

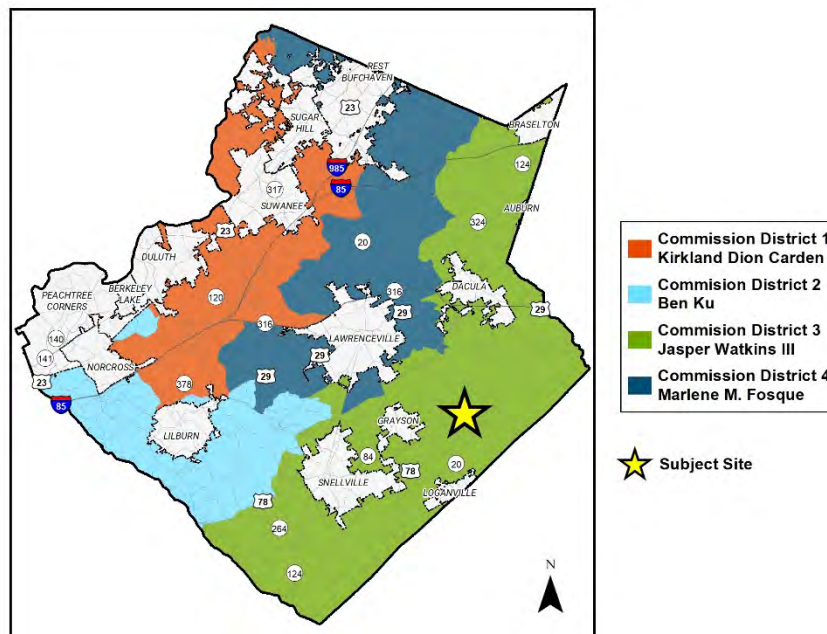


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZR2022-00030
Current Zoning: R-100 (Single-Family Residence District)
Request: Rezoning to **OSC** (Open Space Conservation District)
Additional Request: Variance
Address: 2600 Block of Ozora Church Road
Map Numbers: R5198 007, 008, and 169
Site Area: 40.74 acres
Units: 91
Proposed Development: Single-Family Detached Subdivision
Commission District: District 3 – Commissioner Watkins
Character Area: Suburban Estate Living

Staff Recommendation: **APPROVAL WITH CONDITIONS**

**Planning Commission
Recommendation:** **APPROVAL WITH CONDITIONS**



Planning Commission Advertised Public Hearing Date: 10/4/2022 (Public Hearing Tabled to 11/1/2022)

Board of Commissioners Advertised Public Hearing Date: 10/25/2022 (Public Hearing Tabled to 11/15/2022)

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

Owners: Mary B. Hamilton
Thomas T. Hamilton
5362 Antelope Lane
Stone Mountain, GA 30087

Contact: Shane Lanham

Contact Phone: 770.232.0000

Zoning History

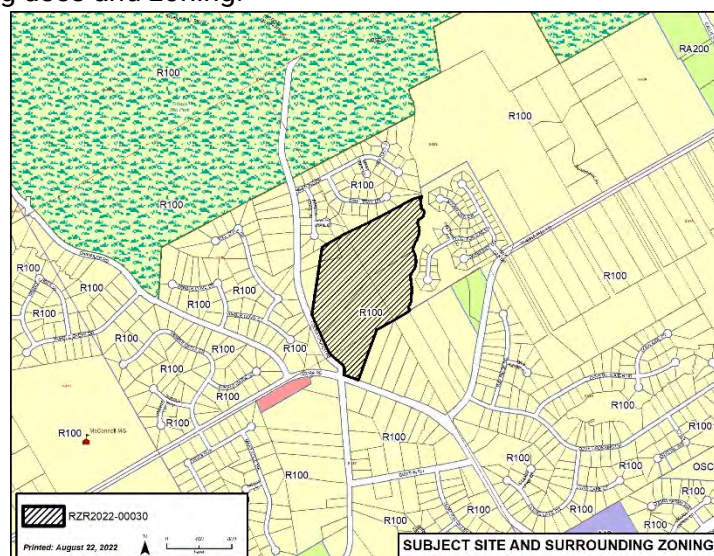
The subject site is zoned R-100 (Single-Family Residence District). A 1973 areawide rezoning changed the zoning on a portion of the subject site from RA-200 (Agriculture-Residence District) to C-2 (General Business District) along the road frontage, and the remainder of the property to R-100. A 1975 rezoning case, RZ-008-75, rezoned the C-2 portion of the property from C-2 to R-100.

Existing Site Condition

The subject site is a 40.74-acre assemblage of three parcels located at the intersection of Ozora Church Road and Ozora Road. Parcel R5198 169 is currently developed with a 1,698 square foot residence constructed in 1998. The site is heavily vegetated with a mature tree canopy. Two small ponds are located near the center of the assemblage, with streams leading to them and throughout the property. The site generally slopes down from the front of the property to the rear by approximately 90 feet. Access to the site is from a gravel driveway on Ozora Church Road. Overhead utilities are present along the road frontage. Sidewalks are not present on this section of Ozora Church Road, however there is a sidewalk along the Ozora Road frontage. The nearest Gwinnett County Transit stop is approximately 6.4 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by single-family residential subdivisions and residences on large lots in all directions. Tribble Mill Park is located farther north along Ozora Church Road. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	OSC	2.23 units per acre
North	Single-Family Residential	R-100	1.87 units per acre
East	Single-Family Residential	R-100CSO	2.30 units per acre
South	Single-Family Residential	R-100	0.38 units per acre
West	Single-Family Residential	R-100	1.28 units per acre

Project Summary

The applicant requests rezoning of a 40.74-acre assemblage of three parcels from R-100 to OSC for a single-family detached subdivision, including:

- 91 detached single-family residences with a minimum heated floor area of 1,400 square feet, yielding a net density of 2.23 units per acre.
- Front loaded residences with double-car garages.
- Residences constructed of brick, stacked stone, cementitious siding, and board and batten.
- A full access entrance from Ozora Church Road, including a deceleration lane.
- 16.39 acres dedicated as conservation space including a 0.63-acre park near the entrance.
- 9.19 acres dedicated as primary conservation space along the streams and the existing ponds.
- 7.2 acres dedicated as secondary conservation space along the exterior property lines.
- 24-foot-wide public internal streets with 4-foot-wide sidewalks on both sides.
- A 25-foot-wide undisturbed buffer around the perimeter of the existing ponds, and 50-foot-wide undisturbed buffer around streams, with an additional 25-foot-wide no-impervious setback.
- A 50-foot-wide landscaped road frontage buffer/conservation strip surrounding the site.
- Stormwater management facilities located near the southern and northern corners of the site, adjacent to the existing streams.

Zoning and Development Standards

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

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	<35'	YES
Front Yard Setback	Minimum 25'	25'	YES
Side Yard Setback	Minimum 7.5'	7.5'	YES
Rear Yard Setback	Minimum 30'	30'	YES
Off-Street Parking (Residential)	Minimum 182 spaces Maximum 546 spaces	364 spaces	YES
Street Frontage Buffer	Minimum 50'	50'	YES
Conservation Space	25% or 10.19 acres	40.23% or 16.39 acres	YES
Primary Conservation Space	15% or 6.11 acres	22.56% or 9.19 acres	YES
Heated Floor Area	Minimum 1,400 square feet	Minimum 1,400 square feet	YES
Zoning Buffer	50' – R-100	50'	YES
Density	Maximum 2.5 units per acre	2.23 units per acre	YES

Variance Request

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

1. Section 210-50, To allow for lots to have slopes greater than 25% within lot boundaries.

The applicant requests a modification to allow for slopes exceeding 25% to be located within lot boundaries in the OSC zoning district.

Internal and External Agency Review

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

Staff Analysis

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

A. Whether a proposed zoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.

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

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

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

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

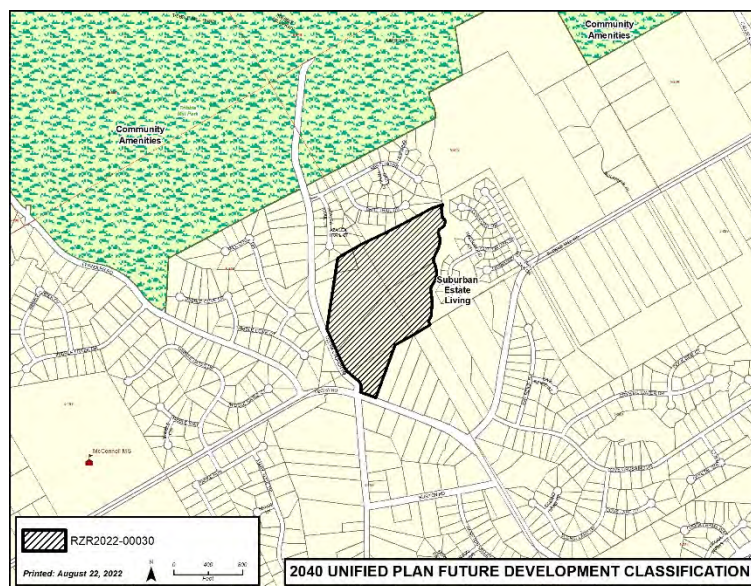
The property has a reasonable economic use as currently zoned.

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

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

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

The 2040 Unified Plan and Future Development Map indicates that the subject property lies within the Suburban Estate Living Character Area. This designation is intended to provide large tracts of land for greenfield development and includes some remnants of agricultural uses. A single-family detached subdivision, as proposed by the applicant, would be appropriate within this Character Area.



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

The surrounding area has experienced growth in recent years, primarily through the development of OSC and R-100 zoned single-family subdivisions. The proposed density of the subject rezoning is similar to these previous requests. Further developments of a similar nature are anticipated in the area. Therefore, the proposed rezoning would be suitable based on existing and changing conditions.

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

The requested variance is to allow for the inclusion of slopes greater than 25% within proposed lots. Due to the topography of the site and the applicant's intent to leave as much of the site undisturbed as possible, slopes will be located within lots. Given the existing conditions adjacent to the site, the proposal will not nullify the intent of the UDO.

Staff Recommendation

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

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

1. To allow for lots to have slopes greater than 25% within lot boundaries.

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 variance request:

1. To allow for lots to have slopes greater than 25% within lot boundaries.

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

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

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received August 16, 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 91 lots. **The minimum heated floor area shall be 2,000 square feet for one-story homes and 2,200 square feet for two-story homes. No more than 50 percent of homes shall have a heated floor area of less than 2,400 square feet.**
3. All detached residences shall adhere to the Architectural Design Standards for Category 3, Detached Residential Buildings.

