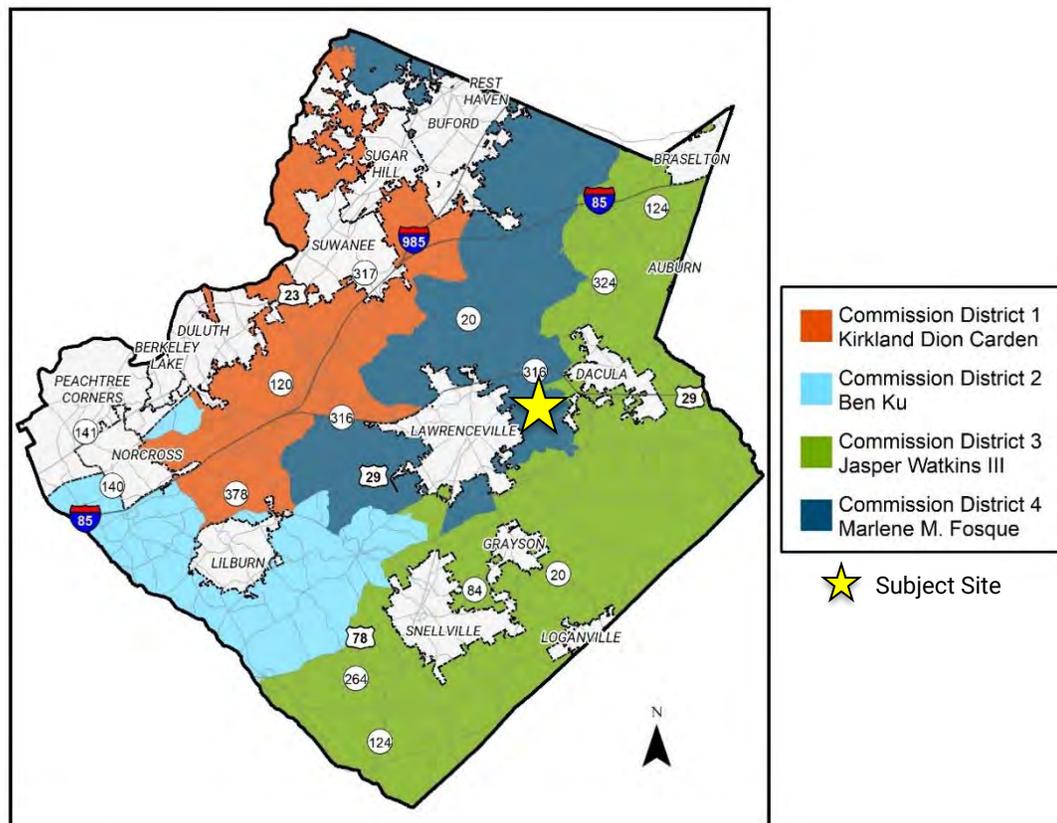


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZR2021-00017
Current Zoning: R-100 (Single-Family Residence District)
Request: Rezoning to TND (Traditional Neighborhood Development District)
Address: 1021 Alcovy Road
 600 Block of Martins Chapel Road
Map Number: R5212 003
Site Area: 34.63 acres
Units: 114
Proposed Development: Traditional Neighborhood Development
Commission District: District 4 – Commissioner Fosque
Character Area: Emerging Suburban

Staff Recommendation: DENIAL
Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Location Map

Planning Commission Advertised Public Hearing Date: 6/1/2021
Board of Commissioners Advertised Public Hearing Date: 6/22/2021

Applicant: CKK Development Services
270 N. Clayton Street
Lawrenceville, GA 30046

Owner: Family Developer Confidential, LLLP
205 Corporate Center Drive, Suite B
Stockbridge, GA 30281-7383

