

**REZONING APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Integrity Development Group, LLC</u>	NAME: <u>Glenda Sells</u>
ADDRESS: <u>3553 Blair Circle</u>	ADDRESS: <u>2490 Sugarloaf Parkway</u>
CITY: <u>Brookhaven</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30319</u>	STATE: <u>GA</u> ZIP: _____
PHONE: <u>404-409-4418</u>	PHONE: _____
CONTACT PERSON: <u>Koos Erasmus</u> PHONE: <u>404-409-4418</u>	
CONTACT'S E-MAIL: <u>koos@integritydevelopmentgroup.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>R100</u> REQUESTED ZONING DISTRICT: <u>RTH</u>	
PARCEL NUMBER(S): <u>5118 001A, 5118 002</u> ACREAGE: <u>11.54</u>	
ADDRESS OF PROPERTY: <u>2490 Sugarloaf Parkway, Lawrenceville, GA</u>	
PROPOSED DEVELOPMENT: <u>Townhomes</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>73 units</u>	No. of Buildings/Lots: <u>N/A</u>
Dwelling Unit Size (Sq. Ft.): <u>2060</u>	Total Building Sq. Ft. <u>N/A</u>
Gross Density: <u>6.3 units/acre</u>	Density: <u>N/A</u>
Net Density: <u>6.9 units/acre</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

### TRACT ONE

All that tract or parcel of land lying in and being in Land Lot 118 of the 5th district, Gwinnett County, Georgia and being more particularly described as follows:

Commencing at a 5/8-inch capped rebar set at the intersection of the westerly line of Land Lot 118 and the southerly right of way of Sugarloaf Parkway (having a publicly dedicated, variable width right of way), said rebar being the TRUE POINT OF BEGINNING.

Thence leaving said land lot line and continuing in a northeasterly direction along said right of way of Sugarloaf Parkway the following courses and distances: along a curve to the left, said curve having a radius of 2143.50 feet, with an arc distance of 175.86 feet, with a chord bearing of North 66 degrees 08 minutes 00 seconds East and a chord length of 175.81 feet to a 1/2 inch capped rebar found; along curve to the left, said curve having a radius of 2143.50 feet, with an arc distance of 102.92 feet, with a chord bearing of North 62 degrees 24 minutes 27 seconds East and a chord length of 102.91 feet to a 5/8 inch capped rebar set; North 61 degrees 01 minutes 56 seconds East a distance of 580.44 feet to a point; Thence leaving said right of way of Sugarloaf Parkway South 21 degrees 13 minutes 10 seconds West a distance of 55.85 feet to a point; Thence South 28 degrees 58 minutes 04 seconds East a distance of 115.00 feet to a point; Thence along a curve to the right, said curve having a radius of 313.00 feet, with an arc distance of 95.94 feet, with a chord bearing of South 20 degrees 11 minutes 12 seconds East and a chord length of 95.56 feet to a point; Thence South 64 degrees 34 minutes 29 seconds East a distance of 207.53 feet to a point; Thence South 22 degrees 57 minutes 28 seconds East a distance of 186.90 feet to a point in the centerline of Pughes Creek (said centerline of creek being the property line); Thence continuing along said centerline of creek the following courses and distances: North 88 degrees 59 minutes 36 seconds West a distance of 33.37 feet to a point; South 67 degrees 37 minutes 12 seconds West a distance of 39.07 feet to a point; South 43 degrees 53 minutes 15 seconds West a distance of 97.72 feet to a point; South 45 degrees 18 minutes 19 seconds West a distance of 303.78 feet to a point; South 41 degrees 04 minutes 10 seconds West a distance of 61.01 feet to a point; North 84 degrees 38 minutes 04 seconds West a distance of 65.05 feet to a point; North 57 degrees 03 minutes 19 seconds West a distance of 176.76 feet to a point; North 54 degrees 40 minutes 35 seconds West a distance of 69.83 feet to a point; Thence South 57 degrees 44 minutes 36 seconds West a distance of 38.15 feet to a point; South 57 degrees 44 minutes 36 seconds West a distance of 79.95 feet to a point; South 64 degrees 03 minutes 43 seconds West a distance of 88.91 feet to a point; South 76 degrees 33 minutes 07 seconds West a distance of 11.19 feet to a point; Thence leaving said centerline of creek North 29 degrees 02 minutes 55 seconds West a distance of 23.91 feet to a 3/4 inch open top pipe found; Thence North 29 degrees 02 minutes 55 seconds West a distance of 94.51 feet to a 1/2 inch rebar found; Thence North 30 degrees 00 minutes 21 seconds West a distance of 160.00 feet to a 1/2 inch rebar found; Thence North 30 degrees 01 minutes 20 seconds West a distance of 173.61 feet to a 1/2 inch rebar found; Thence North 30 degrees 00 minutes 51 seconds West a distance of 20.29 feet to a 5/8 inch capped rebar set at the intersection of the westerly line of Land Lot 118 and the southerly right of way of Sugarloaf Parkway, said rebar being the TRUE POINT OF BEGINNING.

