

**REZONING:**  
**RZ-2019-004**

**CITY OF SUWANEE  
REZONING ANALYSIS**

**CASE NUMBER:** RZ-2019-004

**REQUEST:** C-2 (GENERAL COMMERCIAL DISTRICT) TO  
PMUD (PLANNED MIXED-USE  
DEVELOPMENT DISTRICT)

**LOCATION:** SOUTHWESTERN CORNER OF PEACHTREE  
INDUSTRIAL BOULEVARD AND TENCH  
ROAD

**TAX ID NUMBER:** 7-253-074

**ACREAGE:** 9.95 ACRES

**PROPOSED DEVELOPMENT:** SINGLE FAMILY ATTACHED RESIDENTIAL

**APPLICANT:** THE PROVIDENCE GROUP OF GEORGIA, LLC  
11340 LAKEFIELD DRIVE, SUITE 250  
JOHNS CREEK, GA 30097

**OWNER:** NRCT, LLC  
3985 STEVE REYNOLDS BOULEVARD  
NORCROSS, GA 30093-3068

**CONTACT:** WARREN JOLLY  
**PHONE NUMBER:** 770-527-4544

**RECOMMENDATION:** **APPROVAL WITH CONDITIONS**

**PROJECT DATA:**

The applicant is requesting a rezoning from C-2 (General Commercial District) to PMUD (Planned Mixed-Use Development District) to allow for the development of 83 single family attached residential units (townhomes) on approximately 9.95 acres of land located on the southwest corner of the intersection of Peachtree Industrial Boulevard and Tench Road.

The applicant proposes to develop a gated townhome neighborhood with private streets. The project would have a total of 83 units, with 19 front loaded units and 64 rear loaded units. Front loaded units would be a minimum of 27 feet wide, while the rear loaded units would be at least 20 feet wide. The driveways for the front loaded units would be about 24 feet long and the rear loaded units would have 20 foot long driveways.

The project would include about 2 acres of open space. About 1.3 acres of land around a stream that runs parallel to Tench Road would be preserved as a natural open space. This space would screen much of the development from Tench Road. The project would also include a more formal open space that would serve as the focal point and gathering space for the neighborhood. This space would include a mail kiosk and fire pit. The space is divided by a road that includes 12 on-street parallel parking spaces. 24 of the rear loaded residential units front directly onto this formal open space.

Vehicular access to the neighborhood would be provided off Tench Road directly across the street from a driveway that serves a non-residential development in Sugar Hill. The concept plan for the project depicts pedestrian access to the adjacent Three Bridges neighborhood (also developed by the applicant). A total of 25 on street parking spaces are proposed with 12 of those spaces located along the roadway next to the formal open space. The concept plan for the project indicates two detention facilities located near the stream. One of the detention facilities would be located directly adjacent to Tench Road.

#### **DEVELOPMENT COMMENTS:**

The following comments are provided to make the applicant aware of certain pertinent issues. This list is not exhaustive of all potential issues.

The subject property includes a stream that runs parallel to Tench Road. The applicant will need to be prepared to comply with all of the requirements of the Erosion and Sedimentation Control Ordinance and the Stream Buffer Protection Ordinance.

The applicant should be prepared to comply with all stormwater requirements. The applicant should be prepared to minimize the visual impact of the proposed detention facility located along Tench Road.

#### **ANALYSIS:**

The applicant requests a rezoning of the subject property from C-2 (General Commercial District) to PMUD (Planned Mixed-Use Development District). The subject property is located on Tench Road and totals approximately 9.95 acres. The property is encumbered by a number of challenges including a creek, wetlands, and steep topography. The property drops 62 feet from the highest point (next to the Level Creek Elementary School property) down to Peachtree Industrial Boulevard (PIB). The steepest area is located directly next to PIB, making access to PIB particularly challenging. The property is undeveloped and densely wooded. Environmental challenges impact the amount of development that can occur on the property, but the proposed development can be accommodated on the property.

The parcel is the northern most property in the City along PIB. The subject property is surrounded by developed lots with a mixture of uses, including residential, commercial, office, and institutional (Level Creek Elementary School) uses. To the north, across Tench Road in Sugar Hill, is a mixture of office and commercial uses. To the east, across PIB, is a power substation zoned C-2. To the south of the subject property, is the Three Bridges mixed-use

development (PMUD) with a day care center and townhomes directly adjacent to the subject property. To the west of the subject property, is Level Creek Elementary School, zoned C-2. The school property and the subject property were formerly part of the same commercially zoned tract. The proposed development complements the surrounding uses. The addition of residential uses in this area, actually enhances the “mixed-use” environment. The residents would be well served by the surrounding uses.

