

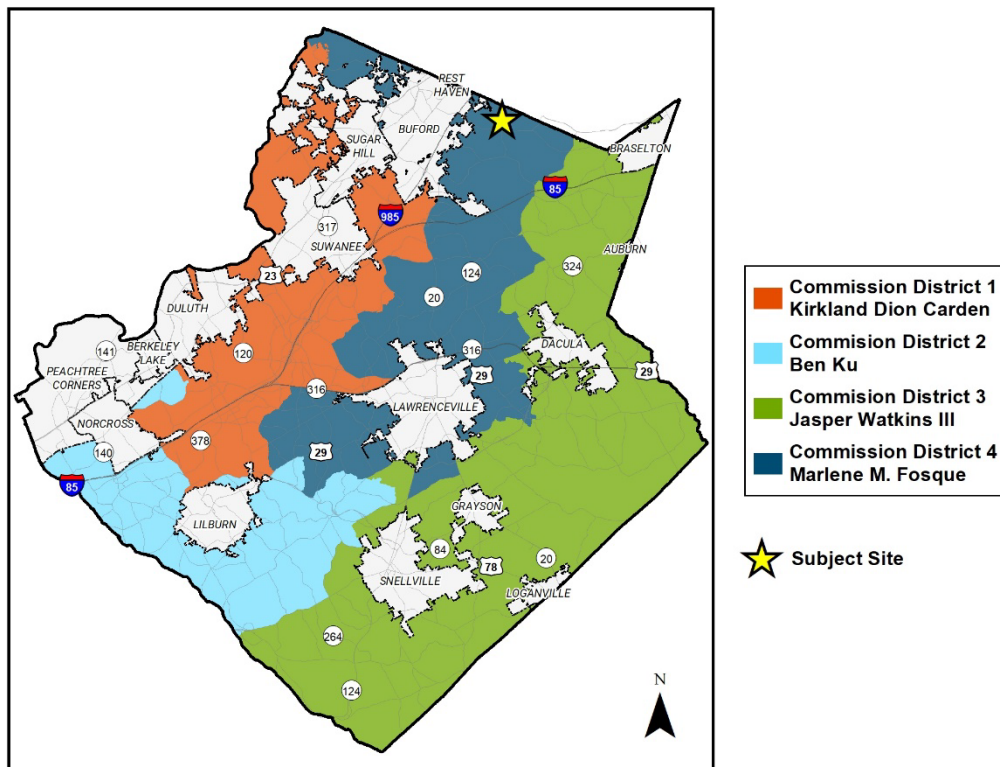


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: CIC2022-00018
Current Zoning: R-100 (Single-Family Residence District)
Request: Change in Conditions
Address: 3888 and 3898 Ridge Road
Map Number: R1004 121 and 999
Site Area: 6.94 Acres
Lots: 2
Proposed Development: Single Family Detached Dwelling
Commission District: District 4 – Commissioner Fosque
Character Area: Emerging Suburban

Staff Recommendation: APPROVAL WITH CONDITIONS

**Planning Commission
Recommendation:** DENIAL



Planning Commission Advertised Public Hearing Date: 8/2/2022
Board of Commissioners Advertised Public Hearing Date: 8/23/2022

Applicant: Lida P Velasquez Botero
3898 Ridge Road
Buford, GA 30519

Owner: Lida P Velasquez Botero
3898 Ridge Road
Buford, GA 30519

Contact: Lida P Velasquez Botero

Contact Phone: 404.226.2948

Zoning History

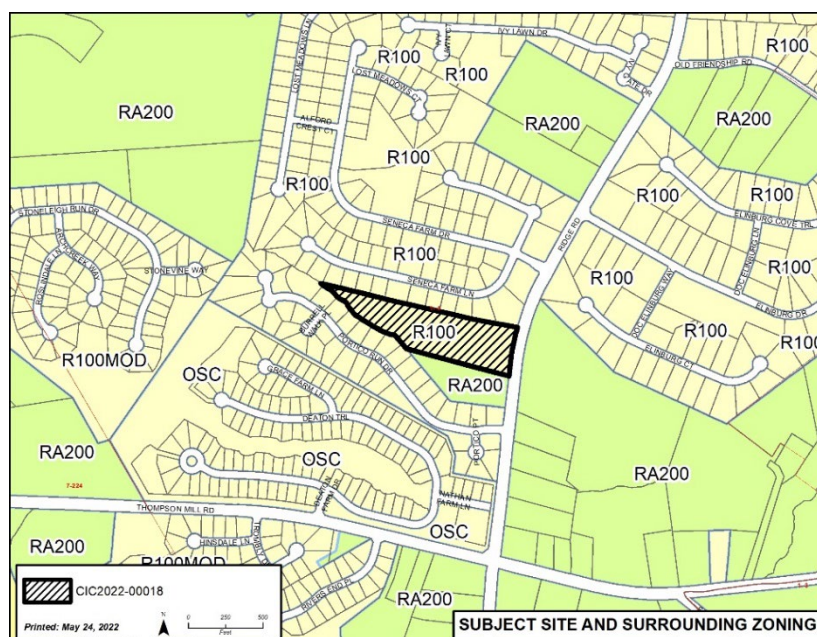
A rezoning request for a larger property which included the northeastern portion of the subject site was denied in 1987, pursuant to REZ1987-00089. In 2021, RZR2021-00042 rezoned the property from RA-200 (Agriculture-Residence District) to R-100 (Single-Family Residence District) for the purpose of building an additional single-family home on a newly created lot. This request is a change in conditions from this approval.

Existing Site Condition

The subject site includes two parcels totaling 6.94 acres located along Ridge Road, north of its intersection with Thompson Mill Road. The two-lot subdivision was recently approved pursuant to XLP2021-00074. The site slopes down approximately 22 feet from the right-of-way to the rear. There is a small pond in the rear of the property of the southern parcel. A 3,793 square foot single-family residence, built in 1995 and a 2,800 square foot accessory barn, built in 1997 are located on the northern parcel. The applicant intends to build a new single-family home on the southern parcel. The site is currently accessed by a single driveway. There are no sidewalks along the property frontage. The nearest Gwinnett Transit stop is approximately 5.6 miles from the site.

Surrounding Use and Zoning

The subject site is surrounded by detached single-family residential homes. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Existing	Single-Family Residential	R-100	0.14 units per acre
North	Single-Family Residential	R-100	2.24 units per acre
East	Single-Family Residential	RA-200	0.05 units per acre
South	Single-Family Residential	R-100 RA-200	2.28 units per acre 0.33 units per acre
West	Single-Family Residential	R-100	2.28 units per acre

Project Summary

The applicant requests a change in conditions for a 6.94-acre property zoned R-100 for a single-family home, including:

- A change in condition of zoning case, RZR2021-00042. The applicant is requesting revisions to the following conditions:
 - Condition 6. *"Applicant shall construct an eight-foot-tall wooden privacy fence along the southern property line subject to review of the Planning and Development Director."* The applicant proposes to remove condition #6 in its entirety to eliminate the requirement of an eight-foot-tall privacy fence along the southern property line. The applicant states the condition was added to the rezoning per the request of the adjacent neighbor and it is a burden on the applicant.
- A proposed 1,800 square foot single-family residence on the 4.16-acre parcel. The existing 3,793 square foot home and 2,800 square foot accessory building are to remain on the 2.78-acre parcel.

Zoning and Development Standards

The applicant is requesting a change in condition for the development of a single-family detached home in the R-100, Single-Family Residence 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'	18'	YES
Front Yard Setback	Minimum 50'	>50'	YES
Side Yard Setback	Minimum 10' for one yard Minimum 25' total for two yards	>10' >25'	YES
Rear Yard Setback	Minimum 40'	>40'	YES
Density	N/A	0.28 units per acre	YES
Lot Width	Minimum 100'	100'	YES
Heated Floor Area	Minimum 1,400 square feet	1,800 square feet	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 D). 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

Change in Conditions Request Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification, or change in conditions, 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 change in conditions will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The change in conditions will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The subject property currently has a split rail fence installed along the southern property line. The surrounding single-family residential properties including the property to the south and to the east across Ridge Road have a similar split rail fence. The Seneca Farm subdivision to the north has a privacy fence along Ridge Road, but not along the adjoining property lines.

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

A rezoning of the subject property was approved in 2021 for the purpose of subdividing the lot into two. After the subdivision, the lot sizes are similar to the adjacent lot to the south. The adjacent property to the south has a split rail fence of similar height. Removing the condition requiring an eight-foot-tall privacy fence between similar size lots and similar uses would not adversely affect the adjacent or nearby properties.

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

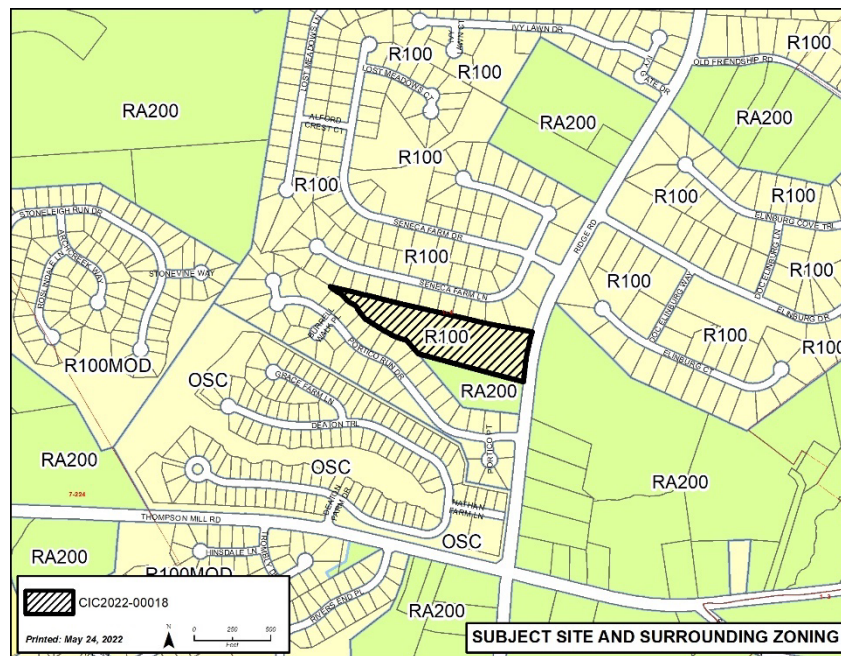
The property has reasonable economic use as currently zoned.

