



Zoning Board of Appeals
Tuesday, May 12, 2026, at 7:00pm
Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046

- A. **Call To Order, Pledge to Flag**
- B. **Opening Remarks by Chairwoman and Rules of Order**
- C. **Approval of Agenda**
- D. **Approval of Minutes – April 15, 2026**
- E. **Announcements**
- F. **New Business**

1. Case Number: **VAR2026-00020**
Applicant: King's Reserve Sugarloaf, LLC dba King's Reserve Suwanee
Owner: c/o Mahaffey Pickens Tucker, LLP
King's Reserve Sugarloaf, LLC dba King's Reserve Suwanee
Contact: Julia Maxwell
Phone Number: 770.232.0000
Zoning: O-I
Location: 1152, 1210, and 1220 Satellite Boulevard
Map Numbers: R7155 298, 312, and 520
Variance Requested: Reduction of minimum parking requirements
Commission District: (1) Carden

2. Case Number: **VAR2026-00021**
Applicant/Owner/Contact: Katrina Light
Phone Number: 770.873.6146
Zoning: R-100
Location: 5255 Corinth Circle
Map Number: R6076 163
Variance Requested: Accessory structure setback encroachment
Commission District: (2) Ku

Tuesday, May 12, 2026

3. Case Number: **VAR2026-00022**
Applicant: Henry Bailey
Owner: Keystone Court Partners, LLC
Contact: Henry Bailey
Phone Number: 803.730.8134
Zoning: M-1
Location: 2725, 2752, and 2700 Block of Keystone Court
Map Numbers: R6258 047, 072, and 073
Variance Requested: Prohibited parking surface
Commission District: (1) Carden

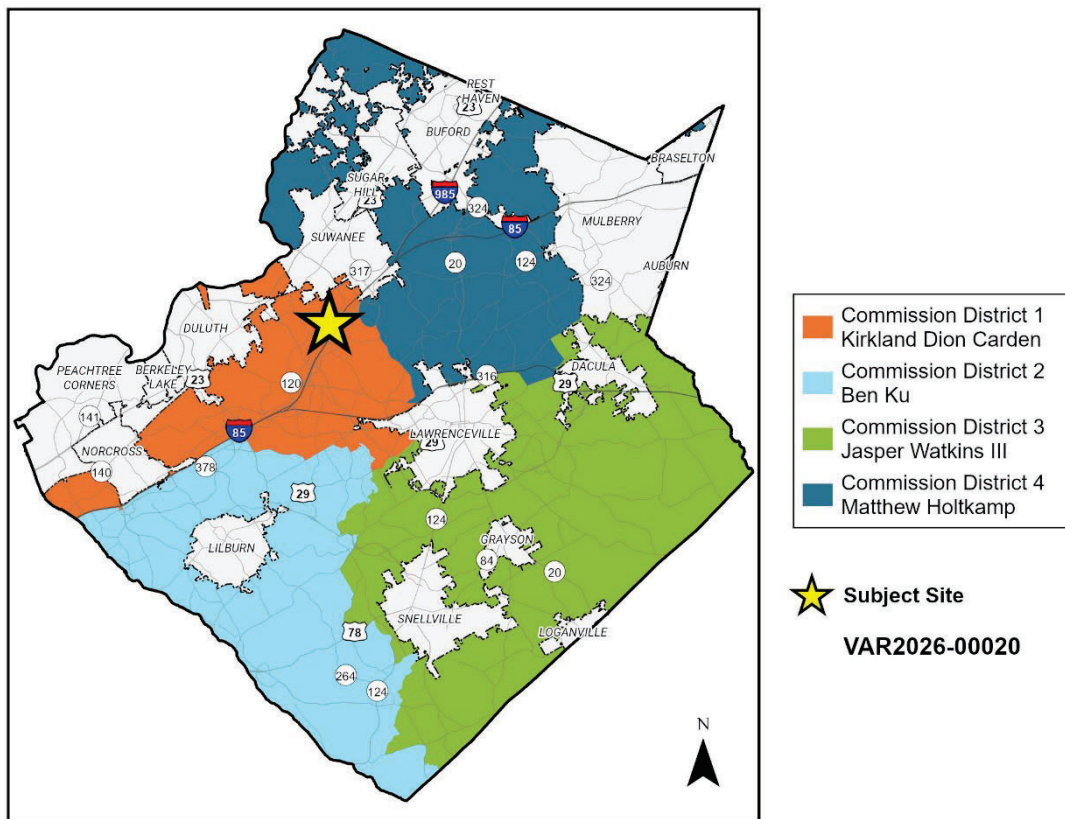
G. OTHER BUSINESS

H. ANNOUNCEMENTS

I. ADJOURNMENT

ZONING BOARD OF APPEALS CASE REPORT

Case Number: VAR2026-00020
Variance Request: Reconsideration of ZVR2024-00104 (minimum parking condition)
Zoning District: O-I (Office-Institutional District)
Addresses: 1152, 1210, and 1220 Satellite Boulevard
Map Numbers: R7155 298, 312, and 520
Site Area: 8.65 acres
Applicant/Owner: King's Reserve Sugarloaf, LLC dba King's Reserve Suwanee
 c/o Mahaffey Pickens Tucker, LLP
Commission District: District 1 – Commissioner Carden
Staff Recommendation: APPROVAL WITH CONDITIONS



Existing Site Conditions

The subject property is an 8.65-acre site located on Satellite Boulevard, adjacent to I-85. The site contains an existing retirement community which was approved pursuant to SUP-05-069. The development includes 136 dwelling units and 98 parking spaces.

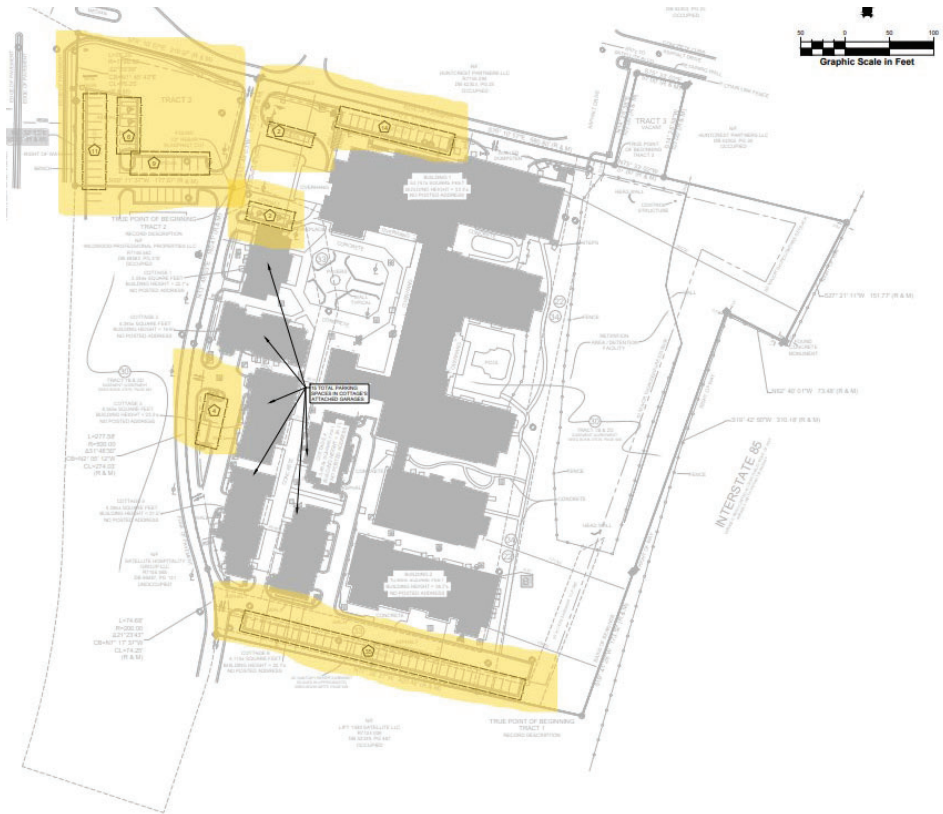


Variance Request

The applicant is seeking reconsideration of a condition from the following previously approved variance:

ZVR2024-00104. The site shall be in general conformance with the site plan and elevations dated received October 21, 2024. (Minimum of 113 parking spaces)

The applicant is proposing to further reduce the minimum number of 113 parking spaces by 15 spaces, resulting in 98 spaces.



