

## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** RZM2023-00014  
**Current Zoning:** C-2 (General Business District)  
**Request:** Rezoning to **RM-24** (Multifamily Residence District)  
**Addresses:** 5300 Block of Stone Mountain Highway, 5335 Stone Mountain Highway, and 1700 Block of Parke Plaza Circle  
**Map Numbers:** R6061 015A, 036, 037, 039, 231  
**Site Area:** 8.14  
**Units:** 128  
**Proposed Development:** Apartments  
**Commission District:** District 2 – Commissioner Ku  
**Character Area:** Regional Activity Center

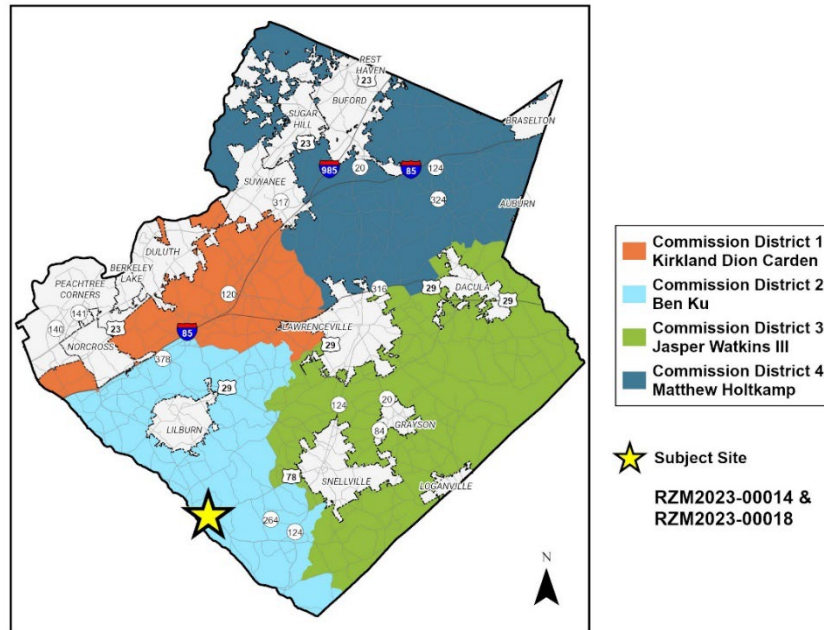
**Staff Recommendation:** DENIAL

**Planning Commission Recommendation:** DENIAL

**Case Number:** RZM2023-00018  
**Current Zoning:** C-2 (General Business District)  
**Request:** Rezoning to **RM-24** (Multifamily Residence District)  
**Address:** 1700 Block of East Park Place Boulevard  
**Map Number:** R6061 230  
**Site Area:** 2.79  
**Units:** 46  
**Proposed Development:** Apartments  
**Commission District:** District 2 – Commissioner Ku  
**Character Area:** Regional Activity Center

**Staff Recommendation:** DENIAL

**Planning Commission Recommendation:** DENIAL



**Applicant:** Parkland Communities Inc.  
 c/o Alliance Engineering and Planning  
 4525 South Lee Street  
 Buford, GA 30518

**Owners:** William Christopher Garner  
 Gloria M. Garner  
 2145 Rockbridge Road  
 Stone Mountain, GA 30087

Jubilee Christian Church  
 International  
 1640 East Park Place Boulevard  
 Stone Mountain, GA 30087

**Contact:** Tyler Lasser

**Contact Phone:** 770.225.4730 ext. 819

**Zoning History**

The subject properties are all zoned C-2 (General Business District). As part of an areawide rezoning in 1973, parcels 6061 036, 6061 230, and 6061 231 were rezoned from R-100 (Single-Family Residence District) to C-2 in 1973. There are no additional zoning cases on record for these properties.

**Existing Site Condition**

The subject site is an assemblage of six parcels containing a total of 10.93 acres. The five contiguous parcels containing 8.14 acres are bounded by Stone Mountain Highway to the south and Parke Plaza Circle to the north. A separate parcel containing 2.79 acres is bounded by East Park Place Boulevard to the north, Parke Plaza Circle to the west and south, and Parke Plaza Drive to the east. The parcels fronting Stone Mountain Highway are developed with a 6,100 square foot metal building, a 1,600 square foot one-story office building, and a gravel commercial truck parking lot. There are some mature trees located around the perimeter of the rear portion of the site. This parcel is accessed from a driveway located where Rockbridge Road diverges from Stone Mountain Highway. The parcels fronting Parke



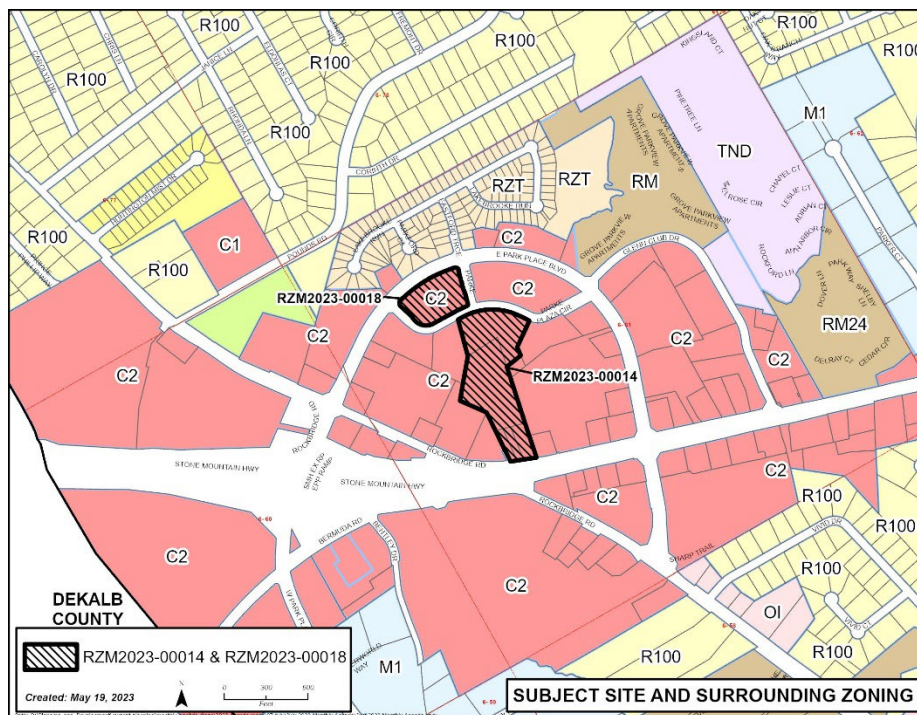
Plaza Circle and East Park Place Boulevard are undeveloped and completely wooded. The northern undeveloped parcel (RZM2023-00018 request) rises approximately 20 feet from east to west, while the southern assemblage of parcels (RZM2023-00014 request) rises approximately 40 feet from north to south, with the highest elevation along the Stone Mountain Highway frontage. There are no streams or wetlands on any of the parcels.

