

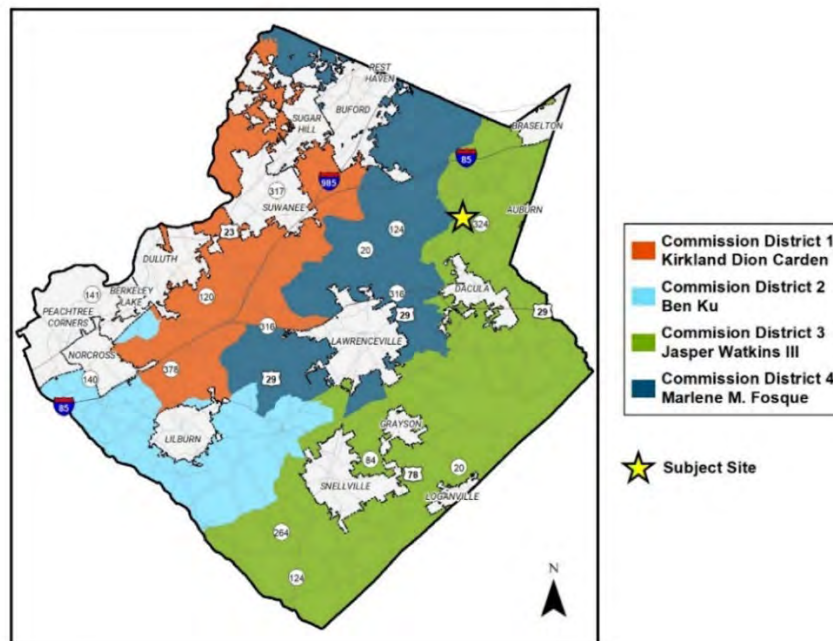


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZM2022-00037
Current Zoning: RA-200 (Agriculture-Residence District)
Request: Rezoning to **TND** (Traditional Neighborhood Development District)
Additional Request: Variance
Address: 3088, 3108, and 3118 Jim Moore Road
Map Number: R2001 008, 901, 972, and 978
Site Area: 26.75 acres
Units: 121
Proposed Development: Traditional Neighborhood Development
Commission District: District 3 - Commissioner Watkins*
Character Area: Vibrant Communities and Emerging Suburban

Staff Recommendation: **APPROVAL AS OSC WITH CONDITIONS**

**Planning Commission
Recommendation:** **APPROVAL WITH CONDITIONS**



*Commission District 4 effective January 1, 2023

Planning Commission Advertised Public Hearing Date: 8/3/2022 (Public Hearing Held 9/6/2022)
Recommendation Tabled to 10/4/2022)

Board of Commissioners Advertised Public Hearing Date: 8/23/2022 (Public Hearing Held 10/25/2022)
Action Tabled to 12/13/2022)

Applicant: CKK Development Services
270 North Clayton Street
Lawrenceville, GA 30046

Owners: Ellery Hogsed and Margaret Hogsed
3008 Jim Moore Road
Dacula, GA 30019

Jay Sykes and Jane Sykes
3118 Jim Moore Road
Dacula, GA 30019

Contact: Andy Lunsford

Contact Phone: 678.314.0466

Zoning History

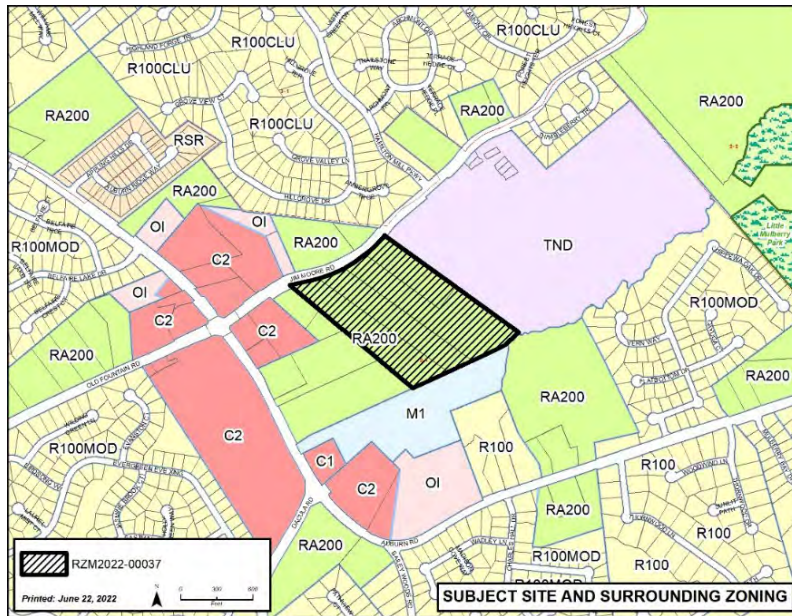
The subject property is zoned RA-200 (Agriculture-Residence District). No prior zoning requests are on record for this property.

Existing Site Condition

The subject site is a 26.75-acre assemblage of four parcels located on the south side of Jim Moore Road, east of its intersection with Auburn Road. The site is developed with single-family homes on large estate lots that contain both pasture and wooded areas. Driveways from Jim Moore Road provide access to the site. The topography slopes downward approximately 90 feet from Jim Moore Road toward the rear of the site, which contains a stream, lake, and dam. The dam is not classified; therefore, there is no dam breach zone. A sidewalk exists on the north side of Jim Moore Road. The nearest Gwinnett County Transit stop is located 7.4 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded primarily by detached single-family residences located on large lots. The adjacent property to the east was approved for a traditional neighborhood development in 2016, consisting of single-family homes, townhouses, live-work units, commercial/retail uses, a private school, and a place of worship. Commercial developments are concentrated at the intersection of Jim Moore Road and Auburn Road. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Traditional neighborhood development	TND	4.52 units per acre
North	Single-family residential	RA-200/O-I	0.77 units per acre
East	Traditional neighborhood development	TND	2.10 units per acre
South	Self-storage facility	M-1	N/A
West	Single-family residential	RA-200	0.78 units per acre

Project Summary

The applicant requests rezoning of a 26.75-acre property zoned RA-200 to TND for a traditional neighborhood development, including:

- A total of 121 units, yielding a net density of 4.52 units per acre.
- 84 townhouse lots, 23 small lots, 13 mid-size lots, and one large lot.
- A minimum heated floor area of 1,800 square feet for townhouses, 2,200 square feet for homes on small and medium size lots, and 2,400 square feet for the home on a large lot.
- Facade materials to include brick, stone, and/or cementitious shake/siding, with the rear of townhouses oriented toward Jim Moore Road.
- Double-car, front-loaded garages for all units.
- Common area totaling 43.1 percent or 11.5 acres.
- An amenity area with a swimming pool, cabana, tot lot, pool house, and associated parking lot at the front of the site.
- Internal streets with 5-foot-wide sidewalks on both sides.
- A 10-foot-wide landscape strip and 5-foot-wide sidewalk along Jim Moore Road.
- A 40-foot-wide undisturbed zoning buffer with a 5-foot structure setback adjacent to RA-200 zoned property to the west.

Zoning and Development Standards

The applicant is requesting a rezoning to TND (Traditional Neighborhood Development 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'	26'	YES
Front Yard Setback	Minimum 5'	5'	YES
Side Yard Setback	Minimum 5'	5'	YES
Rear Yard Setback	Minimum 20'	20'	YES
Off-Street Parking	Minimum 189	382	YES
Zoning Buffer	40' adjacent to RA-200	40 feet	YES
Density	Maximum 8 units per acre	4.52 units per acre	YES
Common Area	20% or 5.35 acres	43.1% or 11.5 acres	YES
Housing Types/Lot Sizes	Large Lots: >9,500 sq. ft. Medium Lots: 7,500 - 9,499 sq. ft. Small Lots: 5,000 - 7,499 sq. ft. Townhouses: 2,000 - 5,999 sq. ft.	Large Lots: >9,500 sq. ft. Medium Lots: 7,500 - 9,499 sq. ft. Small Lots: 5,000 - 7,499 sq. ft. Townhouses: 2,000 - 4,999 sq. ft.	YES
Alleys	If a block contains a majority of lots less than 60 feet in width, individual lot access for that block shall be from an alley, not a street.	Alley access not provided for the block.	NO*

*The majority of lots in the proposed development are less than 60 feet in width. If a block contains a majority of lots less than 60 feet in width, individual lot access for that block shall be from an alley, not a street. The applicant is requesting a variance from this requirement.

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 210-80.10. Public Improvement Standards

A. If a block contains a majority of lots less than 60 feet in width, individual lot access for that block shall be from an alley, not a street.

The majority of lots in the proposed development are less than 60 feet in width. If a block contains a majority of lots less than 60 feet in width, individual lot access for that block shall be from an alley, not a street. The applicant is requesting a variance to allow access to the lots from the internal streets.

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

E). 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 rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The surrounding area is characterized by single-family residences on large lots, a commercial node at the intersection of Jim Moore Road and Auburn Road to the west, and an approved traditional neighborhood development (RZR2016-00022) to the east. The densities of all surrounding properties are less than half of the proposed density. Moreover, the majority of the proposed units are townhouses, which are inconsistent with surrounding single-family detached residences. Alternatively, an Open Space Conservation (OSC) zoning classification is more suitable for the property considering the adjacent and nearby development pattern and residential densities.

