

**PLANNING AND DEVELOPMENT DEPARTMENT
CASE REPORT**

Case Number: RZR2024-00005
Current Zoning: R-100 (Single-Family Residence District)
Request: Rezoning to **OSC** (Open Space Conservation District)
Additional Request: Waiver
Addresses: 2060 and 2090 Lenora Road
Map Numbers: R5064 199 and 200
Site Area: 3.52 acres
Lots: 0
Proposed Development: Single-Family Detached Subdivision
Commission District: District 3 – Commissioner Watkins
Character Area: Suburban Estate Living

Staff Recommendation: **APPROVAL WITH CONDITIONS**

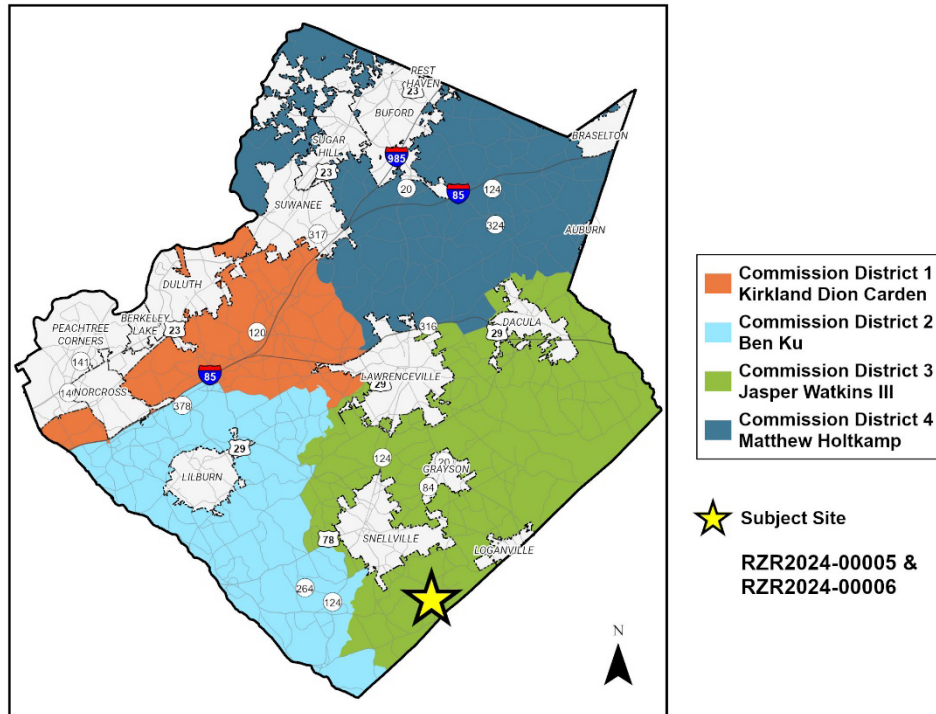
**Planning Commission
Recommendation:** **DENIAL**

Case Number: RZR2024-00006
Current Zoning: R-100 (Single-Family Residence District)
Request: Rezoning to **OSC** (Open Space Conservation District)
Additional Requests: Variance and Waiver
Addresses: 2001, 2039, 2069, 2079, 2099 Lenora Road and 4169 Pate Road
Map Numbers: R5064 192, 193, 194, 195, 196, and 197
Site Area: 27.51 acres
Lots: 69
Proposed Development: Single-Family Detached Subdivision
Commission District: District 3 – Commissioner Watkins
Character Area: Suburban Estate Living

Staff Recommendation: **APPROVAL WITH CONDITIONS**

**Planning Commission
Recommendation:** **DENIAL**

**Planning Commission Advertised Public Hearing Date: 2/6/2024 (Public Hearing Held 3/5/2024
/Recommendation Tabled to 4/9/2024)**
**Board of Commissioners Advertised Public Hearing Date: 3/26/2024 (Public Hearing Tabled to
4/23/2024)**



Applicant: The Revive Land Group
 c/o Andersen Tate & Carr
 1960 Satellite Boulevard, Suite 4000
 Duluth, GA 30097

Owners: Ernest T. Lopez III
 Donna Lopez
 1987 Lenora Road
 Loganville, GA 30052

Contact: Melody A. Glouton

Contact Phone: 770.822.0900

Zoning History

The parcels comprising the subject property are all zoned R-100 (Single-Family Residence District). The parcels were originally zoned RA-200 (Agriculture-Residence District) and were rezoned to M-1 (Light Industry District) as part of an areawide rezoning in 1973. In 2018, the parcels were rezoned to R-100 for a single-family detached subdivision, pursuant to RZR2018-00016. Change in Conditions requests were approved in both 2020 and 2021 to modify development and design conditions, pursuant to CIC2020-00024 and CIC2021-00010.

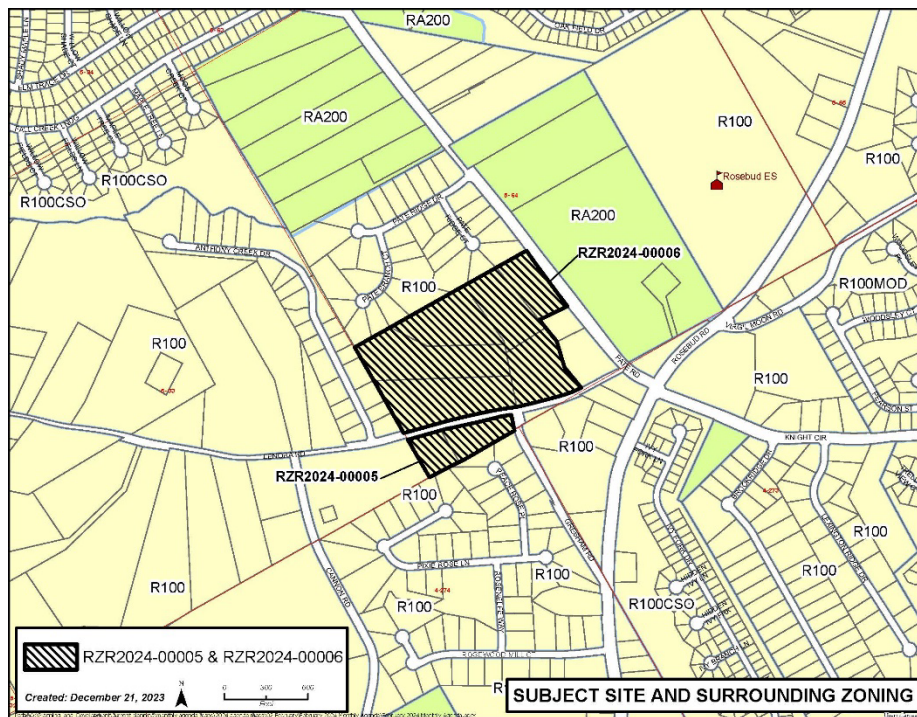
Existing Site Condition

The subject property is a 31.03-acre assemblage of eight parcels located along both sides of Lenora Road, west of its intersection with Pate Road. Most of the parcels are undeveloped, except for a 3,920 square foot detached garage and a shed near the northern property line. There is a gravel driveway within a 50-foot-wide ingress/egress easement providing access to the parcels on the north side of Lenora Road. The land has a mix of wooded areas and pasture, with a stream and associated wetlands in the northeast corner of the property. The terrain is gently rolling with the land falling approximately 40 feet from Lenora Road to the stream. There is a 125-foot-wide overhead powerline easement in the

southwest corner of the property and a 20-foot-wide sanitary sewer easement in the northeast corner of the property. Both Lenora Road and Pate Road are two-lane rural roads lacking sidewalks on either side of the street. The nearest Gwinnett County Transit stop is approximately 3.9 miles from the subject property.

Surrounding Use and Zoning

The surrounding area is comprised of single-family detached residential subdivisions and single-family residences on large lots with a semi-rural character. The Pate Ridge and Anthony’s Creek single-family detached subdivisions, both zoned R-100, border the subject property to the north and west, respectively. Rosewalk, also zoned R-100, borders the southern portion of the subject property to the south. Single-family detached residences on large lots are located to the south of the property across Lenora Road. An agricultural property zoned RA-200 is located to the east across Pate Road. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	OSC	2.22 units per acre
North	Single-Family Residential	R-100	1.13 units per acre
East	Single-Family Residential	R-100	1.00 units per acre
	Single-Family Residential	RA-200	0.02 units per acre
South	Single-Family Residential	R-100	1.02 units per acre
West	Single-Family Residential	R-100	1.25 units per acre

Project Summary

The applicant requests rezoning of an assemblage of 31.03 acres from R-100 to OSC for a 69-lot, single-family detached subdivision at a density of 2.22 units per acre including:

- Single-family detached residences with a heated floor area of between 2,200 and 3,500 square feet and front-loaded, two-car garages.
- Homes with front facades of brick and stone, with sides and rear facades of cementitious siding.
- 15.66 acres of total open space including primary conservation space to protect wetlands.
- 14.34 acres of usable open space including a 4-foot-wide mulched walking path around the lots, a community green with pavilion and fire pit, a pocket park, and a community garden.
- A 12-foot-wide concrete multi-use path within the 125-foot-wide Georgia Power easement.
- One entrance from Pate Road with a right deceleration and left turn lane into the development.
- A mail kiosk located along the edge of the community green.
- A 2.41-acre community garden with five gravel parking spaces on the south side of Lenora Road.
- A 27-foot-wide entry street and 24-foot-wide secondary streets with 4-foot-wide sidewalks on both sides of the street.
- A 5-foot-wide sidewalk and 2-foot-wide grass strip along Pate Road.
- A stormwater management facility near the northern property line.
- A stream and wetlands with associated buffers and impervious setbacks along the northwestern portion of the property.

Zoning and Development Standards

The applicant is requesting a rezoning to the Open Space Conservation District (OSC), for a single-family detached subdivision. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Project Size	10 acres	31.03 acres	YES
Lot Size	Minimum 5,000 square feet	>5,000 square feet	YES
Lot Width	Minimum 50'	>50'	YES
Building Height	Maximum 35'	<35'	YES
Front Yard Setback	Minimum 10'	10'	YES
Side Yard Setback	Minimum 5'	5'	YES
Rear Yard Setback	Minimum 20'	20'	YES
Street Frontage Buffer*	Minimum 40' 10' wide landscape buffer	40' 10' wide landscape buffer	YES
Open Space	Minimum 40% (12.41 acres)	50.5% (15.66 acres)	YES
Usable Open Space	Minimum 50% of Open Space (6.20 acres)	231% (14.34 acres)	YES
Density	Maximum 2.5 units per acre	2.22 units per acre	YES
Connectivity	Minimum two connections to external public streets	One connection	NO**

* The street frontage buffer is required because the sides of homes face an external road.

** The applicant has requested a variance to this requirement.

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 212-60.7 B. Public Improvements – Streets

All streets, except for loop streets, shall terminate at other streets within the conservation subdivision, and at least two streets shall provide connections to existing or proposed through-streets or collectors outside the OSC zoned property, where practicable.

The applicant is requesting a variance to provide one connection to an external street where at least two connections are required.

Waiver Request

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

1. Section 360-90.2 C. Sidewalk Requirements

Developers shall install sidewalks and curb ramps on abutting external streets, "passive" recreation areas, common area and open space prior to the approval of the Final Plat.

The applicant is requesting a waiver to not provide a sidewalk on the Lenora Road frontage.

Public Participation

A public participation component was required for this development since the developer chose to abide by the amended Unified Development Ordinance, adopted by the Board of Commissioners on September 26, 2023. The developer held a community meeting for the development on January 10, 2024, at Briscoe Park in Snellville. There were 19 community members in attendance. As a result of the meeting, the developer made substantial changes to the site plan including reducing the number of lots, increasing the size of the lots, creating a community green along Lenora Road, and reorienting lots to face the green. The public participation forms are shown in Exhibit J, and the revised site plan is shown in Exhibit B.

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 I). 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 bordered by conventional residential detached subdivisions with minimal open space. The proposed subdivision would have comparable home sizes on smaller lots than the surrounding area but would conserve a large portion of the property for open space. The proposed rezoning will permit a use that is suitable 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 subdivision has been designed to require minimal variances or waivers with the exceptions along Lenora Road. Lenora Road is a relatively rural local street which dead ends west of the subject site. The variance to not have a street connection and the waiver to not install a sidewalk along Lenora Road were based on resident feedback from the previous zoning cases on the property. Portions of the property with a stream and wetlands are being preserved as open space. The development has also incorporated road improvements based on traffic study recommendations. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.

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.

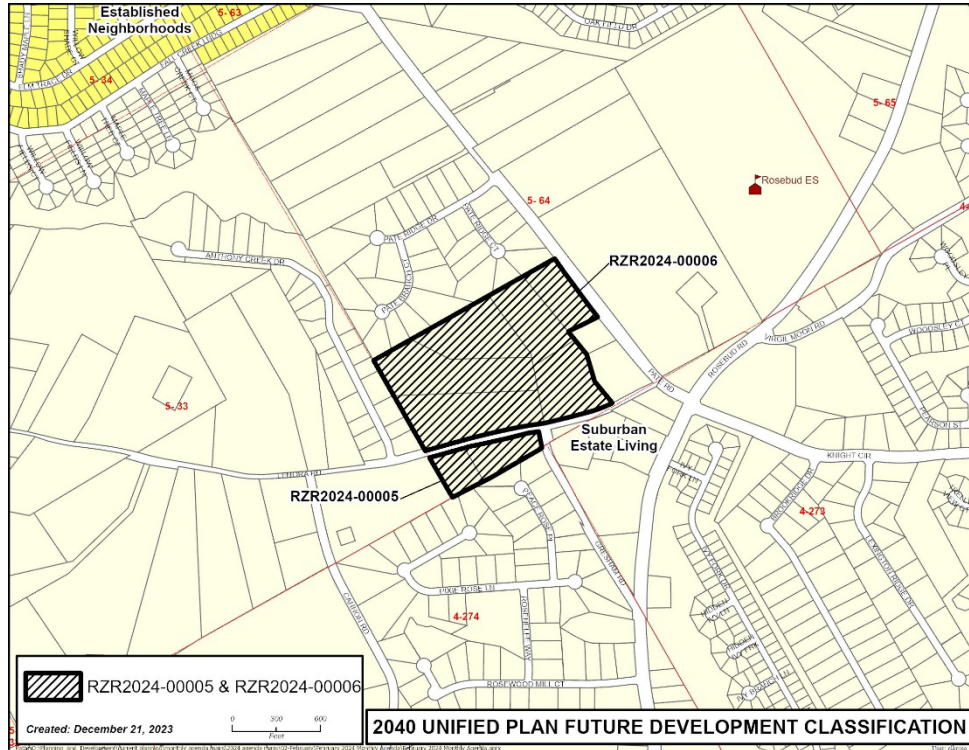
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

An increase in impacts on public facilities is 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 concerning any potential improvements related to this request are attached (Exhibit I).

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

The Future Development Map of the Unified Plan indicates the subject property is within the Suburban Estate Living Character Area. This area includes areas where there is a desire to preserve the historical and agricultural character so that new development is low in intensity and consists primarily of large residential lots and executive-style housing. These areas have less intense infrastructure, such as less sewer service and road capacity, and are more suitable for large lot residential development.

The Future Development Map defines Large Lot Residential as having a residential density of less than 3 units per acre. The proposed subdivision would have 2.22 units per acre with more than 50% of the property within permanent open space. Although the proposed residences would not be on large lots as required in the R-100 zoning district, the gross density is comparable to large lot development because of the substantial amount of open space. Therefore, the proposed rezoning is 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 proposed rezoning is for a subdivision that would conserve ecological resources on the property and provide valuable amenities including a community garden, pocket parks, and a walking path around the property. The location of the open space within the development would help to blend the rural character of the area with the surrounding residential subdivisions.

Variance Request Analysis: The standards for granting variances are outlined in Section 270-90.7 of the UDO. Staff makes the following findings related to the variance request:

The applicant is requesting a variance to provide one connection to an external street where at least two connections are required. Lenora Road does not connect to any roads to the west, thus all vehicles would have to use Pate Road for daily trips. The intent of dispersing traffic between two streets could not be achieved for this project, so this variance is a reasonable request.

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

The applicant is requesting a waiver to not provide sidewalks on the Lenora Road frontages. There is an existing sidewalk along Lenora Road for the adjacent Anthony's Creek subdivision. This development is required to connect and extend the existing sidewalk along Lenora Road. The sidewalk would provide an additional path for residents to access the community garden across Lenora Road. Approval of this waiver would adversely affect the general public welfare.

