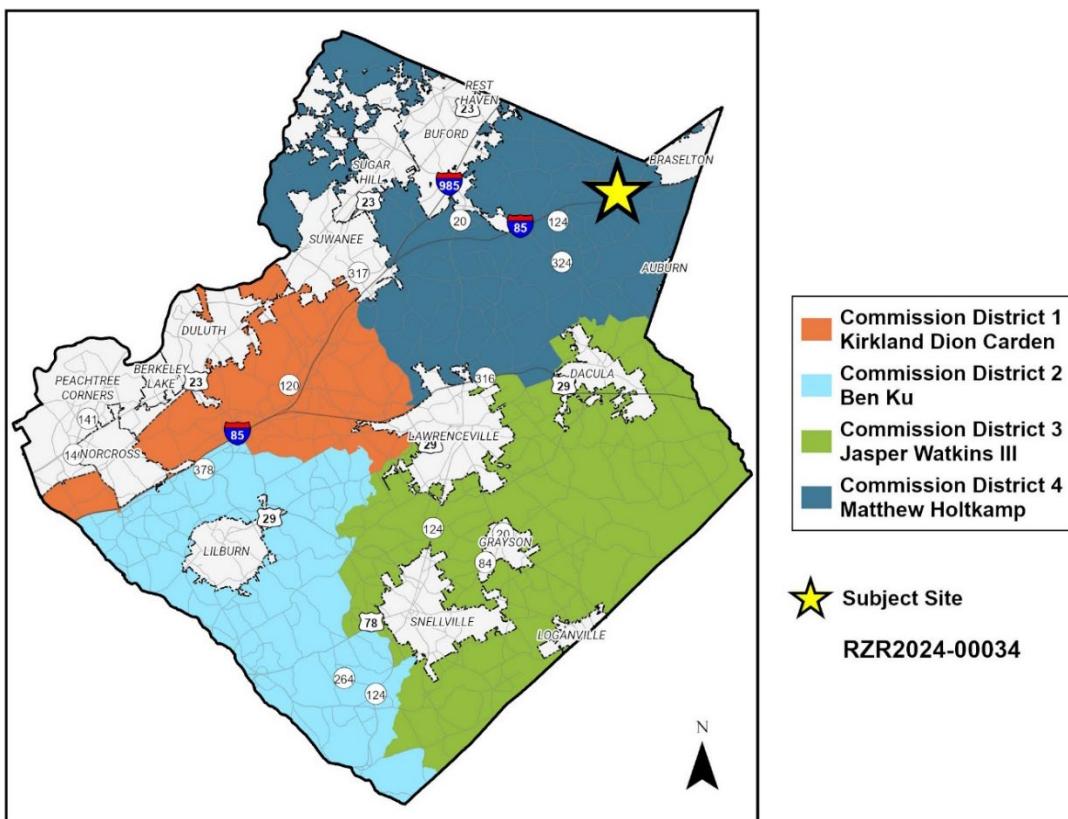




## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

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



**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

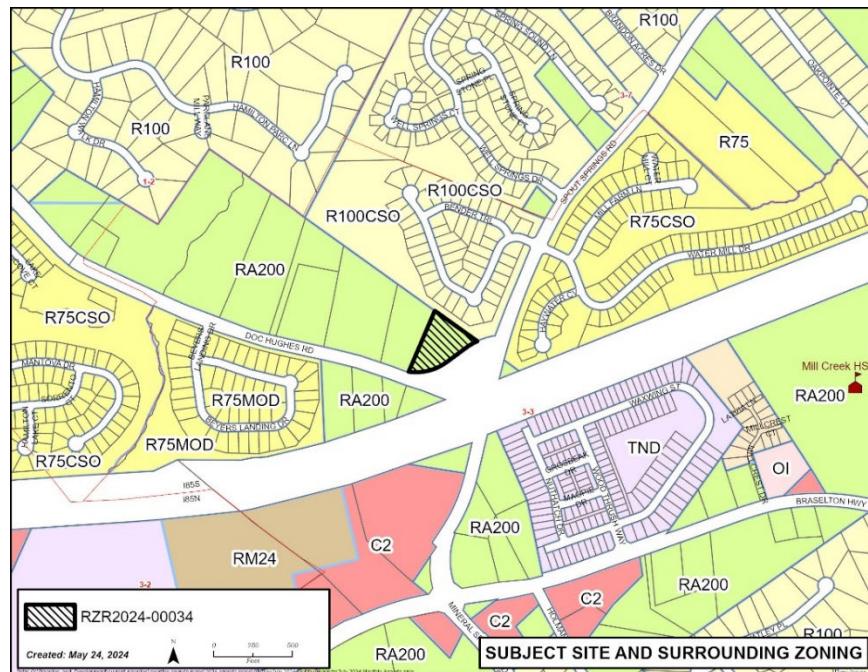
The subject property is zoned RA-200 (Agriculture-Residence District). No prior zoning cases are on record for this property.