In the Comprehensive Plan, the subject property is located within the Peachtree Industrial Boulevard Character Area. The Future Land Use Map indicates that mixed-use village would be appropriate for the subject property. The Comprehensive Plan defines mixed-use village development as “residential developments that include a variety of medium density housing types, both single-family and/or multi-family, and or limited, small scale nonresidential uses such as a church, corner market or other neighborhood-oriented services uses.” This definition reflects an understanding that the opportunities for successful commercial are much more limited in the new on-line commercial economy. The plan recognizes medium density residential at 7-15 units per acre. Further, the plan anticipates that development should be at the lower end of that range. The density proposed for the project is 8.24 units per acre.

The Peachtree Industrial Boulevard Corridor anticipates new residential development to follow traditional neighborhood design principals, encourages interparcel pedestrian and vehicular connectivity, calls for commercial uses in the corridor to focus on the Suwanee Dam Road and McGinnis Ferry Road intersections, and references Village Grove as a model for how new development should address existing development. The applicant proposes a single family attached development that largely follows traditional neighborhood design principles.

Pedestrian access to the surrounding uses including the provision of an interparcel pedestrian connection to the Three Bridges neighborhood (Three Bridges neighborhood does not need to connect to the new development if it does not want the connection), sidewalks along Tench Road and PIB, and the pedestrian connection to the sidewalk of PIB enhance the overall design of the project.

Ideally, the project would include more vehicular connections to the surrounding parcels. However, everything around the project is already developed and the topography presents challenges to making these connections. The topography of the land also contributes to the use of front loaded units in the project. Although rear loaded units are typically more desirable in a traditional neighborhood design, the use of rear loaded units on portions of the site would require the use of walls and would reduce usable yard space for some of the residents.

No commercial uses are proposed for the development, but with the distance from the Suwanee Dam Road intersection this would be appropriate. Future residential development in the PIB Corridor “should be well connected to commercial property. The proposed development would have convenient sidewalk access to existing office, commercial, and school uses.

Overall, the development is designed in a manner consistent with traditional neighborhood design principles, would complement the surrounding non-residential uses, and is consistent with the recommendations of the Future Land Use Plan. The request to rezone the property from C-2

to PMUD to allow for the development of a single family attached neighborhood designed according to traditional design principles is consist with the City's expectations in this area. As such, the Planning Department recommends **APPROVAL WITH CONDITIONS** of **RZ-2019-004**.

The Planning Department recommends rezoning the subject property to PMUD subject to the following enumerated conditions:

1. Develop in accordance with the concept plan (Exhibit A – Dated April 12, 2019) and associated attachments and exhibits approved by City of Suwanee, and incorporated herein by reference, with changes as necessary to meet conditions of zoning or other development requirements. This shall include all proposed densities, roadways, land uses, plantings, sidewalks, multi-use paths, or other proposed features shown on the submitted plan. If needed due to conditions of zoning that require substantial changes to the concept plan, within 180 days of approval, submit revised plans to the City that reflect the changes required herein by the conditions of zoning. Said plan shall be subject to the review and approval of the City Council.
2. Development shall be a unified project containing up to 83 residential units and minimum of 2 acres of open space. A maximum of 19 units may be front loaded. The remainder shall be rear loaded units with garages accessed via rear alleys.
3. District Development Standards:
  - a. Maximum building height shall be 3 stories or 35 feet.
  - b. Minimum lot width for front loaded units – 27 feet.
  - c. Minimum lot width for rear loaded units – 20 feet.
  - d. Minimum unit size – 1600 square feet.
  - e. Minimum driveway length, front loaded units – 24 feet.
  - f. Minimum driveway length, rear loaded units – 20 feet.
4. Prior to issuance of a development permit for any portion of the property, the developer shall prepare a plan book for review and approval by the City. The goal of the plan book will be to convey the architectural style, character, and vision for the development. The plan book will include at least a site plan, building elevations, building materials and colors, proposed street lights and signs, materials of any fences, railings or walls, and conceptual illustrations of any proposed open spaces, but may also include any other information that effectively conveys the vision for the project. The plan book should include illustrations and/or sections that clearly illustrate the relationship of the buildings to the street. Architecture shall be consistent with architecture shown in Exhibits B1 and B2.
5. 5 foot wide sidewalks shall be provided along Peachtree Industrial Boulevard and Tench Road. Pedestrian connections with 5 foot wide sidewalks shall be provided approximately as show on the concept plan to the adjacent Three Bridges neighborhood and to Peachtree Industrial Boulevard. Sidewalks should be provided along the private roads approximately as shown on the approved concept plan dated April 12, 2019. Where provided they shall be separated from the roadway by a minimum 5-foot-wide landscape strip.