Staff Recommendation

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

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

1. To provide one connection to an external street where at least two connections are required.

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

1. To not provide sidewalks on the Lenora Road frontage.

Staff Recommended Conditions

Approval as OSC (Open Space Conservation District) for a single-family detached subdivision, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received January 22, 2024, and Exhibit D: Building Elevations dated received November 30, 2023, with revisions required by conditions of approval and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. The development shall comply with the provisions of the amended Unified Development Ordinance, effective January 1, 2024. This condition does not preclude variance and/or waiver requests.
3. The development shall be limited to single-family detached dwellings and accessory uses and structures, not to exceed 69 buildable lots. The minimum heated floor area of the primary dwellings shall be 2,200 square feet.
4. Each dwelling shall have a minimum of a two-car garage.
5. The development shall incorporate amenities including, but not limited to, a community green with pavilion and fire pit, a community garden, and a walking trail around the development subject to the review and approval of the Department of Planning and Development.

6. Stormwater BMP facilities shall be screened from view of adjoining properties 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.
7. Building lots shall not be located within any required stream buffers, accompanying impervious surface setback areas, floodplain or open space.
8. A 12-foot-wide multi-use trail shall be provided, at no cost to the County, within the 125-foot-wide Georgia Power Easement as identified in the Gwinnett County Trails Master Plan.
9. A 5-foot-wide paved or concrete walkway shall be provided between the internal street and the multi-use trail, and between the multi-use trail and the community garden.
10. Natural vegetation shall remain on the property until the issuance of a development permit.
11. All grassed areas shall be sodded.
12. A northbound left turn lane shall be installed from Pate Road into the site.
13. There shall be a signed and stamped study completed by a Professional Engineer (P.E.), showing that the proposed mid-block crosswalk along Lenora Road would be safe. Pedestrian flashing facilities shall be installed at the crosswalk, 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.

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

1. To provide one connection to an external street where at least two connections are required.

In addition, the Planning Commission recommends **DENIAL** of the following waiver request:

1. To not provide sidewalks on the Lenora Road frontage.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Existing Features and Site Analysis Plan for OSC
- D. Building Elevations
- E. Letter of Intent and Applicant's Response to Standards
- F. Application and Disclosure of Campaign Contributions
- G. DWR Sewer Capacity Certification Letter
- H. Traffic Impact Study
- I. Internal and External Agency Review Comments
- J. Public Participation Plan and Report
- K. Maps
- L. Documents Presented at the March 5, 2024 Planning Commission Public Hearing

Exhibit A: Site Visit Photos



View of northern portion of subject property from Lenora Road



View of southern portion of subject property from Lenora Road



View of northern portion of subject property from Pate Road



View of overhead power lines where multi-use path is required underneath



View of Lenora Road, subject property on both sides



View of Pate Road, subject property on right



View of Anthony's Creek residences to the west



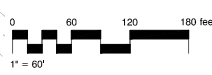
View of Pate Ridge residences to the north

Exhibit B: Site Plan

[attached]

TRAFFIC NOTES:

1. THE PROPOSED ENTRANCE INTO ONTO PATE ROAD IS DEEMED WITH AN ADEQUATE SIGHT TRIANGLE. THE POSTED SPEED LIMIT ON PATE ROAD IS 40 MPH. THE SIGHT DISTANCE IS 470' FOR 40 MPH. THE SIGHT DISTANCE IS 470' FOR 40 MPH. THE SIGHT DISTANCE IS 470' FOR 40 MPH.



24 HOUR CONTACT:
NEVILLE ALLISON



NOTES:

1. BOUNDARY SURVEY INFORMATION WAS TAKEN FROM THE SURVEY OF PROPERTY BY TRAUB PRUITT & ASSOCIATES, INC. DATED 1-21-2023.
2. TOPOGRAPHIC INFORMATION WAS TAKEN FROM GWINNETT COUNTY GIS.
3. STREAMS ARE NOT LOCATED ON THE SITE.
4. WETLANDS ARE LOCATED ON THE SITE AS DELINEATED BY TRAUB PRUITT & ASSOCIATES, INC. DATED 1-21-2023.
5. PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 8107F WITH A DATE OF BENEFICIAL DESIGN OF SEPTEMBER 20, 2006 FOR COMMUNITY NO. 13155C, GWINNETT COUNTY, GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS LOCATED.
6. UTILITY EASEMENTS ARE LOCATED ON THE SITE.
7. NO COMPLETES ARE LOCATED ON THE SITE.
8. WATER AND SEWER ARE LOCATED IN GWINNETT COUNTY.
9. LOTS DO NOT ENCRUMB INTO 10' YEAR FLOODPLAIN OR REQUIRED STREAM BUFFERS.
10. STREET LIGHTS WILL BE PROVIDED ALONG ONE SIDE OF THE STREET AT NO MORE THAN 160 FEET APART.

SITE DATA	
OVERALL SITE AREA	31,030 ACRES
ACRES	5-100
EXISTING ZONING	OSR
PROPOSED ZONING	OSR
ZONING JURISDICTION	GWINNETT COUNTY
OVERLAY DISTRICT	N/A
DEVELOPMENT STANDARDS	
MINIMUM PARCELL AREA	15 ACRES
MINIMUM LOT SIZE	5,000 SF
MAXIMUM LOT COVERAGE	70%
PROPOSED LOTS	66 UNITS
MAXIMUM DENSITY	2.2 UNITS PER ACRE
GROSS DEVELOPMENT	2.22 UNITS PER ACRE
MINIMUM LOT WIDTH	50 FEET
FRONT SETBACK	15 FEET
SIDE SETBACK	5 FEET
REAR SETBACK	20 FEET
PROPOSED MIN HEATED FLOOR AREA	2,000 SF
MAXIMUM HEIGHT	35 FEET
MINIMUM OPEN SPACE	40% OR 12,412 ACRES
MINIMUM USABLE OPEN SPACE	40% OF MINIMUM OPEN SPACE OR 6,203 ACRES
PRIMARY CONSERVATION SPACE	5,077 ACRES
WETLANDS	10,340 ACRES (33% OF MINIMUM OPEN SPACE)
USABLE OPEN SPACE	2,206 ACRES
POCKET PARK #1	2,206 ACRES
COMUNITY GARDEN	2,416 ACRES
TRAIL OPEN SPACE #1	3,247 ACRES
TRAIL OPEN SPACE #2	1,116 ACRES
TRAIL OPEN SPACE #3	1,581 ACRES
MULTI-USE TRAIL #1	0,754 ACRES
MULTI-USE TRAIL #2	1,116 ACRES
OPEN SPACE #1	0,287 ACRES
OPEN SPACE #2	0,383 ACRES
OPEN SPACE #3	0,286 ACRES
TOTAL OPEN SPACE PROVIDED	50,071 OR 1,626 SPACES
MINIMUM PARKING REQUIRED PER LOT	2 PER DWELLING OR 138 SPACES
MAXIMUM PARKING REQUIRED PER LOT	4 PER DWELLING OR 276 SPACES
PROPOSED PARKING PER LOT	3 PER DWELLING UNIT OR 217 SPACES
MINIMUM COMMUNITY GARDEN SPACES	NO MINIMUM
MAXIMUM COMMUNITY GARDEN SPACES	5 SPACES
PROPOSED COMMUNITY GARDEN SPACES	5 SPACES



THE REVIVE LAND GROUP
Part of Peachtree Group

SOURCE, ENTITLE, REVIVE

ONE ALLIANCE CENTER
3500 LENOX ROAD
SUITE 625
ATLANTA, GEORGIA 30326
O: 678.223.8078
WWW.THEREVIVELANDGROUP.COM

PROJECT:
SOMERSET AT LENORA

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

2001, 2036, 2060, 2065, 2079, 2090, 2099 LENORA ROAD AND 4169 PATE ROAD GWINNETT COUNTY SNELLWELL GEORGIA, 30078

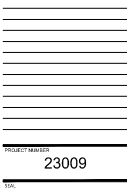
LAND LOT: 64
DISTRICT: 5TH
PARCEL NO: 5064 192, 5064, 193, 5064 194, 5064 195, 5064 196, 5064 197 5064 199, 5064 200



SOURCE, ENTITLE, REVIVE

ONE ALLIANCE CENTER
3500 LENOX ROAD
SUITE 625
ATLANTA, GEORGIA 30326
O: 678.223.8078
WWW.THEREVIVELANDGROUP.COM

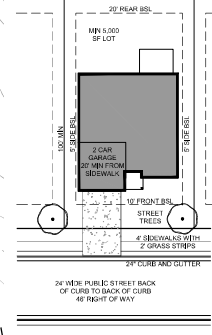
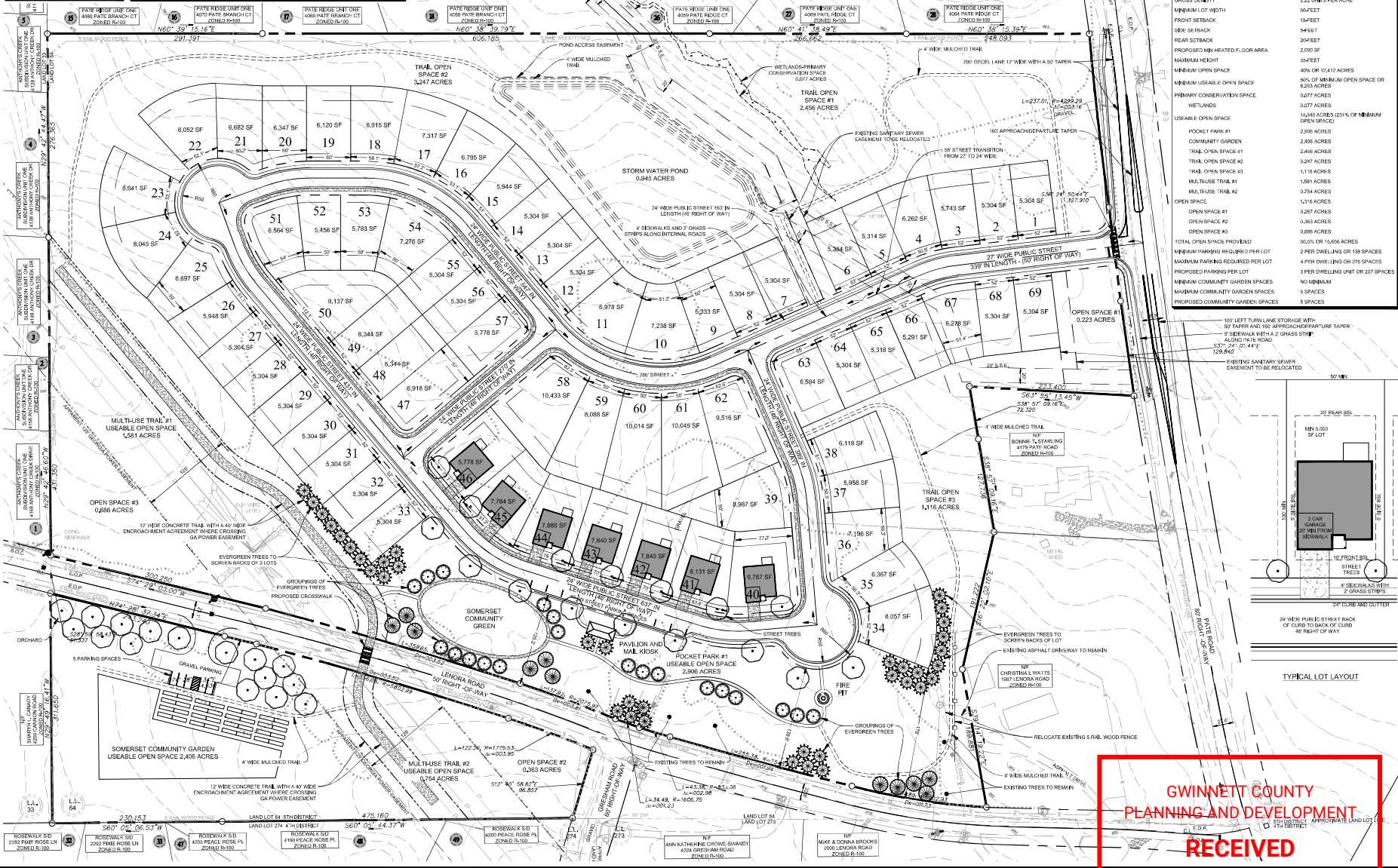
PROJECT NUMBER:
23009



JAN 18, 2024

CONCEPTUAL SITE PLAN

Z-001



**GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED**

12.14.2023

Exhibit C: Existing Features and Site Analysis Plan for OSC

[attached]

RECEIVED

11.30.2023



November 28, 2023

Mr. Neville Allison
One Alliance Center
3500 Lenox Road, Suite 625
Atlanta, Georgia 30326

**Subject: Waters and Wetland Delineation Report
Somerset at Lenora
Snellville, Gwinnett County, GA
Tax Parcels: R5064 – 192, 193, 194, 195, 196, 197, 199, 200**

Dear Mr. Allison:

Per your recent request, Travis Pruitt & Associates, Inc. (TPA) has prepared this report describing for the above referenced project site. The project is located in the City of Snellville, Gwinnett County, Georgia off Lenora Road. The site is bounded east by private landowners and Pate Rd, north by the residential community Pate Ridge, south by Lenora Rd, and Anthony Creek Drive to the west. Based on information obtained through county records, the site totals approximately 31 acres, Figure 5 Tax Map. The purpose of our study was to identify any areas that would be considered jurisdictional by the U.S. Army Corps of Engineers (USACE) as well as, identify any areas that are State Waters. Additionally, to address the Gwinnett County zoning requirements, a protected species survey and cultural resources literature review was conducted. The results of these activities is described below.

Waters and Wetlands Delineation/State Waters Determination

On October 26, 2023, John Hollenbeck of TPA conducted a waters/wetlands delineation on the Friendship Road site. USACE Jurisdictional waters and wetlands, will be identified using the Routine Onsite Determination Method as found in the 1987 U. S. Army Corps of Engineers (USACE) Wetland Delineation Manual and The Regional Supplement to the USACE Wetland Delineation Manual: Eastern Mountains and Piedmont, Version 2.0. TPA also will identify any areas that are state waters using the Georgia Environmental Protection Division's (GAEPD) "Field Guide to Determining the Presence of State Waters That Require a Buffer. Wetland Boundaries were flagged with orange wetland flagging tape. In addition to USACE jurisdictional areas, State waters also were identified and flagged using blue flagging tape. Additionally, TPA delineated the offsite sewer easement. On November 8, 2023, TPA walked and delineated the offsite sewer easement that runs through the adjacent subdivision. The areas onsite were flagged, the areas offsite were not flagged, due to them not being located on the property, all the areas were GPS located. The areas are depicted on the attached Delineation map, Figure 4.

Based on the jurisdictional delineation, waters/wetlands were limited to two wetland ditches that merge into one linear wetland. This linear wetland continues offsite along the existing sewer easement. It is our opinion that the wetland feature should not be considered State Waters by

Gwinnett County and/or the GAEPD, until it reaches the existing online detention pond located in the adjacent subdivision. The wetland portion of the feature onsite and offsite will not require a 25-foot undisturbed state waters buffer, 50-foot undisturbed Gwinnett County Buffer and the additional 25-foot impervious setback. The undisturbed buffers and the impervious setback should not start until there is base flow and a point-of-wrested vegetation. This point is located in the adjacent subdivision's existing online detention pond. In Gwinnett County's code, there is a 10-foot temporary construction buffer that is measured from the outer most perimeter of areas delineated as wetlands. However, since a USACE permit is likely to be obtained, it is our opinion that this will not apply. It should be noted that it is ultimately Gwinnett County's authority to determine state waters that require a buffer. Therefore, it is TPA's recommendation that a site visit be scheduled with Gwinnett County to confirm our determination.

In summary, the areas that would be considered jurisdictional by the USACE are limited to the linear wetland and the intermittent stream located offsite pond. Impacts to the stream and/or wetland will require permitting through the USACE's permitting process. If impacts are less than 0.05 acres of stream and/or 0.50 acres of wetlands, the proposed impacts can be permitted through the Nationwide Permitting process. Mitigation will be required to offset the impacts that exceed 0.01 acres of stream impacts and/or 0.10 acre of wetland impacts. Per the conditions of the NWP and the Savannah District's regional conditions, it is necessary to submit a Pre-Construction Notification (PCN) for all impacts associated with this type of activity. Therefore, it will be necessary to submit a PCN for any proposed impacts to the wetlands. As discussed above, the 25-foot undisturbed state waters buffer, 50-foot undisturbed Gwinnett County Buffer and the additional 25-foot impervious setback will start on the stream within the existing detention pond. The State waters that require an undisturbed buffer and impervious setback are limited to the intermittent stream that starts in the existing detention pond. It appears that there is only a very small area that encroaches into the 25-foot undisturbed State buffer. It looks like the sewerline/manhole could be adjusted within the easement to avoid this encroachment. If not, then the proposed sewerline may require the issuance of a GAEPD stream buffer variance. The entire sewer easement is within the Gwinnett County undisturbed buffer. Therefore, a Gwinnett County stream buffer variance will likely be required. Additionally, based on the Gwinnett County Code, disturbance within the 10-foot construction buffer, with the exception of necessary access, utility crossings, and/or natural bottom detention ponds, could also require the issuance of a local county variance. However, since we are obtaining a USACE permit this may not be required.

