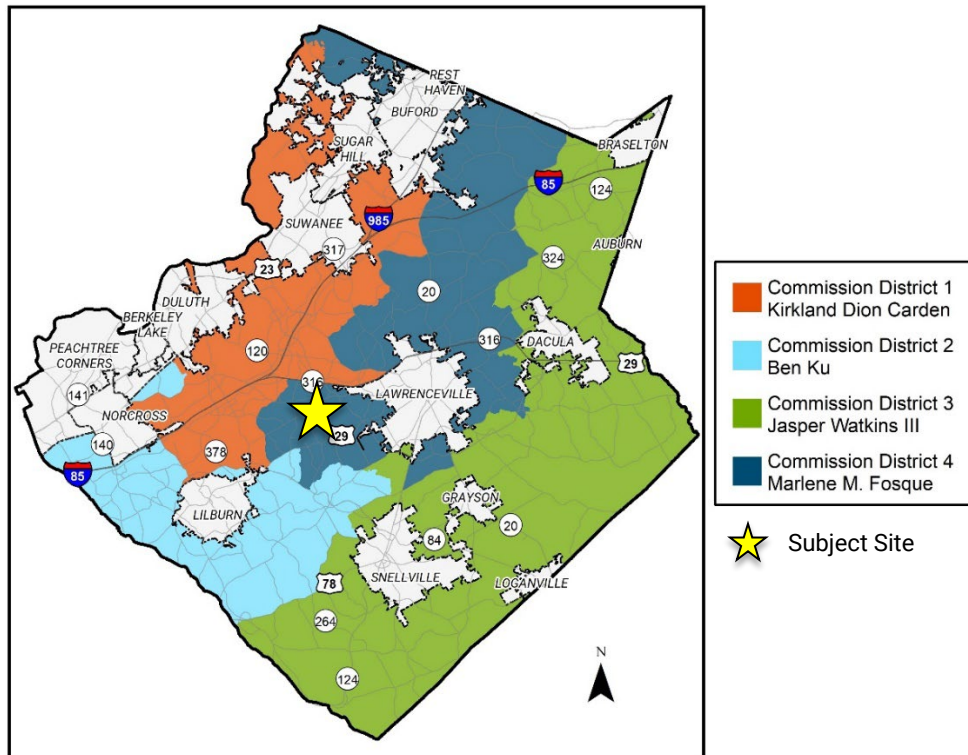




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZM2022-00017
Current Zoning: R-100 (Single-Family Residence District) and R-ZT (Single-Family Residence Zero Lot Line/Townhouse District)
Request: Rezoning to R-TH (Single-Family Residence Townhouse District)
Address: 2176 Cruse Road
Map Number: R7003 310
Site Area: 4.62 acres
Units: 46
Proposed Development: Townhouses
Commission District: District 4 - Commissioner Fosque
Character Area: Established Neighborhoods

Staff Recommendation: APPROVAL WITH CONDITIONS



Planning Commission Advertised Public Hearing Date: 5/4/2022
Board of Commissioners Advertised Public Hearing Date: 5/24/2022

Applicant: Parkland Communities, Inc.
c/o Alliance Engineering and Planning
299 South Main Street
Alpharetta, GA 30009

Owner: Douglas L. Rainwater and Dawn B. Rainwater
2176 Cruse Road
Lawrenceville, GA 30044

Contact: Tyler Lasser

Contact Phone: 770.225.4730 ext. 819

Zoning History

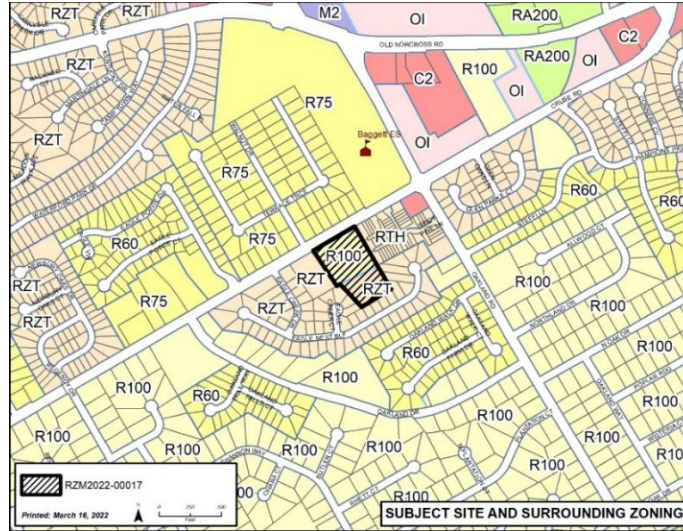
The northern portion of the subject property is zoned R-100 (Single-Family Residence District), and the southern portion is zoned R-ZT (Single-Family Residence Zero Lot Line/Townhouse District). No prior zoning requests are on record for the northern portion. A 1991 zoning approval, RZ-91-072, rezoned the southern portion from R-100 to R-ZT for a single-family detached subdivision. This portion of the property was included in the rezoning approval for the adjacent Eagle Creek subdivision; however, this portion of the site was not included in the subdivision plat for Eagle Creek and was left undeveloped.

Existing Site Condition

The subject site is a 4.62-acre parcel located along the south side of Cruse Road, west of its intersection with Oakland Road. A single-family home exists on the property and contains a large wooded rear yard. A barn, swimming pool, and other accessory structures are located on the site. The site slopes upward from Cruse Road by approximately 20 feet. A sidewalk along the southern side of Cruse Road extends from the Oakland Road intersection to the adjacent townhouse development to the east, although the sidewalk ends before reaching the subject property. The current house is served by a single entrance from Cruse Road, leading to a circular asphalt driveway. Cruse Road is a Minor Arterial. The nearest Gwinnett County Transit stop is approximately one mile from the site.

Surrounding Use and Zoning

The subject site is surrounded by detached single-family residential developments and townhouses. Additionally, Baggett Elementary School is located across Cruse Road to the northeast. An office park is located at the northeast corner of the intersection of Cruse Road and Oakland Road. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Attached Townhouses	R-TH	9.97 units per acre
North	Single-Family Residential	R-75	2.56 units per acre
East	Townhouses	R-TH	9.66 units per acre
South	Single-Family Residential	R-ZT	4.16 units per acre
West	Single-Family Residential	R-ZT	0.58 units per acre

Project Summary

The applicant requests rezoning of a 4.62-acre site from R-100 and R-ZT to R-TH to construct a townhouse development, including:

- 46 rental townhouse units, containing three bedrooms and a minimum heated floor area of 1,700 square feet, with a net density of 9.97 units per acre.
- Elevations consisting of fiber cement siding, brick veneer, and stone veneer.
- Front-loaded double car garages.
- A single entrance from Cruse Road.
- Internal public streets with 4-foot-wide sidewalks on both sides.
- 18 guest parking spaces located throughout the development.
- A 5-foot-wide external sidewalk along Cruse Road.
- A 10-foot-wide landscape strip located along Cruse Road.
- A total of 15 percent open space, including a pocket park with a playground toward the rear of the development.
- A stormwater management facility located along the southern property line.
- A mail kiosk toward the front of the development adjacent to Cruse Road.

Zoning and Development Standards

The applicant is requesting a rezoning to R-TH, Single-Family Residence Townhouse District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	35'	YES
External Front Yard Setback	Minimum 10'	10'	YES
External Side Yard Setback	Minimum 20'	20'	YES
External Rear Yard Setback	Minimum 20'	20'	YES
Off-Street Parking	Minimum 104 spaces	202 spaces	YES
Guest Parking	Minimum 12 spaces	18 spaces	YES
Density	Maximum 10 units per acre	9.97 units per acre	YES
Common Area	Minimum 15% or 0.69 acres	0.69 acres	YES
Dwelling Size	Minimum 1,200 square feet	1,700 square feet	YES

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 E). Standard site and infrastructure improvements will also be required related to transportation, stormwater, 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, the staff makes the following findings based on the standards from the UDO:

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

The site is surrounded entirely by residential uses. The Eagle Creek single-family detached subdivision borders the subject property to the south and west, the Oakdale Commons attached townhouse subdivision is directly to the east, and the Chestnut Grove single-family detached subdivision is across Cruse Road to the north. With conditions of approval, the rezoning request would be suitable in view of the use and development of adjacent and nearby properties.

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

The proposed rezoning would not adversely affect the existing use or usability of adjacent or nearby properties. The townhouse subdivision would be consistent with the adjacent townhouse subdivision and compatible with surrounding single-family detached subdivisions. The recommended conditions of approval would mitigate potential adverse aesthetic, property maintenance, and stormwater impacts.

