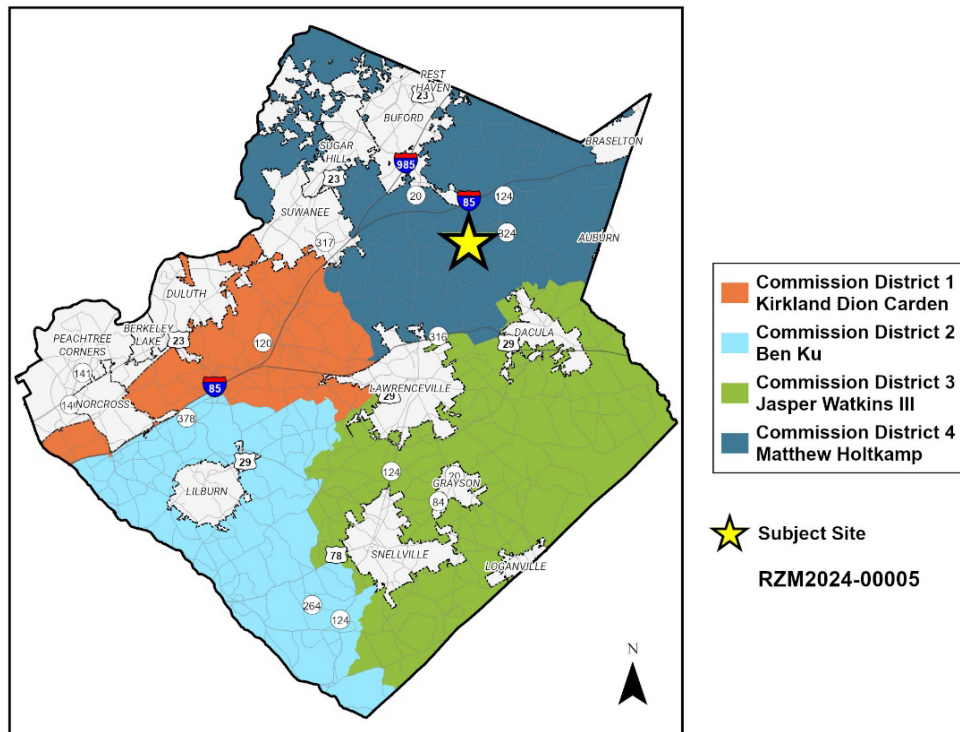


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZM2024-00005
Current Zoning: RA-200 (Agriculture-Residence District)
Request: Rezoning to R-TH (Single-Family Residence Townhouse District)
Overlay District: Highway 124/324/Hamilton Mill Road Overlay District
Additional Request: Variance
Address: 2021 and 2067 Braselton Highway
Map Numbers: R7094 001A and 023
Site Area: 7.88 Acres
Units: 54
Proposed Development: Townhouses
Commission District: District 4 – Commissioner Holtkamp
Character Area: Vibrant Communities and Emerging Suburban

Staff Recommendation: DENIAL

Planning Commission Recommendation: DENIAL WITHOUT PREJUDICE



Applicant: Georgian Acres Properties, LLC
c/o Andersen Tate & Carr
1960 Satellite Boulevard, Suite 4000
Duluth, GA 30097

Owners: Jennifer L. Brown
Nan M. Judge
Tim Coffey
Debbie Tyson

Contact: Melody A. Glouton

Contact Phone: 770.822.0900

Zoning History

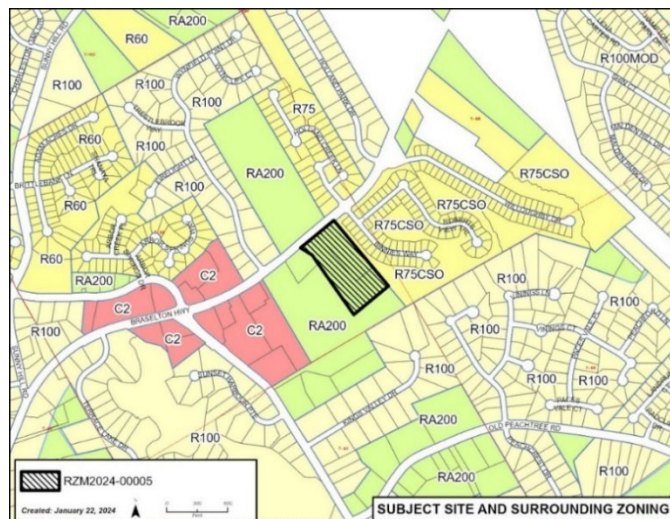
The subject properties are zoned RA-200 (Agriculture-Residence District). No prior zoning requests are on record for these properties. The subject properties are located in the Georgia Highway 124/324/Hamilton Mill Road Overlay District.

Existing Site Condition

The subject property is a 7.88-acre assemblage of two parcels located along Braselton Highway, east of its intersection with Old Peachtree Road. Each parcel contains a one-story single-family residence. The property is wooded with dense tree canopy. A stream and associated buffers run diagonally through the site in the rear portion of the property. There is significant topography on the site as it slopes downwards from Braselton Highway to the stream by approximately 34 feet, then slopes upwards by approximately 30 feet from the stream to the rear property line. Braselton Highway has sidewalks on both sides of the street in this area except for along the frontage of the subject property. There nearest Gwinnett Transit stop is 2.4 miles from the site.

Surrounding Use and Zoning

The subject properties are surrounded by single-family detached residential and institutional uses. Across Braselton Highway to the north is a place of worship and Holland Creek, a single-family detached subdivision. To the east is Barringer Park, a single-family detached subdivision. To the south and west is a place of worship and a senior living facility. A small commercial node containing a grocery store, convenience store with fuel pumps, restaurants, and other assorted retail establishments is located farther west at the intersection of Braselton Highway and Old Peachtree Road. A summary of surrounding uses and zoning can be found on the next page.



Location	Land Use	Zoning	Density
Proposed	Townhouses	R-TH	6.85 units per acre
North	Institutional Single-Family Residential	RA-200 R-75	N/A 1.90 units per acre
East	Single-Family Residential	R-75 CSO	2.77 units per acre
South	Institutional	RA-200	N/A
West	Institutional	RA-200	N/A

Project Summary

The applicant requests rezoning of a 7.88-acre assemblage of two parcels from RA-200 to R-TH for townhouses, including:

- 54 front-entry, two-car garage townhouses with a minimum square footage of 1,800 square feet, yielding a density of 6.85 units per acre.
- Exterior building materials constructed of brick, stacked stone, hardie plank, board and batten, and shake.
- A deceleration lane on Braselton Highway.
- 27-foot-wide internal streets with 4-foot-wide sidewalks on both sides of the street within a 50-foot right-of-way. The street crosses the stream and associated buffers to access eight units in the southwest corner of the site.
- 14 on-street guest parking spaces throughout the site.
- A 5-foot-wide sidewalk along Braselton Highway connecting to the existing sidewalks.
- 3.05 acres of common area located around the perimeter of the site and within the stream buffers.
- A 35-foot-wide undisturbed zoning buffer along the eastern property line.
- Elimination of the zoning buffers along the western and southern property lines.
- A 30-foot-wide landscape strip along Braselton Highway.
- A stormwater management facility located south of the stream and outside of the 50-foot undisturbed stream buffer.

Zoning and Development Standards

The applicant is requesting a rezoning to R-TH for townhouses. The application was received prior to January 1, 2024, and is subject to the previous Unified Development Ordinance (UDO) standards. The following is a summary of applicable development standards from the UDO:

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	<40'	YES
External Front Yard Setback	Minimum 10'	>10'	YES
External Side Yard Setback	Minimum 20'	>20'	YES
External Rear Yard Setback	Minimum 20'	>20'	YES
Guest Parking	Minimum 14 Spaces	14 Spaces	YES
External Landscape Strip	Minimum 30'	30'	YES
Density	Maximum 10 units per acre	6.85 units per acre	YES
Internal Setback	Minimum 20'	>20'	YES
Zoning Buffer	Minimum 35'	0'	NO*

*Applicant is requesting a variance from the 35-foot zoning buffer standard.

