

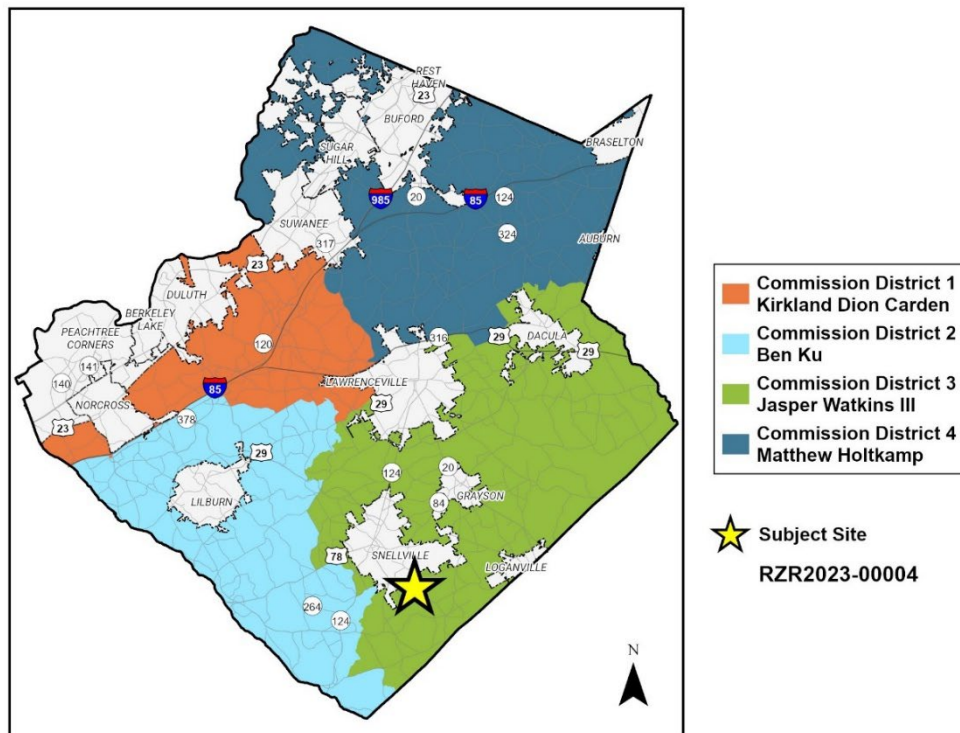


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZR2023-00004
Current Zoning: R-100 (Single-Family Residence District)
Request: Rezoning to **OSC** (Open Space Conservation District)
Additional Request: Variance
Address: 3462 and 3482 Skyland Drive
Map Numbers: R5035 006A and 5035 081
Site Area: 14.66 acres
Units: 29
Proposed Development: Single-Family Detached Subdivision
Commission District: District 3 – Commissioner Watkins
Character Area: Established Neighborhoods

Staff Recommendation: DENIAL

**Planning Commission
Recommendation:** PUBLIC HEARING TABLED TO MARCH 7, 2023



Planning Commission Advertised Public Hearing Date: 2/8/2023 (Public Hearing Tabled to 3/7/2023) Board of Commissioners Advertised Public Hearing Date: 2/28/2023 (Public Hearing Tabled to 3/28/2023)

Applicant: Crogan Street LLC
778 Natchez Valley Trace
Grayson, GA 30017

Owner: Philip Gilleland
3462 Skyland Drive
Loganville, GA 30052

Contact: William Nash

Contact Phone: 678.206.7887

Zoning History

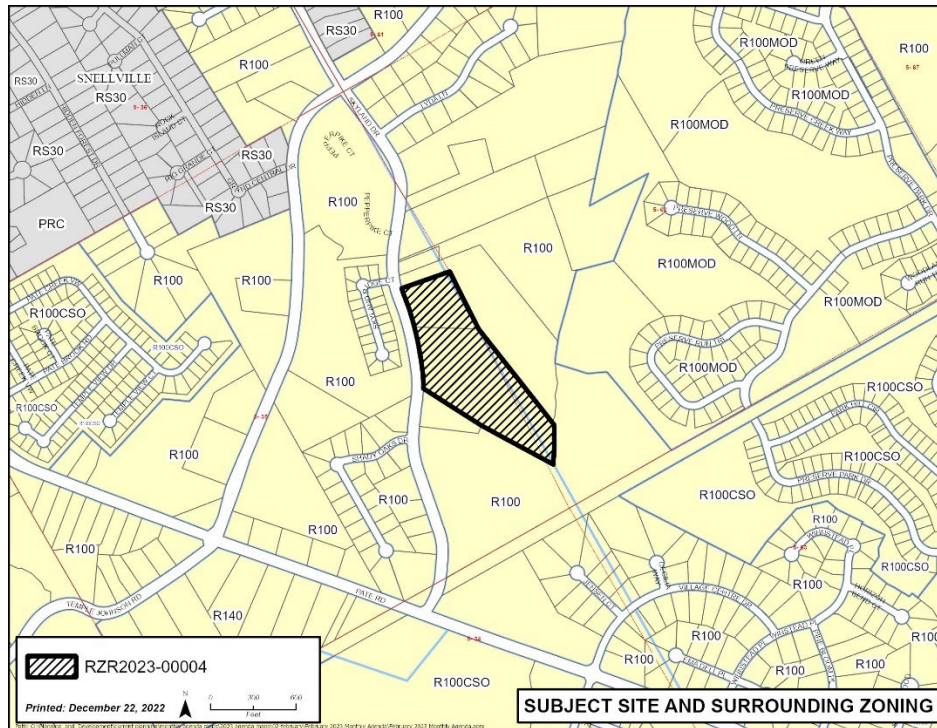
The subject properties are zoned R-100 (Single-Family Residence District). No prior zoning requests are on file for these properties.

Existing Site Condition

The subject site is a 14.66-acre assemblage of two parcels located on Skyland Drive, north of its intersection with Pate Road. Parcel R5035 081 (3462 Skyland Drive), contains 3.17 acres and is currently developed with a 1,464-square-foot residence constructed in 1987. The site contains areas that have been cleared of vegetation closer to Skyland Drive and some areas are still heavily vegetated with a mature tree canopy near the center and the rear of the property. The site falls roughly ten feet from the northern property line to the southern property line. Parcel R5035 006A (3482 Skyland Drive), contains 11.59 acres and is currently developed with a 3,356-square-foot residence built in 1972. The property also contains an accessory structure. An area of dense mature tree canopy exists along the Skyland Drive road frontage. Some small areas behind the tree canopy have been cleared to construct the residence. There are still a significant number of large trees located throughout the parcel. The northern portion of the parcel has little change in topography. Beginning in the center of the property, the ground slopes down roughly 23 feet. The bottom of this slope makes the limit of the floodplain that is present on the southern half of the property. There are no sidewalks along Skyland Drive, but there are overhead power lines. The nearest Gwinnett County Transit stop is approximately 7.7 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by single-family residences on large lots and a single-family detached subdivision. The property is located within the Big Haynes Creek – Alcovy Watershed Protection Overlay District which requires additional stream buffer widths to protect the water quality of Big Haynes Creek and Alcovy River Watersheds. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	OSC	1.98 units per acre
North	Single-Family Residential	R-100	0.1 units per acre
East	Single-Family Residential	R-100	0.1 units per acre
South	Single-Family Residential Undeveloped	R-100 R-100	0.61 units per acre N/A
West	Single-Family Residential	R-100	0.53 units per acre