4. All dwellings shall have a minimum of two-car garage.
5. A mandatory homeowners association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping. **The covenants for said homeowners association shall include a provision restricting the rental of homes to no more than 10 percent at any given time.**
6. 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 Ozora Church Road right-of-way. Landscape and entrance feature plans shall be subject to review and approval by the Department of Planning and Development.
7. Natural vegetation shall remain on the property until the issuance of a development permit.
8. All grassed areas shall be sodded.
9. Stormwater BMP facilities shall be screened from view of adjoining properties and rights of way by landscaping and/or decorative fencing that is in compliance with the Gwinnett County Stormwater Management Manual, subject to review and approval by the Department of Planning and Development.
10. Building lots shall not be located within any required stream buffers and accompanying impervious surface setback areas.
11. ~~The developer shall provide intersection control improvements to include left turn lanes from Ozora Road onto Ozora Church Road in both directions, or a single-lane roundabout, subject to the review and approval of the Gwinnett County Department of Transportation.~~ **The developer shall coordinate with the Gwinnett County Department of Transportation relative to intersection control improvements at the intersection of Ozora Road and Ozora Church Road. Said improvements may include left turn lanes from Ozora Road onto Orzora Church Road in both directions, a single-lane roundabout, or a monetary contribution in lieu of constructing actual improvements, and shall be subject to the review and approval of the Gwinnett County Department of Transportation.**
12. **Prior to the issuance of a development permit, the developer shall submit a traffic impact study, which shall include the intersection of Chandler Road at Ozora Road, to the Gwinnett County Department of Transportation.**
13. **The required 50-foot-wide conservation space strip shall be left undisturbed where adjacent to residential lots within the Park Haven and South Oaks neighborhoods, except for approved utility crossings including stormwater conveyance and where adjacent to existing stormwater management facilities.**

Exhibits:

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

Exhibit A: Site Visit Photos



View of property frontage



View of property frontage

Exhibit B: Site Plan

[attached]

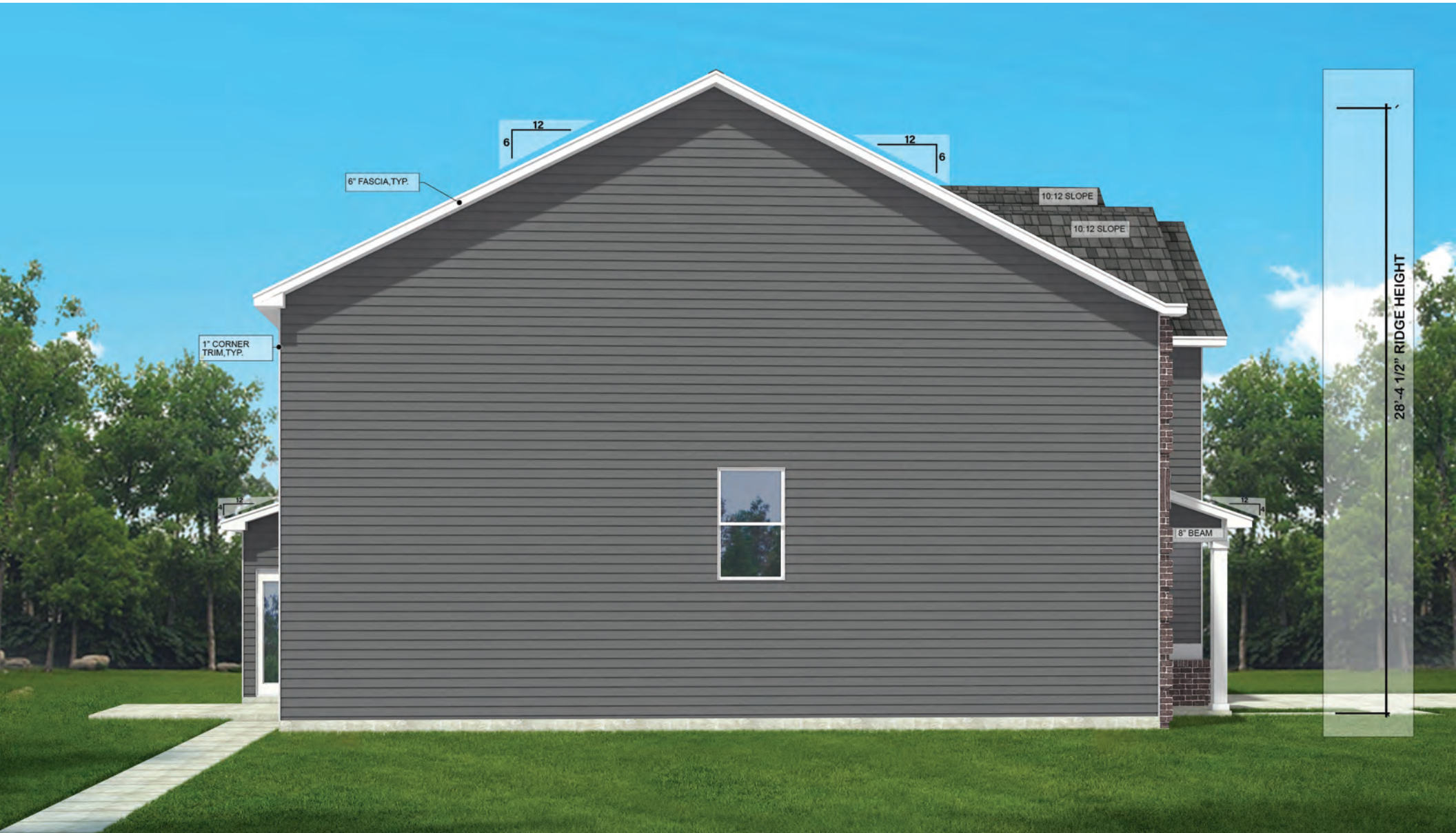
Exhibit C: Building Elevations

[attached]



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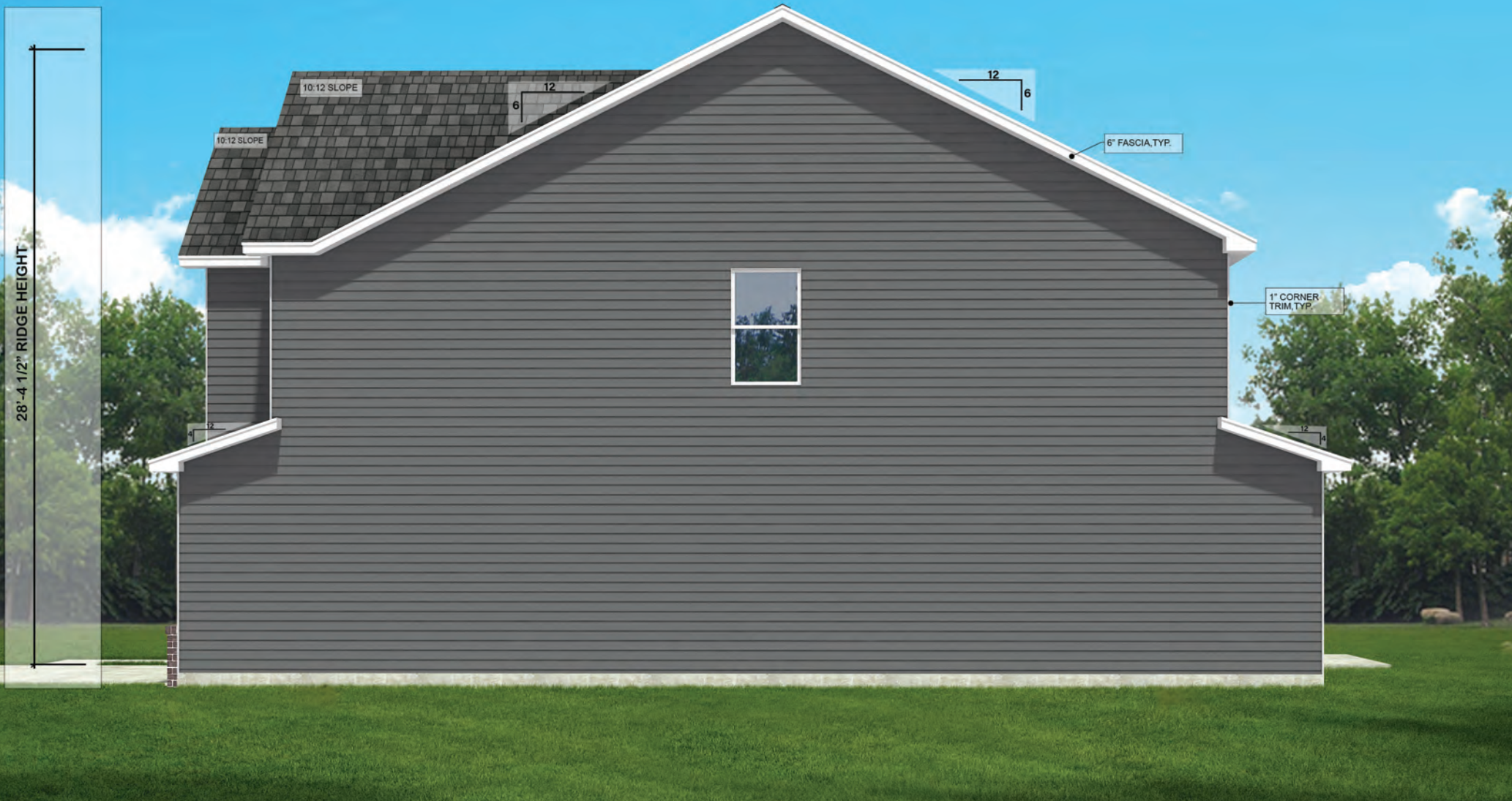
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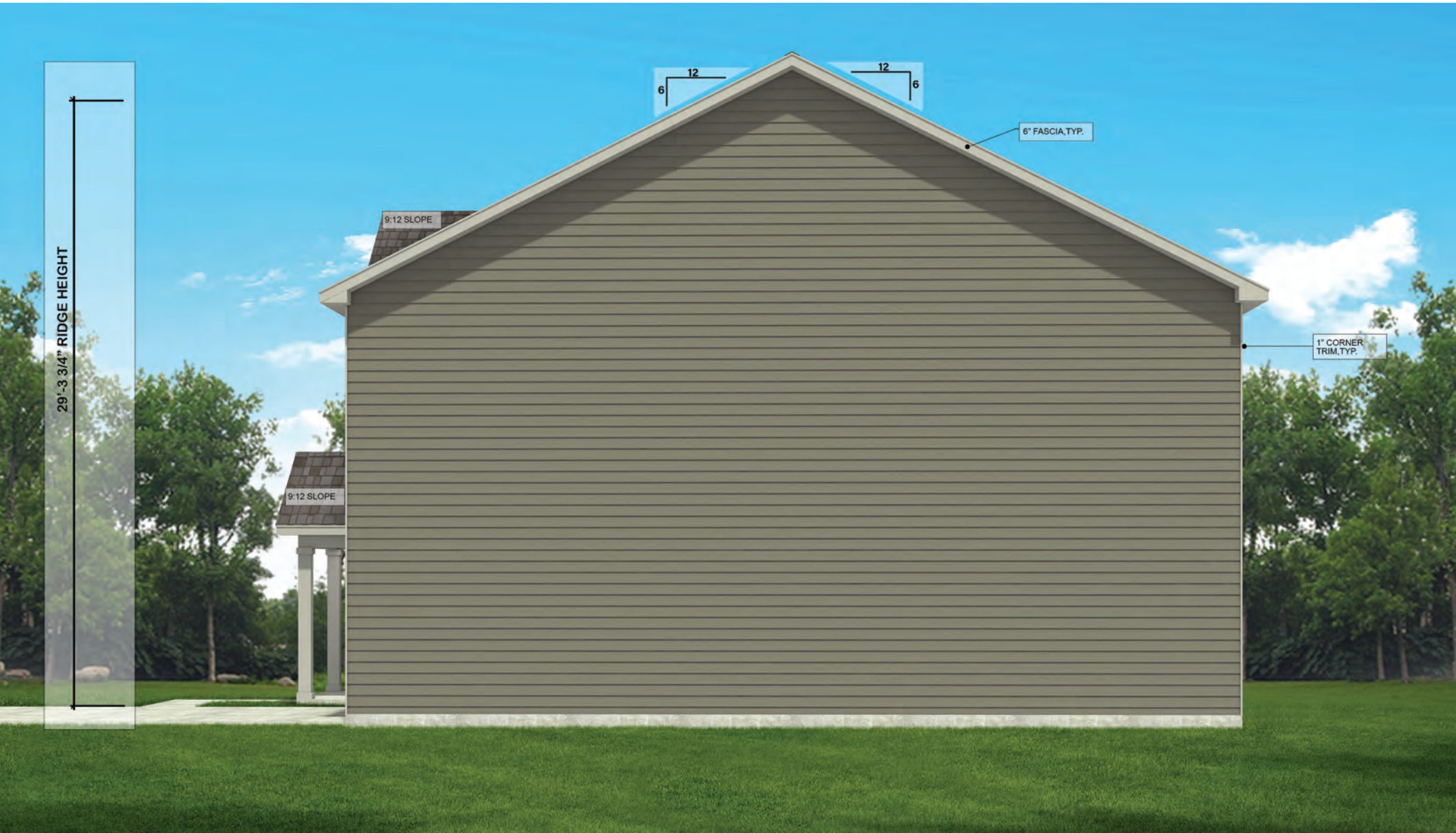
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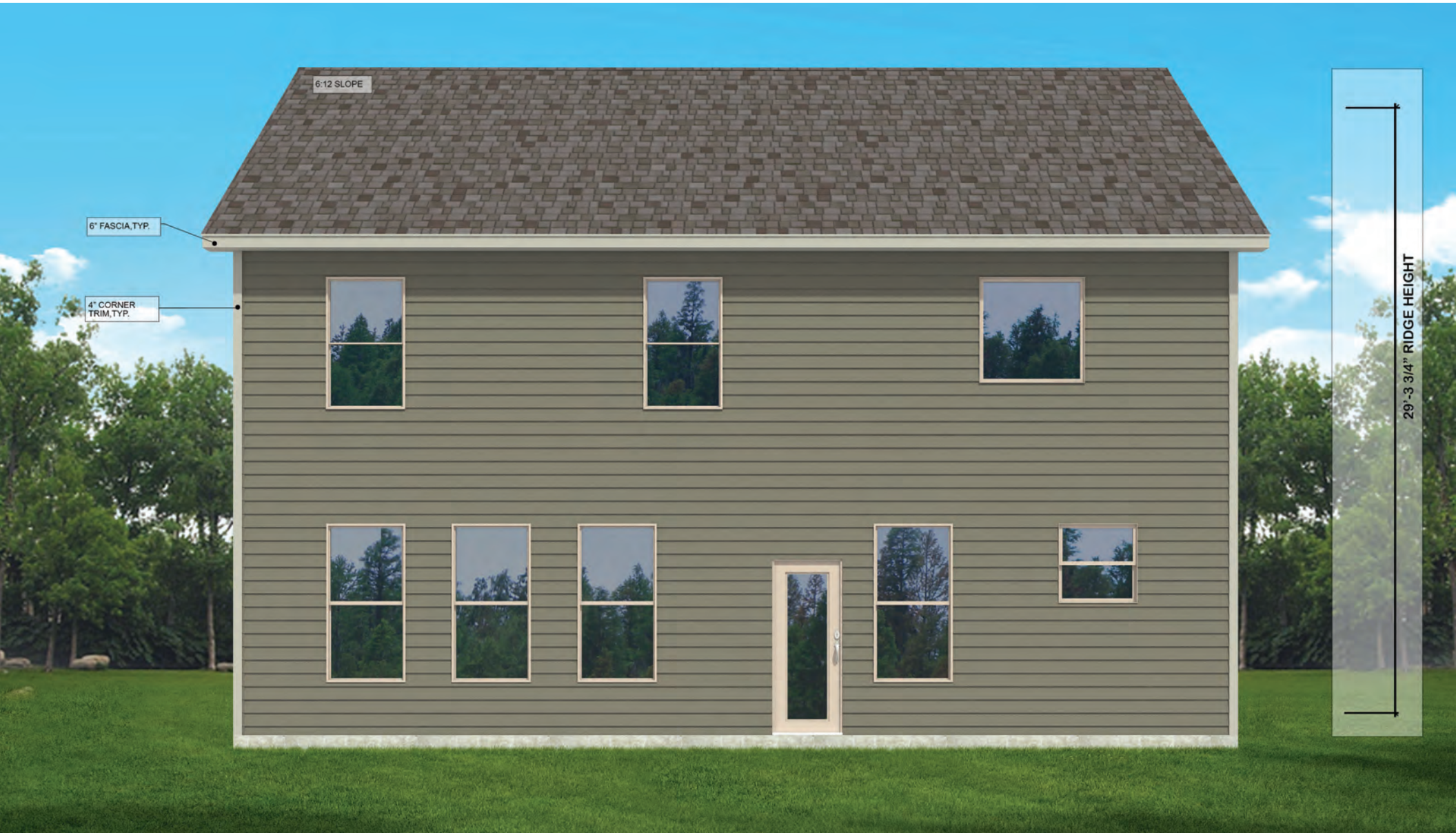
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Exhibit D: Letter of Intent and Applicant's Response to Standards

