

REZONING(S):

RZ-2021-002

RZ-2021-003

**CITY OF SUWANEE
REZONING ANALYSIS**

CASE NUMBER(S): **RZ-2021-002 AND RZ-2021-003**

REQUEST: RZ-2021-002: R-140 (SINGLE FAMILY RESIDENTIAL DISTRICT-CITY OF SUWANEE), R-140 (SINGLE FAMILY RESIDENTIAL DISTRICT – UNINCORPORATED GWINNETT COUNTY) AND R-100 (SINGLE FAMILY RESIDENTIAL DISTRICT – UNINCORPORATED GWINNETT COUNTY) TO R-75 (SINGLE FAMILY RESIDENTIAL DISTRICT) WITH CSO (CONSERVATION SUBDIVISION OVERLAY)
RZ-2021-003: R-100 (GWINNETT COUNTY) AND R-140 (CITY OF SUWANEE) TO R-100 (CITY OF SUWANEE)

LOCATION: SETTLES BRIDGE ROAD NORTHWEST OF INTERSECTION WITH MOORE ROAD AND SOUTH OF THE INTERSECTION WITH BOURNEMOUTH DRIVE

TAX ID NUMBER 7-311-446, 7-311-347, 7-286-026, 7-311-444, 7-312-344, 7-285-010, 7-285-012, 7-285-099, 7-285-024, 7-285-085, AND 7-285-086

ACREAGE: RZ-2021-002: 133.14 ACRES
RZ-2021-003: 11.40 ACRES

PROPOSED DEVELOPMENT: RZ-2021-002: 263 LOT SINGLE FAMILY RESIDENTIAL CONSERVATION SUBDIVISION
RZ-2021-003: 1 SINGLE FAMILY RESIDENCE

APPLICANT: TOLL BROTHERS C/O MITCH PEEVY
6095 ATLANTA HIGHWAY, SUITE 100
FLOWERY BRANCH, GA 30542

OWNER(S): LARKABIT PARTNERSHIP LP, ELIZABETH REES, TJR WALSH TRUST, THOMAS FRITHJOFF REES REVOCABLE TRUST, PETER N. VAN ZANT
656 NIGHT LARK CT
5105 SETTLES BRIDGE ROAD
SUWANEE, GA 30024

CONTACT: MITCH PEEVY
CONTACT PHONE: 770-361-8444

RECOMMENDATION: **RZ-2021-002: POSTPONED**
RZ-2021-003: POSTPONED

REZONING(S):
RZ-2021-002
ATTACHMENTS

REZONING APPLICATION

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

APPLICANT INFORMATION*	OWNER INFORMATION*
NAME: <u>Toll Brothers</u>	NAME: <u>Larkabit Partnership LP, Elizabeth Rees, TJR</u>
ADDRESS: <u>c/o Mitch Peevy</u>	<u>Walsh Trust, Thomas Frithjoff Rees Revocable Trust</u>
<u>6095 Atlanta Hwy Suite 100</u>	ADDRESS: <u>656 Night Lark C.</u>
<u>Flowery Branch, Ga 30542</u>	<u>Suwanee Ga.</u>
PHONE: _____	PHONE: _____

CONTACT PERSON: Mitch Peevy CONTACT PHONE: 770-361-8444

EMAIL ADDRESS: mitchpeevy@gmail.com FAX NUMBER: _____

PROPERTY INFORMATION

PRESENT ZONING DISTRICT(S): R-140 REQUESTED ZONING DISTRICT R-75 with CSO

PROPOSED DEVELOPMENT: Detached Single Family Home Subdivision

TAX PARCEL NUMBER(S): 7-285-010,099,024,086,085 and 012

ADDRESS OF PROPERTY: 4796, 4835, 5040 Settles Bridge Road, 659,649 Night Lark Ct

TOTAL ACREAGE: 132.3 PUBLIC ROADWAY ACCESS: Yes, Settles Bridge Road

FOR RESIDENTIAL DEVELOPMENT: NO. OF LOTS/DWELLING UNITS: 263
 DWELLING UNIT SIZE (SQ. FT.): 2,000 to 4,700

FOR NON-RESIDENTIAL DEVELOPMENT: NO. OF BUILDINGS/UNITS: _____
 TOTAL GROSS SQUARE FEET: _____

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*	_____	Date	_____
Print Name*	_____	Date	_____
Signature of Notary	_____	Date	_____

(Handwritten signatures and dates: Signature of Owner: Winship E. Rees G.P. Date: 1/29/21; Signature of Notary: Ann Peevy Date: 1/29/21)

* If Additional Applicant or Owner Information is Needed Please Complete Additional Application Form(s)

CITY OF SUWANEE USE ONLY

Date Received: 1-29-21 Case No.: 17-2-2021-002 Accepted By: AD

REZONING APPLICATION

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

APPLICANT INFORMATION*	OWNER INFORMATION*
NAME: <u>Toll Brothers</u>	NAME: <u>Larkabit Partnership LP, Elizabeth Rees, TJR Walsh Trust, Thomas Frithjoff Rees Revocable Trust, Peter N. Van Zant</u>
ADDRESS: <u>c/o Mitch Peevy</u> <u>6095 Atlanta Hwy Suite 100</u> <u>Flowery Branch, Ga 30542</u>	ADDRESS: <u>656 Night Lark C., 5105 Settles Bridge Rd</u> <u>Suwanee Ga.</u>
PHONE: _____	PHONE: _____

CONTACT PERSON: Mitch Peevy CONTACT PHONE: 770-361-8444
 EMAIL ADDRESS: mitchpeevy@gmail.com FAX NUMBER: _____


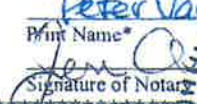
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PRESENT ZONING DISTRICT(S): R-140 REQUESTED ZONING DISTRICT R-75 with CSO
 PROPOSED DEVELOPMENT: Detached Single Family Home Subdivision
 TAX PARCEL NUMBER(S): 7-285-010.099.024.086.085 and 012
 ADDRESS OF PROPERTY: 4796, 4835, 5040, 5105 Settles Bridge Road, 659, 649 Night Lark Ct
 TOTAL ACREAGE: 132.3 PUBLIC ROADWAY ACCESS: Yes, Settles Bridge Road

FOR RESIDENTIAL DEVELOPMENT: NO. OF LOTS/DWELLING UNITS: <u>263</u> DWELLING UNIT SIZE (SQ. FT.): <u>2,000 to 4,700</u>	FOR NON-RESIDENTIAL DEVELOPMENT: NO. OF BUILDINGS/UNITS: _____ TOTAL GROSS SQUARE FEET: _____
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Signature of Applicant*	Date	 Signature of Owner*	2/8/21 Date
Print Name*	Date	Peter Van Zant Print Name*	Date
Signature of Notary	Date	 Signature of Notary	Date

CITY OF SUWANEE USE ONLY

Date Received: 2-8-21 Case No.: PZ-2021-002 Accepted By: _____



REZONING APPLICATION

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

APPLICANT INFORMATION*

NAME: Toll Brothers

ADDRESS: c/o Mitch Peevy

6095 Atlanta Hwy Suite 100

Flowery Branch, Ga 30542

PHONE: _____

OWNER INFORMATION*

NAME: Larkabit Partnership LP, Elizabeth Rees, TJR

Walsh Trust, Thomas Frithjoff Rees Revocable Trust

ADDRESS: 656 Night Lark C.

Suwanee Ga.

PHONE: _____

CONTACT PERSON: Mitch Peevy CONTACT PHONE: 770-361-8444

EMAIL ADDRESS: mitchpeevy@gmail.com FAX NUMBER: _____

PROPERTY INFORMATION

PRESENT ZONING DISTRICT(S): R-140 REQUESTED ZONING DISTRICT R-75 with CSO

PROPOSED DEVELOPMENT: Detached Single Family Home Subdivision

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TOTAL ACREAGE: 132.3 PUBLIC ROADWAY ACCESS: Yes, Settles Bridge Road

FOR RESIDENTIAL DEVELOPMENT:

NO. OF FLOTS/DWELLING UNITS: 263

DWELLING UNIT SIZE (SQ. FT.): 2,000 to 4,700


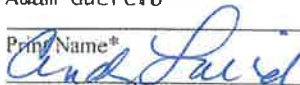
FOR NON-RESIDENTIAL DEVELOPMENT:

NO. OF BUILDINGS/UNITS: _____

TOTAL GROSS SQUARE FEET: _____

CERTIFICATIONS

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	<u>01-29-2021</u>	_____	_____
Signature of Applicant*	Date	Signature of Owner*	Date
	<u>1-29-21</u>	_____	_____
Print Name*	Date	Print Name*	Date
Signature of Notary	Date	Signature of Notary	Date

* If Additional Applicant/Owner Information is Needed Please Complete Additional Application Form(s)

***** NOTARY PUBLIC *****

NOTARY PUBLIC
Forsyth County, GEORGIA
My Comm. Expires 03/26/2021

CITY OF SUWANEE USE ONLY

Date Received: 1-29-21 Case No.: RZ-2021-002 Accepted By: AID

REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Toll Brothers, requests a rezoning to allow the development of a 263-lot single family subdivision on the 132.3-acre Larkabit Farm property in the City of Suwanee. The proposed development, at a density of 1.99 units to the acre meets the City's land use plan and developing the property as a Conservation Subdivision allows for 39.3% or 52.02 acres to be left as open space to be used by the residents. Developing the property with all 12,000 square foot lots would allow for the building of 272 homes on the property but would not provide the type and style of development that today's buyers are looking for. There will also be an active recreation area with a clubhouse, pool, tennis courts, pickle ball courts, beer garden and with walking trails throughout the development. The existing cemetery on the property will be protected and included into one of the large open space areas. Another open space area will include a wet detention area water feature with a fountain and walkways around the pond area. The applicant plans to provide 5 different lot sizes and 4 different home sizes and price points with all homes having a minimum of a 2-car garage. The 59 homes on the site plan shown as category A will range in size from 2,000 to 3,000 square feet and be priced from the mid \$400's to the low \$500's. The 62 category B homes will be 3,000 to 3,600 square feet and be priced from the low \$500's to the high \$500's. The 69 category C will consist of homes from 3,000 to 3,500 square feet and be priced from the mid \$500's to the low \$600's. Finally, the 12 category D and 61 category E will be 4,200 to 4,700 square feet and be priced from the mid \$600's to the mid \$700's. Category A and B homes will be a rear accessed product from alleys behind the homes and will be internal to the project, while the other homes will be front and side entry homes. The largest homes (in Category E) will be at a minimum 100-foot-wide lots and will be the only homes that abut any exterior properties. Those lots will also be a minimum of 150 feet in depth which will provide additional buffering to any existing homes on adjacent properties. All the homes will be built using a mixture of materials from brick, board and batten, stone, and multiple variations of concrete siding products. All the proposed homes on corner lots will have the exposed side of the home wrapped with the same look as the front façade. A total of 156 on street parking spaces will be provided throughout the proposed development with street trees and a granite rubble

RZ-2021-002

REZONING APPLICANT'S LETTER OF INTENT

knee wall along the streets, there is an attached rendering that shows the proposed streetscape in detail. The applicant also plans to install public art in the development and intends to utilize the services of local artists. A linear open space area of 25 feet is proposed adjacent to the River Club homes and that area includes an existing sanitary sewer force main. An open space area of varying depth is also proposed adjacent to Rio Vista Court and adjacent to Meadow Brook Circle there is no open space proposed as the existing homes on those properties are separated by an existing stream as well as dense woods so that there is no visibility between the proposed and existing homes.

