPACES	
PROPOSED GUEST PARKING	22 SPACES	
TOTAL PARKING PROVIDED	278 SPACES	



GSWC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 000059389 EXP 10/28/2024

REZONING
MASTER PLAN
0 50 100 200 300
1" = 100'
SCALE: DATE: 06/26/2022
PROJECT: 22117.00

24 HOUR CONTACT:
TED TURNER
GEORGIA811
www.Georgia811.com
Knew before you dug.

Z1
SHEET

Exhibit C: Building Elevations

[attached]

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TYP. ELEVATIONS

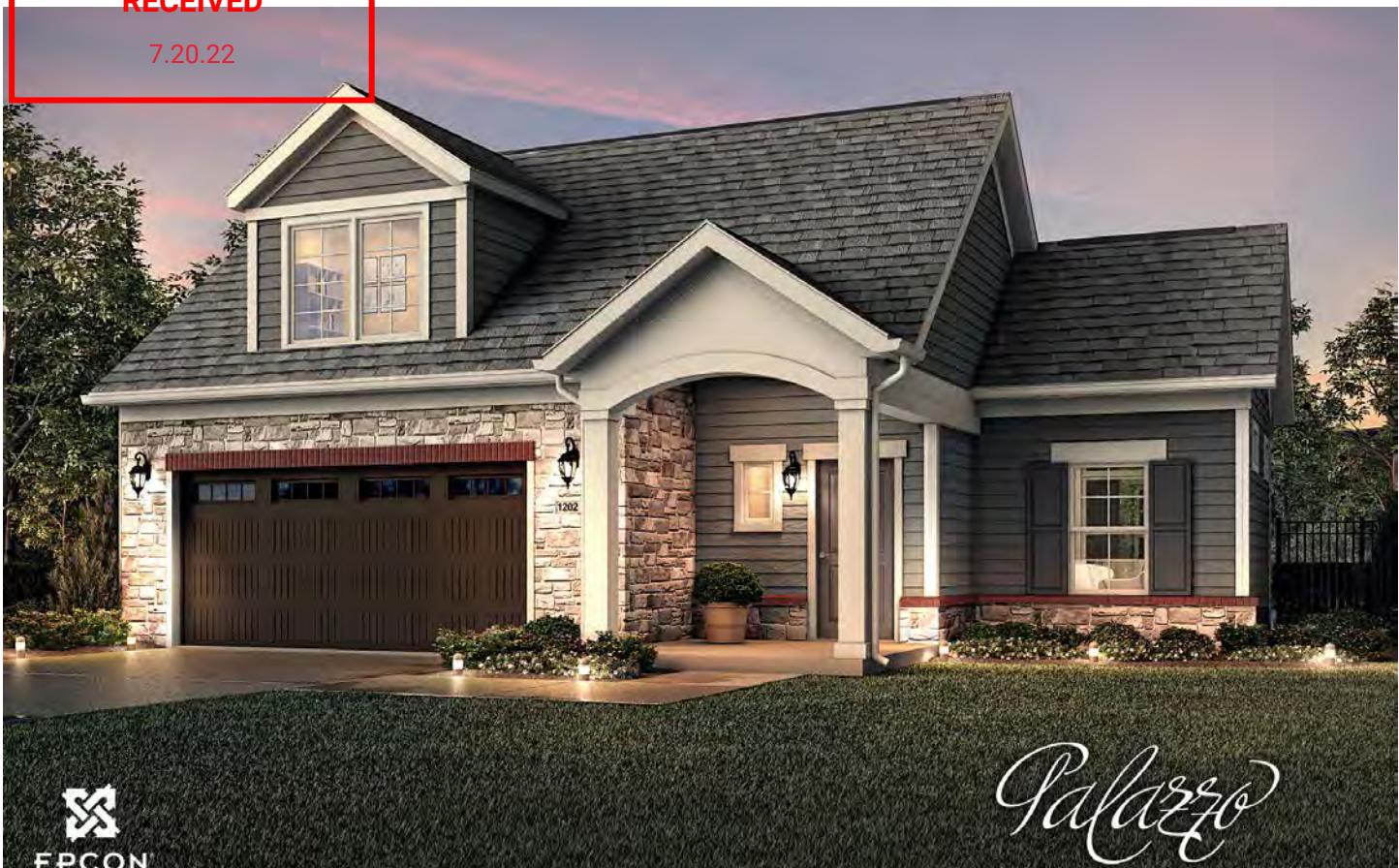


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TYP. ELEVATIONS



 EPCON



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RZR2022-00027

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TYP. ELEVATIONS



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COMMUNITIES

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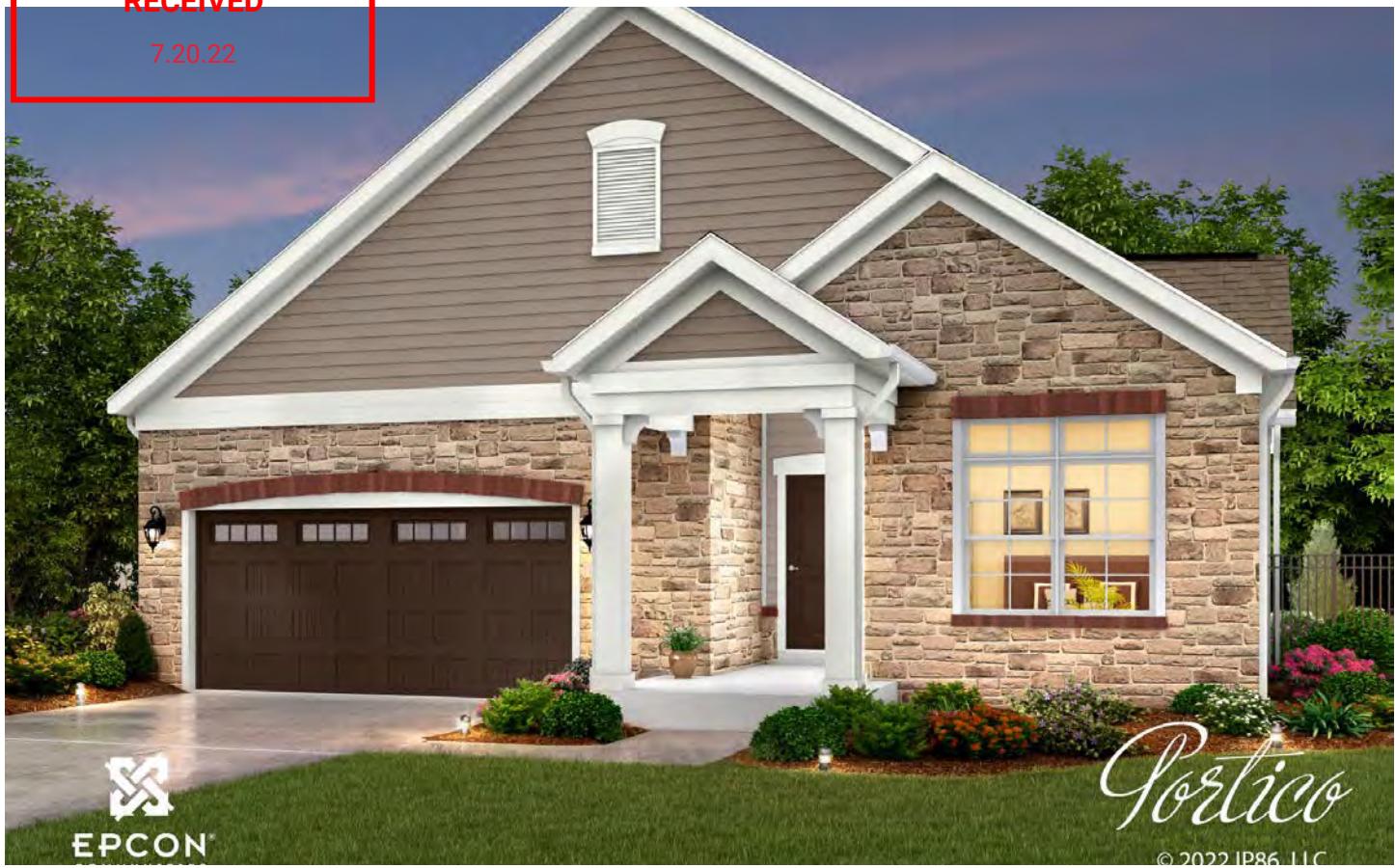
TYP. ELEVATIONS (SIDE, PALAZZO)



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TYP. ELEVATIONS



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TYP. ELEVATIONS




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COMMUNITIES

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TYP. ELEVATIONS (SIDE)



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TYP. ELEVATIONS (PROMENADE, SIDE)



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TYP. ELEVATIONS (SIDE, PROMENADE)



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TYP. ELEVATIONS (SIDE, PROMENADE)



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TYP. ELEVATIONS (SIDE, PROMENADE)



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TYP. ELEVATIONS (SIDE, PROMENADE)



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TYP. ELEVATIONS



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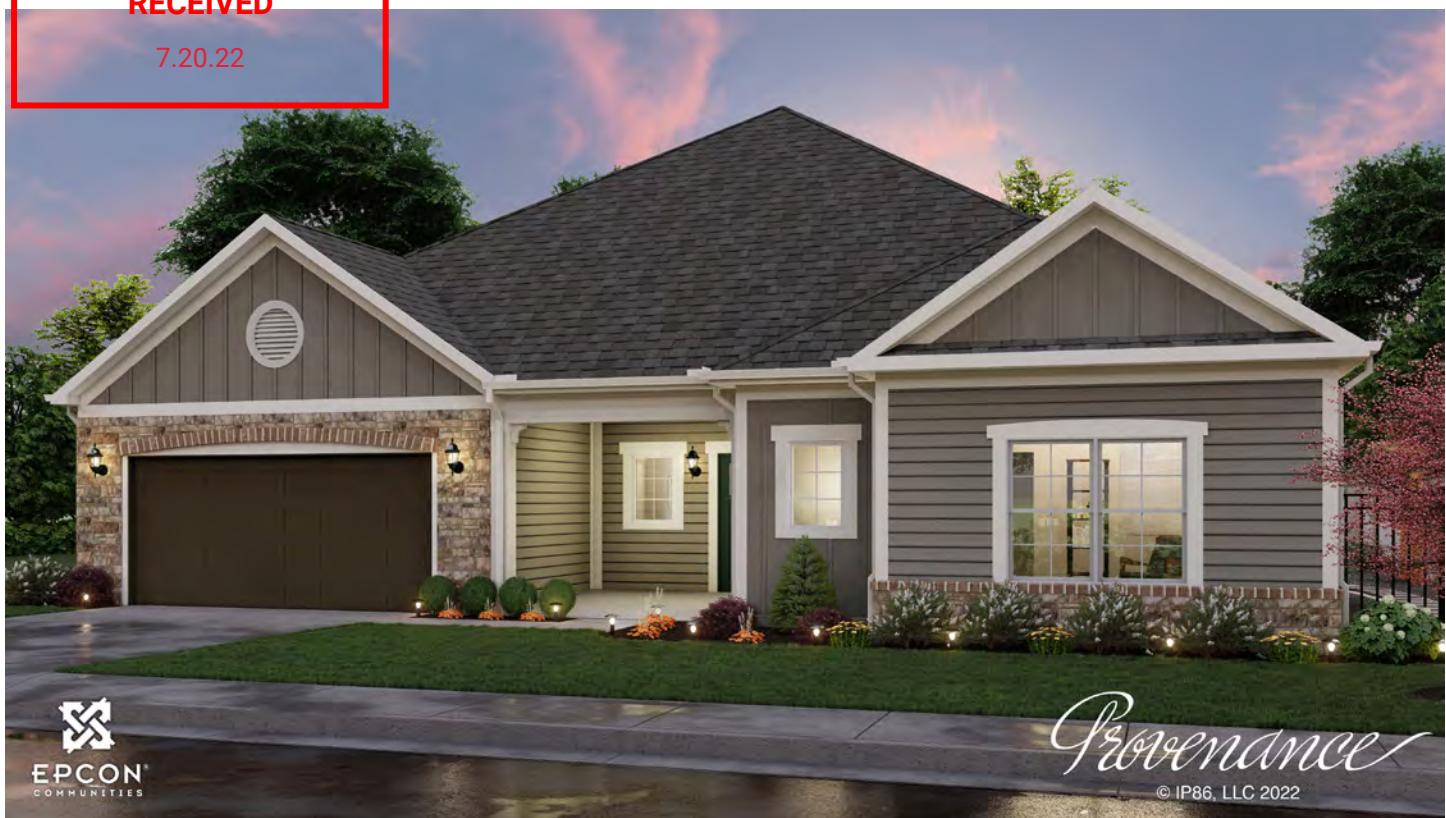


