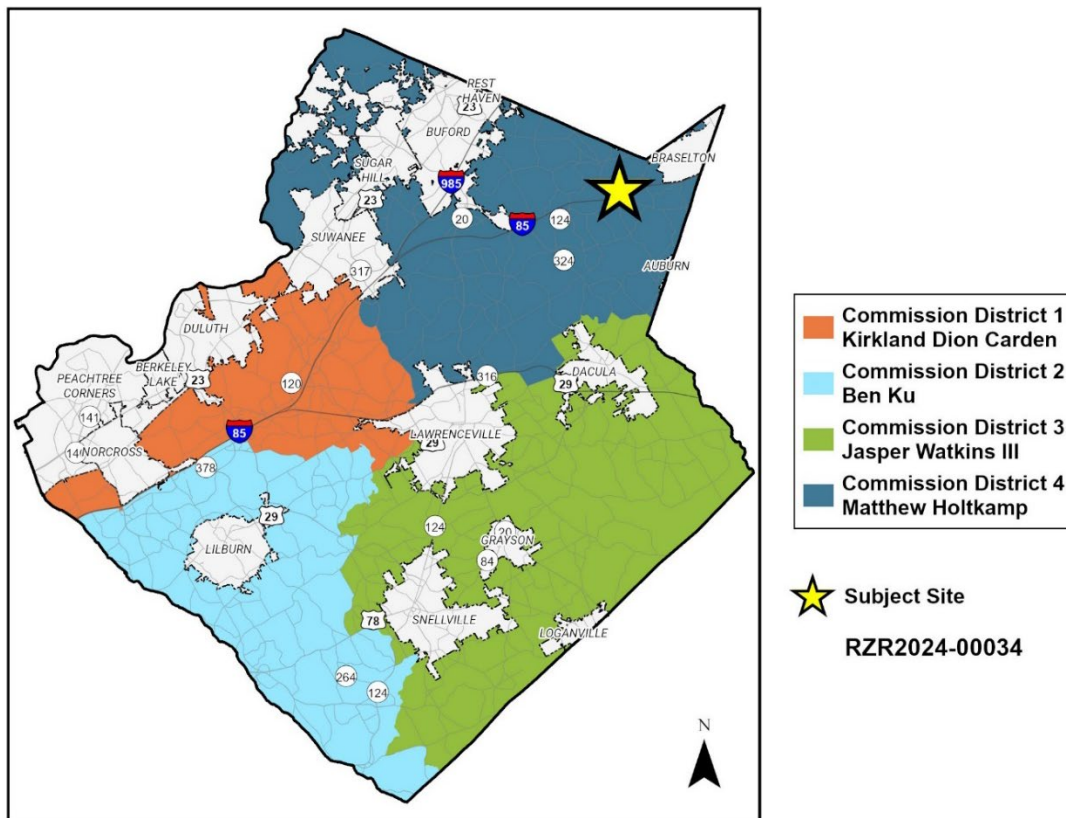


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZR2024-00034
Current Zoning: RA-200 (Agriculture-Residence District)
Request: Rezoning to R-100 (Single-Family Residence District)
Address: 2171 Doc Hughes Road
Map Number: R3003 198
Site Area: 1.90 acres
Lots: 3
Proposed Development: Single-Family Detached Subdivision
Commission District: District 4 – Commissioner Holtkamp
Future Development Type: Neighborhood Traditional+

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Applicant: Jakob Sullins, Sullins Engineering, LLC
302 West May Street
Winder, GA 30680

Owners: Royal Mansions, LLC
741 Rock Springs
Lawrenceville, GA 30043

Contact: Jakob Sullins

Contact Phone: 706.773.3849

Zoning History

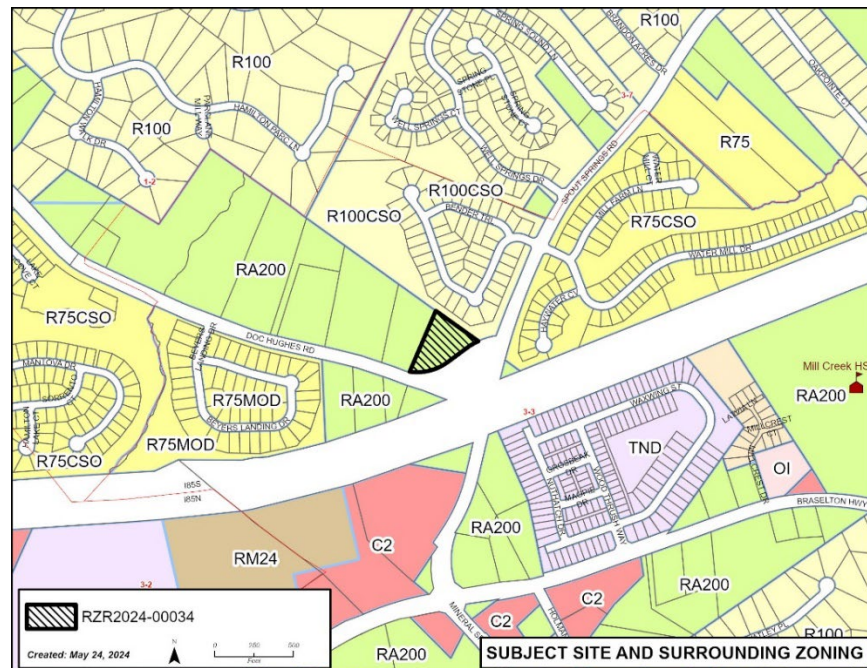
The subject property is zoned RA-200 (Agriculture-Residence District). No prior zoning cases are on record for this property.

Existing Site Condition

The subject property is a 1.90-acre parcel located along Doc Hughes Road, west of its intersection with Spout Springs Road. The site contains heavy vegetation and falls approximately 30 feet from the street to the rear of the property. No sidewalk exists along Doc Hughes Road, but there is a guardrail along the property frontage. A one-story, 1,238 square foot home is on the property, along with several accessory buildings. There is a 20-foot-wide sewer easement along the eastern property line. The nearest Gwinnett County Transit stop is approximately 7.1 miles from the subject property.

Surrounding Use and Zoning

The surrounding area is comprised entirely of single-family detached residences. The Turnberry subdivision abuts the subject property to the north. Across Spout Springs Road to the east is the Water Mill subdivision. To the west and south, along Doc Hughes Road, are single-family homes on large lots. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-100	1.58 units per acre
North	Single-Family Residential	R-100CSO	2.30 units per acre
East	Single-Family Residential	R-75CSO	2.76 units per acre
South	Single-Family Residential	RA-200	1.44 units per acre
West	Single-Family Residential	RA-200	0.40 units per acre

Project Summary

The applicant requests rezoning of a 1.90-acre property from RA-200 to R-100 for a single-family detached subdivision, including:

- Three single-family residences on lots ranging from 24,219 square feet to 29,229 square feet, yielding a density of 1.58 units per acre.
- A minimum heated floor area of 3,000 square feet and front loaded three-car garages.
- Two-story homes with exterior building materials of board and batten siding with stone accents.
- Individual driveways to each lot from Doc Hughes Road.
- A 24-inch pipe with associated 20-foot-wide drainage easement along the property frontage.
- Lots to be served by sanitary sewer. A sewer line extension is to be installed by the developer.

Zoning and Development Standards

The applicant is requesting a rezoning to R-100 for a single-family detached subdivision. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Lot Size	Minimum 15,000 square feet	>15,000 square feet	YES
Lot Width	Minimum 100'	>100'	YES
Lot Coverage	Maximum 45%	<45%	YES
Front Yard Setback	Minimum 25'	>25'	YES
Rear Yard Setback	Minimum 30'	>30'	YES
Side Yard Setback	Minimum 10'	>10'	YES
Building Height	Maximum 35'	<35'	YES

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit F). Standard site and infrastructure improvements will also be required related to stormwater, transportation, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Rezoning Request Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.6. After this evaluation, staff makes the following findings based on the standards from the UDO:

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

The subject site is surrounded by single-family detached residences within subdivisions and residences on large lots along Doc Hughes Road. The proposed development would have comparable home sizes, density, and exterior materials to the surrounding residences. The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.

