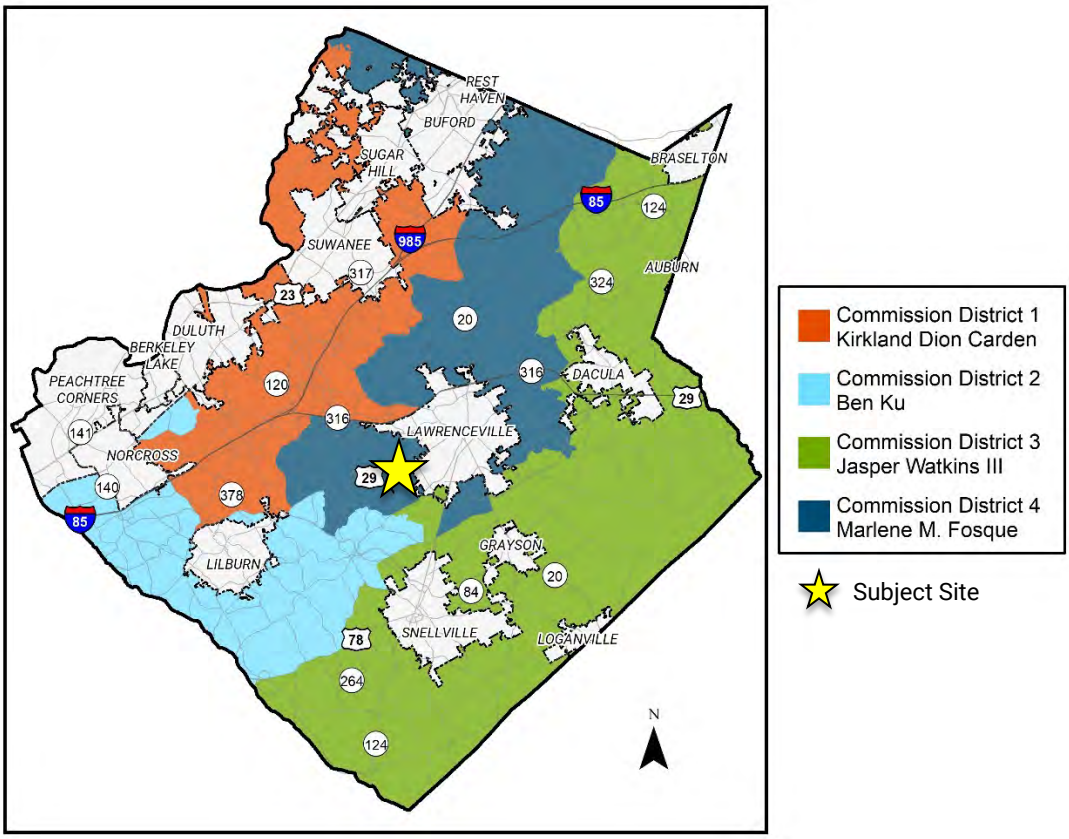
GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 150 | Lawrenceville, GA 30046-2440
678.518.6000
www.gwinnettcounty.com

PLANNING AND DEVELOPMENT DEPARTMENT
CASE REPORT

Case Number:	**RZM2021-00010**
Current Zoning:	**C-2** (General Business District) & **R-TH** (Single-Family Residence Townhouse District)
Request:	Rezoning to **R-TH** (Single-Family Residence Townhouse District)
Additional Request:	Buffer Reduction Waiver
Address:	1585 Monfort Road
Map Number:	R5082 007 & R5082 178
Site Area:	22.43 acres
Proposed Development:	Townhouses
Commission District:	District 4 – Commissioner Fosque
Character Area:	Community Mixed-Use
Staff Recommendation:	**DENIAL**
Planning Commission Recommendation:	**APPROVAL** with Conditions



Location Map

Planning Commission Advertised Public Hearing Date: 4/14/2021
Board of Commissioners Advertised Public Hearing Date: 4/27/2021

Applicant:	Walker Anderson Homes, LLC c/o Mahaffey Pickens Tucker, LLP 1550 N. Brown Road, Suite 125 Lawrenceville, GA 30043	**Owner:**	Deesco, Inc. PO Box 186 Lawrenceville, GA 30046
Contact:	Shane Lanham	**Contact Phone:**	770-232-0000

Zoning History

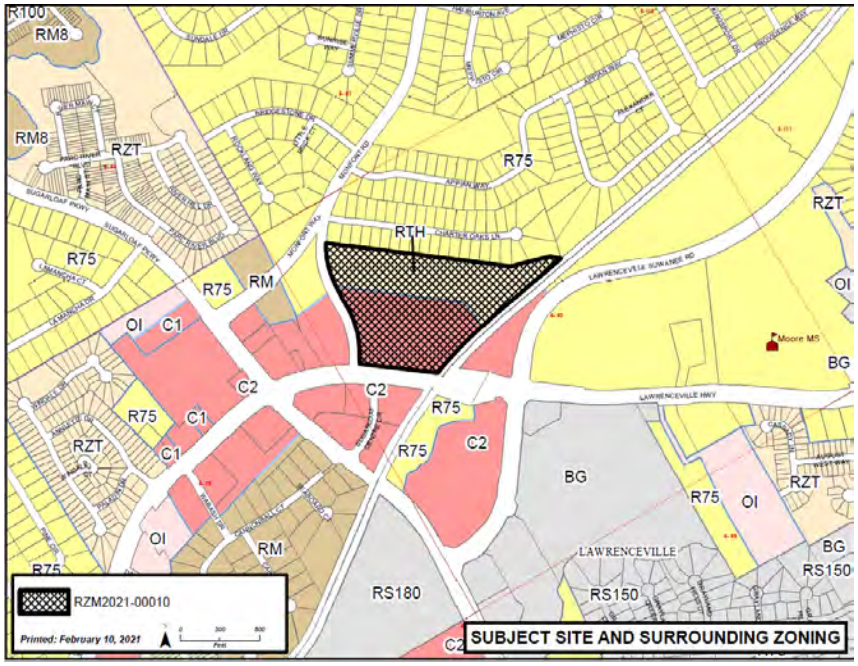
The subject property is zoned R-TH (Single-Family Residence Townhouse District) and C-2 (General Business District). In 1984, the southernmost portion of the property was rezoned to C-2 to accommodate commercial retail uses, pursuant to RZ-156-84.

Existing Site Condition

The subject site is a 22.43-acre heavily wooded site with several abandoned residential structures and an existing driveway, located on the eastern side of Monfort Road and the northern side of Lawrenceville Highway, at its intersection. A stream bisects the site from the northern property line to the eastern property line. The site includes frontage on both Monfort Road and Lawrenceville Highway, both of which are county roads. The eastern property line is bordered by a railroad right-of-way and the northern property line is adjacent to the Princeton Square subdivision. No sidewalks exist along the perimeter of the property.

Surrounding Use and Zoning

The subject site is surrounded by single-family detached homes in the Princeton Square subdivision to the north and commercially zoned properties to the east, south, and west. To the east of the property, across the railroad right-of-way is a vacant C-2 (General Business District) zoned property. South of site, across Lawrenceville Highway are several C-2 zoned parcels that contain a SunTrust Bank, car wash, and vacant fast-food restaurant building. West of the subject property, across Monfort Road is a large vacant parcel, zoned C-2 towards Lawrenceville Highway and zoned R-75 towards Monfort Way. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Subject Property	Vacant	C-2 & R-TH	n/a
North	Single-Family Detached Residential (RZ-158-84)	R-75	2.6
East	Vacant land	C-2	n/a
South	Commercially zoned parcels	C-2	n/a
West	Vacant split-zoned Commercial/residentially zoned land	C-2 & R-75	n/a

Project Summary

The applicant requests rezoning of a 22.4-acre property from C-2 & R-TH to R-TH to construct a 112-unit townhouse development.

- The proposed net density for the site is 5.4 dwelling units per acre, which is lower than the maximum ten units per acre allowed for the R-TH zoning district
- Access to the project would be provided via one entry point, from Monfort Road
- The proposed development would have public streets
- There are 28 proposed guest parking spaces, which meets the minimum requirement for the R-TH zoning district
- Proposed townhouses will be front loading
- The applicant did not inherently state the minimum square footage of the proposed townhouses, but that the homes would meet the minimum R-TH requirements. The UDO states townhouses to be a minimum of 1,000-square feet

- A 30-foot-wide landscape strip along both road frontages
- A reduction of 30-foot buffer to 20-foot graded and replanted buffer along the northern property line property line (buffer reduction requested by the applicant)
- Architectural renderings were submitted by the applicant and indicate the proposed townhouses would be constructed of brick, stacked stone, and/or cementitious shake, siding, board and batten or combinations thereof

Zoning and Development Standards

The applicant is requesting rezoning to the R-TH, Single-Family Residence Townhouse District is intended for attached townhouse dwellings and detached single-family and duplex dwellings on small lots. These developments are appropriate for smaller infill tracts or assemblages of land in areas where public sewerage facilities are available or can be readily obtained and where there is convenient access to collector streets, major thoroughfares or state or interstate highways. Residential dormitories are only permitted adjacent to Georgia Gwinnett College property for the exclusive use of students and/or staff of the college. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35’	Unknown	Unknown
External Front Yard Setback	Minimum 10’	30’	YES
External Side Yard Setback	Minimum 20’	20’	YES
External Rear Yard Setback	Minimum 20’	20’	YES
Off-Street Parking	Minimum: 2 spaces Maximum 6 spaces	2 spaces per unit	YES
Guest Parking	0.25 spaces per dwelling unit	28 spaces	YES
Zoning Buffer	30’ adjacent to R-75	20’	NO
Landscape Strip	10’	30’	YES

Waiver Request

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

1. Section 610-20.5. Minimum Buffer Requirements:
    A. Required buffers shall be provided in conformity [with] Table 610.0 “Table of Minimum Buffer Requirements”.