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

No increase impact on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff. The change in conditions would not impact school enrollment. Agency review comments related to any potential improvements concerning this change in conditions request is attached (Exhibit D).

E. Whether the proposed change in conditions 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 that the subject property lies within the Emerging Suburban Character Area. This Character Area is designated for areas that are currently mainly residential but have not yet matured into established communities due to relatively large amounts of remaining, undeveloped land. The proposed change in conditions would not affect the use of the property as a single-family home on a large lot.



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 change in conditions.

The subject property was rezoned in 2021 for the purpose of subdividing the subject property into two lots to build a new single-family house on the 4.16-acre lot. Both lots are similar or larger in size than the adjacent lot on the southern side. The proposed house, as depicted on the site plan, would be 62 feet from the southern property line. Privacy fences are generally required to protect less intense uses from adjacent more intense uses. However, in this case, the density of the proposed house would be less than the adjacent property where the fence is being required, which gives the supporting grounds for approval of the proposed change in conditions.

Staff Recommendation:

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

Staff Recommended Conditions

NOTE: The conditions below are those from RZR2021-00042 with suggested changes in bold or strikethrough.

Approval as R-100 (Single-Family Residence District), subject to the following conditions:

1. The site shall be developed in general accordance with Exhibit B: Site Plan received on ~~August 19, 2021~~ **July 11, 2022**, by 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 two lots.
3. The minimum heated floor area per dwelling unit shall be 1,800 square feet.
4. The existing accessory building shall not be enlarged or altered in any way to increase the legal non-conforming status.
5. Natural vegetation shall remain on the property until the issuance of a development permit.
6. ~~Applicant shall construct an eight-foot tall wooden privacy fence along the southern property line subject to review of the Planning and Development Director.~~

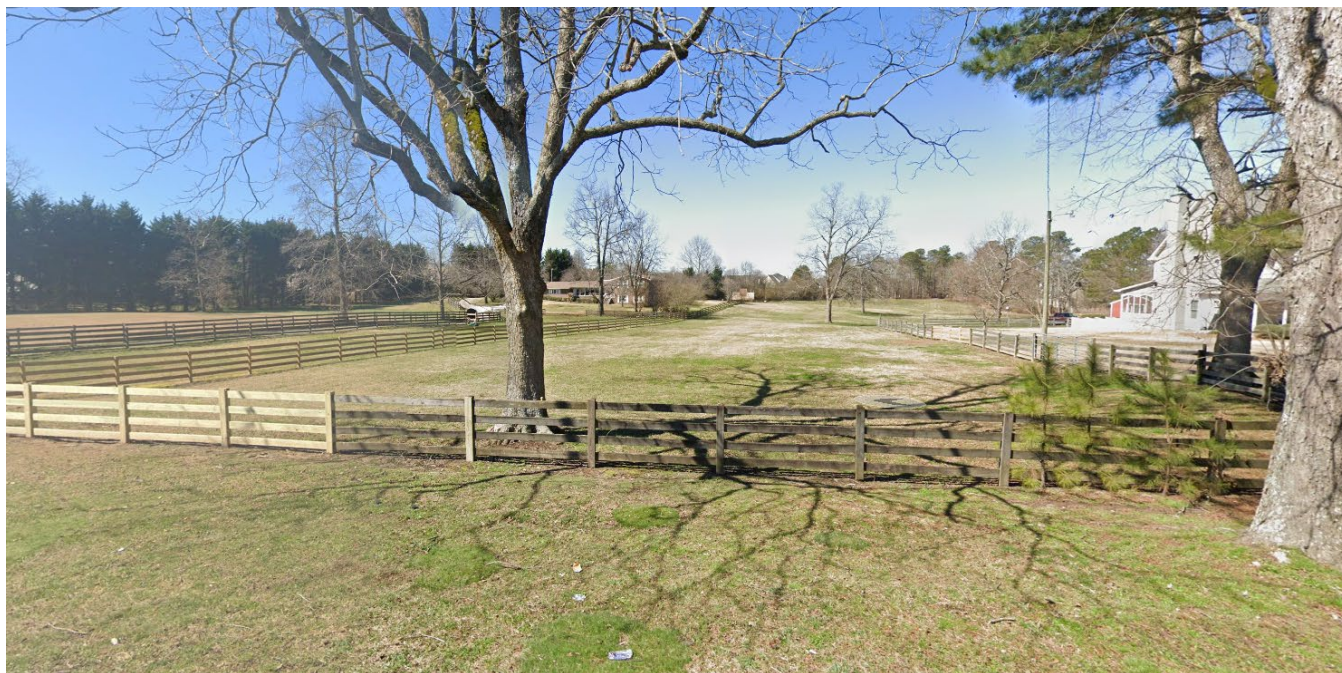
Planning Commission Recommendation

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 **DENIAL** of the change in conditions request.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Letter of Intent and Applicant's Response to Standards
- D. Internal and External Agency Review Comments
- E. BOC Resolution RZR2021-00042
- F. Maps

Exhibit A: Site Visit Photos



View of existing split rail fence on the subject property



View of existing house and accessory structure on the property

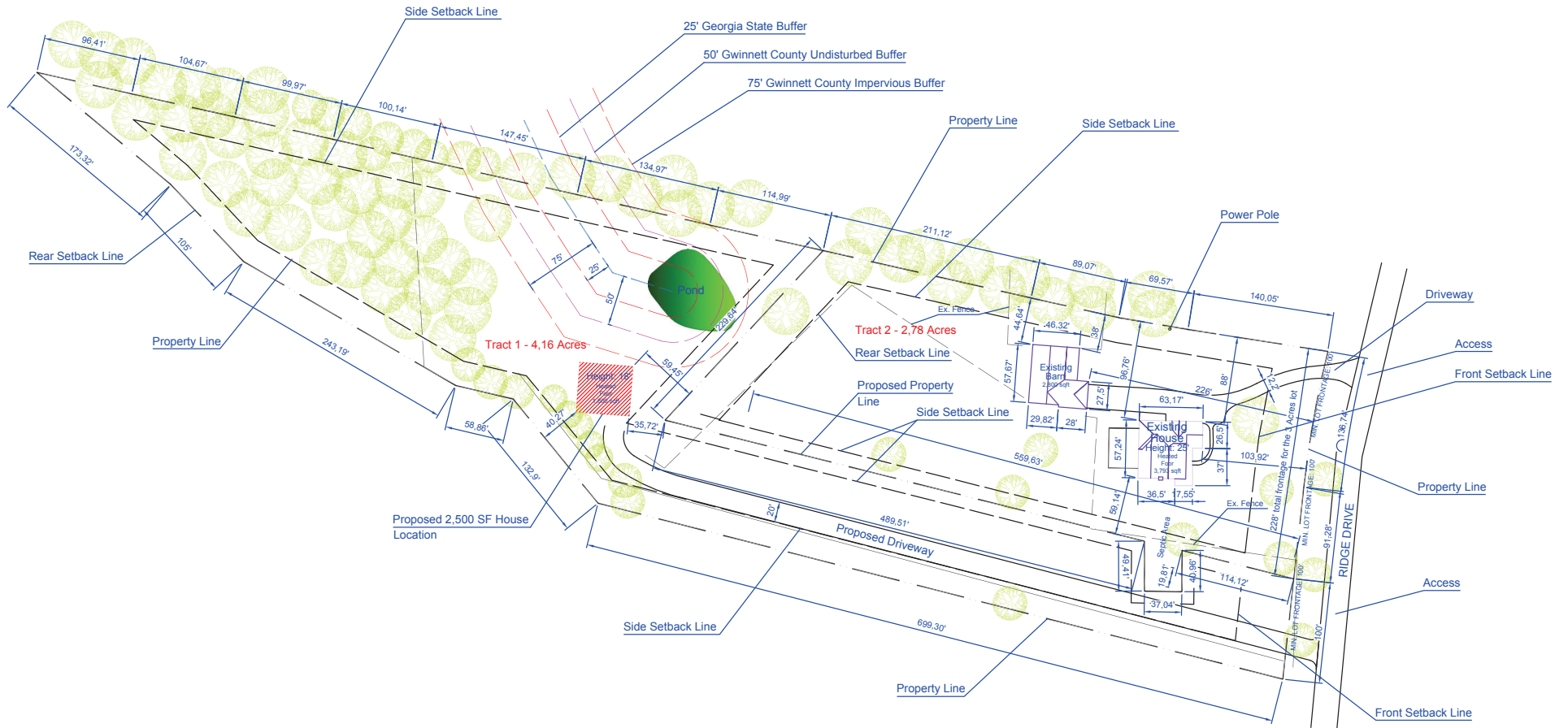
Exhibit B: Site Plan

[attached]

WINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

7/11/2022



Parcel No. (APN)
Land Use
Building Area
Lot Area

1-004 -121
RESIDENTIAL SINGLE FAMILY RESIDENCE
2,841 SF
307,098 SF (7.05 ACRES)

3898 RIDGE RD
BUFORD, GA 30519
Scale: 1"=100'



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

[attached]

RECEIVED

4/29/2022
May 1, 2022

Gwinnett County Department of Planning and Development

Planning Division

One Justice Square Building

446 West Crogan Street

Lawrenceville, GA 30046

LETTER OF INTENT

To Whom it may concern...

