

RECEIVED

REZONING APPLICATION

6.12.24

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

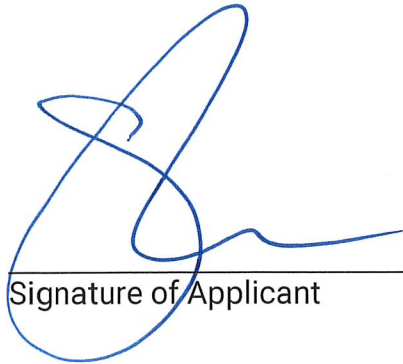
APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Buford Leased Housing Associates I, LLC c/o Mahaffey PickensTucker, LLP</u>	Name: <u>MAT, LLC</u>
Address: <u>1550 N. Brown Road, Ste. 125</u>	Address: <u>4925 Spruce Bluff Drive</u>
City: <u>Lawrenceville</u>	City: <u>Atlanta</u>
State: <u>Georgia</u> ZIP: <u>30043</u>	State: <u>Georgia</u> ZIP: <u>30350</u>
Phone: <u>770-232-0000</u>	Phone: <u>(770) 232-0000</u>
Email: <u>slanham@mptlawfirm.com</u>	Email: <u>slanham@mptlawfirm.com</u>
Contact Person: <u>Shane Lanham</u> Phone: <u>(770)232-0000</u>	
Contact's Email: <u>slanham@mptlawfirm.com</u>	
APPLICANT IS THE:	
<input type="checkbox"/> Owner's Agent <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Contract Purchaser	
Current Zoning District(s): <u>RA-200</u> Requested Zoning District: <u>HRR</u>	
Parcel Number(s): <u>R7177 049</u> Acreage: <u>+/- 4.97</u>	
Property Address(es): <u>2800 Block of Mall of Georgia Boulevard</u>	
Proposed Development: <u>Retirement community/ independent living</u>	
Variance(s): <u>N/A</u> Waiver(s): <u>N/A</u>	
<p style="text-align: center;">RESIDENTIAL DEVELOPMENT</p> No. of Dwelling Units: <u>196</u> <small>1 bedroom - +/- 650 sqft 2 bedroom - +/- 950 sqft 3 bedroom - +/- 1200 sqft</small> Dwelling Unit Sq. Ft.: <u>39.4 units/acre</u> Density: <u>39.4 units/acre</u> Floor Area Ratio (LRR, MRR, HRR): <u>1.13</u>	<p style="text-align: center;">NON-RESIDENTIAL DEVELOPMENT</p> No. of Buildings: <u>N/A</u> Total Building Sq. Ft.: <u>N/A</u> Floor Area Ratio: <u>N/A</u>
MIXED-USE DEVELOPMENT	
No. of Dwelling Units: <u>N/A</u> Dwelling Unit Sq. Ft.: <u>N/A</u>	
Total Non-Residential Sq. Ft.: <u>N/A</u> Floor Area Ratio: <u>N/A</u>	

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REZONING APPLICANT'S CERTIFICATION

The undersigned below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of last action by the Board of Commissioners.



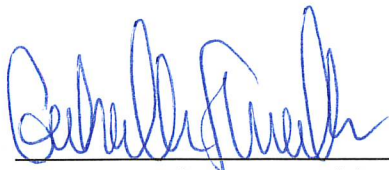
Signature of Applicant

May 29, 2024

Date

Shane M. Lanham, Attorney for Applicant

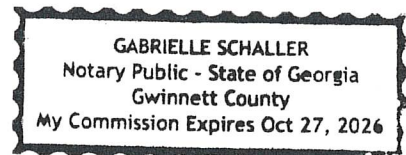
Type or Print Name and Title



Signature of Notary Public

5/29/24

Date



Notary Seal

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REZONING APPLICANT'S CERTIFICATION

The undersigned below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the Board of Commissioners unless waived by the Board of Commissioners. In no case shall an application or reapplication be acted upon in less than six months from the date of last action by the Board of Commissioners.



Signature of applicant

5/24/2024
Date

Nicholas C. Andersen

Type or print name and title

5/24/2024
Date



Signature of notary public

5/24/2024
Date

Farangiz Asadulla

NOTARY PUBLIC

Fulton County, GEORGIA

My Commission Expires 09/13/2025

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Gwinnett

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
PROPERTY OWNER CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon in less than six (6) months from the date of last action by the Board of Commissioners.

Property Owner

Name: WAT, LLC, Renee Werbin, Managing Member

Signature: Renee Werbin, Managing Member

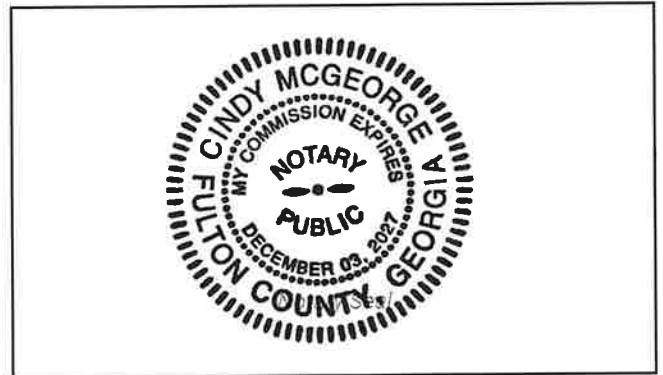
Date: 5/28/24

Notary Public

Name: Cindy McGeorge

Signature: Cindy McGeorge

Date: 5/28/24



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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

The undersigned below is authorized to make this application. The undersigned certifies that all Gwinnett County property taxes billed to date for the parcel listed below have been paid in full to the Gwinnett County Tax Commissioner. In no case shall an application or reapplication for rezoning be processed without such property verification.

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

Parcel I.D. Number: R7177 049
(Map Reference Number)

Signature of Applicant

5/29/24

Date

Shane Lankham, attorney
Type or Print Name and Title

PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE. THIS FORM MUST BE SIGNED BY A REPRESENTATIVE OF THE TAX COMMISSIONER'S OFFICE.

TAX COMMISSIONERS USE ONLY

Payment of all property taxes billed to date for the above referenced parcel has been verified as paid current and confirmed by the signature below.

Jessilyn M. Sufferle

Name

TSA

Title

5/28/24
Date

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CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, applying for a rezoning, has complied with the Official Code of Georgia Section 36-67A-1 and has submitted or attached the required information on the forms provided.

Signature of applicant

5/24/2024

Date

Nicholas C. Andersen

Type or print name and title

5/24/2024

Date

Signature of notary public

5-24-24

Date

Farangiz Asadulla
NOTARY PUBLIC
Fulton County, GEORGIA

My Commission Expires 09/13/2025

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250 or more to a member of the Gwinnett County Board of Commissioners or a member of the Gwinnett County Planning Commission?

Yes

No

Nick Andersen

Name

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

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date Contribution Was Made (Within last two years)

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

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CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, applying for a rezoning, has complied with the Official Code of Georgia Section 36-67A-1 and has submitted or attached the required information on the forms provided.

Renee Werbin, Managing Member
Signature of applicant

5/28/24

Date

WAT, LLC, Renee Werbin, Managing Member

Type or print name and title

5/28/24

Cindy McGeorge
Signature of notary public

5/28/24
Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250 or more to a member of the Gwinnett County Board of Commissioners or a member of the Gwinnett County Planning Commission?

Yes

No

Renee Werbin

Name

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

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date Contribution Was Made (Within last two years)

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

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POLITICAL CONTRIBUTIONS EXHIBIT

FROM	GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Mahaffey Pickens Tucker, LLP	Ben Ku, Commissioner	\$1,500	10/3/2022
Mahaffey Pickens Tucker, LLP	Matt Holtkamp, Commissioner	\$1,000	4/13/2023
Mahaffey Pickens Tucker, LLP	Nicole Love Hendrickson, Chairwoman	\$2,500	8/11/2023
Mahaffey Pickens Tucker, LLP	Matt Holtkamp, Commissioner	\$3,300	9/18/2023
Mahaffey Pickens Tucker, LLP	Kirkland Carden, Commissioner	\$3,300	9/27/2023
Lee Tucker, Attorney at Law, P.C.	Kirkland Carden, Commissioner	\$2,000	10/25/2023
Lee Tucker, Attorney at Law, P.C.	Nicole Love Hendrickson, Chairwoman	\$1,000	6/22/2023
Jeffrey Mahaffey, Attorney at Law	Nicole Love Hendrickson, Chairwoman	\$1,000	8/14/2023

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



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

*Of Counsel

**LETTER OF INTENT FOR REZONING APPLICATION OF BUFORD LEASED
HOUSING ASSOCIATES I, LLC**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning application (the “Application”) on behalf of Buford Leased Housing Associates I, LLC (the “Applicant”) relative to an approximately 4.97-acre tract of land (the “Property”) located on Mall of Georgia Boulevard being Gwinnett County Tax Parcel R7177 049. The Property is located on the west side of Mall of Georgia Boulevard between Gravel Springs Road and Woodward Crossing Boulevard. The Property is currently zoned as RA-200. The Applicant requests that the County rezone the Property to the HRR (High-Rise Residential) zoning classification to develop the Property as a senior living/independent living community.