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

The proposed rezoning would introduce three single-family residences to an existing residential area and would not adversely affect the use or usability of adjacent or nearby property.

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

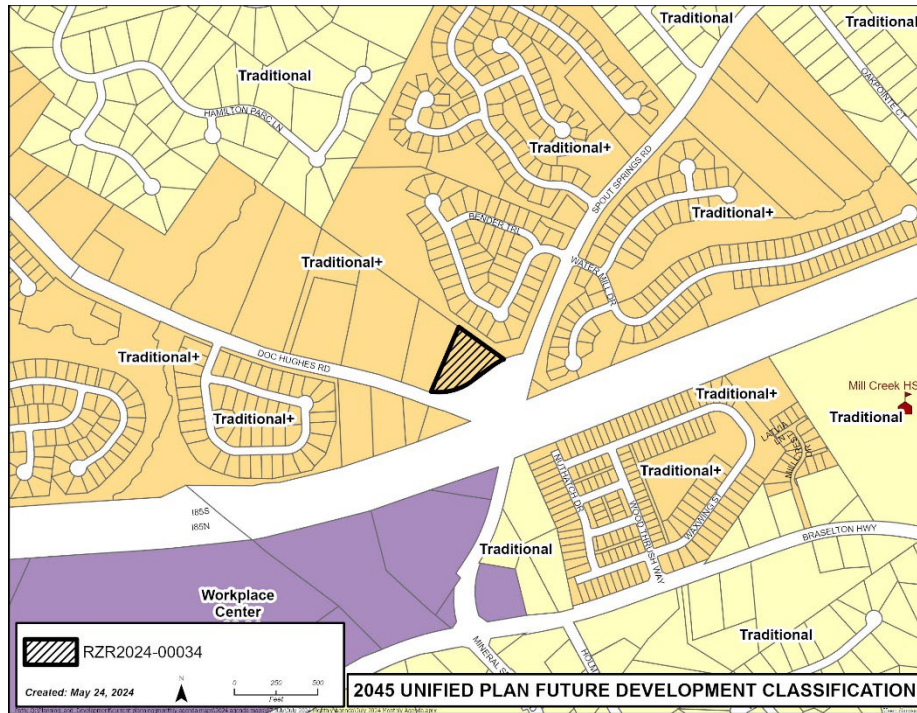
The property has a reasonable economic use as currently zoned.

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

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. A minimal impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning request are attached. (Exhibit F).

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

The Unified Plan's Future Development Map indicates "Neighborhood Traditional+" for the subject property. This development type envisions relatively denser residential development with smaller footprint homes at 7-8 units per acre. Although R-100 is not a recommended zoning district, the proposal is consistent with surrounding uses and recommended land uses which include single-family detached, single-family cottage, quadplexes, triplexes, duplexes, townhomes, and stacked flats.



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.

There are no other conditions giving support for approval or disapproval of the proposal.

Staff Recommendation

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

Planning Commission Recommendation

Based on staff's evaluation of the request, information presented at the public hearing, and the Planning Commission's consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **APPROVAL WITH CONDITIONS** of the rezoning request.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions, as Amended)

Approval as R-100 (Single-Family Residence District) for a single-family detached subdivision, subject to the following conditions:

1. The development shall be limited to single-family detached dwellings and accessory uses and structures, not to exceed three lots.

2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan and Exhibit C: Elevations, dated received May 30, 2024, subject to the review and approval of the Department of Planning and Development.
3. The minimum heated floor area shall be 3,000 square feet.
4. A 5-foot-wide concrete sidewalk shall be provided along Doc Hughes Road, subject to the review and approval of the Gwinnett County Department of Transportation.
5. The developer shall coordinate with the Gwinnett County Department of Transportation on removal and re-installation of the guardrail along Doc Hughes Road.
6. Natural vegetation shall remain on the property until the issuance of a building permit.
7. **All homes shall be fee simple.**

Exhibits:

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

Exhibit A: Site Visit Photos



View of property frontage along Doc Hughes Road



Eastern portion of property frontage on Doc Hughes Road



Western portion of property frontage on Doc Hughes Road



Existing accessory in front yard

Exhibit B: Site Plan

[attached]

GENERAL NOTES

- DOMESTIC WATER SUPPLY TO BE FROM GWINNETT COUNTY MAIN ALONG DOC HUGHES ROAD
- SANITARY SEWER AS PROPOSED
- MAXIMUM LOT COVERAGE UNDER R-100 IS 45%
- PROPOSED LOT COVERAGE TO BE APPROXIMATELY 20% ONCE INDIVIDUAL DEVELOPMENT HAS OCCURRED.

BOUNDARY SURVEY

-REF. BK63 PG201

FLOOD NOTE:

NO SPECIAL FLOOD HAZARD ZONE AREA SHOWN ON SITE PER F.I.R.M. COMMUNITY PANEL No. 13135C0029G, DATED 03/04/2013.

BUILDING SETBACKS C-3:

FRONT: 25' FROM R/W OF ROADS
SIDE: 10' FROM PROPERTY LINES
REAR: 30' FROM PROPERTY LINES

PARCEL - R3003 198

-CURRENT ADDRESS:
2171 DOC HUGHES RD.
BUFORD, GA

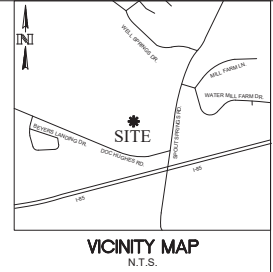
-CURRENT ZONING: RA-200
-PROPOSED ZONING: RA-100

**PRIMARY PERMITTEE/
APPLICANT/DEVELOPER:**
ROYAL MANSIONS, LLC
741 ROCK SPRINGS
LAWRENCEVILLE, GA 30043
PH: 931-636-4565
ADMIN@ROYALMANSIONSGA.COM
24 HOUR CONTACT:
ALEX TIRITEU
PH: 847-287-2221

