

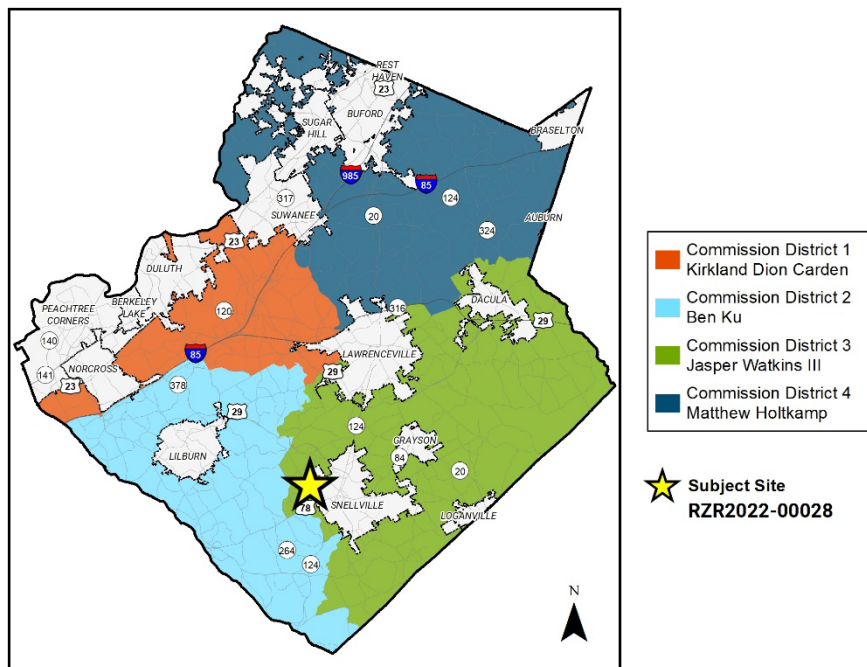


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZR2022-00028
Current Zoning: R-100 (Single-Family Residence District)
Request: Rezoning to **OSC** (Open Space Conservation District)
Additional Request: Variance
Address: 1920 and 1934 McGee Road
Map Number: R5008 001 and 001A
Site Area: 27.51 acres
Lots: 60
Proposed Development: Single-Family Detached Subdivision
Commission District: District 3 – Commissioner Watkins
Character Area: Established Neighborhoods

Staff Recommendation: DENIAL

**Planning Commission
Recommendation:** DENIAL



**Planning Commission Advertised Public Hearing Date: 12/5/2022 (Public Hearing Held/
Recommendation Tabled to 2/7/2023)**
**Board of Commissioners Advertised Public Hearing Date: 12/13/2022 (Public Hearing Tabled to
2/28/2023)**

Applicant: Ridgeline Land Planning, Inc. c/o
Mahaffey Pickens Tucker, LLP
1550 N Brown Road, Suite 125
Lawrenceville, GA 30043

Owner: Watson R Adams Etal
1925 Mc Gee Road
Snellville, GA 30078

James K Adams, Jr
Angela Rawlings Adams
1934 Mc Gee Road
Snellville, GA 30078

Contact: Shane Lanham

Contact Phone: 770.232.0000

Zoning History

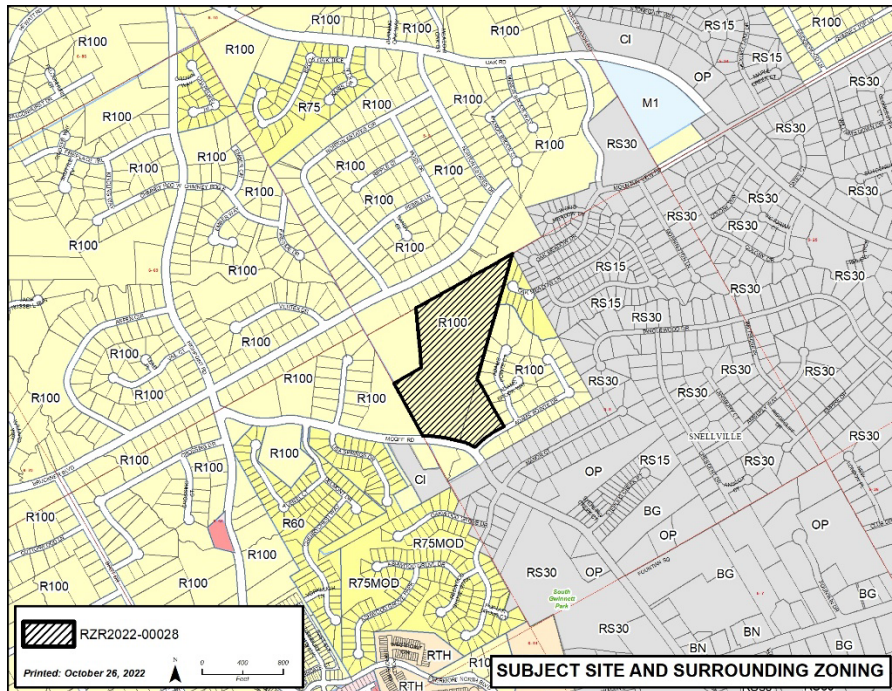
The subject property is zoned R-100 (Single Family Residence District). No prior zoning requests are on record for this property.

Existing Site Condition

The subject site is a 27.51-acre assemblage of two parcels located at the intersection of McGee Road and Adams Pointe Drive. The front portion of the site contains two single-family homes and accessory structures. The remaining portion of the site is heavily vegetated with dense, mature tree canopy. Watson Creek and its associated stream buffers run through the northern portion of the site. This area of the site also contains a 100-year floodplain. The topography of the site fluctuates as it slopes up from McGee Road to the center of the site and then significantly decreases to the rear by 60 feet towards the creek. Overhead powerlines are present along the road frontage of McGee Road but there are no sidewalks on either side of the road. There is a gravel driveway within a 20-foot-wide access easement that provides access to a single-family residential property that is not associated with this request. The nearest Gwinnett County Transit stop is located 8.2 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by single-family detached residences on large lots and within subdivisions. Norton Estates, a detached single-family subdivision, is located to the north. Adams Pointe and Oak Meadow, detached single-family subdivisions, are located to the east. Single-family residences on large lots are located to the west and south. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Gross Density
Proposed	Single-Family Detached Subdivision	OSC	2.18 units per acre
North	Single-Family Residential	R-100	1.37 units per acre
East	Single-Family Residential	R-60	3.74 units per acre
	Single-Family Residential	R-100	1.61 units per acre
South	Single-Family Residential	R-100	0.45 units per acre
West	Single-Family Residential	R-100	0.33 units per acre

Project Summary

The applicant requests the rezoning of a 27.51-acre assemblage of two parcels from R-100 to OSC for a single-family detached subdivision, including:

- 60 single-family detached homes with a minimum heated floor area of 1,800 square feet, yielding a gross density of 2.18 units per acre.
- Front-loaded residences with double car garages.
- Exterior elevations consisting of brick, stacked stone, cedar, and/or cementitious siding, shake, and board and batten.
- A full access entrance from McGee Road.
- 27-foot-wide internal public streets all terminating in cul-de-sacs.
- Four-foot-wide sidewalks on both sides of all internal streets and a five-foot-wide sidewalk along McGee Road and Adams Pointe Drive extending the length of the subject property's frontage.
- One stormwater management facility near the northeast corner of the property.
- A 50-foot-wide landscaped road frontage buffer with a no-access easement along the external street frontages.
- A 50-foot-wide conservation space strip surrounding the site.
- Common area provided throughout the site in excess of the minimum required 20 percent, consisting of conservation strips, stream buffers, and open space.

- A mailbox kiosk located in the middle of the site. Parking for the kiosk is not provided per the site plan.
- A 30-foot-wide access easement extending from the cul-de-sac to provide access for the parcel located to the northwest of the site.
- No amenities are proposed for the residents as reflected on the site plan.

Zoning and Development Standards

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

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	≤35'	YES
Front Yard Setback	Minimum 25'	25'	YES
Side Yard Setback	Minimum 7.5'	7.5'	YES
Rear Yard Setback	Minimum 30'	30'	YES
Lot Width	Minimum 60'	≥60	YES
Off-Street Parking	Minimum: 120 spaces Maximum: 360 spaces	120 spaces	YES
Heated Floor Area	Minimum: 1,400 square feet	1,800 square feet	YES
Street Frontage Buffer	Minimum 50'	50'	YES
Conservation Strip	Minimum 50'	50'	YES
Conservation Space	Minimum 25% (6.89 acres)	35.22% (9.69 acres)	YES
Primary Conservation Space	Minimum 15% of Conservation Space (1.03 acres)	72.55% (7.03 acres)	YES
Density	Maximum 2.5 units per acre	2.18 units per acre	YES
Streets	Maximum 600' in length	<600 feet	YES
Street Network	Connected pattern (grid system), with minimal cul-de-sacs	Curvilinear with cul-de-sacs	NO*

*Per UDO sec 210-50.14. A., the street network shall form a connected pattern (grid system), with a minimum of cul-de-sacs which shall be approved by the Director only in cases of topographical hardship. The applicant is requesting a variance from this request.

Variance Requests

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

1. Section 210-50.14. Public Improvements.

A. The street network shall form a connected pattern (grid system), with a minimum of cul-de-sacs

The applicant is proposing three streets terminating at cul-de-sacs without a connected pattern.

Internal and External Agency Review

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

Staff Analysis

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

A. Whether a proposed zoning 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 single-family detached residential uses. The proposed density is higher than the densities of the majority of subdivisions in the surrounding area. Given the surrounding neighborhoods are conventionally zoned with lower density single-family detached developments, the requested OSC zoning will permit a use that is not 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 be adversely impacted by a development that is not compatible with the density of the surrounding area.

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

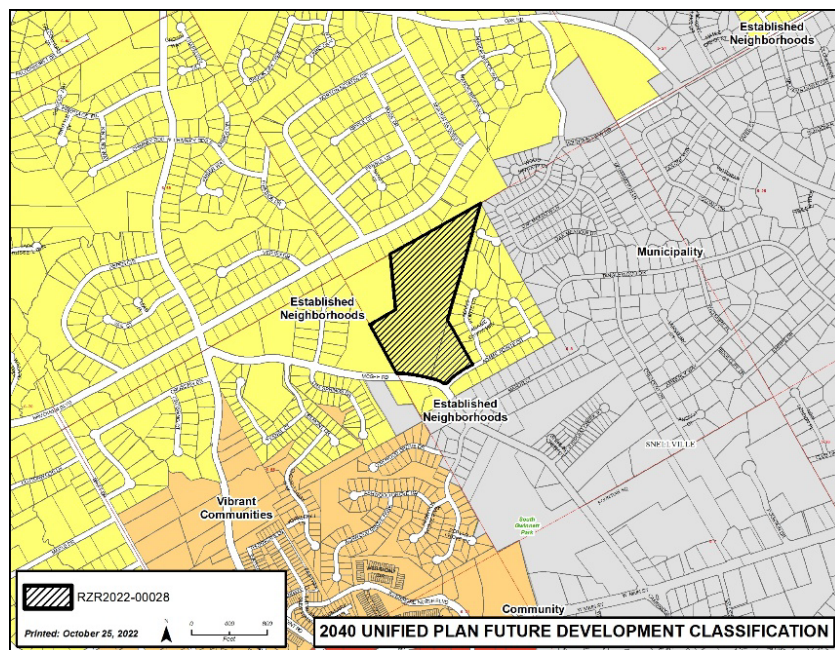
The property has a reasonable economic use as currently zoned.

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

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

The 2040 Unified Plan and Future Development Map indicates the subject property lies within the Established Neighborhoods Character Area. This Character Area designates well established neighborhoods and single-family residential areas that are unlikely to undergo any significant changes or redevelopment in the next 20 years. The intention of this character area is to underscore areas where changes in land use are not anticipated or encouraged, and any new development - including residential infill properties - should be consistent in scale, architecture, and use with surrounding properties. The applicant is proposing an open space conservation subdivision which is listed as a potential development type. However, the proposed density is not compatible with the existing development pattern of the area. Therefore, the proposed development is not 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.

The subdivisions surrounding the subject property and in the nearby area are well-established, low-density communities existing since the 1970s and 2000s. Other developments in the surrounding area are also predominantly single-family residential, zoned R-100. The proposed OSC zoning would not be compatible. Therefore, approval of the rezoning request to OSC would be not appropriate, given the zoning, low density character, and the development pattern of the area.

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

The requested variance is to allow streets to terminate in cul-de-sacs and not form a grid pattern as required by the OSC zoning district. Every street within the subdivision terminates in a cul-de-sac. While it is understandable that there are some cases where cul-de-sacs are unavoidable, the proposed layout does not appear to make an attempt to create any sort of grid or connecting layout. Therefore, staff does not believe.

Staff Recommendation

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

In addition, Staff recommends **DENIAL** of the following variance:

1. To allow three streets to terminate at cul-de-sacs without a connected pattern.

Staff Recommended Conditions

NOTE: The following conditions are provided as a guide should the Board of Commissioners choose to approve this petition.

Approval as **OSC** (Open Space Conservation District) for development of a single-family detached subdivision, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received November 11, 2022, and Exhibit C: Building Elevations dated received August 3, 2022, with revisions required by conditions of approval and the Unified Development Ordinance, as reviewed and approved by the Department of Planning and Development.
2. The proposed development shall be restricted to single family detached homes and accessory uses and structures with a maximum of 60 lots.
3. All dwellings shall have at least a double-car garage.
4. All dwellings shall be constructed to meet Architectural Design Category 3.
5. A mandatory homeowners association shall be established and shall be responsible for maintenance of all common areas, facilities, and landscaping.
6. Direct lot access to McGee Road and Adams Pointe Drive shall be prohibited.
7. Natural vegetation shall remain on the property until the issuance of a development permit.
8. Stormwater BMP facilities shall be screened from view of adjoining properties and rights of way by decorative fencing and/or landscaping that is in compliance with the Gwinnett County Stormwater Management Manual.
9. The McGee Road and Adams Pointe Drive frontages shall be landscaped by the developer, where sparsely vegetated, and maintained by the homeowners association.