## 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.**

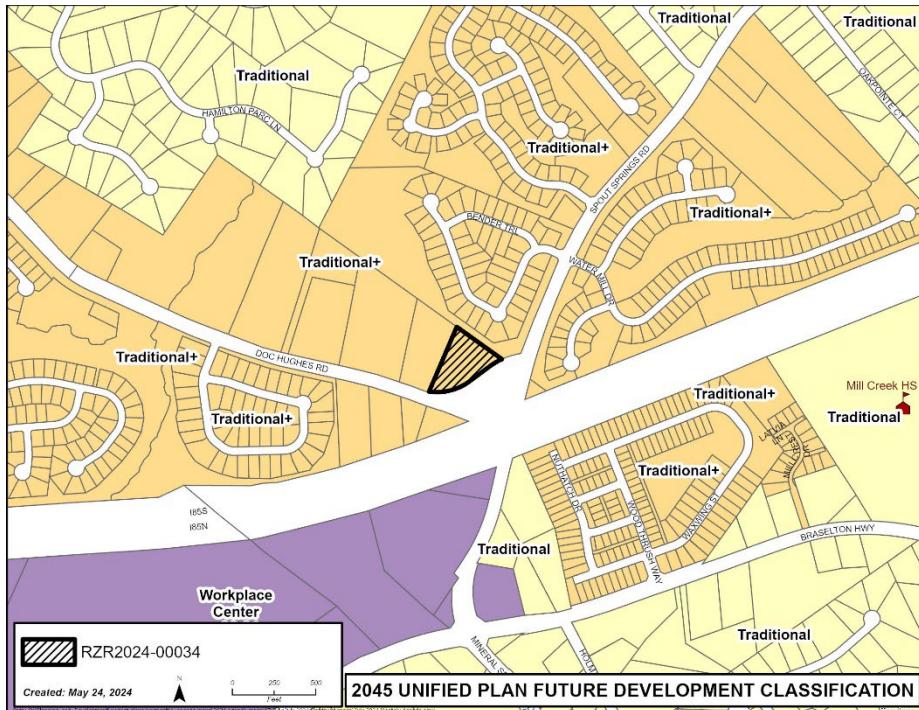
The property has a reasonable economic use as currently zoned.

**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**

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

-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

**Sullins** Engineering, LLC

302 WEST MAY STREET  
WANDER, GA 30680  
PHONE: (678) 687-0219

CONTACT: MATTHEW SULLINS  
CIVIL ENGINEERS ~ LAND PLANNERS

**DOC HUGHES ROAD**  
REZONE CONCEPT PLAN FOR:  
LOCATED IN:  
PARCEL: R003 198 GND: DUNCAN'S 1749  
LAND LOT 3, 3RD DISTRICT, GWINNETT COUNTY, GEORGIA

Scale 1" = 30'

**Exhibit C: Building Elevations**

**[attached]**

RECEIVED

5.30.2024



15445 53rd AVE. S. STE. 110, TUKWILA, WA 98188  
1206 83B-9220 E-MAIL: URBANDESIGNCENTER@YAHOO.COM

PROJECT NAME:  
SINGLE-FAMILY RESIDENCE  
SINGLE USE

SUBMITTAL/REVISION DATE:  
SUBMITTED:  
REVISED:

DESIGNED BY:

DRAFTED BY:

SHADE TITLE:

COVER SHEET

PROJECT NUMBER:

21249-2-2-3

SHEET NUMBER:

A0

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

FRONT ELEVATION

PROJECT DESCRIPTION:

2-STORY SINGLE FAMILY RESIDENCE (3,420 S.F.) w/ ATTACHED 2-CAR GARAGE (693 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:

ROYAL RESIDENCE

PROJECT DATA:

PARCEL NO.:  
PROPERTY TYPE:  
LAND AREA:  
ACRES:  
RTS/CO:  
ADDRESS:

ZONING:  
MIN SETBACKS:

MAX HEIGHT:

WATER:  
SEWER/SEPTIC:  
ROAD ACCESS:  
STREET SURFACE:

DESIGN TEAM:

URBAN DESIGN GROUP  
15445 53rd AVE. S. STE. 110  
TUKWILA, WA 98188  
P: (206) 838-0280  
E: urbandesigncenter@yahoo.com

OWNER(S):



FRONT/RIGHT ELEVATION



REAR ELEVATION



FRONT/LEFT VIEW

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5.30.2024



PROJECT NAME  
SINGLE-FAMILY RESIDENCE  
SINGLE USE

SUBMITTAL/REVISION DATE  
SUBMITTED:  
REVISED:

DEIGNED BY:

DRAINED BY:

SHEET TITLE

FRONT AND  
REAR  
ELEVATIONS

PROJECT NUMBER

21249-2-2-3

SHEET NUMBER

A5

**ELEVATION NOTES:**

1. VERIFY SHEAR WALL NAILING & HOLDOWNS FOR PLAN PRIOR TO INSTALLING SIDING.

2. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.

3. PROVIDE APPROVED CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE FOR I.C. R309.3.

4. PROVIDE FLASHING AT ROOF PENETRATIONS PER I.C. R409.2.

5. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE-INTERIOR DOORS.

6. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS @ ALL EAVES. THE ADDRESS OR HOUSE NUMBER TO BE POSTED AND PLAINLY VISIBLE FROM THE STREET IN FRONTAGE, MIN. 4" HEIGHT, 1/2" STROKE WIDTH AND CONTRASTING BACKGROUND.

7. PROVIDE STAIRWAY ILLUMINATION PER I.C. R303.6.

8. SEE SHEET A1 FOR ADDITIONAL NOTES.

10. PROVIDE SURFACE DRAINAGE 6"-10' MIN. AWAY FROM HOUSE FOOTPRINT (IC 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 DISCREPANT 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:

- \* AUDIBLE IN ALL PARTS OF THE HOUSE
- \* INSTALLED PER MANUFACTURER'S INSTRUCTIONS

NOTICE TO CONTRACTOR: 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:

- \* SMOKE ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM AND IN NAPING AREAS, AND IN EACH HALLWAY.
- \* SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE LOCATED OUTSIDE DORMITORY ROOMS AND THE BATHROOMS WHERE COOKING APPLIANCES ARE LOCATED.
- \* SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE LOCATED ON EVERY FLOOR LEVEL, INCLUDING BASEMENTS (DOES NOT INCLUDE CRAWLSPACE AND UNFINISHED ATTIC).