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

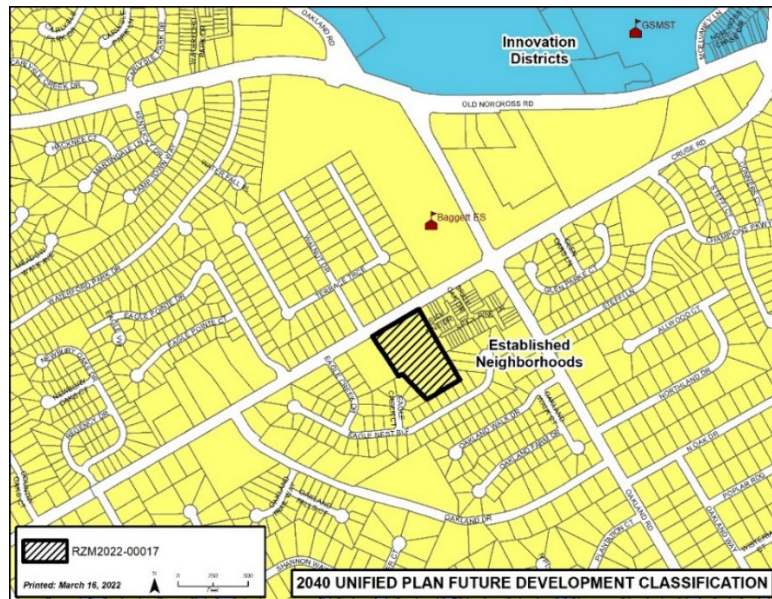
The property has reasonable economic use as currently zoned.

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.

This rezoning request would likely create impacts on public facilities in the form of traffic, utility demand, and stormwater runoff; however, appropriate conditions, site development requirements, and planning would mitigate these impacts. The rezoning would also impact school enrollment. Agency review comments related to any potential improvements concerning this rezoning request are attached (Exhibit E).

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

The 2040 Unified Plan and Future Development Map indicate the subject property is within the Established Neighborhoods Character Area. This designation includes residential areas that are not anticipated to experience significant changes and encourages residential infill developments that are consistent in scale with nearby properties. Townhouses are expressly stated as a potential development type. Likewise, the Unified Plan promotes pedestrian connectivity. The adjacent townhouse development contains a sidewalk along Cruse Road; the applicant intends to extend the existing sidewalk to the proposed development, which would provide pedestrian access to Baggett Elementary School. The requested rezoning would be consistent 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.

A townhouse subdivision would be appropriate within walking distance of an elementary school. Moreover, a recent housing study conducted in conjunction with Gwinnett County has identified significant unmet housing demand, particularly with respect to alternatives to single-family detached units in appropriate locations. The subject property's location adjacent to another townhouse subdivision and surrounded by established single-family detached subdivisions provides an appropriate setting for an infill townhouse subdivision and grounds for approval of the proposed rezoning.

Staff Recommendation

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

Staff Recommended Conditions

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

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received March 15, 2022, and Exhibit C: Building Elevations dated received March 15, 2022, with revisions required by conditions and the Unified Development Ordinance, subject to the review and approval of the Director of Planning and Development.
2. The development shall be limited to single-family attached townhouses and accessory uses, not to exceed 46 units.
3. The minimum heated floor area per dwelling unit shall be 1,700 square feet.
4. All townhouses shall comply with Architectural Design Category 3. The sides of units oriented toward Cruse Road shall meet the requirements for front facades.
5. All dwellings shall contain at least a double-car garage.
6. The Cruse Road frontage and subdivision entrance shall be landscaped by the developer and maintained by the property management company. The entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval by the Department of Planning and Development.
7. A property management company shall be responsible for maintenance of all common areas/facilities, street frontage landscaping, lawn, and ornamental planting maintenance on individual lots, attached decks, townhouse roofs, painting of townhouse exteriors, and other property maintenance.
8. An on-site property management office shall be provided with regularly scheduled business hours.
9. Natural vegetation shall remain on the property until the issuance of a development permit.

10. All grassed areas shall be sodded.
11. Stormwater BMP facilities shall be screened from view of adjoining properties and rights of way by landscaping and/or decorative fencing that is in compliance with the Gwinnett County Stormwater Management Manual, subject to review and approval by the Department of Planning and Development.
12. The property owner shall submit a code compliance certificate and inspection report for 25 percent of the units each year per the requirement as established by the Department of Planning and Development.
13. Coordinate with the Gwinnett County Department of Transportation to dedicate the appropriate amount of right of way needed for the future widening of Cruse Road (GW-396 of the Comprehensive Transportation Plan).
14. The right-turn deceleration lane shall be extended into the existing deceleration lane for Spicy Oak Drive, subject to review and approval by the Gwinnett County Department of Transportation.
15. The developer shall install a left-turn lane into the development, subject to review and approval by the Gwinnett County Department of Transportation.
16. The developer shall connect to an existing 8-inch water main located approximately 275 feet east on Cruse Road, at the intersection of Spicy Oak Drive. In addition, the developer shall extend the new 8-inch water main across the frontage of the subject property, approximately 450 linear feet, subject to review and approval by the Gwinnett County Department of Water Resources.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Internal and External Agency Review Comments
- F. Maps

Exhibit A: Site Visit Photos



Existing single-family home

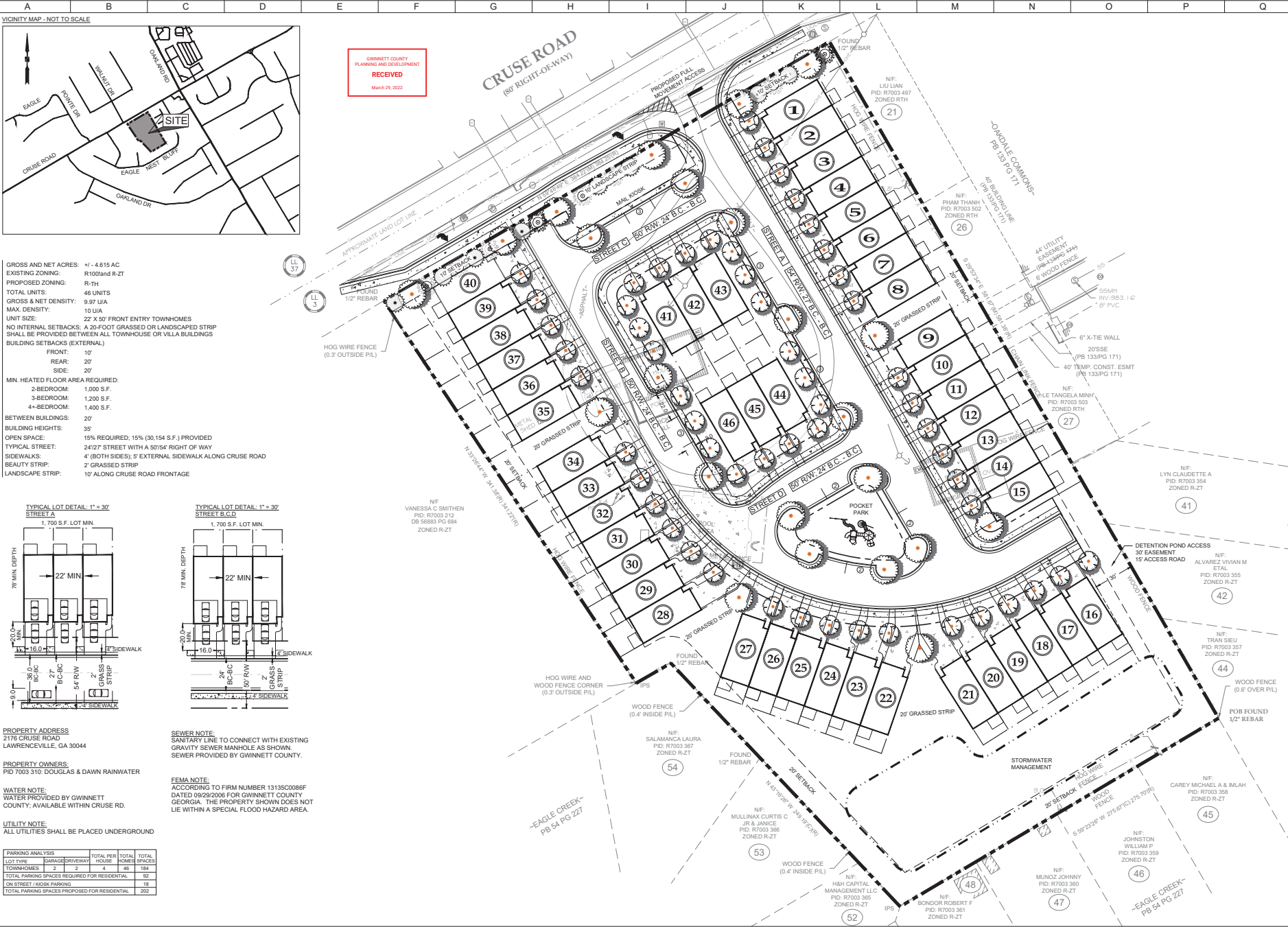


View from Cruse Road

Exhibit B: Site Plan

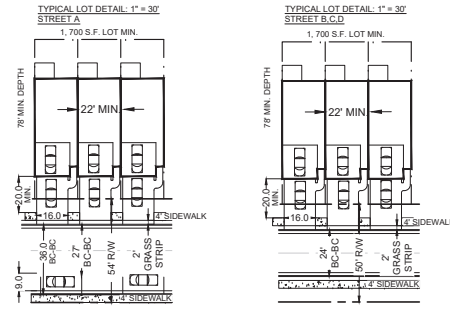
[attached]