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. Section 230-100.1.C Standards for Zoning Buffers

A Minimum 35-foot zoning buffer adjacent to single-family residentially zoned property.

The applicant is requesting to eliminate the 35-foot-wide zoning buffer adjacent to the RA-200 zoned properties to the south and west.

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 site is surrounded by single-family detached subdivisions in the R-100, R-75, and R-60 zoning districts. Institutional uses including places of worship and senior housing are located to the west and north across Braselton Highway. There are no townhouses in the nearby area, and the proposed development containing only townhouses is not consistent with the context and character of this area. The proposed development is unsuitable in view of the use and development of adjacent and nearby property.

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

The proposed townhouse development has a density of 6.85 units per acre, which is substantially higher than other residential subdivisions in the area. The density and development type could adversely affect the existing use of adjacent or nearby property and introduce housing not compatible with the surrounding area.

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

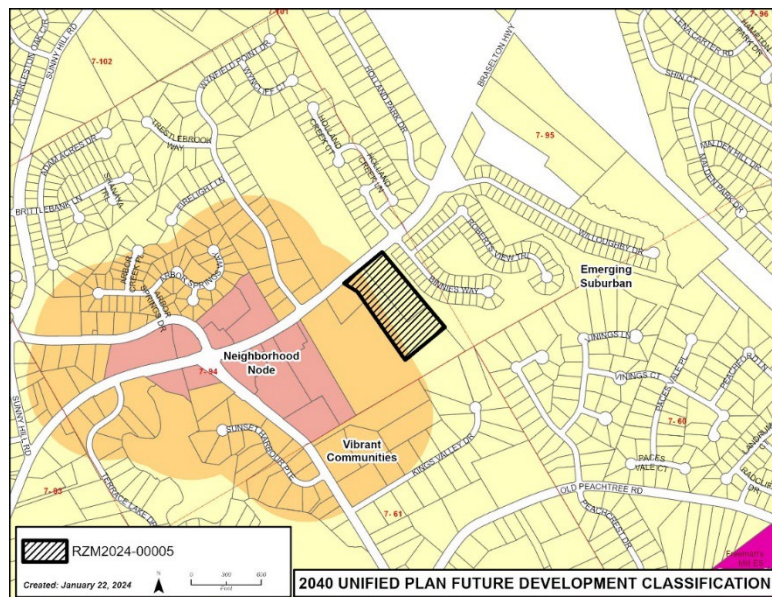
The property has a reasonable economic use as currently zoned.

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. The traffic impact study submitted for the development estimated that the proposed townhouses would generate 354 daily trips resulting in comparable traffic operations whether or not the development is constructed. The study did not recommend any additional mitigation as part of the development. 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 property is located primarily in the Emerging Suburban Character Area with the western portion of the site within Vibrant Communities. The Emerging Suburban Character Area is predominately residential but has not yet matured into established communities due to the large amount of remaining, undeveloped land. Development types include low-density and large-lot residential. A small portion of the property within Vibrant Communities is intended to serve as a transition between nodes and mixed-use activity centers and surrounding, established single-family residential areas. A townhouse development is not in conformity with the policy and 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.

The development requires the elimination of required zoning buffers. In addition, impacts to stream buffers are indicated on the site plan with portions of townhouse lots located within portions of these buffers. The minimal common area provided for the site is primarily located within a landscaped buffer. It appears that the site cannot accommodate the development as proposed, which gives supporting grounds for disapproval.

Variance Request Analysis: The standards for granting variances are outlined in Section 270-100.7 of the UDO. Staff makes the following findings related to the variance request:

The applicant is requesting a variance to allow for the elimination of the 35-foot-wide zoning buffer along the western and southern property lines. A different configuration and less intense density would not require any variance nor impact the adjacent properties. The condition created is due to the proposed depth of the development and is not unique and peculiar to the land. Therefore, staff recommends denial of this variance request.

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 request.

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

1. To eliminate the 35-foot buffer along portions of the western and southern property lines.

Staff Recommended Conditions

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

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

1. The proposed development shall be constructed in general accordance with Exhibit C: Elevations, dated received December 27, 2023, by the Department of Planning and Development, subject to review and approval by the Department of Planning and Development.
2. The property shall be limited to single-family attached townhouses, and accessory uses and structures, not to exceed 46 units. No units shall be located on the portion of the site located south of the stream.
3. The minimum heated floor area of each dwelling shall be 1,800 square feet.
4. Each dwelling shall have a minimum two-car garage.
5. The development shall include open space incorporating a combination of planted areas, fountains, community gardens, plazas, amenity areas, trails, and similar features, subject to the

review and approval by the Department of Planning and Development. No required buffer or landscape strip shall be permitted within the required common area.

6. Building lots shall not be located within any required stream buffer and associated impervious setbacks.
7. Natural vegetation shall remain on the property until the issuance of a development permit.
8. All grassed areas within lots and common area shall be sodded.
9. Stormwater BMP facilities shall be screened from view of adjoining properties and rights of way by landscaping and/or decorative fencing that is in compliance with the Gwinnett County Stormwater Management Manual, subject to review and approval by the Department of Planning and Development.

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 WITHOUT PREJUDICE** of the rezoning request.

In addition, the Planning Commission recommends **DENIAL WITHOUT PREJUDICE** of the following variance:

1. To eliminate the 35-foot buffer along portions of the western and southern property lines.

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. DWR Sewer Capacity Certification Letter
- H. Traffic Impact Study
- I. Maps

Exhibit A: Site Visit Photos



View of Braselton Highway facing west



View of Braselton Highway facing east



View of property facing south from Braselton Highway



View of property facing south from Braselton Highway



View of existing residence at 2021 Braselton Highway



View of existing residence at 2067 Braselton Highway

Exhibit B: Site Plan

[attached]

Exhibit C: Building Elevations

[attached]

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

[attached]

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December 28, 2023

LETTER OF INTENT FOR REZONING

**Rezoning Application
Gwinnett County, Georgia**

Applicant:
Georgian Acres Properties, LLC

Property/Tax Parcel IDs:
R7094 001A and R7094 023

+/- 7.88 Acres of Land
Located at 2021 and 2067 Braselton Highway, Buford, Georgia
From RA-200 to R-TH

Submitted for Applicant by:
Melody A. Glouton, Esq.
ANDERSEN TATE & CARR, P.C.
One Sugarloaf Centre
1960 Satellite Blvd.
Suite 4000
Duluth, Georgia 30097
770.822.0900
mglouton@atclawfirm.com

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INTRODUCTION

This Application for Rezoning is submitted for a 7.88-acre assemblage of land located along Braselton Highway, east of its intersection with Old Peachtree Road (hereinafter the “Property”). The Property is an assemblage of two (2) tax parcels and is shown on the survey prepared by Blue Landworks, dated December 18, 2023, and filed with this Application. The Property that is the subject of this Rezoning Application is further identified below from the Gwinnett County Tax Assessor’s Map:



The Property is currently zoned RA-200 (Agriculture-Residence District) pursuant to the Gwinnett County Unified Development Ordinance (the “UDO”). The Applicant, Georgian Acres Properties, LLC (the “Applicant”) now seeks approval to rezone the Property to R-TH (Single-Family Residence Townhouse District)¹ to develop a distinctive and attractive single-family townhome community with 54 units.