[attached]

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8/16/22



Mahaffey Pickens Tucker, LLP
ATTORNEYS AT LAW

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 DRB Group Georgia, LLC (the “Applicant”) for the purpose of rezoning an approximately 40.74-acre tract (the “Property”) located along the northerly side of Ozora Road at its intersection with Ozora Church Road. The Property is currently zoned R-100 and is located within the Suburban Estate Living 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 91 single-family detached homes pursuant to the Open Space Conservation District (OSC) zoning classification of the Gwinnett County Unified Development Ordinance (the “UDO”). The proposed development would be accessed by a single entrance on Ozora Church Road which would feature attractive signage as well as a landscape median adding to the sense of arrival for residents. The proposed development would also be screened from view from Ozora Road and Ozora Church Road by a proposed 50-foot wide street frontage buffer per the requirements of the UDO. The internal sidewalk network and the proposed sidewalks along Ozora Road and Ozora Church Road would enhance the walkability of the proposed community and surrounding area by filling in gaps in the sidewalk network. Once connected to the existing sidewalk in front of the Park Haven subdivision, sidewalks will connect the proposed development to Tribble Mill Park providing a quick and convenient pedestrian connection to all of the recreational opportunities at the park.

In addition to the community amenities available at Tribble Mill Park and nearby Harbins Park, residents of the proposed community would have internal amenities and natural areas for their use and enjoyment. A large proposed park area is proposed near the community entrance which could be activated with gathering space and recreational opportunities such as pickleball, horseshoes, benches, gazebos, etc. Additional smaller areas of green space are spread throughout the community and could serve as pocket parks and dog walking areas. Larger areas of green space associated with existing streams run through the middle of the Property and include two existing lakes. The proposed development would also provide a 50-foot wide conservation space strip around the perimeter of the Property providing separation and screening from adjacent properties. Homes in the proposed community would be constructed with attractive architectural elements

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NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

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and building materials that are compatible with homes in the surrounding area. The façades of the homes would include brick, stacked stone, cedar shake, fiber-cement siding, and/or board and batten as depicted in the building elevations submitted with the Application. Homes would include two-car garages and would provide a minimum of 2,000 square feet of heated floor area.

The Gwinnett County 2040 Unified Plan (the “2040 Plan”) encourages residential development within the Suburban Estate Living Character Area and specifically identifies “open space conservation subdivisions” as a potential development type. Accordingly, the proposed conservation subdivision falls squarely within the policy and intent of the 2040 Plan. Additionally, the proposed development is compatible with surrounding residential zoning classifications and land uses including the adjacent South Oaks subdivision, which is zoned R-100 CSO, a predecessor conservation subdivision zoning classification.

In order to allow the development of the Property as depicted on the site plan, the Applicant also requests a variance from the requirements of the UDO to allow limited areas of slopes greater than 25% to be located within lot boundaries and also to be disturbed pursuant to land disturbance activities associated with the development of the Property. As depicted on the site plan and existing features site analysis plan, limited areas of slopes exceeding 25% (outside of streams and associated stream buffers) are located within proposed lots. These are typically small areas that are limited to swales or narrow slope areas and are not characterized as large, continuous slopes or steep hills.

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 12th day of August, 2022.

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham
Attorneys for the Applicant

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 and R-100 CSO (a predecessor conservation subdivision zoning classification).
- (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 Ozora Church 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 Suburban Estate Living 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 major community amenities including Tribble Mill Park, Harbins Park, McConnell Middle School, and Cooper Elementary School, provide additional supporting ground for approval of the Application.

Exhibit E: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		9.16.2022	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:			
Case Address:		2650 Ozora Church Road	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input type="checkbox"/> NO
1	Ozora Church Road is a local street. No ADT listed.		
2	6.4 miles to nearest transit facility (#2454884) Grayson Highway at VFW 5255.		
3	Traffic calming measures for new local streets are required to encourage 25MPH vehicle operating speeds. Max length of the roadway between speed control points is 500 feet.		
4	Provide sight distance certification for ALL driveways/streets connecting to classified roads in accordance with sections 900-40.6 and 900-50.7 of the UDO.		
5			
6			
7			
Recommended Zoning Conditions:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input type="checkbox"/> NO
1	The developer shall provide intersection control improvements to the effect of either: left-turn lanes from Ozora Road onto Ozora Church Road in both directions, or a single-lane roundabout.		
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:		RZR2022-00030		
Case Address:		790 Ozora Road and 2650 Ozora Church Road		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The development may connect to an existing 8-inch water main located in the northeast right-of-way of Ozora Church Road.			
2	Sewer: There is an existing 8-inch sanitary sewer located approximately 700 feet north on parcel 5219 028.			
3	Sewer: An easement will be required to access this sewer.			
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
6				
7				

Note: Attach additional pages, if needed

Revised 7/26/2021

TRIBBLE MILL
COUNTY PARK

OZORA CHURCH RD

8 Inch

5198
1695198
0075198
008

6 inch

8 Inch

10 Inch

OZORA RD

12 Inch

Potential
Tie-in MH
1174622

8 Inch













8 Inch

36 inch

8 Inch

TRIBBLE MILL RD

LEGEND

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

2650 & 2696 Ozora Church Rd
R-100 to OSC**Water & Sewer
Utility Map**0 300 600
Feet