The proposed development would consist of one L-shaped building with 196 apartment homes. The apartment buildings would be designed with an attractive combination of materials. Residents of the proposed development would have a choice between 1-bedroom, 2-bedroom, and 3-bedroom apartments. Residents would also have access to amenities around the community such as a community garden, dog run area, and picnic areas.

The proposed development would enjoy access to Mall of Georgia Boulevard via a full access driveway with a deceleration lane for entry. The entry to the proposed development aligns with Indian Chief Drive and will provide a shared access between the development and new hotel located to the Southeast. The proposed development would provide an affordable option for seniors to age in place and remain in their current communities while transitioning into a housing type more compatible with their current stage of life.

A high-rise residential community geared towards seniors is an appropriate land use on the Property because it is within the spirit and intent of the 2045 Unified Plan, will provide needed affordable housing in Gwinnett County, and is compatible with nearby land uses. The Property is located in the Urban High Character Area that promotes high-rise residential developments as an encouraged development type. Additionally, the proposed development would help Gwinnett County move toward fulfilling the need for increased senior housing, increased affordable housing, and higher volume of multi-family developments. Specifically, the Applicant plans to pursue tax credit financing for the proposed development which will further Gwinnett County's goals of expanding affordable housing and creating a diverse housing mix for all citizens. Also, as a senior oriented development, there will be little to no impact on the surrounding schools. The proposed development is compatible with and complementary to surrounding land uses.

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

This 29th day of May, 2024

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham

Shane M. Lanham

Attorneys for Applicant

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Pursuant to requirements of the United Development Ordinance, the Board of Commissioners finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided or use attachment as necessary:

- (A) Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property:

Please see attached.

- (B) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property:

Please see attached.

- (C) Whether the property to be affected by a proposed rezoning has reasonable economic use as currently zoned:

Please see attached.

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

Please see attached.

- (E) Whether the proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Map:

Please see attached.

- (F) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning:

Please see attached.

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REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

- (A) Yes, the proposed development will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed development would support and complement adjacent and nearby employment uses by providing necessary residential critical mass.
- (B) No, the proposed development will not adversely affect the existing use or usability of any of the nearby properties. Rather, the proposed development would enhance surrounding land uses and diversify the land use mix in the area as well as provide more housing options as called for by the 2045 Plan.
- (C) Due to the size, location, and layout of the property, the Applicant submits that the property does not have reasonable economic use as currently zoned.
- (D) No, the proposed development will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The subject property is located near the intersection of Mall of Georgia Boulevard and Gravel Springs Road (GA SR 324). The Property is also located within close proximity to Interstate 85. The Property will not cause an extensive burden on schools because the proposed development is a senior independent living facility. The Property also has convenient access to utilities.
- (E) Yes, the proposed development is in conformity with the policy and intent of the Gwinnett County 2045 Comprehensive Plan. The 2045 Plan encourages HRR as a zoning classification and calls for apartments as a potential development type in the Urban High character area.
- (F) The Applicant submits that the subject Property's close proximity to shopping and entertainment centers as well as the growing need for affordable senior housing as described in Need 9, Chapter 4 of the Gwinnett County 2045 Comprehensive Plan provides additional supporting grounds for approval of the application.

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ALTANSPS LAND TITLE SURVEY

Notes Corresponding to Schedule B

SCHEDULE B SECTION II ITEMS SHOWN BELOW ARE AS PER CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 240555GA, BEARING AN EFFECTIVE DATE OF MARCH 7, 2024.

ITEMS 1-10 ARE NOT SURVEY RELATED MATTERS AND ARE NOT REFLECTED HEREON.

- 11 Plat of survey filed and recorded at Plat Book 124, Page 49, aforesaid records - Tax I.D. No. R21717-049 is shown as Outer Primitiver Right-of-Way on Plat, revised at Plat Book 145, Page 67, aforesaid records (A FLOOD PLAIN LINE AFFECTING THE SUBJECT PROPERTY IS SHOWN THEREON AND PLOTTED HEREON)
- 12 Reference plat shows one hundred year flood plain over and across the rear portion of the subject property. (PLOTTED HEREON)

Legal Description

All that tract or parcel of land lying and being in Land Lot 177, of the 7th Land District, Gwinnett County, Georgia and being 4.999 acres more particularly described as follows:

Beginning at a 1/2 inch rebar set, located North 52° 11' 40" East a distance of 2192.26 feet from a 3/4 inch rebar found at the southwest corner of Land Lot 177, being the intersection of Land Lots 144, 145, 176 and 177; thence North 29° 52' 14" West a distance of 688.15 feet to a 1/2 inch rebar set; thence North 37° 52' 27" East a distance of 190.00 feet to a 1/2 inch rebar set; thence 740.37 feet, along an arc having a radius of 5020.51 feet, a chord distance of 739.82 feet, subtended by an angle of South 95° 08' 50" East to a 1/2 inch rebar set; thence South 47° 26' 37" East a distance of 14.38 feet to a 1/2 inch rebar set; thence South 84° 31' 58" West a distance of 235.52 feet to a 1/2 inch rebar set; thence South 40° 07' 52" West a distance of 248.74 feet to a 1/2 inch rebar set and the point of beginning as shown on the plat of survey for Planning Design Group, Inc., dated December 29, 1999, Job No. 05-0187.00, by Post, Buckley, Schuh, and Jernigan, Inc.

Less and except any portion of the land located within the bounds of a public right-of-way.

THE ABOVE DESCRIPTION DESCRIBES THE SAME PROPERTY AS CONTAINED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. J0555A, BEARING AN EFFECTIVE DATE OF MARCH 7, 2024.

Flood Zone

Based on maps prepared by the Federal Emergency Management Agency (FEMA) available online at www.msc.fema.gov, and by graphic plotting only, this property lies within Zone "X" and "AE" on flood insurance rate map number 131520205E which bear an effective date of 9/29/2006 and the subject property lies partially within a special flood hazard area. By reviewing flood maps provided by the national flood insurance program we have learned this community does participate in the program, no field surveying was performed to determine this zone and an elevation certificate may be needed to verify the accuracy of the maps and/or to apply for a variance from the federal emergency management agency.

Property Information

The zoning information shown hereon was provided to the surveyor in zoning report prepared by American National, L.L.C. Job Reference #7202001984.001, dated 08/23/2023.

The surveyed property is zoned (RA200) Agriculture-Residence
Zoning Requirements:

Lot Size:

Minimum lot area: 40,000 Sq. Ft.
Minimum lot width: Width: 200'
Minimum lot frontage: Width: 200'
Minimum lot depth: Width: 200'

Setback Requirements:

Front Setback: 30'
Side Setback: 20'
Rear Setback: 40'

Minimum number of Parking Spaces Required:

NA
Not Applicable
Vacant Lot

Surveyor's Notes

1. UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON ABOVE GROUND MARKINGS ONLY. UNDERGROUND UTILITIES THAT ARE NOT SHOWN HEREON MAY EXIST. UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON APPROPRIATE LOCATIONS. ONLY ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, BENEFITORIES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
2. NO VISIBLE EVIDENCE OF GRAVE SITES, BURIAL GROUNDS OR CEMETERIES ON SUBJECT PROPERTY.
3. NO OBSERVED EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE LOCATED ON THE PROPERTY OR VISIBLE EVIDENCE OF USE AS A SOLID WASTE DUMP.
4. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND IS CONTIGUOUS WITH MALL OF GEORGIA BOULEVARD.
5. PER TABLE A ITEM NO. 10, NO EVIDENCE OF PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WAS OBSERVED ON THE SUBJECT PROPERTY IN THE PROCESS OF CONDUCTING THE FOLLOWING:
6. PER TABLE A ITEM NO. 16, NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FOLLOWING:
7. PER TABLE A ITEM NO. 17, NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. PER TABLE A ITEM NO. 18, NO OFFSITE EASEMENTS PROVIDED TO OR OTHERWISE KNOWN TO THE SURVEYOR.
9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. PARCELS SHOWN HEREON ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES WITHOUT GAP, GORE, HATUS, OR OVERLAP.
11. USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
12. ON THIS DRAWING, CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FINDINGS OR FACTS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER IMPLIED OR EXPRESSED. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED IN THIS CERTIFICATION. IT IS NOT A CERTIFICATE OF TITLE, EASEMENTS, ZONING OR FREEDOM OF ENCUMBRANCES.
13. ALL BOUNDARY LINE DIMENSIONS ARE SURVEY MEASURED UNLESS OTHERWISE NOTED.
14. SUBJECT PARCEL ADDRESS OF 27400 MALL OF GEORGIA BLVD, BUFORD, GA 30519, WAS PROVIDED IN RECORD DOCUMENTS, NO POSTED ADDRESS OBSERVED DURING FIELD SURVEY.
15. EQUIPMENT USED TO COMPLETE THIS SURVEY HAS A TRIMBLE R125 GNSS BASE/ROVER RTK SYSTEM AND TRIMBLE SX12 ROBOTIC TOTAL STATION.
16. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180.7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-87.
17. A SUBSTANTIAL PORTION OF THE FIELD MEASUREMENTS FOR THIS SURVEY WERE OBTAINED USING GLOBAL POSITION SYSTEMS. POSITIONAL TOLERANCE OF THE MEASUREMENTS WAS CALCULATED TO BE 0.03" BASED ON A LEAST SQUARES ADJUSTMENT OF THE GPS/RTK NETWORK.
18. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN A 345.0 FEET.
19. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AND ARE REFERENCED TO NGS STATION PID 03831.