Contact: Duncan Corley

Contact Phone: 770-676-6555

Zoning History

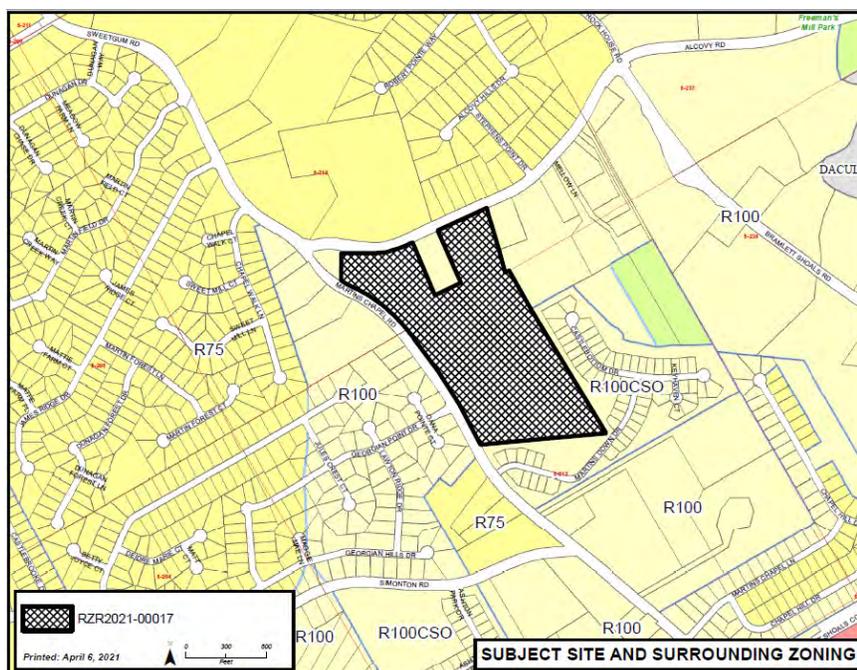
The subject property is zoned R-100. No prior zoning requests are on record for this property.

Existing Site Condition

The subject site is a 34.63-acre undeveloped parcel located at the intersection of Alcovy Road and Martins Chapel Road, roughly three-quarters of a mile north of Sugarloaf Parkway. The site is densely vegetated with gradual slopes down from the north end of the property toward the exterior of the property. There are no sidewalks along either roadway. The closest Gwinnett County Transit stop is located 2.5 miles from the intersection of South Clayton Street and Scenic Highway.

Surrounding Use and Zoning

The subject site is surrounded by existing residences on large lots, and single-family subdivisions. The following is a summary of surrounding uses and zoning:



Surrounding Zoning

Location	Land Use	Zoning	Density
Subject Property	Vacant	R-100	N/A
North	Single-Family Detached Dwellings and Subdivisions	R-75	0.05 and 1.38 units per acre
East	Single-Family Detached Dwellings and Subdivisions	R-100 and R-100 CSO	0.20 and 2.34 units per acre
South	Single-Family Subdivision	R-100 CSO	2.34 units per acre
West	Single-Family Detached Dwellings and Subdivisions	R-100 and R-75	1.82 units per acre

Project Summary

The applicant requests rezoning of a 34.63-acre property from R-100 to TND to construct a 114-unit single-family subdivision, including:

- Three single-family lot types including 21 large lots (greater than 9,500 square feet), 28 mid-size lots (7,500-9,499 square feet) and 65 small lots (5,000-7,499 square feet). Net density for the development is proposed to be 3.29 units per acre.
- Homes are to be constructed with front facades of a mixture of brick, stone, or shake with fiber-cement accents and siding with a minimum two-foot brick or stone water table. Home sizes range from 1,800 square feet to 2,200 square feet.
- Each house would be constructed with a two-car garage.
- An amenity area is proposed near the entrance to the site and would include a swimming pool with a cabana or club house.
- 8.76 acres of the development would be designated as open space, equivalent to 25% of the property.
- Full access driveways are proposed on Alcovy Road and Martins Chapel Road.
- A stormwater management facility is proposed on the southern end of the development, and a second pond is proposed along the northern property line.

Zoning and Development Standards

The applicant is requesting rezoning to the TND, Traditional Neighborhood District, which is intended to create an innovative zoning classification that encourages a pattern of neighborhood development that will be distinguished from other residential zoning districts through a diversity of lot sizes, housing types, and sizes to accommodate persons of a variety of stages of life in a pedestrian-oriented setting. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	35'	YES
Front Yard Setback	Minimum 5' - 15'	5' - 15'	YES
Side Yard Setback	Minimum 5' - 15'	5' - 15'	YES
Rear Yard Setback	Minimum 20'	20'	YES
Zoning Buffer	30' adjacent to R-100 25' adjacent to R-100 CSO	30' and 25' buffer	YES
Landscape Strip	10'	N/A	NO
Open Space	Minimum 20%	25%	YES
Density	8 units per acre	3.29 units per acre	YES

Internal and External Agency Review

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

- Standard deceleration lanes will be required;
- A 10' landscape strip along exterior road frontages must be provided;
- Cul-de-sac turnarounds are required for dead end streets; and
- A 5-foot-wide sidewalk must be constructed along the property frontage.