LOCATION

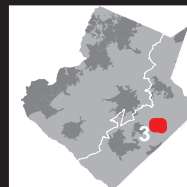
**Water Comments:** The development may connect to an existing 8-inch water main located on the east right-of-way of Ozora Church Road.**Sewer Comments:** Sewer Capacity Certification C2022-06-143 is approved for 100 single family residences. The development may connect to an existing 8-inch sanitary sewer main located to the northeast on parcel 5219 119. An easement will be required to access this sewer.**Water Availability:** Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.**Sewer Availability:** A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.**Water and Sewer Design and Construction Requirements:** Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the project, required utilities, service would then become available under the applicable utility permit rate schedules.**Private Road Developments:** Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

Exhibit F: Maps

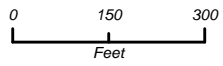
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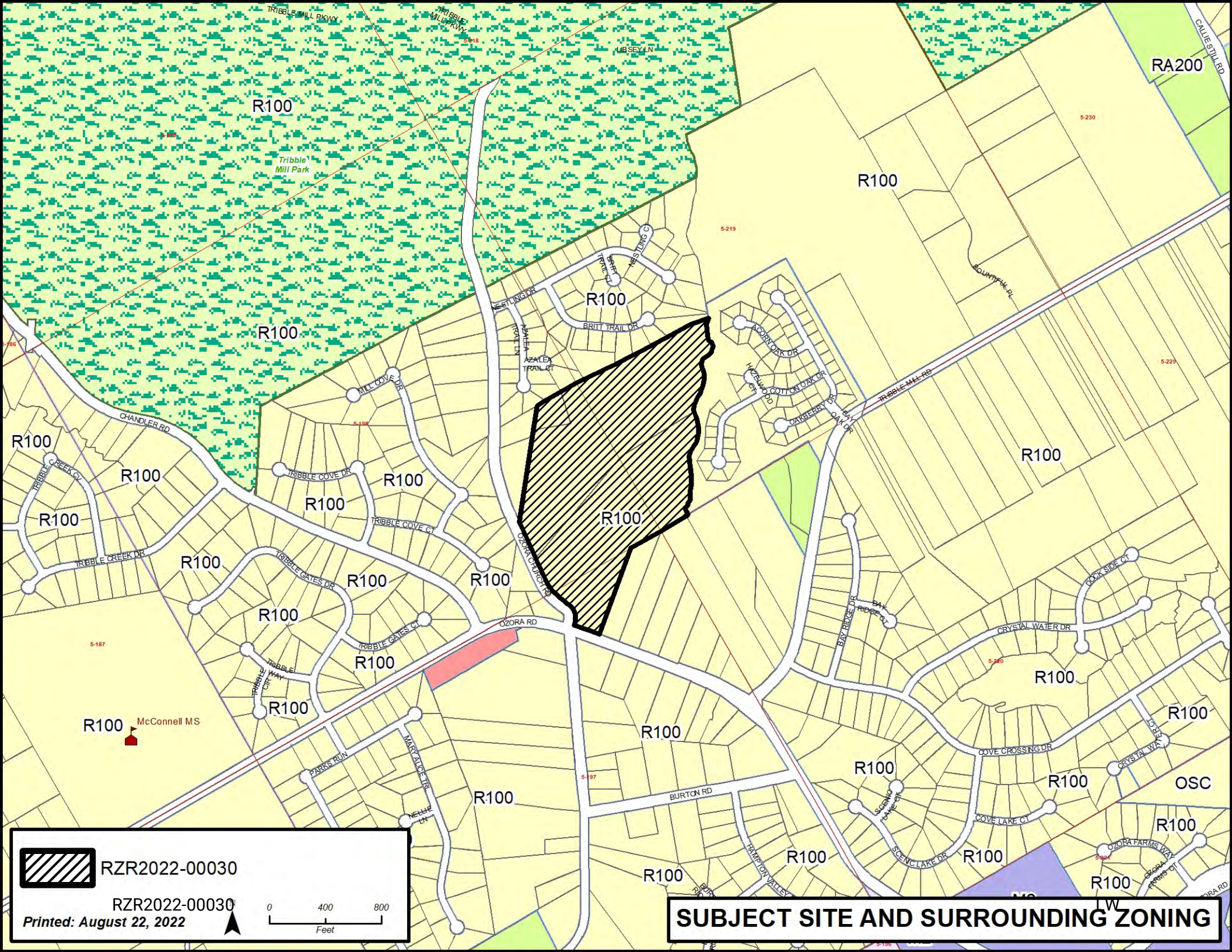
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Printed: August 22, 2022



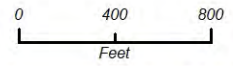
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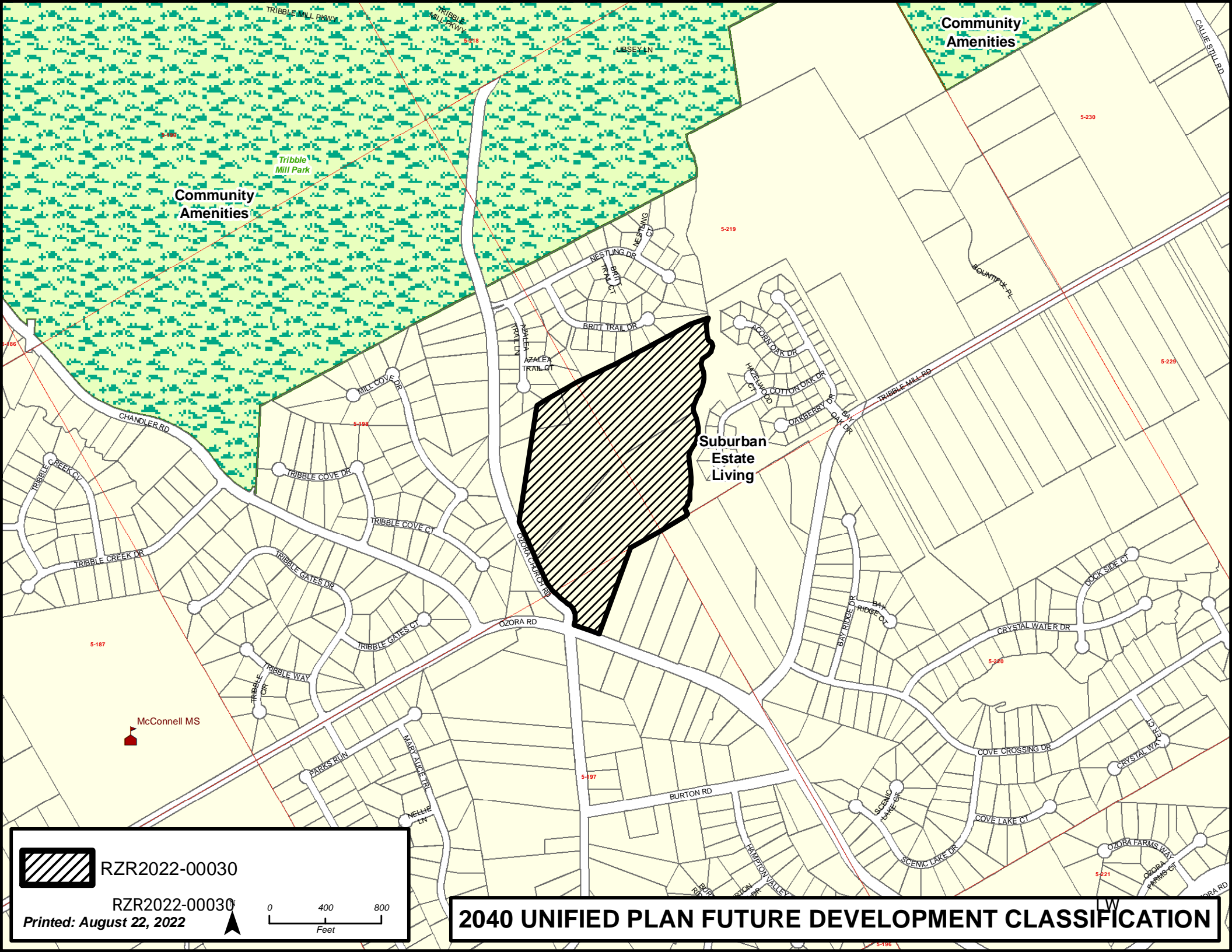
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SUBJECT SITE AND SURROUNDING ZONING



Community
Amenities

Community
Amenities

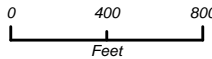
Suburban
Estate
Living



RZR2022-00030

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Printed: August 22, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

Exhibit G: Application and Disclosure of Campaign Contributions

[attached]

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Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

REZONING APPLICATION

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

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

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

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

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

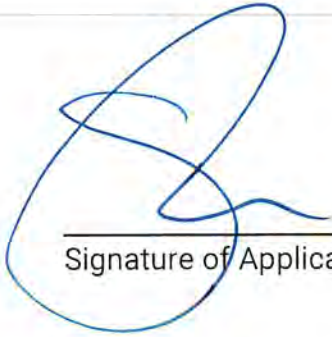
RECEIVED

8/3/2022 1:27PM

Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

REZONING APPLICANT'S CERTIFICATION

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



Signature of Applicant

8/1/22

Date

Shane Lanham, attorney for the Applicant

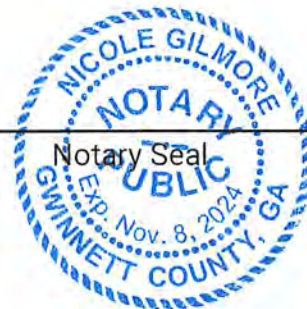
Type or Print Name and Title



Signature of Notary Public

8/1/22

Date



Notary Seal

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Gwinnett County Planning Division
Rezoning Application
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REZONING APPLICANT'S CERTIFICATION

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August 1, 2022

Signature of Applicant

Date

Chris Knight, Vice President- DRB Group Georgia, LLC

Type or Print Name and Title



8/1/2022



Signature of Notary Public

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.

Mary B. Hamilton 7-28-2022
Signature of Property Owner Date

Mary B. Hamilton owner
Type or Print Name and Title

Lori Dodson 7/25/2022
Signature of Notary Public Date

Notary Seal

REZONING PROPERTY OWNER'S CERTIFICATION

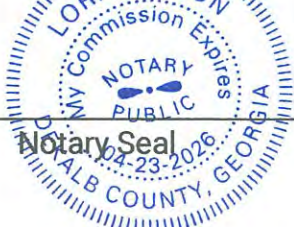
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE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

Thomas T. Hamilton 25 July 2022
Signature of Property Owner Date

Thomas Trion Hamilton Owner
Type or Print Name and Title

Lori Dodson 7/25/2022
Signature of Notary Public Date

Notary Seal



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Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

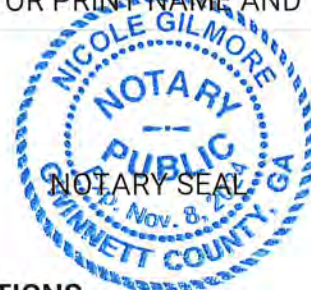
The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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 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	

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

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8/3/2022 1:27PM

Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2015

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.

