

DRAFT PRELIMINARY AGENDA - SUBJECT TO CHANGE

CASES SCHEDULED FOR PUBLIC HEARINGS – SEPTEMBER 2017

Attached are site plans, locations maps, and letters of intent for Rezoning and Special Use Permit applications pending action by the Gwinnett County Board of Commissioners and the Gwinnett County Planning Commission

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS**

CASE NUMBER :**RZC2017-00021**
ZONING CHANGE :C-2 TO C-2
LOCATION :1300 BLOCK OF PLEASANT HILL ROAD
:1300 BLOCK OF CORLEY PLACE
MAP NUMBERS :R6182 465, 467, & 474
ACREAGE :1.61 ACRES
SQUARE FEET :4,608 SQUARE FEET
PROPOSED DEVELOPMENT :CONVENIENCE STORE WITH FUEL PUMPS
(BUFFER REDUCTION)
COMMISSION DISTRICT :(1) BROOKS

FUTURE DEVELOPMENT MAP:

APPLICANT: MCBRIDE DALE CLARION
5721 DRAGON WAY, SUITE 300
CINCINNATI, OH 45227

CONTACT: JONATHAN WOCHER, AICP PHONE: 513.561.6232 EXT. 4

OWNER: SPEEDWAY
500 SPEEDWAY DRIVE
ENON, OH 45323

DEPARTMENT RECOMMENDATION:

PROJECT DATA:
ZONING HISTORY:
GROUNDWATER RECHARGE AREA:
WETLANDS INVENTORY:
OPEN SPACE AND GREENWAY MASTER PLAN:
DEVELOPMENT REVIEW SECTION COMMENTS:
STORMWATER REVIEW SECTION COMMENTS:
GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:
GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:
GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:
BUILDING CONSTRUCTION SECTION COMMENTS:
GWINNETT COUNTY FIRE SERVICES COMMENTS:
DEPARTMENT ANALYSIS:

July 3, 2017



Gwinnett County Planning and Development
446 West Crogan Street, Suite 250
Lawrenceville, GA 30046

Hand Delivery

RE: Letter of Intent – Rezoning Application for 1340, 1350 and 1372 Pleasant Hill Road – Proposed Speedway Store #100853 at Pleasant Hill Road and Corley Place

Dear Gwinnett County Planning and Development:

On behalf of Speedway LLC, I am transmitting this Letter of Intent to request a rezoning of 1340, 1350 and 1372 Pleasant Hill Road from C-2 District to C-2 District to allow construction of a proposed Speedway convenience store. Speedway has a contract to buy 1.611 acres at the northeast corner of Pleasant Hill Road and Corley Place. There are currently multiple zoning cases associated with the subject property. Speedway requests rezoning to allow the proposed develop consistent with the site plans submitted with the rezoning application to allow construction of an approximately 4,608 square foot 24 hour convenience store with ten dispenser islands for fuel sales.

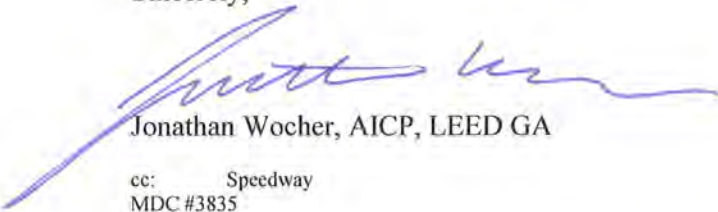
The existing conditions of zoning require a 10 foot wide buffer with an opaque wooden fence. Speedway proposes to have a 25 foot wide buffer with a 5 foot improvement setback and a minimum rear building setback of 30 feet. A reduction in the required 75 foot buffer between a C-2 District and the R-75 District is requested. Speedway will maintain the existing fence and will protect existing trees in the buffer where possible. A preliminary landscape buffer plan is included with the rezoning application. We believe the proposed buffer is an improvement to the existing buffer.

The proposed store will have a right-in/right-out driveway on Pleasant Hill Road and a full access driveway on Corley Place aligning with the existing commercial driveway on the south side of Corley Place. Cross access will be provided to the existing car wash to the north. A traffic impact study has been prepared for this project and the proposed plan reflects the recommendations of the study. The Board of Commissioners previously approved a full access on Corley Place (Case #CIC2012-00010) with the stated purpose of encouraging redevelopment of the subject properties by improving access to the site. This application supports the previous approval to allow redevelopment.

Proposed building elevations have been submitted. The store will be a one story building with masonry on all four sides and will have pitched roof. A preliminary lighting plan has been included with the rezoning application. Cut-off, LED light fixtures are proposed. The lighting plan illustrates that there will not be light trespass on properties to the east. Per previous zoning cases, a convenience store is an allowed use.

We respectfully request approval of the rezoning from C-2 to C-2 with conditions per the proposed plans. Thank you for your consideration of this request. Please contact me with questions or comments.

Sincerely,



Jonathan Wocher, AICP, LEED GA

cc: Speedway
MDC #3835

RZC 17021

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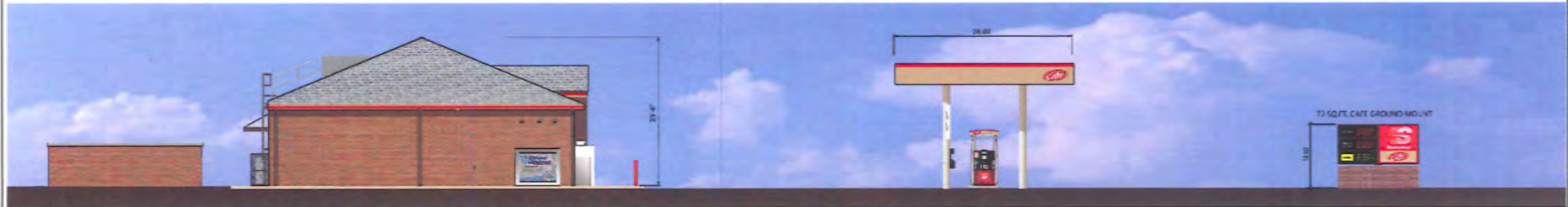
Planning - Zoning - Development Services



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

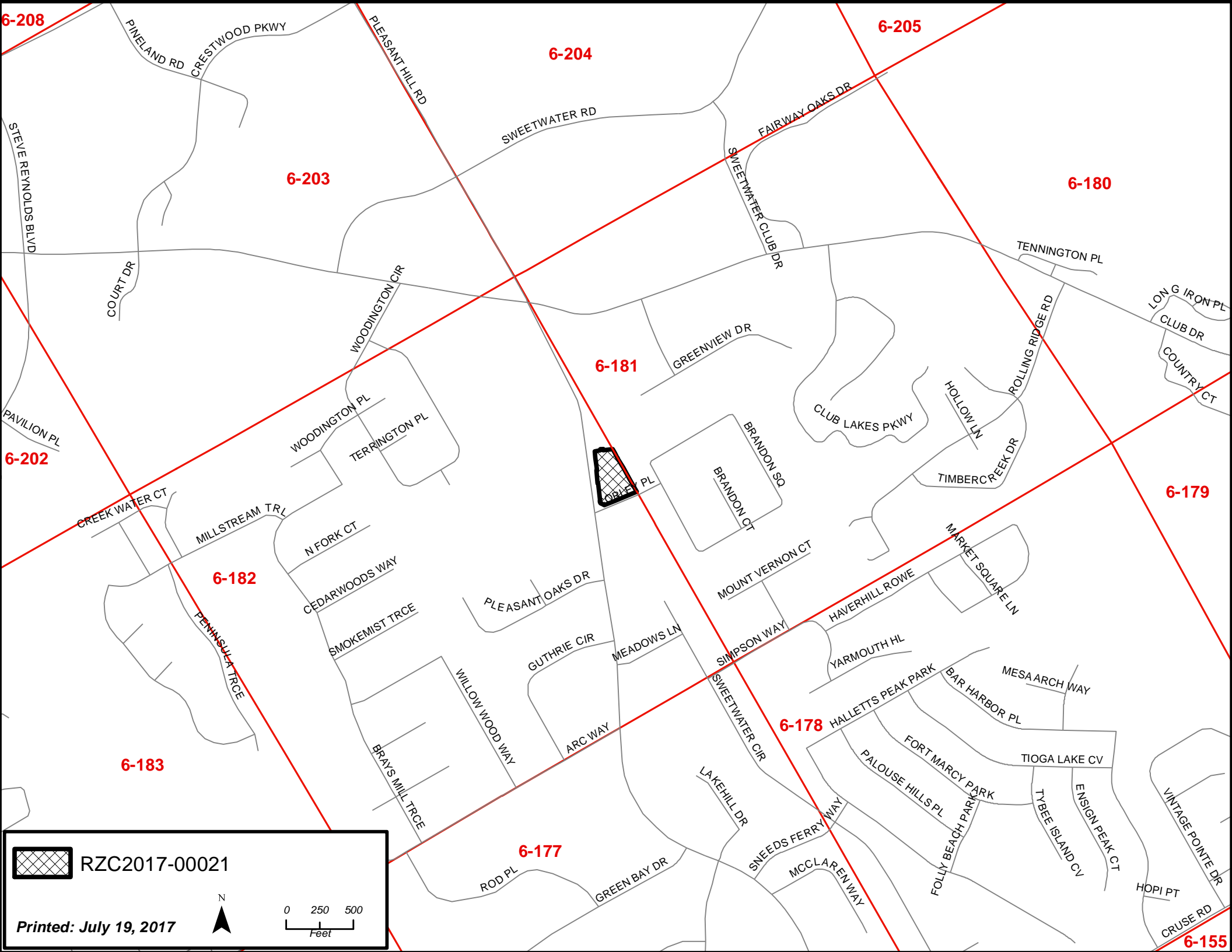
Speedway
 Project by:
 Storefront and Construction Dept.
 Evans, GA 30333

NO.	
DATE	
BY	
CHECKED BY	
APPROVED BY	
SCALE	
PROJECT	
DESCRIPTION	

**COLOR ELEVATION
 NEW BUILD**
 1405 BIRCHMANT HILL RD
 DAWKINS COUNTY
 LAWRENCEVILLE, GA

STORE NO.	100853
BLDG. NO.	
SECTION OR PROJECT ID	96549
SCALE	1/4" = 1'-0"
REVISION TEAM	DATE
DOHN-STORZENBECKER	EDDIT
P. MCA.	
DATE	
PROJECT NO.	100853 - ELEV

ALL RIGHTS RESERVED © 2013 SPEEDWAY. ALL RIGHTS RESERVED. 100853-01-0000-0000



6-204

6-205

6-203

6-180

6-181

6-179


6-182

6-183


6-178

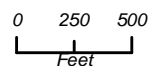
6-177

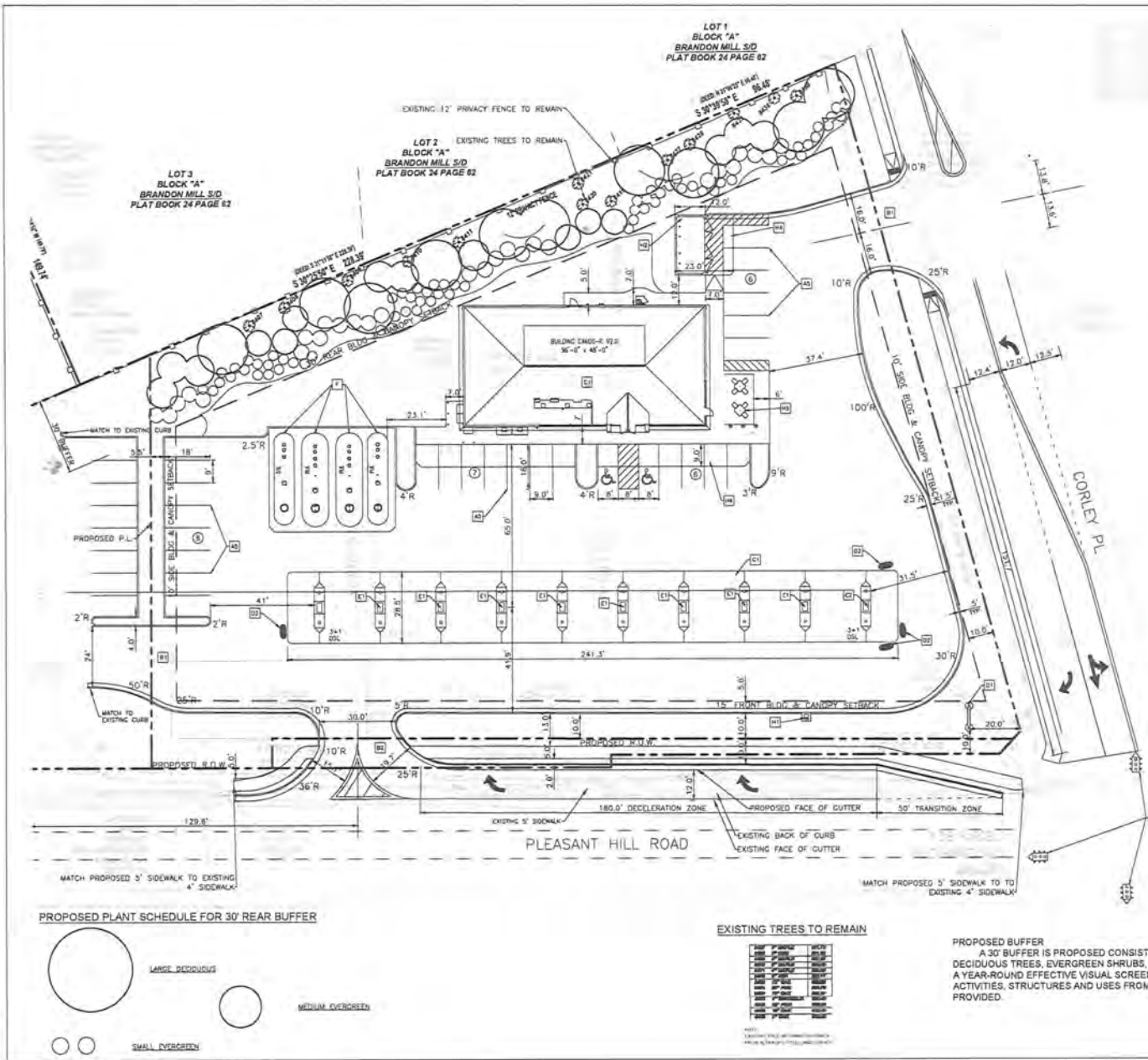
6-155

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- A. GENERAL NOTES:**
- GENERAL SCOPE OF WORK INCLUDES: BUILDING, CANOPY, FUEL TANKS, IRPND AND DISPOSERS AND PARKING.
 - EXISTING ZONING: C-2 (WITH CONDITIONS)
 - PROPOSED ZONING: C-2 (WITH CONDITIONS)
 - FINAL DESIGN OF SITE SUBJECT TO LOCAL AND STATE REGULATIONS.
 - PROPOSED PROPERTY SIZE: 70,715.00 SQ. FT./1.611 AC±
 - PROPOSED PARKING: (1) ADA PARKING SPACES AND (2) STANDARD PARKING SPACES
 - THE ADJACENT INTERSECTION IS SIGNALIZED.
- B. SITE WORK:**
- PROPOSED SIGN APPROACH
 - PROPOSED RIGHT-IN/RIGHT-OUT APPROACH
- C. SIGNAGE:**
- STANDARD (8'x6'-0" V&S) BUILDING.
 - EXTENSION APPEARANCE (1) SIGNAGE:
 - NOV 75 SQ.FT. 10' TALL DIVIDING SIGN
 - CANOPY SIGNAGE.
- D. DISPENSERS:**
- (3) 340 DISPENSERS, STAMPS, AND ISLANDS.
 - (5) 341 DISPENSERS, STAMPS, AND ISLANDS.
- E. UNDERGROUND FUEL TANKS:**
- CANOPY.
 - 28' x 24' (10) ISLAND AUTO CANOPY PER CURRENT STANDARDS.
- F. FENCE:**
- AIR ISLAND.
 - WASHER TRASH ENCLOSURE WITH GATES
 - CONCRETE TANK SLAB
 - CONCRETE PAVEMENT.
 - CONCRETE SIDEWALK.
 - OUTDOOR SEATING AREA.

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Know what's below.
Call before you dig.



RACAM-SMITH
LAND PLANNING • CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE • SURVEYING
1000 W. MAIN ST. SUITE 200
ANN ARBOR, MI 48106
TEL: 734.769.1100
WWW.RACAM-SMITH.COM

Speedway
Engineering & Construction Dept.
1000 W. MAIN ST. SUITE 200
ANN ARBOR, MI 48106
TEL: 734.769.1100
WWW.SPEEDWAY-ENGINEERING.COM

ZONING PLAN
NEW BUILD
1340, 1360, and 1372
PLEASANT HILL ROAD
GWINNETT COUNTY, GA


DATE OF
BLDG. NO. 0100853
VERSION OR
PROJECT ID 96549
SCALE 1" = 20'
DESIGN TEAM DATE
DRAWN: JBY 6-28-17
CHECKED: KSD 6-28-17
DESIGNED: BLC 6-28-17
DWG. NO. 100853-CS

RZC '17 02 1



PLEASANT HILL RD

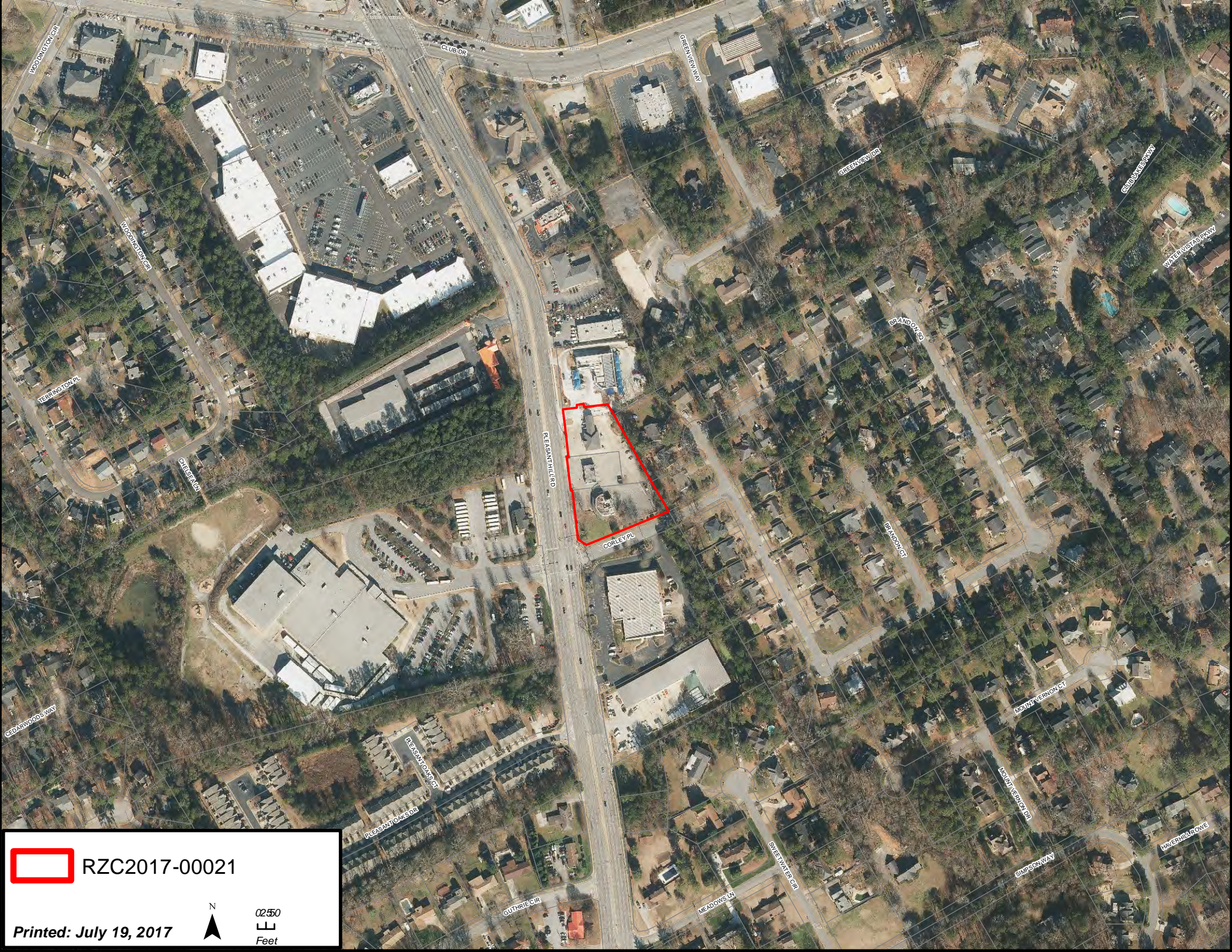
CORLEY PL

 RZC2017-00021



0 25 50
Feet

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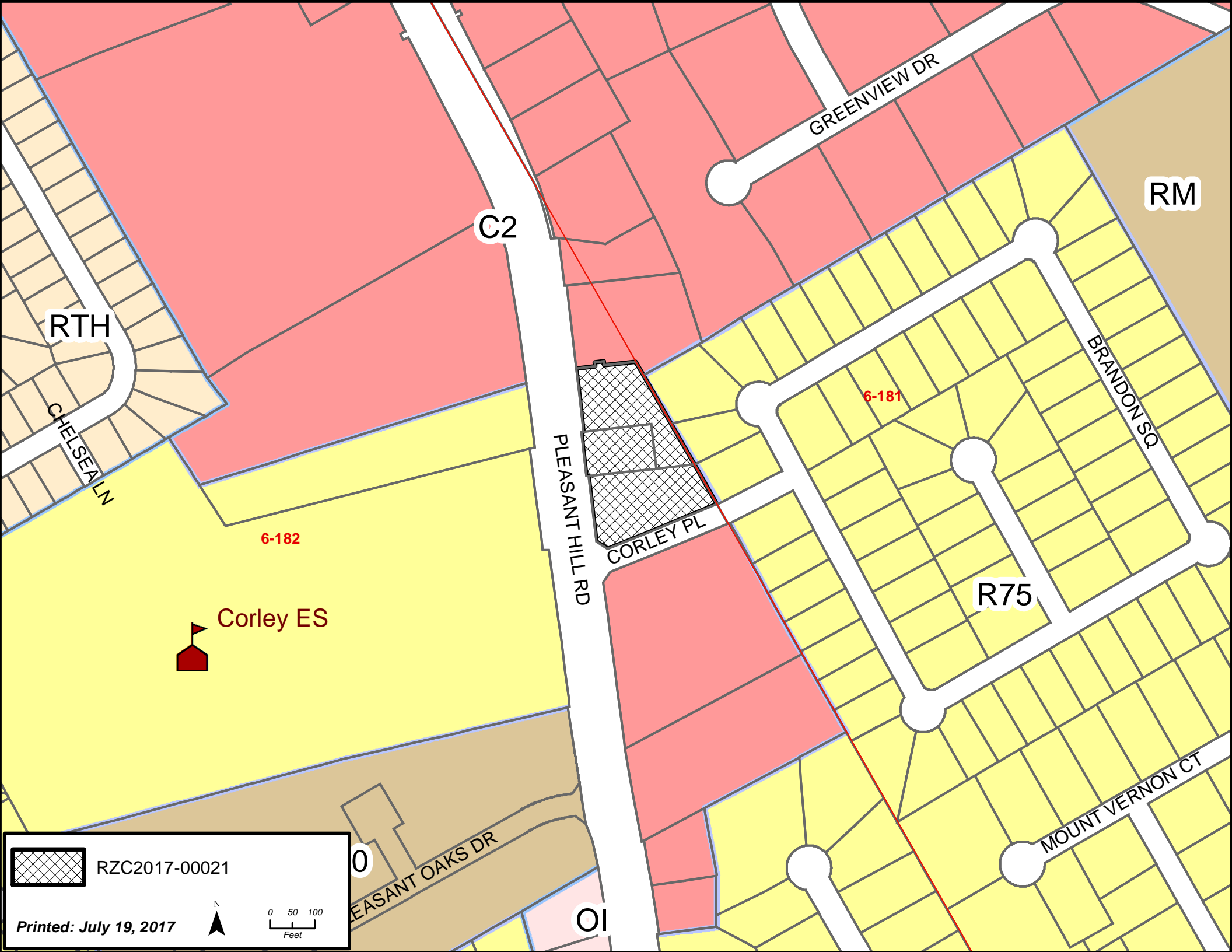


RZC2017-00021



0250
Feet

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RTH

CHELSEA LN

C2

GREENVIEW DR

RM

BRANDON SQ

6-182

Corley ES



PLEASANT HILL RD

CORLEY PL

6-181

R75

PLEASANT OAKS DR

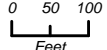
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MOUNT VERNON CT



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**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS**

CASE NUMBER :**RZM2017-00009**
ZONING CHANGE :O-1 & C-2 TO RM-13
LOCATION :1300-1400 BLOCKS OF LAUREL CROSSING PARKWAY
MAP NUMBERS :R7146 002, 029, & 030
ACREAGE :23.2 ACRES
UNITS :256 UNITS
PROPOSED DEVELOPMENT :APARTMENTS
COMMISSION DISTRICT :(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY
C/O MAHAFFEY PICKENS TUCKER, LLP
1550 NORTH BROWN ROAD, SUITE 125
LAWRENCEVILLE, GA 30043

CONTACT: SHANE LANHAM PHONE: 770.232.0000

OWNERS: MANSOUR PROPERTIES, LLC
669 ATLANTA COUNTRY CLUB DRIVE SE
MARIETTA, GA 30067

LIFESTYLE FAMILY GROUP, LLC
1560 WARSAW ROAD, SUITE 105C
ROSWELL, GA 30076

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:



Matthew P. Benson
Gerald Davidson, Jr.*
Brian T. Easley
Kelly O. Faber
Christopher D. Holbrook
Frances H. Kim
Shane M. Lanham

Austen T. Mabe
Jeffrey R. Mahaffey
David G. McGee
Steven A. Pickens
Andrew D. Stancil
R. Lee Tucker, Jr.
*Of Counsel

**LETTER OF INTENT FOR REZONING APPLICATION OF
PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached rezoning application (the “Application”) on behalf of Pedcor Investments, A Limited Liability Company (the “Applicant”) for the purpose of rezoning an approximately 23.2-acre tract located on Laurel Crossing Parkway east of Buford Drive and just south of Interstate 85 (the “Property”).

The Applicant is proposing to rezone the Property from the O-I and C-2 zoning classifications of the Gwinnett County Unified Development Ordinance (the “UDO”) to the RM-13 zoning classification in order to accommodate the development and construction of a multi-family residential development. The proposed development would provide approximately 256 units of high-quality residences with convenient access to Buford Drive and Interstate 85 as well as the Mall of Georgia and other major employment centers in the area at an overall density of approximately 11.03 units per acre.

The proposed development would have a single gated entrance off of Laurel Crossing Parkway. The 256 proposed residences would be spread across 10 buildings which would be constructed with attractive building materials and finishes. The proposed buildings would include brick and/or stacked stone on the building facades with the balance being of the same materials or cementitious siding and/or EIFS. The proposed development would contain a mix of two and three-story buildings (some with basement units) with articulated and varied roof lines as depicted in the building renderings submitted with the Application. The proposed development would also include a clubhouse and several amenities for residents including outdoor recreation areas, fitness center, business center, and a pool.

The Property is located within the Regional Mixed-use Character area and the Mall of Georgia Overlay District. The Gwinnett County 2030 Unified Plan specifically encourages Ultra

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

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www.mptlawfirm.com

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High Density Residential, High Density Residential, and Medium Density Residential land uses within the Regional Mixed-Use Character Area. Additionally, the Unified Plan provides that “Regional Mixed-Use Centers should be the County’s most intense concentration and mix of commercial, employment and residential developments.” The proposed development would add an important component to that encouraged mix of uses. Moreover, the proposed development is consistent with established development patterns and land uses in the area. More intense commercial and office uses are dominant along major travel corridors with land uses transitioning to lower density developments moving off the roadway. The Property is not located directly on Buford Drive, but on Laurel Crossing Parkway behind existing commercial development. Accordingly, the proposed development would provide an appropriate transition from intense commercial development to lower-intensity, single-family residential development to the east and southeast along Rock Springs Road. The proposed development is further buffered from existing single-family residences and a church by approximately 225 feet of general water and electric easements which include heavily treed property lines.

The proposed development is also consistent with policy goals set forth in the 2030 Unified Plan. Specifically, Policy A.5.1 provides that “[q]uality of life in Gwinnett can be enhanced by making it easier for people to walk through their neighborhoods to and from attractions such as local parks, schools, churches, or even neighborhood shopping.” The proposed development is within easy walking distance to commercial uses at the intersection of Laurel Crossing Parkway and Buford Highway and is less than three fourths of a mile from Coolray Field. In its synopsis of Policy A.4.2 to “Preserve Existing Workforce Housing,” the 2030 Plan provides that “Gwinnett may see a decline in its ability to fill jobs in its services sector as commuting expenses and housing prices become ever greater burdens. Preserving workforce housing within Gwinnett through a variety of measures to retain a variety of housing types and price ranges will help achieve the County’s goals of reducing congestion and sustaining its economic base.” Further, in the “Key Implementation Steps” of the Policy, the County is actually encouraged to provide financial assistance to developers “to construct new single-family or new multi-family projects to provide affordable workforce housing.”

The proposed development provides an excellent opportunity for high-quality in-fill development in an important area of the County. The proposed development represents an

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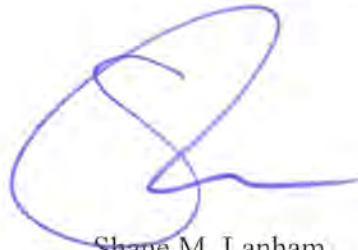
important component of infrastructure for the County as it continues to expand its employment sectors. Workforce housing is a key element of the County's economic development and the subject Property, with convenient access to the interstate and major employment centers, is an appropriate location for this development.

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Applications filed herewith. The Applicant respectfully requests your approval of this Application.

This 7th day of July, 2017.

Respectfully Submitted,

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham

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2 BUILDING TYPE I FRONT ELEVATION
1/8" = 1'-0"



1 BUILDING TYPE II FRONT ELEVATION
1/8" = 1'-0"

GENERAL ELEVATION NOTES

- A. FOUNDATION SHOWN FOR REFERENCES ONLY, REFER TO STRUCTURAL.
- B. SEAL ALL PENETRATIONS WITH SEALANT TO MATCH ADJACENT MATERIAL.
- C. SEE ROOF PLANS FOR ROOF SLOPE, DOWNSPOUT, GUTTER AND ROOF VENT DIMENSIONS.
- D. TOUCH UP PAINT AND PRIMER AT ALL CUTS AT TRIM ENDS AND ARCHED OPENINGS.
- E. REVIEW ALL PENETRATIONS THROUGH SHEARWALL WITH STRUCTURAL. ANY PENETRATION LARGER OR NOT IN APPROVED ZONES SHOULD BE BRACKETED TO THE ATTENTION OF THE STRUCTURAL ENGINEER IMMEDIATELY.
- F. PROVIDE FLASHING CUT INTO STONE WHERE ROOF TERMINATES INTO STONE WALL. PROVIDE 1 FULL COURSE VERTICAL COVERAGE, MIN.
- G. PAINT ALL EXPOSED METAL THAT IS NOT SPECIFIED OR INDICATED TO RECEIVE A FACTORY FINISH.
- H. REFER TO PLANS AND SCHEDULES FOR DOOR AND WINDOW TYPES AND SIZES.
- I. ALL EXPOSED FLASHING SHALL BE FACTORY FINISHED BY MANUFACTURER/SUPPLIER OR MATERIAL, WHICH IS BEING FLASHED.
- J. FIBER CEMENT SIDING TO BE PAINTED.
- K. ALL TRIM TO BE SYNTHETIC WOOD TRIM, SEE SECTIONS AND PLAN DETAILS FOR SIZES.
- L. TRIM LOCATED AROUND ALL OPENINGS IN FIBER CEMENT SIDING, AT ALL INSIDE AND OUTSIDE CORNERS OF FIBER CEMENT SIDING, BELOW ALL SOFFITS AT ROOF OVERHANGS AND AT ALL TRANSITIONS BETWEEN BRICK AND FIBER CEMENT SIDING, BOTH HORIZONTAL AND VERTICAL. SEE SECTIONS AND PLAN DETAILS FOR TYPICAL CONDITIONS.
- M. ALL TRIM TO BE 5/8" UNLESS OTHERWISE NOTED.

ELEVATION KEYNOTES

- 1 SYNTHETIC WOOD TRIM
- 2 FIBER CEMENT SIDING
- 3 STUCCO
- 4 PRE-CAST SILL
- 5 STONE - VENEER
- 6 PRE-CAST Lintel @ HEADER
- 7 PRE-CAST CORNICE
- 8 METAL RAIL, SEE RAILING DETAILS ON "RISC DETAILS" SHEET.
- 9 DOWNSPOUTS, PROVIDE SPLASH BLOCK AT ALL LOCATIONS, ANCHOR TO WALL AT 4" SPACING, MAX.
- 10 ROOFING SHINGLES, PRORGLASSES, SEE SPECIFICATIONS.
- 11 DOUBLE VENT W/ SCREEN
- 12 SYNTHETIC WOOD FASCIA
- 13 CONTROL JOINT
- 14 EXTEND STONE TO GRADE, SEE STRUCTURAL.
- 15 HETER CENTER, SEE ELECTRICAL DRAWINGS.
- 16 SYNTHETIC WOOD BRACKET FEATURE - SEE "SECTION DETAILS" SHEETS
- 17 BUILDING ADDRESS SIGN WITH SIGNAGE LIGHT ABOVE, SEE ELECTRICAL DRAWINGS.
- 18 KING POST TRIM FEATURE - SEE "SECTION DETAILS" SHEETS
- 19 STAINED WOOD BRACKET & RAFTERS @ ENTRY CANOPIES - SEE "SECTION DETAILS" SHEETS
- 20 VINYL VENT

EXTERIOR MATERIAL LEGEND

	COMPOSITION ROOF
	BRICK VENEER
	FIBER CEMENT SIDING - HORIZONTAL LAP
	FIBER CEMENT SIDING - VERTICAL

FACADE MATERIAL ANALYSIS										
	FRONT AREA (SF)	%	LEFT AREA (SF)	%	RIGHT AREA (SF)	%	REAR AREA (SF)	%	TOTAL (SF)	%
BUILDING TYPE II	6,064	100%	2,210	100%	2,210	100%	8,070	100%	18,554	100%
BRICK	2,448	40%	1,320	60%	1,320	60%	3,520	44%	8,608	46%
STUCCO	-	0%	-	0%	-	0%	-	0%	-	0%
FIBER CEMENT SIDING	3,616	60%	890	40%	890	40%	4,550	56%	9,946	54%

FACADE MATERIAL ANALYSIS										
	FRONT AREA (SF)	%	LEFT AREA (SF)	%	RIGHT AREA (SF)	%	REAR AREA (SF)	%	TOTAL (SF)	%
BUILDING TYPE I	5,662	100%	2,210	100%	2,210	100%	7,006	100%	17,088	100%
BRICK	2,366	42%	1,320	60%	1,320	60%	2,816	40%	7,822	46%
STUCCO	-	0%	-	0%	-	0%	-	0%	-	0%
FIBER CEMENT SIDING	3,296	58%	890	40%	890	40%	4,190	60%	9,266	54%

PRELIMINARY

FOR SITE/ITEM REVIEW ONLY.
NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION.



**BUFORD APARTMENTS
DESIGN STUDY**
Buford, GA
NOT FOR CONSTRUCTION

REVISIONS	
NO.	DATE

PROJ. NO.	17041
DATE	07/06/2017
SHEET NAME	BUILDING TYPE I & II EXTERIOR ELEVATIONS
SHEET NO.	SD-102

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4 BUILDING TYPE III LEFT ELEVATION
1/8" = 1'-0"



3 BUILDING TYPE III RIGHT ELEVATION
1/8" = 1'-0"



2 BUILDING TYPE III REAR ELEVATION
1/8" = 1'-0"



1 BUILDING TYPE III FRONT ELEVATION
1/8" = 1'-0"

GENERAL ELEVATION NOTES

- FLATLATION SHOWN FOR REFERENCES ONLY, REFER TO STRUCTURAL.
- SEAL ALL PENETRATIONS WITH SEALANT TO MATCH ADJACENT MATERIALS.
- SEE ROOF PLANS FOR ROOF SLOPE, DOWNSPOUT, GUTTER AND ROOF VENT BY LOCATION.
- TOUCH UP PAINT AND PRIMER AT TRIM ENDS AND ANCHOR OPENINGS.
- REVIEW ALL PENETRATIONS THROUGH SHEARWALL WITH STRUCTURAL. ANY PENETRATION LARGER OR NOT IN APPROVED ZONES SHOULD BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER IMMEDIATELY.
- PROVIDE FLASHING CUT INTO STONE WHERE ROOF TERMINATES INTO STONE WALL. PROVIDE FULL CORNER VERTICAL COVERAGE. MIN.
- PAINT ALL EXPOSED METAL THAT IS NOT SPECIFIED OR INDICATED TO RECEIVE A FACTORY FINISH.
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- FIBER CEMENT SIDING TO BE PAINTED.
- ALL TRIM TO BE SYNTHETIC WOOD TRIM. SEE SECTIONS AND PLAN DETAILS FOR SIZING.
- TRIM LOCATED AROUND ALL OPENINGS IN FIBER CEMENT SIDING AT ALL INSIDE AND OUTSIDE CORNERS OF FIBER CEMENT SIDING, BELOW ALL SILLERS AT ROOF OVERLANDS AND AT ALL TRANSITIONS BETWEEN BRICK AND FIBER CEMENT SIDING (BOTH HORIZONTAL AND VERTICAL). SEE SECTIONS AND PLAN DETAILS FOR TYPICAL CONDITIONS.
- ALL TRIM TO BE 5/8" UNLESS OTHERWISE NOTED.

ELEVATION KEYNOTES

- SYNTHETIC WOOD TRIM
- FIBER CEMENT SIDING
- STUCCO
- PRE-CAST GILL
- STONE - MANSER
- PRE-CAST UNITS @ HEADER
- PRE-CAST CORNER
- METAL PAIL. SEE RAILING DETAILS ON "RISER DETAILS" SHEET.
- DOWNSPOUTS. PROVIDE SPLASH BLOCK AT ALL LOCATIONS. ANCHOR TO WALL AT 4" SPACING, MAX.
- ROOFING SHINGLES, FIBERGLASS. SEE SPECIFICATIONS.
- GABLE VENT W/ SCREEN
- SYNTHETIC WOOD FASCIA
- EDMUND JOINT
- EXTEND STONE TO GRADE. SEE STRUCTURAL.
- METER CENTER. SEE ELECTRICAL DRAWINGS.
- SYNTHETIC WOOD BRACKET FEATURE - SEE "SECTION DETAILS" SHEETS
- BUILDING ADDRESS SIGN WITH SIGNAGE LIGHT ABOVE. SEE ELECTRICAL DRAWINGS.
- ROUND POST TRIM FEATURE - SEE "SECTION DETAILS" SHEETS
- STAINED WOOD BRACKET & RAFTERS @ ENTRY CANOPIES - SEE "SECTION DETAILS" SHEETS
- VINYL VENT

EXTERIOR MATERIAL LEGEND

	COMPOSITION ROOF
	BRICK VENEER
	FIBER CEMENT SIDING - HORIZONTAL LAP
	FIBER CEMENT SIDING - VERTICAL

FACADE MATERIAL ANALYSIS

	FRONT AREA (SF)	%	LEFT AREA (SF)	%	RIGHT AREA (SF)	%	REAR AREA (SF)	%	TOTAL (SF)	%
BUILDING TYPE III	5,280	100%	2,366	100%	2,366	100%	5,280	100%	15,292	100%
BRICK	2,760	52%	792	33%	792	33%	2,760	52%	7,104	46%
STUCCO	-	0%	-	0%	-	0%	-	0%	-	0%
FIBER CEMENT SIDING	2,520	48%	1,574	67%	1,574	67%	2,520	48%	8,188	54%

PRELIMINARY
FOR INTERIM REVIEW ONLY. NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
UNLTD PRINT
THRU 06/06/2017

Signature Construction, LLC
A PERCO COMPANY

5 FIFTH DIMENSION
ARCHITECTURE & INTERIORS

BUFORD APARTMENTS
DESIGN STUDY
Buford, GA
NOT FOR CONSTRUCTION

REVISIONS
NO. DATE

PROJ. NO. 17041
DATE 07/06/2017
SHEET NAME BUILDING TYPE III EXTERIOR ELEVATIONS
SHEET NO. SD-104

RZM '17 009

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FACADE MATERIAL ANALYSIS

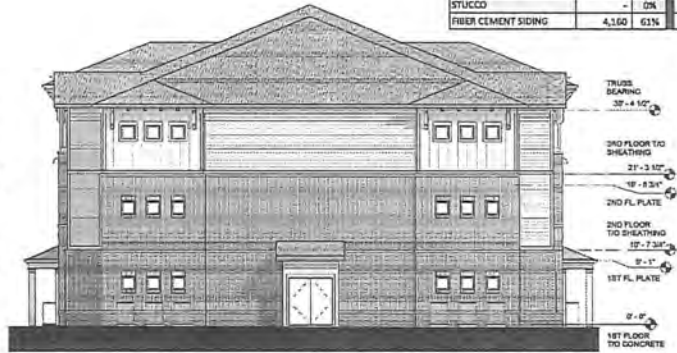
	FRONT AREA (SF)	%	LEFT AREA (SF)	%	RIGHT AREA (SF)	%	REAR AREA (SF)	%	TOTAL (SF)	%
BUILDING TYPE IV	6,830	100%	1,720	100%	1,720	100%	6,830	100%	27,100	100%
BRICK	2,670	39%	1,220	71%	1,220	71%	2,670	39%	7,780	45%
STUCCO	-	0%	-	0%	-	0%	-	0%	-	0%
FIBER CEMENT SIDING	4,160	61%	500	29%	500	29%	4,160	61%	9,320	55%

PRELIMINARY

FOR INTERIM REVIEW ONLY. NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.



4 BUILDING TYPE III LEFT ELEVATION
1/8" = 1'-0"



3 BUILDING TYPE III RIGHT ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND



GENERAL ELEVATION NOTES

- FOUNDATION SHOWN FOR REFERENCES ONLY. REFER TO STRUCTURAL.
- SEAL ALL PENETRATIONS WITH SEALANT TO MATCH ADJACENT MATERIALS.
- SEE ROOF PLANS FOR ROOF SLOPE, DOWNSPOUT, GUTTER AND ROOF VENT INFORMATION.
- TOUCH UP PAINT AND PRIMER AT ALL CUTS AT TRIM ENDS AND ATICED OPENINGS.
- RENEW ALL PENETRATIONS THROUGH SHEARWALL WITH STRUCTURAL. ANY PENETRATION LARGER OR NOT IN APPROVED ZONES SHOULD BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER IMMEDIATELY.
- PROVIDE FLASHING CUT INTO STONE WHERE ROOF TERMINATES INTO STONE WALL. PROVIDE 1 FULL COURSE VERTICAL COVERAGE. MIN.
- PAINT ALL EXPOSED METAL THAT IS NOT SPECIFIED OR INDICATED TO RECEIVE A FACTORY FINISH.
- REFER TO PLANS AND SCHEDULES FOR DOOR AND WINDOW TYPES AND SIZES.
- ALL EXPOSED FLASHING SHALL BE FACTORY FINISHED BY MANUFACTURER/SUPPLIER OR MATERIAL WHICH IS BEING FLASHED.
- FIBER CEMENT SIDING TO BE PAINTED.
- ALL TRIM TO BE SYNTHETIC WOOD TRIM. SEE SECTIONS AND PLAN DETAILS FOR SIZING.
- TRIM LOCATED AROUND ALL OPENINGS IN FIBER CEMENT SIDING AT ALL INK AND OUTSIDE CORNERS OF FIBER CEMENT SIDING, BELOW ALL SIFTERS AT ROOF OVERHANGS AND AT ALL TRANSITIONS BETWEEN BRICK AND FIBER CEMENT SIDING BOTH HORIZONTAL AND VERTICAL. SEE SECTIONS AND PLAN DETAILS FOR TYPICAL CONDITIONS.
- ALL TRIM TO BE 5" UNLESS OTHERWISE NOTED.

ELEVATION KEYNOTES

- SYNTHETIC WOOD TRIM
- FIBER CEMENT SIDING
- STUCCO
- PRE-CAST SILL
- STONE - VENEER
- PRE-CAST LINTEL @ HEADER
- PRE-CAST CORNICE
- METAL RAIL, SEE RAILING DETAILS ON "RAILING DETAILS" SHEET.
- DOWNSPOUTS, PROVIDE SPLASH BLOCK AT ALL LOCATIONS. ANCHOR TO WALL AT 4" SPACING, MAX.
- ROOFING SHINGLES, FIBERGLASS, SEE SPECIFICATIONS.
- GABLE VENT W/ SCREEN
- SYNTHETIC WOOD FASCIA
- CONTROL JOINT
- EXTEND STONE TO GRADIC. SEE STRUCTURAL.
- METER CENTER, SEE ELECTRICAL DRAWINGS.
- SYNTHETIC WOOD BRACKET FEATURE - SEE "SECTION DETAILS" SHEETS
- BUILDING ADDRESS SIGN WITH SIGNAGE LIGHT ABOVE, SEE ELECTRICAL DRAWINGS.
- KING POST TRIM FEATURE - SEE "SECTION DETAILS" SHEETS
- STAINED WOOD BRACKET & RAFTERS @ ENTRY CANOPIES - SEE "SECTION DETAILS" SHEETS
- WIND VENT



2 BUILDING TYPE III REAR ELEVATION
1/8" = 1'-0"



1 BUILDING TYPE III FRONT ELEVATION
1/8" = 1'-0"

BUFORD APARTMENTS DESIGN STUDY
Buford, GA
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

PROJ. NO. 17041
DATE 07/06/2017
SHEET NAME BUILDING TYPE IV EXTERIOR ELEVATIONS
SHEET NO. SD-105

RZM '17 009

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5 FIFTH
DIMENSION
ARCHITECTURE & INTERIORS, LLC

RZM '17 009



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5 FIFTH
DIMENSION
ARCHITECTURE & INTERIORS LLC

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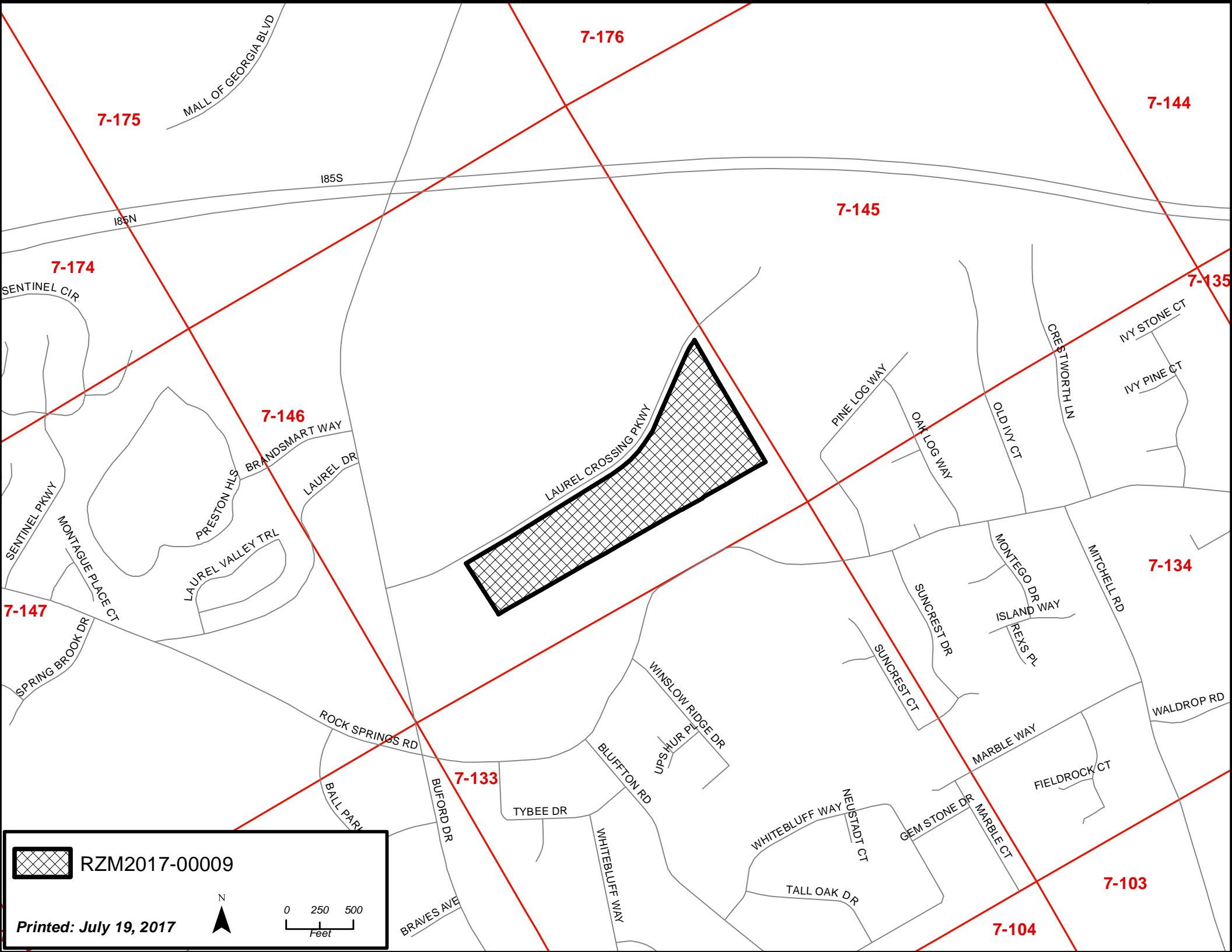


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5 FIFTH
DIMENSION
ARCHITECTURE & INTERIORS LLC

RZM '17 009



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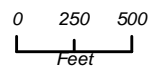
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LAVEL CROSSING PKWY

ROCK SPRINGS RD

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N

0 50 100
Feet




LAUREL CROSSING PKWY

ROCK SPRINGS RD

WINDLEWOOD DR

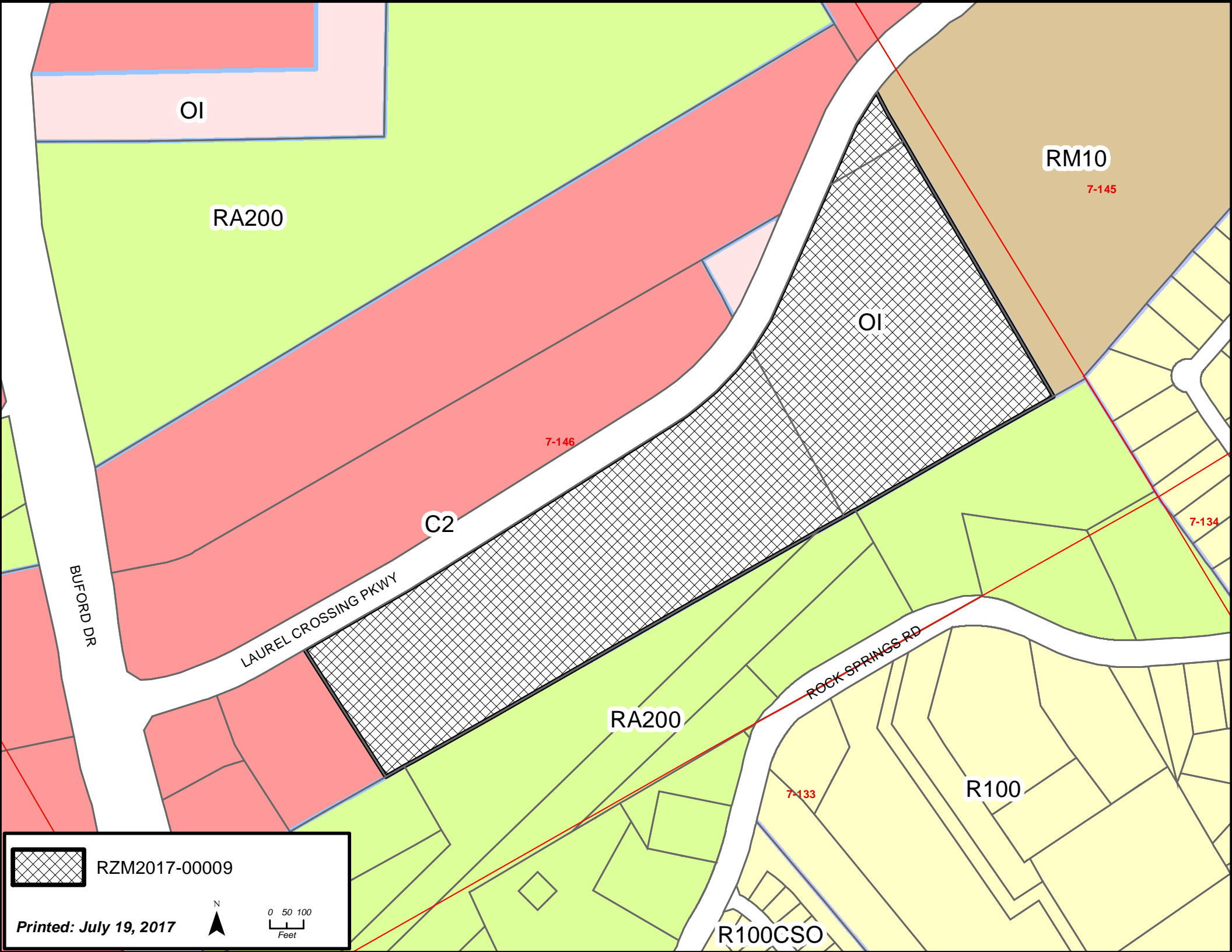
PALE HORSEWAY

 RZM2017-00009



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Feet

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OI

RA200

RM10

7-145

OI

7-146

C2

7-134

BUFORD DR

LAUREL CROSSING PKWY

RA200

ROCK SPRINGS RD

7-133

R100

R100CSO



RZM2017-00009



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Feet

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**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS**

CASE NUMBER :**RZR2017-00014**
ZONING CHANGE :RA-200 TO R-75
LOCATION :2100 BLOCK OF BRASELTON HIGHWAY
MAP NUMBERS :R7095 008 & 019
ACREAGE :19.64 ACRES
UNITS :38 UNITS
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION
COMMISSION DISTRICT :(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: RTSB, LLC
C/O ADVANCED ENGINEERING & PLANNING
4480 COMMERCE DRIVE, SUITE A
BUFORD, GA 30518

CONTACT: MITCH PEEVY PHONE: 770.614.6511

OWNER: LARRY E. MADDOX
C/O ADVANCED ENGINEERING & PLANNING
4480 COMMERCE DRIVE, SUITE A
BUFORD, GA 30518

DEPARTMENT RECOMMENDATION:

PROJECT DATA:
ZONING HISTORY:
GROUNDWATER RECHARGE AREA:
WETLANDS INVENTORY:
OPEN SPACE AND GREENWAY MASTER PLAN:
DEVELOPMENT REVIEW SECTION COMMENTS:
STORMWATER REVIEW SECTION COMMENTS:
GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:
GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:
GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:
BUILDING CONSTRUCTION SECTION COMMENTS:
GWINNETT COUNTY FIRE SERVICES COMMENTS:
DEPARTMENT ANALYSIS:

REZONING APPLICANT'S LETTER OF INTENT

The Applicant, RTSB, LLC, requests rezoning on 19.64 acres for the purpose of developing a Single Family detached subdivision. In order to develop the site as proposed, the Applicant respectfully requests a rezoning from R-100 to R-75. The subject property is located at 2104 Braselton Highway and is found in the 7th district, land lot 095 in Gwinnett County.

The enclosed site plan indicates 38 units on the subject site. The site plan shows that the project will have one entrance onto Braselton Highway that aligns with the R-75 neighborhood across the highway. The minimum heated square footage for the dwellings will be 2,800 sf for all the homes with a maximum height for the proposed dwellings 35'. The exterior of all dwellings will consist of brick or stone with concrete siding accents on the front façade. The balance of the home may be the same or wood, cedar shake or fiber cement siding. The applicant will also be covering all of the porches on the rear of the homes to provide a very nice outdoor living space. Price range for the units will be from the mid \$300s and up. Sidewalks will be provided on the interior streets and along the entire frontage along Braselton Highway. The property will be a transition from the large church adjacent to the property on the south to the Holland Park subdivision along the northern boundary. The applicant is also proposing to provide 4 acres or 20% of the property as common open space. The open space will be dedicated to the mandatory Home Owners Association for maintenance and use by all the residents.

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SOUTHERN HERITAGE
• HOMES •

WILDWOOD

JACOB III

Bedrooms: 5

Bath: 4

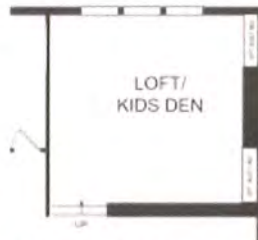
Sq. Ft.: 3,322



MAIN LEVEL



UPPER LEVEL



OPT. LOFT/KIDS DEN



OPT. BEDROOM 5



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RZR '17 014

REALTOR: TOMMY SLAPPEY • CELL: 770-294-7657 • PEGGY SLAPPEY PROPERTIES





SOUTHERN HERITAGE • HOMES •

WILDWOOD

FAIRFAX

Bedrooms: 5

Bath: 3

Sq. Ft.: 3,319



OPT. BONUS ROOM



OPT. BEDROOM 6

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REALTOR: TOMMY SLAPPEY • CELL: 770-294-7657 • PEGGY SLAPPEY PROPERTIES

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The drawings are conceptual only and are subject to change without notice at the discretion of the builder/developer. The builder/developer reserves the right to make additions, deletions and modifications to the drawings as the builder/developer may deem appropriate or desirable. Dimensions and square footages are approximate and may vary with actual construction.





SOUTHERN HERITAGE
• HOMES •

WILDWOOD

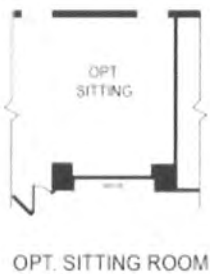
HILLGROVE

Bedrooms: 4

Bath: 2.5

Sq. Ft.: 3,083

Garages: 3 Tandem



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REALTOR: TOMMY SLAPPEY • CELL: 770-294-7657 • PEGGY SLAPPEY PROPERTIES





SOUTHERN HERITAGE
• HOMES •

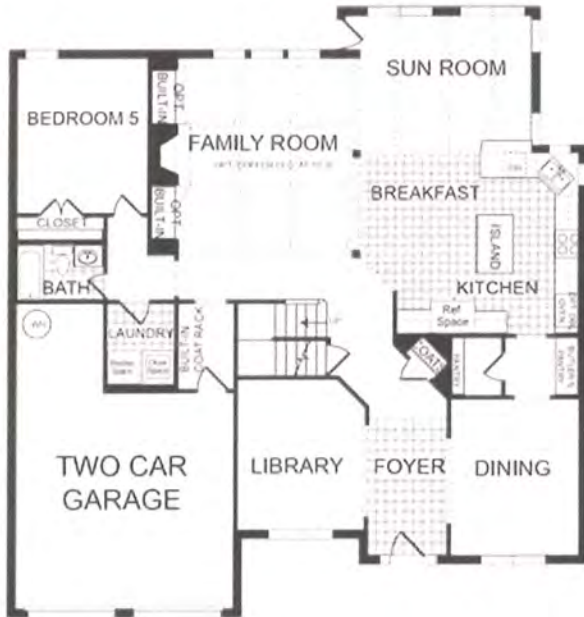
WILDWOOD

WAVERLEIGH

Bedrooms: 4

Bath: 3

Sq. Ft.: 3,463



MAIN LEVEL



UPPER LEVEL



OPT. BATH 3



OPT. BONUS ROOM

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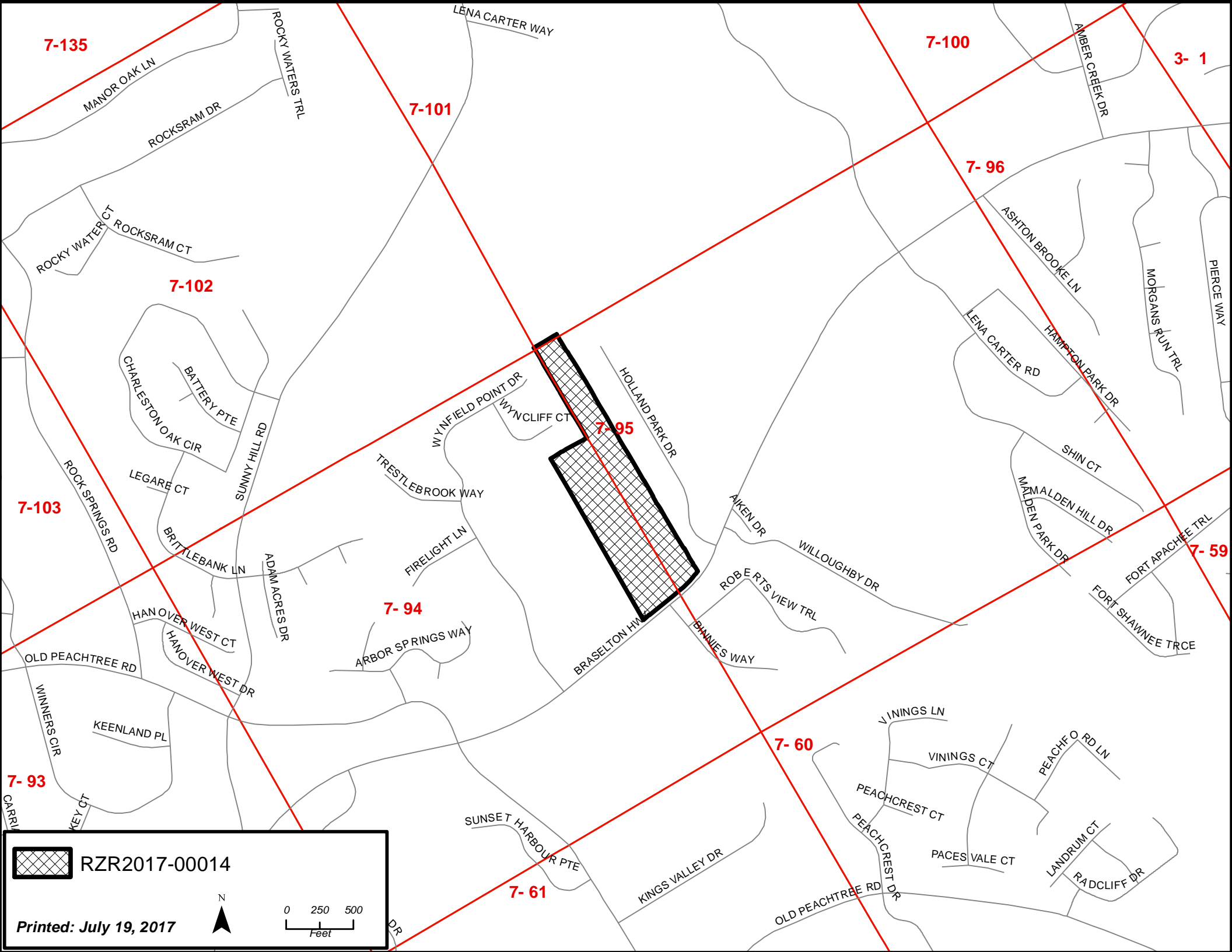
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RZR '17 014

REALTOR: TOMMY SLAPPEY • CELL: 770-294-7657 • PEGGY SLAPPEY PROPERTIES





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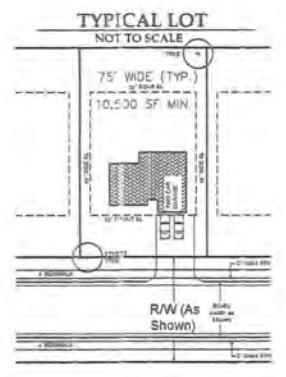
0 250 500
Feet

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BRASELTON HWY



LAND LOT(S): 94 & 95TH, DISTRICT: 7TH
 GWINNETT COUNTY, GEORGIA
 DATE: June 29, 2017



SITE DATA

EXISTING ZONING:	RA-300
PROPOSED ZONING:	R-75
ACRES TOTAL SITE AREA:	47/19.66 ACRES
LOT DENSITY (3.0 MAX):	1.93 HOMES/AC. (GROSS) 1.93 HOMES/AC. (NET)
*MIN. COMMON AREA (6%):	1.17 ACRES REQUIRED
*COMMON AREA PROVIDED:	4 ACRES PROVIDED
MIN. LOT WIDTH:	75' MIN AT SETBACK.
MIN. LOT AREA:	10,500 S.F.
BUILDING HEIGHT:	25' - 1' MAX
MIN. HEATED FLOOR AREA:	1,200 S.F.
SETBACKS:	
FRONT YARD (BRASELTON HWY):	50'
FRONT YARD (LOCAL):	30'
SIDE SETBACK:	10'
REAR YARD:	30'
EXTERIOR BUFFER:	N/A
DISTANCE BETWEEN STRUCTURES:	10'
PARKING:	
PARKING SPACES REQUIRED (2ZUM):	76
PARKING SPACES PROVIDED:	152 (2 PER GARAGE, 2 PER DRIVEWAY)
QUIET/SHY SPACES:	2
*COMMON AREAS ARE NOT REQUIRED FOR SINGLE-FAMILY SUBDIVISIONS HAVING LESS THAN 30 ACRES GROSS LAND AREA.	
**NO PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER FEMA MAP NO. 13135C0047F & 13135C0025F DATED 09/29/2006.	

TOTAL COMBINED AREA
 MADDOX LARRY E.
 MADDOX JACKIE E.
 11TH 51883, PG 641, DD 51226, PG 275
 PFD: 7095 006 & 7095 019
 19.64 ACRES

PROPERTY OWNERS:
 7095 006 : MADDOX LARRY E
 7095 019 : MADDOX LARRY E &
 MADDOX JACKIE E

SOUTHERN HERITAGE HOMES

ENGINEER

ADVANCED ENGINEERING PLANNING

CIVIL ENGINEERING • LAND PLANNING • LANDSCAPE ARCHITECTURE
 6845 Shiloh Road East #D3 | Alpharetta, GA 30005
 Phone 770.225.4730 | advancedengdesign.com



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NOTES PROVIDED BY GWINNETT COUNTY

SEWER TO BE GRAVITY LINE AND TO BE WITH EXISTING PUBLIC DRAINAGE AND DIRECTED TO GWINNETT COUNTY

HOMEOWNER SHALL PLANT TWO TREES PER LOT. STREET TREES MAY BE REQUIRED TO MEET THIS REQUIREMENT.

NO TREES HAS BEEN HARVESTED ON THIS SITE IN PAST 24 MONTHS

OPEN SPACE TO BE DESIGN FC AND MAINTAINED BY A QUALIFIED HOMEOWNERS ASSOCIATION

*APPLICANT IS REQUESTING A REDUCTION TO THE REQUIRED CENTER LINE ROAD BOUND FROM 181' TO 122' AS SHOWN

Scale: 1" = 100'



WYNFIELD POINT DR

WYNCLIFF CT

HOLLAND PARK DR

BRASELTON HWY

AKEN DR


WILLOUGHBY DR

ROBERTS VIEW TRL

ENNIS WAY

RESTLEBROOK WAY

FIRELIGHT LN

 RZR2017-00014



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Feet

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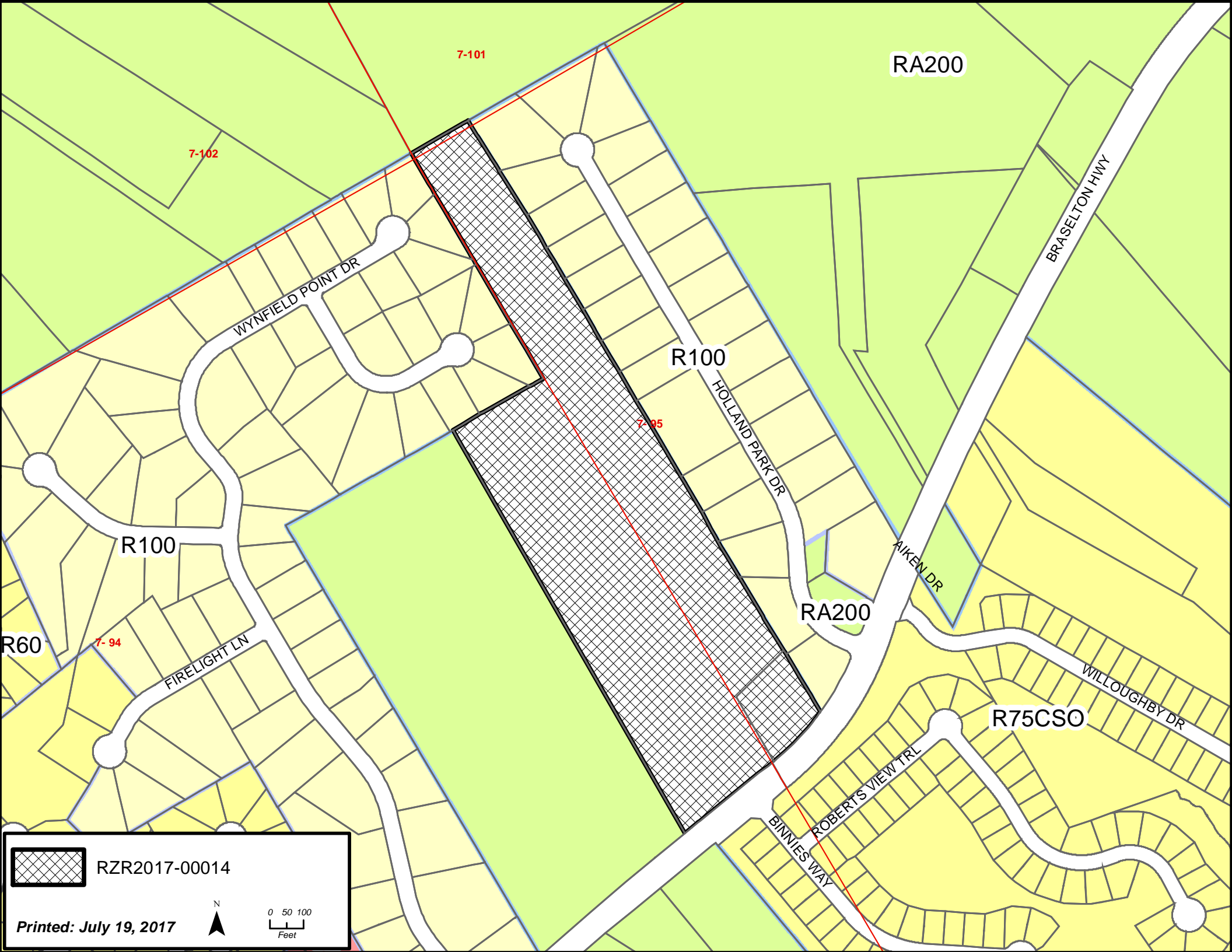


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7-101

RA200

7-102

WYNFIELD POINT DR

R100

HOLLAND PARK DR

BRASELTON HWY

7-95

R100

AIKEN DR

R60

7-94

FIRELIGHT LN

RA200

WILLOUGHBY DR

R75CSO

ROBERTS VIEW TRL
BINNES WAY



RZR2017-00014

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Feet

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS**

CASE NUMBER :**RZR2017-00015**
ZONING CHANGE :RA-200 TO OSC
LOCATION :3800 BLOCK OF THOMPSON MILL ROAD
:3800 BLOCK OF RIDGE ROAD
MAP NUMBERS :R1004 002 & 090
ACREAGE :53.41 ACRES
UNITS :113 UNITS
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION (BUFFER REDUCTION)
COMMISSION DISTRICT :(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: MERITAGE HOMES
C/O ADVANCED ENGINEERING & PLANNING
4480 COMMERCE DRIVE, SUITE A
BUFORD, GA 30518

CONTACT: MITCH PEEVY PHONE: 770.614.6511

OWNER: CLARICE DEATON & JAS HUGH DEATON, JR.
3885 THOMPSON MILL ROAD
BUFORD, GA 30518

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:

REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Meritage Homes, requests rezoning on 53.405 acres for the purpose of developing a Single Family detached subdivision. In order to develop the site as proposed, the Applicant respectfully requests a rezoning from RA-200 to OSC.

The enclosed site plan indicates 113 units on the subject site. The site plan shows that the project will have one entrance from Thompson Mill and no access to Ridge Road. The minimum heated square footage for the homes will be 2,000 sf to 2,800 sf for a ranch home and 2,600 sf to 3,500 sf for a 2 story home with a maximum height for the proposed dwellings 35'. The exterior of all dwellings will consist of a mixture of brick, stone or fiber cement siding on the front façade. The balance of the home may be the same or wood, cedar shake or fiber cement siding. Price range for the homes will be from the mid \$300s and higher. With its unique building practices, Meritage homes on average are twice as energy-efficient as a typical U.S. home of the same size. With an array of money-saving features, from spray-foam insulation and energy-efficient windows, that cut heating and cooling costs by as much as 50%, to ENERGY STAR® appliances that use up to 50% less energy and water, Meritage homes are EPA certified and provide energy-cost savings of up to 50%. Sidewalks will be provided on the interior streets and along the frontage of Thompson Mill and Ridge Roads.

The project is proposed to be a conservation subdivision due to the streams and the many large trees on the property. The minimum required open space is 13.35 acres or 25% of the property and the layout provides 15.21 acres or 28.48% of the property thus exceeding the minimum requirements. The project will require several variances from the standard requirements of an OSC due to the creek running through the middle of the property. Typical requirements are for the streets to be a grid system with a minimum of cul-de-sacs and no cul-de-sacs longer than 600 feet. The proposed site plan does not cross the creek and disturb the area with

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REZONING APPLICANT'S LETTER OF INTENT

the larger trees just to avoid not having a street longer than 600 feet and the street parallel to Thompson Mill connects to a round-a-bout and not a cul-de-dac. The plan also shows the need for a reduction in the required center line road radius from 181 feet to 125 feet along the road leading to the Northern most cul-de-sac. This again is due to the fact of trying to stay out of the stream area itself. Finally, along the rear of the property a 25 foot buffer is proposed adjacent to the Portico subdivision and along Ridge Road as those areas are mostly open pasture. All buffers and open space will be owned and maintained by the mandatory Homeowners Association. There is also a proposed cabana and pool planned for the amenity area at the corner of Thompson Mill and Ridge Roads.

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AEP ADVANCED
ENGINEERING
+ PLANNING

HAWTHORNE FRONT PERSPECTIVE
SCALE: N.T.S.

Meritage
Homes®

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Heritage Homes®

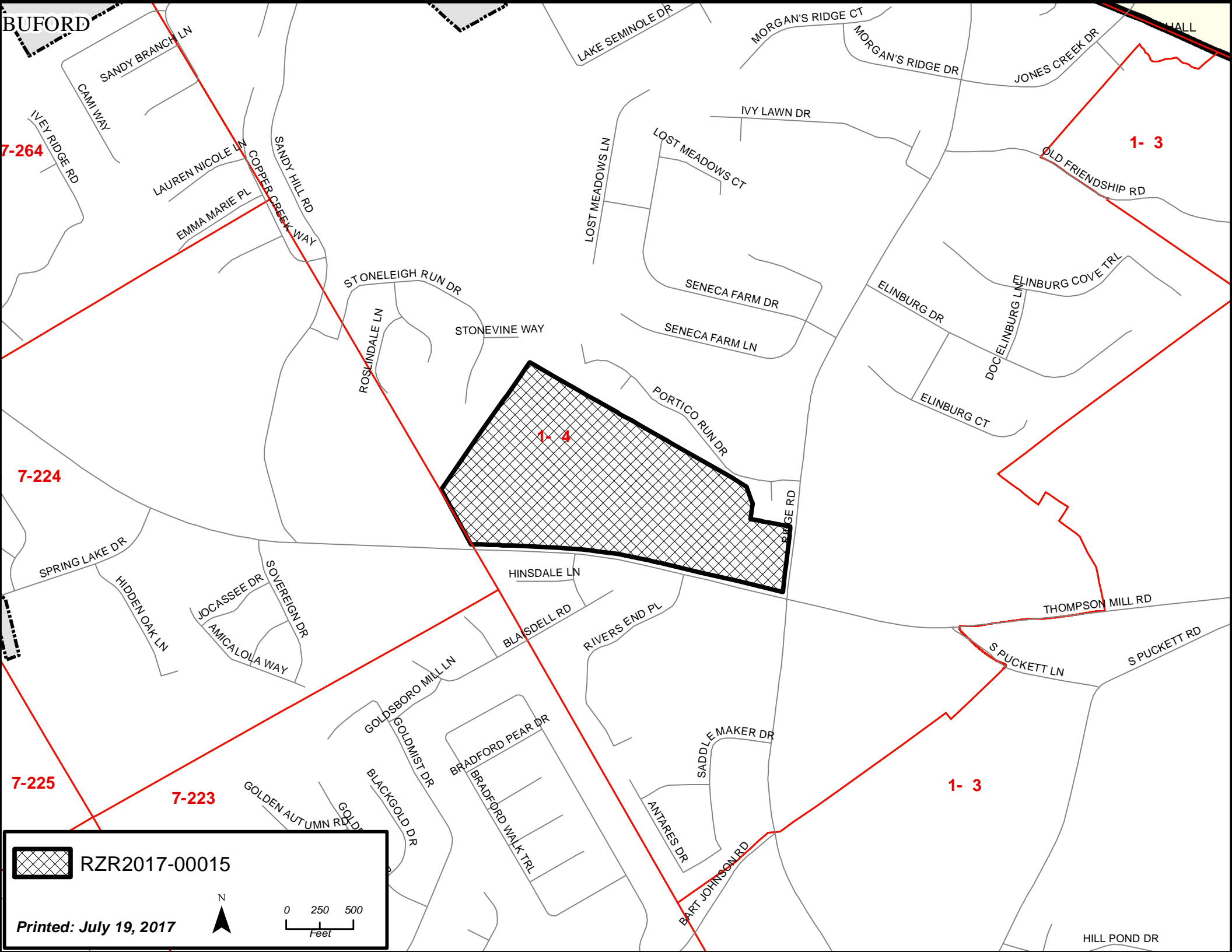
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SITE DATA

EXISTING ZONING: RA-200
 PROPOSED ZONING: OSC
 TOTAL AREA: 53.405 Ac. (Gross)
 47,559-Sq. Ac. (Net)
 FLOODPLAIN AREA: 6,006 Ac.
 TOTAL LOTS: 113 NEW HOME SITES
 50' WIDE LOTS (AT SETBACK) (UNITS 1-46)
 64'-65' WIDE LOTS (AT SETBACK) (UNITS 47-113)
 LOT DENSITY: 2.11 HOUSES / Ac. (Gross)
 2.30 HOUSES / Ac. (Net)
 MIN. TOTAL REQ. CONSERVATION SPACE: 13.35 Ac. (25%)
 PRIMARY OPEN SPACE PROVIDED: 9.87 Ac. (18.46%)
 MIN. PRIMARY SPACE REQ.: 8.01 Ac. (15.00%)
 SECONDARY OPEN SPACE PROVIDED: 5.34 Ac. (10.00%)
 MIN. SECONDARY SPACE REQUIRED: 5.34 Ac. (10.00%)
 TOTAL OPEN SPACE: 15.21 Ac. (28.46%)

SETBACKS:
 EXTERIOR: 50' PERIMETER CONSERVATION AS SHOWN
 FRONT: 25' LOCAL STREET/ 50' MAJOR STREET
 SIDE: 7.5'
 REAR: 30' INTERIOR
 BUFFER: 50' AS SHOWN
 *25' VARIANCE AS SHOWN

- 1 20' 3-FEET UNDISTURBED BUFFER (AS MEASURED FROM TOP OF BANK)
- 2 50' COUNTY LANDS BUFFER (AS MEASURED FROM TOP OF BANK)
- 3 75' COUNTY-INTERIUS BUFFER (AS MEASURED FROM TOP OF BANK)

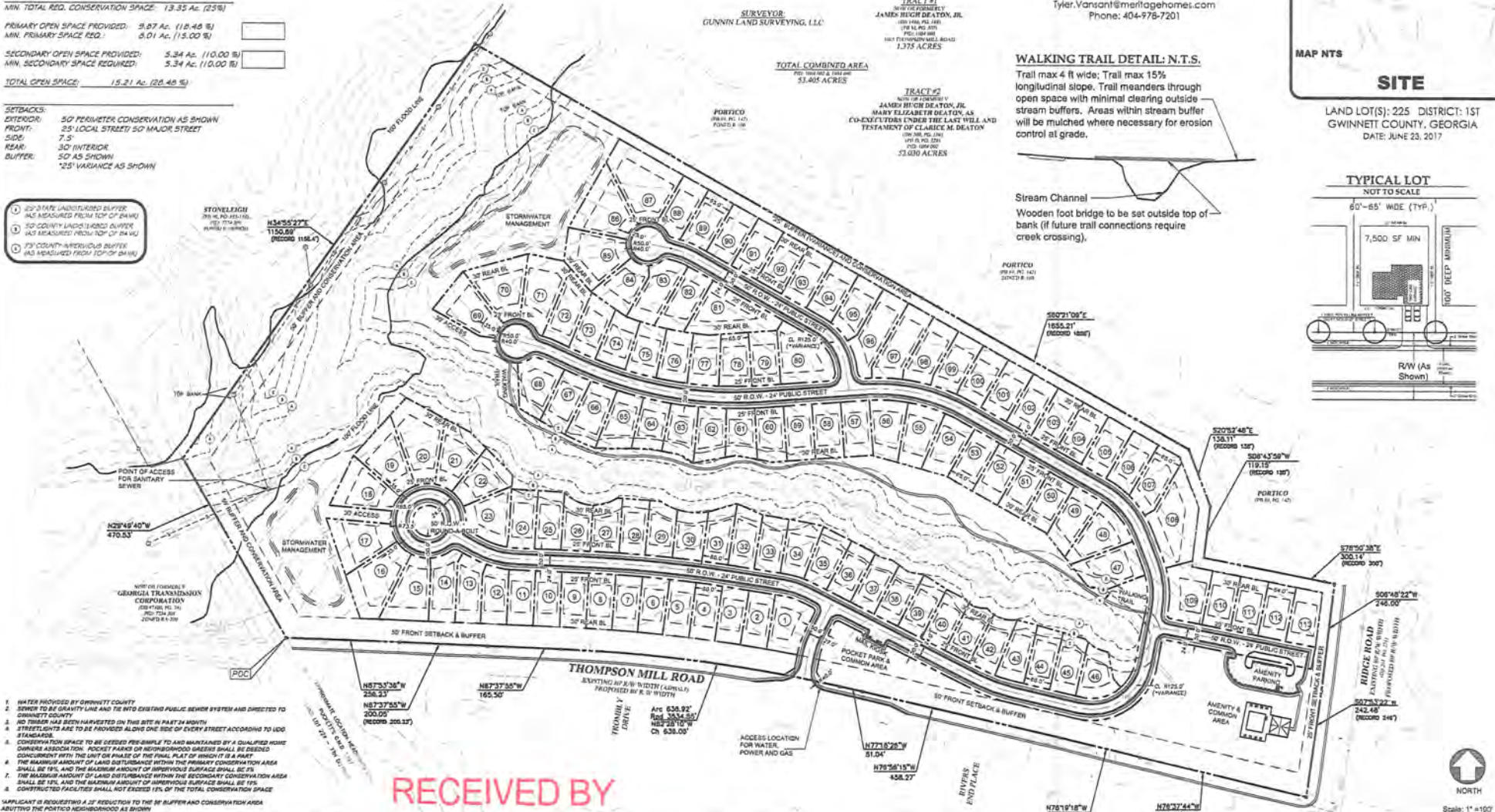
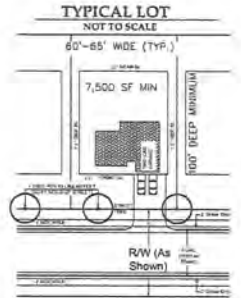


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 6845 Shiloh Road East #D3 | Alpharetta, GA 30005
 Phone 770.225.4730 | advancedeng@aep.com

Thompson Mill Road



LAND LOT(S): 225 DISTRICT: 1ST
 GWINNETT COUNTY, GEORGIA
 DATE: JUNE 23, 2017



1. WATER PROVIDED BY GWINNETT COUNTY
 2. SEWER TO BE GRAVITY LINE AND TIE INTO EXISTING PUBLIC SEWER SYSTEM AND DIRECTED TO GWINNETT COUNTY
 3. NO TREES HAS BEEN HARVESTED IN THIS SITE IN PAST 24 MONTHS
 4. STREETLIGHTS ARE TO BE PROVIDED ALONG ONE SIDE OF EVERY STREET ACCORDING TO LDC STANDARDS.
 5. CONSERVATION SPACE TO BE CREEPED PRE-INSTALL TO AND MAINTAINED BY A QUALIFIED HOME OWNERS ASSOCIATION. POCKET PARKS OR NEIGHBORHOOD GREENS SHALL BE DESIGNED CONCURRENT WITH THE LAYOUT OR PHASE OF THE FINAL PLAN OF WHICH IT IS A PART
 6. THE MAXIMUM AMOUNT OF LAND DISTURBANCE WITHIN THE PRIMARY CONSERVATION AREA SHALL BE 10% AND THE MAXIMUM AMOUNT OF IMPERVIOUS SURFACE SHALL BE 10%
 7. THE MAXIMUM AMOUNT OF LAND DISTURBANCE WITHIN THE SECONDARY CONSERVATION AREA SHALL BE 10% AND THE MAXIMUM AMOUNT OF IMPERVIOUS SURFACE SHALL BE 10%
 8. CONSTRUCTED FACILITIES SHALL NOT EXCEED 1% OF THE TOTAL CONSERVATION SPACE
- *APPLICANT IS REQUESTING A 25' REDUCTION TO THE 50' BUFFER AND CONSERVATION AREA ADJUTING THE PORTICED NEIGHBORHOOD AS SHOWN
- *APPLICANT IS REQUESTING A REDUCTION TO THE REQUIRED CENTER LINE ROAD RADIUS FROM 111' TO 125' AS SHOWN

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STONEVINE WAY

STONELEIGH RUN DR

SENECA FARM LN

BURRELL WALK PL

PORTICO RUN DR

RIDGE RD

PORTICO PT


THOMPSON MILL RD

HINSDALE LN

TROVNY DR

RIVERS END PL

BLAISDELL RD

 RZR2017-00015



0 50 100
Feet

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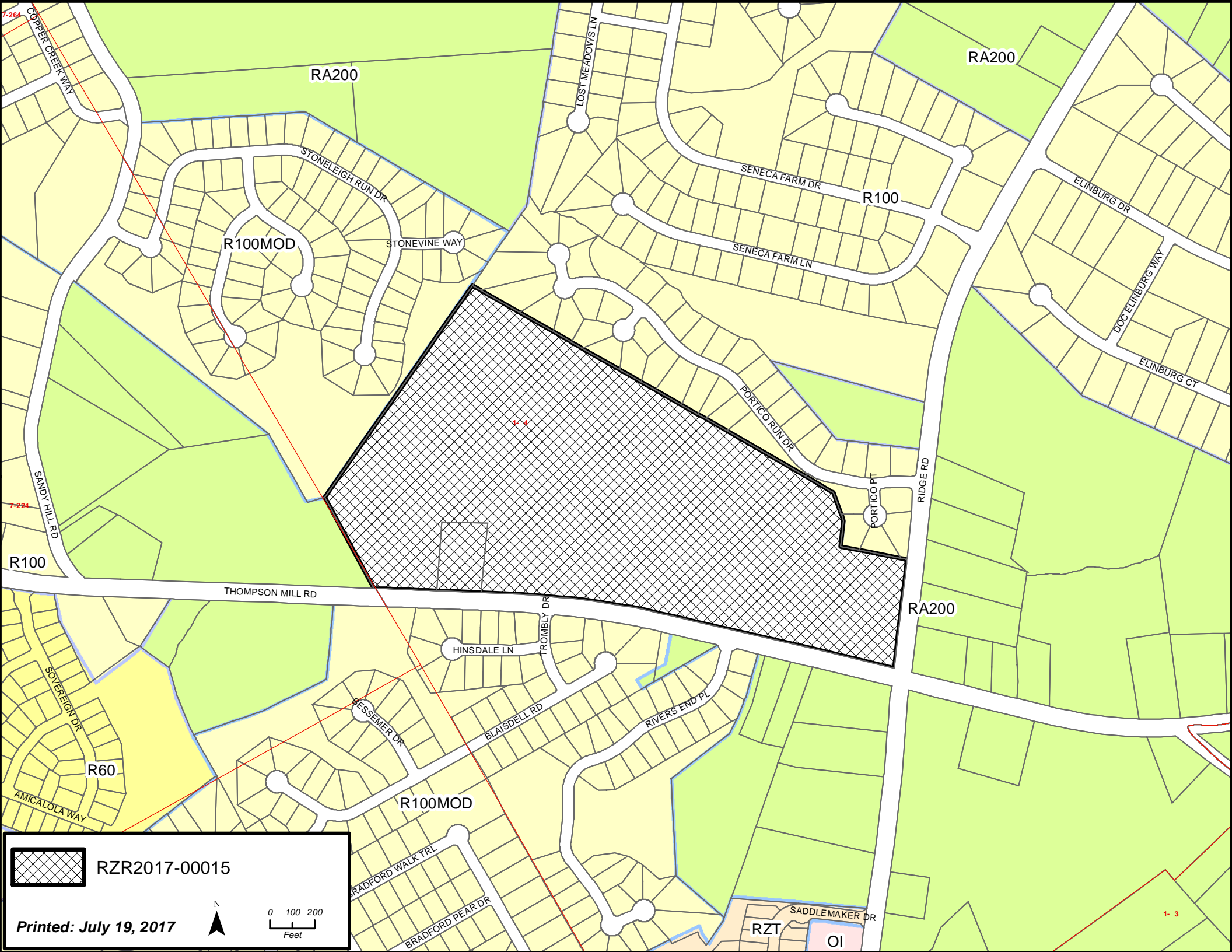


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Printed: July 19, 2017



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RA200

R100MOD

R100

R100

RA200

R60

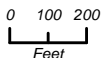
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RZR2017-00015

Printed: July 19, 2017



**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS**

CASE NUMBER :**RZR2017-00016**
ZONING CHANGE :R-100 TO OSC
LOCATION :3200 BLOCK OF BRUSHY FORK ROAD
MAP NUMBER :R5098 001
ACREAGE :51.6 ACRES
UNITS :81 UNITS
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION
COMMISSION DISTRICT :(3) HUNTER

FUTURE DEVELOPMENT MAP:

APPLICANT: DR HORTON, INC
C/O MAHAFFEY PICKENS TUCKER, LLP
1550 NORTH BROWN ROAD, SUITE 125
LAWRENCEVILLE, GA 30043

CONTACT: SHANE LANHAM PHONE: 770.232.0000

OWNER: UNITED METHODIST CHILDREN'S HOME OF THE NORTH GEORGIA
CONFERENCE, INC.
500 SOUTH COLUMBIA DRIVE
DECATUR, GA 30030

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:



Matthew P. Benson
Gerald Davidson, Jr.*
Brian T. Easley
Kelly O. Faber
Christopher D. Holbrook
Frances H. Kim
Shane M. Lanham

Austen T. Mabe
Jeffrey R. Mahaffey
David G. McGee
Steven A. Pickens
Andrew D. Stancil
R. Lee Tucker, Jr.
*Of Counsel

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RZR '17 016

Planning & Development

**COMBINED LETTER OF INTENT FOR
REZONING APPLICATIONS OF DR HORTON, INC.**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning Applications (the “Applications”) on behalf of DR Horton, Inc. (the “Applicant”) for the purpose of rezoning to the OSC and R-75 zoning classifications a combined +/- 87.1 acres of land (the “Property”) situated along Brushy Fork Road north of Old Loganville Road and east of Rosebud Road in southeastern Gwinnett County. The Property is vacant and wooded and is currently zoned R-100 with convenient access to Highway 78 from Brushy Fork Road via both Midway Road and Rosebud Road.

The Applicant proposes to develop the Property to contain a single-family residential community including a total of 184 detached single-family homes at a size, quality, and price point commensurate with or exceeding existing homes in the surrounding area. The Property is adjacent to land owned by Gwinnett County containing Grace Snell Middle School and JC Magill Elementary School. Additionally, the OSC Property is adjacent to land zoned R-100 CSO along its southeasterly boundary. Across Brushy Fork Road and adjacent to the elementary school is land zoned R-100 Modified.

Though the Property is a single tax parcel, it is divided down the middle by Brushy Fork Road creating two easily distinguishable tracts of land. One component piece is roughly square in shape lying on the northeasterly side of Brushy Fork Road and consists of approximately 35.5 acres (the “R-75 Property”). The second component piece is roughly rectangular in shape lying on the southwesterly side of Brushy Fork Road and contains approximately 51.6 acres (the “OSC Property”). Accordingly, the Applicant herewith submits two rezoning applications (respectively, the “R-75 Application” and the “OSC Application”).

The proposed homes would include two-car garages and covered entrances as well as other attractive architectural elements. The front facades of the proposed homes would be constructed primarily of brick, stone, board and batten, and/or fiber-cement or shake siding. The proposed development would also contain a recreation/amenity area for use of residents including a pool and clubhouse. The proposed development is a low-intensity residential subdivision which would have an overall density of approximately 2.1 units per acre which is consistent with the policies set forth in the Gwinnett County 2030 Unified Plan.

The Proposed R-75 development would provide approximately 103 homes at a density of approximately 2.9 units per acre which is below the maximum allowed density of 3.0 units per acre for the R-75 zoning classification set forth in the Gwinnett County Unified Development Ordinance (the “UDO”). Homes in the R-75 development would contain a minimum of 1,800 square feet. The proposed OSC development would provide approximately 81 homes at a density of approximately 1.57 units per acre, which is below the maximum allowed density of 2.5 units per acre prescribed for the OSC zoning classification in the UDO. The homes in the proposed OSC development would contain a minimum of 1,800 square feet.

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RZR '17 016

The proposed development would be a quality development that is compatible with development in the surrounding area. Despite the schools' R-100 zoning classification, the day-to-day character of a public school use more closely resembles a higher-intensity civic or institutional use rather than single-family residential. Additionally, the proposed development will preserve important green space in a rapidly-growing area of Gwinnett County. Specifically, the proposed development would preserve over 27 acres of conservation space which is more than 52% of the OSC Property's land area.


Further, surrounding development and existing homes would not face major negative impacts as a result of the proposed development in part because of the substantial buffering required under the UDO in conjunction with extensive additional buffering preserved by the Applicant as conservation space. At a minimum, the UDO requires a 50-foot buffer around the perimeter of the OSC development. Moreover, a small creek runs near the OSC Property's southwesterly boundary creating an additional buffer against the adjacent land zoned R-100.

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted this 7th day of July, 2017.

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MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham
Attorneys for Applicant

RZR '17 016

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D·R·HORTON
America's Builder

THE GRAYSON
'Front Elevation'

SPRING PACKAGE
SCALE: 3/16" = 1'-0"



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RZR'17 016

THE MONARCH PACKARD
'Front Elevation'

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RZR 17 016
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THE MONARCH CAMBRIDGE
'Front Elevation'

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RZR '17 016



THE CLELSEA
'Front Elevation'

D·R·HORTON
America's Builder

WINTER PACKAGE
SCALE: 3/16" = 1'-0"

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D·R·HORTON
America's Builder

THE KYLE
'Front Elevation'

SUMMER PACKAGE
SCALE: 3/16" = 1'-0"

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RZR '17 016

D·R·HORTON
America's Builder

THE VICTORIA
'Front Elevation'

SPRING PACKAGE
SCALE: 3/16" = 1'-0"

FALL



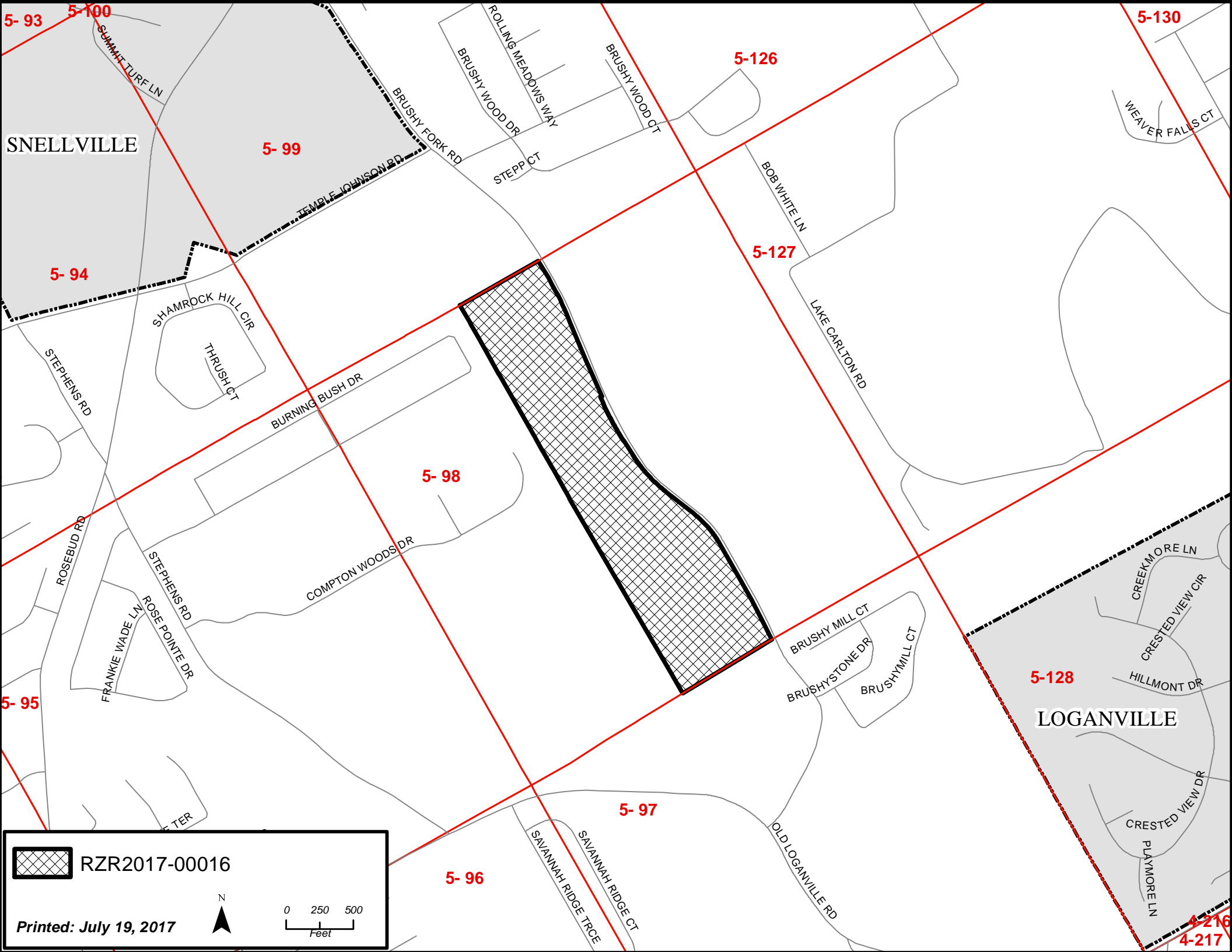
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RZR '17 016

D·R·HORTON
America's Builder

THE VIVIAN
'Front Elevation'


FALL PACKAGE
SCALE: 3/16" = 1'-0"



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SNELLVILLE LOGANVILLE

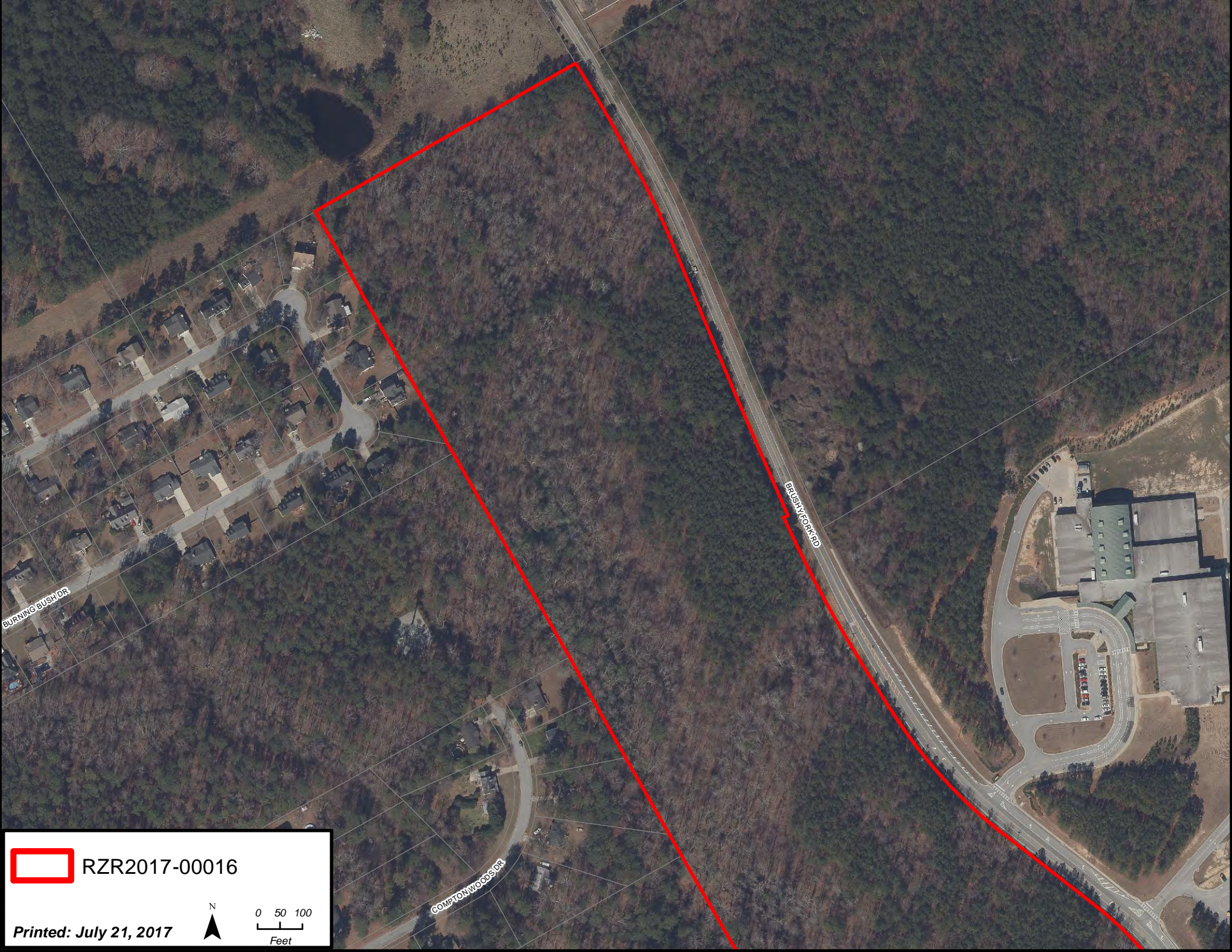
Summit Turf Ln, Rosebud Rd, Stephens Rd, Burning Bush Dr, Compton Woods Dr, Savannah Ridge Trce, Savannah Ridge Ct, Old Loganville Rd, Lake Carlton Rd, Bob White Ln, Weaver Falls Ct, Shamrock Hill Cir, Thrusht Ct, Rolling Meadows Way, Brushy Wood Dr, Stepp Ct, Brushy Wood Ct, Frankie Wade Ln, Rose Pointe Dr, Brushy Mill Ct, Brushy Stone Dr, Brushymill Ct, Creakmore Ln, Crested View Cir, Hillmont Dr, Crested View Dr, Playmore Ln

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Printed: July 19, 2017

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Printed: July 21, 2017



COMPTONWOODS LN

COMPTONWOODS DR

BRUSHY FORK RD

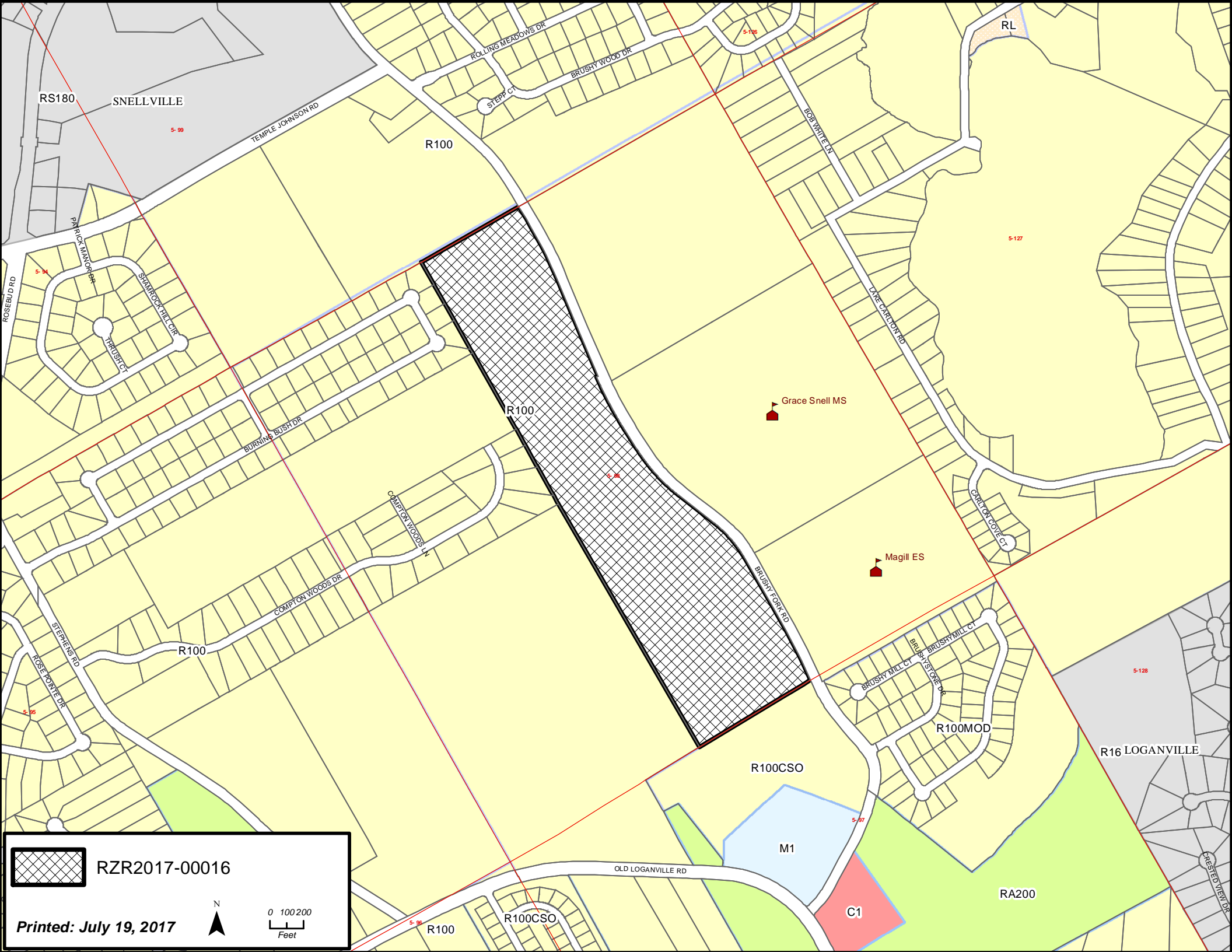


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Printed: July 21, 2017



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R100MOD

R16 LOGANVILLE

Grace Snell MS

Magill ES

 RZR2017-00016

Printed: July 19, 2017

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R100CSO

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RA200

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**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS**

CASE NUMBER :RZR2017-00017
ZONING CHANGE :R-100 TO R-75
LOCATION :3400 BLOCK OF BRUSHY FORK ROAD
MAP NUMBER :R5098 001
ACREAGE :35.5 ACRES
UNITS :103 UNITS
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION
COMMISSION DISTRICT :(3) HUNTER

FUTURE DEVELOPMENT MAP:

APPLICANT: DR HORTON, INC
C/O MAHAFFEY PICKENS TUCKER, LLP
1550 NORTH BROWN ROAD, SUITE 125
LAWRENCEVILLE, GA 30043

CONTACT: SHANE LANHAM PHONE: 770.232.0000

OWNER: UNITED METHODIST CHILDREN'S HOME OF THE NORTH GEORGIA
CONFERENCE, INC.
500 SOUTH COLUMBIA DRIVE
DECATUR, GA 30030

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:



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Austen T. Mabe
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**COMBINED LETTER OF INTENT FOR
REZONING APPLICATIONS OF DR HORTON, INC.**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning Applications (the “Applications”) on behalf of DR Horton, Inc. (the “Applicant”) for the purpose of rezoning to the OSC and R-75 zoning classifications a combined +/- 87.1 acres of land (the “Property”) situated along Brushy Fork Road north of Old Loganville Road and east of Rosebud Road in southeastern Gwinnett County. The Property is vacant and wooded and is currently zoned R-100 with convenient access to Highway 78 from Brushy Fork Road via both Midway Road and Rosebud Road.

The Applicant proposes to develop the Property to contain a single-family residential community including a total of 184 detached single-family homes at a size, quality, and price point commensurate with or exceeding existing homes in the surrounding area. The Property is adjacent to land owned by Gwinnett County containing Grace Snell Middle School and JC Magill Elementary School. Additionally, the OSC Property is adjacent to land zoned R-100 CSO along its southeasterly boundary. Across Brushy Fork Road and adjacent to the elementary school is land zoned R-100 Modified.

RZR '17 017

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Planning & Development
Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043
Dunwoody Point Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022
TELEPHONE 770 232 0000
FACSIMILE 678 518 6880
www.mptlawfirm.com

Though the Property is a single tax parcel, it is divided down the middle by Brushy Fork Road creating two easily distinguishable tracts of land. One component piece is roughly square in shape lying on the northeasterly side of Brushy Fork Road and consists of approximately 35.5 acres (the “R-75 Property”). The second component piece is roughly rectangular in shape lying on the southwesterly side of Brushy Fork Road and contains approximately 51.6 acres (the “OSC Property”). Accordingly, the Applicant herewith submits two rezoning applications (respectively, the “R-75 Application” and the “OSC Application”).

The proposed homes would include two-car garages and covered entrances as well as other attractive architectural elements. The front facades of the proposed homes would be constructed primarily of brick, stone, board and batten, and/or fiber-cement or shake siding. The proposed development would also contain a recreation/amenity area for use of residents including a pool and clubhouse. The proposed development is a low-intensity residential subdivision which would have an overall density of approximately 2.1 units per acre which is consistent with the policies set forth in the Gwinnett County 2030 Unified Plan.

The Proposed R-75 development would provide approximately 103 homes at a density of approximately 2.9 units per acre which is below the maximum allowed density of 3.0 units per acre for the R-75 zoning classification set forth in the Gwinnett County Unified Development Ordinance (the “UDO”). Homes in the R-75 development would contain a minimum of 1,800 square feet. The proposed OSC development would provide approximately 81 homes at a density of approximately 1.57 units per acre, which is below the maximum allowed density of 2.5 units per acre prescribed for the OSC zoning classification in the UDO. The homes in the proposed OSC development would contain a minimum of 1,800 square feet.

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RZR '17017

The proposed development would be a quality development that is compatible with development in the surrounding area. Despite the schools' R-100 zoning classification, the day-to-day character of a public school use more closely resembles a higher-intensity civic or institutional use rather than single-family residential. Additionally, the proposed development will preserve important green space in a rapidly-growing area of Gwinnett County. Specifically, the proposed development would preserve over 27 acres of conservation space which is more than 52% of the OSC Property's land area.

Further, surrounding development and existing homes would not face major negative impacts as a result of the proposed development in part because of the substantial buffering required under the UDO in conjunction with extensive additional buffering preserved by the Applicant as conservation space. At a minimum, the UDO requires a 50-foot buffer around the perimeter of the OSC development. Moreover, a small creek runs near the OSC Property's southwesterly boundary creating an additional buffer against the adjacent land zoned R-100.

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted this 7th day of July, 2017.

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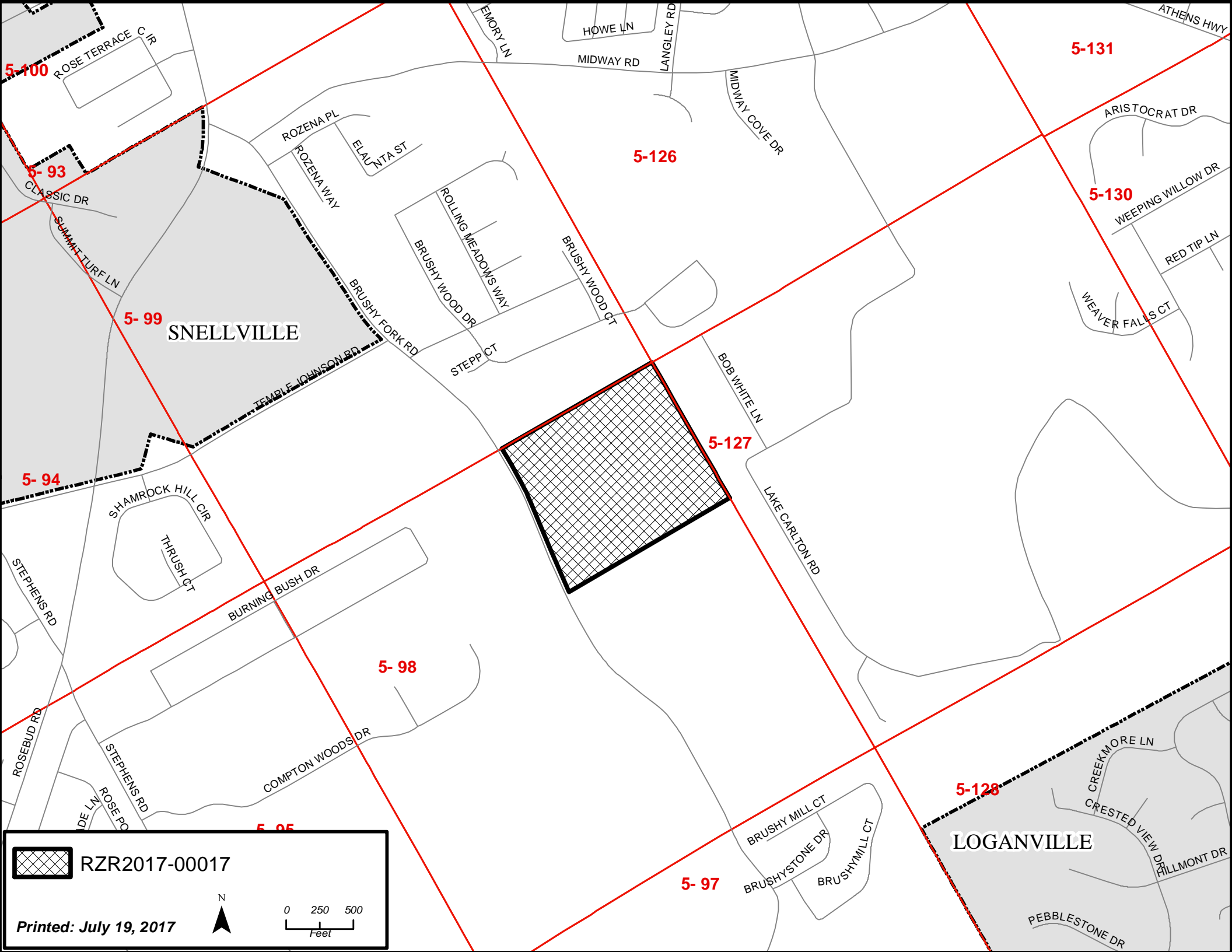
Planning & Development

MAHAFFEY PICKENS TUCKER, LLP


Shane M. Lanham


Attorneys for Applicant

RZR '17017

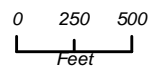


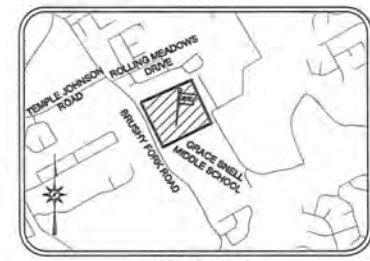
SNELLVILLE

LOGANVILLE

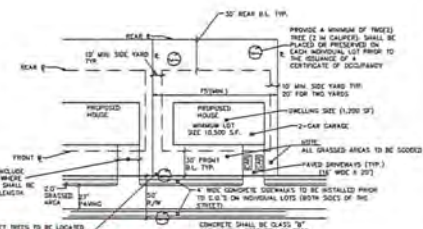
 RZR2017-00017

Printed: July 19, 2017





- SITE SUMMARY:**
- TOTAL ACREAGE OF RESIDENTIAL = 35.5 ACRES
 - TOTAL NUMBER OF LOTS = 103
 - EXISTING ZONING = R-100
 - PROPOSED ZONING = R-75
 - DENSITY = 2.9 LOTS/AC.
 - BOUNDARY INFORMATION BASED ON GWINNETT COUNTY GIS TAX MAPS.
 - TOPOGRAPHIC INFORMATION BASED ON MEAN SEA LEVEL AS TAKEN FROM GWINNETT COUNTY GIS.
 - A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED ON F.I.R.M. PANEL NO. 13135C0140F DATED SEPTEMBER 29, 2006.
 - LOTS SHOWN ARE FOR SINGLE FAMILY USE ONLY. LOTS DO NOT HAVE A MINIMUM SQUARE FOOTAGE.
 - ALL LOTS TO BE SERVED BY GWINNETT COUNTY GRAVITY FLOW SANITARY SEWER.
 - WATER PROVIDED BY GWINNETT COUNTY.
 - SETBACK REQUIREMENTS:
FRONT = 30'
REAR = 30'
SIDE = 10'



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GRAPHIC SCALE
 1" = 100 FT
 1" = 100 FT

PRECISION Planning Inc.
 planners • engineers • architects • surveyors
 407 Pitts Boulevard • Marietta, GA 30067
 (770) 575-1000

BRUSHY FORK ROAD TRACT
 Land Lot & Block 6, Proposed 001
 Brushy Fork Road
 Gwinnett County, GA 30082

REZONING EXHIBIT R-75

DATE	PREPARED BY	DESIGNED BY	CHECKED BY	IN CHARGE
06/08/17	J. B. BROWN	J. B. BROWN	J. B. BROWN	J. B. BROWN

SHEET TITLE
 BRUSHY FORK ROAD TRACT

DATE
 JUNE 22, 2017

R17-103
 PRELIMINARY

1 OF 1



STEPP CT
BRUSHY WOOD DR

BOB WHITE LN

BRUSHY FORK RD

LAKE CARLTON RD



RZR2017-00017



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Feet

Printed: July 19, 2017



ROLLING MEADOWS DR

BRUSHY WOOD DR

BRUSHY WOOD DR

STEEP CT


ED WHITE LN

BRUSHY COVE RD

EDMUND GAYSON DR

LAKE CARLTON RD

W. E. WOOD COMMUNITY CENTER & RECREATION CENTER

 RZR2017-00017



0 50 100
Feet

Printed: July 19, 2017

S180.LVILLE

ROLLING MEADOWS DR

BRUSHY WOOD DR

5-126

R100

5-99

BOB WHITE LN

5-127

R100

BRUSHY FORK RD

LAKE CARLTON RD

5-98

BURNING BUSH DR

Grace Snell MS



RZR2017-00017



0 100 200
Feet

Printed: July 19, 2017

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS**

CASE NUMBER :RZR2017-00018
ZONING CHANGE :RL TO R-SR
LOCATION :6200-6300 BLOCKS OF OLD SHADBURN FERRY ROAD
:1700 BLOCK OF BUFORD DAM ROAD
:6500 BLOCK OF OLD GARRETT ROAD
MAP NUMBERS :R7362 029, 030, 031, 069, & 070
ACREAGE :24.36 ACRES
UNITS :97 UNITS
PROPOSED DEVELOPMENT :SENIOR ORIENTED RESIDENCES
COMMISSION DISTRICT :(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: CKK DEVELOPMENT LLC
174 DACULA ROAD
DACULA, GA 30019

CONTACT: DUNCAN CORLEY PHONE: 770.962.8456

OWNERS: IH KENNEDY GROUP LLC (JOE KENNEDY)
5485 GOLF CLUB DRIVE
BRASELTON, GA 30517-2430

STELLA MOONEY
3455 FARMERS ACADEMY ROAD
CARNESVILLE, GA 30521-2402

PHILLIP & HOLLY BAGWELL
6553 OLD GARRETT ROAD
BUFORD, GA 30518-1153

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:
DEPARTMENT ANALYSIS:

July 6, 2017

To: Gwinnett County Planning and Dev.
One Justice Square
446 West Crogan St. Suite 150
Lawrenceville, GA 30046
RE: LOI Rezoning Request 1784 for Buford Dam Rd.
Attn: Mr. Jerry Oberholtzer
Manager, Current Planning

This Letter of Intent is to request a rezoning of the subject property to Senior Oriented Residence District (R-SR) . The parcels are located on Buford Dam Rd in between Old Shadburn Ferry and Garrett Rd. The property consists of 24.36 +/- acres. It is currently zoned RL. The assembled property is located in the 7th District, Land Lot 362, parcel numbers 069, 070, 029, 030 and 031 of unincorporated Gwinnett County.

The proposed R-SR Development would provide a great choice for retiring or empty nester Gwinnettians to be near great amenities like Lake Lanier and parks, while being close to their grandchildren. Though the proposed development will have almost no impact to schools it is very close to N. Gwinnett, Buford and Lanier High Schools. The development would provide quality housing options for seniors in a beautiful part of the county.

The proposed development will consist of 97 detached lots. The homes will be a minimum of 2,000 finished square feet. All homes would include a double car garage and have attractive architecture with building materials consisting of brick, stacked stone, shake or fiber cement siding. All homes will comply with ADA standards for accessibility. Alleys will be utilized to provide rear entry for the main block of the development. Cul-de-sacs have been minimized and only used where necessary. A homeowner's association will be set up to comply with restrictions as set out in section 210-90.10 of the UDO.

Applicant respectfully requests approval of the submitted rezoning application.

C K K Development Services, LLC


Duncan Corley
President

RZR '17 018

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RZR2017-00018
JULY 13, 2017



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JULY 13, 2017



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RZR2017-00018
JULY 13, 2017



Hall
County

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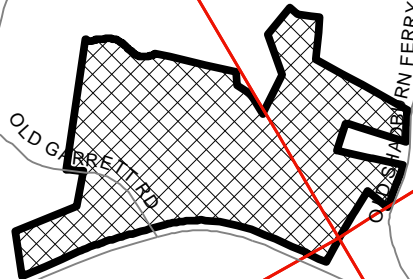
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SUGAR HILL

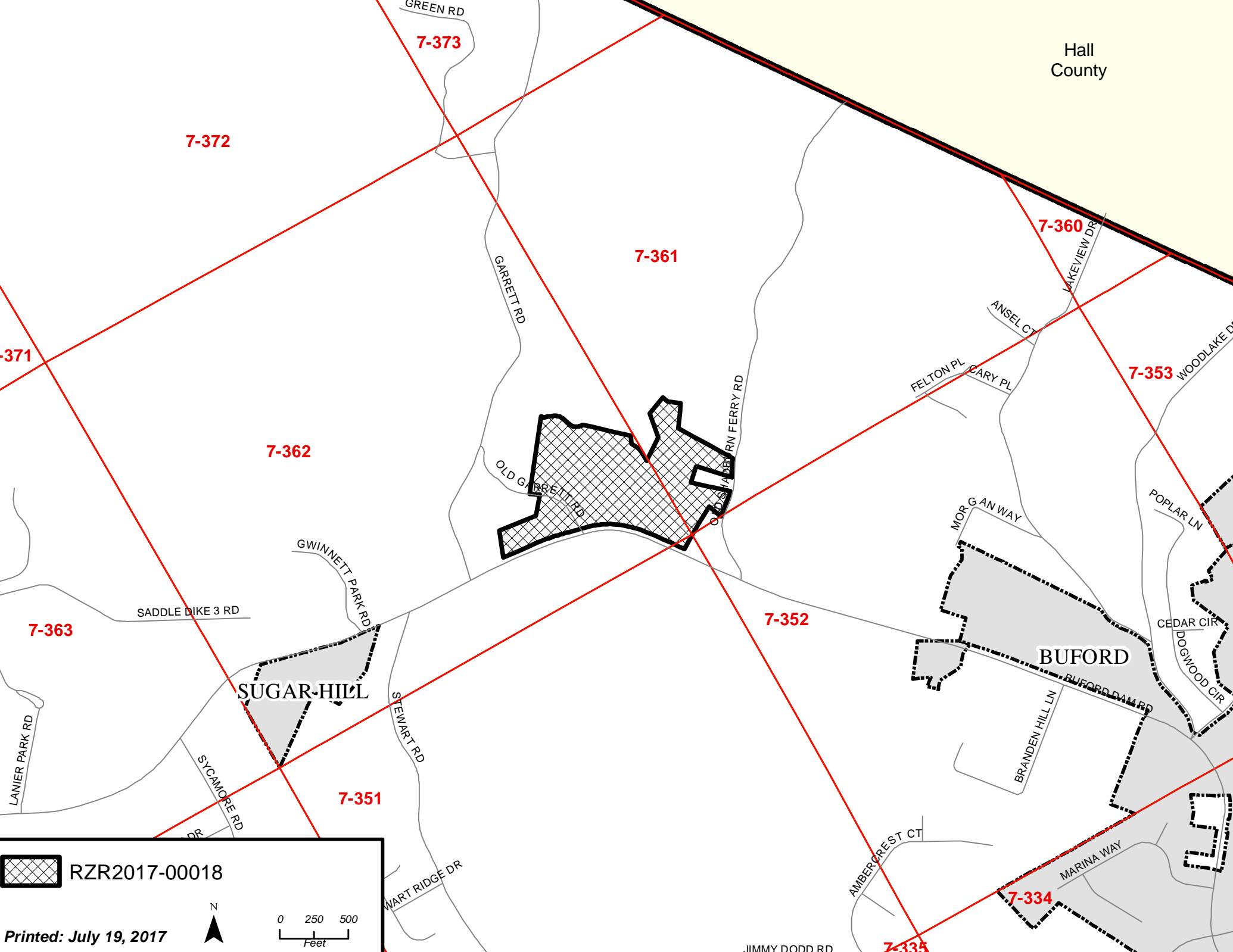
BUFORD

 RZR2017-00018

Printed: July 19, 2017

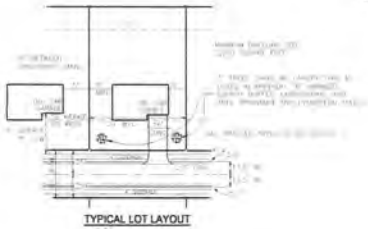


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24.4± ACRES TOTAL AREA

- LEGEND**
- 1.00 LOT OF IMPROVING
 - 1.10 LINE FOR LINE
 - 1.15 EIGHT OF BAR
 - 1.20 BAR B FINISHED
 - 1.25 EIGHT OF BAR
 - 1.30 ROAD FOR ROAD
 - 1.35 ROAD FOR ROAD
 - 1.40 ROAD FOR ROAD
 - 1.45 ROAD FOR ROAD
 - 1.50 ROAD FOR ROAD
 - 1.55 ROAD FOR ROAD
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 - 1.75 ROAD FOR ROAD
 - 1.80 ROAD FOR ROAD
 - 1.85 ROAD FOR ROAD
 - 1.90 ROAD FOR ROAD
 - 1.95 ROAD FOR ROAD
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 - 3.85 ROAD FOR ROAD
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 - 3.95 ROAD FOR ROAD
 - 4.00 ROAD FOR ROAD
 - 4.05 ROAD FOR ROAD
 - 4.10 ROAD FOR ROAD
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 - 4.80 ROAD FOR ROAD
 - 4.85 ROAD FOR ROAD
 - 4.90 ROAD FOR ROAD
 - 4.95 ROAD FOR ROAD
 - 5.00 ROAD FOR ROAD



OWNER/DEVELOPER

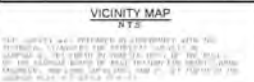
RINGO ABERNATHY & ASSOCIATES
 174 DANIELA ROAD
 DALLAS, TEXAS 75201
 214.496.1888 CONTACT - USGARS COMPANY
 PHONE: 710-766-8454

DESIGNER/ENGINEER

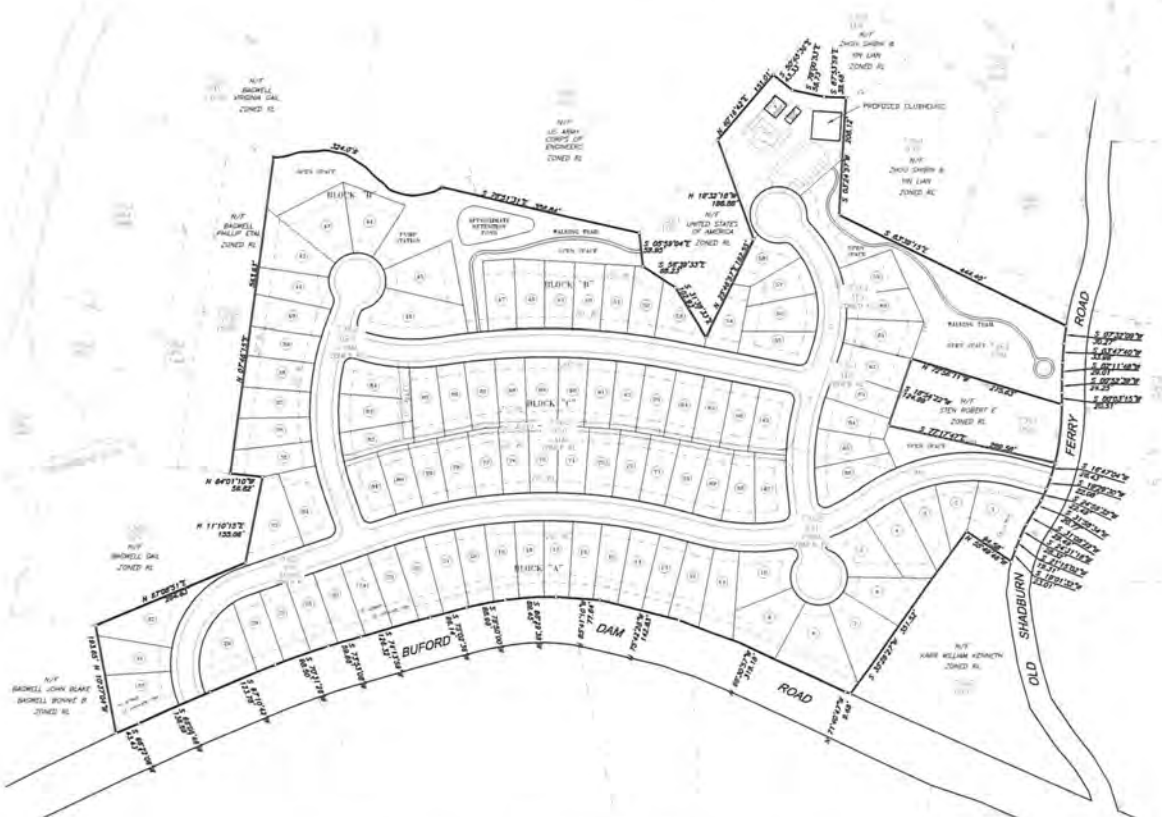
RINGO ABERNATHY & ASSOCIATES
 174 DANIELA ROAD
 DALLAS, TEXAS 75201
 214.496.1888 CONTACT - USGARS COMPANY
 PHONE: 710-766-8454

LOT CHART

BLOCK	LOTS
A	29
B	37
C	31
TOTAL	97



RSR/ACTIVE ADULT CONCEPT



**BOUNDARY SURVEY NOT BY THIS FIRM
 THIS DRAWING IS NOT FOR RECORDING.
 THIS DRAWING IS NOT FOR CONSTRUCTION.**



STATE OF TEXAS
 PROFESSIONAL ENGINEER
 RINGO ABERNATHY
 No. 17012

RINGO ABERNATHY & ASSOCIATES
 174 DANIELA ROAD DALLAS, TX 75201
 PHONE: 214-496-1888 FAX: 214-496-1889

COUNTY	OWENSSETT
DISTRICT/LANDLOT	743 / 802
PARTICULARS/SECTION	03.003 & 079
DATE	01/26/17
SCALE	1" = 100'
JOB NO.	17012

**REZONING EXHIBIT FOR:
 BUFORD DAM ROAD
 C.K.K. DEVELOPMENT**

REVISIONS	NO.	DATE

SHEET
1
 OF 1

RZR '17 018

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811

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OLD GARRETT RD

BUFORD DAM RD

OLD SHADBURN FERRY RD



RZR2017-00018



0 50 100
Feet

Printed: July 19, 2017




GARRETT RD

OLD SHABOON FERRY RD

OLD GARRETT RD

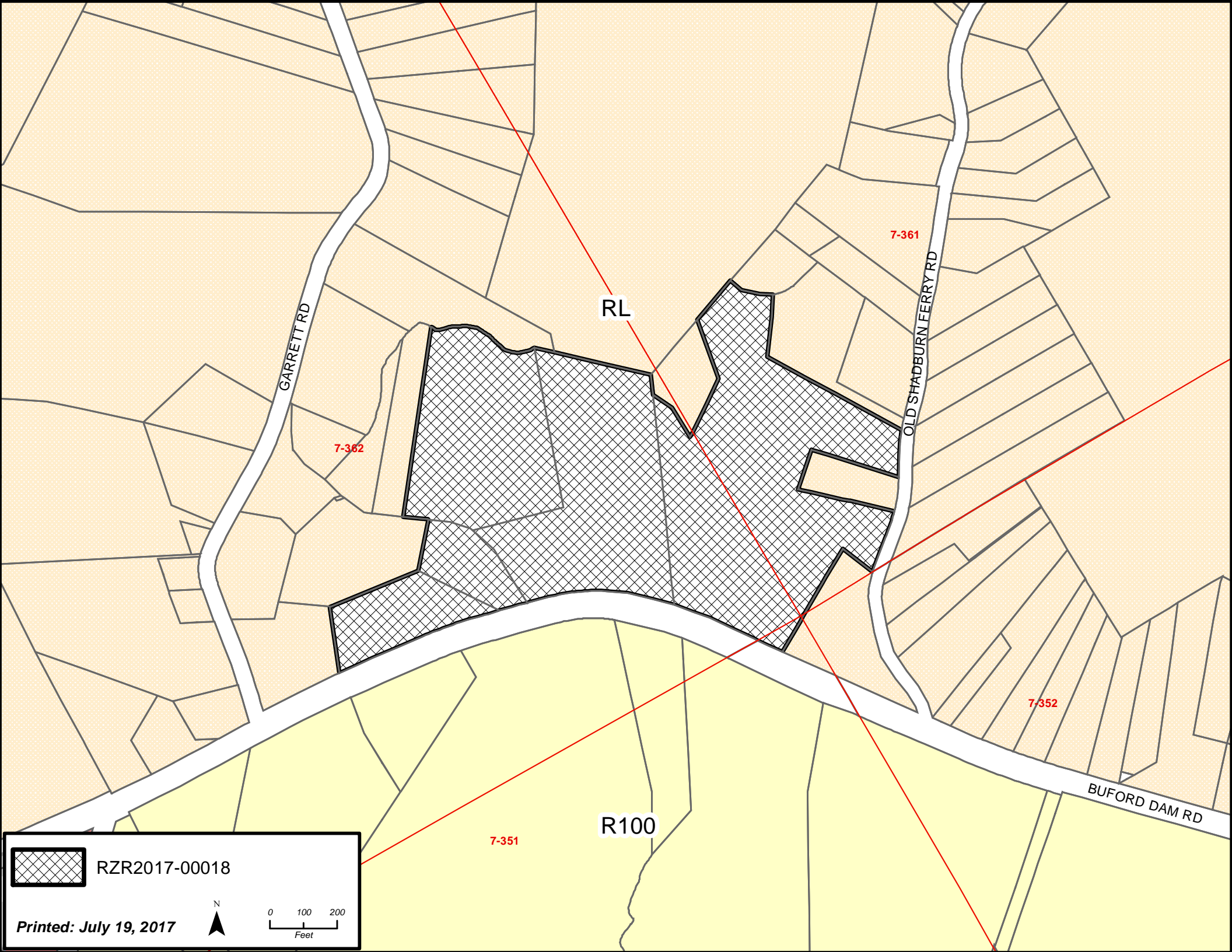
BUFORD DAM RD

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Printed: July 19, 2017



GARRETT RD

RL

7-361

OLD SHADBURN FERRY RD

7-362

7-352

BUFORD DAM RD

R100

7-351

 RZR2017-00018

Printed: July 19, 2017

N

0 100 200
Feet

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS**

CASE NUMBER :RZR2017-00019
ZONING CHANGE :R-100 MOD & RA-200 TO TND
LOCATION :1800 BLOCK OF AUBURN ROAD
:3000 BLOCK OF HOG MOUNTAIN ROAD
MAP NUMBERS :R3001 021A, 021B, 021D, 028, 039, & 053
ACREAGE :42.33 ACRES
UNITS :157 UNITS
PROPOSED DEVELOPMENT :TRADITIONAL NEIGHBORHOOD DISTRICT (BUFFER
COMMISSION DISTRICT REDUCTION)
:(3) HUNTER
FUTURE DEVELOPMENT MAP:

APPLICANT: CKK DEVELOPMENT LLC
174 DACULA ROAD
DACULA, GA 30019

CONTACT: DUNCAN CORLEY PHONE: 770.962.8456

OWNERS: JOHN & LANCE MARLOWE
3750 GEORGE WILLIAMS ROAD
MONROE, GA 30656-8572

JAMES DACUS
683 ALVIS LANE
NORCROSS, GA 30093-5102

SUSAN ZAKERI
3042 HOG MOUNTAIN ROAD
DACULA, GA 30019

JOHN STAFFORD
C/O MIKE SMITH
7 LUMPKIN STREET
LAWRENCEVILLE, GA 30046

VALERIE STAFFORD
3032 HOG MOUNTAIN ROAD
DACULA, GA 30019

DEPARTMENT RECOMMENDATION:

PROJECT DATA:
ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:

June 28, 2017

To: Gwinnett County Planning and Dev.

One Justice Square

446 West Crogan St. Suite 150

Lawrenceville, GA 30046

RE: LOI Rezoning Request for 1852 Auburn Rd.

Attn: Mr. Jerry Oberholtzer

Manager, Current Planning

This Letter of Intent is to request a rezoning of the subject property to TND . The parcels are located on Hwy 324 and Hog Mountain Rd, and consists of 42.33 +/- acres. It is currently zoned R-100 Modified and RA-200. The assembled property is located in the 3rd District, Land Lot 1, parcel numbers 021A ,021B, 021D, 028, 053, and 039 of unincorporated Gwinnett County.

The proposed Traditional Neighborhood Development (TND) would be an excellent fit in this area with easy access to I85 and the Mall of Georgia. It would provide a variety of quality housing options to several different age demographics. The proposed project is located in an area with a variety of existing development including C2, OI and residential development. The proposed concept plan would compliment the existing uses and enhance the Hwy 324 corridor.

The proposed development will consist of 157 lots of varying sizes. The Town Homes will be a minimum of 1,900 finished square feet with double car garages and feature some rear entry parking. The smaller detached lots will feature a product with a minimum of 2,200 finished square feet. The majority of these homes will be accessed by alleys providing rear parking and attractive curb appeal for the homes. The larger lots will feature homes with a minimum of 2,500 finished square feet. All homes would include a double car garage and have attractive architecture with building materials consisting of brick, stacked stone, shake or fiber cement siding.

Applicant respectfully requests approval of the submitted rezoning application.

C K K Development Services, LLC



Duncan Corley
President

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RZR '17 019



Rear entry, small lot product

RZR '17 019

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FRONT ELEVATIONS

RZR '17 019

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SIDE AND REAR ELEVATIONS

RZR '17 019

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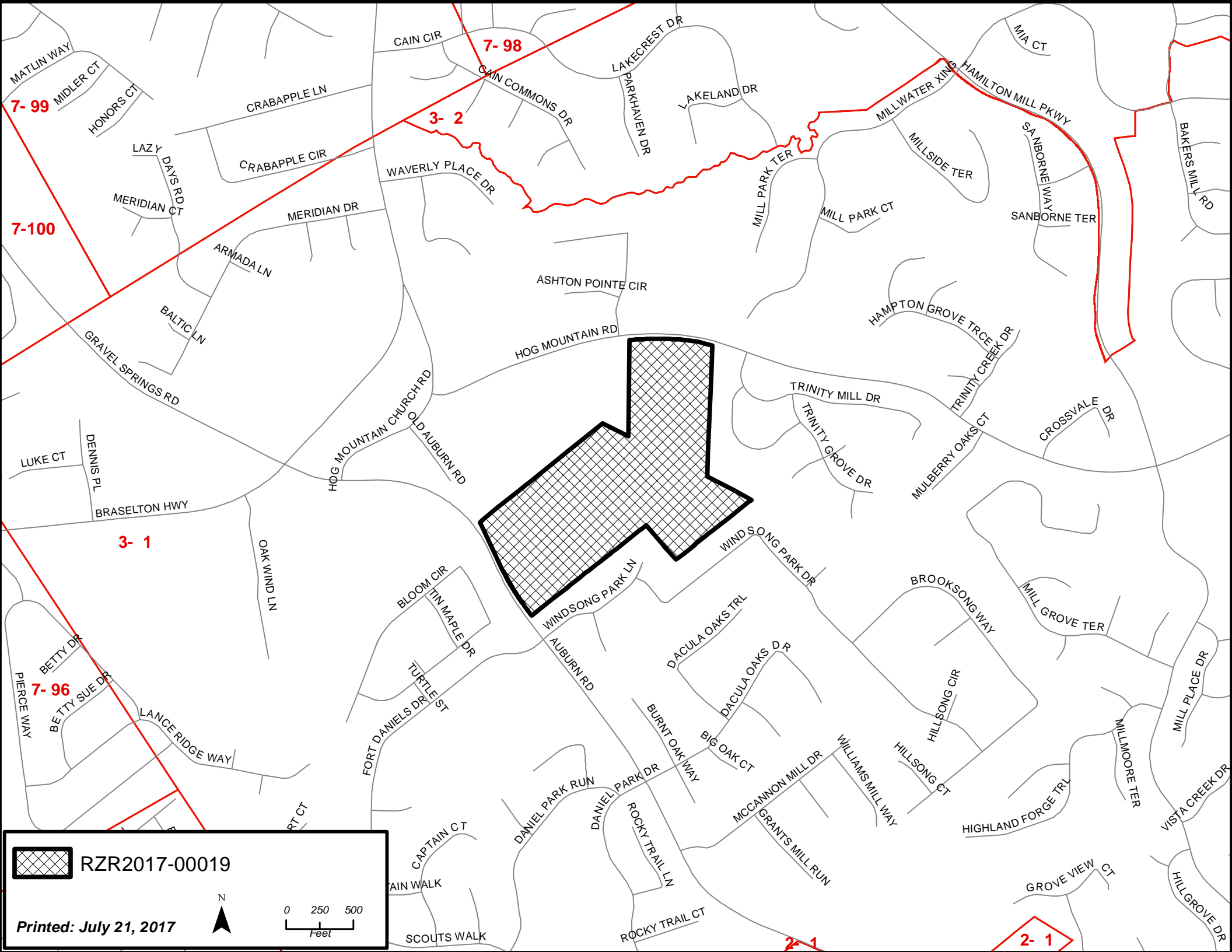
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RZR '17019





7-98

3-2

7-99


7-100

3-1

7-96

2-1

2-1

 RZR2017-00019

Printed: July 21, 2017



Map labels include: MATLIN WAY, MIDLER CT, HONORS CT, CRABAPPLE LN, CAIN CIR, CAIN COMMONS DR, LAKECREST DR, PARKHAVEN DR, LAKELAND DR, MILL WATER XING, HAMILTON MILL PKWY, MIA CT, BAKERS MILL RD, WEVERLY PLACE DR, MERIDIAN DR, ARMADA LN, BAL TIC LN, GRVEL SPRINGS RD, DENNIS PL, LUKE CT, BRASELTON HWY, HOG MOUNTAIN CHURCH RD, OLD AUBURN RD, ASHTON POINTE CIR, HAMPTON GROVE TRCEE DR, TRINITY MILL DR, TRINITY GROVE DR, MULBERRY OAKS CT, CROSSVALE DR, WINDSONG PARK LN, WINDSONG PARK DR, BROOKSONG WAY, MILL GROVE TER, BLOOM CIR, TIN MAPLE DR, TURTLE ST, FORT DANIELS DR, DACULA OAKS TRL, DACULA OAKS DR, HILLSONG WAY, HILLSONG CIR, HILLSONG CT, MILL PLACE DR, BETTY DR, BETTY SUE DR, LANCERIDGE WAY, DANIEL PARK RUN, DANIEL PARK DR, BURNT OAK WAY, BIG OAK CT, MCCANNON MILL DR, WILLIAMS MILL WAY, HILLSONG CT, HIGHLAND FORGE TRL, WILLMORE TER, VISTA CREEK DR, HILGROVE DR, CAPTAIN CT, MAIN WALK, ROCKY TRAIL LN, ROCKY TRAIL CT, GROVE VIEW CT, SCOUTS WALK.



BRISSETON HWY

ASHTON POINTERS

HOG MOUNTAIN RD

HOG MOUNTAIN CHURCH RD

OLD AVERY RD

TRINITY MILL DR

TRINITY GROVE DR

TRINITY MILL DR

TRINITY GROVE CT

ALAMEDA RD

BLOOM CIR


WINDSONG PARK DR

LAURELSONG WAY

WINDSONG PARK LN
LAURELSONG WAY

DIACIA OAKS TER

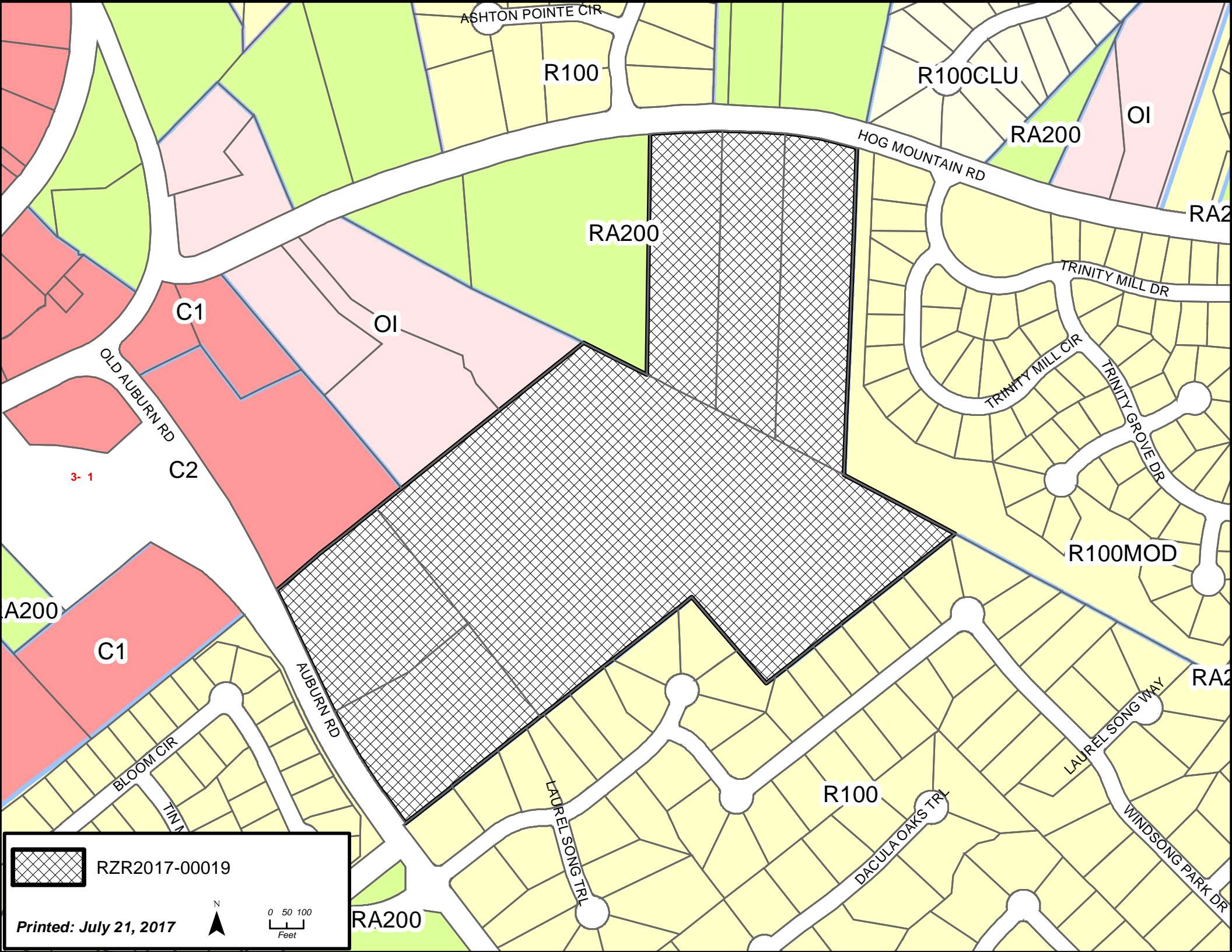
FORT DANIELS DR

 RZR2017-00019

Printed: July 21, 2017



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 RZR2017-00019

Printed: July 21, 2017

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Feet

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
CHANGE IN CONDITIONS ANALYSIS**

CASE NUMBER :CIC2017-00019
ZONING :M-1
LOCATION :1700 BLOCK OF BELLE MEADE COURT
MAP NUMBERS :R7035 011 & 045
ACREAGE :11.23 ACRES
PROPOSAL :CHANGE IN CONDITIONS OF ZONING
COMMISSION DISTRICT :(1) BROOKS

FUTURE DEVELOPMENT MAP:

APPLICANT: DONNY MUI
1600 ASHBURY PARK DRIVE
HOSCHTON, GA 30548

CONTACT: DONNY MUI PHONE: 404.388.3866

OWNER: PANCAL BELLE MEADE 223, LLC
1230 PEACHTREE STREET NE, SUITE 800
ATLANTA, GA 30309

DEPARTMENT RECOMMENDATION:

PROJECT DATA:
ZONING HISTORY:
GROUNDWATER RECHARGE AREA:
WETLANDS INVENTORY:
OPEN SPACE AND GREENWAY MASTER PLAN:
DEVELOPMENT REVIEW SECTION COMMENTS:
STORMWATER REVIEW SECTION COMMENTS:
GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:
GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:
GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:
BUILDING CONSTRUCTION SECTION COMMENTS:
GWINNETT COUNTY FIRE SERVICES COMMENTS:
DEPARTMENT ANALYSIS:

Applicant:

Donny C. Mui
Vast Sky Inc., dba Kidz Terminal

Property Address:

1700 Belle Meade Court
Lawrenceville, GA 30043

Re: Letter of Intent for Change in Conditions

To Whom It May Concern,

The proposed use for the change in conditions will be for an interactive family play, entertainment and education venue called Kidz Terminal. The subject property is located at 1700 Belle Meade Court in Lawrenceville, GA. It is a warehouse on 11.228 acres with a total of 125,670 square feet of which 73,409 square feet is currently vacant and will house the proposed business. There are approximately 567 +/- parking spaces. There is a 23' ceiling height clearance.

Kidz Terminal will incorporate interactive children soft play stations, laser tag arena, trampoline park, slides, small stage for performing arts, party rooms and international food court. In addition to the entertainment space, this project will also offer an educational component to give children of all ages the unique experience of future careers. The project will incorporate a 10,000 square feet facades of different store fronts and professional businesses. Volunteers from different trades will be invited to share with the children about their work and the skills associated with their professions. Children will gain hands on experience playing in a stylized beauty salon, dentist office, bank, fire station and bakery café.

The project is projected to create 75-100 full and part time jobs. Hours of operation will be Monday to Saturday 10am-9pm, Sunday 12-8pm.

Sincerely,



Donny Mui

CIC '17 019

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GWINNETT COUNTY BOARD OF COMMISSIONERS
A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

R7-75-86

PLANNING AND ZONING
BOOK 5

1187

WHEREAS, the Municipal-Gwinnett County Planning Commission has filed a formal recommendation to the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100, RM & C-2 to M-I by ATLANTA CONTINENTAL LTD., JEFFERSON SQUARE, 3664 SHACKLEFORD ROAD, LAWRENCEVILLE, G A 30245

for the proposed use of OFFICE/WAREHOUSE DISTRIBUTION on a tract of land described by the attached legal description, and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been published in BUSINESS GWINNETT, the Official News Organ of Gwinnett County, and

WHEREAS, a Public Hearing was held in the Commission Meeting Room by the Gwinnett County Board of Commissioners on MAY 27, 1986 and objections were not filed.

THEREFORE, BE IT RESOLVED that the Gwinnett County Board of Commissioners do hereby approve/conditions the Amendment to the Official Zoning Map from R-100 RM & C-2 to M-I on the 27 day of May, 1986.

CONDITIONS:

1. Uses on the property shall be restrict to office/warehouse/distribution facilities.
2. The site plan prepared by Precision Planning Inc. is submitted with this application shall be made a part of the record of this hearing and that any reference to the site plan shall refer to this site plan with the exception of the right-of-way with the proposed parkway which is to be 80 feet in width.
3. The property rezoned shall be incorporated to existing M-1 zoned proeprty as part of an overall plan for development. The development of this project shall be consistent with the conceptual site paln presented. All buildings shall have a brick and glass architectural style, be limited to one story, and have a maximum height of 22 feet.

GWINNETT COUNTY BOARD OF COMMISSIONERS

Lillian Webb

LILLIAN WEBB, CHAIRMAN

CIC 17014

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CONDITIONS CONTINUED SEE ATTACHMENT

PLANNING AND ZONING
BOOK 5

RZ-75-86

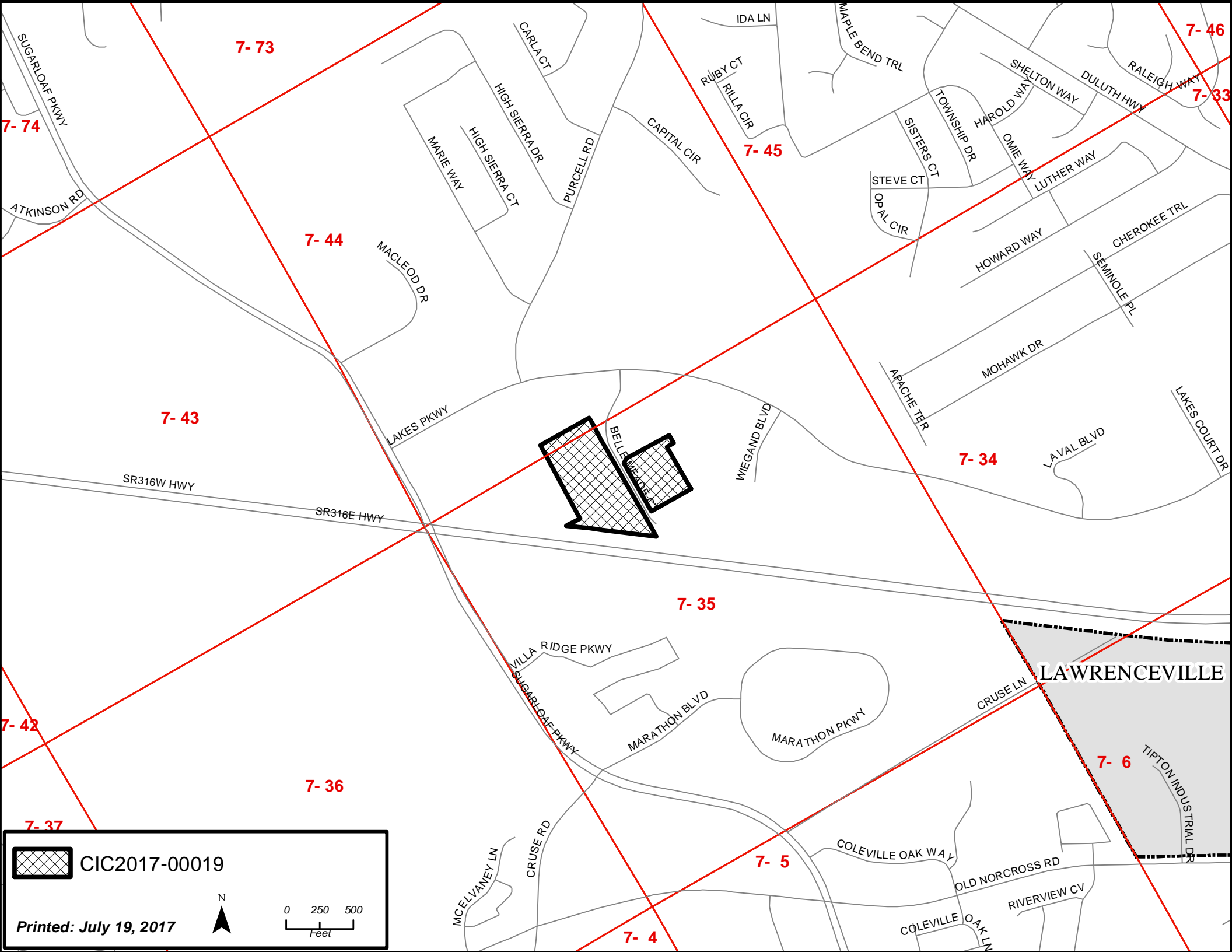
May 27, 1986

CONDITIONS CONTINUED

4. The developer shall at his sole expense be required to redesign and reconstruct the intersection of Purcell Road with the proposed road to direct the flow of traffic on to the proposed road and away from Purcell Road.

All plans and design criteria are subject to approval of the Engineering Department. The length of the proposed road shown on the site plan shall be constructed and completed simultaneously with the construction of the building.

5. The requirements of the zoning resolution as they pertain to setbacks, parking spaces and signage shall be met as a minimum standard for this development.
6. There shall be no driveway access permitted on to Purcell Road and a 50 foot wide berm and landscape buffer shall be provided along the site road frontage on Purcell Road.
7. A minimum 50 foot wide undisturbed buffer shall be left adjacent to all residential zones and that buffer be enhanced where necessary with evergreen trees and shrubs to provide an affective visual screen.
8. That the final site plan for development is to be submitted to the Planning Commission for its review and approval prior to the issuance of any building permits.



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LA WRENCEVILLE


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7-6

7-37

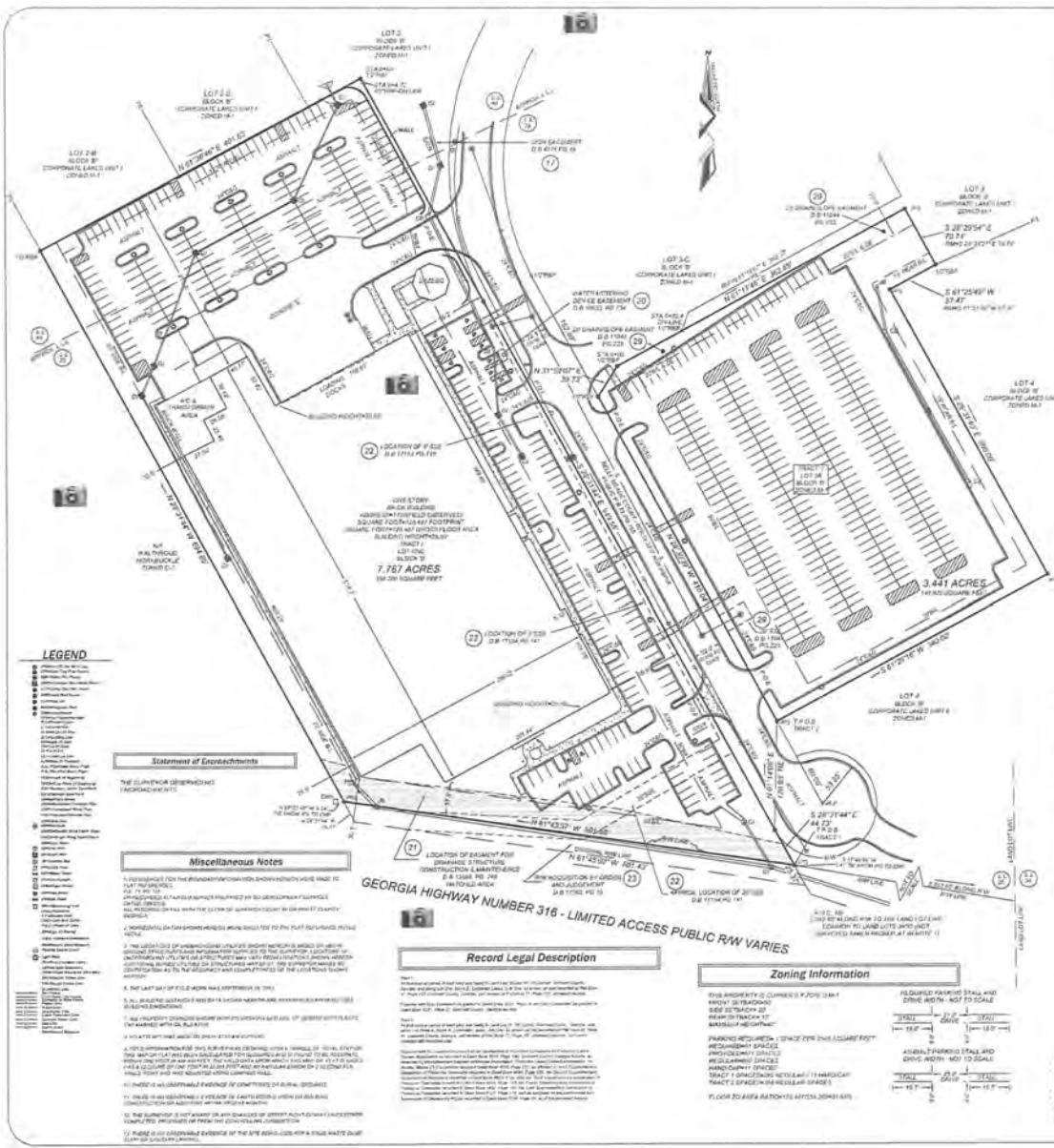
7-5

7-4

 CIC2017-00019

Printed: July 19, 2017





Items Corresponding to Schedule B

The following items correspond to Schedule B of the Georgia Uniform Land Use Review Ordinance (GULURO) as amended:

17. **Item 17:** [Detailed description of item 17]

20. **Item 20:** [Detailed description of item 20]

21. **Item 21:** [Detailed description of item 21]

22. **Item 22:** [Detailed description of item 22]

23. **Item 23:** [Detailed description of item 23]

24. **Item 24:** [Detailed description of item 24]

25. **Item 25:** [Detailed description of item 25]

26. **Item 26:** [Detailed description of item 26]

Survey Description

INTRODUCTION:

PROJECT:

STAKEHOLDERS:

SCOPE:

ASSUMPTIONS:

DELIVERABLES:

CONCLUSIONS:

ALTA/ACSM LAND TITLE SURVEY

Paradisi Project
 SAC Project No. 20180118, 2018
 State Route 2018, 2018
 Site No. 2018-18, 2018
 1708 State Route 2018, Lawrenceville, GA

Survey Description


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Sheet 1 of 1

BOCK & CLARK
 National Coordinators of ALTA/ACSM Land Title Surveys



BELLE MEADE CT

 CIC2017-00019

Printed: July 19, 2017

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Feet



PURCELL RD

LAKES PKWY

BELL MEADE CT

WEGAND BLVD

SR316HWY

SR316 HWY

SUGARLOAF PKWY
SUGARLOAF PKWY

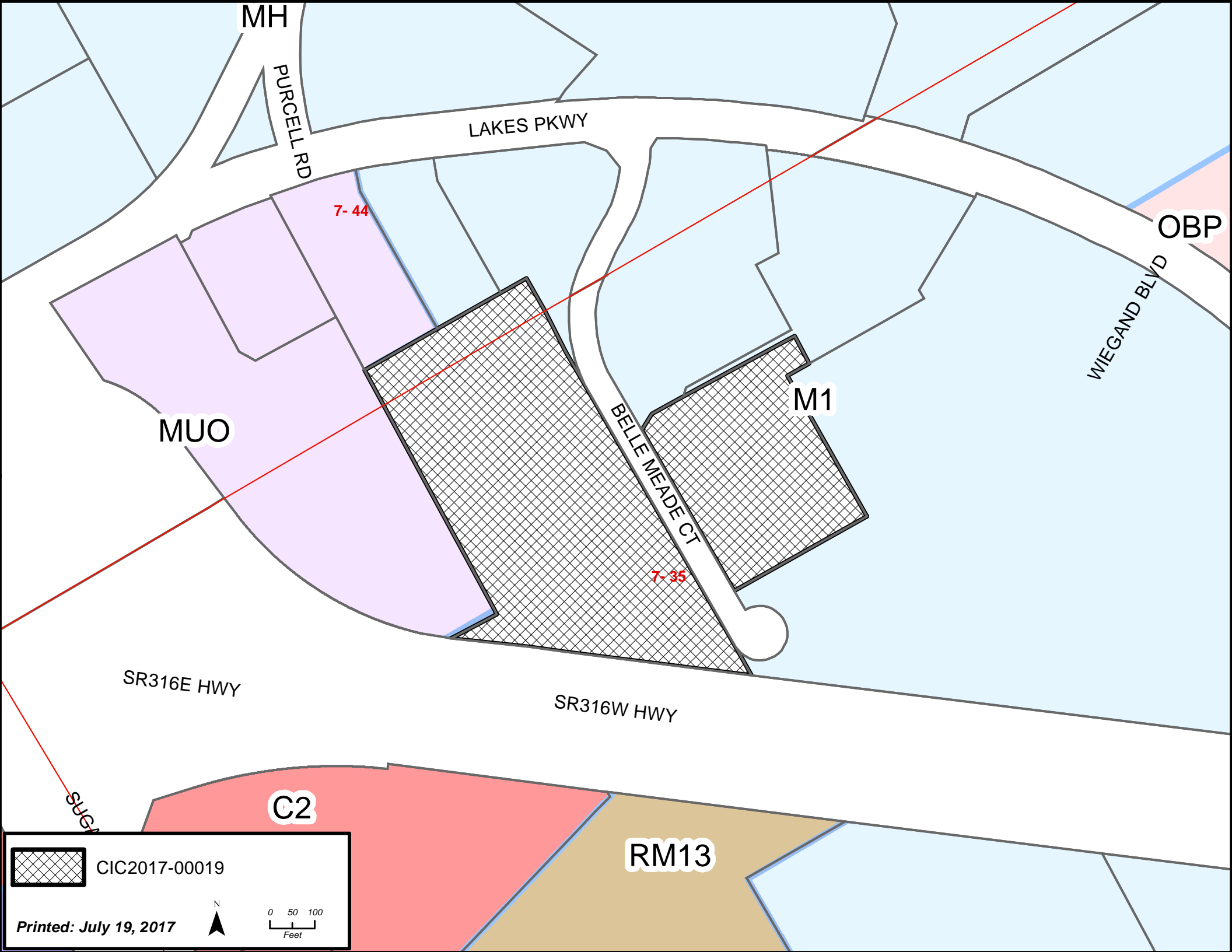
 CIC2017-00019

Printed: July 19, 2017



02550

Feet



MH

PURCELL RD

LAKES PKWY

OBP

WIEGAND BLVD

7-44

MUO

M1

BELLE MEADE CT

7-35

SR316E HWY

SR316W HWY

SUGA

C2

RM13



CIC2017-00019



0 50 100
Feet

Printed: July 19, 2017

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER :**SUP2017-00042**
ZONING :M-1
LOCATION :6300 BLOCK OF MCDONOUGH DRIVE
MAP NUMBER :R6194 272
ACREAGE :1.28 ACRES
SQUARE FEET :18,733 SQUARE FEET
PROPOSED DEVELOPMENT :SEAFOOD PROCESSING PLANT
COMMISSION DISTRICT :(2) HOWARD

FUTURE DEVELOPMENT MAP:

APPLICANT: PACIFICO SGAMBATO
6315 MCDONOUGH DRIVE
NORCROSS, GA 30093

CONTACT: PACIFICO SGAMBATO PHONE: 404.291.6204

OWNER: JIMMY NGUYEN
1945 BRIER GATE DRIVE
DULUTH, GA 30097

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:

June 19, 2017

Gwinnet County Planning Division
446 W Crogan St, # 150
Lawrenceville, GA 30046

Re: Letter of Intent - Proposed use of 6315 McDonough Drive, Norcross, GA 30093

To Whom it may concern:

We respectfully submit this letter of intent to be included in our Special Use Permit Application regarding 6315 McDonough Drive, Norcross, GA 30046. The proposed use of the property is for the processing and distribution of fresh seafood products. We are a "box in, box out" operation, meaning fresh seafood comes to our facility packaged in boxes, we then custom cut the seafood per our customers orders, then we repackage the orders into boxes and deliver to our customers. The facility is well suited for this use as it was previously home to a seafood processing and distribution company, as well as poultry processing and distribution company. Further details regarding the site include:

- The tract is 1.28 acres.
- We are not requesting a zoning change. The building is currently M1 and our use falls under M1.
- The property consists of one lot (parcel R6194 272) and has a 18,733 square foot industrial warehouse which was originally built in 1979. No additional square footage is being constructed on the site and the existing structure is not being altered in any way.
- There are currently 34 car parking spaces, as well as additional parking areas for trucks and trailers.
- The building height is 22 feet.
- We are not requesting any change in buffers, or any changes to the site or building.

Best Regards,

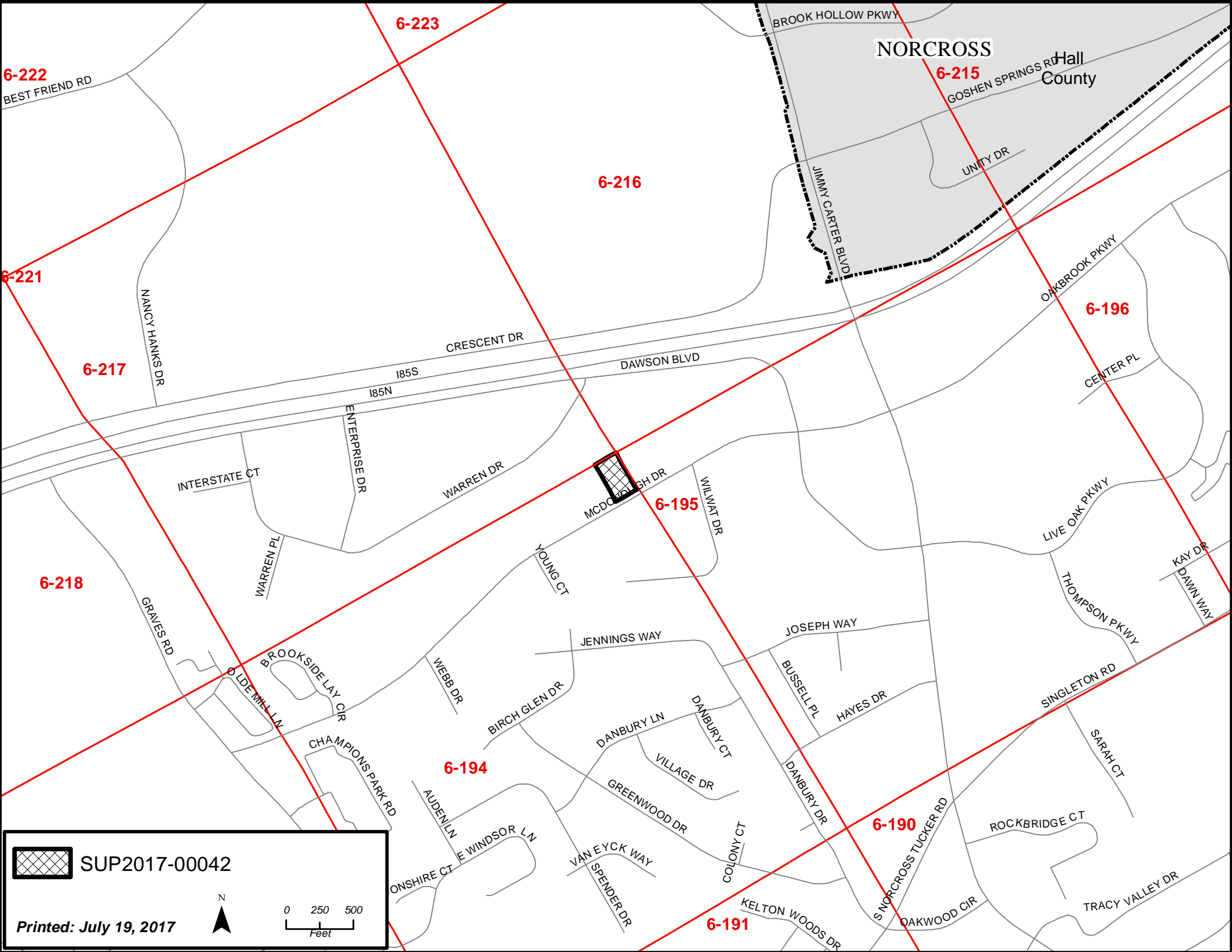
Podge Sgamboto

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SUP '17 04 2



NORCROSS

Hall County

6-222
BEST FRIEND RD

6-223

6-215

6-216

6-221

6-217

6-196

6-218

6-195

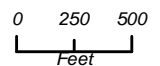
6-194

6-190

6-191



SUP2017-00042



Printed: July 19, 2017

GENERAL NOTES:

- (1) Area of tract = 1.2221 acres.
- (2) Only readily visible above-ground utilities are shown herein. Other utilities not shown likely exist.
- (3) No portion of this tract lies within a FEMA-designated 100-year flood hazard zone per FEMA Community-panel No. 121822 0207 F, Colleton County, Georgia, dated 5/29/06.
- (4) Number of parking spaces: #7 (includes 1 marked handicap space and 2 truck spaces at loading docks).
- (5) Field error of closures is 21.270. Plot error of closures is 222.233.
- (6) Equipment used for this survey was a 6-second theodolite/level.

ZONING NOTE:

The subject property is zoned M-1 according to the Colleton County Zoning Department. The setback lines for M-1 zoning are as follows: Front - 30 feet; Side - 20 feet; Rear - 15 feet. Conditions of zoning, if any, were not investigated by the Surveyor.



TITLE DOCUMENTATION NOTES:

- The following documents are listed at Colonge Title Insurance Company Commitment No. 7323.81, effective date 12/16/06. A review of these documents comprises the extent of title-related investigation performed by the Surveyor. Numbering shown corresponds to that of Schedule B, Section 2 of said title commitment. Book/page references are to Colleton County records. (sh = deed book; pl = plat book).
- (6) p12/p12 Plot of Phase II, Harcross/RS Center; subject property is part of Lots 1 and 2, Block "C" as shown thereon.
 - (9) p12/p17 Plot of Phase II, Harcross/RS Center; subject property is part of Lots 1 and 2, Block "C" as shown thereon.
 - (10) s1223/p122 Protective Covenants for Harcross RS Center; partially approved per Article 11, Paragraph 2.04 of Declaration.
 - (11) s1450/p176 Agreement for Sewer Service; not considered to be matter of survey.
 - (12) s1020/p72 Covenant, terms and provisions as contained in Surveyor's Deed; non-exclusive Easement for Ingress and Egress as described therein is shown herein at eastern portion of subject property.

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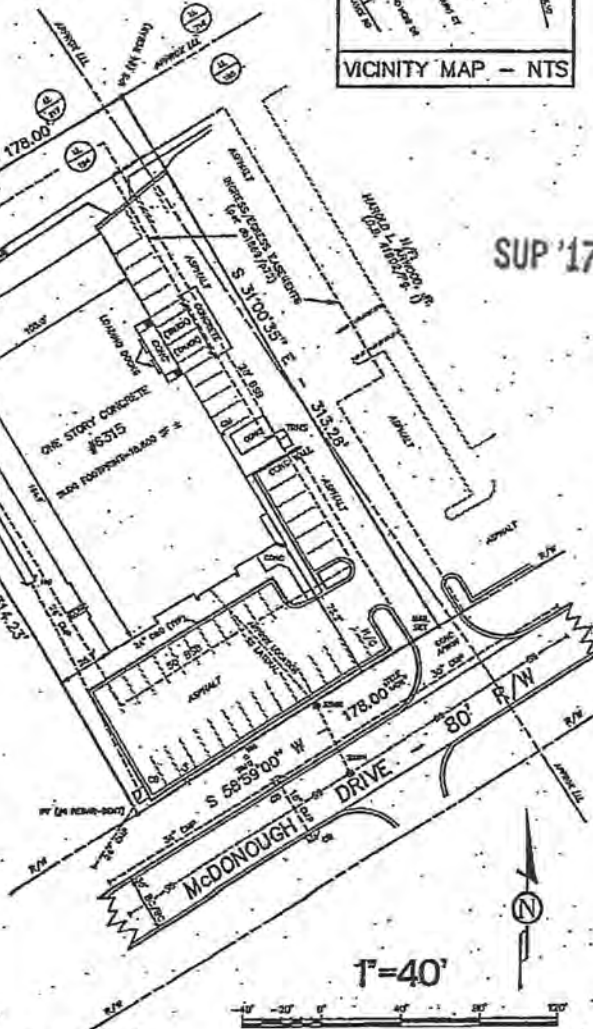
SUP '17 04 2

LAND DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 194 AND 195 OF THE 5TH DISTRICT OF COUNTY OF COLLETON, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, commencing at the same corner to Land Lots 194, 195, 217 and 218 of said 5th District, run thence in a northerly direction along the line dividing said Land Lots 194 and 217 a distance of 3000.12 feet to the Point of Beginning; from said Point of Beginning an line established proceed thence North 59 degrees 17 minutes 25 seconds East along the line dividing said Land Lots 194 and 217 and along the line dividing Land Lots 205 and 218 of said 5th District, 178.00 feet to an iron pin; thence South 31 degrees 00 minutes 35 seconds East 314.23 feet to a nail on the northerly side of the 194th-street-of-way of McDonough Drive thence South 58 degrees 59 minutes 00 seconds West along said northerly side-of-way the of McDonough Drive 178.00 feet to an iron pin; thence North 31 degrees 00 minutes 35 seconds West 314.23 feet to an iron pin being the Point of Beginning; said tract containing 1.2221 acres, more or less.

LEGEND	
A/C	AIR CONDITIONER UNIT
B	BACK OF CURB
BS	BUILDING SETBACK LINE
BS	BRICK BARRI
CB	CATCH BASIN
CS	CHURN & GUTTER
CL	CONCRETE LINE
CL	CHAIN LINK FENCE
CP	CONDIGATED METAL PIPE
PC	BRASSING CASHEM
IL	IRON PIN
FR	FIRE HYDRANT
SP	SPRINKLER
N/C	NON-CURB PARKING
IR	IRON PIN FOUND
SP	SPRINKLER
IL	IRON PIN
LL	LAND LOT LINE
LP	LOADING PLATFORM
MP	METAL PIPE
PL	POWER LINE
PP	POWER POLE
PS	PAVING SPACE
RS	REINFORCING BAR
PC	REINFORCING PIPE
RI	RIGHT OF WAY
SS	SANITARY SINK
SE	SANITARY SINK CASHEM
SM	SANITARY SINK MANHOLE
TL	TELEPHONE LINE (CONCRETE)
TR	TRUCK TRAILER
UL	UTILITY POLE
WM	WATER METER
WV	WATER VALVE



SURVEYOR'S CERTIFICATE:

With respect to the survey shown herein, prepared by the undersigned, the undersigned does hereby certify to T & T International Seaford, Inc.; United American Bank and Chicago Title Insurance Company that:

- (1) The survey was actually made on the ground, shows field measurements and the record description of the land and correctly shows the location of all buildings, structures, and other material improvements situated on the land; the number and location of all loading docks and parking spaces; the location of readily visible above-ground water courses or water bodies; the location of lot lines as evidenced by physical monuments and record property descriptions; Except as shown on the survey, there are no visible monuments benefiting or burdening the premises, or rights of way across the land or any other easements or rights of way which the undersigned has been advised; no party making no observed above-ground encroachments onto adjoining premises, streets or alleys by any of improvements situated on the land; no observed above-ground encroachments onto the land by buildings, structures or other material improvements situated on adjoining premises.
- (2) The land does not lie within a FEMA-designated flood hazard area per Flood Insurance Rate Map No. 12120C0077 (Community Panel No. 121202 0207 F) for Colleton County, Georgia, of 9/29/06.
- (3) Access to and egress from said premises are shown and are provided via the means indicated on the survey. Readily visible, above-ground utilities are situated in the locations indicated on the survey.
- (4) This is to certify that this map or plot and the survey on which it is based were made in accordance with the "Minimum Standard Detail" requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1990, and Section 1.2.3.4.6 (as in existing subchapter only), 7(c), 7(d), 8.8, 10, 11(c) & 12 of Table "A" thereof. Pursuant to the Accuracy Standards as adopted by ALTA, ACSM and NSPS and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those attained in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

John H. Drexler, Sr., RLS #5253 Date: January 17, 2007

REVISIONS	
1	01/15/07 SURVEY UPDATES (FIELD CONDITIONS AS OF 12/28/06)
2	01/17/07 REVISE NOTES IN TITLE BLOCK & CERTIFICATION

BOUTWELL ENGINEERING, INC.
 CIVIL ENGINEERING - LAND SURVEYING
 124 West Church Street, Macon, Georgia (706) 682-3145




PRODUCT
 ALTA/ACSM SURVEY FOR
 T & T INTERNATIONAL SEAFORD, INC.; UNITED AMERICAS BANK & CHICAGO TITLE INSURANCE CO.
 LYING AND BEING IN LAND LOTS 194 & 195, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA

SHEET
1
 OF 1
 DATE: APRIL 7, 1999



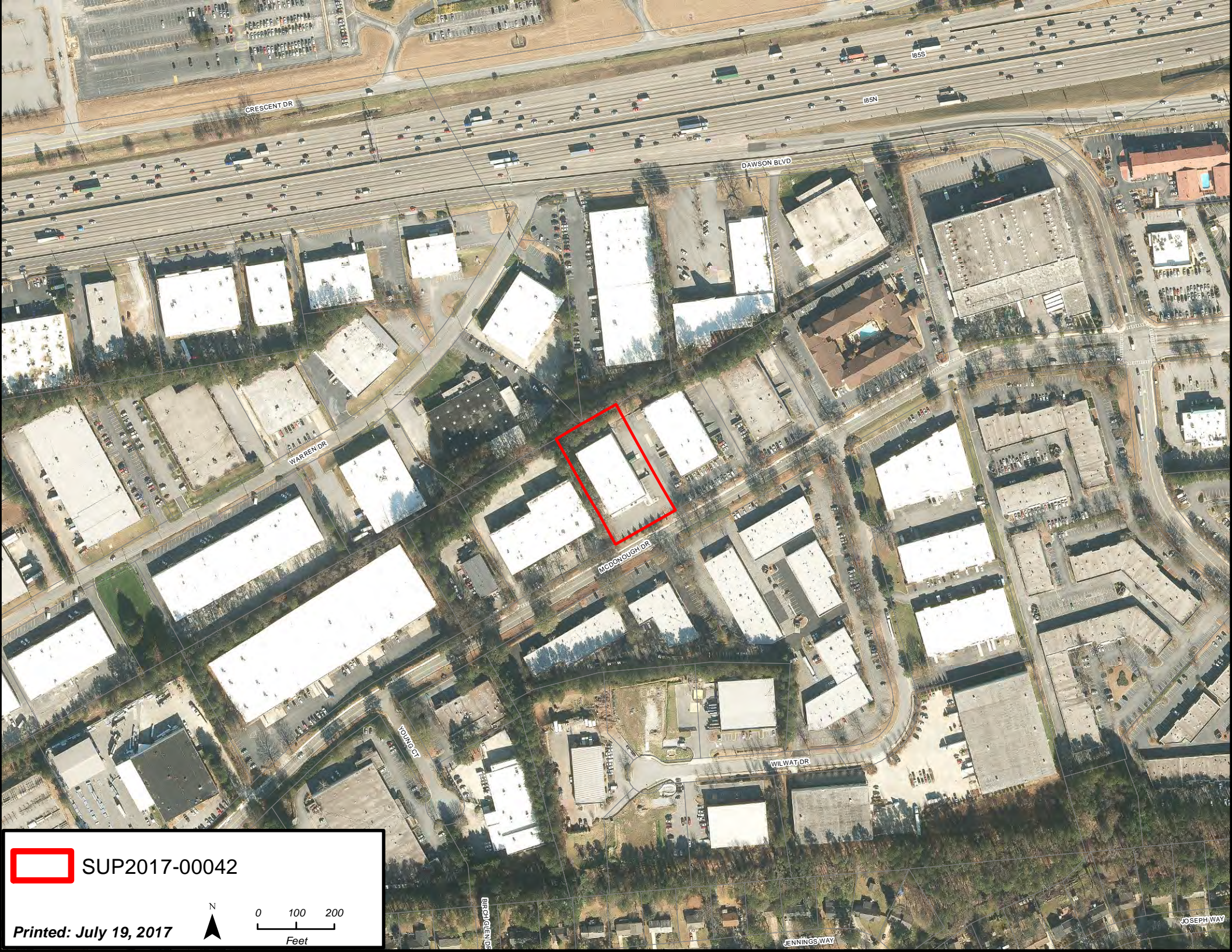
MCDONOUGH DR

 SUP2017-00042

Printed: July 19, 2017



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Feet



CRESCENT DR

185S

185N

DAWSON BLVD

WARREN DR

MCDONOUGH DR

YOUNG CT

WILWAT DR

BIRCHGLEN DR

JENNINGS WAY

JOSEPH WAY

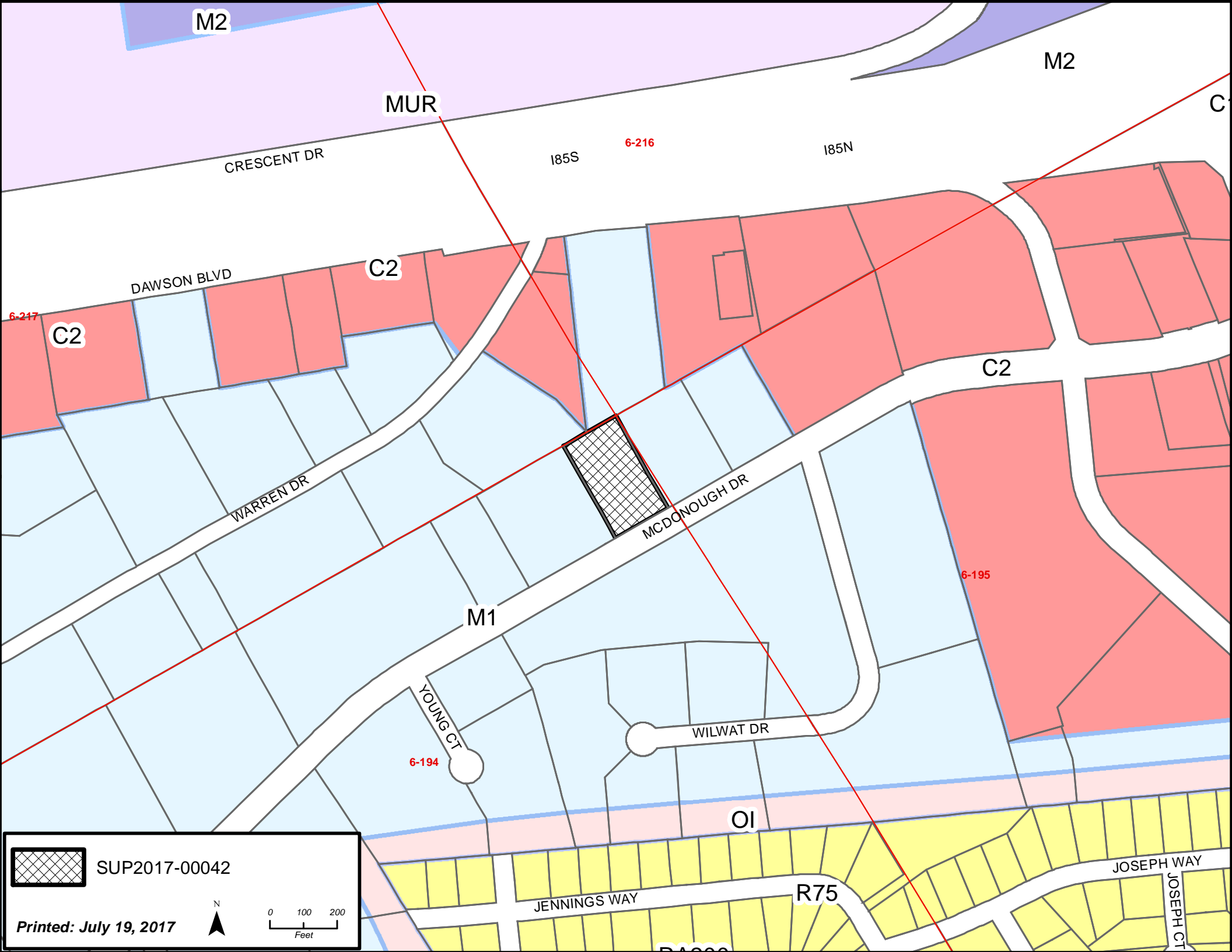


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Printed: July 19, 2017



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CRESCENT DR

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DAWSON BLVD

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C2

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C2

WARREN DR

MCDONOUGH DR

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YOUNG CT

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WILWAT DR

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JOSEPH WAY

R75

JENNINGS WAY

JOSEPH CT

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Printed: July 19, 2017

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**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER :**SUP2017-00043**
ZONING :C-2
LOCATION :6000 BLOCK OF OAKBROOK PARKWAY
MAP NUMBER :R6195A027
ACREAGE :7.87 ACRES
SQUARE FEET :3800 SQUARE FEET
PROPOSED DEVELOPMENT :TRADE/VOCATIONAL SCHOOL (BEAUTY SCHOOL)
COMMISSION DISTRICT :(2) HOWARD

FUTURE DEVELOPMENT MAP:

APPLICANT: DINH PHAN
2124 BRIARWILLOW DRIVE
ATLANTA, GA 30345

CONTACT: DINH PHAN PHONE: 404.788.2128

OWNER: TUNG LE
6251 SOUTH POINTE
PEACHTREE CORNERS, GA 30092

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:

July 3, 2017

To Whom It May Concern:

This letter of intent for the property at 6057 Oakbrook Parkway, Norcross GA 30093 is for a Beauty School.

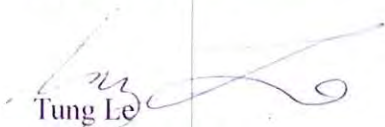
The Property has the following:

- Seven acreage track share with all owners.
- Zoning: Special zoning for vocational school (Beauty School).
- Parking of 272 on site.
- Height of building is 14 feet.

I can be reached at 404-788-2128.

Sincerely,

Dinh Phan
Prospective new owner

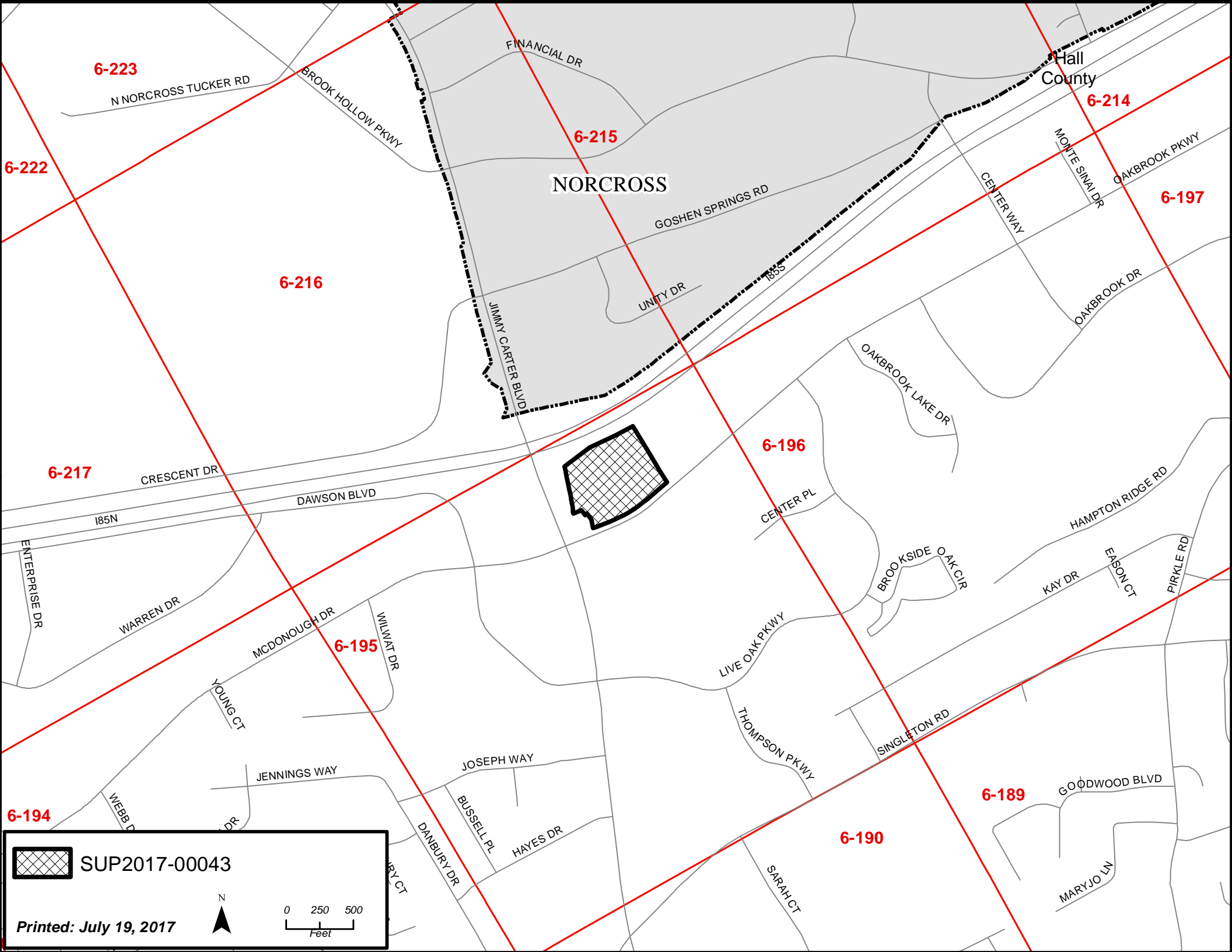

Tung Le
Building owner

SUP '17 04 3

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NORCROSS

Hall County

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6-222

6-216

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6-196

6-195

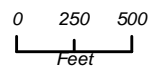
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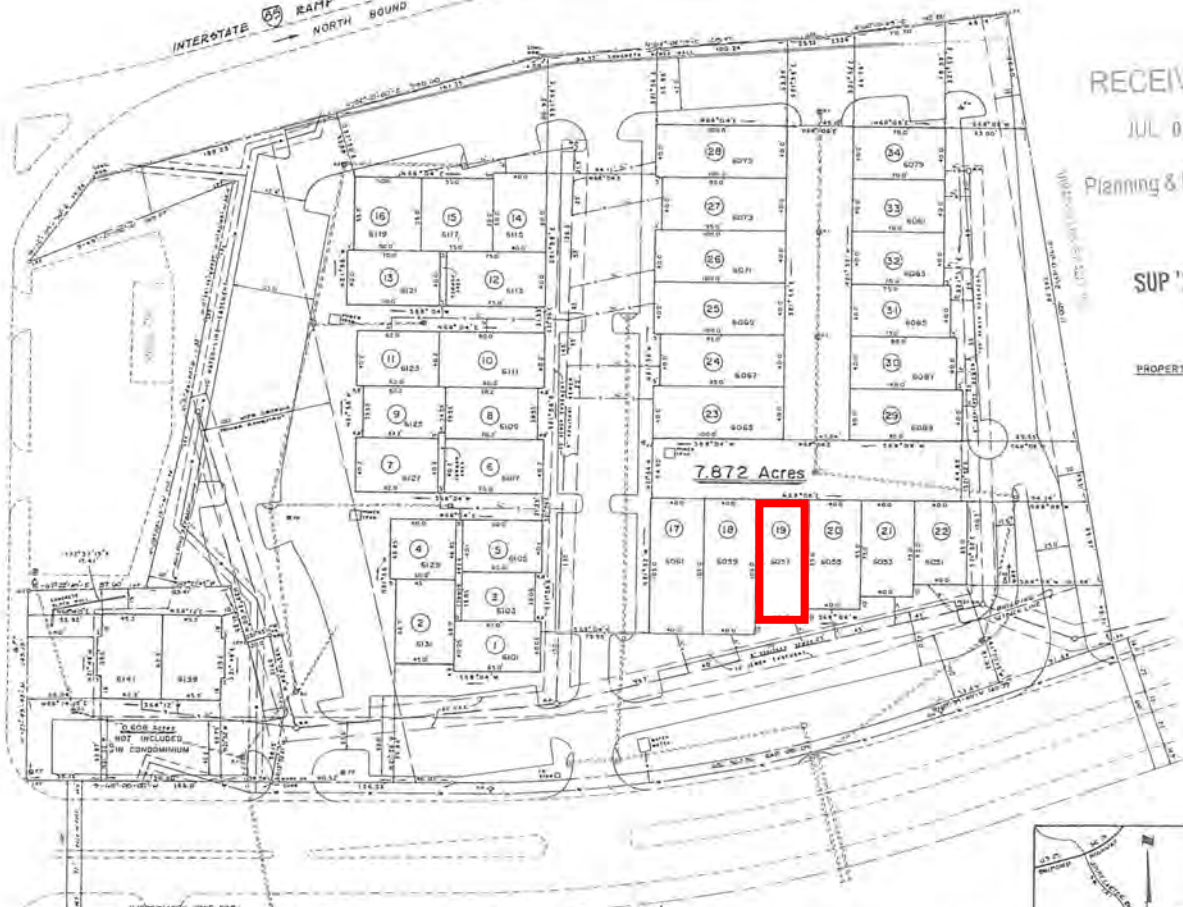
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INTERSTATE 65 RAMP DE 405 NORTH BOUND

JIMMY CARTER BOULEVARD DE 141 R/W VARIES



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SUP '17 04 3

PROPERTY ZONED D-2

STATE OF GEORGIA
COUNTY OF DUNWELL
THE UNDERSIGNED HAS BEEN ADVISED BY THE REGISTERED SURVEYOR THAT THE PLAN SHOWN ON THIS PLAT AND WHOLE SAME IS SUBSCRIBED HEREON, AND IN PERSON OR THROUGH A DEPUTY REGISTERED SURVEYOR, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATED TO THE USE OF THE UNIT OWNERS FOREVER ALL TOWERS, ALLEYS, PARKS, WAYS, EGRESS, DRIVING, EASEMENTS AND COMMON AREAS, THEREIN SHOWN AS SET FORTH IN THE DECLARATIONS OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND SACRIFICES.

DRAWN BY: John Ruppert
REGISTERED SURVEYOR NO. 12088
PRESIDENT

SUBJECT: CERTIFICATE OF SURVEY MADE BY THE REGISTERED SURVEYOR IN AND TO THE ACCURACY AND SPECIFIC LOCATION THEREOF BY THE DUNWELL COUNTY SUPERVISOR REGULATIONS, THE COUNTY ENGINEER, AND THE LOCAL COMMISSION.

CERTIFICATION OF COUNTY ENGINEER:
THIS PLAT HAS BEEN SUBMITTED TO AND REVIEWED BY THE COUNTY ENGINEER AND IS APPROVED SUBJECT TO THE INDICATIONS OF ALL OTHERS, UTILITIES, AND OTHER IMPROVEMENTS IN AN ACCEPTABLE MANNER AND ACCORDING TO COUNTY REGULATION.

DATED THIS 28th DAY OF OCTOBER, 1987
BY: John Ruppert COUNTY ENGINEER

CERTIFICATION BY COUNTY HEALTH DEPARTMENT:
THE DEVELOPER'S HEALTH DESIGN HAS BEEN REVIEWED BY THE COUNTY HEALTH DEPARTMENT AND WITH THE RESERVATIONS AS APPROVED THIS 28th DAY OF OCTOBER, 1987.
BY: James D. Couch

PLANNING AND ZONING COMMISSION
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE MUNICIPAL ENGINEER COUNTY PLANNING COMMISSION AND IS APPROVED BY SUCH COMMISSION.
DATED THIS 28th DAY OF OCTOBER, 1987.
BY: John Ruppert COUNTY ENGINEER

COUNTY COMMISSIONERS:
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE BOARD OF COMMISSIONERS OF DUNWELL COUNTY, GEORGIA AND IS APPROVED SUBJECT TO THE PROTECTIVE COVENANTS THAT MAY BE APPLICABLE.
DATED THIS 28th DAY OF OCTOBER, 1987.
BY: James D. Couch

WATER POLLUTION CONTROL DEPARTMENT
APPROVED THIS 26th DAY OF OCTOBER, 1987.
BY: Bob Ruppert

DUNWELL COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR ESCAPE OF NATURAL OR ARTIFICIAL OAKS, BEYOND THE RIGHT-OF-WAY OR FOR THE OBTAINING OF CLEARANCE WITHIN THE RIGHT SHOWN ON THE APPROVED AND RECORDED PLAT.

MARKINGS ON BUILDING INDICATE BASIC DIRECTION OF SERVICE WALLS, AND ARE SUBJECT TO LIGHT VARIATION.
EQUIPMENT USED: SETS IN 10 THIRDS, AND LEVELS 100 FEET STEEL TRI-WAY CHAIN. THE FIELD DATA FROM WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 10,000 AND WAS ADJUSTED USING THE COMPARISON RULE.
THIS PLAT HAS BEEN CALCULATED FOR USUALLY AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000.

DUNWELL COUNTY WATER DEPARTMENT
APPROVED THIS 28th DAY OF OCTOBER, 1987.
BY: John Ruppert

PERFORMANCE BOND NOTE
This is to advise that Alexander & Alexander, an entity is holding at the request of the Principal, as Principal the amount of \$25,000.00 as an assignment that the subject facility will be completed in accordance with Dunwell County Engineering Department regulations and further that this money will not be released until such time that Alexander & Alexander is notified in writing by the Dunwell County Engineering Department that the work has been properly and satisfactorily completed in accordance with the Performance Bond Agreement entered into by the Principal with Dunwell County, for a full term period. An occupancy permit to be issued until payment is installed and parking spaces have been striped. This is also to advise that if the Principal should fail to perform as stipulated in the said agreement, Alexander & Alexander, an entity will reimburse Dunwell County the amount of the cost of the needed construction provided, however, the cost is not to exceed the amount held as an assignment.

OAKBROOK PARKWAY 100' R/W



Covenants Recorded in Plat Book Page

Recorded in Condominium Plat Book Page

NOTE: HIGH PWS FOUND AT ALL CORNERS.

REVISIONS	DATE	BY	DESCRIPTION
1	10/28/87	JRC	INITIAL DESIGN
2	10/28/87	JRC	FINAL DESIGN

OAKBROOK SQUARE BUSINESS CENTER CONDOMINIUM
 LAND LOT 195 6th DISTRICT DUNWELL COUNTY, GEORGIA
 FEDERAL-RUPPERT & ASSOCIATES
 CONSULTING ENGINEERS AND SURVEYORS
 ATLANTA, GEORGIA • 30319
 PROJECT NO. 8-16
 DRAWING NO. E-316-10



I85S

I85N

JIMMY CARTER BLVD

OAKBROOK PKWY

 SUP2017-00043



0 50 100
Feet

Printed: July 19, 2017



CRESCENT DR

UNITY DR

I-85

I-85N

JIMMY CARTER BLVD

OAKBROOK PKWY

LIVE OAK PKWY

CENTER PL

OWENS DR

MCDONOUGH DR

LIVE OAK PKWY

 SUP2017-00043



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Feet

Printed: July 19, 2017

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NORCROSS

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JIMMY CARTER BLVD

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DAWSON BLVD

C2

6-196

OAKBROOK PKWY

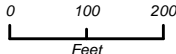
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SUP2017-00043



Printed: July 19, 2017

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER :**SUP2017-00044**
ZONING :R-100
LOCATION :2800 BLOCK OF W. ROCK QUARRY ROAD
MAP NUMBER :R1001 460
ACREAGE :4.1 ACRES
PROPOSED DEVELOPMENT :PLACE OF WORSHIP (EXPANSION)
COMMISSION DISTRICT :(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: CHUNG C. CHANG
11020 BLACKBROOK DRIVE
DULUTH, GA 30097

CONTACT: CHARLES CHANG PHONE: 404.403.2260

OWNER: DANIEL W. CHUNG
2845 W. ROCK QUARRY ROAD
BUFORD, GA 30519

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:

LETTER OF Intent

PROJECT LOCATION: 2845 W. ROCK QUARRY Rd
BUFORD, GA 30519

PURPOSE: FOR SPECIAL USE PERMIT OF
ADDITION BUILDING

DEAR INSPECTOR:

THE EXISTING CHURCH BUILDING IS ABOUT 15 YEARS.
TO LOOK FORWARD, WE ARE GOING TO NEED AN
EXTRA BUILDING FOR THE SERVICES OF BAPTISTRY &
CLASSROOMS.

THE ADDITION SERVICES WILL PROVIDE US A
MORE COMPLETE FACILITY FOR OUR MEMBERS.

PLEASE CONSIDER AND PASS THE APPLICATION
TO HELP US TO MEET THE NEEDS.

Sincerely,

Daniel W. Chung

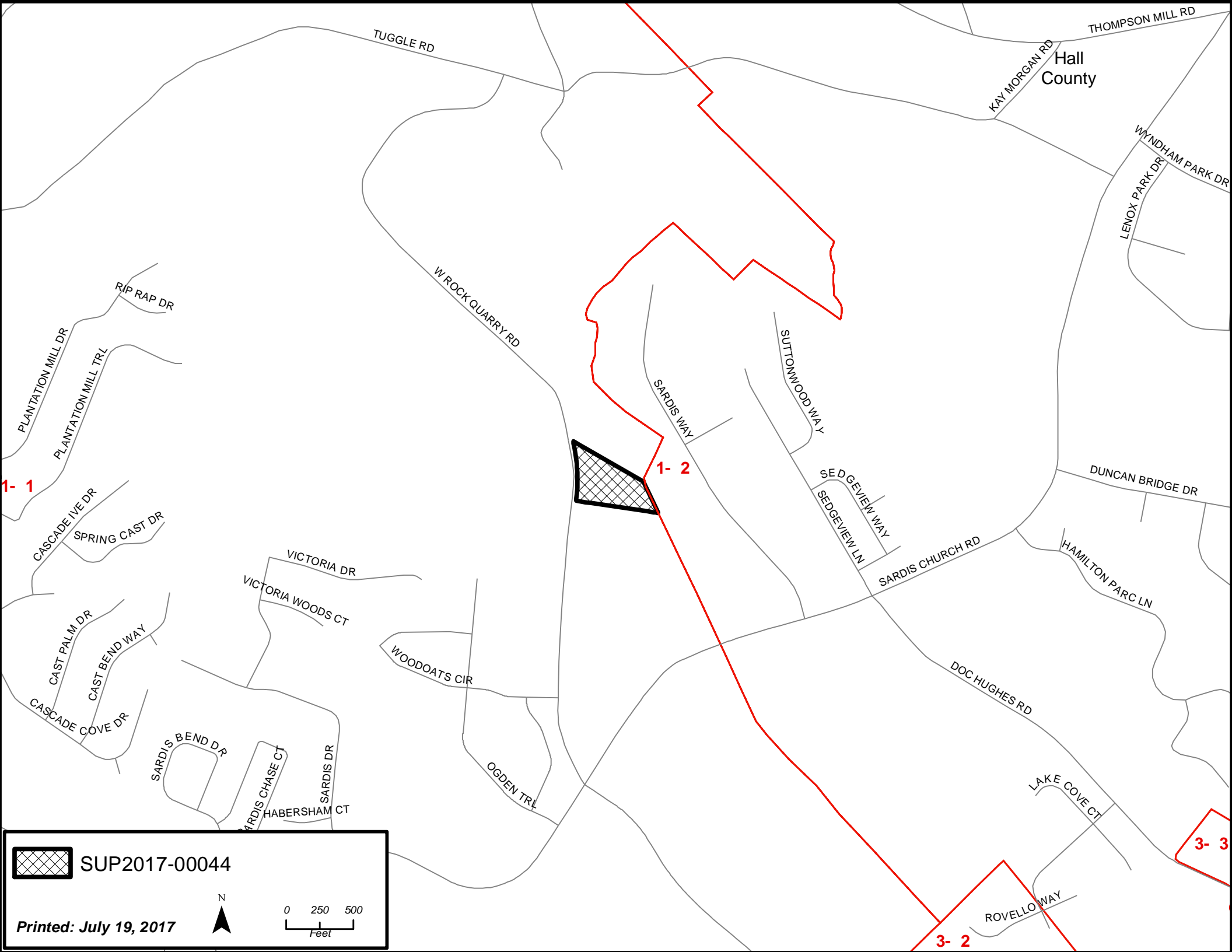
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Hall
County