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7.20.22

TYP. ELEVATIONS



GWINNETT COUNTY
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TYP. ELEVATIONS



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TYP. ELEVATIONS (SIDE, PROVENANCE)



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7.20.22

TYP. ELEVATIONS (SIDE, PROVENANCE)



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

[attached]

7/7/2022

Re: **Letter of Intent**
Fence Road Rezoning (+/-53.235 acres)
PEC+ Project No. 22117.00

Dear Community Development officials,

This rezoning application is being submitted on behalf of the developer and applicant. This application proposes to rezone the approximately 53-acre property located on the east of Fence Road and south of Bailey Road from RA200 to R-SR. This rezoning would facilitate the development of a new, 128 lot single-family detached senior housing community.

Existing Conditions:

The uses surrounding the property include:

- North: Single-family detached homes and undeveloped land
- East: Single-family detached homes
- South: Single-family detached homes and undeveloped land
- West: Single-family detached homes and undeveloped land

As it currently exists, the subject property is located south of the intersection of Fence Road and Bailey Road. The tract is undeveloped with a large freshwater pond and stream to the south. There is also a floodplain in the very southern tip of the site and another stream located on the easterly side of the property.

Proposed Development

The proposed development consists of 128 single-family detached lots. The lots will be spread throughout the site, while avoiding the freshwater pond and stream buffers. Due to the almost 2.16 acres of floodplain and existing power easement, there will be a net density of 2.45 units per acre which correlates well with Suburban Estate Living Future Land Use classification. The proposed senior housing will preserve the agricultural character of the area by creating a development of low intensity with large lots and adequate open space for future residents to enjoy. Additionally, the R-SR district permits a density up to 4 units per acre. The proposed development comes in below the maximum permitted density, with a proposed net density of less than 2.45 units per acre.

The proposed development would be accessed from Fence Road opposite Four Seasons Court NE, with no vehicular access to the surrounding neighborhoods. There will be an amenity area located centrally on the site to include a pool, park space and pickleball courts. The proposed residences will be buffered from the main roads along the north and west by a 50-foot landscaped buffer, and greenspace and stormwater management facilities to the east and south. The existing pond shall be used as contain runoff from the site and will be supplemented by three additional water quality ponds. A stormwater management facility is also proposed along the eastern edge of the subject property to collect runoff during significant rain events so as not to impact neighboring properties.

The proposed development will be a luxury, age-restricted, active-adult community with product that will be for-sale only. The development is not anticipated to impose additional burdens on nearby road or school systems, since the targeted 'senior residents' are generally no-longer working and do not have children living at home. Therefore, they are expected to travel off-peak (thereby limiting impacts to traffic) and will not overburden the local schools.

Proposed Variances

The project proposes the following variances to the Gwinnett County UDO:

Section 210-90.7 C., requiring bonus rooms to be located over the garage. The bonus rooms in the proposed floorplans are not all completely located over the garages.

Project No. 22117.00

7/20/2022

7/20/22

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Section 210-90.8. E.1.a., if a block contains a majority of lots less than 60 feet in width, individual lot access for that block shall be from an alley, not a public street. Variance rationale: the lots proposed in the development are 53 feet wide. Since the development is for seniors, the lot size is intentional—a smaller lot size keeps the product the same, but the amount of yard maintenance smaller. This reduces the financial burden for residents and the HOA. Additionally, the project does not propose a rear-loaded product. Because of this, alleyways are superfluous, resulting in additional impervious area which is also an additional financial burden for the HOA.

Section 210-90.8.E.2.a., Blocks that are longer than 600 feet must be broken by an alley. Variance rationale: green space and a pedestrian alleyway break up block length, instead of needless vehicular ways. Short block lengths and alleyways work in flatter, more urban places. This site has steeper topography and a more rural/suburban character, which lends itself to pedestrian ways and green space as opposed to vehicular ways. Also, as expressed above, superfluous vehicular ways cause undue financial burden on the HOA and residents.

Conclusion

The applicant and owner respectfully request that the Gwinnett County Board of Commissioners, Planning Commission and Planning Staff approve and support the Applicant's rezoning request to allow for the rezoning of this property from RA200 to R-SR. This would facilitate the development of a new, 128 lot single-family detached senior housing community that would contribute to the advancement of the purpose and intent of the Gwinnett County comprehensive plan. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Planners and Engineers Collaborative, Inc.



7/7/2022

Re: **Zoning Standards Analysis**
Fence Road Rezoning (+/-53.235 acres)
PEC+ Project No. 22117.00

Dear Community Development officials,

Please see below the responses to the Standards Governing the Exercise of the Zoning Power:

The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the official zoning map:

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 proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposal is a new, 128 lot single-family detached senior housing community located on the east of Fence Road and south of Bailey Road. Given the site's location among other low-density single-family developments, the proposed land use of senior housing is reasonable at this location. The proposal will maintain all stream buffers and have access only to Fence Road, so as not to disturb the properties to the south and east. Nearby properties will not be affected by the proposal.

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

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. Most of the nearby properties are already developed into residential uses with large amounts of open space buffering the site's property line. The proposal includes measures to ensure compatibility to have as few effects on neighboring properties as possible, including 50-foot landscaped buffers along rights-of-way, and keeping the stream buffer and floodplain areas undisturbed.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

The proposal loses much of its economic use because of factors that are outside of the applicant's control. Under its current zoning designation, RA200, the land is limited in its development potential. Under the proposed R-SR zoning, the net density will be close to that of the Open Space Conservation District and will allow for the site to be effectively and efficiently designed to provide for a far more reasonable economic use without causing strain to the nearby infrastructure and facilities.

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:

The proposed rezoning will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Single-family detached residences are targeted towards older persons who are looking to live independently and have access to amenities and greenspace. The proposed development will be a luxury, age-restricted, active-adult community with product that will be for-sale only. The development is not anticipated to impose additional burdens on nearby road or school systems, since the targeted 'senior residents' are generally no-longer working and do not have children living at home. Therefore, they are expected to travel off-peak (thereby limiting impacts to traffic) and will not overburden the local schools.

Utilities on-site are being explored by the development team; the developer will make upgrades (if any) to facilitate the development. The site plan includes a multiple stormwater ponds and water quality areas to collect runoff from significant rain events, so nearby properties will not experience flooding from this site.

RECEIVED

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 policy and intent of the comprehensive plan. The Plan identifies the site as part of the surrounding 'Suburban Estate Living' character area. The proposed use would support and preserve the agricultural character of the area by creating a low intensity development with large lots and adequate open space, contributing to the overall health of the 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 site should be rezoned to facilitate the proposed development for several reasons, and perhaps the most compelling, is the need for housing for a wide range of age groups. As the county continues to grow, this proposed development will assist in supporting a population that wishes to downsize their homes, while remaining active and part of the community at large. This plan is a forward-thinking proposal that will provide additional high-quality housing in an area that will support economic development without putting a strain on the surrounding community.

Sincerely,

Planners and Engineers Collaborative, Inc.



Kenneth J. Wood, P.E., LEED AP

President

For the Firm

kjw/ht/sl

Exhibit E: Internal and External Agency Review Comments

[attached]

TRC Meeting Date:	8.17.22		
Department/Agency Name:	Transportation		
Reviewer Name:	Brent Hodges		
Reviewer Title:	Construction Manager 1		
Reviewer Email Address:	Brent.Hodges@gwinnettcounty.com		
Case Number:	RZR2022-00027		
Case Address:	3022 Fence Road		
Comments:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	Fence Road is a major collector. ADT = 11,261.		
2	7.7 miles to nearest transit facility (#2454819) Collins Hill Road and Collins Industrial Way.		
3	Prior to the issuance of a Development Permit, a sight distance certification shall be provided.		
4	Standard deceleration lanes with appropriate taper and adequate right-of-way will be required.		
5	Provide traffic calming for interior streets.		
6	A 5' sidewalk shall be constructed along the Bailey Road frontage.		
7	The developer shall explore adding a second site access point, along Bailey Road, and to have it align with the entrance to the proposed development named Bailey Fence (EPN2022-00879).		
Recommended Zoning Conditions:		<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
1	Per GCDOT criteria and guidelines for left-turn lanes, the developer shall provide a left-turn lane into the development.		
2	In lieu of installing the right-turn deceleration lane into the site (as required per the UDO), and the left-turn lane into the site (as required per the Criteria and Guidelines for Left Turn Lanes), the developer may construct a single-lane roundabout at the proposed project entrance that aligns with Four Seasons Court.		
3	Per Fence Road being shown as within the GC Trails master plan, the developer shall construct a minimum 10' or 12' concrete trail along the Fence Road frontage.		
4			
5			
6			