Said tract of land contains 11.545 Acres (502,885 square feet).

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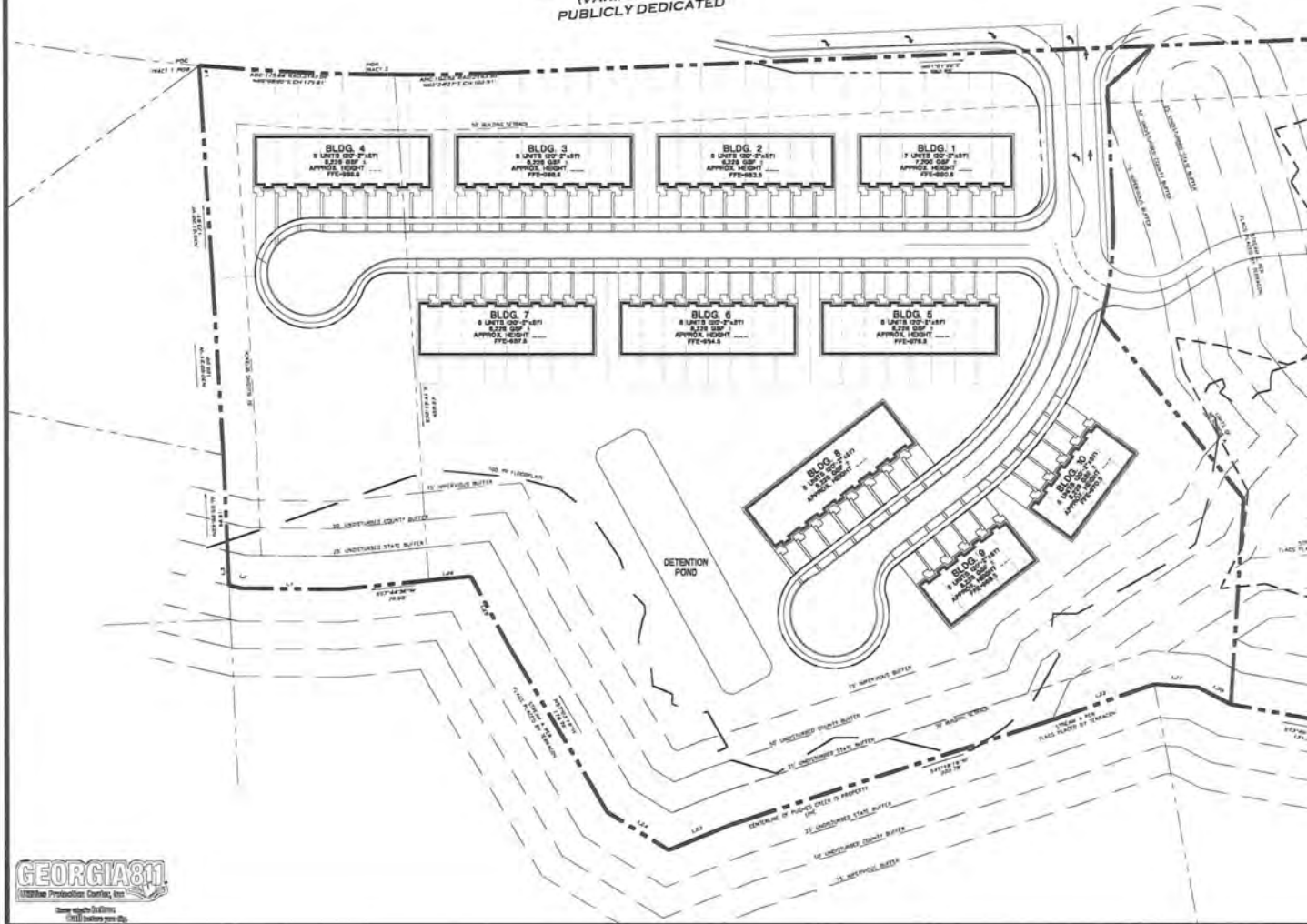