Respectfully, I request a change in condition to remove condition #6 from the final resolution RZR2021-00042 made on 10/26/2021.

The neighbor next door who requested the construction of a wooden privacy fence, is shooting and practicing archery in his back yard. I found out myself that's the reason he is looking to build an eight-foot tall privacy fence because he needs to protect himself to avoid the shooting going away of his property line.

Gwinnett County Planning and development's planner let me know a relevant information about a code section regarding the outdoor shooting ranges in residential zoning. It shall be located on properties with a minimum of 20 acres and his property has only 3 acres. Also, Outdoor shooting ranges shall be a minimum of 300 feet from any property line and it is currently 6 feet away from my property line (see pictures attached as the proof).

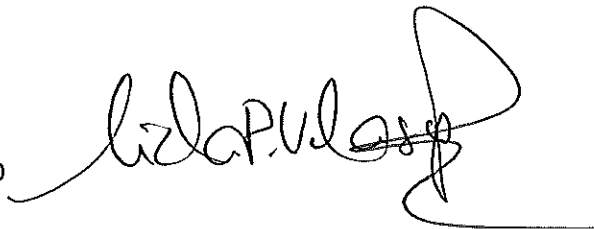
With all due respect, I request to remove this condition. I submitted a complaint to Gwinnett County Code enforcement against to my neighbor to remove the practice of shooting and archery in his back yard.

I am open to work with Planning and Development staff and Board Members to achieve this request.

Respectfully submitted;

LIDA P. VELASQUEZ BOTERO

404-226-2948



RECEIVED

4/29/2022

CHANGE IN CONDITIONS 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 CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Actually, there is already a wooden fence along the southern property line for the use of the adjoining property.

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

change in conditions won't affect the existing use of adjacent property.

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

The adjacent property is for residential use.

- (D) WHETHER THE PROPOSED CHANGE IN CONDITIONS WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

N/A

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

Yes, It's.

- (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 CHANGE IN CONDITIONS:

The owner of the adjacent property has shooting and Archery in his back yard. I found out that in residential zoning the outdoor shooting ranges shall be located on properties with a minimum of 20 acres. Outdoor shooting ranges shall be a minimum of 300 feet from any property line and it is currently 6 feet away from my property line.

Exhibit D: Internal and External Agency Review Comments

[attached]

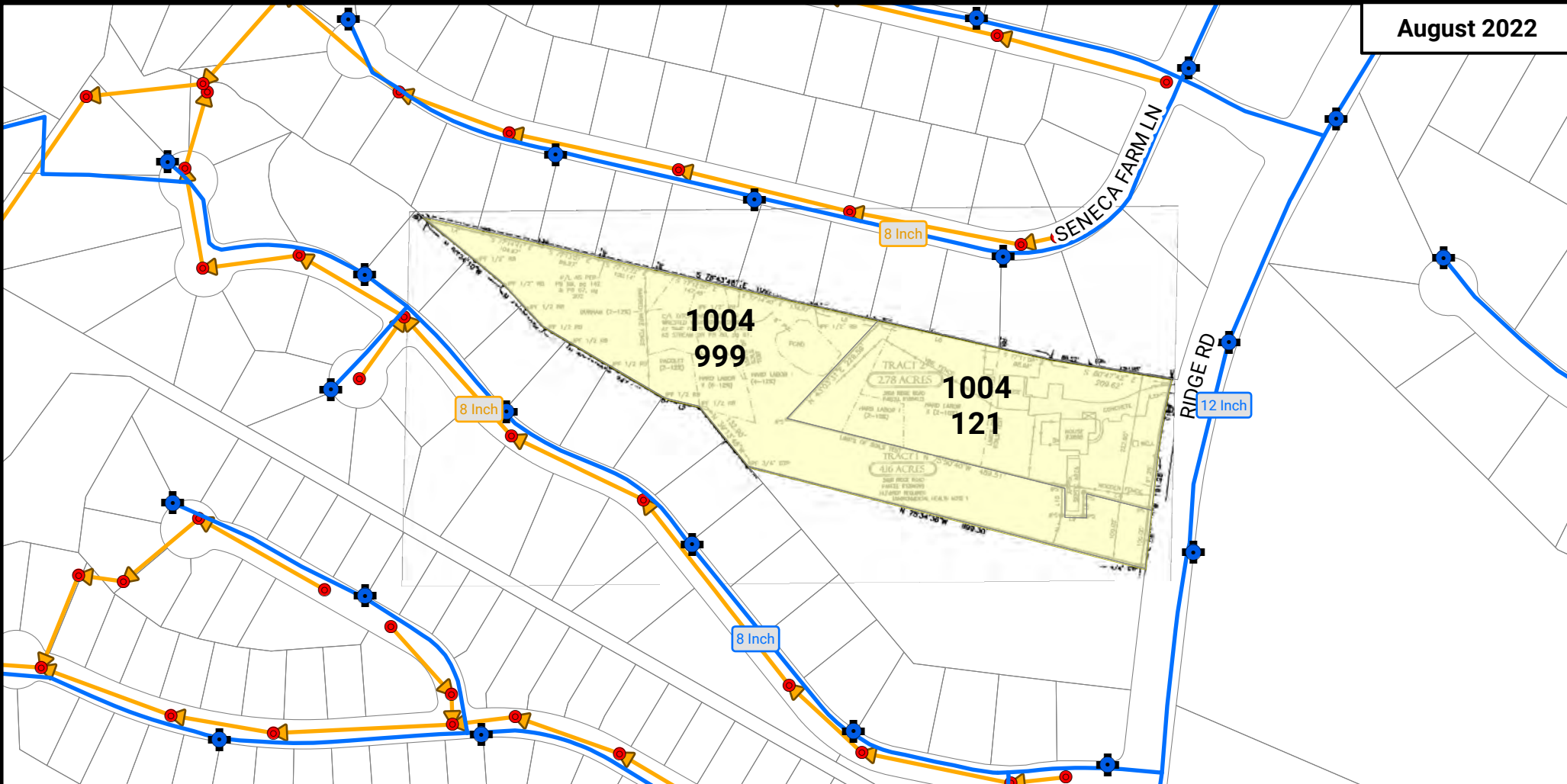


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		7.13.22	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		CIC2022-00018	
Case Address:		3898 Ridge Road	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES <input type="checkbox"/> NO
1	Ridge Road is a minor collector. ADT = 6,924.		
2	6.2 miles to nearest transit facility (#2334754) Buford/SR 20 Park and Ride.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> X NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021



LEGEND

- | | | | | | |
|--|-----------------|--|------------|--|-------------------|
| | Flow Management | | Hydrant | | Sewer Force Main |
| | Pump Station | | City | | Effluent Outfall |
| | Regional | | Water Main | | Sewer Collector |
| | Manhole | | Reuse Main | | Sewer Interceptor |

CIC2022-00018

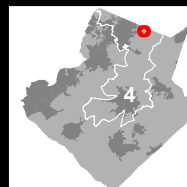
R-100

Water & Sewer Utility Map



0 140 280
Feet

LOCATION



Water Comments: No DWR water comments for this case.

Sewer Comments: No DWR sewer comments for this case.

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

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

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

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

Exhibit E: BOC Resolution RZR2021-00042
[attached]

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: OCTOBER 26, 2021

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Nay

On motion of Commissioner Ku, which carried 4-1, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 to R-100 by Radovic Permits, LLC for the proposed use of a Single-Family Detached Subdivision on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in the Gwinnett Daily Post, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on October 26, 2021, and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this 26th day of October 2021, that the aforesaid application to amend the Official Zoning Map from RA-200 to R-100 is hereby **APPROVED** with the following conditions:

1. The site shall be developed in general accordance with Exhibit B: Site Plan received on August 19, 2021, by 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 two lots.
3. The minimum heated floor area per dwelling unit shall be 1,800 square feet.
4. The existing accessory building shall not be enlarged or altered in any way to increase the legal non-conforming status.
5. Natural vegetation shall remain on the property until the issuance of a development permit.
6. Applicant shall construct an eight-foot tall wooden privacy fence along the southern property line subject to review of the Planning and Development Director.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson
Nicole L. Hendrickson, Chairwoman

Date Signed: 12-1-2021

ATTEST:

By: Diana Kemp
County Clerk/Deputy County Clerk



ALL THAT TRACT OR PARCEL OF LAND lying and being in Puckett's GMD # 1397, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at an iron pin set on the northwesterly right of way line of Ridge Road (80' R/W); said iron pin being the True Point of Beginning and being 1195.6' north of Thompson Bridge Road, thence leaving said right of way line N 75°04'00" W a distance of 699.29' to an iron pin set; thence N 38°45'00" W a distance of 132.90' to an iron pin found; thence N 76°29'00" W a distance of 59.13' to an iron pin found; thence N 58°52'00" W a distance of 243.19' to an iron pin found; thence N 42°20'00" W a distance of 104.74' to an iron pin found; thence N 49°46'00" W a distance of 173.30' to an iron pin found; thence N 20°43'00" E a distance of 9.36' to an iron pin set; thence S 76°08'00" E a distance of 1097.17' to an iron pin found; thence S 80°23'00" E a distance of 210.00' to an iron pin found; thence S 11°30'00" W a distance of 121.30' to an iron pin found; thence S 06°55'00" W a distance of 88.38' to an iron pin found; thence S 06°31'00" W a distance of 117.50' to an iron pin set and the True Point of Beginning.
Said tract containing 7.06 Acres.