Utility Notes

Underground utilities shown hereon may be based solely or in part on the following Markings provided by utility companies, plans requested from utility providers, observed above ground evidence and remote sensing measurements taken by the surveyor. All evidence of underground utilities made available to the surveyor are shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Where additional or more detailed information is required, the user of this survey is advised that excavation and/or further private utility location efforts may be necessary. Due to limitations outside the surveyor's control, underground infrastructure or utilities may exist within or near the subject property that are not depicted hereon.

Encroachment Statement

NO SIGNIFICANT OBSERVATIONS WERE OBSERVED AT THE TIME OF SURVEY.

Parking Information

VACANT LAND, NO STRIPED PARKING SPACES AT THE TIME OF SURVEY

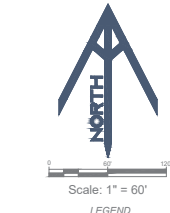
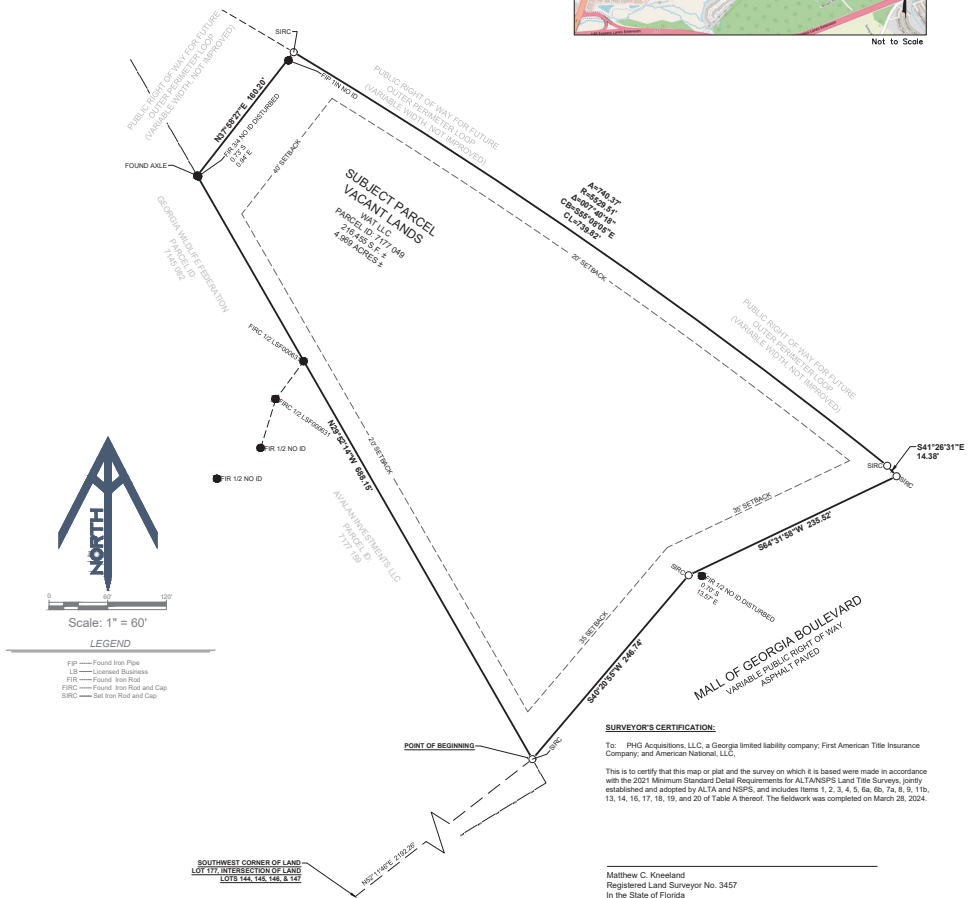
Basis of Bearings

BEARINGS SHOWN HEREON ARE BASED GRID NORTH REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF GEORGIA.

Vicinity Map



Not to Scale



SURVEYOR'S CERTIFICATION:
To: PHD Acquisitions, LLC, a Georgia limited liability company, First American Title Insurance Company, and American National, LLC.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA and NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 9, 7A, 8, 9, 10, 13, 14, 16, 17, 18, 19, and 20 of Table A thereof. The fieldwork was completed on March 28, 2024.

Matthew C. Kneeland
Registered Land Surveyor No. 3457
in the State of Florida



Surveyor's Certificate
This survey not void without the original signature and seal of a Georgia Registered Land Surveyor, or an approved digital signature.
Matthew C. Kneeland
Matthew C. Kneeland, LS 7092

Date	Description	By
03-28-24	Last field data acquisition	TK
05-11-24	County comments	MCK

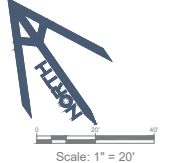
MRIC SPATIAL
701 S. Howard Avenue, Suite 106-320
Tampa, FL 33606
813-915-9241
MRICspatial.com
Licensed Business #8325

Mall of Georgia Buford
ALTANSPS Land Title Survey
27400 Mall of Georgia Blvd, Buford, GA
Prepared for:
Dominum Apartments
Land Lot 177, 7th District
Gwinnett County, GA
Project Number: 230090 Sheet 1 of 4

Survey Datum
Horizontal Datum: NAD83
Vertical Datum: NAV88

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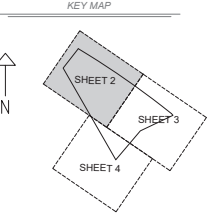
6.12.24



- LEGEND**
- O.R. — Official Records Book
 - LS — Licensed Surveyor
 - (TY) — Typical
 - CONC. — Concrete
 - CG — Cast In-Place
 - GTI — Grade Top Inset
 - MEI — Meter End Section
 - OC — Outlet Control Structure
 - CB — Cable Box
 - EB — Electric Box
 - FB — Flow Box
 - CV — Curb Valve
 - UV — Utility Valve
 - WV — Water Valve
 - CV — Cable Vault
 - EW — Electric Wall
 - CP — Cable Pedestal
 - EP — Electric Pedestal
 - UP — Utility Pedestal
 - BC — Backflow Preventer
 - CO — Checkout
 - FC — Fire Dept. Connection
 - FH — Fire Hydrant
 - GA — Guy Anchor
 - LP — Light Pole
 - MP — Monitoring Well
 - UP — Utility Pole
 - SC — Sanitary Cleanout
 - SP — Sign
 - WW — Water Well
 - WT — Water Tap Inset
 - MB — Mail Box
 - TR — Transformer
 - SRC — Set Iron Rod and Cap
 - SMG — Set May Nail
 - SMDD — Set May Nail and Disk
 - SNL — Set Nail
 - FR — Found Iron Rod
 - FRG — Found Iron Rod and Cap
 - FBM — Found Benchmark
 - FND — Found
 - EH — Electric Handhole
 - EHG — Electric Handhole
 - EM — Electric Meter
 - DM — Dial Meter
 - WM — Water Meter
 - CM — Change Manhole
 - EMH — Electric Manhole
 - SMH — Sanitary Manhole
 - GMH — Gas Manhole
 - EM — Electric
 - SM — Solid White Line
 - DM — Dashed White Line
 - DY — Dashed Yellow Line
 - DU — Dashed Utility Lines
 - S — Sanitary Sewer Line
 - CL — Gas Line
 - SD — Storm Drain Line
 - WL — Water Line
 - CO — Communications Line
 - TT — Train Tracks
 - FI — Fence

MATCHLINE - SEE SHEET 3

- TREE LEGEND**
- AD — Adirondack
 - BR — Birch
 - CS — Catawba
 - CA — Catalpa
 - CP — Cabbage Palmetto
 - EM — Elm
 - EG — Elm
 - ES — Sweet Gum
 - SP — Spanish
 - CH — Cypress
 - CO — Crape Heart
 - RM — Red Maple
 - LD — Live Oak
 - LS — Live Oak
 - MG — Magnolia
 - OP — Orange Palm
 - DP — Date Palm
 - TP — Turkey Palm
 - TR — Tristis
 - WD — Water Oak
 - WH — White Oak
 - WG — White Oak