Standard site and infrastructure improvements will also be required related to stormwater, water, and sewer utilities. 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 homes, the majority of which are zoned R-100 or R-75. The proposed 3.29 units per acre is denser than the surrounding area. The neighboring subdivision, Reserve at Lakeside, was developed as a conservation subdivision with a density of 2.34 units per acre. However, other neighboring parcels have densities of less than 2.0 units per acre.

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

The existing use and usability of adjacent or nearby properties would be adversely impacted by the zoning change. Nearly all adjacent and nearby properties have been developed as single-family detached neighborhoods in the R-75 and R-100 zoning districts. Introducing much smaller lots into the area would not be in harmony with these existing neighborhoods.

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

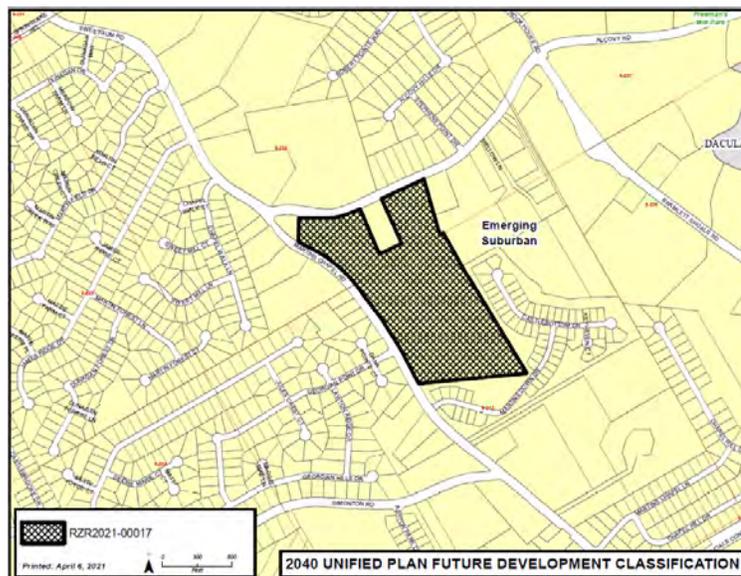
The property, as currently zoned, has a reasonable economic use.

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 impact on public facilities is anticipated in the form of traffic, utility demand, stormwater runoff and school enrollment. Agency review comments 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 Emerging Suburban Character Area. This designation is intended for areas that are currently mainly residential but have not yet matured into established communities due to relatively large amounts of remaining, undeveloped land. The plan further recommends that low density uses and residential lots with larger front yard setbacks. The proposed Traditional Neighborhood Development would not conform to the recommendations of the 2040 Unified Plan.



Surrounding Future Land Use

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

The surrounding area is developed with single-family detached lots within subdivisions and homes on large lots. The proposed development would not be consistent with the pattern of single-family subdivision developments in the area.

Staff Recommendation

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

Planning Commission Recommendation

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

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

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

Approval as TND (Traditional Neighborhood Development) for a single-family subdivision, subject to the following conditions:

1. No more than ~~65~~ **62** of the total number of lots may be categorized as “small lots” per the TND standards within the Unified Development Ordinance.
2. No more than ~~28~~ **25** of the total number of lots may be categorized as “mid-size lots” per the TND standards within the Unified Development Ordinance.
3. No less than ~~24~~ **17** of the total number of lots may be categorized as “large lots” per the TND standards within the Unified Development Ordinance.
4. The minimum heated floor area per dwelling shall be as follows:

A.	Small Lot dwellings:	1,800 square feet
B.	Mid-size Lot dwellings:	2,000 square feet
C.	Large Lot dwellings:	2,200 square feet
5. Homes shall be constructed with front and side façades primarily of brick, stacked stone, or shake with fiber cement accents. The balance of the home may be the same or of fiber-cement siding or shake with a minimum two-foot high brick or stacked stone water table.