Chris Knight

August 1, 2022

Chris Knight VP- DRB Group Georgia, LLC

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

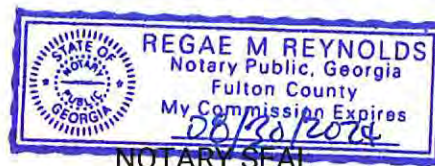
DATE

TYPE OR PRINT NAME AND TITLE

Regae M Reynolds 8/1/2022

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

Chris Knight

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

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

8/3/2022 1:27PM

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 - 198 - 007
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

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 Nebon

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


GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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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 - 198 - 008
(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 Neban

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

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

8/3/2022 1:27PM

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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 - 198 - 169
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

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

8/16/22

Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

REZONING APPLICATION

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

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

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

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

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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PROPERTY OWNER LIST

Name/Address	Parcel Number
HAMILTON MARY B 5362 ANTELOPE LN STONE MTN GA 30087	5198 007
HAMILTON MARY B 5362 ANTELOPE LN STONE MTN GA 30087	5198 008
HAMILTON MARY & THOMAS T 5362 ANTELOPE LN STONE MTN GA 30087	5198 169

LEGAL DESCRIPTION

All that tract or parcel of land lying in Land Lots 197, 198, & 219, 5th District, Gwinnett County, Georgia and being more particularly described as follows:

COMMENCE at a bent $\frac{1}{8}$ " rebar found at the intersection of the northerly right-of-way line of Ozara Road (having an 80' wide right-of-way) and the easterly right-of-way line of Ozara Church Road (having an 80' wide right-of-way), said rebar being the POINT OF BEGINNING;

Thence run along said easterly right-of-way line of Ozara Church Road the following courses and distances:

Thence, North 12 degrees 31 minutes 11 seconds East for a distance of 30.42 feet to a $\frac{1}{8}$ " rebar with cap set;

Thence along a curve to the left having a radius of 119.61 feet and an arc length of 139.80 being subtended by a chord of North 20 degrees 57 minutes 49 seconds West for a distance of 131.97 feet to a $\frac{1}{8}$ " rebar with cap set;

Thence, North 54 degrees 26 minutes 49 seconds West for a distance of 108.90 feet to a $\frac{1}{8}$ " rebar with cap set;

Thence along a curve to the right having a radius of 164.57 feet and an arc length of 86.40 being subtended by a chord of North 39 degrees 24 minutes 26 seconds West for a distance of 85.41 feet to a $\frac{1}{8}$ " rebar with cap set;

Thence, North 24 degrees 22 minutes 03 seconds West for a distance of 217.63 feet to a bent $\frac{1}{8}$ " rebar found;

Thence, North 24 degrees 22 minutes 03 seconds West for a distance of 285.02 feet to a $\frac{1}{8}$ " rebar in a 1.5" open top pipe found;

Thence leaving said easterly right-of-way line, run along the common line of those parcels now or formerly owned by Timothy Hunter and Walker Smith and the parcel described herein, North 08 degrees 34 minutes 30 seconds East for a distance of 828.87 feet to a 1.5" open top pipe found;

Thence leaving said common line, run along the common line of Park Haven Subdivision and the parcel described herein the following courses and distances:

Thence, North 58 degrees 04 minutes 41 seconds East for a distance of 199.99 feet to a $\frac{1}{8}$ " rebar with cap found;

Thence, North 57 degrees 51 minutes 42 seconds East for a distance of 35.15 feet to a $\frac{1}{8}$ " rebar found;

Thence, North 61 degrees 15 minutes 34 seconds East for a distance of 149.58 feet to a $\frac{1}{8}$ " rebar found;

Thence, North 64 degrees 36 minutes 06 seconds East for a distance of 199.90 feet to a point;

Thence, North 63 degrees 06 minutes 06 seconds East for a distance of 187.91 feet to a $\frac{1}{8}$ " rebar found;

Thence, North 62 degrees 26 minutes 41 seconds East for a distance of 176.02 feet to a $\frac{1}{8}$ " rebar found;

Thence, North 60 degrees 00 minutes 28 seconds East for a distance of 110.73 feet to a $\frac{1}{8}$ " rebar found;

Thence, North 60 degrees 12 minutes 05 seconds East for a distance of 76.14 feet to a point;

Thence, North 63 degrees 09 minutes 30 seconds East for a distance of 99.94 feet to a $\frac{1}{8}$ " rebar found;

Thence, North 69 degrees 34 minutes 51 seconds East for a distance of 114.42 feet to a $\frac{1}{8}$ " rebar found approximately 19 feet west of the centerline of an unnamed creek, said rebar hereinafter designated as Point "A";

Thence, North 69 degrees 34 minutes 51 seconds East for a distance of 18.84 feet to a point in the centerline of said creek;

Thence, run along the centerline of said creek, said centerline also being the westerly line of lands now owned by South Oaks Homeowners Association, Inc., Deed Book 46198, Page 241 and Plat Book 117, Page 74, in a generally southwesterly direction following the meanderings thereof a distance of 852 feet, more or less, to a point at the intersection of the centerline of said creek and the centerline of a ditch, said point hereinafter designated as Point "B";

Thence, run along the centerline of said ditch, said centerline also being the westerly line of lands now owned by South Oaks Homeowners Association, Inc., Deed Book 46198, Page 241 and Plat Book 117, Page 74, in a generally southwesterly direction following the meanderings thereof a distance of 748 feet, more or less, to a $\frac{1}{8}$ " rebar found in the centerline of said ditch, said rebar hereinafter designated as Point "C";

The aforesaid Points "A", "B", and "C" being connected by the following traverse line courses and distances:

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Thence, South 05 degrees 35 minutes 57 seconds East for a distance of 330.44 feet to a $\frac{1}{2}$ " rebar with cap;

Thence, South 43 degrees 53 minutes 46 seconds West for a distance of 168.20 feet to a $\frac{1}{2}$ " rebar with cap;

Thence, South 17 degrees 52 minutes 00 seconds West for a distance of 166.66 feet to a $\frac{1}{2}$ " rebar with cap;

Thence, South 41 degrees 38 minutes 27 seconds East for a distance of 76.20 feet to a Point "B";

Thence, South 04 degrees 19 minutes 00 seconds East for a distance of 113.69 feet to a $\frac{1}{2}$ " rebar with cap;

Thence, South 30 degrees 20 minutes 34 seconds West for a distance of 199.58 feet to a $\frac{1}{2}$ " rebar with cap;

Thence, South 10 degrees 09 minutes 36 seconds East for a distance of 202.82 feet to a $\frac{1}{2}$ " rebar with cap;

Thence, South 06 degrees 00 minutes 33 seconds West for a distance of 227.15 feet to a $\frac{1}{2}$ " rebar with cap;

Thence, North 62 degrees 06 minutes 12 seconds East for a distance of 34.68 feet to a $\frac{1}{2}$ " rebar found at Point "C";

Thence leaving the centerline of said ditch, run South 36 degrees 19 minutes 31 seconds East for a distance of 34.74 feet to a point on the southerly line of Land Lot 219;

Thence run along said southerly Land Lot Line, South 58 degrees 30 minutes 17 seconds West for a distance of 231.44 feet to a 1" open top pipe found at the corner common to Land Lots 197, 198, 219, and 220;

Thence run along the southerly line of Land Lot 198, South 58 degrees 29 minutes 18 seconds West for a distance of 244.88 feet to a 1.5" open top pipe found at the intersection of said Land Lot Line and the common line between that parcel now or formerly owned by Jason W. & Angela P. Cheek and that parcel described herein;

Thence leaving said Land Lot Line, run along said common line South 20 degrees 17 minutes 37 seconds West for a distance of 653.56 feet to a metal post found on the northerly right-of-way line of Ozora Road;

Thence leaving said common line, run along said northerly right-of-way line the following courses and distances:

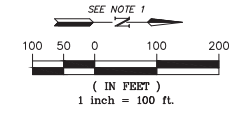
Thence, North 69 degrees 49 minutes 23 seconds West for a distance of 105.51 feet to a $\frac{1}{2}$ " rebar and cap set;

Thence along a curve to the left having a radius of 1953.85 feet and an arc length of 84.88 feet being subtended by a chord of North 71 degrees 04 minutes 04 seconds West for a distance of 84.88 feet to the POINT OF BEGINNING.

Said tract or parcel of land contains 1,774,830 square feet or 40.744 acres.

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Parcel Line and Curve Table				
Line #/Curve #	Bearing	Line/Chord Length	Radius	Arc Length
C1	N20°57'49"W	131.97	119.61	139.80
C2	N39°24'26"W	85.41	164.57	86.40
C3	N71°04'04"W	84.88	1953.85	84.88
L1	N12°31'11"E	30.42		
L2	N57°51'42"E	35.15		

STATE OF GEORGIA SURVEYOR'S CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any further. The undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Robert G. Garner, Georgia RLS No. 3060

Dated

SEE SHEET 2 FOR NOTES

LEGEND	
	PROPERTY CORNER
	BENCH MARK
	LIGHT POLE
	ELECTRIC MANHOLE
	TRANSFORMER PAD
	ELECTRIC BOX
	GUY ANCHOR
	WATER METER
	WATER VAULT
	WATER VALVE
	FIRE HYDRANT
	FIRE SERVICE CONNECTION
	IRRIGATION CONTROL VALVE
	SPRINKLER HEAD
	GAS VALVE
	COMMUNICATION BOX
	COMMUNICATION HANDHOLE
	CATCH BASIN DOUBLE WING
	CATCH BASIN SINGLE WING
	STORM DRAIN MANHOLE
	DROP INLET
	WEIR INLET
	SEWER MANHOLE
	SIGN
	TREE
	BUILDING SETBACK LINE
	COMMON AREA
	END OF INFORMATION
	P.O.C. POINT OF COMMENCEMENT
	P.O.B. POINT OF BEGINNING
	IPC COMPUTED POINT
	IPC PROPERTY CORNER FOUND
	IPC PROPERTY CORNER SET
	AI ANGLE IRON
	OTP OPEN TOP PIPE
	RB REBAR
	RBC REBAR WITH CAP
	R/W RIGHT-OF-WAY
	TBM TEMPORARY BENCH MARK
	CMP CORRUGATED METAL PIPE
	DIP DUCTILE IRON PIPE
	DIP DIP
	FOC FIBER OPTIC CABLE
	HDPE HIGH DENSITY POLYETHYLENE PIPE
	RCP REINFORCED CONCRETE PIPE
	TSC TRAFFIC SIGNAL CABINET
	TSP TRAFFIC SIGNAL POLE
	UHH UNKNOWN HAND HOLE
	SS - SANITARY SEWER LINE
	SS - STORM SEWER LINE
	W - WATER LINE (FROM PLANS)
	E - UNDERGROUND POWER LINE (FROM PLANS)
	(C) OVERHEAD POWER LINE
	G - UNDERGROUND GAS LINE (FROM PLANS)
	C - UNDERGROUND COMMUNICATION LINE (FROM PLANS)
	TC - UNDERGROUND TRAFFIC CONTROL LINE (FROM PLANS)

FOR INFORMATION

ATKINS

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Client

DRB GROUP REALTY, LLC

Project Title

BOUNDARY SURVEY

Project Location

LAND LOTS 197, 198, & 219
5TH DISTRICT
WINNETT COUNTY, GEORGIA

Scale

AS SHOWN

ANSI D

07/26/22

07/26/22

07/26/22

07/26/22

07/26/22

07/26/22

07/26/22

07/26/22

07/26/22

07/26/22

LOCATION

N.T.S.