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 negatively impacted by the zoning change. TND zoning was approved on the adjacent property at a significantly lower density and with a different combination of land uses than those which the applicant proposes. The introduction of a majority townhouse development, containing a density more than double that of the adjacent development, is inconsistent with the surrounding area.

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.

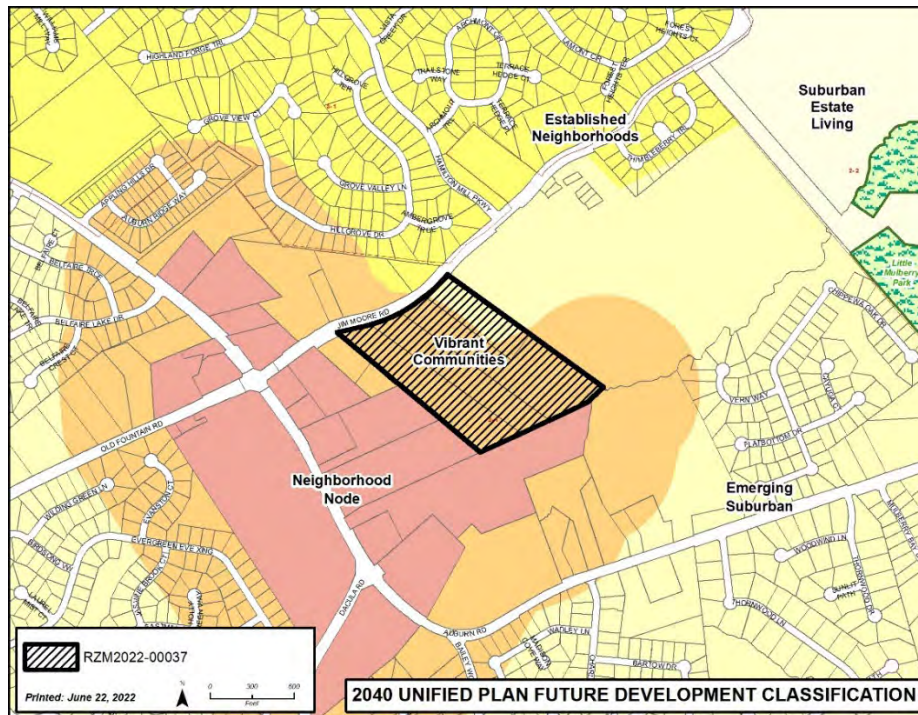
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

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 indicate the subject property lies within the Vibrant Communities and Emerging Suburban Character Areas. The Vibrant Communities

Character Area promotes uses that serve as a transition between commercial nodes and surrounding established single-family residential areas. The Emerging Suburban Character Area includes residential areas with large amounts of undeveloped land, on which new development is anticipated during the next twenty years. Although mixed residential developments are encouraged in the Vibrant Communities Character Area, the proposed layout and housing types are incompatible with the single-family detached homes in the surrounding 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.**

The maximum density of 2.5 units per acre allowed by OSC zoning is more consistent with the densities of surrounding residential properties. Furthermore, OSC zoning seeks to preserve and protect natural and environmental resources, such as the property's existing lake and stream. The surrounding development pattern and the property's environmental features provide supporting grounds for the approval of an OSC development.

Variance Request Analysis: The standards for granting variances are outlined in Section 270-100.7 of the Unified Development Ordinance. Staff makes the following findings related to the variance request:

The majority of lots in the proposed development are less than 60 feet in width. Per the UDO, if a block contains a majority of lots less than 60 feet in width, individual lot access for that block shall be from an alley, not a street. The applicant is requesting a variance to allow access to these lots from the internal streets. The requested variance to allow access from streets for narrow lots would be a detriment to the residents of the development and would have negative impacts on proposed streets, parking, and traffic flow within the development. The applicant has not demonstrated any hardship that would justify approval of the requested variance. The smaller lot

size is not a result of natural hardship; therefore, the requested variance does not meet the criteria outlined in Section 270-100.7 of the UDO.

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 AS OSC WITH CONDITIONS** of the rezoning request.

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

1. Section 210-80.10. If a block contains a majority of lots less than 60 feet in width, individual lot access for that block shall be from an alley, not a street.

Planning Commission Recommendation

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

In addition, Planning Commission recommends **APPROVAL** of the following variance:

1. Section 210-80.10. If a block contains a majority of lots less than 60 feet in width, individual lot access for that block shall be from an alley, not a street.

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

Approval as ~~OSC (Open Space Conservation District)~~ **TND (Traditional Neighborhood Development District)** for a single-family detached neighborhood, subject to the following condition:

1. **The proposed development shall be constructed in general conformance with the site plan dated August 31, 2022, with revisions required by conditions and the Unified Development Ordinance subject to the review and approval of the Department of Planning and Development.** ~~Development shall be limited to single-family detached homes and accessory structures and uses at a maximum net density of 2.5 units per acre.~~
2. **The development shall be limited to 46 single-family detached homes and 47 townhomes and accessory structures.** ~~The minimum heated floor area per dwelling unit shall be 1,400 square feet.~~
3. **The minimum heated floor area per dwelling shall be 1,600 square feet for townhouses, 1,900 square feet for small lots, 2,000 square feet for medium lots, and 2,220 for large lots.**
4. The applicant shall submit a master design standard document for the project that includes at a minimum, architectural elements, site features, and an amenities plan. This document shall be subject to the review and approval by the Department of Planning and Development prior to the issuance of a development permit.

5. A mandatory homeowners association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping.
6. The Jim Moore Road frontage and the subdivision entrance shall be landscaped by the developer and maintained by the homeowners association. Entrances shall include a decorative masonry entrance feature. Landscape and entrance features plans shall be subject to review and approval by the Department of Planning and Development.
7. Homes shall comply with Category 3, Detached Residential Buildings of the Gwinnett County Architectural Standards.
8. All units shall have at least a double-car garage.
9. All grassed areas within single-family detached lots shall be sodded.
10. Stormwater BMP facilities shall be screened from view of adjoining properties and rights of way by decorative fencing or landscaping that is in compliance with Gwinnett County Stormwater Management Manual.
11. Natural vegetation shall remain on the property until the issuance of a development permit.
12. A left-turn lane shall be required at the entrance to the development from Jim Moore Road.
13. Building lots shall not be located within any required stream buffers and accompanying impervious surface areas.
- 14. The sidewalk along Jim Moore Road shall be extended past parcel R2001 281 to connect with the existing sidewalk of Hamilton Mill Marketplace.**
- 15. At no given time shall more than 10 percent of any homes/dwellings be rented at any given time.**

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Internal and External Agency Review Comments
- F. Maps
- G. Site Plan dated August 31, 2022

Exhibit A: Site Visit Photos



Front of property



Driveway to 3088 Jim Moore Road

Exhibit B: Site Plan

[attached]

1 OF 2

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Exhibit C: Building Elevations

[attached]



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Character Example of Front Entry Homes Architecture



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ELEVATIONS ARE AN ARTISTIC REPRESENTATION
AND MAY VARY FROM FINAL PRODUCT

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Character Example of Two Story Homes Architecture