6. The Alcovy Road and Martins Chapel Road frontage shall be landscaped by the developer and maintained by the Homeowners Association and shall include a decorative masonry entrance feature. Landscape and entrance plans shall be subject to review and approval by the Director of Planning and Development.
7. A mandatory Homeowners Association shall be established and shall be responsible for maintenance of all common areas/facilities, and street frontage landscaping.
8. Common area shall at a minimum include a swimming pool, and a clubhouse. Design and location shall be subject to the review and approval by the Director of Planning and Development.
9. Direct lot access to Alcovy Road and Martins Chapel Road shall be prohibited.
10. Natural vegetation shall remain on the property until the issuance of a subdivision development permit.
11. An access and construction easement shall be provided between the development and parcel 5212 008 or parcel 5212 016 to allow for future interparcel access per the review and approval of the Director of Planning and Development.
- 12. Prior to the issuance of the first Certificate of Occupancy the applicant shall make any improvements recommended by traffic impact study, provided that improvements are approved by the Department of Transportation. All design and construction will be subject to approval by the Gwinnett Department of Transportation.**
- 13. Prior to the issue of a development permit, the developer shall provide a traffic study.**

Exhibits:

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

Exhibit A: Site Visit Photos



Property frontage looking south from Georgian Pointe Drive



Property frontage looking east along Alcovy Road

Exhibit B: Site Plan

[Attached]

Exhibit C: Building Elevations

[Attached]

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

[Attached]

Exhibit E: Internal and External Agency Review Comments

[Attached]

Exhibit F: Maps

[Attached]

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>CKK Development Services</u>	NAME: <u>Family Developer Confidential LLC</u>
ADDRESS: <u>270 N Clayton St.</u>	ADDRESS: <u>205 Corporate Center Dr., Ste B</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Stockbridge</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30281-7383</u>
PHONE: <u>770-676-6555</u>	PHONE: <u>678-656-5203</u>
CONTACT PERSON: <u>Duncan Corley</u> PHONE: <u>770-676-6555</u>	
CONTACT'S E-MAIL: <u>duncan@ckkdev.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R-100 REQUESTED ZONING DISTRICT: TND

PARCEL NUMBER(S): 5-212-003 ACREAGE: 34.63

ADDRESS OF PROPERTY: 1021 Alcovy Road, Lawrenceville

PROPOSED DEVELOPMENT: TND-Residential use

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>114</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1,800-2,200sf</u>	Total Building Sq. Ft. _____
Gross Density: <u>3.29 lots/acre</u>	Density: _____
Net Density: <u>3.29 lots/acre</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY PLANNING
 AND DEVELOPMENT
 04-01-2021
 RZR2021-00017

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 LOTS 212 & 213 OF THE 5TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE RIGHT OF WAY INTERSECTION OF SWEETGUM-MARTINS CHAPEL ROAD (80' R/W) AND ALCOVY ROAD (80' R/W); THENCE PROCEEDING IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY RIGHT OF WAY OF ALCOVY A DISTANCE OF 197.11 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE along a curve to the left having a radius of 2982.23 feet and an arc length of 84.27 feet, being subtended by a chord of North 89 degrees 47 minutes 31 seconds East for a distance of 84.27 feet TO A POINT;

THENCE South 89 degrees 40 minutes 22 seconds East for a distance of 69.28 feet TO A POINT;

THENCE along a curve to the left having a radius of 2982.23 feet and an arc length of 90.41 feet, being subtended by a chord of North 89 degrees 27 minutes 00 seconds East for a distance of 90.40 feet TO A POINT;

THENCE along a curve to the left having a radius of 500.05 feet and an arc length of 217.41 feet, being subtended by a chord of North 76 degrees 07 minutes 33 seconds East for a distance of 215.70 feet TO A POINT;

THENCE North 63 degrees 40 minutes 13 seconds East for a distance of 39.14 feet TO A POINT;

THENCE along a curve to the right having a radius of 13860.75 feet and an arc length of 37.84 feet, being subtended by a chord of North 63 degrees 44 minutes 30 seconds East for a distance of 37.84 feet TO A POINT;

THENCE South 25 degrees 20 minutes 30 seconds East for a distance of 380.00 feet TO A POINT;

THENCE North 64 degrees 15 minutes 43 seconds East for a distance of 210.00 feet TO A POINT;

THENCE North 25 degrees 20 minutes 30 seconds West for a distance of 380.00 feet TO A POINT;

THENCE along a curve to the right having a radius of 13860.74 feet and an arc length of 95.55 feet, being subtended by a chord of North 64 degrees 53 minutes 32 seconds East for a distance of 95.55 feet TO A POINT;

THENCE along a curve to the left having a radius of 9716.47 feet and an arc length of 178.12 feet, being subtended by a chord of North 64 degrees 33 minutes 53 seconds East for a distance of 178.11 feet TO A POINT;

THENCE North 64 degrees 02 minutes 22 seconds East for a distance of 126.27 feet TO A POINT;

THENCE South 16 degrees 01 minutes 33 seconds East for a distance of 503.46 feet TO A POINT;

THENCE North 59 degrees 06 minutes 27 seconds East for a distance of 35.60 feet TO A POINT;

THENCE South 31 degrees 40 minutes 29 seconds East for a distance of 1409.35 feet TO A POINT;

THENCE South 84 degrees 02 minutes 14 seconds West for a distance of 937.39 feet TO A POINT;

THENCE North 28 degrees 02 minutes 45 seconds West for a

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distance of 51.42 feet TO A POINT;
THENCE along a curve to the left having a radius of 1404.09 feet and an arc length of 25.71 feet, being subtended by a chord of North 28 degrees 34 minutes 15 seconds West for a distance of 25.71 feet TO A POINT;
THENCE North 29 degrees 05 minutes 42 seconds West for a distance of 313.52 feet TO A POINT;
THENCE along a curve to the left having a radius of 1789.56 feet and an arc length of 256.96 feet, being subtended by a chord of North 33 degrees 12 minutes 31 seconds West for a distance of 256.74 feet TO A POINT;
THENCE along a curve to the left having a radius of 6014.67 feet and an arc length of 385.33 feet, being subtended by a chord of North 39 degrees 09 minutes 26 seconds West for a distance of 385.26 feet TO A POINT;
THENCE along a curve to the left having a radius of 1885.39 feet and an arc length of 58.00 feet, being subtended by a chord of North 41 degrees 52 minutes 26 seconds West for a distance of 58.00 feet TO A POINT;
THENCE North 42 degrees 45 minutes 19 seconds West for a distance of 52.66 feet TO A POINT;
THENCE along a curve to the left having a radius of 866.82 feet and an arc length of 283.41 feet, being subtended by a chord of North 52 degrees 07 minutes 19 seconds West for a distance of 282.15 feet TO A POINT;
THENCE North 61 degrees 29 minutes 18 seconds West for a distance of 132.12 feet TO A POINT;
THENCE along a curve to the right having a radius of 2886.60 feet and an arc length of 55.54 feet, being subtended by a chord of North 60 degrees 56 minutes 14 seconds West for a distance of 55.54 feet TO A POINT;
THENCE North 04 degrees 04 minutes 22 seconds West for a distance of 212.23 feet TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

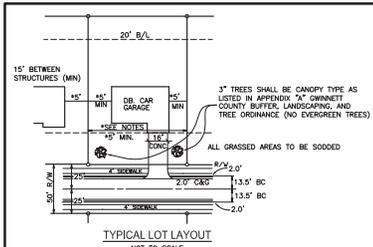
Said property contains 34.63 acres.

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TOTAL AREA: 34.63 ACRES

- LEGEND :**
- POB POINT OF BEGINNING
 - LLI LAND LOT LINE
 - R/W RIGHT OF WAY
 - N/F NOW OR FORMERLY
 - CRMP CRUMP TOP FOUND
 - RES REBAR SET
 - RES REBAR SET
 - CM CORRUGATED METAL PIPE
 - ROP REINFORCED CONCRETE PIPE
 - DIP DUCTILE IRON PIPE
 - PVC POLYVINYLCHLORIDE PIPE
 - SMCB SINGLE WING CATCH BASIN
 - CMCB DOUBLE WING CATCH BASIN
 - CI CURB INLET
 - CI DROP INLET
 - OCS OUTLET CONTROL SYSTEM
 - JUNCTION BOX
 - FES FLARED END SECTION
 - HW HEAD WALL
 - MIER INLET
 - SSMH SANITARY SEWER MANHOLE
 - CO CLEAN OUT
 - INV INVERT
 - OHOP OVERHEAD POWER LINE
 - OTL OVERHEAD TELEPHONE LINE
 - UT UNDERGROUND TELEPHONE LINE
 - EO ELECTRIC OUTLET
 - ULI UTILITY POLE
 - UP UNDERGROUND POWER LINE
 - QIE QUIC WIRE
 - PP POWER POLE
 - LI LIGHT POLE
 - CAE/CANET/TELEPHONE
 - CH WATER LINE
 - WM WATER METER
 - WV WATER VALVE
 - VM VALVE MARKER
 - SP SIGN POST
 - BL BUILDING LINE
 - CL CENTERLINE
 - EP EDGE OF PAVEMENT
 - SP SHARPLING POINT
 - MP MONITORING POINT
 - WETLANDS
 - SL STREET LIGHT

- GENERAL NOTES:**
1. PROPERTY LOCATED AT 1021 ALCOVEY ROAD, LAWRENCEVILLE, GEORGIA.
 2. TOTAL AREA OF PROPERTY, 34.63 ACRES
 3. EXISTING PROPERTY ZONING: R100
 4. PROPOSED PROPERTY ZONING: R20 - 100% RESIDENTIAL USE
 5. TOTAL NUMBER OF LOTS: 114
 6. GROSS DENSITY: 3.20 LOTS/ACRE
 7. NET DENSITY: 3.20 LOTS/ACRE
 8. MINIMUM LOT SIZE: SEE TYPICAL LOT LAYOUT
 9. SETBACKS:
20' FRONT ARTERIAL OR COLLECTOR / *5'-15' FRONT / 20' REAR / *5'-15' SIDE
* FRONT OR SIDE SETBACKS ARE PERMITTED WITHIN THE RANGE OF 5' TO 15' UNLESS AVAILING CLASSIFIED STREETS, LOTS ABUTTING A CLASSIFIED ARTERIAL OR COLLECTOR STREET SHALL HAVE A MINIMUM SETBACK OF 20'.
 10. MAXIMUM BUILDING HEIGHT = 30'
 11. WATER SERVICE TO BE PROVIDED BY GWINNETT COUNTY.
 12. SANITARY SEWER SERVICE TO BE PROVIDED BY GWINNETT COUNTY.
 13. ALL UTILITIES TO BE LOCATED UNDERGROUND.
 14. ALL STREETS ARE TO BE PUBLIC STREETS.
 15. THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100 YEAR FLOOD PLAN PER COMMUNITY PANEL NUMBER 131200000P DATED 8/29/2006.
 16. THERE ARE NO HISTORICAL, CULTURAL OR ARCHEOLOGICAL FEATURES ON THIS PROPERTY.
 17. THERE ARE NO SIGNIFICANT WILDLIFE HABITATS OR SCENIC VISTAS IDENTIFIED BY THE GEORGIA DEPARTMENT OF NATURAL RESOURCES.
 18. A STREET TREE PLAN WILL BE REQUIRED. TREES MAY BE ADJUSTED ON SITE TO ACCOMMODATE STREET LIGHT SPACING, DRIVWAYS, FIRE HYDRANTS, ETC.
 19. MINIMUM COMMON AREA IS 20% OF SITE (6.93 ACRES).
 20. COMMON AREA PROVIDED = 8.76 ACRES. COMMON AREA TO BE RECORDED ON FINAL PLAT. COMMON AREA DOES NOT INCLUDE FLOOD PLAN OR WETLANDS.
 21. ALL PARKING FOR INDIVIDUAL LOTS TO BE ACCOMMODATED ON THE LOT. NO STREET PARKING ALLOWED.
 22. ALL DWELLING UNITS ARE TO BE GREATER IN SIZE THAN THE MINIMUM STATED IN TABLE 210.6 OF THE GWINNETT COUNTY UDD.
 23. MANDATORY HOA REQUIRED CONFORMING TO SECTION 210-80.15 OF GWINNETT COUNTY UDD.

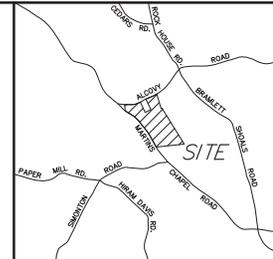
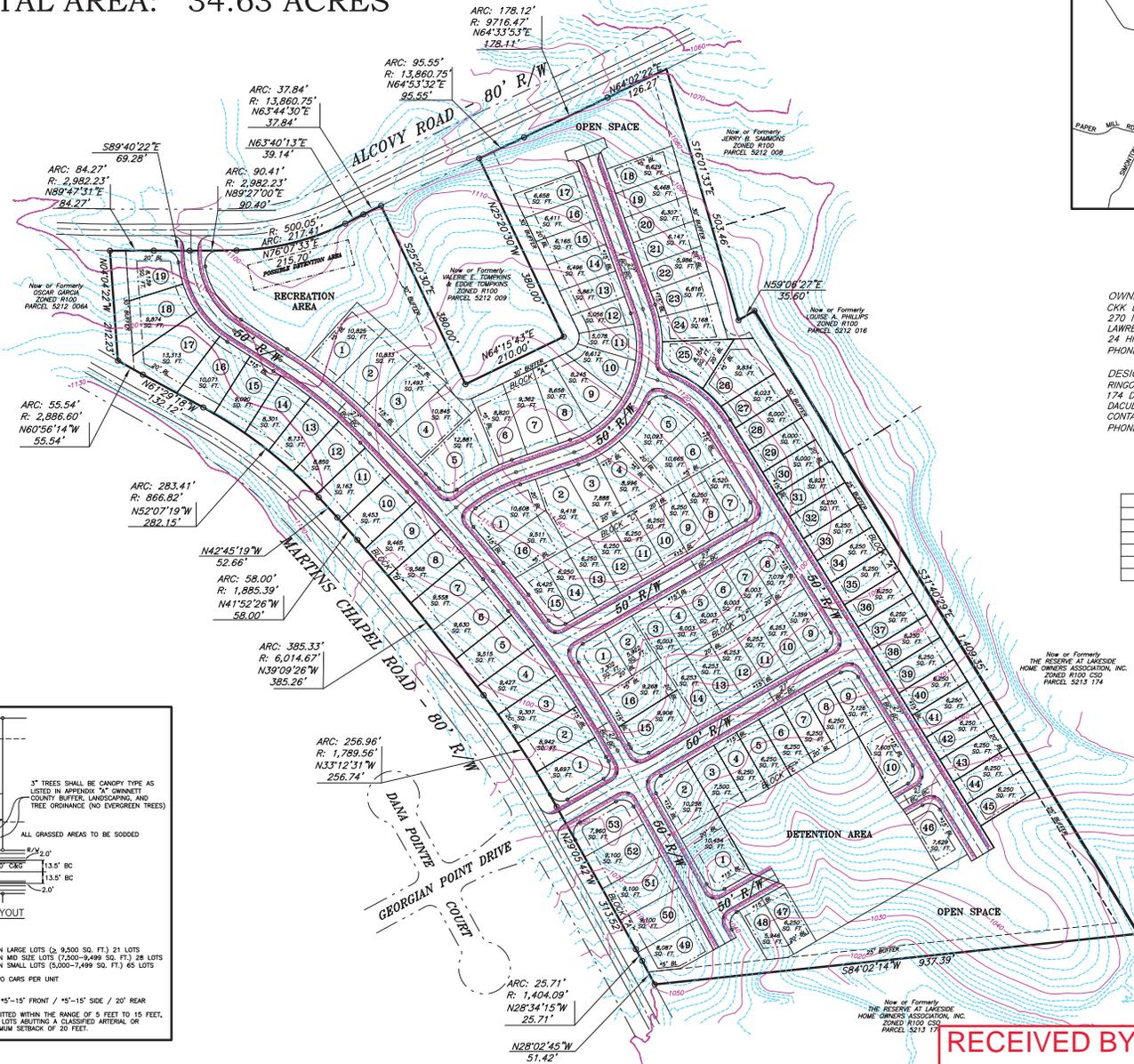


- NOTES:**
- * FOUR LOT SIZES FOR TWO ZONINGS:
SINGLE FAMILY DETACHED DWELLINGS ON LARGE LOTS (≥ 9,500 SQ. FT.) 21 LOTS
SINGLE FAMILY DETACHED DWELLINGS ON MID SIZE LOTS (7,500-9,499 SQ. FT.) 28 LOTS
SINGLE FAMILY DETACHED DWELLINGS ON SMALL LOTS (5,000-7,499 SQ. FT.) 65 LOTS
 - * ALL HOMES TO HAVE A MINIMUM OF TWO CARS PER UNIT
 - * SETBACKS:
20' FRONT ARTERIAL OR COLLECTOR / *5'-15' FRONT / *5'-15' SIDE / 20' REAR
* FRONT OR SIDE SETBACKS ARE PERMITTED WITHIN THE RANGE OF 5 FEET TO 15 FEET, UNLESS AVAILING CLASSIFIED STREETS, LOTS ABUTTING A CLASSIFIED ARTERIAL OR COLLECTOR STREET SHALL HAVE A MINIMUM SETBACK OF 20 FEET.



KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.
IF YOU DIG IN GEORGIA... CALL 811!

THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENT AGENCIES AND VARIOUS SOURCE OBSERVATION. THE SURVEYOR HEREBY MAKES NO CLAIM TO THE COMPLETENESS OF THIS INFORMATION. THE LOCATION, DEPTH, OR ABSENCE OF UTILITIES ARE UNDISCOVERED. EXCAVATION MADE TO DETERMINE ANY UTILITIES SHOULD BE NOTED. THE UTILITY PROVIDER SERVING FOR THIS AREA BE NOTIFIED.