Finally, while no public access is going to be allowed to Settles Bridge Road, there will be a emergency access to the cul-de-sac located at the rear of the property next to the 11.40 acres being retained by the current owners of the Larkabit Farm property.

RZ-2021-002

REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

Pursuant to section 2006 of the 1998 Zoning Ordinance, the city council finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

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

(A) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property:
Yes, at a density of 1.99 units per acre the proposed subdivision is compatible with other residential developments nearby.

(B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property: No, the proposed subdivision will be similar to adjacent single family subdivisions

(C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:
No, the property is surrounded by other residential subdivisions and it no longer has a reasonable economic use as a horse farm.

(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:
No, the proposed development with a density of only 1.99 units per acre will not be burdensome as it is similar to other subdivisions in the immediate area.

(E) Whether the zoning proposal is in conformity with the policy and intent of the land use plan:
Yes, the proposed density is in compliance with the future land use plan for the city.

(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:
Please see letter of Intent

CITY OF SUWANEE USE ONLY

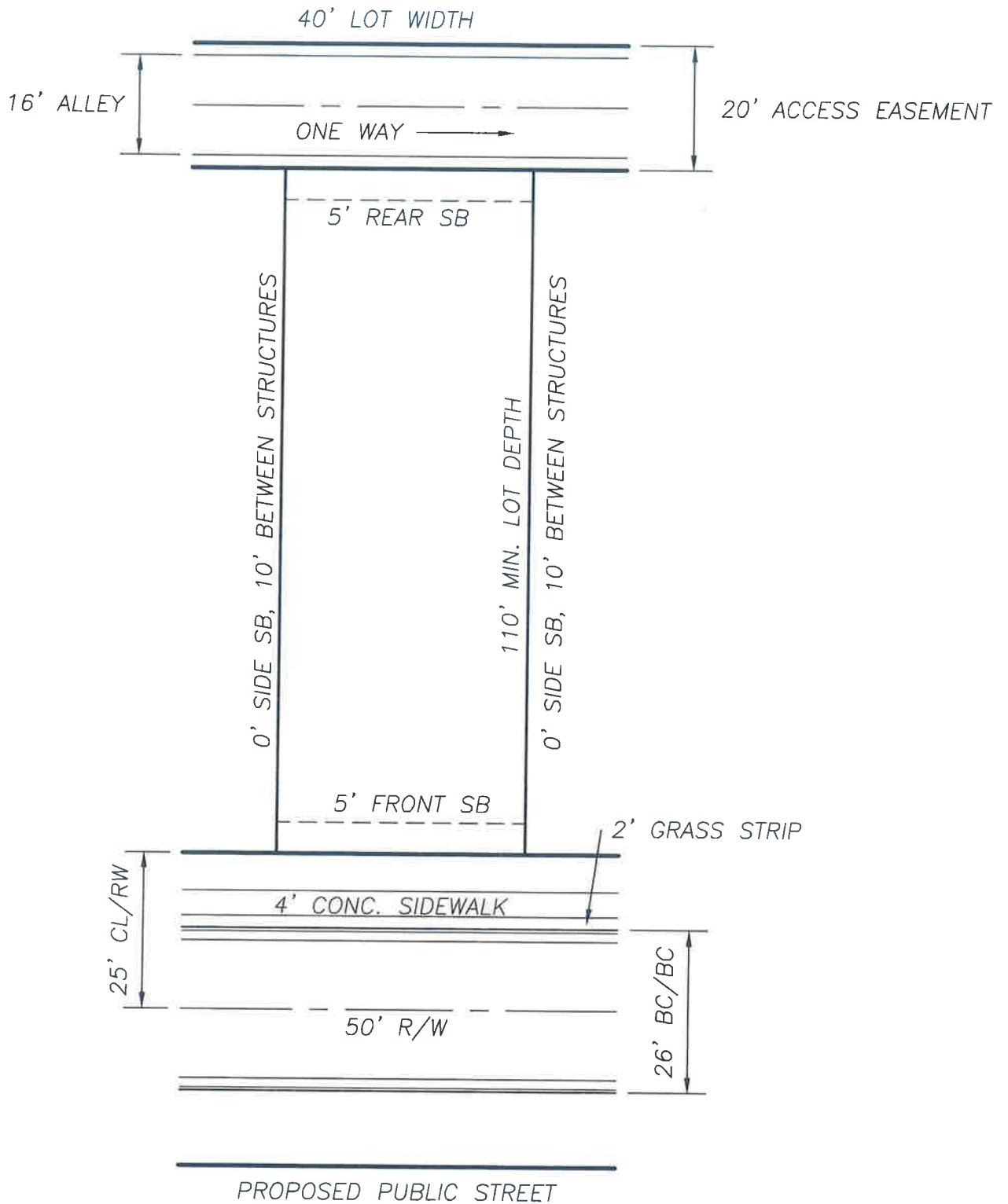
Date Received: 1-29-21 Case No.: RZ-2021-002 Accepted By: AD

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

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PLANNING DIVISION USE ONLY

CASE NUMBER PZ-2021-002

RECEIVED BY: AD



40' TYPICAL LOT — LARKABIT

N.T.S.