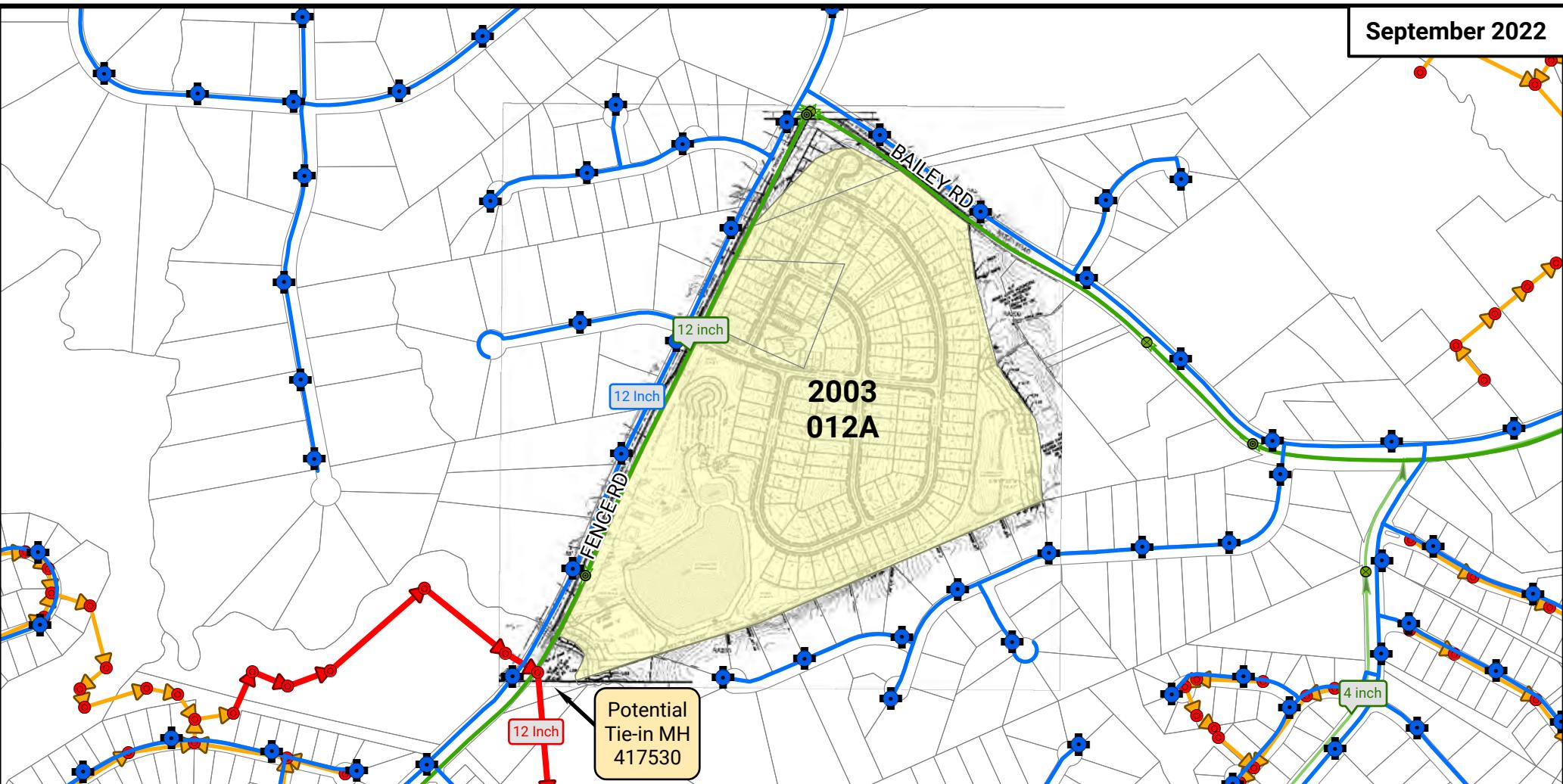
Department of Planning and Development TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		8/17/2022		
Department/Agency Name:		DOCS		
Reviewer Name:		Glenn Boorman		
Reviewer Title:		Division Director – Project Admin – Parks & Recreation		
Reviewer Email Address:		glen.boorman@gwinnettcounty.com		
Case Number:		RZR2022-00027		
Case Address:		3116 Bailey Road		
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES	<input type="checkbox"/> NO
1	The Gwinnett County Trails Master Plan has identified the section of Fence Road along this proposed development location for a multi-use trail. Trails are to be planned for both sides of the road. The parcel for this proposed rezoning shall accommodate this requirement according to the Unified Development Ordinance, Chapter 900.			
2				
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7				
Recommended Zoning Conditions:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES	<input type="checkbox"/> NO
1	At no cost to the County the developer shall coordinate with Gwinnett Department of Transportation to provide a 12' wide trail/ side path within the right of way along the Fence Road frontage of this development as required by the Unified Development Ordinance, Chapter 900.			
2				
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7				

Note: Attach additional pages, if needed

Revised 7/26/2021

TRC Meeting Date:		8/17/2022			
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com			
Case Number:		RZR2022-00027			
Case Address:		3022, 3056, 3060 Fence Road 3116 Bailey Road			
Comments:		<input checked="" type="checkbox"/> X	YES	<input type="checkbox"/>	NO
1	Water: The development may connect to an existing 12-inch water main located on the west right-of-way of Fence Road.				
2	Sewer: Sewer Capacity Certification C2022-188-08 was approved for 122 single family residences an 8000 square foot club house (96.88 peak gpm). .				
3	Sewer: The development intends to connect to the manhole with FID 417530.				
4					
5					
6					
7					
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/> X	NO
1					
2					
3					
4					
5					
6					
7					



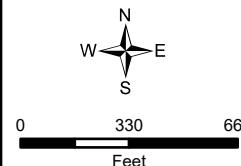
LEGEND

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

RZR2022-00027

RA-200 to R-SR

Water & Sewer Utility Map



LOCATION



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

Sewer Comments: Sewer Capacity Certification C2022-188-08 was approved for 122 single family residences an 8000 square foot club house (96.88 peak gpm). The development intends to connect to the manhole with FID 417530.

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.

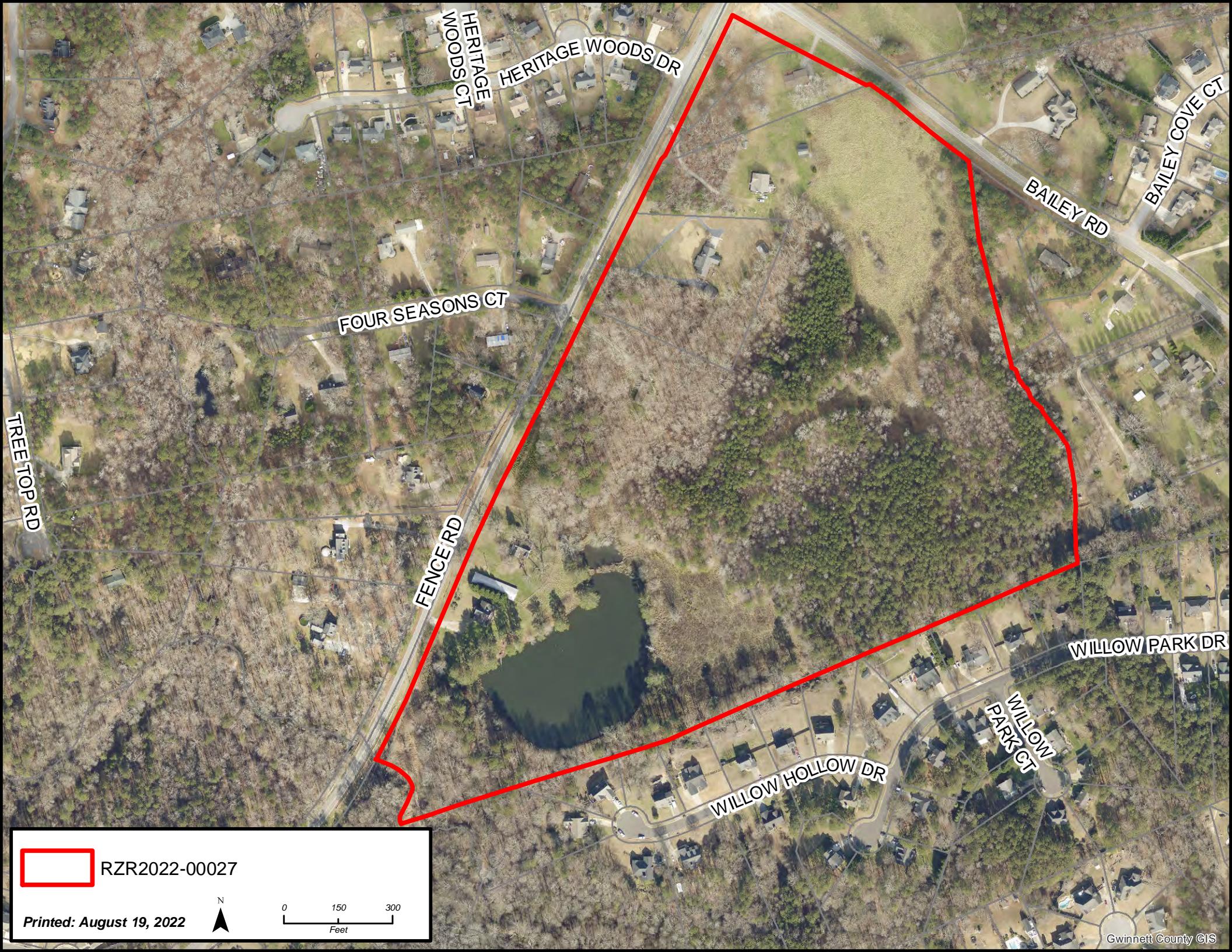
Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, 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.

