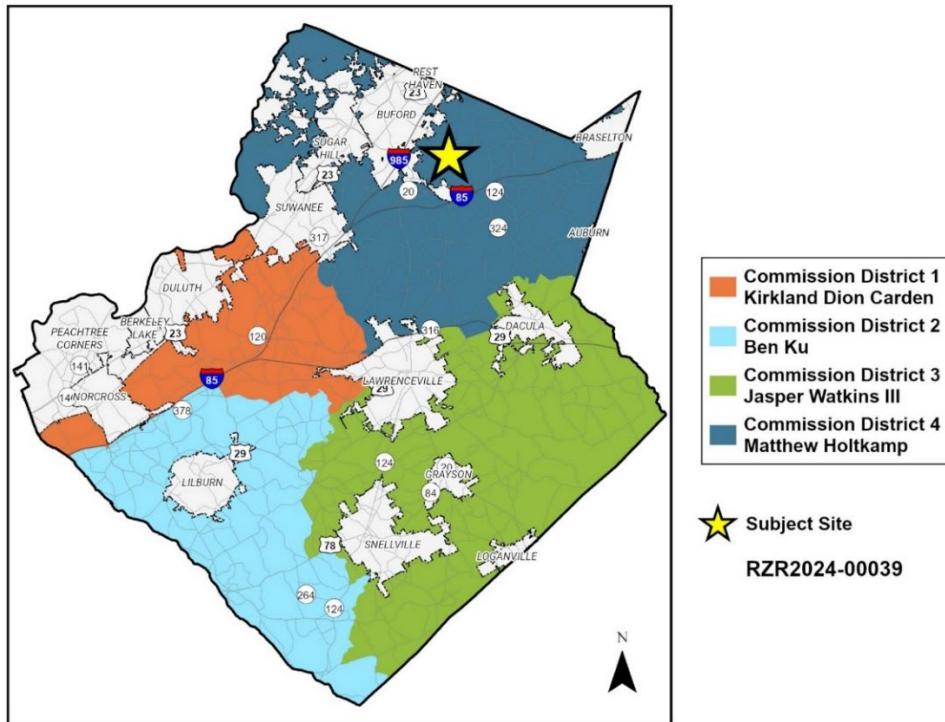




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number:	RZR2024-00039
Current Zoning:	RA-200 (Agriculture-Residence District) and R-100 (Single-Family Residence District)
Request:	Rezoning to R-100
Address:	3430 Camp Branch Road
Map Number:	R7183 005
Site Area:	5.10 acres
Lots:	7
Proposed Development:	Single-Family Detached Subdivision
Commission District:	District 4 – Commissioner Holtkamp
Future Development Type:	Suburban Residential
Staff Recommendation:	APPROVAL WITH CONDITIONS
Planning Commission Recommendation:	APPROVAL WITH CONDITIONS



**Planning Commission Advertised Public Hearing Date: 8/6/2024 (Public Hearing Held/
Recommendation Tabled to 9/3/2024)**
Board of Commissioners Advertised Public Hearing Date: 8/27/2024

Applicant: Simes Signature Properties
c/o Mahaffey Pickens Tucker, LLP
1550 North Brown Road, Suite 125
Lawrenceville, GA 30043

Owners: Bennett J Harold et al
2360 Pine Circle Drive
Gainesville, GA 30504

Contact: Gabrielle Schaller

Contact Phone: 770.232.0000

Zoning History

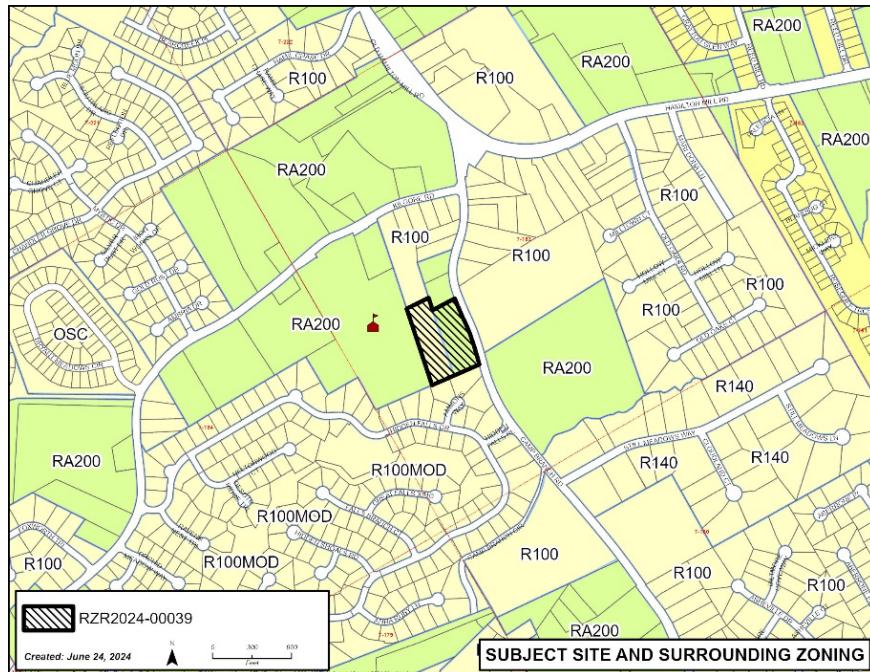
The subject property is split-zoned as RA-200 (Agriculture-Residence District) and R-100 (Single-Family Residence District). The western portion of the property was rezoned in 1983 to R-100, pursuant to RZ-175-83.

Existing Site Condition

The subject property is a 5.10-acre parcel located along Camp Branch Road south of its intersection with Kilgore Road. The site is developed with a one-story, approximately 2,188 square foot residence along with several accessory buildings. The site gradually slopes downwards from east to west approximately 12 feet until the midpoint of the lot where the topography slopes upwards 30 feet towards the rear property line. No sidewalk exists along the Camp Branch Road frontage. The nearest Gwinnett County Transit stop is approximately 2.8 miles from the subject property.

Surrounding Use and Zoning

The surrounding area is comprised of single-family detached residences on large lots and within subdivisions, and a school. Single-family detached residences on large lots abut the subject property to the north and east, while the Hidden Falls subdivision is to the south. A personal care home is northwest of the property. To the west is Patrick Elementary School. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-100	1.37 units per acre
North	Single-Family Residential	RA-200	1.07 units per acre
East	Single-Family Residential	R-100	0.08 units per acre
South	Single-Family Residential	R-100MOD	1.52 units per acre
West	GCPS (Patrick Elementary School)	RA-200	N/A

Project Summary

The applicant requests rezoning of a 5.1-acre property from RA-200 and R-100 to R-100 for a single-family detached subdivision, including:

- Seven single-family residences on lots ranging from 0.52 acres to 1.2 acres, yielding a density of 1.37 units per acre.
- Two-story residences with a minimum heated floor area of 3,200 square feet and two-car garages.
- Exterior building materials of brick and fiber-cement siding.
- A 16-foot-wide private drive providing access to proposed lots from Camp Branch Road.
- Five-foot-wide sidewalk along Camp Branch Road.
- A proposed 20-foot-wide sanitary sewer easement along the southern property line.