Site plan (surface parking highlighted in yellow, additional parking in garages)



Entrance of retirement community



Parking area on site



Parking area on site



Parking area on site

Standards for Granting Variances

Section 270-90.7.A. of the Unified Development Ordinance (UDO) lists the following criteria for granting variances:

1. The strict adherence to a provision creates a hardship due to topographical or site conditions, or
2. The applicant proposes a solution which does not circumvent the purpose and intent of the UDO.

Staff Analysis

In 2024, the site was granted a parking reduction variance to provide 113 parking spaces for 144 dwelling units. The existing buildings on the site are being renovated and due to building and site constraints, eight units have been eliminated. The applicant is now requesting a variance to allow 98 parking spaces for 136 units.

The applicant explored several site design options to meet the parking requirements allowed by the previous variance; however, pre-existing structural constraints, including load-bearing walls and dimensional limitations within the existing building footprint prevent the safe expansion of parking areas. Retirement communities are typically designed with lower parking ratios due to reduced vehicle ownership rates and fewer daily trips generated by the residents. The applicant has included several examples of similar age-restricted developments which they have developed in multiple jurisdictions where reduced parking ratios have been approved and have functioned successfully, indicating that the proposed parking count is appropriate for this type of use. The applicant is lowering the unit count, and has provided examples of other successful communities they have developed with similar parking ratios. Therefore, approval of the requested variance would not circumvent the purpose or intent of the Unified Development Ordinance.

Staff Recommendation

Based upon the findings and conclusions herein, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the variance request, with the following condition:

1. The site shall remain in general conformance with the site plan dated received March 30, 2026, with revisions required by the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.

Exhibits:

- A. Application
- B. Maps

Exhibit A: Application

[attached]



VARIANCE APPLICATION

See the Variance Application Submittal Instructions for general information and directions related to submitting this application.

Property Information:

Property Address: 1152, 1210, and 1220 Satellite Boulevard Property Parcel ID: R7155 298, 312, and 520

Variance(s) Requested: Variance to allow reduction of minimum parking requirements

Unified Development Ordinance (UDO) Code Section(s): ZVR2024-00104

Sign Ordinance Code Section(s):

Applicant Information:

Name: King's Reserve Sugarloaf, LLC dba King's Reserve Suwanee c/o Mahaffey Pickens Tucker, LLP

Contact Person: Julia Maxwell

Mailing Address: 1210 Satellite Boulevard

City, State, Zip Code: Suwanee, GA 30024

Phone Number: (770)232-0000 Email Address: jmaxwell@mptlawfirm.com

Applicant is (check, if applicable): Property Owner Owner's Agent



David Belle Isle
 Matthew P. Benson
 Catherine W. Davidson
 Gerald Davidson, Jr.*
 Brian T. Easley
 Rebecca B. Gober
 John D. Hipes*
 Christopher D. Holbrook
 Jessica R. Kelly
 Shane M. Lanham

Julia A. Maxwell
 Jeffrey R. Mahaffey
 Steven A. Pickens
 Jack M. Ryan
 Gabrielle H. Schaller
 S. Tess Shaheen
 Andrew D. Stancil
 R. Lee Tucker, Jr.

*Of Counsel

LETTER OF INTENT FOR VARIANCE APPLICATION

Mahaffey Pickens Tucker, LLP submits the attached variance application (the “Application”) on behalf of King’s Reserve Sugarloaf, LLC d/b/a King’s Reserve Suwanee (the “Applicant”), relating to the proposed redevelopment of an approximately 8.65-acre tract of land (the “Property”) located along Satellite Boulevard being further identified by Gwinnett County Tax Parcels R7155 520, R7155 298, and R7155 312. The Property is currently zoned O-I and holds a Special Use Permit that allows for use as a retirement community.

The Property is an existing retirement community that previously operated as a continuing care facility. In December 2024, the Applicant received approval of a variance from the Gwinnett County Unified Development Ordinance (UDO) to facilitate the redevelopment of the Property into an independent living, age-restricted (55+) community, including a plan to increase the number of parking spaces through the conversion of an existing underground loading and commercial vehicle area. Since that time, the Applicant has conducted additional due diligence, including detailed engineering and structural analysis of the existing buildings. Through this process, it has become evident that key components of the previously approved parking plan are not feasible. Specifically, certain walls within the loading dock area that were anticipated to be removed in order to create additional parking spaces have been determined to be load-bearing, and their removal would compromise the structural integrity of the buildings. Additionally, portions of the area do not have sufficient dimensions to accommodate parking spaces that meet minimum

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Alpharetta Office || 178 South Main Street, Suite 250, Alpharetta, Georgia 30009

TELEPHONE 770 232 0000

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www.mptlawfirm.com

safety and design standards. As a result of these unforeseen and unavoidable constraints, the Applicant has revised the redevelopment plan. The updated proposal reduces the total number of residential units from the 144 units contemplated under the December 2024 approval to 136 units, while maintaining a total of 98 parking spaces on the Property. While independent of the parking constraints, this reduction in unit count further supports the requested variance by improving the overall parking ratio and aligning the development more closely with anticipated demand for an age-restricted (55+) community.

Accordingly, the Applicant respectfully requests an additional variance from UDO § 240-20.2; Table 240.1 of the Gwinnett County Unified Development Ordinance (UDO) to permit 98 parking spaces for 136 units within a multifamily, age-restricted (55+) development. The need for the requested variance arises from unique and pre-existing structural and physical characteristics of the Property that were not fully apparent prior to detailed engineering evaluation. These conditions are not the result of any action by the Applicant but rather stem from the original design and construction of the existing buildings. The inability to safely remove load-bearing walls and the dimensional limitations of the existing structure create a practical hardship that prevents compliance with the previously approved parking plan and the strict application of current UDO requirements.

Further, the revised redevelopment plan represents a reduction in overall intensity from what was previously approved. The Applicant is proposing fewer residential units while maintaining the same number of parking spaces, resulting in a parking ratio that remains appropriate for an age-restricted (55+) independent living community. Such communities typically generate lower parking demand due to reduced vehicle ownership rates and fewer daily trips. For example, the Applicant has successfully received similar variances for parking in other jurisdictions across the country. Most notably, the Applicant recently received a variance in Hollywood, Florida to reduce the parking to a ratio of 0.66 spaces per unit. Additionally, the elimination of continuing care services, including medical and dining components, further reduces demand for parking by decreasing staff and visitor traffic.

The Applicant has made good faith efforts to maximize the number of parking spaces on the Property within the constraints of the existing development. However, due to the structural and dimensional limitations described herein, additional parking cannot be accommodated in a safe or practical manner. The requested variance therefore represents the minimum relief necessary to allow for the reasonable use and redevelopment of the Property.

Granting the requested variance will not adversely impact the surrounding properties or the general public. The revised plan reduces density compared to the prior approval and will not increase traffic congestion, impair access to light and air, or create safety concerns. On the contrary, the redevelopment will enhance an existing community and provide high-quality housing tailored to the needs of an aging population to help Gwinnett County residents “age in place.” Approval of the requested variance is consistent with the purpose and intent of the UDO and the Gwinnett County Unified Plan, as it supports the adaptive reuse and improvement of an existing development in a manner that is both reasonable and context-sensitive.

The Applicant welcomes the opportunity to meet with staff of the Gwinnett County Planning and Development Department to discuss the revised Application and to address any questions or concerns. The Applicant respectfully requests approval of the requested variance.

This 19th day of March, 2026.