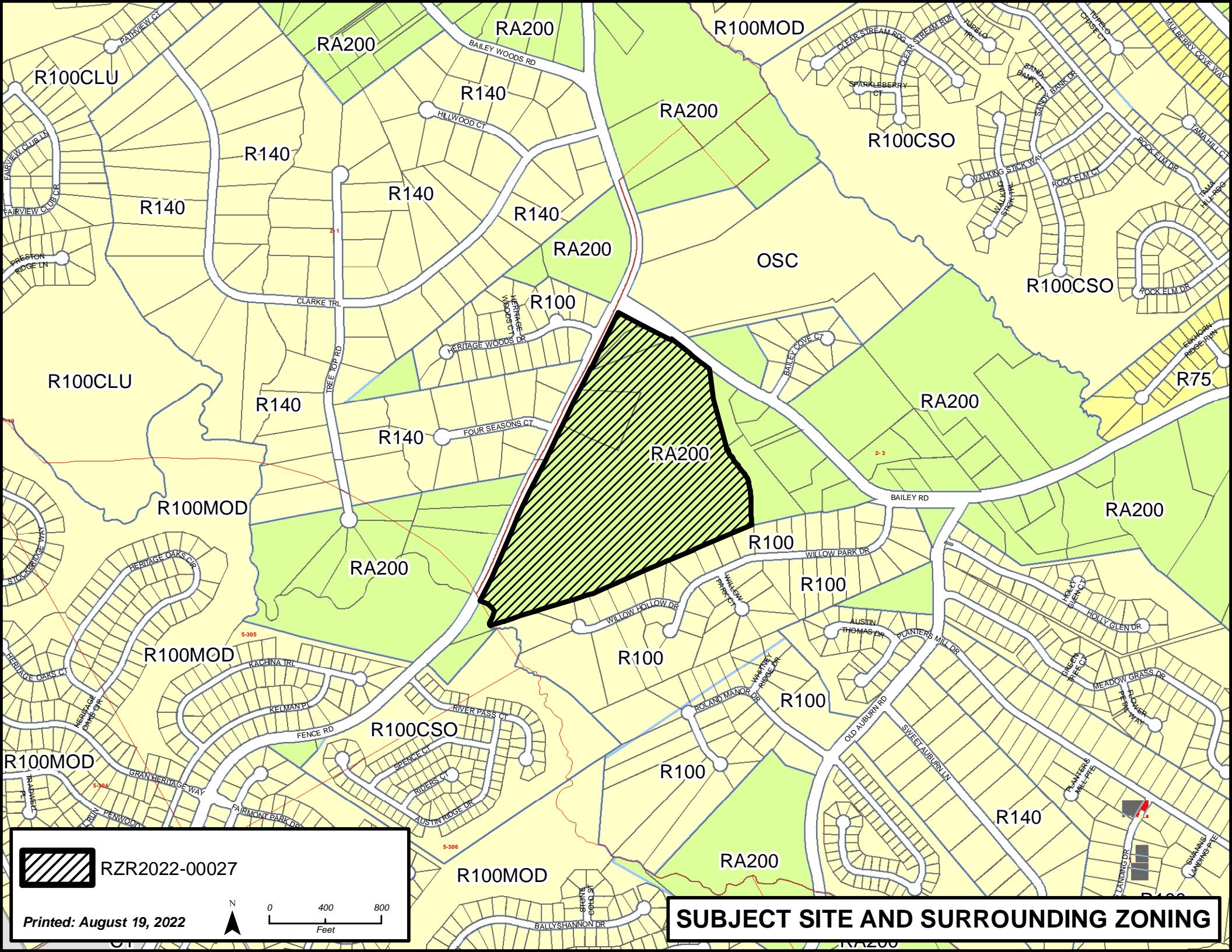
Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications,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

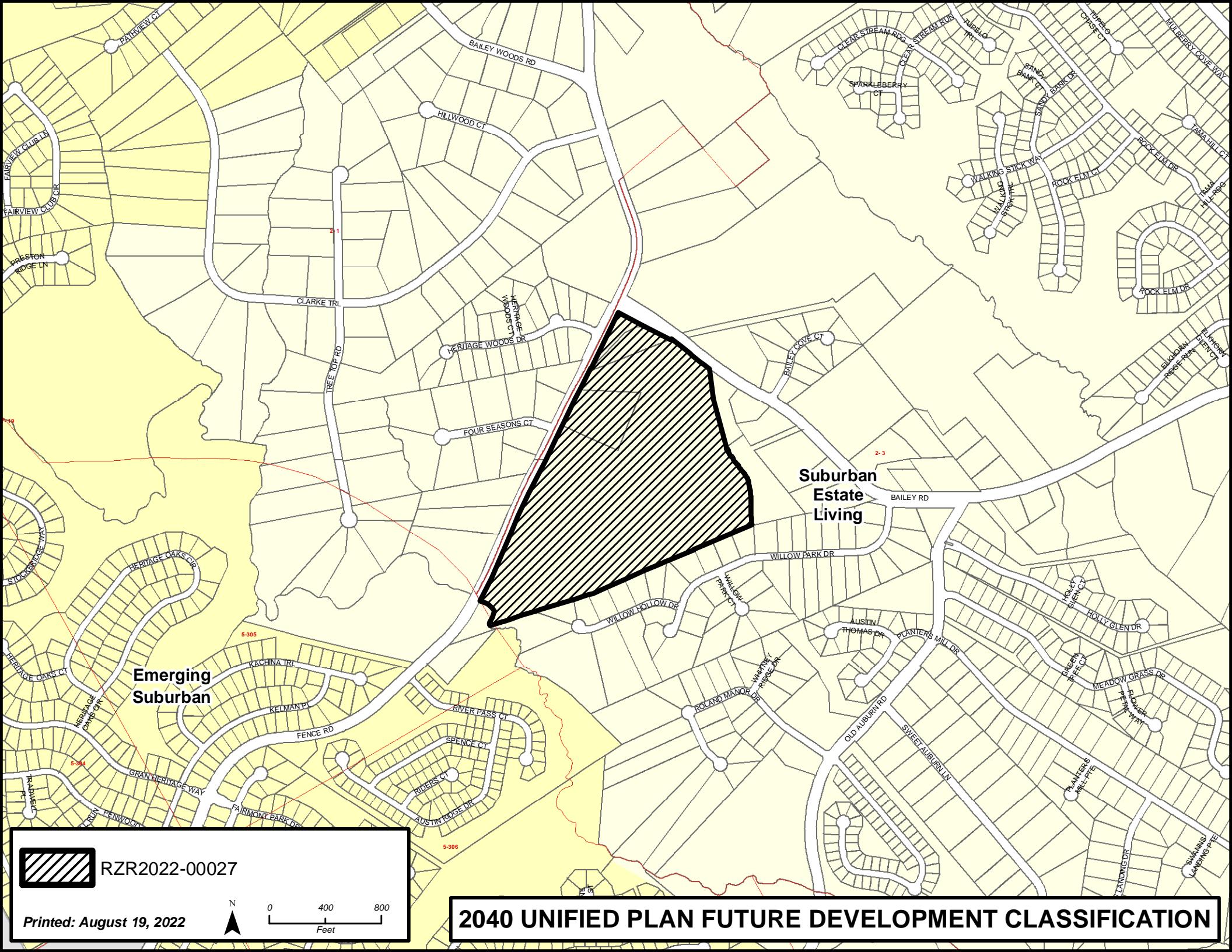
Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among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

Exhibit F: Maps

[attached]







RZR2022-00027

N

A number line starting at 0 and ending at 800, with a tick mark at 400. Below the line is the label "Feet".

Printed: August 19, 2022

2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

RECEIVED

7.20.22

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

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>TED TURNER, ON BEHALF OF EPCON COMMUNITIES</u>	NAME: <u>MULTIPLE - SEE ATTACHMENT 1</u>
ADDRESS: <u>500 STONEHENGE PKWY</u>	ADDRESS: _____
CITY: <u>COLUMBUS</u>	CITY: _____
STATE: <u>OH</u> ZIP: <u>43017</u>	STATE: _____ ZIP: _____
PHONE: <u>678-283-8483</u>	PHONE: _____
EMAIL: <u>tedturner@epconcommunities.com</u>	EMAIL: _____
CONTACT PERSON: <u>HAYLEY TODD, PEC+</u>	PHONE: <u>757-508-6593</u>
CONTACT'S E-MAIL: <u>HTODD@PEC.PLUS, SLINTON@PEC.PLUS, TEDTURNER@EPCONCOMMUNITIES.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>RA200</u> REQUESTED ZONING DISTRICT: <u>R-SR</u>	
PARCEL NUMBER(S): <u>R2003 080, R2003 012A, R2003 126, R2001 707</u> ACREAGE: <u>53.235 ACRES</u>	
ADDRESS OF PROPERTY: <u>3022,3056, 3060 Fence Road and 3116 Bailey Road, Dacula, GA</u>	
PROPOSED DEVELOPMENT: <u>128-LOT SUBDIVISION OF AGE-RESTRICTED HOMES</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>128 LOTS</u>	No. of Buildings/Lots: <u>N/A</u>
Dwelling Unit Size (Sq. Ft.): <u>TBD</u>	Total Building Sq. Ft. <u>N/A</u>
Gross Density: <u>2.38 UPA</u>	Density: <u>N/A</u>
Net Density: <u>2.45 UPA</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

7/7/2022

Re: **Letter of Intent**
Fence Road Rezoning (+/-53.235 acres)
PEC+ Project No. 22117.00

Dear Community Development officials,

This rezoning application is being submitted on behalf of the developer and applicant. This application proposes to rezone the approximately 53-acre property located on the east of Fence Road and south of Bailey Road from RA200 to R-SR. This rezoning would facilitate the development of a new, 128 lot single-family detached senior housing community.

Existing Conditions:

The uses surrounding the property include:

- North: Single-family detached homes and undeveloped land
- East: Single-family detached homes
- South: Single-family detached homes and undeveloped land
- West: Single-family detached homes and undeveloped land

As it currently exists, the subject property is located south of the intersection of Fence Road and Bailey Road. The tract is undeveloped with a large freshwater pond and stream to the south. There is also a floodplain in the very southern tip of the site and another stream located on the easterly side of the property.

Proposed Development

The proposed development consists of 128 single-family detached lots. The lots will be spread throughout the site, while avoiding the freshwater pond and stream buffers. Due to the almost 2.16 acres of floodplain and existing power easement, there will be a net density of 2.45 units per acre which correlates well with Suburban Estate Living Future Land Use classification. The proposed senior housing will preserve the agricultural character of the area by creating a development of low intensity with large lots and adequate open space for future residents to enjoy. Additionally, the R-SR district permits a density up to 4 units per acre. The proposed development comes in below the maximum permitted density, with a proposed net density of less than 2.45 units per acre.

The proposed development would be accessed from Fence Road opposite Four Seasons Court NE, with no vehicular access to the surrounding neighborhoods. There will be an amenity area located centrally on the site to include a pool, park space and pickleball courts. The proposed residences will be buffered from the main roads along the north and west by a 50-foot landscaped buffer, and greenspace and stormwater management facilities to the east and south. The existing pond shall be used as contain runoff from the site and will be supplemented by three additional water quality ponds. A stormwater management facility is also proposed along the eastern edge of the subject property to collect runoff during significant rain events so as not to impact neighboring properties.

The proposed development will be a luxury, age-restricted, active-adult community with product that will be for-sale only. The development is not anticipated to impose additional burdens on nearby road or school systems, since the targeted 'senior residents' are generally no-longer working and do not have children living at home. Therefore, they are expected to travel off-peak (thereby limiting impacts to traffic) and will not overburden the local schools.

Proposed Variances

The project proposes the following variances to the Gwinnett County UDO: Section 210-90.7 C., requiring bonus rooms to be located over the garage. The bonus rooms in the proposed floorplans are not all completely located over the garages.

Project No. 22117.00

7/20/2022

7/20/22

RECEIVED

Section 210-90.8. E.1.a., if a block contains a majority of lots less than 60 feet in width, individual lot access for that block shall be from an alley, not a public street. Variance rationale: the lots proposed in the development are 53 feet wide. Since the development is for seniors, the lot size is intentional—a smaller lot size keeps the product the same, but the amount of yard maintenance smaller. This reduces the financial burden for residents and the HOA. Additionally, the project does not propose a rear-loaded product. Because of this, alleyways are superfluous, resulting in additional impervious area which is also an additional financial burden for the HOA.

