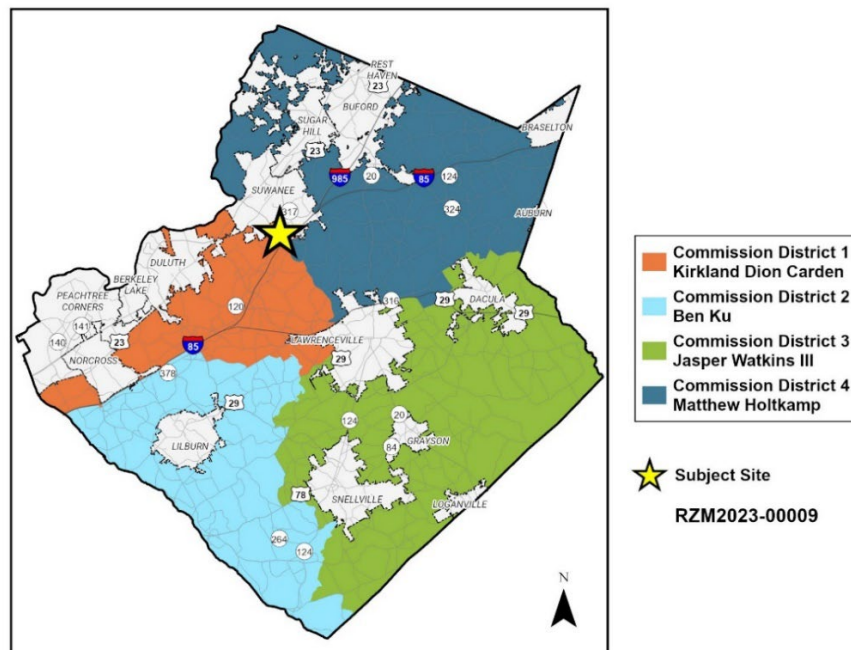


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZM2023-00009
Current Zonings: R-100 (Single-Family Residence District)
M-1 (Light Industry District)
Request: Rezoning to **HRR** (High-Rise Residence District)
Additional Request: Variance
Address: 3108 McGinnis Ferry Road and 3211 Shawnee Industrial Way
Map Numbers: R7168 007 and R7168 008A (portion)
Site Area: 6.84 acres
Units: 240
Proposed Development: Apartments
Commission District: District 1 – Commissioner Carden
Character Area: Workplace Center

Staff Recommendation: **APPROVAL WITH CONDITIONS**

Planning Commission Recommendation: **APPROVAL WITH CONDITIONS**



Planning Commission Advertised Public Hearing Date: 5/2/2023
Board of Commissioners Advertised Public Hearing Date: 5/23/2023 (Public Hearing Tabled to 6/27/2023)

Applicant: Imperium Development Partners, LLC
Mahaffey Pickens Tucker, LLP
1550 North Brown Road, Suite 125
Lawrenceville, GA 30043

Owners: BCORE Shawnee Ridge
Industrial Owner, LLC
P.O. Box A3879
Chicago, IL 60690

Faith Chapel Assembly of God
3108 McGinnis Ferry Road
Suwanee, GA 30024

Contact: Shane Lanham

Contact Phone: 770.232.0000

Zoning History

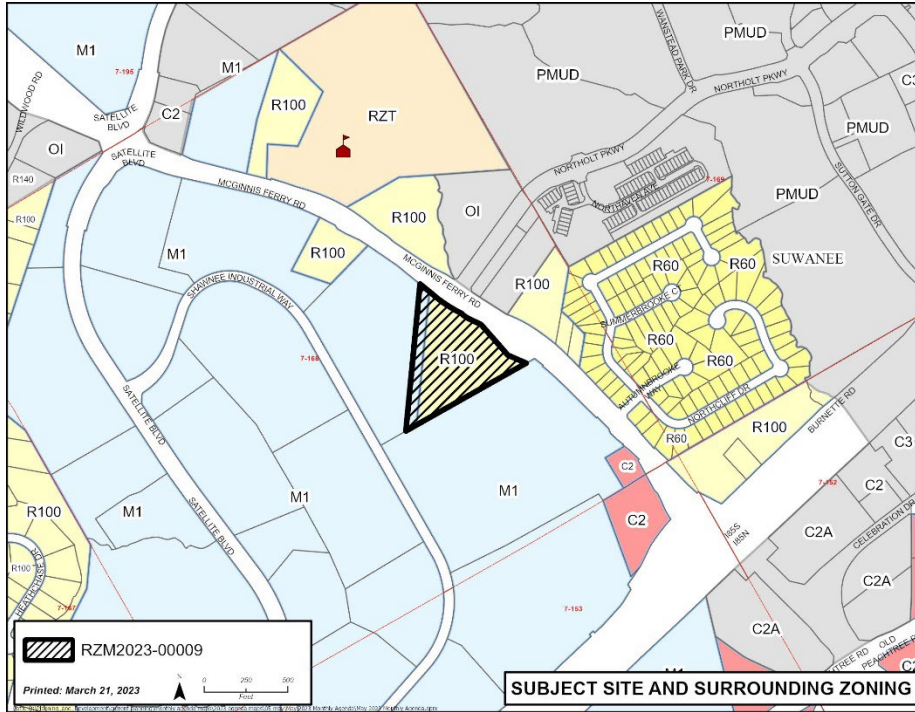
The subject site is an assemblage of a 5.68-acre parcel zoned R-100 (Single-Family Residence District) and a 1.16-acre portion of a parcel zoned M-1 (Light Industry District). In 1987, both parcels were included in a larger rezoning application from M-1 and R-100 to M-1 for an office, warehouse, and light industrial development; however, the 5.68-acre parcel was removed from the application and remained zoned R-100 as a condition of approval, pursuant to RZ-4-87.

Existing Site Condition

The subject site contains a total of 6.84 acres and is located on McGinnis Ferry Road directly across from its intersection with Northolt Parkway. The 5.68-acre parcel is currently developed with a 7,236 square foot building and surface parking lot constructed in 1997 and is used as a place of worship. This parcel is accessed via a full-access driveway on McGinnis Ferry Road. The 1.16-acre portion is a wooded area of a larger industrial property with frontage on Shawnee Industrial Way. The site sits above the grade of McGinnis Ferry Road and is relatively flat in the center where the place of worship building is located. The perimeter of the property features steep slopes which were graded when the area was developed. There is an existing sidewalk and landscape strip along McGinnis Ferry Road. The nearest Gwinnett County Transit stop is approximately 4.0 miles from the subject property.

Surrounding Use and Zoning

The subject property is surrounded by light industrial and institutional uses as well as single-family residences on large lots. Across McGinnis Ferry Road to the north is an assisted living facility under development at the northwest corner of its intersection with Northolt Parkway. Single-family residences on large lots within the City of Suwanee and the County are located directly across McGinnis Ferry Road. There are also single-family residences within subdivisions across McGinnis Ferry Road to the east. The properties to the south and west of the subject site are developed with light industrial uses. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Apartments	HRR	35.09 units per acre
North	Institutional	R-100 O-I (City of Suwanee)	N/A
East	Single-Family Residential	R-100	0.41 units per acre
South	Light Industrial	M-1	N/A
West	Light Industrial	M-1	N/A

Project Summary

The applicant requests rezoning of a 6.84-acre assemblage from R-100 and M-1 to HRR for apartments, including:

- One five-story building with 240 units at a density of 35.09 units per acre.
- A mix of one-, two-, and three-bedroom dwelling units.
- Resident amenities including a swimming pool, courtyards, and a 7,000 square foot leasing office and clubhouse.
- 1.42 acres or 20.8% of common area within the center of the building and in the rear corner of the property.
- 360 parking spaces surrounding the building.
- Seven electric vehicle charging spaces.
- One full access entrance from McGinnis Ferry Road, at its intersection with Northolt Parkway. One gated, emergency fire access from McGinnis Ferry Road along the eastern property line.
- A 200-foot-long deceleration lane from McGinnis Ferry Road for both access points.
- A dumpster enclosure in the rear of the property.
- A 5-foot-wide concrete sidewalk with 2-foot-wide landscape strip and a 10-foot wide landscape strip along the property frontage.