6. The project shall be served by private roads, which may be gated. Roads should be constructed in the approximate location shown on the approved concept plan with the same approximate widths, subject to the approval of the City Engineer. Adjacent to the roadway on both sides a 5 foot wide landscape strip should be provided. Within the landscape strip 3 inch caliper overstory trees (selected from the list of approved street trees) shall be planted on 40 foot centers. Adjacent to the 5 foot landscape strip, on both sides of the road, 5 foot wide sidewalks should be provided. If a gate is provided at the entrance to the neighborhood, it shall be subject to the approval of the City Engineer.
7. The landscape plan for the neighborhood shall be subject to the approval of the Planning Director. The landscape plan should accomplish the following:
  - a. Preserve trees within the required 25 foot and 50 foot wide stream buffers, except that smaller trees may be thinned in those areas provided the activities are consistent with the requirements of other applicable regulations.
  - b. Street trees should be provided along all private roads.
  - c. Provide street trees along Tench Road subject to the approval of the City Engineer.
  - d. Ornamental trees should be provided in the Village Green with overstory trees lining the perimeter of the green where adjacent to the townhomes. Hedgerows should line the perimeter of the open space with the hedgerow located closer to the townhomes than the sidewalk.
  - e. Provide a hedgerow along the internal street closest to Peachtree Industrial Boulevard, with the intention of screening the visibility of the roadway and on street parking from Peachtree Industrial Boulevard.
  - f. Provide landscaping to minimize the appearance of the all rear alleys.
  - g. Provide a mix of evergreen trees and shrubs and ornamental trees and shrubs along with exterior property lines.
  - h. Provide landscaping to minimize the appearance of the detention facility that is proposed to be located adjacent to Tench Road.
  - i. Provide landscaping including ornamental trees and shrubs at the entrance to the neighborhood.
8. On street parking shall be provided approximately as shown on the approved concept plan.
9. The Village Green shall be designed as a usable open space that serves as a focal point for the development that creates a sense of place and identity for the development. This open space shall be fronted by buildings on at least three sides, as depicted in the approved concept plan and should be a minimum of 0.7 acres. The development plans for the amenity area shall be stamped by a Professional Engineer (P.E.) and Registered Landscape Architect (RLA). Plans should minimize slopes, mounds and visible drainage structures within the open space. The Village Green should include the neighborhood mail kiosk, subject to the approval of the appropriate entity, a fire pit (or similar amenity), and a small landscaped plaza.

10. Any wall facing a street, external or internal, shall be clad in a high quality material. Said walls and the materials used to construct the walls shall be subject to the approval of the Planning Director.
11. All new utilities shall be located underground.
12. Prior to approval of a final plat, a comprehensive signage plan shall be submitted for review and approval by the City.
13. If not specifically addressed, the City's current zoning, sign, development building code and other regulations shall apply and remain in full force and effect. Nothing herein shall grant deviations to building, fire or other life-safety codes or regulations except as normally allowed by said codes.
14. All rear loaded single family attached units should have a front stoop or porch between 18 inches and 6 feet above the grade of the sidewalk in front of the unit.
15. Buildings shall use brick on front and side facades. Wood or fiber cement materials may be used as trim. Windows on front elevations and side elevations visible from the road shall have simulated divided lites.



## Standards Governing Exercise of Zoning Power

**Pursuant to Section 2006 of the City of Suwanee Zoning Ordinance, the City finds the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the unrestricted use of property and shall govern the exercise of the zoning power therewith.**

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

The proposed development should complement the surrounding uses and nearby property.

- B. Whether the zoning proposal will adversely affect the existing uses or usability of adjacent or nearby property;

It is unlikely that the zoning proposal will adversely affect the existing uses of adjacent or nearby property.

- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The subject property has a reasonable economic use as currently zoned.