Section 210-90.8.E.2.a., Blocks that are longer than 600 feet must be broken by an alley. Variance rationale: green space and a pedestrian alleyway break up block length, instead of needless vehicular ways. Short block lengths and alleyways work in flatter, more urban places. This site has steeper topography and a more rural/suburban character, which lends itself to pedestrian ways and green space as opposed to vehicular ways. Also, as expressed above, superfluous vehicular ways cause undue financial burden on the HOA and residents.

Conclusion

The applicant and owner respectfully request that the Gwinnett County Board of Commissioners, Planning Commission and Planning Staff approve and support the Applicant's rezoning request to allow for the rezoning of this property from RA200 to R-SR. This would facilitate the development of a new, 128 lot single-family detached senior housing community that would contribute to the advancement of the purpose and intent of the Gwinnett County comprehensive plan. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Planners and Engineers Collaborative, Inc.



7/7/2022

Re: **Zoning Standards Analysis**
Fence Road Rezoning (+/-53.235 acres)
PEC+ Project No. 22117.00

Dear Community Development officials,

Please see below the responses to the Standards Governing the Exercise of the Zoning Power:

The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the official zoning map:

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 proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposal is a new, 128 lot single-family detached senior housing community located on the east of Fence Road and south of Bailey Road. Given the site's location among other low-density single-family developments, the proposed land use of senior housing is reasonable at this location. The proposal will maintain all stream buffers and have access only to Fence Road, so as not to disturb the properties to the south and east. Nearby properties will not be affected by the proposal.

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

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. Most of the nearby properties are already developed into residential uses with large amounts of open space buffering the site's property line. The proposal includes measures to ensure compatibility to have as few effects on neighboring properties as possible, including 50-foot landscaped buffers along rights-of-way, and keeping the stream buffer and floodplain areas undisturbed.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

The proposal loses much of its economic use because of factors that are outside of the applicant's control. Under its current zoning designation, RA200, the land is limited in its development potential. Under the proposed R-SR zoning, the net density will be close to that of the Open Space Conservation District and will allow for the site to be effectively and efficiently designed to provide for a far more reasonable economic use without causing strain to the nearby infrastructure and facilities.

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:

The proposed rezoning will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Single-family detached residences are targeted towards older persons who are looking to live independently and have access to amenities and greenspace. The proposed development will be a luxury, age-restricted, active-adult community with product that will be for-sale only. The development is not anticipated to impose additional burdens on nearby road or school systems, since the targeted 'senior residents' are generally no-longer working and do not have children living at home. Therefore, they are expected to travel off-peak (thereby limiting impacts to traffic) and will not overburden the local schools.

Utilities on-site are being explored by the development team; the developer will make upgrades (if any) to facilitate the development. The site plan includes a multiple stormwater ponds and water quality areas to collect runoff from significant rain events, so nearby properties will not experience flooding from this site.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

Project No. 22117.00

7/20/2022

7/20/22

RECEIVED

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 policy and intent of the comprehensive plan. The Plan identifies the site as part of the surrounding 'Suburban Estate Living' character area. The proposed use would support and preserve the agricultural character of the area by creating a low intensity development with large lots and adequate open space, contributing to the overall health of the 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 site should be rezoned to facilitate the proposed development for several reasons, and perhaps the most compelling, is the need for housing for a wide range of age groups. As the county continues to grow, this proposed development will assist in supporting a population that wishes to downsize their homes, while remaining active and part of the community at large. This plan is a forward-thinking proposal that will provide additional high-quality housing in an area that will support economic development without putting a strain on the surrounding community.

Sincerely,

Planners and Engineers Collaborative, Inc.



Kenneth J. Wood, P.E., LEED AP

President

For the Firm

kjw/ht/sl

RECEIVED

7/7/2022

REZONING APPLICANT'S CERTIFICATION

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

Ted Turner

Signature of Applicant

7-5-2022

Date

TED TURNER, ON BEHALF OF EPCON COMMUNITIES

Type or Print Name and Title

Nicole Turner

Signature of Notary Public

7-5-2022

Date



Notary Seal

RECEIVED

7/7/2022

CONFFLICT 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.

Ted Turner
TED TURNER, ON BEHALF OF
EPCON COMMUNITIES

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

Ken Wood
KEN WOOD, PEC+

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

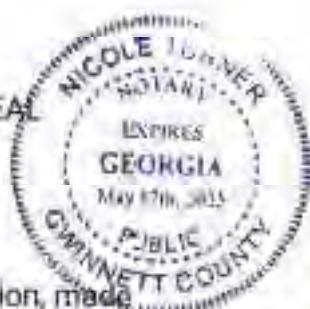
DATE

TYPE OR PRINT NAME AND TITLE

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

Ted Turner

YOUR NAME

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

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

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

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

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

2 3 707

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

6/30/2022

Signature of Applicant

Date

TED TURNER, ON BEHALF OF EPCON COMMUNITIES

Type or Print Name and Title

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

TAX COMMISSIONERS USE ONLY

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

Chris Nelson

NAME _____

Senior Tax Services Associate

TITLE

July 1, 2022

DATE

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.**

2 3 080

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

6/30/2022

Signature of Applicant

Date

TED TURNER, ON BEHALF OF EPCON COMMUNITIES

Type or Print Name and Title

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

TAX COMMISSIONERS USE ONLY

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

Chris Nelson

NAME

Senior Tax Services Associate

TITLE

July 1, 2022

DATE

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

2 3 126

3

126

PARCEL I.D. NUMBER:

(Map Reference Number)

District

Land Lot

Parcel

Signature of Applicant

6/30/2022

TED TURNER, ON BEHALF OF EPSON COMMUNITIES

Type or Print Name and Title

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

TAX COMMISSIONERS USE ONLY

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

Chris Nelson

NAME _____

Senior Tax Services Associate

TITLE

July 1, 2022

DATE

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.**

2 3 012A

3

012A

PARCEL I.D. NUMBER:

(Map Reference Number)

District

Land Lot

Parcel

Signature of Applicant

6/30/2022

TED TURNER, ON BEHALF OF EPCON COMMUNITIES

Type or Print Name and Title

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

TAX COMMISSIONERS USE ONLY

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

Chris Nelson
NAN

Senior Tax Services Associate
TITLE

July 1, 2022
DATE

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

7.20.22

ATTACHMENT 1: PROPERTY OWNERS

PID R2003 126

PROPERTY ADDRESS: 3116 BAILEY ROAD

OWNER: ADAM D BAILEY

SIGNATORY: ADAM D BAILEY

OWNER ADDRESS: MICHIGAN

PID: R2003 012A

PROPERTY ADDRESS: 3046 FENCE ROAD

OWNER: BAILEY PROPERTY, LLC

SIGNATORY: DENNIS BAILEY

OWNER ADDRESS: 3076 FENCE ROAD

NOTES: LAURA BAILEY LIVES ON THE PROPERTY AT 3046 FENCE ROAD; DENNIS BAILEY LIVES ON THE PROPERTY AT 3076 FENCE ROAD. BOTH ARE MEMBERS OF THE LLC.

PID R2003 080

PROPERTY ADDRESS: 3056 FENCE ROAD

OWNER(S): DOROTHY D SMITH, BRADLEY SMITH

SIGNATORY: DOROTHY D SMITH, BRADLEY SMITH

OWNER ADDRESS: 3056 FENCE ROAD

PID R2001 707

PROPERTY ADDRESS: 3140 FENCE ROAD

OWNER: JANET C BAILEY (DECEASED) / ELMER SCOTT PERKINS (PER JANET WILL)

SIGNATORY: ELMER SCOTT PERKINS ON BEHALF OF JANET C BAILEY (DECEASED)

OWNER ADDRESS: OWNER DOES NOT LIVE ON PROPERTY; LIVES FURTHER NORTH ON FENCE ROAD

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
PID R2003 080
RECEIVED

7/7/2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

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.

Dorothy D. Smith
Signature of Property Owner

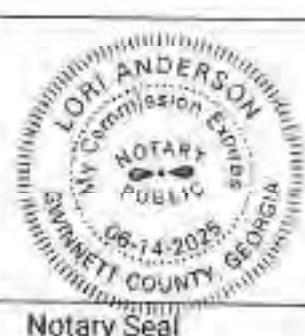
7-1-22
Date

DOROTHY D SMITH, OWNER 3056 FENCE ROAD

Type or Print Name and Title

Joe Calhoun
Signature of Notary Public

7-1-22
Date



GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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Gwinnett County Planning Division
Rezoning Application
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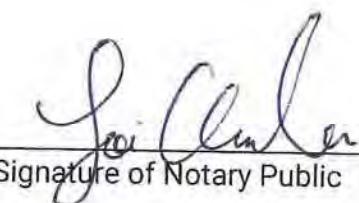
Signature of Property Owner

7-1-2022

Date

BRADLEY SMITH, OWNER 3056 FENCE ROAD

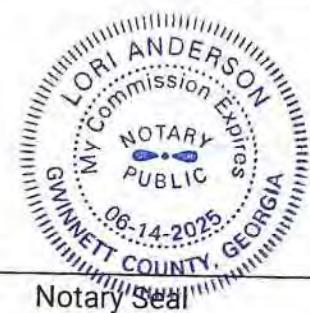
Type or Print Name and Title



Signature of Notary Public

7-1-22

Date



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7/7/2022

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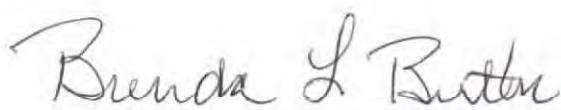
Signature of Property Owner

7-6-2022

Date

ADAM D BAILEY, OWNER 3116 BAILEY ROAD

Type or Print Name and Title



Signature of Notary Public

7/6/22

Date



REZONING PROPERTY OWNER'S CERTIFICATION

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ACTION BY THE BOARD OF COMMISSIONERS.