30’ buffer for R-TH development adjacent to existing R-75 zoned property

Since the proposed R-TH development is adjacent to existing R-75 zoned property, a 30-foot permanent buffer is required. In this case, the applicant is proposing a 20-foot graded and replanted landscape strip along the northern property line, a reduction of ten feet from the R-TH zoning district requirement.

Internal and External Agency Review

In addition to the above Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit E). For this project, the following are notable items that will be required during the site development process:

- A left turn lane shall be provided at the project entrance.
- Standard deceleration lanes with appropriate taper and adequate right-of-way
- A sight distance certification at the project entrance
- A 5' sidewalk will be required along the property frontage.

Standard site and infrastructure improvements will also be required related to stormwater, water, and sewer utilities and any 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 residentially zoned single-family detached subdivisions to the north and vacant and developed commercially zoned parcels to the east, south, and west. Lawrenceville Highway is a heavily commercialized corridor and allowing for townhouses, as opposed to reserving the land for commercial uses, could be a detriment to this commercial corridor. Additionally, the closest townhouses are northwest of the subject property, with access from Sugarloaf Parkway, not Lawrenceville Highway. A townhouse development, with 112 units, would not be suitable in this area.

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 likely not be impacted by the zoning change. Lawrenceville Highway is a commercial corridor and new development along this road should be reserved for higher intensive uses.

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

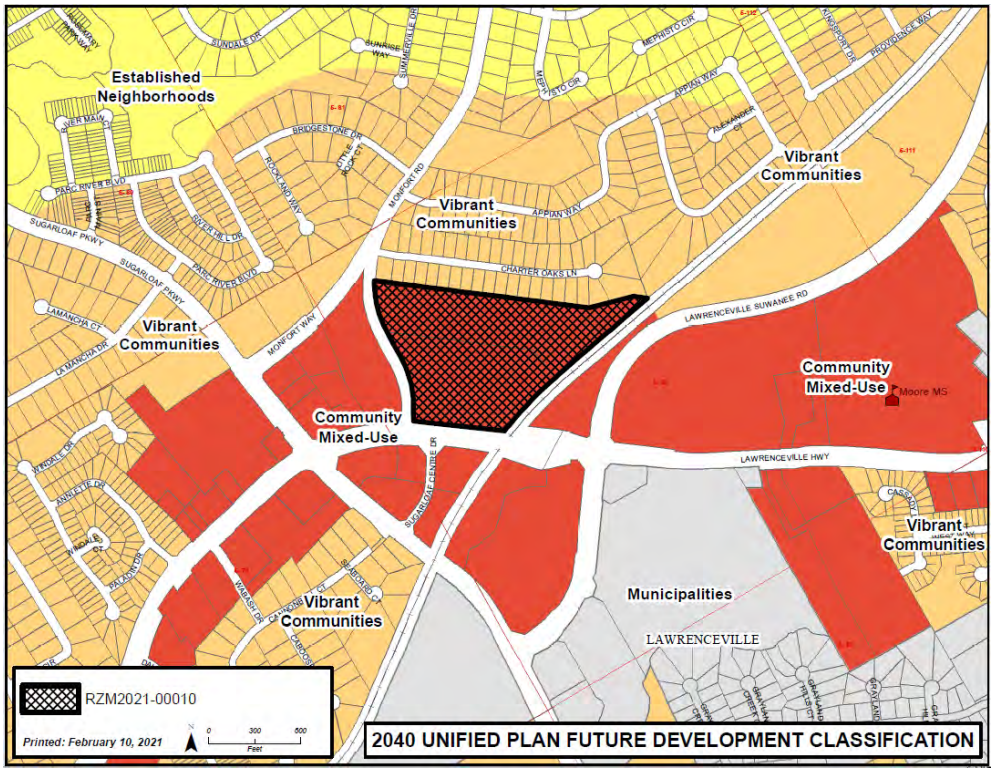
The property, as currently zoned, has a reasonable economic use. However, due to the location of this parcel, it would likely not be an appropriate site for the requested townhouse development.

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 of public facilities is anticipated in the form of utility demand, traffic, stormwater runoff, and the number of school-aged children. However, with appropriate conditions and site development requirements these impacts would be mitigated. Agency review comments related to 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; and

The 2040 Unified Plan Future Development Map indicates that the subject property lies within the Community Mixed-Use Character Area. This designation is intended for activity nodes and connecting areas along major corridors, such as Lawrenceville Highway. The area should consist of mixed-use developments incorporating mostly commercial uses and medium-high density residential uses, with development focused on making these areas pedestrian oriented. Although townhouses are listed as potential development types within the Community Mixed-Use Character Area, they should be incorporated into medium-scale, mixed use developments, rather than stand-alone uses. The proposed development does not include a mixture of uses and is not pedestrian oriented and would therefore not be appropriate at this location.



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 nearby area is developed with single-family detached and commercial uses or vacant commercial land. The proposed development would be inconsistent with the existing zoning pattern and would not meet the intent of the Unified Plan, which recommends that developments be medium-scale and include a mixture of uses.

Waiver Request Analysis: When considering waivers from Title III of the UDO, staff is required to review whether an undue hardship may result from strict compliance with the regulations and that approval would not adversely affect the general public welfare or nullify the intent of the Development Regulations. In addition, there must be a determination that there are unusual topographical or other exceptional conditions. Staff makes the following findings related to the waiver request:

The requested buffer reduction is located along the northern property line of the subject property. This property line abuts single-family detached residential dwellings within the Princeton Square subdivision, zoned R-75. Buffers are required between dissimilar zoning districts or uses. In this case, the proposed townhouses would have a higher density than the adjacent R-75 zoned lots. Therefore, reducing the buffer would likely adversely affect the general public welfare or nullify the intent of the Development Regulations.

Staff Recommendation

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

In addition, the staff recommends **DENIAL** of the following Waiver:

1. To reduce the required buffer along the northern property line from 30' to 20'.

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

Approval as R-TH (Single-Family Residence Townhouse District), subject to the following conditions:

1. Development shall be limited to **104** ~~112~~ single-family attached townhouses and accessory uses.
2. The minimum heated floor area per dwelling unit shall be 1,600 square feet.
3. Homes shall be constructed with front facades of primarily brick and/or stacked stone. The balance of the home may be the same or of cedar or fiber-cement siding or shake with a minimum **two** ~~three~~ foot brick or stacked stone water table **in general accordance with the submitted elevations**.
4. All dwellings shall have at least a double-car garage.
5. Provide a 20-foot-wide undisturbed buffer adjacent to residentially zoned properties.

6. Provide a 30-foot-wide landscape setback along Monfort Road and Lawrenceville Highway. Both entrances shall be landscape by the developer and maintained by the Homeowners Association. Entrances shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to the review and approval by the Director of Planning and Development.

7. Open space shall be provided. Final design shall be subject to the review and approval by the Director of Planning and Development.

8. Natural vegetation shall remain on the property until the issuance of a development permit.

9. All grassed areas shall be sodded.

10. All utilities shall be placed underground.

11. Detention pond(s) shall be fenced with a black vinyl-coated chain link fence a minimum of four feet in height and shall be fully screened from view of adjacent residences with a double staggered row of evergreens. **The developer shall install a six-foot-tall wooden privacy fence.**

12. The site plan shall be in general accordance as shown at the April 14, 2021, Planning Commission public hearing.

In addition, Planning Commission recommends **APPROVAL WITH CONDITIONS** of the following Waiver:

1. To reduce the required buffer along the northern property line from 30’ to 20’.

Exhibits:

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

Exhibit A: Site Visit Photos

SITE VIEW FROM LAWRENCEVILLE HIGHWAY

SITE VIEW FROM MONFORT ROAD

Exhibit B: Site Plan

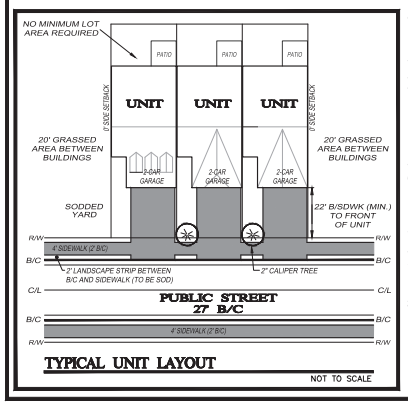
[attached]

DEVELOPMENT SUMMARY

1. TOTAL PROPERTY GROSS/NET ACREAGE = ±22.4 AC. / 20.7 AC.
2. TOTAL NUMBER OF UNITS = 112
3. CURRENT ZONING = C-2 & R-TH
4. PROPOSED REZONING PARCEL : 5-082-007
5. PROPOSED ZONING: R-TH PROPOSED USE: ATTACHED SINGLE-FAMILY RESIDENTIAL
6. GROSS DENSITY FOR PROPERTY = 5.0 UNITS/AC.
   NET DENSITY FOR PROPERTY = 5.4 UNITS/AC. (±3.4 AC. ZONE "AE" FLOOD PLAIN)
7. PROPOSED COMMON AREA = ±3.36 AC. (146,361 SF)
8. FRONT ENTRY TOWNHOME WIDTH = 24 FEET
9. REQUIRED SETBACKS:

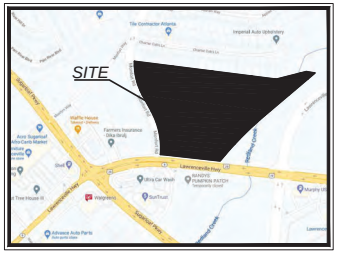
   FRONT YARD = 30' LANDSCAPE/BUILDING (ADJACENT TO R/W)
   REAR YARD = 20' (25' BUFFER ADJACENT TO R-75 RESIDENTIAL)
   SIDE YARD = 20'
   30' LANDSCAPE SETBACK ALONG EXTERIOR ROADWAYS.