PLAN: 21022-00017-01-01.dwg
 DATE: 08/29/2022
 TIME: 10:58:58 AM
 USER: JACOB
 PLOT: 11x17.21



GWINNETT COUNTY
 PLANNING AND DEVELOPMENT
 RECEIVED
 MARCH 29, 2022

GROSS AND NET ACRES: +/- 4.815 AC
EXISTING ZONING: R100and R-ZT
PROPOSED ZONING: R-TH
TOTAL UNITS: 46 UNITS
GROSS & NET DENSITY: 9.97 U/A
MAX. DENSITY: 10 U/A
UNIT SIZE: 22' X 50' FRONT ENTRY TOWNHOMES
NO INTERNAL SETBACKS, A 20-FOOT GRASSED OR LANDSCAPED STRIP SHALL BE PROVIDED BETWEEN ALL TOWNHOUSE OR VILLA BUILDINGS
BUILDING SETBACKS (EXTERNAL)
 FRONT: 10'
 REAR: 20'
 SIDE: 20'
MIN. HEATED FLOOR AREA REQUIRED:
 2-BEDROOM: 1,000 S.F.
 3-BEDROOM: 1,200 S.F.
 4-BEDROOM: 1,400 S.F.
BETWEEN BUILDINGS: 20'
BUILDING HEIGHTS: 35'
OPEN SPACE: 15% REQUIRED; 15% (30,154 S.F.) PROVIDED
TYPICAL STREET: 24/27' STREET WITH A 50/54' RIGHT OF WAY
SIDEWALKS: 4' (BOTH SIDES), 5' EXTERNAL SIDEWALK ALONG CRUSE ROAD
BEAUTY STRIP: 2' GRASS STRIP
LANDSCAPE STRIP: 10' ALONG CRUSE ROAD FRONTAGE



PROPERTY ADDRESS:
 2176 CRUSE ROAD
 LAWRENCEVILLE, GA 30044
PROPERTY OWNERS:
 PID 7003 310: DOUGLAS & DAWN RAINWATER
SEWER NOTE:
 SANITARY LINE TO CONNECT WITH EXISTING GRAVITY SEWER MAINHOLE AS SHOWN. SEWER PROVIDED BY GWINNETT COUNTY.
WATER NOTE:
 ACCORDING TO FIRM NUMBER 1313SC0086F DATED 08/29/2006 FOR GWINNETT COUNTY GEORGIA. THE PROPERTY SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
UTILITY NOTE:
 ALL UTILITIES SHALL BE PLACED UNDERGROUND

PARKING ANALYSIS	TOTAL PER LOT TYPE	TOTAL HOUSE	TOTAL HOMES	TOTAL SPACES
TOWNHOMES	2	4	46	184
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL				92
ON STREET / KIOSK PARKING				18
TOTAL PARKING SPACES PROPOSED FOR RESIDENTIAL				202

ALLIANCE
 ENGINEERING & PLANNING, INC.
 299 South Morris St., Suite A | Alpharetta, GA 30009
 770.225.4730 | www.alliancepi.com

PARKLAND COMMUNITIES
 2418 CONTACT LN, JACOB, 404.456.5992
 JIM@PARKLANDCO.COM

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NOT
RELEASED
FOR
CONSTRUCTION

SURVEYING BY:
 ALLIANCE LAND SURVEYING
 PHONE: (770) 838-8844
 CONTACT: MICHAEL GILL

Site Zoning Plan for
Cruse Road Tract
 2176 CRUSE ROAD
 LAWRENCEVILLE, GA 30044
 LL 3 - DISTRICT 7TH
 GWINNETT COUNTY
 PARCEL # 7003 310

Orig. Issue: 11.17.21
 Designed by: GB
 Checked by: BW
 Project #: 21238

NORTH
 SCALE: 1" = 30'
ZONING PLAN
 03.01.22

Exhibit C: Building Elevations

[attached]

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FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

* SINGLE FAMILY HOME ATTACHED * 22' LOTS

NOTE: Elevations not to exceed 35'-0" in height and have exterior materials to be combinations of fiber cement siding, brick veneer, and stone veneer

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

March 29, 2022



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

[attached]

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Applicant's Letter of Intent

2176 Cruse Road (Parcel # 7003 310)
R-100 and R-ZT to R-TH

The applicant, Parkland Communities Inc., requests a rezoning on a 4.615-acre lot for the purpose of constructing an attached townhouse community. The site is located on Cruse Road between Oakland Road and Herrington Road, adjacent to the Oakdale Commons townhomes and across the street from Baggett Elementary School. The site is also between two commercial nodes on Cruse Road that include a variety of restaurant, retail, and large grocery stores. To develop the site as proposed, the applicant requests to rezone the property from R-ZT and R-100 (Single-Family Residence District) to R-TH (Single-Family Residence Townhouse District). As illustrated on the submitted site plan, the Applicant proposes to construct 46 for-rent townhomes, with extensive open space. Each unit will have a floor area of approximately 1,700 square feet and include three bedrooms and two-and-half bathrooms. Standing two stories tall (maximum 35'), townhomes will be constructed with a mixture of brick, stone, and fiber cement siding. Each unit will have private access at the front of each structure as well as through the front-entry two-car garage. In addition to garage and driveway spaces, additional parking for guests will be provided along the interior street and adjacent to the amenity area at the rear of the site as well as the mail kiosk at the front of the site. The sidewalks throughout the site will allow residents to safely access the pocket park, and mail kiosk, as well as the road frontage of Cruse Road. The sidewalks proposed along Cruse Road will connect with the sidewalks installed with the Oakdale Commons townhouse development, providing a consistent and safe route for those walking to the numerous nearby offices or to the elementary school across the street. The subject site is within the Established Neighborhoods character area of the 2040 Comprehensive Plan, which encourages townhomes and states that any new development, including residential infill properties, should be consistent in scale, architecture, and use with surrounding properties. The proposed development meets the intent of the character area as it is consistent with the neighboring townhouse community, and consistent with the scale and architecture of the nearby single-family residences. As the County has steadily increased its population, demand for housing has far exceed supply. As a result, the County's housing study has indicated a need for greater diversity of housing options beyond traditional single-family detached or standard garden-style apartments. To contribute to that diversity, the proposed development will be completely for-rent. As a for-rent community, it offers a convenient and maintenance free lifestyle for residents with a large home size and amenities, while seamlessly complementing the appearance and uses of its surroundings.

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

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

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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March 29, 2022

RECEIVED

March 29, 2022

REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

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

Please see attached

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

Please see attached

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

Please see attached

- (D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

Please see attached

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

Please see attached

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

Please see attached

RECEIVED

March 29, 2022

Standards Governing the Exercise of the Zoning Power

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

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

Rezoning the subject site to R-TH for the purpose of constructing townhomes is suitable in relation to the adjacent and nearby properties. The site is directly adjacent to the Oakdale Commons townhomes and is surrounded by RZT zonings on all sides. The site is also across the street from Baggett Elementary School.

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

The proposed rezoning will not adversely affect the use of the surrounding properties. The subject property is adjacent to an existing townhouse development, and nearby the many offices and elementary school at the corner of Cruse Road and Oakland Road.

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

Due to the size and location of the property, the applicant believes that the subject property does not have a reasonable economic use as currently zoned. The applicant submits the rezoning would allow for a use more compatible with the pattern of development in the area.

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

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

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

The proposed rezoning is in conformity with the intent of the 2040 Unified Plan. The subject property is located within the Established neighborhoods character area of the 2040 Future Development Map, which encourages townhomes as a land use.