ENDANGERED OR THREATENED SPECIES LISTED UNDER THE ENDANGERED SPECIES ACT

Per the Gwinnett County zoning requirements, a protected species literature review and survey was conducted. On November 15, 2023, TPA reviewed the US Fish & Wildlife Service "Information Planning and Conservation system (IPaC)". Based on the IPaC search, there were listed species that could possibly be found within the vicinity of the project. The IPaC printout has been included, attached.

In addition to the IPaC search, TPA simultaneously conducted an in-house literature and records review of existing information to identify potential protected plant and animal species likely to occur in and around the project site. TPA conducted a literature review of the Georgia Department of Natural Resources, Wildlife Resources Division, Natural Heritage Program (NHP) database, via the Internet. TPA confined this search to the Loganville NW quarter quadrangle map and the eight surrounding quarter quadrangle maps (Loganville, GA NE/NW/SE/SW, Lawrenceville, GA SE/SW, Snellville, GA NE/SE, and Luxomni, GA SE). The database was

examined to determine previously identified protected species potentially occurring on the nine quarter-quadrangle maps. According to the literature review of the NHP's database for the nine quarter-quadrangle maps, two species are afforded federal protection, and eight species are afforded state protection (Table 1, attached).

Following completion of the literature review, TPA personnel conducted a protected species survey of the project site. The purpose of the survey was to identify the absence or presence of protected species and/or their preferred habitat on the project site. During the protected species survey, TPA personnel did not observe any individuals of the identified species. Special attention was paid to areas of potential habitat; however, no sign of preferred habitat was found. Therefore, the proposed development will not adversely affect any protected species.

HISTORIC PROPERTIES

Per the Gwinnett County zoning application requirements, a cultural resource literature review was conducted for the project site by R.S. Webb & Associates in November 2023. Based on the literature review, there is one NRHP-listed historic property found within the project site. State-recognized GNAHRGIS Resource No. 201080 is located within the study tract and is a part of a 1950s building complex. However, based on our site visit and the most current aerial photography that, all these structures were removed around 2006. There is two 1960s buildings/complexes are located along the edges the project area. There were no recorded archeological sites, mapped cemeteries, or other historic resources located within project bounds. Since there are no recorded sites on the property and the 1950's building were razed to the ground in 2006, and the project does not anticipate any impacts outside the of the project boundaries, it is our opinion that, there will not be any impacts to cultural and/or historical resources.

Travis Pruitt & Associates, Inc. appreciates this opportunity to assist One Alliance Center with this important project. Should you have any questions or comments regarding our findings, please call John Hollenbeck or S. Wade Gilbert at (770) 416-7511.

Respectfully submitted,
TRAVIS PRUITT & ASSOCIATES, INC.



John Hollenbeck
Environmental Specialist

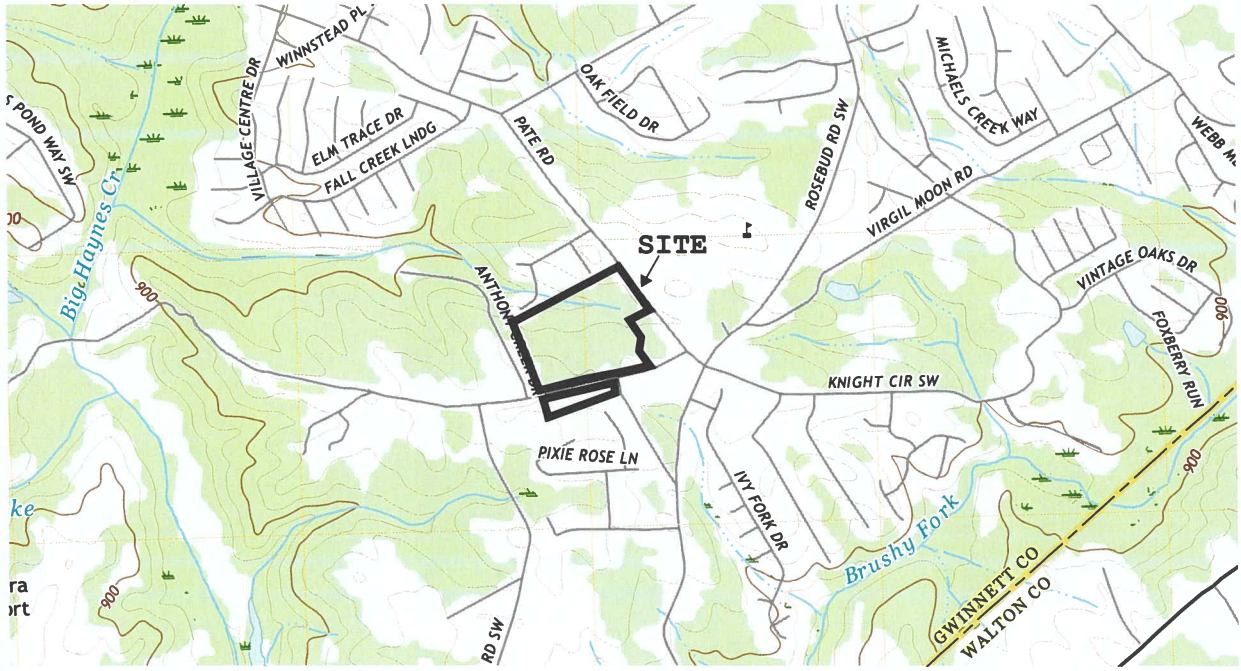


S. Wade Gilbert Manager
Vice President


JTH/SWG: jth

Attachments: Figure 1 – Site Location Map
Figure 2 – Aerial Map
Figure 3 – Soils Map
Figure 4 – Delineation Map
Figure 5 – Tax Map
Figure 6 – Offsite Delineation Map
Onsite Photographs (1-16)
Offsite Photographs (1-40)

Magnetic North



BASE MAP SOURCE: 7.5 MINUTE QUADRANGLE MAP, LOGANVILLE, GA, 2020

 <p>4317 Park Dr. - Ste. 400 Norcross, GA 30093 Phone (770) 416-7511 Fax (770) 416-6759 www.travispruitt.com Contact Person</p>	<p>SITE LOCATION MAP</p> <p>SOMERSET AT LENORA</p>	<p>DATE: 10/3/2023</p>
		<p>SCALE: 1"=2000'</p>
	<p>SNELLVILLE, GWINNETT COUNTY, GEORGIA</p>	<p>DRAWN BY: JTH</p> <p>FIGURE NO. 1</p>



Google Earth



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AmC2	Appling sandy loam, 6 to 10 percent slopes, moderately eroded	8.7	27.6%
ApB	Appling-Hard Labor complex, 2 to 6 percent slopes	17.7	56.0%
HdB	Hard Labor sandy loam, 2 to 6 percent slopes	1.3	4.0%
PfB2	Pacolet sandy loam, 2 to 6 percent slopes, moderately eroded	1.2	3.9%
ToA	Toccoa fine sandy loam, 0 to 4 percent slopes, frequently flooded	1.5	4.8%
WrE2	Wedowee sandy loam, 10 to 25 percent slopes, eroded	1.2	3.7%
Totals for Area of Interest		31.7	100.0%

BASE MAP SOURCE: NATURAL RESOURCES CONSERVATION SERVICE, GOOGLE EARTH 2022

4317 Park Dr. - Ste. 400
 Norcross, GA 30093
 Phone (770) 416-7511
 Fax (770) 416-6759
 www.travispruitt.com
 Contact Person

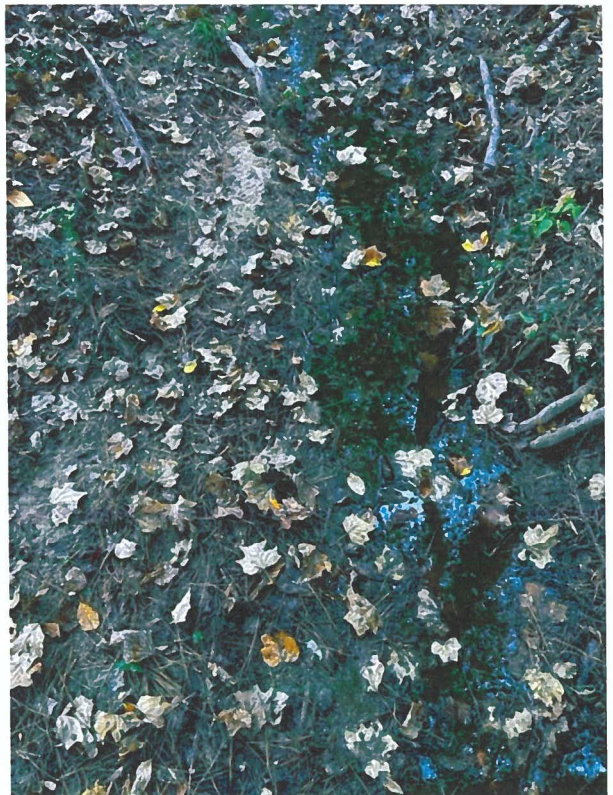
SOILS MAP

SOMERSET AT LENORA

SNELLVILLE, GWINNETT COUNTY, GEORGIA

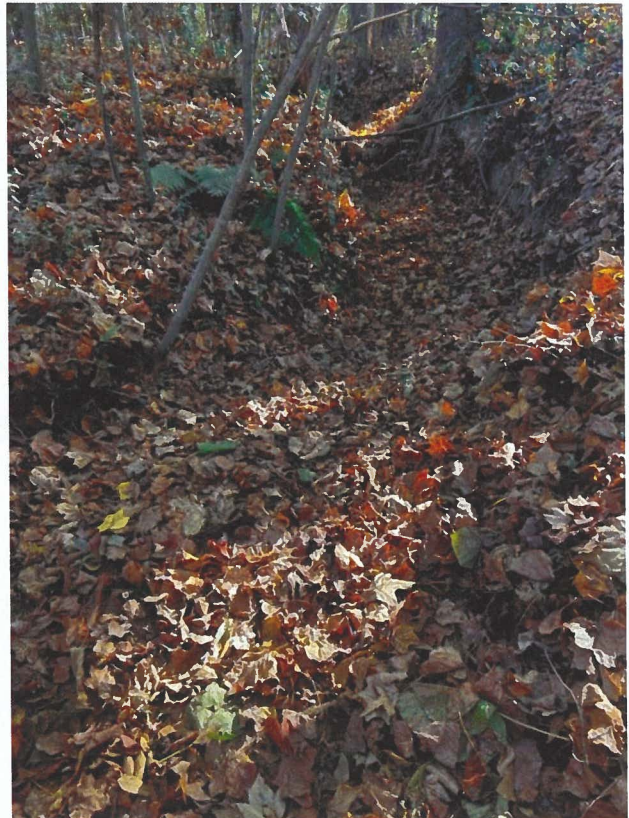
DATE: 11/3/2023
SCALE:
JN:
DRAWN BY: JTH
FIGURE NO. 3

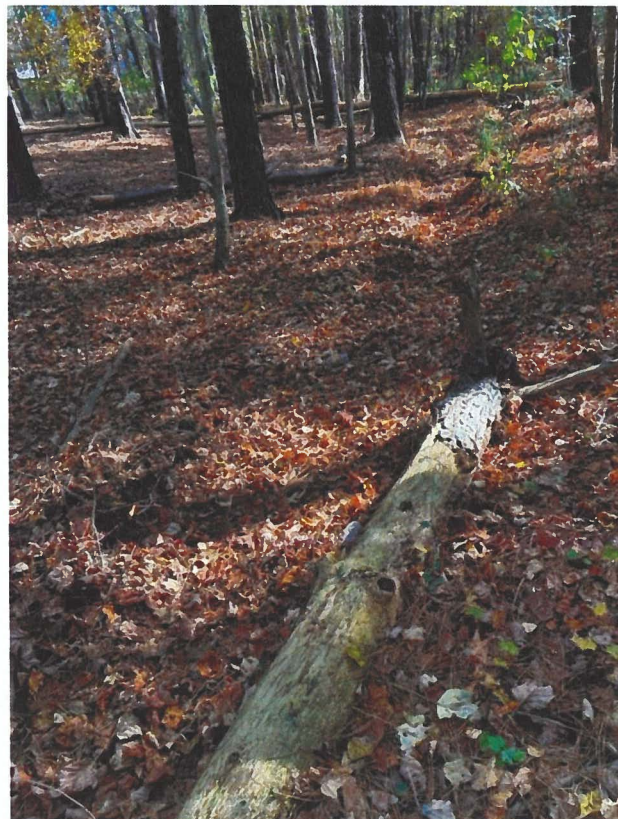




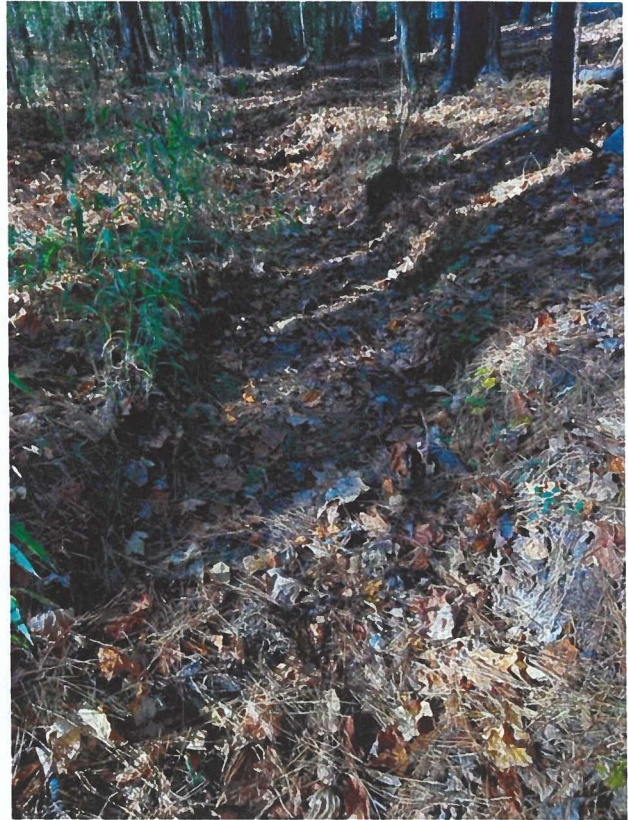
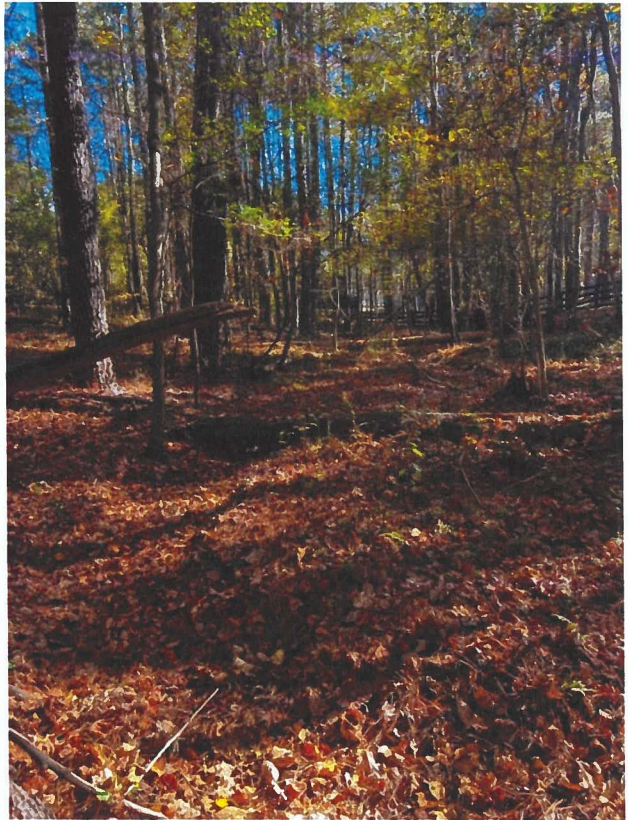