(S) - SYMBOL DENOTES LOTS THAT HAVE LIMITED BUILDING FOOTPRINT AREA. BELOW IS LIST OF LOTS AND BUILDING TYPES THAT WILL NOT FIT BUILDING SETBACKS:
 (DOES NOT INCLUDE PATIO AND STOOPS)
 LOT 31 - HORIZON AND EVEREST
 LOT 32 - HORIZON AND EVEREST
 LOT 55 - HORIZON AND EVEREST
 LOT 56 - EVEREST
 LOT 85 - EVEREST

[illegible]

The site plan illustrates the proposed development layout. It features a row of seven building footprints, each labeled with a name: HORIZON, RADCLIFFE, OAKMONT, ZOEY, EVEREST, and CORNER. The buildings are situated behind a parking area, which is bordered by a 'PROPOSED RIGHT-OF-WAY' line. Landscaping is indicated by numerous circular tree symbols and a row of shrubs along the rear boundary. Dimensions for setbacks, lot widths, and building footprints are provided throughout the plan. Key features include a 'ROAD CENTERLINE' on the left, a 'PROPOSED RIGHT-OF-WAY' on the right, and a 'PROPOSED DRIVE' at the bottom. The plan also shows 'ADA HANDICAP RAMP' and 'CURB CUTS' for accessibility.

N.T.S.

TOTAL OPEN SPACE/ CONSERVATION: +/- 16.39 AC. OR 40.23%

08-16-22

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EXISTING FEATURES SITE ANALYSIS PLAN

TOTAL SITE AREA: +/- 40.74 AC.
CURRENT ZONING: SINGLE-FAMILY RESIDENCE (R100)
PROPOSED ZONING: OPEN SPACE CONSERVATION DISTRICT (OSC)

1. CLOSED BOUNDARY OF THE SITE WAS PREPARED BY ATKINS DATED JULY 28, 2022.

2. FLORA AND FAUNA ECOSYSTEMS CURRENTLY DO NOT EXIST ON THE SITE. STREAM (S3) WAS IDENTIFIED AS SUITABLE HABITAT FOR THE STATE PROTECTED ALTAMAHA SHINER. ALL FORESTED UPLAND HABITAT WAS IDENTIFIED AS SUITABLE FOR THE STATE PROTECTED PINK LADYSLIPPER. HABITAT FOR THE PINK LADYSLIPPER DOES NOT INCLUDE AREAS DELINEATED AS STREAMS, PONDS, OR WETLANDS.

3. FLORA AND FAUNA WAS SURVEYED ON JULY 20, 2022.

4. NO INSTANCES OF ANY FEDERALLY OR STATE PROTECTED SPECIES WERE IDENTIFIED WITHIN THE PROJECT SITE DURING THE JULY 20, 2022 ECOLOGY SURVEY.

5. PERENNIAL STREAMS, POND IMPOUNDMENTS, AND WETLANDS DO EXIST ON SITE.

REFER TO THE WETLAND DELINEATION AND STATE WATERS REVIEW REPORT, PREPARED BY APPLIED ENVIRONMENTAL SCIENCES, INC (AES) DATED MAY 27, 2022.

THE FOLLOWING EXISTS ON SITE - THREE (3) PERENNIAL STREAMS (STREAMS S1-S3), TWO (2) IMPOUNDMENTS (POND P1 AND P2), AND FIVE (5) WETLAND AREAS (WETLANDS W1-W5)

NO FEMA DESIGNATED 100-YEAR FLOOD HAZARD ZONES EXIST ON SITE.

6. THE SITE IS PRIMARY WOODED WITH NATIVE WOODLANDS (A MIX OF HARDWOOD AND EVERGREENS)

OPEN FIELDS, OR MEADOWS, PEAKS OR ROCK OUTCROPPINGS, AND PRIME AGRICULTURAL LAND DO NOT EXIST ON SITE.

7. REFER TO THIS PLAN FOR TREE LINE DELINEATIONS OF EVERGREEN TREES.

8. THE SITE HAS MINIMUM STEEP SLOPES AREAS (25 PERCENT OR GREATER).

THE MAJORITY OF THIS AREAS ARE WITH THE PROTECTED STREAM BUFFERS.

9. NO HISTORICAL, ARCHAEOLOGICAL OR OTHER SIGNIFICANT FEATURES EXIST ON SITE.

10. TIMBER HARVESTING ACTIVITY HAS NOT OCCURRED ON THE PROPERTY IN THE PREVIOUS 24 MONTHS PRIOR TO FILING AN APPLICATION FOR OSC ZONING.

11. SEE BELOW FOR PRIMARY CONSERVATION SPACE, SECONDARY CONSERVATION SPACE AND OTHER COMMON AREAS.

PROPOSED CONSERVATION:

PRIMARY CONSERVATION SPACE: +/- 9.19 AC. OR 22.56% (STREAMS AND STREAM BUFFERS, WETLANDS AND WETLAND BUFFERS & EXISTING PONDS AND POND BUFFERS)

SECONDARY CONSERVATION SPACE: +/- 7.20 AC. OR 17.67%
4.54 AC. (11.14%) - 50' CONSERVATION SPACE STRIP
0.63 AC. (1.55%) - PARK / OPEN SPACE
1.52 AC. (3.73%) - COMMON OPEN SPACE
0.16 AC. (0.39%) - 50% OF PROPOSED POND NO. 1
0.35 AC. (0.86%) - 50% OF PROPOSED POND NO. 2

TOTAL OPEN SPACE/ CONSERVATION: +/- 16.39 AC. OR 40.23%

LEGEND

- CONSERVATION / OPEN SPACE
- 50' CONSERVATION SPACE STRIP
- EXISTING POND 25' BUFFER
- STREAM AND TOP OF BANK
- 25' STATE STREAM BUFFER
- 50' UNDISTURBED STREAM BUFFER
- 75' IMPERVIOUS STREAM BUFFER
- WETLANDS
- WETLAND 25' BUFFER
- EXISTING STRUCTURES
- EVERGREEN TREES (MIX OF OLD AND NEW GROWTH)
- STEEP SLOPES (GREATER THAN 25%)
- PONDS

PARK HAVEN
SUBDIVISION

SOUTH OAKS
SUBDIVISION

CLIENT:

DRB
DRB GROUP

DRB Group Georgia, LLC
160 Whitney Street
Fayetteville, GA 30214

Contact: Lee Jerris
Land Acquisition Manager
Phone: (770) 778-7073

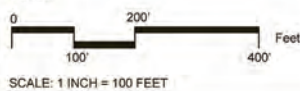
PROJECT:

**2696 and 2650
Ozora Church Road**
Lawrenceville, Georgia 30045
Land Lots 197, 198, & 219
5th District
Gwinnett County, Georgia

DRAWING TITLE:

**Existing Features
Site Analysis Plan**
(Case Number: RZR2022-00030)

SCALE:



REVISIONS:

DATE	DESCRIPTION
8-12-22	County Required Revisions

PREPARED BY:

Atkins North America, Inc
1600 RiverEdge Parkway NW,
Ste. 700
Atlanta, GA 30328
Tel: (770) 933-0280
Contact: John Boudreau
Senior Project Director

**SNC-LAVALIN
ATKINS**
Member of the SNC-Lavalin Group

DRAWING NO:

SA-01

DATE:

08-16-22

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

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

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

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

- (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:

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8/16/22



Mahaffey Pickens Tucker, LLP
ATTORNEYS AT LAW

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 DRB Group Georgia, LLC (the “Applicant”) for the purpose of rezoning an approximately 40.74-acre tract (the “Property”) located along the northerly side of Ozora Road at its intersection with Ozora Church Road. The Property is currently zoned R-100 and is located within the Suburban Estate Living 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 91 single-family detached homes pursuant to the Open Space Conservation District (OSC) zoning classification of the Gwinnett County Unified Development Ordinance (the “UDO”). The proposed development would be accessed by a single entrance on Ozora Church Road which would feature attractive signage as well as a landscape median adding to the sense of arrival for residents. The proposed development would also be screened from view from Ozora Road and Ozora Church Road by a proposed 50-foot wide street frontage buffer per the requirements of the UDO. The internal sidewalk network and the proposed sidewalks along Ozora Road and Ozora Church Road would enhance the walkability of the proposed community and surrounding area by filling in gaps in the sidewalk network. Once connected to the existing sidewalk in front of the Park Haven subdivision, sidewalks will connect the proposed development to Tribble Mill Park providing a quick and convenient pedestrian connection to all of the recreational opportunities at the park.

In addition to the community amenities available at Tribble Mill Park and nearby Harbins Park, residents of the proposed community would have internal amenities and natural areas for their use and enjoyment. A large proposed park area is proposed near the community entrance which could be activated with gathering space and recreational opportunities such as pickleball, horseshoes, benches, gazebos, etc. Additional smaller areas of green space are spread throughout the community and could serve as pocket parks and dog walking areas. Larger areas of green space associated with existing streams run through the middle of the Property and include two existing lakes. The proposed development would also provide a 50-foot wide conservation space strip around the perimeter of the Property providing separation and screening from adjacent properties. Homes in the proposed community would be constructed with attractive architectural elements

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and building materials that are compatible with homes in the surrounding area. The façades of the homes would include brick, stacked stone, cedar shake, fiber-cement siding, and/or board and batten as depicted in the building elevations submitted with the Application. Homes would include two-car garages and would provide a minimum of 2,000 square feet of heated floor area.

The Gwinnett County 2040 Unified Plan (the “2040 Plan”) encourages residential development within the Suburban Estate Living Character Area and specifically identifies “open space conservation subdivisions” as a potential development type. Accordingly, the proposed conservation subdivision falls squarely within the policy and intent of the 2040 Plan. Additionally, the proposed development is compatible with surrounding residential zoning classifications and land uses including the adjacent South Oaks subdivision, which is zoned R-100 CSO, a predecessor conservation subdivision zoning classification.

In order to allow the development of the Property as depicted on the site plan, the Applicant also requests a variance from the requirements of the UDO to allow limited areas of slopes greater than 25% to be located within lot boundaries and also to be disturbed pursuant to land disturbance activities associated with the development of the Property. As depicted on the site plan and existing features site analysis plan, limited areas of slopes exceeding 25% (outside of streams and associated stream buffers) are located within proposed lots. These are typically small areas that are limited to swales or narrow slope areas and are not characterized as large, continuous slopes or steep hills.

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 12th day of August, 2022.

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham
Attorneys for the Applicant

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 and R-100 CSO (a predecessor conservation subdivision zoning classification).
- (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 Ozora Church 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 Suburban Estate Living 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 major community amenities including Tribble Mill Park, Harbins Park, McConnell Middle School, and Cooper Elementary School, provide additional supporting ground for approval of the Application.

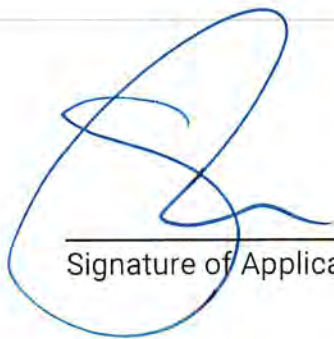
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Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

REZONING APPLICANT'S CERTIFICATION

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



Signature of Applicant

8/1/22

Date

Shane Lanham, attorney for the Applicant

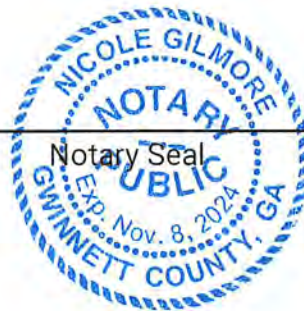
Type or Print Name and Title



Signature of Notary Public

8/1/22

Date



Notary Seal

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Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2015

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August 1, 2022

Signature of Applicant

Date

Chris Knight, Vice President- DRB Group Georgia, LLC

Type or Print Name and Title



8/1/2022



Signature of Notary Public

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.

Mary B. Hamilton 7-28-2022
Signature of Property Owner Date

Mary B. Hamilton owner
Type or Print Name and Title

Lori Dodson 7/25/2022
Signature of Notary Public Date

Notary Seal

REZONING PROPERTY OWNER'S CERTIFICATION

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Thomas T. Hamilton 25 July 2022
Signature of Property Owner Date

Thomas Trion Hamilton Owner
Type or Print Name and Title

Lori Dodson 7/25/2022
Signature of Notary Public Date




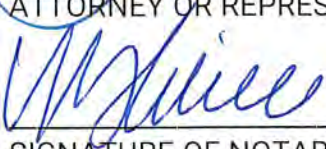
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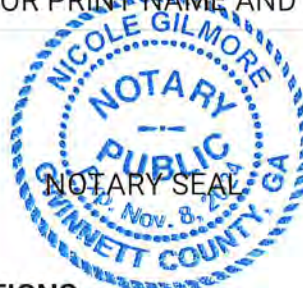
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Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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

SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
	8/1/22	Shane Lanham, attorney for the Applicant
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
	8/1/22	
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

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.

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Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2015

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August 1, 2022

Chris Knight VP- DRB Group Georgia, LLC

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

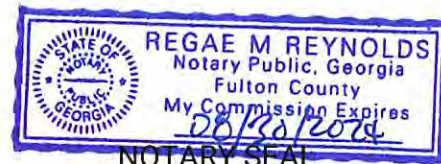
DATE

TYPE OR PRINT NAME AND TITLE



SIGNATURE OF NOTARY PUBLIC

DATE



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

Chris Knight

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

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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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 - 198 - 007
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

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 Nebon

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

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PLANNING AND DEVELOPMENT

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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 - 198 - 008
(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 Neban

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

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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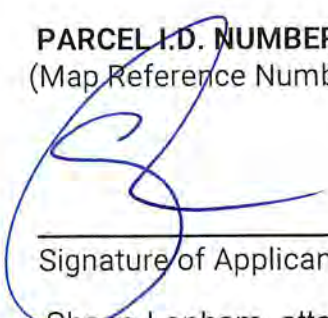
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***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 5 - 198 - 169
(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

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Chris Nelson

NAME

Senior Tax Services Associate

TITLE

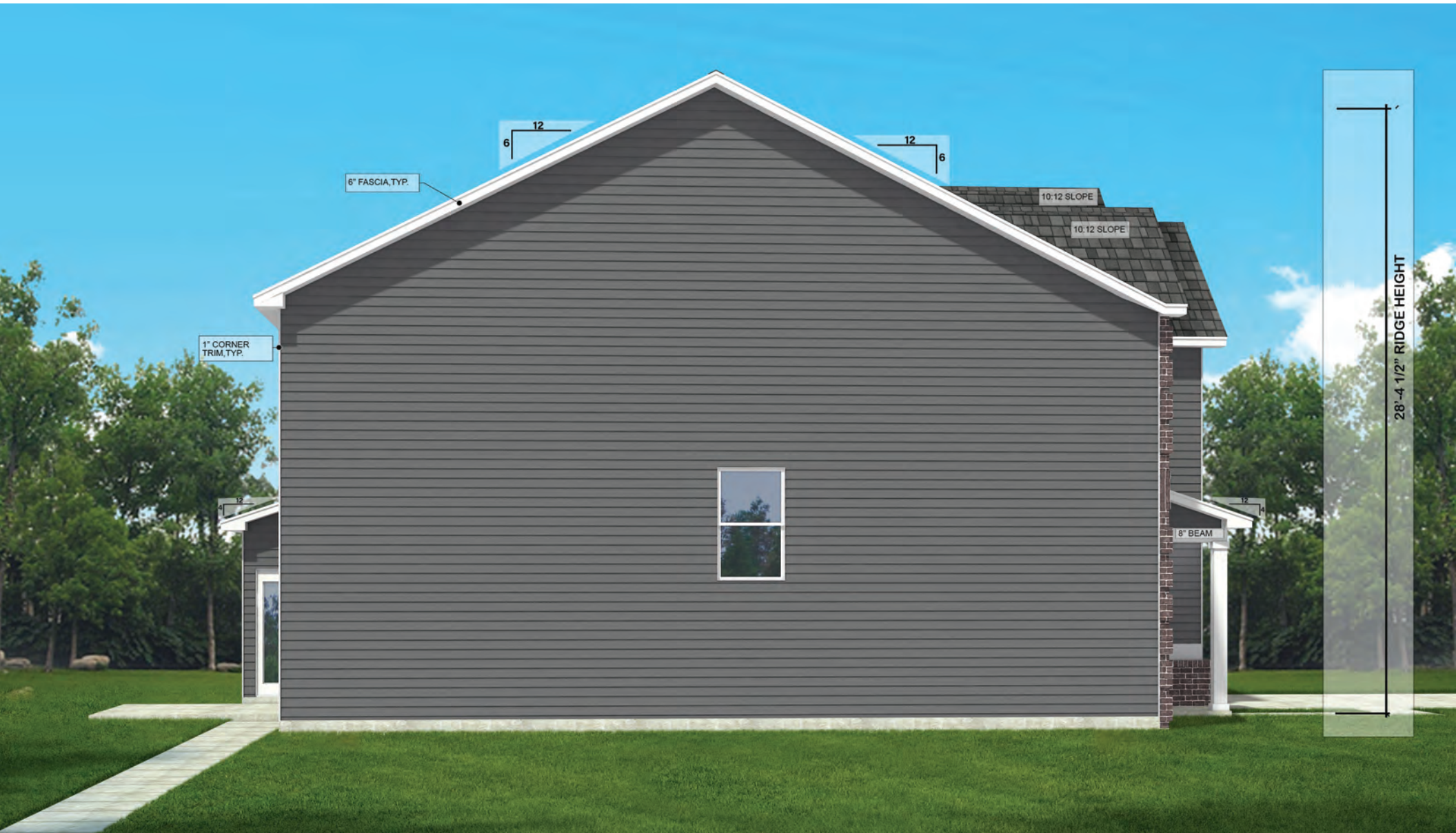
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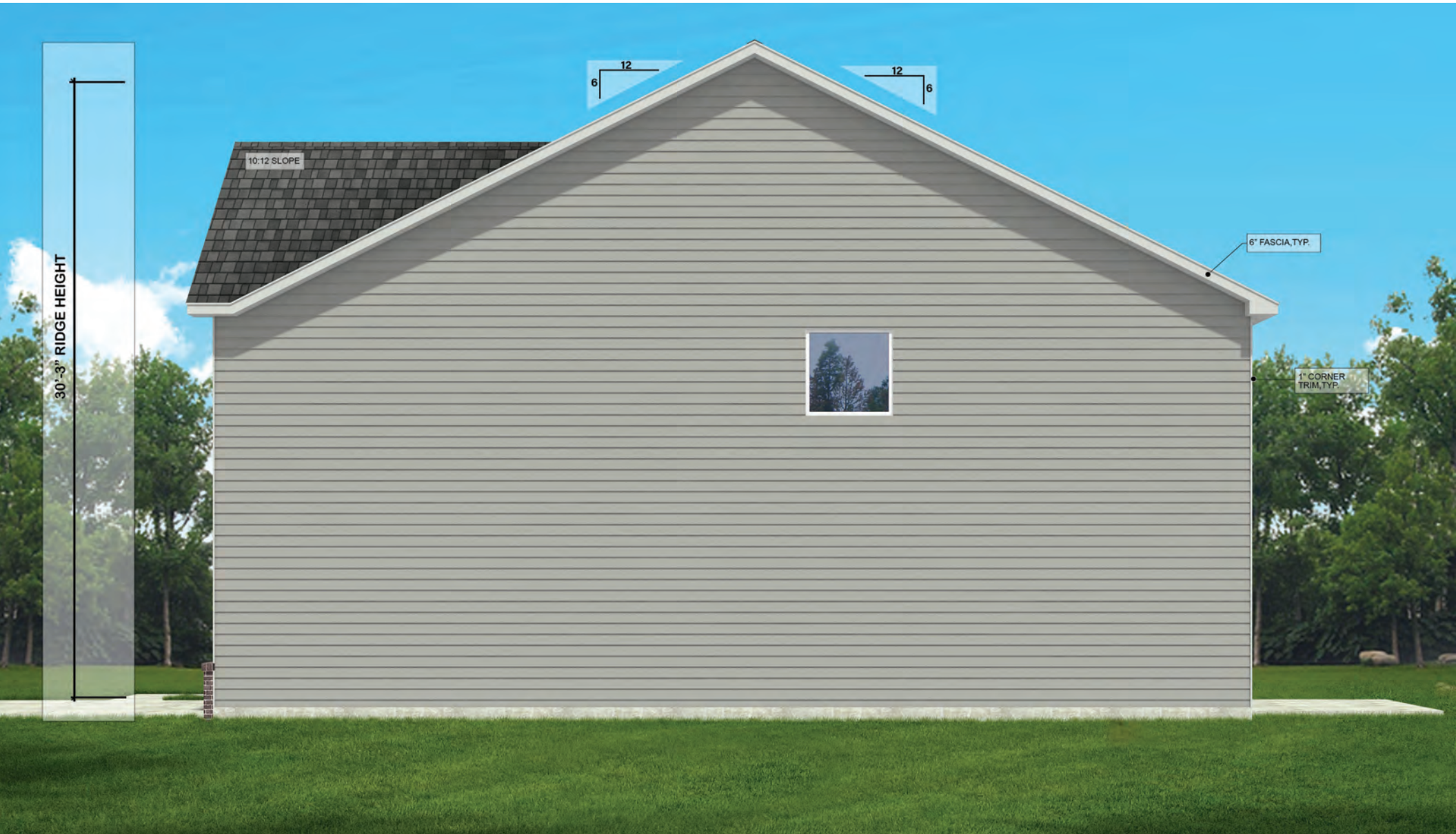
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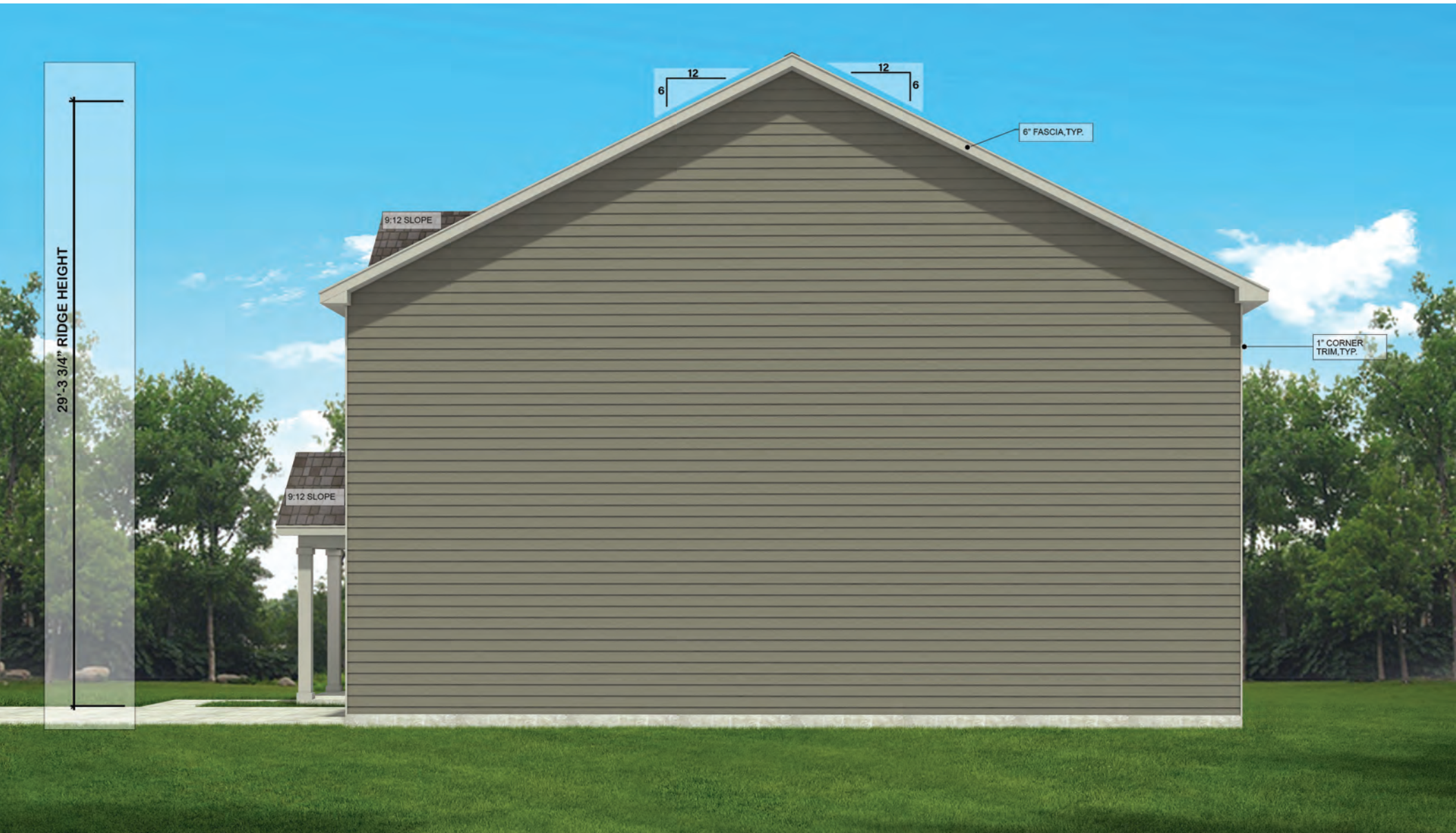
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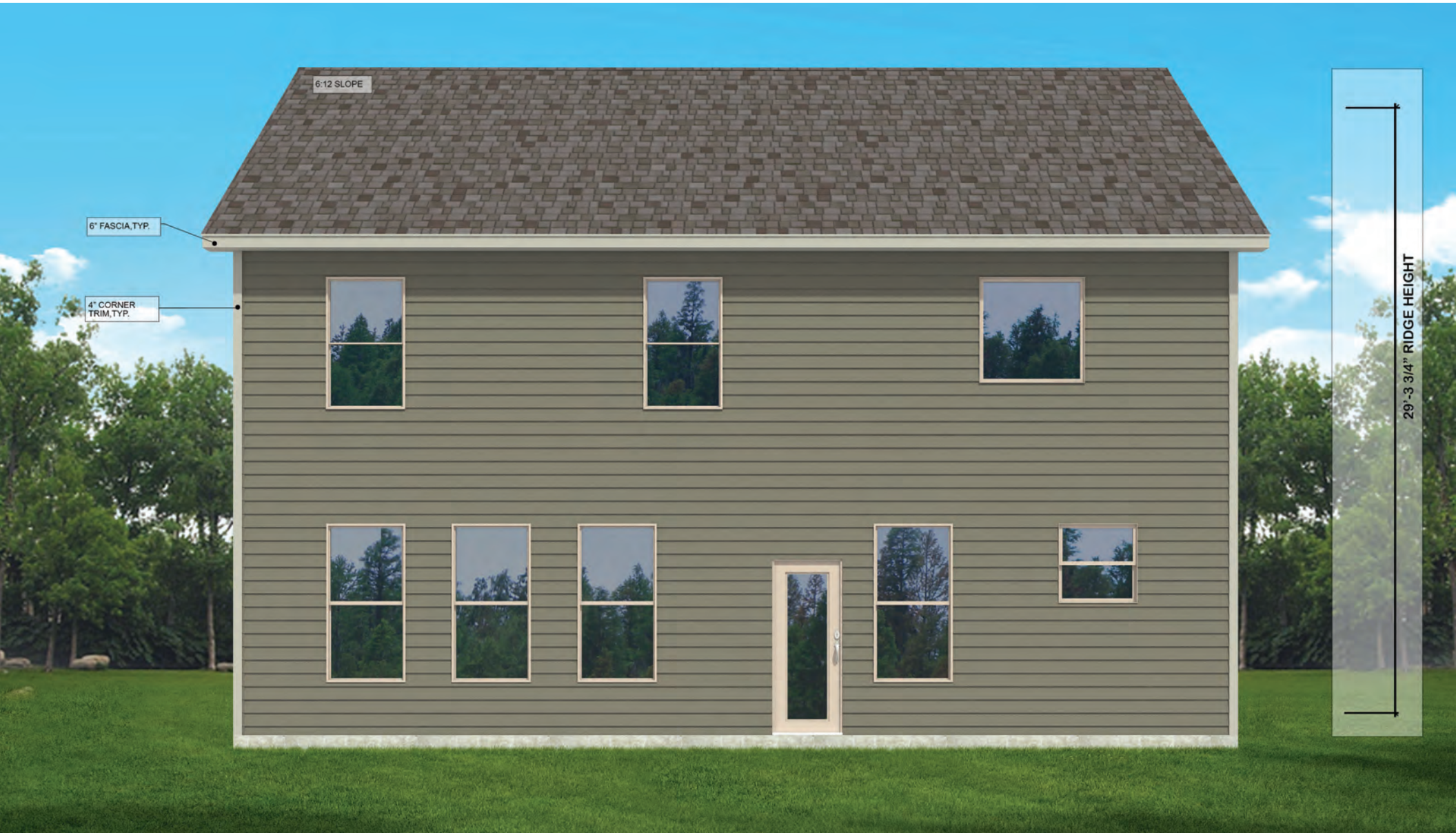
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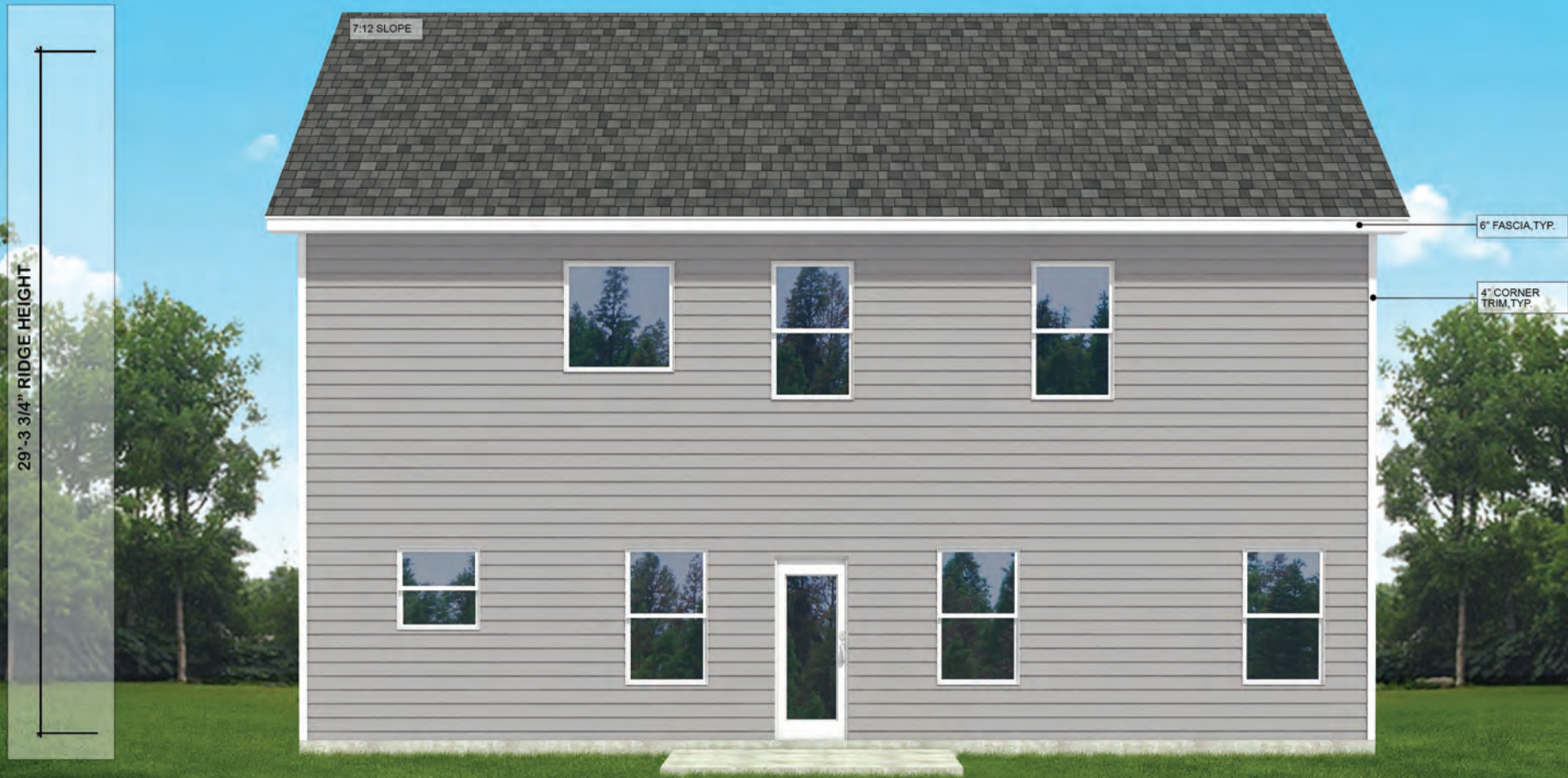
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