Shown on a Survey for Arthur Joe Adams by Thomas Wood & Associates, dated August 15, 1995, recorded in plat book 67, page 202, Gwinnett County Records.

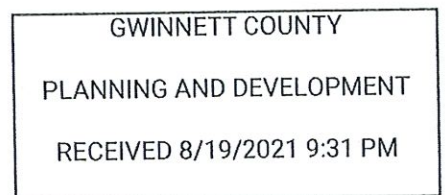


Exhibit F: Maps

[attached]



SENECA FARM DR

SENECA FARM LN

RIDGE RD

BURRELL
WALK PL

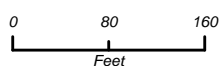
GRACE FARM LN

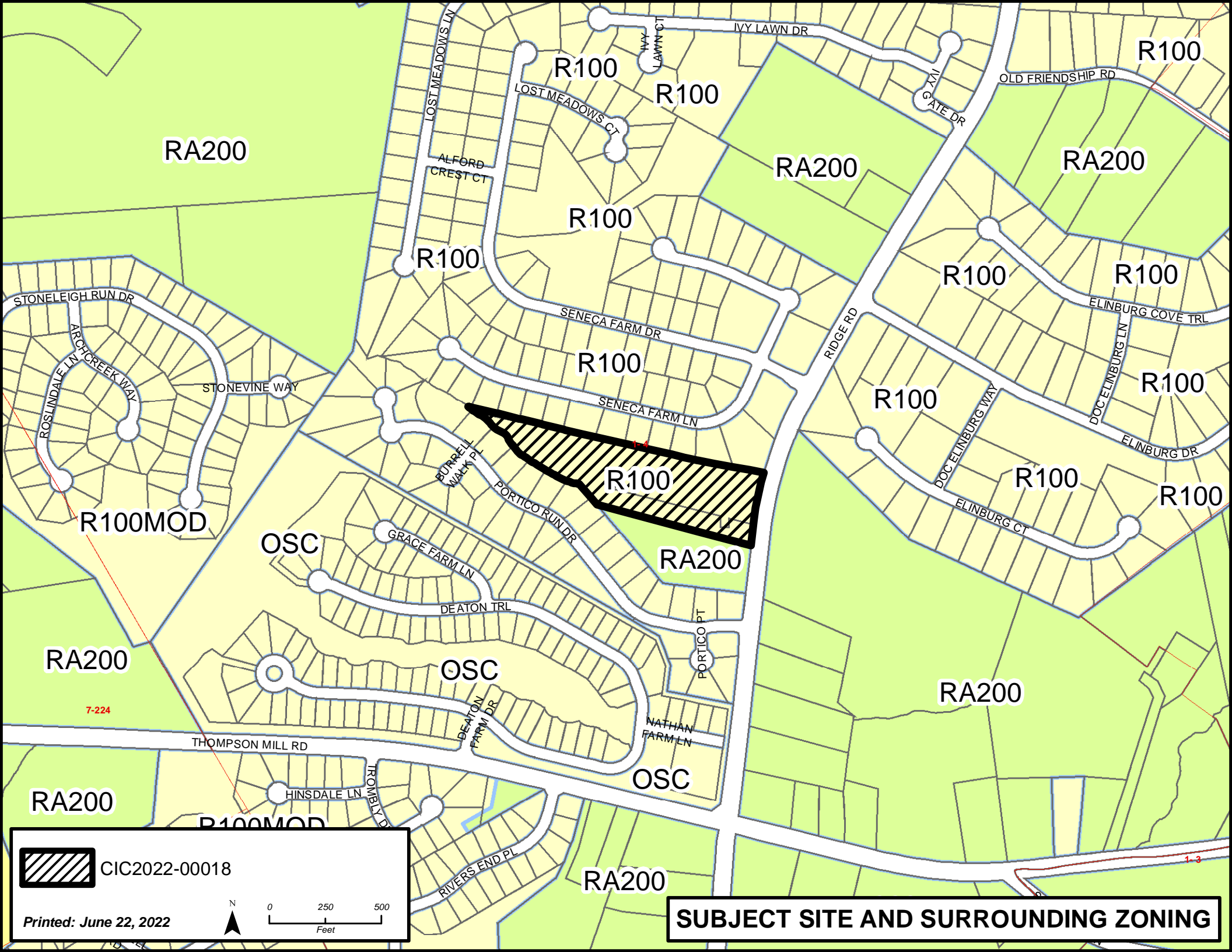
PORTICO RUN DR



CIC2022-00018

Printed: June 22, 2022





RA200

R100

R100

RA200

RA200

R100

R100

R100

R100

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OSC

RA200

OSC

RA200

RA200

R100MOD

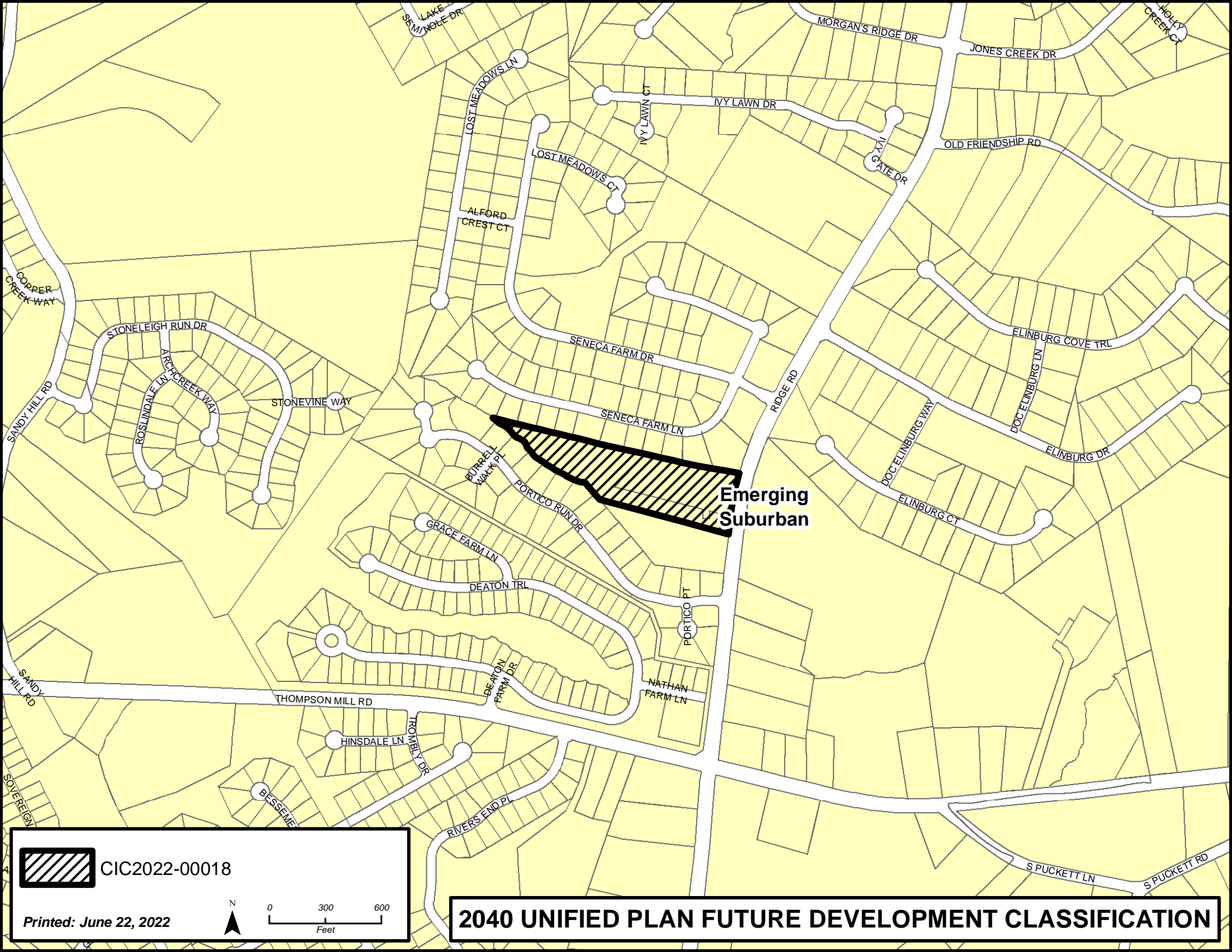
OSC

RA200

CIC2022-00018

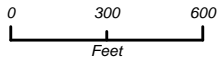
Printed: June 22, 2022

SUBJECT SITE AND SURROUNDING ZONING



CIC2022-00018

Printed: June 22, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

RECEIVED

4/29/2022

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 10/2021

CHANGE IN CONDITIONS APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF WINNETT COUNTY, GEORGIA

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Lida P Velasquez Botero</u>	NAME: <u>Lida P Velasquez Botero</u>
ADDRESS: <u>3898 Ridge Rd</u>	ADDRESS: <u>3898 Ridge Rd</u>
CITY: <u>Buford</u>	CITY: <u>Buford</u>
STATE: <u>GA</u> ZIP: <u>30519</u>	STATE: <u>GA</u> ZIP: <u>30519</u>
PHONE: <u>404-226-2948</u>	PHONE: <u>404-226-2948</u>
EMAIL: <u>lidav123@gmail.com</u>	EMAIL: <u>lidav123@gmail.com</u>
CONTACT PERSON: <u>Lida P Velasquez Botero</u> PHONE: <u>404-226-2948</u>	
CONTACT'S E-MAIL: <u>lidav123@gmail.com</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
ZONING DISTRICTS(S): <u>R-100</u> PRIOR ZONING CASE: <u>RZR 2021-00042</u>	
PARCEL NUMBER(S): <u>R 1004 121</u> ACREAGE: <u>6.94</u>	
ADDRESS OF PROPERTY: <u>3898 Ridge Rd, Buford GA 30519</u>	
PROPOSED CHANGE IN CONDITIONS: <u>Construction of eight-foot tall wooden privacy fence along the southern property line.</u>	
RESIDENTIAL DEVELOPMENT: NO. OF LOTS/DWELLING UNITS: <u>1</u> DWELLING UNIT SIZE (Sq. Ft.): <u>2,500 Sq.Ft.</u> GROSS DENSITY: <u>N/A</u> NET DENSITY: <u>N/A</u>	NON-RESIDENTIAL DEVELOPMENT: NO. OF BUILDINGS/LOTS: <u>N/A</u> TOTAL GROSS SQUARE FEET: <u>N/A</u> DENSITY: <u>N/A</u>