Front Elevation



Rear Elevation



Left Elevation

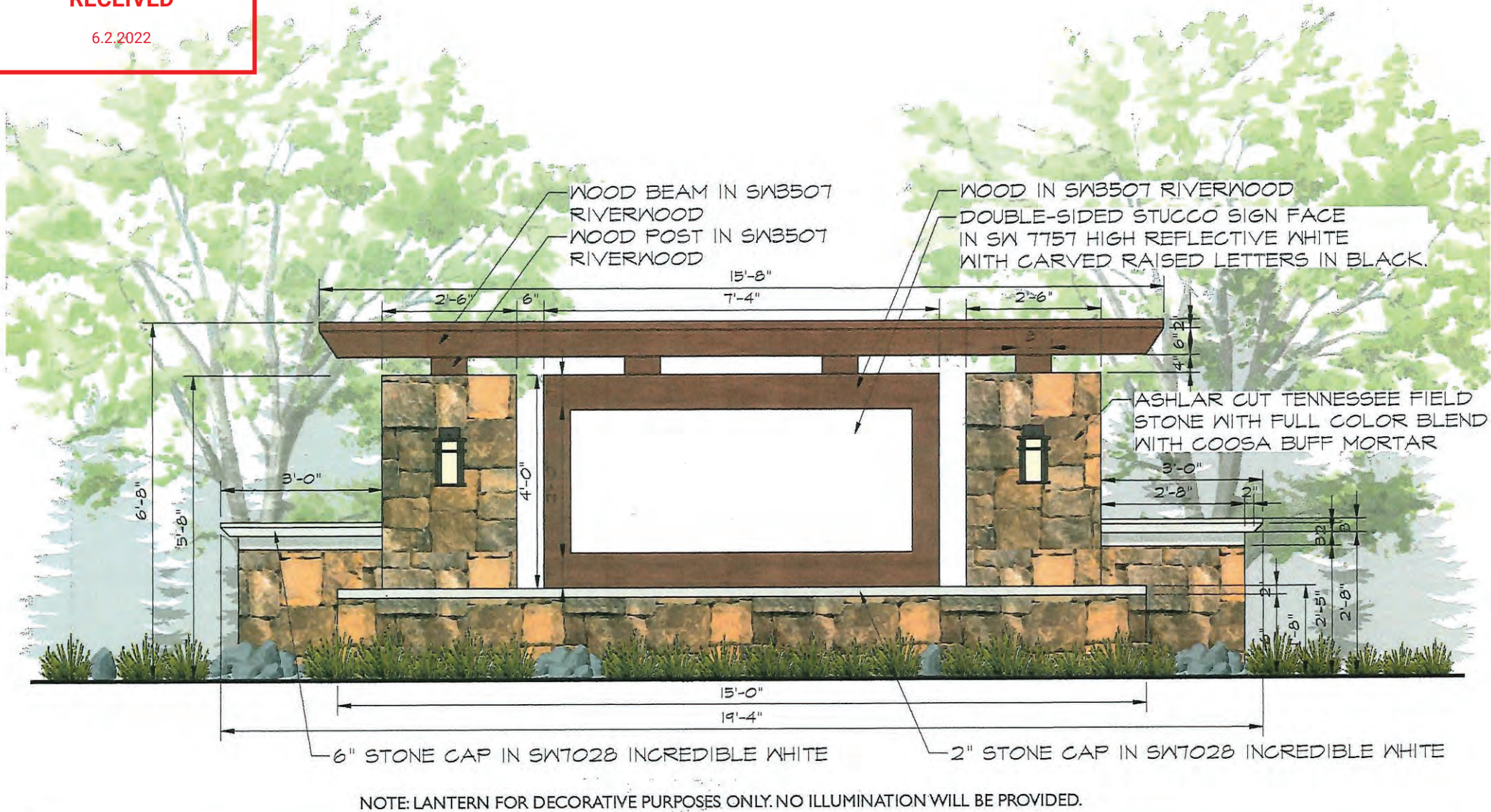


Right Elevation

ELEVATIONS ARE AN ARTISTIC REPRESENTATION
AND MAY VARY FROM FINAL PRODUCT

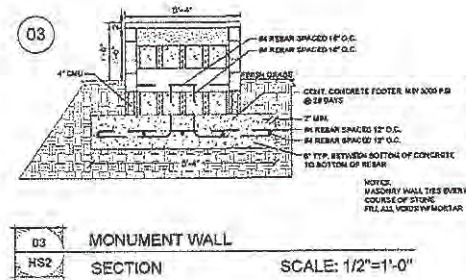
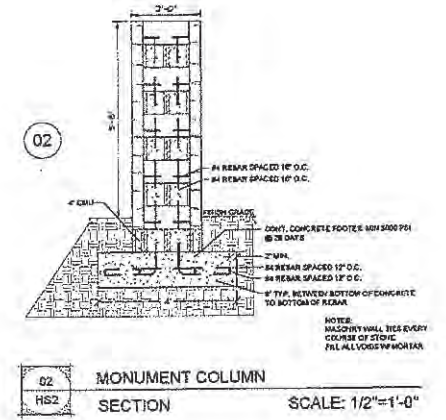
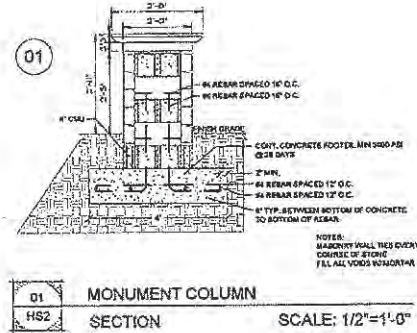
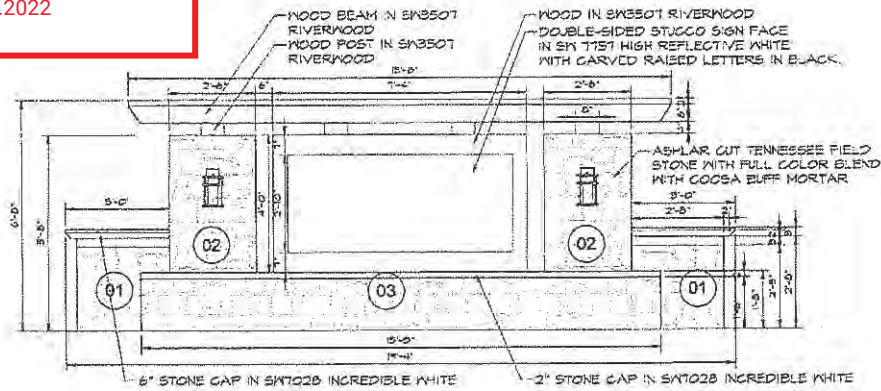
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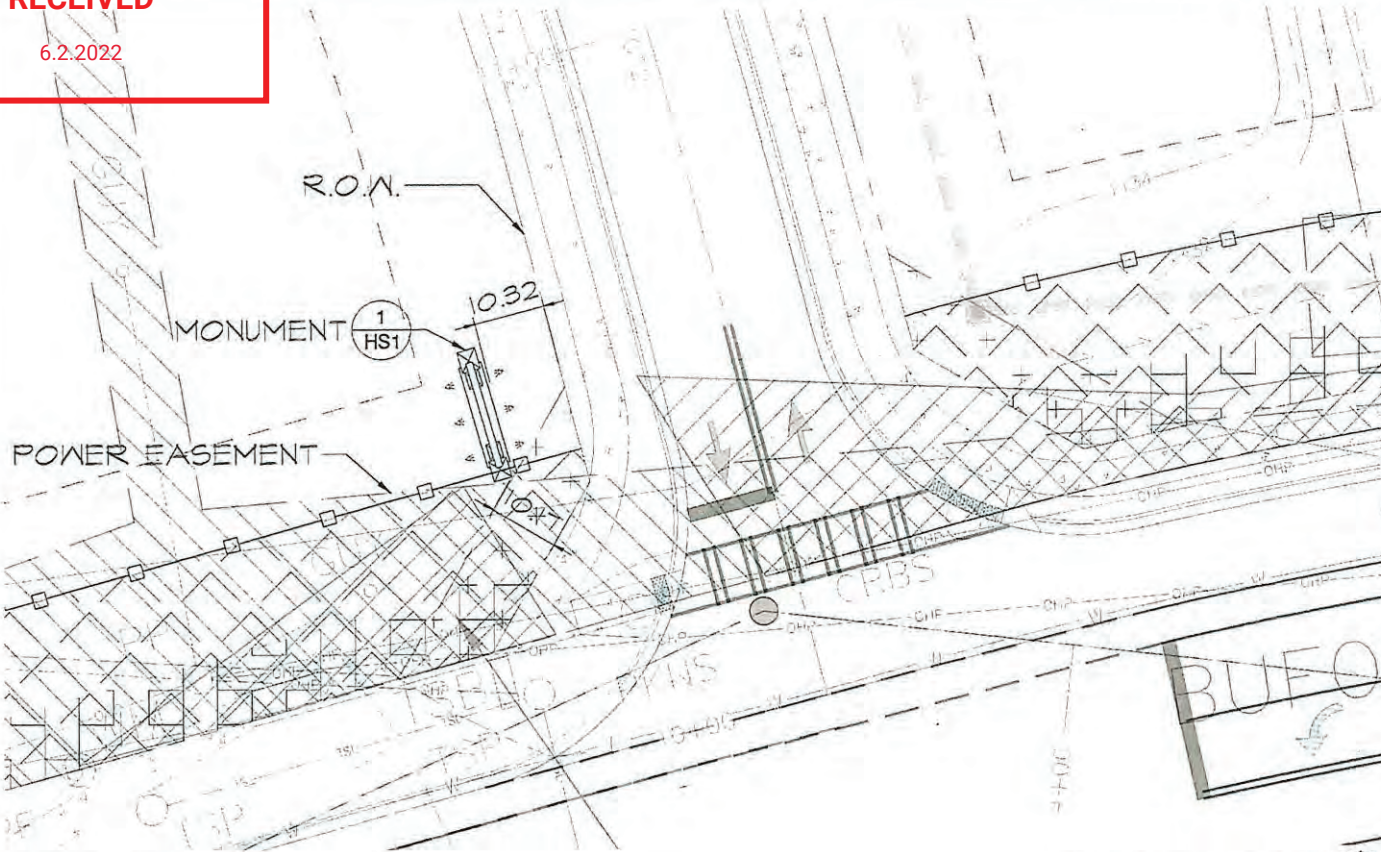
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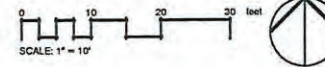
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HARDSCAPE PLAN

SCALE: 1"=10'-0"



- NOTE:
1. LANTERN FOR DECORATIVE PURPOSES ONLY. NO ILLUMINATION WILL BE PROVIDED.
 2. THE SIGN WILL BE INDIRECTLY ILLUMINATED.
 3. WOOD BEAM AND METAL STRAPPINGS FOR DECORATIVE PURPOSES ONLY. SIGN PANEL IS TO BE GROUND SUPPORTED.