The roadway frontages of each of the parcels have curb and gutter; however, only the Stone Mountain Highway and East Park Place Boulevard frontages contain sidewalks. Overhead powerlines are located along the Stone Mountain Highway frontage. The nearest Gwinnett County Transit stop is approximately 5.7 miles from the subject property.

### Surrounding Use and Zoning

The subject site is located within an intensive commercial corridor along Stone Mountain Highway that contains a mix of commercial, lodging, and self-storage uses. Mountain East, a multi-tenant shopping center is located to the east of the subject site. Several commercial uses on smaller lots are located to the south, across Stone Mountain Highway. These uses include a bank, automotive repair facility, restaurant, and a convenience store with fuel pumps. A three-story hotel and a self-storage facility are located immediately west of the parcels fronting Stone Mountain Highway.

The area surrounding the parcels fronting Parke Plaza Circle and East Park Place Boulevard is less commercial in character, with a senior living facility, a place of worship, a hotel, and a small-scale medical office building surrounding the parcels. There is also a single-family detached subdivision located to the north across East Park Place Boulevard from the subject site. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Apartments	RM-24	15.93 units per acre
North	Place of Worship	C-2	N/A
	Single-Family Residential	RZT	4.88 units per acre
East	Commercial	C-2	N/A
South	Commercial	C-2	N/A
West	Commercial	C-2	N/A

## Project Summary

The applicant requests rezoning of a 10.93-acre property assemblage from C-2 to RM-24 (Multifamily Residence District) for apartments, including:

- 174 units within 13, three-story, stacked townhouse-style buildings, yielding a density of 15.93 units per acre.
- Alley-loaded single-car garages and driveways for each dwelling unit.
- A clubhouse, swimming pool, playground, and mail kiosk located south of Parke Plaza Circle on the southern tract.
- 4.13 acres of common area comprised of community greens and a courtyard provided throughout the development.
- 38 total on-street parking spaces including 13 perpendicular spaces on the northern tract and 25 perpendicular and parallel spaces on the southern tract, along the western property line.
- A 26-foot-wide private street within a 50-foot-wide access and utility easement connecting Stone Mountain Highway to Parke Plaza Circle.
- 20-foot-wide private alleys within 30-foot-wide access and utility easements serving the alley-loaded garages within the development.
- Four dumpsters located along the eastern edge of the southern tract, and two dumpsters located at the southwest corner of the northern tract.
- 5-foot wide sidewalks along all road frontages and 4-foot-wide sidewalks throughout the development.
- Future inter-parcel connections to the south and east of the southern tract to Parcels 6061 012 and 6061 009, respectively.
- Full movement access and right-in/right-out access to Parke Plaza Circle from both tracts and right-in/right-out access to Stone Mountain Highway from the southern tract.
- Two-bedroom and three-bedroom units with a minimum heated floor area of 1,600 square feet.
- Exterior materials consisting of a mixture of brick, stone, and fiber-cement siding.
- Buildings on the northern tract oriented to the road frontage of East Park Place Boulevard, Parke Plaza Drive, and Parke Plaza Circle.
- Buildings on the southern tract oriented toward a centralized community green, underground stormwater management area, common area, and courtyard. Garages and vehicular driveways will front the private streets and alleys.
- Underground stormwater facilities located in the northeastern portion of the northern tract in the community green area and within the common area of the southern tract.

## Zoning and Development Standards

The applicant is requesting a rezoning to RM-24 Multifamily Residence District for apartments. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 65'	35'	YES
Front Yard Setback	Minimum 15'	15'	YES
Side Yard Setback	Minimum 15'	15'	YES
Rear Yard Setback	Minimum 30'	30'	YES
Parking	Minimum 261 spaces Maximum 522 spaces	386 spaces	YES
Landscape Strip	Minimum 10'	10'	YES*
Density	Maximum 24 units per acre	15.93 units per acre	YES
Minimum Heated Floor Area	2-Bedroom: Minimum 800 square feet 3-Bedroom: Minimum 1,000 square feet	1,600 square feet	YES
Common Area	Minimum 20% or 2.19 acres	37.8% or 4.13 acres	YES
Dumpster Location	Rear or side yard	Front yard	NO**

\* The site plan does not explicitly note a landscape strip along portions of the northern parcel; however, there appears to be sufficient space for the required landscape strip.

\*\* The applicant must relocate the proposed dumpster location from the front yard of the northern parcel or request a variance from the Zoning Board of Appeals prior to permitting.

### 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 surrounding area consists of a variety of land uses including commercial, single-family residential, senior living, and lodging. Redevelopment of aging retail and self-storage buildings into more dense, walkable development is anticipated due to its strategic location providing easy access to the greater Atlanta region. The proposed solely residential townhouse-style apartments are not compatible with the existing surrounding non-residential developments nor the intended urban, mixed-use form that the Unified Plan intends for the area. A dense, vertically designed residential development that can be integrated into future redevelopment is most appropriate for the subject property.

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

The surrounding properties are primarily non-residential and would not be adversely impacted by the proposed rezoning. Providing new housing in this area would likely support nearby businesses by growing the potential customer base for these businesses. However, the site configuration does not create a cohesive pedestrian-oriented development for all residents, particularly in the northern tract since all amenities are across Park Plaza Circle.

**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).

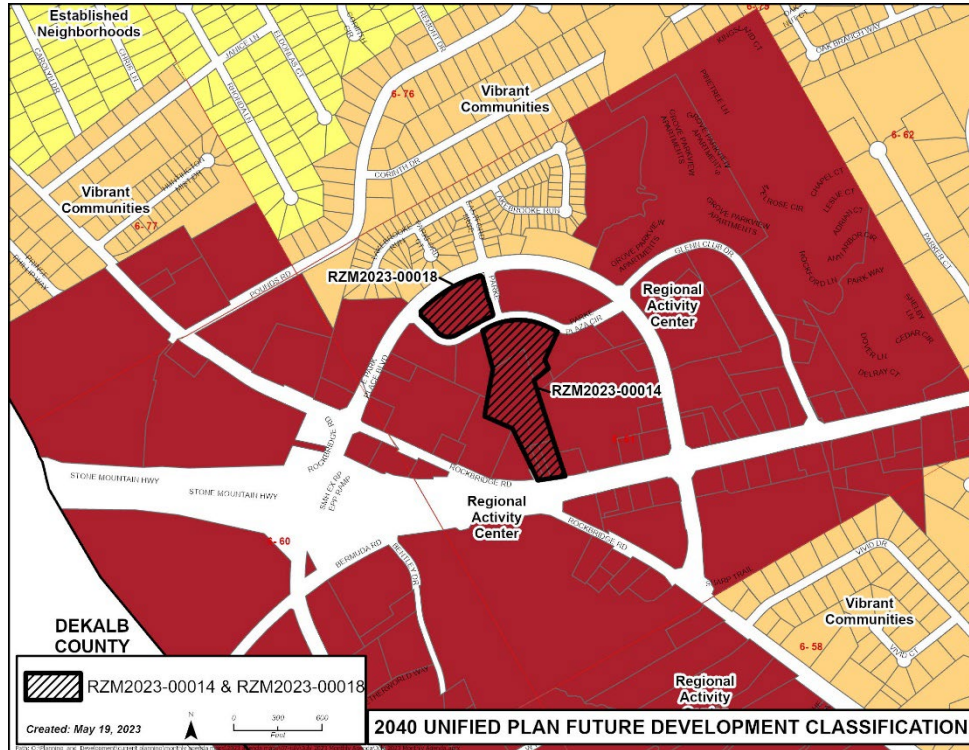
**E. Whether the proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Map; and**