- A stormwater facility in the northern corner of the property fronting McGinnis Ferry Road.
- Exterior building materials of brick, cementitious lap siding, and cementitious panels.

Zoning and Development Standards

The applicant is requesting a rezoning from R-100 and M-1 to HRR. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Minimum 5 stories	5 stories	YES
Lot Width	Minimum 75'	>75'	YES
Front Yard Setback	Minimum 15'	>15'	YES
Side Yard Setback	Minimum 10'	>10'	YES
Rear Yard Setback	Minimum 25'	>25'	YES
Minimum Heated Floor Area	1-Bedroom: 750 square feet 2-Bedroom: 1,000 square feet 3-Bedroom: 1,200 square feet	1-Bedroom: 650 square feet 2-Bedroom: 1,175 square feet 3-Bedroom: 1,300 square feet	NO* YES YES
Off-Street Parking	Minimum: 360 spaces Maximum: 720 spaces	360 spaces	YES
Interior Driveway Width	Minimum 22' Maximum 24'	26'	NO**
Landscape Strip	10'	10'	YES
Common Area	20%	20.8%	YES
Density	Determined by BOC	35.09	TBD

* The applicant has requested a variance to reduce the minimum heated floor area for one-bedroom units.

**The interior driveway width is shown as 26-feet-wide, where no more than 24-feet-wide for two-way traffic is allowed. This standard must be met during permitting or a variance must be approved by the Zoning Board of Appeals.

Variance Request

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

1. Table 230.2: Minimum Heated Floor Area per Unit for RM, HRR, R-SR, and R-TH Zoning Districts

1-Bedroom	750 square feet
------------------	------------------------

The applicant is proposing to reduce the minimum heated floor area to 650 square feet for one-bedroom units.

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 F). Standard site and infrastructure improvements will also be required related to stormwater, transportation, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

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

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

The proposed high-rise residential apartments are located along a corridor that has a mix of land uses including light industrial, single-family residential, assisted living, and convenience stores. All of the properties on the south side of McGinnis Ferry Road are non-residential with the exception of one undeveloped property zoned R-100 to the west. The Georgia Department of Transportation will construct an interchange with Interstate 85 at McGinnis Ferry Road in the near future, likely supporting more dense development. In addition, there is a large mixed-use development across McGinnis Ferry Road which contains two apartment developments, making this request suitable in view of the use and development of nearby properties.

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

The adjacent light industrial properties would not be impacted by the proposed apartment development. These properties are accessed from Shawnee Industrial Way, while the subject property has access onto McGinnis Ferry Road. With appropriate conditions, including requiring a traffic signal at the McGinnis Ferry Road and Northolt Parkway intersection, the residences across McGinnis Ferry Road would benefit from the development.

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.

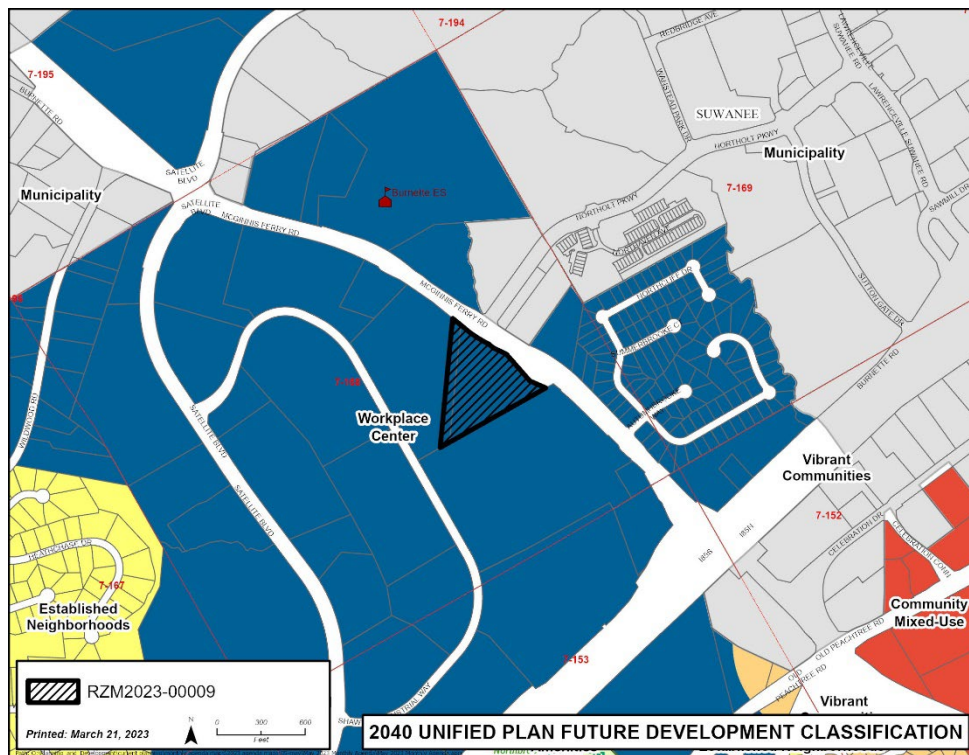
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

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

The subject property is located in the Workplace Center Character Area, which is intended to accommodate a mixture of intense non-residential, mixed-use, and high-density residential uses around and near several Regional Activity Centers. Emphasis should be placed on encouraging employment-oriented uses including mid- to high-rise office buildings, industrial parks, and locations for freight oriented and logistic uses, where appropriate. Other areas should provide opportunities for high-density multifamily residential development to support nearby Regional Activity Centers.

The proposed apartment development would be located adjacent to an existing light industrial park, but along a corridor with different residential property types. This proposed level of residential density is suitable in a location within close proximity to Interstate 85, employment centers, and mixed-use developments.



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.

As previously mentioned, a full interchange with Interstate 85 at McGinnis Ferry Road will be constructed over the next few years. More intense development is projected to occur because of the new interchange. The proposed apartment development would also provide housing options for the numerous employment centers already located in the area.

Variance Request Analysis: When considering variances from Title II 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 variance request:

The minimum heated floor area requirements for multifamily dwellings in HRR intend to create units with comfortable living space for residents. The applicant is requesting to reduce the minimum heated floor area of one-bedroom units from 750 square feet to 650 square feet to provide flexible floor plans and price points. Gwinnett County boasts a diverse population with a variety of housing preferences, including those for small units with lower rents. Smaller units are common among more dense multifamily projects and are not known to adversely affect residents. The proposed size of the one-bedroom units are aligned with the size requirements of the other multifamily zoning districts in the County such as RM-13 and RM-24. Approval of the requested variance would not 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 the exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the rezoning request.

Staff recommends **APPROVAL** of the following Variance:

1. To reduce the required minimum heated floor area of one-bedroom units from 750 square feet to 650 square feet.

Planning Commission Recommendation

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

In addition, the Planning Commission recommends **APPROVAL** of the following variance request:

1. To reduce the required minimum heated floor area of one-bedroom units from 750 square feet to 650 square feet.

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

Approval as HRR (High-Rise Residence District) for apartments, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received March 30, 2023 and Exhibit C: Building Elevations dated received March 23, 2023, with revisions required by conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. The property shall be limited to multifamily residential and accessory uses not to exceed 240 units.