1-1

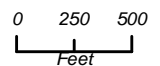
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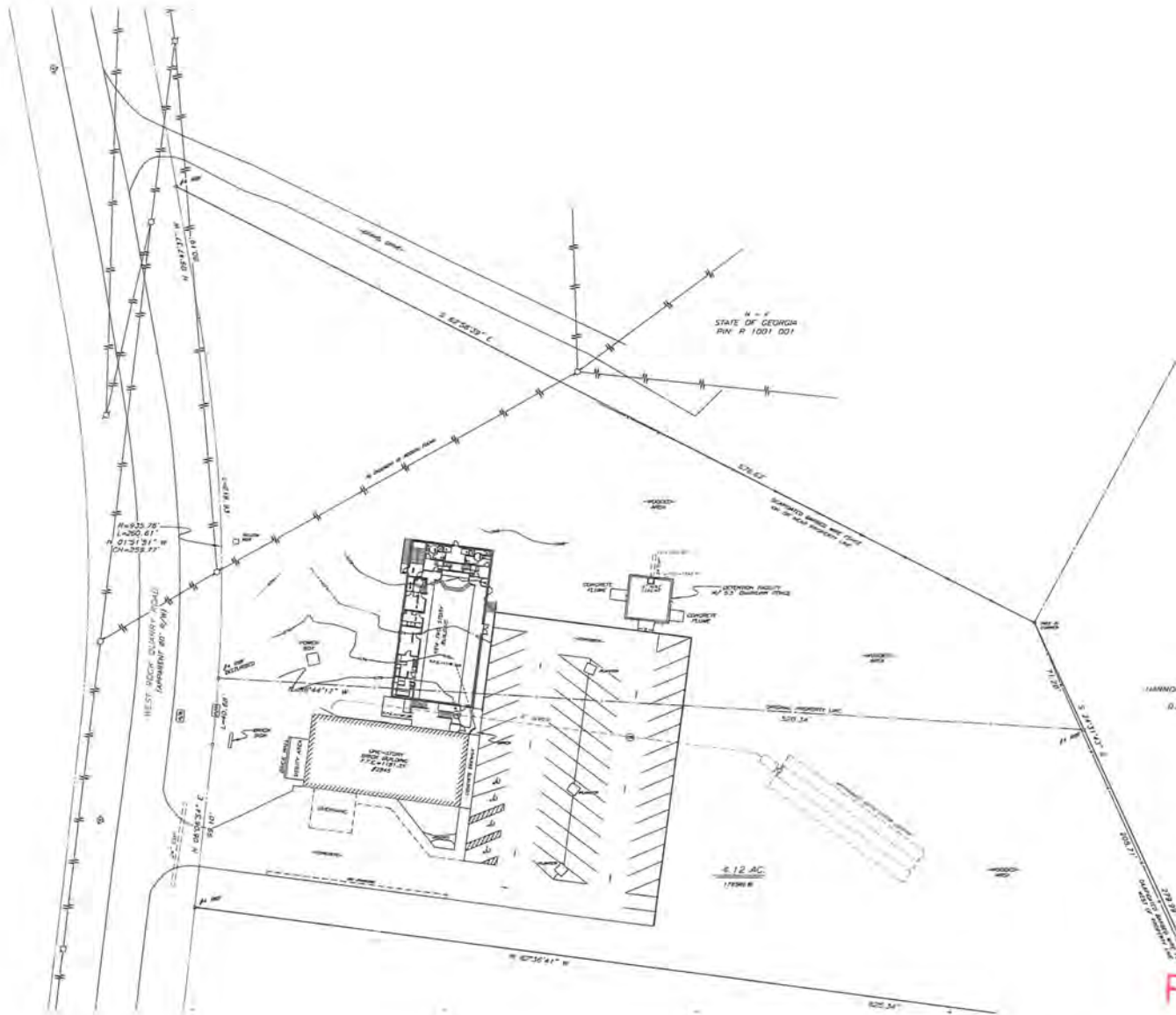
3-3

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TOTAL 53 PARKING SPOTS
 EXISTING ONE STORY BUILDING 4320 SQFT
 MAIN SANCTUARY 2700 SQFT
 NEW TWO STORY BUILDING TOTAL 1612 SQFT X 2
 1ST FLOOR BAPTIST AREA (MULTI PURPOSE) 2520 SQFT
 1ST FLOOR KITCHEN AND SUPPORTING AREA
 1ST FLOOR CLASSROOMS
 2ND FLOOR CLASSROOMS

SITE PLAN
 1"=30'-0"

BUILDING ADDITION OF SEVENTH-DAY ADVENTIST ATLANTA KOREAN MISSION CHURCH
 2646 N. ROCK MOUNTAIN RD
 DUBLIN, GA 30144

CUSTOM DESIGN & DEVELOPMENT CORPORATION
 1000 N. 28th ST.
 ATLANTA, GA 30317
 PH: (404) 394-2800
 FAX: (404) 394-2800

PROPOSED SITE PLAN AND NOTES

REVISION	BY

DRAWN BY: _____
 SCALE: AS NOTED
 PROJECT NO:
 DATE: 06/15/17
 SHEET: **C1**
 OF: _____ SHEETS

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

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W ROCK QUARRY RD



SUP2017-00044



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Feet

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W ROCK QUARRY RD

ALLEN LN

SUTTONWOOD LN

SEGEVIEW LN

SEGEVIEW WAY

SARDIS WAY

SARDIS CHURCH RD

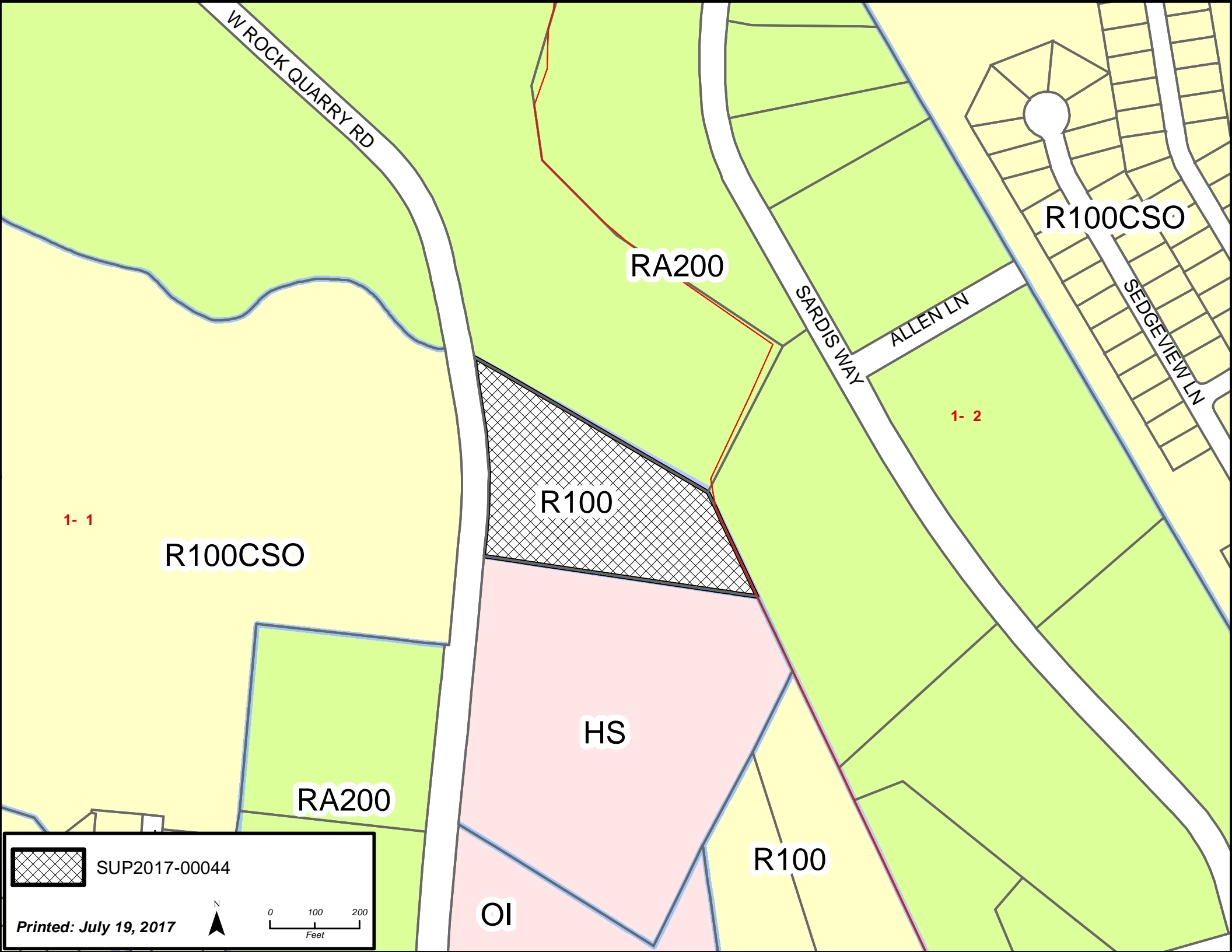
VICTORIA DR

 SUP2017-00044

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W ROCK QUARRY RD

RA200

R100CSO

SARDIS WAY

ALLEN LN

SEDGEVIEW LN

1- 2

R100

1- 1

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**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER :**SUP2017-00045**
ZONING :R-100
LOCATION :3900 BLOCK OF PAULOWNIA DRIVE
MAP NUMBER :R6047 382
ACREAGE :0.39 ACRE
PROPOSED DEVELOPMENT :CUSTOMARY HOME OCCUPATION (BEAUTY SALON)
COMMISSION DISTRICT :(3) HUNTER

FUTURE DEVELOPMENT MAP:

APPLICANT: VIVENE L.M. HOLLEY
3920 PAULOWNIA DRIVE
SNELLVILLE, GA 30039

CONTACT: VIVENE L.M. HOLLEY PHONE: 404.434.5818

OWNER: VIVENE L.M. HOLLEY
3920 PAULOWNIA DRIVE
SNELLVILLE, GA 30039

DEPARTMENT RECOMMENDATION:

PROJECT DATA:
ZONING HISTORY:
GROUNDWATER RECHARGE AREA:
WETLANDS INVENTORY:
OPEN SPACE AND GREENWAY MASTER PLAN:
DEVELOPMENT REVIEW SECTION COMMENTS:
STORMWATER REVIEW SECTION COMMENTS:
GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:
GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:
GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:
BUILDING CONSTRUCTION SECTION COMMENTS:
GWINNETT COUNTY FIRE SERVICES COMMENTS:
DEPARTMENT ANALYSIS:

**LETTER OF INTENT
APPLICATION FOR VARIANCE BY YOUTHFUL IMAGE, LLC.**

June 29, 2017

Department of Planning & Development

Planning Division

446 West Crogan Street, Suite 250

Lawrenceville, Georgia 30046

This letter is written to provide an explicit typewritten statement as to the nature and intent of the special use permit that is being requested by Youthful Image, LLC which is located at 3920 Paulownia Drive, Snellville, GA 30039. The room is located on the ground level, next to the garage. The hours of operation would be from 10:00 am -5:00 pm, Tuesday –Saturday. All clients will be seen by advanced appointment only. I will see a maximum of three clients per day. Since a procedure lasts approximately 1.5 hours, clients will be scheduled at least 1 hour apart. There will not be any overlap of appointments.

My driveway has space for three vehicles. Since I will not have more than one client at a time, there will not be any impact on parking in the neighborhood. Any deliveries of supplies will be taken at the garage door. There is a doorbell installed at the garage door. All clients would enter the garage door entrance, after using the doorbell on the outside of the garage.

Youthful Image, LLC. is both the owner and applicant. Vivene Holley will represent Youthful Image, LLC. for all purposes relative to this special use application with authority to execute documents relative to the variance as she may deem necessary or appropriate.

PURPOSE OF THE REQUEST:

The room is to be used as a treatment room for facials and make-up application. Since there is one treatment room and one esthetician (myself), there can only be one client at a time by appointment only.

In 2015, I, Vivene Holley was diagnosed with breast cancer. After a year of treatment, I felt it was in the best interest of my health to retire from teaching and pursue another means of acquiring income to supplement my retirement pension. I have limited mobility, which makes it difficult to perform in a normal work environment. I became a licensed Esthetician and would like to be able to work from home using the room that connects to the garage on the ground level of my home.

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Since I have recurring back pain as a result of the necessary medication, I would limit the number of clients to three per day.

Special Zoning Request:

Since my home is zoned for residential only, I would like to be able to operate a small business from home.

Youthful Image, LLC

By: 

Vivene Holley, President

Youthful Image, LLC

3920 Paulownia Drive

Snellville, GA 30030

(404) 434-5818

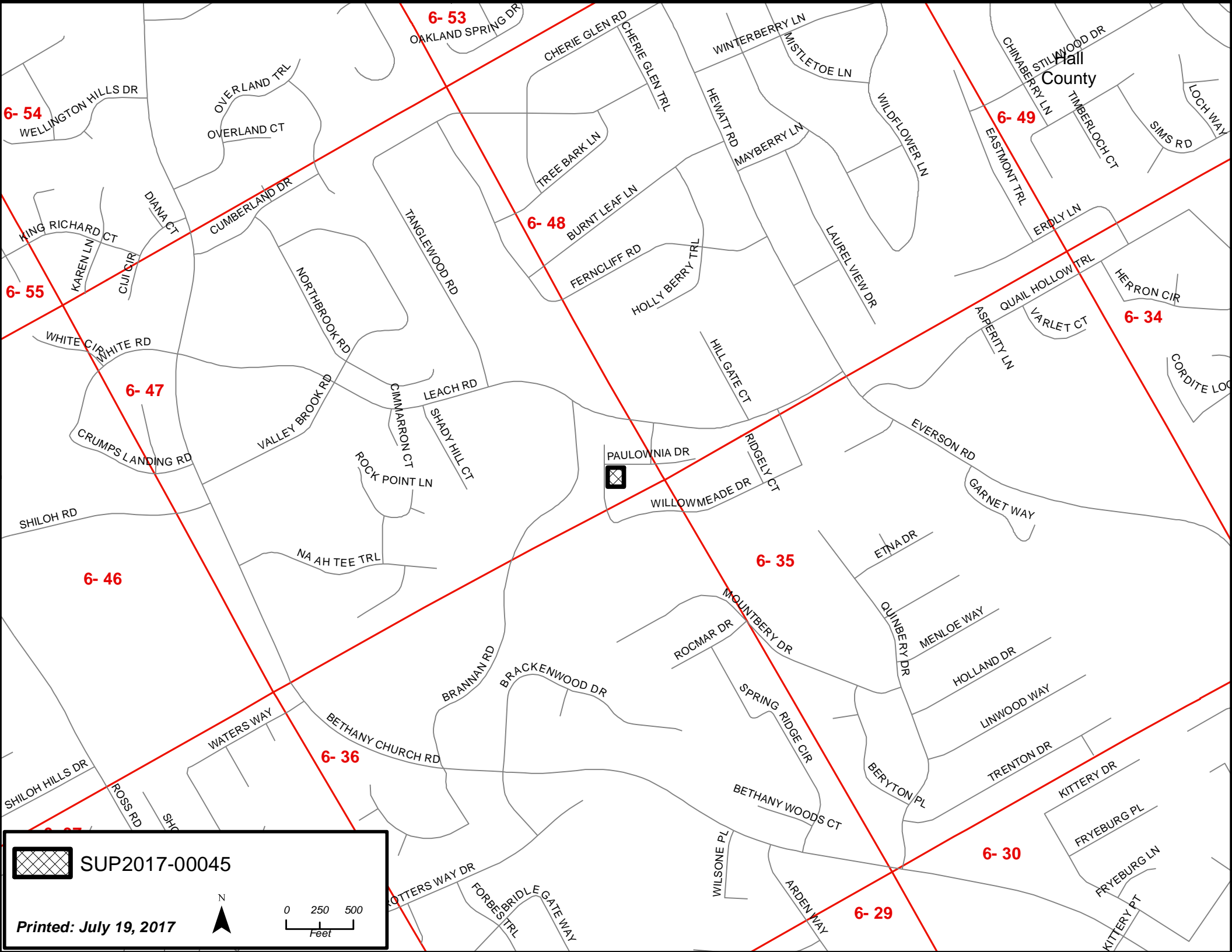
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Hall
County



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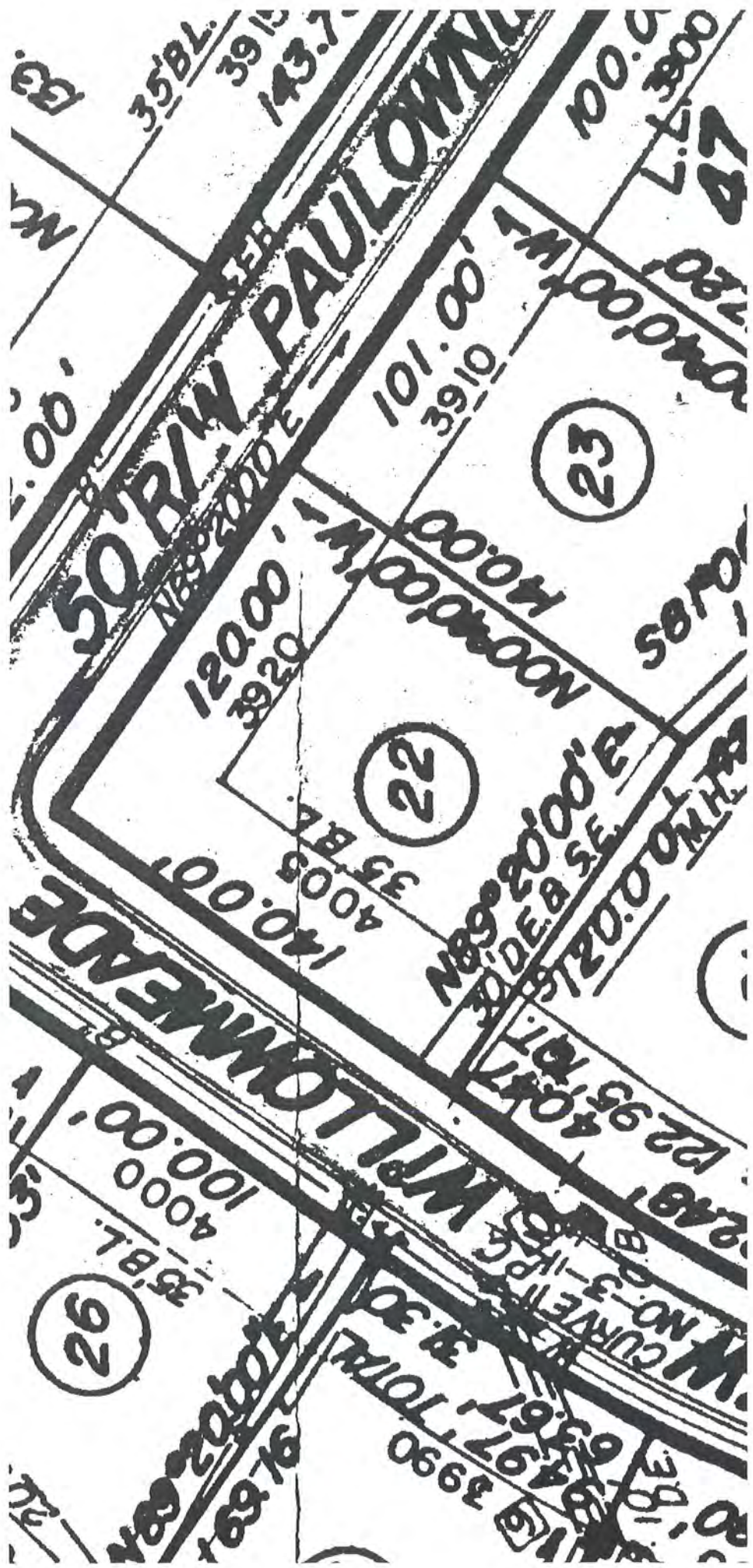
Boundary Survey

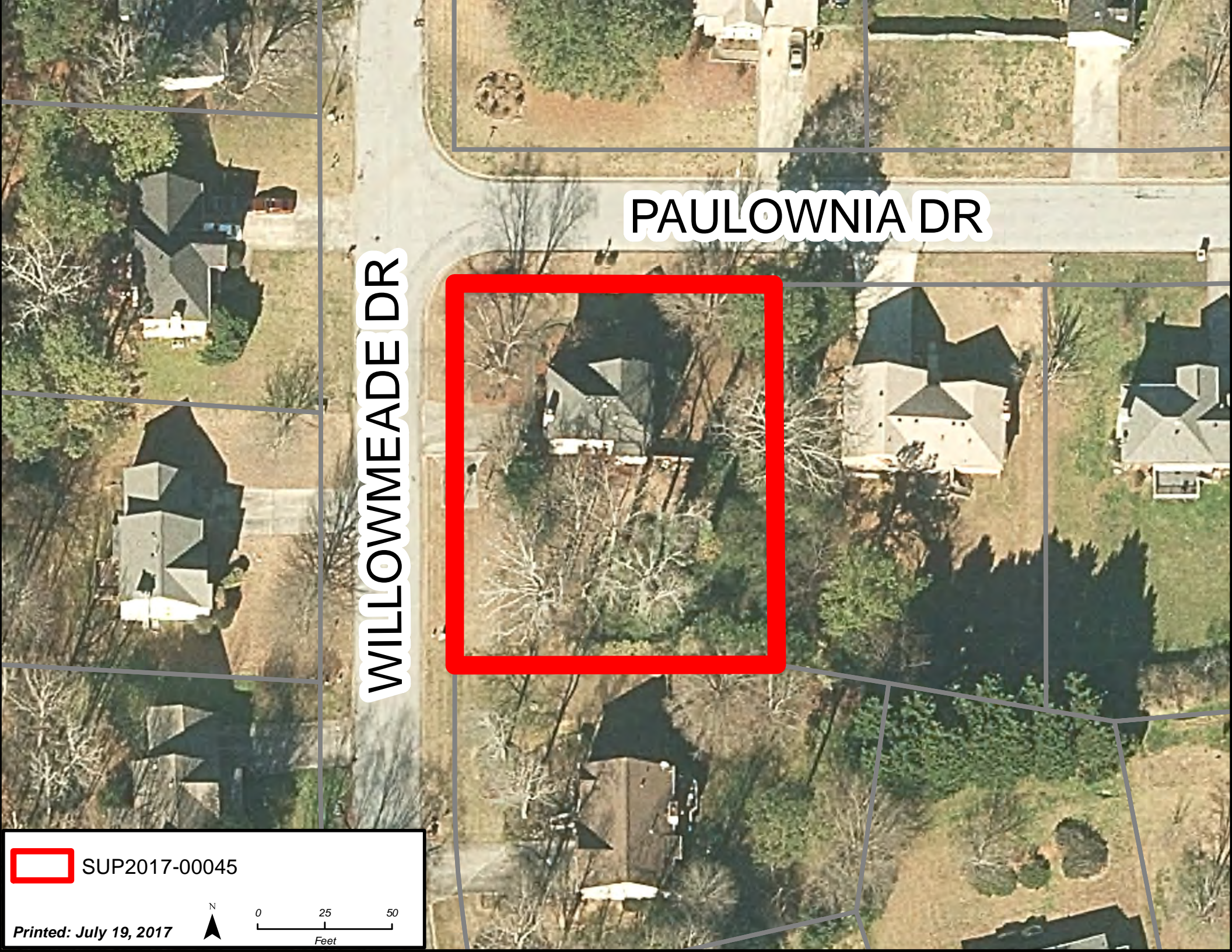
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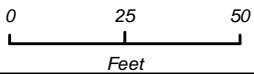


PAULOWNIA DR

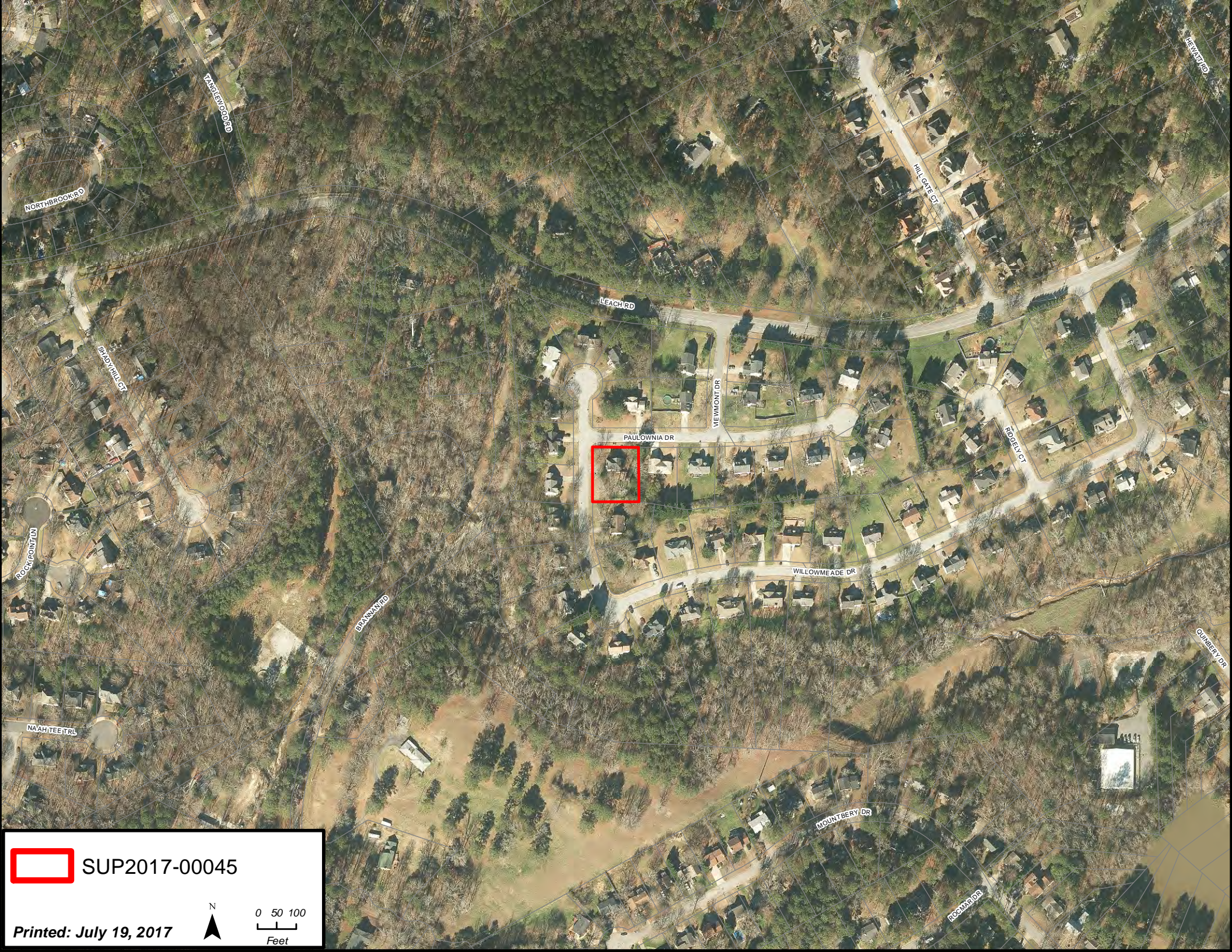
WILLOWMEADE DR



SUP2017-00045



Printed: July 19, 2017



BARLEWOOD DR

NORTHBROOK RD

SPADWILL CT

LEACH RD

HILL GATE CT

MEWMONT DR

PAULOWNIA DR

EDGELEY CT

ROCK POINT LN

WILLOWMEADE DR

BRANNARD DR

NAAHTEETRL

QUINCEY DR

MOUNTBERRY DR

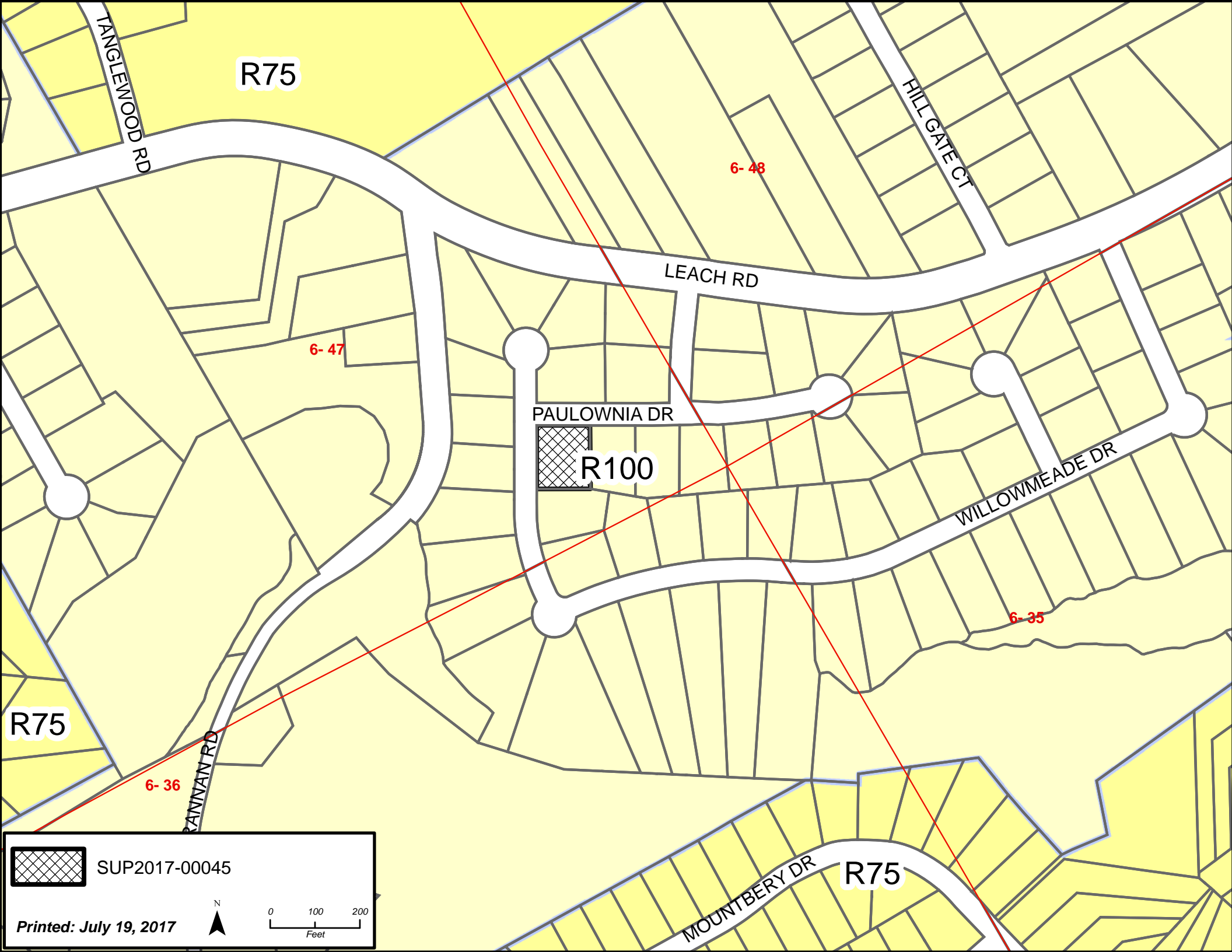
ROCKHURST DR

 SUP2017-00045



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PAULOWNIA DR

R100

WILLOWMEADE DR

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6-36

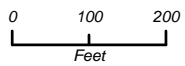
CANNAN RD

R75

R75

MOUNTBERRY DR

 SUP2017-00045



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