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

Approval of the request would not result in excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

- E. Whether the zoning proposal is in conformity with the policy and intent of the Land Use Plan;

The proposal is consistent with the recommendation of the Future Land Use Plan for mixed-use village.

- 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 zoning proposal;

There are no other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

## REZONING APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF CITY OF SUWANEE, GEORGIA

APPLICANT INFORMATION*	OWNER INFORMATION*
NAME: <u>The Providence Group of Georgia, LLC</u>	NAME: <u>NRCT, LLC</u>
ADDRESS: <u>11340 Lakefield Drive</u>	ADDRESS: <u>3985 Steve Reynolds Blvd</u>
<u>Suite 250</u>	<u>STE L101</u>
<u>Johns Creek, Georgia 30097</u>	<u>Norcross, Georgia 30093-3068</u>
PHONE: <u>678-475-9400</u>	PHONE: _____

CONTACT PERSON: Warren Jolly CONTACT PHONE: 770-527-4544  
 EMAIL ADDRESS: wjolly@theprovidencegroup.com FAX NUMBER: \_\_\_\_\_

### PROPERTY INFORMATION

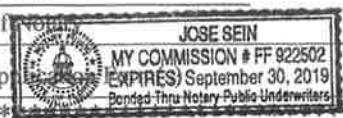
PRESENT ZONING DISTRICT(S): C-2 REQUESTED ZONING DISTRICT PMUD  
 PROPOSED DEVELOPMENT: Townhomes  
 TAX PARCELNUMBER(S): R7253 074  
 ADDRESS OF PROPERTY: 0 Peachtree Industrial Blvd  
 TOTAL ACREAGE: 9.95 PUBLIC ROADWAY ACCESS: \_\_\_\_\_

<b>FOR RESIDENTIAL DEVELOPMENT:</b> NO. OF LOTS/DWELLING UNITS: <u>83</u> DWELLING UNIT SIZE (SQ.FT.): _____	<b>FOR NON-RESIDENTIAL DEVELOPMENT:</b> NO. OF BUILDINGS/UNITS: _____ TOTAL GROSS SQUARE FEET: _____
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### CERTIFICATIONS

I hereby certify that the above and attached information is true and correct. I am also aware that pursuant to Section 2004 no reapplication on the same land which has been denied by the City Council shall be acted upon within 12 months from the date of last action unless said time period is waived by the Council. In no case shall a reapplication be acted upon in less than 6 months from the date of last action by the Council. I am also aware that pursuant to Section 2003 of the Zoning Ordinance any and all conditions which may be attached to the property shall be binding on the property and all subsequent owners.

Signature of Applicant* <u>Warren Jolly</u>	<u>4-3-19</u>	Signature of Owner* <u>Ronald L. Glass</u>	<u>3-20-19</u>
Print Name <u>Warren Jolly</u>	Date <u>4-3-19</u>	Print Name* <u>Ronald L. Glass</u>	Date <u>3-20-19</u>
Signature of Notary <u>[Signature]</u>	Date _____	Signature of Notary <u>[Signature]</u>	Date _____



\* If Additional Applicant or Owner Information is Needed Please Complete Additional Application \*  
 \*\*\*\*\*

CITY OF SUWANEE USE ONLY  
 Date Received: 4/3/19 Case No.: RZ-2019-004 Accepted By: AD

THE  
**PROVIDENCE**  
GROUP

April 3, 2019

Mayor and City Council  
City of Suwanee, Georgia  
330 Town Center Avenue  
Suwanee, Georgia 30024

**RE: Application by The Providence Group of Georgia, LLC for Rezoning from C-2 to PMUD of 9.95+/- acres located on Tench Road at Peachtree Industrial Boulevard, City of Suwanee, Gwinnett County, Georgia; Letter of Intent**

Mayor and Councilpersons:

Please accept this Letter of Intent from The Providence Group of Georgia, L.L.C in our effort to gain approval of the land use change from Commercial to Residential and the Rezoning from the current C-2 to PMUD.

The subject property contains approximately 9.95 acres and is located on the northwest corner of Tench Road and Peachtree Industrial Boulevard in the City of Suwanee. Currently the 2040 Comprehensive Plan indicates a Mixed Use or Medium Density Residential zoning for this parcel. The proposal to rezone the property to PMUD specifically addresses the goals of the Comprehensive Plan recommendations for this Character area. This development meets these goals by converting the last vacant parcel along Peachtree Industrial Boulevard from vacant commercial to a medium-density residential use, by using traditional neighborhood design with two different housing types, and by providing inter-parcel connectivity to the adjacent Level Creek Elementary and the adjacent Three Bridges community. Given the size of the parcel and the nearly 20-foot elevation change from Peachtree Industrial Blvd, this site prohibits economical support of any commercial use, but instead offers opportunity for this medium-density residential development with pedestrian access to the existing retail along Peachtree Industrial Boulevard.