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

4/29/2022

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 10/2021

CHANGE IN CONDITIONS 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 CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Actually, there is already a wooden fence along the southern property line for the use of the adjoining property.

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

change in conditions won't affect the existing use of adjacent property.

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

The adjacent property is for residential use.

- (D) WHETHER THE PROPOSED CHANGE IN CONDITIONS WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

N/A

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

Yes, It's.

- (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 CHANGE IN CONDITIONS:

The owner of the adjacent property has shooting and Archery in his back yard. I found out that in residential zoning the outdoor shooting ranges shall be located on properties with a minimum of 20 acres. Outdoor shooting ranges shall be a minimum of 300 feet from any property line and it is currently 6 feet away from my property line.

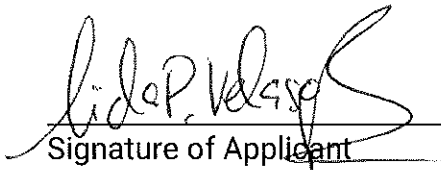
RECEIVED

4/29/2022

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 10/2021

CHANGE IN CONDITIONS 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 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

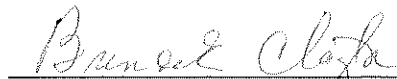

Signature of Applicant

4-29-22

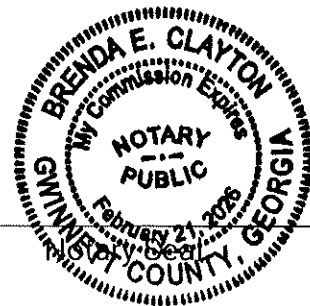
Date

Lida P Velasquez Botero

Type or Print Name and Title


Signature of Notary Public

4-29-22
Date



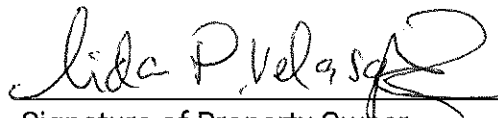
RECEIVED

4/29/2022

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 5/2021

CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



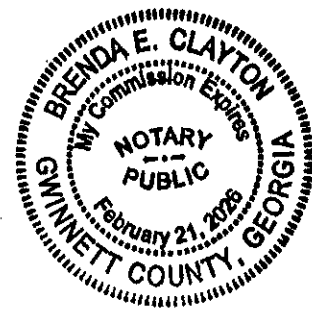
Signature of Property Owner


4-29-22

Date

Lida P Velasquez Botero

Type or Print Name and Title





Signature of Notary Public

4-29-22

Date

Notary Seal

RECEIVED

4/29/2022

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 5/2021

CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

The undersigned below, making application for a change in conditions, 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.

Lida P. Velasquez
Signature of Applicant

4-29-22
Date

Lida P. Velasquez Botero/owner
Type of Print Name and Title

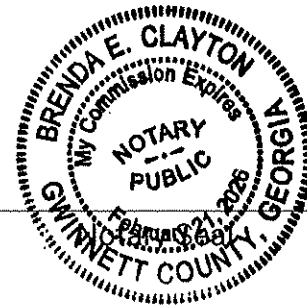
X
Signature of Applicant's
Attorney or Representative

Date

X
Type or Print Name and Title

Brenda E. Clayton
Signature of Notary Public

4-29-22
Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

☐

YES

☒

NO

Lida P Velasquez Botero

Your Name

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

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

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

RECEIVED

4/29/2022

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 5/2021

VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS

THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. 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 I.D. NUMBER: 1 - 004 - 121
(Map Reference Number) District Land Lot Parcel

Lida P. Velasquez
Signature of Applicant

5-2-22

Date

Lida P Velasquez Botero

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)

V Schobey
NAME

TSA II
TITLE

4/29/2022
DATE

RECEIVED

4/29/2022
May 1, 2022

Gwinnett County Department of Planning and Development

Planning Division

One Justice Square Building

446 West Crogan Street

Lawrenceville, GA 30046

LETTER OF INTENT

To Whom it may concern...

Respectfully, I request a change in condition to remove condition #6 from the final resolution RZR2021-00042 made on 10/26/2021.

The neighbor next door who requested the construction of a wooden privacy fence, is shooting and practicing archery in his back yard. I found out myself that's the reason he is looking to build an eight-foot tall privacy fence because he needs to protect himself to avoid the shooting going away of his property line.

Gwinnett County Planning and development's planner let me know a relevant information about a code section regarding the outdoor shooting ranges in residential zoning. It shall be located on properties with a minimum of 20 acres and his property has only 3 acres. Also, Outdoor shooting ranges shall be a minimum of 300 feet from any property line and it is currently 6 feet away from my property line (see pictures attached as the proof).

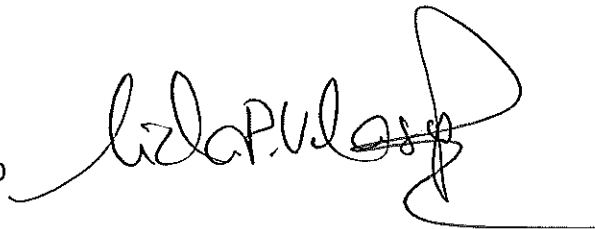
With all due respect, I request to remove this condition. I submitted a complaint to Gwinnett County Code enforcement against to my neighbor to remove the practice of shooting and archery in his back yard.

I am open to work with Planning and Development staff and Board Members to achieve this request.

Respectfully submitted;

LIDA P. VELASQUEZ BOTERO

404-226-2948



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

4/29/2022



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

4/29/2022



WINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

4/29/2022

DIVISION SURVEY

FOR:

LIDA P. VELASQUEZ BOTERO



ZONING INFORMATION-

COUNTY: GWINNETT
ZONE: R-100
SETBACK REQUIREMENTS:
FRONT: 50'
REAR: 40'
SIDE: 25'(COMBINED)/MIN. 10'

*ZONED R-100 PER BOC RESOLUTION
#RZR2021-00042; SIGNED ON
12/1/2021.

SURVEYOR CERTIFICATION-

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DUSTY L. LOWMAN PLS# 3216



CASE NUMBER RZ02021-00042
GEO 2021 1274

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP
ADOPTION DATE: OCTOBER 26, 2021

At the regular meeting of the Gwinnett County Board of Commissioners held at the Gwinnett Judicial and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

Present	Absent
Nicole L. Headrickson, Chairman	Yes
Kallan Carden, District 1	Yes
Donna D. Dwyer, District 2	Yes
Angela Hester, District 3	Yes
William Foushee, District 4	Yes

On motion of Commissioner Ku, which carried 4-1, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to R-100A (Residential Medium Density) for the proposed site of a single-family detached subdivision on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference, and

CASE NUMBER RZ02021-00042
GEO 2021 1274

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in the Gwinnett Daily Post, the Official News Organ of Gwinnett County, and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on October 26, 2021, and objections were filed.

NOW, THEREFORE, BE IT RESOLVED, by the Gwinnett County Board of Commissioners, this 26th day of October 2021, that the amended application to amend the Official Zoning Map from R-100 to R-100A is hereby **APPROVED** with the following conditions:

- The site shall be developed in general accordance with Exhibit A: Site Plan received on August 19, 2021, by the Department of Planning and Development.
- The property shall be divided into single-family detached dwellings and accessory uses and structures, not to exceed two lots.
- The minimum lot area per dwelling unit shall be 1,000 square feet.
- The existing accessory building shall not be enlarged or altered in any way to increase the legal non-conforming status.
- Natural vegetation shall remain on the property until the issuance of a development permit.
- Applicant shall construct an eight-foot tall wooden privacy fence along the southern property line subject to review of the Planning and Development Director.

OWNER/SUBDIVIDER 24-HOUR CONTACT:

LIDA P. VELASQUEZ-BOTERO
3038 RIDGE ROAD
BUDORF, GA 30519
(404) 226-2948
EMAIL: lidav123@gmail.com

APPROVAL OF THIS PLAT DOES NOT AUTHORIZE ANY LAND DISTURBANCE OR CONSTRUCTION. LAND DISTURBANCE PERMITS AND/OR BUILDING PERMITS MUST BE OBTAINED PRIOR TO ANY LAND DISTURBANCE.