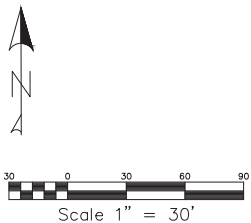
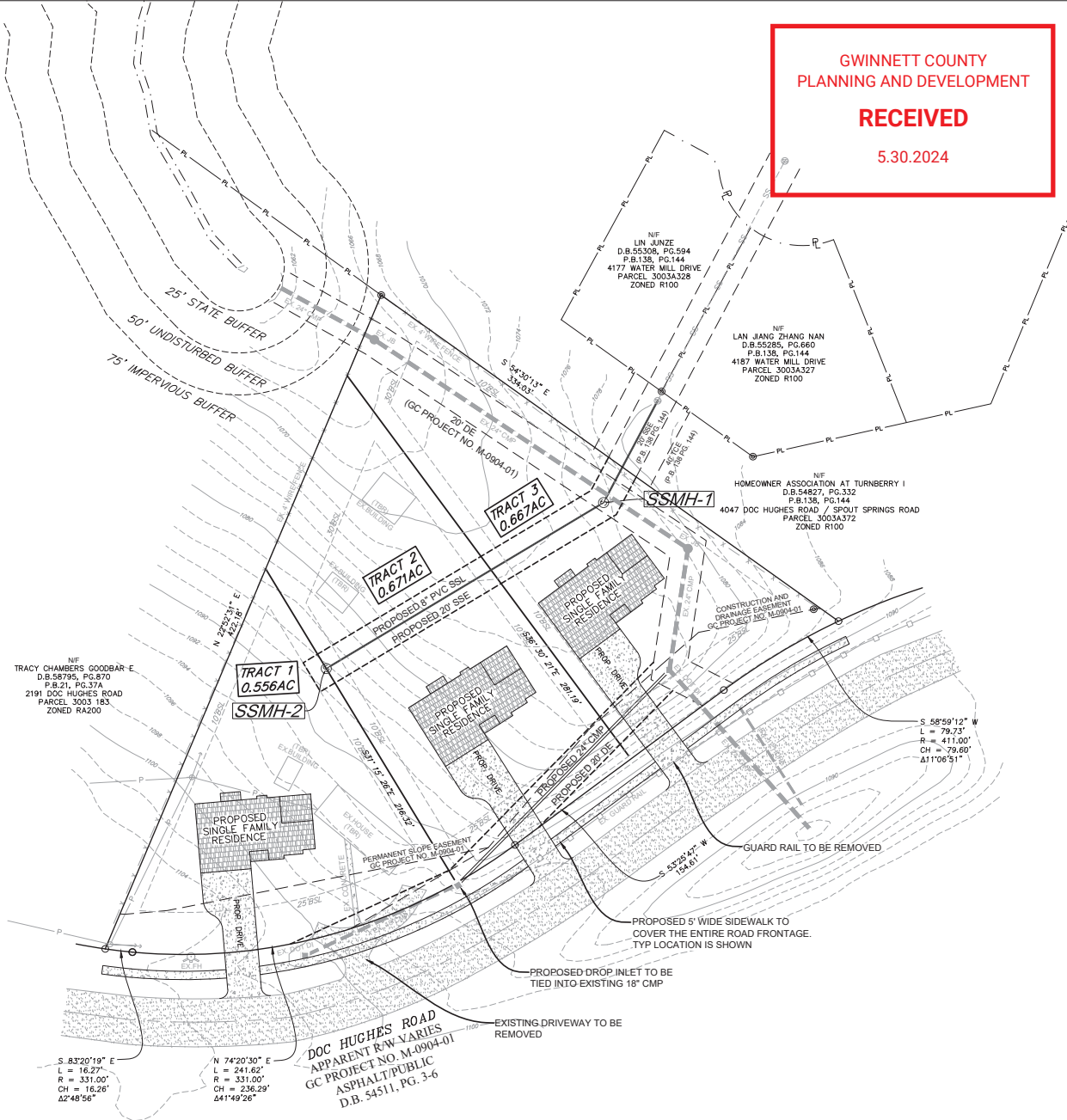
GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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5.30.2024



VICINITY MAP
N.T.S.



DATE	REVISION

ALL MATERIAL, CONSTRUCTION, AND WORKMANSHIP ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE GWINNETT COUNTY SPECIFICATIONS AND REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE GWINNETT COUNTY PLANNING AND DEVELOPMENT DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE GWINNETT COUNTY PLANNING AND DEVELOPMENT DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE GWINNETT COUNTY PLANNING AND DEVELOPMENT DEPARTMENT.

300 WEST MAY STREET
WINDER, GA 30090
PHONE: (770) 887-6219
Sullins Engineering, LLC
CONTACT: MATTHEW SULLINS
CIVIL ENGINEERS ~ LAND PLANNERS

REZONE CONCEPT PLAN FOR:
DOC HUGHES ROAD
LOCATED IN:
PARCEL R3003 198 GARD DUNCANS 1749
LAND LOT 3, 2ND DISTRICT GWINNETT COUNTY, GEORGIA



DATE: 5/30/2024 JOB #: 3071
SHEET 1

Exhibit C: Building Elevations

[attached]

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THIS DOCUMENT ARE RESERVED. NO PART OF THIS DOCUMENT
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CONTRACTORS SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND
SPECIFICATIONS. URBAN DESIGN GROUP, INC. SHALL NOT BE RESPONSIBLE
FOR ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS
CONSTRUCTION, SHOWN BY THE ARCHITECTURAL DRAWINGS, SHALL BE
THE RESPONSIBILITY OF THE CONTRACTOR.



FRONT ELEVATION

DRAWING INDEX	
SHEET NUMBER	SHEET NAME
A0	ARCHITECTURAL PLAN
A1	COVER SHEET
A2	GENERAL NOTES & PLAN PREVIEW
A3	MAIN FLOOR PLAN
A4	UPPER FLOOR PLAN
A5	ROOF LAYOUT
A6	FRONT AND REAR ELEVATIONS
A7	RIGHT AND LEFT ELEVATIONS
A8	PERSPECTIVE VIEWS
A9	BUILDING CROSS-SECTION & SCHEDULES
A9.1	DETAILS, NOTES & SCHEDULES
A10	PROJECT DETAILS
A10	LAP SIDING DETAILS

PROJECT DESCRIPTION:

2-STORY SINGLE FAMILY RESIDENCE (3,420 S.F.) W/ ATTACHED 3-CAR
GARAGE (600 S.F.)

3D RENDERING NOTES:

3D ELEVATIONS ARE FOR REFERENCE ONLY. THESE SHOULD NOT BE USED TO
DETERMINE ANY PORTION OF THE CONSTRUCTION OTHER THAN GENERAL
MATERIAL AND APPEARANCE. REFER TO ELEVATION SHEETS FOR DETAILS.

BUILDING DEPARTMENT NOTES:

PROJECT NAME
ROYAL RESIDENCE

PROJECT DATA:	PARCEL NO:	DESIGN TEAM:	URBAN DESIGN GROUP
	PROPERTY TYPE:		15445 53rd AVE. S. STE. 110
	LAND AREA:		TUCKER, GA 30084
	ACRES:		P: (770) 838-2250
	RTS/OD:		E: urbandesigncenter@yahoo.com
	ADDRESS:	OWNER(S):	
	ZONING:		
	MIN SETBACKS:		
	MAX HEIGHT:		
	WATER:		
	SEWER/SEPTIC:		
	ROAD ACCESS:		
	STREET SURFACE:		



FRONT-RIGHT ELEVATION



REAR ELEVATION



FRONT-LEFT ELEVATION

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5.30.2024



PROJECT NAME
SINGLE-FAMILY RESIDENCE
SINGLE USE

SUBMITTAL/REVISION DATE
SUBMITTED:
REVISED:

DESIGNED BY:

DRAFTED BY:

SHEET TITLE

FRONT AND
REAR
ELEVATIONS

PROJECT NUMBER

21249-2-2-3

SHEET NUMBER

A5

ELEVATION NOTES:

ELEVATION NOTES:

1. VERIFY SHEAR WALL NAILING & HOLDINGS PER PLAN PRIOR TO INSTALLING SIDING.
2. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
3. PROVIDE APPROVED CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE PER I.R.C. R103.9.
4. PROVIDE FLASHING AT ROOF PENETRATIONS PER I.R.C. R103.2.0.
5. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE-INTERIOR DOORS.
6. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS @ ALL EAVES, TYP.
7. ADDRESS OR HOUSE NUMBER TO BE POSTED AND PLAINLY VISIBLE FROM THE STREET FRONTAGE. MIN. 4" HEIGHT, 1/2" STROKE WIDTH AND CONTRASTING BACKGROUND.
8. PROVIDE STARWAY ILLUMINATION PER I.R.C. R303.9.
9. SEE SHEET A1 FOR ADDITIONAL NOTES.
10. PROVIDE SURFACE DRAINAGE 6" x 10" MIN. AWAY FROM HOUSE FOOTPRINT (I.R.C. R401.3).