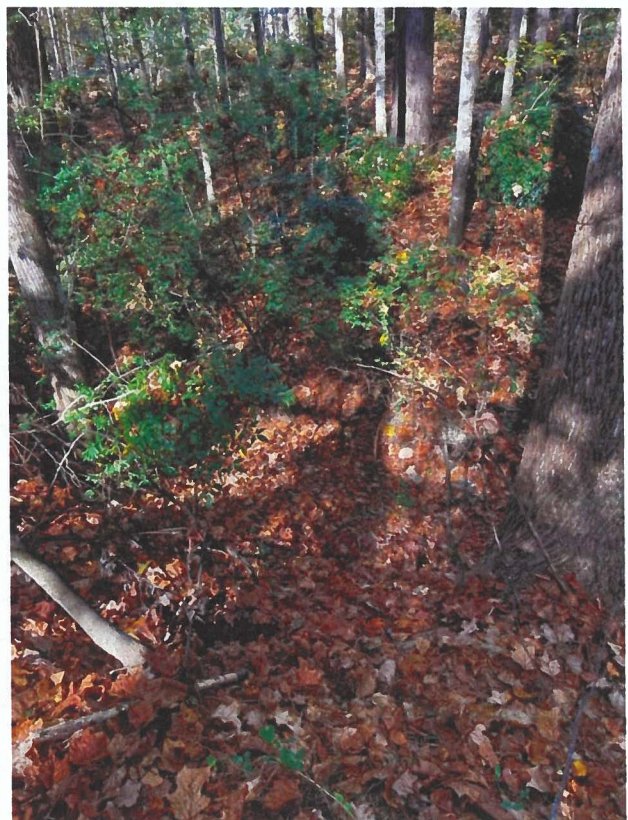
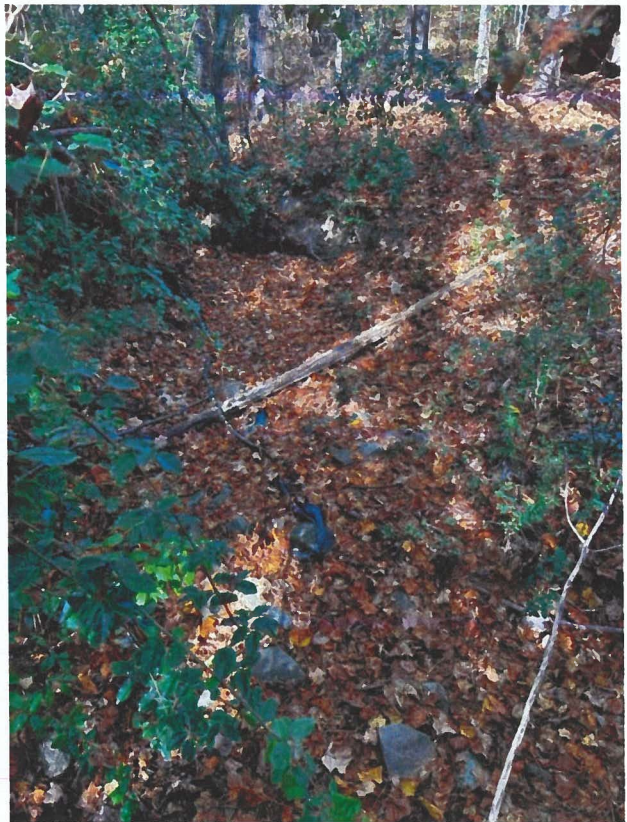




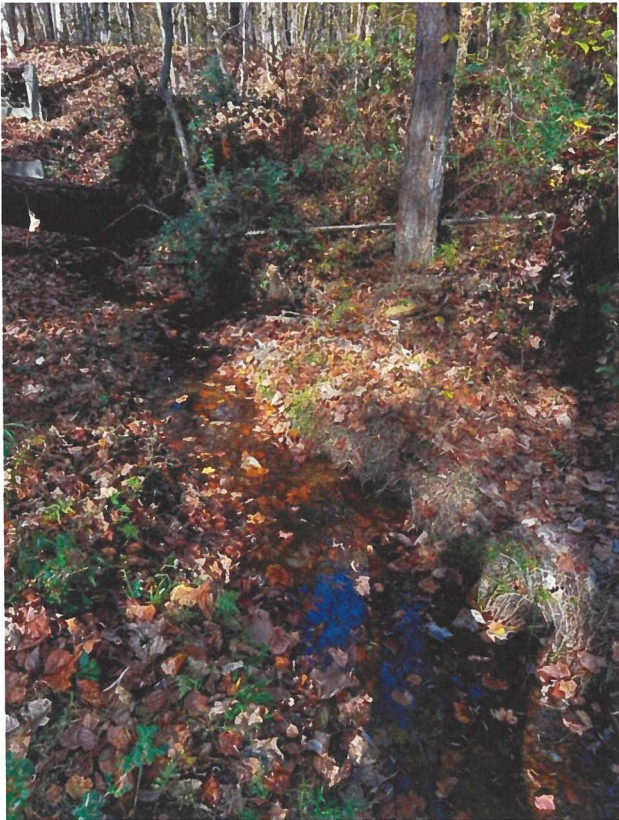
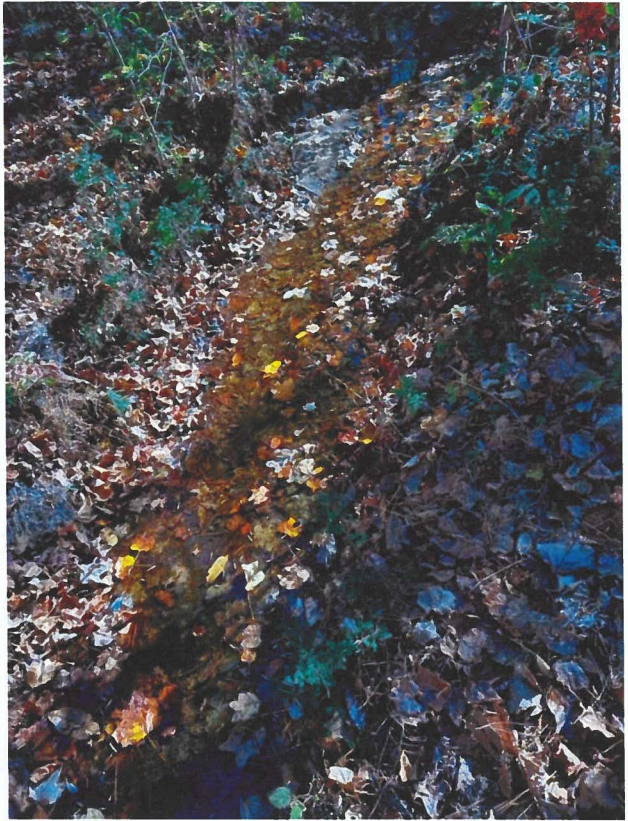


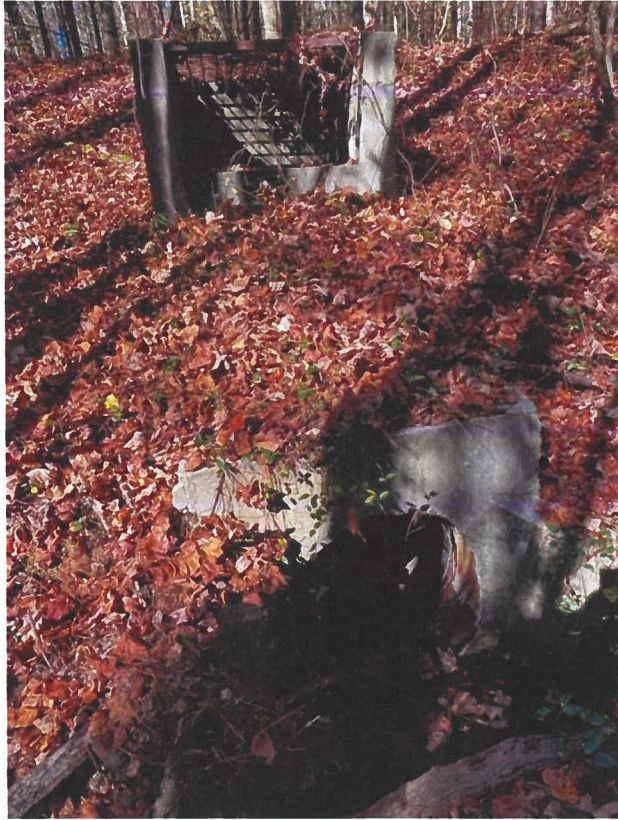


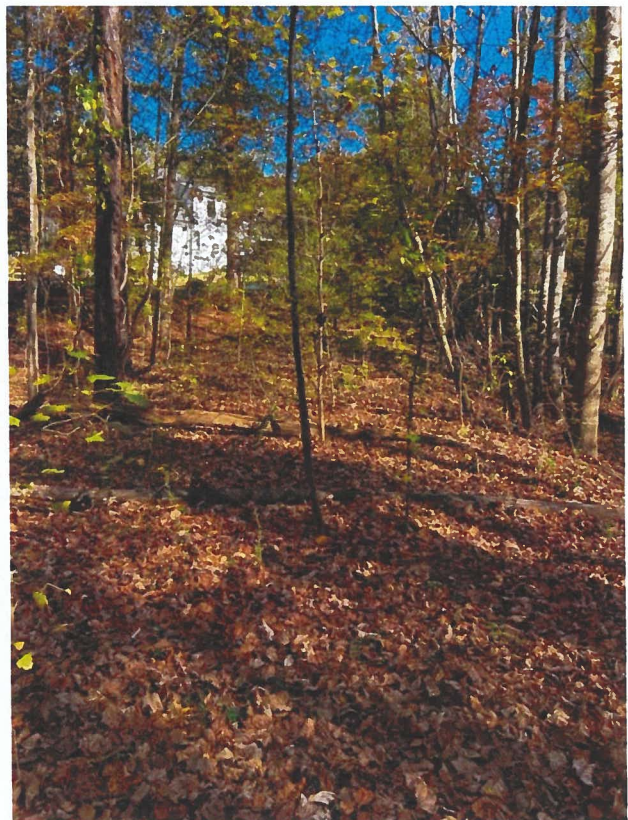
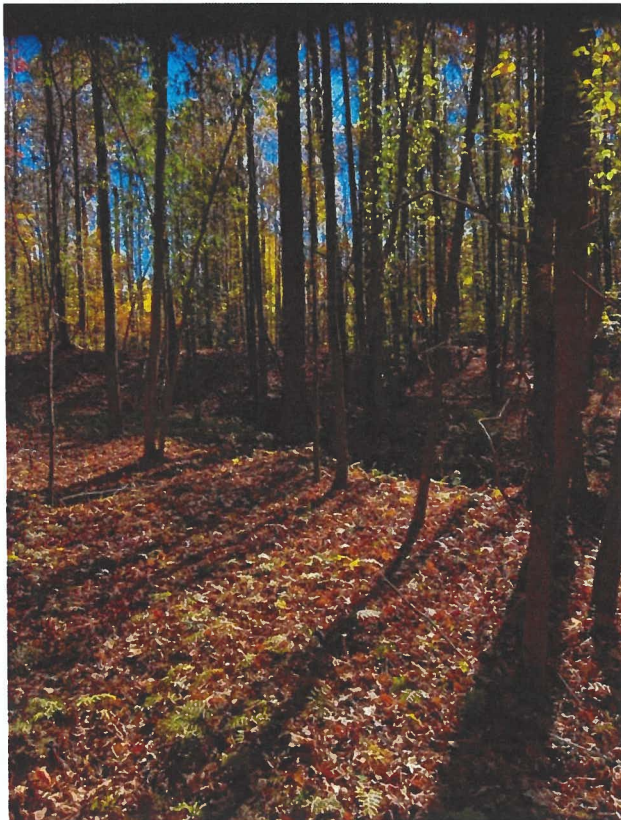
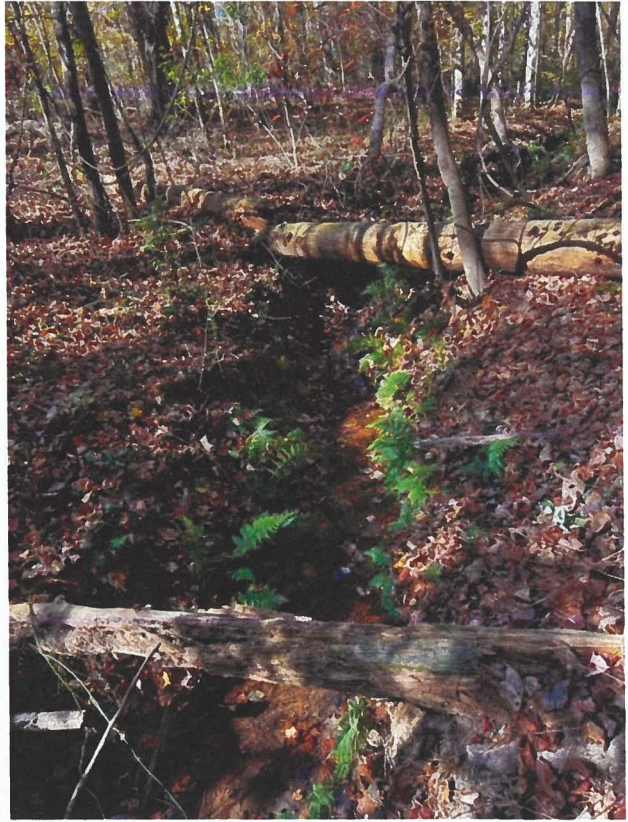














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11.30.2023

BLOCK 26: ENDANGERED OR THREATENED SPECIES LISTED UNDER THE ENDANGERED SPECIES ACT

On November 15, 2023, TPA reviewed the US Fish & Wildlife Service “Information Planning and Conservation system (IPaC)”. Based on the IPaC search, there were listed species that could possibly be found within the vicinity of the project. The IPaC printout has been included, attached.

In addition to the IPaC search, TPA simultaneously conducted an in-house literature and records review of existing information to identify potential protected plant and animal species likely to occur in and around the project site. TPA conducted a literature review of the Georgia Department of Natural Resources, Wildlife Resources Division, Natural Heritage Program (NHP) database, via the Internet. TPA confined this search to the Loganville NW quarter quadrangle map and the eight surrounding quarter quadrangle maps (Loganville, GA NE/NW/SE/SW, Lawrenceville, GA SE/SW, Snellville, GA NE/SE, and Luxomni, GA SE). The database was examined to determine previously identified protected species potentially occurring on the nine quarter-quadrangle maps. According to the literature review of the NHP’s database for the nine quarter-quadrangle maps, two species are afforded federal protection, and eight species are afforded state protection (Table 1, attached).

Following completion of the literature review, TPA personnel conducted a protected species survey of the project site. The purpose of the survey was to identify the absence or presence of protected species and/or their preferred habitat on the project site. During the protected species survey, TPA personnel did not observe any individuals of the identified species. Special attention was paid to areas of potential habitat; however, no sign of preferred habitat was found. Therefore, the proposed development will not adversely affect any protected species.

BLOCK 27: HISTORIC PROPERTIES

A cultural resource literature review was conducted for the project site by R.S. Webb & Associates in November 2023. Based on the literature review, there is one NRHP-listed historic property found within the project site. State-recognized GNAHRGIS Resource No. 201080 is located within the study tract and is a part of a 1950s building complex. Additionally, based on aerials, two 1960s buildings/complexes are located along the edges or partially within the project area. There were no recorded archeological sites, mapped cemeteries, or other historic resources located within project bounds.

4858-1761-2948, v. 1

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11.30.2023



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Georgia Ecological Services Field Office
355 East Hancock Avenue
Room 320
Athens, GA 30601-2523
Phone: (706) 613-9493 Fax: (706) 613-6059

In Reply Refer To:
Project Code: 2024-0010347
Project Name: Somerset at Lenora

October 30, 2023

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

Thank you for your request for information on federally listed species and important wildlife habitats that may occur in your project area. The U.S. Fish and Wildlife Service (Service) has responsibility for certain species of wildlife under the Endangered Species Act (ESA) of 1973 as amended (16 USC 1531 et seq.), the Migratory Bird Treaty Act (MBTA) as amended (16 USC 701-715), Fish and Wildlife Coordination Act (FWCA) (48 Stat. 401, as amended; 16 U.S.C. 661 et seq.) and the Bald and Golden Eagle Protection Act (BGEPA) as amended (16 USC 668-668c). We are providing the following guidance to assist you in determining which federally imperiled species may or may not occur within your project area and to recommend some conservation measures that can be included in your project design if you determine those species or designated critical habitat may be affected by your proposed project.

FEDERALLY-LISTED SPECIES AND DESIGNATED CRITICAL HABITAT

Attached is a list of endangered, threatened, and proposed species that may occur in your project area. Your project area may not necessarily include all or any of these species. Under the ESA, it is the responsibility of the Federal action agency, project proponent, or their designated representative to determine if a proposed action "may affect" endangered, threatened, or proposed species, or designated critical habitat, and if so, to consult with the Service further. Similarly, it is the responsibility of the Federal action agency or project proponent, not the Service, to make "no effect" determinations. If you determine that your proposed action will have "no effect" on threatened or endangered species or their respective critical habitat, you do not need to seek concurrence with the Service. Nevertheless, it is a violation of Federal law to harm or harass any federally listed threatened or endangered fish or wildlife species without the appropriate permit. If you need additional information to assist in your effect determination, please contact the Service.

If you determine that your proposed action may affect federally listed species, please consult with the Service. Through the consultation process, we will analyze information contained in a biological assessment or equivalent document that you provide. If your proposed action is associated with Federal funding or permitting, consultation will occur with the Federal agency under section 7(a)(2) of the ESA. Otherwise, an incidental take permit pursuant to section 10(a)(1)(B) of the ESA (also known as a Habitat Conservation Plan) may be necessary to exempt harm or harass federally listed threatened or endangered fish or wildlife species. For more information regarding formal consultation and HCPs, please see the Service's [Section 7 Consultation Library](#) and [Habitat Conservation Plans Library](#) Collections.

Action Area. The scope of federally listed species compliance not only includes direct effects, but also any indirect effects of project activities (e.g., equipment staging areas, offsite borrow material areas, or utility relocations). The action area is the spatial extent of an action's direct and indirect modifications or impacts to the land, water, or air (50 CFR 402.02). Large projects may have effects to land, water, or air outside the immediate footprint of the project, and these areas should be included as part of the action area. Effects to land, water, or air outside of a project footprint could include things like lighting, dust, smoke, and noise. To obtain a complete list of species, the action area should be uploaded or drawn in IPaC rather than just the project footprint.

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. An updated list may be requested through IPaC.

ESA Section 7 consultation (and related tools such as the EDGES and/or DKeys) apply to projects being permitted or funded by a Federal agency. However, please note that a lead federal agency may consider an action area that excludes portions of the project footprint. In these cases, further coordination with our office may be required to ensure compliance with the ESA. It is the responsibility of the project proponent to coordinate with the lead federal agency to understand the action and action area being reviewed as part of ESA Section 7 consultation.

How to Submit a Project Review Package. If you determine that your action may affect any federally listed species and would like technical assistance from our office, please send us a complete project review package. A step by step guide is available at the Georgia Ecological Services [Project Planning and Review](https://www.fws.gov/office/georgia-ecological-services/project-planning-review) page (<https://www.fws.gov/office/georgia-ecological-services/project-planning-review>).

Beginning April 1, 2023, requests for threatened and endangered species project reviews must be submitted to our office using the process described below. (If you are not emailing us to submit a project for review, your email will be forwarded to the appropriate staff.) This is a three-step process. All steps must be completed to ensure your project is reviewed by a biologist in our office and you receive a timely response. In brief the steps are:

Step 1. Request an official species list for your project through IPaC (Done!)

Step 2. Complete applicable Determination Keys

Step 3. Send your complete project review package to GAES_Assistance@FWS.gov for review if no DKey is applicable or all aspects of the project are not addressed by DKeys, i.e. a species returned by IPaC does not have a DKey to address impacts to it. A complete project review package should include:

1. A description of the proposed action, including any measures intended to avoid, minimize, or offset effects of the action. The description shall provide sufficient detail to assess the effects of the action on listed species and critical habitat, such as the purpose of the action; duration and timing of the action; location (latitude and longitude); specific activities involving disturbance to land, water, and air, and how they will be carried out; current description of areas to be affected directly or indirectly by the action; and maps, drawings, or similar schematics of the action.
2. An updated Official Species List and DKey results
3. Biological Assessments (may include habitat assessments and information on the presence of listed species in the action area);
4. Description of effects of the action on species in the action area and, if relevant, effect determinations for species and critical habitat;
5. Conservation measures and any other available information related to the nature and scope of the proposed action relevant to its effects on listed species or designated critical habitat (e.g., management plans related to stormwater, vegetation, erosion and sediment plans). Visit the [Georgia Conservation Planning Toolbox](https://www.fws.gov/story/conservation-tools-georgia) (<https://www.fws.gov/story/conservation-tools-georgia>) for information about conservation measures.
6. In the email subject line, use the following format to include the Project Code from your IPaC species list and the county in which the project is located (Example: Project Code: 2023-0049730 Gwinnett Co.). For Georgia Department of Transportation related projects, please work with the Office of Environmental Services ecologist to determine the appropriate USFWS transportation liaison.

The Georgia Ecological Services Field Office will send a response email within approximately 30 days of receipt with technical assistance or further recommendations for specific species.

WETLANDS AND FLOODPLAINS

Under Executive Orders 11988 and 11990, Federal agencies are required to minimize the destruction, loss, or degradation of wetlands and floodplains, and preserve and enhance their natural and beneficial values. These habitats should be conserved through avoidance, or mitigated to ensure that there would be no net loss of wetlands function and value. We encourage you to use the National Wetland Inventory (NWI) maps in conjunction with ground-truthing to identify wetlands occurring in your project area. The Service's [NWI program website](https://www.fws.gov/program/national-wetlands-inventory) (<https://www.fws.gov/program/national-wetlands-inventory>) integrates digital map data with other resource information. We also recommend you contact the U.S. Army Corps of Engineers for

permitting requirements under section 404 of the Clean Water Act if your proposed action could impact floodplains or wetlands.

MIGRATORY BIRDS

The MBTA prohibits the taking of migratory birds, nests, and eggs, except as permitted by the Service's [Migratory Birds Program](https://fws.gov/program/migratory-birds) (https://fws.gov/program/migratory-birds). To minimize the likelihood of adverse impacts to migratory birds, we recommend construction activities occur outside the general bird nesting season from March through August, or that areas proposed for construction during the nesting season be surveyed, and when occupied, avoided until the young have fledged.

We recommend review of Birds of Conservation Concern to fully evaluate the effects to the birds at your site. This list identifies birds that are potentially threatened by disturbance and construction. It can be found at the Service's [Migratory Birds Conservation Library Collection](https://fws.gov/library/collections/migratory-bird-conservation-documents) (https://fws.gov/library/collections/migratory-bird-conservation-documents).

Information related to best practices and migratory birds can be found at the Service's [Avoiding and Minimizing Incidental Take of Migratory Birds Library Collection](https://fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds) (https://fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds).

BALD AND GOLDEN EAGLES

The bald eagle (*Haliaeetus leucocephalus*) was delisted under the ESA on August 9, 2007. Both the bald eagle and golden eagle (*Aquila chrysaetos*) are still protected under the MBTA and BGEPA. The BGEPA affords both eagles protection in addition to that provided by the MBTA, in particular, by making it unlawful to “disturb” eagles. Under the BGEPA, the Service may issue limited permits to incidentally “take” eagles (e.g., injury, interfering with normal breeding, feeding, or sheltering behavior nest abandonment). For information on bald and golden eagle management guidelines, we recommend you review information provided at the Service's [Bald and Golden Eagle Management Library Collection](https://fws.gov/library/collections/bald-and-golden-eagle-management) (https://fws.gov/library/collections/bald-and-golden-eagle-management).

NATIVE BATS

If your species list includes Indiana bat (*Myotis sodalis*) or northern long-eared bat (*M. septentrionalis*) and the project is expected to impact forested habitat that is appropriate for maternity colonies of these species, forest clearing should occur outside of the period when bats may be present. Federally listed bats could be actively present in forested landscapes from April 1 to October 15 of any year and have non-volant pups from May 15 to July 31 in any year. Non-volant pups are incapable of flight and are vulnerable to disturbance during that time.

Indiana, northern long-eared, and gray (*M. grisescens*) bats are all known to utilize bridges and culverts in Georgia. If your project includes maintenance, construction, or any other modification or demolition to transportation structures, a qualified individual should complete a survey of these structures for bats and submit your findings via the Georgia Bats in Bridges cell phone application, free on Apple and Android devices. Please include these findings in any biological

assessment(s) or other documentation that is submitted to our office for technical assistance or consultation.

Additional information can be found at Georgia Ecological Services' [Conservation Planning Toolbox](#) and [Bat Conservation in Georgia](#) pages.

MONARCH BUTTERFLY

On December 20, 2020, the Service determined that listing the Monarch butterfly (*Danaus plexippus*) under the Endangered Species Act is warranted but precluded at this time by higher priority listing actions. With this finding, the monarch butterfly becomes a candidate for listing. The Service will review its status each year until we are able to begin developing a proposal to list the monarch.

As it is a candidate for listing, the Service welcomes conservation measures for this species. Recommended, and voluntary, conservation measures for projects in Georgia can be found at our [Monarch Conservation in Georgia](https://www.fws.gov/project/monarch-conservation-georgia) (<https://www.fws.gov/project/monarch-conservation-georgia>) page.

EASTERN INDIGO SNAKE

Our office has published guidance documents to assist project proponents in avoiding and minimizing potential impact to the eastern indigo snake. The [Visual Encounter Survey Protocol for the Eastern Indigo Snake \(*Drymarchon couperi*\) in Georgia](#) is recommended for project proponents or their designees to evaluate the possible presence of the Eastern indigo snake at a proposed project site. The [Standard Protection Measures for the Eastern Indigo Snake \(*Drymarchon couperi*\)](#) include educational materials and training that can help protect the species by making staff working on a project site aware of their presence and traits. In Georgia, indigo snakes are closely associated with the state-listed gopher tortoise (*Gopherus polyphemus*), a reptile that excavates extensive underground burrows that provide the snake shelter from winter cold and summer desiccation.

SOLAR ENERGY DEVELOPMENT

The [Recommended Practices for the Responsible Siting and Design of Solar Development in Georgia](#) were published in September 2023 and are intended to provide voluntary guidance to support consideration of natural resources during the development of photovoltaic solar in Georgia. Furthermore, the Georgia Low Impact Solar Siting Tool (LISST) is available as a [web application](#) and as a map layer in IPaC (Find it in the “Layers” Box > “Environmental Data”) to provide project managers with the data to identify areas that may be preferred for low-impact development. The tool seeks to support the acceleration of large-scale solar development in areas with less impact to the environment.

STATE AGENCY COORDINATION

Additional information that addresses at-risk or high priority natural resources can be found in the State Wildlife Action Plan (<https://georgiawildlife.com/WildlifeActionPlan>), at Georgia Department of Natural Resources, Wildlife Resources Division Biodiversity Portal (<https://georgiawildlife.com/conservation/species-of-concern>), Georgia's Natural, Archaeological, and

Historic Resources GIS portal (<https://www.gnahrgis.org/gnahrgis/index.do>), and the [Georgia Ecological Services HUC10 Watershed Guidance](#) page.

Thank you for your concern for endangered and threatened species. We appreciate your efforts to identify and avoid impacts to listed and sensitive species in your project area. For further consultation on your proposed activity, please email gaes_assistance@fws.gov and reference the project county and your Service Project Tracking Number.

This letter constitutes Georgia Ecological Services' general comments under the authority of the Endangered Species Act.

Attachment(s):

- Official Species List
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Georgia Ecological Services Field Office

355 East Hancock Avenue

Room 320

Athens, GA 30601-2523

(706) 613-9493

PROJECT SUMMARY

Project Code: 2024-0010347
Project Name: Somerset at Lenora
Project Type: Clearing Land
Project Description: land development
Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@33.8150474,-83.97103829780889,14z>



Counties: Gwinnett County, Georgia

ENDANGERED SPECIES ACT SPECIES

There is a total of 4 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

BIRDS

NAME	STATUS
Whooping Crane <i>Grus americana</i> Population: U.S.A. (AL, AR, CO, FL, GA, ID, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, NM, OH, SC, TN, UT, VA, WI, WV, western half of WY) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/758	Experimental Population, Non-Essential

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

FLOWERING PLANTS

NAME	STATUS
Little Amphianthus <i>Amphianthus pusillus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6445	Threatened

FERNS AND ALLIES

NAME	STATUS
Black Spored Quillwort <i>Isoetes melanospora</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6315	Endangered

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

BALD & GOLDEN EAGLES

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act¹ and the Migratory Bird Treaty Act².

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats³, should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

-
1. The [Bald and Golden Eagle Protection Act](#) of 1940.
 2. The [Migratory Birds Treaty Act](#) of 1918.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

THERE ARE NO BALD AND GOLDEN EAGLES WITHIN THE VICINITY OF YOUR PROJECT AREA.

MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats³ should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

-
1. The [Migratory Birds Treaty Act](#) of 1918.
 2. The [Bald and Golden Eagle Protection Act](#) of 1940.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE

SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406	Breeds Mar 15 to Aug 25
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9398	Breeds May 10 to Sep 10

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read the supplemental information and specifically the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

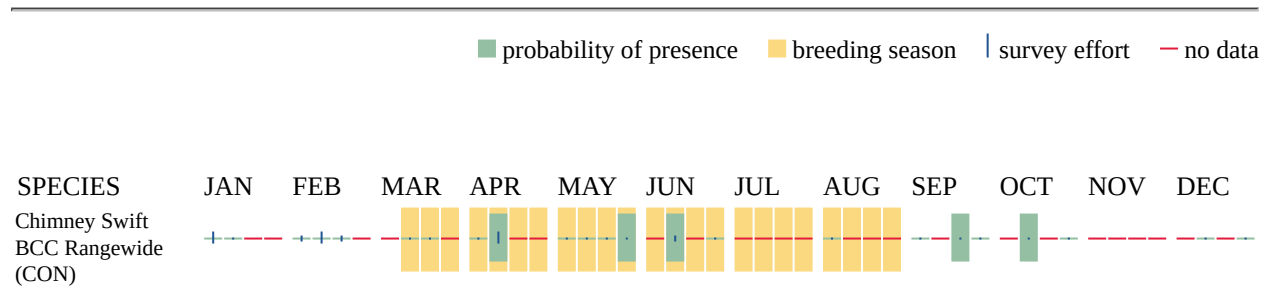
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (-)

A week is marked as having no data if there were no survey events for that week.



Red-headed
Woodpecker
BCC Rangewide
(CON)



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

RIVERINE

- R5UBH

IPAC USER CONTACT INFORMATION

Agency: Travis Pruitt and Associates
Name: Christiana Rarie
Address: 4317 Park Dr
Address Line 2: Suite 400
City: Norcross
State: GA
Zip: 30093
Email: crarie@travispruitt.com
Phone: 7704167511

Table 1: Protected species occurring on the Loganville, GA NE/NW/SE/SW, Lawrenceville, GA SE/SW, Snellville, GA NE/SE, and Luxomni, GA SE, Georgia 7.5 Degree Quarter-Quadrangle Maps.

Species Name (<i>Scientific Name</i>)	Federal Status*	State Status**	Preferred Habitat	Habitat Available in Project Area
PLANTS				
Granite Stonecrop, Puck's Orpine (<i>Sedum pusillum</i>)		T	Granite outcrops, often in mats of Hedwigia moss under Juniperus virginiana	No
Dwarf Hatpins (<i>Eriocaulon koernickianum</i>)		E	Granite outcrops	No
Pool Sprite, Snorkelwort (<i>Amphianthus pusillus</i>)	LT	T	Vernal pools on granite outcrops	No
Black-spored Quillwort (<i>Isoetes melanospora</i>)	LE	E	Vernal pools on granite outcrops	No
Flatrock Onion (<i>Allium speculae</i>)		T	Granite outcrops (limited to Lithonia Gneiss types)	No
Sun-loving Draba (<i>Draba aprica</i>)		E	Granite and amphibolite outcrops, usually in redcedar litter	No
Indian Olive (<i>Nestronia umbellula</i>)		R	Mixed with dwarf shrubby heaths in oak-hickory-pine woods; often in transition areas between flatwoods and uplands	No

Listed by the U.S. Fish and Wildlife Service, Region #4 and Georgia Department of Natural Resources

* Federal:

LE = Endangered

LT = Threatened

LC = Candidate

**State:

E = Endangered

T = Threatened

R = Rare

Table 1: Protected species occurring on the Loganville, GA NE/NW/SE/SW, Lawrenceville, GA SE/SW, Snellville, GA NE/SE, and Luxomni, GA SE, Georgia 7.5 Degree Quarter-Quadrangle Maps.

Species Name (<i>Scientific Name</i>)	Federal Status*	State Status**	Preferred Habitat	Habitat Available in Project Area
VERTEBRATES				
Altamaha Shiner (<i>Cyprinella xaenura</i>)		T	Medium-sized to large streams in runs or pools over sand to gravel substrate	No

Listed by the U.S. Fish and Wildlife Service, Region #4 and Georgia Department of Natural Resources

* Federal:

LE = Endangered

LT = Threatened

LC = Candidate

**State:

E = Endangered

T = Threatened

R = Rare



Table 1: Protected species occurring on the Loganville, GA NE/NW/SE/SW, Lawrenceville, GA SE/SW, Snellville, GA NE/SE, and Luxomni, GA SE, Georgia 7.5 Degree Quarter-Quadrangle Maps.

Species Name (<i>Scientific Name</i>)	Federal Status*	State Status**	Preferred Habitat	Habitat Available in Project Area
INVERTEBRATES				

Listed by the U.S. Fish and Wildlife Service, Region #4 and Georgia Department of Natural Resources

* Federal:

- LE = Endangered
- LT = Threatened
- LC = Candidate

**State:

- E = Endangered
- T = Threatened
- R = Rare



Exhibit D: Building Elevations

[attached]

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RECEIVED

11.30.2023



RECEIVED

11.30.2023



RECEIVED

11-30-2023



RECEIVED

11.30.2023



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11.30.2023



RECEIVED

11.30.2023



RECEIVED

11.30.2023

Mitchell Exterior Options



Home Exterior 21



Home Exterior 22



Home Exterior 23

*Artist Renderings. Actual product, materials, colors and finishes may vary.

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11.30.2023

Hampton Exterior Options



Home Exterior 21



Home Exterior 22



Home Exterior 23

*Artist Renderings. Actual product, materials, colors and finishes may vary.

RECEIVED

11.30.2023

Hartwell Exterior Options



Home Exterior 21



Home Exterior 22



Home Exterior 23

*Artist Renderings. Actual product, materials, colors and finishes may vary.

RECEIVED

11.30.2023

Pennington Exterior Options



Home Exterior 21



Home Exterior 22



Home Exterior 23

*Artist Renderings. Actual product, materials, colors and finishes may vary.

RECEIVED

11-30-2023



Home will be constructed in accordance with
Architectural Design Standards Category 2.



Home will be constructed in accordance with
Architectural Design Standards Category 2.

RECEIVED

11.30.2023



Home will be constructed in accordance with
Architectural Design Standards Category 2



Home will be constructed in accordance with
Architectural Design Standards Category 2

RECEIVED

11.30.2023



RECEIVED

11.30.2023



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11.30.2023



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

[attached]

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1.24.2024

ANDERSEN | TATE | CARR

REVISION 01/24/24

November 30, 2023

LETTER OF INTENT FOR REZONING

**Rezoning Application
Gwinnett County, Georgia**

Applicant:
The Revive Land Group, LLC

Property/Tax Parcel IDs:

R5064 192	R5064 193
R5064 194	R5064 195
R5064 196	R5064 197
R5064 199	R5064 200

+/- 31.03 Acres of Land

Located at 2001, 2039, 2060, 2069, 2079, 2090, 2099 Lenora Road
and 4169 Pate Road, Loganville, Georgia

From R-100 to OSC

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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1.24.2024

I. INTRODUCTION

This Application for Rezoning is submitted for a 31.03-acre assemblage of land located near the intersection of Lenora Road and Pate Road in Loganville, Georgia (hereinafter the "Property"). The Property is an assemblage of eight (8) tax parcels, with frontage along both Lenora Road and Pate Road. The Property is shown on the survey prepared by Travis Pruitt & Associates, Inc., dated November 21, 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 R-100 (Single-Family Residence District) pursuant to the Gwinnett County Unified Development Ordinance (the "UDO"). The Applicant, The Revive Land Group, LLC (the "Applicant") now seeks approval to rezone the Property to OSC (Open Space Conservation District) to develop a distinctive and attractive single-family detached residential community with 69 lots. As such, the proposed development has been strategically designed to preserve and protect the natural and environmental resources on the Property while providing a safe, walkable community that includes value-added amenities such as open space, a community Green/ park, pocket parks, walking trails, and a community garden.

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

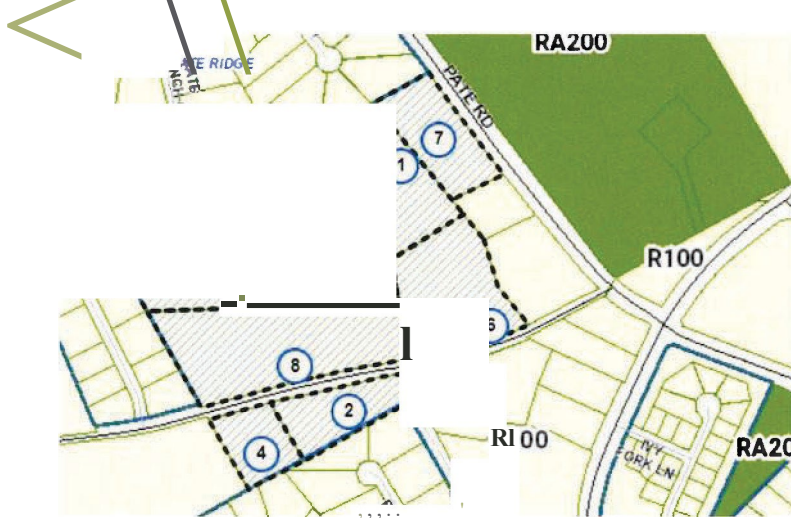
The Property consists of eight (8) tax parcels and contains 31.03-acres. It is undeveloped and wooded land located at the northwest corner of the intersection of Lenora Road and Pate Road. The site is bisected by Lenora Road and two (2) of the tax parcels are located south of Lenora Road.¹ A power easement crosses the western portion of the property on both sides of Lenora Road.

¹ Tax Parcels R5064 199 and R5064 200 total 3.524 acres. ²

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The Property is surrounded by single-family homes and subdivisions. The following is a summary of the surrounding zoning classifications:



The Future Development Map of the Gwinnett County 2040 Unified Plan (the "2040 Plan") classifies this Property as within the "Suburban Estate Living" Character Area. This Character Area anticipates greenfield development where some of the natural resources of the land can be preserved while also allowing for new development. As such, a single-family detached residential subdivision with 69 lots would be appropriate for this area. More importantly, the development would help achieve the housing goals of Gwinnett County and provide additional housing supply.

III. PROJECT SUMMARY

As shown on the site plan dated November 29, 2023, and filed with this Application (the "Site Plan"), the Applicant proposes to develop the Property into a distinctive and attractive residential community. The Applicant is proposing to rezone 31.03 acres from R-100 to OSC to accommodate the development of a single-family detached community with approximately 69 units for a gross density of 2.22 units per acre. As indicated above, the site is surrounded by single-family residential subdivisions and the proposed density and nature of this development is compatible with existing properties. The proposed development would provide attractive residences ranging in size from 2,200 to 3,500 square feet, which is equal to the size of the surrounding residences. While market conditions can fluctuate, the Applicant anticipates the price range of the homes to range from \$425,000 to \$550,000. The architectural style of the homes would be constructed with front facades of brick or stacked stone and the balance of the homes being the same materials or fiber-cement siding or shake. The Applicant has included sample elevations with this Application.

The proposed development would have a single entrance on Pate Road which would be landscaped and maintained by a Homeowners Association. The Applicant submits that while the UDO typically recommends two entrances to a development to promote connectivity, the surrounding community has expressed concerns with an entrance on Lenora Road in prior rezoning matters (see RZR2018-00016 and CIC2021-00010).

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In keeping with the goal to preserve the natural resources of the Property, the development would include several features and amenities such as a four-foot wide mulched trail around the perimeter of the community, pocket parks, a pavilion gathering area, a 2.9 acre community green/ park, fire pit, and community garden. As shown on the Site Plan, the development has been carefully designed to include planned open space around the entire perimeter of the site to provide significant buffering from the adjacent properties. The development also includes a community garden, accessible by a crosswalk on Lenora Road, for residents to enjoy. In total, the development would provide for 50.5% or 15.656 acres of open space, which is 10.5% more than what the UDO requires.

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 OSC, 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 Lenora Road and Pate Road. The proposed residential development is compatible with existing residential uses and will provide additional housing supply and further diversify housing options in the surrounding area. The site is surrounded by single-family residential properties and the proposed density and nature of this development is similar to the existing and recently approved adjacent subdivisions.

(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. Rather the proposed development would complement existing residential uses. Moreover, adjacent properties are developed with single-family subdivisions.

(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.

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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:

No, the proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient access to Pate Road. The proposed development would complement the existing and nearby residential uses. However, 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 Suburban Estate Living Character Area of the 2040 Future Development Map. Encouraged land uses for this Character Area specifically promote residential infill developments similar in scale and architecture to surrounding developments.

(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 homes 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 single-family housing.

V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this Application to Rezone the Property from R-100 to OSC 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 30th day of November, 2023.

ANDERSEN, TATE & CARR, P.C.

Att. rt.

Melody A. Glouton, Esq.

Exhibit F: Application and Disclosure of Campaign Contributions

[attached]

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12.14.2023

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>The Revive Land Group c/o Andersen Tate & Carr</u>	NAME: <u>Ernest T. Lopez, III and Donna Lopez</u>
ADDRESS: <u>1960 Satellite Blvd S-4000</u>	ADDRESS: <u>1987 Lenora Road</u>
CITY: <u>Duluth</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> ZIP: <u>30097</u>	STATE: <u>GA</u> ZIP: <u>30052</u>
PHONE: <u>770-822-0900</u>	PHONE: <u>770-883-1305</u>
EMAIL: <u>mglouton@atclawfirm.com</u>	EMAIL: <u>DLpaving@yahoo.com</u>
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>R100</u> REQUESTED ZONING DISTRICT: <u>OSC</u>	
PARCEL NUMBER(S): <u>R5064 199 & R5064 200</u> ACREAGE: <u>3.524</u>	
ADDRESS OF PROPERTY: <u>2060 and 2090 Lenora Road, Loganville, GA</u>	
PROPOSED DEVELOPMENT: <u>common area for single family detached</u>	

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

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>The Revive Land Group c/o Andersen Tate & Carr</u>	NAME: <u>Ernest T. Lopez, III and Donna Lopez</u>
ADDRESS: <u>1960 Satellite Blvd S-4000</u>	ADDRESS: <u>1987 Lenora Road</u>
CITY: <u>Duluth</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> ZIP: <u>30097</u>	STATE: <u>GA</u> ZIP: <u>30052</u>
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>R100</u> REQUESTED ZONING DISTRICT: <u>OSC</u>	
PARCEL NUMBER(S): <u>R5064 192; R5064 193; R5064 194; R5064 195; R5064 196; R5064 197</u> ACREAGE: <u>27.506</u>	
ADDRESS OF PROPERTY: <u>2001, 2039, 2069, 2079, 2099 Lenora Road, Loganville, GA 4169 Pate Road, Loganville, GA</u>	
PROPOSED DEVELOPMENT: <u>single family detached</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <input checked="" type="checkbox"/> <u>69</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2200-3500ft</u>	Total Building Sq. Ft. _____
Gross Density: <input checked="" type="checkbox"/> <u>2.22</u> units per acre	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



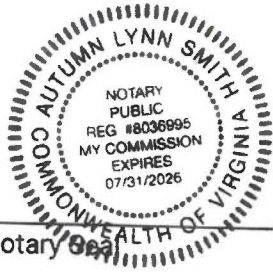
REZONING APPLICANT'S CERTIFICATION

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] Signature of Applicant 11-29-23 Date

The Beem Land Group, LLC c/o Neville Allison, Partner.
Type or Print Name and Title

[Signature] Signature of Notary Public 11/27/2023 Date [Stamp] Notary Public



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.

Ernest T Lopez Donna L Lopez 11-06-2023
Signature of Property Owner Date

Ernest T Lopez Donna L Lopez
Type or Print Name and Title

Debra K. Hunt 11-06-2023
Signature of Notary Public Date



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: 5th - 64 - 192
(Map Reference Number) District Land Lot Parcel

[Signature] Signature of Applicant 11-28-23 Date

Neville Allison, The Penn Land Group, LLC Partner.
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)

[Signature] NAME TSA TITLE
11/28/2023 DATE



VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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PARCEL I.D. NUMBER: 5th - 64 - 193
(Map Reference Number) District Land Lot Parcel

[Signature] Signature of Applicant 11-28-23 Date

Neville Allison, The Beech Land Group, LLC Partner.
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)

[Signature] NAME TSA TITLE
11/28/23 DATE



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PARCEL I.D. NUMBER:
(Map Reference Number)

5th - 64 - 194
District Land Lot Parcel

[Signature]
Signature of Applicant

11-28-23
Date

Neville Allison, Pre Bevon Land Group, LLC, Partner.
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)

[Signature]
NAME
11/28/23
DATE

TSA
TITLE



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PARCEL I.D. NUMBER:
(Map Reference Number)

5th - 64 - 195
District Land Lot Parcel

[Signature]
Signature of Applicant

11-28-23
Date

Neville Allison The Beehive Land Group, LLC Partner.
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.*****

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[Signature]
NAME
11/28/23
DATE

[Signature]
TITLE



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: 5th - 64 - 196
(Map Reference Number) District Land Lot Parcel

[Signature] 11-28-23
Signature of Applicant Date
Neville Allison, Mc Rene Land Group LLC Partner.
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)

[Signature] TSA
NAME TITLE
11/28/23
DATE



VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

PARCEL I.D. NUMBER:
(Map Reference Number)

5th - 64 - 197
District Land Lot Parcel

[Signature]
Signature of Applicant

11-28-23
Date

Neerle Allison, The Benke Land Group, Partner.
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)

[Signature]
NAME
11/28/23
DATE

TSA
TITLE



VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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PARCEL I.D. NUMBER: 5th - 64 - 199
(Map Reference Number) District Land Lot Parcel

[Signature] Signature of Applicant 11-22-23 Date

Neville Allison The River Land Group, LLC Partner.
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)

[Signature] NAME TSA TITLE
11/28/23 DATE



VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

PARCEL I.D. NUMBER:
(Map Reference Number)

5^M - 64 - 200
District Land Lot Parcel

[Signature]
Signature of Applicant

11-28-23
Date

Neville Allison The Riverland Group, LLC Partner
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)

[Signature] TSA
NAME TITLE
11/28/23
DATE



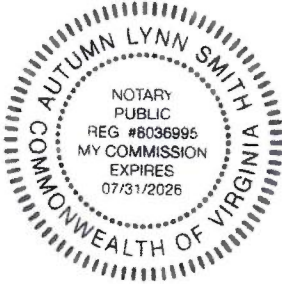
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

MES 11-29-23 The Beaver Land Group, LLC *c/o Neville Allison*
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Autumn Lynn Smith 11/29/2023
 SIGNATURE OF NOTARY PUBLIC DATE



NOTARY SEAL

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

YES NO *Neville Allison*
 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.



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
	11/30/23	Melody A. Glouton Attorney for Applicant
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
	11/30/23	
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:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)
Kirkland Carden	\$2,800	11/16/2021
Ben Ku	\$1,000	03/25/2022
Kirkland Carden	\$500	05/05/2022
Ben Ku	\$1,500	10/06/2022
Love4Gwinnett	\$1,500	03/03/2023
Love4Gwinnett	\$1,000	06/07/2023
Kirkland 4 Gwinnett LLC	\$2,000	07/17/2023
Nicole Hendrickson	\$800	10/05/2023

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



Exhibit G: DWR Sewer Capacity Certification Letter

[attached]



October 20, 2023

Neville Allison
The Revive Land Group
3500 Lenox Rd. Suite 625
Atlanta, GA 30326

<input checked="" type="checkbox"/>	APPROVED
<input type="checkbox"/>	DENIED
<input type="checkbox"/>	CONDITIONALLY APPROVED
Sewer Capacity Request #C2023-233-10	
Expiration Date: 10/20/2024	
Tie-In Manhole FID: 881025	

RE: Sewer Availability for Proposed Development – Somerset at Lenora
Parcel ID 5064 192, 5064 193, 5064 194, 5064 195, 5064 196, 5064 197, 5064 199, 5064 200

Dear Mr. Allison:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 68 single-family homes 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 12 gpm discharging to the sewer tie-in manhole at Facility ID 881025.

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.

GWINNETT COUNTY PLANNING AND DEVELOPMENT
RECEIVED
BF 11.30.2023



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

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Lorraine Campagne, PE
Section Manager, Development Support
678.376.7058

C: Gwinnett County DWR – Tai Yi Su, Division Director; 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]

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11.30.2023

**TRAFFIC IMPACT STUDY
FOR
PROPOSED RESIDENTIAL DEVELOPMENT
AT PATE ROAD AND LENORA ROAD
GWINNETT COUNTY, GEORGIA**



Prepared for:

***The Revive Land Group
3500 Lenox Road, Suite 625
Atlanta, GA 30326***

Prepared By:



A&R Engineering Inc.

2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com

November 29, 2023
A & R Project # 23-193

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11.30.2023

1.0 INTRODUCTION

The purpose of this study is to determine the traffic impact from the proposed residential development that will be located north of Lenora Road in Gwinnett County, Georgia. The traffic analysis includes evaluation of the current operations and future conditions with the traffic generated by the development. The residential development will consist of 77 single-family houses and proposes one full access driveway on Pate Road.



The AM, school dismissal, and PM peak hours have been analyzed in this study. This study includes the evaluation of traffic operations at the intersections of:

- Pate Road at Old Loganville Road
- Pate Road at Lenora Road
- Pate Road / Knight Circle at Rosebud Road

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network are shown in Figure 1.

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11.30.2023

8.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed residential development that will be located north of Lenora Road in Gwinnett County, Georgia. The development will consist of 77 single-family houses and proposes one full access driveway on Pate Road.

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

1. Pate Road at Old Loganville Road
2. Pate Road at Lenora Road
3. Pate Road / Night Circle at Rosebud Road
4. Pate Road at Site Driveway

The results of the existing traffic operations analysis indicate that the all-way stop controlled study intersection of Pate Road and Rosebud Road operates at a level of service "F" in the AM peak hour, while the approaches at the other stop-controlled study intersections are operating at a level of service "B" or better with peak hour traffic. The higher delays at the all-way stop controlled intersection during the AM peak hour can be attributed to the heavy traffic travelling to/from the nearby Rosebud Elementary School, which is located less than a quarter of a mile to the north, as well as the high left-turning volumes at the northbound approach.