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

The pattern of residential infill development in the area and the proposed development's consistency with the land use of the adjacent properties are among reasons for the approval of the proposed rezoning.

Exhibit E: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		4/13/2022		
Department/Agency Name:		Transportation		
Reviewer Name:		Brent Hodges		
Reviewer Title:		Construction Manager 1		
Reviewer Email Address:		Brent.Hodges@GwinnettCounty.com		
Case Number:		RZM2022-00017		
Case Address:		2176 Cruse Road		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Cruse Road is a Minor Arterial. ADT = 18,807. 1 mile to nearest Transit facility #2335332 Sugarloaf Parkway & Taco Bell.			
2	Standard 200' deceleration lane with 50' taper required with adequate right-of-way for an 11' shoulder required.			
3	Provide sight distance certification for ALL driveways/streets connecting to classified roads in accordance with sections 900-40.6 and 900-50.7 of the UDO.			
4	A 5-foot wide concrete sidewalk shall be constructed along the entire frontage of the property per UDO 900-90.1.			
5				
6				
7				
Recommended Zoning Conditions:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Coordinate with Gwinnett County Department of Transportation to dedicate the appropriate amount of right-of-way needed for the future widening of Cruse Road (GW-396 of the Comprehensive Transportation Plan).			
2	Right-turn deceleration lane shall be extended into the existing deceleration lane for Spicy Oak Drive.			
3	Developer shall install a left-turn lane into the development.			
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:		4/13/2022		
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.Pappas@GwinnettCounty.com		
Case Number:		RZM2022-00017		
Case Address:		2176 Cruse Road		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The development may connect to an existing 8-inch water main located approximately 275 feet on Cruse Road, at the intersection of Spicy Oak Drive.			
2	Water: This water main will need to be extended approximately 450 feet across the frontage of the development.			
3	Sewer: Sewer Capacity Certification C2021-12-345 approved for 60 lots (42.0 peak gpm).			
4	Sewer: There is an available 8-inch sanitary sewer main located approximately 70 feet east in the right-of-way of Spicy Pine Lane.			
5	Sewer: An easement to access this sewer was provided by Oakdale Commons Final Plat.			
6				
7				
Recommended Zoning Conditions:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The developer shall connect to an existing 8-inch water main located approximately 275 feet east on Cruse Road, at the intersection of Spicy Oak Drive. In addition, the developer shall extend the new 8-inch water main across the frontage of their property, approximately 450 linear feet.			
2				
3				
4				
5				
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7				

Note: Attach additional pages, if needed

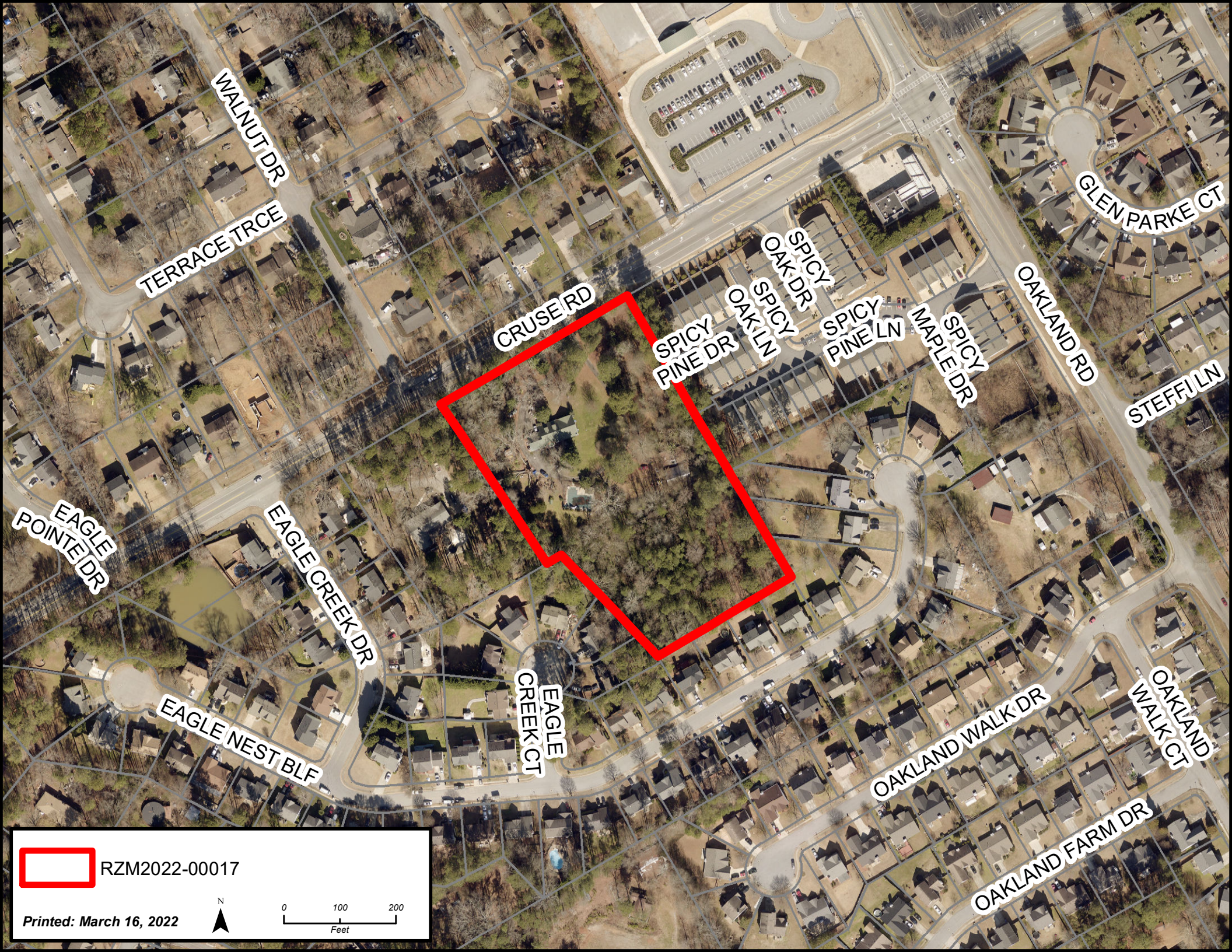
Revised 7/26/2021

Residential Rezoning Impact on Local Schools
 Prepared for Gwinnett County BOC, **May, 2022**


											Proposed Zoning
	School	2021-22			2022-23			2023-24			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
CIC2022-00014	Peachtree Ridge HS	3,348	3,050	298	3,398	3,050	348	3,449	3,050	399	4
	Northbrook MS	934	1,025	-91	953	1,025	-72	972	1,025	-53	4
	Jackson ES	1,475	1,475	0	1,490	1,475	15	1,505	1,475	30	7
RZM2022-00013	Grayson HS	3,150	3,000	150	3,245	3,000	245	3,342	3,000	342	9
	Bay Creek MS	1,282	1,150	132	1,320	1,150	170	1,360	1,150	210	8
	Trip ES	1,238	1,200	38	1,263	1,200	63	1,301	1,200	101	14
CIC2022-00013	Grayson HS	3,150	3,000	150	3,245	3,000	245	3,342	3,000	342	20
	Bay Creek MS	1,282	1,150	132	1,320	1,150	170	1,360	1,150	210	18
	Trip ES	1,238	1,200	38	1,263	1,200	63	1,301	1,200	101	32
RZM2022-00015	Peachtree Ridge HS	3,348	3,050	298	3,398	3,050	348	3,449	3,050	399	13
	Hull MS	1,342	1,750	-408	1,355	1,750	-395	1,383	1,750	-367	12
	Mason ES	976	1,150	-174	1,005	1,150	-145	1,025	1,150	-125	20
RZM2022-00016	Lanier HS	1,942	1,900	42	2,000	1,900	100	2,060	1,900	160	20
	Lanier MS	1,430	1,700	-270	1,473	1,700	-227	1,517	1,700	-183	17
	Sugar Hill ES	1,119	1,075	44	1,153	1,075	78	1,187	1,075	112	31
RZM2022-00017	Discovery HS	2,785	2,525	260	2,813	2,525	288	2,841	2,525	316	7
	Richards MS	2,135	2,200	-65	2,156	2,200	-44	2,178	2,200	-22	6
	Baggett ES	970	1,125	-155	980	1,125	-145	989	1,125	-136	10
RZR2022-00012	Dacula HS	2,479	2,550	-71	2,553	2,550	3	2,630	2,550	80	7
	Dacula MS	1,786	1,900	-114	1,822	1,900	-78	1,858	1,900	-42	6
	Alcova ES	1,419	1,150	269	1,447	1,150	297	1,491	1,150	341	10
RZR2022-00013	Peachtree Ridge HS	3,348	3,050	298	3,398	3,050	348	3,449	3,050	399	1
	Hull MS	1,342	1,750	-408	1,355	1,750	-395	1,383	1,750	-367	1
	Parsons ES	805	700	105	829	700	129	854	700	154	1