Respectfully Submitted,
MAHAFFEY PICKENS TUCKER, LLP



Julia A. Maxwell
Attorneys for the Applicant

Applicant Owned Properties
Historical & Trending Parking Density

Acquisitions in the last 18 months:

Year	Location	Units	Approved Parking Density
2024	Houston, Texas	356	0.75 spaces / unit
2025	Sterling, Virginia	102	0.50 spaces / unit
2025	Houston, Texas	120	0.75 spaces / unit
2025	Hollywood, Florida	104	0.66 spaces/unit

Additional Elevation Senior 55+ Properties with parking reductions

Year	Location	Units	Approved Parking Density
2008	Orlando, Florida	156	0.58 spaces / unit
2011	Sanford, Florida	159	0.52 spaces / unit



CITY OF
SANFORD
OFFICE OF THE MAYOR &
CITY COMMISSION

Dear Community Leader,

I am writing to express my strong support for Elevation Financial Group's application to convert an underutilized senior property into much-needed housing in your community.

As the City Commissioner for District 4 in Sanford, Florida, I have had the opportunity to see firsthand the positive impact Elevation made when they completed a similar project in my district. When Elevation purchased the property, it had fallen into disrepair and out of use. Elevation invested millions of private dollars into the building, bringing it back to life as a beautiful and financially sustainable apartment option for seniors without any need for public financial support. The results were truly outstanding.

Our city provided Elevation with the necessary variances for land use and parking reduction to make this possible, and I am so glad that we did, as our flexibility made this stunning outcome a reality for the senior residents of my district.

Not only has the property been beautifully renovated, but it now serves as a welcoming and safe home for senior residents who benefit from a sense of independence and community. The development has enhanced the surrounding neighborhood and filled a much-needed gap in affordable senior housing options, a growing need in Central Florida.

Given the successful experience in my district, I am confident that Elevation will bring the same level of professionalism, care, and quality to this new project in your community, as well. Their proven track record in Sanford speaks for itself, and I fully support their efforts to replicate this success elsewhere. Thank you for your consideration. I trust that Elevation's thoughtful approach and demonstrated success will earn your favorable review, just as it did ours.

Sincerely,

CLAUDIA THOMAS

Commissioner, District 4

[City of Sanford](#)

Office: 407-562-2849

Website: claudia4sanford.com

Facebook: facebook.com/CommissionerClaudiaThomas

Instagram: www.instagram.com/claudiaforsanford

City Social Media:

facebook.com/SanfordFLCityGovt

youtube.com/CityofSanfordfl

Instagram.com/CityofSanfordfl



Art Woodruff
Mayor

Sheena Britton
District 1

Kerry S. Wiggins, Sr.
District 2

Patrick Austin
District 3

Claudia Thomas
District 4

Norton N. Bonaparte, Jr.
City Manager



401 South Park Avenue • Winter Park, Florida 32789

407-599-3234 • 407-599-3436 fax
cityofwinterpark.org

Office of
the Mayor

October 9, 2025

Dear Community Leaders,

As Mayor of the City of Winter Park, it is both an honor and a pleasure to lend my support for the application presented to you by **Elevation Financial Group**, a valued member of our business community and a shining example of corporate citizenship grounded in service, leadership, discipline, and kindness.

Elevation Financial Group has consistently demonstrated an extraordinary commitment to expanding and preserving housing for our nation's seniors and families. Their thoughtful approach to revitalization supports the long-term stability of our neighborhoods and aligns strongly with the values of quality, integrity, and community stewardship.

It has been a particular pleasure to work directly with the leadership team at Elevation on developments within the City of Winter Park. Their professionalism, collaborative spirit, and deep respect for our community's character and needs have been evident in every interaction. Their projects are marked by a clear dedication to doing well by doing good.

Beyond their real estate work, Elevation is a remarkable philanthropic force through the **Elevation Scholars**, which helps high-achieving students from underserved backgrounds pursue their college dreams. This initiative reflects the company's broader mission: to invest in people, unlock potential, and uplift communities.

Given Elevation's proven record of responsible development, community engagement, and good corporate citizenship, I am proud to **express my strong support for their application** before you. I believe their proposal reflects not only sound planning principles but also a genuine commitment to contributing positively to the housing needs of your community and beyond.

On behalf of the city and the residents of Winter Park, I hope you will give thoughtful consideration and ultimately approve their application.

Sincerely,

Sheila DeCiccio, Mayor
City of Winter Park



Town of Brewster

2198 Main Street
Brewster, MA 02631
(508) 896-3701
www.brewster-ma.gov

Office of the:
Town Manager

October 9, 2025

Dear Community Leaders,

I am writing to you in support of Elevation Financial Group's efforts to expand and preserve housing in your community. In 2020, Elevation purchased a former assisted living and skilled nursing building in our town, Brewster, Massachusetts. Though it had operated for many years, this business was no longer financially sustainable and was forced to close for economic reasons, the same reasons that likely place the building in your community in a similar situation.

Elevation approached the Town of Brewster about converting the property into age restricted senior apartments. The property was not zoned for this use, but the community was supportive of re-use of this building for housing. I am pleased to say that after understanding the vision and plan for the property and getting to know Elevation and its leadership team, our Town approved the necessary variances to convert this building into senior apartments. Five years later, we are so glad that we did.

Today, Serenity Apartments at Brewster is a reliable and stable living option for seniors in our community, providing 132 units of much needed housing and a stable source of tax revenue for our town, all while saving a building that was vacant and in need of major updates, turning it into a thriving and well-maintained living community.

Recognizing this success, our town zoning board unanimously approved an expansion plan for this community earlier this year, permitting Elevation to building an additional 23 apartment homes for the property. After several years of stable operation, our town's zoning board members also recognized that the parking needs for seniors are much lower than traditional multifamily properties and unanimously approved permission for Elevation to construct these additional units without any additional parking requirements, saving precious green space in our town. The Town also worked with the local Rural Transit Authority to site a bus stop at this location, providing necessary transit for many of our seniors who do not have their own vehicle.

Overall, we have found Elevation to not only be a good corporate citizen for our town, but a committed partner in our efforts to expand and preserve affordable housing for the people who need it most. I hope you will seriously consider Elevation's proposal for your community. I can say from experience, you won't regret it.

Please feel free to reach out to me, should you have any questions at dkalinick@brewster-ma.gov.

Sincerely,

Donna J. Kalinick,
Assistant Town Manager



Responses to the following criteria must be submitted for each variance requested (attach additional sheets as needed). According to the Unified Development Ordinance (UDO), a variance shall not be granted unless evidence is presented supporting conclusions that the variance meets each of the following criteria:

1. Does the strict adherence to a provision create a hardship due to topographical or site conditions? Please explain:

Yes, please see Letter of Intent.

2. Does the applicant propose a solution that does not circumvent the purpose and intent of this UDO? Please explain:

Yes, please see Letter of Intent.



GWINNETT COUNTY
PLANNING AND DEVELOPMENT
PROPERTY OWNER 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 in less than six (6) months from the date of last action by the Board of Commissioners.

Property Owner

Name: Benjamin Friedman, as Authorized Signer for King's Reserve Sugarloaf, LLC

Signature: [Handwritten Signature]

Date: 03/13/26

Notary Public

Name: Susan D. Wood

Signature: [Handwritten Signature]

Date: 03-13-2026

Notary Seal

Exhibit B: Maps

[attached]