This document is submitted as the Letter of Intent, Response to Standard Governing the Exercise of Zoning Power, and other materials required by the Gwinnett County UDO.

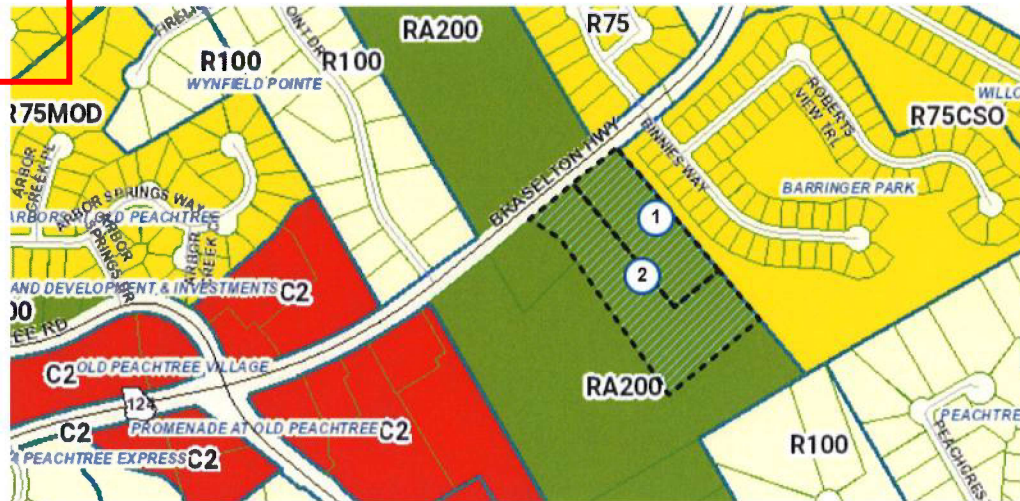
II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property consists of two (2) tax parcels and contains 7.88-acres. While there are two single family homes and some accessory structures on the Property, a large portion of the site is wooded and undeveloped. The Property is surrounded by single-commercial, institutional, and residential properties. The following is a summary of the surrounding zoning classifications:

¹ The Applicant is requesting the rezoning application be reviewed pursuant to the 2023 Unified Development Ordinance.

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The Property is located within the “Emerging Suburban” Character Area of the 2040 Unified Plan and Future Development Map (the “2040 Plan”). This area is currently mostly residential but has not yet matured into established communities due to relatively large amounts of remaining, undeveloped land. The 2040 Plan anticipates this area to experience new residential development. In addition, these areas generally rely on nearby activity centers and nodes to provide goods and services. As such, a small townhome community with 54 units would be appropriate for this area. More importantly, the development would help achieve the housing goals of Gwinnett County and provide additional housing supply.² The proposed development is in line with the encouraged land use and also with Theme 4 of the 2040 Plan, which is to “Provide More Housing Choices.” Accordingly, the proposed development is compatible with the spirit and intent of the 2040 Plan, especially when considering the Property is adjacent to institutional and commercial uses and can provide a transitional density into the existing residential communities.

III. PROJECT SUMMARY

As shown on the site plan dated December 21, 2023, and filed with this Application (the “Site Plan”), the Applicant proposes to develop the Property into a fee simple/for sale townhome community. The Applicant is proposing to rezone 7.88 acres from RA-200 to R-TH to accommodate the development of 54 townhomes for a gross density of 6.85 units per acre. As indicated above, the site is surrounded by commercial, institutional, and residential properties and the proposed density and nature of this development is compatible with existing properties. The proposed development would provide an opportunity for transition from the commercial and institutional uses to provide an additional housing type to include townhomes with a minimum of 1,800 square feet and two-car garages. The site is further designed to provide four off-street parking spaces per unit (garage/driveway). While market conditions can fluctuate, the Applicant anticipates the price range of the townhomes to be in

² Pursuant to the Gwinnett County Comprehensive Housing Study, housing supply in Gwinnett County has dropped from approximately 8,000 housing units per year to 3,560 units per year. Based on the forecast model, Gwinnett County can expect to see annual demand for approximately 15,000 new housing units per year, on average, over the next 20 years.

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the mid to high \$300,000. The architectural style of the townhomes would be constructed with a variety of facades, including brick, stacked stone, hardie plank, shake, board and batten. For reference, the Applicant has included sample elevations with this Application.

The proposed development would have a single entrance on Braselton Highway, including a 30' landscaped buffer and professionally maintained entrance. Due to the location of stream buffers, as well as the adjacent institutional uses (Senior Care Home and Church), the Applicant is requesting a variance from Section 610-20 to allow for a buffer reduction along portions of the shared property lines. As shown on the Site Plan, the majority of the area impacted does not contain any development.

IV. SITE IMPACT ANALYSIS

Pursuant to UDO § 270-20.6, entitled "Impact Analysis," the Applicant submits its written impact analysis which shows that rezoning to R-TH , satisfies UDO § 270-20.5, entitled "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:

Yes, approval of the proposed Rezoning Application will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The Property is located on Braselton Highway and is surrounded by commercial, institutional, and residential properties. The development will provide additional housing supply in the community.

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

No, the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. The proposed zoning classification is compatible with existing residential uses of adjacent property and will complement those uses.

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

The Applicant submits that due to the size, location, layout, topography, and natural features of the Subject Property, it does not have reasonable economic use as currently zoned. By way of further response, the Applicant submits the rezoning of the Property would redevelop the site into a more viable and compatible use with surrounding properties, as well as provide additional housing supply.

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF

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EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR
SCHOOLS:

No, the proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient access to Braselton Highway. Any potential impacts on public facilities such as traffic, utility demand, stormwater, and schools can be mitigated with appropriate zoning conditions and site development requirements.

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

The proposed rezoning application is in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. The subject property is located within the Emerging Suburban Character Area of the 2040 Future Development Map and provides an opportunity for transitional density based on the surrounding commercial and institutional uses.

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS
AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE
SUPPORTING GROUNDS FOR EITHER THE APPROVAL OR DISAPPROVAL
OF THE ZONING PROPOSAL:

The Applicant submits that the character of the surrounding properties and quality of the proposed townhomes provide supporting reasons for approval of the rezoning application. Anticipated growth in Gwinnett County, as well as the shortage in available housing, suggests a strong need for additional housing types.

V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this Application to Rezone the Property from RA-200 to R-TH be approved. The Applicant welcomes the opportunity to meet with the Gwinnett County Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 28th day of December, 2023.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

4859-2609-1417, v. 1

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>Georgian Acres Properties, LLC c/o Andersen Tate & Carr</u>	NAME: <u>see attached</u>
ADDRESS: <u>1960 Satellite Blvd S-4000</u>	ADDRESS: _____
CITY: <u>Duluth</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30097</u>	STATE: _____ ZIP: _____
PHONE: <u>770-822-0900</u>	PHONE: _____
EMAIL: <u>mglouton@atclawfirm.com</u>	EMAIL: _____
CONTACT PERSON: <u>Melody A. Glouton</u> PHONE: <u>770-822-0900</u>	
CONTACT'S E-MAIL: <u>mglouton@atclawfirm.com</u>	
APPLICANT IS THE: <input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICTS(S): <u>RA200</u> REQUESTED ZONING DISTRICT: <u>R-TH</u>	
PARCEL NUMBER(S): <u>R7094 023; R7094 001A</u> ACREAGE: <u>7.88</u>	
ADDRESS OF PROPERTY: <u>2021 and 2067 Braselton Hwy</u>	
PROPOSED DEVELOPMENT: <u>single-family residence townhomes</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>54</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>minimum 1800 sq. ft</u>	Total Building Sq. Ft. _____
Gross Density: <u>6.85 UPA</u>	Density: _____
Net Density: <u>6.85 UPA</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Property Owner Information

<u>Parcel</u>	<u>Address</u>	<u>Owner</u>
7-094-023	2021 Braselton Hwy	Jennifer L Brown
7-094-001A	2067 Braselton Hwy	Nan M. Judge Tim Coffey Debbie Tyson

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REZONING APPLICANT'S CERTIFICATION

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

Georgiana Acres Properties, LLC

Cliff W.L.

12/13/23

Signature of Applicant

Date

Corbett Woods, land development

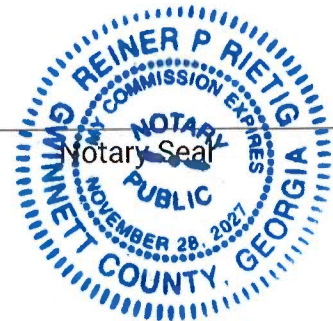
Type or Print Name and Title

[Handwritten Signature]

12/15/23

Signature of Notary Public

Date



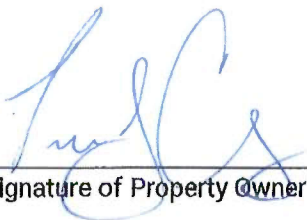
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12/27/2023

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

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

12-20-23

Date

Timothy Coffey as POA

Type or Print Name and Title



Signature of Notary Public

12-20-2023

Date



Notary Seal

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Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

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Nan M. Judge

Signature of Property Owner

12/20/2023

Date

NAN M JUDGE as POA

Type or Print Name and Title

Karen L. Lowe

Signature of Notary Public

12/20/2023

Date



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12/27/2023

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

REZONING PROPERTY OWNER'S CERTIFICATION

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Jennifer L. Brown

Signature of Property Owner

12/20/2023

Date

JENNIFER L. BROWN - OWNER

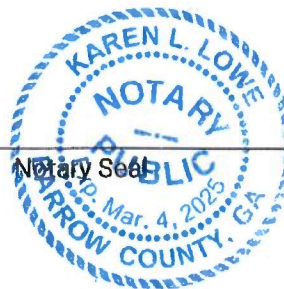
Type or Print Name and Title

Karen L. Lowe

Signature of Notary Public

12/20/2023

Date



Notary Seal

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CONFLICT OF INTEREST CERTIFICATION FOR REZONING

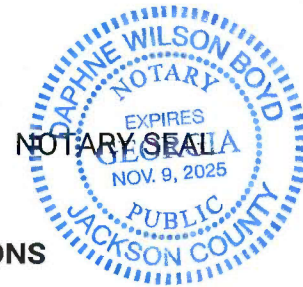
The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
<i>Melody A. Glouton</i>	12/28/2023	Melody A. Glouton, Attorney for Applicant

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

<i>[Signature]</i>	12/28/23	
--------------------	----------	--

SIGNATURE OF NOTARY PUBLIC	DATE
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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 Georgian Acres Properties, LLC
YOUR NAME

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

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

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

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12/27/2023

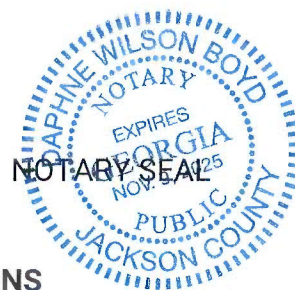
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Melody A. Glouton 12/27/23 Melody A. Glouton, Attorney for Applicant
SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

[Signature] 12/27/23
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 Andersen Tate & Carr
YOUR NAME

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

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

12/27/2023

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: 7 - 094 - 001A
(Map Reference Number) District Land Lot Parcel

Melody A. Glouton 12/21/2023
Signature of Applicant Date

Melody A. Glouton, Attorney for 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)

Richie Sahoby TSA II
NAME TITLE
12/21/2023
DATE

RECEIVED

12/27/2023

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: 7 - 094 - 023
(Map Reference Number) District Land Lot Parcel

Melody A. Glouton 12/21/2023
Signature of Applicant Date

Melody A. Glouton, Attorney for 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)

T Finley TSA
NAME TITLE
1-5-2024
DATE

Exhibit F: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		02.01.2024	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		RZM2024-00005	
Case Address:		2021 and 2067 Braselton Highway, Buford, 30519	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Braselton Highway (SR 124) is a minor arterial. ADT = 14,800.		
2	2.4 miles to the nearest transit facility located along route (50) at the Publix on the corner of Buford Drive (SR 20) and Old Peachtree Road.		
3	The developer shall coordinate with the Georgia Department of Transportation on all access related issues along Braselton Highway (SR 124).		
4	Per Section 360-90 of the UDO, the developer shall construct a 5' concrete sidewalk along the entire site frontage.		
5	Traffic Calming shall be provided along the proposed entrance street.		
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

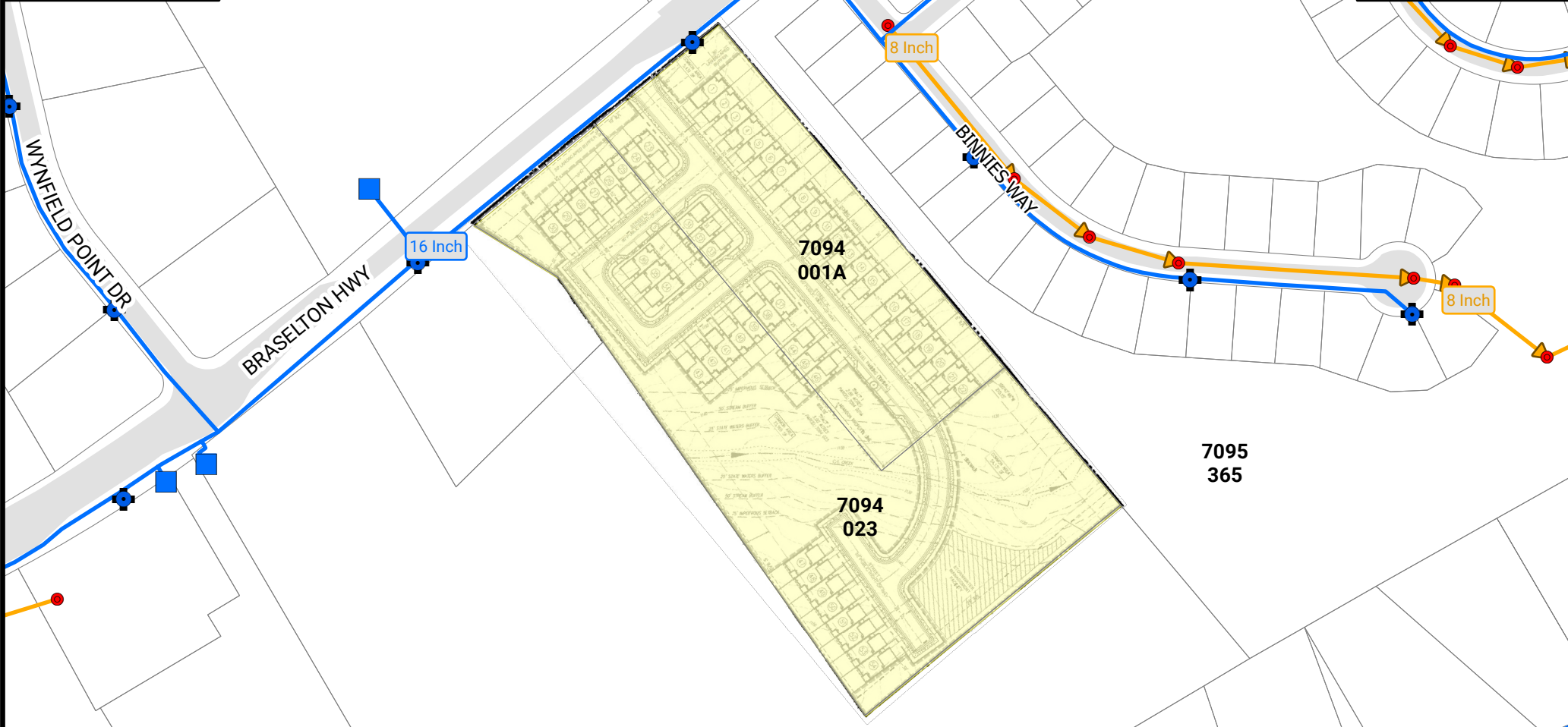


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com		
Case Number:		RZM2024-00005		
Case Address:		2021 & 2067 Braselton Hwy		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The proposed development may connect to an existing 16-inch water main on the southern right-of-way of Braselton Highway.			
2	Sewer: A Sewer Capacity Certification (C2023-304-12) has been approved for 53 townhomes. The proposed development plans to connect to an existing 8-inch gravity sewer located on parcel 7095 365. Offsite easements will be required.			
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				

Note: Attach additional pages, if needed

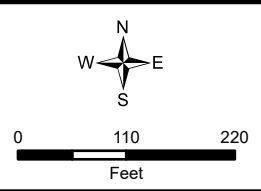
Revised 7/26/2021



LEGEND

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

2021 & 2067 Braselton Hwy
 RA-200 to R-TH
Water & Sewer
Utility Map



Water Comments: The proposed development may connect to an existing 16-inch water main on the southern right-of-way of Braselton Highway.

Sewer Comments: A Sewer Capacity Certification (C2023-304-12) has been approved for 53 townhomes. The proposed development plans to connect to an existing 8-inch gravity sewer located on parcel 7095 365. Offsite easements will be required.

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, March, 2024

											Proposed Zoning
	School	2023-24			2024-25			2025-26			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
RZM2024-00004	Peachtree Ridge HS	3,319	3,050	269	3,263	3,050	213	3,246	3,050	196	17
	Hull MS	1,320	1,750	-430	1,353	1,750	-397	1,399	1,750	-351	12
	Burnette ES	729	825	-96	736	825	-89	743	825	-82	22
RZR2024-00008	Mill Creek HS	2,685	2,800	-115	2,644	2,800	-156	2,697	2,800	-103	1
	Osborne MS	1,737	1,575	162	1,770	1,575	195	1,833	1,575	258	0
	Fort Daniel ES	715	925	-210	729	925	-196	740	925	-185	1
RZR2024-00010	Mill Creek HS	2,685	2,800	-115	2,644	2,800	-156	2,697	2,800	-103	53
	Osborne MS	1,737	1,575	162	1,770	1,575	195	1,833	1,575	258	40
	Duncan Creek ES	1,468	1,300	168	1,500	1,300	200	1,556	1,300	256	73
RZR2024-00011	Archer HS	3,202	2,575	627	3,250	2,575	675	3,283	2,575	708	33
	McConnell MS	2,111	1,775	336	2,153	1,775	378	2,196	1,775	421	26
	Harbins ES	1,443	1,225	218	1,486	1,225	261	1,531	1,225	306	47
RZM2024-00005	Mountain View HS	2,280	2,300	-20	2,303	2,300	3	2,326	2,300	26	9
	Twin Rivers MS	1,683	2,150	-467	1,733	2,150	-417	1,768	2,150	-382	6
	Freeman's Mill ES	1,074	925	149	1,095	925	170	1,112	925	187	12

Exhibit G: DWR Sewer Capacity Certification Letter

[attached]

September 1, 2023

Corbitt Woods
Georgian Acres Properties, LLC
390 Brogdon Rd.
Duluth, GA 30097

APPROVED
 DENIED
 CONDITIONALLY APPROVED
Sewer Capacity Request #C2023-193-09
Expiration Date: 09/01/2024
Tie-In Manhole FID: 2433106

RE: Sewer Availability for Proposed Development – 2067 Braselton Highway
Parcel ID 7094 001A, 7094 023

Dear Mr. Woods:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 53 townhomes on the above parcel(s) and determined:

Gwinnett County has adequate sewer capacity to serve the proposed development.

This confirmation is based on your anticipated annual average daily flow of 9.2 gpm discharging to the sewer tie-in manhole at Facility ID 2433106.

Capacity Allocation: Sewer capacities are allocated only upon the issuance of a Development Permit, by Gwinnett County Planning & Development and after all applicable conditions established in this Sewer Capacity Certification, if any, are met.

Certification Expiration: The Sewer Capacity Certification is valid for 12 months from the date of this letter. If rezoning is approved, GCDWR will issue a revised Sewer Capacity Certification based on the approved units, as needed. The capacity request can be renewed for an additional 12 months. If a Development Permit has not been obtained by the expiration date above the developer may apply for renewal by providing evidence of active rezoning, plan review, or permitting efforts.

Once the Sewer Capacity Certification expires, the capacity is no longer allocated, and a new Sewer Capacity Certification request must be submitted for re-evaluation with no guarantee of available capacity. The evaluation will be based on the updated conditions of the sewer system.

Certification Invalidation: This certification is not valid if there are proposed changes to your development that could impact downstream sewer capacity (e.g. land use density, sewer tie-in manhole, parcel changes, and/or rezoning). In this case the development must resubmit for a new Sewer Capacity Request with updated information prior to the expiration of the previous one.

Please contact us at 678-376-7026 if you have any questions.



Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

A handwritten signature in blue ink that reads "Tai Yi Su".

Tai Yi Su, PE
Division Director, Infrastructure Support
678.376.2104

C: Gwinnett County DWR – Lorraine Campagne, Section Manager; Raghu Vemuru, Engineer V; Mikala Weston, Engineer III
Gwinnett County P&D – Charli Young, Planning Manager; Geniva Sylvain, Engineer I; Christina Dejarnette, Engineer I

Exhibit H: Traffic Impact Study

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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12/27/2023

Traffic Impact Study

2067 SR 124 Residential Townhome Development
Gwinnett County, Georgia

December 19, 2023

MARC R. ACAMPORA, PE, LLC
TRAFFIC ENGINEERING



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11/25/2025
Introduction

This study assesses the traffic impact of a proposed residential townhome development in Gwinnett County, Georgia. The site is located along the south side of SR 124 west of Binnie’s Way, as shown in Figure 1. The project will consist of 53 residential townhome units and will be served by one full-movement access on SR 124.

The purpose of this traffic impact study is to determine existing traffic operating conditions in the vicinity of the proposed development, project future traffic volumes, assess the impact of the subject development, then develop conclusions and recommendations to mitigate the project traffic impact and ensure safe and efficient existing and future traffic conditions in the vicinity of the project.

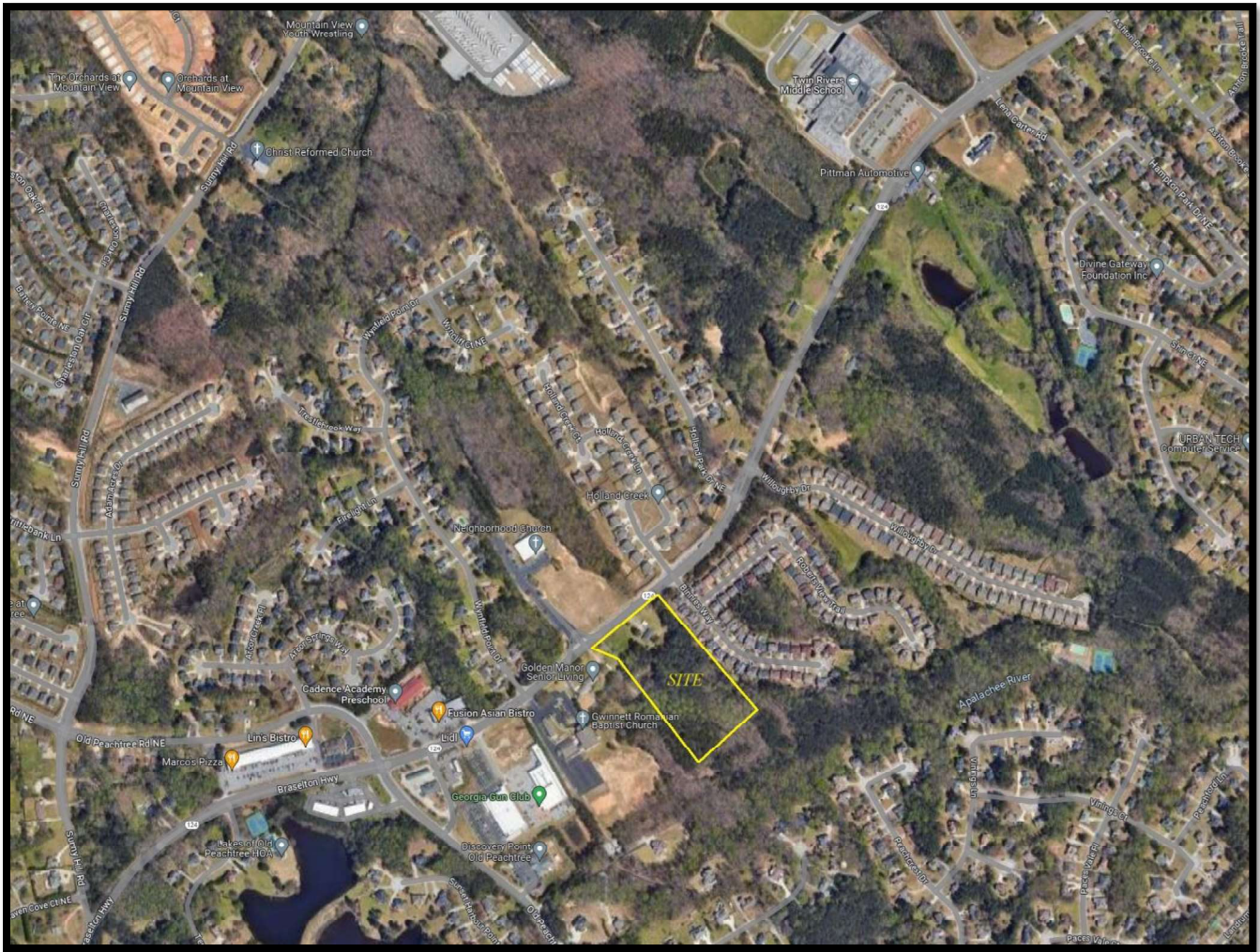


Figure 1 – Site Location Map

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Existing Traffic Conditions

Existing traffic operating conditions in the vicinity of the proposed townhomes were assessed. The following is a description of existing transportation facilities, traffic volumes, and intersection operations.

Description of Existing Roadways

Braselton Highway (Georgia State Route 124, SR 124) is a southwest-northeast urban minor arterial. The road has one through lane in each direction with exclusive turn lanes at most major intersections. In the vicinity of the site there is a signalized intersection on SR 124 to the west at Old Peachtree Road and to the east at Lena Carter Road. The terrain is very gently rolling and the posted speed limit is 45 mph, with a 35 mph when flashing school zone to the east serving Twin Rivers Middle School and Lena Carter Road, which provides access on SR 124 to Mountain View High School. The road has a rural cross-section with no shoulders or curb and gutter. In the vicinity of the site the road serves primarily residential subdivisions and schools, with a small retail node at the intersection with Old Peachtree Road. Directly across SR 124 from the site is a church with a single access across from the northwest corner of the site.

A 24-hour bi-directional traffic volume count collected for this study in December 2023 recorded an eastbound volume of 8,523 vehicles, a westbound volume of 8,861 vehicles, and a two-way volume of 17,384 vehicles on SR 124 adjacent to the proposed development. It is noted that this is significantly higher than the 2022 Georgia DOT Annual Average Daily Traffic (AADT) volume on SR 124 east of Prospect Road, which was 14,800 vpd.

Pedestrian, Bicycle, and Transit Accessibility

There is a mix of sidewalk and no sidewalk along SR 124 and other roadways in this area, with stretches of sidewalk generally provided along the frontages of newer developments. There are no dedicated bicycle lanes along nearby roadways. There is no regularly scheduled mass transit service in the area.

Existing Traffic Volumes

Existing full turning movement peak hour traffic volume counts were collected at the following intersections in the vicinity of the site:

1. SR 124 at Old Peachtree Road
2. SR 124 at Lena Carter Road

In addition to the intersection counts, a 24-hour bi-directional count was collected on SR 124 at the project frontage.

The locations of the traffic counts are presented in Figure 2.

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12/27/2023

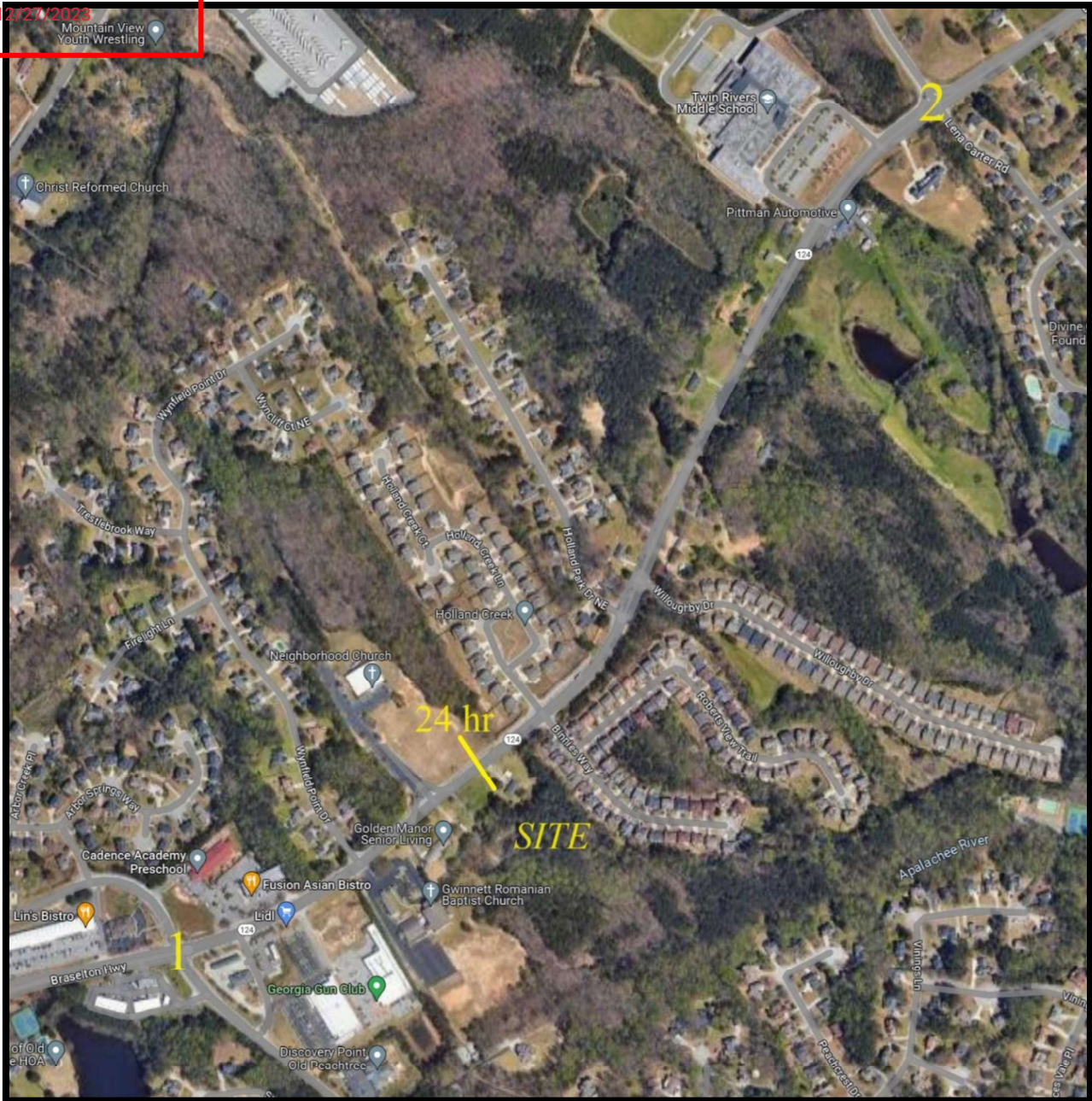


Figure 2 – Traffic Volume Count Locations

The intersection counts were collected on Tuesday, December 12, 2023, from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m. The 24-hour count on SR 124 at the project frontage was also collected on that date. Area schools were in standard session on the day on which the counts were recorded. From the intersection turning movement count data, the highest four consecutive 15-minute interval volumes at each intersection, during each time period, were determined. These volumes make up the existing weekday a.m. and p.m. peak hour traffic volumes at each intersection and are shown in Figure 3. The raw count data is found in Appendix A.

2067 SR 124 Townhomes, Gwinnett County
Traffic Impact Study

MARC R. ACAMPORA, PE, LLC
TRAFFIC ENGINEERING

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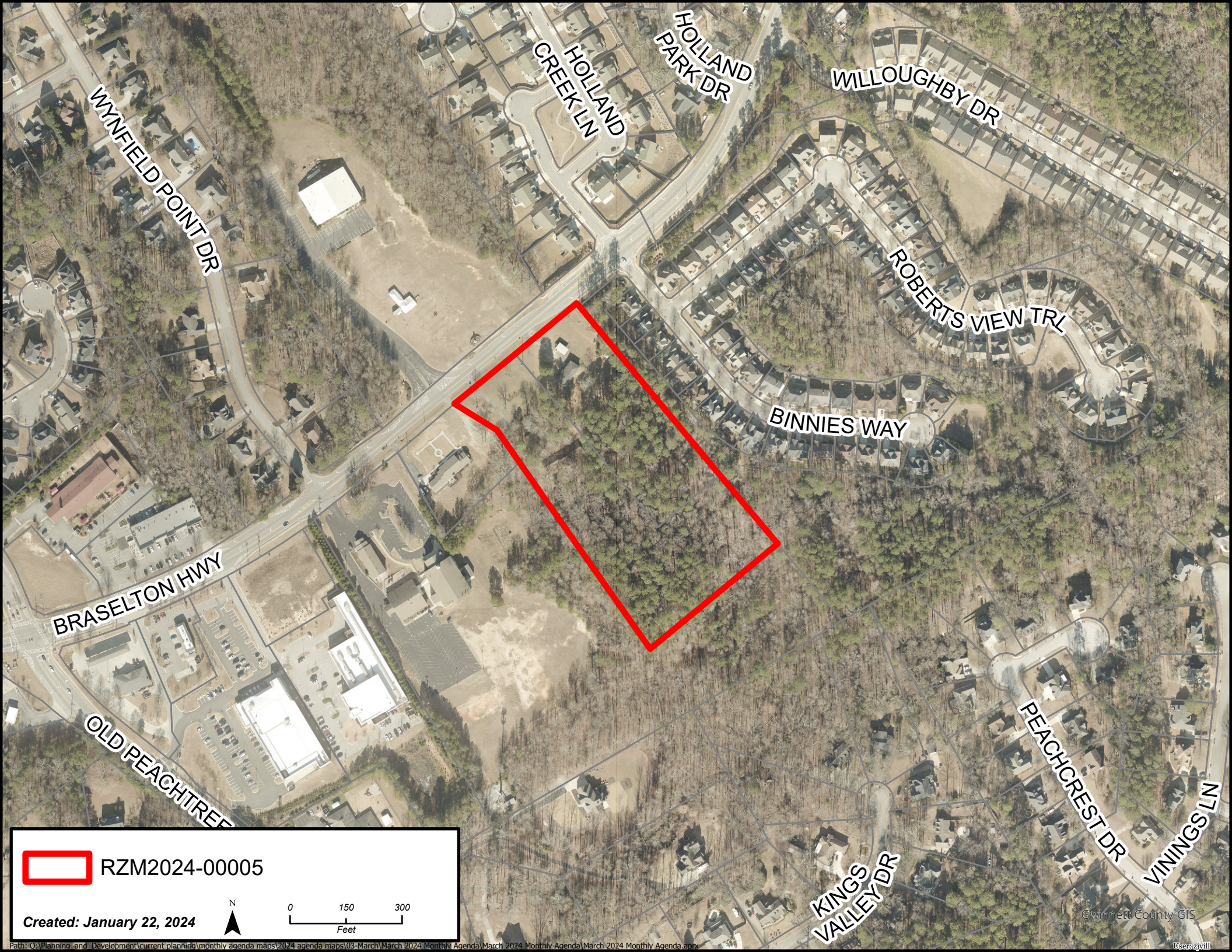
Conclusions and Recommendations


This study assesses the traffic impact of a proposed residential townhome development in Gwinnett County. The site is located along the south side of SR 124 west of Binnie's Way. The project will consist of 53 residential townhome units and will be served by one full-movement access on SR 124. The following are the findings and recommendations of this study:

1. The existing analysis reveals acceptable operating conditions at all study locations. Therefore, no mitigation is identified for the existing condition.
2. Traffic volume growth near the project has been generally positive and modest and this is expected to continue into the future, with an annual growth rate of 3.0% applied to the counted volumes when developing no-build and future volumes.
3. There is a planned road improvement project on SR 124, west of Old Peachtree Road. This project is not anticipated until 2038 and, therefore, was not included in this analysis.
4. With the growth in background traffic volumes, delays will increase moderately in the no-build condition, but most locations will operate comparably to the existing condition. It is recommended that a westbound right turn lane be added on SR 124 at Old Peachtree Road as a system improvement – needed whether or not the proposed townhomes are built.
5. The proposed townhomes will generate 22 trips in the morning peak hour, 28 trips in the evening peak hour, and 354 daily trips.
6. The future analysis with the addition of the proposed townhomes' trips reveals small increases in delays with operations generally comparable to the no-build condition. The mitigation identified in the no-build analysis will continue to be appropriate and no additional mitigation at the two signalized study intersections is necessary as a consequence of the proposed townhome development.
7. An eastbound right turn lane is required on SR 124 at the project access. A westbound left turn lane is not necessary.
8. The project access should be built with one entering lane and one exiting lane and the exiting approach should be controlled by side street stop sign and accompanying stop bar.
9. The project civil/site engineer should comply with all applicable design standards at the project access and along all internal roadways, including sight distances, turn lane storage and taper lengths, turn radii, driveway spacing, driveway widths, islands, angles with the adjacent roadways, and grades.

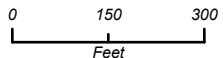
Exhibit I: Maps

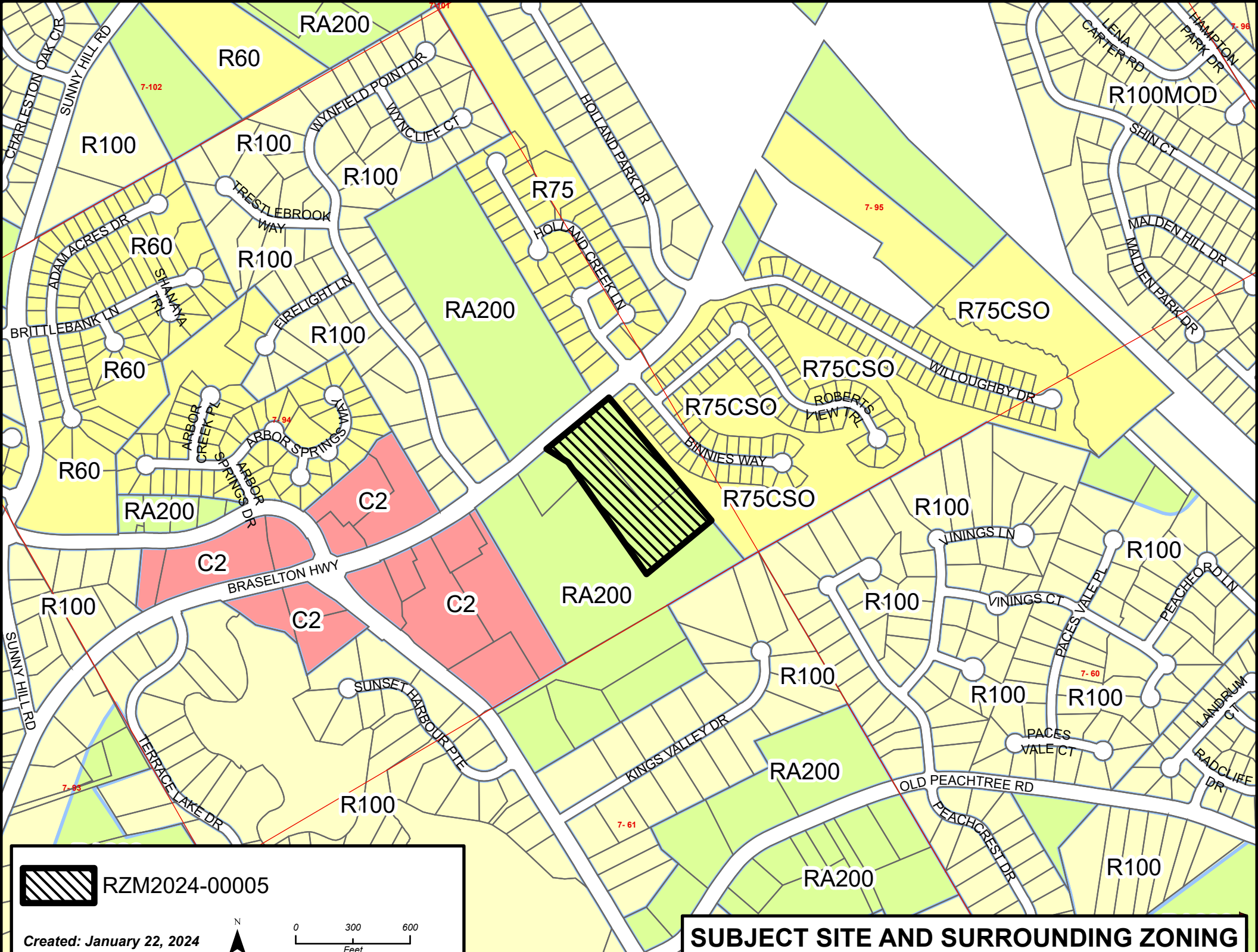
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Created: January 22, 2024





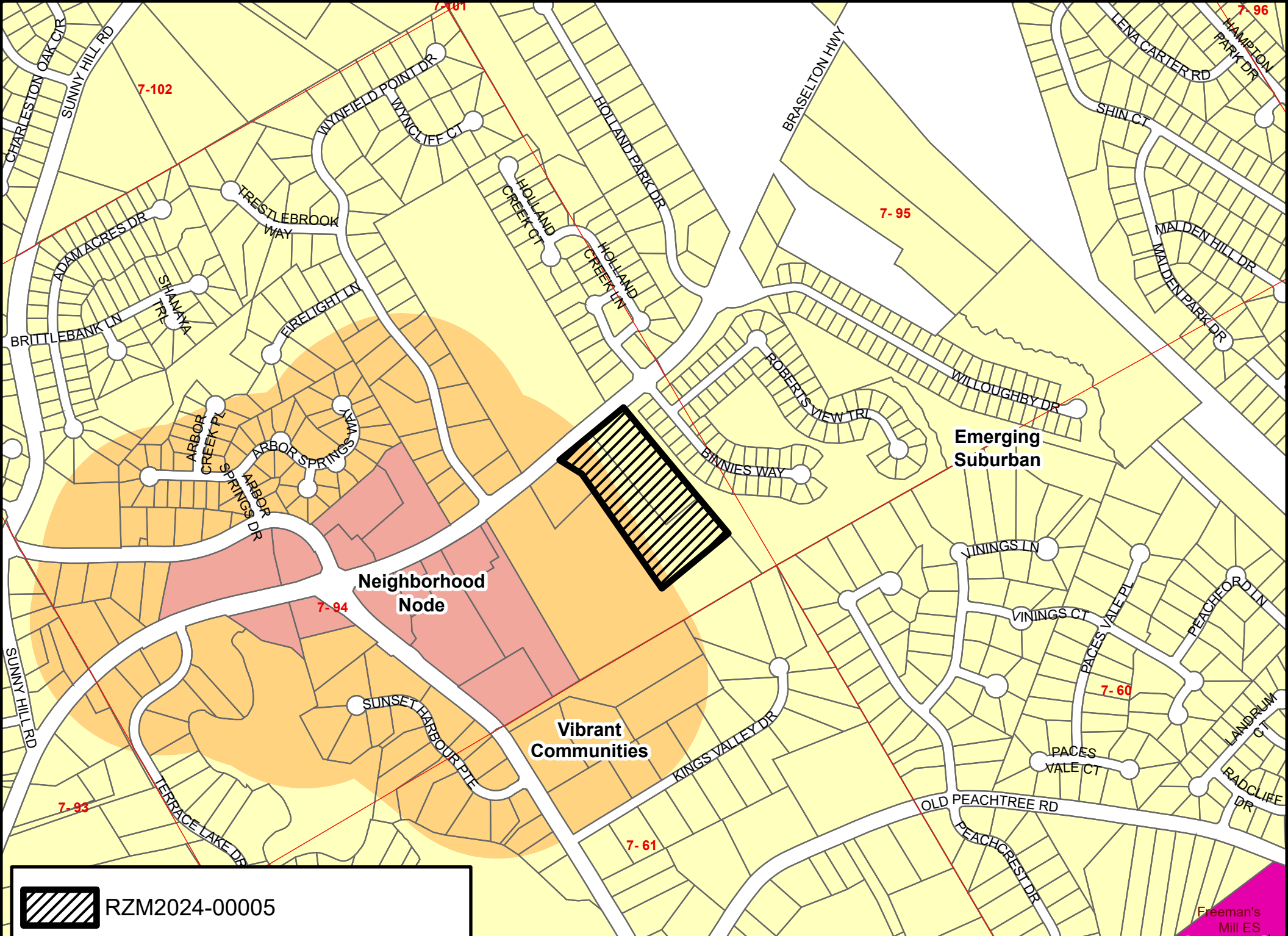
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SUBJECT SITE AND SURROUNDING ZONING



 **RZM2024-00005**

Created: January 22, 2024

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0 300 600
Feet

2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

Freeman's Mill ES