The proposed community will be a gated, 82-unit development consisting of 19 two-story front entry townhomes and 63 three-story rear entry townhomes. The homes to be constructed here will feature traditional architecture and have proven success in this market as seen the adjacent Three Bridges and in nearby Suwanee Station. An added amenity is the Village Green Park. This area will feature a community gazebo, firepit and gathering area.

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The granting of this Zoning Application will have a positive impact on adjoining and nearby properties, by providing a compatible, attractive use in this transitional location. This development will not unduly tax any City of Suwanee services, including, but not limited to fire and police protection, water services and garbage collection. Presently sewer is available on site through Gwinnett County.

Our hope and intent for this project is to further complement the available residences and development in the City of Suwanee comparable to our Three Bridges and Suwanee Station communities. We respectfully request that the Mayor and City Council approve this Application for Rezoning to allow the use of the property as indicated on the included site plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Warren S. Jolly". The signature is written in a cursive, slightly slanted style.

Warren S. Jolly  
President



**TENCH ROAD TRACT**  
CITY OF SUWANEE, GEORGIA



4117 Oak Drive, Suite 100  
Suwanee, Georgia 30053  
Phone: (770) 414-5511  
Fax: (770) 414-5286  
www.fmspruit.com



**CONCEPT PLAN "EXHIBIT A"**

R2-2019-004



Rear Load  
3-Story Homes



Garrett/Garfield  
1,995 – 2,005 square feet



" EXHIBIT B1 "



Front Load  
2-Story Homes



Stockton  
2,030 square feet

" EXHIBIT B2 "



**SITE DATA:**

TOTAL SITE AREA: 1.91 ACRES  
 DEVELOPED OPEN SPACE: 1.21 ACRES  
 FLOORPLAN APPROXIMATE: 0

**ZONING:**  
 ZONING: R-2  
 APPLICABLE ZONING: CITY OF SAVANNAH

**DEVELOPMENT DATA:**  
 TOTAL UNIT FLOOR AREA: 102,000 SQ FT  
 TOTAL UNIT FLOOR AREA: 102,000 SQ FT  
 TOTAL UNIT FLOOR AREA: 102,000 SQ FT

**DEVELOPMENT STANDARDS:**  
 FRONT SETBACK: 25 FEET  
 SIDE SETBACK: 10 FEET  
 REAR SETBACK: 10 FEET

**DEVELOPMENT STANDARDS:**  
 MINIMUM LOT SIZE: 1.00 ACRES  
 MAXIMUM GROUND COVER: 10%  
 MINIMUM FRONT YARD SETBACK FROM ADJACENT SIDE YARD: 5 FEET  
 MINIMUM FRONT YARD SETBACK FROM ADJACENT SIDE YARD: 5 FEET  
 MINIMUM FRONT YARD SETBACK FROM ADJACENT SIDE YARD: 5 FEET

**NOTES:**  
 1. SITES LIMIT OF 25 ADJACENT TRENCH ROADS IS 30' FROM THE ADJACENT TRENCH ROAD. THE DEVELOPMENT SHALL BE LOCATED ON THE EMERALD LOT WITHIN THE UNDEVELOPED PORTION OF THE EMERALD LOT.  
 2. TOWNHOMES SHALL HAVE A FRONT YARD SETBACK OF 5 FEET FROM THE ADJACENT TRENCH ROAD.  
 3. TOWNHOMES SHALL HAVE A FRONT YARD SETBACK OF 5 FEET FROM THE ADJACENT TRENCH ROAD.  
 4. MINIMUM DISTANCE BETWEEN BUILDINGS SHALL BE 15 FEET.

**NOTES:**

1. SITES LIMIT OF 25 ADJACENT TRENCH ROADS IS 30' FROM THE ADJACENT TRENCH ROAD. THE DEVELOPMENT SHALL BE LOCATED ON THE EMERALD LOT WITHIN THE UNDEVELOPED PORTION OF THE EMERALD LOT.  
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 4. MINIMUM DISTANCE BETWEEN BUILDINGS SHALL BE 15 FEET.

5. THE PROPOSED DEVELOPMENT SHALL BE LOCATED ON THE EMERALD LOT WITHIN THE UNDEVELOPED PORTION OF THE EMERALD LOT.  
 6. TOWNHOMES SHALL HAVE A FRONT YARD SETBACK OF 5 FEET FROM THE ADJACENT TRENCH ROAD.  
 7. TOWNHOMES SHALL HAVE A FRONT YARD SETBACK OF 5 FEET FROM THE ADJACENT TRENCH ROAD.  
 8. THE PROPOSED DEVELOPMENT SHALL BE LOCATED ON THE EMERALD LOT WITHIN THE UNDEVELOPED PORTION OF THE EMERALD LOT.

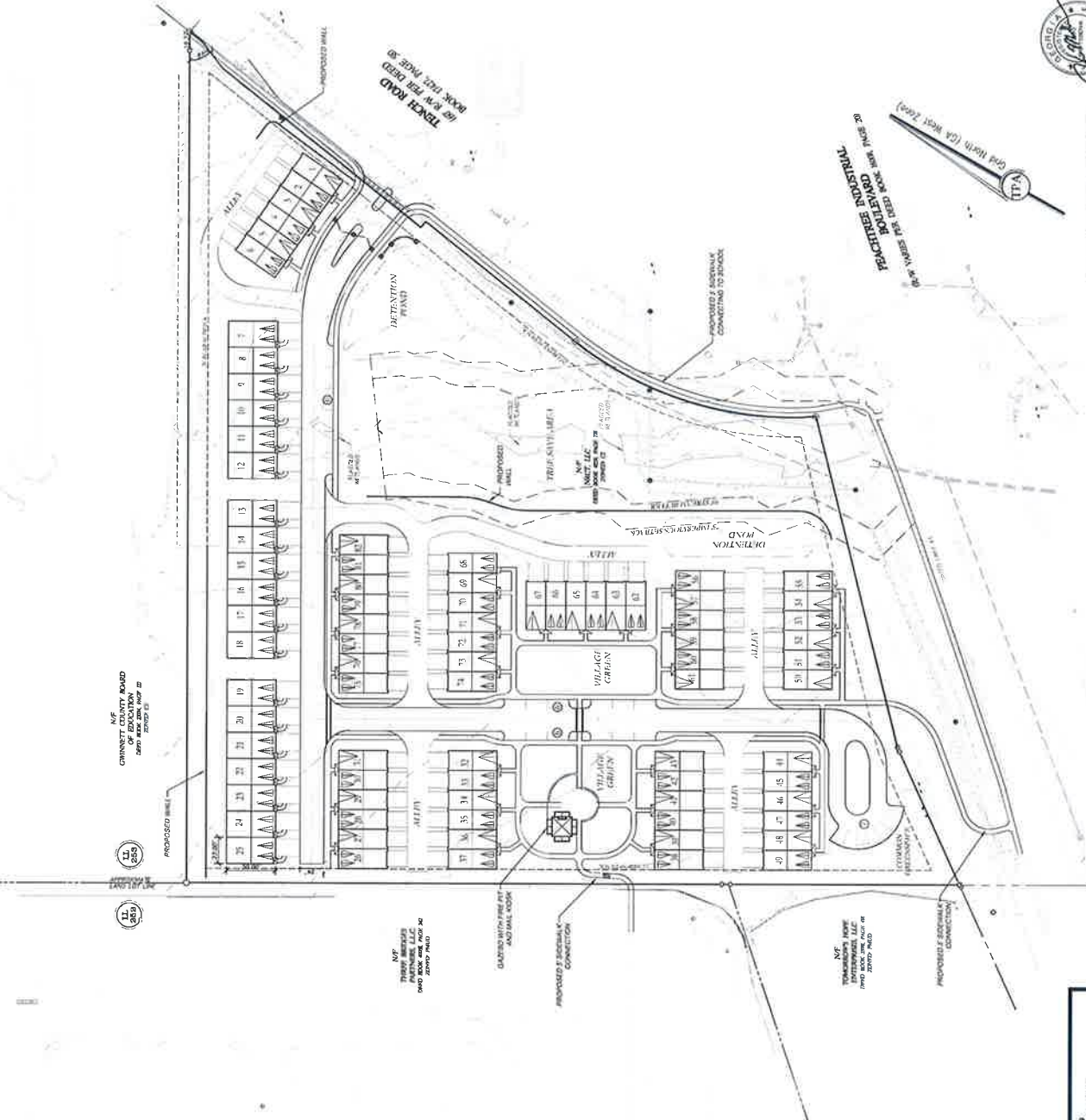
**ZONING PLAN**

**Trench Road Tract**

City of Savannah  
 Land Lot 251, The District, City of Savannah  
 Chatham County, Georgia

DATE: 8/1/2019  
 SCALE: 1" = 80'  
 DRAWN BY: J. JOLLY  
 CHECKED BY: J. JOLLY  
 DATE: 8/1/2019

1 of 1



**ADDITIONAL NOTES:**

NO.	DESCRIPTION	REF. DATE
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**LEGAL DESCRIPTION:**

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**SURVEY NOTES:**

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**OWNER ENVELOPE**

**thePROVIDENCEgroup**

Warren Jolly  
 4317 Park Drive, Suite 400  
 Norcross, Georgia 30093  
 Phone: (770) 446-8511  
 Fax: (770) 446-8250  
 www.theprovidencegroup.com

11245 Larkwood Drive  
 Dunwoody, GA 30099  
 The PROVIDENCE GROUP

**PROPOSED SITE PLAN**

RZ-2019-004



NO.	DATE	DESCRIPTION	BY
1	12/17/18	FIELD SURVEY	W.P.
2	1/17/19	FIELD SURVEY	W.P.
3	1/17/19	FIELD SURVEY	W.P.
4	1/17/19	FIELD SURVEY	W.P.
5	1/17/19	FIELD SURVEY	W.P.
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8	1/17/19	FIELD SURVEY	W.P.
9	1/17/19	FIELD SURVEY	W.P.
10	1/17/19	FIELD SURVEY	W.P.

Certificate of Authorization Number 613  
 Travis P. Hill  
 Surveyor  
 1217 Park Drive, Suite 100  
 Marietta, Georgia 30066  
 Phone: (770) 416-6791  
 Fax: (770) 416-6791  
 www.travisphill.com

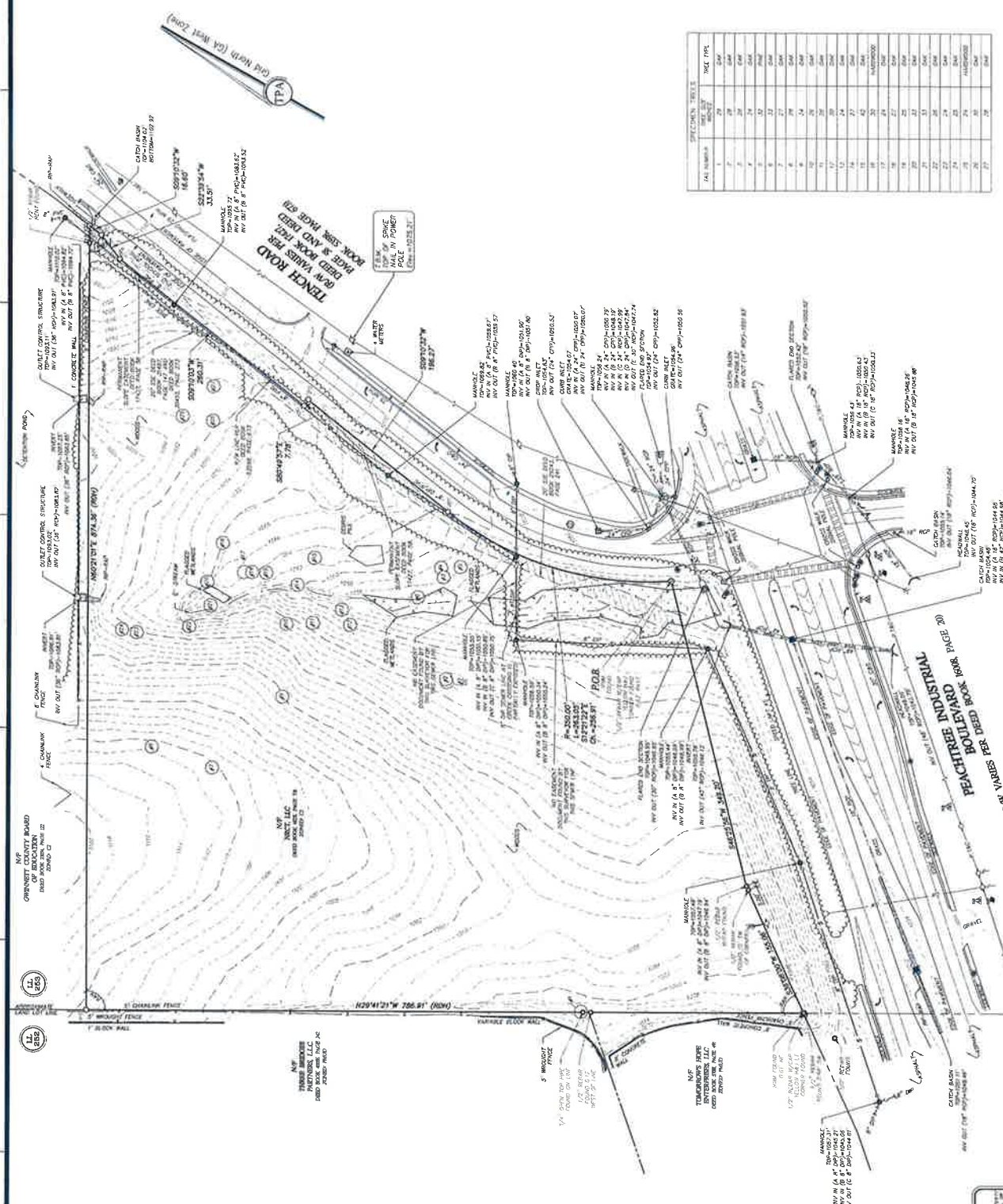
ALTA/MSPS LAND TITLE, BOUNDARY, TOPOGRAPHIC AND SPECIEN TREE SURVEY  
 AUTHORIZED BY MARIETTA REGIONAL COMMISSION, GEORGIA  
 LAND TITLE BY MARIETTA - GEORGIA PLANNING COMMISSION, GEORGIA  
 & Fidelity National Title Insurance Company  
 The Provident Group of Georgia, LLC  
 210 Peachtree Street, N.W.  
 Atlanta, Georgia 30309  
 Phone: (404) 525-1100  
 Fax: (404) 525-1100  
 www.fidelitytitle.com