185N C-D

185N

185S

185S C-D

SATELLITE BLVD
SATELLITE BLVD

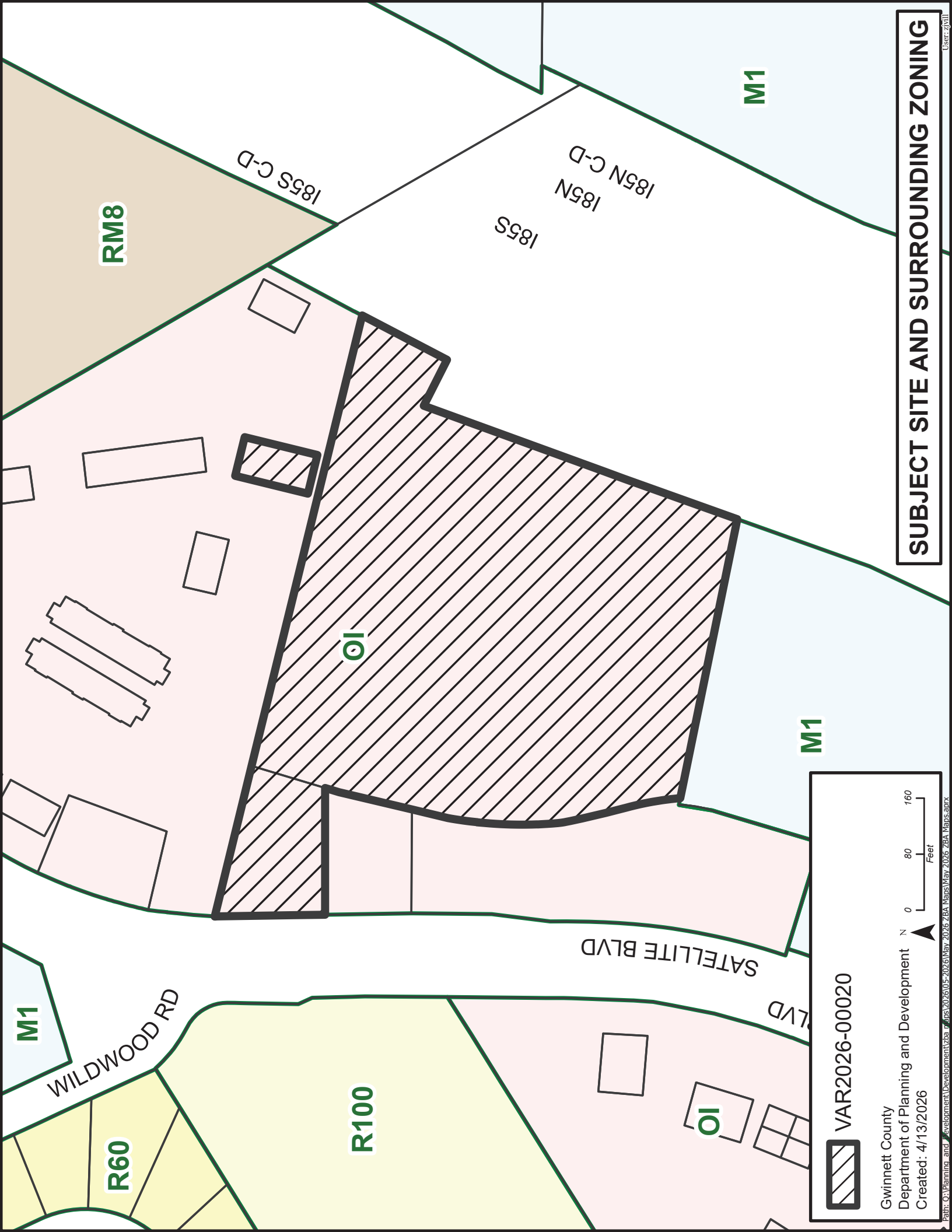
WILDWOOD RD

VAR2026-00020



Gwinnett County
Department of Planning and Development
Created: 4/13/2026





SUBJECT SITE AND SURROUNDING ZONING

 VAR2026-00020

Gwinnett County
Department of Planning and Development
Created: 4/13/2026

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Feet

N

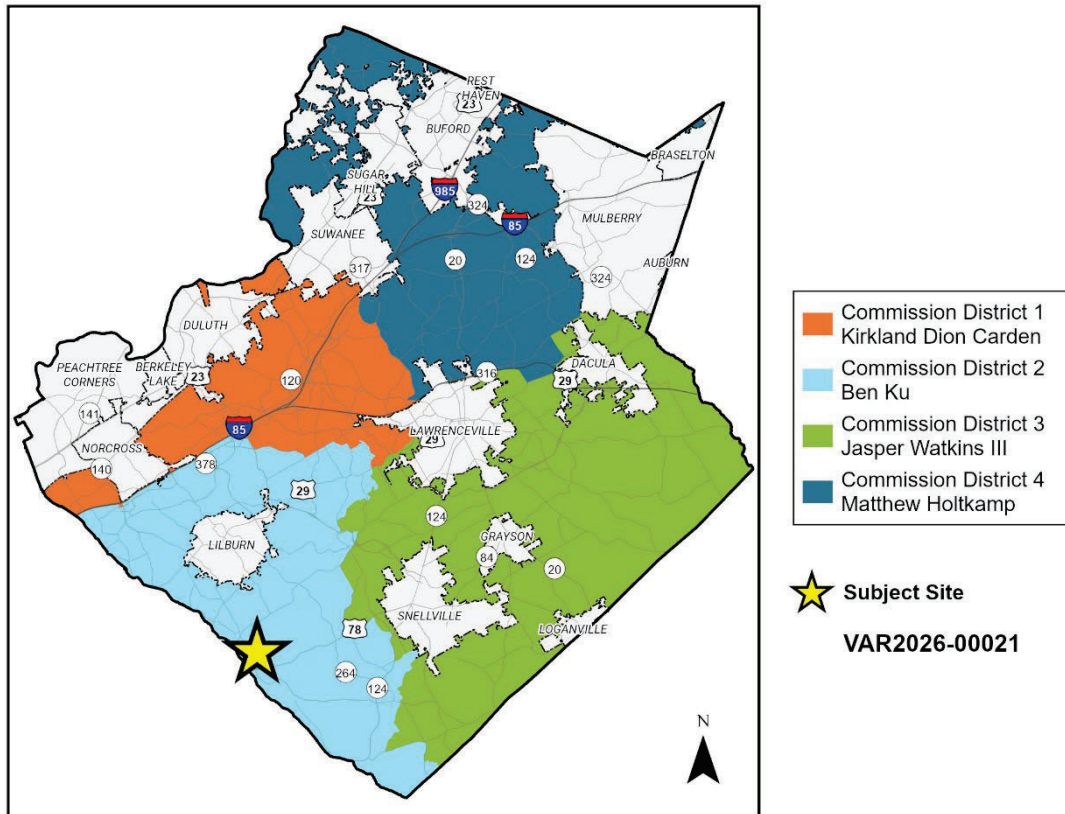
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ZONING BOARD OF APPEALS CASE REPORT

Case Number: VAR2026-00021
Variance Request: Accessory structure setback encroachment
Zoning District: R-100 (Single-Family Residence District)
Address: 5255 Corinth Circle
Map Number: R6076 163
Site Area: 0.51 acres
Applicant/Owner: Katrina Light
Commission District: District 2 – Commissioner Ku

Staff Recommendation: APPROVAL WITH CONDITIONS





View of wooden pool deck



View of wooden pool deck



View of pool deck from neighboring property



View of property from Corinth Circle (pool deck to the right)

Standards for Granting Variances

Section 270-90.7.A. of the Unified Development Ordinance (UDO) lists the following criteria for granting variances:

1. The strict adherence to a provision creates a hardship due to topographical or site conditions, or
2. The applicant proposes a solution which does not circumvent the purpose and intent of the UDO.

Staff Analysis

The applicant is requesting to retain a wooden pool deck that is encroaching 2.5 feet into the side setback. The wooden pool deck was constructed by the previous owner and surrounds an above ground pool. It appears that the location of the pool and deck was chosen by the previous owner due to topography changes within the rear yard which slopes down toward the side of the property. Reducing the size of the pool deck by 2.5 feet to meet the setback requirement would not materially change the view from the neighboring property. The applicant has recently installed a privacy fence to better screen the view of the pool and deck from the adjacent residence. Approval of the variance would not circumvent the purpose and intent of the UDO.

Staff Recommendation

Based upon the findings and conclusions herein, the Department of Planning and Development recommends **APPROVAL WITH CONDITION** of the variance request, with the following condition:

1. The property shall be in general conformance to the site plan dated received March 24, 2026, with revisions required by the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.

Exhibits:

- A. Application
- B. Maps

Exhibit A: Application
(attached)



VARIANCE APPLICATION

See the Variance Application Submittal Instructions for general information and directions related to submitting this application.