NOTE:

NO OPERABLE WINDOW SHALL BE INSTALLED LESS THAN 24 INCHES ABOVE FINISHED FLOOR THAT IS GREATER THAN 12 INCHES ABOVE THE FINISH GARAGE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING.

NOTE:

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF PROJECT AND REPORT ANY OMISSIONS / DISCREPANCIES TO DESIGNER PRIOR TO COMMENCING WORK. DESIGNER SHALL NOT BE RESPONSIBLE FOR DISCREPANCY CONDITIONS RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR.

FOR SIDING DETAILS SEE SHEET A10



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

SMOKE & CARBON MONOXIDE ALARMS:

SMOKE AND CARBON MONOXIDE ALARMS MUST BE PROVIDED IN ALL REQUIRED LOCATIONS AND MUST BE:

- 1. ACCESSIBLE IN ALL PARTS OF THE HOUSE
- 2. INSTALLED PER MANUFACTURER'S INSTRUCTIONS

NEW HOMES (IRC R314 & R315)

SMOKE ALARMS AND CARBON MONOXIDE ALARMS ARE REQUIRED AND MUST BE CONNECTED TO THE MAIN ELECTRICAL SYSTEM WITH BATTERY BACKUP.

CARBON MONOXIDE ALARMS ARE REQUIRED IN ALL NEW AND EXISTING HOMES, APARTMENTS, CONDOMINIUMS, AND OTHER MULTI-FAMILY UNITS. REQUIRED LOCATIONS:

- 1. SMOKE ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM AND IN NAPPING AREAS IN A FAMILY HOME CHILD CARE.
- 2. SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE LOCATED OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- 3. SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE LOCATED ON EVERY FLOOR LEVEL, INCLUDING BASEMENTS (DOES NOT INCLUDE CRAWLSPACE AND UNHABITABLE ATTICS).
- 4. IN SPLIT LEVEL FLOOR PLANS, AT THE UPPER LEVEL, PROVIDED THERE IS NO INTERVENING DOOR BETWEEN ADJACENT LEVELS AND THE LOWER LEVEL IS LESS THAN A FULL STORY BELOW THE UPPER LEVEL.

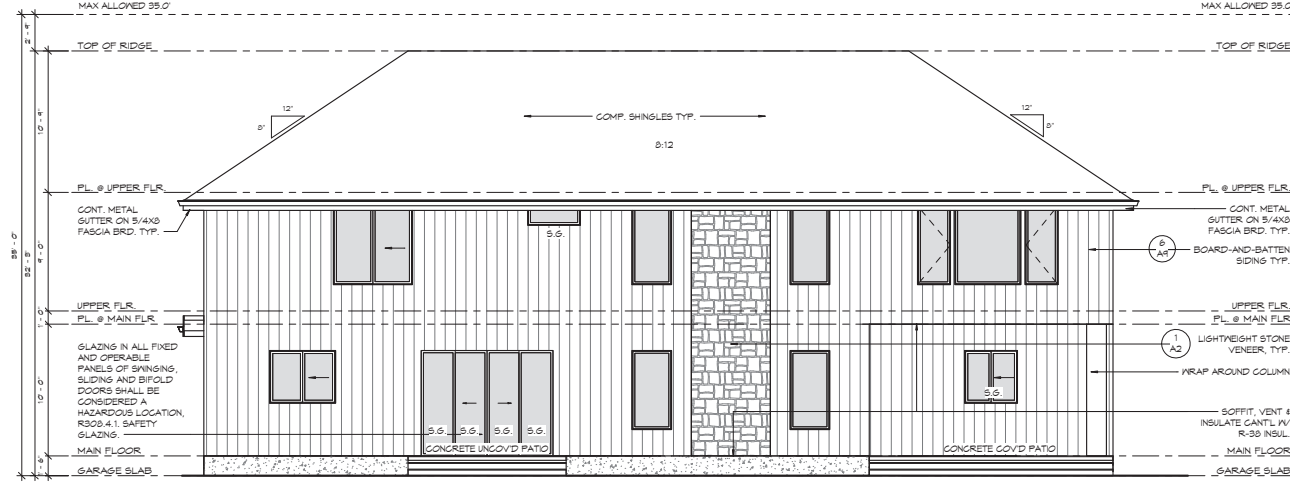
- 5. A CARBON MONOXIDE ALARM IS REQUIRED IN A BEDROOM WHEN A FUEL-BURNING APPLIANCE IS INSTALLED IN THE BEDROOM OR ITS ATTACHED BATHROOM.
- 6. A COMBINATION ALARM (COMBINED SMOKE AND CARBON MONOXIDE ALARM) IS ACCEPTABLE IN ANY REQUIRED LOCATION.
- 7. WALL MOUNTED ALARMS MUST BE NOT MORE THAN 12 INCHES FROM THE ADJACENT CEILING SURFACE.
- 8. AVOID PLACING ALARMS LESS THAN 3 FEET FROM SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND DO NOT PLACE ALARMS IN THE DIRECT AIRFLOW OF THE REGISTERS.
- 9. AVOID PLACING ALARMS WITHIN 5 FEET HORIZONTALLY FROM DOORS TO BATHROOMS CONTAINING A BATHTUB OR SHOWER.
- 10. DO NOT PLACE ALARMS IN SPACES WHERE TEMPERATURES MAY BE ABOVE OR BELOW THE ALARMS OPERATING TEMPERATURE RANGE.
- 11. DO NOT PLACE ALARMS WITHIN 3 FEET OF THE BLADES OF A CEILING FAN.
- 12. ALARMS IN PEASED OR SLOPED CEILINGS MUST BE WITHIN 6 FEET OF THE PEAK, MEASURED VERTICALLY, BUT NOT IN THE HIGHEST 4 INCHES OF THE CEILING.
- 13. A PHOTOELECTRIC SMOKE ALARM MUST NOT BE LESS THAN 8 FEET FROM A PERMANENT COOKING APPLIANCE.

SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH MUST NOT BE LESS THAN 10 FEET FROM A PERMANENT COOKING APPLIANCE.

IONIZATION SMOKE ALARMS WITHOUT AN ALARM-SILENCING SWITCH MUST NOT BE LESS THAN 20 FEET FROM A PERMANENT COOKING APPLIANCE.

CARBON MONOXIDE ALARM LOCATION LIMITATIONS

- 1. DO NOT PLACE ALARMS DIRECTLY ABOVE OR BESIDE FUEL-BURNING APPLIANCES.
- 2. DO NOT PLACE ALARMS IN DIRECT SUNLIGHT.
- 3. DO NOT PLACE ALARMS IN LOW AREAS WHERE CHILDREN CAN REACH. DO NOT PLACE ALARMS BEHIND CURTAINS OR ANY STRUCTURE THAT MIGHT PREVENT CARBON MONOXIDE FROM REACHING THE SENSOR.