10. REQUIRED GUEST PARKING: 0.25 SPACES/UNIT = 28 SPACES
    PARKING PROVIDED: 28 SPACES "ON-STREET"
11. ALL LOTS TO BE SERVED BY SANITARY SEWER.
12. WATER AND SEWER SERVICE PROVIDED BY GWINNETT COUNTY.
13. A 50' FOOT UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.
14. PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN A FLOOD HAZARD AREA AS PER GWINNETT COUNTY F.I.R.M. COMMUNITY PANEL NO. 13135C0032G, DATED MARCH 4, 2013.
15. BOUNDARY INFORMATION FROM TOPOGRAPHIC SURVEY FOR DEESCO, INC. PREPARED BY CORNERSTONE PLANNING COMPANY, DATED 6/1/1989.
16. TOPOGRAPHIC AND UTILITY INFORMATION BASED ON GWINNETT COUNTY GIS.
17. SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.
18. LOCATION OF EXISTING STREAMS AND BUFFERS SHOWN BASED ON GWINNETT COUNTY GIS. FIELD VERIFICATION RECOMMENDED.



TYPICAL UNIT LAYOUT

NOT TO SCALE



VICINITY MAP - N.T.S.

GRID NORTH
GA WEST ZONE

CHARTER OAKS LANE (50' R/W)

UNITS ONE PRINCETON SQUARE ZONED R-75

S82°48'39"E
20' REAR EXTERIOR SETBACK
1407.00'
20' GRADED AND REPLANTED BUFFER
N75°39'39"E
305.00'
S80°14'27"E
85.05'
S69°43'39"W
S13°30'56"E
CH=345.36'
L=349.62'
R=645.34'
50' UNDISTURBED STREAM BUFFER
75' UNDISTURBED STREAM BUFFER
PROPOSED STORMWATER MANAGEMENT AREA
20' SIDE EXTERIOR SETBACK
641.19'
APPROXIMATE LOCATION ZONE "AE" FLOOD PLAIN
MONFORT ROAD (VARIABLE R/W)
N12°01'38"W
173.89'
PROPOSED COMMON AREA/ ACTIVE AMENITY MAIL KIOSK AREA
30' LANDSCAPE/BUILDING SETBACK
N12°01'38"W
CH=436.67'
L=443.15'
R=746.42'
PROPOSED STORMWATER MANAGEMENT AREA
SEABOARD AIRLINE RAILROAD (100' R/W)
S44°33'14"W
CH=631.87'
L=632.73'
R=3505.02'
P.O.B.
524.11'
30' LANDSCAPE/BUILDING SETBACK
EX. 12"ø DIP WATER MAIN
N83°42'12"W
N85°04'14"W
CH=64.96'
L=64.97'
R=1343.24'
U.S. HWY. 29 / GA HWY. 8 (A.K.A. LAWRENCEVILLE HWY)

R-TH BUFFER REDUCTIONS:

1. REMOVE REQUIRED 30' DISSIMILAR ZONING BUFFER ADJACENT TO R-75 ZONED PROPERTY TO 20' GRADED AND REPLANTED BUFFER.

Graphic Scale: 1" = 100'

50' 0 100' 200' 300' 400'

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PREPARED FOR:

WALKER ANDERSON HOMES, LLC.
390 BROGDON ROAD
SUWANEE, GA. 30024

PROJECT NAME:

MONFORT ROAD TRACT

TASK:

CONCEPTUAL SITE PLAN

PROJECT INFORMATION:

MONFORT ROAD TRACT	Project Name
20-089	Project Number
1585 MONFORT ROAD	Project Address
82	Land Lot No.(s)
5th	District
GWINNETT COUNTY, GA	County, State

No.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		

DESIGN: AS SHOWN SCALE
DRAWN: 1 of 1
CHECKED: SHEET
02/03/2021 DATE: 20-089 PROJECT No.

RECEIVED BY PLANNING & DEVELOPMENT
RZM2021-00010
FEBRUARY 4, 2021

Exhibit C: Building Elevations

[attached]

FRONT ENTRY RENDERING

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Front Elevation - 5 Units Building

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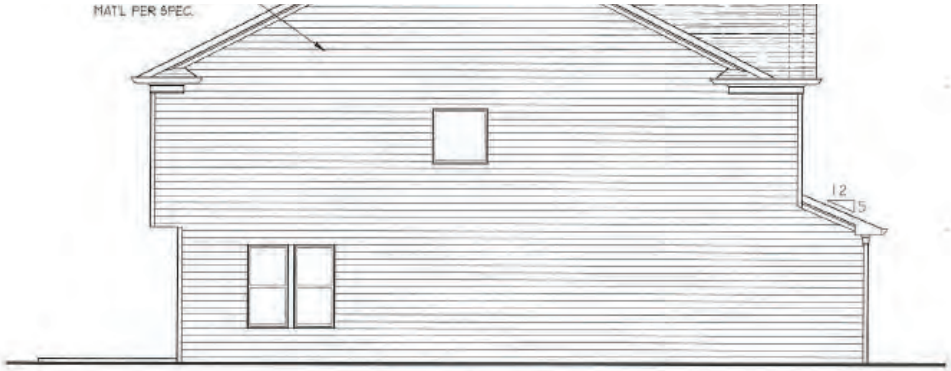
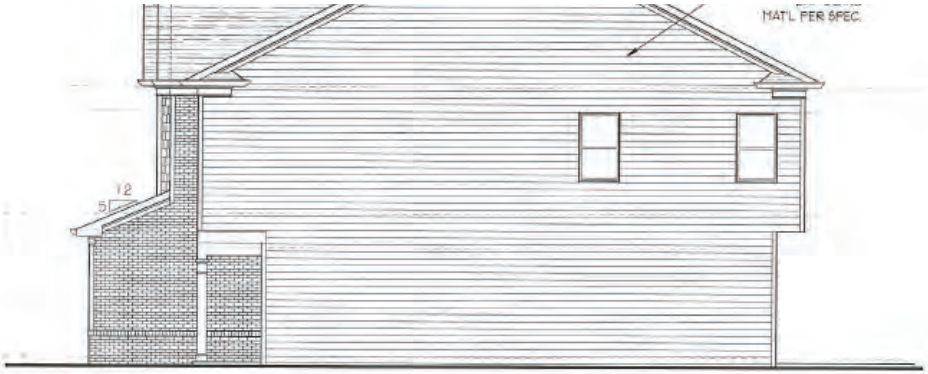


LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

EXTERIOR MATERIALS:		
BUILDING ELEMENT	MATERIAL	TYPE
FACADE	BRICK	QUEEN SIZE
	BOARD & BATTEN	FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" OC
	SIDING	CONCRETE LAP SIDING
	SHAKE	HARDIE STRAIGHT LAY
FRONT OFFSET	BRICK	QUEEN SIZE
SIDES & REAR	SIDING	CONCRETE LAP SIDING
ROOF	ARCHITECURAL SHINGLES	LANDMARK PRO
SHED DORMER/ ACCENT ROOF	ARCHITECURAL SHINGLES	LANDMARK PRO
FRONT PORCH ROOF	ARCHITECURAL SHINGLES	LANDMARK PRO
PORCH FLOOR	CONCRETE	MONO
FRONT WINDOWS	VINYL	SDL W/ GRILL 4 OVER 4, WHITE
SIDE & REAR WINDOWS	VINYL	1 OVER 1, WHITE
FRONT DOOR	WOOD	3/0X6/8 6-LITE/1 PANEL W/ 10" TRANSOM

REAR ELEVATION

Sides & Rear Elevations

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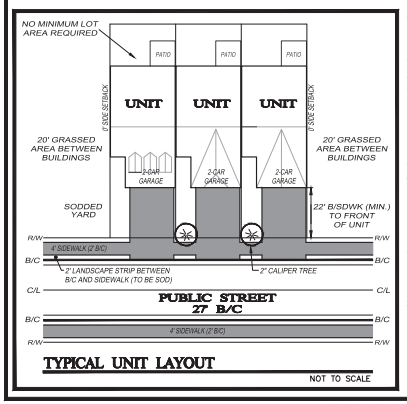

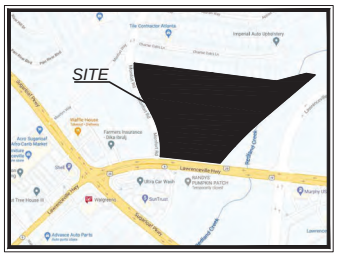

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9		

DESIGN: AS SHOWN SCALE
DRAWN: 1 of 1
CHECKED: SHEET
02/03/2021 DATE: 20-089 PROJECT No.