3. Amenity areas shall consist of, at minimum, a swimming pool, clubhouse, and courtyards. The design and location of all amenity areas shall be subject to the review and approval of the Department of Planning and Development.
4. All grassed areas shall be sodded.
5. No temporary tents, temporary canopies, temporary banners, temporary streamers, or temporary roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site, except within 60 days of the grand opening and during special events which shall cover no more than twice per calendar year and last no longer than seven day each.
6. The developer shall coordinate with the Gwinnett County Department of Transportation on the signalization of the McGinnis Ferry Road and Northolt Parkway intersection, to include providing driveway design and appropriate storage lane lengths that are recommended per the Signal design.
7. All unit access shall be from interior corridors with mechanical ventilation. Breezeway and natural ventilation openings in the exterior facades shall be prohibited.
8. No more than twenty percent (20%) of the off-street parking spaces shall be provided between the building and the street.
9. The unit mix within the development shall be limited to 10 percent 3-bedroom units.
10. All building elevations shall comply with the Architectural Design Standards for Category 4.
11. Provide an 8-foot-tall wood privacy fence along external property lines.
12. **The applicant shall contribute \$25,000 towards the cost of the signal at the intersection of McGinnis Ferry Road and Northolt Parkway.**
13. **The landscape strip shall be provided as submitted by the applicant in the Landscape Strip Exhibit, dated received June 2, 2023.**
14. **No more than 15 percent of the unit mix shall be efficiency or studio apartments.**

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Application and Disclosure of Campaign Contributions
- F. Internal and External Agency Review Comments
- G. Traffic Impact Study
- H. Maps
- I. Landscape Strip Exhibit, dated received June 2, 2023

Exhibit A: Site Visit Photos



View of frontage along McGinnis Ferry Road



View of frontage looking east along McGinnis Ferry Road



View of driveway into subject property



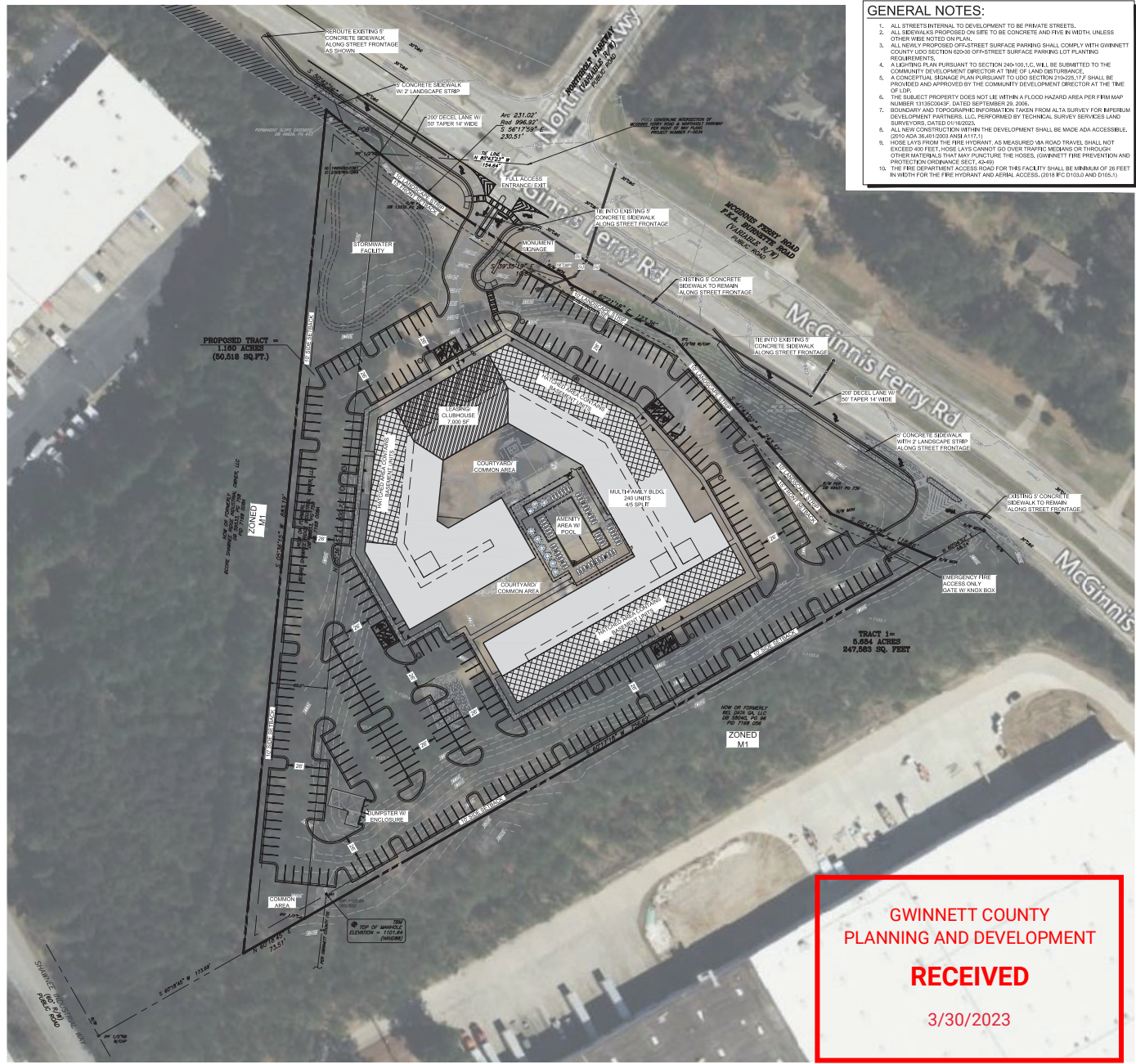
View of existing structures and parking

Exhibit B: Site Plan

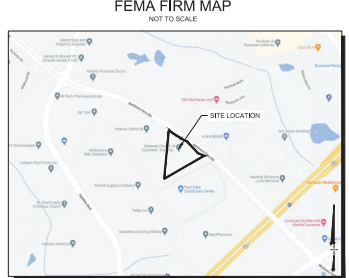
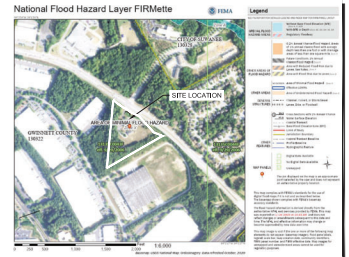
[attached]

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- GENERAL NOTES:**
1. ALL STREETS INTERNAL TO DEVELOPMENT TO BE PRIVATE STREETS.
 2. ALL SIDEWALKS PROPOSED ON SITE TO BE CONCRETE AND FIVE (5) FEET WIDTH UNLESS OTHERWISE NOTED ON PLAN.
 3. ALL NEWLY PROPOSED OFF-STREET SURFACE PARKING SHALL COMPLY WITH GWINNETT COUNTY UDD SECTION 620-36 OFF-STREET SURFACE PARKING LOT PLANTING REQUIREMENTS.
 4. A LIGHTING PLAN PURSUANT TO SECTION 340-100, I.C. SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DIRECTOR AT TIME OF LAND DISTURBANCE.
 5. A CONCEPTUAL SIGNAGE PLAN PURSUANT TO UDD SECTION 242-23, I.C. SHALL BE PROVIDED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR AT THE TIME OF LID.
 6. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAP NUMBER 13130C043P, DATED SEPTEMBER 29, 2006.
 7. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM ALTA SURVEY FOR IMPERIUM DEVELOPMENT PARTNER, LLC, PERFORMED BY TECHNICAL SURVEY SERVICES LAND SURVEYORS, DATED 05/02/2023.
 8. ALL NEW CONSTRUCTION WITHIN THE DEVELOPMENT SHALL BE MADE ADA ACCESSIBLE, ACCORDING TO ADA (2010) AREA I.T.C.
 9. HOSE LAYS FROM THE FIRE HYDRANT, AS MEASURED VIA ROAD TRAVEL SHALL NOT EXCEED 400 FEET. HOSE LAYS CANNOT GO OVER TRAFFIC MEDIANS OR THROUGH OTHER MATERIALS THAT MAY PUNCTURE THE HOSES, (GWINNETT FIRE PREVENTION AND PROTECTION ORDINANCE SECT. 404).
 10. THE FIRE DEPARTMENT ACCESS ROAD FOR THIS FACILITY SHALL BE MINIMUM OF 26 FEET IN WIDTH FOR THE FIRE HYDRANT AND FERRIS ACCESS, (GWINNETT COUNTY UDD 110-1).