A right turn lane and a left turn lane will be warranted at the site driveway per Gwinnett County standards. Based on the projected site-generated traffic volumes and distribution, the proposed development will have minimal impact on traffic operations in the study network.

8.1 Recommendations for Site Access Configuration

The following access configuration is recommended for the proposed site driveway intersections:

- Site Driveway 1: Full Access Driveway on Pate Road
 - One entering lane and one exiting lane
 - Stop-sign controlled on the driveway approach with Pate Road remaining free flow
 - A left turn lane and a right turn lane for entering traffic
 - Provide/confirm adequate sight distance per AASHTO standards

Exhibit I: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		01.10.2024	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		RZR2024-00005 and RZR2024-00006	
Case Address:		4169 Pate Road / 2060, 2090 Lenora Road, Loganville, 30052	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input type="checkbox"/> NO
1	Pate Road is a major collector. ADT = 3,647. Lenora Road is a local road. No ADT on file.		
2	3.9 miles to the nearest transit facility located at E. Main Street and Wisteria Drive.		
3	A 5' concrete sidewalk shall be required along both site frontages of Pate Road as well as Lenora Road.		
4			
5			
6			
Recommended Zoning Conditions:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input type="checkbox"/> NO
1	The developer shall install a NB left turn lane from Pate Road into the site.		
2	For the proposed mid-block crosswalk shown on the zoning site plan to cross Lenora Road; there must be a signed and stamped study done from a Professional Engineer (P.E.), showing that the mid-block crosswalk meets safety concerns. This crosswalk would also need to include pedestrian flashing facilities, subject to the review and approval of the Gwinnett County Department of Transportation.		
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

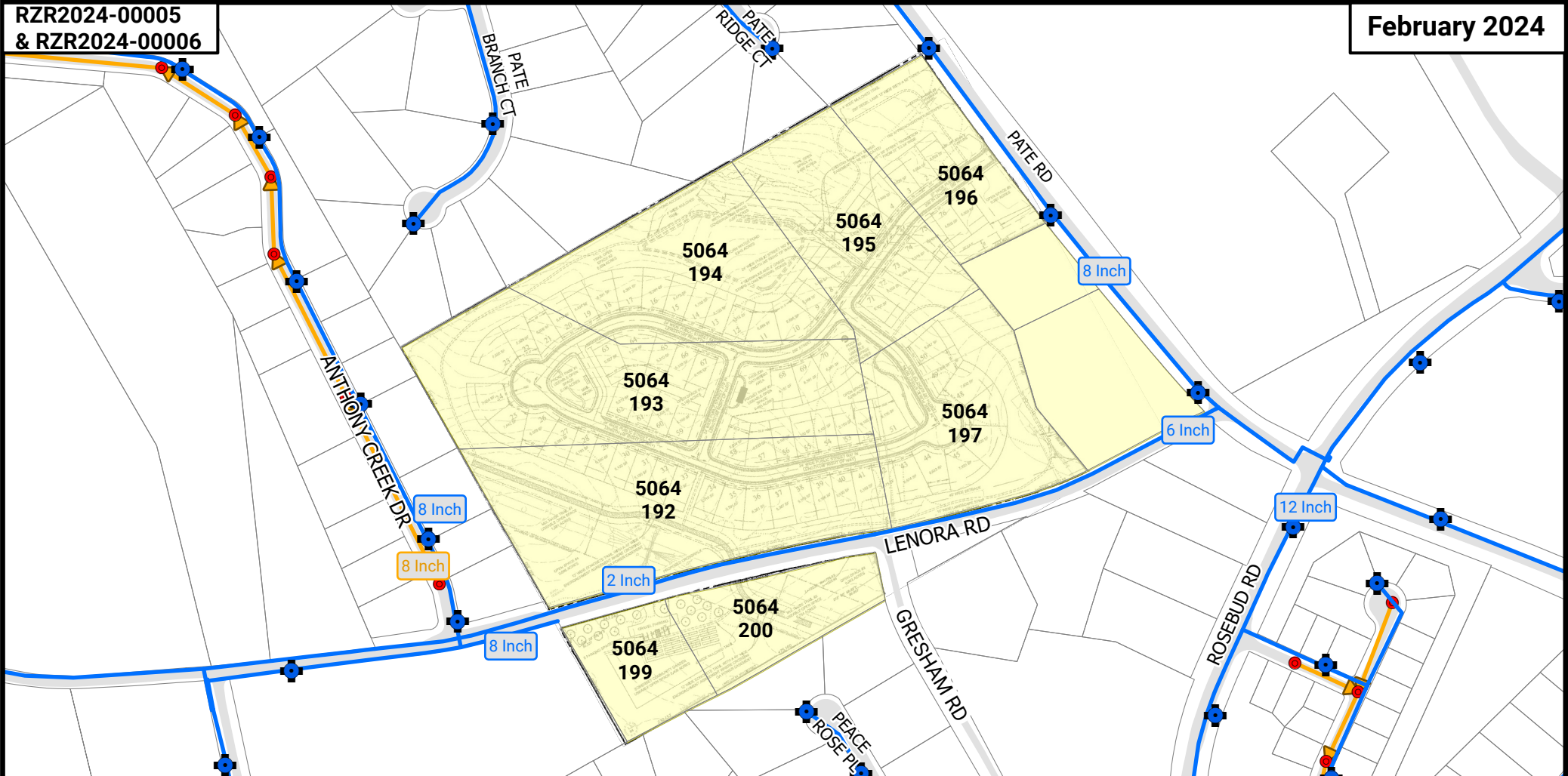


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

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:		RZR2024-00005 & RZR2024-00006		
Case Address:		2001, 2039, 2069, 2079, 2099, 2060, 2090 Lenora Rd & 4169 Pate Rd		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The proposed development shall connect to an existing 8-inch water main along the western right-of-way of Pate Road. If water service is desired for the common area (community garden), the developer shall contact GCDWR to discuss potential connections.			
2	Sewer: A Sewer Capacity Certification (C2023-233-10) was approved for 68 units as part of the Somerset at Lenora site development. An updated Sewer Capacity Certification is required for the increase in units. The proposed development plans to connect to an existing 8-inch gravity sewer located on Anthony Creek Drive.			
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

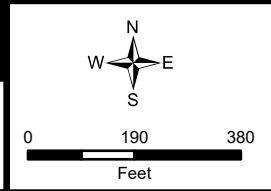


LEGEND

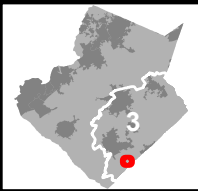
- Water Main
- Hydrant
- Manhole
- Sewer Collector

2001, 2039, 2069, 2079, 2099, 2060, 2090 Lenora Rd & 4169 Pate Rd R-100 to OSC

Water & Sewer Utility Map



LOCATION



Water Comments: The proposed development shall connect to an existing 8-inch water main along the western right-of-way of Pate Road. If water service is desired for the common area (community garden), the developer shall contact GCDWR to discuss potential connections.

Sewer Comments: A Sewer Capacity Certification (C2023-233-10) was approved for 68 units as part of the Somerset at Lenora site development. An updated Sewer Capacity Certification is required for the increase in units. The proposed development plans to connect to an existing 8-inch gravity sewer located on Anthony Creek Drive.

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, **February, 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.	
CIC2024-00006	South Gwinnett HS	2,651	2,750	-99	2,704	2,750	-46	2,758	2,750	8	1
	Grace Snell MS	1,316	1,200	116	1,342	1,200	142	1,369	1,200	169	1
	Magill ES	1,346	1,525	-179	1,386	1,525	-139	1,427	1,525	-98	2
CIC2024-00002	Parkview HS	3,258	2,900	358	3,307	2,900	407	3,330	2,900	430	64
	Trickum MS	2,203	1,775	428	2,236	2,275	-39	2,258	2,275	-17	47
	Camp Creek ES	1,370	1,325	45	1,384	1,325	59	1,400	1,325	75	84
RZR2024-00005 & RZR2024-00006	South Gwinnett HS	2,651	2,750	-99	2,704	2,750	-46	2,758	2,750	8	26
	Grace Snell MS	1,316	1,200	116	1,342	1,200	142	1,369	1,200	169	18
	Rosebud ES	991	1,200	-209	1,011	1,200	-189	996	1,200	-204	33
RZR2024-00007	Seckinger HS	2,004	2,800	-796	2,226	2,800	-574	2,330	2,800	-470	1
	Jones MS	1,699	1,575	124	1,767	1,575	192	1,870	1,575	295	1
	Ivy Creek ES	1,649	1,275	374	1,739	1,275	464	1,795	1,275	520	1

Exhibit J: Public Participation Plan and Report

[attached]

Public Participation Plan

- 1. Who do you intend to contact in addition to property owners within 1,000 feet of the site, if any?**

Mailings were sent to the list of property owners provided by the county. In addition, we plan to invite the District Planning Commission members, Commissioner Archer & Williams, as well as the County District Commissioner, Commissioner, Watkins. Brian Ford, Daniel Robinson, and Yang Chen with Gwinnett County Planning Staff are also invited to the meeting.

- 2. Where do you plan to host the Public Participation Meeting? Ensure that the meeting is held in person at a convenient location for interested parties.**

The Public Participation Meeting is scheduled to be held at the Courtland Williams Pavilion at Briscoe Park, located at 2500 Sawyer Parkway, Snellville, GA.

- 3. What date and time do you plan to host the Public Participation Meeting? Ensure that the meeting is held at a convenient time for interested parties, e.g. not during typical work hours on weekdays.**

The Public Participation Meeting is scheduled to be held on January 10th, 2024 at 6:00 PM.

- 4. What is your method for providing opportunities for discussion with interested parties at the Public Participation Meeting?**

We will present our project with a verbal explanation of the site plan and product along with physical copies of the drawings. We will hold a question and answer period to hear and address people's concerns and questions.

Melody A. Glouton
Email: mglouton@atclawfirm.com

Telephone: 770.822.0900
Direct Dial: 770.339.0475
Direct Fax: 770.236.9719

PUBLIC PARTICIPATION PLAN

Applicant: The Revive Land Group, LLC
Subject Property: 31.03-acres
Designated as Gwinnett County Tax Parcels
R5064 192 R5064 193
R5064 194 R5064 195
R5064 196 R5064 197
R5064 199 R5064 200

Current Zoning: Single-Family Residence District (R-100)
Proposed Zoning: Open Space Conservation District (OSC)
Proposed Use: 77 Single Family Detached Homes
ROW Access: Lenora Road and Pate Road

- A. This Public Participation Plan (the "Plan") is submitted as required by the Gwinnett County Unified Development Ordinance, Section 270-20.3, and is attached and incorporated as a part of the Applicant's Gwinnett County Rezoning Application ("Application").
- B. People who will be notified of this Application are:
1. Adjacent and nearby residents and property owners located within 1000 feet of the subject property. The Gwinnett County Department of Planning and Development will provide a list of the adjacent and nearby residents and property owners who must be notified. A copy of the list is attached hereto and incorporated herein.
 2. Political Jurisdictions:
 - a) Board of Commissioners - District 3
Commissioner Jasper Watkins
Planning Commission District 3
Commissioners Ben Archer and Glen Williams

- C. Notification of interested and potentially affected parties:
 - a) All parties identified in Section B, Subsections 1 and 2 above, will be notified of this Application as follows:
 - i) Groups 1 and 2 will be informed by the public participation letter, the public hearing notification sign, the public hearing, and if requested by such persons, additional group or individual meeting(s). Attached is a draft copy of the public participation letter.
- D. All interested and potentially affected parties will be encouraged to discuss with the Applicant representatives any questions, concerns, or other issues prior to the public hearing by way of private meetings, group community meetings, letters, telephone conferences, e-mails, or other appropriate means. Public questions, concerns, or other issues will be addressed as they arise.
- E. Completion of this Plan will be accomplished prior to the public hearing.
- F. The Applicant will keep the Department of Planning and Development informed as to the status of its public participation efforts through e-mails, letters, telephone conferences, or meetings as may be required by the UDO.

4856-7526-5687, v. 1



Public Participation Report

- 1. List all groups that you notified of the requested application. Include a copy of the notification package and stamped Postal Service Form 3877 (attached) with itemized name and address of each addressee.**

All property owners within the notification zone were notified of the requested application. District 3 Planning

Commissioners were notified of the public participation meeting via a calendar invitation from Counsel for Applicant.

- 2. Provide the date, time, and location of all meeting(s) that the applicant and/or representative attended to discuss an application with interested parties.**

The public participation meeting was held on January 10, 2024 at 6:00 pm at Briscoe Park, 2500 Sawyer Pkwy,

Snellville, GA. On January 11, 2024, the Applicant met with interested parties on site to walk the property and discuss additional concerns.

- 3. Provide the number of people who participated in the meeting(s). Include the sign-in sheet(s) with meeting date, time, location, and attendee names.**

Nineteen (19) community members attended the public participation meeting. Attached is a copy of the sign-in sheet.

- 4. What issues and concerns were expressed by attendees at the meeting(s)?**

Please see attached.

- 5. What are the applicant's responses to the issues and concerns that were expressed at the meetings? What changes to the development will be made?**

Please see attached.

GWINNETT COUNTY⁴
PLANNING AND DEVELOPMENT

RECEIVED

1.22.2024

BF

Melody A. Glouton
Email: mglouton@atclawfirm.com

Telephone: 770.822.0900
Direct Dial: 770.339.0475

EXHIBIT TO PUBLIC PARTICIPATION REPORT

CASE NUMBER: RZR2024-00005 and RZR2024-00006
APPLICANT NAME: The Revive Land Group
MEETING DATE: January 10, 2024@ 6:00PM – Briscoe Park, Courtland Williams Pavilion, 2500 Sawyer Parkway, Snellville, GA

4. What issues and concerns were expressed by attendees at the meeting(s)?

- Will there be an HOA? (yes, mandatory)
- Has a traffic study been conducted? (yes, submitted with filing and made available)
- Concerns with existing traffic at Rosebud/Pate and Centerville/Centerville Rosebud
- What are the lot dimensions and requirements? (discussed dimensions as shown on site plan)
- What are the proposed buffers? (discussed buffers as shown on site plan)
- Will development be served by sewer? (yes, sewer)
- Can you construct ranch style homes? (yes)
- How many different floor plans are anticipated? (No less than 4 plans with 4 different elevations/facades)
- Will there be additional plantings/landscaping? (yes, will abide with tree planting requirements)
- Will Revive develop the subdivision? (no, the Applicant will sell lots to selected builder)
- Where will construction entrance be located? (to be determined)
- Will you consider reducing the number of lots? (yes)
- Will there be an entrance on Lenora Road? (site currently designed with no entrance on Lenora)
- How do you plan to preserve the value of nearby properties? (price point of homes will be \$425-550k)
- Detention pond and stormwater runoff (site currently has no stormwater measures, will fully comply with Gwinnett Stormwater requirements)

5. What are the applicant's responses to the issues and concerns that were expressed at the meetings? What changes to the development will be made?