Property Information:

Property Address: 5255 Corinth Circle Property Parcel ID: 6076 163

Variance(s) Requested: Accessory structure encroaching into side setback

Unified Development Ordinance (UDO) Code Section(s): 230-30.9

Sign Ordinance Code Section(s):

Applicant Information:

Name: Katrina Light

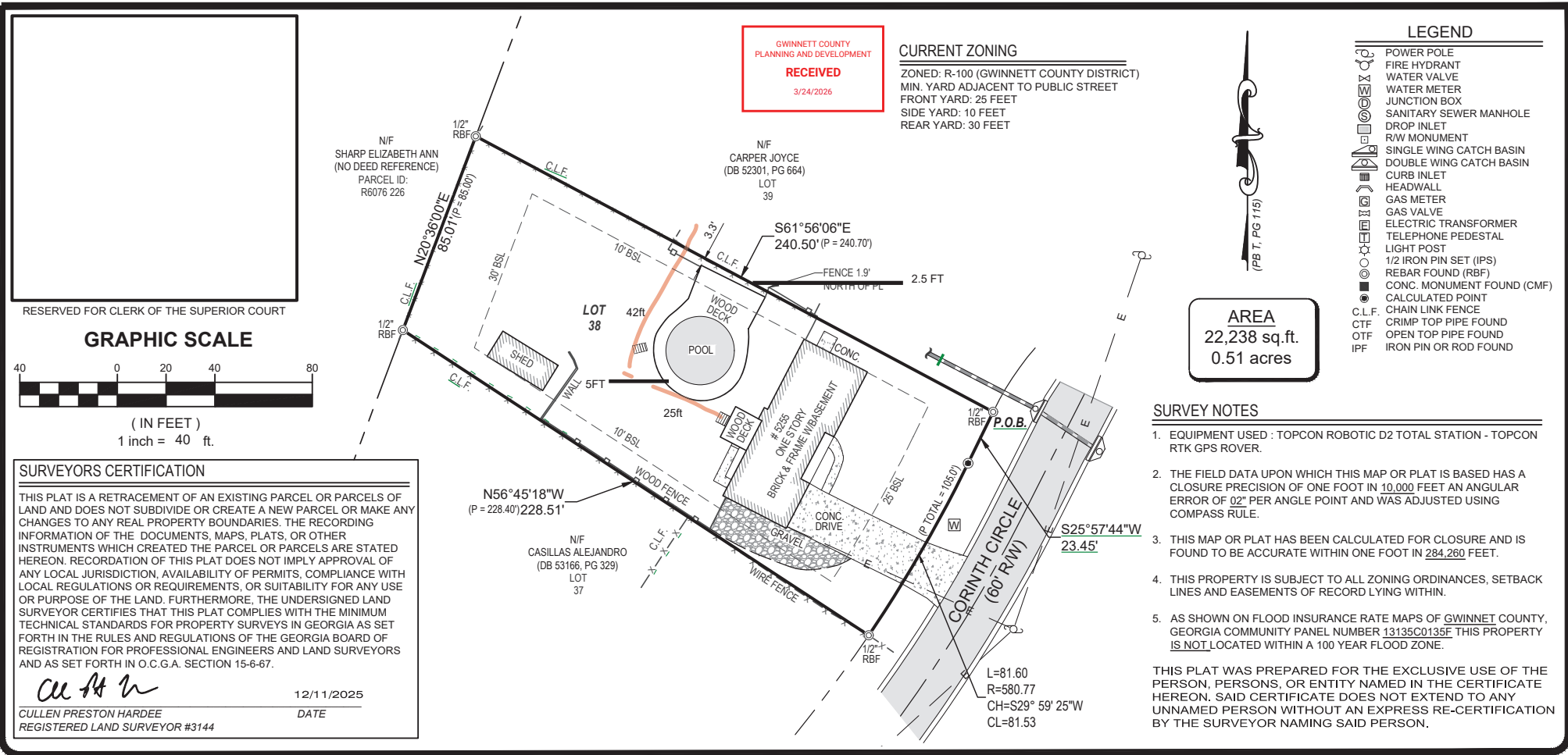
Contact Person: Katrina Light

Mailing Address: 5255 Corinth Circle

City, State, Zip Code: Stone Mountain, GA 30087

Phone Number: (770) 873-6146 Email Address: klight1236@gmail.com

Applicant is (check, if applicable): Property Owner Owner's Agent

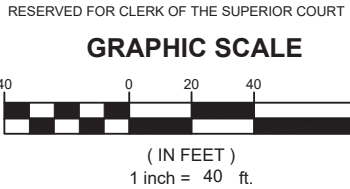


LEGEND

	POWER POLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	JUNCTION BOX
	SANITARY SEWER MANHOLE
	DROP INLET
	R/W MONUMENT
	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	CURB INLET
	HEADWALL
	GAS METER
	GAS VALVE
	ELECTRIC TRANSFORMER
	TELEPHONE PEDESTAL
	LIGHT POST
	1/2 IRON PIN SET (IPS)
	REBAR FOUND (RBF)
	CONC. MONUMENT FOUND (CMF)
	CALCULATED POINT
	C.L.F. CHAIN LINK FENCE
	CTF CRUMP TOP PIPE FOUND
	OTF OPEN TOP PIPE FOUND
	IPF IRON PIN OR ROD FOUND

- SURVEY NOTES**
- EQUIPMENT USED : TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
 - THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 284,260 FEET.
 - THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
 - AS SHOWN ON FLOOD INSURANCE RATE MAPS OF GWINNETT COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13135C0135E THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.



SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Cullen Preston Hardee 12/11/2025
CULLEN PRESTON HARDEE DATE
REGISTERED LAND SURVEYOR #3144

UNITED LAND SURVEYING, LLC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM UNITED LAND SURVEYING, LLC. IS EXPRESSLY PROHIBITED.

JOB NUMBER:
25-600



PLAT DATE:	12/11/2025
FIELD DATE:	11/19/2025
SCALE:	1" = 40'
DRAWN BY:	K.M.D.
REVIEWED BY:	C.P.H.

REVISIONS

1.	
2.	
3.	
4.	

LEGAL REFERENCE:

DEED BOOK: 59669	PAGE: 361
PLAT BOOK: T	PAGE: 115

SHEET 1 OF 1

AS-BUILT BOUNDARY SURVEY FOR:
KATRINA LIGHT
LOT 38, BLOCK A, UNIT THREE
CORINTH HILLS SUBDIVISION
LAND LOT 76, 6TH DISTRICT
GWINNETT COUNTY
GEORGIA

2130 KINGSTON CT SE SUITE A
MARIETTA, GEORGIA 30067
Ph. (678) 293-5252

VISIT US ON OUR WEBSITE:
www.united-uls.com

UNITED LAND SURVEYING
COA NO. LSF 001321

Revised Letter of Intent

Gwinnett County Zoning Division c/o Zoning Variance Application Review Pre-application
Record No.: ZAM2026-00075

Re: Letter of Intent — Variance request from Section 230-30.9 (Accessory Structure Setback) for property in R-100 zoning

To Whom It May Concern:

This letter serves as the Letter of Intent for a zoning variance application for the property located at 5255 Corinth Circle. The applicant respectfully requests a variance from Section 230-30.9 of the Gwinnett County UDO to permit an existing permanent pool deck to remain within the minimum required five-foot accessory structure setback.

Description of Variance Requested

- **Code Section:** Section 230-30.9 — “Accessory structures shall be located no closer than five feet to all property lines.”
- **Requested Relief:** Permission for the existing pool deck to encroach into the five-foot accessory structure setback along the side property line(s) as shown on the attached site plan.

Reason for the Requested Variance and History of Property

I have owned and resided at this property for nearly seven years. The pool and deck assembly were constructed by the previous owner prior to my acquisition of the home. This feature was a primary factor in my family's decision to purchase the property, providing significant recreational value and contributing to the home's overall market appeal.

I am submitting this application to proactively rectify this inherited non-compliance and bring the property into formal alignment with Gwinnett County standards.

Consistency with the Intent of the UDO

The intent of the UDO setback provisions is to protect privacy and ensure separation between structures. The existing deck has been in place for many years without known detriment to the neighborhood or adjacent property owners' enjoyment of their land. It is a

low-profile, ground-level structure that does not impede sightlines or create drainage issues for neighbors. Maintaining the current footprint preserves the established character of the backyard and the mature landscaping that has grown around it.