Public Notice - Drainage:

NOTE: Gwinnett County assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way, or for the extension of culverts beyond the point shown on the approved and recorded subdivision plat. Gwinnett County does not assume responsibility for the maintenance of pipes in drainage easements beyond the County right-of-way.

NOTE: Stream Buffer Easements are to remain in a natural and undisturbed condition.

NOTE: Structures are not allowed in drainage easements.

Final Plat Approval

The Director of the Department of Planning and Development certifies that this plat complies with Title 2 and Title 3 of the Gwinnett County Unified Development Ordinance (UDO) and that it has been approved by all other operational County departments, as appropriate. This plat is approved.

DATED THIS ____ DAY OF ____, 2022.

DIRECTOR, DEPARTMENT OF PLANNING AND DEVELOPMENT

Owners Acknowledgment and Declaration

STATE OF GEORGIA, COUNTY OF GWINNETT

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Acknowledgment and Declaration to the use of the public forever all streets, sewer collectors, lift stations, drains, easements, and other public facilities and appurtenances thereon shown.

Lida P. Velasquez Botero
SIGNATURE OF SUBDIVIDER

5-6-2022
DATE SIGNED

Lida P. Velasquez Botero
PRINTED NAME OF SUBDIVIDER

Lida P. Velasquez Botero
SIGNATURE OF OWNER

5-6-2022
DATE SIGNED

Lida P. Velasquez Botero
PRINTED OR TYPED NAME OF OWNER

FINAL REGISTERED LAND SURVEYOR'S CERTIFICATE

It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of 1 foot in 39,634 feet and an angular error of 1 per angle point, and was adjusted using COMPASS RULE. This plat has been calculated for closure and is found to be accurate within 1 foot in 475,736 feet, and contains a total of 7.05 acres. The equipment used to obtain the linear and angular measurements herein was TRIMBLE S6 ROBOTIC INSTRUMENT.

By: DUSTY LOWMAN, RLS

REGISTERED GEORGIA LAND SURVEYOR REG NO. 3216 DATE OF EXPIRATION ____

PREPARED BY
IDES DAVIS
ENGINEERING & SURVEYING
133 PROMINENCE COURT
SUITE 210
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

DIVISION SURVEY FOR:

LIDA P. VELASQUEZ BOTERO
PUCKETT'S G.M.D. No. 1397
1st DISTRICT, 1st SECTION
GWINNETT COUNTY, GEORGIA

REVISIONS BY: DS/MS
REVISION DATE: 5/2/2022
DRAWN BY: DS
PLAT DATE: 11/2/2021
FIELD CREW: AM
FIELD DATE: 10/20/2021

SHEET NO.

1 OF 3

PROJECT NO.

21-406

WINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

4/29/2022

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

LEGEND

○ CALCULATED POSITION	RB REBAR
○ IRON PIN FOUND/SET	SR SOLID ROAD
○ MONUMENT	○ OUTLET CONTROL
○ COVER LINE	○ STRUCTURE
○ DEED BOOK	○ CORRUGATED PLASTIC
○ NOW OR FORMERLY	○ PIPE
○ OPEN TOP PIPE	○ GRATE INLET
○ PLAT BOOK	○ DROP INLET
○ PAGE	○ SANITARY SEWER
○ PROPERTY LINE	○ MANHOLE (SMH)
○ TELEPHONE PED. (TP)	○ LIGHTPOLE
○ FIRE HYDRANT (FH)	○ CLEANOUT
○ WATER METER (WM)	○ (ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)
○ WATER VALVE (WV)	○ ADJOINER
○ POWER BOX (PBX)	○ LAND LOT LINE (LL)
○ POWER POLE (PP)	○ RIGHT OF WAY (R/W)
	○ FENCE
	○ OVERHEAD POWER

Environmental Health Section Certification (for subdivisions served by septic tanks):

The lots shown hereon have been reviewed by the Environmental Health Section of the Gwinnett County Board of Health and with the exception of lots are approved for development. Each lot is to be reviewed by the Environmental Health Section of the Gwinnett County Board of Health and approved for septic tank installation prior to the issuance of a Building Permit.

DATED THIS 6 DAY OF MAY, 2022

BY: EHS III

TITLE: ENVIRONMENTAL HEALTH SECTION

REFERENCES

SOILS FOR TRACT 1: LEVEL 3 SOILS INVESTIGATION REPORT DATED 4/14/2021 PREPARED BY EL MINA INCORPORATED.

SOILS FOR TRACT 2: LEVEL 3 SOILS INVESTIGATION REPORT DATED 3/2/2022 PREPARED BY EARTHWORKS ENVIRONMENTAL SERVICES, LLC.

WINNETT COUNTY BOARD OF HEALTH ON-SITE SEWAGE MANAGEMENT SYSTEM INSPECTION REPORT FOR 3898 RIDGE ROAD DATES 2/19/96.



ENVIRONMENTAL HEALTH NOTES:

1. MAXIMUM BEDROOM COUNT WILL BE DETERMINED AT THE TIME OF PERMIT APPLICATION.

AEROBIC TANKS WILL BE REQUIRED ON LOTS AT THE DISCRETION OF THE GC&D AS DEEMED APPROPRIATE FOR GROUNDWATER PROTECTION.

NO GRADING SHALL BE DONE ON ANY LOT UNTIL SITE APPROVAL HAS BEEN ISSUED BY THE GC&D.

ON LOTS UTILIZING SLAB CONSTRUCTION, THE GC&D MAY REQUIRE THAT THE ON SITE SEWAGE MANAGEMENT SYSTEM BE INSTALLED AND APPROVED PRIOR TO FINAL APPROVAL OF LOT.

SITE PLAN MAY BE REQUIRED AFTER INDIVIDUAL LOT APPLICATION AND HOUSE PLANS HAVE BEEN SUBMITTED.

TIF- TANK IN FIRST

SPEH- AN ENVIRONMENTAL HEALTH SITE PLAN MAY BE REQUIRED AT TIME OF PERMIT APPLICATION

GA CODE 511-3-1-.03(1) REQUIRES THAT SEWAGE DISPOSAL FACILITIES BE PROVIDED WITHIN 200 FEET OF A WORK SITE.

SOILS EXHIBIT FOR:

LIDA P. VELASQUEZ BOTERO
PUCKETT'S G.M.D. No. 1397
1st DISTRICT, 1st SECTION
WINNETT COUNTY, GEORGIA

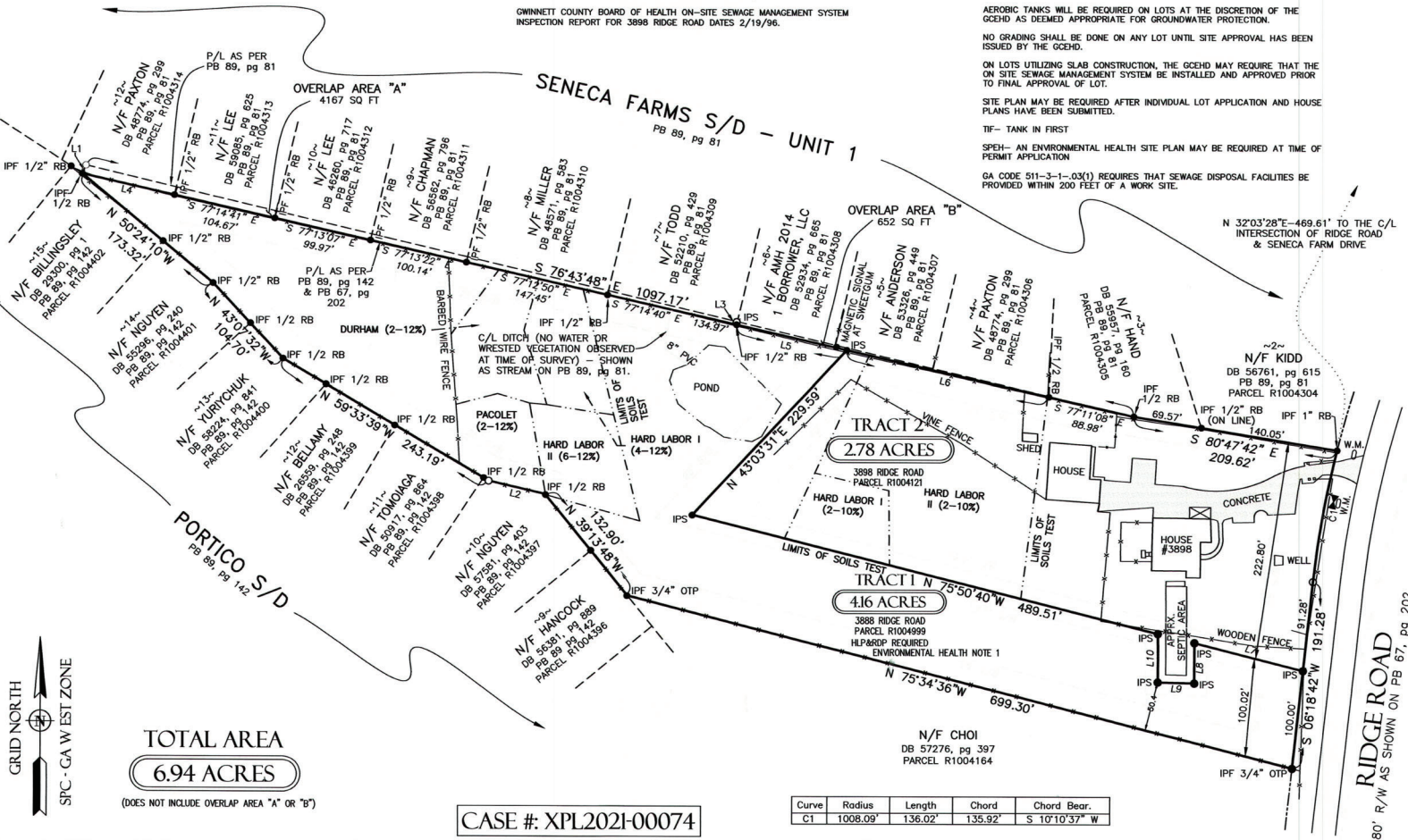
REVISIONS BY: DS/MS
REVISION DATE: 5/2/2022
DRAWN BY: DS
PLAT DATE: 11/2/2021
FIELD CREW: AM
FIELD DATE: 10/20/2021

SHEET NO.