Type A

R2-2021-002



30' Type A

22-2021-002

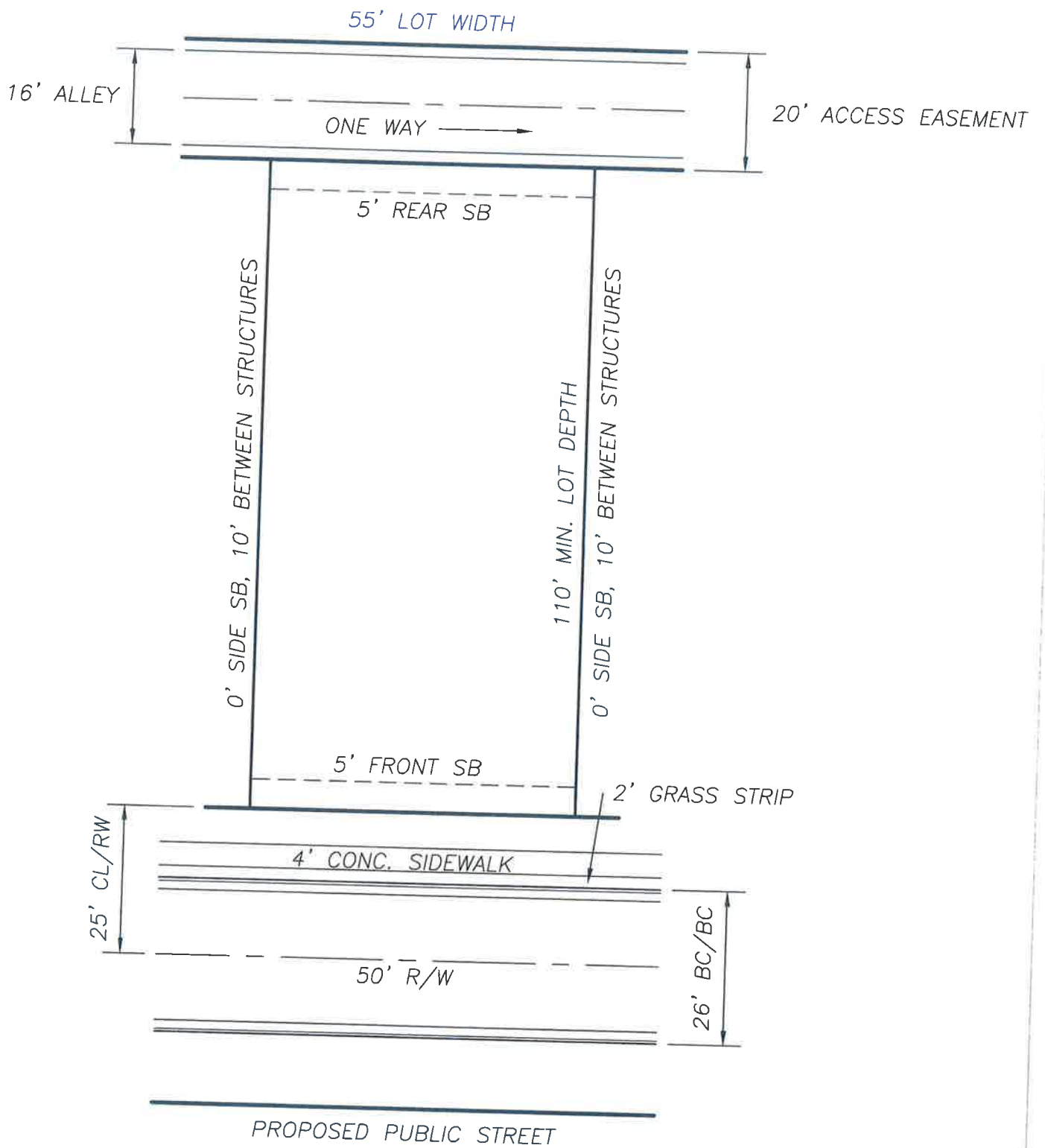


30- Type A



30- Type A

07-2021-002



55' TYPICAL LOT — LARKABIT

N.T.S.
 Type B
 R2-2021-002



ATLIN MODERN FARMHOUSE
ATLN_MODF_MD_2FE_682_MTPC4045_1

40- Type B

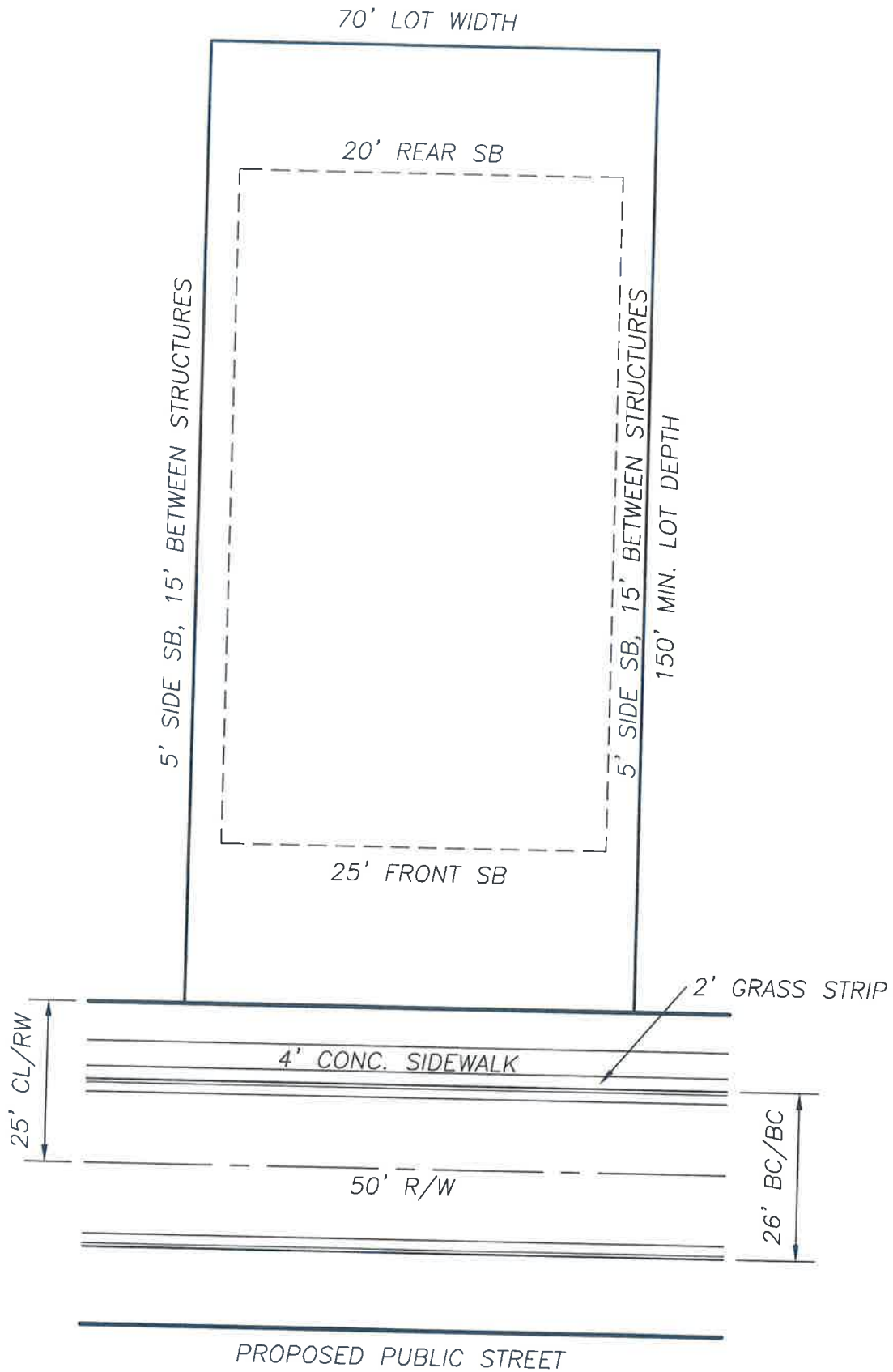
22-2021-022



PATERSON FAIRVIEW
PATH, FAY, MD, 21E, 603, M, PK, 40215, 1

40- Type B

P2-2021-002



70' TYPICAL LOT — LARKABIT

N.T.S.
 Type C
 R2-2021-002



50' Type C

RZ-2021-002



50' Type C

RZ-2021-002

95' LOT WIDTH

20' REAR SB

5' SIDE SB, 15' BETWEEN STRUCTURES

5' SIDE SB, 15' BETWEEN STRUCTURES

150' MIN. LOT DEPTH

25' FRONT SB

25' CL/RW

2' GRASS STRIP

4' CONC. SIDEWALK

50' R/W

26' BC/BC

PROPOSED PUBLIC STREET

95' TYPICAL LOT — LARKABIT

N.T.S.
type D
R2-2021-002



60' Type D

P2-2021-002



60' Type 0

R2-2021-002

100' LOT WIDTH

5' SIDE SB, 15' BETWEEN STRUCTURES

20' REAR SB

5' SIDE SB, 15' BETWEEN STRUCTURES
150' MIN. LOT DEPTH

25' FRONT SB

25' CL/RW

2' GRASS STRIP

4' CONC. SIDEWALK

50' R/W

26' BC/BC

PROPOSED PUBLIC STREET

100' TYPICAL LOT — LARKABIT

N.T.S.
Type E
P2-2021-002



701 Type E

RZ-2021-002



70- Type E

200-1202-28

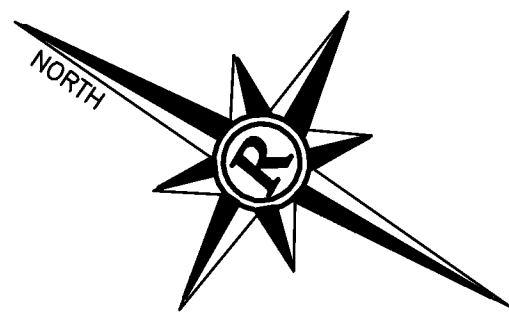
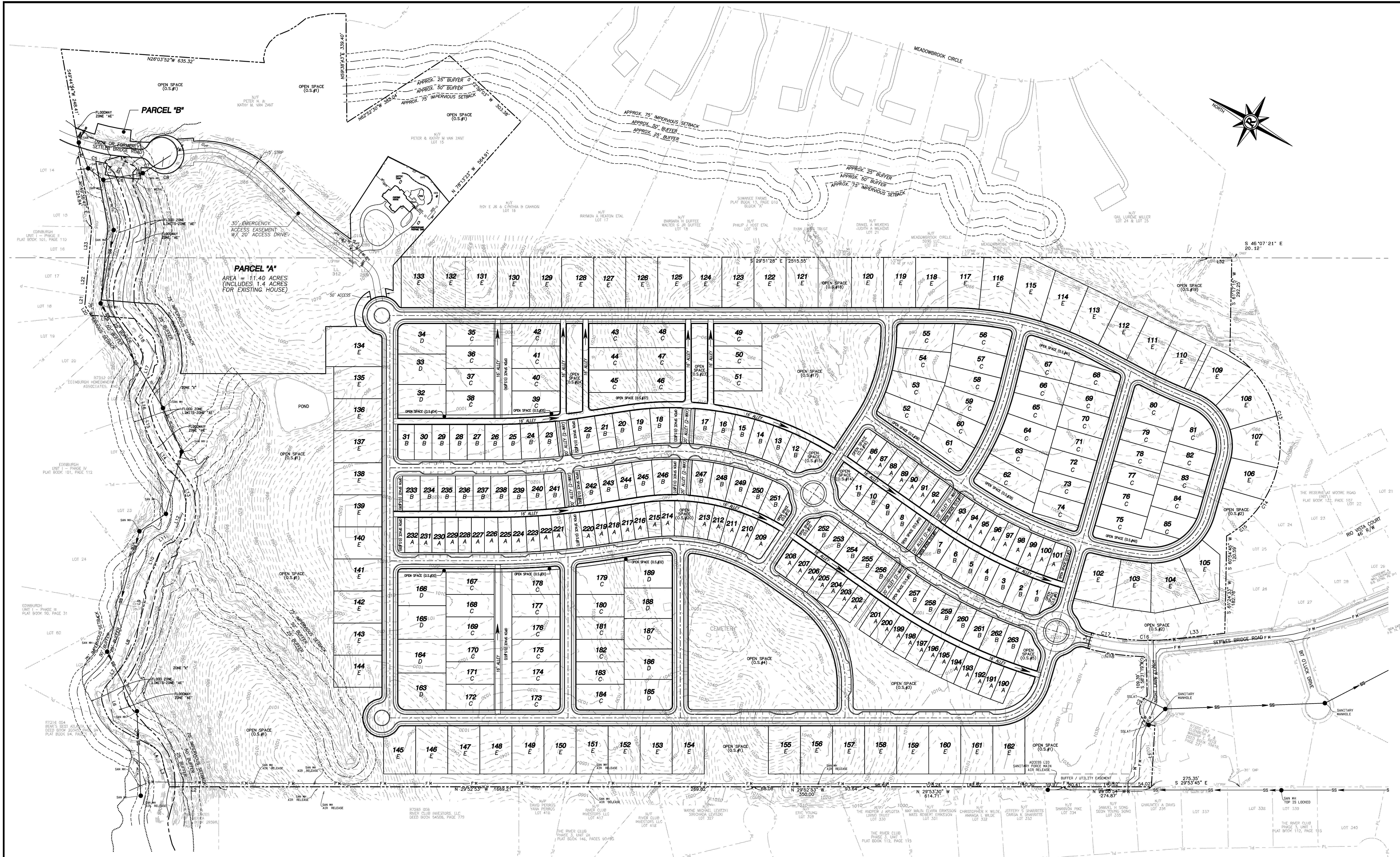


LARKABIT FARMS
MASTER PLAN CONCEPT

01/28/21

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

RZ-2021-002



GENERAL NOTES:
 1. ALL ALLEYS ARE TO BE ONE WAY TRAFFIC. ARROWS SHOWN ON PLAN DEPICT DIRECTION OF TRAVEL.
 2. MAIL KIOSK TO BE PROVIDED WITHIN AMENITY AREA.