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'	101'	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 on large lots along Camp Branch Road. The proposed development would have compatible density, home sizes, and exterior materials with 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 seven single-family residences to an existing single-family 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.

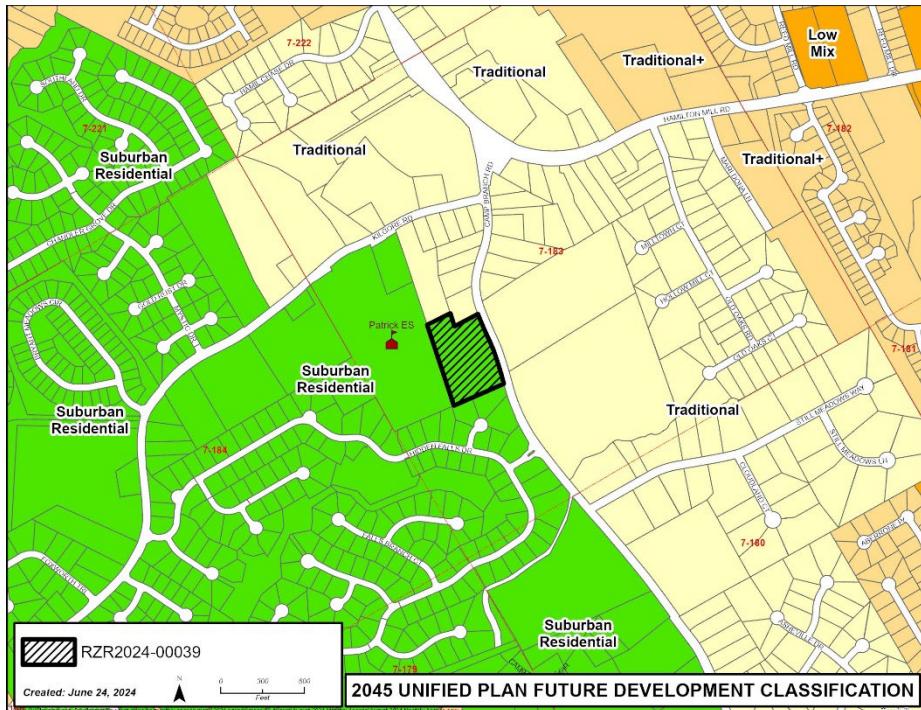
The property has a reasonable economic use as currently zoned.

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 "Suburban Residential" for the subject property, which envisions single-family residential development, and R-100 is a recommended zoning district. This proposal is in conformance with the policy and intent of the Unified Plan.



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.

Several single-family subdivisions have recently been approved along Camp Branch Road, with similar density, scale, and architectural style with 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 seven lots.

2. The proposed development shall be constructed in general conformance with **Exhibit B: Site Plan dated August 28, 2024, that includes the cul-de-sac**, and Exhibit C: Elevations dated received June 12, 2024, subject to the review and approval of the Department of Planning and Development.
3. All dwellings shall have a heated floor area of 3,200 square feet and a minimum of a two-car garage.
4. The site shall be limited to a single, shared entrance from Camp Branch Road.
5. Natural vegetation shall remain on the property until the issuance of a building permit.
6. **The developer will coordinate with Gwinnett County Planning and Development staff to design and develop appropriate stormwater runoff reduction and water quality BMPs on a lot-by-lot basis.**
7. **The developer shall establish a mandatory property owners association with bylaws which shall include the following:**
 - a. **Automatic mandatory membership of all purchasers of lots therein and their successors.**
 - b. **Responsibility for maintenance of common access areas, utility easements, and other required easements.**
 - c. **Equitable sharing of the cost of maintenance with shares defined by the association bylaws.**
 - d. **Authority to place liens on the real property of members who fail to pay their dues and assessments.**
8. **The development shall be limited to a maximum of one rental unit. The restrictions shall be included in the covenants and shall be managed by a mandatory homeowners association.**
9. **A performance bond and/or maintenance bond shall be submitted by the subdivider and held by the homeowners association, or the subdivider shall pay an amount of money as recommended by the Director into an escrow account or other suitable account for the construction, maintenance, and repair of private streets and stormwater management improvements to be drawn from by the homeowners or property owners association as the need may arise.**
10. **Natural vegetation shall remain on the property until the issuance of a development permit. The area within the 25-foot-wide common access easement shall be cleared with the issuance of the first building permit.**
11. **A shared interior drive shall be constructed with a minimum 25-foot-wide common access and utilities easement to be owned and maintained by the property owners association and developed in accordance with the standards:**
 - a. **The minimum pavement width shall be 16 feet.**

- b. The driveway pavement composition shall be in accordance with the standard per the Unified Development Ordinance.

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
- H. Site Plan Dated August 28, 2024

Exhibit A: Site Visit Photos



View of existing residence



View of southern portion of property frontage along Camp Branch Road

Exhibit B: Site Plan

[attached]



THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

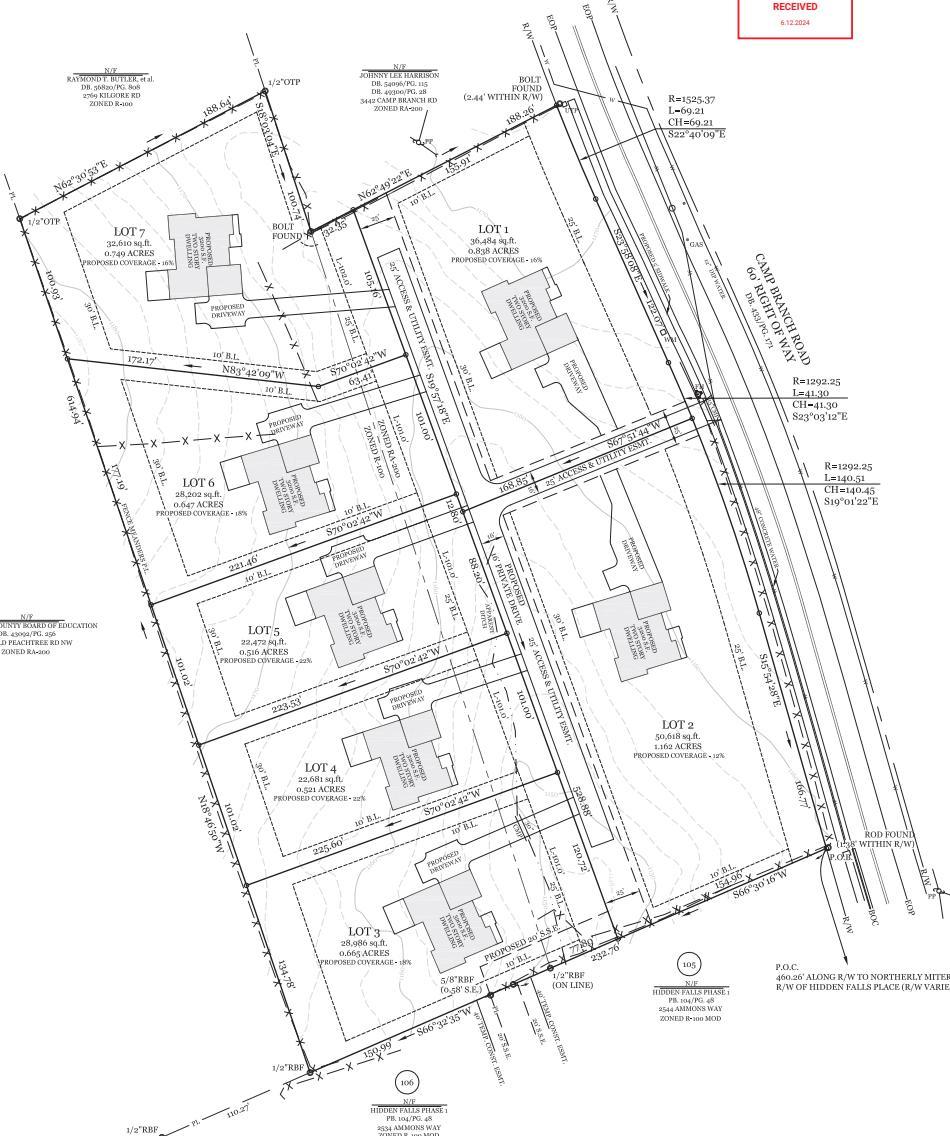
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENECES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON.
LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.

THE PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.



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NO PORTION OF SUBJECT PROPERTY LIES
WITHIN A DESIGNATED 100 YEAR FLOOD
HAZARD AREA AS DEPICTED BY SCALED MAP
LOCATION AND GRAPHIC PLOTTING ONLY PER
F.I.R.M. PANEL NO. 13135 Co0027 F, DATED
SEPTEMBER 29, 2006

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

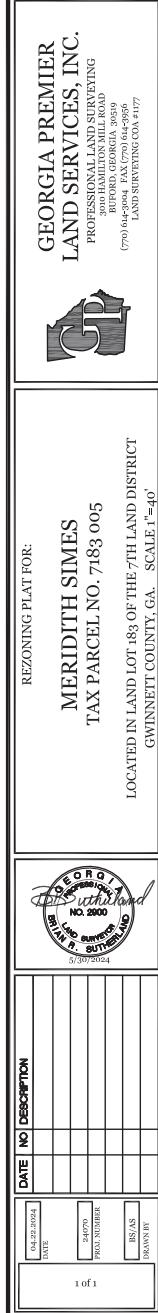


Exhibit C: Building Elevations

[attached]

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Front – brick and cement siding



Rear – brick and cement siding



Side 1 – brick and cement siding

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Side 2 – brick and cement siding

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

[attached]

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

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

*Of Counsel

LETTER OF INTENT FOR REZONING APPLICATION

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached rezoning application (the “Application”) on behalf of Simes Signature Properties, Inc., (the “Applicant”) requesting the rezoning of an approximately 5.1-acre tract of land (the “Property”) at 3430 Camp Branch Road. The Property is located within the Suburban Residential Character Area of the Gwinnett County 2045 Unified Plan (the “2045 Plan”) and is currently split-zoned RA-200 and R-100.

The Applicant submits the Application requesting to rezone the Property to the R-100 (Single Family Residence District) zoning classification of the Gwinnett County Unified Development Ordinance (the “UDO”) to develop the Property into 7 attractive detached, single-family homes at an overall density of 1.37 units per acre. The homes would be compatible with homes in the surrounding area and include attractive architectural elements which would meet or exceed the requirements of the UDO’s Architectural Design Standards for Detached Residential Buildings. All of the homes will be 3,200 square feet and would include two-car garages. The homes will be offered to potential residents for fee-simple purchase. Further, sewer and water utilities are both available in the immediate vicinity and have sufficient capacity to support the

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

FACSIMILE 678 518 6880

Page 16 of 40

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proposed development. The proposed development would be accessed by a single entrance on
Camp Branch Road.

The proposed development is compatible with surrounding land uses and is in line with the policies of the Gwinnett County 2045 Unified Plan (the “2045 Plan”). The surrounding area is characterized primarily by residential development including communities zoned R-100 Modified, R-100, R-140, and RA-200. The properties adjacent to the subject property are zoned RA-200, R-100 and R-100 MOD. Further, approximately half of the subject property is already zoned R-100. The proposed development will fit squarely within the residential character of the area.

The proposed development is also in line with the policies of the 2045 Plan which broadly promotes residential development and encourages a variety of housing types. Chapter 4: Housing of the 2045 Plan provides abundant data and statistics that reflect a housing shortage in Gwinnett County. In the Needs & Opportunities section of Chapter 4, the 2045 Plan identifies a need of “More Housing Development” and provides that the “housing shortage inhibits population growth, business attraction, and other economic development by raising housing prices and failing to accommodate new residents. A higher volume of housing development is needed to meet economic goals and countywide growth potential.”

Further, the proposed development fits squarely in to the Future Development Map Suburban Residential Character Area. The Suburban Residential Character Area of the 2045 Plan explicitly recommends the R-100 zoning district and single-family homes as development types. The proposed residential development would continue the residential development pattern and provide high-quality, attractive homes.

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address

any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of the Application.

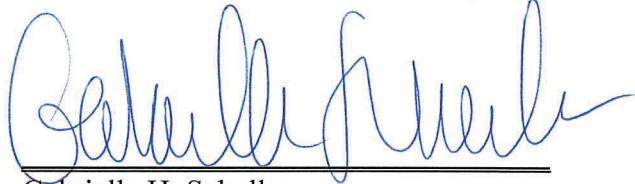
Respectfully submitted this 30th day of May, 2024.

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6.12.2024

MAHAFFEY PICKENS TUCKER, LLP



Gabrielle H. Schaller
Attorneys for Applicant

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

- (A) The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposed development is compatible with the residential nature of the area.
- (B) The proposed rezoning will not adversely affect the existing use or usability of any of the nearby properties. The proposed development will match the surrounding R-100 residential developments, and will be compatible with the RA-200 areas.
- (C) Due to the split-zoning of the subject property, the Applicant submits that the subject property does not have reasonable economic use as currently zoned.
- (D) The proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The development is planned as seven single family homes. As such, the low development density will not overly burden infrastructure systems, and the number of homes drastically limits the likelihood that the development will affect the schools in the area in any meaningful way.
- (E) The proposed rezoning is in conformity with the policy and intent of the Land Use Plan. In fact, the Daily Community Framework explicitly recommends R-100 developments in the Suburban Residential area.
- (F) Applicant submits that the current split-zoning of the property as RA-200 and R-100 provides additional support for the application.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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GWINNETT COUNTY
PLANNING AND DEVELOPMENT | PLANNING DIVISION
REZONING APPLICATION

Please complete this application to amend the official zoning map of Gwinnett County and attach a letter of intent explaining what is proposed.

Applicant Information	Property Owner Information
Name: Simes Signature Properties c/o Mahaffey Pickens Tucker, LLP Address: 1550 North Brown Road, Suite 125 City: Lawrenceville State: GA Zip code: 30043 Phone: 770 232 0000 Email: gschaller@mptlawfirm.com	Name: Bennett J Harold et al Address: 2360 Pine Circle Drive City: Gainesville State: GA Zip code: 30504 Phone: 678 622 3109 Email: aj.coley@hotmail.com
Contact person: Gabrielle Schaller, attorney for Applicant Phone: 770 232 0000 Contact's email: gschaller@mptlawfirm.com	
<p style="text-align: center;">Applicant is the</p> <p><input type="checkbox"/> Owner's agent <input type="checkbox"/> Property owner <input checked="" type="checkbox"/> Contract purchaser</p>	
Present zoning district(s): RA-200/R-100 Requested zoning district: R-100	
Parcel number(s): R7183 005 Acreage: +/- 5.098	
Address of property: 3430 Camp Branch Road	
Proposed development: Single Family Homes	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units 7	No. of Buildings/Lots: N/A
Dwelling Unit Size (Sq. Ft.): 3200	Total Building Sq. Ft. N/A
Gross Density: 1.37	Density: N/A
Net Density: 1.37	

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REZONING APPLICANT'S CERTIFICATION

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

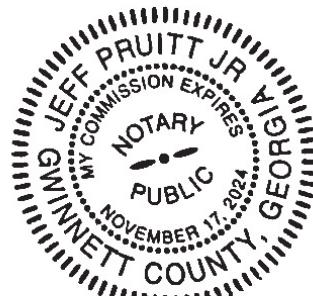
Meredith Simes
Signature of applicant

May 30 2024
Date

Meredith Simes
Type or Print Name and Title

J.P.
Signature of Notary Public

5-30-24
Date



Notary Seal

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6.12.2024

REZONING BOARD OF ZONING APPEAL SIGNATURE

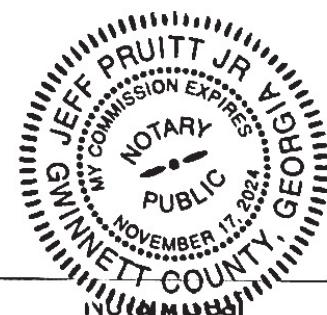
The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of last action by the Board of Commissioners.


Signature of Property Owner

5-30-2024

Date

Jimmy Carroll Coley
Type of Sign Name and Title




Signature of Notary Public

5-30-24

Date

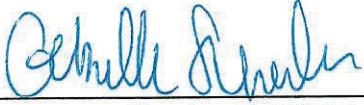
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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

Note: A separate verification form must be completed for each tax parcel included in the rezoning request.

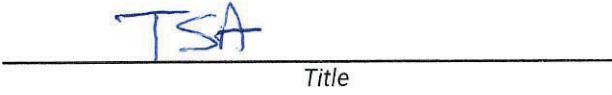
Parcel ID Number: (Map reference number)	7 -	183	— 005
	<i>District</i>	<i>Land lot</i>	<i>Parcel</i>
	5/29/2024		
<i>Signature of applicant</i>	<i>Date</i>		

Gabrielle Schaller, attorney for Applicant	5/29/2024
<i>Type or print name and title</i>	<i>Date</i>

Please take this form to the Tax Commissioners office at the Gwinnett Justice and Administration Center, located at 75 Langley Drive in Lawrenceville, for their approval below.

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.

	
Name	Title
5/29/24	
Date	

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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6.18.2024

Filed in Office
Clerk Probate Clerk
Gwinnett County, GA
02/05/2024 8:54:20 AM

IN THE PROBATE COURT OF GWINNETT COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF)
)
JOSEPH HAROLD BENNETT,) ESTATE NO. 23-E-001409
DECEASED)

LETTERS TESTAMENTARY
[Relieved of Filing Returns]

At a regular term of Probate Court, the Last Will and Testament dated **April 25, 2019** of the above-named decedent, who was domiciled in this county at the time of his or her death or was domiciled in another state but owned property in this county at the time of his or her death, was legally proven in solemn form to be the decedent's will and was admitted to record by order, and it was further ordered that **CARROLL COLEY** named as executor in said will, be allowed to qualify, and that upon so doing, letters testamentary be issued to such executor.

THEREFORE, the executor, having taken the oath of office and complied with all necessary prerequisites of the law, is legally authorized to discharge all the duties and exercise all powers of executor under the will of said decedent, according to the decedent's will and the law.

Given under my hand and official seal: 2/1/2024.

Janay Mitchell
Judge of the Probate Court

Chief Clerk, pursuant to the
Authority of Official Code of
Georgia Annotated 15-9-36(c)

Issued by:

S. Lewis
Clerk of the Probate Court

STATE OF GEORGIA
GWINNETT COUNTY
I, THE UNDERSIGNED, Clerk of the Probate Court of Gwinnett County, Georgia, DO HEREBY CERTIFY the within and foregoing is a true and correct copy of the original as it appears on record and file in the office of the Probate Court of Gwinnett County, Georgia and that the same is in full force and effect. Witness my hand and Seal of the Probate Court of Gwinnett County, Georgia this the 6 day of February, 2024.
Janay Mitchell
Clerk, Probate Court of Gwinnett County

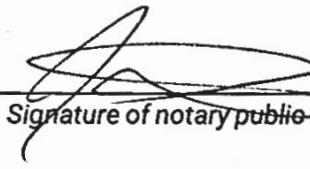
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6.12.2024

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

5-30-2024
DateMeredith Simes

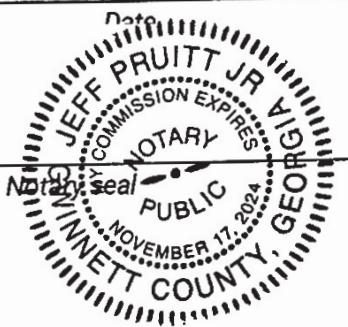
Type or print name and title



5-30-24

Date

5-30-2024



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

Nov

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)

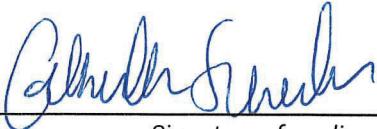
Attach additional sheets if necessary to disclose or describe all contributions.

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6.12.2024

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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



Signature of applicant

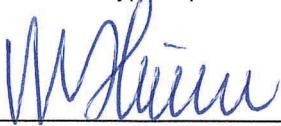
5/29/2024

Date

Gabrielle Schaller, attorney for Applicant

5/29/2024

Type or print name and title

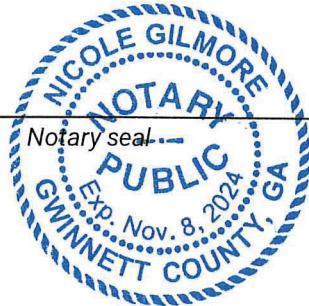


Signature of notary public

5/29/2024

Date

Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

 Yes No Gabrielle Schaller, attorney for Applicant

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)
Please see attached		

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

RECEIVED

6.12.2024

**CONFLICT OF INTEREST CERTIFICATION FOR REZONING/CHANGE IN
CONDITIONS AND SPECIAL USE PERMIT APPLICATIONS**

MAHAFFEY PICKENS TUCKER, LLP

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Ben Ku, Commissioner	\$1,500	10/03/2022
Matt Holtkamp, Commissioner	\$1,000	04/13/2023
Nicole Love Hendrickson, Chairwoman	\$2,500	08/11/2023
Matt Holtkamp, Commissioner	\$3,300	09/18/2023
Kirkland Carden, Commissioner	\$3,300	09/27/2023

Lee Tucker, Attorney at Law, P.C.

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Kirkland Carden, Commissioner	\$2,000	10/25/2023

Jeffrey Mahaffey, Attorney at Law, Individually

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Nicole Love Hendrickson, Chairwoman	\$1,000	08/14/2023

RECEIVED

6.12.2024

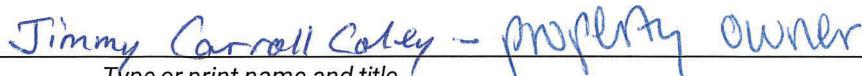
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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


Signature of applicant

6/11/2024

Date


Jimmy Carroll Coley - property owner

Type or print name and title

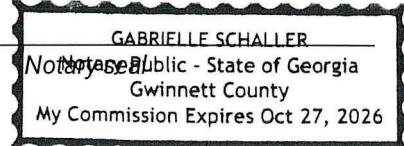
6/11/2024

Date


Signature of notary public

6/11/2024

Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

 Yes No
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.

Exhibit F: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date: 07.08.2024		
Department/Agency Name: Transportation		
Reviewer Name: Brent Hodges		
Reviewer Title: Construction Manager 2		
Reviewer Email Address: Brent.Hodges@gwinnettcounty.com		
Case Number: RZR2024-00039		
Case Address: 3430 Camp Branch Road, Buford, 30519		
Comments: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
1	Camp Branch Road is a minor collector. The Average Daily Traffic Volume is 3,285.	
2	The site is 2.8 miles from the nearest Ride Gwinnett facility located at 3505 Buford Drive (SR 20) (AutoNation Mall of Georgia).	
3	As is shown on the zoning site plan, a 5' concrete sidewalk shall be constructed along the entire site frontage, per section 360-90 of the UDO.	
4	A sight distance certification shall be provided to ensure the shared driveway meets minimum sight distance, per UDO section 360-40.	
5		
6		
7		
Recommended Zoning Conditions: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
1		
2		
3		
4		
5		
6		
7		

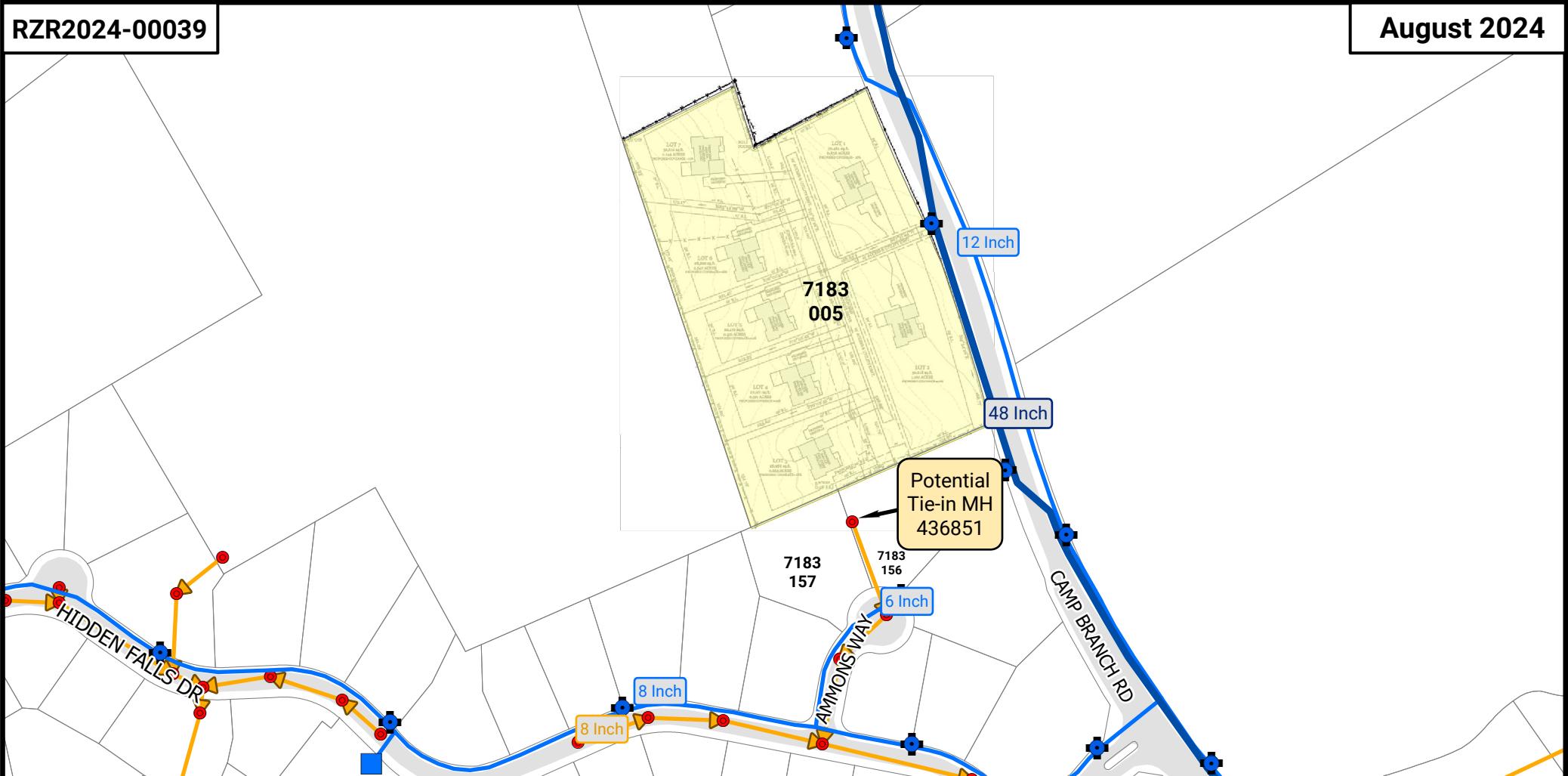


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:			
Department/Agency Name: DWR			
Reviewer Name: Mike Pappas			
Reviewer Title: GIS Planning Manager			
Reviewer Email Address: Michael.pappas@gwinnettcounty.com			
Case Number: RZR2024-00039			
Case Address: 3430 Camp Branch Rd			
Comments:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	Water: The proposed development may connect to a 12-inch water main located on the eastern right-of-way of Camp Branch Road. A jack-and-bore may be required. The existing 48-inch water main on the western right-of-way of Camp Branch Road must be avoided during all phases of construction, including the construction of deceleration lanes.		
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 located between parcels 7183 156 and 7183 157. Final Plat for the Hidden Falls development indicate an easement exists for tie-in to manhole FID 436851.		
3			
4			
5			
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



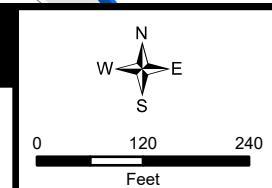
3430 Camp Branch Rd

RA-200/R-100 to R-100

Water & Sewer Utility Map

LEGEND

- Water Main
- Hydrant
- Master Vault
- Manhole
- Sewer Collector



LOCATION



Water Comments: The proposed development may connect to a 12-inch water main located on the eastern right-of-way of Camp Branch Road. A jack-and-bore may be required. The existing 48-inch water main on the western right-of-way of Camp Branch Road must be avoided during all phases of construction, including the construction of deceleration lanes.

Sewer Comments: A Sewer Capacity Certificate is required prior to obtaining a Land Disturbance Permit. Pending available capacity, the proposed development may connect to an existing 8-inch gravity sewer located between parcels 7183 156 and 7183 157. Final Plat for the Hidden Falls development indicates an easement exists for tie-in to manhole FID 436851.

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 Certificate 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
Prepared for Gwinnett County BOC, August, 2024

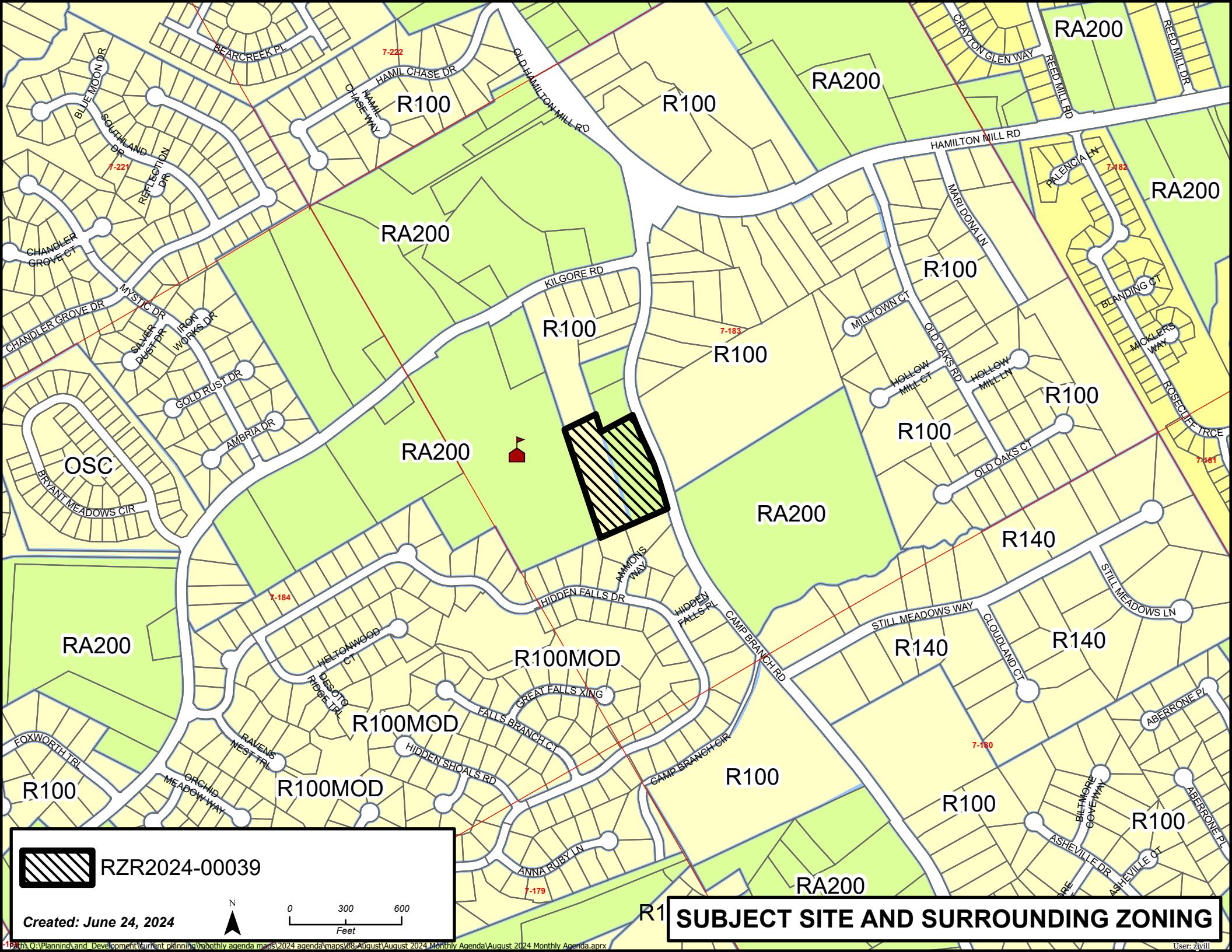
Proposed Zoning

	School	2024-25 Forecast	Capacity	+/- Cap.	2025-26 Forecast	Capacity	+/- Cap.	2026-27 Forecast	Capacity	+/- Cap.	Approximate Student Projections from Proposed Developments
CIC2024-00022	Seckinger High School	2,326	2,800	-474	2,452	2,800	-348	2,550	2,800	-250	2
	Jones Middle School	1,820	1,575	245	1,893	1,575	318	1,969	1,575	394	2
	Ivy Creek Elementary School	1,583	1,275	308	1,614	1,275	339	1,646	1,275	371	3
RZR2024-00039	Seckinger High School	2,326	2,800	-474	2,452	2,800	-348	2,550	2,800	-250	2
	Jones Middle School	1,820	1,575	245	1,893	1,575	318	1,969	1,575	394	2
	Patrick Elementary School	999	1,025	-26	1,029	1,025	4	1,060	1,025	35	3
RZR2024-00040	South Gwinnett High School	2,463	2,750	-287	2,488	2,750	-262	2,455	2,750	-295	14
	Snellville Middle School	852	1,625	-773	861	1,625	-764	870	1,625	-755	11
	Norton Elementary School	1,033	1,300	-267	1,053	1,300	-247	1,075	1,300	-225	19
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

Exhibit G: Maps

[attached]





R7R2024-00039

N

A horizontal number line starting at 0 and ending at 600. There is a tick mark at 300. The line is divided into three equal segments by the tick marks at 0, 300, and 600.

Created: June 24, 2024

SUBJECT SITE AND SURROUNDING ZONING

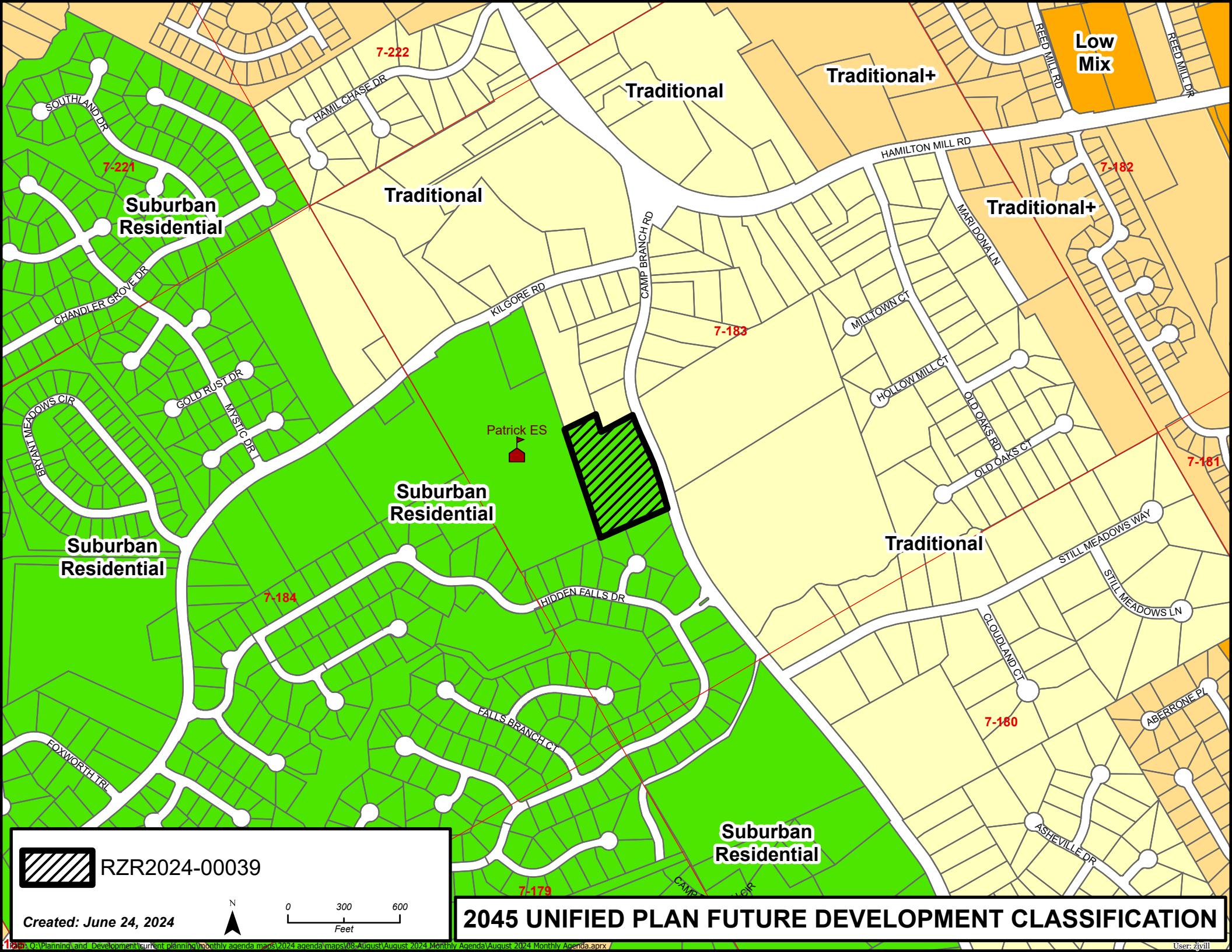


Exhibit H: Site Plan Dated August 28, 2024

[attached]

LEGEND

RBF	RE-BAR FOUND
DPS	IRON PIN SET (1/4" REBAR)
DPT	CONCRETE MONUMENT FOUND
GTP	OPEN TOP PIPE
CTP	COMBINATION POINT
CRMP	CRIMP TOP PIPE CLEAN OUT
ICV	IRRIGATION CONTROL VALVE
GA, SPC	GA STATE PLANE COORDINATES (WEST)
LLL	LAND LOT LINE
L.L.	PROPERTY LINE
C.L.	CENTERS
B.L.	BURIED SURVEY LINE
R/W	RIGHT-OF-WAY
SSR	SANCTIONED SURVEY EASEMENT
DRG	DRAINAGE EASEMENT
CUW	CURB
GA, SPC	GA STATE PLANE COORDINATES (WEST)
DRG	EASEMENT
TOP	TOP OF CURB
PL/PG	PLAT BOOK / PAGE
DR/PG	DEED BOOK / PAGE
POC	POINT OF COMMENCING
POC	POINT OF COMMENCEMENT
ELAV	ELVATION
FEET	UNITS OF MEASURE IN FEET
BFE	BASEMENT FLOOR ELEVATION
CFE	CEMENT FLOOR ELEVATION
CMP	CORRUGATED METAL PIPE
DPP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
LP	LIGHT POLE/CLAMP
PP	POLE/PILE OR UTILITY POLE
MM	MANHOLE
JB	CATCH Basin
DI	JUNCTION BOX
DI	Drop INLET
PH	Fire HYDRANT
WM	Water METER
GV	Ground V
EG	Exterior Ground Elevation
EG	Exterior Ground Elevation
UG	Underground Fiber Optic
UG	Underground Power
UG	Underground Telephone
UG	Underground Utility Line
CR	Concrete Right-of-Way Marker
UG	Underground Utility Line
SSP	Storm Sewer Pipe
WV	Water Valve
FL	FENCE LINE
DFL	Drainage Ditch / Stream Centerline
HFT	Hardwood Tree
LAD	Limited Access
NF	Now or Formerly
BS	Break Surface
CP	Control Point

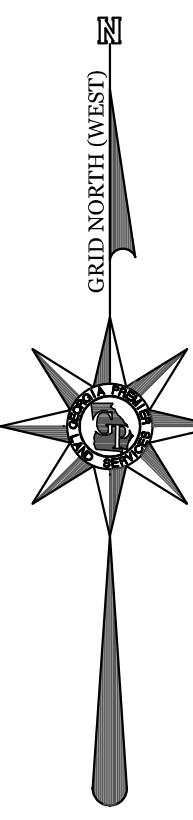
THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROPERTY. NO OPTION IS USED ON THIS DRAWING. INFORMATION AND ELEVATION ARE FOR REFERENCE ONLY AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS' CODE REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.

THE PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.

GEORGIA811
www.Georgia811.com



REFERENCES:
1) WARRANTY DEED RECORDED IN DEED BOOK 175, PAGE 298,
GWINNETT COUNTY RECORDS.
2) WARRANTY DEED RECORDED IN DEED BOOK 13379, PAGE 92,
AFORESAID RECORDS.
3) WARRANTY DEED RECORDED IN DEED BOOK 13379, PAGE 93,
AFORESAID RECORDS.

N/F
GWINNETT COUNTY BOARD OF EDUCATION
DB. 4376/PG. 298
437 OLD PEACHTREE RD NW
ZONED RA-200

A TOPCON ES-105 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

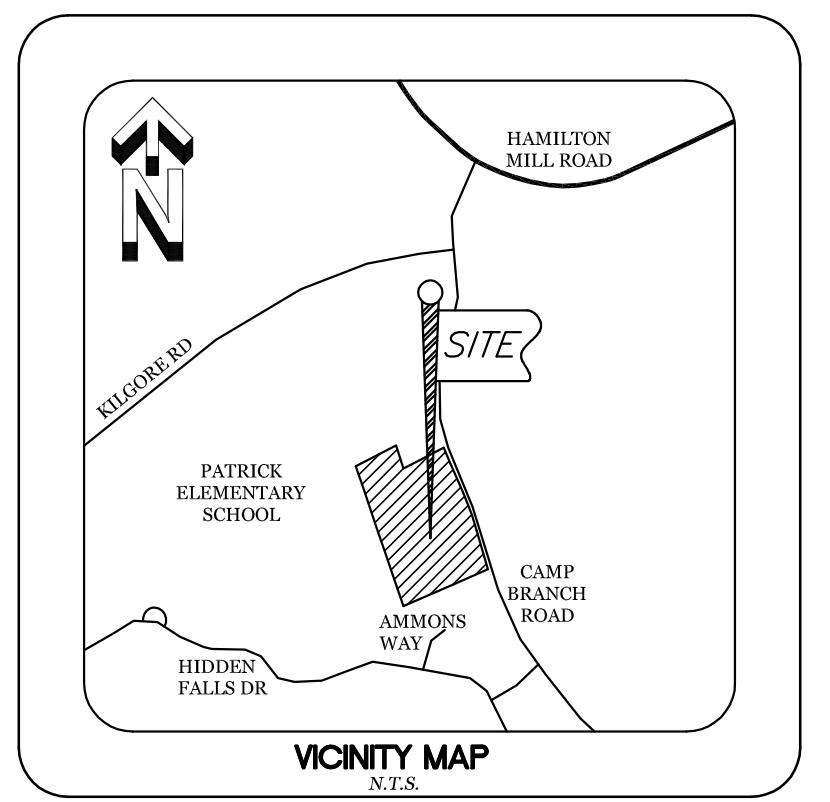
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 60,568 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 149,219 FEET AND CONTAINS 5.098 ACRES.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING.

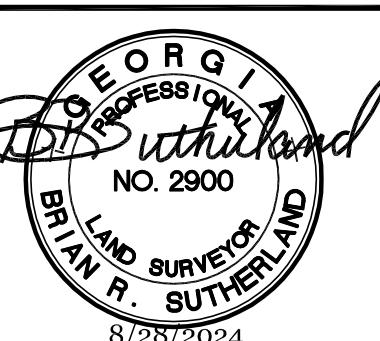
ALSO, THIS DRAWING IS FOR REZONING PURPOSES ONLY AND IS NOT BEING USED FOR CONVEY PROPERTY. INFORMATION SHOWN HEREIN HAS NOT BEEN APPROVED BY GWINNETT COUNTY AND THE SURVEYOR'S CERTIFICATION EXTENDS ONLY TO THE REZONING ASPECTS. THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT TO BE RECORDED OR USED AS SUCH.

RECEIVED
8.30.2024



CURRENT ZONING - R-100/RA-200
PROPOSED ZONING - R-100
GROSS/NET DENSITY - 1.37 UNITS / ACRE
MAXIMUM BUILDING HEIGHT - 35'
PROPOSED 3200 S.F. TWO STORY
MAXIMUM F.A.R. - N/A
LOT 2 TO PROVIDE WATER QUALITY IF REQUIRED
LOTS TO BE SERVED BY GWINNETT COUNTY WATER AND GWINNETT COUNTY SEWER (TO BE DESIGNED)
MAX. COVERAGE - 45%

REZONING PLAT FOR:
MERIDITH SIMES
TAX PARCEL NO. 7183 005
LOCATED IN LAND LOT 183 OF THE 7TH LAND DISTRICT
GWINNETT COUNTY, GA. SCALE 1"-40'



DATE	NO.	DESCRIPTION
8/28/24	1	ADD CUL-DE-SAC

DATE	NO.	DESCRIPTION
04/22/2024	24070	IROL NUMBER

DATE	NO.	DESCRIPTION
04/22/2024	BS/AS	DRAWN BY

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY PER F.I.R.M. PANEL NO. 13135Co027 F, DATED SEPTEMBER 29, 2006

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