SITE DATA RM-24 TRACT:

TRACT SITE AREA	6,844 ACRES
FLOODPLAIN & GAS EASEMENT	N/A
NET LOT AREA	6,844 ACRES

ZONING:

EXISTING ZONING	R100 & M1
PROPOSED ZONING	HR (HIGH-DENSITY RESIDENCE DISTRICT)
ZONING JURISDICTION	GWINNETT COUNTY

DEVELOPMENT REQUIREMENTS:

EXTERNAL FRONT YARD (MCGINNIS FERRY ROAD)	15 FEET
EXTERNAL SIDE YARD	10 FEET
EXTERNAL REAR YARD	25 FEET
FRONTAGE LANDSCAPE STRIP OFF RW	10 FEET

DEVELOPMENT STANDARDS:

MAXIMUM HEIGHT OF BUILDINGS	MNL, 5 STORIES
MULTIFAMILY UNITS PROVIDED	240 UNITS
MULTIFAMILY CLUB/LEASING PROVIDED	7,000 SF
GROSS SITE DENSITY PROVIDED	35.09 UNITS PER ACRE
NET SITE DENSITY PROVIDED	35.09 UNITS PER ACRE

MINIMUM REQUIREMENTS:

MNL MULTIFAMILY PARKING REQUIRED	1.5 SP/UNT = 240 UNITS = 360 SPACES
MAX. MULTIFAMILY PARKING REQUIRED	3.2 SP/UNT = 240 UNITS = 720 SPACES
TOTAL MULTIFAMILY PARKING PROVIDED	390 SPACES (1.5 SP/UNT)
HC PARKING REQUIRED	8 SPACES
HC PARKING PROVIDED	8 SPACES
EV PARKING REQUIRED	7 SPACES (1 SRV 50 SPACES)
EV PARKING PROVIDED	7 SPACES

COMMON AREA REQUIREMENTS:

COMMON AREA REQUIRED	1.37 ACRES (20% OF TOTAL SITE AREA)
COMMON AREA PROVIDED	1.42 ACRES (20.6% OF TOTAL SITE AREA)

FLOOR AREA (RATIO) CALCULATIONS:

MULTIFAMILY FLOOR AREA PROVIDED	222,000 SF
AMENITY FLOOR AREA PROVIDED	7,000 SF
TOTAL RESIDENTIAL OFA PROVIDED	229,000 SF

DEVELOPMENT SUMMARY:

GROSS LAND AREA	6,844 ACRES (268,101 SF)
TOTAL FAR PROVIDED	268 (229,000 SF/ 268,101 SF)

DWELLING UNIT SIZES PROVIDED:

1 BDRM	500 SF
2 BDRM	1,175 SF
3 BDRM	1,300 SF

24 HOUR CONTACT: MIKE HANDZA

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3/30/2023**

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ARCHITECTURE • SURVEYING & CONSTRUCTION • WATER RESOURCES

350 RESEARCH COURT, STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

McGINNIS FERRY RD.

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

3108 McGINNIS FERRY ROAD
SUWANEE, GEORGIA 30024

GWINNETT COUNTY JURISDICTION

FOR IMPERIUM DEVELOPMENT

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	02/05/2023	JH	COUNTY COMMENTS

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GSWOC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 000059389 EXP. 10/28/2024

REZONING MASTER PLAN

SCALE: 1" = 50'

DATE: 01/18/2023

PROJECT: 23006.00

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1/26/2023



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MCGINNIS FERRY ROAD

GWINNETT COUNTY, GA

SITE RENDERING



Exhibit C: Building Elevations

[attached]



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DYNAMIK
DESIGN

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NORTH ELEVATION

SCALE : 1/16" = 1'0"



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

[attached]

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2/6/2023



Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Brian T. Easley
Rebecca B. Gober
Christopher D. Holbrook
Jessica P. Kelly

Shane M. Lanham
Jeffrey R. Mahaffey
Steven A. Pickens
Gabrielle H. Schaller
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

LETTER OF INTENT FOR REZONING APPLICATION

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached rezoning application (the “Application”) for the purpose of requesting the rezoning of an approximately 6.844-acre tract of land located on the southwesterly side of McGinnis Ferry Road at its intersection with Northolt Parkway (the “Property”). The Property includes all of Gwinnett County Tax Parcel R7168 007 (zoned R-100) and a portion of Tax Parcel R7168 008A (zoned M-1). The surrounding area is characterized by a diverse mixture of land uses including commercial/retail, office, industrial, institutional, and multifamily residential. Existing multifamily residential uses exist just under a half mile to the north along Northolt Parkway and less than a mile to the east along McGinnis Ferry Road near its intersection with Lawrenceville-Suwanee Road. Additional land zoned for multifamily residential uses is located just over a half mile to the east along the northerly side of McGinnis Ferry Road adjacent to Peachtree Road Baptist Church. Additionally, the Residences on McGinnis Ferry, Grand Oasis, and Artisan Station apartments are all located approximately two miles to the west on both sides of McGinnis Ferry Road. The Property is located in the Workplace Centers Character Area as set forth in the Gwinnett County 2040 Unified Plan.

The Applicant is proposing to rezone the Property from R-100 and M-1 to the HRR zoning classification of the Gwinnett County Unified Development Ordinance (the “UDO”) in order to accommodate the development and construction of an attractive, luxury multifamily residential community with approximately 240 units. Residents of the proposed community would enjoy convenient access to multiple major transportation corridors including McGinnis Ferry Road, Satellite Boulevard, Northbrook Parkway/Horizon Drive, Buford Highway (State Route 13), Lawrenceville-Suwanee Road (State Route 317), and Interstate 85. Access to Interstate 85 will be

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

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

TELEPHONE 770 232 0000

FACSIMILE 678 518 6880

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RZM2023-00009

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enhanced when the planned McGinnis Ferry Road at Interstate 85 interchange is completed. This planned interchange, just 1,000 feet to the east of the Property, will further the evolution of McGinnis Ferry Road into a major east-west connector between Georgia 400 and Interstate 85 as the McGinnis Ferry Road at Georgia 400 interchange is currently under construction. Residents would also enjoy convenient pedestrian access to the Suwanee Gateway mixed-use development, about a half mile to the north, which includes shopping/dining, office, and entertainment uses. Moreover, the Property enjoys convenient access to the Suwanee Creek Greenway via an access point approximately one mile to the west on McGinnis Ferry Road.

The proposed development would also include several on-site amenities for residents including a resort-style pool and patio, courtyards, on-site leasing office, and clubhouse space. The proposed building would be constructed with attractive building materials and architectural design in a 4/5 split building configuration. That is, the inward-facing facades would be five-stories tall with the outward-facing facades appearing four-stories tall. Out of an abundance of caution, the Applicant requests relief from the requirements of the UDO to allow this building configuration as a strict or literal interpretation of the UDO requires buildings in HRR to be a minimum of five-stories tall. Additionally, the Applicant requests a variance in order to provide one-bedroom units with a minimum heated floor area of 650 square feet. The proposed unit mix includes multiple floor plans including at least two for one-bedroom units. Allowing a modest reduction in floor area allows a more diverse mixture of unit types and price points. This allows the Applicant to provide floorplans that are more tailored to typical household sizes that reside in Class A multifamily communities. This is also in line with the 2040 Plan and Housing Study which identify a trend of shrinking household sizes. The proposed development would be accessed by two driveways onto McGinnis Ferry Road. The main entrance would be a full-access entrance/exit constructed as the fourth leg of the McGinnis Ferry Road / Northolt Parkway intersection. A second emergency/fire access only driveway is also located on McGinnis Ferry Road on the easterly side of the Property.