3 OF 3

PROJECT NO.

21-406



Curve	Radius	Length	Chord	Chord Bear.
C1	1008.09'	136.02'	135.92'	S 10°10'37" W

Course	Bearing	Distance
L1	N 23°00'33" E	9.36'
L2	N 76°48'42" W	58.85'
L3	S 13°18'27" W	3.15'
L4	S 77°18'02" E	96.41'
L5	S 77°09'35" E	114.99'
L6	S 77°09'35" E	211.21'
L7	N 75°50'40" W	114.12'
L8	S 00°00'00" E	40.96'
L9	N 88°38'10" W	37.04'
L10	N 00°01'11" E	49.41'

CASE #: XPL2021-00074

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE AGENCIES FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DUSTY L. LOWMAN PLS# 3216

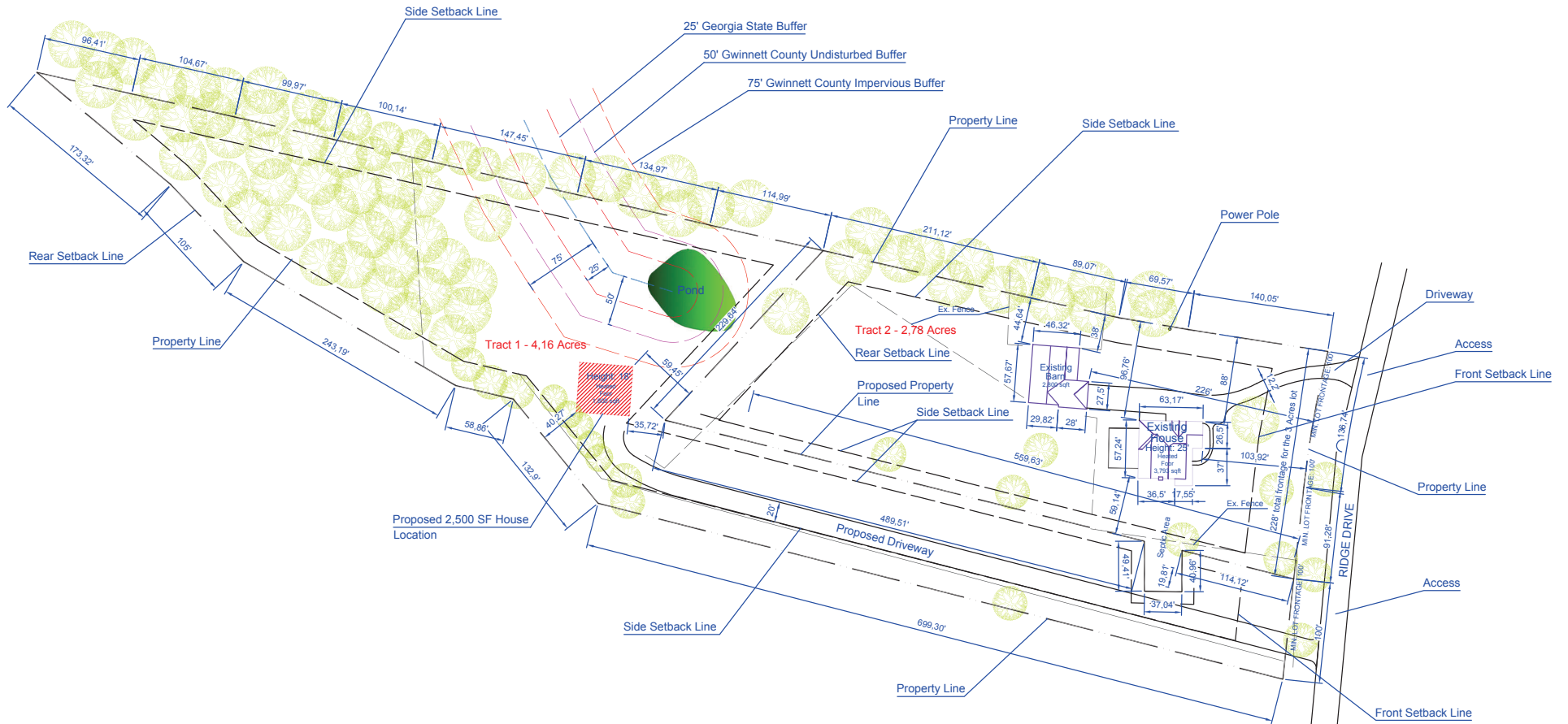
SURVEYOR CERTIFICATION



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

7/11/2022



Parcel No. (APN)
Land Use
Building Area
Lot Area

1-004 -121
RESIDENTIAL SINGLE FAMILY RESIDENCE
2,841 SF
307,098 SF (7.05 ACRES)

3898 RIDGE RD
BUFORD, GA 30519
Scale: 1"=100'



21-406
RECEIVED

TOTAL PROPERTY
4/29/2022

All that tract or parcel of land lying and being in Puckett's G.M.D. No. 1397, 1st District, 1st Section, Gwinnett County, Georgia and being more particularly described as follows:

COMMENCING at a point at the centerline intersection of Ridge Road (80' right-of-way) and Seneca Farm Drive;

THENCE, S32°03'28"W a distance of 469.61' to a 1" rebar found at the westerly right-of-way of Ridge Road; said 1" rebar found being the POINT OF BEGINNING;

THENCE, along the westerly right-of-way of Ridge Road, with a curve to the left, having an arc length of 136.02' and a radius of 1008.09', with a chord bearing of S10°10'37"W and a chord length of 135.92' to a point;

THENCE, continuing along the westerly right-of-way of Ridge Road, S06°18'42"W a distance of 191.28' to a 3/4" open top pipe found;

THENCE, leaving the westerly right-of-way of Ridge Road, N75°34'36"W a distance of 699.30' to a 3/4" open top pipe found;

THENCE, N39°13'48"W a distance of 131.89' to a 1/2" rebar found;

THENCE, N76°13'05"W a distance of 59.66' to a 1/2" rebar found;

THENCE, N59°33'39"W a distance of 243.19' to a 1/2" rebar found;

THENCE, N43°07'32"W a distance of 104.70' to a 1/2" rebar found;

THENCE, N50°24'10"W a distance of 173.32' to a 1/2" rebar found;

THENCE, S77°18'02"E a distance of 96.41' to a 1/2" rebar found;

THENCE, S77°14'41"E a distance of 104.67' to a 1/2" rebar found;

THENCE, S77°13'07"E a distance of 99.97' to a 1/2" rebar found;

THENCE, S77°13'22"E a distance of 100.14' to a 1/2" rebar found;

THENCE, S77°12'50"E a distance of 147.45' to a 1/2" rebar found;

THENCE, S77°14'40"E a distance of 134.97' to a 1/2" rebar found;

THENCE, S77°09'35"E a distance of 114.99' to a 1/2" rebar set;

THENCE, S77°09'35"E a distance of 211.21' to a 1/2" rebar found;

THENCE, S77°11'08"E a distance of 88.98' to a 1/2" rebar found;

THENCE S80°47'42"E a distance of 209.62' to a 1" rebar found; said 1" rebar found being the POINT OF BEGINNING.

Said property containing 6.94 acres.

TRACT 1
RECEIVED

4/29/2022
All that tract or parcel of land lying and being in Puckett's G.M.D. No. 1397, 1st District, 1st Section, Gwinnett County, Georgia and being more particularly described as follows:

COMMENCING at a point at the centerline intersection of Ridge Road (80' right-of-way) and Seneca Farm Drive;

THENCE, S32°03'28"W a distance of 469.61' to a 1" rebar found at the westerly right-of-way of Ridge Road;

THENCE, along the westerly right-of-way of Ridge Road, with a curve to the left, having an arc length of 136.02' and a radius of 1008.09', with a chord bearing of S10°10'37"W and a chord length of 135.92' to a point;

THENCE, continuing along the westerly right-of-way of Ridge Road, S06°18'42"W a distance of 91.28' to a 1/2" rebar set; said 1/2" rebar set being the POINT OF BEGINNING;

THENCE, continuing along the westerly right-of-way of Ridge Road, S06°18'42"W a distance of 100.00' to a 3/4" open top pipe found;

THENCE, leaving the westerly right-of-way of Ridge Road, N75°34'36"W a distance of 699.30' to a 3/4" open top pipe found;

THENCE, N39°13'48"W a distance of 131.89' to a 1/2" rebar found;

THENCE, N76°13'05"W a distance of 59.66' to a 1/2" rebar found;

THENCE, N59°33'39"W a distance of 243.19' to a 1/2" rebar found;

THENCE, N43°07'32"W a distance of 104.70' to a 1/2" rebar found;

THENCE, N50°24'10"W a distance of 173.32' to a 1/2" rebar found;

THENCE, S77°18'02"E a distance of 96.41' to a 1/2" rebar found;

THENCE, S77°14'41"E a distance of 104.67' to a 1/2" rebar found;

THENCE, S77°13'07"E a distance of 99.97' to a 1/2" rebar found;

THENCE, S77°13'22"E a distance of 100.14' to a 1/2" rebar found;

THENCE, S77°12'50"E a distance of 147.45' to a 1/2" rebar found;

THENCE, S77°14'40"E a distance of 134.97' to a 1/2" rebar found;

THENCE, S77°09'35"E a distance of 114.99' to a 1/2" rebar set;

THENCE, S43°03'31"W a distance of 229.59' to a 1/2" rebar set;

THENCE, S75°50'40"E a distance of 489.51' to a 1/2" rebar set;

THENCE, S00°01'11"W a distance of 49.41' to a 1/2" rebar set;

THENCE, S88°38'10"E a distance of 37.04' to a 1/2" rebar set;

THENCE, N00°00'00"W a distance of 40.96' to a 1/2" rebar set;

THENCE, S75°50'40"E a distance of 114.12' to a 1/2" rebar set;

Said property containing 4.16 acres.