LOT BREAKDOWN

LOT DESIGNATION	LOT DIMENSIONS	SETBACK REQUIREMENTS	NUMBER OF UNITS			
	FRONT	SIDE	REAR	BUILD SEPARATION		
A	40' X 110' (ALLEY ACCESS)	5'	0'	5'	10'	59
B	55' X 110' (ALLEY ACCESS)	5'	0'	5'	10'	62
C	70' X 150' (FRONT ACCESS)	25'	5'	20'	15'	69
D	80' X 150' (FRONT/SIDE ACCESS)	25'	5'	20'	15'	12
E	100' X 150' (FRONT/SIDE ACCESS)	25'	5'	20'	15'	61
TOTAL UNITS = 263						

SITE AREA BREAKDOWN

TOTAL SITE AREA	OUT PARCEL TO BE RETAINED BY OWNER (PARCEL B)	SETTLES BRIDGE ROADWAY TRACT (PARCEL D)	TOTAL SITE AREA MINUS PARCELS A & B (NET RESIDENTIAL AREA)	OPEN SPACE AREA	OPEN SPACE PERCENTAGE (O.S. / RES. AREA)	PROPOSED DENSITY (TOTAL UNITS / RES. AREA)
144.54 ACRES	11.40 ACRES	0.84 ACRES	132.30 ACRES	52.02 ACRES	39.3%	1.99 UNITS/ACRE

PARKING BREAKDOWN

OFF-STREET PARKING SPACES	ON-STREET PARKING SPACES	TOTAL PARKING SPACES
528 SPACES	158 SPACES	686 SPACES

OPEN SPACE BREAKDOWN

OPEN SPACE DESIGNATION	ACREAGE (ACRES)	PRIMARY USE	SECONDARY USE
O.S.#1	33.32	ENTRY MONUMENTS, PROPERTY BUFFER, AMENITY SITE & WALKING TRAILS	STORM WATER MANAGEMENT
O.S.#2	1.50	ENTRY MONUMENTS, PROPERTY BUFFER & POCKET PARK	STORM WATER MANAGEMENT
O.S.#3	1.70	CENTRAL PARK	STORM WATER MANAGEMENT
O.S.#4	4.05	CENTRAL PARK WALKING TRAILS	STORM WATER MANAGEMENT & CEMETERY
O.S.#5	0.14	POCKET PARK	STORM WATER MANAGEMENT
O.S.#6	0.07	POCKET PARK	STORM WATER MANAGEMENT
O.S.#7	0.04	POCKET PARK	STORM WATER MANAGEMENT
O.S.#8	0.08	POCKET PARK	STORM WATER MANAGEMENT
O.S.#9	0.03	POCKET PARK	STORM WATER MANAGEMENT
O.S.#10	0.09	POCKET PARK	STORM WATER MANAGEMENT
O.S.#11	0.04	POCKET PARK	STORM WATER MANAGEMENT
O.S.#12	0.05	POCKET PARK	STORM WATER MANAGEMENT
O.S.#13	0.06	POCKET PARK	STORM WATER MANAGEMENT
O.S.#14	0.10	POCKET PARK	STORM WATER MANAGEMENT

OPEN SPACE BREAKDOWN

OPEN SPACE DESIGNATION	ACREAGE (ACRES)	PRIMARY USE	SECONDARY USE
O.S.#15	0.13	POCKET PARK	STORM WATER MANAGEMENT
O.S.#16	0.09	POCKET PARK	STORM WATER MANAGEMENT
O.S.#17	2.78	CENTRAL PARK WALKING TRAILS	STORM WATER MANAGEMENT
O.S.#18	0.17	POCKET PARK	STORM WATER MANAGEMENT
O.S.#19	2.30	PROPERTY BUFFER & POCKET PARK	STORM WATER MANAGEMENT
O.S.#20	0.17	POCKET PARK	STORM WATER MANAGEMENT
O.S.#21	0.05	POCKET PARK	STORM WATER MANAGEMENT
O.S.#22	0.09	POCKET PARK	STORM WATER MANAGEMENT
O.S.#23	0.28	POCKET PARK	STORM WATER MANAGEMENT
O.S.#24	0.32	POCKET PARK	STORM WATER MANAGEMENT
O.S.#25	0.08	POCKET PARK	STORM WATER MANAGEMENT
O.S.#26	0.05	POCKET PARK	STORM WATER MANAGEMENT
O.S.#27	0.13	POCKET PARK	STORM WATER MANAGEMENT
O.S.#28	0.04	POCKET PARK	STORM WATER MANAGEMENT

OPEN SPACE BREAKDOWN

OPEN SPACE DESIGNATION	ACREAGE (ACRES)	PRIMARY USE	SECONDARY USE
O.S.#29	0.05	POCKET PARK	STORM WATER MANAGEMENT
O.S.#30	0.07	LINEAR PARK	STORM WATER MANAGEMENT
O.S.#31	0.04	LINEAR PARK	STORM WATER MANAGEMENT
O.S.#32	0.07	LINEAR PARK	STORM WATER MANAGEMENT
O.S.#33	0.31	LINEAR PARK	STORM WATER MANAGEMENT
O.S.#34	0.07	LINEAR PARK	STORM WATER MANAGEMENT
O.S.#35	0.04	LINEAR PARK	STORM WATER MANAGEMENT
O.S.#36	0.20	LINEAR PARK	STORM WATER MANAGEMENT
O.S.#37	0.25	POCKET PARK	STORM WATER MANAGEMENT
O.S.#38	0.13	LINEAR PARK	STORM WATER MANAGEMENT
O.S.#39	0.24	LINEAR PARK	STORM WATER MANAGEMENT
O.S.#40	0.21	LINEAR PARK	STORM WATER MANAGEMENT
O.S.#41	0.19	POCKET PARK	STORM WATER MANAGEMENT

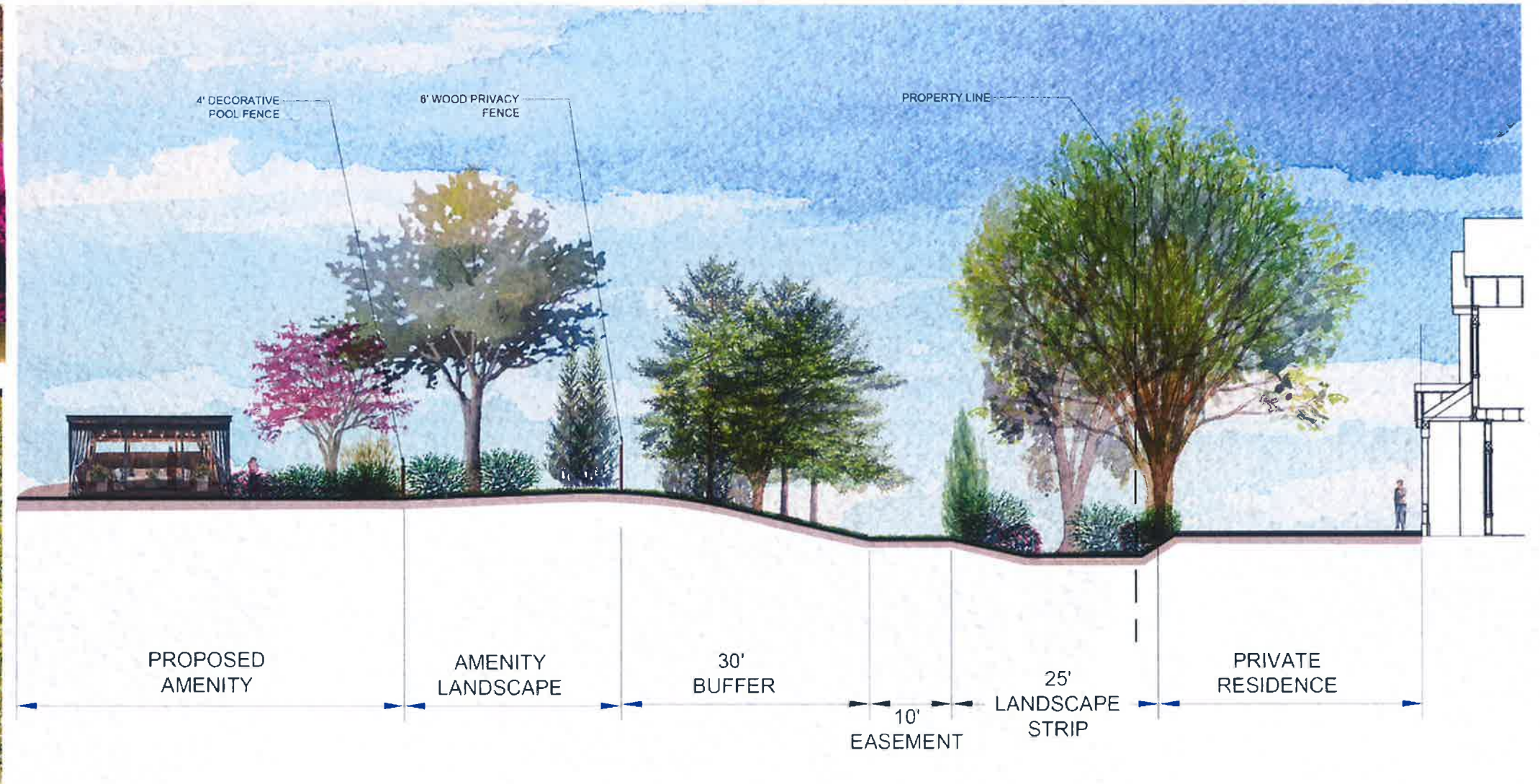
TOTAL OPEN SPACE AREA = 52.02 ACRES

LINE TABLE

LINE BEARINGS	DISTANCE
L1 S 83°18'12" W	151.30
L2 N 29°52'53" W	154.11
L3 N 45°08'18" E	62.73
L4 N 28°33'53" E	60.27
L5 N 02°59'11" E	154.08
L6 N 48°30'55" E	108.99
L7 S 83°54'51" E	93.86
L8 N 81°28'41" E	124.94
L9 N 70°28'58" E	139.48
L10 N 83°30'37" E	127.35
L11 S 89°16'06" E	32.74
L12 N 83°15'30" E	119.51
L13 N 43°31'43" E	62.29
L14 N 23°44'59" E	160.88
L15 N 50°48'25" E	75.61
L16 N 50°48'25" E	52.03
L17 N 80°01'43" E	141.63
L18 N 29°33'50" E	128.95
L19 N 25°24'27" E	136.59
L20 N 29°13'10" E	35.74
L21 N 85°23'27" E	28.95
L22 N 65°01'08" E	92.54
L23 N 65°10'05" E	124.10
L24 S 71°17'05" E	35.01
L25 N 62°21'18" E	35.01
L26 S 33°48'28" E	43.04
L27 N 58°30'38" E	10.04
L28 S 34°14'11" E	8.69
L29 S 08°21'43" E	42.84
L30 S 08°29'50" E	42.84
L31 S 10°50'13" W	42.84
L32 S 29°35'45" E	74.68
L33 N 36°10'19" W	187.42
L34 S 75°12'38" W	50.00

CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	S 10°01'41" W	19.27	14.00	21.29
C2	S 80°32'22" W	61.36	50.00	66.06
C3	S 08°00'27" W	57.08	50.00	60.75
C4	S 11°15'29" E	9.29	689.08	19.29
C5	S 15°11'45" E	85.18	689.08	85.23
C6	S 23°07'50" E	111.49	724.08	111.60
C7	S 28°49'45" E	30.47	688.55	30.47
C8	S 29°16'35" E	85.89	680.00	95.73
C9	S 29°20'59" E	9.44	69.18	7.44
C10	S 09°40'38" E	201.03	244.80	207.15
C11	S 10°31'32" W	144.78	1020.56	144.90
C12	S 10°58'02" W	57.16	619.27	57.28
C13	S 44°47'43" W	454.77	337.00	459.16
C14	S 08°29'50" E	67.50	337.00	67.77
C15	S 86°13'55" E	103.80	337.00	104.21
C16	N 30°09'14" W	142.21	671.38	142.48
C17	N 19°23'53" W	108.14	671.38	108.28
C18	S 21°30'50" E	171.42	721.38	171.83