The proposed development is compatible with surrounding land uses and zoning classifications and is also in line with the land use policies set forth in the 2040 Unified Plan. The proposed development would provide residential critical mass to support employment uses located in the adjacent Shawnee Ridge Industrial Park as well as office and commercial uses located in the

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2/6/2023

Suwanee Gateway mixed-use development. The proposed residential development would also enhance the walkability of the McGinnis Ferry Road corridor by providing an active residential use within walking distance of commercial, employment, and recreational uses. The proposed development is also compatible with the polices of the 2040 Plan, which designates the Property as within the Workplace Centers Character Area. In the Workplace Centers Area Narrative, the 2040 Plan provides that this character area “is intended to accommodate a mixture of intense non-residential, mixed-use, and high-density residential uses around and near several Regional Activity Centers.” The core of this area is envisioned to provide employment uses, such as industrial parks and high-rise office buildings, while other areas “should provide opportunities for high-density multifamily residential development to support nearby Regional Activity Centers.” Specifically, the 2040 Plan designates “high-density residential” as an appropriate “potential development type.” The proposed development would provide important residential critical mass to directly support and complement these existing employment and commercial uses. Residents could easily live, work, shop, and play all within a very short distance of the Property.

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of this Application.

This 6th day of February, 2023

Respectfully Submitted,

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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2/6/2023
RZM2023-00009

RZM2023-00009: Applicant’s Response to Incomplete Letter

Required Revisions:

1. Proposed Minimum heated floor area per dwelling unit are per the below. A variance to reduce the minimum floor area for 1-bedroom units has been added to the Letter of Intent.
 - a. One-bedroom: 650 square feet
 - b. Two-bedroom: 1,175 square feet
 - c. Three-bedroom: 1,300 square feet
1. Location Map with zoning on adjacent properties attached.
2. Sidewalk extended to front of building on attached revised site plan.
3. Proposed development includes 240 units. The minimum number of parking spaces for multifamily dwelling units is 1.5 per unit—360 spaces, which is the amount of parking proposed on the site plan. Please advise if the necessary “variance for parking” relates to a different requirement.



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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

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

- (A) The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The surrounding area is characterized by a mixture of industrial, institutional, and residential uses. The proposed multifamily residential community is compatible with these adjacent and surrounding uses.
- (B) The proposed rezoning will not adversely affect the existing use or usability of any of the nearby properties. Rather, the proposed development will complement nearby employment uses as well as commercial uses located just north along Lawrenceville-Suwanee Road.
- (C) Due to the size, layout, location, and topography of the subject property, the Applicant submits that the subject property does not have reasonable economic use as currently zoned.
- (D) The proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The subject property is located off of McGinnis Ferry Road with access to utilities.
- (E) The proposed rezoning is in conformity with the policy and intent of the Land Use Plan. The subject property is located in the Workplace Centers Character Area for which the 2040 Plan encourages “High-Density Residential” as a potential development type.
- (F) The Applicant submits that the subject property’s location on McGinnis Ferry Road at its intersection with Northolt Parkway, the existence of adjacent industrial development, as well as the proposed interchange at the intersection of McGinnis Ferry Road and Interstate 85 provide additional supporting grounds for approval of this Application.



Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

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REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
Imperium Development Partners, LLC c/o NAME: <u>Mahaffey Pickens Tucker, LLP</u>	NAME: <u>Multiple--See attached</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: _____
CITY: <u>Lawrenceville</u>	CITY: _____
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: _____ ZIP: _____
PHONE: <u>770 232 0000</u>	PHONE: <u>770 232 0000</u>
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</u>	
CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

M-1 &

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

PARCEL NUMBER(S): 7168 007 & 7168 008A ACREAGE: +/- 6.844

ADDRESS OF PROPERTY: 3108 McGinnis Ferry Road, Suwanee, Georgia 30024

PROPOSED DEVELOPMENT: Multifamily residential development

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>240</u>	No. of Buildings/Lots: <u>NA</u>
Dwelling Unit Size (Sq. Ft.): <u>varies per UDO</u>	Total Building Sq. Ft. <u>NA</u>
Gross Density: <u>+/- 35.09 units per acre</u>	Density: <u>NA</u>
Net Density: <u>+/- 35.09 units per acre</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

Property Owner List:

Name/Address	Parcel Number
BCORE SHAWNEE RIDGE INDUSTRIAL OWNER PO BOX A3879 CHICAGO IL 60690	7168 008A
FAITH CHAPEL ASSEMBLY OF GOD 3108 MCGINNIS FERRY RD SUWANEE GA 30024	7168 007



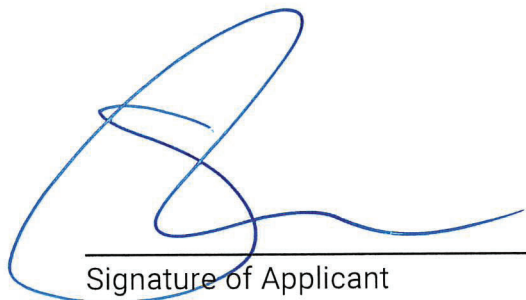
RECEIVED

1/26/2023

Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

REZONING APPLICANT'S CERTIFICATION

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



Signature of Applicant

1/4/23

Date

Shane Lanham, attorney for the Applicant

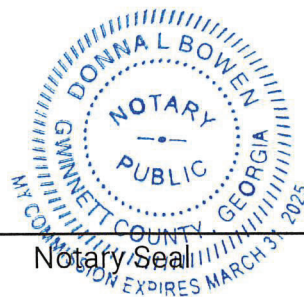
Type or Print Name and Title



Signature of Notary Public

1/4/23

Date



Notary Seal

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1/26/2023

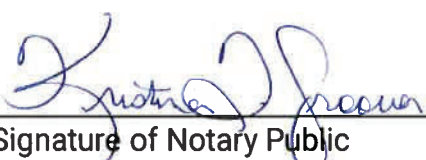
Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2015

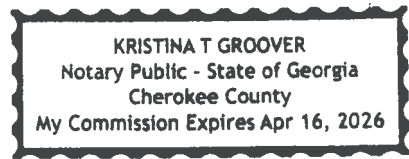
REZONING APPLICANT'S CERTIFICATION

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 1-23-23
Date

GREGORY POWER Managing Principal
Type or Print Name and Title


Signature of Notary Public 01/23/23
Date Notary Seal




RECEIVED

1/26/2023

Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2015

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.



Signature of Property Owner

12/7/22

Date

JORDAN SHARRETT

Type or Print Name and Title

LEAD PASTOR



Signature of Notary Public

12/7/2022

Date

Notary Seal




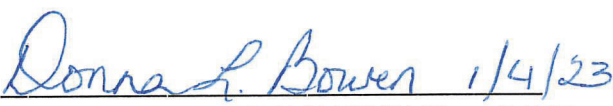
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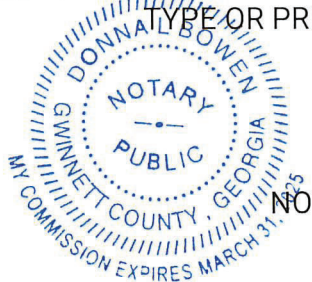
1/26/2023

Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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

SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
	1/4/23	Shane Lanham, attorney for the Applicant
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
	1/4/23	
SIGNATURE OF NOTARY PUBLIC	DATE	NOTARY SEAL



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

YES NO Please see attached

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)
Please see attached		

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

**CONFLICT OF INTEREST CERTIFICATION FOR REZONING/CHANGE IN
CONDITIONS AND SPECIAL USE PERMIT APPLICATIONS**

MAHAFFEY PICKENS TUCKER, LLP

<u>NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL</u>	<u>CONTRIBUTIONS</u>	<u>DATE</u>
Kirkland Carden, Commissioner	\$2,800	11/18/2021
Ben Ku, Commissioner	\$1,500	10/03/2022

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

1/26/2023

RECEIVED

1/26/2023

Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2015

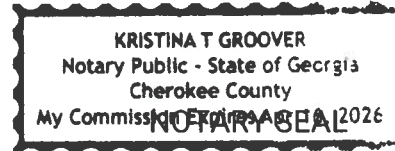
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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

Greg A Power 1-23-23 Greg Power
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Kristina T Groover 01/23/23
SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

YES NO Gregory A Power
YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)
/	/	/
/	/	/
/	/	/