\* 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 10 FEET FROM THE COOKING APPLIANCE.

\* A CARBON MONOXIDE ALARM IS REQUIRED IN A BEDROOM WHEN A FUEL-BURNING APPLIANCE IS LOCATED IN AN ADJACENT ROOM.

\* A COMBINATION ALARM (COMBINED SMOKE AND CARBON MONOXIDE ALARM) IS ACCEPTABLE IN ANY RECESS LOCATIONS.

\* SMALL SMOKE ALARMS MUST NOT BE GREATER THAN 12 INCHES FROM THE ADJOINING CEILING SURFACE.

\* PLACEMENT OF SMOKE ALARMS LESS THAN 3 FEET FROM SUPPLY REGISTERS OR A FORCED AIR HEATING OR COOLING SYSTEM AND DO NOT PLACE ALARMS IN THE DIRECT AIRFLOW OF THE REGISTERS.

\* A SMOKE ALARM MUST NOT BE PLACED MORE THAN 6 FEET HORIZONTALLY FROM DOORS TO BATHROOMS CONTAINING A BATHTUB OR SHOWER.

\* DO NOT PLACE SMOKE ALARMS WHERE THE OPERATING TEMPERATURES MAY BE ABOVE OR BELOW THE ALARM'S OPERATING TEMPERATURE RANGE.

\* DO NOT PLACE ALARMS WITHIN 3 FEET OF THE BLADES OF A CEILING FAN.

\* ALARMS MUST NOT BE PLACED IN A HALLWAY, IN A CLOSET, OR IN THE PEAK, MEASURED HORIZONTALLY, BUT NOT IN THE HIGHEST 4 INCHES OF THE CEILING. HORIZONTAL MEASUREMENT IS FROM THE CENTER OF THE ALARM TO THE PEAK.

\* A PHOTOELECTRIC SMOKE ALARM MUST NOT BE LESS THAN 6 FEET FROM A PERMANENT COOKING APPLIANCE.

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

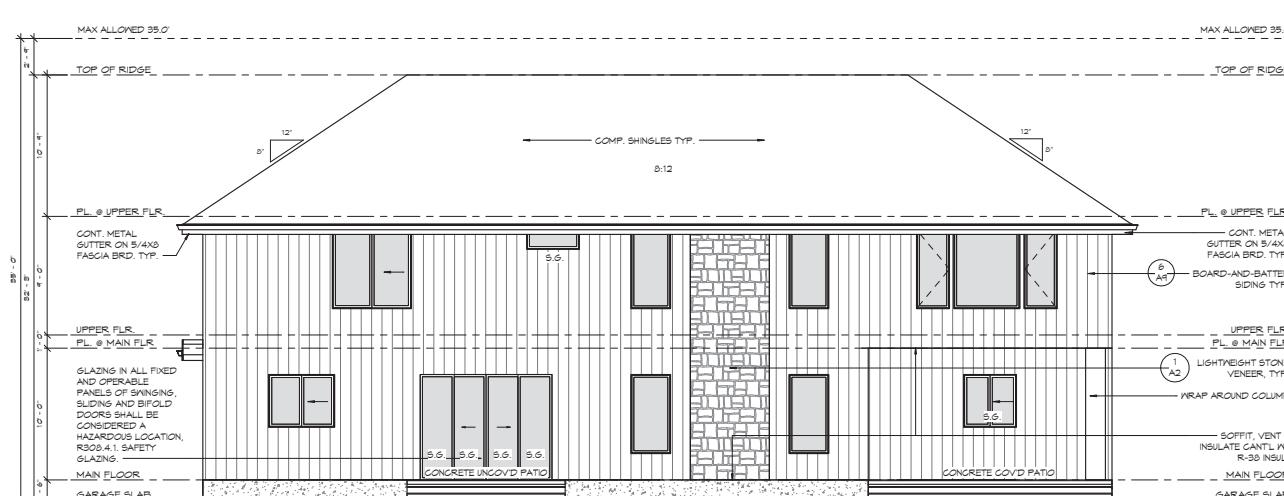
C. IONIZATION SMOKE ALARMS WITHOUT AN ALARM-SILENCING SWITCH MUST NOT BE LESS THAN 10 FEET FROM A PERMANENT COOKING APPLIANCE.

CARBON MONOXIDE ALARM LOCATION LIMITATIONS:

- \* DO NOT PLACE ALARMS DIRECTLY ABOVE OR BEHIND FUEL-BURNING APPLIANCES.
- \* DO NOT PLACE ALARMS IN DIRECT SUNLIGHT.
- \* DO NOT PLACE ALARMS IN LOCATIONS 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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**ELEVATION NOTES:**