Exhibit F: Maps

[attached]



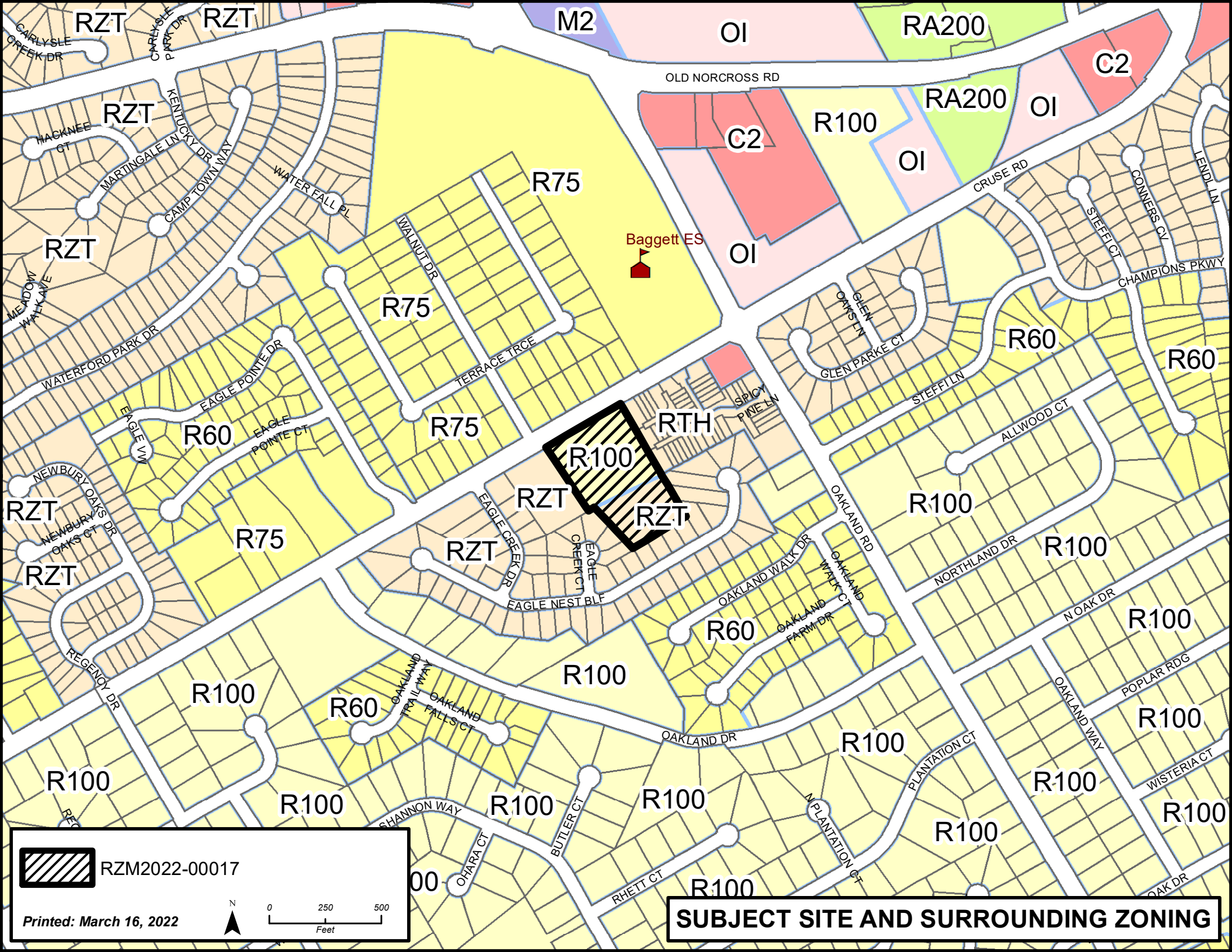
WALNUT DR
 TERRACE TRCE
 CRUSE RD
 SPICY PINE DR
 SPICY OAK LN
 SPICY OAK DR
 SPICY PINE LN
 MAPLE DR
 OAKLAND RD
 STEFFI LN
 GLEN PARKE CT
 EAGLE POINTED DR
 EAGLE CREEK DR
 EAGLE NEST BLF
 EAGLE CREEK CT
 OAKLAND WALK DR
 OAKLAND WALK CT
 OAKLAND FARM DR

 RZM2022-00017

Printed: March 16, 2022

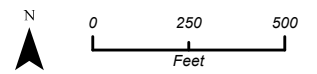
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0 100 200
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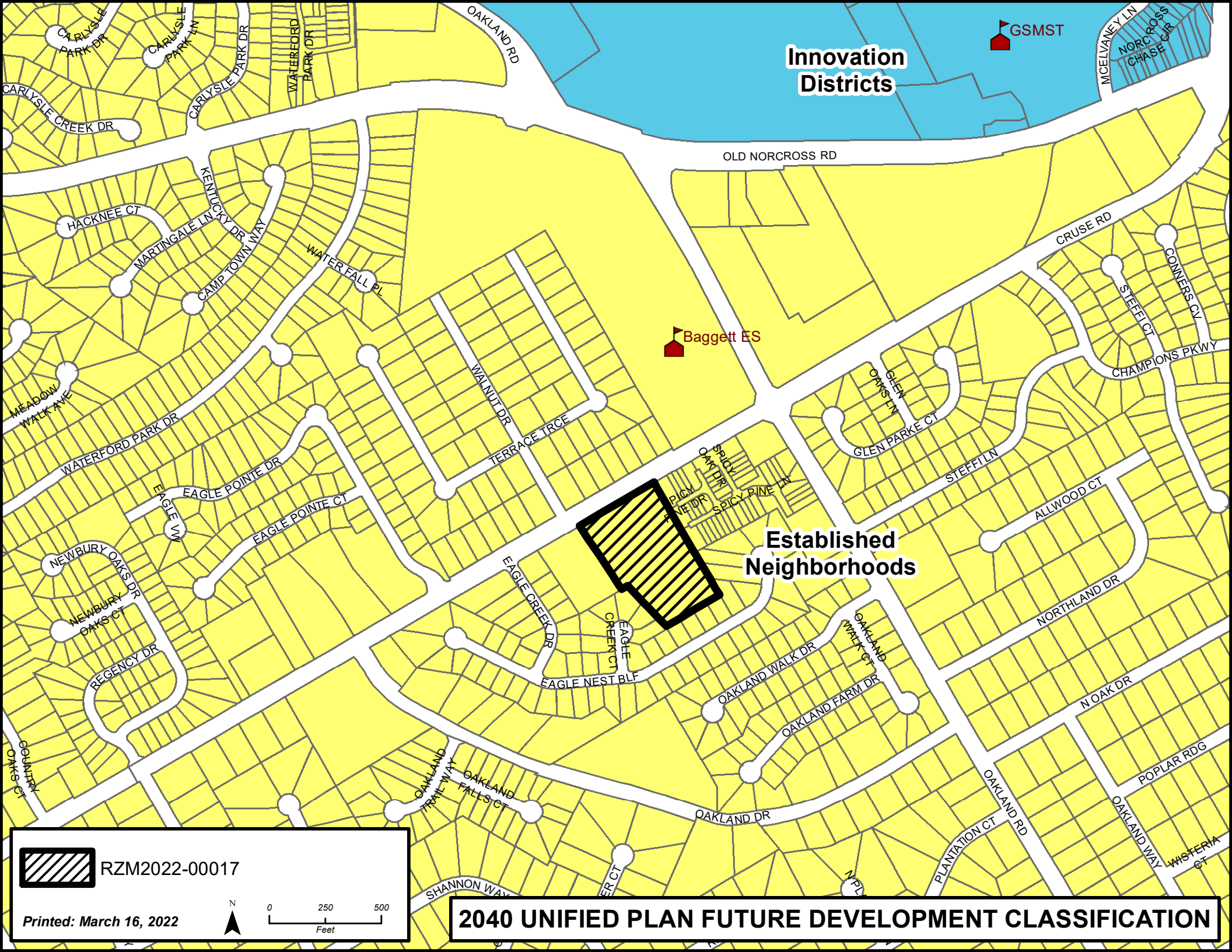


 RZM2022-00017

Printed: March 16, 2022



SUBJECT SITE AND SURROUNDING ZONING



Innovation Districts

GSMST

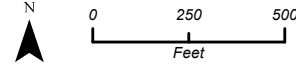
OLD NORCROSS RD

Baggett ES

Established Neighborhoods

 RZM2022-00017

Printed: March 16, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

RECEIVED

March 29, 2022

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Parkland Communities Inc.</u> <u>c/o Alliance Engineering and Planning</u>	NAME: <u>RAINWATER DOUGLAS L & DAWN B</u>
ADDRESS: <u>299 South Main Street</u>	ADDRESS: <u>2176 CRUSE RD</u>
CITY: <u>Alpharetta</u>	CITY: <u>LAWRENCEVILLE</u>
STATE: <u>GA</u> ZIP: <u>30009</u>	STATE: <u>GA</u> ZIP: <u>30044-2319</u>
PHONE: <u>770-225-4730 ext. 819</u>	PHONE: <u>770-225-4730 ext. 819</u>
CONTACT PERSON: <u>Tyler Lasser</u> PHONE: <u>770-225-4730 ext. 819</u>	
CONTACT'S E-MAIL: <u>tylerl@allianceco.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S) R-100/RZT REQUESTED ZONING DISTRICT: R-TH

PARCEL NUMBER(S): 7003 310 ACREAGE: 4.615

ADDRESS OF PROPERTY: 2176 Cruse Road

PROPOSED DEVELOPMENT: Attached Townhomes

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>46</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1,700 square feet</u>	Total Building Sq. Ft. _____
Gross Density: <u>9.97</u>	Density: _____
Net Density: <u>9.97</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

March 29, 2022

REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

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

Please see attached

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

Please see attached

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

Please see attached

- (D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

Please see attached

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

Please see attached

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

Please see attached

RECEIVED

March 29, 2022

Standards Governing the Exercise of the Zoning Power

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

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

Rezoning the subject site to R-TH for the purpose of constructing townhomes is suitable in relation to the adjacent and nearby properties. The site is directly adjacent to the Oakdale Commons townhomes and is surrounded by RZT zonings on all sides. The site is also across the street from Baggett Elementary School.

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

The proposed rezoning will not adversely affect the use of the surrounding properties. The subject property is adjacent to an existing townhouse development, and nearby the many offices and elementary school at the corner of Cruse Road and Oakland Road.

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

Due to the size and location of the property, the applicant believes that the subject property does not have a reasonable economic use as currently zoned. The applicant submits the rezoning would allow for a use more compatible with the pattern of development in the area.

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

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

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

The proposed rezoning is in conformity with the intent of the 2040 Unified Plan. The subject property is located within the Established neighborhoods character area of the 2040 Future Development Map, which encourages townhomes as a land use.

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

The pattern of residential infill development in the area and the proposed development's consistency with the land use of the adjacent properties are among reasons for the approval of the proposed rezoning.

RECEIVED

March 29, 2022

REZONING APPLICANT'S CERTIFICATION

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



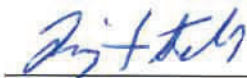
Signature of Applicant

2/28/2022

Date

JAMES D. JACOBI / PRESIDENT

Type or Print Name and Title



Signature of Notary Public

2/28/2022

Date



Notary Seal

RECEIVED

March 29, 2022

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.

[Handwritten Signature]

Signature of Property Owner

Date 1/21/2022

Date 1/21/2022

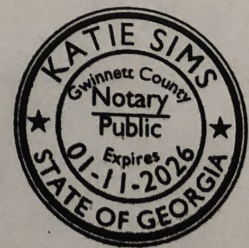
Douglas L. Rainwater - Owner AND Dawn B Rainwater - Owner

Type or Print Name and Title

[Handwritten Signature]

Signature of Notary Public

Date 1/21/22



Notary Seal

RECEIVED

March 29, 2022

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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

James D. Jacobi 2/28/2022 JAMES D. JACOBI / PRESIDENT
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Tyler Lasser 2.28.22 Tyler Lasser - Representative
SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

Timothy Ferrell Stubbs 2/28/2022
SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

YES NO

James D. Jacobi
YOUR NAME

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

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

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

RECEIVED

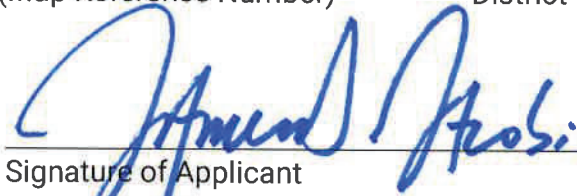
March 29, 2022

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

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

PARCEL I.D. NUMBER: 7 - 003 - 310
(Map Reference Number) District Land Lot Parcel



2/28/2022
Date

Signature of Applicant

JAMES D. JALOB1 / PRESIDENT

Type or Print Name and Title

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

TAX COMMISSIONERS USE ONLY

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

Jacqueleen Garcia

Tax Associate I

NAME

TITLE

03/01/2022

DATE

RECEIVED

March 29, 2022

Applicant's Letter of Intent

2176 Cruse Road (Parcel # 7003 310)
R-100 and R-ZT to R-TH

The applicant, Parkland Communities Inc., requests a rezoning on a 4.615-acre lot for the purpose of constructing an attached townhouse community. The site is located on Cruse Road between Oakland Road and Herrington Road, adjacent to the Oakdale Commons townhomes and across the street from Baggett Elementary School. The site is also between two commercial nodes on Cruse Road that include a variety of restaurant, retail, and large grocery stores. To develop the site as proposed, the applicant requests to rezone the property from R-ZT and R-100 (Single-Family Residence District) to R-TH (Single-Family Residence Townhouse District). As illustrated on the submitted site plan, the Applicant proposes to construct 46 for-rent townhomes, with extensive open space. Each unit will have a floor area of approximately 1,700 square feet and include three bedrooms and two-and-half bathrooms. Standing two stories tall (maximum 35'), townhomes will be constructed with a mixture of brick, stone, and fiber cement siding. Each unit will have private access at the front of each structure as well as through the front-entry two-car garage. In addition to garage and driveway spaces, additional parking for guests will be provided along the interior street and adjacent to the amenity area at the rear of the site as well as the mail kiosk at the front of the site. The sidewalks throughout the site will allow residents to safely access the pocket park, and mail kiosk, as well as the road frontage of Cruse Road. The sidewalks proposed along Cruse Road will connect with the sidewalks installed with the Oakdale Commons townhouse development, providing a consistent and safe route for those walking to the numerous nearby offices or to the elementary school across the street. The subject site is within the Established Neighborhoods character area of the 2040 Comprehensive Plan, which encourages townhomes and states that any new development, including residential infill properties, should be consistent in scale, architecture, and use with surrounding properties. The proposed development meets the intent of the character area as it is consistent with the neighboring townhouse community, and consistent with the scale and architecture of the nearby single-family residences. As the County has steadily increased its population, demand for housing has far exceed supply. As a result, the County's housing study has indicated a need for greater diversity of housing options beyond traditional single-family detached or standard garden-style apartments. To contribute to that diversity, the proposed development will be completely for-rent. As a for-rent community, it offers a convenient and maintenance free lifestyle for residents with a large home size and amenities, while seamlessly complementing the appearance and uses of its surroundings.

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

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

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

March 29, 2022

RECEIVED

March 29, 2022

SURVEY LEGAL DESCRIPTION

Survey Legal Description

A parcel of land lying in Land Lot 3, of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

Begin at a found 1/2" rebar being the northeast corner of Lot 45 as recorded in Plat Book 54, Page 227, Gwinnett County records; thence run South 59 Degrees 23 Minutes 26 Seconds West for a distance of 275.67 feet to a set 5/8" capped rebar (L.S.F. #1322); thence run North 43 Degrees 16 Minutes 26 Seconds West for a distance of 249.19 feet to a found 1/2" rebar; thence run South 60 Degrees 06 Minutes 23 Seconds West for a distance of 29.73 feet to a set 5/8" capped rebar (L.S.F. #1322); thence run North 33 Degrees 26 Minutes 44 Seconds West for a distance of 341.38 feet to a found 1/2" rebar lying on the southerly right-of-way of Cruse Road (80' right-of-way); thence run North 59 Degrees 48 Minutes 49 Seconds East along said right-of-way, for a distance of 384.22 feet to a found 1/2" rebar; thence leaving said right-of-way, run South 29 Degrees 53 Minutes 34 Seconds East for a distance of 581.67 feet to the POINT OF BEGINNING.

Said parcel being 201,026 square feet, or 4.615 acres.

ZONING

THE SUBJECT PROPERTY IS ZONED R1 00 PER GWINNETT COUNTY GIS ACCESSED ON 01/19/2022.