GEORGIA WILDLIFE FEDERATION
PARCEL ID:
7145 082

MATCHLINE - SEE SHEET 4

See Sheet 1 For Surveyor's Certificate

Survey History		
Date	Description	By

701 S. Howard Avenue, Suite 106-320
Tampa, FL 33606
813-815-0921
MRICSpatial.com
Licensed Business #3325

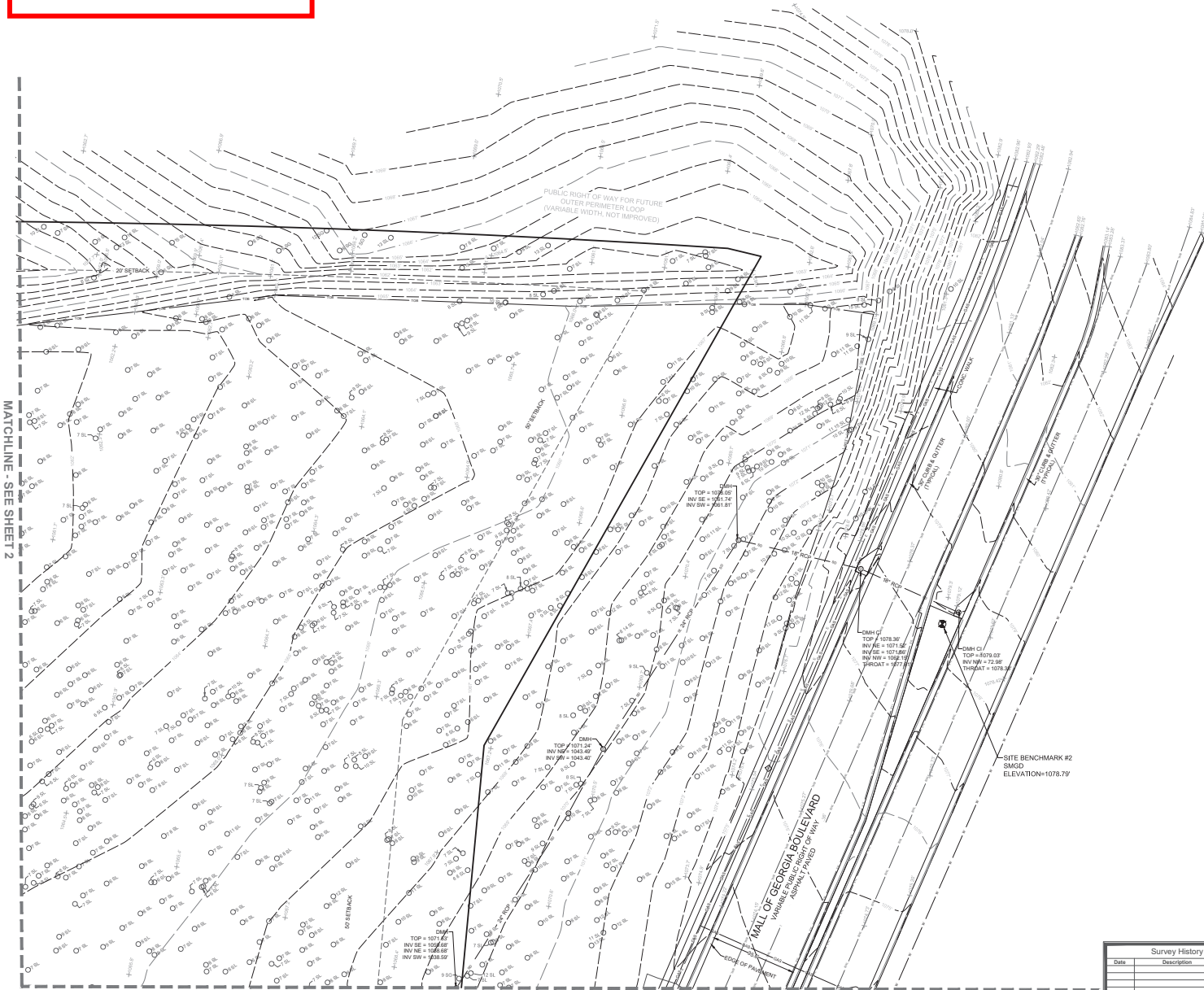
Mall of Georgia Buford
ALTANSPS Land Title Survey
27400 Mall of Georgia Blvd, Buford, GA
Prepared for:
Dorham Apartments
Lot 107, 7th District
Gwinnett County, GA



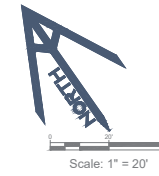
Matthew C. Kneidel

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MATCHLINE - SEE SHEET 2

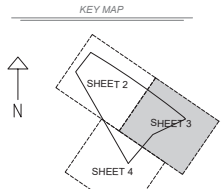


LEGEND

O.R.	Official Records Book	SMC	Set Iron Rod and Cap
LB	Located Boundary	SMC2	Set May Nail and Disk
TR	Record Measurement	SNL	Set Nail
TY	Typical	FIR	Found Iron Rod
CONC	Concrete	FIRC	Found Iron Rod and Cap
Q	Grade Nail	FIM	Found Benchmark
GTI	Grade Top Inlet	FND	Found
MES	Measured End Station	EH	Electric Handhole
OC	Outer Control Structure	UH	Utility Handhole
CB	Cable Box	EM	Electric Meter
EB	Electric Box	GM	Gas Meter
FB	Fiber Box	WV	Water Valve
GV	Gas Valve	WM	Water Meter
UV	Utility Valve	CM	Chimney Manhole
WV	Water Valve	EMH	Electric Manhole
CV	Cable Vault	SM	Sanitary Manhole
EW	Electric Vault	CMH	Chimney Manhole
CP	Cable Pedestal	UMH	Utility Manhole
EP	Electric Pedestal	SWL	Solid Yellow Line
UP	Utility Pedestal	DWL	Dashed White Line
SP	Sanitary Pedestal	CVL	Dashed Yellow Line
CL	Clearcut	OWL	Overhead Utility Lines
FD	Fire Hydrant	SWL	Sanitary Sewer Line
GC	Gas Caster	GL	Gas Line
LP	Light Pole	SD	Storm Drain Line
MH	Monitoring Well	WL	Water Line
SC	Sanitary Clearcut	CC	Communications Line
SG	Sign	TT	Train Tracks
MR	Motor Meter	TR	Transformer
GI	Grade Top Inlet		
MB	Mail Box		
TR	Transformer		

TREE LEGEND

APU	Abutilon	LA	Laurel Oak
BR	Birch	LI	Live Oak
CB	Cambary	LP	Loblolly Pine
CM	Camphor	MAG	Magnolia
CP	Conspicuous Palm	OP	Orange Palm
CR	Cycas	OP	Orange Palm
ELM	Elm	TP	Texas Pine
FR	Fraxinus	TC	Texas Cedar
SL	Slash Pine	LNK	Loblolly Oak
LI	Liquidambar	WC	White Oak
CYP	Cypress	WA	Washingtonia Palm
SP	Sycamore	WHTE	White Oak
MI	Red Maple		



Survey History

Date	Description	By

MRIC SPATIAL

701 S. Howard Avenue, Suite 106-320
Tampa, FL 33606
813-616-0621
MRICspatial.com
Licensed Business #3325

Mall of Georgia Buford
ALTAINSPS Land Title Survey
27400 Mall of Georgia Blvd, Buford, GA

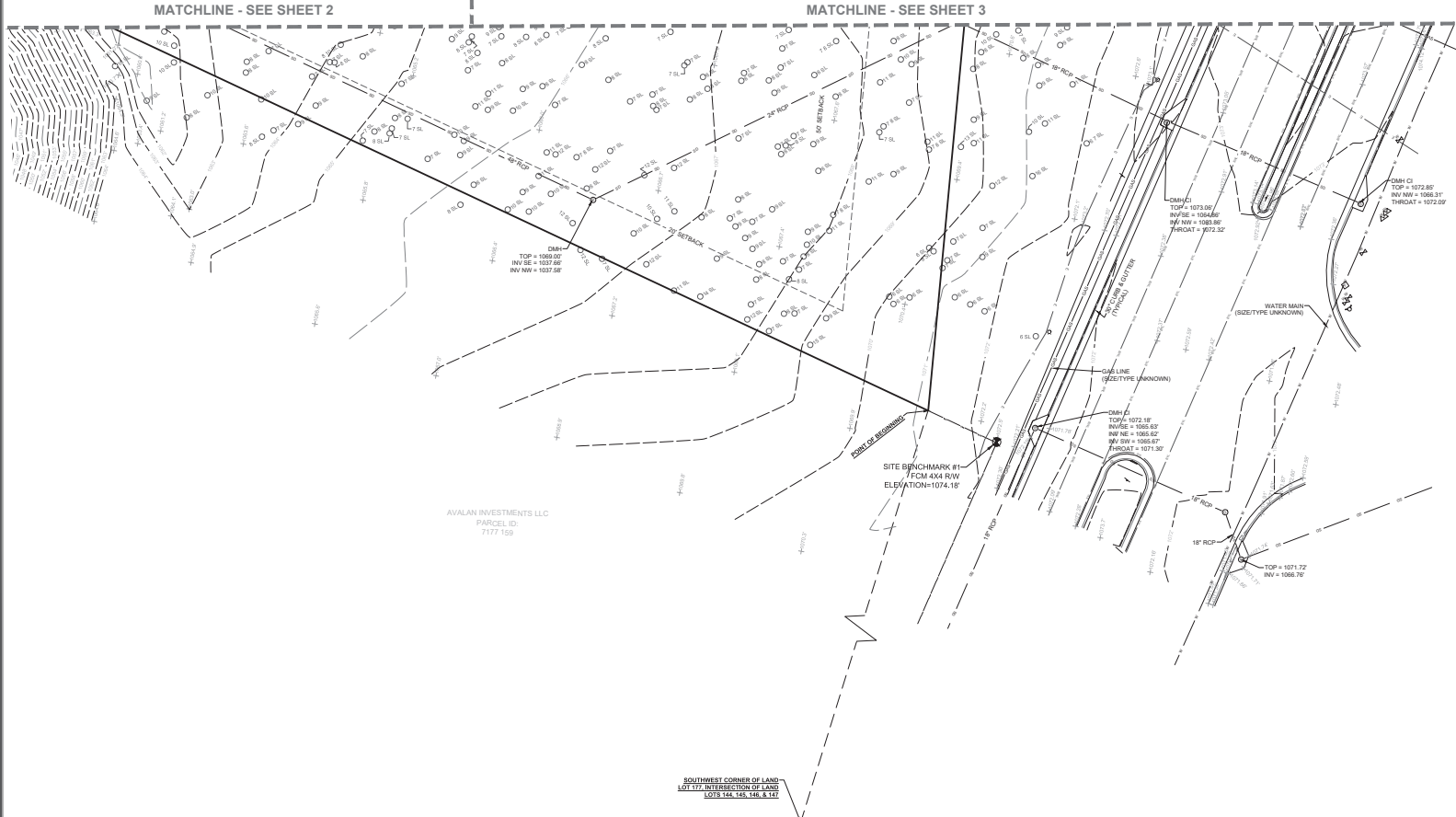
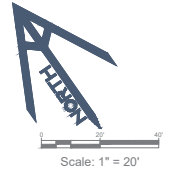
Prepared for:
Dunsmuir Apartments
Land Lot 177, 7th District
Gwinnett County, GA