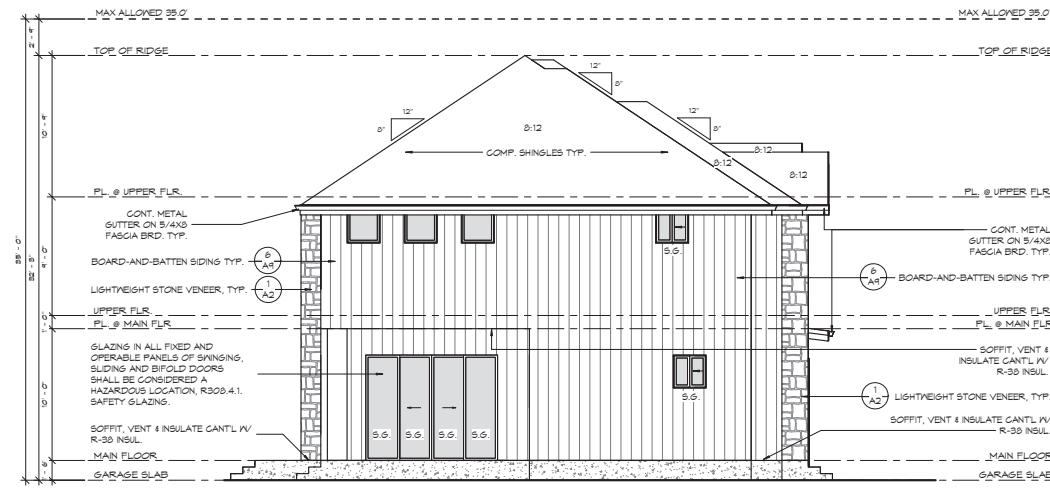
ELEVATION NOTES:

1. VERIFY SHEAR WALL NAILING & HOLDINGS PER PLAN PRIOR TO INSTALLING SIDING.
2. CALK ALL EXTERIOR JOINTS & PENETRATIONS.
3. PROVIDE APPROVED CORROSION RESISTANT NAILING FOR SHEAR WALL ENVELOPE PER I.R.C. R103.6
4. PROVIDE FLASHING AT ROOF PENETRATIONS PER I.R.C. R405.2
5. PROVIDE HEATHER STRIPPING AT ALL EXTERIOR & GARAGE-INTERIOR DOORS.
6. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS AT ALL ROOF EDGES.
7. ADDRESS HOUSE NUMBER TO BE POSTED AND PLAINLY VISIBLE FROM THE STREET FRONTAGE, MIN. 4' HEIGHT, 1/2" STICKER, COLOR AND CONTRASTING BACKGROUND.
8. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. R303.6
9. SEE SHEET A1 FOR ADDITIONAL NOTES.
10. PROVIDE SURFACE DRAINAGE 8":10' MRN AWAY FROM HOUSE FOOTPRINT I.R.C R401.3

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

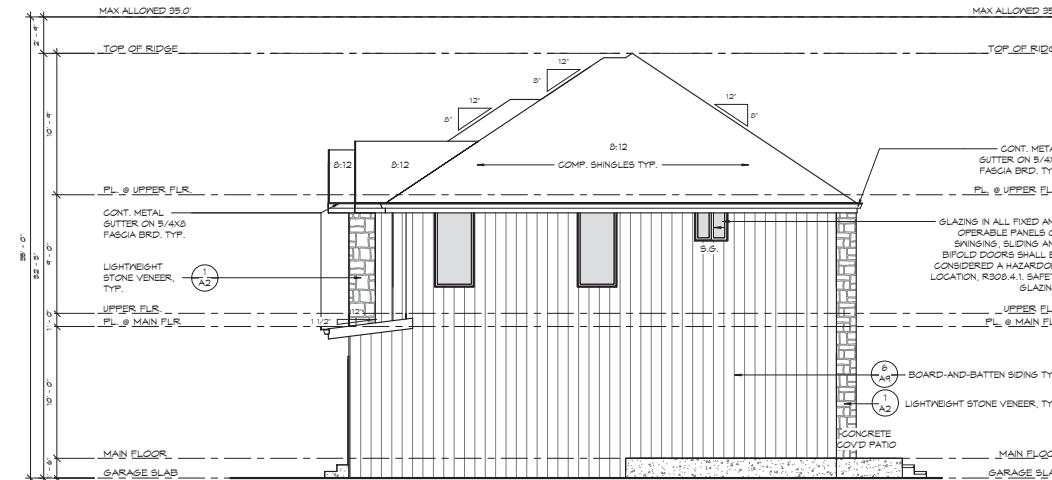
NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF PROJECT AND REPORT ANY CHANGES IN CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK. DESIGNER SHALL NOT BE RESPONSIBLE FOR DESIGN CHANGES OR COSTS RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR.