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

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1/26/2023

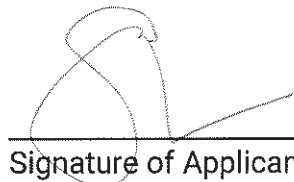
Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

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: 7 - 168 - 007
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

1/4/23

Date

Shane Lanham, attorney for the Applicant

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Megan Kittrell
NAME

Senior Business Manager
TITLE

1-4-2023
DATE

7
There are no taxes due but there is stormwater due for the following years:
2021 \$1,213.78
2022 \$1,138.28

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1/26/2023

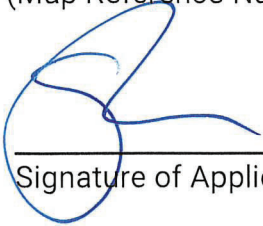
Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

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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: 7 - 168 - 008A
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

1/25/23

Date

Shane Lanham, attorney for the Applicant

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Chris Nelson

NAME

Tax Services Associate

TITLE

January 23, 2023

DATE

Exhibit F: Internal and External Agency Review Comments

[attached]



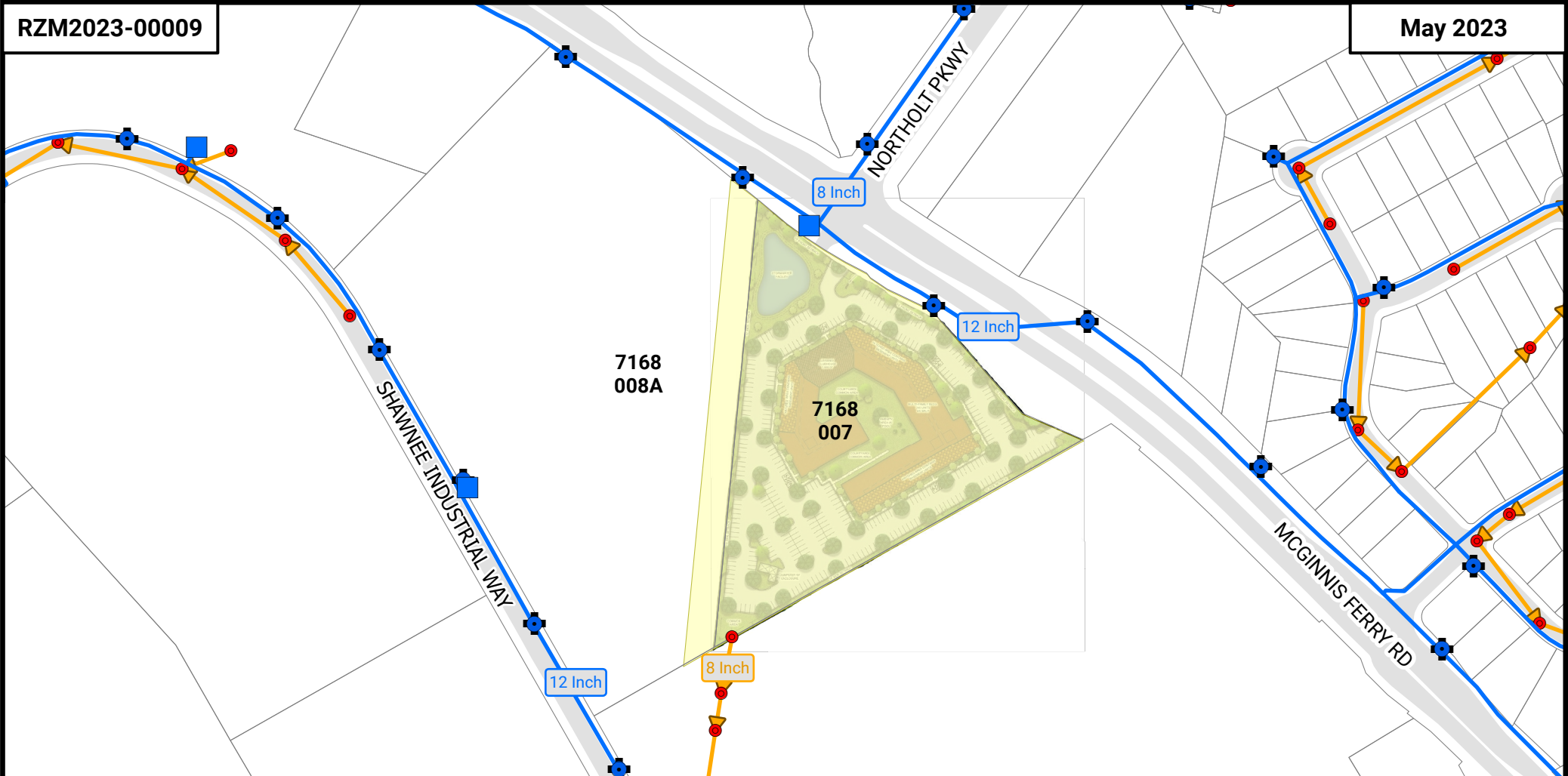
**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		04.05.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		RZM2023-00009	
Case Address:		3108 McGinnis Ferry Road, Suwanee, 30024	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	McGinnis Ferry Road is a major arterial. ADT = 13,680.		
2	4.0 miles to the nearest transit facility (#2334860) North Brown Road and Sugarloaf Parkway.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	The developer shall coordinate with the Gwinnett County Department of Transportation on the signalization of the McGinnis Ferry Road and Northolt Parkway intersection, to include providing driveway design and appropriate storage lane lengths that are recommended per the Signal design.		
2			
3			
4			
5			
6			
7			



**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

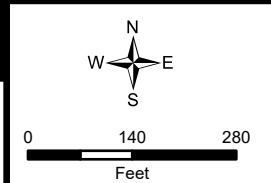
TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com		
Case Number:		RZM2023-00009		
Case Address:		3108 McGinnis Ferry Road		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The proposed development may connect to an existing 12-inch water main along the southern right-of-way of McGinnis Ferry Road.			
2	Sewer: A Sewer Capacity Certification is required for this development. Pending available capacity, the development may connect to an existing 8-inch gravity main located on the subject property.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
6				
7				



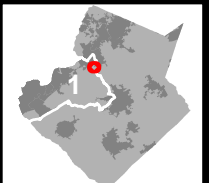
LEGEND

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

3108 McGinnis Ferry Road
 M-1,R-100 to HRR
Water & Sewer
Utility Map



LOCATION



Water Comments: The proposed development may connect to an existing 12-inch water main along the southern right-of-way of McGinnis Ferry Road.

Sewer Comments: A Sewer Capacity Certification is required for this development. Pending available capacity, the development may connect to an existing 8-inch gravity main located on the subject property.

Water Availability: Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

Residential Rezoning Impact on Local Schools
 Prepared for Gwinnett County BOC, **May, 2023**

											Proposed Zoning
	School	Forecast	2022-23 Capacity	+/- Cap.	Forecast	2023-24 Capacity	+/- Cap.	Forecast	2024-25 Capacity	+/- Cap.	Approximate Student Projections from Proposed Developments
RZM2023-00010	Archer HS	3,129	2,575	554	3,311	2,575	736	3,394	2,575	819	9
	McConnell MS	2,197	1,775	422	2,132	1,775	357	2,164	1,775	389	7
	Cooper ES	1,389	1,625	-236	1,410	1,625	-215	1,431	1,625	-194	14
RZM2023-00011	Berkmar HS	3,034	2,925	109	3,140	2,925	215	3,234	2,925	309	1
	Berkmar MS	1,135	1,100	35	1,122	1,100	22	1,097	1,100	-3	1
	Hopkins ES	1,064	1,500	-436	1,047	1,500	-453	1,035	1,500	-465	1
RZM2023-00009	Peachtree Ridge HS	3,262	3,050	212	3,295	3,050	245	3,271	3,050	221	11
	Hull MS	1,258	1,750	-492	1,271	1,750	-479	1,290	1,750	-460	9
	Burnette ES	744	825	-81	755	825	-70	766	825	-59	16

Exhibit G: Traffic Impact Study

[attached]

7.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts from the proposed residential development on McGinnis Ferry Road across from Northolt Parkway in Gwinnett County, Georgia are evaluated in this study. The proposed development will consist of 240 units of multifamily housing (mid-rise).