Project Summary

The applicant requests the rezoning of a 14.66-acre assemblage of two parcels from R-100 to OSC for a single-family detached subdivision, including:

- 29 detached single-family residences with a minimum heated floor area of 2,200 square feet.
- Front-loaded residences with double-car garages.
- Residences constructed of brick, stacked stone, cementitious siding, and board and batten.
- A full access entrance from Skyland Drive, including a deceleration lane.
- A five-foot-wide sidewalk along Skyland Drive, extending the full length of the project.
- 7.95 acres, or 54.2% of the site dedicated as conservation space.
- 27-foot-wide public internal streets with 4-foot-wide sidewalks on both sides.
- A 50-foot-wide street frontage buffer and 50-foot-wide conservation strip surrounding the site.
- A mail kiosk with one on-street parking space located near the entrance of the site.
- No stormwater management areas are shown on the plan. A note indicates a potential location. However, these facilities must be located outside of any buffers and individual lots.

Zoning and Development Standards

The applicant is requesting rezoning to OSC (Open Space Conservation District). The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	<35'	YES
Front Yard Setback	Minimum 25'	25'	YES
Side Yard Setback	Minimum 7.5'	7.5'	YES
Rear Yard Setback	Minimum 30'	>30'	YES
Street Frontage Buffer	Minimum 50'	50'	YES
Conservation Space	25% or 2.93 acres	54.2% or 7.95 acres	YES
Heated Floor Area	Minimum 1,400 square feet	Minimum 2,200 square feet	YES
Conservation Strip	50'	50'	YES
Density	Maximum 2.5 units per acre	1.98 units per acre	YES

Variance Request

In addition to the rezoning request, the applicant is seeking a variance from the following provision of Title II of the UDO:

1. Section 210-50.14 Public Improvements – Streets. Approved cul-de-sac streets may be no longer than 600 feet in length.

The applicant requests a variance to allow a cul-de-sac street over 700 feet in length.

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 transportation, stormwater, 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 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO:

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

The site is surrounded by single-family residences on large lots and single-family subdivisions. The proposed density of the development is much greater than nearby single-family subdivisions. Most of the nearby subdivisions are zoned R-100 or R-100 MOD which have wider lot width minimums than OSC. In addition, the surrounding area along Skyland Drive consists primarily of single-family residences on large lots. The development is not suitable given the surrounding area.

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

The existing use and usability of adjacent or nearby properties would be adversely affected by the zoning change. Adjacent properties are developed with single-family subdivisions and residences on large lots at a lower density than the proposed subdivision. A subdivision in this area should be of similar scale and density as existing subdivisions.

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

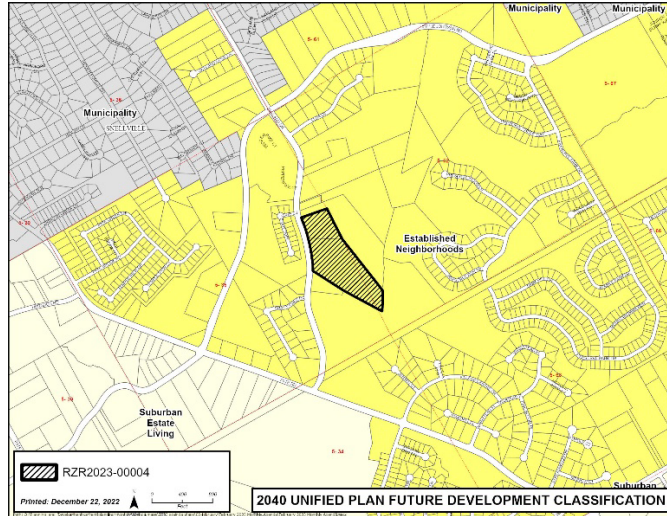
The property has a reasonable economic use as currently zoned.

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 is 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. An increased impact is anticipated on school enrollment. Agency review comments concerning any potential improvements related to this 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.

The 2040 Unified Plan and Future Development Map indicates the subject property lies within the Established Neighborhood Character Area. The Established Neighborhoods Character Area designates well established neighborhoods and single-family residential areas that are unlikely to undergo any significant changes or redevelopment in the next 20 years. This Character Area recommends any new development should be consistent in scale, architecture, and use with surrounding properties. A single-family detached subdivision, as proposed by the applicant, would not be appropriate within this Character Area.



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.

As previously stated, this area is comprised primarily of single-family residences on large lots and single-family residences within neighborhoods with larger lots. The proposed subdivision is denser than all other subdivisions on Skyland Drive. In addition, as currently designed, variances are needed from the UDO and the Gwinnett Fire Code for the width of the cul-de-sac not meeting the minimum. A single-family detached subdivision is feasible on the property without having to rezone to a denser zoning district.

Variance Request Analysis: The standards for granting variances are outlined in Section 210-50.14 of the Unified Development Ordinance. Staff makes the following findings related to the variance request:

The requested variance is to allow a cul-de-sac greater than 600 feet in length. There is enough road frontage along Skyland Drive to provide an additional driveway which would allow the proposed subdivision to meet the requirements of the UDO without needing a variance. The requested variance does not meet the criteria for granting a variance.

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 **DENIAL** of the rezoning request.

In addition, staff recommends **DENIAL** of the following variance:

1. To allow a cul-de-sac street to exceed 600 feet in length.

Staff Recommended Conditions

NOTE: The following conditions are provided as a guide should the Board of Commissioners choose to approve this petition.

Approval as OSC (Open Space Conservation District) for a single-family subdivision, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received December 13, 2022, by the Department of Planning and Development, with revisions required by conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. The property shall be limited to single-family detached dwellings and accessory uses and structures, not to exceed 29 lots. The minimum heated floor area shall be 2,200 square feet.
3. All detached residences shall adhere to the Architectural Design Standards for Category 3, Detached Residential Buildings.
4. All dwellings shall have a minimum of two-car garage.
5. A mandatory homeowners association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping.
6. Natural vegetation shall remain on the property until the issuance of a development permit.
7. All grassed areas within lots shall be sodded.
8. Stormwater BMP facilities shall be screened from view of adjoining properties and rights of way by landscaping and/or decorative fencing that is in compliance with the Gwinnett County Stormwater Management Manual, subject to review and approval by the Department of Planning and Development.
9. Building lots shall not be located within any required stream buffers and accompanying impervious surface setback areas.