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
◀	LOW VOLTAGE LED LIGHT	6	



ASHLAR CUT
TENNESSEE FIELD STONE



SW3501
RIVERWOOD



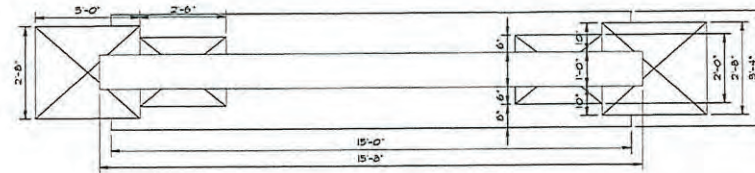
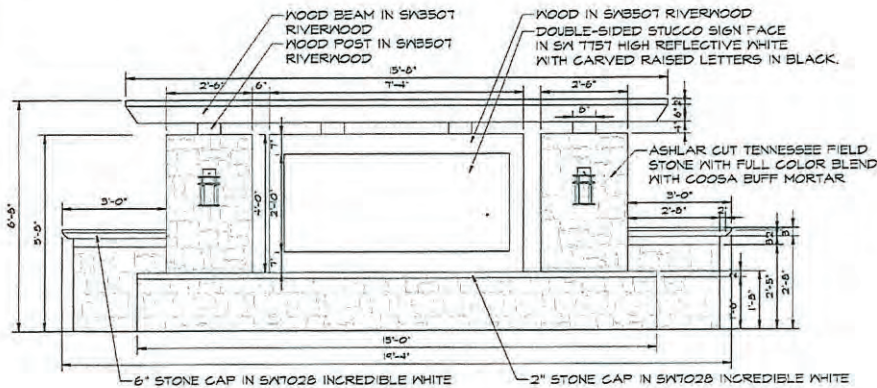
SW 7028
Incredible White
Interior / Exterior
Location Number: 256-C4



SW 7757
High Reflective White
Interior
Location Number: 256-C1

SW7028
INCREDIBLE WHITE

SW7757
HIGH REFLECTIVE WHITE

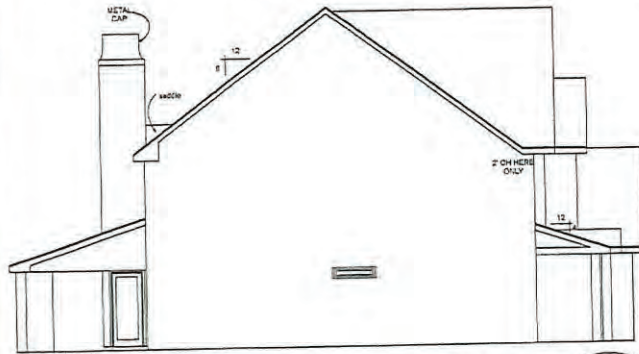


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NOVEMBER 6, 2020
RZC2021-00002

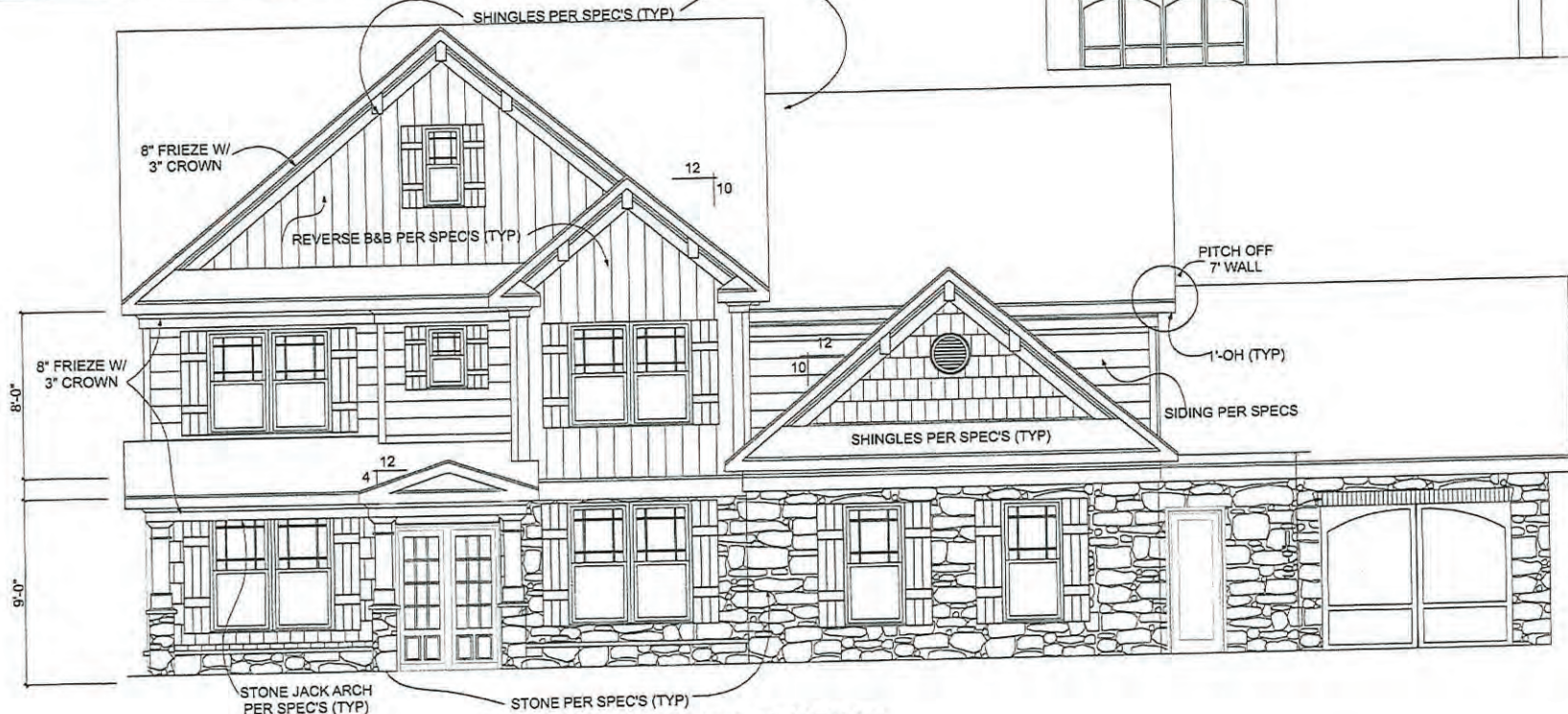
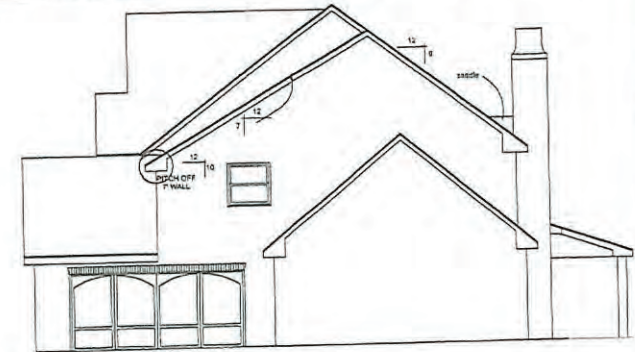
LEFT ELEVATION
1/8"---1'-0"



REAR ELEVATION
1/8"---1'-0"



RIGHT ELEVATION
1/8"---1'-0"



FRONT ELEVATION

1/8"---1'-0"