Project Number: 230900 Sheet 3 of 4

See Sheet 1 For Surveyor's Certificate

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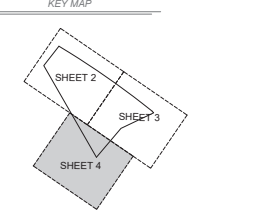


LEGEND

O.R.	Official Records Book	BIRC	Bar Iron Rod and Cap
LB	Licensed Business	BMQ	Bar Mag Nail and Disk
RM	Record Measurement	BMG	Bar Mag Nail and Disk
TPM	Typical	BMN	Bar Nail
CONC	Concrete	FIR	Found Iron Rod
CR	Curb Inlet	FIRC	Found Iron Rod and Cap
GTI	Grate Top Inlet	FBM	Found Benchmark
MES	Manhole End Section	FND	Found
OCS	Outer Control Structure	GH	Gas Handhole
CB	Cable Box	UB	Utility Handhole
FR	Flow Run	EM	Electric Meter
GV	Gas Valve	GM	Gas Meter
UV	Utility Valve	WM	Water Meter
WV	Water Valve	DM	Drainage Manhole
CV	Cable Vault	EMH	Electric Manhole
QV	Quartz Vault	H	Manhole
CP	Cable Pedestal	SM	Sanitary Manhole
EP	Electric Pedestal	DMH	Drainage Manhole
UP	Utility Pedestal	SYL	Solid Yellow Line
BP	Backflow Preventer	SWL	Solid White Line
CL	Clearcut	DWL	Dashed White Line
FD	Fire Dept. Connection	DYL	Dashed Yellow Line
FP	Fire Hydrant	CSL	Overhead Utility Lines
FA	Fire Alarm	SSL	Sanitary Sewer Line
CA	Cay Anchor	GL	Gas Line
LA	Light Pole	SD	Storm Drain Line
MW	Monitoring Well	WL	Water Line
LP	Light Pole	CL	Communications Line
SC	Sanitary Cleanout	SL	Sign
WP	Water Well	TR	Train Tracks
GR	Grate Top Inlet	MB	Mail Box
TR	Transformer		

TREE LEGEND

AR	Arbutus	LA	Live Oak
BR	Birch	LI	Live Oak
CB	Catalpa	LP	Loblolly Pine
CM	Campbell	MAG	Magnolia
CP	Cable/Signal Pole	OP	Opuntia
DL	Two Trees	DP	Dale Palm
ELM	Elm	TR	Tree Trunk
SO	Sweet Gum	TD	Turkey Oak
SL	Sweetgum	UNC	Unknown
EA	Eastern White Pine	WA	Washingtonia Palm
CYP	Cypress	WDC	White Oak
SP	Spanish	RM	Red Maple



AVALAN INVESTMENTS LLC
PARCEL ID:
7177 159

SOUTHWEST CORNER OF LAND
LOT 172, INTERSECTION OF LAND
1018 144, 145, 146 & 147

Survey History

Date	Description	By

701 S. Howard Avenue, Suite 106-320
Tampa, FL 33606
813-215-0821
MRICspatial.com
Licensed Business #8325



Mall of Georgia Buford
ALTAINS Land Title Survey
27400 Mall of Georgia Blvd, Buford, GA
Prepared for:
Dominum Apartments
Land Lot 177, 7th District
Gwinnett County, GA

See Sheet 1 For Surveyor's Certificate

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LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 177, of the 7th Land District, Gwinnett County, Georgia and being 4.969 acres more particularly described as follows:

Beginning at a ½ inch rebar set, located North 52 Degrees 11 Minutes 46 Seconds East a distance of 2192.26 feet from a ¾ inch rebar found at the southwest corner of Land Lot 177, being the intersection of Land Lots 144, 145, 176 and 177; thence North 29 Degrees 52 Minutes 14 Seconds West a distance of 688.15 feet to a ½ inch rebar set; thence North 37 Degrees 58 Minutes 27 Seconds East a distance of 739.82 feet, subtended by an angle of South 55 Degrees 08 Minutes 05 Seconds East to a ½ inch rebar set; thence South 41 Degrees 26 Minutes 31 Seconds East a distance of 14.38 feet to a ½ inch rebar set; thence South 64 Degrees 31 Minutes 58 Seconds West a distance of 235.52 feet to a ½ inch rebar set; thence South 40 Degrees 20 Minutes 55 Seconds West a distance of 246.74 feet to a ½ inch rebar set and the point of beginning as shown on that plat of survey for Planning Design Group, Inc., dated December 29, 1999, Job No. 06-0187.00, by Post, Buckley, Schuh, and Jernigan, Inc.

LESS AND EXCEPT any portion of the Land located within the bounds of a public right of way.

WINNETT COUNTY
PLANNING AND DEVELOPMENT
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6.12.24

68'-8"



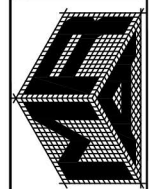
2 BUILDING - PARTIAL FUTURE SUGARLOAF EXTENSION ELEVATION
1/16" = 1'-0"



1 BUILDING - PARTIAL FUTURE SUGARLOAF EXTENSION ELEVATION
1/16" = 1'-0"

PROJECT NUMBER	2024-015
DATE	06-12-2024
DESIGNED BY	M/R
CHECKED BY	MRL

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
SENIOR LIVING AT WALL OF GA BLVD.
BUFORD, GA



A3.2

ELEVATIONS

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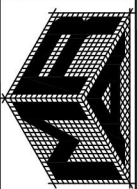
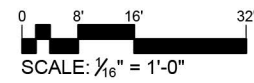
PROJECT NUMBER	2024-015
DATE	06-12-2024
DESIGNED BY	M/JNG
CHECKED BY	MRL



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

SENIOR LIVING AT WALL OF GA BLVD.
BUFORD, GA

ELEVATIONS



A33

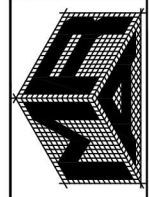
GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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6.12.24



2 BUILDING - PARCIAL MALL OF GEORGIA BLVD ELEVATION
1/16" = 1'-0"

PROJECT NUMBER	2024-015
DATE	06-12-2024
DESIGNED BY	M/R
CHECKED BY	MRL

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
SENIOR LIVING AT WALL OF GA BLVD.
BUFORD, GA



A3.1



1 BUILDING - PARTIAL MALL OF GEORGIA BLVD ELEVATION
1/16" = 1'-0"

ELEVATIONS

WINNETT COUNTY
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68'-8"

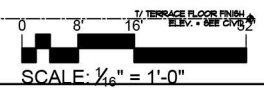
- 7/ PARAPET ABOVE TRUSS
ELEV. + 42'-0"
- 6/ PARAPET ABOVE TRUSS
ELEV. + 41'-0"
- 5/ ROOF TRUSS BEARING
ELEV. + 39'-1 1/2"
- 7/ FIFTH FLOOR FINISH
ELEV. + 42'-7 1/2"
- 7/ FOURTH FLOOR FINISH
ELEV. + 42'-7 1/2"
- 7/ THIRD FLOOR FINISH
ELEV. + 42'-7 1/2"
- 7/ SECOND FLOOR FINISH
ELEV. + 42'-3 1/4"
- 7/ FIRST FLOOR FINISH
ELEV. + 42'-3 1/4"
- 7/ TERRACE FLOOR FINISH
ELEV. + SEE CIVIL



STONE VENEER
2 BUILDING - PARCIAL RIGH ELEVATION
 1/16" = 1'-0"

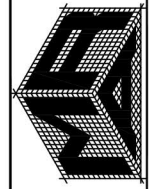


STONE VENEER
1 BUILDING - PARCIAL RIGH ELEVATION
 1/16" = 1'-0"



PROJECT NUMBER	2024-015
DATE	06-12-2024
SCALE	AS SHOWN
DESIGNED BY	ML/NG
CHECKED BY	MRL

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
 SENIOR LIVING AT MALL OF GA BLVD.
 BUFORD, GA



A3.4

ELEVATIONS

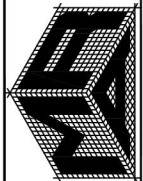
RECEIVED

6.12.24

PROJECT NUMBER
2024-015
DATE REVISION
05-12-2024
DRAWN BY
M.L.M.
CHECKED BY
M.R.L.