OWNER/DEVELOPER:
CKK DEVELOPMENT SERVICES, LLC
270 NORTH CLAYTON STREET
LAWRENCEVILLE, GA. 30046
24 HR CONTACT: DUNCAN CORLEY
PHONE: (404) 925-1289

DESIGNER/ENGINEER:
RINGO ABERNATHY & ASSOCIATES, INC.
174 DACULA ROAD
DACULA, GEORGIA 30019
CONTACT: KEVIN RINGO
PHONE: (770) 962-8456

CONSULTANTS
SURVEYORS
PLANNERS

**RINGO
ABERNATHY
& ASSOCIATES**

174 DACULA ROAD - DACULA, GA. 30019
Phone (770) 962-8456

GWINNETT	217/5th	003	
COUNTY:	LAND LOT/DISTRICT:	PARCELS:	DATE:
			03/25/2021
			SCALE: 1" = 100'
			JOB NO.: 21013

CONCEPT PLAN FOR:

DUNCAN CORLEY

1021 ALCOVEY ROAD

REVISIONS	NO.	DATE

SHEET 1 OF 1

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04-01-2021
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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:

Yes, it is consistent with the area.

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

No.

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

No, the current zoning would not provide a reasonable use.

(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:

No, there is good infrastructure in the area to support the development.

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

Yes.

(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 proposed housing is needed in the area and should be approved.



March 30, 2021
To: Gwinnett County Planning and Dev.
One Justice Square
446 West Crogan St. Suite 150
Lawrenceville, GA 30046
RE: LOI 1021 Alcovy Road.
Attn: Ms. Cyndi Sloan
Planning, Division Director

This Letter of Intent is to request a rezoning of the subject property to TND. The parcel is located at 1021 Alcovy Rd. The property consists of 34.63 +/- acres. It is currently zoned R-100. The property is located in the 5th District, Land Lot 212, parcel number 003 of unincorporated Gwinnett County.

The subject property is located on the corner of Alcovy and Martins Chapel Rd, just north of Sugarloaf Parkway where the new Kroger Shopping center is planned. The requested rezoning would provide needed housing in the area and provide a variety of housing options. The requested TND zoning allows us to offer the different options and although this zoning allows for higher density and attached product, the proposed density is 3.29 unit/acre and all lots are detached.

The proposed development will consist of 114 residential lots. Proposed home sizes will be a minimum of 1,800 sf. for small lots, 2,000 sf. for medium lots and 2,200 sf. for large lots. All homes will include a two-car garage and have attractive architecture. Front elevations will consist primarily of brick, stacked stone, or shake with fiber cement siding accents. The sides and rear of the homes will feature a 3' brick or stacked stone water table. The community will feature an amenity area with a swimming pool, tot lot and Cabana or Club house.

Applicant respectfully requests approval of the submitted rezoning application.

C K K Development Services, LLC


Duncan Corley
President

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.



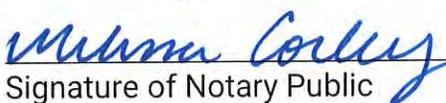
Signature of Applicant

3/30/21

Date

Joshua American Corley - Pres.

Type or Print Name and Title



Signature of Notary Public

3/30/21

Date



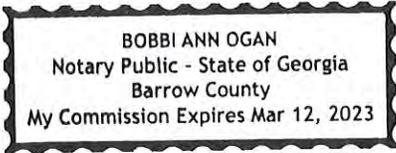
RECEIVED BY PLANNING
AND DEVELOPMENT
04-01-2021
RZR2021-00017

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.

[Handwritten Signature] Superior Court Receiver 2/25/2021
Signature of Property Owner Date

Joseph L. RANDAZZO, Jr., Esq., Superior Court Receiver
Type or Print Name and Title



Bobbi A. Ogan 2-25-2021 Notary Seal
Signature of Notary Public 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 - 212 - 003
(Map Reference Number) District Land Lot Parcel

[Signature] Signature of Applicant 3/29/21 Date

Jordan (Duncan) Corley - Pres
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 TSA II TITLE

3-29-2021 DATE

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Character Images



Amenities Pool/Cabana

PERSPECTIVE IS ARTISTIC
REPRESENTATION AND MAY
VARY FROM FINAL PRODUCT

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Streetscape



Mail Kiosk



Lawn Benches

Character Example of Two Story Homes Architecture



Front Elevation



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Rear Elevation



Left Elevation



Right Elevation

Character Example of Front Entry Homes Architecture



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

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