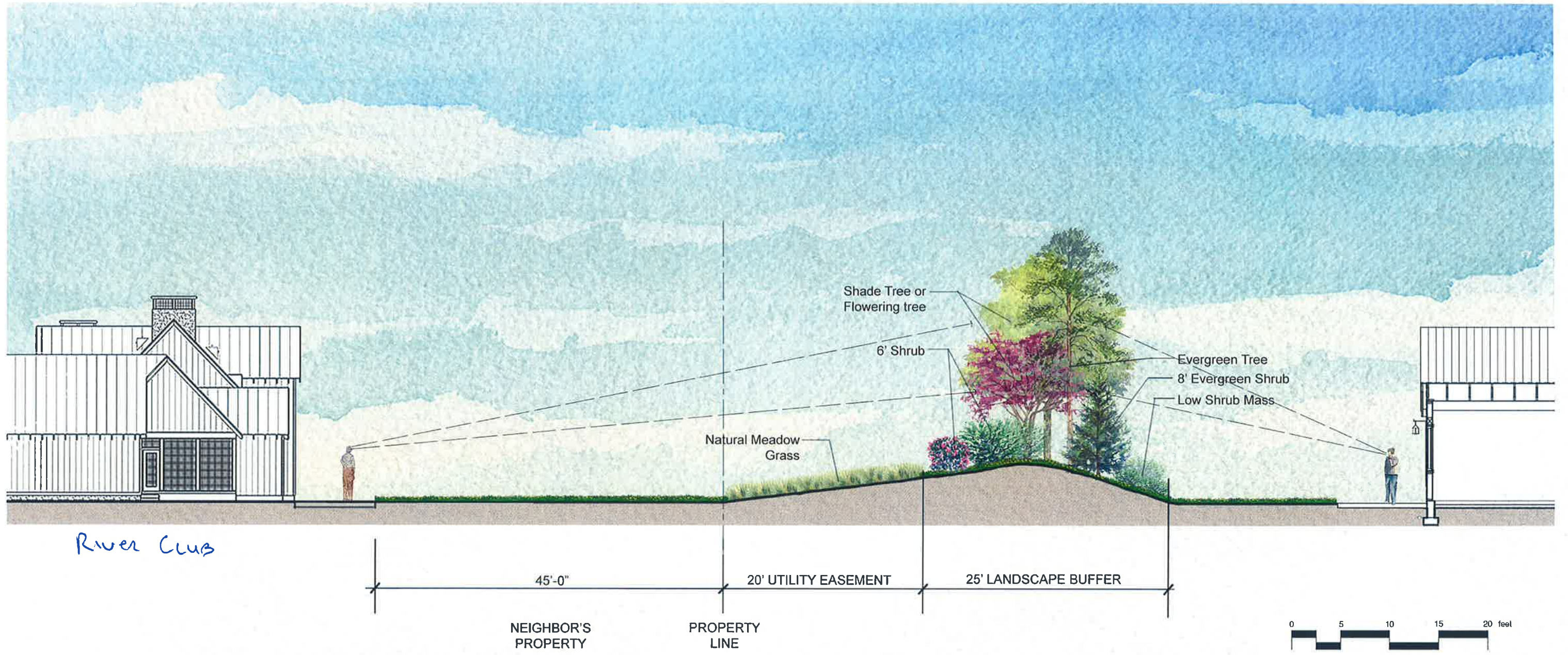
VIEW FROM CORNER REVISIONING PLAN

LARKABIT FARMS
AMENITY CONCEPT

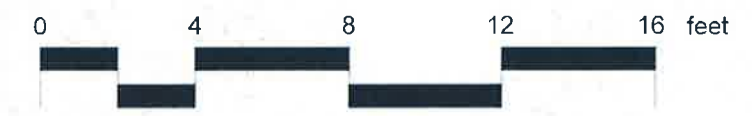
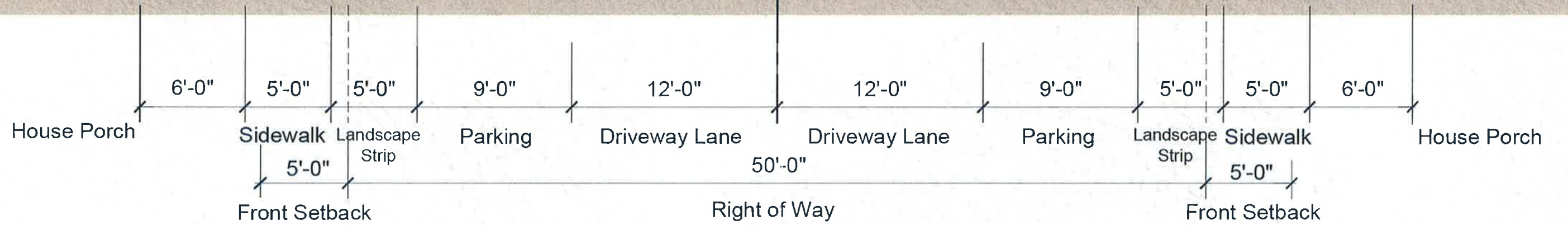
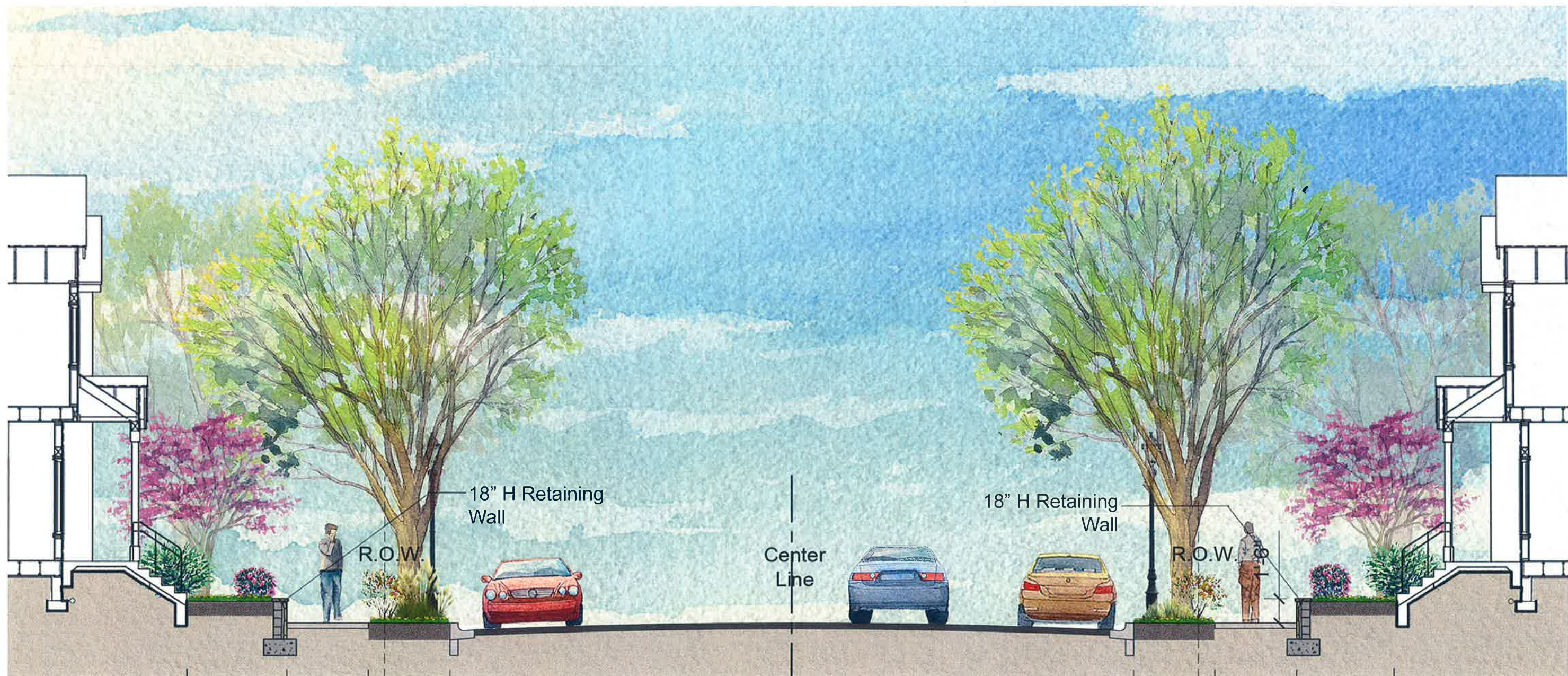


10/30/20

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®



LARKABIT FARMS
BUFFER SECTION

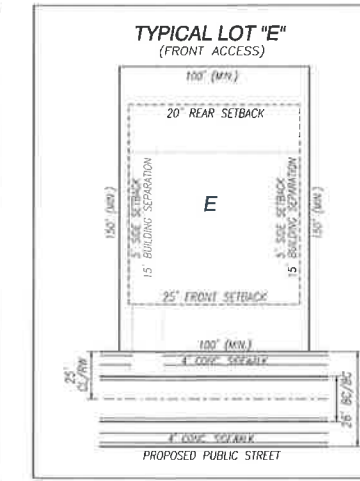
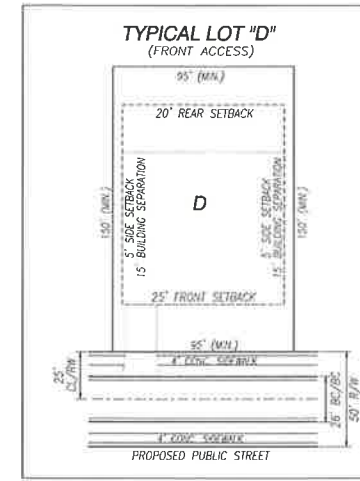
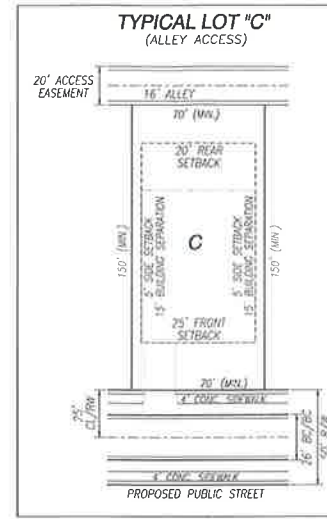
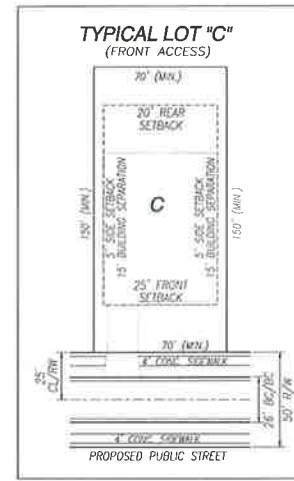
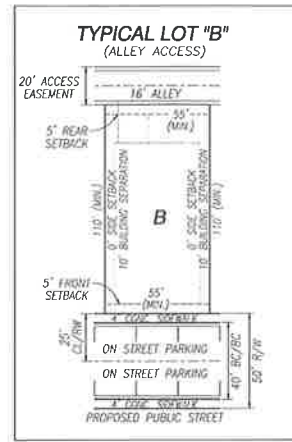
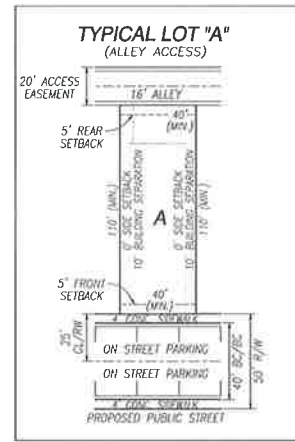