The development proposes access at the following locations:

- Site Driveway 1: Full-access driveway on McGinnis Ferry Road aligned with Northolt Parkway
- Site Driveway 2: Right-in/right-out driveway on McGinnis Ferry Road

Existing and future operations after completion of the project were analysed at the intersections of:

- McGinnis Ferry Road and Satellite Blvd
- McGinnis Ferry Road and Northolt Parkway/ Site driveway
- McGinnis Ferry Road and Autumnbrooke Way
- McGinnis Ferry Road and Old Peachtree Road
- McGinnis Ferry Road and Right-In/ Right-Out driveway

The analysis included the evaluation of Future operations for “No-Build” and “Build” conditions, the differences between “No-Build” and “Build” accounts for increase in traffic due to proposed development.

The results of future “No-Build” traffic operations analysis indicate that the signalized study intersection of McGinnis Ferry Road and Satellite Boulevard will continue to operate at levels-of-service “E” in PM peak hour with northbound and southbound approaches operating at LOS “F” as in “Existing” conditions. The stop-controlled southbound approach of Northolt Parkway at McGinnis Ferry Road will also continue to operate at level-of-service “F” with delays more than 300 seconds in PM and School Dismissal peak hours.

Results of the future “Build” conditions indicate that all signalized study intersections will continue to operate as in “No-Build” conditions with marginal increase in delays. Both the northbound and southbound stop-controlled approaches of the Northolt Parkway and Proposed Site Driveway will operate at level-of-service “F” in all three peak hours.

Based on the analysis, the proposed development will have minimal impact on traffic operations in the study network.

7.1 Recommendation for System Improvements

As mentioned earlier, the stop-controlled southbound approach of the Northolt Parkway is operating at level-of-service “F” in “Existing” and “No-Build” conditions and the eastbound queues on McGinnis Ferry Road extend beyond the available storage and spill into the eastbound through lanes in all peak hours in both “Existing” and “No-Build” conditions, we are recommending the following “System Improvements” to the intersection.

McGinnis Ferry Road @ Northolt Parkway:

- Install a traffic signal.
- Extend the eastbound left-turn lane storage on McGinnis Ferry Road to 400 feet utilizing the grassed median.

The results of future “No-Build” and “Build” traffic operations analysis after recommended system improvement are implemented, indicate that the intersection McGinnis Ferry Road at Northolt Parkway/Site Driveway will operate at an overall satisfactory level-of-service “D” or better in AM, PM and dismissal peak hours in both “No-Build” and “Build” conditions.

7.2 Recommendation for Site Access Configuration

The following improvements are recommended at the site driveway intersection.

- Site Driveway: Full access driveway on McGinnis Ferry Road, aligned with Northolt Parkway
 - One entering and two exiting lanes (one left-turn lane and one shared through/right-turn lane).
 - A right-turn lane for entering traffic.
 - Provide adequate sight distance per AASHTO standards.
- Site Driveway 2: Right-In/ Right-Out driveway on McGinnis Ferry Road
 - One entering and one exiting lane.
 - Stop-sign controlled on the driveway approach with McGinnis Ferry Road remaining free flow.
 - A right-turn lane for entering traffic.
 - Provide adequate sight distance per AASHTO standards.

Exhibit H: Maps

[attached]