Dennis A. Bailey, member
Signature of Property Owner

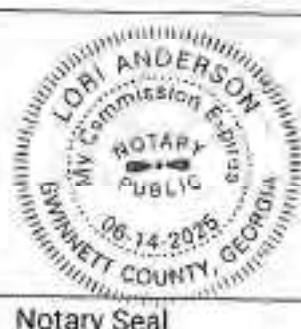
1 Jul 22
Date

BAILEY PROPERTY, LLC, OWNER 3122 FENCE ROAD

Type or Print Name and Title

Lori Anderson
Signature of Notary Public

7-1-22
Date



Notary Seal

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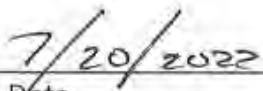
7.20.22

REZONING PROPERTY OWNER'S CERTIFICATION

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Signature of Property Owner



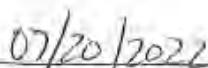
Date

ELMER SCOTT PERKINS, ON BEHALF OF JANET C BAILEY (DECEASED), OWNER 3140 FENCE RD

Type or Print Name and Title

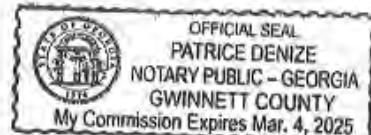


Signature of Notary Public



Date

Notary Seal



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LEGAL DESCRIPTION

TRACT 1

ALL THAT TRACT ~~72002~~ PARCEL OF LAND lying and being in Rocky Creek, 1587 G.M.D. of Gwinnett County, Georgia, more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at a point located at the intersection created by southeasterly right of way of Fence Road (f.k.a. Old Athens Highway) (80 foot public right of way) and the southwesterly right of way of Bailey Road (80 foot public right of way); thence leaving said intersection and proceed along said southeasterly right of way of Fence Road along a curve turning to the right with an arc length of 343.59 feet, having a radius of 8228.53 feet, being subtended by a chord bearing of South 27 degrees 36 minutes 59 seconds West, and a chord length of 343.56 feet to a point, said point being THE TRUE POINT OF BEGINNING.

With the TRUE POINT OF BEGINNING thus established, thence leaving said southeasterly right of way of Fence Road and proceed North 50 degrees 16 minutes 20 seconds East a distance of 250.75 feet to a found 1/2 inch rebar; thence North 70 degrees 16 minutes 28 seconds East a distance of 86.48 feet to a found 1/2 inch rebar; thence South 87 degrees 33 minutes 16 seconds East a distance of 68.86 feet to a point located on said southwesterly right of way of Bailey Road; thence along said southwesterly right of way of Bailey Road South 55 degrees 16 minutes 21 seconds East a distance of 205.82 feet to a point; thence leaving said southwesterly right of way South 76 degrees 21 minutes 45 seconds West a distance of 561.67 feet to a found 1/2 inch rebar, said rebar being the TRUE POINT OF BEGINNING.

TRACT 1 CONTAINS 1.412 acres.

RECEIVED

7.20.22

ALL THAT TRACT OR PARCEL OF LAND lying and being in Rocky Creek, 1587 G.M.D. of Gwinnett County, Georgia, more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at a point located at the intersection created by south-easterly right of way of Fence Road (f.k.a. Old Athens Highway) (80 foot public right of way) and the south-westerly right of way of Bailey Road (80 foot public right of way); thence leaving said intersection and proceed along said southeasterly right of way of Fence Road the following courses and distances: along a curve turning to the right with an arc length of 343.59 feet, having a radius of 8228.53 feet, being subtended by a chord bearing of South 27 degrees 36 minutes 59 seconds West, and a chord length of 343.56 feet to a found 1/2 inch rebar; South 28 degrees 01 minutes 42 seconds West a distance of 71.56 feet to a found 1/2 inch rebar; along a curve turning to the left with an arc length of 235.89 feet, having a radius of 8194.67 feet, being subtended by a chord bearing of South 26 degrees 53 minutes 25 seconds West, and a chord length of 235.89 feet to a found 1/2 inch rebar, said point being THE TRUE POINT OF BEGINNING.

With the TRUE POINT OF BEGINNING thus established thence leaving said southeasterly right of way of Fence Road and proceed South 87 degrees 03 minutes 12 seconds East a distance of 438.10 feet to a found 1/2 inch rebar; thence South 21 degrees 44 minutes 39 seconds West a distance of 444.67 feet to a point; thence North 66 degrees 10 minutes 01 seconds West a distance of 435.24 feet to a point located on said southeasterly right of way of Fence Road; thence along said southeasterly right of way North 25 degrees 45 minutes 54 seconds East a distance of 288.35 feet to a found 1/2 inch rebar, said rebar being the TRUE POINT OF BEGINNING.

TRACT 2 CONTAINS 3.557 acres.

RECEIVED

7.20.22

ALL THAT TRACT OR PARCEL OF LAND lying and being in Rocky Creek, 1587 G.M.D. of Gwinnett County, Georgia, more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at a point located at the intersection created by south-easterly right of way of Fence Road (f.k.a. Old Athens Highway) (80 foot public right of way) and the south-westerly right of way of Bailey Road (80 foot public right of way); thence leaving said intersection and proceed along said southeasterly right of way of Fence Road the following courses and distances: along a curve turning to the right with an arc length of 343.59 feet, having a radius of 8228.53 feet, being subtended by a chord bearing of South 27 degrees 36 minutes 59 seconds West, and a chord length of 343.56 feet to a found 1/2 inch rebar; South 28 degrees 01 minutes 42 seconds West a distance of 71.56 feet to a found 1/2 inch rebar, said point being THE TRUE POINT OF BEGINNING.

With the TRUE POINT OF BEGINNING thus established thence leaving said southeasterly right of way of Fence Road and proceed North 76 degrees 21 minutes 45 seconds East a distance of 561.67 feet to a point located on said southwesterly right of way of Bailey Road; thence along said southwesterly right of way of Bailey Road South 52 degrees 16 minutes 36 seconds East a distance of 347.54 feet to a found 1/2 inch rebar; thence leaving said southwesterly right of way South 03 degrees 12 minutes 49 seconds East a distance of 41.46 feet to a point located at the centerline of the swale or a ditch; thence along said centerline of the swale or a ditch the following courses and distances: South 06 degrees 43 minutes 42 seconds East a distance of 34.06 feet to a point; South 07 degrees 58 minutes 25 seconds East a distance of 54.04 feet to a point; South 11 degrees 18 minutes 49 seconds East a distance of 47.01 feet to a point; South 08 degrees 54 minutes 14 seconds East a distance of 45.42 feet to a point; South 10 degrees 22 minutes 58 seconds East a distance of 49.50 feet to a point; South 13 degrees 30 minutes 43 seconds East a distance of 67.03 feet to a point; South 11 degrees 48 minutes 08 seconds East a distance of 71.00 feet to a point; South 12 degrees 37 minutes 14 seconds East a distance of 70.01 feet to a point; South 11 degrees 54 minutes 56 seconds East a distance of 51.15 feet to a point; South 22 degrees 26 minutes 05 seconds East a distance of 48.54 feet to a found 1/2 inch rebar; South 45 degrees 43 minutes 40 seconds East a distance of 46.68 feet to a point; South 36 degrees 09 minutes 44 seconds East a distance of 46.01 feet to a point; South 36 degrees 14 minutes 19 seconds East a distance of 81.04 feet to a point; South 26 degrees 41 minutes 48 seconds East a distance of 40.73 feet to a point; South 45 degrees 07 minutes 52 seconds East a distance of 23.32 feet to a point; South 14 degrees 26 minutes 36 seconds West a distance of 25.06 feet to a point; South 10 degrees 21 minutes 11 seconds East a distance of 30.07 feet to a point; South 22 degrees 54 minutes 48 seconds East a distance of 26.31 feet to a point; South 01 degrees 21 minutes 25 seconds West a distance of 18.68 feet to a point; South 06 degrees 22 minutes 43 seconds East a distance of 36.96 feet to a point; South 10 degrees 17 minutes 50 seconds East a distance of 74.13 feet to a point; South 07 degrees 37 minutes 40 seconds East a distance of 152.65 feet to a point; thence leaving said centerline of the swale or a ditch and proceed South 76 degrees 47 minutes 25 seconds West a distance of 14.47 feet to a found 1/2 inch rebar; thence South 66 degrees 24 minutes 34 seconds West a distance of 1228.46 feet to a found 1/2 inch rebar; thence South 71 degrees 45 minutes 57 seconds West a distance of 624.02 feet to a point; thence South 18 degrees 15 minutes 38 seconds East a distance of 25.87 feet to a point located on the centerline of Apalachee River; thence along said centerline of Apalachee river the following courses and distances: South 86 degrees 54 minutes 55 seconds West a distance of 23.62 feet to a point; South 66 degrees 59 minutes 04 seconds West a distance of 34.99 feet to a point; North 85 degrees 19 minutes 08 seconds West a distance of 31.58 feet to a point; North 17 degrees 22 minutes 39 seconds West a distance of 18.57 feet to a point; North 01 degrees 02 minutes 34 seconds West a distance of 44.78 feet to a point; North 12 degrees 57 minutes 57 seconds West a distance of 35.56 feet to a point; North 51 degrees 40 minutes 17 seconds West a distance of 42.95 feet to a point; North 61 degrees 55 minutes 46 seconds West a distance of 31.56 feet to a point; North 74 degrees 57 minutes 16 seconds West a distance of 34.92 feet to a point; North 48 degrees 48 minutes 32 seconds West a distance of 35.92 feet to a point located on said southeasterly right

GWINNETT COUNTY
of ~~way and of Fence Road, then~~ thence along said southeasterly right of way the following courses and distances: along a curve turning to the left with an arc length of 266.17 feet, having a radius of 2408.00 feet, being subtended by a chord bearing of North 25 degrees 50 minutes 46 seconds East, and a chord length of 266.03 feet to a point; North 22 degrees 44 minutes 41 seconds East a distance of 402.55 feet to a point; along a curve turning to the right with an arc length of 496.97 feet, having a radius of 15793.03 feet, being subtended by a chord bearing of North 25 degrees 35 minutes 03 seconds East, and a chord length of 496.95 feet to a point; North 25 degrees 49 minutes 06 seconds East a distance of 243.28 feet to a point; thence leaving said southeasterly right of way of Fence Road and proceed South 66 degrees 10 minutes 01 second East a distance of 435.24 feet to a point; thence North 21 degrees 44 minutes 39 seconds East a distance of 444.67 feet to a found 1/2 inch rebar; thence North 87 degrees 03 minutes 12 seconds West a distance of 438.10 feet to a found 1/2 inch rebar; along a curve turning to the right with an arc length of 235.89 feet, having a radius of 8194.67 feet, being subtended by a chord bearing of North 26 degrees 53 minutes 25 seconds East, and a chord length of 235.89 feet to a found 1/2 inch rebar, said rebar being the TRUE POINT OF BEGINNING.

TRACT 3 CONTAINS 47.658 acres, more or less.