RECEIVED BY PLANNING & DEVELOPMENT
RZM2021-00010
FEBRUARY 4, 2021

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

[attached]

Mahaffey Pickens Tucker, LLP
ATTORNEYS AT LAW

Matthew P. Benson
Gerald Davidson, Jr.*
Brian T. Easley
Kelly O. Faber
Christopher D. Holbrook
W. Brady Hughes

Shane M. Lanham
Austen T. Mabe
Jeffrey R. Mahaffey
Steven A. Pickens
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

LETTER OF INTENT FOR REZONING APPLICATIONS OF WALKER ANDERSON HOMES, LLC

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning Application on behalf of the Applicant, Walker Anderson Homes, LLC (the "Applicant"), for the purpose of requesting the rezoning of an approximately 22.4-acre tract of land (the "Property") situated at the intersection of Monfort Road and Lawrenceville Highway (US Route 29). The Property is currently split-zoned C-2 and R-TH.

The Applicant is requesting to rezone the entire Property to the R-TH zoning classification in order to develop a single-family attached residential townhome community with 112 homes. Homes would include attractive architectural design and building materials consisting of brick, stacked stone, and/or cementitious shake, siding, board and batten or combinations thereof. The proposed development would have a single entrance on Monfort Road which would be landscaped with an attractive entrance feature. The Applicant is proposing to provide 30-foot wide landscaped building setbacks along the rights-of-way of Monfort Road and Lawrenceville Highway to enhance the aesthetics of those roadways. A proposed 20-foot wide graded and replanted buffer along the northerly property line would provide attractive and effective visual screening and separation between the proposed development and the existing Princeton Square subdivision zoned R-75.

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The proposed development would provide attractive, high-quality housing that is compatible with surrounding land uses and is in line with the policies and intent of the Gwinnett County 2040 Comprehensive Plan (the "2040 Plan"). The 2040 Plan Future Development Map classifies the Property as within the Community Mixed-Use Character Area. The surrounding area is characterized primarily by a mixed-use node which spans the intersections of Lawrenceville Highway and Sugarloaf Parkway and Lawrenceville Highway and Lawrenceville-Suwanee Road. A large Walmart shopping center is present at the intersection of Lawrenceville-Suwanee Road and Lawrenceville Highway caddy-corner from the subject Property. Uses in the area surrounding the existing activity node include commercial/retail uses as well as a mix of single-family detached homes and attached townhomes within the River Hill at Sugarloaf and River Parc at Sugarloaf subdivisions located just to the west along Sugarloaf Parkway. The proposed residential development would complement existing commercial/retail uses with residential critical mass to support the viability of those businesses as well as anticipated future growth of the larger activity node.

Policies for the Community Mixed-Use Character Area encourage residential infill development that is compatible with adjacent and nearby development such as the proposed community and specifically identify townhomes as a potential development type. The proposed community would include large areas of green space surrounding existing streams on the Property as well as a central common area which could be utilized by residents as a central town green or other gathering place.

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

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RZM2021-00010

FEBRUARY 4, 2021

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 4th day of February, 2021.

MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham
Attorneys for Applicant

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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:

Please see attached

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

Please see attached

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

Please 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:

Please see attached

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

Please 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:

Please see attached

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FEBRUARY 4, 2021

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

(A) Yes, the proposed Rezoning Application will permit a use that is suitable in view of the use and development of adjacent and nearby property. The Property has frontage on Monfort Road as well as Lawrenceville Highway (US Route 29) and is currently zoned C-2 and R-TH. The Property is also located in close proximity to land zoned C-2, RM, and BG (City of Lawrenceville).

(B) No, the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. Rather, the proposed development will complement adjacent and nearby land uses. The proposed residential development is compatible with existing residential and commercial development in the area.

(C) Due to the size, location, layout, and dimensions of the subject property, the Applicant submits that the property does not have reasonable economic use as currently split-zoned.

(D) No, the proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The Property has frontage on Monfort Road and Lawrenceville Highway with convenient access to Sugarloaf Parkway. Water and sewer infrastructure are present in the area.

(E) Yes, the proposed Rezoning Application is in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan which classifies the Property as within the Community Mixed-Use Character Area. Residential infill development is encouraged and townhomes are specifically provided for in this character area as a potential development type.

(F) The Applicant submits that the subject Property's location in close proximity to major roadways, its current zoning classifications, and its proximity to major employment centers provide additional supporting grounds for approval of the Application.

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FEBRUARY 4, 2021

Exhibit E: Internal and External Agency Review Comments

[attached]

REVIEW COMMENTS: RZM2021-00010

BUILDING PLAN REVIEW:

RZM2021-000010	1. The applicant shall obtain a residential building permit for each townhouse and achieve satisfactory field inspections for issuance of a Certificate of Occupancy. Architectural Design Recommendations: 1. Architectural design of the proposed building shall incorporate the requirements of the Gwinnett County Unified Development Ordinance, Architectural Design Standards, Design Category 3. Note: Brick or stone needs to be a minimum of 50% of each façade. The sides need to incorporate changes in building material, textures, and colors.

DEVELOPMENT PLAN REVIEW:

RZM2021-00010	• The site appears to be heavily wooded and may include specimen trees which are required by the UDO to be preserved. A Specimen Tree Survey and a Specimen Tree Concept Plan must be submitted and approved prior to submittal of Development Plans for review. • Interior sidewalks shall connect at dead ends streets.

DEPARTMENT OF TRANSPORTATION PLAN REVIEW:

- A left turn lane shall be provided at the project entrance.
- Entrances shall be provided to the site per current development regulations.
- Standard deceleration lanes with appropriate taper and adequate right-of-way will be required.
- Prior to the issuance of a Development Permit, a sight distance certification shall be provided.
- The number and locations of driveways are subject to Gwinnett County D.O.T. approval.
- Coordinate with the Georgia D.O.T regarding sidewalk requirements on SR 8 Lawrenceville Hwy
- A 5' sidewalk will be required along the property frontage.
- On-street parking on public R/W required Board of Commissioners approval
- Dead end streets shall end in a cul-de-sac turn around

GWINNETT COUNTY PUBLIC SCHOOLS PLAN REVIEW:

Residential Rezoning Impact on Local Schools Prepared for Gwinnett County, April 2021											Proposed Zoning
		2020-21			2021-22			2022-23			Approximate Student Projections from Proposed Developments
	School	**Forecast**	**Capacity**	**+/- Cap.**	**Forecast**	**Capacity**	**+/- Cap.**	**Forecast**	**Capacity**	**+/- Cap.**	
RZM2021-00010	**Discovery HS**	2,714	2,525	189	2,768	2,525	243	2,824	2,525	299	14
	Richards MS	2,163	2,200	-37	2,206	2,200	6	2,250	2,200	50	11
	Benefield ES	1,240	975	265	1,252	1,375	-123	1,265	1,375	-110	20

STORMWATER PLAN REVIEW:

RZM2021-00010
1500 BLOCK OF MONFORT RD/1400 BLOCK OF LAWRENCEVILLE HWY
5082 007 & 178

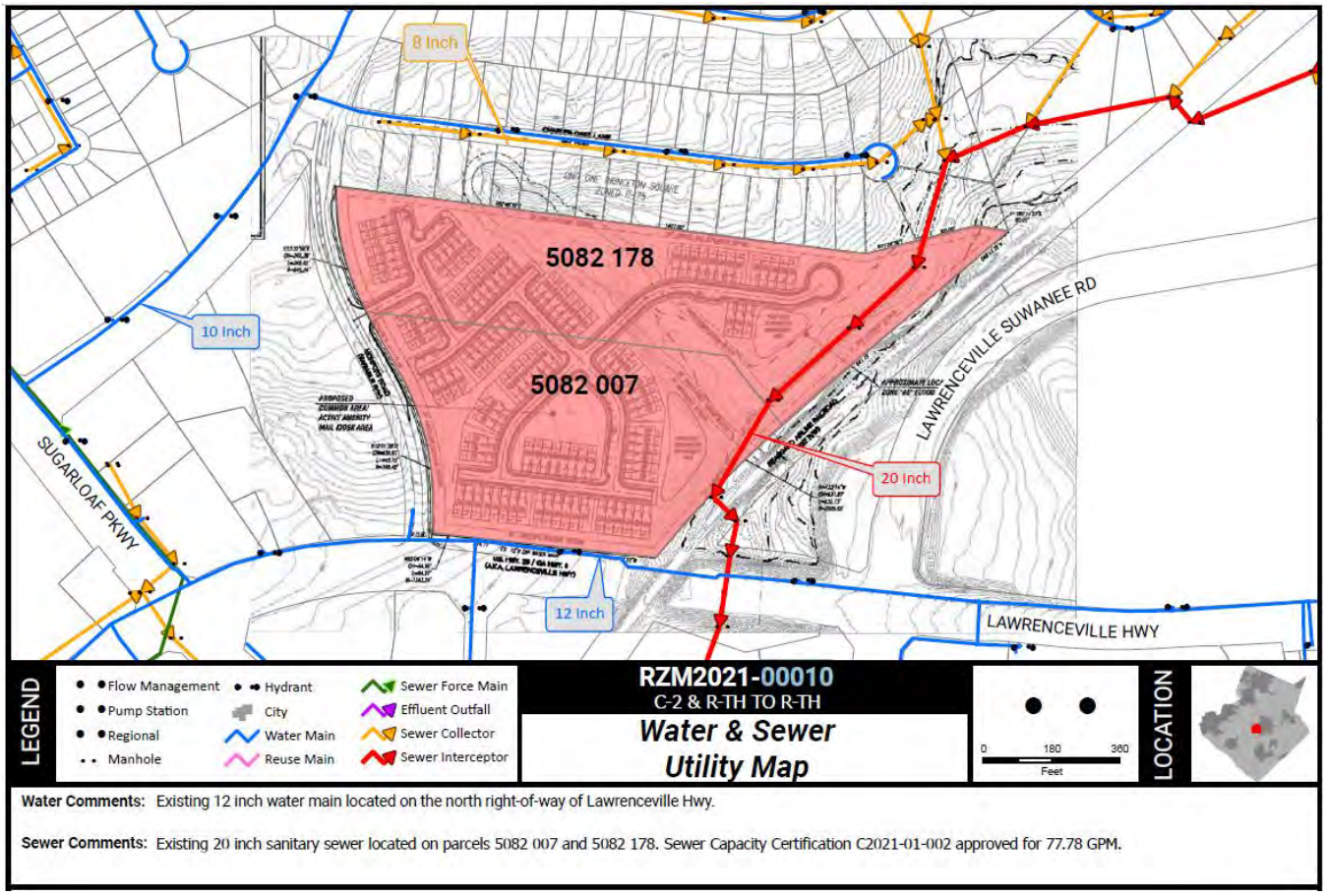
Currently, the Exhibit provided shows a proposed detention pond, but the design of the facilities, including the size and location, are not reviewed or approved during this process. During the permitting phase, the project will be reviewed and will be required to meet all applicable stormwater regulations and standards included in the Gwinnett County Stormwater Management Manual, the Unified Development Ordinance (including the UDO Resolution UDOA2020-00003), and the Gwinnett County Storm Sewer Pipe Standards. A Flood Study will be required and any encroachment into any stream buffers will require variances from all applicable regulatory agencies.

WATER/SEWER PLAN REVIEW:

RZM2021-00010
1500 Block of Monfort Rd. & 1400 Block of Lawrenceville Hwy.
R5082 007 & 178

Sanitary sewer connection would need to be made for this facility. A detailed plan for that connection would need to be considered during planning.

DEPARTMENT OF WATER RESOURCES PLAN REVIEW:



Water Comments: Existing 12 inch water main located on the north right-of-way of Lawrenceville Hwy.

Sewer Comments: Existing 20 inch sanitary sewer located on parcels 5082 007 and 5082 178. Sewer Capacity Certification C2021-01-002 approved for 77.78 GPM.

GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES
684 Winder Highway | Lawrenceville, GA 30045-5012
678.376.6700
www.gwinnettcounty.com | www.gwinnetth2o.com

PROPOSED DEVELOPMENT UTILITY LETTER

February 22, 2021

Applicant: WALKER ANDERSON HOMES, LLC

Case No.: RZM2021-00010

Email: _____

Development Name: _____

Location: 1500 BLOCK OF MONFORT ROAD

1400 BLOCK OF LAWRENCEVILLE HIGHWAY

DISTRICT: 5 **LANDLOT:** 082 **PARCEL:** 007 & 178

WATER AVAILABILITY:

The available utility records show that the subject development is currently in the vicinity of a 12 inch water main located on the N right-of-way of Lawrenceville Hwy.

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 and will not be provided by this department. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments, including connections to existing mains. This department makes no guarantees as to the minimum pressures or volumes available at a specific point within its system. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

SANITARY SEWER AVAILABILITY:

The available utility records show that the subject development is currently in the vicinity of a 20 inch sanitary sewer main located on parcels 5082 007 and 5082 178. Sewer Capacity Certification C2021-01-002 approved for 77.78 GPM.

Proposed Development Utility Letter

Sewer Availability continued

The subject development is located within the Patterson Service area. This does not guarantee there is sewer capacity to serve this development. A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development.

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 and will not be provided by this department. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

Water, Sewer, and Stormwater 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 required utilities, service would then become available under the applicable utility permit rate schedules.

Stormwater facilities must comply with the current Gwinnett County codes and ordinances.

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.

Master Water Meter

Master water meters are only allowed under certain conditions to be approved by Gwinnett County. If there are multiple owners within one property, master meters will not be allowed. Individual water meters must be placed off of county-maintained water mains.

NOTE: As-built information for this department is dependent upon outside entities to provide record drawings for the utilities. Therefore this department does not guarantee the accuracy of the information provided.

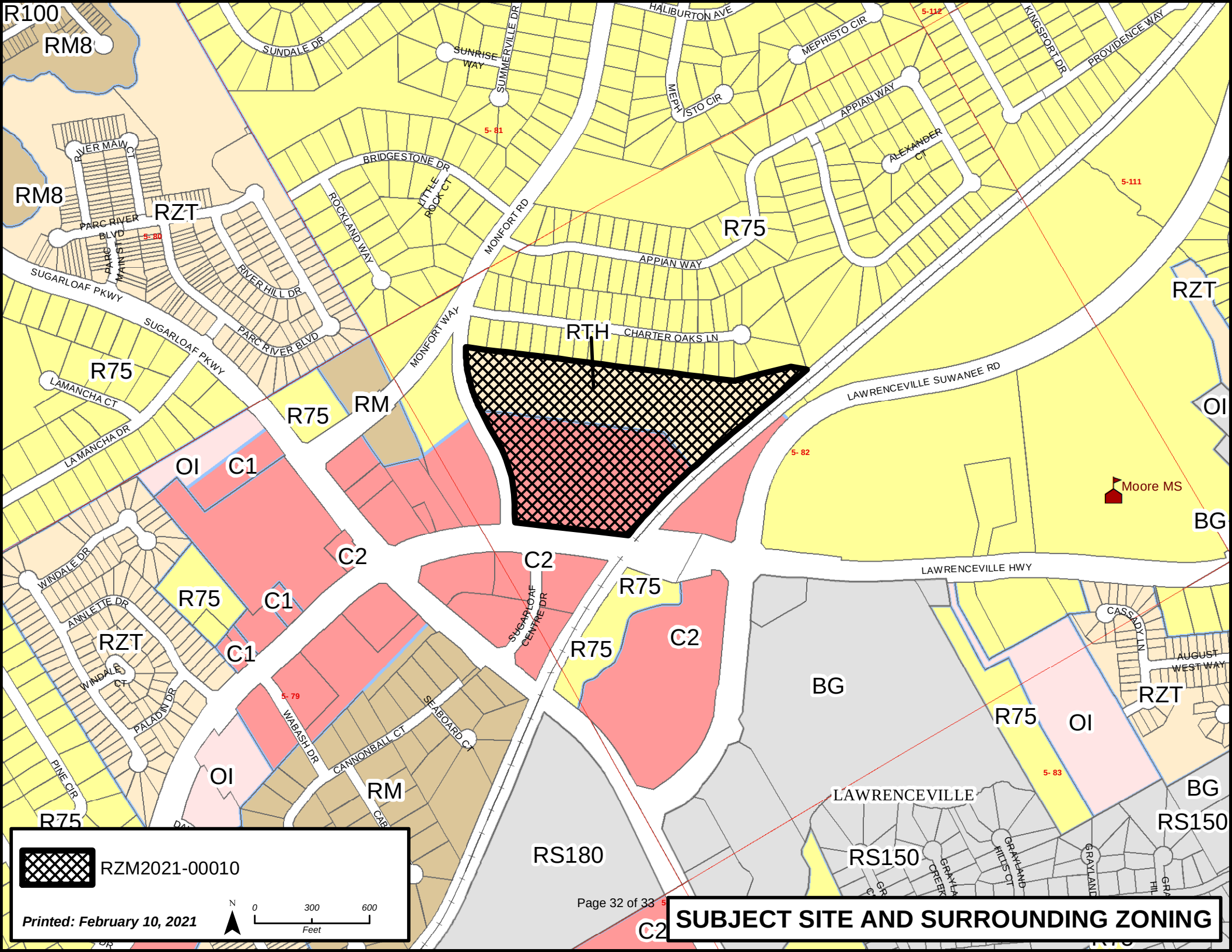
Respectfully,

Mike Pappas
GIS Planning Manager
Gwinnett County Department of Water Resources
Infrastructure Support
678-376-7032

Exhibit G: Maps

[attached]