10. All grassed area shall be sodded.
11. Building lots shall not be located within any required stream buffers and accompanying impervious surface setbacks.
12. The internal 50-foot-wide right-of-way shall be extended to the property line in order to provide access to Parcel 5005 001C from the subject Parcel 5008 001, subject to the review and approval of Gwinnett County Department of Transportation.

Planning Commission Recommendation

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

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

1. To allow three streets to terminate at cul-de-sacs without a connected pattern.

Exhibits:

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

Exhibit A: Site Visit Photos

[attached]



View from the McGee Road and Adams Pointe Drive intersection



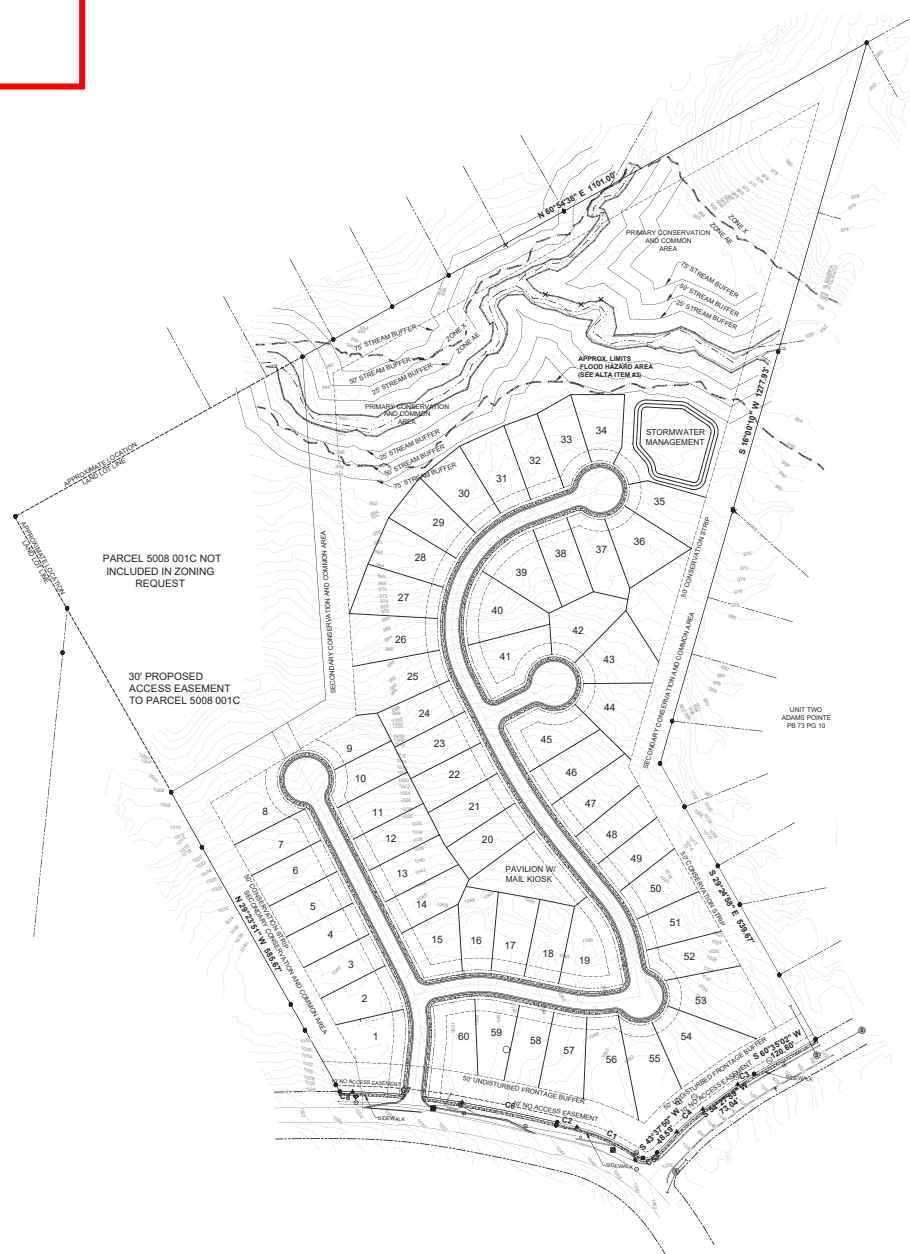
View from the McGee Road

Exhibit B: Site Plan

[attached]

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11/11/2022



SUMMARY
PARCELS: 5008 001, 5008 001A, 5008 001C
CURRENT ZONING: R100
PROPOSED ZONING: O9C
GROSS AREA: 21.512 ACRES
NET AREA: 25.079

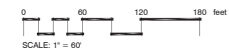
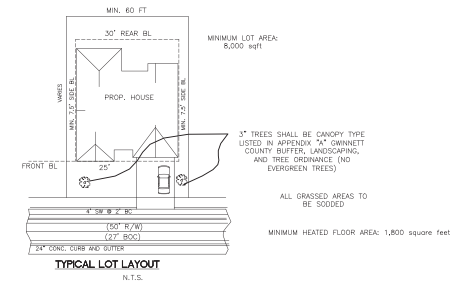
PROPOSED LOTS:
60X134 : 60 UNITS

GROSS DENSITY: 2.18 UNITS PER ACRE
NET DENSITY: 2.39 UNITS PER ACRE

COMMON AREA:
9.69 ACRES (35.22% OF SITE)

CONSERVATION AREA:
1.03 ACRES PRIMARY CONSERVATION AREA (12.55% OF AREA)
2.66 ACRES SECONDARY CONSERVATION AREA
9.69 ACRES TOTAL CONSERVATION AREA (35.22% OF SITE)

PARKING:
2 SPACES PER UNIT PROVIDED IN GARAGE
TOTAL 120 PARKING SPACES



THIS DOCUMENT IS THE PROPERTY OF RIDGELINE LAND PLANNING, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED FOR ANY OTHER PROJECT. IT IS TO BE RETURNED UPON REQUEST.

MCCEE ROAD
WINNETT COUNTY, GEORGIA

RIDGELINE
LAND PLANNING, INC.
1500 BELLEVILLE AVE. SUITE 100
DALLAS, TX 75243
TEL: 214.343.1111
WWW.RIDGELINELANDPLANNING.COM

O9C
CONCEPT
PLAN
SHEET TITLE

DATE	NO.	DESCRIPTION
7/25/2022	1	CONCEPT PLAN
8/16/2022	2	CONCEPT PLAN
11/11/2022	3	CONCEPT PLAN

C 10

Exhibit C: Building Elevations

[attached]

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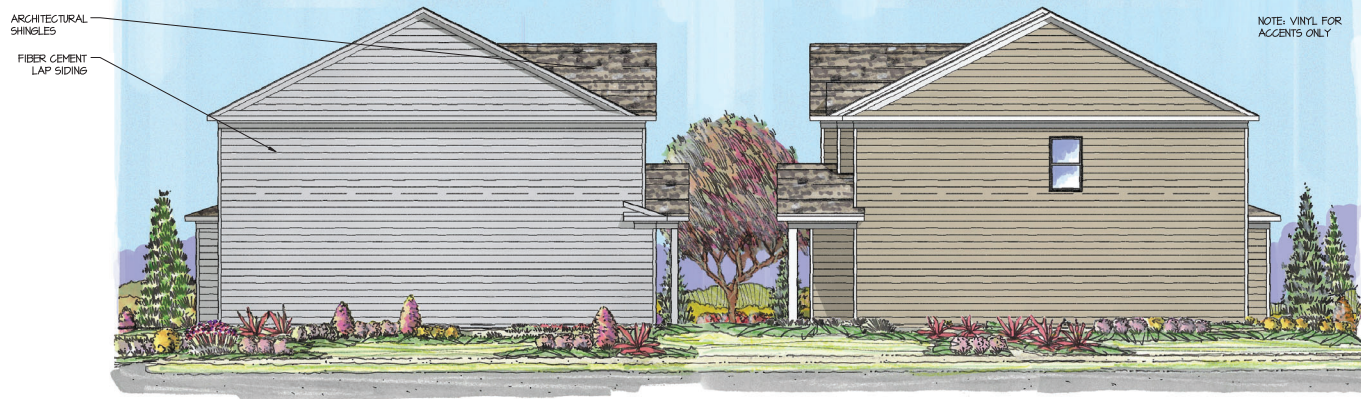


McGee Road

Park Series

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McGee Road

Park Series



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McGee Road

Cove Series



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McGee Road

Cove Series



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

[attached]

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9/28/2022
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 Ridgeline Land Planning, Inc. (the “Applicant”) for the purpose of rezoning an approximately 27.51-acre tract of land (the “Property”) located along the northerly side of McGee Road near its intersection with Highpoint Road. 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 with 60 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 conservation subdivision is compatible with surrounding land uses and zoning classifications, is compatible with the policies of the Gwinnett County 2040 Unified Plan (the “2040 Plan”), and would provide attractive, high-quality homes in close proximity to major transportation corridors and community activity centers.

The Property is surrounded by single-family detached residential land uses including land zoned R-100, R-60 and R-75 Modified. The Property is also located in close proximity to non-residential land uses located along McGee Road. Generally, land uses intensify moving south towards Stone Mountain Highway (U.S. Route 78) and are characterized by a mix of office, commercial, institutional, and medium density residential. The proposed development is also compatible with the policies of the 2040 Plan which designates the Property as within the Established Neighborhoods Character Area. Policies for this Character Area encourage residential development that is compatible with surrounding land uses. Moreover, the 2040 Plan specifically identifies “Conservation Open Space Subdivisions” as a potential development type.

The proposed development would be accessed by a single entrance on McGee Road. The entrance would be attractively landscaped and the Property’s frontage along external rights-of-way would be screened by a 50-foot wide undisturbed street frontage buffer. Additionally, a 50-foot wide conservation space strip is provided around the perimeter of the Property to provide effective separation and screening from adjacent properties. The proposed community would include a centrally-located green space with a pavilion and mail kiosk. Additional common area

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9/28/2022

and conservation space is provided in the rear of the site which provides further separation from homes across Watson Creek along Bruckner Boulevard. Homes in the proposed community would feature attractive architectural style that is compatible with the architectural style of homes in the surrounding area and would include high-quality building materials such as brick, stone, and/or fiber cement shake, siding, and/or board and batten as depicted on the building renderings submitted with the application.

In order to develop the Property in accordance with the site plan submitted with the Application, the Applicant also requests the following variances from the UDO:

- A variance from UDO §210-50.14(A) to allow the street network to not form a connected pattern (grid system). The subject property contains steep topography and is oddly shaped. These physical characteristics do not facilitate the installation of streets that form a connected pattern. Accordingly, the site plan includes cul-de-sac turnarounds at the ends of streets to provide safe, convenient, vehicular circulation.

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 28th day of September, 2022.

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham
Attorneys for the Applicant

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Ridgeline Land Planning, Inc. c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Multiple--See attached</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: _____
CITY: <u>Lawrenceville</u>	CITY: _____
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: _____ ZIP: _____
PHONE: <u>770 232 0000</u>	PHONE: <u>770 232 0000</u>
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</u>	
CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICTS(S): <u>R-100</u> REQUESTED ZONING DISTRICT: <u>OSC</u>	
PARCEL NUMBER(S): <u>5008 001 & 5008 001A</u> ACREAGE: <u>+/- 27.51</u>	
ADDRESS OF PROPERTY: <u>1920 & 1934 McGee Road</u>	
PROPOSED DEVELOPMENT: <u>Open Space Conservation Subdivision</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>60</u>	No. of Buildings/Lots: <u>NA</u>
Dwelling Unit Size (Sq. Ft.): <u>1,800+ sf</u>	Total Building Sq. Ft. <u>NA</u>
Gross Density: <u>2.18 units per acre</u>	Density: <u>NA</u>
Net Density: <u>2.39 units per acre</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



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

8/1/22

Date

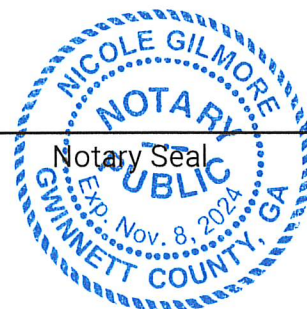
Shane Lanham, attorney for the Applicant

Type or Print Name and Title

Signature of Notary Public

8/1/22

Date



Notary Seal



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

8/2/2022

Date

Holt Persinger - manager

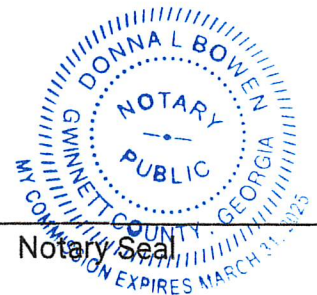
Type or Print Name and Title



Signature of Notary Public

8/2/22

Date



Notary Seal

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.

Angela C.
Signature of Property Owner

7/28/22
Date

Andree Adams
Type or Print Name and Title

Kathy Nixon
Signature of Notary Public

7-25-2022
Date

Notary Seal



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.

Angela Adams

Signature of Property Owner

July 23, 2022

Date

Angela Adams *Owner*

Type or Print Name and Title

Annette Scott

Signature of Notary Public

7-23-22

Date



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.

James Adams 7-26-22
Signature of Property Owner Date

James Adams
Type or Print Name and Title

Kathy Nixon 7-26-2022
Signature of Notary Public Date



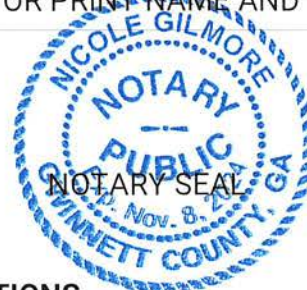
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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

SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN 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 OFFICIAL 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
Marlene Fosque	\$1,500	06/15/2022

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

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

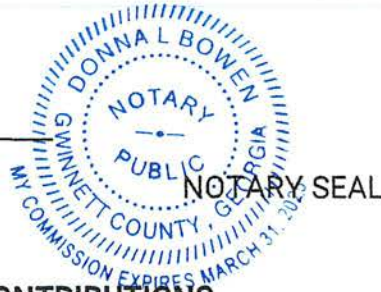
The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

 8/2/2022 Holt Persinger - Manager
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

 8/2/22

SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

☐ YES ☒ NO Holt Persinger
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.

Certification do not include 2022 Taxes



Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

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

PARCEL I.D. NUMBER: 5 - 008 - 001
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

8/1/22

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)

Chris Nelson

NAME

Senior Tax Services Associate

TITLE

August 1, 2022

DATE

Certification do not include 2022 taxes



Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

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

PARCEL I.D. NUMBER: 5 - 008 - 001A
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

8/1/22

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)

Chris Nelson

NAME

Senior Tax Services Associate

TITLE

August 1, 2022

DATE

Exhibit F: Internal and External Agency Review Comments

[attached]



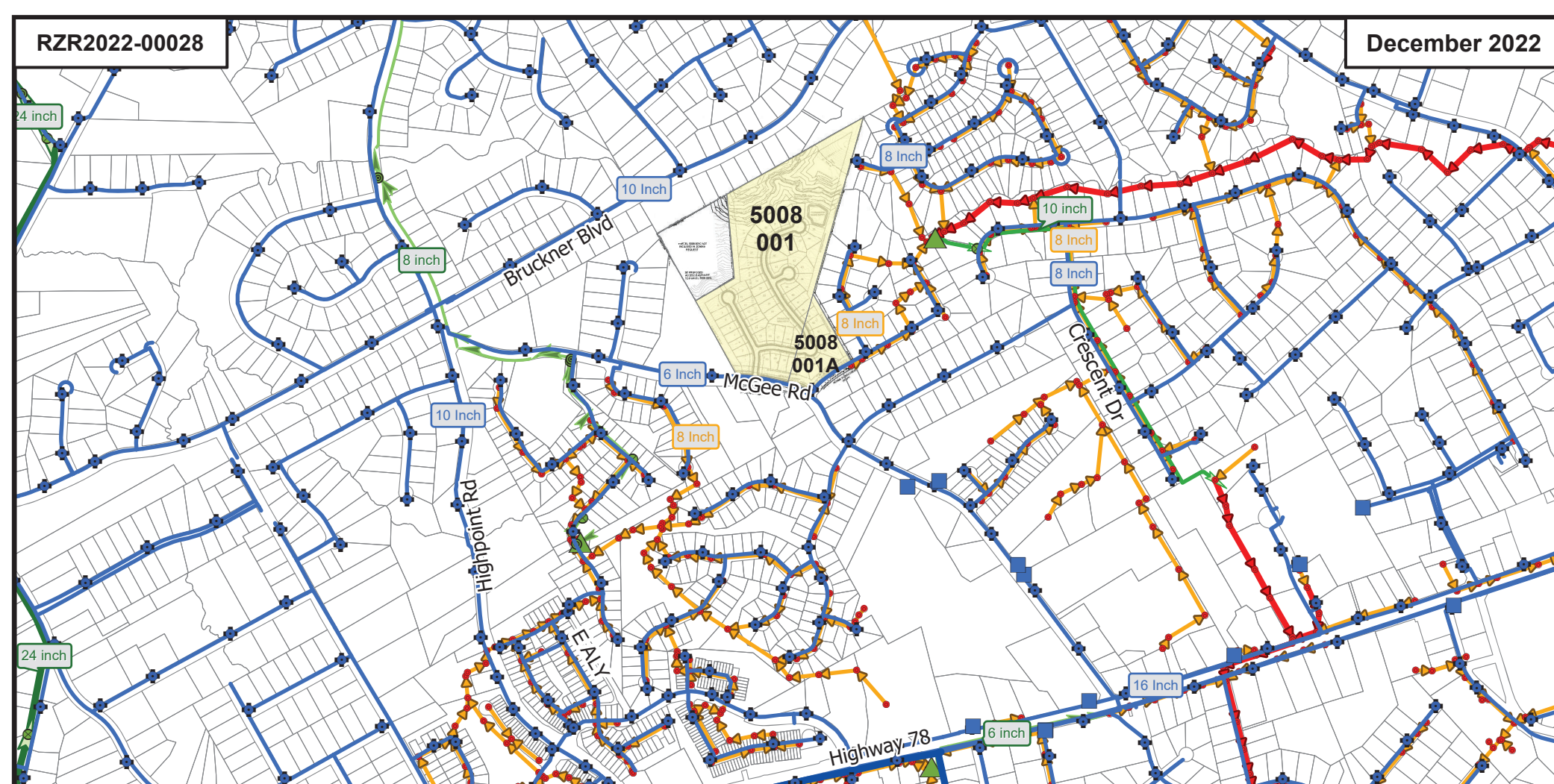
Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		11.9.2022			
Department/Agency Name:		Transportation			
Reviewer Name:		Brent Hodges			
Reviewer Title:		Construction Manager 1			
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com			
Case Number:		RZR2022-00028			
Case Address:		1920 and 1934 McGee Road			
Comments:		<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO
1	McGee Road is a local road. ADT = 3,254.				
2	8.2 miles to the nearest transit facility (#2334758) Lawrenceville Highway and Indian Trail-Lilburn Road.				
3	Traffic Calming shall be provided to maintain maximum vehicle operating speed of 25 MPH.				
4					
5					
6					
7					
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1					
2					
3					
4					
5					
6					
7					



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:			
Department/Agency Name:		DWR	
Reviewer Name:		Mike Pappas	
Reviewer Title:		GIS Planning Manager	
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com	
Case Number:		RZR2022-00028	
Case Address:		1920 & 1934 McGee Road	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input type="checkbox"/> NO
1	Water: The developer should contact DWR to discuss potential connection options for public water. Connection to a minimum 8-inch water main is required for the proposed residential development to meet current GCDWR minimum standards.		
2	Sewer: Sewer Capacity Certification C2022-291-10 was approved in October 2022 for 60 single-family units. The development may connect to an existing 8-inch gravity sewer main located at the end of the cul-de-sac on Adams Pointe Court. An easement will be required.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/> YES
		<input checked="" type="checkbox"/> X	<input type="checkbox"/> NO
1			
2			
3			
4			
5			
6			
7			



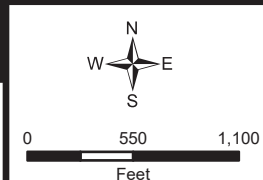
LEGEND

- | | | |
|-----------------|------------|-------------------|
| Flow Management | Hydrant | Sewer Force Main |
| Pump Station | City | Effluent Outfall |
| Regional | Water Main | Sewer Collector |
| Manhole | Reuse Main | Sewer Interceptor |

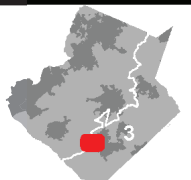
1920 & 1934 McGee Road

R-100 to OSC

Water & Sewer Utility Map



LOCATION



Water Comments: The developer should contact DWR to discuss potential connection options for public water. Connection to a minimum 8-inch water main is required for the proposed residential development to meet current GCDWR minimum standards.

Sewer Comments: Sewer Capacity Certification C2022-291-10 was approved in October 2022 for 60 single-family units. The development may connect to an existing 8-inch gravity sewer main located at the end of the cul-de-sac on Adams Pointe Court. An easement will be required.

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

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

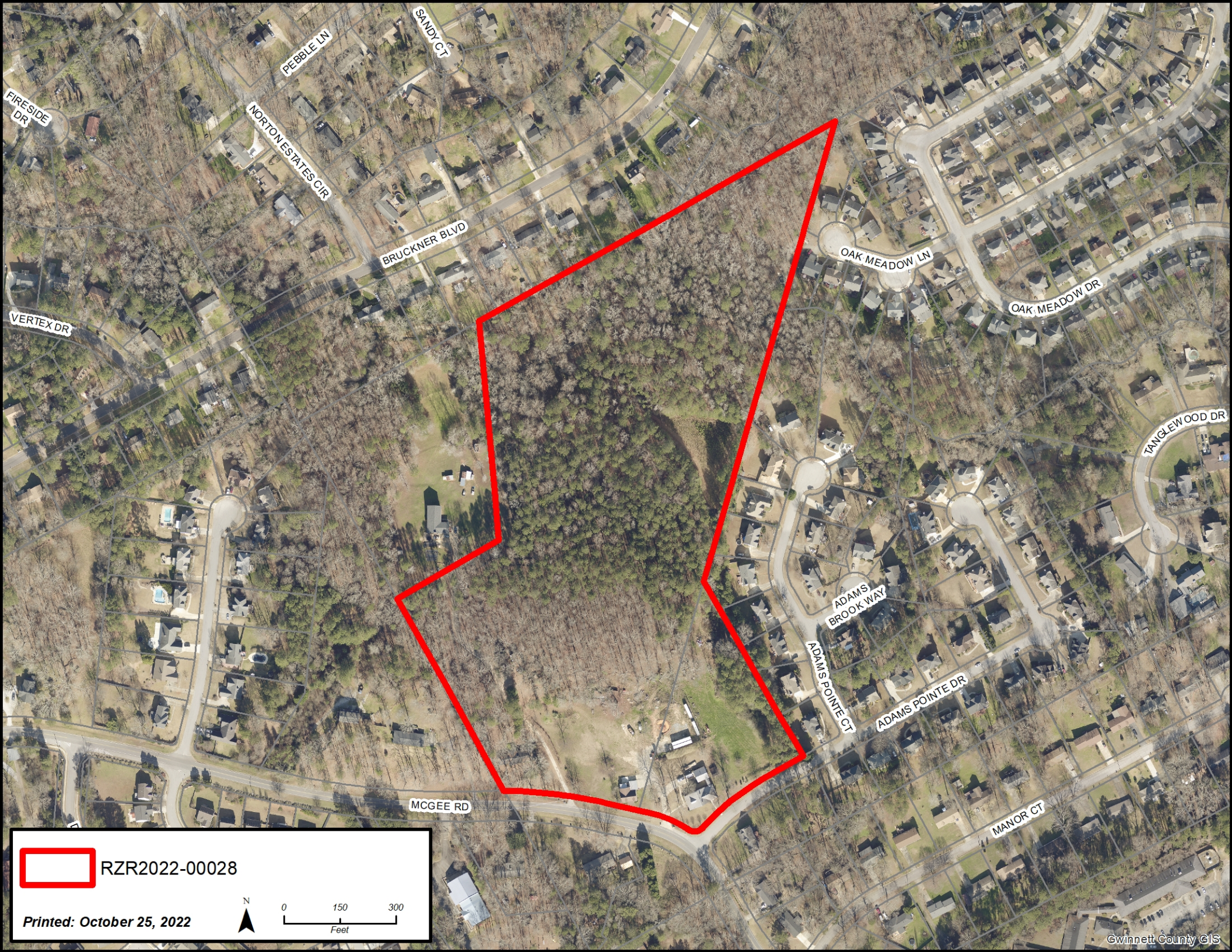


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

Residential Rezoning Impact on Local Schools Prepared for Gwinnett County BOC, December, 2022											Proposed Zoning
	School	Forecast	2022-23 Capacity	+/- Cap.	Forecast	2023-24 Capacity	+/- Cap.	Forecast	2024-25 Capacity	+/- Cap.	Approximate Student Projections from Proposed Developments
RZM2022-00043	Discovery HS	2,862	2,525	337	2,905	2,525	380	2,949	2,525	424	3
	Richards MS	2,052	2,200	-148	2,093	2,200	-107	2,124	2,200	-76	2
	Alford ES	928	1,025	-97	910	1,025	-115	901	1,025	-124	3
RZM2022-00048	Central Gwinnett HS	2,604	2,350	254	2,779	2,350	429	2,830	2,350	480	11
	Moore MS	880	1,350	-470	893	1,350	-457	907	1,350	-443	9
	Winn Holt ES	1,081	1,200	-119	1,092	1,200	-108	1,103	1,200	-97	16
RZM2022-00049	Grayson HS	3,277	3,000	277	3,375	3,000	375	3,477	3,000	477	5
	Couch MS	1,089	1,150	-61	1,055	1,150	-95	1,070	1,150	-80	5
	Starling ES	1,144	1,200	-56	1,167	1,200	-33	1,190	1,200	-10	8
RZC2022-00047	Collins Hill HS	2,730	2,625	105	2,773	2,625	148	2,800	2,625	175	31
	Creekland MS	1,911	2,100	-189	1,892	2,100	-208	1,915	2,100	-185	23
	Taylor ES	826	1,300	-474	817	1,300	-483	809	1,300	-491	41
RZC2022-00048	Central Gwinnett HS	2,604	2,350	254	2,779	2,350	429	2,830	2,350	480	27
	Moore MS	880	1,350	-470	893	1,350	-457	907	1,350	-443	19
	Lawrenceville ES	676	925	-249	689	925	-236	701	925	-224	34
CIC2022-00033	Seckinger HS	1,345	2,800	-1,455	1,810	2,800	-990	2,015	2,800	-785	2
	Jones MS	1,568	1,575	-7	1,599	1,575	24	1,623	1,575	48	2
	Patrick ES	896	1,025	-129	923	1,025	-102	951	1,025	-74	3
RZR2022-00036	South Gwinnett HS	2,735	2,750	-15	2,790	2,750	40	2,832	2,750	82	14
	Grace Snell MS	1,262	1,200	62	1,281	1,200	81	1,300	1,200	100	11
	Magill ES	1,222	1,525	-303	1,253	1,525	-272	1,284	1,525	-241	21
RZR2022-00024	Shiloh HS	2,250	2,275	-25	2,330	2,275	55	2,365	2,275	90	3
	Shiloh MS	1,669	1,600	69	1,653	1,600	53	1,670	1,600	70	2
	Anderson-Livsey ES	628	975	-347	634	975	-341	642	975	-333	4
RZR2022-00028	Brookwood HS	3,920	3,000	920	3,893	3,000	893	3,841	3,000	841	20
	Crews MS	1,378	1,150	228	1,355	1,150	205	1,330	1,150	180	14
	Brookwood ES	1,449	1,250	199	1,415	1,250	165	1,387	1,250	137	26

Exhibit G: Maps

[attached]

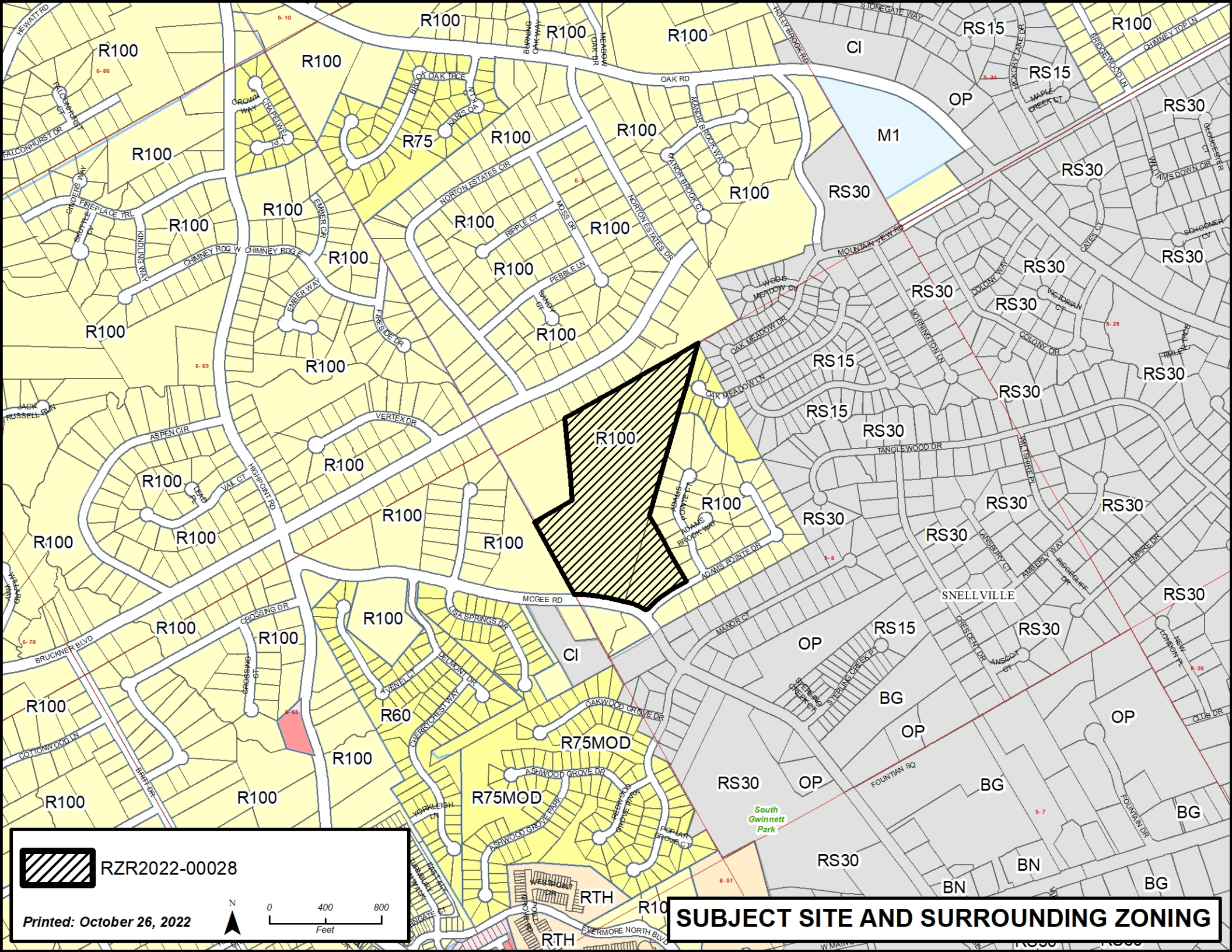



RZR2022-00028

Printed: October 25, 2022

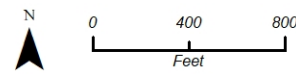


0 150 300
Feet

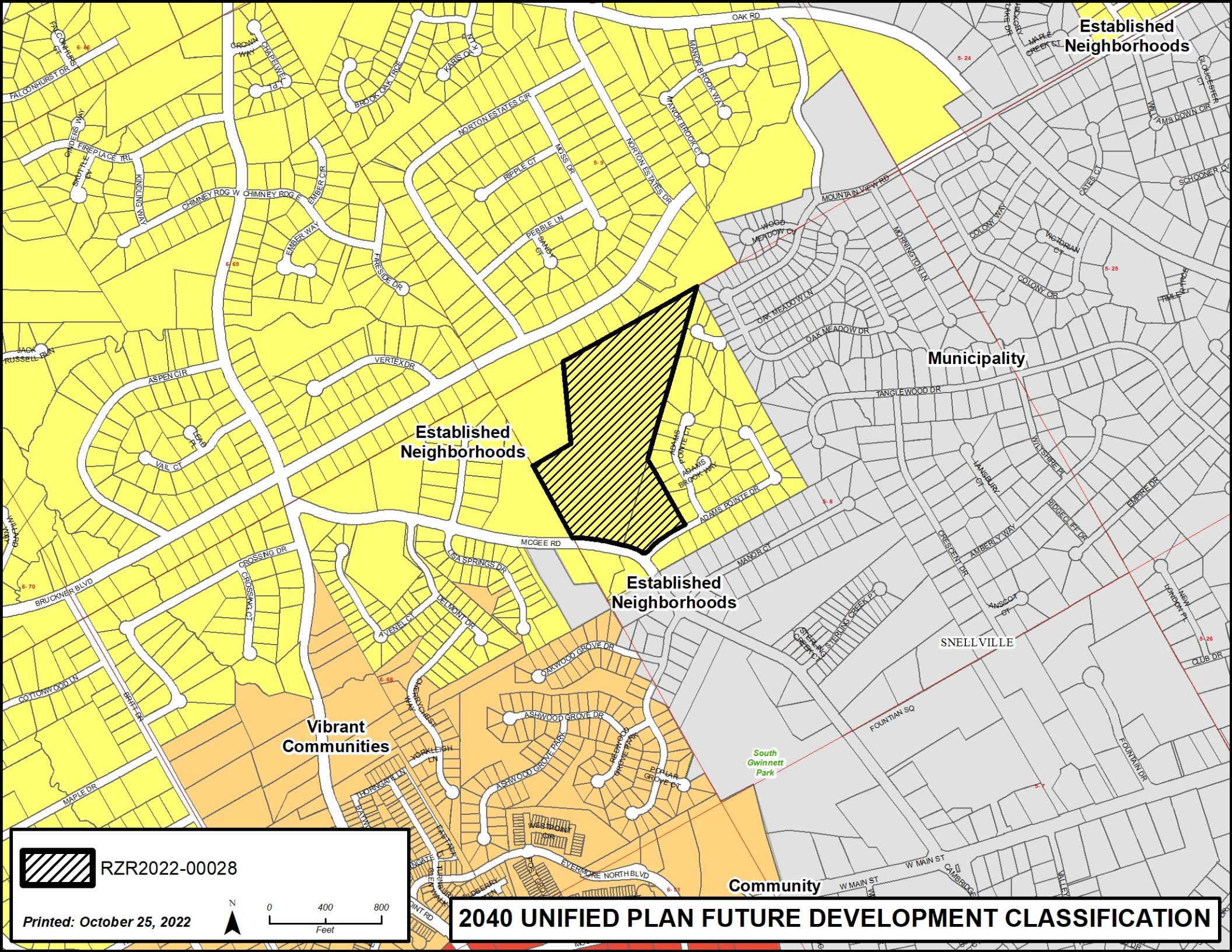


 RZR2022-00028

Printed: October 26, 2022



SUBJECT SITE AND SURROUNDING ZONING



Established
Neighborhoods

Municipality


Established
Neighborhoods

Established
Neighborhoods

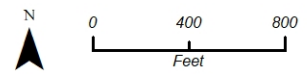
Vibrant
Communities

SNELLVILLE

Community

 RZR2022-00028

Printed: October 25, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

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: <div style="display: flex; justify-content: space-around; align-items: center;"> <div><input type="checkbox"/> OWNER'S AGENT</div> <div><input type="checkbox"/> PROPERTY OWNER</div> <div><input type="checkbox"/> CONTRACT PURCHASER</div> </div>	
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

PROPERTY OWNER LIST

Name/Address	Parcel
ADAMS WATSON R ETAL 1925 MCGEE RD SNELLVILLE GA 30078	5008 001
ADAMS JAMES K Jr ADAMS ANGELA RAWLINS 1934 MCGEE RD SNELLVILLE GA 30078	5008 001A

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 8 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR FOUND INSIDE A 1" OPEN TOP PIPE FOUND AT THE INTERSECTION OF THE LAND LOT LINE COMMON TO LAND LOTS 8 AND 9 OF SAID 5TH DISTRICT WITH THE NORTHEASTERLY LAND LOT LINE OF LAND LOT 68 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA; THENCE ALONG SAID LAND LOT LINE COMMON TO LAND LOTS 8 AND 9, NORTH 60°54'38" EAST A DISTANCE OF 559.50 FEET TO A 1/2-INCH REBAR WITH CAP SET; SAID POINT BEING THE **POINT OF BEGINNING**.

THENCE CONTINUING ALONG SAID LAND LOT LINE, SAID LINE ALSO BEING THE DIVISION LINE WITH UNIT ONE, NORTON ESTATES (PER PLAT BOOK 2, PAGE 295, GWINNETT COUNTY, GEORGIA RECORDS) TO THE NORTH WEST, NORTH 60°54'38" EAST A DISTANCE OF 1101.00 FEET TO A 1/2-INCH REBAR FOUND; THENCE LEAVING SAID LAND LOT LINE AND FOLLOWING THE DIVISION LINE WITH UNIT TWO, OAK MEADOW (PER PLAT BOOK 83, PG 14, AFORESAID RECORDS) AND UNIT TWO, ADAMS POINTE (PER PLAT BOOK 73, PAGE 10) TO THE SOUTHEAST, RESPECTIVELY, SOUTH 16°00'10" WEST A DISTANCE OF 1277.93 FEET TO A 1/2-INCH REBAR FOUND; THENCE ALONG THE DIVISION LINE WITH JAMES K. ADAMS, JR. AND ANGELA RAWLANS ADAMS (PER DEED BOOK 59045, PAGE 554, AFORESAID RECORDS) TO THE SOUTHEAST, SOUTH 16°01'16" WEST A DISTANCE OF 636.55 TO A 1/2-INCH REBAR WITH CAP SET ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MCGEE ROAD (80-FOOT RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING 3 COURSES AND DISTANCES: FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 165.32 FEET (SAID ARC HAVING A RADIUS OF 2921.82 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 78°11'08" WEST A DISTANCE OF 165.30 FEET) TO A POINT, FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 187.88 FEET (SAID ARC HAVING A RADIUS OF 1156.08 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 84°27'43" WEST A DISTANCE OF 187.67 FEET) TO A POINT AND FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 21.91 FEET (SAID ARC HAVING A RADIUS OF 3385.13 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 89°18'11" WEST A DISTANCE OF 21.91 FEET) TO A 1/2-INCH REBAR WITH CAP SET ON THE LAND LOT LINE COMMON TO LAND LOT 8 OF SAID 5TH DISTRICT AND LAND LOT 68 OF SAID 6TH DISTRICT; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING ALONG SAID LAND LOT LINE, SAID LINE ALSO BEING THE DIVISION LINE WITH MATTIE LOU GARMON AND KIMBERLY GAIL GARMON (PER DEED BOOK 57687, PAGE 235, AFORESAID RECORDS) TO THE SOUTHWEST, NORTH 29°23'51" WEST, PASSING A 5/8-INCH REBAR FOUND AT A DISTANCE OF 13.44 FEET AND A 1/2-INCH REBAR FOUND AT A DISTANCE OF 478.30 FEET, A TOTAL DISTANCE OF 585.67 FEET TO A 1/2-INCH REBAR WITH CAP SET; THENCE LEAVING SAID LAND LOT LINE AND RUNNING ALONG THE DIVISION LINE WITH LISA R. FREEMAN AND MICHAEL FREEMAN (PER DEED BOOK 54998, PAGE 549, AFORESAID RECORDS) TO THE NORTHWEST AND SOUTHWEST, RESPRCTIVELY, THE FOLLOWING 2 COURSES AND DISTANCES: NORTH 59°01'55" EAST A DISTANCE OF 307.30 FEET TO A POINT AND NORTH 03°52'50" WEST A DISTANCE OF 585.70 FEET BACK TO THE **POINT OF BEGINNING**.

CONTAINING 1,055,391 SQUARE FEET OR 24.228 ACRES.

TOGETHER WITH:

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 8 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR FOUND INSIDE A 1" OPEN TOP PIPE FOUND AT THE INTERSECTION OF THE LAND LOT LINE COMMON TO LAND LOTS 8 AND 9 OF SAID 5TH DISTRICT WITH THE NORTHEASTERLY LAND LOT LINE OF LAND LOT 68 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA; THENCE ALONG SAID LAND LOT LINE COMMON TO LAND LOTS 8 AND 9, NORTH 60°54'38" EAST A DISTANCE OF 1660.50 FEET TO A 1/2-INCH REBAR FOUND; THENCE LEAVING SAID LAND LOT LINE, SOUTH 16°00'10" WEST A DISTANCE OF 1277.93 FEET TO A 1/2-INCH REBAR FOUND, SAID POINT BEING THE **POINT OF BEGINNING**.

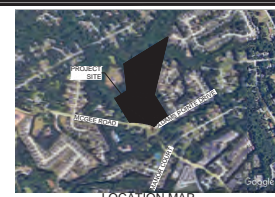
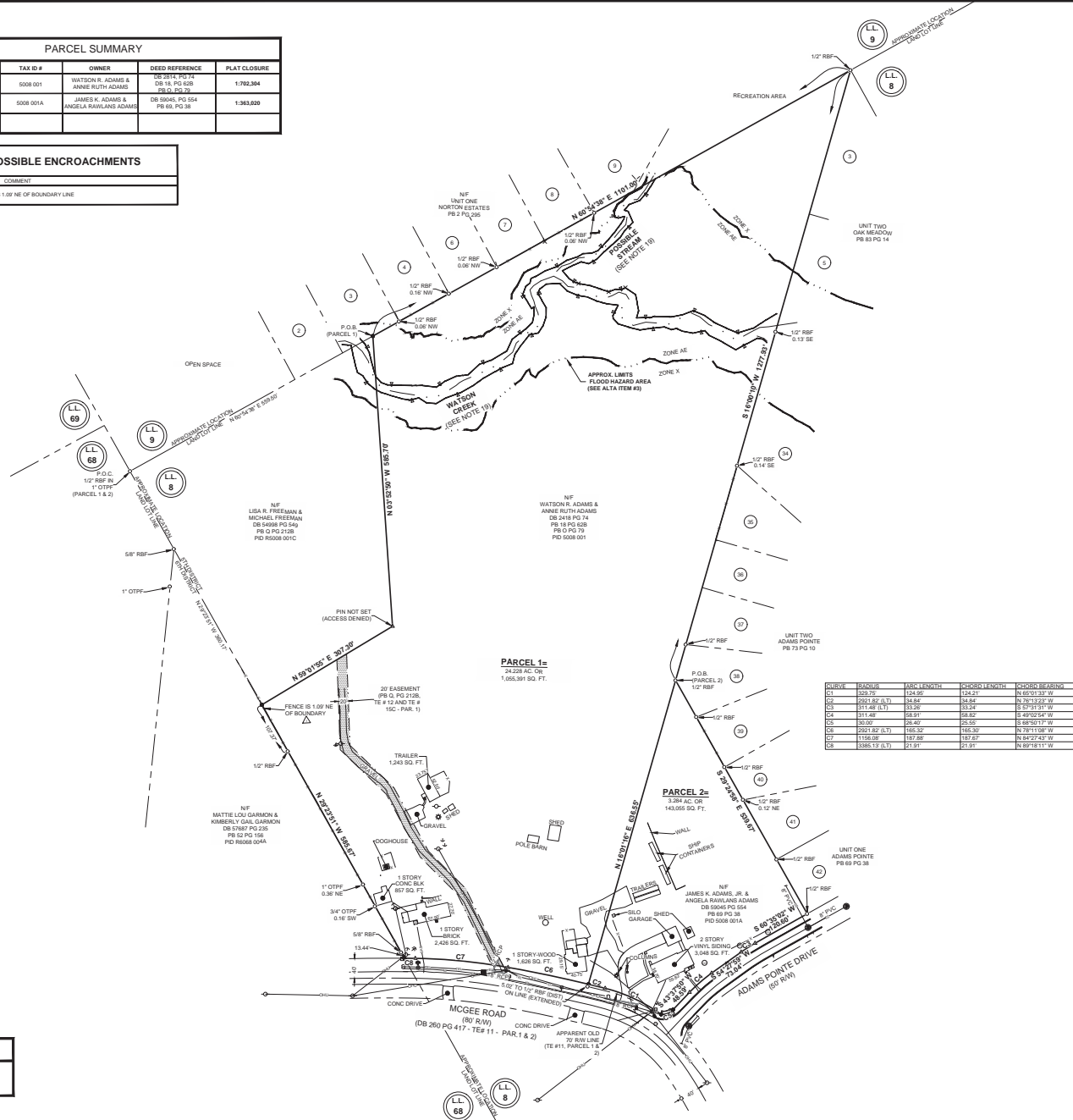
THENCE ALONG THE DIVISION LINE WITH UNIT TWO, ADAMS POINTE (PER PLAT BOOK 73, PAGE 10, GWINNETT COUNTY, GEORGIA, RECORDS) AND UNIT ONE, ADAMS POINTE (PER PLAT BOOK 69, PAGE 38, AFORESAID RECORDS), TO THE NORTHEAST, RESPECTIVELY, SOUTH 29°24'58" EAST A DISTANCE OF 539.67 FEET TO 1/2-INCH REBAR FOUND ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ADAMS POINTE DRIVE (50-FOOT RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 5 COURSES AND DISTANCES: SOUTH 60°35'02" WEST A DISTANCE OF 120.60 FEET TO A POINT, FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 33.26 FEET (SAID ARC HAVING A RADIUS OF 311.48 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 57°31'31" WEST A DISTANCE OF 33.24 FEET) TO A POINT, SOUTH 54°27'59" WEST A DISTANCE OF 73.04 FEET TO A POINT, FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 58.91 FEET (SAID ARC HAVING A RADIUS OF 311.48 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 49°02'54" WEST A DISTANCE OF 58.82 FEET) TO A POINT AND SOUTH 43°37'50" WEST A DISTANCE OF 48.59 FEET TO A 1/2-INCH REBAR WITH CAP SET AT THE NORTHEASTERLY END OF THE CURVED MITERED RIGHT-OF-WAY LINE AT THE INTERSECTION OF SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF ADAMS POINTE DRIVE WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MCGEE ROAD (80-FOOT RIGHT-OF-WAY); THENCE ALONG SAID MITERED RIGHT-OF-WAY LINE AND FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 26.40 FEET (SAID ARC HAVING A RADIUS OF 30.00 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 68°50'17" WEST A DISTANCE OF 25.55 FEET) TO A 1/2-INCH REBAR WITH CAP SET ON SAID RIGHT-OF-WAY LINE OF MCGEE ROAD THENCE ALONG SAID RIGHT-OF-WAY LINE OF MCGEE ROAD THE FOLLOWING 2 COURSES AND DISTANCES: FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 124.95 FEET (SAID ARC HAVING A RADIUS OF 329.75 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 65°01'33" WEST A DISTANCE OF 124.21 FEET) TO A POINT AND FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 34.84 FEET (SAID ARC HAVING A RADIUS OF 2921.82 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 76°13'23" WEST A DISTANCE OF 34.84 FEET) TO A 1/2-INCH REBAR WITH CAP SET; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING ALONG THE DIVISION LINE WITH WATSON R. ADAMS AND ANNIE RUTH ADAMS (PER DEED BOOK 2418, PAGE 74, AFORESAID RECORDS) TO THE NORTHWEST, NORTH 16°01'16" EAST A DISTANCE OF 636.55 FEET BACK TO THE **POINT OF BEGINNING**.

CONTAINING 143,055 SQUARE FEET OR 3.284 ACRES.

TOTAL: 27.512 ACRES

PARCEL SUMMARY				
PARCEL #	AREA	TAX ID #	OWNER	DEED REFERENCE
PARCEL #1	24.228 AC. OR 1,055,391 SQ. FT.	5008 001	WATSON R. ADAMS & ANNIE RUTH ADAMS	DB 2014 PG 74 DB 18 PG 828 DB 15 PG 28
PARCEL #2	3.284 AC. OR 143,686 SQ. FT.	5008 001A	JAMES K. ADAMS & ANGELA RAWLANS ADAMS	DB 8904L PG 554 PB 68 PG 38
OVERALL COMBINED AREA	27.512 AC. OR 1,199,077 SQ. FT.			1,193,030

TABLE OF POSSIBLE ENCROACHMENTS		
NO.	DESCRIPTION	COMMENT
1	FENCE	FENCE IS 1.00' NE OF BOUNDARY LINE



SYMBOL LEGEND	
● CORNER MONUMENT SET (SEE NOTE F)	☒ TRAFFIC CONTROL BOX
○ IRON PIN FOUND (TYPE NOTES)	☒ MAILBOX
■ RIMP - CONCRETE W/ MONUMENT FOUND	☒ MONITORING WELL
▲ INTERSECTION POINT	☒ STREET SIGN
P.O.B. POINT OF BEGINNING	☒ BOLLARD
P.O.C. POINT OF COMMENCEMENT	☒ LANDSCAPE LIGHT
R/W RIGHT-OF-WAY	☒ AIR CONDITIONING UNIT
R/SF REBAR FOUND	☒ PAINTED TRAFFIC ARROW
OTPF OPEN TOP PIPE FOUND	☒ HANDICAPPED SPACE
CTPF CRIMP TOP PIPE FOUND	☒ EVERGREEN TREE
☒ SHOULD WING CATCH BASIN	☒ UNDERSTORY TREE
☒ DOUBLE WING CATCH BASIN	☒ DECIDUOUS TREE (HARDWOOD)
☒ FLARED END SECTION	☒ TEST HOLE
☒ HEADWALL	☒ BENCHMARK
☒ CURB INLET	☒ ACCESS EASEMENT
☒ PEDESTAL INLET	☒ SANITARY SEWER EASEMENT
☒ STORM MANHOLE	☒ DRAINAGE EASEMENT
☒ STORM JUNCTION BOX	☒ CMP CORRUGATED METAL PIPE
☒ PEDESTAL INLET	☒ DIP DUCTILE IRON PIPE
☒ FIRE HYDRANT	☒ HDPE HIGH DENSITY POLYETHYLENE PIPE
☒ WATER VALVE	☒ PVC POLYVINYL CHLORIDE PIPE
☒ IRRIGATION CONTROL VALVE	☒ RCP REINFORCED CONCRETE PIPE
☒ FIRE DEPARTMENT CONNECTION	☒ VCP VERIFIED CLAY PIPE
☒ GAS VALVE	☒ BROKEN LINE (NOT TO SCALE)
☒ GAS METER	☒ END NOT LOCATED
☒ TELEPHONE BOX	☒ CURB INLET
☒ TELEPHONE MANHOLE	☒ DROP INLET
☒ CABLE PEDESTAL	☒ IE INVERT ELEVATION
☒ GUY WIRE	☒ X 525.34 EXISTING SPOT ELEVATION
☒ LIGHT POLE	☒ RW BOTTOM OF WALL
☒ POWER POLE	☒ TW TOP OF WALL
☒ POWER MANHOLE	☒ FFE FINISHED FLOOR ELEVATION
☒ ELECTRIC METER	☒ MEASURED DISTANCE
☒ TRANSFORMER	☒ (RA) RECORDED ANGLE
☒ SANITARY SEWER MANHOLE	☒ N/F NOW OR FORMERLY
☒ SANITARY SEWER GREASE TRAP	☒ BSL BUILDING SETBACK LINE
☒ CLEANSOUT	☒ TEA TITLE EXCEPTION NUMBER
☒ CROSS WALK SIGNAL POLE	☒ CAD CURB AND GUTTER
☒ TRAFFIC SIGNAL HAND POLE	☒ CLF CHAIN LINK FENCE
☒ TRAFFIC SIGNAL POLE	

LINE LEGEND	
---	SITE BOUNDARY LINE
---	ADJACENT BOUNDARY LINE
---	INTERIOR BOUNDARY LINE
---	RIGHT-OF-WAY LINE
---	SETBACK LINE
---	EASEMENT LINE
---	OTV/OREKLINE
---	APPROX. FLOOD LIMITS
---	ROAD CENTERLINE
---	CURB & GUTTER
---	FENCE
---	CONTOURS
---	STORM SEWER
---	WATER LINE
---	SANITARY SEWER
---	FORCEMAN
---	GAS LINE
---	TELEVISION CABLE
---	UNKNOWN UTILITY LINE
---	OVERHEAD UTILITY
---	UNDERGROUND POWER
---	GUARDRAIL
---	PAINT STRIPING
---	TREE LINE
---	CREEK BUFFER
---	CREEK BANK

SURVEYOR'S CERTIFICATION

THIS MAP IS A PRELIMINARY SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCROACHMENTS OR OTHER VIOLATIONS OF ANY LOCAL, STATE, OR FEDERAL LAWS, RULES, OR REGULATIONS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCROACHMENTS OR OTHER VIOLATIONS OF ANY LOCAL, STATE, OR FEDERAL LAWS, RULES, OR REGULATIONS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCROACHMENTS OR OTHER VIOLATIONS OF ANY LOCAL, STATE, OR FEDERAL LAWS, RULES, OR REGULATIONS.

PRELIMINARY FOR REVIEW ONLY
RELEASED
08-03-2022

DESIGNED BY: DTN
DESIGNED BY: DCO
DATE: 08-03-2022

SHEET:
2 of 2

PREPARED IN THE OFFICE OF

GASKINS + LECRAW

© 2022 GASKINS + LECRAW, INC.
1286 POWDER SPRINGS RD SW
MARISTA, GA 30064
PHONE: 770.424.7168
FAX: 770.424.7393
www.gaskinslecraw.com

LSF001371

REVISIONS:

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	08-03-2022	DTN

CLIENT
RIDGELINE PLANNING

PROJECT
BOUNDARY RETRACEMENT SURVEY
LOCATED IN WINNETT COUNTY, GEORGIA

CALL BEFORE YOU DIG

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

SCALE & NORTH ARROW:

SCALE: 1" = 100'

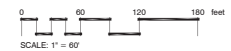
NORTH ARROW
SEE GENERAL NOTE #1

DESIGN INFO:

DESIGNED BY: DTN
DESIGNED BY: DCO
DATE: 08-03-2022

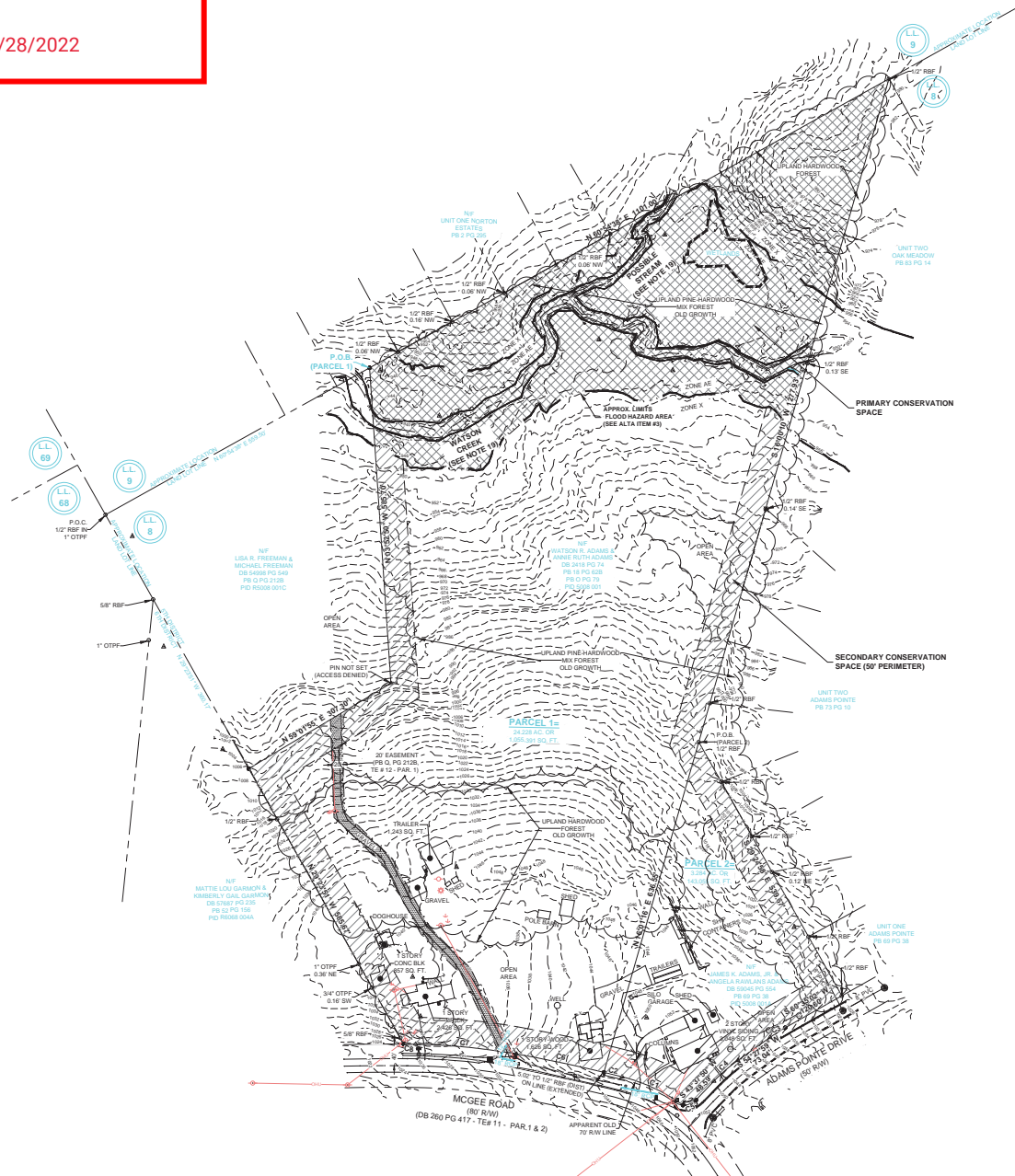
SHEET:
2 of 2

9/28/2022



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LOCATION MAP - NTS

NOTES

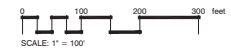
-PERENNIAL AND INTERMITTENT STREAMS, FEMA DESIGNATED 100-YEAR FLOOD HAZARD ZONES PER SURVEY BY GASKINS+LEECRAW DATED 8/3/2022. WETLANDS SHOWN PER MAPPING BY NELSON ENVIRONMENTAL, INC. DATED 5/19/2022

-FLORA AND FAUNA SURVEY COMPLETED 5/18/2022

-THE OWNERS CERTIFY THAT TIMBER HARVESTING ACTIVITY HAS NOT OCCURRED ON THE PROPERTY IN THE PREVIOUS 24 MONTHS PRIOR TO FILING OF THE APPLICATION.

-MAX. SLOPES +/- 23%

THE SUBJECT PROPERTY DOES LIE WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM PANEL # 13135C0128F DATED 9/29/2006



GSWCC CERTIFICATION
NO. 0000035391

McGEE ROAD TRACT
1920 & 1934 MCGEE ROAD
SNELLVILLE, GA 30078
WINNETT COUNTY, GEORGIA



EXISTING FEATURES
SITE ANALYSIS
PLAN
SHEET TITLE

DATE	NO	REVISION	REVISION PER FIRM COMMENTS
9/27/2022	1		DATE 07/25/2022
DESIGNED BY: HSP	SCALE	1"=100'	
DRAWN BY: HSP			
CHECKED BY: HSP			
DATE: 8/2/2022			
JOB NO:			

McGee Road Property GWINNETT COUNTY, GEORGIA

SITE RECONNAISSANCE FOR WETLANDS, STREAMS, AND STREAM BUFFERS

PREPARED: MAY 19, 2022 FOR: RIDGELINE LAND PLANNING, LLC

On May 18, 2022, NEI reviewed “McGee Road Property” to determine the extent of aquatic areas we believe would be jurisdictional under *Section 404 of the Clean Water Act* and to identify waters of the State where we believe the Georgia Department of Environmental Protection Division (GAEPD) would regulate land disturbance in the “stream buffers”. The study area is approximately 27 acres in size and is located immediately north of the intersection of McGee Road Southwest and Adams Pointe Drive in Snellville, Gwinnett County, Georgia.

SUMMARY OF FINDINGS

TOTAL STUDY AREA	27 AC
Wetland	~ 0.19 AC
Perennial Stream	~ 1,052 LF
Intermittent Stream	~ 384 LF

PROPERTY DESCRIPTION

Most of the study area was vegetated by mixed hardwood/pine forest with moderately open understory. The topography of the property was consistent with the Southern Outer Piedmont ecoregion with slopes of up to 25 percent. Residential structures were located on the south portion of the study area. McGee Road Southwest borders the study area to the south. Adams Pointe Drive borders the study area to the southeast. A residential subdivision borders the study area to the northeast.

ON-SITE AQUATIC RESOURCES

- A **Wetland** was identified on the northeast portion of the study area. It was characterized by hydric soils and vegetative community dominated by red maple, giant cane, and netted chain fern.
- Watson Creek, a **Perennial Stream**, was identified on the north portion of the study area. It flowed into the study area via the east boundary before exiting the study area via the west boundary. It was up to 15 feet wide, entrenched up to six feet, and contained silt, sand, gravel, and cobble substrates.
- An **Intermittent Stream** was identified on the north portion of the study area. It flowed southwest into the property before converging with Watson Creek. It was up to four feet wide, entrenched up to five feet, and contained silt, sand, and gravel substrates.
- Aside from the above-mentioned aquatic resources, the remainder of the study area appeared to be entirely upland.

RESULTS OF SITE RECONNAISSANCE

- **Mapping:** As part of this site review, the accompanying mapping and illustrations were prepared: a location map; USGS quad map; aerial photograph; USDA NRCS soils map; USFWS wetlands map; FEMA floodplains map; and approximate photo locations.
- **GPS:** While onsite, a Trimble GEO7X GPS was used to log the location of aquatic resources and other notable features as appropriate. The location and area(s) of aquatic resources reported herein is based partly on GPS data that was collected using Trimble GEO7X logger(s), post-processed with Trimble Pathfinder software, and measurements accomplished in Google Earth. While the data shown herein is presumed to be accurate, actual stream alignments and aquatic resource boundaries found in the field can vary somewhat from that which is mapped. This mapping grade GPS data is known to be sub-meter accurate and suitable for acceptance by the regulatory agencies but can vary in precision depending upon several variables. If a greater level of precision for the aquatic resource location is required, please let us know.

SUMMARY OF OUR WORK ACTIVITY AND PERTINENT REGULATIONS

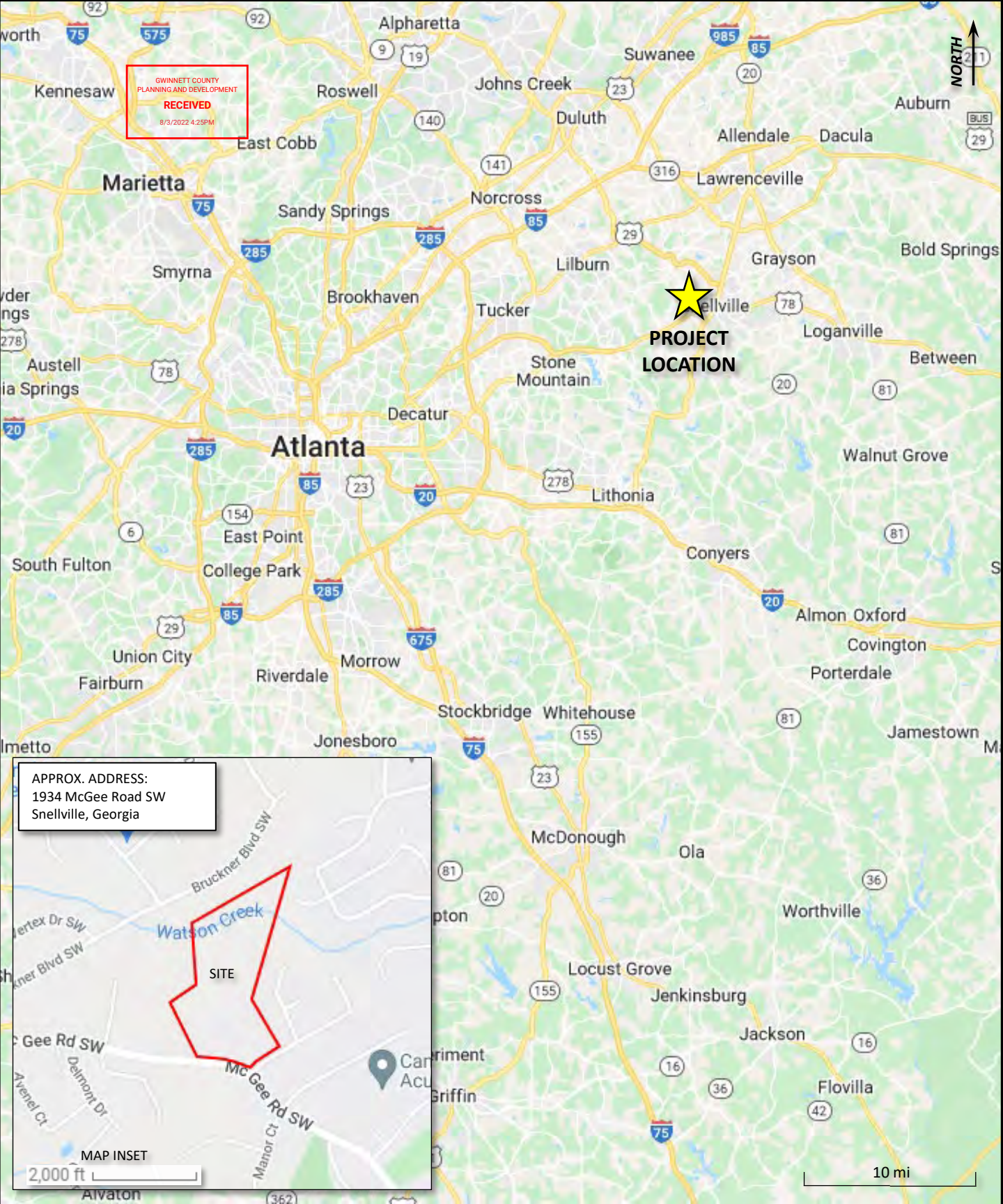
After reviewing available remote data including aerial photography, USGS topography, the National Wetlands Inventory mapping, the USDA soils survey, the FEMA floodplains mapping, and other available data as appropriate, field reconnaissance was conducted to locate onsite aquatic resources. The typical field reconnaissance generally commences along the lower elevation areas of the study area, then works up-valley until no further evidence of aquatic resources are found.

Wetlands and waters of the US are under the jurisdiction of the US Army Corps of Engineers (USACE). The USACE jurisdiction is defined at *Title 33 Code of Federal Regulations Part 328.3* and other guidance and policy. The USACE jurisdiction in the North Georgia region includes freshwater ponds, lakes, rivers, streams, and wetlands. Definitions of these jurisdictional areas can be found in the back of the current Nationwide Permit regulations on the USACE website and the “waters of the United States” definition for this report is consistent with the pre-2015 USACE regulatory regime. The USACE would regulate the discharge of fill material into the streams and wetland identified herein.

Through the *Erosion and Sedimentation Control Act of 1975*, the GAEPD may regulate land disturbance in buffers extending landward of the point of wrested vegetation on the subject property. Drainage from the site leads to Watson Creek, which is in the Upper Ocmulgee watershed, USGS HUC 03070103. Based on review of the list of trout streams found in GADNR 391-3-6-.03, the streams in this area are not listed as “trout streams”, and therefore would be considered “warm water streams”. The perennial stream and intermittent stream identified herein would qualify to be considered “Buffered Waters of the State”.

CLOSING

The information and data provided herein is sufficient for planning purposes but is not necessarily sufficient for agency verification. Our field reconnaissance for wetlands and streams is based on our over 30 years of experience, but please note that the USACE and GAEPD have the ultimate discretionary authority in the determination of their respective jurisdiction. If you would like for us to pursue official jurisdictional determination with the USACE and/or the GAEPD, please let us know.



VICINITY MAP

**FIELD RECONNAISSANCE FOR WETLANDS AND STREAMS
MCGEE ROAD PROPERTY
GWINNETT COUNTY, GEORGIA**

PREPARED FOR:
RIDGELINE LAND PLANNING, INC.

EXHIBIT 1
PREPARED MAY 19, 2022 BY:
NELSON ENVIRONMENTAL, INC.

www.NelsonEnvironmental.us PH:404/862-1665



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PLANNING AND DEVELOPMENT
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APPROX. STUDY AREA

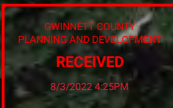
USGS QUADRANGLE MAP

FIELD RECONNAISSANCE FOR WETLANDS AND STREAMS
MCGEE ROAD PROPERTY
GWINNETT COUNTY, GEORGIA

PREPARED FOR:
RIDGELINE LAND PLANNING, INC.

EXHIBIT 2
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WETLAND
BUFFERED STREAM



APPROX. STUDY AREA



**AERIAL PHOTO W/ AQUATIC
RESOURCE LOCATIONS**

**FIELD RECONNAISSANCE FOR WETLANDS AND STREAMS
MCGEE ROAD PROPERTY
GWINNETT COUNTY, GEORGIA**

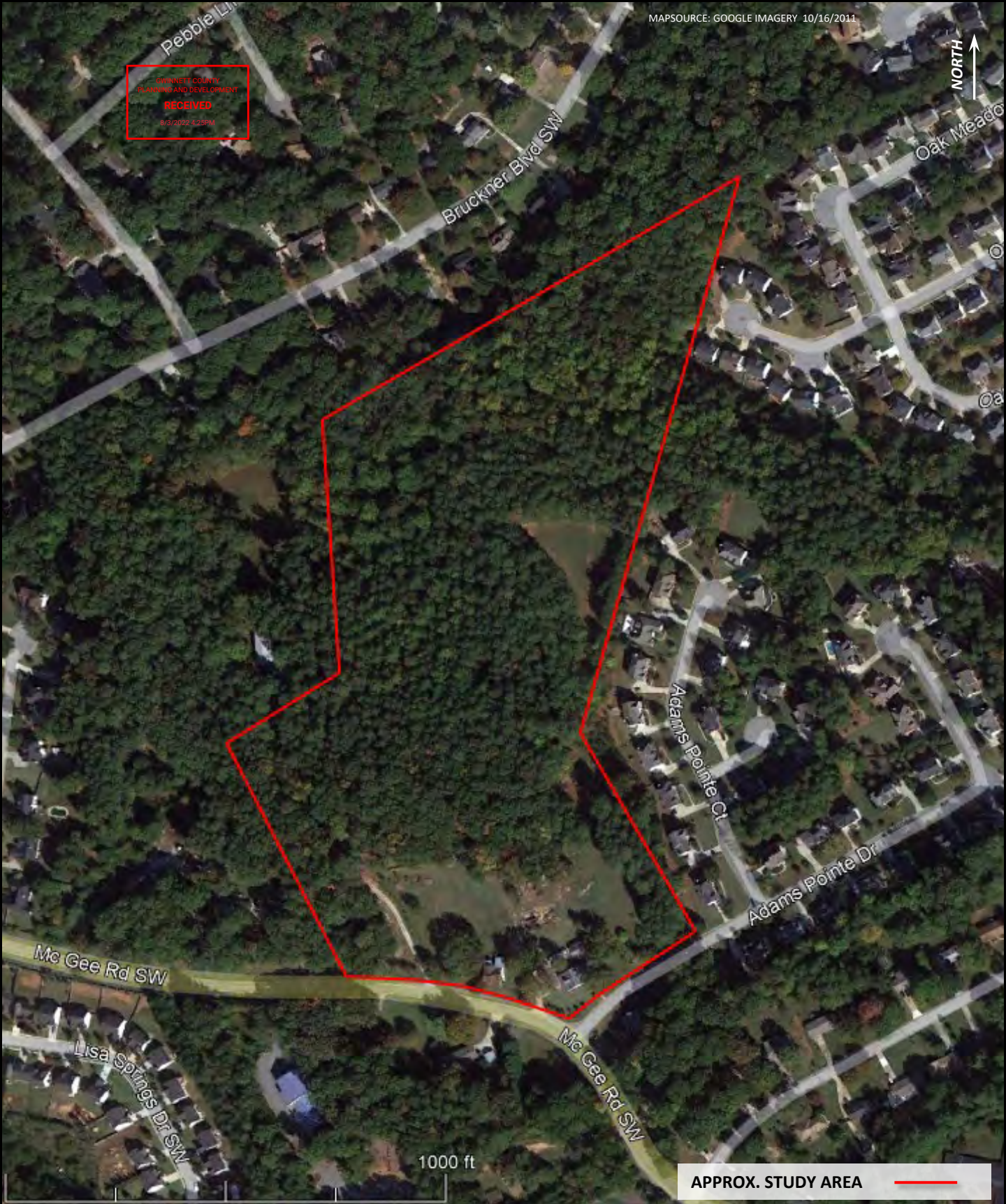
**EXHIBIT 3
PREPARED MAY 19, 2022 BY:
NELSON ENVIRONMENTAL, INC.**

**PREPARED FOR:
RIDGELINE LAND PLANNING, INC.**

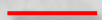
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NORTH
↑



APPROX. STUDY AREA



AERIAL PHOTO

FIELD RECONNAISSANCE FOR WETLANDS AND STREAMS
MCGEE ROAD PROPERTY
GWINNETT COUNTY, GEORGIA

PREPARED FOR:
RIDGELINE LAND PLANNING, INC.

EXHIBIT 4
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PROJECT ORIGIN
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SEE SOIL SURVEY LEGEND ON THE NEXT EXHIBIT

APPROX. STUDY AREA — **MiC2**

USDA SOILS SURVEY MAP

**FIELD RECONNAISSANCE FOR WETLANDS AND STREAMS
MCGEE ROAD PROPERTY
GWINNETT COUNTY, GEORGIA**

PREPARED FOR:
RIDGELINE LAND PLANNING, INC.

EXHIBIT 5
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SOIL SURVEY LEGEND

GeC2 Gwinnett clay loam, 6 to 10% slopes, eroded
GeE2 Gwinnett clay loam, 10 to 25% slopes, eroded
GgE2 Gwinnett loam, 10 to 25 percent slopes, eroded
MhB2 Madison gravelly sandy loam, 2 to 6% slopes, eroded
PfC2 Pacolet sandy loam, 6 to 10% slopes, moderately eroded
PgC2 Pacolet sandy clay loam, 6 to 10% slopes, moderately eroded
ToA Toccoa fine sandy loam, 0 to 4% slopes, frequently flooded
WkB Worsham sandy loam, 2 to 6% slopes

SEE SOIL SURVEY MAP ON PRECEEDING EXHIBIT

**FIELD RECONNAISSANCE FOR WETLANDS AND STREAMS
MCGEE ROAD PROPERTY
GWINNETT COUNTY, GEORGIA**

EXHIBIT 6
PREPARED MAY 19, 2022 BY:

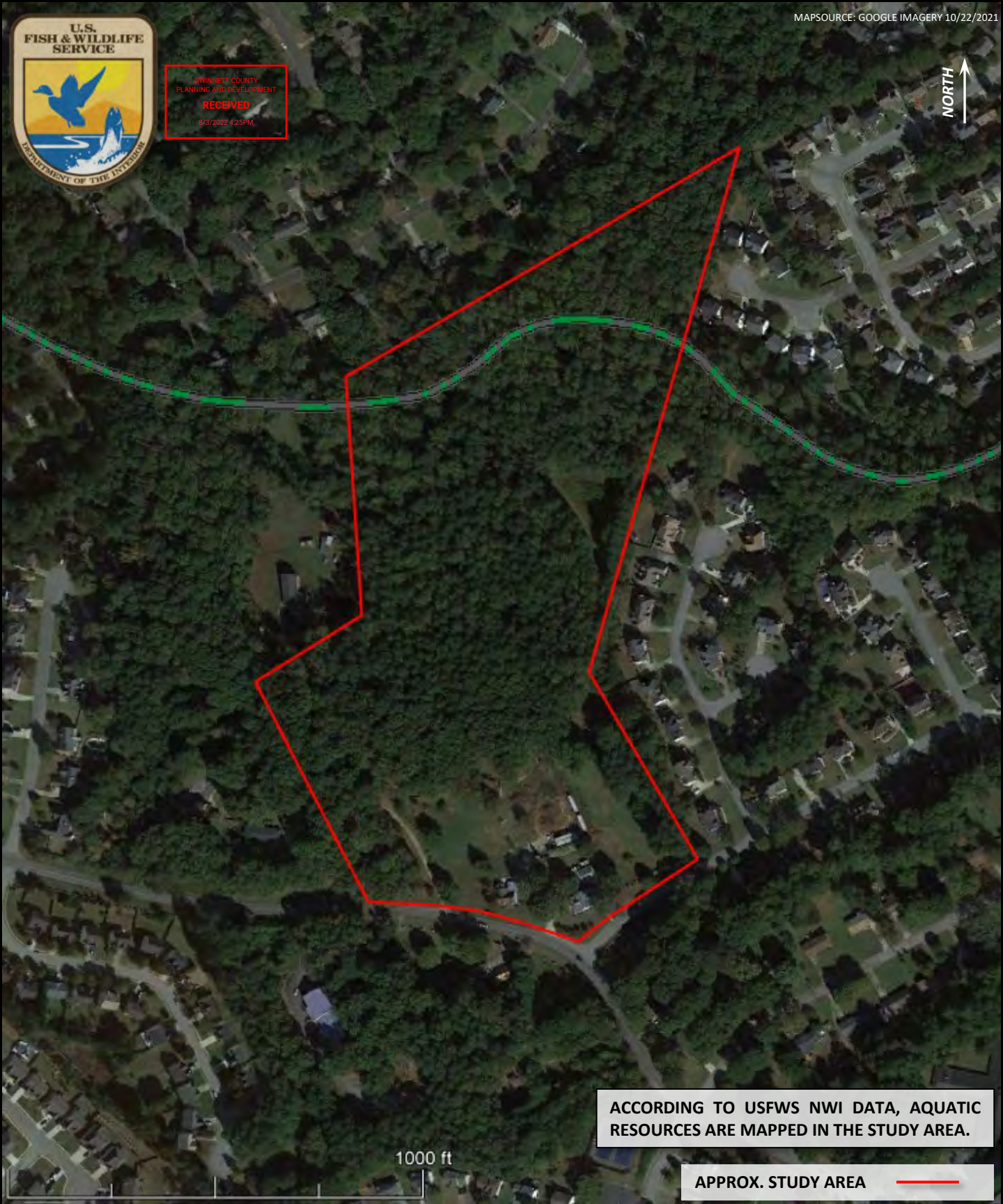
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PREPARED FOR:
RIDGELINE LAND PLANNING, INC.



GWINNETT COUNTY
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1000 ft

ACCORDING TO USFWS NWI DATA, AQUATIC
RESOURCES ARE MAPPED IN THE STUDY AREA.

APPROX. STUDY AREA



USFWS NWI MAP

FIELD RECONNAISSANCE FOR WETLANDS AND STREAMS
MCGEE ROAD PROPERTY
GWINNETT COUNTY, GEORGIA

PREPARED FOR:
RIDGELINE LAND PLANNING, INC.

EXHIBIT 7
PREPARED MAY 19, 2022 BY:
NELSON ENVIRONMENTAL, INC.

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FEMA

MAPSOURCE: GOOGLE IMAGERY 10/22/2021

NORTH ↑

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ACCORDING TO FEMA FLOODPLAIN DATA,
FLOODPLAINS ARE MAPPED IN THE STUDY AREA

SPECIAL FLOOD HAZARD AREAS

- 1% Annual Chance Flood Hazard
Zone A, AE, AR, AO, AH, AR, V, VE
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard
Zone X

APPROX. STUDY AREA ———

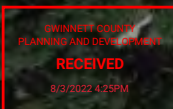
FEMA FLOODPLAIN MAP

FIELD RECONNAISSANCE FOR WETLANDS AND STREAMS
MCGEE ROAD PROPERTY
GWINNETT COUNTY, GEORGIA

PREPARED FOR:
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1000 ft

APPROX. STUDY AREA

SEE NEXT EXHIBIT FOR SITE PHOTOS.

PHOTO LOCATIONS

FIELD RECONNAISSANCE FOR WETLANDS AND STREAMS
MC GEE ROAD PROPERTY
GWINNETT COUNTY, GEORGIA

PREPARED FOR:
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PHOTO 1: WETLAND



PHOTO 2: WATSON CREEK

SEE PREVIOUS EXHIBIT FOR PHOTO LOCATIONS

PHOTOS TAKEN 5/18/2022

SITE PHOTOS

FIELD RECONNAISSANCE FOR WETLANDS AND STREAMS
MCGEE ROAD PROPERTY
GWINNETT COUNTY, GEORGIA

PREPARED FOR:
RIDGELINE LAND PLANNING, INC.

EXHIBIT 10
PREPARED MAY 19, 2022 BY:
NELSON ENVIRONMENTAL, INC.

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McGee Road Property FEDERAL PROTECTED SPECIES ASSESSMENT

Gwinnett County, Georgia

PREPARED: May 19, 2022

This correspondence is prepared for Ridgeline Land Planning, Inc., and is regarding the property known as "McGee Road Property. The study area is approximately 27 acres in size and is located immediately north of the intersection of McGee Road Southwest and Adams Pointe Drive in Snellville, Gwinnett County, Georgia.

Most of the study area was vegetated by mixed hardwood/pine forest with moderately open understory. The topography of the property was consistent with the Southern Outer Piedmont ecoregion with slopes of up to 25 percent. Residential structures were located on the south portion of the study area. McGee Road Southwest borders the study area to the south. Adams Pointe Drive borders the study area to the southeast. A residential subdivision borders the study area to the northeast.

The US Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) and the Georgia Department of Natural Resources (GADNR) Biodiversity portal websites were reviewed for lists of federally protected species that may occur in the study area. Through the *Endangered Species Act of 1973*, the USFWS regulates the taking of federally protected species. Included with this correspondence is an image of the GADNR Biodiversity Portal search results. The resource data base search results are presented in the table below.

Table 1: Federal Protected Species Review

Species	Federal Protection Status	Habitat Requirements
¹ Monarch Butterfly (<i>Danaus plexippus</i>)	Candidate for Listing	During the breeding season, monarchs lay their eggs on their obligate milkweed host plant (primarily <i>Asclepias</i> spp.)
² Black-Spored Quillwort (<i>Isoetes melanospora</i>)	Endangered	Shallow, temporarily flooded, flat-bottomed pools formed by natural erosion on granite outcrops.
² Little Amphianthus (<i>Amphiathus pusillus</i>)	Threatened	Shallow, flat-bottomed depressions (solution pools, vernal pools) on granitic outcrops, with thin, gravelly soils and winter-spring inundation.

*No protected critical habitat is listed by USFWS as occurring in the study area.

¹USFWS IPaC; (<https://ecos.fws.gov/ipac/>) website accessed May 2022.

²GADNR Biodiversity Portal (<https://georgiabiodiversity.org/>) website accessed May 2022.

During the on-site reconnaissance for jurisdictional aquatic resources conducted on May 18, 2022, no federally protected species were observed. Monarch butterflies were not observed during the on-site visit, and no milkweed plants were seen. The on-site visit was conducted outside of their migration period, which usually occurs during the fall. Neither black-spored quillwort nor little amphianthus were observed, and no granite outcrops were seen. Formal surveys were not conducted for the above-listed species.



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

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

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

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

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

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS 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:

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

- (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:

**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-60, and R-75 Modified. Land zoned for non-residential uses is present along both sides of McGee Road within the municipal boundary of the City of Snellville.
- (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 nearby 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 McGee Road with access to utilities.
- (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 "open space conservation subdivisions" as a potential development type.
- (F) The Applicant submits that the subject Property's location adjacent to other residential developments and its proximity to South Gwinnett Park and the mix of land uses located along the Stone Mountain Highway corridor provide additional supporting grounds for approval of the Application.

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9/28/2022
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 Ridgeline Land Planning, Inc. (the “Applicant”) for the purpose of rezoning an approximately 27.51-acre tract of land (the “Property”) located along the northerly side of McGee Road near its intersection with Highpoint Road. 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 with 60 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 conservation subdivision is compatible with surrounding land uses and zoning classifications, is compatible with the policies of the Gwinnett County 2040 Unified Plan (the “2040 Plan”), and would provide attractive, high-quality homes in close proximity to major transportation corridors and community activity centers.

The Property is surrounded by single-family detached residential land uses including land zoned R-100, R-60 and R-75 Modified. The Property is also located in close proximity to non-residential land uses located along McGee Road. Generally, land uses intensify moving south towards Stone Mountain Highway (U.S. Route 78) and are characterized by a mix of office, commercial, institutional, and medium density residential. The proposed development is also compatible with the policies of the 2040 Plan which designates the Property as within the Established Neighborhoods Character Area. Policies for this Character Area encourage residential development that is compatible with surrounding land uses. Moreover, the 2040 Plan specifically identifies “Conservation Open Space Subdivisions” as a potential development type.

The proposed development would be accessed by a single entrance on McGee Road. The entrance would be attractively landscaped and the Property’s frontage along external rights-of-way would be screened by a 50-foot wide undisturbed street frontage buffer. Additionally, a 50-foot wide conservation space strip is provided around the perimeter of the Property to provide effective separation and screening from adjacent properties. The proposed community would include a centrally-located green space with a pavilion and mail kiosk. Additional common area

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9/28/2022

and conservation space is provided in the rear of the site which provides further separation from homes across Watson Creek along Bruckner Boulevard. Homes in the proposed community would feature attractive architectural style that is compatible with the architectural style of homes in the surrounding area and would include high-quality building materials such as brick, stone, and/or fiber cement shake, siding, and/or board and batten as depicted on the building renderings submitted with the application.

In order to develop the Property in accordance with the site plan submitted with the Application, the Applicant also requests the following variances from the UDO:

- A variance from UDO §210-50.14(A) to allow the street network to not form a connected pattern (grid system). The subject property contains steep topography and is oddly shaped. These physical characteristics do not facilitate the installation of streets that form a connected pattern. Accordingly, the site plan includes cul-de-sac turnarounds at the ends of streets to provide safe, convenient, vehicular circulation.

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 28th day of September, 2022.

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham
Attorneys for the Applicant

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

8/1/22

Date

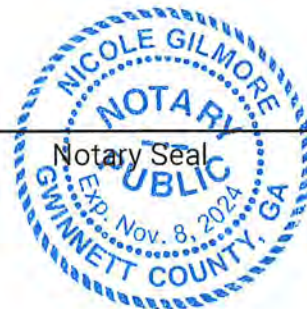
Shane Lanham, attorney for the Applicant

Type or Print Name and Title

Signature of Notary Public

8/1/22

Date



Notary Seal

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

8/2/2022

Date

Holt Persinger - manager

Type or Print Name and Title



Signature of Notary Public

8/2/22

Date



Notary Seal

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.

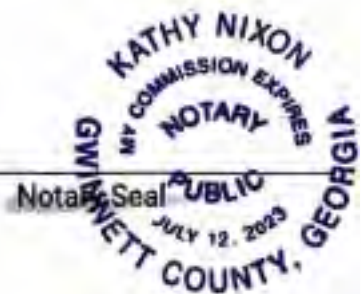
Angela C.
Signature of Property Owner

7/28/22
Date

Andree Adams
Type or Print Name and Title

Kathy Nixon
Signature of Notary Public

7-25-2022
Date



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.

Angela Adams

Signature of Property Owner

July 23, 2022

Date

Angela Adams *Owner*

Type or Print Name and Title

Annette Scott

Signature of Notary Public

7-23-22

Date



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.

James Adams
Signature of Property Owner

7-26-22
Date

James Adams
Type or Print Name and Title

Kathy Nixon
Signature of Notary Public

7-26-2022
Date



CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

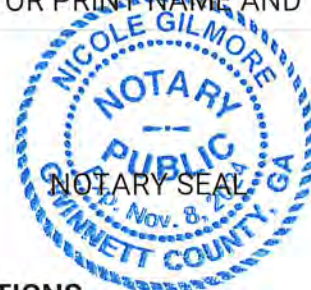
DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF NOTARY PUBLIC

DATE

Shane Lanham, attorney for the Applicant



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	

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


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.

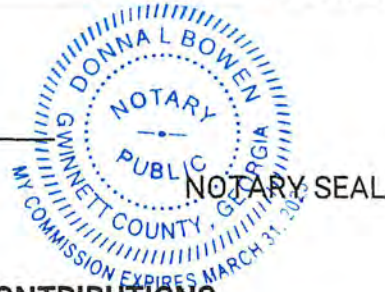

 8/2/2022 Holt Persinger - Manager

 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE


 Donna L. Bowen 8/2/22

SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

☐ YES ☒ NO Holt Persinger

 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)

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

Certification do not include 2022 Taxes



Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

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

PARCEL I.D. NUMBER: 5 - 008 - 001
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

8/1/22

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)

Chris Nelson

NAME

Senior Tax Services Associate

TITLE

August 1, 2022

DATE

Certification do not include 2022 taxes



Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

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.**

PARCEL I.D. NUMBER: 5 - 008 - 001A
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

8/1/22

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)

Chris Nelson

NAME

Senior Tax Services Associate

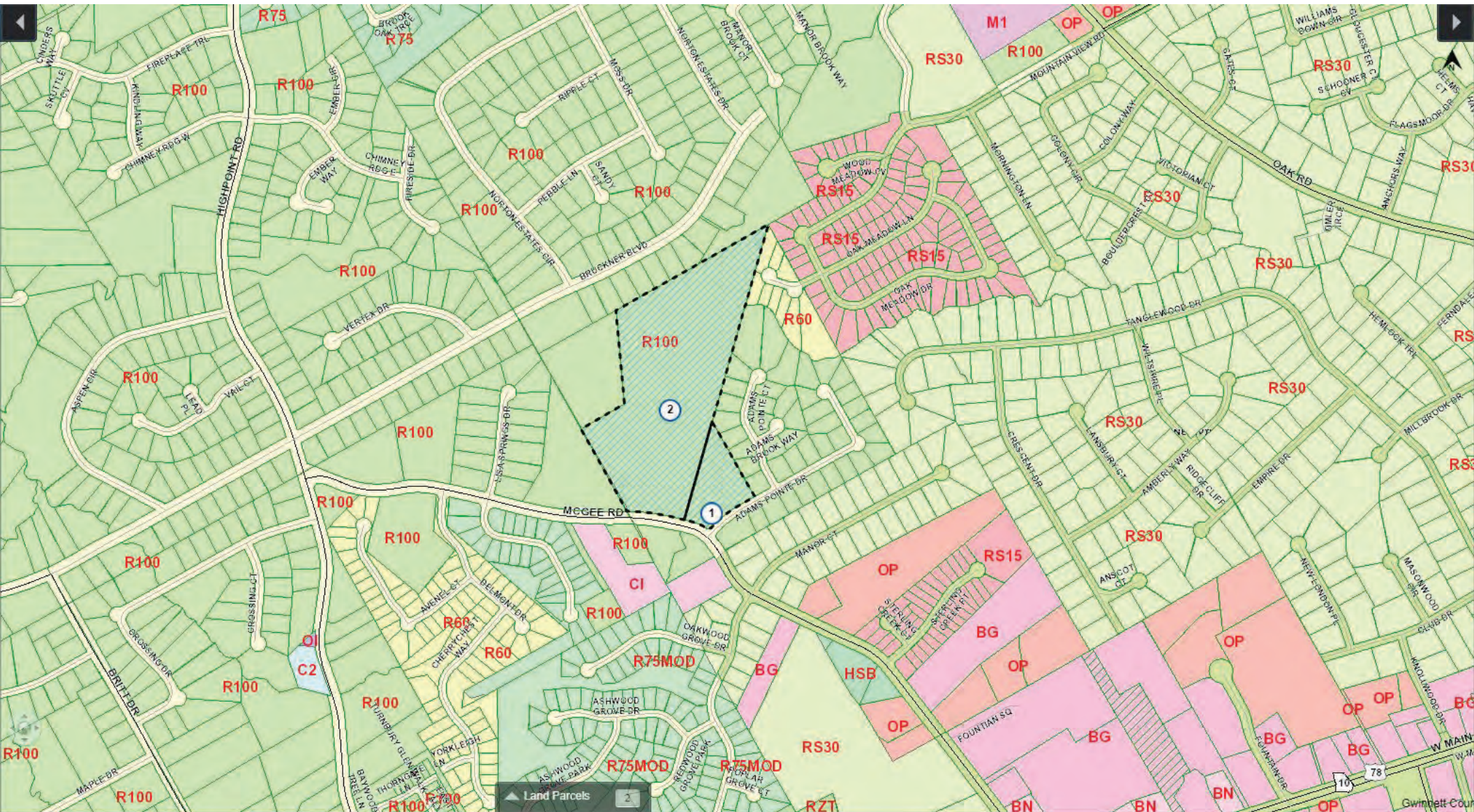
TITLE

August 1, 2022

DATE

RECEIVED

8/4/2022 10:31AM



RECEIVED

8/3/2022 4:25PM



McGee Road

Park Series

RECEIVED

8/3/2022 4:25PM



McGee Road

Park Series

RECEIVED

8/3/2022 4:25PM



McGee Road

Cove Series

RECEIVED

8/3/2022 4:25PM



McGee Road

Cove Series