This survey was prepared in conformity with the National Standard of Practice for Land Surveying as set forth in Chapter 43 of the Rules of the Georgia Board of Professional Engineers and Land Surveyors, and the Georgia Code, Official Code of Georgia Annotated (OCGA), § 43-2-1.

PLAT NUMBER	DATE
PLAT 27-08	12/17/18
PLAT 27-09	1/17/19
PLAT 27-10	1/17/19
PLAT 27-11	1/17/19
PLAT 27-12	1/17/19
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PLAT 27-28	1/17/19
PLAT 27-29	1/17/19
PLAT 27-30	1/17/19

Sheet No. 2 of 2



**LEGEND:**

- 1. BOUNDARY MONUMENT
- 2. SPECIEN TREE
- 3. SPECIEN TREE
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- 98. SPECIEN TREE
- 99. SPECIEN TREE
- 100. SPECIEN TREE

FILE NUMBER	SPECIEN TREE	SIZE	TYPE
1	1	12"	SP
2	2	12"	SP
3	3	12"	SP
4	4	12"	SP
5	5	12"	SP
6	6	12"	SP
7	7	12"	SP
8	8	12"	SP
9	9	12"	SP
10	10	12"	SP
11	11	12"	SP
12	12	12"	SP
13	13	12"	SP
14	14	12"	SP
15	15	12"	SP
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18	18	12"	SP
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36	36	12"	SP
37	37	12"	SP
38	38	12"	SP
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41	41	12"	SP
42	42	12"	SP
43	43	12"	SP
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45	45	12"	SP
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92	92	12"	SP
93	93	12"	SP
94	94	12"	SP
95	95	12"	SP
96	96	12"	SP
97	97	12"	SP
98	98	12"	SP
99	99	12"	SP
100	100	12"	SP

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RZ-2019-004

SURVEY



# Location Map RZ-2019-004



## Legend



1:6,000

# Zoning Map RZ-2019-004

**Legend**

- RZ-2019-004
- ZONING**
- C-1
- C-2
- C-2A
- C-3
- GCA
- IRD
- M-1
- OI
- OTCD
- PMUD
- R-100
- R-140
- R-75
- R-85
- RM6
- RM8
- streams
- roads
- City Limits
- Sugar Hill City Limits

0 250 500 1,000 Feet

1:6,000