BRIDGESTONE DR
ROCKLAND WAY
LITTLE ROCK CT
BRIDGESTONE DR
MONFORT RD
APPIAN WAY
APPIAN WAY
RIVER HILL DR
PARC RIVER BLVD
CHARTER OAKS LN
MONFORT WAY
LAWRENCEVILLE SUWANEE RD
LAWRENCEVILLE HWY
SUGARLOAF PKWY
SUGARLOAF CENTRE DR
SUGARLOAF PKWY
RZM2021-00010
Printed: February 9, 2021
N
0
200
400
Feet


RZM2021-00010
Printed: February 10, 2021
N
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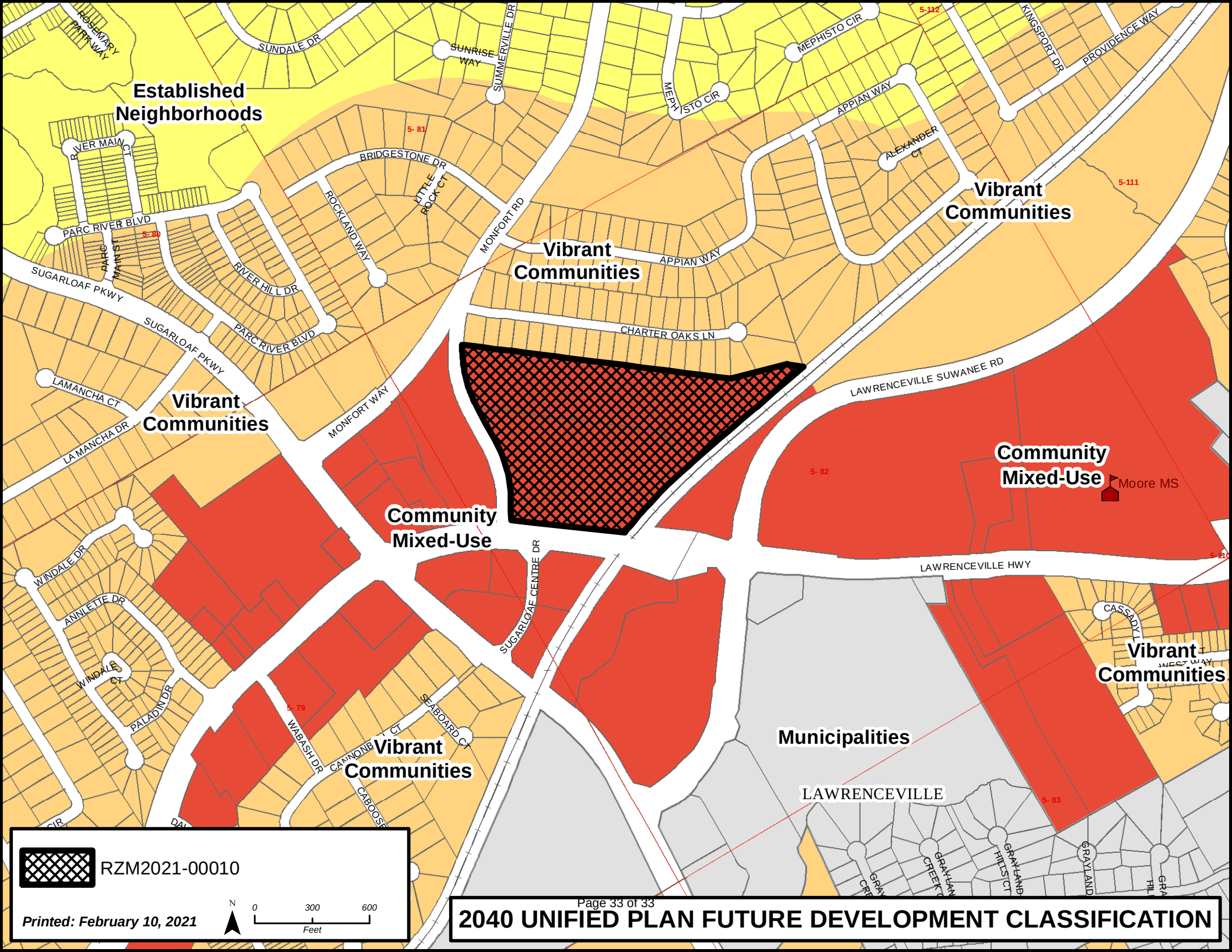
300
600
Feet
SUBJECT SITE AND SURROUNDING ZONING
Moore MS
LAWRENCEVILLE
R100
RM8
RZT
R75
RTH
RM
OI
C1
C2
BG
RS180
RS150
SUNDALE DR
SUNRISE WAY
SUMMERVILLE DR
HALIBURTON AVE
MEPHISTO CIR
KINGSPORT DR
PROVIDENCE WAY
APPIAN WAY
ALEXANDER CT
RIVER MAW CT
BRIDGESTONE DR
LITTLE ROCK CT
ROCKLAND WAY
MONFORT RD
PARC RIVER BLVD
MAIN ST
RIVER HILL DR
SUGARLOAF PKWY
MONFORT WAY
CHARTER OAKS LN
LAWRENCEVILLE SUWANEE RD
LAMANCHA CT
LA MANCHA DR
WINDALE DR
ANNLETTE DR
WINDALE CT
PALADIN DR
PINE CIR
WABASH DR
CANNONBALL CT
SEABOARD CT
SUGARLOAF CENTRE DR
LAWRENCEVILLE HWY
CASSADY LN
AUGUST WEST WAY
GRAYLAND CREEK
GRAYLAND HILLS CT
5-79
5-80
5-81
5-82
5-83
5-111
5-112



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

Gwinnett

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 150 | Lawrenceville, GA 30046-2440
678.518.6000
www.gwinnettcounty.com

Re e e P & De e e
2/4/2021

PRE-APPLICATION REVIEW

REZONING, SPECIAL USE PERMIT, BUFFER REDUCTION, AND CHANGE IN CONDITIONS APPLICATIONS

Purpose and Process

A pre-application meeting provides you the opportunity to present a proposed site plan and ask questions to a representative of the Current Planning Section prior to the submittal of the above referenced applications. The pre-application meeting is not a thorough and all-encompassing review but rather a chance to go over the proposal prior to the application submittal deadline.

This form will be completed during the pre-application meeting, signed by a Current Planning staff member and the applicant/representative, and will be required with the subsequent submittal of an application. After attending the pre-application meeting, the applicant may file the complete application. The pre-application meeting **DOES NOT** mean the application has been accepted by the Department of Planning and Development.

Applicant: Shane Lanham - Walker Anderson Homes

Site Location: 1985 Monfort ROAD Project Acreage: 20.07

Existing Zoning Designation: R-75 | R-TH

Proposed Zoning Designation or Request: R-TH

2040 Unified Plan Character Area: Community mixed use

Previous Case Number: CR21987-01001, BRD2002-00005

Comments: 112 townhouses, buffer reduction to 25'
5.4 units per acre ↕ graded + replanted

Applicant/Representative: _____ Date: 1/21/21

Planner: Kyle Thomas Date: 1/21/21

12/2020

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FEBRUARY 4, 2021

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Walker Anderson Homes, LLC c/o Mahaffey Pickens Tucker, LLP	NAME: Deesco, Inc.
ADDRESS: 1550 North Brown Road, Suite 125	ADDRESS: PO Box 186
CITY: Lawrenceville	CITY: Lawrenceville
STATE: Georgia ZIP: 30043	STATE: Georgia ZIP: 30046
PHONE: 770 232 0000	PHONE: 770 232 0000

CONTACT PERSON: Shane Lanham PHONE: 770 232 0000

CONTACT'S E-MAIL: slanham@mptlawfirm.com

APPLICANT IS THE:

☐ OWNER'S AGENT ☐ PROPERTY OWNER ☑ CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R-TH & C-2 REQUESTED ZONING DISTRICT: R-TH

PARCEL NUMBER(S): 5082 007 & 5082 178 ACREAGE: +/-22.43

ADDRESS OF PROPERTY: 1585 Monfort Road

PROPOSED DEVELOPMENT: Townhome community

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units 112	No. of Buildings/Lots: NA
Dwelling Unit Size (Sq. Ft.): varies per UDO	Total Building Sq. Ft. NA
Gross Density: 5.0 units per acre	Density: NA
Net Density: 5.4 units per acre	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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L E G A L D E S C R I P T I O N

All that tract or parcel of land lying and being in Land Lot 82 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

BEGIN at the intersection of the northeasterly right-of-way of Monfort Road (R/W varies) and the northerly right-of way of U.S. Hwy -29 (AKA Lawrenceville Hwy – R/W varies), said point being THE TRUE POINT OF BEGINNING;

THENCE along a curve to the left for an arc length of 443.15 feet, having a radius of 746.42 feet, being subtended by a chord bearing North 12 degrees 01 minutes 38 seconds West, for a distance of 436.67 feet to a point;

THENCE North 29 degrees 02 minutes 09 seconds West a distance of 175.88 feet to a point;

THENCE along a curve to the right for an arc length of 349.62 feet, having a radius of 645.34 feet, being subtended by a chord bearing North 13 degrees 30 minutes 56 seconds West, for a distance of 345.36 feet to a point;

THENCE South 82 degrees 48 minutes 39 seconds East a distance of 1407.00 feet to a point;

THENCE North 75 degrees 39 minutes 39 seconds East a distance of 305.00 feet to a point;

THENCE South 80 degrees 14 minutes 27 seconds East a distance of 85.05 feet to a point;

THENCE South 49 degrees 43 minutes 35 seconds West a distance of 641.19 feet to a point;

THENCE along a curve to the left for an arc length of 632.73 feet, having a radius of 3505.02 feet, being subtended by a chord bearing South 44 degrees 33 minutes 14 seconds West, for a distance of 631.87 feet to a point;

THENCE North 83 degrees 42 minutes 12 seconds West a distance of 524.11 feet to a point;

THENCE along a curve to the left for an arc length of 64.97 feet, having a radius of 1343.24 feet, being subtended by a chord bearing North 85 degrees 04 minutes 14 seconds West, for a distance of 64.96 feet to a point, said point being THE TRUE POINT OF BEGINNING.