FOR SIDING DETAILS SEE SHEET A10



RIGHT ELEVATION

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



LEFT ELEVATION

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

PROJECT NAME: **SINGLE-FAMILY RESIDENCE**  
SHEET NUMBER: **21249-2-2-3**

URBAN DESIGN GROUP  
15445 53rd Ave. S. STE. 110, TUKWILA, WA 98188  
(206) 838-9250 E-MAIL: URBANDSGROUP123@YAHOO.COM

SUBMITTAL/REVISION DATE  
SUBMITTED: REVISED

DEIGNED BY: \_\_\_\_\_

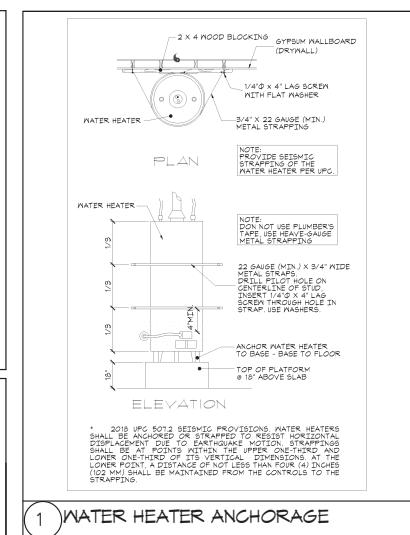
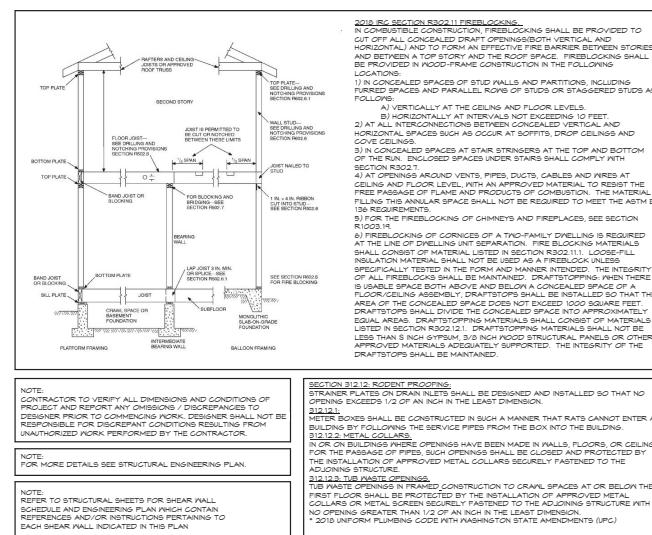
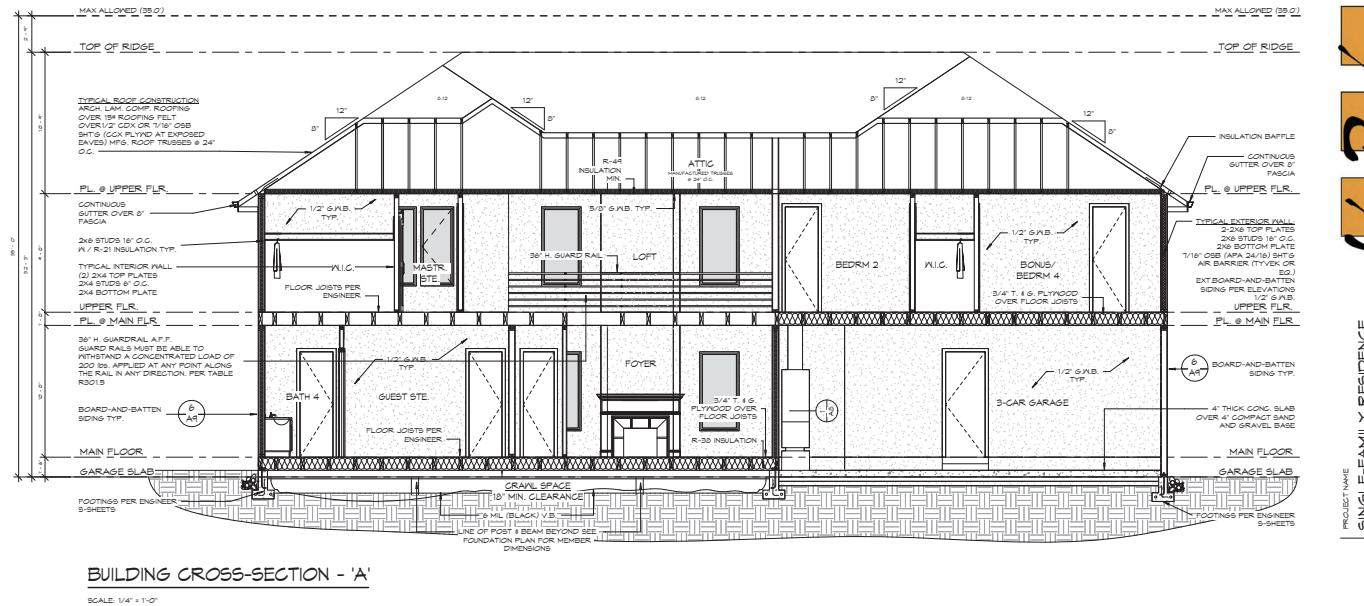
DRAFTED BY: \_\_\_\_\_

SHEET TITLE: **RIGHT AND LEFT ELEVATIONS**

PROJECT NUMBER: **21249-2-2-3**

SHEET NUMBER: **A6**

5.30.2024



GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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5.30.2024



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

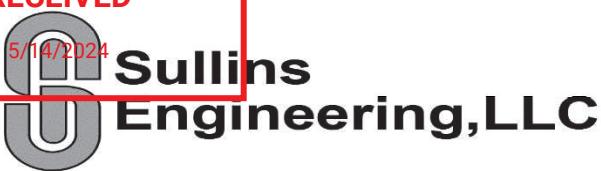
A7

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

**[attached]**

RECEIVED

5/14/2024



302 West May Street, Winder, GA 30680 \* matt@sullins@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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We choose RA-100 as the proposed zoning because it best fits our intentions, the comprehensive plan,  
5/14/2024  
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

**RECEIVED**

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

(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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5/14/2024

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><br>Address: <u>302 W. May Street</u><br>City: <u>Winder, GA 30680</u><br>State: <u>GA</u> ZIP: <u>30680</u><br>Phone: <u>706-773-3849</u><br>Email: <u>JAKESULLINS@GMAIL.COM</u> | Name: <u>Royal Mansions, LLC</u><br>Address: <u>741 Rock Springs</u><br>City: <u>Lawrenceville</u><br>State: <u>GA</u> ZIP: <u>30043</u><br>Phone: <u>931-636-4565</u><br>Email: <u>admin@royalmansionsga.com</u> |   |
| Contact Person: <u>Jakob Sullins</u><br>Contact's Email: <u>JAKESULLINS@GMAIL.COM</u>   | Phone: <u>706-773-3849</u>  |   |
| <b>APPLICANT IS THE:</b>  |   |   |
| <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   | NON-RESIDENTIAL DEVELOPMENT   |   |
| No. of Dwelling Units: <u>3</u>   | No. of Buildings: <u>—</u>  |   |
| Dwelling Unit Sq. Ft.: <u>—</u>   | Total Building Sq. Ft.: <u>—</u>  |   |
| Density: <u>1.58 units/AC</u>   | Floor Area Ratio: <u>—</u>  |   |
| Floor Area Ratio (LRR, MRR, HRR): <u>—</u>  |   |   |
| MIXED-USE DEVELOPMENT   |   |   |
| No. of Dwelling Units: <u>—</u>   | Dwelling Unit Sq. Ft.: <u>—</u>   |   |
| Total Non-Residential Sq. Ft.: <u>—</u>   | Floor Area Ratio: <u>—</u>  |   |