RECEIVED

All that tract or parcel of land lying and being in Puckett's G.M.D. No. 1397, 1st District, 1st Section, Gwinnett County, Georgia and being more particularly described as follows:

4/29/2022
COMMENCING at a point at the centerline intersection of Ridge Road (80' right-of-way) and Seneca Farm Drive;

THENCE, S32°03'28"W a distance of 469.61' to a 1" rebar found at the westerly right-of-way of Ridge Road; said 1" rebar found being the POINT OF BEGINNING;

THENCE, along the westerly right-of-way of Ridge Road, with a curve to the left, having an arc length of 136.02' and a radius of 1008.09', with a chord bearing of S10°10'37"W and a chord length of 135.92' to a point;

THENCE, continuing along the westerly right-of-way of Ridge Road, S06°18'42"W a distance of 91.28' to a 1/2" rebar set;

THENCE, leaving the westerly right-of-way of Ridge Road, N75°50'40"W a distance of 114.12' to a 1/2" rebar set;

THENCE, S00°00'00"E a distance of 40.96' to a 1/2" rebar set;

THENCE, N88°38'10"W a distance of 37.04' to a 1/2" rebar set;

THENCE, N00°01'11"E a distance of 49.41' to a 1/2" rebar set;

THENCE, N75°50'40"W a distance of 489.51' to a 1/2" rebar set;

THENCE, N43°03'31"E a distance of 229.59' to a 1/2" rebar set;

THENCE, S77°09'35"E a distance of 211.21' to a 1/2" rebar found;

THENCE, S77°11'08"E a distance of 88.98' to a 1/2" rebar found;

THENCE S80°47'42"E a distance of 209.62' to a 1" rebar found; said 1" rebar found being the POINT OF BEGINNING.

Said property containing 2.78 acres.

CASE NUMBER RZR2021-00042
GCID 2021-1274

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: OCTOBER 26, 2021

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Nay

On motion of Commissioner Ku, which carried 4-1, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 to R-100 by Radovic Permits, LLC for the proposed use of a Single-Family Detached Subdivision on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in the Gwinnett Daily Post, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on October 26, 2021, and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this 26th day of October 2021, that the aforesaid application to amend the Official Zoning Map from RA-200 to R-100 is hereby **APPROVED** with the following conditions:

1. The site shall be developed in general accordance with Exhibit B: Site Plan received on August 19, 2021, by 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 two lots.
3. The minimum heated floor area per dwelling unit shall be 1,800 square feet.
4. The existing accessory building shall not be enlarged or altered in any way to increase the legal non-conforming status.
5. Natural vegetation shall remain on the property until the issuance of a development permit.
6. ~~Applicant shall construct an eight foot tall wooden privacy fence along the southern property line subject to review of the Planning and Development Director.~~

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson
Nicole L. Hendrickson, Chairwoman

Date Signed: 12-1-2021

ATTEST:

By: Diane Kemp
County Clerk/Deputy County Clerk



ALL THAT TRACT OR PARCEL OF LAND lying and being in Puckett's GMD # 1397, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at an iron pin set on the northwesterly right of way line of Ridge Road (80' R/W); said iron pin being the True Point of Beginning and being 1195.6' north of Thompson Bridge Road, thence leaving said right of way line N 75°04'00" W a distance of 699.29' to an iron pin set; thence N 38°45'00" W a distance of 132.90' to an iron pin found; thence N 76°29'00" W a distance of 59.13' to an iron pin found; thence N 58°52'00" W a distance of 243.19' to an iron pin found; thence N 42°20'00" W a distance of 104.74' to an iron pin found; thence N 49°46'00" W a distance of 173.30' to an iron pin found; thence N 20°43'00" E a distance of 9.36' to an iron pin set; thence S 76°08'00" E a distance of 1097.17' to an iron pin found; thence S 80°23'00" E a distance of 210.00' to an iron pin found; thence S 11°30'00" W a distance of 121.30' to an iron pin found; thence S 06°55'00" W a distance of 88.38' to an iron pin found; thence S 06°31'00" W a distance of 117.50' to an iron pin set and the True Point of Beginning.
Said tract containing 7.06 Acres.

Shown on a Survey for Arthur Joe Adams by Thomas Wood & Associates, dated August 15, 1995, recorded in plat book 67, page 202, Gwinnett County Records.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED 8/19/2021 9:31 PM

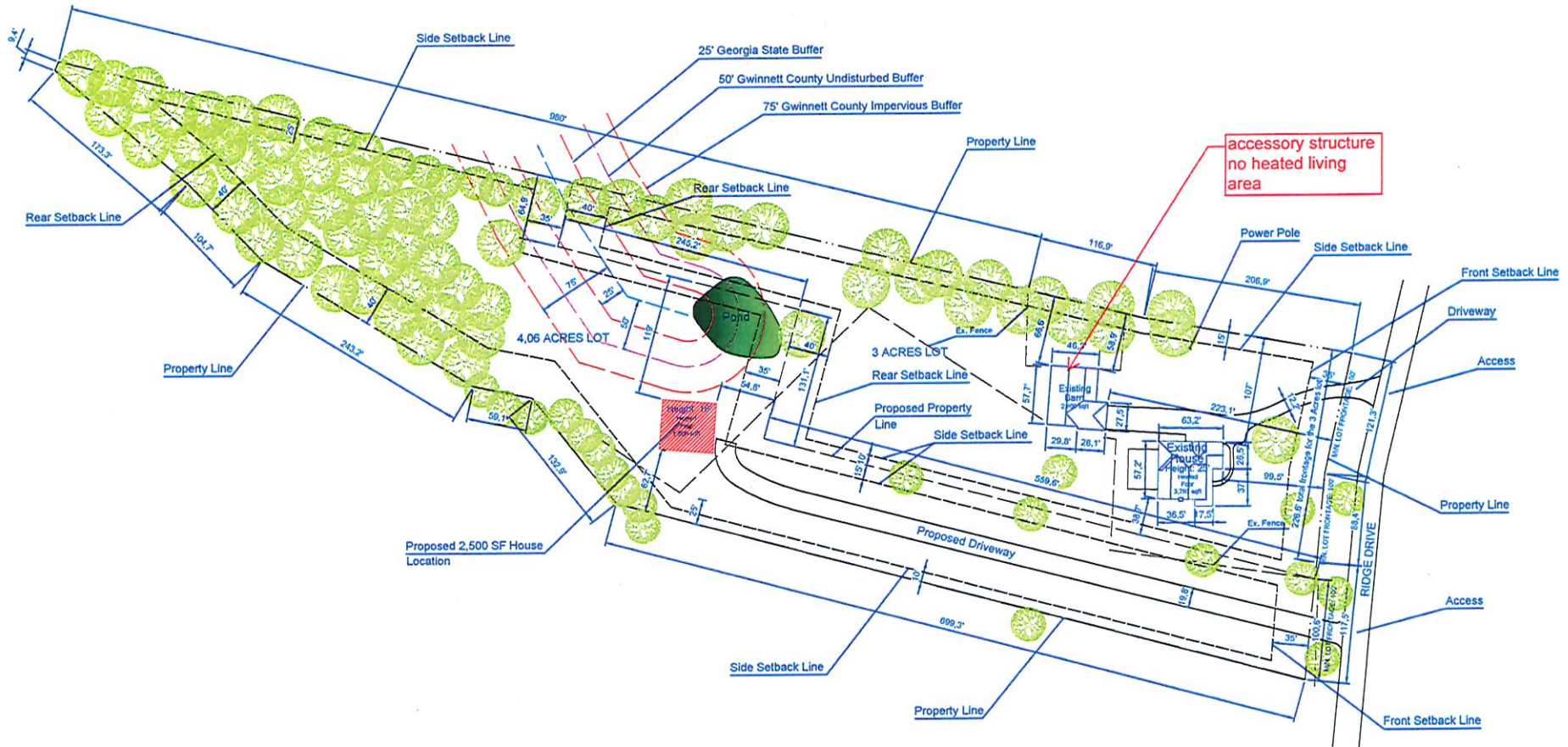
Exhibit B: Site Plan

[attached]

RECEIVED

4/29/2022

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED 8/19/2021 9:31 PM



Parcel No. (APN)
Land Use
Building Area
Lot Area

1-004 -121
RESIDENTIAL SINGLE FAMILY RESIDENCE
2500 sf
3ac+4.06ac=7.06 ac

3898 RIDGE RD
BUFORD, GA 30519
Scale: 1"=100'