LOCATION MAP  
NOT TO SCALE

## TOWNHOMES SITE ANALYSIS

TOWNHOMES (2,080 SF / UNIT) 73 UNITS  
 PARKING FOR EACH UNIT (3 SPACES x 73 UNITS) 219 SPACES  
 SPACES DIRECTLY ADJACENT TO UNIT 100%  
 TOWNHOMES SITE AREA 11.54 ± AC.  
 FLOODPLAIN AREA WITHIN TOWNHOMES AREA 1.93 ± AC.  
 NET ACREAGE (EXCLUDES THE FLOODPLAIN OR FUTURE TOWNHOMES) 10.58 ± AC.  
 DENSITY (GROSS) = 73 / 11.54 AC = 6.3 UNITS/AC.  
 DENSITY (NET) = 73 / 10.58 AC = 6.9 UNITS/AC.

SUGARLOAF PARKWAY  
 (VARIABLE R/W)  
 PUBLICLY DEDICATED



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SITE PLAN

GRAPHIC SCALE





**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:

See attached.

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

See attached.

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

See attached.

- (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:

See attached.

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

See attached.

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

See attached.



Rezoning application responses

- A. Yes, it is suitable in view with the use of nearby properties. The rezoning is for a slightly denser residential use.
- B. No, it will not affect the existing uses of the nearby properties. The proposed rezoning is directly connected to Sugarloaf Parkway and is buffered by existing stream buffers on the east and south sides. Most of the surrounding property has already been developed as predominately single family residential. The exception is the Gwinnett County Fairgrounds located directly across Sugarloaf Parkway to the north. Traffic connection will be directly to Sugarloaf Parkway. The project will be connected to a proposed apartment development to the east. Rezoning of that property is running concurrently with this rezoning.
- C. No, the economic value of the existing property as zoned is not as great as the proposed zoning. There are significant stream buffers, wetlands and floodway/floodplains on the property that significantly reduce the useable area. Increasing the density is necessary because of these development restraints.
- D. No, the proposed rezoning is located on Sugarloaf Parkway which is a major arterial with more than adequate capacity for the additional traffic generated by the rezoning. A traffic study is included with the rezoning application that addresses impacts of this rezoning and the concurrent Apartment rezoning to the west. Public water and sewer are available at the project limits.
- E. Yes, the rezoning is consistent with residential use as shown in the future land use plan.
- F. No.

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May 31, 2018

Gwinnett County, GA  
Department of Planning & Development  
446 West Crogan Street, Suite 275  
Lawrenceville, Georgia 30045

RE: Letter of Intent for Rezoning Application  
Integrity Development Group, LLC (Parcels 5118-002, 5118-001A)  
2490 Sugarloaf Parkway, Lawrenceville, Georgia  
W&A Project No.: 18-LD-064

To Whom It May Concern:

The attached proposed Rezoning application is being submitted by Integrity Development Group, LLC for a parcel of land they are under contract with the current land owner. The site consists of Parcel 5118-002 and a portion of Parcel 5118-001A and contains 11.54 acres.

It is adjoined by several single-family subdivisions to the west and south (including Huntington Falls, Estates at Greta Oaks and Spring Arbor) and the remainder of a vacant residential Parcel 5118-001A to the east, the Gwinnett County Fairgrounds to the north across Sugarloaf Parkway as shown on the Site Plan. The intent of this Rezoning application is to change the existing zoning of the property from R100 (Single Family Residential) to RTH (Townhome).