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5/14/2024

**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.

Jah Sh  
Signature of Applicant

5-1-24  
Date

Jakob Sullins / Proj En  
Type of Print Name and Title

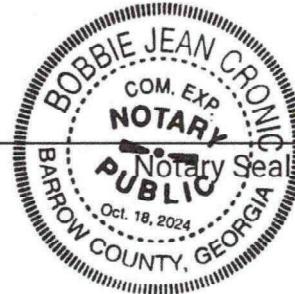
Signature of Applicant's  
Attorney or Representative

Date

Type or Print Name and Title

Bobbie Jean Crone  
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<br>(List all which aggregate to \$250 or More) | DATE CONTRIBUTION WAS MADE<br>(Within last two years) |
|---|--|---|
|   |  |   |
|   |  |   |
|   |  |   |
|   |  |   |
|   |  |   |

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

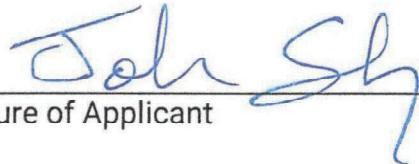
**RECEIVED**

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



5-1-24

Date

Type or Print Name and Title

Jakob Sullins / Proj Eng

Signature of Notary Public



Date

3/01/24

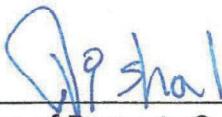


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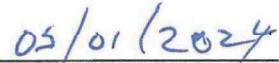
5/14/2024

**REZONING PROPERTY OWNER'S CERTIFICATION**

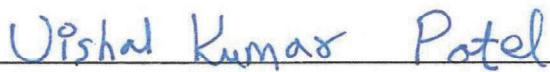
The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of last action by the Board of Commissioners.



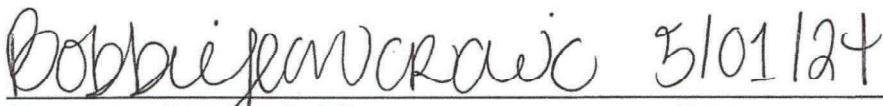
Signature of Property Owner



Date



Type or Print Name and Title



Signature of Notary Public

Date



RECEIVED

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  
Signature of Applicant

5-1-24

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.

Dr. JMS Duffie  
Name  
5/2/24  
Date

TSA  
Title

**Exhibit F: Internal and External Agency Review Comments**

**[attached]**



**Department of Planning and Development**  
**TECHNICAL REVIEW COMMITTEE**

|  |  |
|--|--|
| <b>TRC Meeting Date:</b> 06.05.2024  |  |
| Department/Agency Name: Transportation   |  |
| Reviewer Name: Brent Hodges  |  |
| Reviewer Title: Construction Manager 2   |  |
| Reviewer Email Address: <a href="mailto:Brent.Hodges@gwinnettcounty.com">Brent.Hodges@gwinnettcounty.com</a> |  |
| Case Number: RZR2024-00034   |  |
| Case Address: 2171 Doc Hughes Road, Buford, 30519  |  |
| <b>Comments:</b> <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  |  |
| <b>Recommended Zoning Conditions:</b> <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