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
SENIOR LIVING AT WALL OF GA BLVD.
BUFORD, GA

FACADE REVIEW



A3.6

SHERWIN WILLIAMS

Emerald Designer Edition Expert Pick
SW 9566
Grey Heron

ACCENT WALLS

SW 7674
Peppercorn

ACCENT WALLS

SW 7005
Pure White

TRIM, COLUMNS, FASCIA

SW 9174
Moth Wing

MAIN BODY WALLS

SW 7669
Summit Gray

ACCENT WALLS

ELDORADO STONE



WHITEBARK CLIFFSTONE



BANFF SPRINGS CLIFFSTONE

GAF ROOFING SHINGLES



TIMBERLINE HDZ APPALACHIAN SKY

JAMES HARDIE



FIBER CEMENT SIDING



FIBER CEMENT PANEL



Gwinnett

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES

684 Winder Highway | Lawrenceville, GA 30045-5012

678.376.6700

www.gwinnettcounty.com | www.gwinnetth2o.com

May 16, 2024

Robert Eisenman
Dominium
375 Northridge Rd, Suite 500
Sandy Springs, GA 30350

<input checked="" type="checkbox"/>	APPROVED
<input type="checkbox"/>	DENIED
<input type="checkbox"/>	CONDITIONALLY APPROVED
Sewer Capacity Request #C2024-121-05	
Expiration Date: 05/16/2025	
Tie-In Manhole FID: 200054	

RE: Sewer Availability for Proposed Development – Mall of Georgia Senior
Parcel ID 7177 049

Dear Mr. Eisenman:

This letter supersedes the earlier Sewer Capacity Certification C2023-224-09 dated September 27, 2023 addressed to Ankit Patel of Peachtree Hotel Group.

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 199 apartment units (98 one-bedroom, 66 two-bedroom, 32 three-bedroom) on the above parcel and determined:

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

This confirmation is based on your anticipated annual average daily flow of 19.1 gpm discharging to the sewer tie-in manhole at Facility ID **200054**.

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

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

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

Certification Invalidation: This certification is not valid if there are proposed changes to your development that could impact downstream sewer capacity (e.g. land use density, sewer tie-in



Gwinnett

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GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES

684 Winder Highway | Lawrenceville, GA 30045-5012

678.376.6700

www.gwinnettcounty.com | www.gwinnetth2o.com

manhole, parcel changes, and/or rezoning). In this case the development must resubmit for a new Sewer Capacity Request with updated information prior to the expiration of the previous one.

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

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Lorraine Campagne, PE
Section Manager, Development Support
678.376.7058

C: Gwinnett County DWR – Tai Yi Su, Division Director; Raghu Vemuru, Engineer V; Mikala Weston, Engineer III
Gwinnett County P&D – Charli Young, Planning Manager; Geniva Sylvain, Engineer I; Christina Dejarnette, Engineer I

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TRAFFIC IMPACT ANALYSIS FOR

Senior Living Residential Development on Mall of Georgia Blvd

Buford, GA

MAY 20, 2024

PREPARED FOR:

Robert Eisenman
Dominium
375 Northridge Road, Suite 500
Atlanta, GA 303560

PREPARED BY:

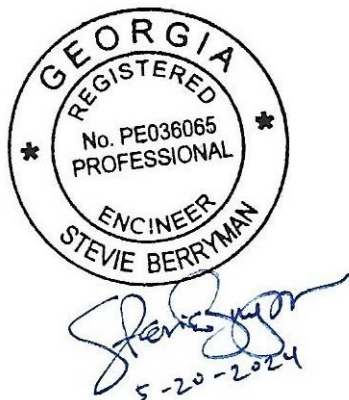
FORESITE
group

Foresite Group, LLC
3740 Davinci Court, Suite 100
Peachtree Corners, GA 30092

o | 770.368.1399

f | 770.368.1944

w | www.foresitegroup.net



1. Introduction

This report contains the results from a traffic impact analysis performed for a proposed new age-restricted senior adult residential development in the City of Buford, Georgia. Due to the nature of the proposed development, construction will be completed in a single phase. Buildout will take place over approximately two years. The buildout schedule is to include a six-story, 196-unit, apartment complex. The development will be located on the northwest side of Mall of Georgia Blvd between the intersections of Gravel Springs Road (SR 324) and Woodward Crossing Blvd. The site plan will propose one new driveway location on Mall of Georgia Blvd that will be aligned, at an existing median opening, with Indian Chief Drive.

The purpose of this traffic study is to identify the traffic impacts associated with the proposed development on the surrounding roadway network. In addition to the proposed residential development, background traffic growth is being analyzed in the form of a background growth rate and inclusion of projects in the area. Figure 1 shows the proposed site location in the vicinity of the City of Buford, GA. The site location is shown on an aerial image in

Figure 2. A copy of the proposed site plan is provided in Appendix A.

This report has been prepared for submittal to Gwinnett County to evaluate the traffic conditions at the site. This report summarizes the data collected, proposed access points, projected traffic at the study intersections, analysis of traffic impacts including level of service (LOS), and conclusions from the analysis.

2. Existing and Proposed Development Description

The site is planned to occupy the existing undeveloped land on the northwest side of Mall of Georgia Blvd between the intersections of Gravel Springs Road (SR 324) and Woodward Crossing Blvd. The site driveway is proposed to align with an existing development at the intersection of Mall of Georgia Blvd at Indian Chief Drive.

The development, at full build-out, will consist of a six-story, 196-dwelling unit, age-restricted senior adult residential apartments. The development will be built in one phase which will take approximately two years. A copy of the proposed site plan is attached in Appendix A.

The proposed development will have one access point with the external roadway network. The site plan will propose one new driveway location on Mall of Georgia Blvd aligned with Indian Chief Drive. This driveway location is full access at an existing median opening on Mall of Georgia Blvd between Gravel Springs Road (SR 324) and Woodward Crossing Blvd. Land uses on Indian Chief Drive include a motorcycle dealership, a fire station and a Gwinnett County tag office.

3. Existing Conditions

3.1. Transportation Facilities

This traffic impact study examines the existing (2024), background (2027), and full-build (2027) operations of the intersections listed in Table 1. There are five main roadways being analyzed in this report with roadway characteristics summarized in Table 2. The existing lane configuration is shown in Figure 3. The study network was verified with the Gwinnett County transportation planning department.

Table 1: Study Intersections

#	Intersections	Traffic Control
1	Gravel Springs Road (SR 324) at Mall of Georgia Blvd	Signal Control
2	Mall of Georgia Blvd at Sunny Hill Road	Side-Street Stop Control
3	Mall of Georgia Blvd at Indian Chief Drive/DW1	Side-Street Stop Control
4	Mall of Georgia Blvd at Woodward Crossing Blvd	Signal Control

Mall of Georgia Blvd is a median divided four-lane roadway with a posted speed limit of 45 mph. It runs primarily from northeast to southwest between Buford Drive (SR 20) and Gravel Springs Road (SR 324). This road provides access on the south side to the Mall of Georgia and other shopping developments in the area. The roadway is functionally classified as a Major Collector.

Gravel Springs Road (SR 324) is a median divided four-lane roadway with a posted speed limit of 45 mph. It runs primarily from east to west from Buford Drive (SR 20) and east beyond I-85. The roadway is functionally classified as a Major Arterial.

Woodward Crossing Blvd is a median divided four-lane roadway with a posted speed limit of 45 mph. It runs primarily from east to west between Buford Drive (SR 20) and Mall of Georgia Blvd. This road provides access on the north side to the Mall of Georgia and other shopping developments in the area. The roadway is functionally classified as a Major Collector.

Sunny Hill Road is an undivided two-lane roadway with a posted speed limit of 35 mph. It runs east of Mall of Georgia Blvd. and terminates at Brown Road. There is a section of Sunny Hill Road on the east side of I-85. The roadway is functionally classified as a Minor Collector.

Indian Chief Drive is an undivided two-lane low-speed local roadway with on the southeast side of Mall of Georgia Pkwy. This road provides access to several land uses include a fire station and a county tag office. The proposed driveway for the new site will align with the local road at an existing median opening on Mall of Georgia Blvd.

Table 2: Roadway Characteristics

Roadway	# of Lanes	Posted Speed Limit (MPH)	Functional Classification
Mall of Georgia Blvd	4	45	Major Collector
Gravel Springs Road (SR 324)	4	45	Major Arterial
Woodward Crossing Blvd	4	45	Major Collector
Sunny Hill Road	2	35	Minor Collector
Indian Chief Drive	2	35	Local Road

3.2. Traffic Count Data

Traffic count data for this project was collected on Tuesday April 30th, 2024. Peak hour turning movement counts were collected at the existing signalized intersections on Mall of Georgia Blvd at Gravel Springs Road and Woodward Crossing Blvd. Turning movement counts were also collected at the intersections of Sunny Hill Road and Indian Chief Drive. A 24-HR Bi-directional count on Mall of Georgia Blvd was also collected on Tuesday April 30th, 2024. Mall of Georgia Blvd has an ADT of 16,864 vehicles per day for the data collected at a location between Gravel Springs Road and Woodward Crossing Blvd. The peak hour volumes are displayed in Figure 4 and the full traffic counts are attached in Appendix B.