REAR ELEVATION

SCALE: 1/4" = 1'-0"

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5.30.2024

ELEVATION NOTES:

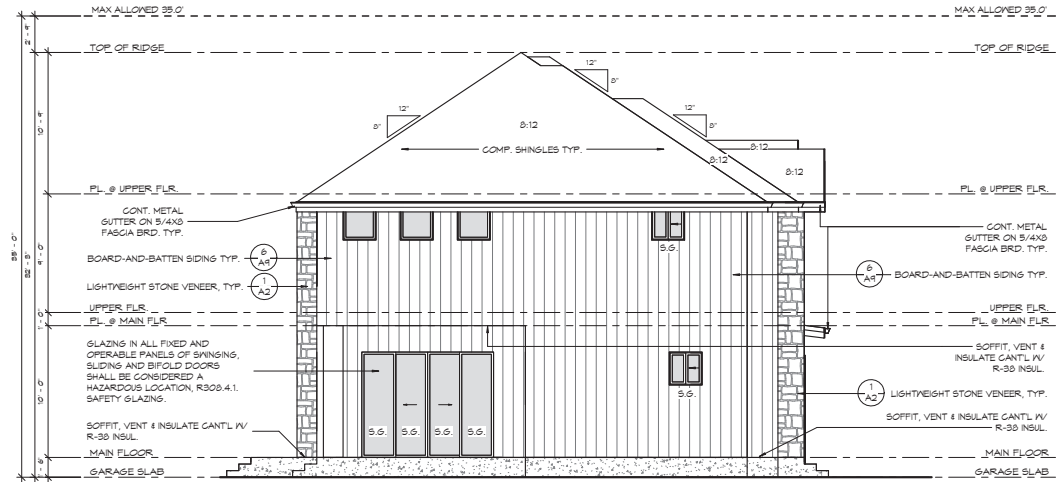
ELEVATION NOTES:

1. VERIFY SHEAR WALL NAILING & HOLDINGS PER PLAN PRIOR TO INSTALLING SIDING.
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4. PROVIDE FLASHING AT ROOF PENETRATIONS PER I.R.C. R103.2.9.
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8. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. R303.9.
9. SEE SHEET A1 FOR ADDITIONAL NOTES.
10. PROVIDE SURFACE DRAINAGE 8" 10' MIN. AWAY FROM HOUSE FOOTPRINT R.C. R401.3.

NOTE:
NO OPERABLE WINDOW SHALL BE INSTALLED LESS THAN 24 INCHES ABOVE FINISHED FLOOR THAT IS GREATER THAN 12 INCHES ABOVE THE FINISH GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING.

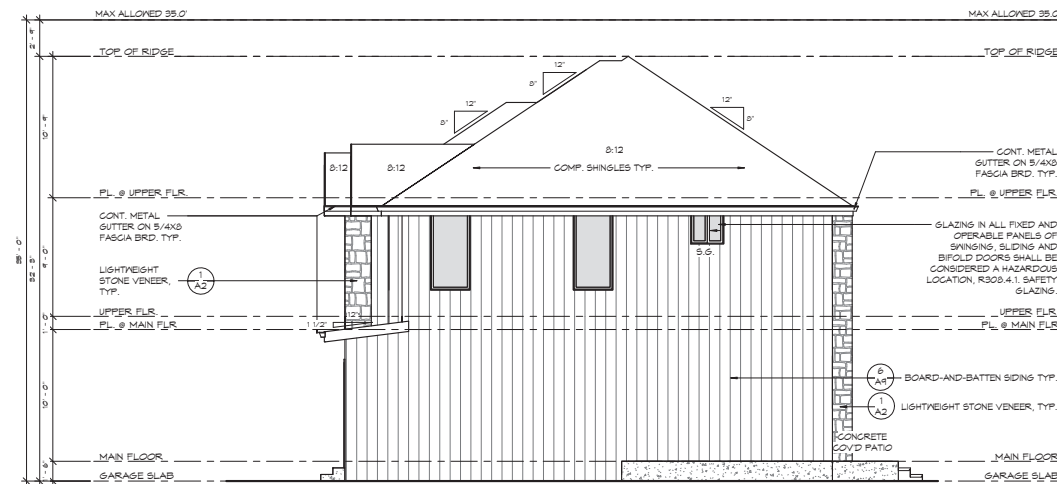
NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF PROJECT AND REPORT ANY OMISSIONS / DISCREPANCIES TO DESIGNER PRIOR TO COMMENCING WORK. DESIGNER SHALL NOT BE RESPONSIBLE FOR DISCREPANCY CONDITIONS RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR.

FOR SIDING DETAILS SEE SHEET A10



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

URBAN DESIGN GROUP
13445 PARK AVE. SUITE 110, TUCKER, GA 30084
(770) 838-2250 EMAIL: URBANDESIGN@UDG.COM

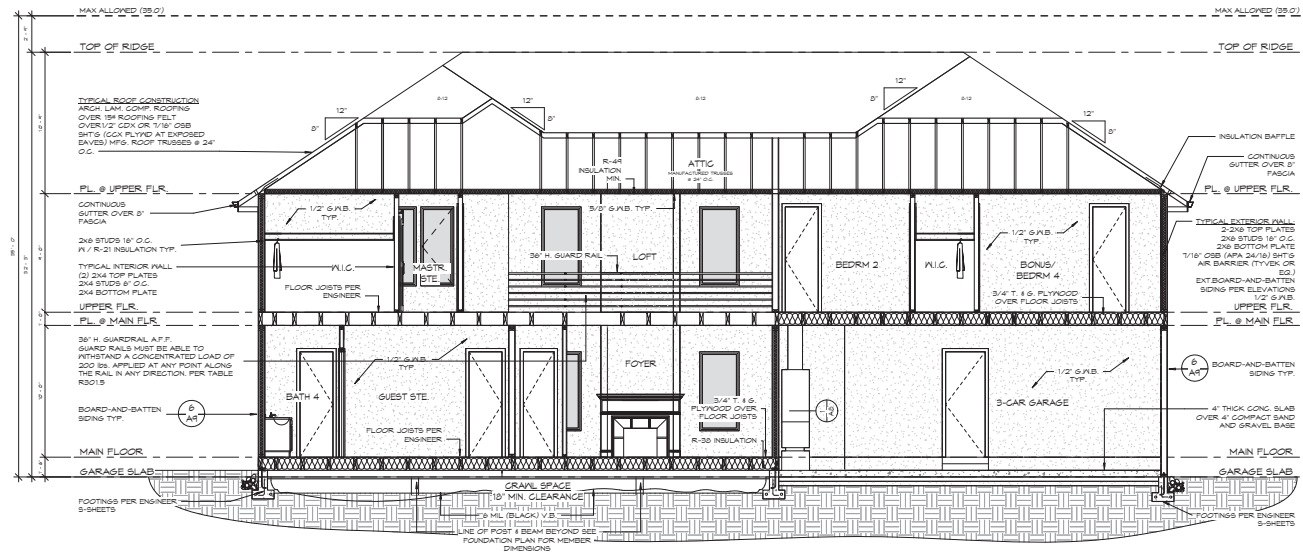
PROJECT NAME:
SINGLE-FAMILY RESIDENCE
SINGLE USE

SUBMITTAL/REVISION DATE
SUBMITTED:
REVISED:
DESIGNED BY:
DRAFTED BY:
SHEET TITLE
RIGHT AND LEFT ELEVATIONS
PROJECT NUMBER
21249-2-2-3
SHEET NUMBER

A6

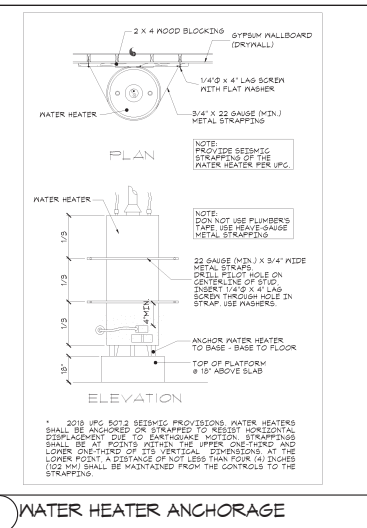
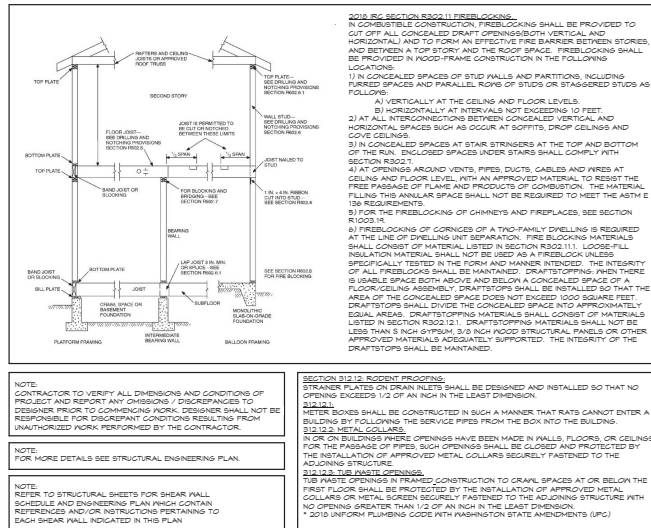
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BUILDING CROSS-SECTION - 'A'