The current use of the property is for a single-family residence and pasture including associated structures. The pasture portion of the project is mostly cleared of trees except for the stream buffer and floodplain areas. The Yellow River Tributary-3 runs along the southern border between the subject rezoning and most of the single family residential.

Use and development of the property as R100 is not economically feasible and is not the highest and best use of the property as a large portion of the property consists of floodplain, stream buffers and substantial topographical relief. The floodplain consists of 1.93 acres of the total 11.54-acre development.

As stated in the Rezoning application, the Applicant intends to develop the property with 60 townhome units. Each unit is two-story and 2,060 sf with a single garage on the lower level. The proposed buildings will be less than 35' in height per the RTH zoning classification requirements. The gross density is 6.3 units/acres and the net density is 6.9 units/acre. The project will have 219 parking spaces directly in front of the units. One space in the garage and two spaces in the driveway in directly in front of the unit.

The proposed zoning would result in a high quality townhome development in Gwinnett County. We welcome the opportunity to meet with the staff of the Gwinnett County Planning and Development Department to answer any questions or to address any concerns. We respectfully request your approval of this Rezoning application.

Sincerely,  
Wolverton & Associates, Inc.

  
Todd Seldomridge, PE, CPESC  
Project Manager

Enclosures: Rezoning application and attachments

C: Johnnie Hastings, Integrity  
Koos Erasmus, Integrity

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**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.

 6/1/2018  
\_\_\_\_\_  
Signature of Applicant Date

KOOS ERASMUS, DIRECTOR 6/1/2018  
\_\_\_\_\_  
Type or Print Name and Title

 6/1/2018  
\_\_\_\_\_  
Signature of Notary Public Date



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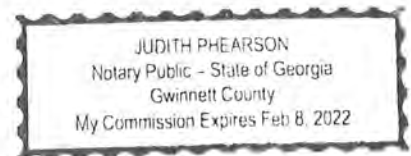


**REZONING PROPERTY OWNER'S CERTIFICATION**

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.

Glenda Sells 5/30/18  
Signature of Property Owner Date

Glenda Sells Owner  
Type or Print Name and Title



Judith Phearson 5/30/18  
Signature of Notary Public Date Notary Seal

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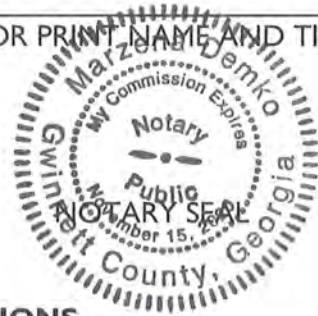
**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

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.

 6/1/2018 KOOS ERASMUS DIRECTOR  
SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

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

 6/1/2018  
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    KOOS ERASMUS  
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.

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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      -      118      -      002  
(Map Reference Number)      District      Land Lot      Parcel

\_\_\_\_\_  
Signature of Applicant      5/30/18  
Date  
KOOS ERASMUS      DIRECTOR.  
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)

\_\_\_\_\_  
NAME      TSAI  
TITLE  
5-30-18  
DATE

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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                      -                      118                      -                      001A  
(Map Reference Number)                      District                      Land Lot                      Parcel

Signature of Applicant

Date

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)

Julie Smith  
NAME

TSAI  
TITLE

5-30-18  
DATE

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**Sugarloaf Town Homes – Front elevations**

2470 Sugarloaf Pkwy, Lawrenceville, GA  
71 Townhome units – 20' 2" x 51' – 25 ft setbacks

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**Sugarloaf Town Homes – Side and Rear elevations**

2470 Sugarloaf Pkwy, Lawrenceville, GA

71 Townhome units – 20' 2" x 51' – 25 ft setbacks

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**Integrity**  
**D**evelopment  
**G**roup

**Sugarloaf Town Homes – Rear elevations**

2470 Sugarloaf Pkwy, Lawrenceville, GA  
71 Townhome units – 20' 2" x 51' – 25 ft setbacks

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