THE SETBACKS FOR ZONE R1 00 SINGLE FAMILY RESIDENCE DISTRICT PER GWINNETT COUNTY MUNICIPLE ACCESSED ON 01/19/2022 ARE AS FOLLOWS:

- FRONT: 35 FEET
SIDE: 10 FEET
REAR: 40 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET

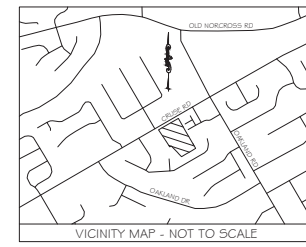
ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

GWINNETT COUNTY PLANNING AND DEVELOPMENT RECEIVED March 20, 2022

TITLE LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 3 of the 7th District of Gwinnett County, Georgia, and being more particularly described as follows:

To find the true POINT OF BEGINNING, begin at the point of intersection of the center line of Cruise Road (an 80 foot right-of-way also known as Cruise Road) with the center line of Oakland Drive, running thence northwesterly along the center line of Cruise Road, a distance of 154.60 feet to a point, running thence South 37 Degrees 31 Minutes 00 Seconds East, a distance of 41.60 feet to an iron pin found on the southeasterly margin of the right-of-way of Cruise Road at the northerly corner of property now or formerly owned by Milard F. Baker, running thence North 60 Degrees 58 Minutes 51 Seconds East along the southeasterly right-of-way line of Cruise Road, a distance of 646.54 feet to a point, running thence North 61 Degrees 00 Seconds 40 Seconds East along the southeasterly right-of-way line of Cruise Road, a distance of 330.80 feet to an iron pin found at the northerly corner of property now or formerly owned by James T. Dover and Jean C. Dover; being the true POINT OF BEGINNING, thence South 32 Degrees 15 Minutes 26 Seconds East 34.22 feet to an iron pin thence North 61 degrees 17 Minutes 41 Seconds East 29.72 feet to an iron pin, thence South 42 Degrees 05 Minutes 33 Seconds East 249.19 feet to an iron pin; thence North 60 Degrees 34 Minutes 39 Seconds East 275.70 feet to an iron pin; thence North 28 Degrees 42 Minutes 47 Seconds East 581.38 feet to an iron pin on the easterly margin right-of-way of Cruise Road, thence South 61 Degrees 01 Minutes 09 Seconds West 384.26 feet along said right-of-way line to the true POINT OF BEGINNING, being a portion of the property conveyed to Eugene W. Spangler by William A. Hamilton on July 9, 1974, as shown by a warranty deed at Deed Book 844, Page 158, Gwinnett County records, and more particularly shown on a plat of survey for Tost Development Company by Land Developing Company on August 24, 1991, as Tract Number 4, containing 4.614 acres.



SURVEY NOTES

- 1. All easements and rights of way of which the surveyor has knowledge are shown herein, others may exist of which the surveyor has no knowledge and of which there is no ascertainable evidence.
2. The property shown herein is subject to all easements and restrictions of record both written and unwritten.
3. According to the Flood Insurance Rate Map (FIRM) for Gwinnett County, Georgia, Community number 131350000B, dated September 29, 2006, all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
4. North arrow and bearings shown herein are based on GA Mean Zone 1-NAD83 adjusted 2011. Using Global Positioning System (GPS) and obtained by RTK observations on 12-30-2021 using the Leica Survey System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
5. The field data upon which this plat is based has a closure precision of one foot in 13,200 feet and an angular error on 0.8 seconds per angle point and was adjusted using the compass rule method.
6. The plat has been calculated for closure and is found to be accurate within one foot in 148,000 feet.
7. Equipment used for measurement: Angular: Leica TS 16 Robotic Total Station; Linear: Leica TS 16 Robotic Total Station; GPS: Leica GS 18 GPS Receiver.
8. This plat was prepared for the exclusive use of the person, persons, or entity named herein. This plat does not extend to any unshown person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
9. State, County, and local buffers and setbacks may exist on the subject property that are not shown herein.
10. This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
11. There was no observable evidence of Human Burials or Cemeteries on Subject Property at the time of the Field Survey.
12. Alliance Surveying does not warrant the existence or nonexistence of any utilities or hazardous wastes located on or adjacent to the Subject Property.
13. As the time of the field survey there was no observable evidence of recent street mowing work, building construction, building additions, changes in right-of-way, or recent street and/or lot lines.
14. Current Property Owner: Douglas J. Rasmussen et al.
15. Current Site Address: 2176 Cruise Rd, Lawrenceville, GA, 30044 PD # 7003 110.

SURVEY LEGAL DESCRIPTION

Survey Legal Description: A parcel of land lying in Land Lot 3, of the 7th District, Gwinnett County, Georgia and being more particularly described as follows: Begin at a found 1/2" rebar being the northeast corner of Lot 45 as recorded in Plat Book 54, Page 227, Gwinnett County records, thence run South 59 Degrees 23 Minutes 26 Seconds West for a distance of 275.67 feet to a set 5/8" capped rebar (L.S.F. # 1322); thence run North 43 Degrees 16 Minutes 26 Seconds West for a distance of 249.19 feet to a found 1/2" rebar; thence run South 60 Degrees 06 Minutes 23 Seconds West for a distance of 29.73 feet to a set 5/8" capped rebar (L.S.F. # 1322); thence run North 33 Degrees 26 Minutes 44 Seconds West for a distance of 341.35 feet to a found 1/2" rebar lying on the southerly right-of-way of Cruise Road (80' right-of-way); thence run North 59 Degrees 48 Minutes 49 Seconds East along said right-of-way, for a distance of 384.26 feet to a found 1/2" rebar; thence leaving said right-of-way, run South 29 Degrees 53 Minutes 34 Seconds East for a distance of 581.67 feet to the POINT OF BEGINNING. Said parcel being 201,026 square feet, or 4.615 acres.

TRACT SQUARE FEET 201,026 Sq. Feet 4.615 Acres

SURVEYOR'S COMMENTS AS TO SCHEDULE B-11 AS SHOWN ON THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING A FILE NUMBER: 211-04620 AND AN EFFECTIVE DATE OF 1/02/2021.

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by the Commitment.
2. Any owner's policy issued pursuant hereto will contain under Schedule B the standard exceptions set forth on the inside cover. Any loan policy will also contain under Schedule B thereof, the standard exceptions set forth on the inside cover of this commitment relating to the owner's policy.
3. Standard Exceptions 2 and 3 may be removed from the policy when a satisfactory survey and inspection of the premises is made.
4. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
5. Any additional taxes, interest and/or penalties which may be assessed for prior tax years by virtue of adjustment, re-appraisal, re-assessment, appeal or other amendments to the tax records of the county in which the subject property is located.
6. No insurance is afforded as to the exact amount of acreage contained in the property described herein.
7. All matters as shown on that certain Survey for Parkland Communities, Inc., and First American Title Insurance Company prepared by Alliance Land Surveying, Michael C. Bell, Georgia #LS #3465, dated 01/19/2022.

Table with columns: LINE, BEARING, DISTANCE. Example: 15 80°06'58" W 299.75(C) 187.27(PU)

SURVEYOR CERTIFICATION

TO: Parkland Communities, Inc., a Georgia Corporation & First American Title Insurance Company. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALIEN'S LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 13, 14, 17 AND 19 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF JANUARY 2022. Michael C. Bell, GA P.L.S. #3465 01/19/2022 Date

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRAFFIRMATION 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 BOUNDARY. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL, STATE OR FEDERAL 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 A PROFESSIONAL ENGINEER UNDER SECTION 110-6-27. Michael C. Bell, GA P.L.S. #3465 01/19/2022 Date

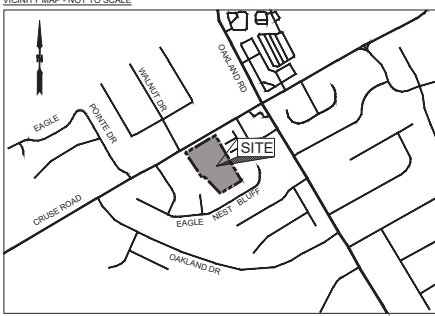


LEGEND

- SIGN: WATER MARKER/MONUMENT, POOL FILTER, WELL HOUSE, YARD INLET, SANITARY SEWER MANHOLE, CLEANOUT, UTILITY POLE, FIBER OPTIC MARKER, TRAFFIC SIGNAL BOX, AIR CONDITIONER, IRON PIN FOUND, IRON PIN SET, SANITARY SEWER, WATER LINE, OVERHEAD ELECTRIC, UNDERGROUND ELECTRIC, PROPERTY LINE, ADJACENT PROPERTY LINE, FENCE.
SYMBOLS: ASPHALT, CONCRETE, GRAVEL, SPECIMEN TREE, MEASURED DISTANCE, CALCULATED DISTANCE, RECORD DISTANCE, POINT OF BEGINNING, SANITARY SEWER EASEMENT, LAND LOT.