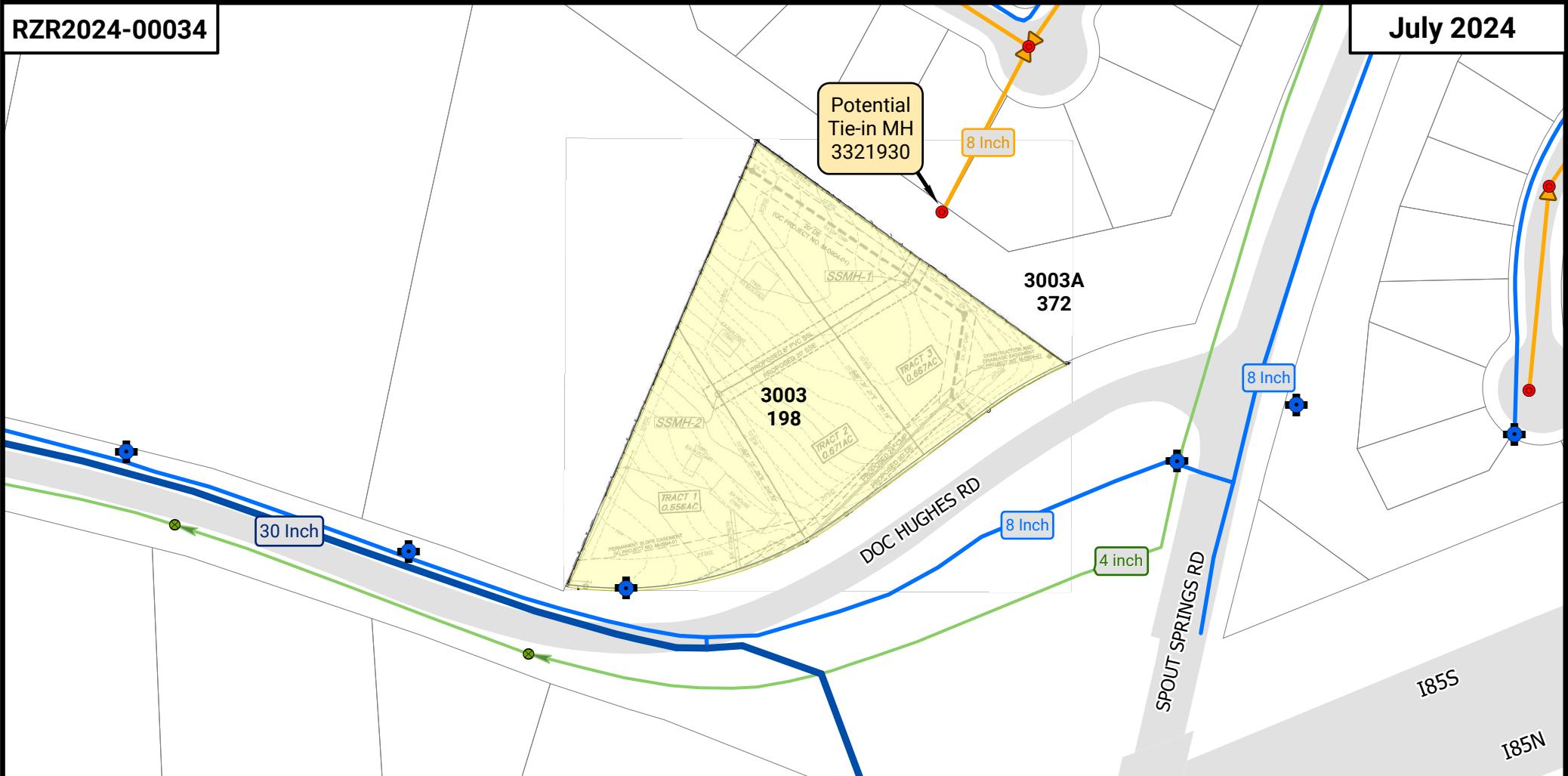
## Department of Planning and Development

### TECHNICAL REVIEW COMMITTEE

|  |  |
|--|--|
| <b>TRC Meeting Date:</b>   |  |
| Department/Agency Name: DWR  |  |
| Reviewer Name: Mike Pappas   |  |
| Reviewer Title: GIS Planning Manager   |  |
| Reviewer Email Address: <a href="mailto:Michael.pappas@gwinnettcounty.com">Michael.pappas@gwinnettcounty.com</a> |  |
| Case Number: RZR2024-00034   |  |
| Case Address: 2171 Doc Hughes Road   |  |
| <b>Comments:</b>   |  |
|  | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO  |
| 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  |  |
| <b>Recommended Zoning Conditions:</b>  |  |
|  | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO  |
| 1  |  |
| 2  |  |
| 3  |  |
| 4  |  |
| 5  |  |
| 6  |  |
| 7  |  |

**Note:** Attach additional pages, if needed

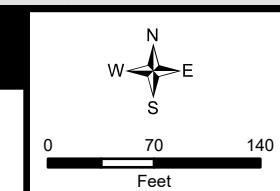
Revised 7/26/2021



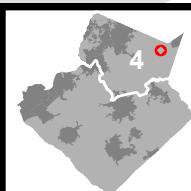
## LEGEND



**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 5, 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.

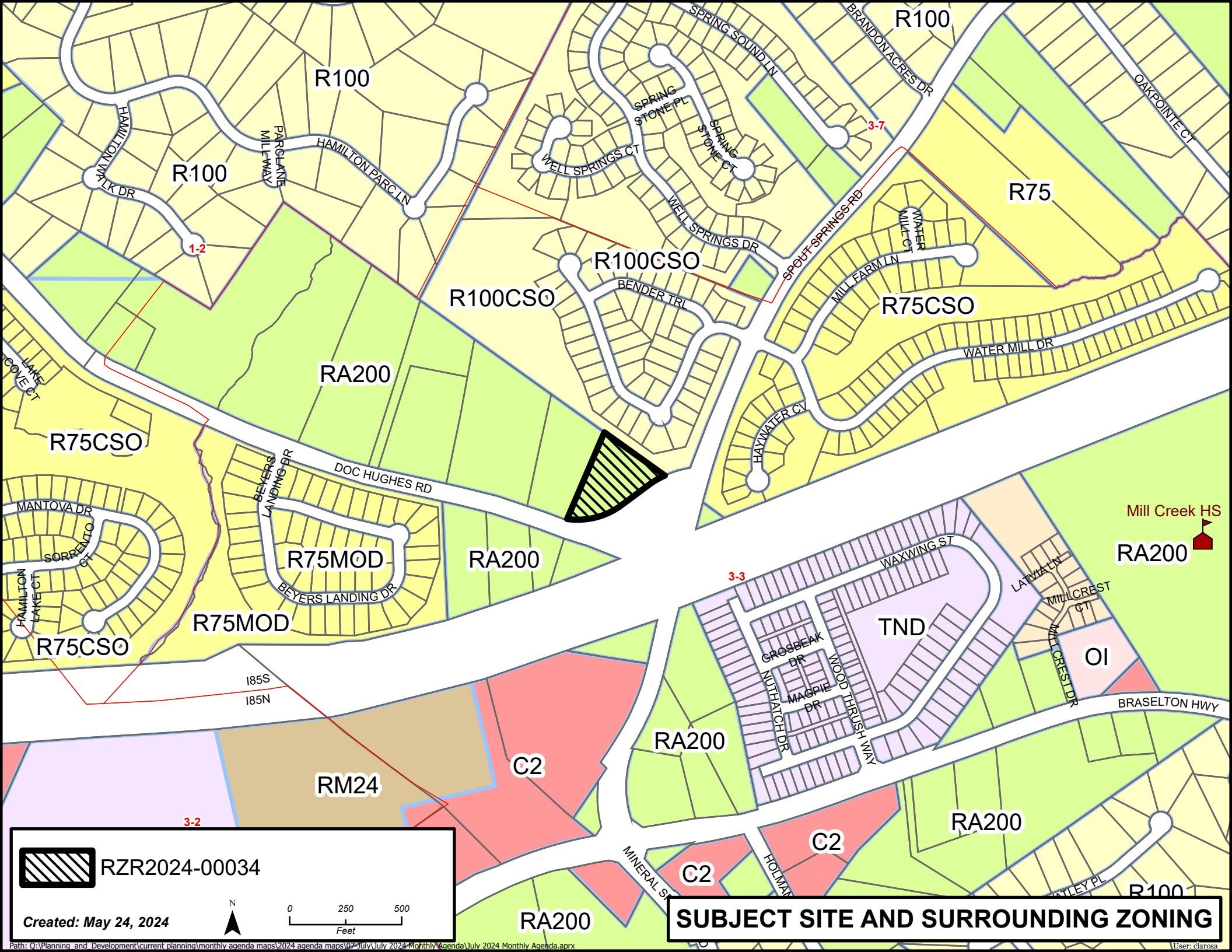
**Private Road Developments:** Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among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