3.3. Existing Conditions Capacity Analysis

Existing traffic volumes were entered into a *Synchro 11* model to perform capacity analysis of existing conditions for the weekday AM and PM peak periods. The results of the capacity analysis are shown by lane group movement in Table 3 and described below. Average vehicular delays and level-of service, as defined by the Highway Capacity Manual (HCM) 6th Edition are presented, and 95th percentile queues from *SimTraffic 11* are shown. Full *Synchro* output reports are included Appendix C.

The existing signal timings were provided by the Gwinnett County Traffic Department of Transportation for use in the *Synchro* modeling. These timings were also used for the analysis of the background and build conditions for this study network.

Gravel Springs Road at Mall of Georgia Blvd

The signalized intersection operates at a LOS B during the AM peak period and LOS C in the PM peak period.

Mall of Georgia Blvd at Sunny Hill Road

The WB stop-controlled side-street approach from Sunny Hill Road operates at LOS A during both peak periods. The northbound U-turn lane operates at LOS A in the AM peak period and LOS B in the PM peak period.

Mall of Georgia Blvd at Indian Chief Drive

The WB stop-controlled side-street approach from Indian Chief Drive operates at LOS B in the AM peak period and LOS C in the PM peak period.

Mall of Georgia Blvd at Woodward Crossing Blvd

The signalized intersection operates at a LOS C during both the AM and PM peak periods.

Table 3: Existing Conditions Capacity Analysis

Intersection	Control	Lane Group Movement	AM Peak Hour			PM Peak Hour		
			Delay (s)	LOS	95 th % Queue (ft)	Delay (s)	LOS	95 th % Queue (ft)
Gravel Springs Rd (SR 324) at Mall of Georgia Blvd	Signal Control	EBL	47.5	D	17	70.5	E	44
		EBT	13.8	B	134	25.6	C	346
		EBR	-	-	-	-	-	63
		WBL	25.2	C	111	46.3	D	250
		WBT	12.8	B	147	11.6	B	162
		WBR	-	-	-	-	-	-
		NBL	24.6	C	94	47.5	D	164
		NBT	19.8	B	13	34.7	C	93
		NBR	-	-	19	-	-	279
		SBL	20.3	C	34	35.6	D	35
		SBT/R	21.0	C	46	34.7	C	40
		Intersection	15.6	B	-	26.8	C	-
Mall of Georgia Blvd at Sunny Hill Rd	Side-Street Stop Control	WB	9.0	A	11	9.6	A	31
		NBU	8.9	A	4	12.2	B	18
		NBT	-	-	-	-	-	-
		NBR	-	-	-	-	-	-
		SBL	7.8	A	6	-	-	8
		SBT	-	-	-	-	-	-
		Intersection	-	-	-	-	-	-
Mall of Georgia Blvd at Indian Chief Drive	Side-Street Stop Control	WB	10.5	B	20	17.5	C	49
		NBT	-	-	-	-	-	-
		NBR	-	-	-	-	-	-
		SBL	7.8	A	8	9.9	A	44
		SBT	-	-	-	-	-	-
		Intersection	-	-	-	-	-	-
Mall of Georgia Blvd at Woodward Crossing Blvd	Signal Control	EBL	42.3	D	73	47.1	D	235
		EBT	40.1	D	30	38.5	D	61
		EBR	41.8	D	35	40.2	D	48
		WBL	59.0	E	70	74.4	E	58
		WBT/R	43.1	D	60	49.9	D	68
		NBL	7.5	A	23	9.5	A	46
		NBT/R	9.0	A	41	13.0	B	126
		SBL	7.4	A	38	9.6	A	56
		SBT	8.7	A	55	0.3	A	110
		SBR	-	-	-	-	-	-
Intersection	20.1	C	-	20.9	C	-		

4. Background Growth

4.1. Growth Rate

Background traffic growth is an analysis method used to estimate the growth of traffic that will contribute to the traffic of the roadway network in and around the study area. The background traffic does not include the proposed project that is being studied. The proposed development is expected to have a full build out by 2027, and a growth rate was estimated for the years between the existing volume counts and the future development build out.

Referencing the *Georgia Department of Transportation’s Traffic Analysis & Data Application (TADA)* website the two closest count stations (135-0258 & 135-0121) were referenced to determine an annual growth rate for background traffic volumes for roads in the area. The growth rate determined for this area utilized in this analysis is 3.38%. The growth rate was applied to the existing volumes only. The growth rate is not applied to select minor street approaches, such as residential or commercial developments that may not expect to experience the same type of traffic volume growth rate as larger collector and arterial type commuter routes.

4.2. Background Conditions Capacity Analysis

Background conditions include a 3.38% growth rate per year applied to existing traffic volumes grown to the project full-build year 2027. Background 2027 traffic volumes are shown graphically in Figure 5. The background traffic volumes were entered into a *Synchro 11* model which uses the same lane geometry as existing conditions. The results of the capacity analysis are shown by lane group movement in Table 4. Average vehicular delays and level-of service, as defined by the Highway Capacity Manual (HCM) 6th Edition are presented, and 95th percentile queues from *SimTraffic 11* are shown. Full Synchro output reports are included Appendix C.

Table 4: Background (2027) Conditions Capacity Analysis

Intersection	Control	Lane Group Movement	AM Peak Hour			PM Peak Hour		
			Delay (s)	LOS	95 th Queue (ft)	Delay (s)	LOS	95 th Queue (ft)
Gravel Springs Rd (SR 324) at Mall of Georgia Blvd	Signal Control	EBL	50.6	D	18	70.5	E	115
		EBT	14.4	B	151	30.2	C	380
		EBR	-	-	8	-	-	57
		WBL	27.4	C	126	47.3	D	309
		WBT	13.3	B	140	12.2	B	176
		WBR	-	-	-	-	-	-
		NBL	27.0	C	100	52.4	D	185
		NBT	21.4	C	16	34.7	C	238
		NBR	-	-	34	-	-	312
		SBL	22.0	C	30	35.6	D	33
		SBT/R	22.6	C	54	34.7	C	45
		Intersection	16.5	B	-	29.2	C	-
Mall of Georgia Blvd at Sunny Hill Rd	Side-Street Stop Control	WB	9.1	A	13	9.9	A	28
		NBU	9.1	A	4	13.0	B	20
		NBT	-	-	-	-	-	49
		NBR	-	-	-	-	-	-
		SBL	7.8	A	-	-	-	-
		SBT	-	-	-	-	-	-
		Intersection	-	-	-	-	-	-
Mall of Georgia Blvd at Indian Chief Drive	Side-Street Stop Control	WB	10.7	B	24	19.2	C	60
		NBT	-	-	-	-	-	-
		NBR	-	-	-	-	-	3
		SBL	7.9	A	16	10.4	B	43
		SBT	-	-	-	-	-	-
		Intersection	-	-	-	-	-	-
Mall of Georgia Blvd at Woodward Crossing Blvd	Signal Control	EBL	42.4	D	67	48.1	D	261
		EBT	40.1	D	34	37.5	D	55
		EBR	42.1	D	39	39.5	D	51
		WBL	59.0	E	70	74.4	E	54
		WBT/R	43.3	D	60	49.9	D	84
		NBL	7.5	A	28	10.1	B	62
		NBT/R	9.1	A	38	13.9	B	150
		SBL	7.4	A	41	10.3	B	62
		SBT	8.9	A	60	0.3	A	115
		SBR	-	-	-	-	-	-
Intersection	20.0	C	-	21.1	C	-		

Gravel Springs Road at Mall of Georgia Blvd

The signalized intersection continues to operate at a LOS B during the AM peak period and LOS C in the PM peak period in the background conditions.

Mall of Georgia Blvd at Sunny Hill Road

The WB stop-controlled side-street approach from Sunny Hill Road continues to operate at LOS A during both peak periods in the background conditions. The northbound U-turn lane also continues to operate at LOS A in the AM peak period and LOS B in the PM peak period.

Mall of Georgia Blvd at Indian Chief Drive

The WB stop-controlled side-street approach from Indian Chief Drive continues to operate at LOS B in the AM peak period and LOS C in the PM peak period in the background conditions.

Mall of Georgia Blvd at Woodward Crossing Blvd

The signalized intersection continues to operate at a LOS C during both the AM and PM peak periods in the background conditions.

5. Future Conditions

5.1. Trip Generation

Project trips for the commercial development were estimated using the equations presented in the Institute of Transportation Engineers' (ITE) latest Trip Generation Manual, 11th Ed., 2021 for ITE land use code 252 – Senior Adult Housing - Attached. The development will be built in one phase with an anticipated full-build out year of 2027.

Build-out and occupied by 2027:

- Senior Adult Housing - Multifamily (ITE code 252) – 196 Dwelling Units

Table 5 summarizes the trip generation for the proposed development for the appropriate land use codes. The full trip generation worksheets are presented in Appendix D.