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 Form
- F. Internal and External Agency Review Comments
- G. Maps

Exhibit A: Site Visit Photos



View of property from driveway



View of property from Skyland Drive road frontage

Exhibit B: Site Plan

[attached]

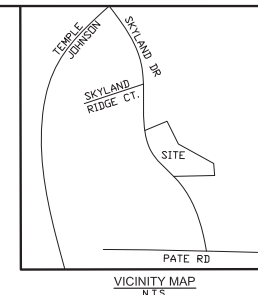
- LEGEND :
- POB POINT OF BEGINNING
 - LLR LAND LOT LINE
 - R/W RIGHT OF WAY
 - NSR N/S FORMERLY
 - CSF CRAMP TOP FOUND
 - RSR R/S FOUND
 - OTF OPEN TOP FOUND
 - RSR R/S FOUND
 - QMP CORRUGATED METAL PIPE
 - MCB REINFORCED CONCRETE PIPE
 - DIP DUCTILE IRON PIPE
 - PLV POLYETHYLENE GLASS PIPE
 - SWCB SINGLE WIND CATCH BASIN
 - CSB DOUBLE WIND CATCH BASIN
 - C CURB INLET
 - D DRAIN INLET
 - OCS OUTLET CONTROL SYSTEM
 - JB JUNCTION BOX
 - FES FLARED END SECTION
 - HW HEAD WALL
 - WR WIER INLET
 - SMH SANITARY SEWER MANHOLE
 - CO CLEAN OUT
 - INV INVERT
 - OPH OVERHEAD POWER LINE
 - OTL OVERHEAD TELEPHONE LINE
 - EO ELECTRIC OUTLET
 - UT UTILITY POLE
 - UPH UNDERGROUND POWER LINE
 - GUY GUY WIRE
 - PP POWER POLE
 - L/P LIGHT POLE
 - C/I/CABLE/INTERNET/TELEPHONE
 - FI FIRE HYDRANT
 - WM WATER MAIN
 - WM WATER METER
 - VM VALVE MARKER
 - BL BUILDING LINE
 - CL CENTERLINE
 - ED EDGE OF PAVEMENT
 - SP SAMPLING POINT
 - MP MONITORING POINT
 - WETLANDS
 - SL STREET LIGHT

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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12/13/2022

TOTAL AREA: 14.66 ACRES
14.51 ACRES ALONG CREEK TRAV.



OWNER/APPLICANT:
CROGAN STREET, LLC
2545 GATE PARK DR
Dacula, Georgia 30019
24 HR CONTACT: WILL NASH
PHONE: (770) 678-206-7887

DESIGNER/SURVEYOR:
RINGO ABERNATHY & ASSOCIATES, INC.
257 PINECREST LANE
BRASHELTON, GEORGIA 30517
24 HR CONTACT: KEVIN RINGO
PHONE: (770) 962-8458

CONSERVATION AREA REQUIRED
TOTAL AREA: 14.66 ACRES
2.93 ACRES REQUIRED (25% OF TOTAL AREA)
7.95 ACRES PROVIDED 54.2% OF TOTAL AREA
REQUIREMENTS MET

SURVEY NOTATION:
NONE OF THE DATA SHOWN ON THIS PLAT WAS OBTAINED
USING GPS. IT INCLUDES ALL HORIZONTAL AND VERTICAL
CONTROL POINT INFORMATION. THE EQUIPMENT USED TO OBTAIN
THIS DATA WAS A CARLSON SURVEYOR+ GLOBAL NAVIGATION
SATELLITE SYSTEM WITH A CARLSON SURVEYOR+ DATA
COLLECTOR. THE TECHNIQUE USED WAS RTK CORRECTED
MEASUREMENTS FROM THE JACO SOLUTIONS GPS NETWORK. THE
RELATIVE POSITIONING ACCURACY OBTAINED ON THE POINTS
UTILIZED IN THIS SURVEY WERE 0.019" FEET HORIZONTAL Y
AND 0.017 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

THIS PLAT HAS BEEN CALCULATED FOR PRECISION AND WAS
FOUND TO BE ACCURATE WITHIN ONE FOOT IN 470,685 FEET.

THIS PLAT HAS BEEN CALCULATED FOR PRECISION AND WAS FOUND TO
BE ACCURATE WITHIN ONE FOOT IN 681,879 FEET.

REFERENCE MATERIAL:
PLAT OF SURVEY FOR MYRNA H. GILLESLAND, PREPARED BY MICHAEL A.
ROYSTON DATED MARCH 3, 1986 AND RECORDED IN PLAT BOOK 30,
PAGE 12.
PLAT OF SURVEY FOR J.R. RAWLINS, ESTATE, PREPARED BY S.B. FIELDS
DATED SEPTEMBER 1, 1986 AND RECORDED IN PLAT BOOK 16, PAGE 45.
FINAL PLAT OF MEADOW BROOK RIDGE SUBDIVISION, UNIT ONE,
PREPARED BY JSS DEVELOPMENT SERVICES DATED 11/12/02 AND
RECORDED IN PLAT BOOK 101, PAGE 62.

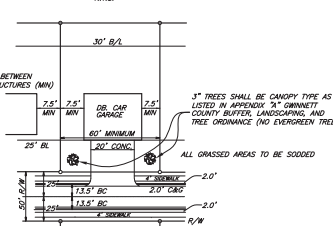
A PORTION OF SUBJECT PROPERTY DOES LIE WITHIN A ZONE A-E FLOOD
HAZARD DISTRICT AS PER F.L.R.M. PANEL 1313500139F DATED
SEPTEMBER 29, 2006.



GENERAL NOTES:

1. PROPERTY LOCATED AT 3482 SKYLAND DR.
2. TOTAL AREA OF PROPERTY: 14.66 ACRES
3. EXISTING PROPERTY ZONING: R100
4. PROPOSED PROPERTY ZONING: OSC
5. PARCEL: 5035 008A
6. TOTAL NUMBER OF LOTS: 29
7. MINIMUM LOT SIZE: 7,500 SQ. FT.
8. MINIMUM HEATED FLOOR SPACE: 2,200 SQ. FT.
9. GROSS DENSITY: 2.0 UNITS PER ACRE
10. MAXIMUM BUILDING HEIGHT: 35'
11. SETBACKS: FRONT: 25' / SIDE: 7.5' / REAR: 30'
12. ALL STREETS ARE TO BE PUBLIC STREETS
13. ALL GRASSED AREAS SHALL BE SODDED.
14. WATER SERVICE TO BE PROVIDED BY GWINNETT COUNTY.
15. SANITARY SEWER SERVICE TO BE PROVIDED BY GWINNETT COUNTY.
16. ALL UTILITIES TO BE LOCATED UNDERGROUND.
17. FIRM PANEL 1313500139F, DATED 09/29/2006 INDICATES THAT THIS PROPERTY DOES LIE WITHIN A FLOOD HAZARD ZONE.
18. LOT LAYOUT SUBJECT TO CHANGE DURING DESIGN PHASE OF PROJECT.
19. TOTAL COMMON AREA: 326,700 FT. or 7.55 ACRES
20. COMMON AREA REQUIRED: 25.0% OF PROJECT (4.58 ACRES)
21. COMMON AREA PROVIDED: 41.2% OF PROJECT (7.55 ACRES)
22. A VARIANCE WILL BE ACQUIRED TO ALLOW FOR A STREET TO BE MORE THAN 600 FEET.
23. ANY NEW COMMUNITY SPACES WITHIN THE SITE SHALL BE MADE ADA ACCESSIBLE (2010 ADA 36.401)
24. FIRE DEPARTMENT ACCESS ROADS OVER 150 IN LENGTH SHALL HAVE AN APPROVED FIRE APPARATUS TURN AROUND. (2018 IFC 503, GWINNETT COUNTY FIRE PREVENTION AND PROTECTION ORDINANCE 2012 SECTION 46-42)
25. FIRE HYDRANTS SHALL BE PLACED NO MORE THAN 450 FEET APART. (2012 GWINNETT FIRE PREVENTION AND PROTECTION ORDINANCE SECTION 42-29)
26. FIRE DEPARTMENT ACCESS ROADS SHALL BE A MINIMUM OF 20 FEET IN WIDTH. (2018 IFC 503)

TYPICAL LOT LAYOUT
N.T.S.



- NOTES:
- MINIMUM LOT SIZE: 7,500 SQ. FT.
 - ALL HOMES TO HAVE A MINIMUM OF TWO CARS PER UNIT
 - BUILDING SETBACKS: 25' FRONT / 7.5' SIDE / 30' REAR
 - MINIMUM LOT WIDTH AT BUILDING SETBACK: 60'
 - MINIMUM HEATED FLOOR SPACE: 2,200 SQ. FT.



KNOW WHATS BELOW, CALL BEFORE YOU DIG
IF YOU DIG IN GEORGIA, CALL FIRST

THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM
VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENTAL AGENCIES, AND
PUBLIC MAPS. THE SURVEYOR HAS NO KNOWLEDGE OF ANY
NO CLAIM TO THE COMPLETENESS OF THIS INFORMATION. THE SIZE,
LOCATION, OR ADDITIONAL UTILITIES MAY BE DISCOVERED UPON
EXCAVATION. PRIOR TO BEGINNING ANY EXCAVATION ACTIVITIES,
THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.

THIS SURVEY WAS
PREPARED IN CONFORMITY
WITH THE TECHNICAL
STANDARDS FOR PROPERTY
SURVEYS IN GEORGIA AS
SET FORTH IN CHAPTER
180-7 OF THE RULES OF THE
PROFESSIONAL BOARD OF
REGISTRATION FOR
PROFESSIONAL ENGINEERS
AND LAND SURVEYORS AND
AS SET FORTH IN THE
GEORGIA PLAT ACT O.C.G.A.
16-6-67.

CONSULTANTS
BUSINESS
PLANNERS
**RINGO
ABERNATHY
& ASSOCIATES**
257 PINECREST LANE, BRASHELTON, GEORGIA 30517
Phone: (770) 962-8458



COUNTY:	GWINNETT
LAND LOT/DISTRICT:	35 & 62/5TH
PARCEL(S):	008A & 081
DATE:	10/10/2022
SCALE:	1" = 100'
JOB NO.:	22094

REZONING SKETCH
CROGAN STREET, LLC

REVISIONS	NO.	DATE

SHEET
1
1 OF 1

Exhibit C: Building Elevations

[attached]



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RZR2023-00004

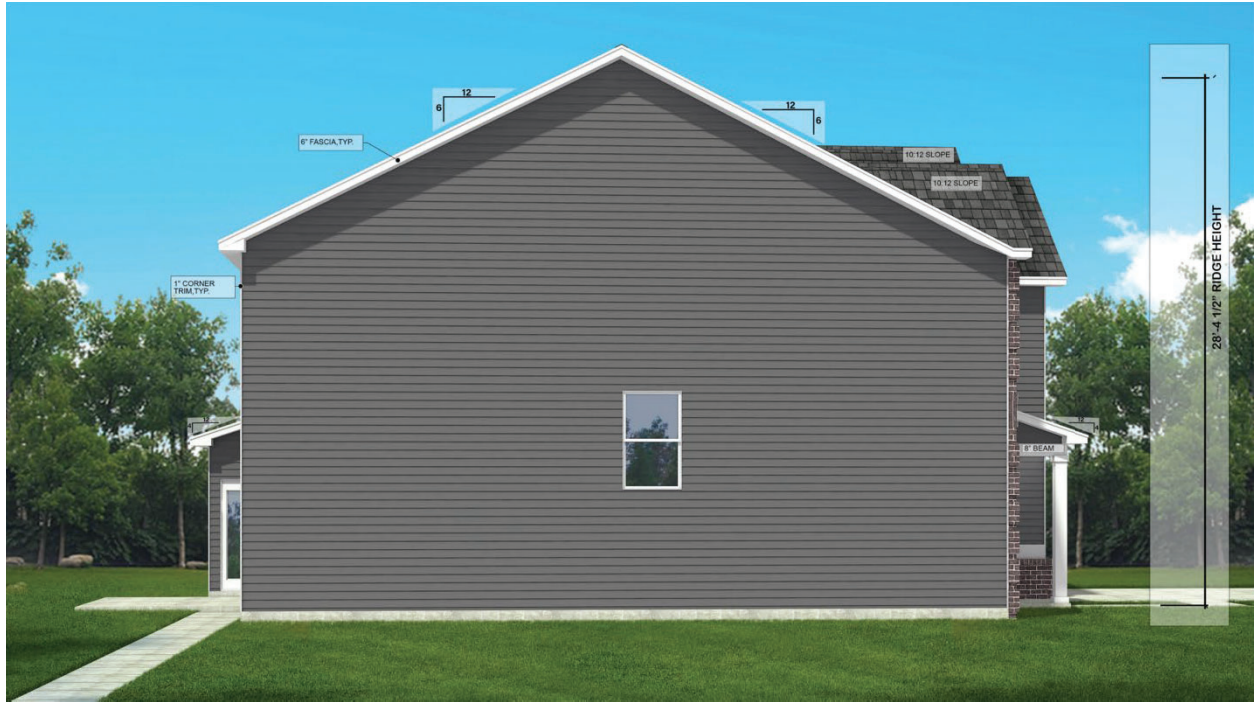


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Exhibit D: Letter of Intent and Applicant's Response to Standards

[attached]

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12/13/2022

174 DACULA ROAD.
DACULA, GA 30019
(770) 962-8456

RINGO /ABERNATHY & ASSOCIATES

December 1, 2022

County of Gwinnett
446 W Crogan St #150
Lawrenceville, GA 30046

RE: Rezoning Request –
3462/3482 Skyland Drive
Applicant: William Nash
Parcel: 5-035-081, and 5-035-006A

To Whom it May Concern.

Our Client, Mr. Nash, is seeking to rezone his property from R-100 to OSC.

Property Info:

The subject property is 14.66 acres zoned R-100, located on Skyland Drive, in Gwinnett County, Georgia. The property is surrounded mostly R-100, R-100 MOD, and R-100 CSO,

Project Info

The Applicant, Mr. Nash, is interested in rezoning the property to OSC in order to provide multiple residential dwellings to the subject property, as well as conservation land instead of the current zoning. The intent for this property is to divide for single family residential. It is the hope the applicant receives all necessary sewer easements and variances for the zoning. Note the lots will meet the size and width requirements for the OSC zoning.

Official Request:

The request is to rezone parcels 5-035-081, and 5-035-006A from R-100 to OSC.

Reason / Justification for the Requests:

The majority of the surrounding property is currently zoned R-100 along with modified versions made for conservation. The property size is 14.66 acres and located in a fast-growing area located near the city of Snellville which houses amenities for single families.

Propositions

On the attached site plan, we have a proposed a 50-foot buffer area surrounding the properties boundaries, as well as 7.55 acres of conservation land on the southeast side of the property.

Variances

The applicant has also requested the following relief from the Gwinnett County Unified Development Ordinance (the "UDO"):

- Waiver from the requirements of UDO section 210-50.14 to provide a cul-de-sac street longer than the maximum allowed length of 600 feet.
- Waiver from the requirements to have a minimum 50-foot radius to the back of curb for cul-de-sacs. We propose a cul-de-sac with a radius of 50-foot to the right of way, and 40-foot to the

back of curb. This is because expanding the cul-de-sacs to 50-foot back of curb would make the project unfeasible due to the layout of the property.

Thank you for consideration to allow Mr. Nash to rezone the property to OSC.

Kevin Ringo
Ringo Abernathy & Associates
-- on behalf of client William Nash

WINNETT COUNTY
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12/13/2022

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

REZONING APPLICANT'S RESPONSE

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 AN 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, the approval of this application will permit a use that is suitable in view of the use of development of adjacent and nearby property. The surrounding area is characterized by land zoned R-100, R-100 MOD, and R-100 CSO.

- (B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

No, approval of the application will not adversely affect the existing use or usability of any of the nearby properties. The proposed zoning classification is compatible with existing residential uses of nearby property.

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

Due to the properties size, location, and layout, we submit that the property does not have 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:

No, approval of this application will not result in an excessive or burdensome use of the infrastructure systems. The proposed zoning of twenty-nine single family lots should not put any stress on current infrastructure due to its smaller size.

- (E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Yes, approval of the application is in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. The property is located in the Established Neighborhood Character Area which encourages "single family-oriented neighborhoods".

- (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:

We submit that the subject's property is in close proximity with other single family residential neighborhoods, as well as having proximity to major community amenities in Briscoe Park, and downtown City of Snellville.

GWINNETT COUNTY
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Exhibit E: Application and Disclosure of Campaign Contributions Form

[attached]

RECEIVED

12/13/2022

Division

ONLY COMPLETE APPLICATIONS ACCEPTED
**REZONING APPLICATION AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP
OF WINNETT COUNTY, GA.**

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Crogan Street LLC</u>	NAME: <u>Philip Gilleland</u>
ADDRESS: <u>778 Natchez Valley Trace</u>	ADDRESS: <u>3462 Skyland Drive</u>
CITY: <u>Grayson</u>	CITY: <u>Loganville</u>
STATE: <u>Georgia</u> ZIP: <u>30017</u>	STATE: <u>Georgia</u> ZIP: <u>30052</u>
PHONE: <u>678-206-7887</u>	PHONE: <u>770-972-1617</u>
EMAIL: <u>Nashwill26@gmail.com</u>	EMAIL: <u>Hagler2661@gmail.com</u>
CONTACT PERSON: <u>William Nash</u> PHONE: <u>678-206-7887</u>	
CONTACT'S E-MAIL: <u>Nashwill26@gmail.com</u>	
<p 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 DISTRICTS(S): <u>R-100</u> REQUESTED ZONING DISTRICT: <u>OSC</u>	
PARCEL NUMBER(S): <u>5035 081, 5035 006A</u> ACREAGE: <u>+/- 14.66</u>	
ADDRESS OF PROPERTY: <u>3462 & 3482 Skyland Drive</u>	
PROPOSED DEVELOPMENT: <u>Open Space Conservation Subdivision</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>29</u>	No. of Buildings/Lots: <u>N/A</u>
Dwelling Unit Size (Sq. Ft.): <u>2,000+ SF</u>	Total Building Sq. Ft. <u>N/A</u>
Gross Density: <u>1.98</u> Net Density: <u>4.07</u>	Density: <u>N/A</u>

RECEIVED

12/13/2022

REZONING APPLICANT'S CERTIFICATION

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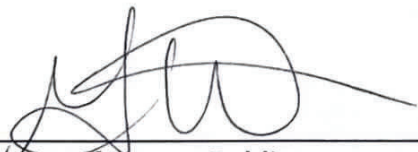
Signature of Applicant

11-30-22

Date

William Nash Cragen Street LLC Member

Type or Print Name and Title



Signature of Notary Public

11/30/2022

Date

GINALLY PAOLO CRUZ
Notary Public
State of Alabama
Comm. Exp.
8-4-2026

Notary Seal

State of Alabama
Lee County

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

12/13/2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

REZONING PROPERTY OWNER'S CERTIFICATION

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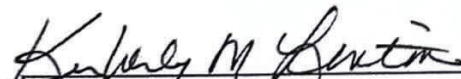
Signature of Property Owner

11/14/22

Date

PHILIP R GILLELAND

Type or Print Name and Title



Signature of Notary Public

11/14/2022

Date



Notary Seal

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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.

William Nash 11-30-22 William Nash Cragen Street LLC

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

William Nash 11-30-22 William Nash Cragen Street LLC

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE

[Signature] 11/30/22

SIGNATURE OF NOTARY PUBLIC

DATE

GINALLY PAOLO CRUZ

Notary Public

State of Alabama

comm. exp.

8-4-2026

NOTARY SEAL

State of Alabama
Lee County

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 or a member of the Gwinnett County Planning Commission?

☐ YES

☒ NO

William Nash

YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICAL 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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***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 5 - 035 - 081
(Map Reference Number) District Land Lot Parcel

[Signature] 11-30-22
Signature of Applicant Date
William Nash Cogan Street LLC Member
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, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Jessilyn McDuffie SR. TSA
NAME TITLE
11/30/2022
DATE

RECEIVED

12/13/2022

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Last Updated 10/2021

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PARCEL I.D. NUMBER: 5 - 035 - 006A
(Map Reference Number) District Land Lot Parcel

William Nash 11-30-22
Signature of Applicant Date

William Nash Cragen Street LLC Member
Type or Print Name and Title

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Jessilyn McShuffe SR. TSA
NAME TITLE
12/01/2022
DATE

Exhibit F: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:				1.18.2023			
Department/Agency Name:				Transportation			
Reviewer Name:				Brent Hodges			
Reviewer Title:				Construction Manager 1			
Reviewer Email Address:				Brent.Hodges@gwinnettcountry.com			
Case Number:				RZR2023-00004			
Case Address:				3462 / 3482 Skyland Drive, Loganville, 30052			
Comments:				<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO
1	Skyland Drive is a minor collector. ADT = 5,654.						
2	7.7 miles to the nearest transit facility (#2335042) Johnson Road and Sugarloaf Landing Plaza.						
3	The developer shall consider relocating the proposed driveway more toward the south end of the property to accommodate driveway separation and spacing minimums per the UDO Section 900-40.5 (table 900.3). The driveway, as shown, is too close to Skyland Ridge Court.						
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



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:			
Department/Agency Name:		DWR	
Reviewer Name:		Mike Pappas	
Reviewer Title:		GIS Planning Manager	
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com	
Case Number:		RZR2023-00004	
Case Address:		3462 & 3482 Skyland Drive	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES <input type="checkbox"/> NO
1	Water: The development may connect to an existing 8-inch water main along the western right-of-way of Skyland Dr.		
2	Sewer: A Sewer Capacity Certification is required for this development. Pending available capacity, the development may connect to the 48-inch interceptor to the southeast on Parcel 5035 076. An easement and significant stream crossing will be required. Please contact GCDWR for stream crossing requirements.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> X <input type="checkbox"/> NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021



Sewer Comments: A Sewer Capacity Certification is required for this development. Pending available capacity, the development may connect to the 48-inch interceptor to the southeast on Parcel 5035 076. An easement and significant stream crossing will be required. Please contact GCDWR for stream crossing requirements.

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

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

Residential Rezoning Impact on Local Schools
Prepared for Gwinnett County BOC, February, 2023

											Proposed Zoning
	School	2022-23			2023-24			2024-25			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
RZR2023-00002	Peachtree Ridge HS	3,262	3,050	212	3,295	3,050	245	3,271	3,050	221	1
	Northbrook MS	882	1,025	-143	870	1,025	-155	879	1,025	-146	1
	Jackson ES	1,426	1,475	-49	1,440	1,475	-35	1,455	1,475	-20	1
RZR2023-00004	South Gwinnett HS	2,735	2,750	-15	2,790	2,750	40	2,832	2,750	82	9
	Grace Snell MS	1,262	1,200	62	1,281	1,200	81	1,300	1,200	100	7
	Rosebud ES	959	1,200	-241	968	1,200	-232	983	1,200	-217	13

Exhibit G: Maps

[attached]



SKYLAND RIDGE CT

SHADY OAKS DR

SKYLAND DR



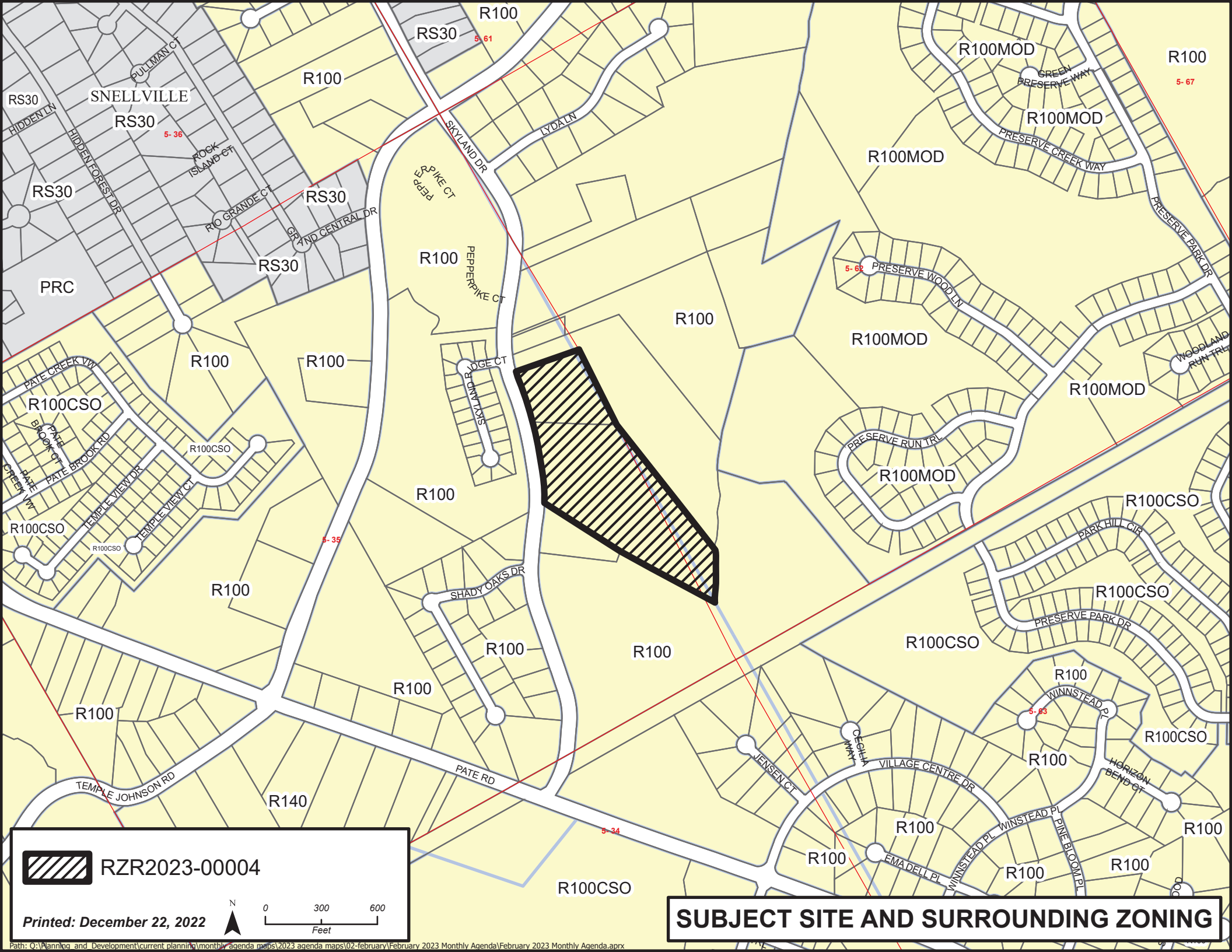
RZR2023-00004

Printed: December 22, 2022



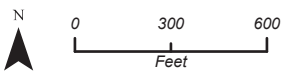
0 100 200
Feet

Gwinnett County GIS

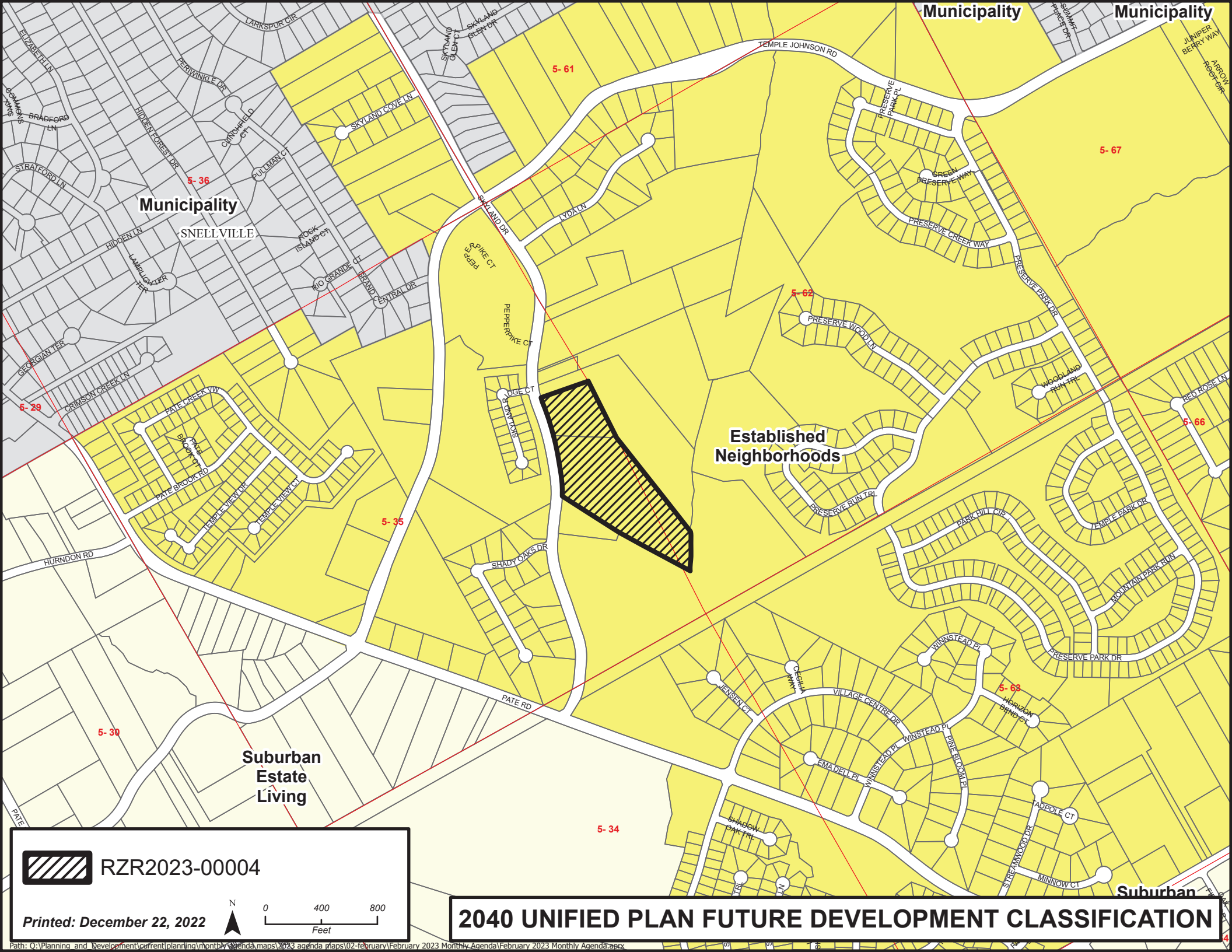


 RZR2023-00004

Printed: December 22, 2022



SUBJECT SITE AND SURROUNDING ZONING



Municipality

SNELLVILLE

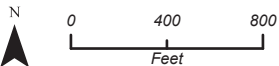
**Established
Neighborhoods**

**Suburban
Estate
Living**

Suburban

 RZR2023-00004

Printed: December 22, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

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12/1/2022

ONLY COMPLETE APPLICATIONS ACCEPTED
**REZONING APPLICATION AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP
OF WINNETT COUNTY, GA.**

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Crogan Street LLC</u>	NAME: <u>Philip Gilleland</u>
ADDRESS: <u>778 Natchez Valley Trace</u>	ADDRESS: <u>3462 Skyland Drive</u>
CITY: <u>Grayson</u>	CITY: <u>Loganville</u>
STATE: <u>Georgia</u> ZIP: <u>30017</u>	STATE: <u>Georgia</u> ZIP: <u>30052</u>
PHONE: <u>678-206-7887</u>	PHONE: <u>770-972-1617</u>
EMAIL: <u>Nashwill26@gmail.com</u>	EMAIL: <u>Hagler2661@gmail.com</u>
CONTACT PERSON: <u>William Nash</u> PHONE: <u>678-206-7887</u>	
CONTACT'S E-MAIL: <u>Nashwill26@gmail.com</u>	
<p 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 DISTRICTS(S): <u>R-100</u> REQUESTED ZONING DISTRICT: <u>OSC</u>	
PARCEL NUMBER(S): <u>5035 081, 5035 006A</u> ACREAGE: <u>+/- 14.66</u>	
ADDRESS OF PROPERTY: <u>3462 & 3482 Skyland Drive</u>	
PROPOSED DEVELOPMENT: <u>Open Space Conservation Subdivision</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>29</u>	No. of Buildings/Lots: <u>N/A</u>
Dwelling Unit Size (Sq. Ft.): <u>2,000+ SF</u>	Total Building Sq. Ft. <u>N/A</u>
Gross Density: <u>1.98</u> Net Density: <u>4.07</u>	Density: <u>N/A</u>

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

12/1/2022

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

REZONING APPLICANT'S RESPONSE

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 AN 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, the approval of this application will permit a use that is suitable in view of the use of development of adjacent and nearby property. The surrounding area is characterized by land zoned R-100, R-100 MOD, and R-100 CSO.

- (B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

No, approval of the application will not adversely affect the existing use or usability of any of the nearby properties. The proposed zoning classification is compatible with existing residential uses of nearby property.

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

Due to the properties size, location, and layout, we submit that the property does not have 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:

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12/18/2020

No approval of this application will not result in an excessive or burdensome use of the infrastructure systems. The proposed zoning of twenty-nine single family lots should not put any stress on current infrastructure due to its smaller size.

- (E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Yes, approval of the application is in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. The property is located in the Established Neighborhood Character Area which encourages "single family-oriented neighborhoods".

- (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:

We submit that the subject's property is in close proximity with other single family residential neighborhoods, as well as having proximity to major community amenities in Briscoe Park, and downtown City of Snellville.

RECEIVED

12/1/2022

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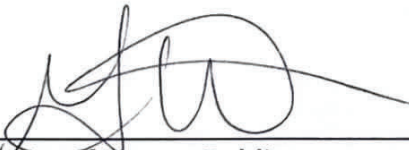
Signature of Applicant

11-30-22

Date

William Nash Cragen Street LLC Member

Type or Print Name and Title



Signature of Notary Public

11/30/2022

Date

GINALLY PAOLO CRUZ
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State of Alabama
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Notary Seal

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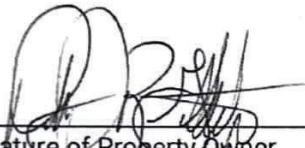
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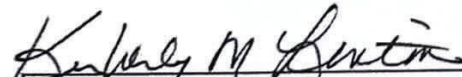
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PHILIP R GILLELAND

Type or Print Name and Title



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11/14/2022

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William Nash 11-30-22 William Nash Cragen Street LLC
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

William Nash 11-30-22 William Nash Cragen Street LLC
SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

[Signature] 11/30/22
SIGNATURE OF NOTARY PUBLIC DATE

GINALLY PAOLO CRUZ
Notary Public
State of Alabama
comm. exp.
8-4-2026
NOTARY SEAL

State of Alabama
Lee County

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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 or a member of the Gwinnett County Planning Commission?

☐ YES ☒ NO William Nash
YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICAL 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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(Map Reference Number) District Land Lot Parcel

[Signature] 11-30-22
Signature of Applicant Date
William Nash Cogan Street LLC Member
Type or Print Name and Title

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Jessilyn McDuffie SR. TSA
NAME TITLE
11/30/2022
DATE

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(Map Reference Number) District Land Lot Parcel

William Nash 11-30-22
Signature of Applicant Date

William Nash Cragen Street LLC Member
Type or Print Name and Title

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Jessilyn McShuffe SR. TSA
NAME TITLE
12/01/2022
DATE

RECEIVED

12/1/2022

174 DACULA ROAD.
DACULA, GA 30019
(770) 962-8456

RINGO /ABERNATHY & ASSOCIATES

December 1, 2022

County of Gwinnett
446 W Crogan St #150
Lawrenceville, GA 30046

RE: Rezoning Request –
3462/3482 Skyland Drive
Applicant: William Nash
Parcel: 5-035-081, and 5-035-006A

To Whom it May Concern.

Our Client, Mr. Nash, is seeking to rezone his property from R-100 to OSC.

Property Info:

The subject property is 14.66 acres zoned R-100, located on Skyland Drive, in Gwinnett County, Georgia. The property is surrounded mostly R-100, R-100 MOD, and R-100 CSO,

Project Info

The Applicant, Mr. Nash, is interested in rezoning the property to OSC in order to provide multiple residential dwellings to the subject property, as well as conservation land instead of the current zoning. The intent for this property is to divide for single family residential. It is the hope the applicant receives all necessary sewer easements and variances for the zoning. Note the lots will meet the size and width requirements for the OSC zoning.

Official Request:

The request is to rezone parcels 5-035-081, and 5-035-006A from R-100 to OSC.

Reason / Justification for the Requests:

The majority of the surrounding property is currently zoned R-100 along with modified versions made for conservation. The property size is 14.66 acres and located in a fast-growing area located near the city of Snellville which houses amenities for single families.

Propositions

On the attached site plan, we have a proposed a 50-foot buffer area surrounding the properties boundaries, as well as 7.55 acres of conservation land on the southeast side of the property.

Variances

The applicant has also requested the following relief from the Gwinnett County Unified Development Ordinance (the "UDO"):

- Waiver from the requirements of UDO section 210-50.14 to provide a cul-de-sac street longer than the maximum allowed length of 600 feet.
- Waiver from the requirements to have a minimum 50-foot radius to the back of curb for cul-de-sacs. We propose a cul-de-sac with a radius of 50-foot to the right of way, and 40-foot to the

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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back of curb. This is because expanding the cul-de-sacs to 50-foot back of curb would make the project unfeasible due to the layout of the property.

Thank you for consideration to allow Mr. Nash to rezone the property to OSC.

Kevin Ringo
Ringo Abernathy & Associates
-- on behalf of client William Nash

12/1/2022



DESIGNER/SURVEYOR:
RINGO ABERNATHY & ASSOCIATES, INC.
257 PINECREST LANE
BRASELTON, GEORGIA 30517
24 HR CONTACT: KEVIN RINGO
PHONE: (770) 902-8456

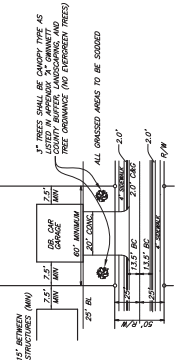
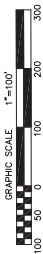
CONSERVATION AREA REQUIRED
TOTAL AREA: 14.66 ACRES
2.93 ACRES REQUIRED (25% OF TOTAL AREA)
7.95 ACRES PROVIDED 54.2% OF TOTAL AREA
REQUIREMENTS MET

[illegible]

THIS PLAT HAS BEEN CALCULATED FOR PRECISION AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 881,879 FEET.

REFERENCE MATERIAL:
 PLAT OF SURVEY FOR MYRNA H. GULELAND, PREPARED BY MICHAEL A. PETERSON DATED MARCH 3, 1986 AND RECORDED IN PLAT BOOK 33, PAGE 73.
 PLAT OF SURVEY FOR U.S. MINING, ESTATE, PREPARED BY U.S. FIELDS DATED SEPTEMBER 1985 AND RECORDED IN PLAT BOOK 34, PAGE 45.
 PLAT OF MEADOW BROOK RIDGE SUBDIVISION, UNIT ONE, FINAL PLAT BY SGI DEVELOPMENT SERVICES DATED 11/12/82 AND RECORDED IN PLAT BOOK 34, PAGE 45.

A PORTION OF SUBJECT PROPERTY DOES LIE WITHIN A ZONE AE FLOOD HAZARD DISTRICT AS PER F.I.R.M., PANEL 13135C0139F DATED SEPTEMBER 29, 2006.



NOTES:

- MINIMUM LOT SIZE: 1,500 SQ. FT.
- ALL HOMES TO HAVE A MINIMUM OF TWO CARS PER UNIT
- BUILDING SETBACKS: 25' FRONT / 7.5' SIDE / 30' REAR
- MINIMUM LOT WIDTH AT BUILDING SETBACK: 60'
- MINIMUM HEATED FLOOR SPACE: 2,200 SQ. FT.

THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENT AGENCIES, AND CITY RECORDS. THE ACCURACY OF THIS INFORMATION, THE SIZE, LOCATION, OR ADDITIONAL UTILITIES MAY BE UNCOVERED UPON EXCAVATION. PRIOR TO BEGINNING ANY EARTH DISTURBING ACTIVITIES, THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.

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LEGEND :

[illegible]

GENERAL NOTES:

- [illegible]

TYPICAL LOT LAYOUT

N.T.S.

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