Hardship Imposed by Strict Application of the UDO

A strict application of the five-foot setback at this stage would constitute an undue and unnecessary hardship. Because the structure is already integrated into the site:

1. **Economic Impact:** Compliance would require the partial demolition and reconstruction of a functional deck, resulting in a significant and disproportionate financial burden.
2. **Property Value:** The removal or reduction of this feature would lead to a measurable loss in property value, as the pool and deck were integral to the property's valuation at the time of sale.
3. **Environmental Disturbance:** Tearing down the existing structure would necessitate heavy machinery in an established backyard, risking damage to mature trees and disrupting settled soil and drainage patterns that have been stable for nearly a decade.

The requested variance represents the minimum relief necessary to regularize a long-standing existing condition while maintaining the integrity of the R-100 zoning district.



Responses to the following criteria must be submitted for each variance requested (attach additional sheets as needed). According to the Unified Development Ordinance (UDO), a variance shall not be granted unless evidence is presented supporting conclusions that the variance meets each of the following criteria:

1. Does the strict adherence to a provision create a hardship due to topographical or site conditions? Please explain:

Yes, The proposed pool and connecting deck are sited to maximize usable backyard area while accommodating existing site constraints, including the location of existing improvements, mature trees, and established grade. The proposed placement reduces disturbance to the remainder of the yard and minimizes grading, drainage impacts, and tree removal.

2. Does the applicant propose a solution that does not circumvent the purpose and intent of this UDO? Please explain:

No

Exhibit B: Maps
(attached)

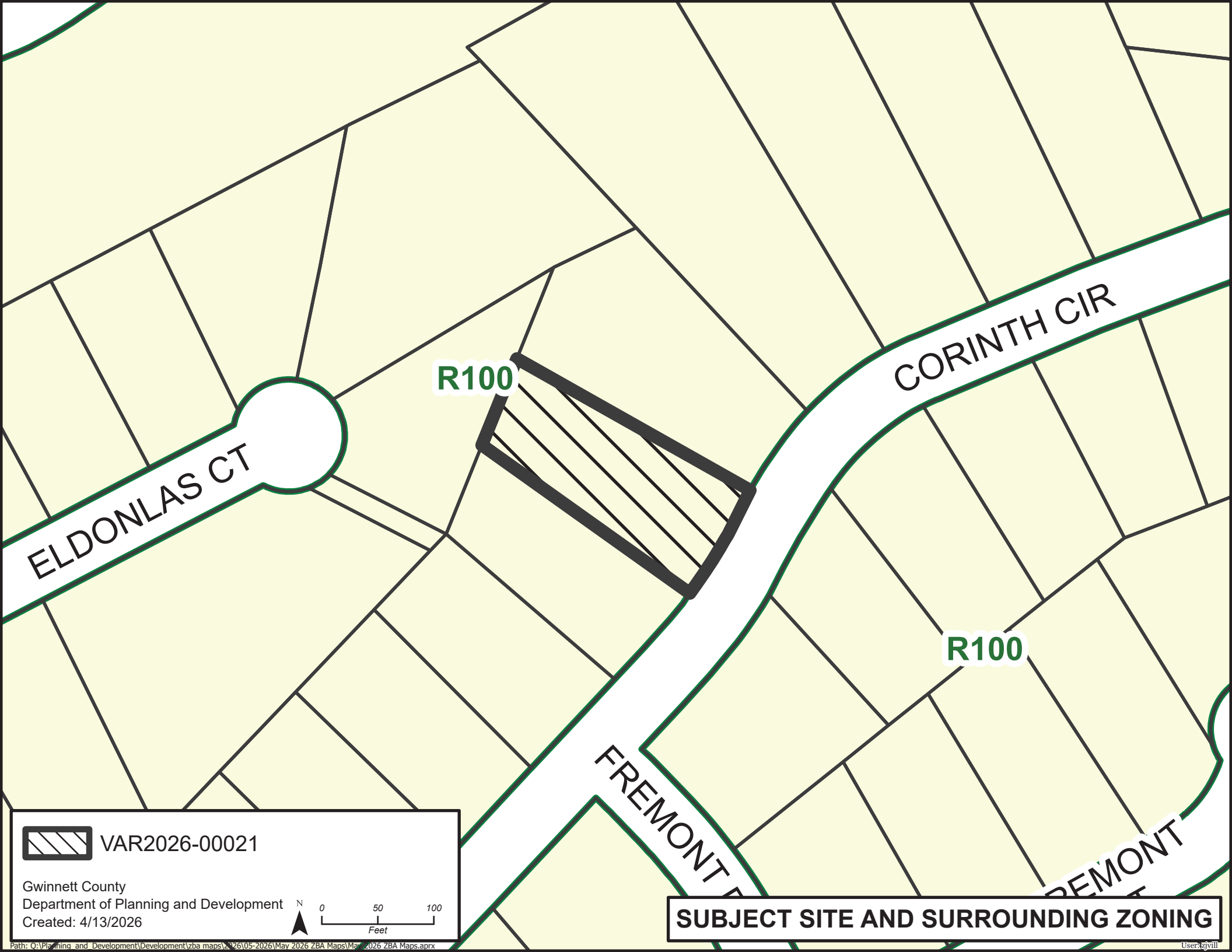


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Gwinnett County
 Department of Planning and Development
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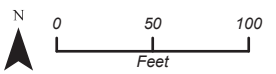
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Gwinnett County
Department of Planning and Development
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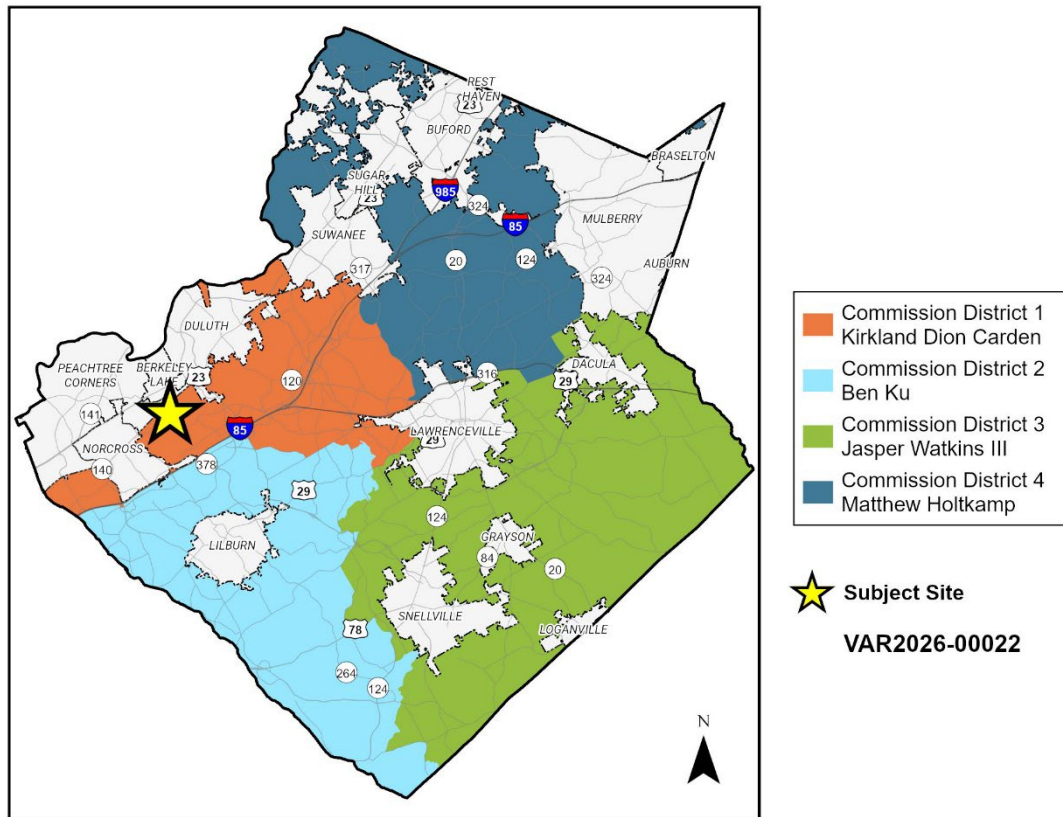


SUBJECT SITE AND SURROUNDING ZONING

ZONING BOARD OF APPEALS CASE REPORT

Case Number: VAR2026-00022
Variance Request: Allow prohibited parking surface
Zoning District: M-1 (Light Industry District)
Addresses: 2725, 2752, and 2700 Block of Keystone Court
Map Numbers: R6258 047, 072, and 073
Site Area: 3.37 acres
Applicant: Henry Bailey, Clark Hill
Owner: Keystone Court Partners, LLC
Commission District: District 1 – Commissioner Carden

Staff Recommendation: APPROVAL WITH CONDITIONS



Existing Site Conditions

The subject site is a 3.37-acre assemblage of three parcels located at the cul-de-sac on Keystone Court. The site contains an existing 5,100-square-foot light industrial warehouse and related gravel parking lot. The gravel area covers the majority of three parcels. The site abuts similar light industrial lots and a single-family subdivision which is separated by a 50-foot-wide undisturbed buffer.