Table 5: Project Trip Generation

Project Land Use	Density	ITE LUC	Daily			AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out	Total	In	Out
Senior Adult Housing - Attached	196 D.U.	252	591	296	295	38	13	25	49	27	22
Total Trips			591	296	295	38	13	25	49	27	22
Reductions for Internal Capture			0	0	0	0	0	0	0	0	0
Reductions for Modal Split			0	0	0	0	0	0	0	0	0
Reductions for Pass-By Trips			0	0	0	0	0	0	0	0	0
Total Net New Project Trips			591	296	295	38	13	25	49	27	22

The development is anticipated to generate 591 new daily trips (296 inbound, 295 outbound). The highest peak hour volume is expected during the PM peak hour with 49 peak hour vehicle trips (27 inbound and 22 outbound). The AM peak hour is expected to generate 38 new trips (13 inbound, 25 outbound).

Because this is an age-restricted living facility, it can be expected that a high percentage of daily trips will take place during off-peak times of the day. Additionally, residents may combine trips, or utilize carpooling or shuttle transit options transporting several residents in combined trips for local shopping and activities.

5.2. Distribution

The assignment and directional distribution of new project trips were based on existing traffic patterns, adjacent major roadways and trip destination densities (job centers, recreational facilities, and retail developments) in the surrounding area. The directional distribution for new trips is shown in Figure 6.

Due to the age of the residents for the proposed development recreational facilities and retail developments were heavily considered as trip destinations and trip generators for the type of residents that are expected to occupy at the proposed development.

5.3. Future Traffic Volumes

Project trips estimated in the trip generation and distributed to the roadway network are shown graphically in Figure 7. Future traffic volumes including the proposed development and background traffic growth are shown in Figure 8.

5.4. Turn Lane Warrant Analysis

Turn lane warrants were analyzed for the proposed site access to the external network. The new proposed driveway location intersection with Mall of Georgia Blvd was assessed per the *Gwinnett County Unified Development Ordinance* and the *Gwinnett County Department of Transportation Criteria and Guidelines for Left Turn Lanes*.

New Driveway 1 at Mall of Georgia Blvd:

- Right-turn deceleration lanes shall be required at residential developments on Minor Collector Street or Major Thoroughfare.
- Left-turn deceleration lane is **WARRANTED** per the *Gwinnett County Department of Transportation Criteria and Guidelines for Left Turn Lanes* (Table 2).

5.5. Turn Lane Lengths

Where required turn lanes should be constructed per *Gwinnett County Unified Development Ordinance*. For a 45-mph roadway under these conditions, a deceleration lane should provide a minimum of 200-ft of length with a 50-ft bay taper or to the maximum extend feasible.

5.6. Future Lane Geometry

The development is planned to have access to the external roadway network via two full-access side-street stop-controlled driveways. Future lane geometry is presented in Figure 9.

5.7. Future Conditions Capacity Analysis

The future Build traffic volumes were entered into a *Synchro 11* model. The results of the capacity analysis are shown by lane group movement in Table 6 and described below. Average vehicular delays and level-of service, as defined by the Highway Capacity Manual (HCM) 6th Edition are presented, and 95th percentile queues from *SimTraffic 11* are shown. Full Synchro output reports are included Appendix C. Signal timings remained the same as in existing and background conditions.

Gravel Springs Road at Mall of Georgia Blvd

The signalized intersection continues to operate at a LOS B during the AM peak period and LOS C in the PM peak period in the build conditions.

Mall of Georgia Blvd at Sunny Hill Road

The WB stop-controlled side-street approach from Sunny Hill Road continues to operate at LOS A during the AM peak period. The WB approach will operate at LOS B during the PM peak period. The northbound U-turn lane also continues to operate at LOS A in the AM peak period and LOS B in the PM peak period.

Mall of Georgia Blvd at Indian Chief Drive

The WB stop-controlled side-street approach from Indian Chief Drive continues to operate at LOS B in the AM peak period and LOS C in the PM peak period in the build conditions. The new EB approach for the site driveway is expected to have minor outbound traffic volumes during both peak periods. The EB approach is shown to operate at LOS B in the AM peak period and LOS C in the PM peak period.

Mall of Georgia Blvd at Woodward Crossing Blvd

The signalized intersection continues to operate at a LOS C during both the AM and PM peak periods in the build conditions.

Table 6: Build Capacity Analysis

Intersection	Control	Lane Group Movement	AM Peak Hour			PM Peak Hour		
			Delay (s)	LOS	95 th Queue (ft)	Delay (s)	LOS	95 th Queue (ft)
Gravel Springs Rd (SR 324) at Mall of Georgia Blvd	Signal Control	EBL	50.6	D	20	70.5	E	104
		EBT	14.5	B	151	30.5	C	364
		EBR	-	-	8	-	-	70
		WBL	27.3	C	129	47.4	D	301
		WBT	13.3	B	148	12.2	B	170
		WBR	-	-	-	-	-	-
		NBL	27.6	C	107	54.5	D	192
		NBT	21.4	C	16	34.7	C	251
		NBR	-	-	23	-	-	318
		SBL	22.0	C	28	35.6	D	31
		SBT/R	22.6	C	53	34.7	C	42
Intersection		16.6	B	-	29.6	C	-	
Mall of Georgia Blvd at Sunny Hill Rd	Side-Street Stop Control	WB	9.2	A	11	10.0	B	27
		NBU	9.2	A	-	12.9	B	18
		NBT	-	-	-	-	-	52
		NBR	-	-	-	-	-	-
		SBL	7.9	A	5	-	-	-
		SBT	-	-	-	-	-	-
		Intersection		-	-	-	-	-
Mall of Georgia Blvd at Indian Chief Drive/ Driveway 1	Side-Street Stop Control	EB	11.0	B	32	17.8	C	36
		WB	11.2	B	22	23.1	C	59
		NBL	8.0	A	11	9.4	A	26
		NBT	-	-	-	-	-	-
		NBR	-	-	-	-	-	-
		SBL	7.9	A	14	10.4	B	44
		SBT	-	-	-	-	-	-
		SBR	-	-	-	-	-	-
Intersection		-	-	-	-	-	-	
Mall of Georgia Blvd at Woodward Crossing Blvd	Signal Control	EBL	42.5	D	81	48.3	D	273
		EBT	40.1	D	28	37.4	D	52
		EBR	42.1	D	40	39.2	D	52
		WBL	59.0	E	74	74.4	E	48
		WBT/R	43.4	D	73	49.9	D	75
		NBL	7.5	A	25	10.2	B	47
		NBT/R	9.1	A	44	14.1	B	164
		SBL	7.4	A	39	10.4	B	49
		SBT	8.9	A	58	0.3	A	112
		SBR	-	-	-	-	-	-
		Intersection		20.0	C	-	21.2	C

6. Conclusions and Recommendations

A proposed development consisting of a 196-dwelling unit age-restricted senior adult residential apartment complex in the City of Buford, Georgia is planned to be located on the northwest side of Mall of Georgia Blvd south of the intersection with Gravel Springs Road (SR 324). Due to the nature of the proposed development, construction will be completed in a single phase. Buildout will take place over approximately two years, beginning construction in 2025. The site plan will propose one new driveway location on Mall of Georgia Blvd that will align with Indian Chief Drive. This driveway location is full access with a median opening on Mall of Georgia Blvd.

The conclusions and recommendations for the impacts to the surrounding transportation network are described below:

Gravel Springs Road at Mall of Georgia Blvd

- The signalized intersection continues to operate at a LOS B during the AM peak period and LOS C in the PM peak period in the build conditions.
- There are no mitigation improvements to this intersection recommended as part of this project.

Mall of Georgia Blvd at Sunny Hill Road

- The WB stop-controlled side-street approach from Sunny Hill Road continues to operate at LOS A during the AM peak period. The WB approach will operate at LOS B during the PM peak period.
- The northbound U-turn lane also continues to operate at LOS A in the AM peak period and LOS B in the PM peak period.
- There are no mitigation improvements to this intersection recommended as part of this project.

Mall of Georgia Blvd at Indian Chief Drive

- The WB stop-controlled side-street approach from Indian Chief Drive continues to operate at LOS B in the AM peak period and LOS C in the PM peak period in the build conditions.
- The new approach for the site driveway is expected to have minor outbound traffic volumes during both peak periods. The EB approach is shown to operate at LOS B in the AM peak period and LOS C in the PM peak period.
- A southbound right-turn deceleration lane on Mall of Georgia Blvd is required at this proposed site driveway per the *Gwinnett County Unified Development Ordinance*.

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- A northbound left-turn lane is warranted and recommended at the proposed site driveway per the *Gwinnett County Department of Transportation Criteria and Guidelines for Left Turn Lanes*.
- Where required turn lanes should be constructed per Gwinnett County *Unified Development Ordinance*. For a 45-mph roadway under these conditions, a deceleration lane should provide a minimum of 200-ft of length with a 50-ft bay taper or to the maximum extend feasible.

Mall of Georgia Blvd at Woodward Crossing Blvd

- The signalized intersection continues to operate at a LOS C during both the AM and PM peak periods in the build conditions.
- There are no mitigation improvements to this intersection recommended as part of this project.

Public Participation Plan

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

In addition to surrounding property owners, the Applicant will contact the Board of
Commissioners and Planning Commission members.

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

The meeting will be held at the Home2 Suites on Mall of Georgia Boulevard.

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

June 20th, 2024 at 6:00pm

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

The Applicant team will provide an introduction to the project and then open the meeting
for discussion and/or question-and-answer session.