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

**Exhibit G: Maps**

**[attached]**





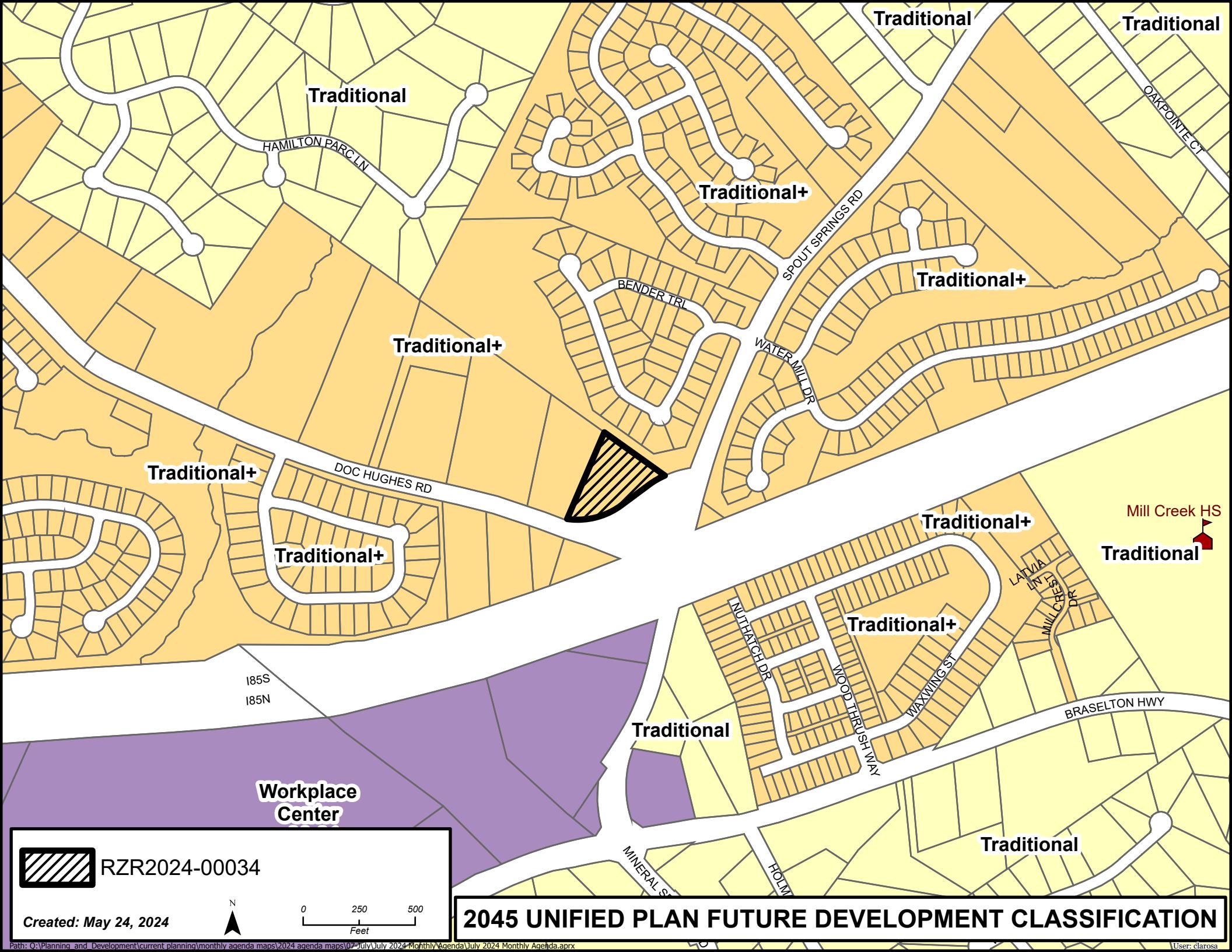
RZR2024-00034

3-2

Created: May 24, 2024



## **SUBJECT SITE AND SURROUNDING ZONING**



RZR2024-00034

# Workplace Center

N

A horizontal number line with arrows at both ends. The number 0 is at the left end. The number 500 is at the right end. A tick mark is located halfway between 0 and 500, labeled with the number 250 below the line.

Created: May 24, 2024

## 2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION