

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Kenneth Wood</u>	NAME: <u>Glenda Sells</u>
ADDRESS: <u>350 Research Ct, Suite 200</u>	ADDRESS: <u>2470 Sugarloaf Parkway</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30092</u>	STATE: <u>GA</u> ZIP: <u>30045</u>
PHONE: <u>770-451-2741</u>	PHONE: _____
CONTACT PERSON: <u>Dianne Pathammavong</u> PHONE: <u>678-684-6219</u>	
CONTACT'S E-MAIL: <u>dianne@pecatl.com</u>	

APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICTS(S): <u>R-100</u> REQUESTED ZONING DISTRICT: <u>RM-13</u>	
PARCEL NUMBER(S): <u>R5118 001A</u> ACREAGE: <u>+/-23.91</u>	
ADDRESS OF PROPERTY: <u>2470 SUGARLOAF PARKWAY, LAWRENCEVILLE, GA 30045</u>	
PROPOSED DEVELOPMENT: <u>276 MULTI-FAMILY APARTMENT UNITS</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>276</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1,2,3, BEDROOM UNITS</u>	Total Building Sq. Ft. _____
Gross Density: <u>11.54 UPA</u>	Density: _____
Net Density: <u>13.0 UPA</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION
23.9 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 118 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING; commence from a point at the intersection of the southeasterly right-of-way line of Sugarloaf Parkway (Variable R/W) with the Land Lot line common to Land Lots 107 & 118; thence along said right-of-way line the following courses and distances:

175.86 feet along an arc of a curve to the left, said curve having a radius of 2,143.50 feet and a chord bearing and distance of North 66 degrees 8 minutes 0 seconds East 175.81 feet; thence 102.92 feet along an arc of a curve to the left, said curve having a radius of 2,143.50 feet and a chord bearing and distance of North 62 degrees 24 minutes 27 seconds East 102.91 feet to a point; thence North 61 degrees 01 minute 56 seconds East a distance of 552.67 feet to a point and the TRUE POINT OF BEGINNING; thence continuing along said right-of-way line the following courses and distances:

North 61 degrees 01 minute 56 seconds East a distance of 329.32 feet to a point; thence 266.00 feet along an arc of a curve to the left, said curve having a radius of 7,699.44 feet and a chord bearing and distance of North 60 degrees 2 minutes 33 seconds East 265.98 feet to a point; thence North 59 degrees 3 minutes 10 seconds East a distance of 756.37 feet to a point; thence leaving said right-of-way line

South 30 degrees 50 minutes 24 seconds East a distance of 736.03 feet to a point; thence South 24 degrees 20 minutes 24 seconds West a distance of 10.68 feet to a point; thence South 41 degrees 20 minutes 39 seconds West a distance of 124.07 feet to a point; thence South 25 degrees 45 minutes 12 seconds West a distance of 57.87 feet to a point; thence South 49 degrees 15 minutes 49 seconds West a distance of 96.48 feet to a point; thence South 41 degrees 35 minutes 23 seconds West a distance of 72.25 feet to a point; thence South 34 degrees 46 minutes 3 seconds West a distance of 56.51 feet to a point; thence South 37 degrees 27 minutes 51 seconds West a distance of 64.12 feet to a point; thence South 48 degrees 9 minutes 40 seconds West a distance of 93.94 feet to a point; thence South 69 degrees 15 minutes 55 seconds West a distance of 72.56 feet to a point; thence North 89 degrees 28 minutes 32 seconds West a distance of 75.20 feet to a point; thence South 77 degrees 6 minutes 7 seconds West a distance of 81.68 feet to a point; thence South 84 degrees 49 minutes 38 seconds West a distance of 58.30 feet to a point; thence South 64 degrees 25 minutes 27 seconds West a distance of 42.91 feet to a point; thence South 82 degrees 15 minutes 10 seconds West a distance of 37.21 feet to a point; thence North 88 degrees 59 minutes 52 seconds West a distance of 66.34 feet to a point; thence North 79 degrees 37 minutes 0 seconds West a distance of 68.79 feet to a point; thence South 86 degrees 28 minutes 33 seconds West a distance of 201.67 feet to a point; thence South 73 degrees 49 minutes 0 seconds West a distance of 131.32 feet to a point; thence North 22 degrees 59 minutes 19 seconds West a distance of 186.68 feet to a point; thence North 56 degrees 19 minutes 46 seconds West a distance of 181.77 feet to a point; thence North 30 degrees 24 minutes 5 seconds West a distance of 50.00 feet to a point; thence 38.99 feet along an arc of a curve to

the left, said curve having a radius of 62.00 feet and a chord bearing and distance of North 72 degrees 11 minutes 52 seconds West 38.35 feet to a point; thence North 28 degrees 56 minutes 25 seconds West a distance of 154.78 feet to a point; thence North 16 degrees 2 minutes 46 seconds East a distance of 28.29 feet to a point to a point and the TRUE POINT OF BEGINNING.

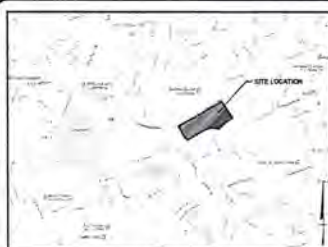
Said tract containing 23.91 acres.

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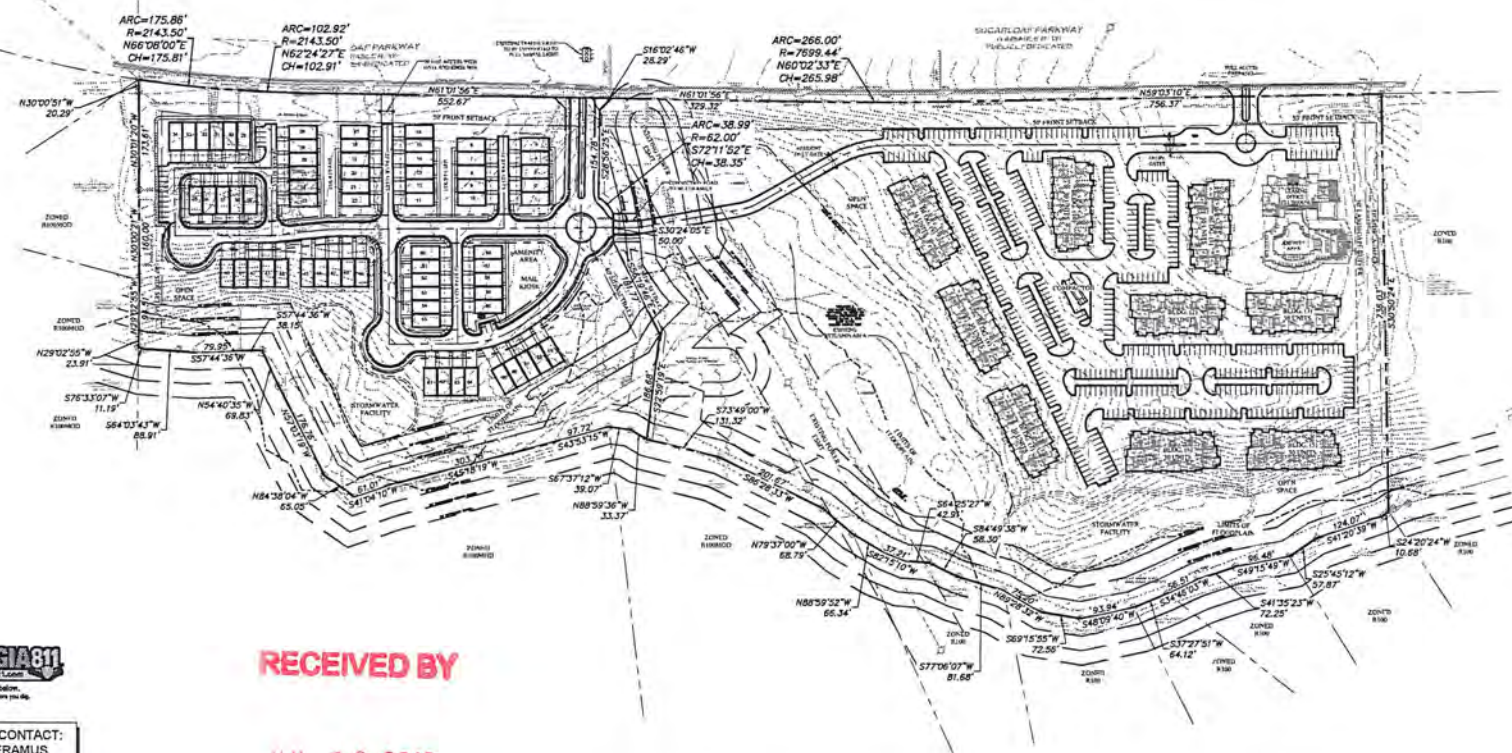
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SITE DATA	
TOWNHOME SITE AREA	11.62 ACRES
GENERAL	
EXISTING ZONING	R-150
PROPOSED ZONING	R-70
ZONING JURISDICTION	DEKALB COUNTY, GEORGIA
USE OR ZONING	
TOTAL SITE AREA	11.62 ACRES
PLANNED HIGHWAY ELECTRICAL TRANS. ESENT.	1.04 ACRES
TOTAL PLANNED HIGHWAY ELECTRICAL ESENT. AREA	8.89 ACRES
NET SITE AREA	10.30 ACRES
SETBACKS AND EASEMENTS	
FRONT SETBACK	10 FEET (MINOR THROUGH-TRAFFIC)
SIDE SETBACK	40 FEET
REAR SETBACK	40 FEET
MAX. BUILDING HEIGHT	20 FEET
DEVELOPMENT PARAMETERS	
24 X 36 SPACING (LOADED) TOWNHOMES	16 UNITS
24 X 36 SPACING (LOADED) TOWNHOMES	40 UNITS
TOTAL TOWNHOMES PROVIDED	46 UNITS
UGRDG SITE DENSITY PROVIDED	5.26 UPA
NET SITE DENSITY PROVIDED	6.26 UPA
MAX. NET SITE DENSITY ALLOWED	6.2 UPA
USES PERMITTED ON ZONING	
MAX. OPEN SPACE REQUIRED	1.31 ACRES (11% OF TOTAL SITE AREA)
OPEN SPACE PROVIDED	2.81 ACRES (24.5% OF TOTAL SITE AREA)
ADDITIONAL COMMENTS	
MIN. PARKING SPACES REQUIRED	207 SPACES (1.5 SP/ DWELLING UNIT)
MAX. PARKING SPACES REQUIRED	414 SPACES (3.1 SP/ DWELLING UNIT)
PARKING PROVIDED	219 SPACES (2.36 SP/ GARAGE + 2 DRIVEWAY SP.)
GUEST PARKING PROVIDED	18 SPACES
TOTAL PARKING SPACES PROVIDED	236 SPACES (2.32 SP/ DWELLING UNIT)

DEVELOP	
MULTIFAMILY SITE AREA	20.91 ACRES
EXISTING	
EXISTING ZONING	R-100
PROPOSED ZONING	RM-13
ZONING ADOPTION	JOHNETT COUNTY, GEORGIA
DEVELOPMENT SUMMARY	
TOTAL SITE AREA	20.91 ACRES
FLOOD HAZARD ELECTRICAL TRANSIT EMT	9.4 ACRES (45.5% OF TOTAL SITE AREA)
FLOOD HAZARD ELECTRICAL TRANSIT EMT	21 ACRES
NET SITE AREA	21.2 ACRES
SETBACK REQUIREMENTS	
FRONT SETBACK	50 FEET (MAJOR THROUGHFARE)
SIDE SETBACK	10 FEET
REAR SETBACK	50 FEET
DEVELOPMENT REQUIREMENTS	
TOTAL MULTIFAMILY UNITS PROVIDED	221 UNITS
GROSS SITE DENSITY PROVIDED	11.54 UPA
NET SITE DENSITY PROVIDED	13.0 UPA
MAX NET SITE DENSITY ALLOWED	13.0 UPA
DEVELOPMENT SUMMARY	
MIN. OPEN SPACES REQUIRED	3.65 ACRES (17% OF TOTAL SITE AREA)
OPEN SPACES PROVIDED	6.15 ACRES (29.4% OF TOTAL SITE AREA)
FINANCIAL REQUIREMENTS	
MIN. PARKING SPACES REQUIRED	414 SPACES (1.3 SP/ DWELLING UNIT)
MAX. PARKING SPACES REQUIRED	165 SPACES (0.5 SP/ DWELLING UNIT)
TOTAL PARKING SPACES PROVIDED	442 SPACES (1.3 SP/ DWELLING UNIT)



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GEORGIA811
www.Georgia811.com

24 HOUR CONTACT:
KOOS ERAMUS
404-409-4418

SUGARLOAF PKWY at SCENIC HWY
A MASTER PLANNED RESIDENTIAL DEVELOPMENT
FOR
INTEGRITY DEVELOPMENT GROUP, LLC.

LOT 18
STERLING OAKS CIRCLE NE.
BROOKHAVEN, GEORGIA 30319
PHONE: 404-428-2900
DAWNETT COUNTY.

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350 RESEARCH COURT ■ PLACHTREE CORNERS, GEORGIA 30092 ■ (770) 451-2741 ■ F: (770) 451-3915 ■

REVISIONS:

[illegible]

This drawing is the property of Alstom and Eschweiler

MASTER
REZONING PLAN

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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9 50 100 200

SCALE: 1" = 100'

DATE: JULY 2, 2019



DESIGN LEVEL II DESIGN PROFESSIONAL

 z'

SMIT

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

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7/5/2019

Gwinnett County, Ga.
Department of Planning and Development
446 West Crogan Street, Suite 275
Lawrenceville, Georgia 30045

Re: **Rezoning Applicant's Response – Sugarloaf Parkway at Scenic Highway Rezoning
Sugarloaf Pkwy (2470,2490) @ Scenic Hwy ± 35.52 Acres**
Land Lot 118, 5th District, Gwinnett County, Georgia
Planners and Engineers Collaborative, Inc. Project No. 19148.00A

REZONING APPLICANT'S RESPONSE

- A.) Yes, the proposed rezoning will permit a denser residential use that is suitable in view with the use of nearby and surrounding properties.
- B.) No, the proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby properties. Most of the surrounding properties have already been developed as single-family residential. The subject property will be directly connected to Sugarloaf Parkway and the existing traffic signal will be convert to a fully operational signal. The South, East and West portions of the site are border by an existing creek and the north portion of the site sits adjacent to Sugarloaf Parkway with the Gwinnett County Fair Grounds on the north side of Sugarloaf Parkway.
- C.) No, the current R-100 zoning does not allow the property to be economically feasible due to the significant amount of stream buffers, wetlands, floodplain and power easement located on site. Rezoning the property to a zoning that allows a higher density is necessary due to these existing site constraints.
- D.) No, the proposed rezoning will not result in a use that could cause an excessive or burdensome use of the existing streets, transportation facilities, utilities or schools b/c the site is located on Sugarloaf Parkway, which is a major arterial connector within this area of Gwinnett County. In addition, the existing traffic signal will be converted to a fully operational traffic signal to aid in development of the subject site. Public water and sewer are also available for the subject site.
- E.) Yes, the proposed rezoning is in conformity with the residential uses as shown on the future land use plan.
- F.) No, there are no 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.

Sincerely,
Planners and Engineers Collaborative, Inc.