MCGINNIS FERRY RD

NORTHOLT PKWY

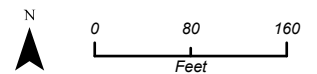
MCGINNIS FERRY RD

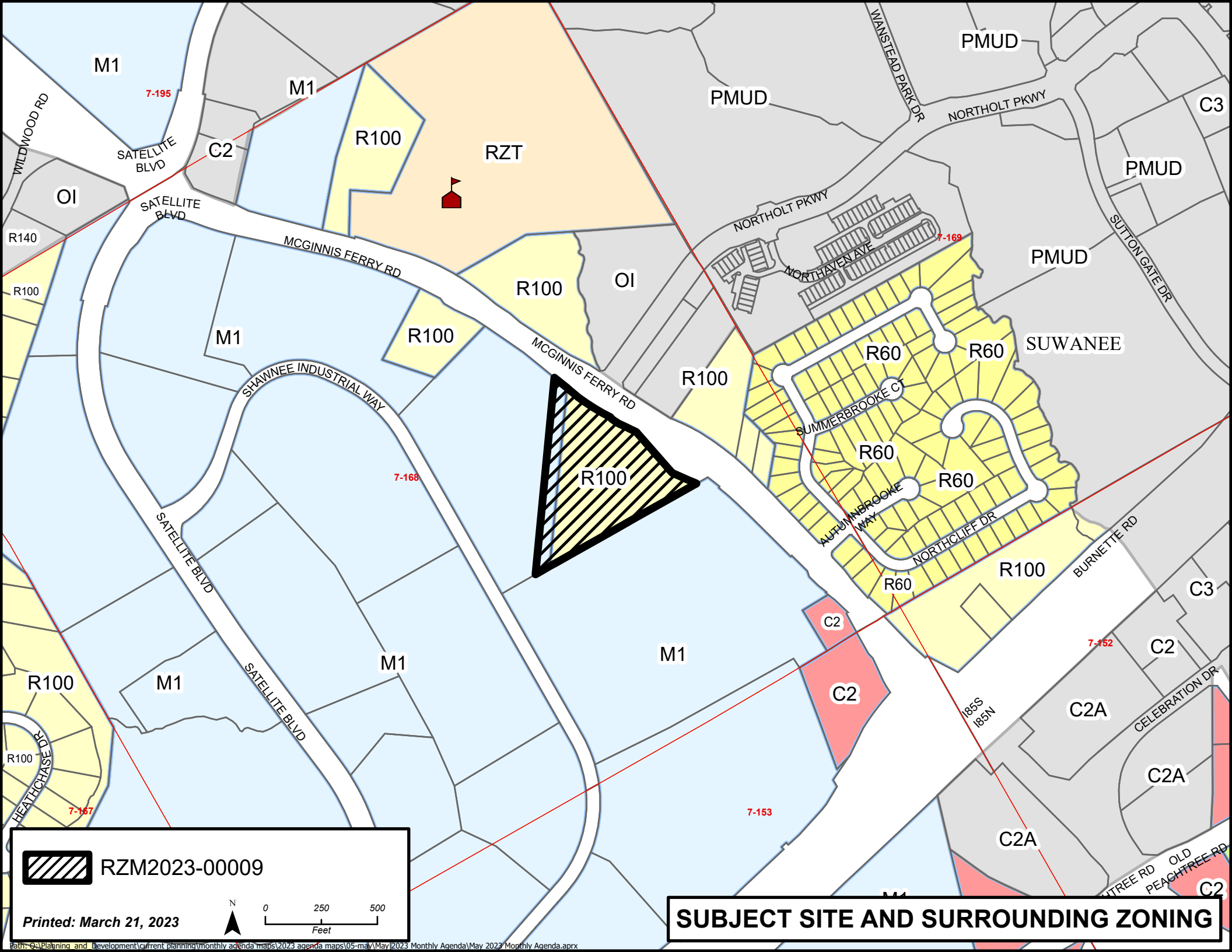
NORTHLIFF DR


SHAWNEE INDUSTRIAL WAY

 RZM2023-00009

Printed: March 21, 2023





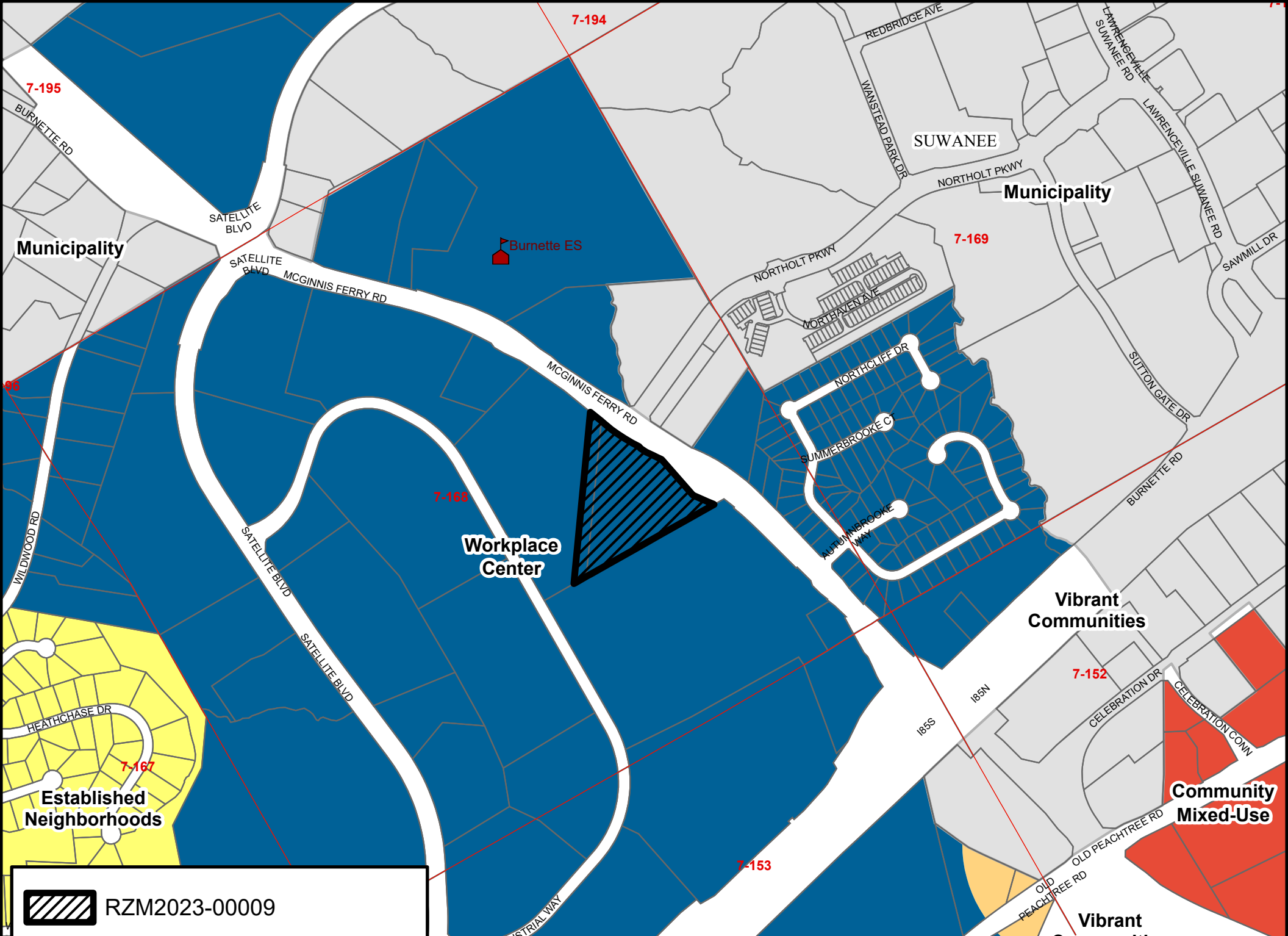
 RZM2023-00009

Printed: March 21, 2023



0 250 500
Feet

SUBJECT SITE AND SURROUNDING ZONING



 RZM2023-00009

Printed: March 21, 2023



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

Exhibit I: Landscape Strip Exhibit, dated received June 2, 2023

[attached]

RECEIVED

6.2.2023



360 STUDIO
LANDSCAPE
ARCHITECTURE

350 RESEARCH COURT
PEACHTREE CORNERS,
GEORGIA 30092
O: 770.451.2741
PEC360STUDIO.COM

PROJECT
MCGINNIS FERRY RD.

MCGINNIS FERRY RD. (3108)
SUWANEE, GA. 30024

FOR
IMPERIUM
DEVELOPMENT
11720 AMBER PARK DR. #160
ALPHARETTA, GA. 30004

CONTACT:
MIKE HANDEA
404.508.2744

REVISION	DATE

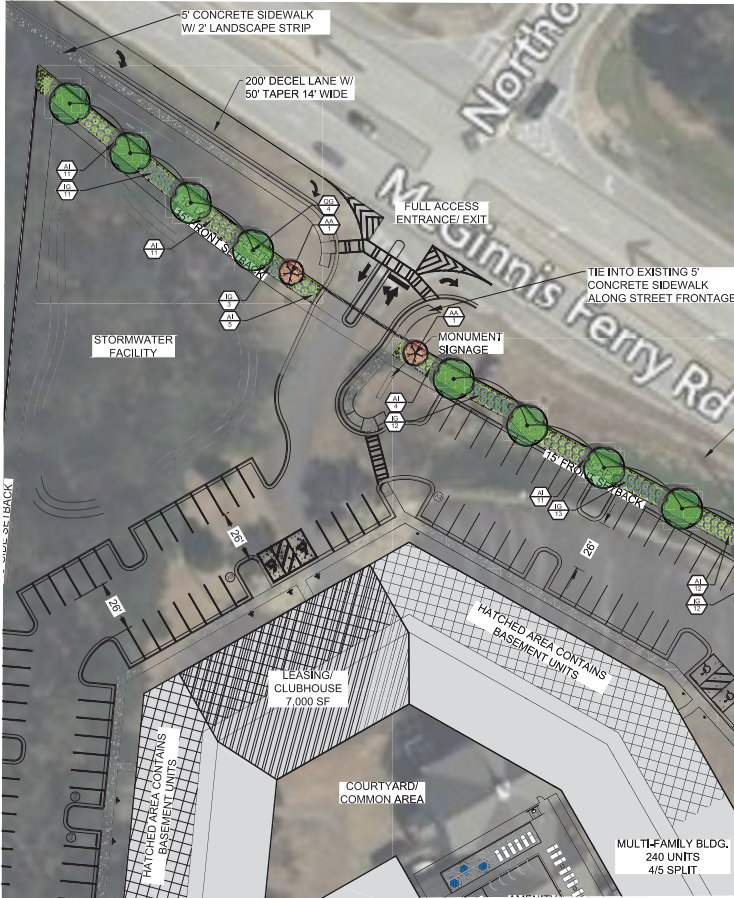
DRAWN BY: **XX**
APPROVED BY: **DMA**
PROJECT NUMBER
23006.00
SHEET

PRELIMINARY
NOT TO BE RELEASED
FOR CONSTRUCTION

DATE
05/17/2023

TITLE
LANDSCAPE STRIP
EXHIBIT

SHEET
L2.00



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	MIN. HT.	MIN. SPACING	REMARKS
	AA	4	AMELANCHIER ARBOREA / DOWNY SERVICEBERRY	B & B	2' CAL.	8'-12'	AS SHOWN	
	QG	14	QUERCUS GEORGIANA / GEORGIA OAK	15 GAL	2' CAL.			
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	MIN. HT.	MIN. SPACING	SPACING	
	AI	88	AZALEA INDICA / INDICA AZALEA	3 GAL			48" o.c.	
	IG	84	ILEX CRENATA 'GOLDEN SOFT TOUCH' / GOLDEN SOFT TOUCH JAPANESE HOLLY	3 GAL			48" o.c.	

LANDSCAPE STRIP REQUIREMENTS			
TOTAL LINEAR FEET	DRIVEWAYS / ROW / EASEMENTS (LF)	=	NET LINEAR FEET
756	71	=	685
NET LINEAR FEET	1 TREES PER 40 LF	=	REQUIRED TREES
685	40	=	18
NET LINEAR FEET	1 SHRUBS PER 4 LF	=	REQUIRED SHRUBS
685	4	=	172
SHRUBS PROVIDED =			
LANDSCAPE STRIP REQUIREMENTS ARE MET			