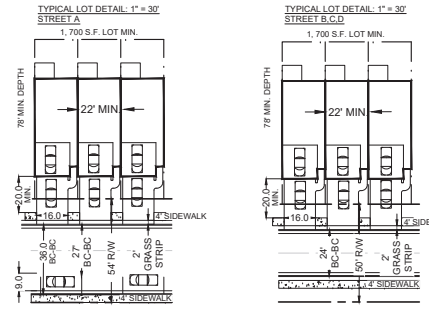
Vertical sidebar containing: ALLIANCE LAND SURVEYING logo, contact info (6095 ATLANTA HWY, STE. 100, L.S.F. #1322, 678-265-9424, J.WWWW@ALLIANCE.COM), GWINNETT COUNTY, GEORGIA, ALTA / NSPS LAND TITLE SURVEY FOR PARKLAND COMMUNITIES, INC., A GEORGIA CORPORATION & FIRST AMERICAN TITLE INSURANCE COMPANY, and SHEET NO. 1 OF 1.

A B C D E F G H I J K L M N O P Q



GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
MARCH 29, 2012

GROSS AND NET ACRES: 4.4815 AC
 EXISTING ZONING: R100and R-ZT
 PROPOSED ZONING: R-TH
 TOTAL UNITS: 46 UNITS
 GROSS & NET DENSITY: 9.97 U/A
 MAX. DENSITY: 10 U/A
 UNIT SIZE: 22' X 50' FRONT ENTRY TOWNHOMES
 NO INTERNAL SETBACKS. A 20-FOOT GRASSED OR LANDSCAPED STRIP SHALL BE PROVIDED BETWEEN ALL TOWNHOUSE OR VILLA BUILDINGS
 BUILDING SETBACKS (EXTERNAL)
 FRONT: 10'
 REAR: 20'
 SIDE: 20'
 MIN. HEATED FLOOR AREA REQUIRED:
 2-BEDROOM: 1,000 S.F.
 3-BEDROOM: 1,200 S.F.
 4-BEDROOM: 1,400 S.F.
 BETWEEN BUILDINGS: 20'
 BUILDING HEIGHTS: 35'
 OPEN SPACE: 15% REQUIRED; 15% (30,154 S.F.) PROVIDED
 TYPICAL STREET: 24/27' STREET WITH A 50/54' RIGHT OF WAY
 SIDEWALKS: 4' (BOTH SIDES), 5' EXTERNAL SIDEWALK ALONG CRUSE ROAD
 BEAUTY STRIP: 2' GRASSED STRIP
 LANDSCAPE STRIP: 10' ALONG CRUSE ROAD FRONTAGE



PROPERTY ADDRESS
2176 CRUSE ROAD
LAWRENCEVILLE, GA 30044

PROPERTY OWNERS
PID 7003 310: DOUGLAS & DAWN RAINWATER

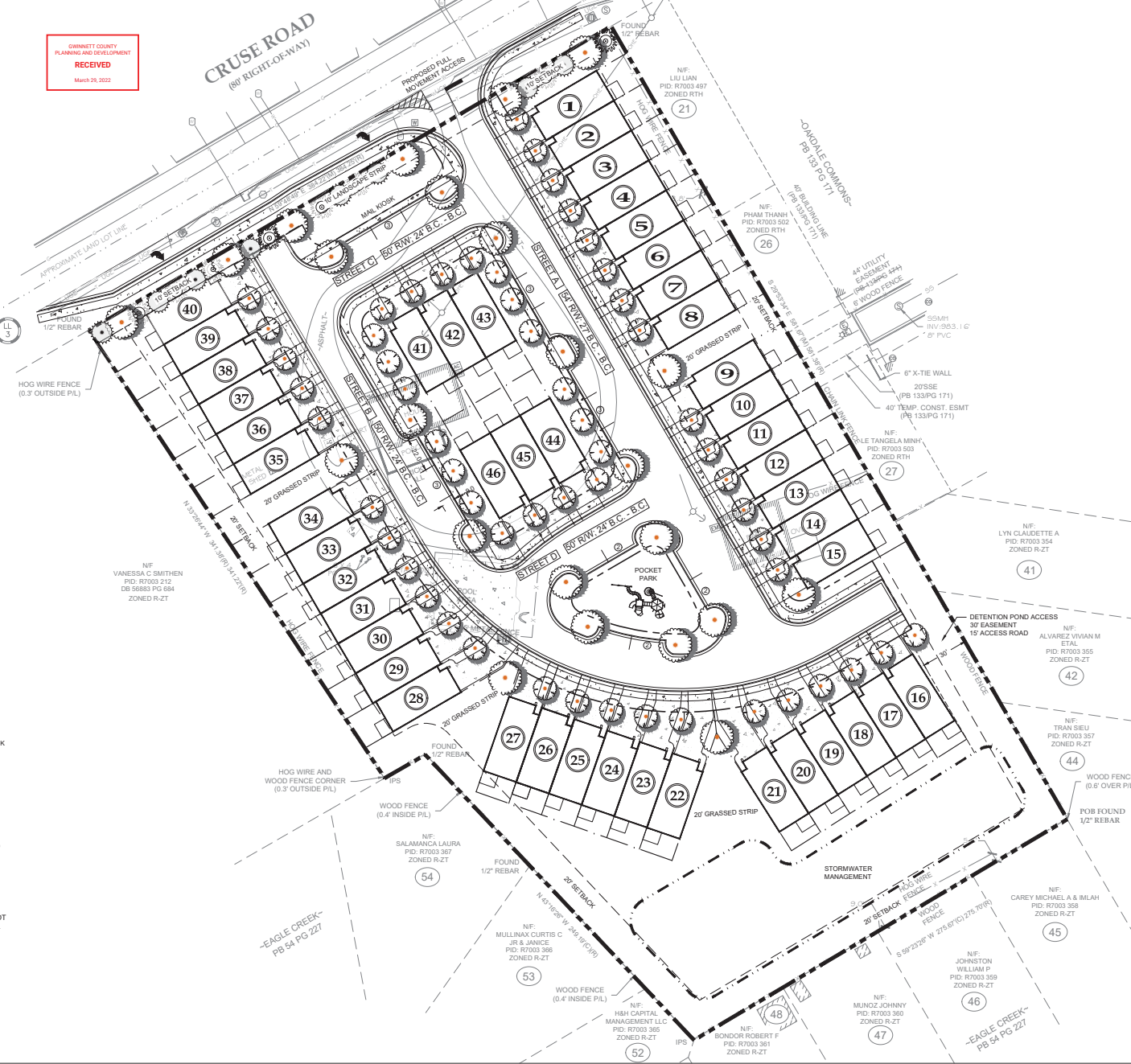
SEWER NOTE:
SANITARY LINE TO CONNECT WITH EXISTING GRAVITY SEWER MANHOLE AS SHOWN. SEWER PROVIDED BY GWINNETT COUNTY.

WATER NOTE:
WATER PROVIDED BY GWINNETT COUNTY. AVAILABLE WITHIN CRUSE RD.

FEMA NOTE:
ACCORDING TO FIRM NUMBER 1313SC0086F DATED 09/29/2006 FOR GWINNETT COUNTY GEORGIA. THE PROPERTY SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

UTILITY NOTE:
ALL UTILITIES SHALL BE PLACED UNDERGROUND

PARKING ANALYSIS	TOTAL PER LOT TYPE	TOTAL TOWNHOMES	TOTAL HOMES	TOTAL SPACES
GARAGE/DRIVEWAY	2	4	46	184
TOWNHOMES	2	4	46	184
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL				92
ON STREET / KIOSK PARKING				18
TOTAL PARKING SPACES PROPOSED FOR RESIDENTIAL				202



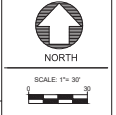
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NOT RELEASED FOR CONSTRUCTION



Site Zoning Plan for
Cruse Road Tract
2176 CRUSE ROAD
LAWRENCEVILLE, GA 30044
LL 3 - DISTRICT 7TH
GWINNETT COUNTY
PARCEL # 7003 310

Orig. Issue 11.17.21
Designed by GB
Checked by BW
Project # 21238



ZONING PLAN

03.01.22

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

March 29, 2022



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

* SINGLE FAMILY HOME ATTACHED * 22' LOTS

NOTE: Elevations not to exceed 35'-0" in height and have exterior materials to be combinations of fiber cement siding, brick veneer, and stone veneer

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