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LEGAL DESCRIPTION

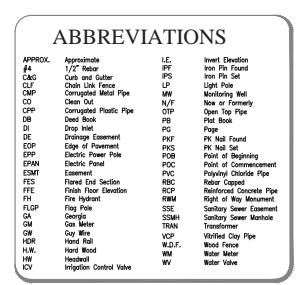
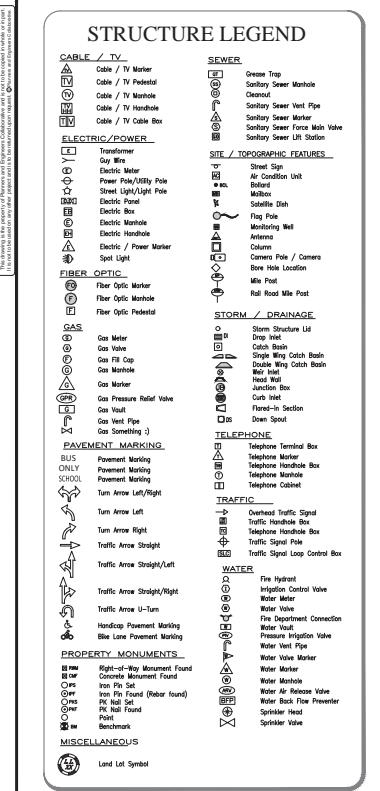
TRACT 4

ALL THAT ~~TRACT~~ PARCEL OF LAND lying and being in Rocky Creek, 1587 G.M.D. of Gwinnett County, Georgia, more particularly described as follows:

BEGIN at a point located at the intersection created by southeasterly right of way of Fence Road (f.k.a. Old Athens Highway) (80 foot public right of way) and the southwesterly right of way of Bailey Road (80 foot public right of way), said point being THE TRUE POINT OF BEGINNING.

THENCE leaving said intersection and proceed along said southwesterly right of way of Bailey Road the following courses and distances: along a curve turning to the right with an arc length of 218.37 feet, having a radius of 6335.14 feet, being subtended by a chord bearing of South 57 degrees 19 minutes 13 seconds East, and a chord length of 218.36 feet to a point; thence leaving said southwesterly right of way and proceed North 87 degrees 33 minutes 16 seconds West a distance of 68.86 feet to a found 1/2 inch rebar; thence South 70 degrees 16 minutes 28 seconds West a distance of 86.48 feet to a found 1/2 inch rebar; thence South 50 degrees 16 minutes 20 seconds West a distance of 250.75 feet to a found 1/2 inch rebar located on said southeasterly right of way of Fence Road; thence along said southeasterly right of way of Fence Road the following courses and distances: North 28 degrees 01 minutes 42 seconds East a distance of 71.56 feet to a found 1/2 inch rebar; along a curve turning to the left with an arc length of 343.59 feet, having a radius of 8228.53 feet, being subtended by a chord bearing of North 27 degrees 36 minutes 59 seconds East, and a chord length of 343.56 feet to a point, said point being the TRUE POINT OF BEGINNING.

OVERALL TRACT CONTAINS 0.607 acres.



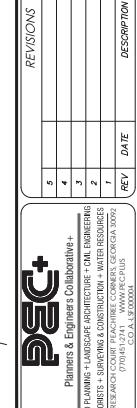
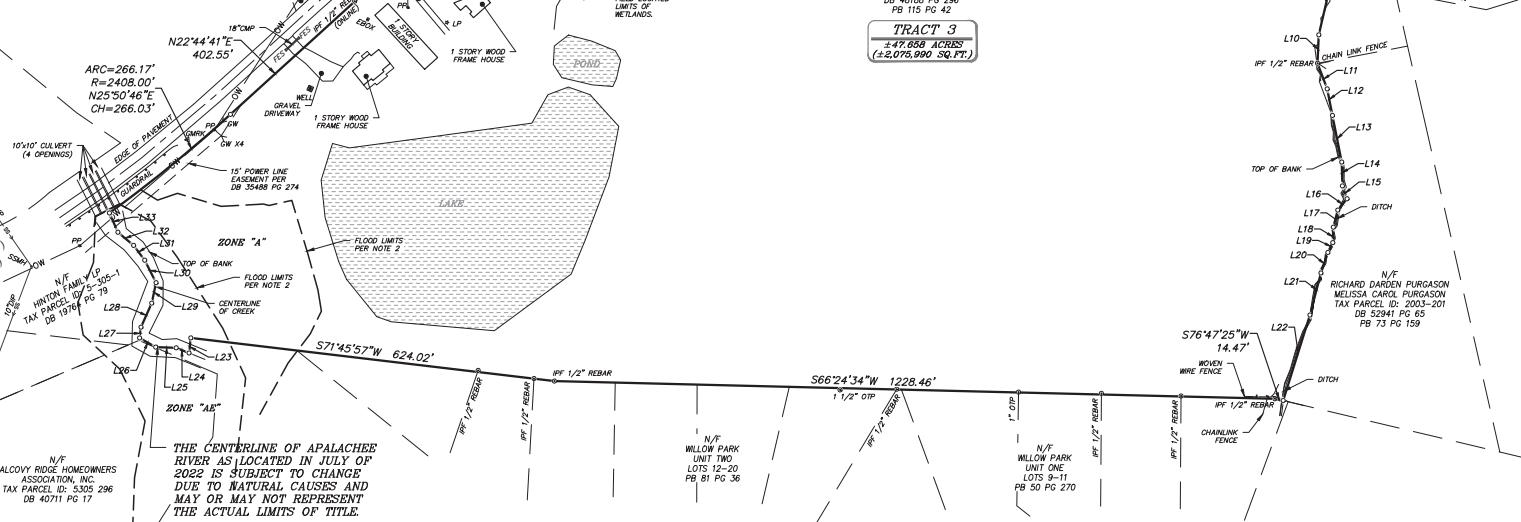
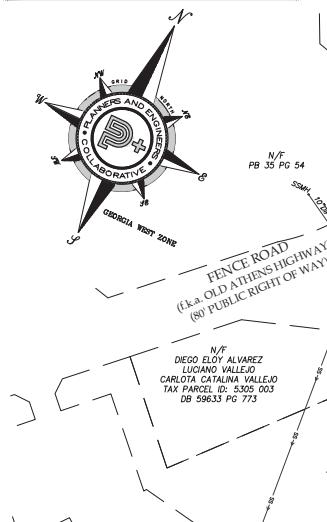
GWINNETT COUNTY MINING AND DEVELOPMENT		
Parcel Line Table		
Line #	Length	Direction
121	117' 7"	50° E

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PLANNING AND DEVELOPMENT		
Parcel	Line #	Length
L1	41.10	53' 12" 49'E
L2	34.65	56' 43" 42"E
L3	54.64	57' 58" 25"E
L4	47.11	51' 18" 49"E
L5	45.27	58' 54" 14"E
L6	49.11	51' 22" 58"E
L7	67.03	51' 30" 45"E
L8	71.00	51' 48" 08"E
L9	70.01	52' 37" 14"E
L10	48.54	S22' 26" 05"E
L11	46.68	S45' 43" 40"E
L12	46.01	S36' 09" 44"E
L13	81.04	S36' 14" 19"E
RECEIVED		
7/21/2017		
Line #	Length	Direction
L1	10.10	50' 00"E
L2	152.65	S7' 37" 40"E
L3	25.87	S18' 15" 00"E
L4	12.00	S86' 54" 55"E
L5	34.93	S66' 59" 04"E
L6	31.58	N85' 19" 08"E
L7	18.57	N77' 22" 39"E
L8	44.78	N1' 02" 34"E
L9	35.56	N12' 57" 57"E
L10	42.95	N51' 40" 17"E
L11	31.56	N81' 55" 46"E
L12	34.92	N74' 57" 16"E
L13	35.92	N48' 48" 32"E



LINE TYPES	
PROPERTY	EXISTING / OVERHEAD
Adjacent Property	— Overhead Wires
Property Line	—
Center of Creek	—
—	—
FENCE LINES	EXISTING / UNDERGROUND
Barb Wire Fence	C Coax
—	E Electric
Chain Link fence	G Fiber Optic
Wood Fence	G Gas
—	T Telecommunications
WIRELESS FENCE	—
—	TV Television
SITE / TOPOGRAPHIC FEATURES	—
Guardrail	S Storm Drainage Univ.
—	—
—	S Storm Sewer Univ.



GWINNETT COUNTY
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This document is the property of Gwinnett County and is loaned to the developer. It is to be used on the project and is not to be given to anyone outside the project.

Parcel Line Table		
Line #	Length	Direction
L1	41.46'	S3° 12' 49"E
L2	34.06'	S6° 43' 42"E
L3	54.04'	S7° 58' 25"E
L4	42.01'	S11° 18' 49"E
L5	45.42'	S8° 54' 14"E
L6	49.50'	S10° 22' 58"E
L7	67.03'	S13° 30' 43"E
L8	71.00'	S11° 48' 08"E
L9	70.01'	S12° 37' 14"E
L10	48.54'	S22° 26' 05"E
L11	46.68'	S45° 43' 40"E
L12	46.01'	S36° 09' 44"E
L13	81.04'	S36° 14' 19"E
L14	40.73'	S26° 41' 48"E
L15	23.32'	S45° 07' 52"E
L16	25.06'	S14° 26' 36"W
L17	30.07'	S10° 21' 11"E
L18	26.31'	S22° 54' 48"E
L19	18.68'	S1° 21' 25"W
L20	36.96'	S6° 22' 43"E



GWINNETT COUNTY
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TYP. FENCE EXHIBIT



THE COMMUNITY WILL FEATURE A 6' HIGH, BLACK HORSE RAIL FENCE

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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7.20.22

TYP. ELEVATIONS



 EPCON



 EPCON

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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7.20.22

TYP. ELEVATIONS



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PLANNING AND DEVELOPMENT

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7.20.22

TYP. ELEVATIONS



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TYP. ELEVATIONS (SIDE, PALAZZO)