SCALE: 1/4" = 1'-0"



URBAN DESIGN GROUP
15445 PARK AVE. SUITE 110, TUCKER, GA 30084
(770) 838-9250 EMAIL: URBANDESIGN@UDG.COM

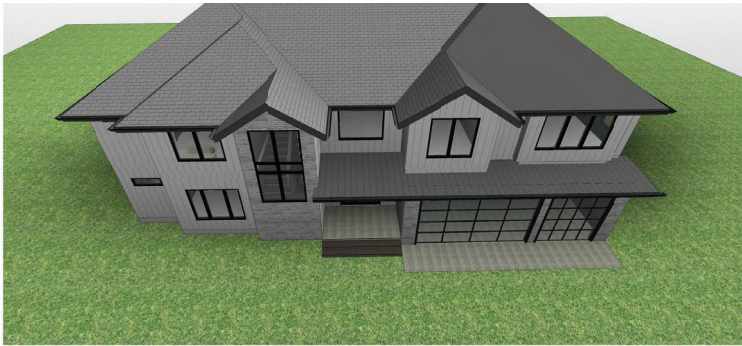
PROJECT NAME
SINGLE-FAMILY RESIDENCE
DESIGN TYPE
SINGLE USE

SUBMITAL/REVISION DATE
SUBMITTED:
REVISED:
DESIGNED BY:
DRAFTED BY:
SHEET TITLE
BUILDING CROSS-SECTION & SCHEDULES
PROJECT NUMBER
21249-2-2-3
SHEET NUMBER

A8

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PERSPECTIVE VIEW: FRONT/TOP BIRD VIEW



PERSPECTIVE VIEW: FRONT / LEFT ELEVATION



PERSPECTIVE VIEW: REAR/LEFT ELEVATION



PERSPECTIVE VIEW: FRONT / RIGHT ELEVATION

PERSPECTIVE VIEW:

PERSPECTIVE VIEWS ARE FOR REFERENCE ONLY.
THEY SHOULD NOT BE USED TO DETERMINE ANY PORTION
OF THE CONSTRUCTION OTHER THAN GENERAL MATERIAL
APPEARANCE. REFER TO ELEVATION SHEETS FOR DETAILS.



PROJECT NAME
SINGLE-FAMILY RESIDENCE
SINGLE USE

SUBMITTAL/REVISION DATE
SUBMITTED:
REVISED:

DESIGNED BY:

DRAFTED BY:

SHEET TITLE

PERSPECTIVE
VIEWS

PROJECT NUMBER
21249-2-2-3

SHEET NUMBER

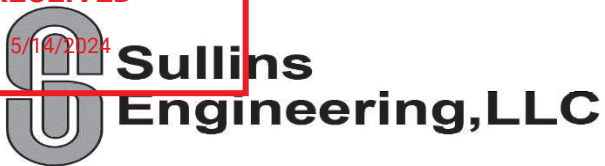
A7

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

[attached]

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5/14/2024



302 West May Street, Winder, GA 30680 * mattsullins@gmail.com * 678-687-6219

May 2, 2024

RE: Application for a Rezone Application for 2171 Doc Hughes Road

Letter of Intent

I am writing on behalf of the owner, Royal Mansions, LLC, to formally request a rezone from RA-200 to RA-100. Our goal is to split this property into three individual parcels and construct three single-family homes. Along with this development, a sanitary sewer extension and storm sewer extension will be required, as shown on the included conceptual plan. There are already existing storm sewer pipes and structures on site that were constructed during the GDOT project not too long ago. We will simply be adding to the existing infrastructure and improving the property so that no concentrated drainage flows onto the proposed homes. The sanitary sewer extension will tie onto the neighboring subdivision to the northeast. Additionally, all existing structures will be removed and cleaned up, including the current home. Lastly, the existing guardrail will be removed. Coordination with the transportation department will ensure that everyone is on the same page. With the development, there will be many truckloads of dirt brought in to bring the site up to road grade. The guardrail is there to protect drivers from steep slopes; however, once we design and construct the homes, no steep slopes will be present, rendering the guard rail seemingly useless.

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5/14/2024

We choose RA-100 as the proposed zoning because it best fits our intentions, the comprehensive plan, and the surrounding area. This is not a major development like high-density multi-family, nor will it have any adverse impacts. Our proposition cleans up and improves the existing property and infrastructure.

We appreciate your attention to this matter and anticipate favorable consideration of our requests. Please do not hesitate to contact us should you require any additional information or clarification regarding this application.

Sincerely,

Matthew Sullins



GA Registration No. 28445

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5/14/2024

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

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

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

Yes, adjoining all residential zoned property. RA-100 zoned
subdivision to the northeast

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

No adverse affect, residential area

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

With today's prices of land in Gwinnett, not reasonable

- (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:

No burdensome use, this is a minor request and affect will be minimal

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

Yes, RA-100 was chosen to be more conforming to the area rather than R-75

~~R-75~~

- (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:

No existing or changing conditions known.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

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REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Jakob Sullins (Sullins Engineering LLC)</u>	Name: <u>Royal Mansions, LLC</u>
Address: <u>302 W. May Street</u>	Address: <u>741 Rock Springs</u>
City: <u>Winder, GA 30680</u>	City: <u>Lawrenceville</u>
State: <u>GA</u> ZIP: <u>30680</u>	State: <u>GA</u> ZIP: <u>30043</u>
Phone: <u>706-773-3849</u>	Phone: <u>931-636-4565</u>
Email: <u>JAKESULLINS@GMAIL.COM</u>	Email: <u>admin@royalmansionsga.com</u>
Contact Person: <u>Jakob Sullins</u> Phone: <u>706-773-3849</u>	
Contact's Email: <u>JAKESULLINS@GMAIL.COM</u>	
APPLICANT IS THE:	
<input checked="" type="checkbox"/> Owner's Agent <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser	
Current Zoning District(s): <u>RA-200</u> Requested Zoning District: <u>RA-100</u>	
Parcel Number(s): <u>R3003 198</u> Acreage: <u>1.895 AC</u>	
Property Address(es): <u>2171 DOC HUGHES Road</u>	
Proposed Development: <u>3x lots for single family detached homes</u>	
Variance(s): <u>—</u> Waiver(s): <u>—</u>	
RESIDENTIAL DEVELOPMENT No. of Dwelling Units: <u>3</u> Dwelling Unit Sq. Ft.: _____ Density: <u>1.58 units/AC</u> Floor Area Ratio (LRR, MRR, HRR): _____	NON-RESIDENTIAL DEVELOPMENT No. of Buildings: _____ Total Building Sq. Ft.: _____ Floor Area Ratio: _____
MIXED-USE DEVELOPMENT	
No. of Dwelling Units: _____ Dwelling Unit Sq. Ft.: _____	
Total Non-Residential Sq. Ft.: _____ Floor Area Ratio: _____	

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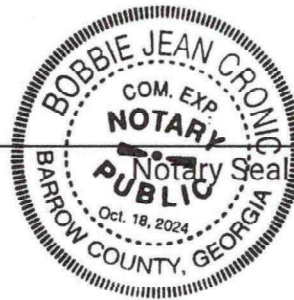
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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

Jakob Sullins 5-1-24 Jakob Sullins / Proj En
Signature of Applicant Date Type of Print Name and Title

Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

Bobbie Jean Crowe 5/01/24
Signature of Notary Public Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

☐ Yes

☒ No

Jakob Sullins (Your 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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5/14/2024

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

Tobias Shy

Date

5-1-24

Type or Print Name and Title

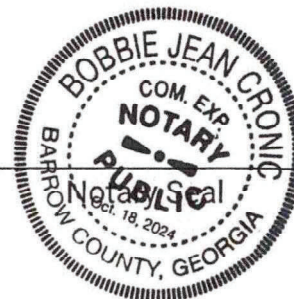
Jakob Sullins / Proj Eng

Signature of Notary Public

Bobbie Jean Cronin

Date

5/01/24

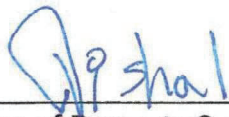


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5/14/2024

REZONING PROPERTY OWNER'S CERTIFICATION

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

 05/01/2024
Signature of Property Owner Date

Vishal Kumar Patel
Type or Print Name and Title

 5/01/24
Signature of Notary Public Date



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5/14/2024

Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2023

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: R3003 198
(Map Reference Number)

John Shy 5-1-24
Signature of Applicant Date

Jakob Sullins / Proj Eng.
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.

[Signature] TSA
Name Title
5/2/24
Date

Exhibit F: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		06.05.2024			
Department/Agency Name:		Transportation			
Reviewer Name:		Brent Hodges			
Reviewer Title:		Construction Manager 2			
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com			
Case Number:		RZR2024-00034			
Case Address:		2171 Doc Hughes Road, Buford, 30519			
Comments:		<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO
1	Doc Hughes Road is a local street. ADT = 3,207.				
2	7.1 miles to the nearest Ride Gwinnett facility located at 3505 Buford Drive (AutoNation Mall of Georgia).				
3	The developer shall coordinate with the Gwinnett County Department of Transportation (GCDOT) Roadway Operations and Maintenance division on any removal and potential re-installation of guardrail. Any improvements that impact the guardrail is subject to the review and approval of GCDOT.				
4	A 5' concrete sidewalk shall be constructed along the site frontage, connecting to the existing sidewalk at the NW corner of Doc Hughes Road and Spout Springs Road.				
5	Each direct driveway connection to Doc Hughes Road shall meet minimum sight distance per section 360-40 of the UDO.				
6					
7					
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1					
2					
3					
4					
5					
6					
7					

Note: Attach additional pages, if needed

Revised 7/26/2021

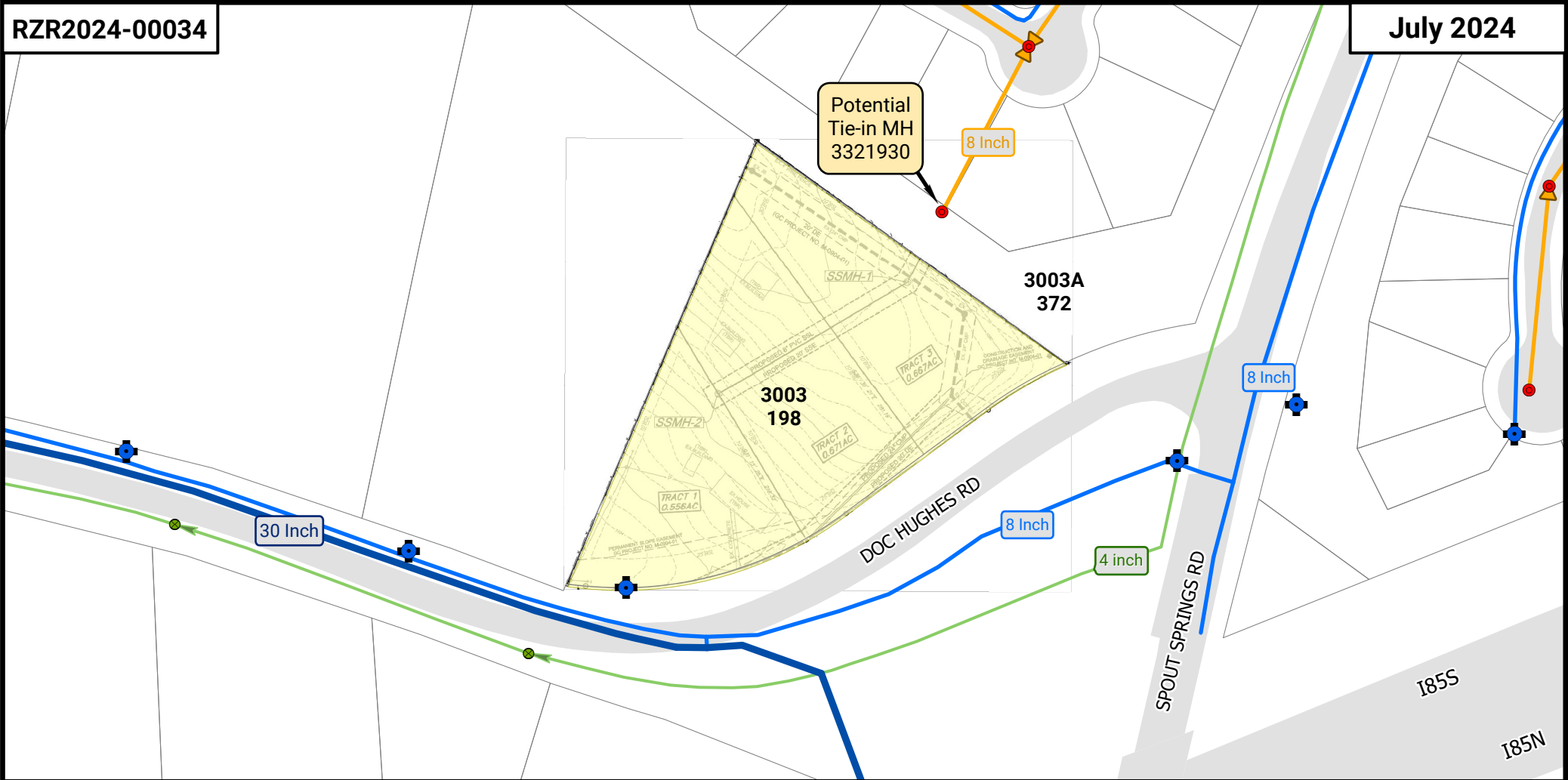


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com		
Case Number:		RZR2024-00034		
Case Address:		2171 Doc Hughes Road		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The proposed development may connect to an existing 8-inch water main located on the southern right-of-way of Doc Hughes Road. A jack-and-bore may be required.			
2	Sewer: A Sewer Capacity Certification is required prior to obtaining a Land Disturbance Permit. Pending available capacity, the proposed development may connect to an existing 8-inch gravity sewer on parcel 3003A372. As-builts for the Turnberry development indicate an easement exists to tie-in to manhole FID 3321930.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
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7				

Note: Attach additional pages, if needed

Revised 7/26/2021

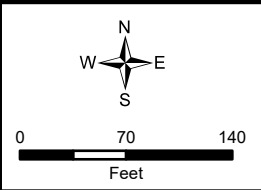


LEGEND

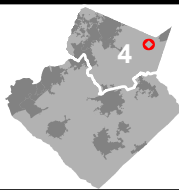
- Water Main
- Hydrant
- Manhole
- Sewer Collector
- Sewer Force Main

2171 Doc Hughes Rd
RA-200 to R-100

Water & Sewer Utility Map



LOCATION



Water Comments: The proposed development may connect to an existing 8-inch water main located on the southern right-of-way of Doc Hughes Road. A jack-and-bore may be required.