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

kjw/dp

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Planning&Development

7/10/2019

Gwinnett County, Ga.
Department of Planning and Development
446 West Crogan Street, Suite 275
Lawrenceville, Georgia 30045

Re: **Letter of Intent – Sugarloaf Parkway at Scenic Highway Rezoning**
Sugarloaf Pkwy (2470,2490) @ Scenic Hwy ± 35.52 Acres
Land Lot 118, 5th District, Gwinnett County, Georgia
Planners and Engineers Collaborative, Inc. Project No. 19148.00A

To whom it may concern,

The subject site is a combination of two existing vacant parcels (5118-002 & 5118-001A) containing +/- 35.52 acres located across the street from the Gwinnett County Fairgrounds. The current site is mostly open pasture land with an existing single family structure and Pughes Creek running along the southern border of the site. In addition, there is a portion of the creek and an existing power easement that runs north and south and divides the site into two separate parcels. Wetlands have located on the subject site within the existing power easement, while the rest of the site is surrounded by several single family subdivisions along the west, south and east borders of the site.

Currently the property is zoned R-100 (Single Family Residential) and the intent of the rezoning is rezone the property to RM-13 and R-TH and the property will be subdivided as determined by the Gwinnett County Development Plan review. Under the R-100 zoning, the property is not economically feasible, due to a large portion of the site containing the existing power easement and the amount of existing floodplain estimated to be a little under 8 acres. In addition, the amount of existing stream buffers and substantial topographical relief around the streams limit the areas to be developed on site.

The intention of the applicant is to develop the property with 69 townhome units and 276 multi-family apartment units. The existing traffic signal along Sugarloaf Parkway will be converted to a fully functional signal to allow easy ingress/egress to the site. The R-TH (11.62 acres) portion of the site will contain both front and rear loaded townhomes with a maximum height of 35 feet as allowed by the R-TH zoning. In addition, multiple courtyards, pocket parks and an amenity area will be provided to accommodate the future residents of the development. The net density for the R-TH site will be 6.28 UPA, which is under the maximum allowed of 8 UPA. Both developments will be connected by an internal road and will be providing access to the converted traffic signal on Sugarloaf Parkway.

The portion (23.91 acres) of the site being rezoned to RM-13 will contain 276 multi-family units consisting of a mixture of 1 bedroom, 2 bedroom and 3 bedroom units. All proposed buildings will be 3-4 stories and under the maximum allowed height of 50 feet. In addition, a leasing office and clubhouse with amenities will be provided for the multi-family units. The proposed net density for the RM-13 site is 13.0 UPA and will have a parking ratio of 1.5 parking spaces per unit for a total of 414 spaces. In addition to the amenities being provided, there will be large areas of greenspace being preserved on site due to stream buffers, wetlands and the existing power easement. These areas will provided residents with walking/multi-use trails and multiple areas for relaxation throughout the site.

The proposed combined developments and rezoning of the subject site is consistent with the future land use plan and would result in a high quality development and excellent use of this land within Gwinnett County. We look

RZM '19 00 9



forward to the opportunity to meet with the Planning and Development Staff of Gwinnett County to discuss or answer any concerns of this proposed rezoning.

Sincerely,
Planners and Engineers Collaborative, Inc.

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

kjw/dp

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Planning&Development

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

7/5/19

Date

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

Type or Print Name and Title



Signature of Notary Public

7/5/19

Date



Notary Seal

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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 J. Sells
Signature of Property Owner

7-5-19
Date

Glenda J. Sells
Type or Print Name and Title

Dianne Pathammavong
Signature of Notary Public

7/5/19
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.



7/5/2019

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

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE



SIGNATURE OF NOTARY PUBLIC

DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

☐

YES

☒

NO

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

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



Signature of Applicant

7/3/2019

Date

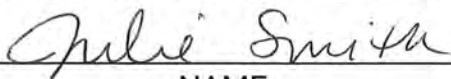
Kenneth J. Wood, P.E., LEED AP

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

TSA II

TITLE

7-9-19

DATE

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