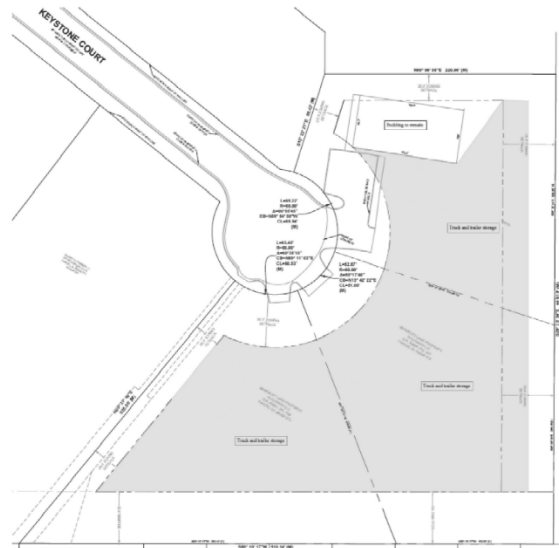


Variance Request

The applicant is seeking a variance from the following provision of the UDO:

Section 240-10.3.A. Prohibited Parking Surface. The parking of any vehicle other than on a paved surface is prohibited.

The applicant is requesting to retain an existing gravel parking lot with a compacted gravel surface.



Proposed gravel parking area



Gravel parking, lot R6258 047



Gravel parking, lots R6258 072 and 073

Standards for Granting Variances

Section 270-90.7.A. of the Unified Development Ordinance (UDO) lists the following criteria for granting variances:

1. The strict adherence to a provision creates a hardship due to topographical or site conditions, or
2. The applicant proposes a solution which does not circumvent the purpose and intent of the UDO.

Staff Analysis

The applicant is requesting a variance to permit parking on a gravel surface within a light industrial site. The subject property has historically operated with a gravel parking lot, and the applicant has proposed mitigation measures, including removing excess gravel, compacting the surface to keep material in place, and committing to ongoing maintenance to ensure the gravel remains contained and serviceable. Given the long-standing use and proposed mitigation, the applicant does propose a solution to meet the intent of the zoning regulations. Therefore, approval of the requested variance would not circumvent the purpose or intent of the Unified Development Ordinance.

Staff Recommendation

Based upon the findings and conclusions herein, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the variance request, with the following condition:

1. The property shall be in general conformance to the site plan and storage location dated received April 1, 2026, with revisions required by the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. No additional expansion of the gravel area shall be permitted.

Exhibits:

- A. Application
- B. Maps

Exhibit A: Application

[attached]



VARIANCE APPLICATION

See the Variance Application Submittal Instructions for general information and directions related to submitting this application.

Property Information:

Property Address: 2725, 2752, and 2700 Block of Keystone Court Property Parcel ID: R6258 047, 072, 073

Variance(s) Requested: Allow prohibited parking surface (gravel)

Unified Development Ordinance (UDO) Code Section(s): 240-10.3.A.

Sign Ordinance Code Section(s):

Applicant Information:

Name: Henry Bailey

Contact Person: Henry Bailey

Mailing Address: 3630 Peachtree Rd, NE, Ste 7000

City, State, Zip Code: Atlanta, GA 30326

Phone Number: 803.730.8134 Email Address: hbailey@clarkhill.com

Applicant is (check, if applicable): Property Owner Owner's Agent

**GWINNETT COUNTY
 PLANNING AND DEVELOPMENT**
RECEIVED
 4/1/2026



2090 CASOT DRIVE
 SUITE 225
 LISLE, IL 60532
 P. 630.986.0007
 WWW.CAGECIVIL.COM

CAGE

CIVIL ENGINEERING

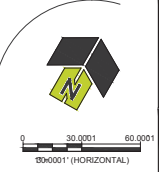
REVISIONS Δ

NO.	DATE	DESCRIPTION

ALIERA PROPERTY GROUP
KEYSTONE COURT
 2725 KEYSTONE COURT
 GWINNETT COUNTY, GA

PROJECT:
 ENG. CAR
 DATE: 01/22/26
 SHEET TITLE:
SITE EXHIBIT

SHEET NUMBER:
EX-1
 1 OF 1



Henry Bailey
T (470) 845-0219
F (678) 370-4358
Email: hbailey@clarkhill.com

Clark Hill PLC
3630 Peachtree Road NE
Ste. 550
Atlanta, GA 30326
T (678) 370-4360

March 24, 2026

VIA ELECTRONIC MAIL

Gwinnett County
Planning and Development
446 W. Crogan St. #300
Lawrenceville, Georgia 30046

RE: Keystone Court Partners LLC (the "Applicant") - Letter of Intent and Variance Justifications

To Whom It May Concern:

This Letter of Intent, together with Applicant's responses to the Gwinnett County Standards for Granting a Variance and the accompanying application, is submitted to request a variance for the approximately 3.367-acre property zoned Light Industrial and located at 2725 Keystone Court (the "Property"). The Property is improved with an approximately 5,100-square-foot, single-story building and has otherwise been used historically as other outdoor industrial uses. This application is submitted to accommodate the continued industrial operation of the Property including the continued use and maintenance of the existing gravel lot.

Specifically, Applicant requests a variance from Section 240-10.3 of the Gwinnett County Unified Development Ordinance (the "UDO"), which prohibits parking on non-paved surfaces in non-residential zoning districts. Applicant is requesting this variance to continue parking trucks on the industrial property as it has been for years prior. For clarity, all open areas on the Property outside of the required buffers will be used for parking and trailer storage as shown and highlighted on the enclosed plan.

Granting the variance is consistent with both the spirit and intent of the UDO and the Unified Plan. Section 240-10 of the UDO, entitled "General Parking Requirements," sets forth the purpose and intent of parking regulations, including to provide design standards for parking facilities and driveways that minimize harm to motorists and private property, ensure adequate emergency vehicle access, and protect the safety and capacity of public streets. The requested variance is consistent with these stated purposes. The existing gravel parking lot has functioned as a safe, reliable, and effective means of serving the Subject Property for nearly three decades. Additionally, the request is consistent with the Unified Plan. The Unified Plan recognizes that impervious surfaces can exacerbate environmental concerns by increasing stormwater runoff and associated risks. (Gwinnett County 2045 Unified Plan, p. 270). The plan specifically calls for the reduction of impervious surfaces. (Gwinnett County 2045 Unified Plan, p. 284). The variance requested by this application serves the intent and the stated goals of the UDO and the Unified Plan, aligning with the County's broader environmental and planning objectives.

Applicant intends to mitigate the impact of the proposed variance by compacting the site to keep gravel and the current surface in place and serviceable. Applicant is already engaged in ongoing maintenance of the gravel lot and as recently as December 2025, removed a significant amount of gravel and further compacted the lot to ensure the gravel stays on the Property. Applicant's commitment to continued maintenance is a mitigating factor in lieu of paving the Property that they will frequently continue.

Strict application of the UDO would require conversion of the existing pervious surface to an impervious paved lot, which would increase stormwater runoff and necessitate additional mitigation measures that are currently unnecessary. The unique element of this Property giving rise to the request to maintain the existing condition is the topographical variation across the Property. The Property slopes front to back and away from the right of way. Paving the parking area of the Property would require significant engineering and earthwork to maintain the existing stormwater retention conditions. Given the Property's varying topography and lack of drainage issues, this would impose an unnecessary hardship rather than addressing an existing problem.

Sincerely,

CLARK HILL

/s/ Henry Bailey

Henry Bailey

WINNETT COUNTY
PLANNING AND DEVELOPMENT

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4/21/2026

Responses to the following criteria must be submitted for each variance requested (attach additional sheets as needed). According to the Unified Development Ordinance (UDO), a variance shall not be granted unless evidence is presented supporting conclusions that the variance meets each of the following criteria:

- A. Does the strict adherence to a provision create a hardship due to topographical or site conditions? Please explain:

Yes. Strict application of the UDO would require conversion of the existing pervious surface to an impervious paved lot, which would increase stormwater runoff and necessitate additional mitigation measures that are currently unnecessary. The unique element of this Property giving rise to the request to maintain the existing condition is the topographical variation across the Property. The Property slopes front to back and away from the right of way. Paving the parking area of the Property would require significant engineering and earthwork to maintain the existing stormwater retention conditions. Given the Property's varying topography and lack of drainage issues, this would impose an unnecessary hardship rather than addressing an existing problem.

- B. Does the applicant propose a solution that does not circumvent the purpose and intent of this UDO? Please explain:

Yes. Granting the variance is consistent with both the spirit and intent of the UDO and the Unified Plan. Section 240-10 of the UDO, entitled "General Parking Requirements," sets forth the purpose and intent of parking regulations, including to provide design standards for parking facilities and driveways that minimize harm to motorists and private property, ensure adequate emergency vehicle access, and protect the safety and capacity of public streets. The requested variance is consistent with these stated purposes. The existing gravel parking lot has functioned as a safe, reliable, and effective means of serving the Subject Property for nearly three decades. Additionally, the request is consistent with the Unified Plan. The Unified Plan recognizes that impervious surfaces can exacerbate environmental concerns by increasing stormwater runoff and associated risks. (Gwinnett County 2045 Unified Plan, p. 270). The plan specifically calls for the reduction of impervious surfaces. (Gwinnett County 2045 Unified Plan, p. 284). The variance requested by this application serves the intent and the stated goals of the UDO and the Unified Plan, aligning with the County's broader environmental and planning objectives. Additionally, Applicant is engaged in ongoing maintenance of the gravel lot and as recently as December 2025, Applicant removed a significant amount of gravel and further compacted the lot to ensure the gravel stays on the Property. Applicant's commitment to continued maintenance is a mitigating factor in lieu of paving the Property.

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4/21/2026




PROPERTY OWNER 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 in less than six (6) months from the date of last action by the Board of Commissioners.

Property Owner

Name: Jeff Pustizzi, on behalf of Keystone Court Partners, LLC

Signature: 

Date: 4/13/20

Notary Public

Name: Hannah Buchholz

Signature: 

Date: 4/13/20

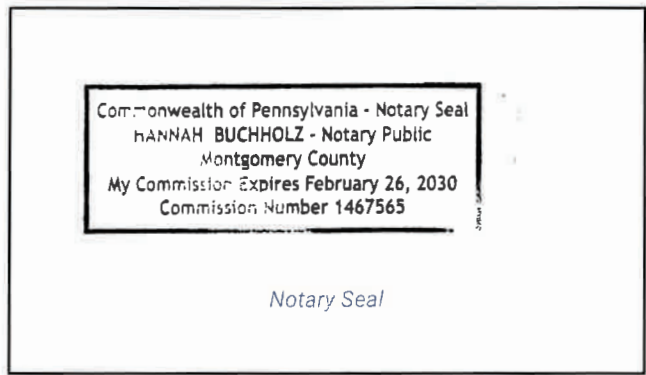


Exhibit B: Maps

[attached]



KEYSTONE CT

ROGER ST

EIGHTH ST

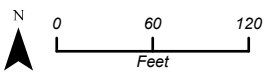
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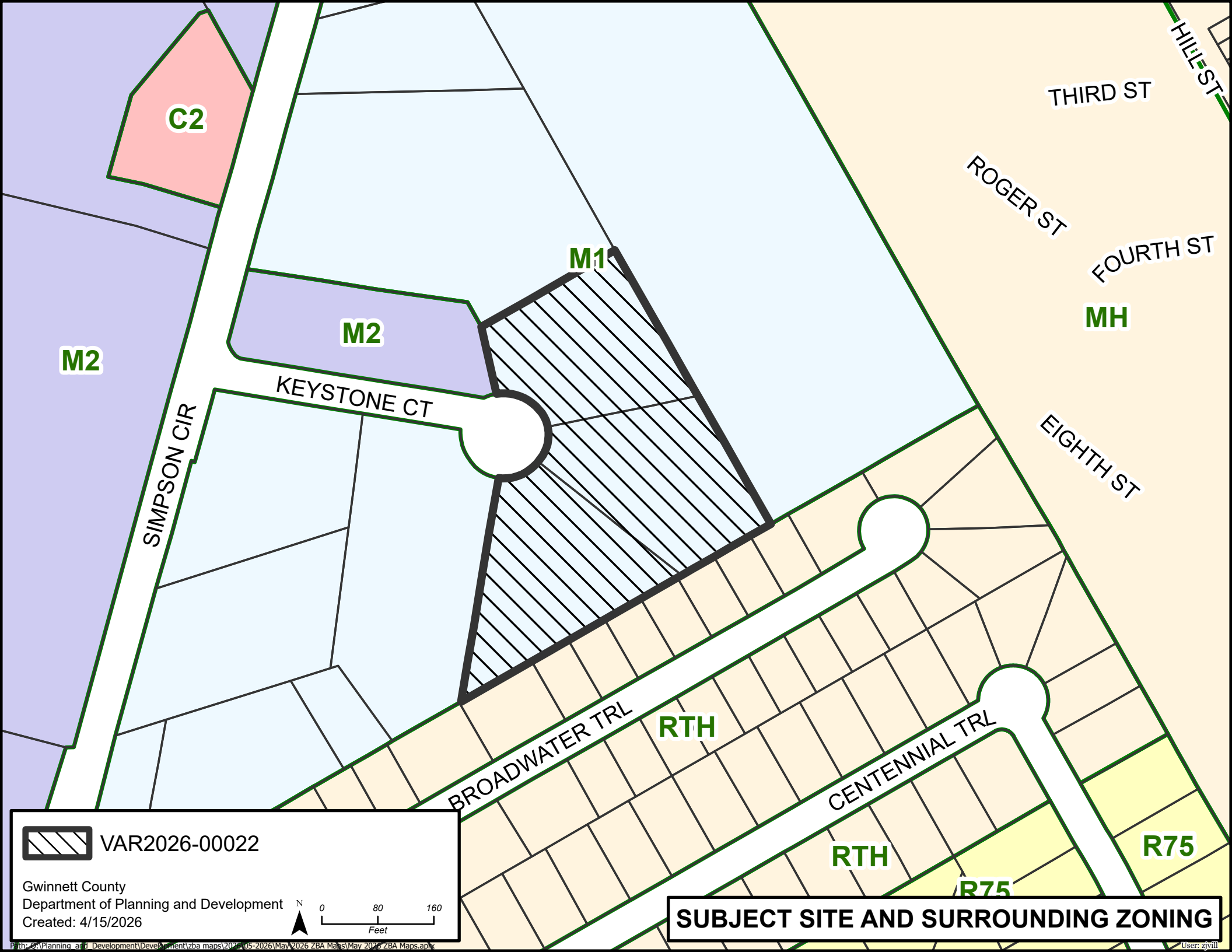
BROADWATER TRL

CENTENNIAL TRL

 VAR2026-00022

Gwinnett County
Department of Planning and Development
Created: 4/15/2026





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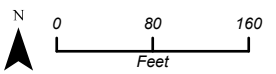
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VAR2026-00022

Gwinnett County
Department of Planning and Development
Created: 4/15/2026



SUBJECT SITE AND SURROUNDING ZONING