RZM2022-00037

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DATE

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WWW.WEPLANHOMES.COM

WE PLAN
HOMES, LLC.
TEL: 770-416-0741

THE COLEMAN CUSTOM
ELEVATIONS

DWG. BY:
PWL/SAM

DATE:
9-4-12

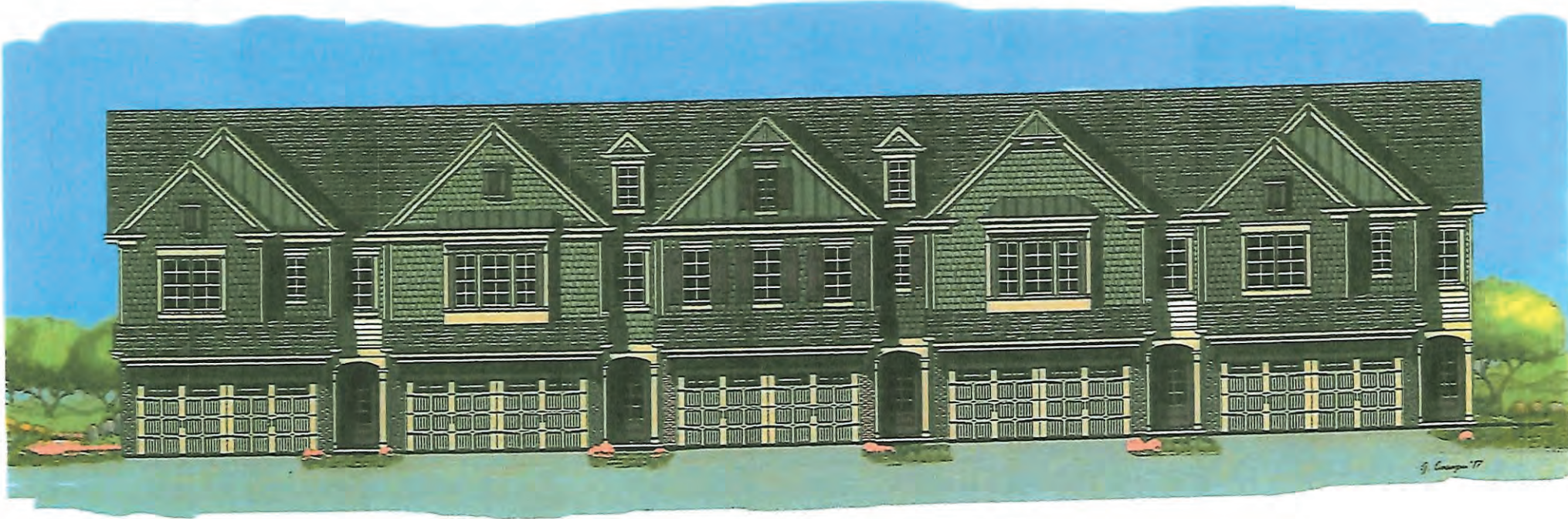
SHEET:

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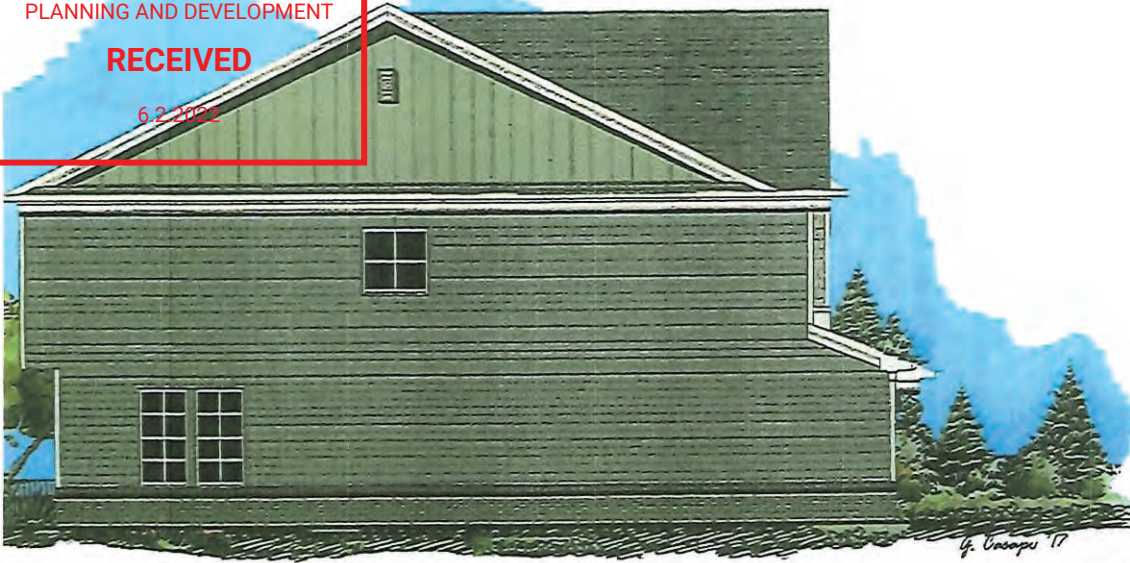
The townhomes will be a minimum of 1,800 square feet. All units will include a two-car garage and have attractive architecture. Front elevations will consist primarily of brick, stacked stone, or shake with fiber cement siding accents. The sides and rear of the townhomes will feature a 3' brick or stacked stone water table, with the remainder being fiber cement siding. Roofs will be Asphalt shingles.



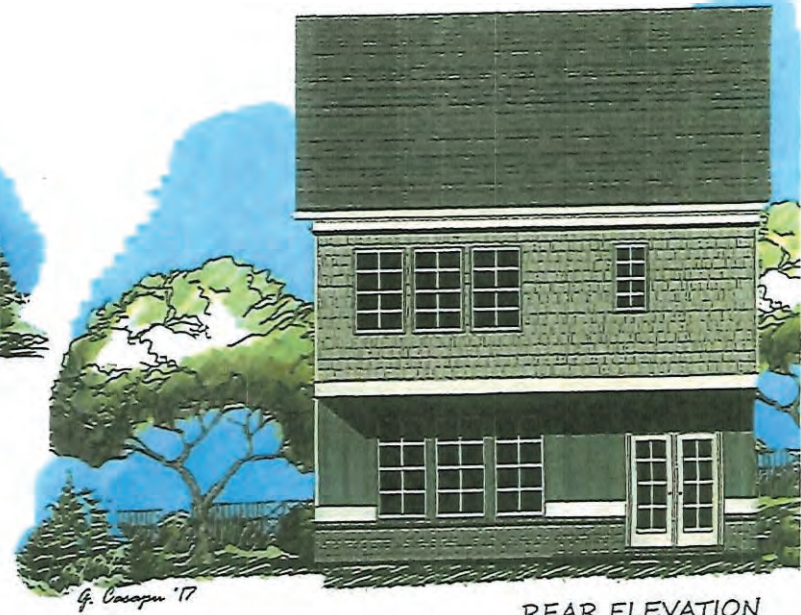
24' x 50' Front Entry Product Townhome

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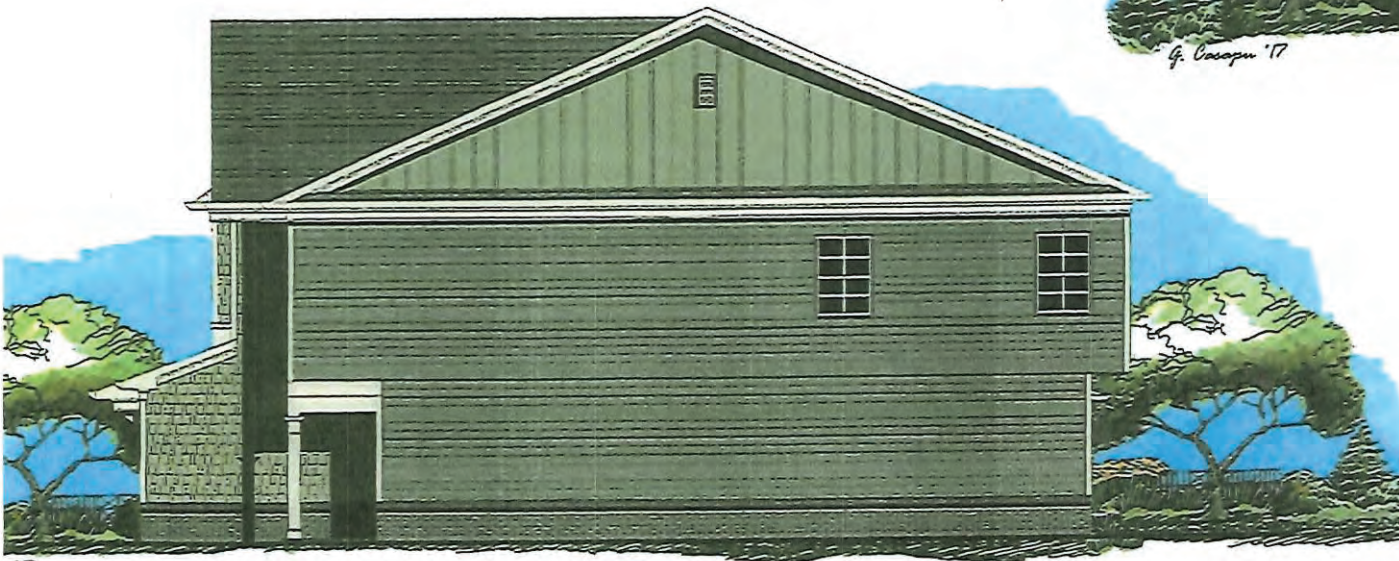
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LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

24'x50' Front Entry Product
Typical Side & Rear El.

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

[attached]

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June 16, 2022

C.K.K. DEVELOPMENT SERVICES

270 NORTH CLAYTON ST.

LAWRENCEVILLE, GA 30046

Letter of Intent

To: Gwinnett County

From: CKK Development Services

Subject: Property located at 3118, 3088, and 3108 Jim Moore Road, Dacula, Ga 30019

LETTER OF INTENT FOR REZONING APPLICATION

CKK Development Services submits this Letter of Intent and attached rezoning applications (the "Applications") in order to permit the development of three tracts of land with a total area of approximately 26.75-acres (the "Assemblage") situated along Jim Moore Road. The Assemblage is currently zoned RA200 (Agriculture Residential District). The Applicant proposes to develop 121 units (37 detached and 84 townhomes) on the three component tracts of the Assemblage. Accordingly, it is not included in the Applications. The balance of the Assemblage (the "Property") is divided into three tracts by Lake Carlton Road and Palmer Drive.