The above described tract contains an area of 22.426 acres.

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DEVELOPMENT SUMMARY

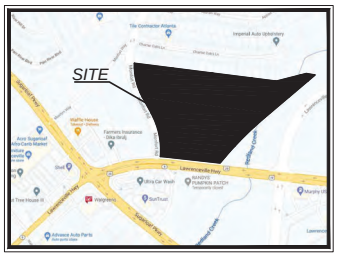
1. TOTAL PROPERTY GROSS/NET ACREAGE = ±22.4 AC. / 20.7 AC.
2. TOTAL NUMBER OF UNITS = 112
3. CURRENT ZONING = C-2 & R-TH
4. PROPOSED REZONING PARCEL : 5-082-007
5. PROPOSED ZONING: R-TH PROPOSED USE: ATTACHED SINGLE-FAMILY RESIDENTIAL
6. GROSS DENSITY FOR PROPERTY = 5.0 UNITS/AC.
   NET DENSITY FOR PROPERTY = 5.4 UNITS/AC. (±3.4 AC. ZONE "AE" FLOOD PLAIN)
7. PROPOSED COMMON AREA = ±3.36 AC. (146,361 SF)
8. FRONT ENTRY TOWNHOME WIDTH = 24 FEET
9. REQUIRED SETBACKS:

   FRONT YARD = 30' LANDSCAPE/BUILDING (ADJACENT TO R/W)
   REAR YARD = 20' (25' BUFFER ADJACENT TO R-75 RESIDENTIAL)
   SIDE YARD = 20'
   30' LANDSCAPE SETBACK ALONG EXTERIOR ROADWAYS.

10. REQUIRED GUEST PARKING: 0.25 SPACES/UNIT = 28 SPACES
    PARKING PROVIDED: 28 SPACES "ON-STREET"
11. ALL LOTS TO BE SERVED BY SANITARY SEWER.
12. WATER AND SEWER SERVICE PROVIDED BY GWINNETT COUNTY.
13. A 50' FOOT UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.
14. PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN A FLOOD HAZARD AREA AS PER GWINNETT COUNTY F.I.R.M. COMMUNITY PANEL NO. 13135C0032G, DATED MARCH 4, 2013.
15. BOUNDARY INFORMATION FROM TOPOGRAPHIC SURVEY FOR DEESCO, INC. PREPARED BY CORNERSTONE PLANNING COMPANY, DATED 6/1/1989.
16. TOPOGRAPHIC AND UTILITY INFORMATION BASED ON GWINNETT COUNTY GIS.
17. SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.
18. LOCATION OF EXISTING STREAMS AND BUFFERS SHOWN BASED ON GWINNETT COUNTY GIS. FIELD VERIFICATION RECOMMENDED.

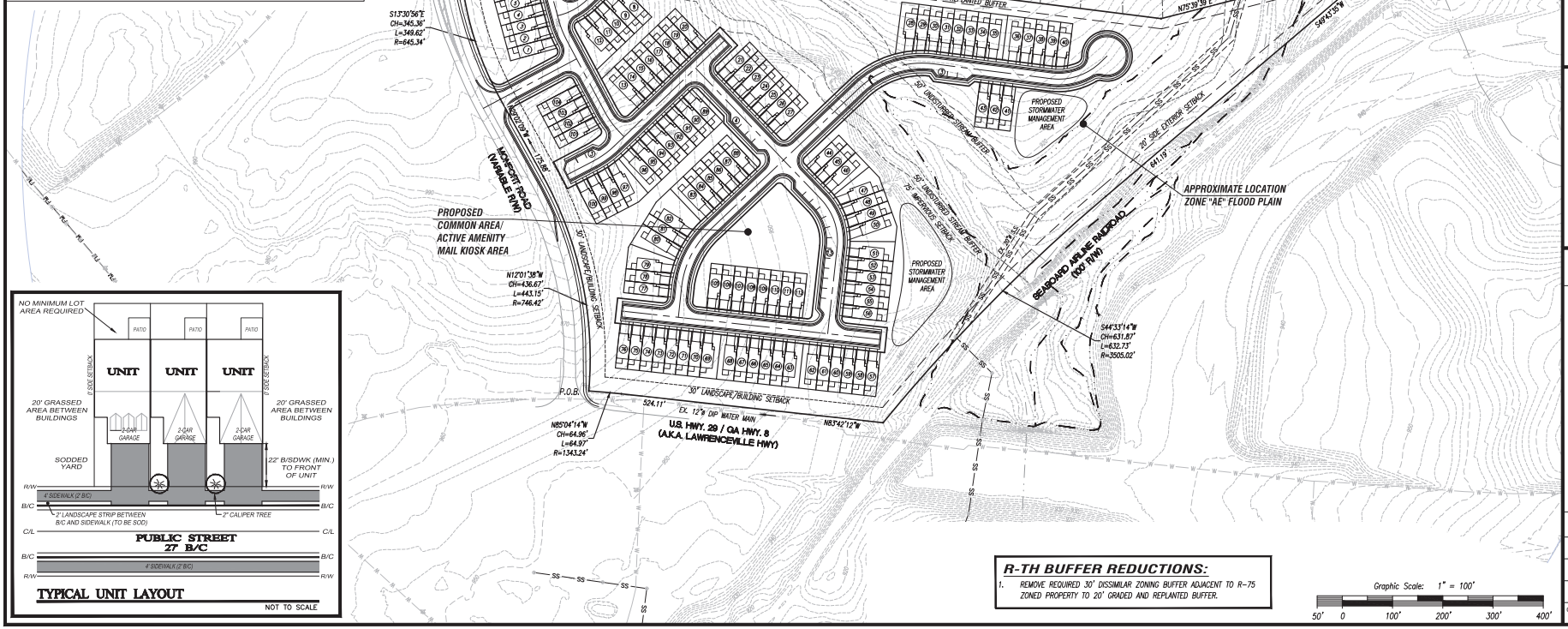
TYPICAL UNIT LAYOUT

NOT TO SCALE



VICINITY MAP - N.T.S.

GRID NORTH
GA WEST ZONE



R-TH BUFFER REDUCTIONS:

1. REMOVE REQUIRED 30' DISSIMILAR ZONING BUFFER ADJACENT TO R-75 ZONED PROPERTY TO 20' GRADED AND REPLANTED BUFFER.

Graphic Scale: 1" = 100'

50' 0 100' 200' 300' 400'

dpe
Development Planning & Engineering, Inc.
civil · sanitary · transportation survey
5074 BRISTOL INDUSTRIAL WAY
SUITE A
BUFORD, GEORGIA 30518
(770) 271-2868
www.dpengr.com

PREPARED FOR:

WALKER ANDERSON HOMES, LLC.
390 BROGDON ROAD
SUWANEE, GA. 30024

PROJECT NAME:

MONFORT ROAD TRACT

TASK:

CONCEPTUAL SITE PLAN

PROJECT INFORMATION:

MONFORT ROAD TRACT	Project Name
20-089	Project Number
1585 MONFORT ROAD	Project Address
82	Land Lot No.(s)
5th	District
GWINNETT COUNTY, GA	County, State

No.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		

DESIGN	AS SHOWN SCALE
DRAWN	1 of 1
CHECKED	SHEET
02/03/2021 DATE	20-089 PROJECT No.

RECEIVED BY PLANNING & DEVELOPMENT
RZM2021-00010
FEBRUARY 4, 2021

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:

Please see attached

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

Please see attached

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

Please 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:

Please see attached

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

Please 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:

Please see attached

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

(A) Yes, the proposed Rezoning Application will permit a use that is suitable in view of the use and development of adjacent and nearby property. The Property has frontage on Monfort Road as well as Lawrenceville Highway (US Route 29) and is currently zoned C-2 and R-TH. The Property is also located in close proximity to land zoned C-2, RM, and BG (City of Lawrenceville).

(B) No, the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. Rather, the proposed development will complement adjacent and nearby land uses. The proposed residential development is compatible with existing residential and commercial development in the area.

(C) Due to the size, location, layout, and dimensions of the subject property, the Applicant submits that the property does not have reasonable economic use as currently split-zoned.

(D) No, the proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The Property has frontage on Monfort Road and Lawrenceville Highway with convenient access to Sugarloaf Parkway. Water and sewer infrastructure are present in the area.

(E) Yes, the proposed Rezoning Application is in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan which classifies the Property as within the Community Mixed-Use Character Area. Residential infill development is encouraged and townhomes are specifically provided for in this character area as a potential development type.

(F) The Applicant submits that the subject Property's location in close proximity to major roadways, its current zoning classifications, and its proximity to major employment centers provide additional supporting grounds for approval of the Application.

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Mahaffey Pickens Tucker, LLP
ATTORNEYS AT LAW

Matthew P. Benson
Gerald Davidson, Jr.*
Brian T. Easley
Kelly O. Faber
Christopher D. Holbrook
W. Brady Hughes

Shane M. Lanham
Austen T. Mabe
Jeffrey R. Mahaffey
Steven A. Pickens
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

LETTER OF INTENT FOR REZONING APPLICATIONS OF WALKER ANDERSON HOMES, LLC

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning Application on behalf of the Applicant, Walker Anderson Homes, LLC (the "Applicant"), for the purpose of requesting the rezoning of an approximately 22.4-acre tract of land (the "Property") situated at the intersection of Monfort Road and Lawrenceville Highway (US Route 29). The Property is currently split-zoned C-2 and R-TH.

The Applicant is requesting to rezone the entire Property to the R-TH zoning classification in order to develop a single-family attached residential townhome community with 112 homes. Homes would include attractive architectural design and building materials consisting of brick, stacked stone, and/or cementitious shake, siding, board and batten or combinations thereof. The proposed development would have a single entrance on Monfort Road which would be landscaped with an attractive entrance feature. The Applicant is proposing to provide 30-foot wide landscaped building setbacks along the rights-of-way of Monfort Road and Lawrenceville Highway to enhance the aesthetics of those roadways. A proposed 20-foot wide graded and replanted buffer along the northerly property line would provide attractive and effective visual screening and separation between the proposed development and the existing Princeton Square subdivision zoned R-75.

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The proposed development would provide attractive, high-quality housing that is compatible with surrounding land uses and is in line with the policies and intent of the Gwinnett County 2040 Comprehensive Plan (the "2040 Plan"). The 2040 Plan Future Development Map classifies the Property as within the Community Mixed-Use Character Area. The surrounding area is characterized primarily by a mixed-use node which spans the intersections of Lawrenceville Highway and Sugarloaf Parkway and Lawrenceville Highway and Lawrenceville-Suwanee Road. A large Walmart shopping center is present at the intersection of Lawrenceville-Suwanee Road and Lawrenceville Highway caddy-corner from the subject Property. Uses in the area surrounding the existing activity node include commercial/retail uses as well as a mix of single-family detached homes and attached townhomes within the River Hill at Sugarloaf and River Parc at Sugarloaf subdivisions located just to the west along Sugarloaf Parkway. The proposed residential development would complement existing commercial/retail uses with residential critical mass to support the viability of those businesses as well as anticipated future growth of the larger activity node.

Policies for the Community Mixed-Use Character Area encourage residential infill development that is compatible with adjacent and nearby development such as the proposed community and specifically identify townhomes as a potential development type. The proposed community would include large areas of green space surrounding existing streams on the Property as well as a central common area which could be utilized by residents as a central town green or other gathering place.

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

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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 4th day of February, 2021.

MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham
Attorneys for Applicant

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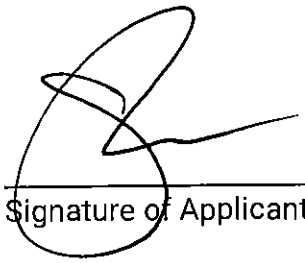
REZONING APPLICANT'S CERTIFICATION

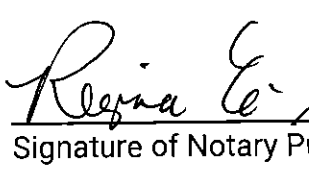
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL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



Signature of Applicant

2/3/21
Date

Shane M. Lanham, attorney for the Applicant
Type or Print Name and Title



Signature of Notary Public

2/3/21
Date

Notary Seal

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REZONING APPLICANT'S CERTIFICATION

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Signature of Applicant — Date: 2/3/21

Clint Walters, Authorized Signatory
Type or Print Name and Title

Signature of Notary Public — Date: 2/3/21

Notary Seal: REINER P RIETIG NOTARY PUBLIC GWINNETT COUNTY GEORGIA My Commission Expires 2023

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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.

Peggy L. McCloskey — 2/2/21

Signature of Property Owner — Date

Peggy L. McCloskey CFO Dessco Inc

Type or Print Name and Title

Lori Dodson — 2/2/2021

Signature of Notary Public — Date — Notary Seal

LORI DODSON NOTARY PUBLIC DEKALB COUNTY, GEORGIA My Commission Expires 04-23-2022

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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.

SIGNATURE OF APPLICANT | DATE | TYPE OR PRINT NAME AND TITLE

2/3/21 | Shane M. Lanham, attorney for the Applicant

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

Regina E. Garvin 2/3/21

SIGNATURE OF NOTARY PUBLIC | DATE | NOTARY SEAL

REGINA E GARVIN NOTARY PUBLIC GWINNETT COUNTY, GA Exp. Jan. 25, 2025

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)
NA		

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

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CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
	2/3/21	Clint Walters Authorized Signatory

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

SIGNATURE OF NOTARY PUBLIC	DATE
	2/3/21

REINER P RIETIG NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES NOVEMBER 28, 2021 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 Clint Walters
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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Monfort

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 - 082 - 178
(Map Reference Number) District Land Lot Parcel

Signature of Applicant — Date: 2/4/21

Shane M. 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)

J. M Duffie — NAME

TSA — TITLE

2/4/21 — DATE

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Monfort

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

PARCEL I.D. NUMBER: 5 - 082 - 007
(Map Reference Number) District Land Lot Parcel

2/4/21

Signature of Applicant Date

Shane M. 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)

NAME TSA
TITLE

2/4/21
DATE

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FRONT ENTRY RENDERING

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Front Elevation - 5 Units Building

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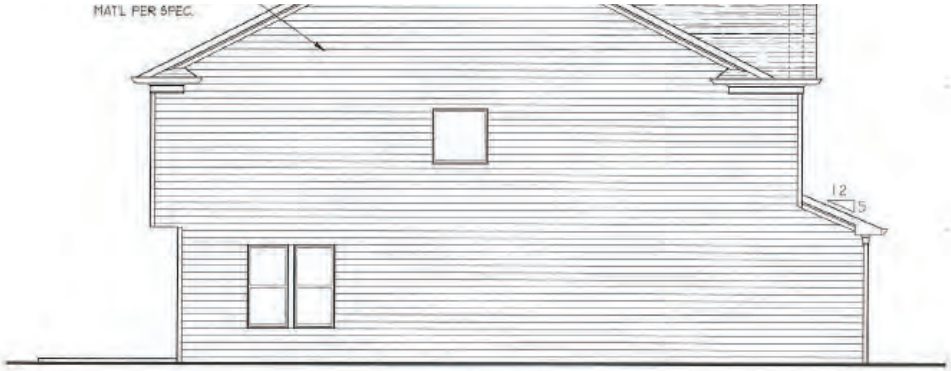
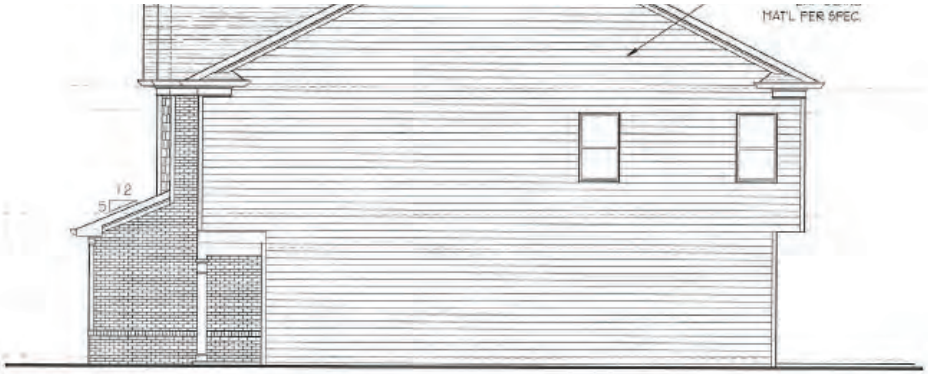


LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

EXTERIOR MATERIALS:		
BUILDING ELEMENT	MATERIAL	TYPE
FACADE	BRICK	QUEEN SIZE
	BOARD & BATTEN	FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" OC
	SIDING	CONCRETE LAP SIDING
	SHAKE	HARDIE STRAIGHT LAY
FRONT OFFSET	BRICK	QUEEN SIZE
SIDES & REAR	SIDING	CONCRETE LAP SIDING
ROOF	ARCHITECURAL SHINGLES	LANDMARK PRO
SHED DORMER/ ACCENT ROOF	ARCHITECURAL SHINGLES	LANDMARK PRO
FRONT PORCH ROOF	ARCHITECURAL SHINGLES	LANDMARK PRO
PORCH FLOOR	CONCRETE	MONO
FRONT WINDOWS	VINYL	SDL W/ GRILL 4 OVER 4, WHITE
SIDE & REAR WINDOWS	VINYL	1 OVER 1, WHITE
FRONT DOOR	WOOD	3/0X6/8 6-LITE/1 PANEL W/ 10" TRANSOM

REAR ELEVATION

Sides & Rear Elevations

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