Sewer Comments: A Sewer Capacity Certification is required prior to obtaining a Land Disturbance Permit. Pending available capacity, the proposed development may connect to an existing 8-inch gravity sewer on parcel 3003A372. As-builts for the Turnberry development indicate an easement exists to tie-in to manhole FID 3321930.

Water Availability: Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

Residential Rezoning Impact on Local Schools Prepared for Gwinnett County BOC, July, 2024											Proposed Zoning
	School	2024-25			2025-26			2026-27			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
RZM2024-00007	Archer High School	2,950	2,850	100	2,887	2,850	37	2,863	2,850	13	11
	McConnell Middle School	2,096	1,775	321	2,121	1,775	346	2,185	1,775	410	8
	Cooper Elementary School	1,511	1,625	-114	1,527	1,625	-98	1,543	1,625	-82	15
RZM2024-00008	Grayson High School	3,585	3,000	585	3,693	3,000	693	3,803	3,000	803	25
	Bay Creek Middle School	1,449	1,150	299	1,485	1,150	335	1,537	1,150	387	19
	Trip Elementary School	1,440	1,200	240	1,498	1,200	298	1,558	1,200	358	36
RZR2024-00023	Dacula High School	2,553	2,550	3	2,617	2,550	67	2,682	2,550	132	16
	Dacula Middle School	1,855	1,900	-45	1,901	1,900	1	1,949	1,900	49	11
	Mulberry Elementary School	790	975	-185	826	975	-149	871	975	-104	21
RZR2024-00030	Dacula High School	2,553	2,550	3	2,617	2,550	67	2,682	2,550	132	3
	Dacula Middle School	1,855	1,900	-45	1,901	1,900	1	1,949	1,900	49	1
	Alcova Elementary School	1,501	1,150	351	1,554	1,150	404	1,608	1,150	458	3
RZR2024-00032	Mountain View High School	2,226	2,300	-74	2,209	2,300	-91	2,253	2,300	-47	21
	Twin Rivers Middle School	1,683	2,150	-467	1,700	2,150	-450	1,734	2,150	-416	15
	Dyer Elementary School	929	1,175	-246	903	1,175	-272	894	1,175	-281	30
RZR2024-00033	Grayson High School	3,585	3,000	585	3,693	3,000	693	3,803	3,000	803	57
	Couch Middle School	1,139	1,150	-11	1,167	1,150	17	1,197	1,150	47	45
	Starling Elementary School	1,322	1,200	122	1,348	1,200	148	1,375	1,200	175	80
RZR2024-00034	Seckinger High School	2,326	2,800	-474	2,452	2,800	-348	2,550	2,800	-250	1
	Jones Middle School	1,820	1,575	245	1,893	1,575	318	1,969	1,575	394	1
	Ivy Creek Elementary School	1,583	1,275	308	1,614	1,275	339	1,646	1,275	371	1
RZR2024-00035	Meadowcreek High School or:	2,521	2,850	-329	2,470	2,850	-380	2,433	2,850	-417	43
	McClure Health Science High School	1,180	1,500	-320	1,190	1,500	-310	1,200	1,500	-300	
	Lilburn Middle School	1,588	2,000	-412	1,556	2,000	-444	1,542	2,000	-458	33
	Nesbit Elementary School	1,214	1,400	-186	1,202	1,400	-198	1,220	1,400	-180	61
RZR2024-00036	Mill Creek High School	2,721	2,800	-79	2,694	2,800	-106	2,735	2,800	-65	45
	Osborne Middle School	1,763	1,575	188	1,798	1,575	223	1,816	1,575	241	35
	Pucketts Mill Elementary School	746	1,200	-454	725	1,200	-475	708	1,200	-492	63

Exhibit G: Maps

[attached]



WATER MILL DR

SPOUT SPRINGS RD

HAYWATER CV

DOC HUGHES RD

I85S

I85N

 RZR2024-00034

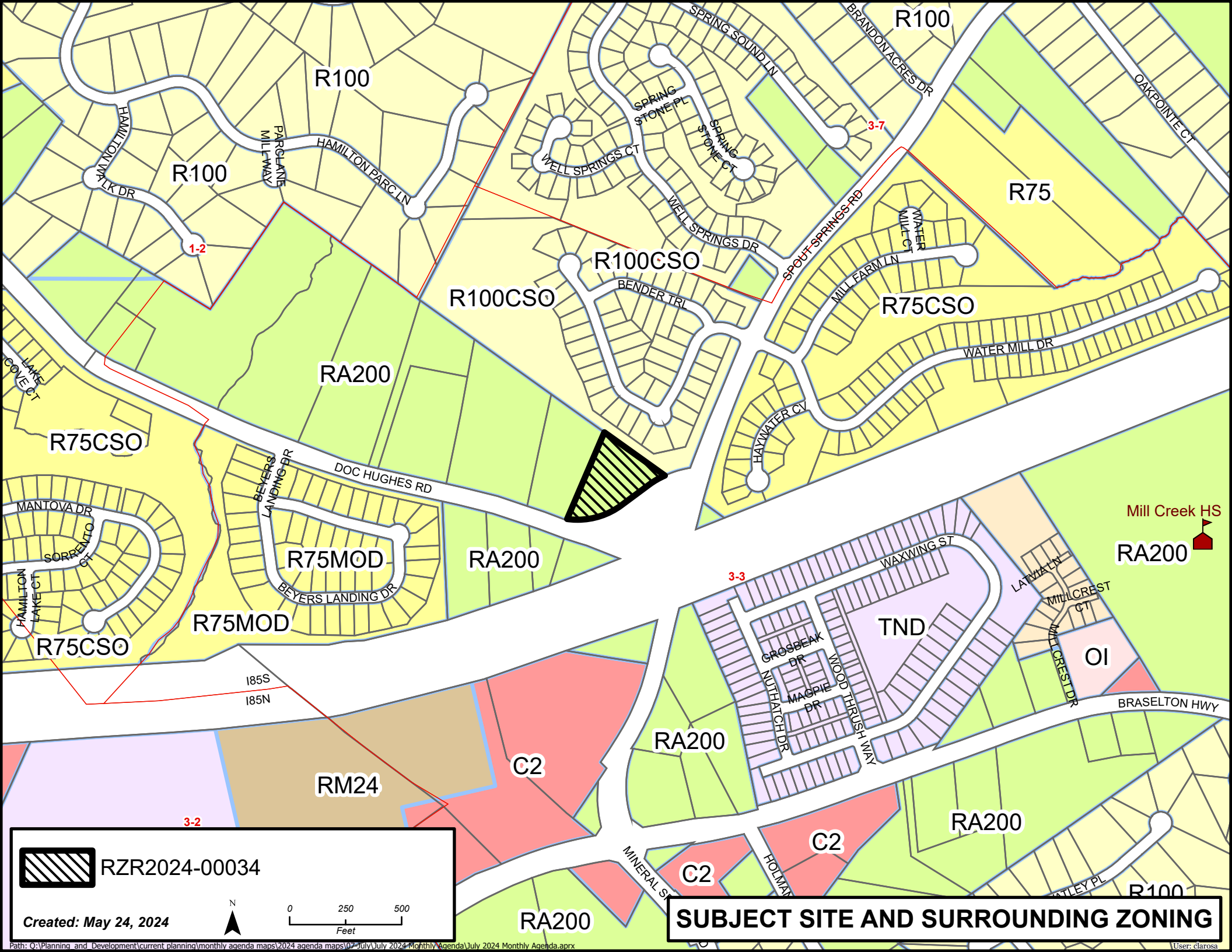
Created: May 24, 2024



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Gwinnett County GIS

User: clark



Created: May 24, 2024

SUBJECT SITE AND SURROUNDING ZONING