The Regional Activity Center Character Area is intended for areas that have intense commercial and office/employment activity, as well as high-density residential elements. The dominant focus of Regional Activity Centers are major activity centers for Gwinnett County and the broader region and would include a combination of retail, office, high-density residential uses, and transit-oriented development. To encourage a pedestrian and bicycle-friendly, walkable, live/work/play environment around these activity centers, developments should incorporate pedestrian-friendly and urban design standards. Specifically, residential development should encompass mid to high-rise mixed-use buildings.

The proposed apartments would be a solely residential product in a character area that intends to create vibrant, walkable places through mixed-use development. The project is located adjacent to larger parcels of land with existing mature shopping centers under single ownership. These are ideal candidates for redevelopment into mixed-use buildings that would create a cohesive live/work/play environment, as intended. A mixed-use development that creates a block structure for future redevelopment to build upon is ideal for the subject property. The proposed site layout would not facilitate a larger and more holistic mixed-use node.

The proposed apartments are also not consistent with the scale and density of development intended in the Regional Activity Center Character Area, which recommends mid-to high-rise residential buildings with a density of about 30 dwelling units per acre and which are designed to activate the street. The proposed apartments are more suburban in form, with three-story townhouse-style buildings and a density of 15.93 units per acre that face interior courtyards. In this instance, building elevations have only been submitted for the front façade, which will face

the interior courtyards. It is anticipated that the façades fronting the private streets and alleys will be used for parking and garage access, which will limit street activation. Building elevations reflecting this design have not been submitted. Further, the building elevations reflect a three-story product that is akin to a townhome in design, a use and form that is not consistent with the Regional Activity Center designation. A mid-to-high rise development that is consistent with the HRR (High-Rise Residential) or the MU-R (Regional Mixed-Use District) zoning district would better align with the intent of the Unified Plan and Future Development Map.



**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.**

In addition to the rezoning request being inconsistent with the Unified Plan, the request is also inconsistent with the intent of the *Park Place Activity Center Study* prepared for the Evermore Community Improvement District in August 2007. The study identified the subject properties as part of a Catalyst Site with the potential to redevelop into a walkable, mixed-use development along a central main street with a central park (see below). The subject properties between Stone Mountain Highway and East Park Place Boulevard are essential to the creation of the main street and park concept, which could not be implemented if the proposed apartments are developed as shown on the site plan. In addition to the Character Area, the study also supports a mixed-use project that provides for placemaking through more cohesive incremental redevelopment. Staff recognizes this Study was not specifically adopted; however, it represents a design intent that is reflected in the Regional Activity Center Character area, and provides a framework for understanding potential redevelopment scenarios for the larger area located between Stone Mountain Highway and East Park Place Boulevard.





**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 **DENIAL** of the rezoning requests.

**Staff Recommended Conditions**

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

RZM2023-00014

Approval as RM-24 (Multifamily Residence District) subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received May 10, 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. Development shall be limited to multifamily residential units and accessory uses and structures, not to exceed 128 units.
3. The minimum heated floor area per dwelling unit shall be 1,600 square feet.
4. The buildings shall comply with Category 3, Multi-Family Residential Buildings of the Gwinnett



County Architectural Standards.

5. A property management company shall be responsible for maintenance of all common areas/facilities, street frontage landscaping, lawn, and ornamental planting maintenance, decks, roofs, painting of exteriors, and other property maintenance.
6. The development shall include amenities as depicted on the site plan. The final amenity plan shall be reviewed and approved by the Department of Planning and Development.
7. Natural vegetation shall remain on the property until the issuance of a development permit.
8. All grassed areas shall be sodded.
9. The developer shall provide a traffic impact study. The developer shall provide improvements recommended from the traffic impact study, subject to the review and approval of the Gwinnett County Department of Transportation.
10. The developer shall have an intersection control evaluation (ICE) for the following intersections: 1) East Park Place Boulevard and Parke Plaza Circle (western/T-intersection); 2) East Park Place Boulevard and Parke Plaza Drive/Eastford Trace (signalized); 3) East Park Place Boulevard and Parke Plaza Circle/Glenn Club Drive.
11. The developer shall provide improvements recommended by the ICE analyses, subject to the review and approval of the Gwinnett County Department of Transportation.

RZM2023-00018

Approval as RM-24 (Multifamily Residence District) subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received May 10, 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. Development shall be limited to multifamily residential units and accessory uses and structures, not to exceed 46 units.
3. The minimum heated floor area per dwelling unit shall be 1,600 square feet.
4. The buildings shall comply with Category 3, Multi-Family Residential Buildings of the Gwinnett County Architectural Standards.
5. A property management company shall be responsible for maintenance of all common areas/facilities, street frontage landscaping, lawn, and ornamental planting maintenance, decks, roofs, painting of exteriors, and other property maintenance.
6. The development shall include amenities as depicted on the site plan. The final amenity plan shall be reviewed and approved by the Department of Planning and Development.
7. Natural vegetation shall remain on the property until the issuance of a development permit.
8. All grassed areas shall be sodded.
9. The developer shall provide a traffic impact study. The developer shall provide improvements recommended from the traffic impact study, subject to the review and approval of the Gwinnett County Department of Transportation.

10. The developer shall have an intersection control evaluation (ICE) for the following intersections:  
1) East Park Place Boulevard and Parke Plaza Circle (western/T-intersection); 2) East Park Place Boulevard and Parke Plaza Drive/Eastford Trace (signalized); 3) East Park Place Boulevard and Parke Plaza Circle/Glenn Club Drive.
11. The developer shall provide improvements recommended by the ICE analyses, subject to the review and approval of the Gwinnett County Department of Transportation.

### **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 **DENIAL** of the rezoning requests.

**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. Maps
- H. Site Plan Presented at the July 11, 2023, Planning Commission Public Hearing

**Exhibit A: Site Visit Photos**



View of 5335 Stone Mountain Highway property.



View of Stone Mountain Highway, subject property on right.



View of Park Place Circle site.



View of Park Place Circle, subject property on right.





View of East Park Place Boulevard site.



View of East Park Place Boulevard, subject property on right.



**Exhibit B: Site Plan**

**[attached]**



**Exhibit C: Building Elevations**

**[attached]**



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[sweetwaterspringstownhomes.com](https://sweetwaterspringstownhomes.com)

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

**[attached]**



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Applicant's Letter of Intent  
Parkland Communities, Inc.  
Rezoning C-2 to RM-24

The Applicant, Parkland Communities, Inc., requests to rezone an assemblage of six parcels totaling 10.46 acres that have frontage on Highway 78, Parke Plaza Circle, and E Park Place Boulevard. Currently, four of the parcels are used for truck parking, and the remaining two parcels are vacant. Located at the edge of the county, the subject site abuts a diverse mixture of existing land uses including a shopping center, hotel, self-storage facility, office building, and senior living facility. Each of the adjacent properties are zoned C-2. Additional commercial uses can be found along E Park Place Boulevard, Rockbridge Road, and Stone Mountain Hwy. On the north side of E Park Place Boulevard there is an RZT-zoned single-family subdivision (East Parke), and an RM-zoned apartment development (Grove Parkview). To develop the site as proposed, the applicant requests to rezone the property from C-2 to RM-24. As proposed, the entire development will be divided into two segments separated by East Park Place Boulevard. The portion south of East Park Place Boulevard comprises of five contiguous parcels totaling 8.137 acres with 128 units, amounting to a density of 15.73 units per acre. The portion north of East Park Place Boulevard comprises of one 2.789-acre parcel with 46 units, amounting to a density of 16.49 units per acre. At a total of 10.926-acrs and 174 proposed units, the entire development will amount to a density of 15.925 units per acre (8.075 units per acre less than the maximum). With the external appearance of traditional townhomes, these three-story buildings are strategically divided to provide additional housing while maintaining substantial floor plans and ideal amenities. Each building is split to include a two-bedroom unit and a three-bedroom unit with two-and-a-half bathrooms and a minimum floor area of 1,600 square feet. As shown on the submitted elevations and recent development examples, each building will be a maximum of 35 feet in height and have exterior materials consisting of a mixture of brick, stone, and fiber cement siding. Each unit will have a covered front door entrance, which will face a portion of the development's abundant open space, or external roadway. Within the open space throughout the development, and along the external road frontage, tree-lined sidewalks/paths will be supplied for ideal pedestrian connectivity throughout the development and surrounding area. Accessible via private alleys, each will include a single-car rear-entry garage with supplementary spaces on the driveway for each unit. Additional parking for guests will be provided along the interior streets and adjacent to the amenity area. Additional site improvements will include but are not limited to the amenity area, which will include a pool, cabana, and playground, the 10-foot wide landscape strips adjacent to each external street, and stubs for future inter-parcel connection. As proposed, the rezoning and development meets the intent of the 2040 Unified Plan. The site is located within the Regional Activity Center character area, which encourages the incorporation of residential uses amongst commercial, retail, and office uses, to promote walkability in a live/work/play environment. Ultimately, Parkland's intent is to offer a missing middle housing type, which is limited in the county, and maintain an architectural standard that compliments that of the surrounding uses. With the single family uses to the north, the proposed development will provide a natural transition into the Stone Mountain Highway corridor that consists primarily of commercial land uses. Complimented by those existing commercial uses, the proposed development will support and maintain the gradual conversion of the area into a livelier mixed-use node with increased foot traffic and improved walkability.

The Applicant looks forward to meeting with staff and the community to answer all questions or concerns and is excited to be able to provide exceptional housing in a highly desirable section of Gwinnett County.

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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

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

Please see attached

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

Please see attached

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- (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

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

Please see attached

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- (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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**Standards Governing the Exercise of the Zoning Power**

To further demonstrate that the proposed rezoning and land use is consistent with the intent of the UDO and 2040 Unified Plan, the applicant submits its response to the Standards Governing Exercise of the Zoning Power as follows:

**(A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:**

Rezoning the subject site to RM-24 for the purpose of constructing townhouse-style apartments is suitable in relation to the adjacent and nearby properties. The site abuts all commercially zoned lots and is near other existing or future multifamily developments including Grove Parkview (RM) and a recently approved 264-unit apartment community on Stone Mountain Highway (RM-24). Additionally, the proposed development will act as a transitional use between the intense commercial corridor of 78, and the single-family detached neighborhood across E. Park Place Boulevard.

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

The proposed rezoning will not adversely affect the use of the surrounding properties. The subject property is on a major thoroughfare and surrounded primarily by commercial uses.

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

Due to the location of the property and the existing abundance of commercial uses in proximity, the applicant suggests that the subject property does not have a reasonable economic use as currently zoned. The applicant submits the rezoning would allow for a use more compatible with the demand and pattern of development in the area.

**(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:**

The rezoning will not result in excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

The proposed development meets the intent of the 2040 Unified Plan. The subject property is located within the Regional Activity Center character area, which encourages walkable residential development. The proposed development is designed to be walkable and effortlessly connect to the area’s abundance of retail, office, service, and religious establishments the area has to offer. At the same time, the development will act as a transitional use from the existing single-family subdivisions to the intense Hwy 78 corridor.

**(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 pattern of residential infill development in the area and the proposed development’s compatibility with the land use of the adjacent properties are among reasons for the approval of the proposed rezoning.

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Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

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**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*
NAME: <u>Parkland Communities Inc. c/o Alliance Engineering and Planning</u>	NAME: <u>Multiple - Please see attached</u>
ADDRESS: <u>4525 S. Lee Street</u>	ADDRESS: _____
CITY: <u>Buford</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: _____ ZIP: _____
PHONE: <u>770.225.4730 ext.819</u>	PHONE: <u>770.225.4730 ext.819</u>
EMAIL: <u>Tlasser@allianceco.com</u>	EMAIL: <u>Tlasser@allianceco.com</u>
CONTACT PERSON: <u>Tyler Lasser</u> PHONE: <u>770.225.4730 ext.819</u>	
CONTACT'S E-MAIL: <u>Tlasser@allianceco.com</u>	
<b>APPLICANT IS THE:</b>	
<input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICTS(S): <u>C-2</u> REQUESTED ZONING DISTRICT: <u>RM-24</u>	
PARCEL NUMBER(S): <u>6061 231, 6061 015A, 6061 039, 6061 037, 6061 036</u> ACREAGE: <u>8.137</u>	
ADDRESS OF PROPERTY: <u>5300 Block of Stone Mountain Hwy, 5335 Stone Mountain Hwy, 1700 Block of Parke Plaza Circle</u>	
PROPOSED DEVELOPMENT: <u>Stacked Townhouses</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>128</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1,600</u>	Total Building Sq. Ft. _____
Gross Density: <u>15.73</u>	Density: _____
Net Density: <u>15.73</u>	

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



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**Property Owners**

**JUBILEE CHRISTIAN CHURCH INTERNATIONAL**

**1640 E PARK PLACE BLVD  
STONE MTN GA 30087-3446**

Parcels: R6061 230, R6061 231

**GARNER WILLIAM CHRISTOPHER, GARNER GLORIA M**

**2145 ROCKBRIDGE RD  
STONE MOUNTAIN GA 30087-3515**

Parcels: R6061 015<sup>a</sup>, R6061 039, R6061 037, R6061 036

RECEIVED

5.10.2023

**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.



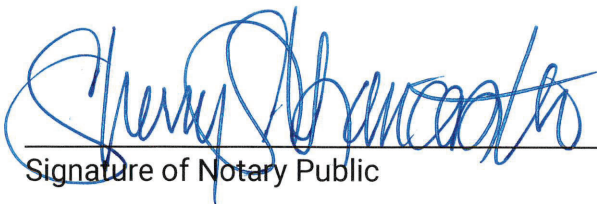
Signature of Applicant

4/13/2023

Date

James D. Jacobi, President

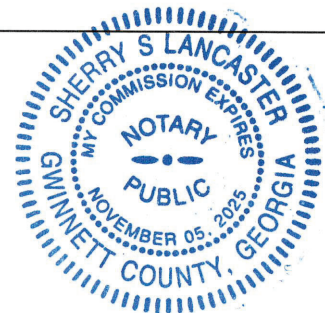
Type or Print Name and Title



Signature of Notary Public

4/13/2023

Date



Notary Seal

RECEIVED

5.10.2023

**REZONING PROPERTY OWNER'S CERTIFICATION**

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*[Handwritten Signature]*

4-14-23

Signature of Property Owner

Date

JUBILEE CHRISTIAN CHURCH INTERNATIONAL, INC.  
MICHAEL ADEBIYI, CEO

Type or Print Name and Title

*[Handwritten Signature]*

4/14/23

Signature of Notary Public

Date



Notary Seal

**RECEIVED**

5.10.2023

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*William Christopher Garner*

Signature of Property Owner

*4/17/2023*

Date

*WILLIAM CHRISTOPHER GARNER, OWNER*

Type or Print Name and Title

*[Signature]*

Signature of Notary Public

*4/17/23*

Date



Notary Seal



**RECEIVED**

5.10.2023

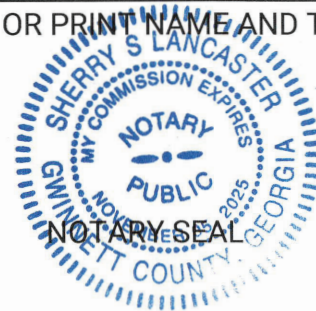
**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

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.

James D. Jacobi 4/13/2023 James D. Jacobi, President  
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Tyler Lasser 4/13/23 Tyler Lasser  
SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE  
ATTORNEY OR REPRESENTATIVE

[Signature] 4.13.2023  
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 James D. Jacobi  
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.

**RECEIVED**

5.10.2023

**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:**                            6         -       061       -       231        
(Map Reference Number)                    District                    Land Lot                    Parcel

  
Signature of Applicant

4/13/2023  
Date

James D. Jacobi, President

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)

          Jacqueleen Garcia            
NAME

                          Tax Associate II                            
TITLE

          04/24/2023            
DATE





RECEIVED

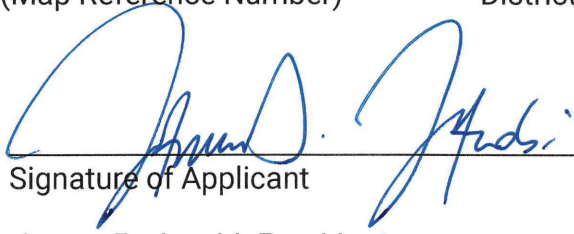
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**PARCEL I.D. NUMBER:**                      6                      061                      039  
(Map Reference Number)                      District                      Land Lot                      Parcel

  
Signature of Applicant

4/13/2023  
Date

James D. Jacobi, President

Type or Print Name and Title

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Jacquleen Garcia  
\_\_\_\_\_  
NAME  
04/24/2023  
\_\_\_\_\_  
DATE

Tax Associate II  
\_\_\_\_\_  
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**PARCEL I.D. NUMBER:**                  6                  -                  061                  -                  037  
(Map Reference Number)                  District                  Land Lot                  Parcel



4/13/2023

Signature of Applicant

Date

James D. Jacobi, President

Type or Print Name and Title

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Jacquleen Garcia

Tax Associate II

NAME

TITLE

04/24/2023

DATE



**RECEIVED**

5.10.2023

**REZONING APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Parkland Communities Inc. c/o Alliance Engineering and Planning</u>	NAME: <u>Jubilee Christian Church International</u>
ADDRESS: <u>4525 S. Lee Street</u>	ADDRESS: <u>1640 E Park Place Boulevard</u>
CITY: <u>Buford</u>	CITY: <u>Stone Mountain</u>
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: <u>GA</u> ZIP: <u>30087-3446</u>
PHONE: <u>770.225.4730 ext.819</u>	PHONE: <u>770.225.4730 ext.819</u>
EMAIL: <u>Tlasser@allianceco.com</u>	EMAIL: <u>Tlasser@allianceco.com</u>
CONTACT PERSON: <u>Tyler Lasser</u> PHONE: <u>770.225.4730 ext.819</u>	
CONTACT'S E-MAIL: <u>Tlasser@allianceco.com</u>	
<b>APPLICANT IS THE:</b>	
<input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICTS(S): <u>C-2</u> REQUESTED ZONING DISTRICT: <u>RM-24</u>	
PARCEL NUMBER(S): <u>6061 230</u> ACREAGE: <u>2.789</u>	
ADDRESS OF PROPERTY: <u>1700 Block of E. Park Place Boulevard</u>	
PROPOSED DEVELOPMENT: <u>Stacked Townhouses</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>46</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1,600</u>	Total Building Sq. Ft. _____
Gross Density: <u>16.49</u>	Density: _____
Net Density: <u>16.49</u>	

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

RECEIVED

5.10.2023

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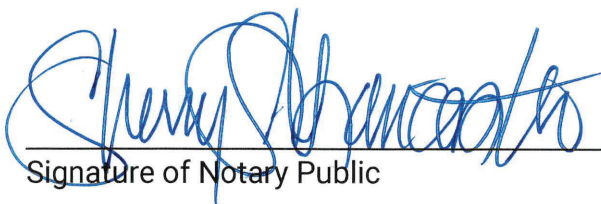
Signature of Applicant

4/13/2023

Date

James D. Jacobi, President

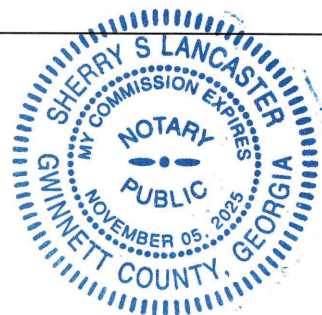
Type or Print Name and Title



Signature of Notary Public

4/13/2023

Date



Notary Seal



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*[Handwritten Signature]*

4-14-23

Signature of Property Owner

Date

JUBILEE CHRISTIAN CHURCH INTERNATIONAL, INC.  
MICHAEL ADEBIYI, CEO

Type or Print Name and Title

*[Handwritten Signature]*

4/14/23

Signature of Notary Public

Date



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*William Christopher Garner*

Signature of Property Owner

*4/17/2023*

Date

*WILLIAM CHRISTOPHER GARNER, OWNER*

Type or Print Name and Title

*[Signature]*

Signature of Notary Public

*4/17/23*

Date



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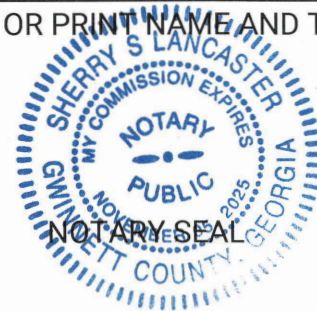
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James D. Jacobi 4/13/2023 James D. Jacobi, President  
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Tyler Lasser 4/13/23 Tyler Lasser  
SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE  
ATTORNEY OR REPRESENTATIVE

[Signature] 4.13.2023  
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 James D. Jacobi  
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.

RECEIVED

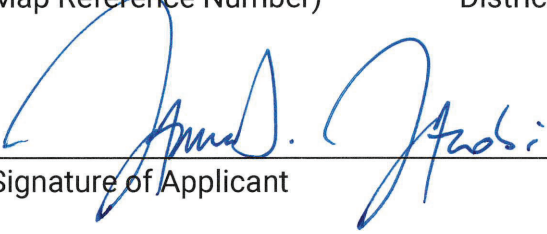
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**PARCEL I.D. NUMBER:**                            6         -       061       -       230        
(Map Reference Number)                    District                    Land Lot                    Parcel

  
Signature of Applicant

4/13/2023  
Date

James D. Jacobi, President

Type or Print Name and Title

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**TAX COMMISSIONERS USE ONLY**

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Jacqueleen Garcia  
NAME

Tax ssociate II  
TITLE

04/24/2023  
DATE

**Exhibit F: Internal and External Agency Review Comments**

**[attached]**



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

<b>TRC Meeting Date:</b>		06.14.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		<a href="mailto:Brent.Hodges@gwinnettcounty.com">Brent.Hodges@gwinnettcounty.com</a>	
Case Number:		RZM2023-00014 / RZM2023-00018	
Case Address:		5335 Stone Mountain Highway, 1700 Block of Parke Plaza Circle, Stone Mountain, 30087	
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	Stone Mountain Highway is a Freeway/Expressway. ADT = 64,100. East Park Place Boulevard is a minor arterial. ADT = 12,690.		
2	5.7 miles to the nearest transit facility (#2335429) Lawrenceville Highway and Rockbridge Road (Citgo).		
3	The developer shall coordinate with the Georgia Department of Transportation (GDOT) on any potential access to Stone Mountain Highway (SR 10) or the Stone Mountain Highway (exit 9) WB off-ramp.		
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	The developer shall provide a traffic impact study. The developer shall provide improvements recommended from the traffic impact study, subject to the review and approval of the Gwinnett County Department of Transportation.		
2	The developer shall have an intersection control evaluation (ICE) for the following intersections: 1) East Park Place Boulevard and Parke Plaza Circle (western/T-intersection); 2) East Park Place Boulevard and Parke Plaza Drive/Eastford Trace (signalized); 3) East Park Place Boulevard and Parke Plaza Circle/Glenn Club Drive.		
3	The developer shall provide improvements recommended by the ICE analyses, subject to the review and approval of the Gwinnett County Department of Transportation.		
4			
5			
6			

**Note:** Attach additional pages, if needed

Revised 7/26/2021



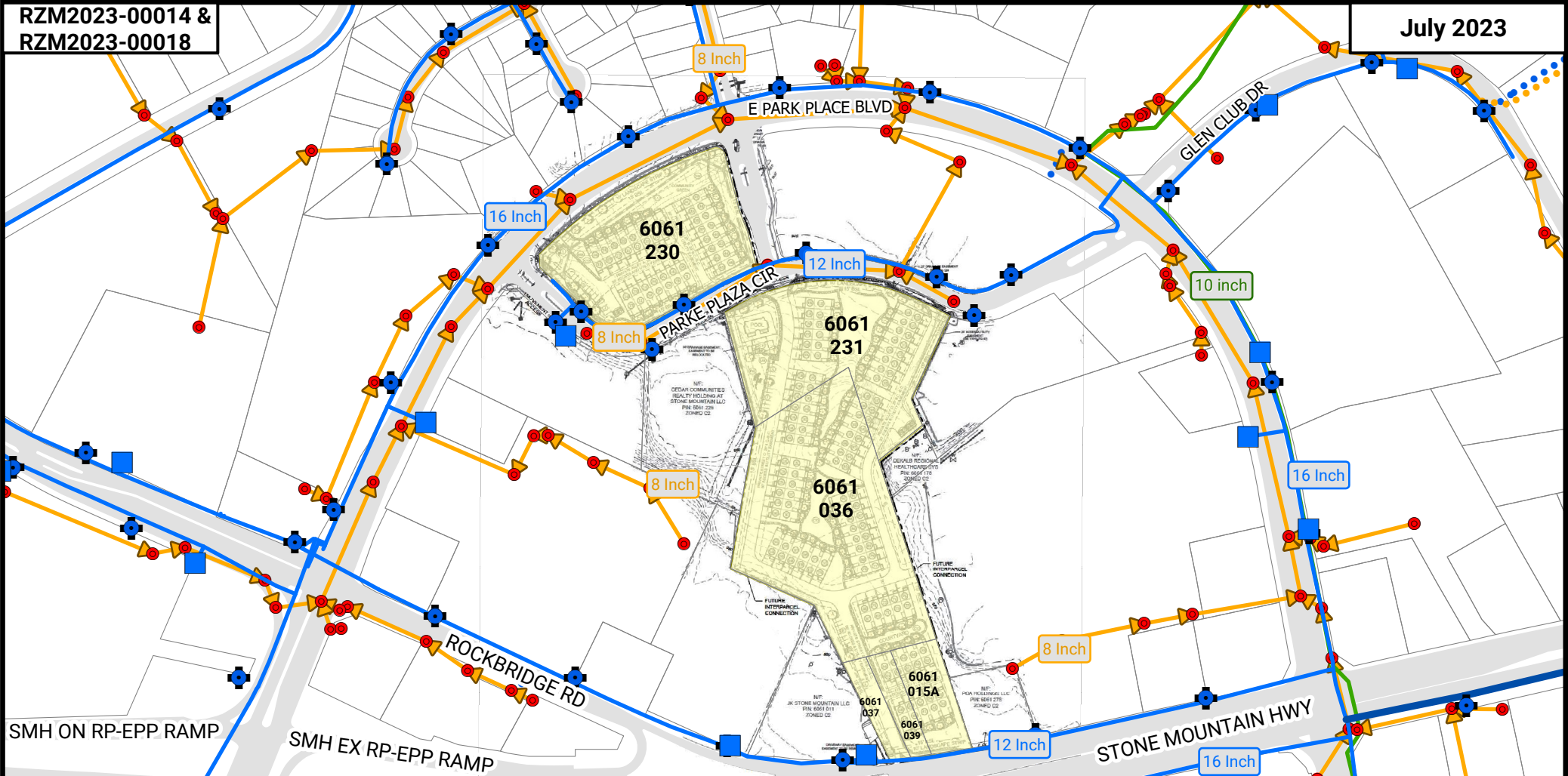


**Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>			
Department/Agency Name:		DWR	
Reviewer Name:		Mike Pappas	
Reviewer Title:		GIS Planning Manager	
Reviewer Email Address:		<a href="mailto:Michael.pappas@gwinnettcountry.com">Michael.pappas@gwinnettcountry.com</a>	
Case Number:		RZM2023-00014 & RZM2023-00018	
Case Address:		5300 Block of Stone Mountain Highway, 5335 Stone Mountain Highway, 1700 Block of Parke Plaza Circle	
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>X</b>	<b>YES</b>
		<input type="checkbox"/>	<b>NO</b>
1	Water: The proposed development may connect to an existing 12-inch water main along the northern right-of-way of Stone Mountain Highway, a 12-inch water main along the northern right-of-way of Parke Plaza Circle, or to a 16-inch water main along the right-of-way of East Park Place Boulevard.		
2	Sewer: A Sewer Capacity Certification (C2022-359-12) has been conditionally approved for 160 townhomes and a 1,000 square foot amenity center. The applicant should coordinate closely with GCDWR on the proposed design.		
3			
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		<b>YES</b>	<b>X</b>
		<input type="checkbox"/>	<b>NO</b>
1			
2			
3			
4			
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7			

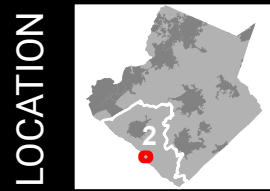
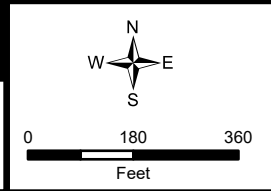
**Note:** Attach additional pages, if needed

*Revised 7/26/2021*



5300 Block of Stone Mountain Hwy,  
5335 Stone Mountain Hwy, 1700 Block of Parke Plaza Cir  
C-2 to RM-24

## Water & Sewer Utility Map



LEGEND

- Water Main
- Hydrant
- Master Vault
- Manhole
- Sewer Collector
- Sewer Force Main

LOCATION

**Water Comments:** The proposed development may connect to an existing 12-inch water main along the northern right-of-way of Stone Mountain Highway, a 12-inch water main along the northern right-of-way of Parke Plaza Circle, or to a 16-inch water main along the right-of-way of East Park Place Boulevard.

**Sewer Comments:** A Sewer Capacity Certification (C2022-359-12) has been conditionally approved for 160 townhomes and a 1,000 square foot amenity center. The applicant should coordinate closely with GCDWR on the proposed design.

**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, July, 2023**

											Proposed Zoning
	School	2023-24			2024-25			2025-26			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
RZM2023-00014	<b>Parkview HS</b>	3,258	2,900	358	3,307	2,900	407	3,330	2,900	430	28
RZM2023-00018 (combined)	<b>Trickum MS</b>	2,203	1,775	428	2,236	2,275	-39	2,258	2,275	-17	22
	Mountain Park ES	650	450	200	668	450	218	689	450	239	37
RZM2023-00015	<b>Central Gwinnett HS</b>	2,435	2,350	85	2,446	2,350	96	2,429	2,350	79	6
	<b>Jordan MS</b>	766	1,050	-284	781	1,050	-269	790	1,050	-260	4
	Jenkins ES	767	1,025	-258	782	1,025	-243	798	1,025	-227	8
RZM2023-00016	<b>Brookwood HS</b>	3,844	3,000	844	3,892	3,000	892	3,931	3,000	931	3
	<b>Five Forks MS</b>	1,264	1,150	114	1,251	1,150	101	1,264	1,150	114	2
	Head ES	771	600	171	780	600	180	788	600	188	5
RZM2023-00017	<b>Dacula HS</b>	2,550	2,550	0	2,641	2,550	91	2,755	2,550	205	10
	<b>Dacula MS</b>	1,892	1,900	-8	1,959	1,900	59	2,042	1,900	142	9
	Alcova ES	1,478	1,150	328	1,545	1,150	395	1,612	1,150	462	16
RZR2023-00011	<b>Seckinger HS</b>	2,004	2,800	-796	2,226	2,800	-574	2,330	2,800	-470	2
	<b>Jones MS</b>	1,699	1,575	124	1,767	1,575	192	1,870	1,575	295	2
	Patrick ES	923	1,025	-102	960	1,025	-65	989	1,025	-36	4

**Exhibit G: Maps**

**[attached]**





RZM2023-00018

RZM2023-00014

E PARK PLACE BLVD

GLENN CLUB DR


PARKE PLAZA DR

PARKE PLAZA CIR

W PARK PLACE BLVD

ROCKBRIDGE RD

STONE MOUNTAIN HWY

 RZM2023-00014 & ZM2023-00018

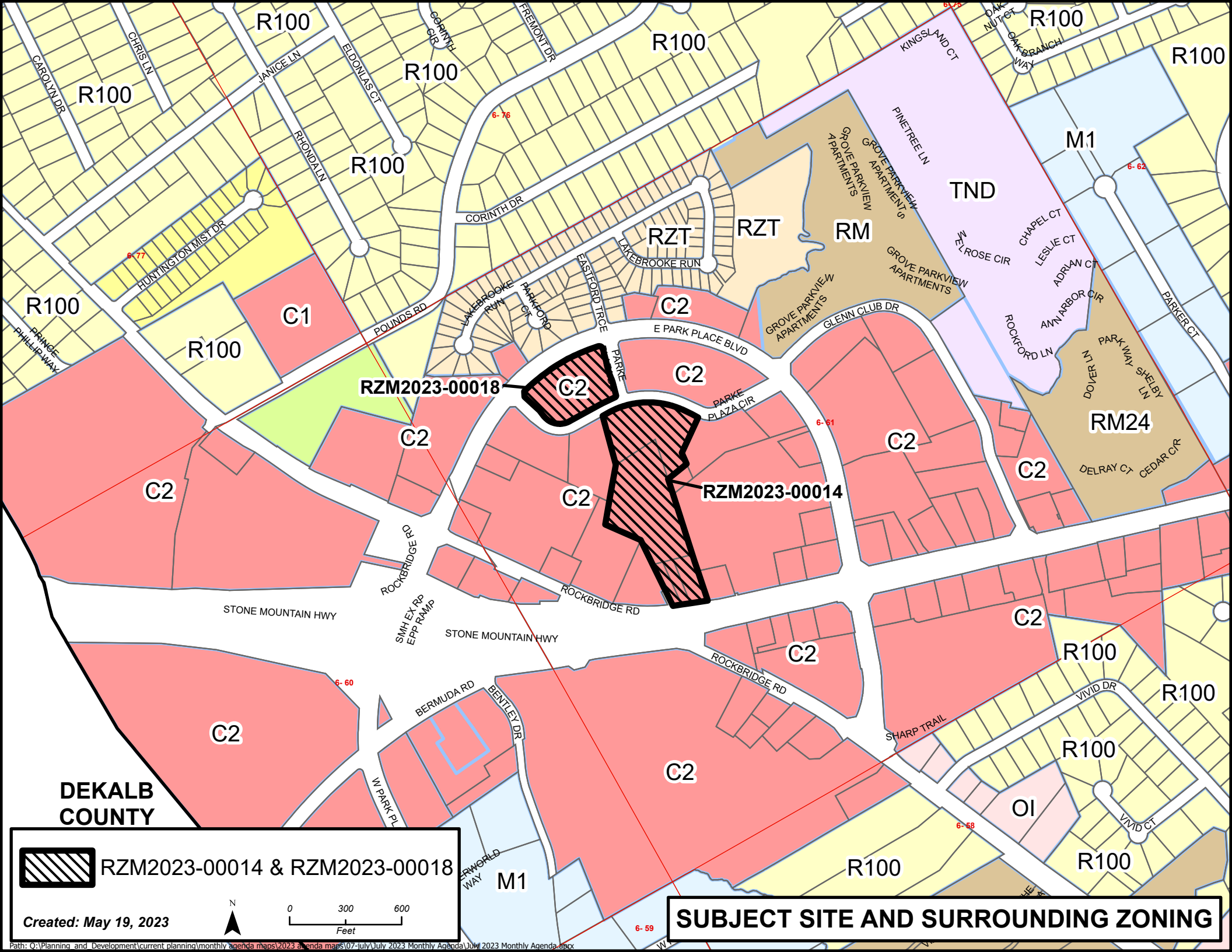
Created: May 19, 2023




0 100 200  
Feet

STONE MOUNTAIN HWY

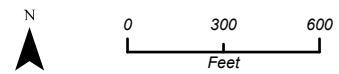




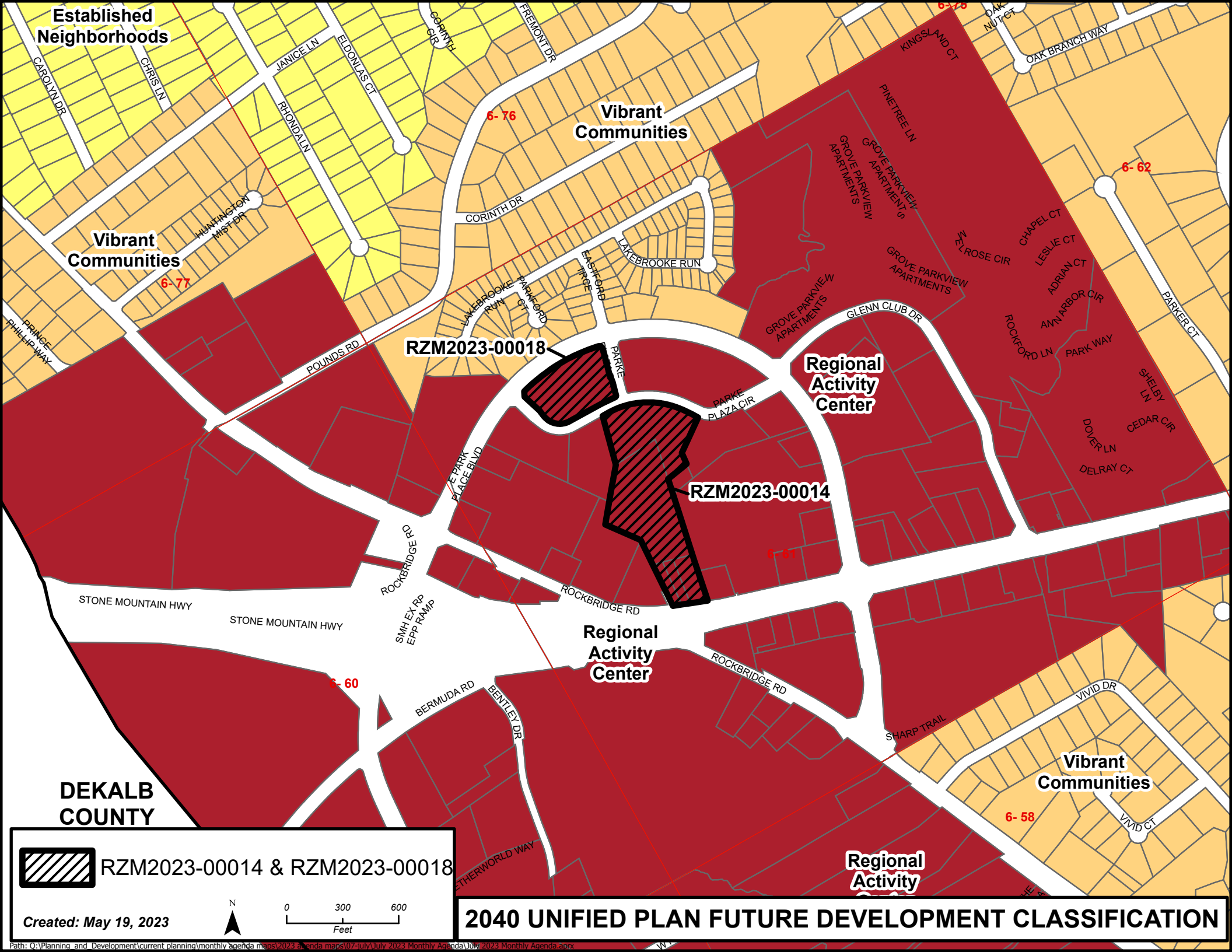
**DEKALB COUNTY**

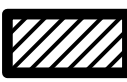
 RZM2023-00014 & RZM2023-00018

Created: May 19, 2023

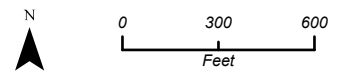


**SUBJECT SITE AND SURROUNDING ZONING**



 RZM2023-00014 & RZM2023-00018

Created: May 19, 2023



**2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION**

**Exhibit H: Site Plan Presented at the July 11, 2023, Planning Commission Public Hearing**

**[attached]**





# East Park