The Applicant is requesting to rezone the Property to the TND (Traditional Neighborhood Development District) zoning classification in order to develop the community with 121 units and approximately 43.1% or 11.50 acres of common space (including the common space tract which is not included in the Applications). The proposed infill development would include attractive homes that are compatible with land uses in the surrounding area. The proposed townhomes/detached would be constructed with attractive building materials such as brick, stone, and/or cementitious shake/siding. Homes would include two-car garages and distinctive architectural elements as depicted on the building elevations submitted with the Application.

The applicant is requesting a variance from UDO Section 210-80.10.B.4 Public Improvement Standards: Driveways and Alleys. The request is to allow front entry garages. Due to the topography of the subject property, this variance is necessary to hold consistent elevations.

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The proposed development is compatible with surrounding land uses and would diversify available housing types in the area. The proposed development would also provide an appropriate transition of land uses moving south away from Jim Moore Road. The adjacent property to the north of the subject property is zoned TND. The building height shall be 26 feet. The Gross and Net Density is 4.52 units per acre. Total number of Parking Spaces is 382.

The proposed development conforms to the Gwinnett County 2040 Unified Plan as it is located in the Vibrant Communities and Emerging Suburban Character Areas.

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted this 2nd day of June,
2022.



J. Andrew Lunsford

CKK Development

andy@ckkdev.com

678-314-0466

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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:

See Attached

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

See Attached

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

See Attached

- (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:

See Attached

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

See Attached

- (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:

See Attached

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REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

- (A) Yes, approval of the proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property. Located on Jim Moore Road near the intersection of Auburn Road and Old Fountain Road, the property has TND zoning adjacent on the northeast side and M1 to the south.
- (B) No, approval of the proposed rezoning will not adversely affect the existing use or usability of any of the nearby properties. The proposed zoning classification is comparable with existing residential, commercial, and industrial land uses of adjacent and nearby property.
- (C) Due to the size, location, and layout of the subject property, the Applicant submits that the property does not have reasonable economic use as currently zoned.
- (D) No, the proposed zoning will not result in an excessive or burdensome use of the infrastructure system. The property has convenient access to Old Fountain Road and Auburn Road.
- (E) Yes, approval of the proposed Rezoning Application would be in conformity with the policy and intent of Gwinnett County Land Use Plan.
- (F) The Applicant submits that the subject property's current R200 zoning classification and its proximity to major transportation corridors provide additional supporting ground for approval of the Application.

Exhibit E: 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@gwinnettcounty.com	
Case Number:		RZM2022-00037	
Case Address:		3088, 3018, and 3118 Jim Moore Road	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input type="checkbox"/> NO
1	Jim Moore Road is a major collector. ADT = 5,170.		
2	7.4 miles to nearest transit facility (#2334754) Buford/SR 20 Park and Ride.		
3	Prior to the issuance of a Development Permit, a sight distance certification shall be provided.		
4	Separation and spacing of driveways to meet Section 900-40.5 of the UDO. Minimum spacing to meet Table 900.3.		
5	Traffic calming measures for new local streets are required to encourage 25MPH vehicle operating speeds Max length of the roadway between speed control points is 500 feet.		
6	A minimum 5' sidewalk shall be required along the entire property frontage.		
7	Standard deceleration lane with appropriate taper and adequate right-of-way shall be required.		
Recommended Zoning Conditions:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input type="checkbox"/> NO
1	A left-turn lane shall be required at the entrance of this property from Jim Moore Road.		
2			
3			
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Note: Attach additional pages, if needed

Revised 7/26/2021

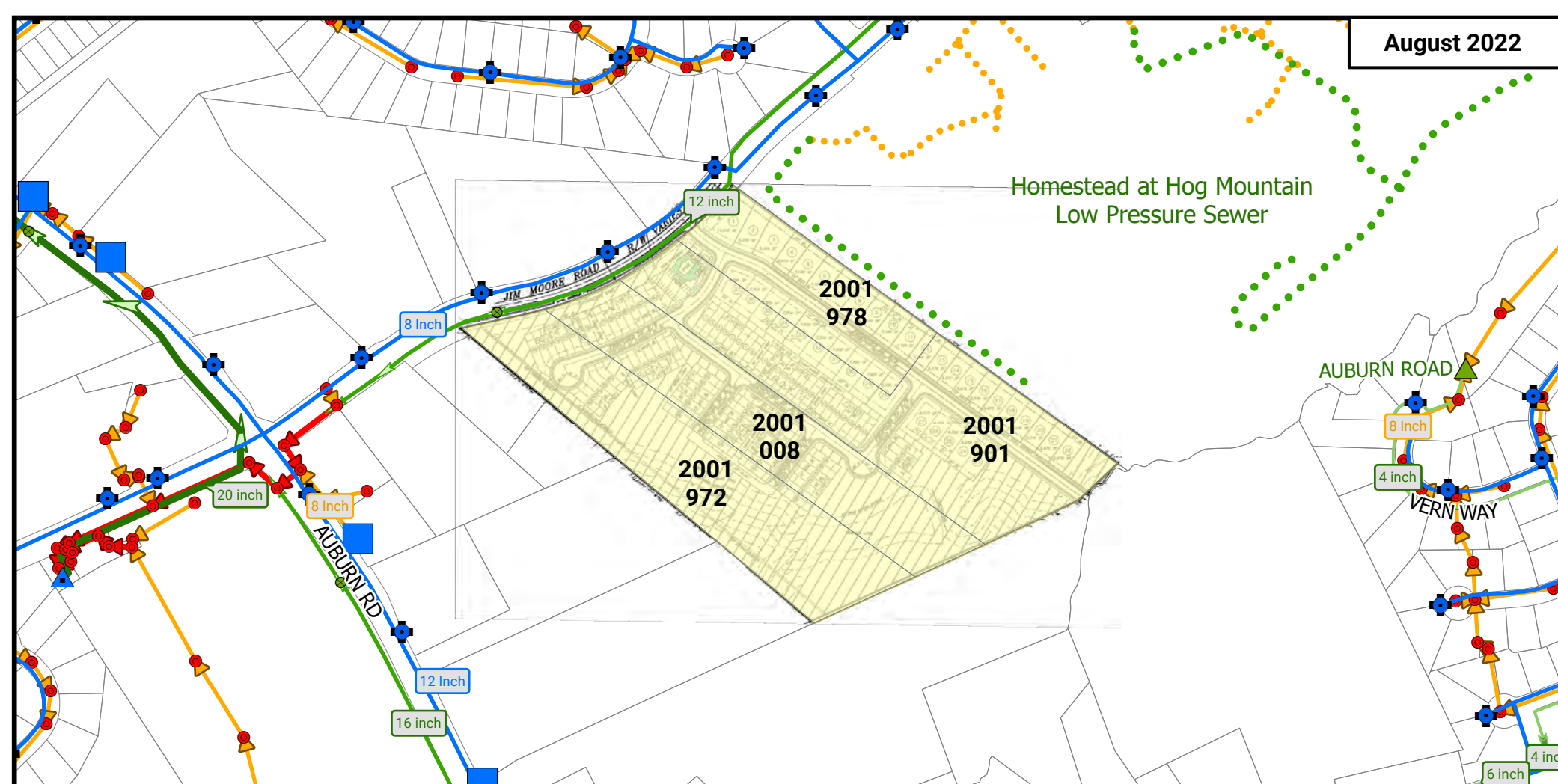


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		7/13/2022	
Department/Agency Name:		DWR	
Reviewer Name:		Mike Pappas	
Reviewer Title:		GIS Planning Manager	
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com	
Case Number:		RZM2022-00037	
Case Address:		3088, 3108 & 3118 Jim Moore Road	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input type="checkbox"/> NO
1	Water: The development may connect to a 12-inch water main currently under construction on the north right-of-way of Jim Moore Road, after acceptance by GCDWR.		
2	Sewer: The developer shall contact GCDWR to discuss sewer connection options.		
3	Sewer: Relocation and upsizing of the Auburn Road Pump station will be required. Multiple easements will be required.		
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/> X
		<input type="checkbox"/> YES	<input type="checkbox"/> NO
1			
2			
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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 |

RZM2022-00037

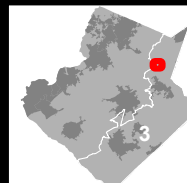
RA-200 to TND

Water & Sewer Utility Map



0 230 460
Feet

LOCATION



Water Comments: The development may connect to a 12-inch water main currently under construction on the north right-of-way of Jim Moore Road, after acceptance by GCDWR.

Sewer Comments: The developer shall contact GCDWR to discuss sewer connection options. Relocation and upsizing of the Auburn Road Pump station will be required. Multiple easements will be required.