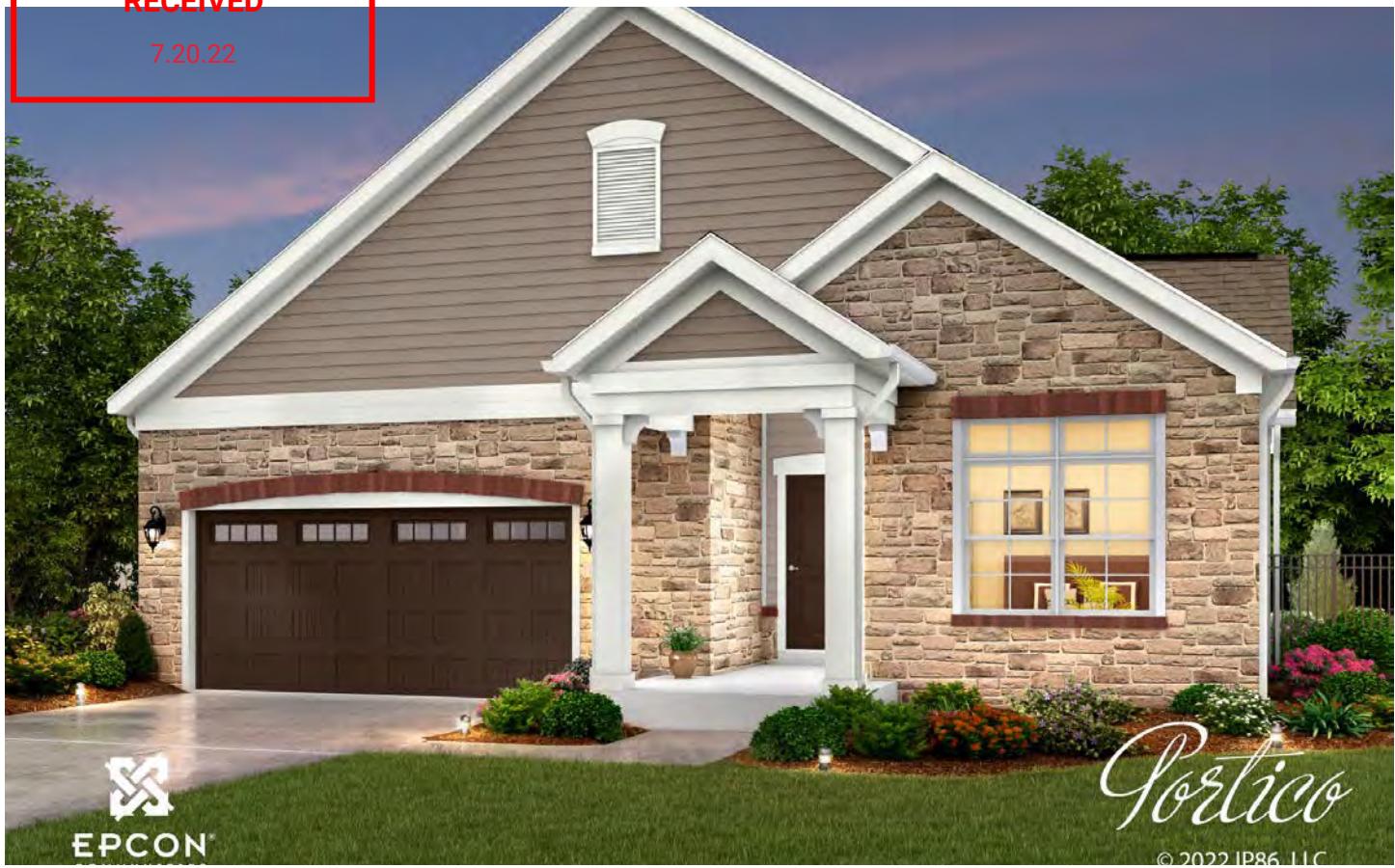


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TYP. ELEVATIONS



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PLANNING AND DEVELOPMENT

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TYP. ELEVATIONS



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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TYP. ELEVATIONS (SIDE)



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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TYP. ELEVATIONS




EPCON




EPCON

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PLANNING AND DEVELOPMENT

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TYP. ELEVATIONS




EPCON




EPCON
COMMUNITIES

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TYP. ELEVATIONS



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TYP. ELEVATIONS (PROMENADE, SIDE)

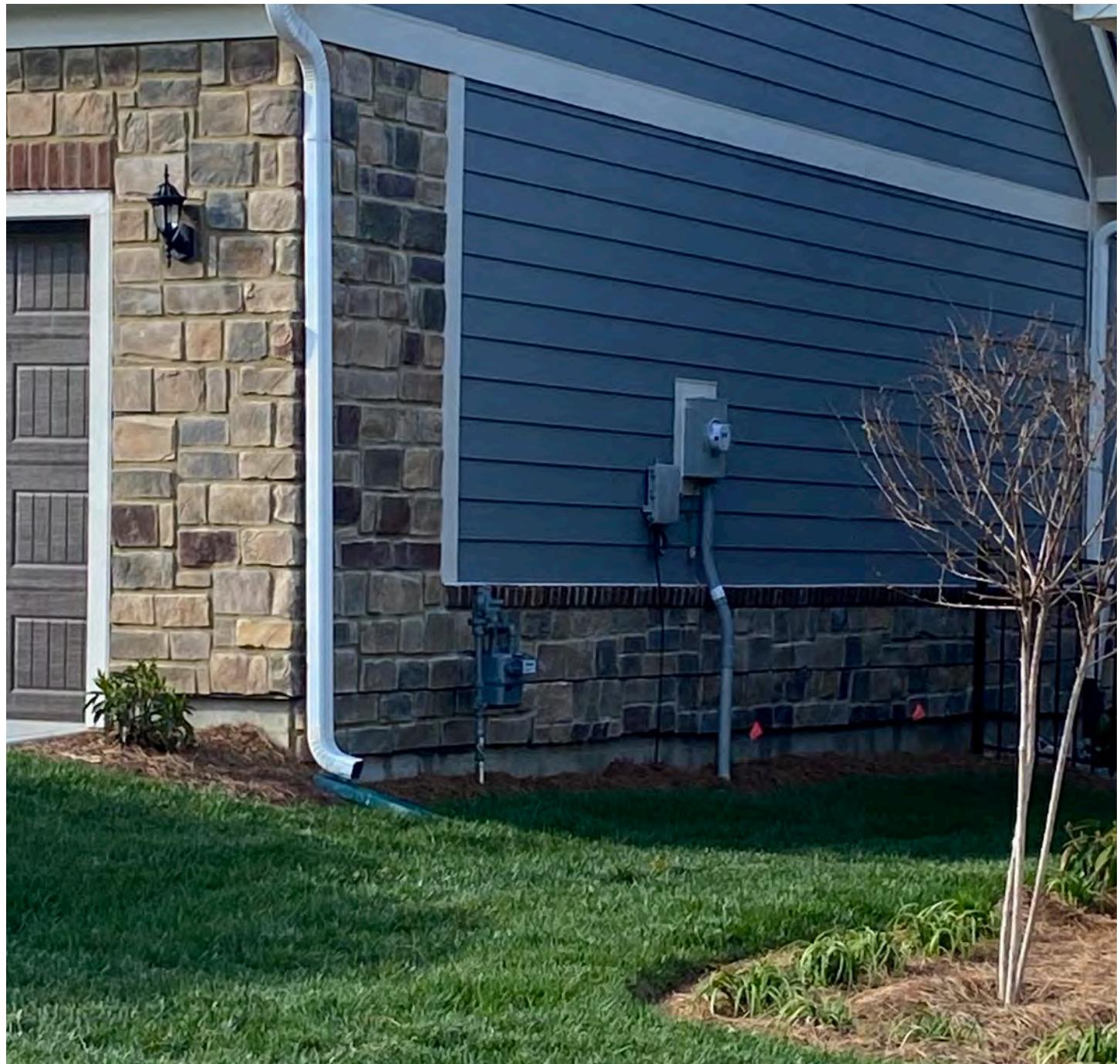


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TYP. ELEVATIONS (SIDE, PROMENADE)



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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7-20-22

TYP. ELEVATIONS (SIDE, PROMENADE)



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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7.20.22

TYP. ELEVATIONS (SIDE, PROMENADE)



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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7.20.22

TYP. ELEVATIONS (SIDE, PROMENADE)

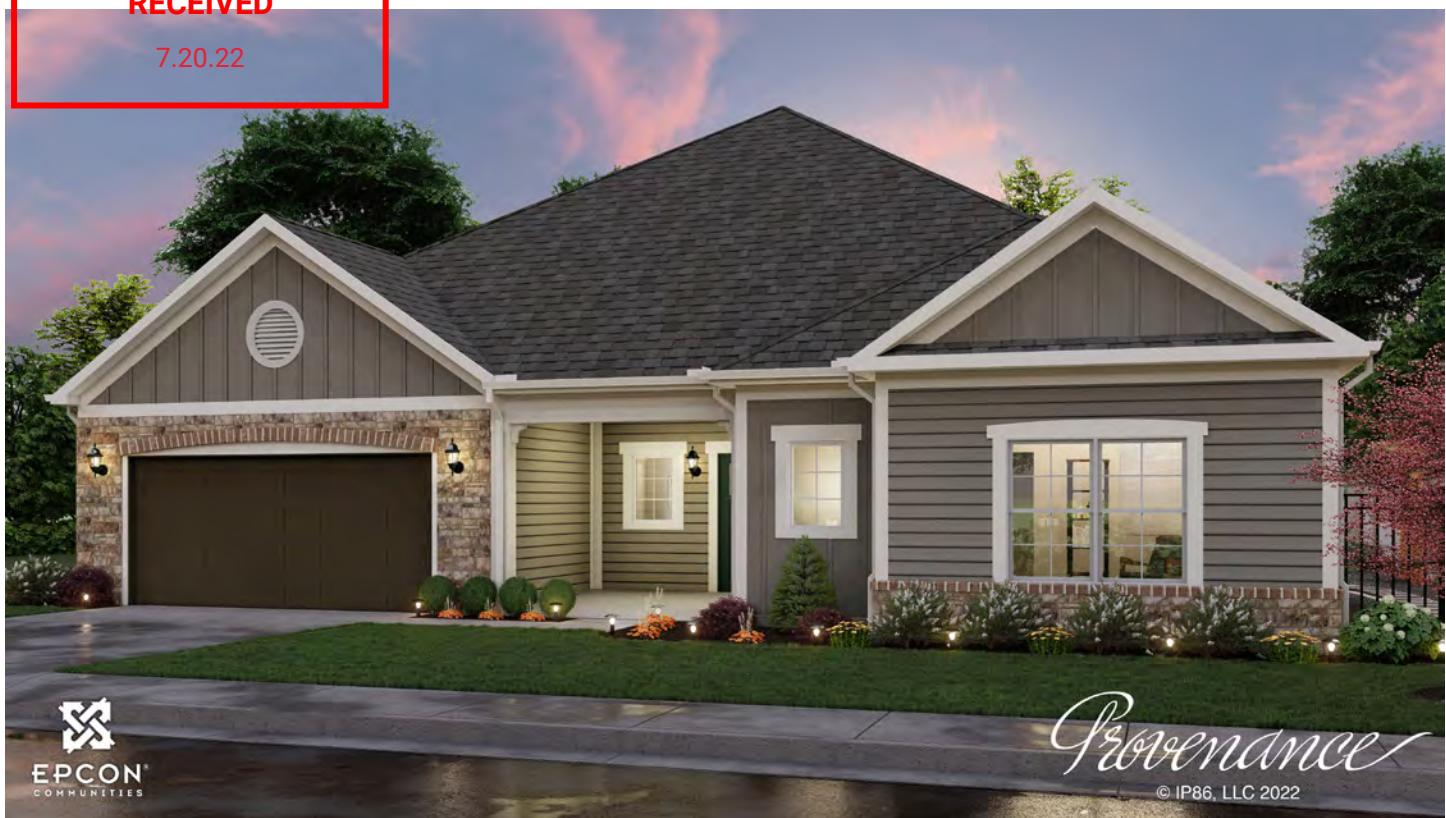


GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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TYP. ELEVATIONS



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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TYP. ELEVATIONS



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TYP. ELEVATIONS



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7.20.22

TYP. ELEVATIONS



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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TYP. ELEVATIONS (SIDE, PROVENANCE)



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

7.20.22

TYP. ELEVATIONS (SIDE, PROVENANCE)