LARKABIT FARMS
TYPICAL STREET SECTION



LARKABIT FARMS
AMENITY CONCEPT

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®



CONCEPTUAL LAND PLAN WITH CONTIGUOUS
FOR :
LARKABIT
LOCATED IN
LAND LOTS 1 & 212
7TH DISTRICT
CITY OF SPANISH SPRING, GWINNETT COUNTY, GEORGIA

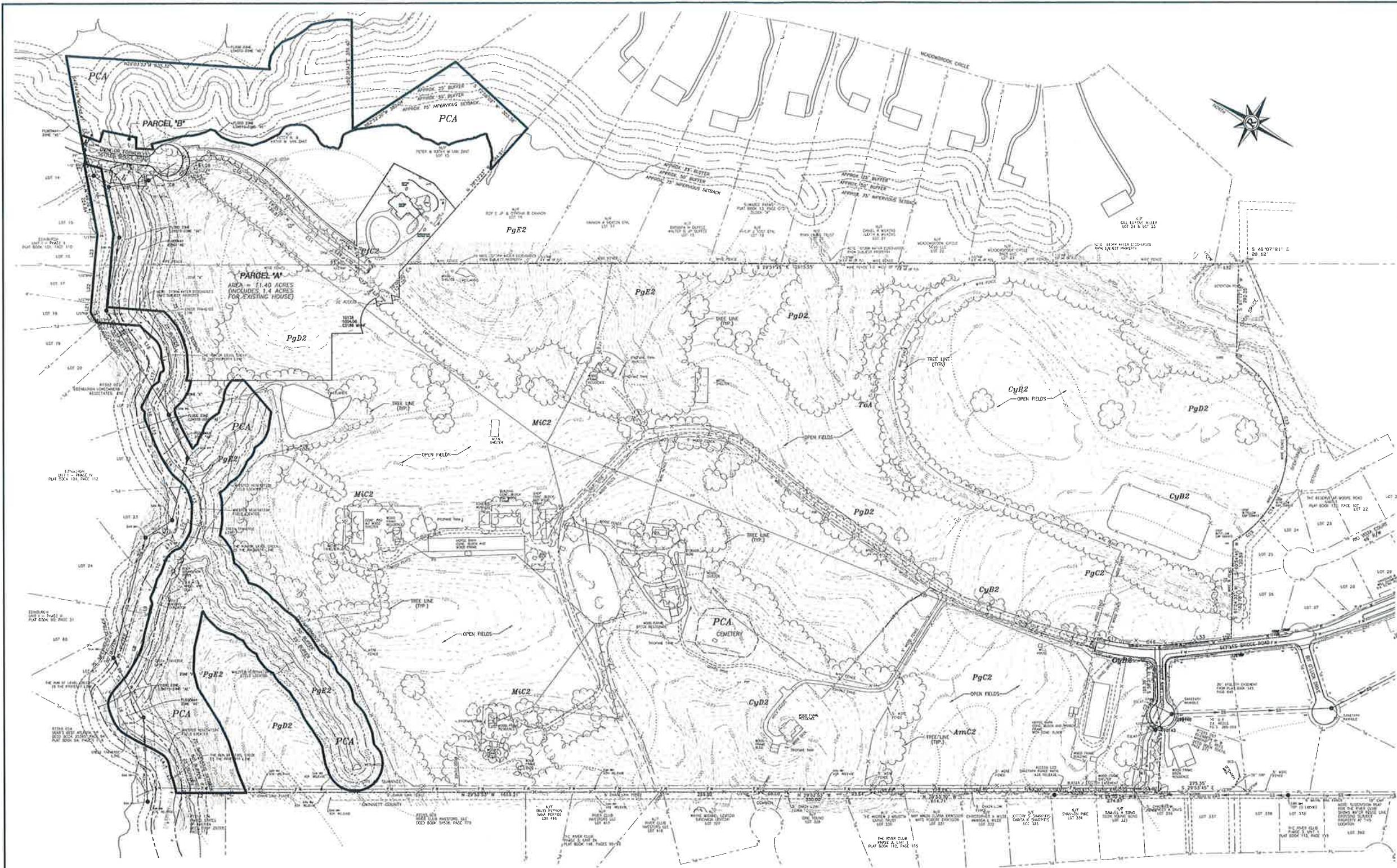


NO.	DATE	DESCRIPTION	REVISIONS

SHEET
2
DATE: 1/27/21
SCALE: 1" = 30'
DRAWN BY: [Signature]
CHECKED BY: [Signature]

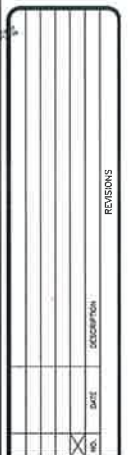


RZ-2021-002



REVISIONS

NO.	DATE	DESCRIPTION



LINE POINTS

LINE	POINT	Easting	Northing
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101	101.098	111.098	111.098
101	101.099	111.099	111.099
101	101.100	111.100	111.100

GENERAL NOTES:
 1. LOCATION OF STREAMS AND WETLANDS ARE BASED ON FIELD LOCATIONS AND GWINNETT COUNTY GIS.

USDA SOILS INFORMATION

MAP UNIT SYMBOL	MAP UNIT NAME / DESCRIPTION
AmC2	APPLING SANDY LOAM, 6 TO 10% SLOPES
CyB2	CECIL SANDY LOAM, 6 TO 10% SLOPES
CyD2	CECIL SANDY LOAM, 10 TO 15% SLOPES
MIC2	MADISON SANDY LOAM, 6 TO 10% SLOPES
PgC2	PACOLET SANDY LOAM, 6 TO 10% SLOPES
PgD2	PACOLET SANDY CLAY LOAM, 6 TO 10% SLOPES
PgE2	PACOLET SANDY CLAY LOAM, 15 TO 25% SLOPES
ToA	TOCCOA FINE SANDY LOAM, 0 TO 4% SLOPES

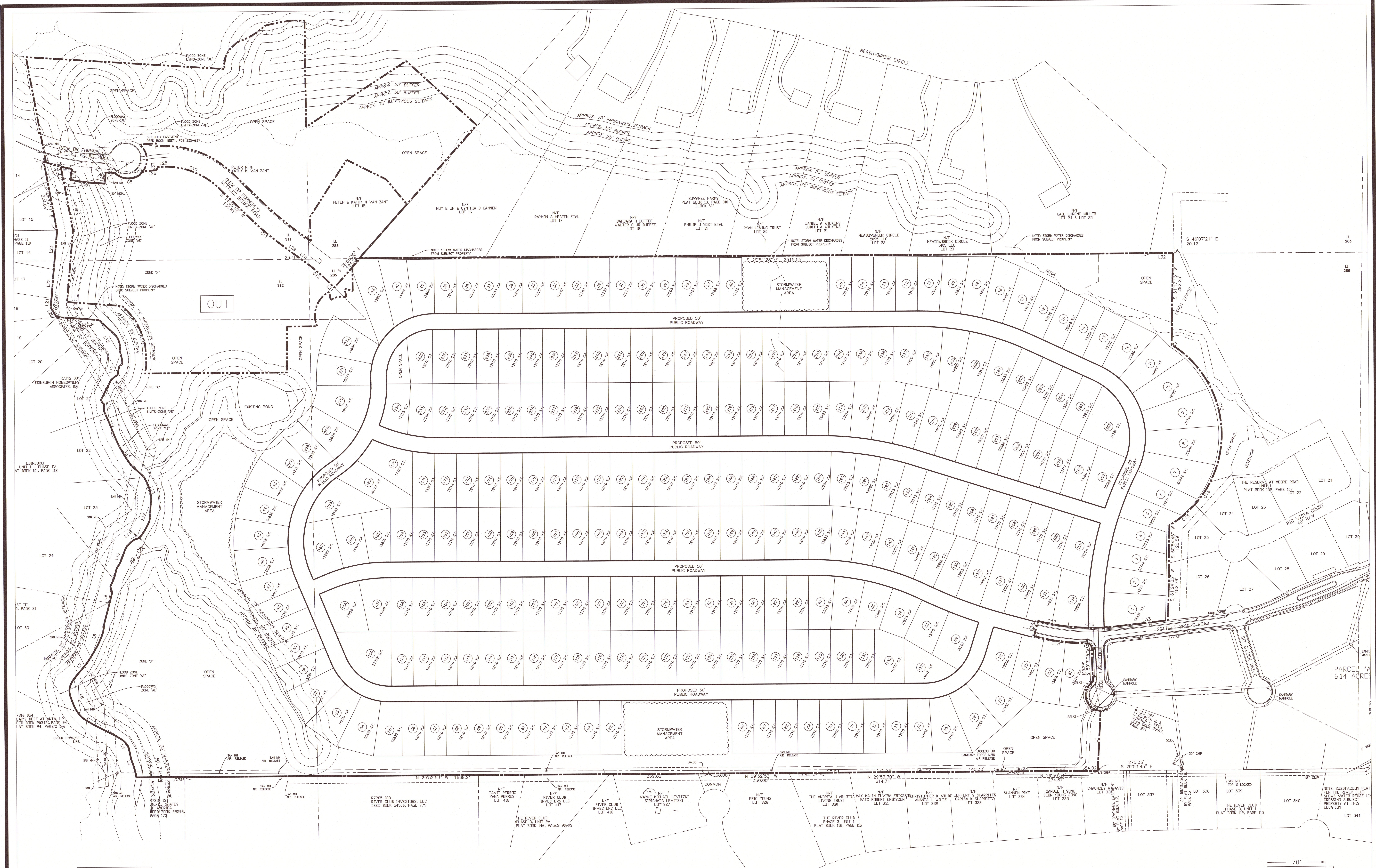
CONSERVATION AREA CHART

- PRIMARY CONSERVATION AREAS (PCA) = 17.9 ACRES
- SECONDARY CONSERVATION AREAS = 34.1 ACRES
- SECONDARY CONSERVATION AREAS ARE SHOWN ON THE CONCEPT PLAN. REFER TO OPEN SPACE CHART FOR DESCRIPTIONS / USE OF EACH AREA.



SHEET
 7
 OF
 1
 DATE: 1/27/21
 SCALE: 1" = 100'
 SHEET NO.: 02021
 DRAWN BY: RCB

RZ-2021-002



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 67°18'12" W	151.36
L2	N 29°52'53" W	154.11
L3	N 40°58'15" E	192.13
L4	N 26°33'53" E	40.27
L5	N 02°59'11" E	154.00
L6	N 46°30'50" E	106.97
L7	S 83°54'51" E	93.86
L8	N 81°29'41" E	126.84
L9	N 72°38'56" E	139.48
L10	N 83°30'37" E	127.35
L11	S 59°16'00" E	132.74
L12	N 81°51'35" E	119.51
L13	N 43°31'43" E	62.29
L14	N 23°54'50" E	140.89
L15	N 50°48'25" E	75.61
L16	N 50°48'25" E	52.03
L17	N 80°01'43" E	141.63
L18	N 29°33'50" E	128.95
L19	N 29°24'27" W	136.95
L20	N 29°13'16" E	35.74
L21	N 65°23'27" E	26.95
L22	N 65°01'00" E	92.54
L23	N 65°10'00" E	124.10
L24	S 71°17'00" W	35.01
L25	N 62°27'15" E	35.01
L26	S 35°48'28" E	43.04
L27	N 65°20'39" E	104.04
L28	S 34°14'11" E	8.65
L29	S 02°21'43" W	42.84
L30	S 02°20'50" W	42.83
L31	S 16°30'13" W	22.44
L32	S 26°38'45" E	74.68
L33	N 56°10'17" W	187.42
L34	S 75°12'36" W	50.00

CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	S 12°01'41" W	119.27	14.00	21.20
C2	S 80°32'22" W	61.36	50.00	66.06
C3	S 08°02'21" W	52.08	50.00	60.75
C4	S 11°15'59" E	8.29	689.08	9.29
C5	S 15°11'45" E	85.18	699.08	85.23
C6	S 23°07'50" E	111.49	724.09	111.60
C7	S 28°48'45" E	30.47	688.85	30.47
C8	S 29°18'35" E	85.89	650.00	85.73
C9	S 78°20'39" E	7.54	69.18	7.54
C10	S 09°40'38" E	201.03	244.82	202.15
C11	S 10°31'35" W	144.78	1102.56	144.89
C12	S 10°58'02" W	97.18	619.97	97.26
C13	S 44°47'43" W	454.77	337.00	498.16
C14	S 80°14'22" E	87.52	337.00	87.77
C15	S 68°51'35" E	103.80	337.00	104.21
C16	N 30°08'14" W	144.21	671.38	142.48
C17	N 19°25'33" W	108.14	671.38	108.26
C18	S 21°38'50" E	171.42	721.38	171.83

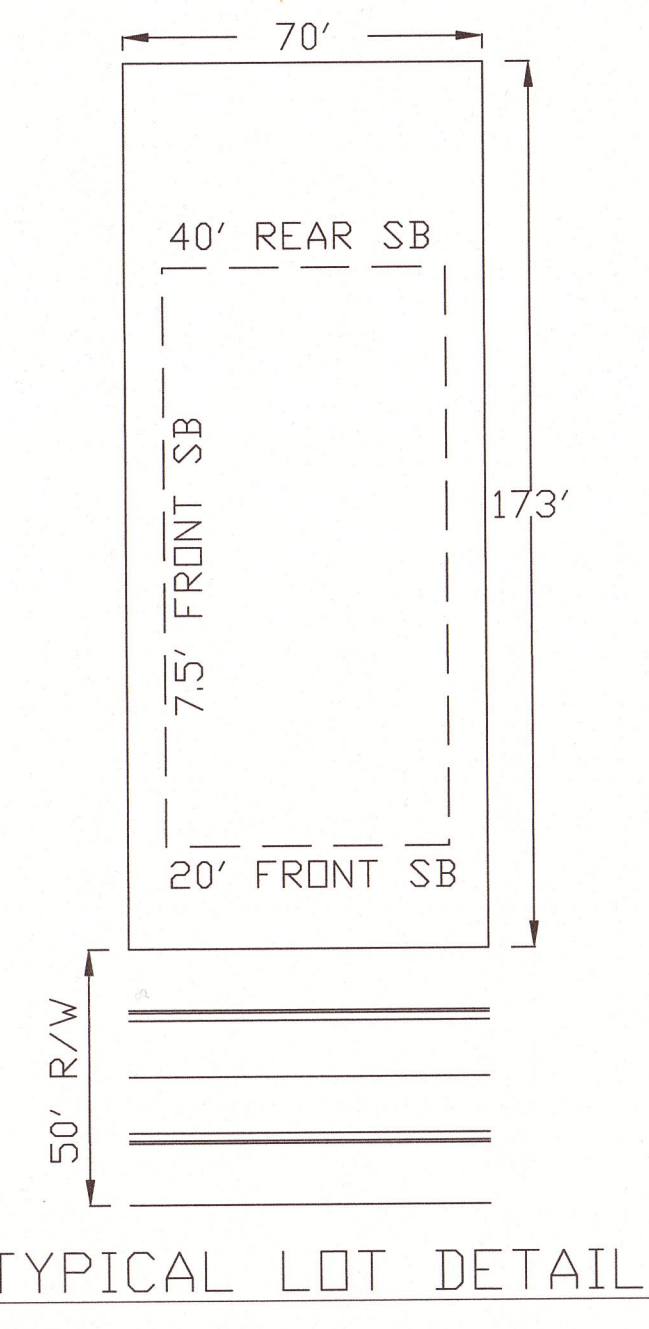
SITE AREA BREAKDOWN

TOTAL SITE AREA	OUT PARCEL AREA	SETTLES BRIDGE ROAD OUT PARCEL	RESIDENTIAL AREA	PROPOSED DENSITY
144.54 ACRES	11.40 ACRES	0.84 ACRES	132.30 ACRES	2.06 UNITS/ACRE

YIELD PLAN NOTES:

- TOTAL NUMBER OF LOTS = 272
- MINIMUM LOT AREA = 12,000 SF
- 50' PUBLIC RIGHT-OF-WAY
- 70' MINIMUM LOT WIDTH OR 40' ROAD FRONTAGE
- FRONT BUILDING SETBACK: 20'
- SIDE BUILDING SETBACK: 7.5'
- REAR BUILDING SETBACK: 40'

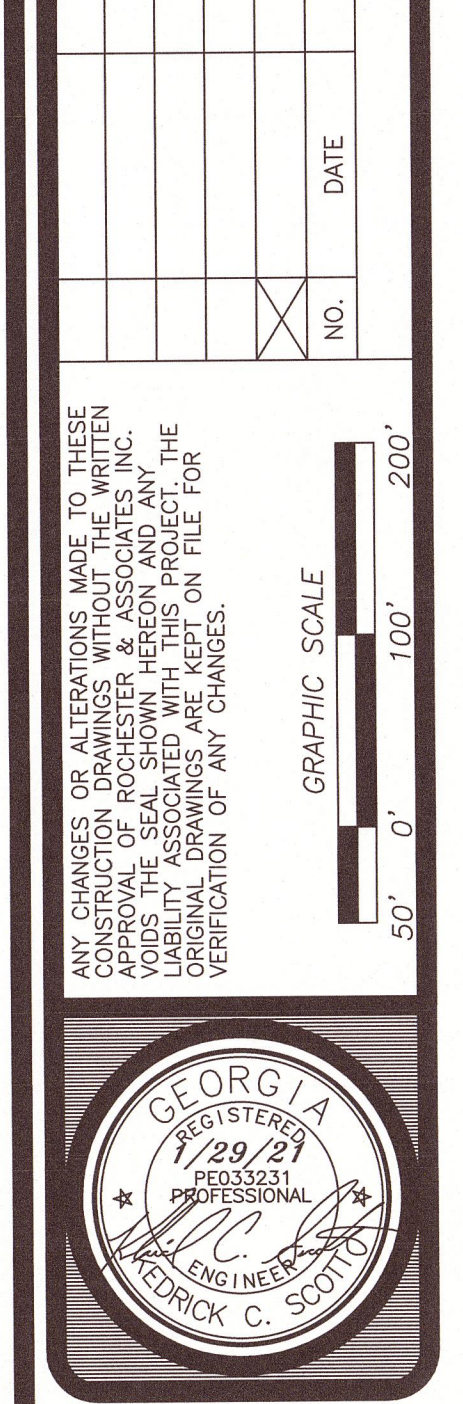
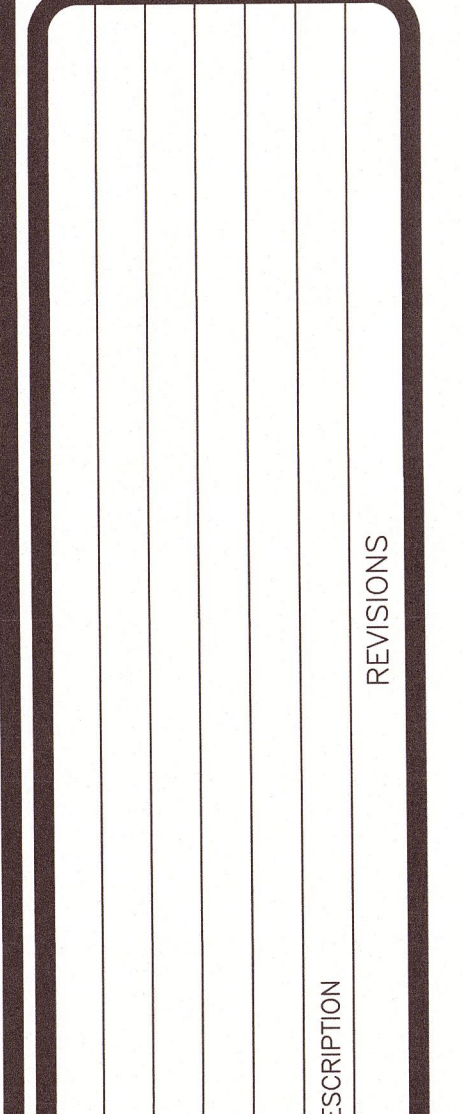
ALL KNOWN EXISTING EASEMENTS, FLOODPLAIN, LAKES, WETLANDS, STREAMS AND ASSOCIATED BUFFERS HAVE BEEN SHOWN ON THIS PLAN.



CONCEPTUAL YIELD LAND PLAN FOR:
LARKABIT
 LOCATED IN LAND LOTS 285, 311 & 312 GANNETT COUNTY, GEORGIA

REVISIONS

NO.	DATE	DESCRIPTION



SHEET 1 OF 1
 DATE: 1/29/21
 SCALE: 1" = 100'
 FILE NO.: RZ-2021-002
 DRAWN BY: JSP

RZ-2021-002

REZONING(S):
RZ-2021-003
ATTACHMENTS

REZONING APPLICATION

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

APPLICANT INFORMATION*	OWNER INFORMATION*
NAME: <u>The Larkabit Partnership LP</u>	NAME: <u>The Larabit Partnership LP, Peter Van Zant</u>
ADDRESS: <u>c/o Mitch Peevy</u>	ADDRESS: <u>c/o Mitch Peevy</u>
<u>6095 Atlanta Hwy Suite 100</u>	<u>6095 Atlanta Hwy Suite 100</u>
<u>Flowery Branch Ga. 30542</u>	<u>Flowery Branch Ga. 30542</u>
PHONE: <u>770-361-8444</u>	PHONE: <u>770-361-8444</u>

CONTACT PERSON: Mitch Peevy CONTACT PHONE: 770-361-8444
 EMAIL ADDRESS: Mitchpeevy@gmail.com FAX NUMBER: _____

PROPERTY INFORMATION

PRESENT ZONING DISTRICT(S): R-100 and 140 REQUESTED ZONING DISTRICT R-100
 PROPOSED DEVELOPMENT: Single Family Home
 TAX PARCEL NUMBER(S): 7-312-344, 7-311-347, 7-311-444, 7-286-026
 ADDRESS OF PROPERTY: 5105 Settles Bridge Road
 TOTAL ACREAGE: 11.40 PUBLIC ROADWAY ACCESS: Settles Bridge Road

FOR RESIDENTIAL DEVELOPMENT: NO. OF LOTS/DWELLING UNITS: 1
 DWELLING UNIT SIZE (SQ. FT.): 4,000

FOR NON-RESIDENTIAL DEVELOPMENT: NO. OF BUILDINGS/UNITS: _____
 TOTAL GROSS SQUARE FEET: _____

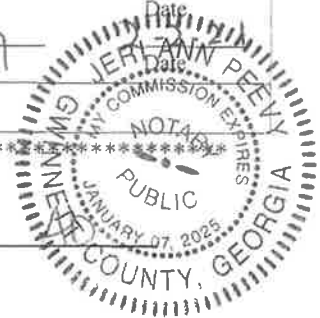
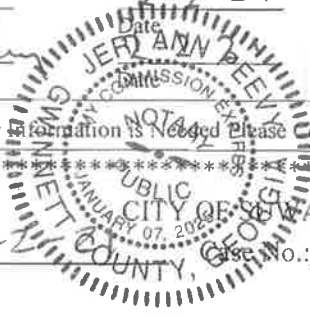
CERTIFICATIONS

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.

<p><u>Kensley Ecker</u> <u>2/2/21</u> Signature of Applicant Date <u>WWSly Pees</u> Print Name* <u>Jess Ann Peavy</u> Signature of Notary</p>	<p><u>Peter Van Zant</u> <u>2/2/21</u> Signature of Owner* Date <u>Peter Van Zant</u> Print Name* <u>Jess Ann Peavy</u> Signature of Notary</p>
--	--

* If Additional Applicant or Owner Information is Needed Please Complete Additional Application Form(s)

Date Received: 2-2-21 Case No.: 22-2021-003 Accepted By: _____



REZONING APPLICATION

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

APPLICANT INFORMATION*	OWNER INFORMATION*
NAME: <u>The Larkabit Partnership LP</u>	NAME: <u>The Larabit Partnership LP, Peter Van Zant</u>
ADDRESS: <u>c\o Mitch Peevy</u>	ADDRESS: <u>c\o Mitch Peevy</u>
<u>6095 Atlanta Hwy Suite 100</u>	<u>6095 Atlanta Hwy Suite 100</u>
<u>Flowery Branch Ga. 30542</u>	<u>Flowery Branch Ga. 30542</u>
PHONE: <u>770-361-8444</u>	PHONE: <u>770-361-8444</u>

CONTACT PERSON: Mitch Peevy CONTACT PHONE: 770-361-8444

EMAIL ADDRESS: Mitchpeevy@gmail.com FAX NUMBER: _____

PROPERTY INFORMATION

PRESENT ZONING DISTRICT(S): R-100 and 140 REQUESTED ZONING DISTRICT R-100

PROPOSED DEVELOPMENT: Single Family Home

TAX PARCEL NUMBER(S): 7-312-344, 7-311-347, 7-311-444, 7-286-026

ADDRESS OF PROPERTY: 5105 Settles Bridge Road

TOTAL ACREAGE: 11.40 PUBLIC ROADWAY ACCESS: Settles Bridge Road

FOR RESIDENTIAL DEVELOPMENT:	FOR NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>1</u>	NO. OF BUILDINGS/UNITS: _____
DWELLING UNIT SIZE (SQ. FT.): <u>4,000</u>	TOTAL GROSS SQUARE FEET: _____

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.

<u>Wishup Rees</u> Signature of Applicant* <u>Wishup Rees</u> Print Name*	<u>2/2/21</u> Date <u>2-2-21</u> Date	<u>Wishup Rees</u> Signature of Owner <u>Wishup Rees</u> Print Name*	<u>2/2/21</u> Date <u>2-2-21</u> Date
<u>Jessie Ann Peavy</u> Signature of Notary	<u>2/2/21</u> Date	<u>Jessie Ann Peavy</u> Signature of Notary	<u>2/2/21</u> Date

* If Additional Applicant or Owner Information is Needed Please Complete Additional Application Form(s)



Date Received: 2-2-21 Case No.: RZ-2021-003 Accepted By: _____

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

Pursuant to section 2006 of the 1998 Zoning Ordinance, the city council finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

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

(A) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property: Yes, no change is zoning is requested as the property is currently zoned R-100 in unincorporated Gwinnett.

(B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property: No, the property is staying with its current zoning of R-100

(C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned: Yes, no zoning change is proposed

(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: No.

(E) Whether the zoning proposal is in conformity with the policy and intent of the land use plan: Yes

(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: See letter of Intent.

CITY OF SUWANEE USE ONLY

Date Received: 2-2-21 Case No.: RZ-2021-003 Accepted By: AD

Letter of Intent

The applicant is asking for the same zoning as the property is currently zoned in unincorporated Gwinnett County. The property is currently zoned R-100 and no change is proposed to the current use as residential single family on the 11.40 acres. There is currently an existing home on the property and possibly in the future another home might be built.

RZ-2021-003

- LEGEND**
- AC --- ACRES
 - CI --- CURB INLET
 - DB, PG --- DEED BOOK, PAGE
 - LL --- LAND LOT
 - LL --- LAND LOT LINE
 - N/F --- NOW OR FORMERLY
 - PL --- PROPERTY LINE
 - PB, PG --- PLAT BOOK, PAGE
 - R/W --- RIGHT OF WAY
 - TPCB --- TRUE POINT OF BEGINNING

N/F
EDINBURGH HOMEOWNERS
ASSOCIATION, INC.
DB 48024, PG 511



CALL TABLE

CHORD BEARING	CHORD	ARC	RADIUS
1 N13°25'01"W	25.97'	25.97'	83.00'
2 S89°13'35"W	38.70'		
3 N35°48'24"W	50.00'	51.57'	60.00'
4 N50°13'36"E	26.70'		
5 S72°44'19"W	116.20'	128.63'	85.00'
6 N22°53'03"W	97.17'		
7 N74°17'06"E	13.11'		
8 N69°43'04"E	17.88'	17.94'	60.00'
9 N57°28'02"E	60.56'		
10 N51°42'23"E	12.61'		
11 N43°04'37"E	32.21'		
12 N18°23'35"E	7.52'	7.52'	60.10'
13 N59°50'28"E	28.69'		
14 N58°47'27"E	14.79'	14.79'	60.10'
15 N21°17'28"E	40.14'		
17 N15°31'08"E	18.06'		
18 S17°17'57"E	35.59'	36.59'	600.89'
19 S71°15'53"W	35.00'		
20 S23°09'00"E	111.40'	111.56'	723.85'
21 N87°28'06"E	35.00'		
22 S58°44'17"E	30.38'		
23 S70°00'22"E	118.69'	197.94'	60.00'
24 S33°53'53"E	53.21'		
25 S58°03'11"W	9.83'		
26 S24°49'22"E	3.58'		
27 S69°41'01"E	254.65'	282.32'	309.88'
28 S14°34'11"W	156.74'		
29 S10°30'09"W	138.50'	138.81'	955.20'
30 S05°28'07"W	58.47'		

SETTLES BRIDGE ROAD
(R/W VARIES)

N/F
DEER VALLEY
UNIT - 2
PB 67, PG 176

N/F
THE LARKABIT PARTNERSHIP, L.P.
11.40 +/- ACRES

N/F
PETER N. VAN ZANT AND
KATHY M. VAN ZANT
TRACT 1
DB 47831, PG 864

N/F
JOHN C. DESHON AND SUSAN DESHON
DB 33295, PG 227
PB 13, PG 10

N/F
PETER N. VAN ZANT AND
KATHY M. VAN ZANT
TRACT 2
DB 38277, PG 133
PB 64, PG 6-B

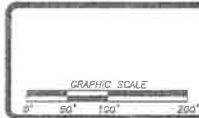
N/F
STEVEN RAY HANEY AND
JANE E. HANEY
DB 57023, PG 364
PB 64, PG 6-B

N/F
THE LARKABIT PARTNERSHIP, L.P.
DB 52872, PG 40

N/F
ROY E. CANNON JR.
DB 18474, PG 175

NOTE:
NO FIELD WORK WAS PERFORMED FOR THE PURPOSE OF THIS EXHIBIT.
THIS IS NOT A BOUNDARY SURVEY AND NOT INTENDED TO TRANSFER PROPERTY.

SHEET	OF
1	1
DATE: 2/1/21	
SCALE: 1" = 100'	
FILE # 0201	
JOB # 020101.104	
DRAWN BY WDC	



NO.	DATE	DESCRIPTION

ZONING EXHIBIT
FOR
TOLL BROTHERS LAND DEVELOPMENT

LOCATED IN
LAND LOTS 285, 286, 311 & 312
7TH DISTRICT
GWINNETT COUNTY, GEORGIA

Rochester & Associates, Inc.

425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.5090 Fax • www.rochester-asso.com

RZ-2021-003