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

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

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

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

Residential Rezoning Impact on Local Schools Prepared for Gwinnett County BOC, August, 2022											Proposed Zoning
	School	Forecast	2022-23 Capacity	+/- Cap.	Forecast	2023-24 Capacity	+/- Cap.	Forecast	2024-25 Capacity	+/- Cap.	Approximate Student Projections from Proposed Developments
RZC2022-00001 & RZC2022-00002	Duluth HS	2,643	2,650	-7	2,696	2,650	46	2,736	2,650	86	25
	Duluth MS	1,286	1,775	-489	1,312	1,775	-463	1,331	1,775	-444	19
	Harris ES	680	750	-70	687	750	-63	694	750	-56	33
RZM2022-00026 & RZM2022-00027 & RZM2022-00028	Collins Hill HS	2,730	2,625	105	2,773	2,625	148	2,800	2,625	175	27
	Creekland MS	1,911	2,100	-189	1,892	2,100	-208	1,915	2,100	-185	20
	Rock Springs ES	792	1,325	-533	808	1,325	-517	824	1,325	-501	35
RZM2022-00031	Collins Hill HS	2,730	2,625	105	2,773	2,625	148	2,800	2,625	175	24
	Creekland MS	1,911	2,100	-189	1,892	2,100	-208	1,915	2,100	-185	19
	Taylor ES	826	1,300	-474	817	1,300	-483	809	1,300	-491	32
RZM2022-00032	Peachtree Ridge HS	3,262	3,050	212	3,295	3,050	245	3,271	3,050	221	6
	Hull MS	1,258	1,750	-492	1,271	1,750	-479	1,290	1,750	-460	5
	Mason ES	937	1,150	-213	924	1,150	-226	912	1,150	-238	9
RZM2022-00033	Parkview HS	3,208	2,900	308	3,240	2,900	340	3,224	2,900	324	8
	Trickum MS	2,160	1,775	385	2,182	1,775	407	2,170	1,775	395	7
	Camp Creek ES	1,323	1,325	-2	1,336	1,325	11	1,350	1,325	25	11
RZM2022-00034	Discovery HS	2,862	2,525	337	2,905	2,525	380	2,949	2,525	424	5
	Richards MS	2,052	2,200	-148	2,093	2,200	-107	2,124	2,200	-76	4
	Benefield ES	1,216	1,375	-159	1,204	1,375	-171	1,192	1,375	-183	6
RZM2022-00036	Grayson HS	3,277	3,000	277	3,375	3,000	375	3,477	3,000	477	14
	Bay Creek MS	1,318	1,150	168	1,345	1,150	195	1,385	1,150	235	10
	Trip ES	1,241	1,200	41	1,266	1,200	66	1,291	1,200	91	18
RZM2022-00037	Mill Creek HS	2,915	2,800	115	2,633	2,800	-167	2,596	2,800	-204	30
	Osborne MS	1,658	1,575	83	1,646	1,575	71	1,671	1,575	96	22
	Fort Daniel ES	727	925	-198	749	925	-176	764	925	-161	39
RZR2022-00020	South Gwinnett HS	2,735	2,750	-15	2,790	2,750	40	2,832	2,750	82	37
	Grace Snell MS	1,262	1,200	62	1,281	1,200	81	1,300	1,200	100	26
	Magill ES	1,222	1,525	-303	1,253	1,525	-272	1,284	1,525	-241	47
RZR2022-00023	Collins Hill HS	2,730	2,625	105	2,773	2,625	148	2,800	2,625	175	37
	Creekland MS	1,911	2,100	-189	1,892	2,100	-208	1,915	2,100	-185	26
	Rock Springs ES	792	1,325	-533	808	1,325	-517	824	1,325	-501	47

Exhibit F: Maps

[attached]