After hearing the input from the community meeting, as well as individual comments that were submitted after the meeting, the Applicant has made the following changes to the site plan that address many of the neighbor's comments. The revised plan is attached hereto. A summary of the changes include the following:

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

1.22.2024

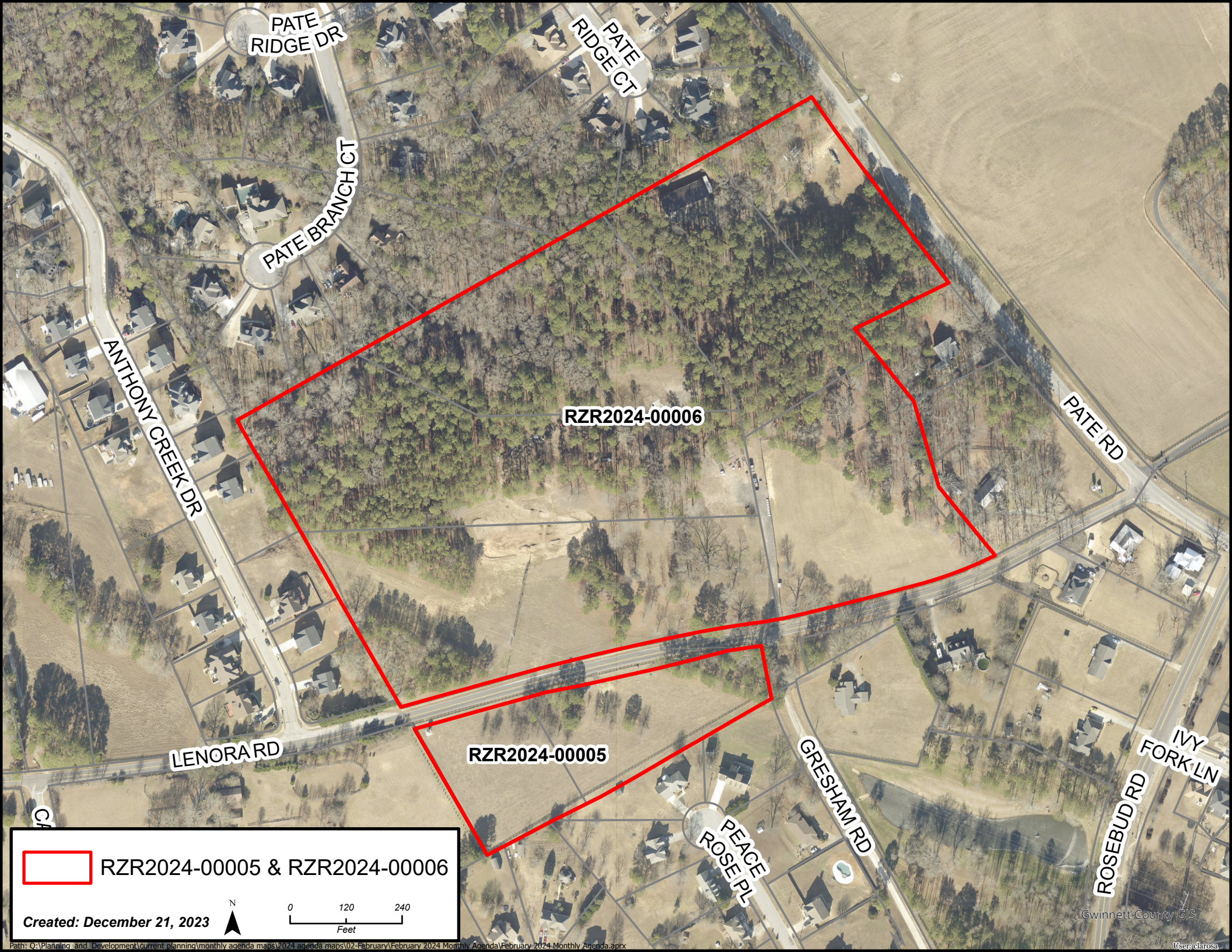
1. We have reduced the number of lots that face Lenora to 7 lots, and the total lots from 77 to 69 lots.
2. We have increased the width of the lots that face Lenora from 50' to 70', and increased the width of many of the lots to 60', to increase the distance between the homes.
3. We have moved the houses that are closest to Lenora to 181' away from the Lenora right of way.
4. Our internal road closest to Lenora is setback 125' from the right of way.
5. We have redesigned the lots closest to Lenora to face Lenora Road, so that you will be looking at the fronts of homes vs the backs from Lenora Road.
6. We are creating a 2.9 acre park/ open space along the Lenora frontage. (as mentioned at the meeting, most of the existing trees along the northern and western property lines will remain, and where any grading takes place, additional landscaping will be planted).

*The Applicant received a request from a community member to defer the Planning Commission hearing to the March 5th meeting date, to allow the neighbors more time to digest these changes. We are amenable to this request with the mutual goal of finding common ground and ensuring all questions are addressed.

4861-9045-3407, v. 1

Exhibit K: Maps

[attached]



PATE RIDGE DR

PATE RIDGE CT

PATE BRANCH CT

ANTHONY CREEK DR

RZR2024-00006

PATE RD

LENORARD


RZR2024-00005

GRESHAM RD

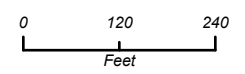
IVY FORK LN

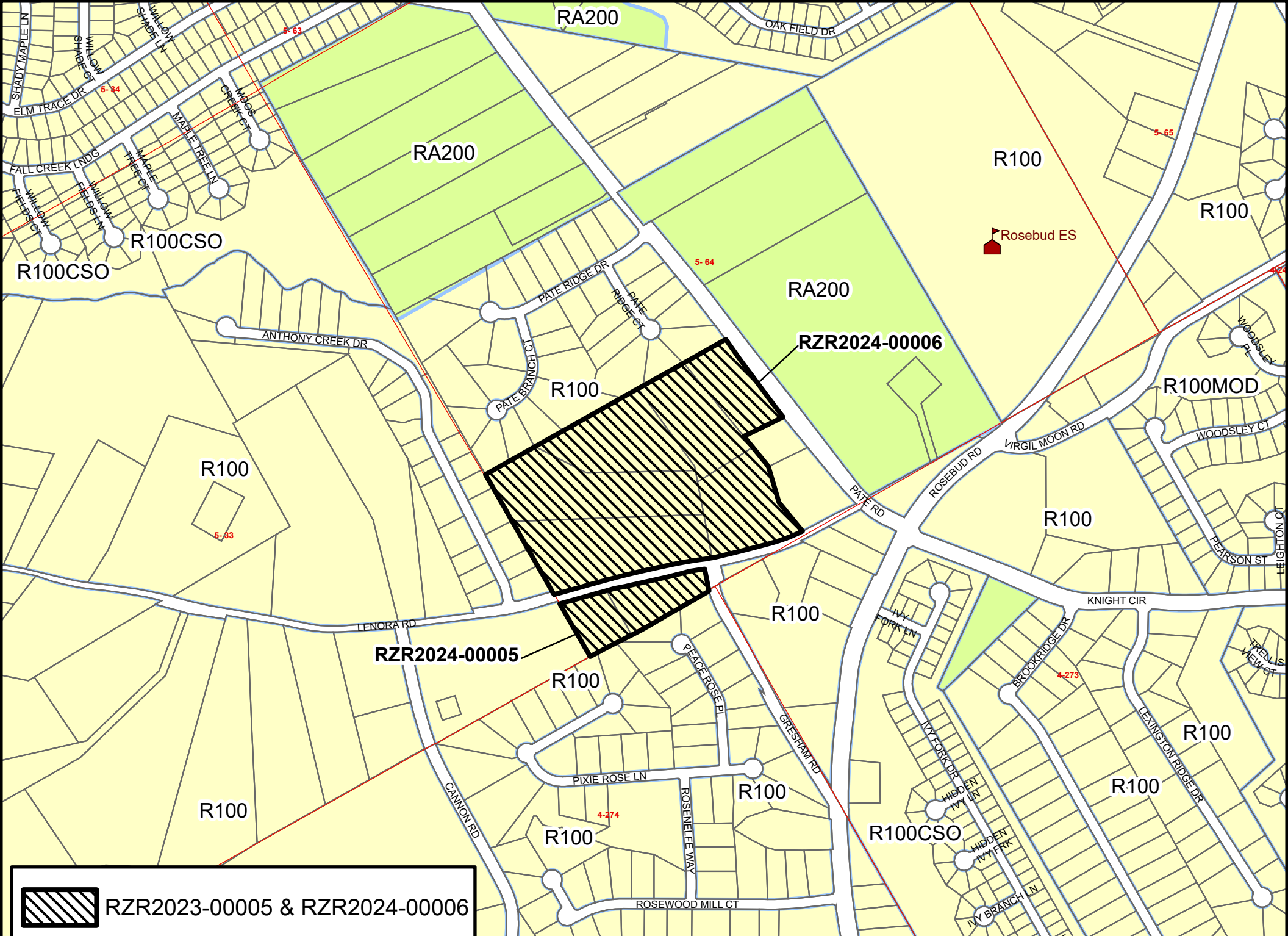
PEACE ROSE PL


ROSEBUD RD

 RZR2024-00005 & RZR2024-00006

Created: December 21, 2023





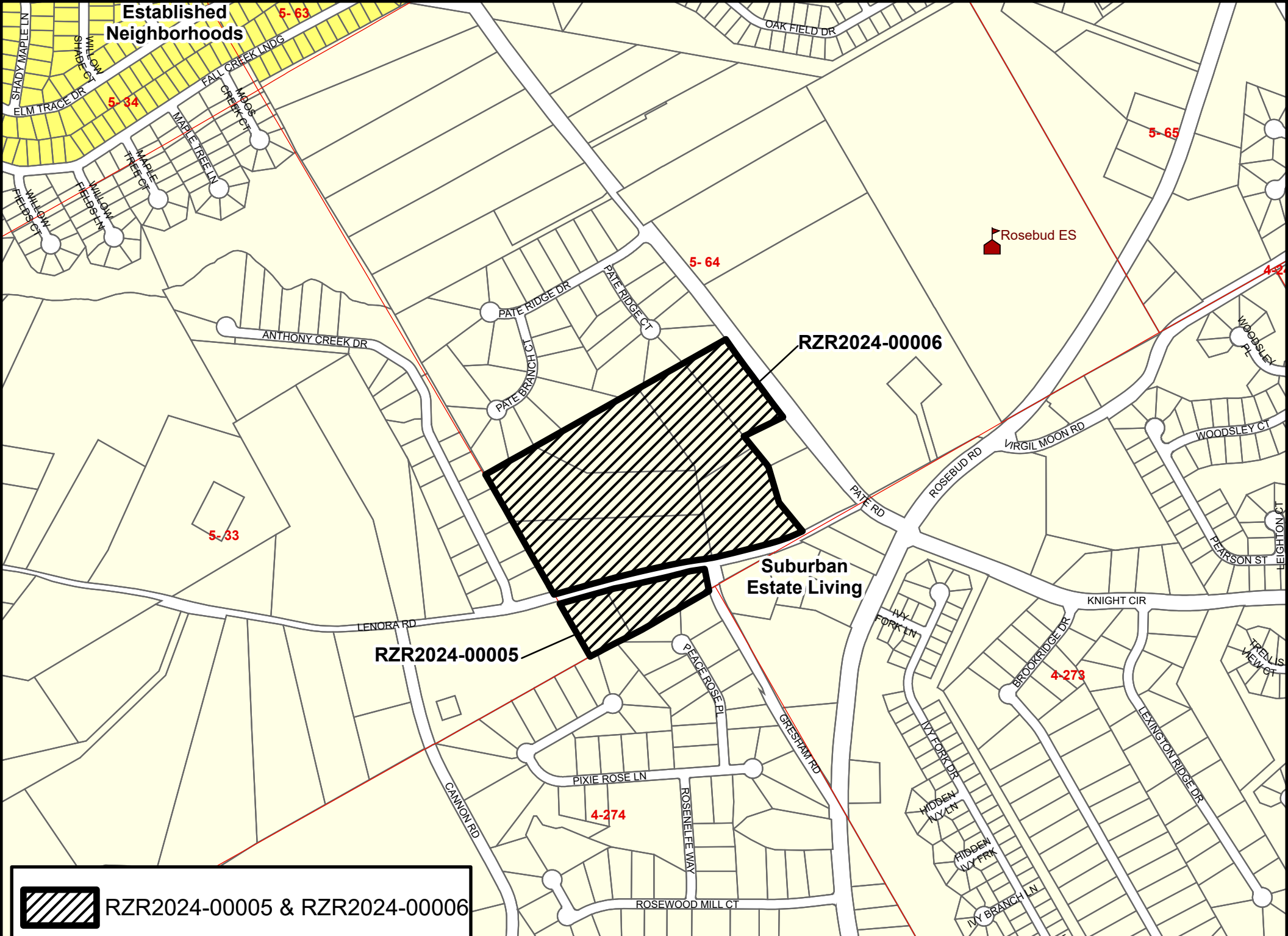
 RZR2023-00005 & RZR2024-00006


Created: December 21, 2023

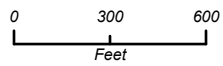
SUBJECT SITE AND SURROUNDING ZONING

Established Neighborhoods



 RZR2024-00005 & RZR2024-00006

Created: December 21, 2023



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

**Exhibit L: Documents Presented at the March 5, 2024
Planning Commission Public Hearing**

[attached]

RECEIVED

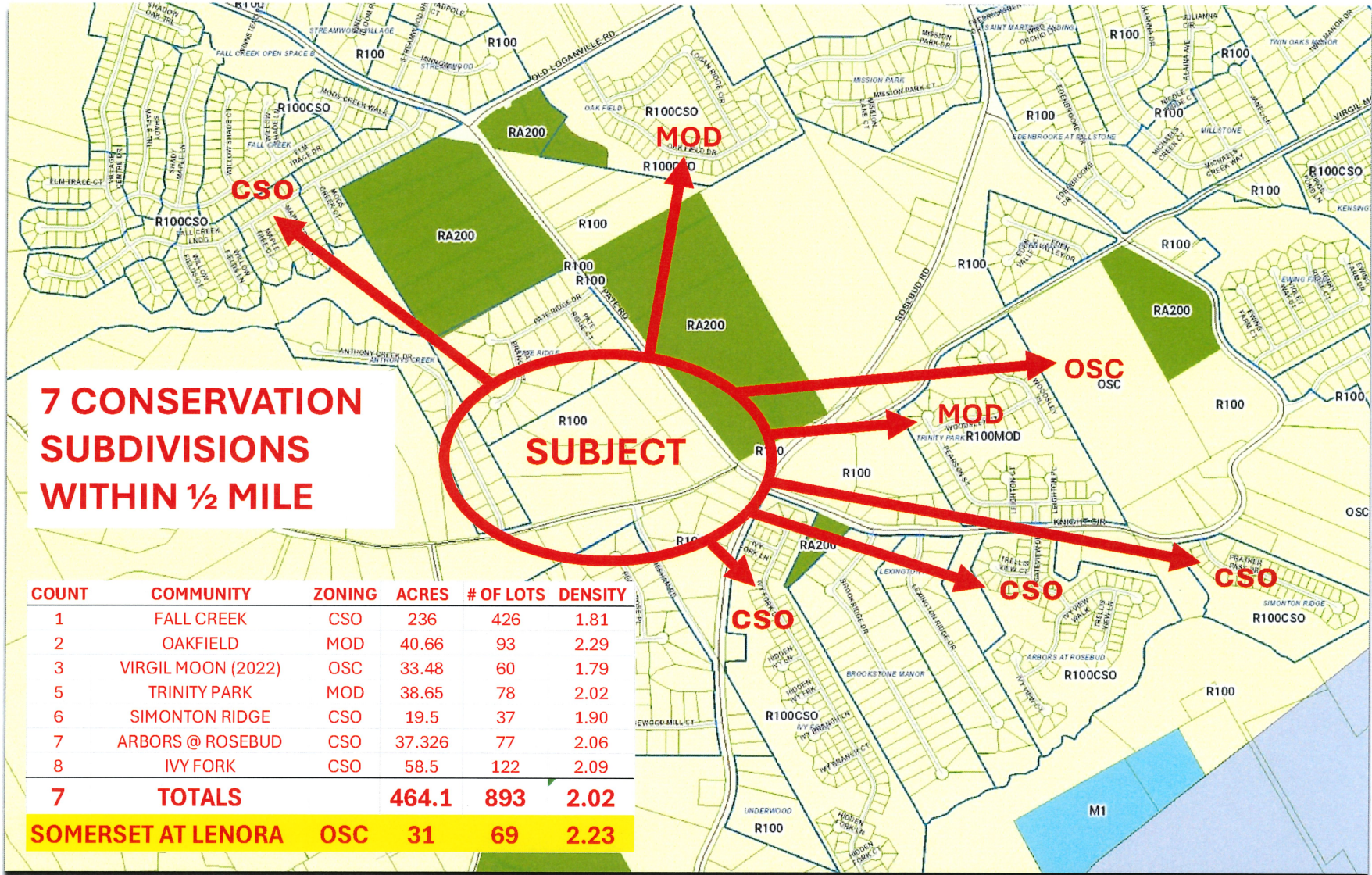
3.5.2024 PC Meeting

SUMMARY OF CHANGES MADE

- 1) Reduced total lots to 69 from the original 77 lots and reduced the number of lots that face Lenora to 7 lots from 13 lots.
- 2) Increased the width of the lots that face Lenora to 70'
- 3) Moved the houses that are closest to Lenora to 181' away from the Lenora right of way. Our internal road closest to Lenora is setback 125' from the right of way.
- 4) Redesigned the lots closest to Lenora to face Lenora Road, so that you will be looking at the fronts of homes vs the backs from Lenora Road.
- 5) In lieu of approximately 13 units along Lenora Road, we are creating a 2.9 acre park/ open space along the Lenora frontage.

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3.5.2024 PC Meeting



RECEIVED

3.5.2024 PC Meeting

COUNT	COMMUNITY	ZONING	ACRES	# OF LOTS	DENSITY
1	FALL CREEK	CSO	236	426	1.81
2	OAKFIELD	MOD	40.66	93	2.29
3	VIRGIL MOON (2022)	OSC	33.48	60	1.79
5	TRINITY PARK	MOD	38.65	78	2.02
6	SIMONTON RIDGE	CSO	19.5	37	1.90
7	ARBORS @ ROSEBUD	CSO	37.326	77	2.06
8	IVY FORK	CSO	58.5	122	2.09
7	TOTALS		464.1	893	2.02
	SOMERSET AT LENORA	OSC	31	69	2.23