HILLGROVE DR

JIM MOORE RD

AUBURN RD

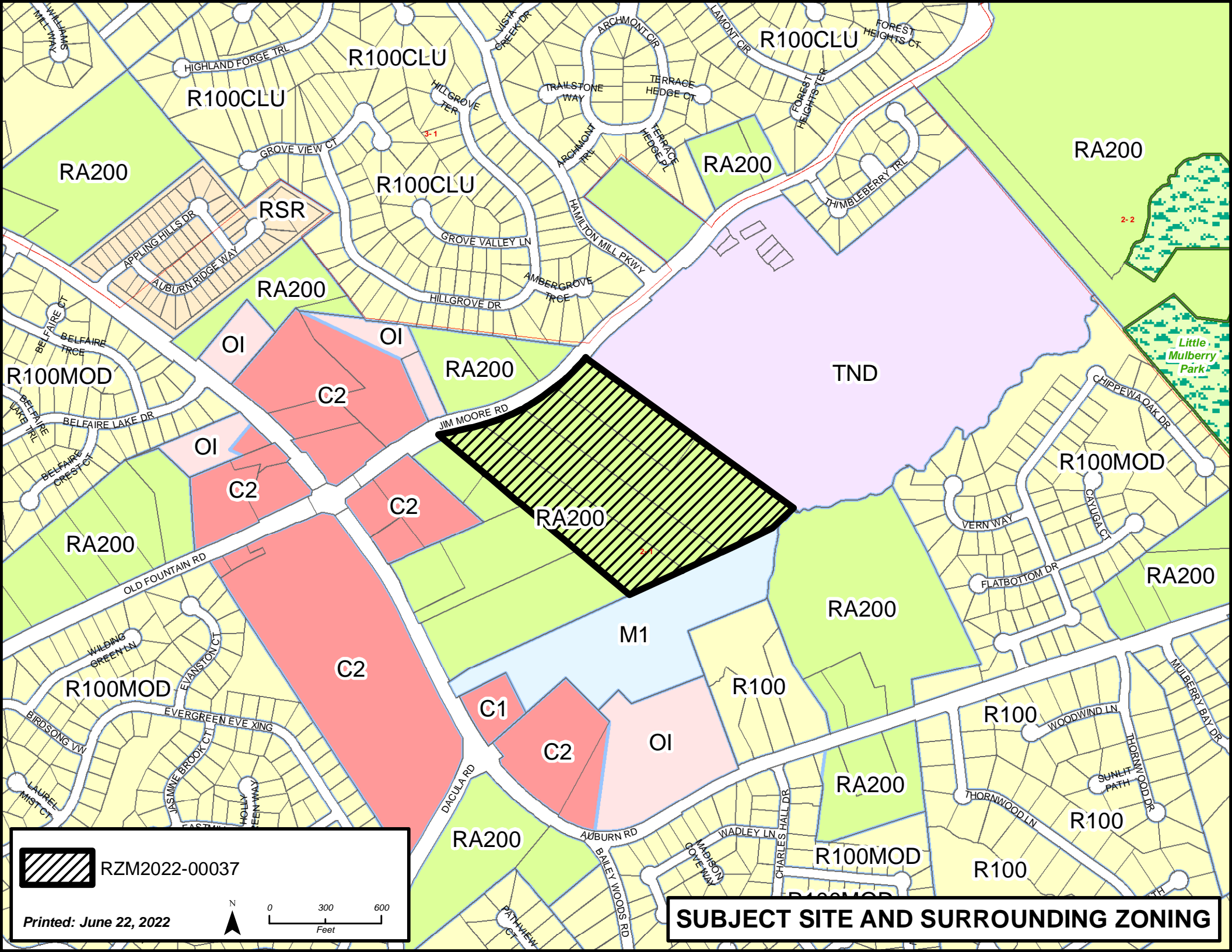


RZM2022-00037

Printed: June 22, 2022



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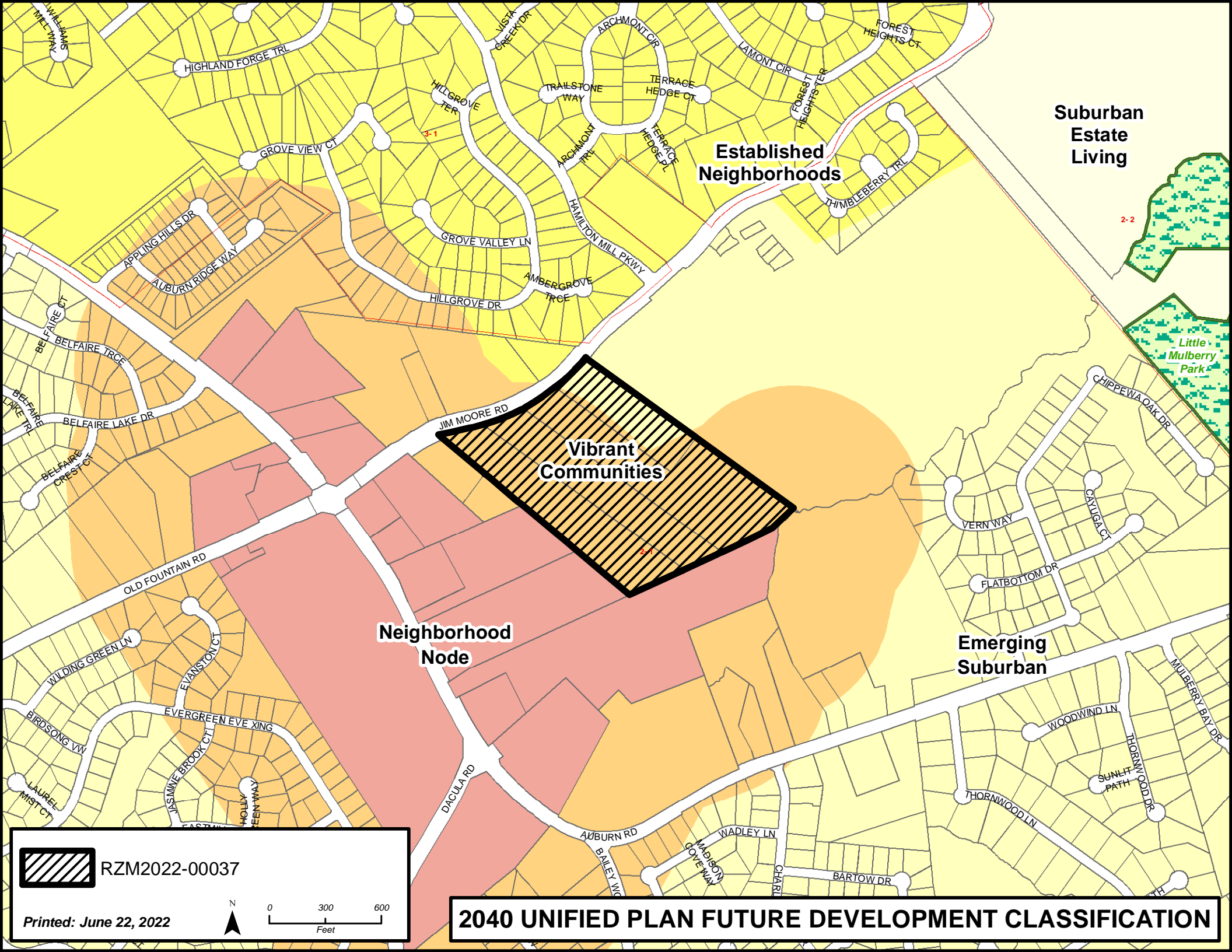


RZM2022-00037

Printed: June 22, 2022



SUBJECT SITE AND SURROUNDING ZONING



Suburban
Estate
Living


Established
Neighborhoods

Vibrant
Communities

Neighborhood
Node

Emerging
Suburban

Little
Mulberry
Park

 RZM2022-00037

Printed: June 22, 2022



0 300 600
Feet

2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

Exhibit G: Site Plan dated August 31, 2022

[attached]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	5
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OWNER/DEVELOPER:
CKK DEVELOPMENT SERVICES, LLC 30046
270 N. CLAYTON STREET
LAWRENCEVILLE, GEORGIA
24 HR CONTACT: DUNCAN CORLEY
PHONE: (770) 676-6555

DESIGNER/SURVEYOR:
RINGO ABERNATHY & ASSOCIATES, INC.
174 DACULA ROAD 30019
DACULA, GEORGIA
24 HR CONTACT: KEVIN RINGO
PHONE: (770) 962-8456

RINGO & ABERNATHY
CONSULTING SURVEYOR PLANNER
1 DACULA ROAD - DACULA, GA. 30019
Phone (770) 962-8456



COUNTRY:	GWINNETT
LAND LOT/DISTRICT:	001/2nd
PARCEL(S):	008 / 901 / 972
DATE:	08/31/2022
SCALE:	1" = 100'
JOB NO.:	20273

REZONING PLAN FOR:

CKK DEVELOPMENT

3086, 3106, & 3116 JIM MOORE ROAD

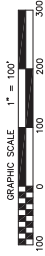
REVISIONS	NO.	DATE

SHEET
1
1 OF 2

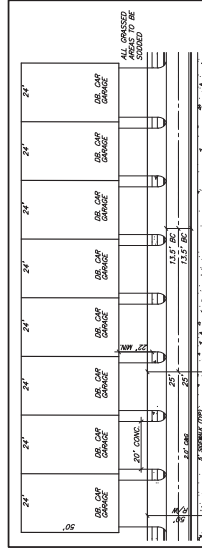
**KNOW WHAT'S BELOW. CALL BEFORE YOU DIG
IF YOU DO GEORGIA... CALL FIRST!**

THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENTAL AGENCIES, AND ABOVE GROUND OBSERVATION. THE SURVEYOR AND/OR ENGINEER MAKE NO CLAIM TO THE COMPLETENESS 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.

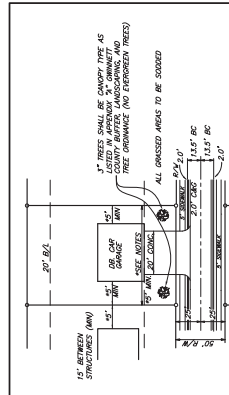
**BOUNDARY SURVEY NOT BY THIS FIRM
THIS DRAWING IS NOT FOR RECORDING.
THIS DRAWING IS NOT FOR
CONSTRUCTION.**



BLOCK	LOTS
A	19
B	52
C	22
TOTAL	93



8 UNIT LAYOUT
SINGLE FAMILY ATTACHED
ALL TOWN HOMES TO HAVE 1,800 SQUARE FEET OF HEATED FLOOR SPACE



NOTES:

- **LOT SIZES FOR TWO ZONING:**
 - SINGLE FAMILY ATTACHED DWELLINGS ON LARGE LOTS (2, 9,200 SQ. FT.) 1 LOT
 - SINGLE FAMILY ATTACHED DWELLINGS ON MID SIZE LOTS (7,500-9,499 SQ. FT.) 20 LOTS
 - SINGLE FAMILY ATTACHED DWELLINGS ON SMALL LOTS (1,000-1,999 SQ. FT.) 20 LOTS
 - TOWNHOMES OR VILAS (2,000-5,999 SQ.FT.) 47 LOTS
- **ALL HOMES TO HAVE A MINIMUM OF TWO CAR GARAGE PER UNIT**
- **WELLING SETBACKS FOR DETACHED LOTS AND ATTACHED TOWN HOMES:**
 - 10'-15' SIDE SETBACKS
 - 20' REAR SETBACKS
- **DWELLING SIZES:**
 - TOWN HOMES = 1,600 SQ. FT.

TYPICAL LOT LAYOUT
MTC

SURVEY NOTATION:
REFERENCE MATERIAL: EXEMPTION PLAT FOR JAY HUDSON SYKES & MARGARET SYKES
LOGGED, DATED 12/12/2000. PREPARED BY DONALD G. HOLLAND.

GENERAL NOTES:

[illegible]

SURVEY NOTATION:

REFERENCE MATERIAL: EXEMPTION PLAT FOR JAY HUDSON SYKES &
DONALD G. HOLLAND, DATED 12/12/2000. PREPARED BY DONALD G. HOLLAND.

RECEIVED

June 16, 2022

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>CKK Development Services</u>	NAME: <u>Jay & Jane Sykes</u> <u>Ellery & Margaret Hogsd</u>
ADDRESS: <u>270 N Clayton St</u>	ADDRESS: <u>3118, 3088, 3108 Jim Moore Rd</u>
CITY: <u>Lawrenceville Ga</u>	CITY: <u>Pacula</u>
STATE: <u>Ga</u> ZIP: <u>30046</u>	STATE: <u>Ga</u> ZIP: <u>30019</u>
PHONE: <u>678-314-0466</u>	PHONE: <u>678-314-0466</u>
EMAIL: <u>andy@ckkdev.com</u>	EMAIL: <u>andy@ckkdev.com</u>
CONTACT PERSON: <u>Andy Hunsford</u> PHONE: <u>678-314-0466</u>	
CONTACT'S E-MAIL: <u>andy@ckkdev.com</u>	
<p>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>RA200</u> REQUESTED ZONING DISTRICT: <u>TND</u>	
PARCEL NUMBER(S): <u>R2001 901, 978, 972, 008</u> ACREAGE: <u>26.75</u>	
ADDRESS OF PROPERTY: <u>3118, 3088, 3108 Jim Moore Rd</u>	
PROPOSED DEVELOPMENT: <u>121 Residential lots</u> <u>37 lots & 84 Townhome</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>121</u>	No. of Buildings/Lots: <u>NA</u>
Dwelling Unit Size (Sq. Ft.): <u>various</u>	Total Building Sq. Ft. <u>NA</u>
Gross Density: <u>1/4 4.52</u>	Density: <u>NA</u>
Net Density: <u>1/4 4.52</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

June 16, 2022

L E G A L D E S C R I P T I O N

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT
1 OF THE 2ND LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND MORE
PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE EASTERLY VARIABLE RIGHT OF WAY OF GA. HWY
324 AND THE SOUTHERLY VARIABLE RIGHT OF WAY OF JIM MOORE ROAD;
THENCE PROCEEDING IN AN EASTERLY DIRECTION ALONG THE RIGHT OF WAY
OF JIM MOORE ROAD A DISTANCE OF 680 FEET TO A POINT, SAID POINT
BEING THE TRUE POINT OF BEGINNING.

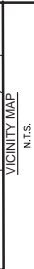
THENCE North 76 degrees 49 minutes 07 seconds East for a
distance of 191.14 feet TO A POINT;
THENCE along a curve to the left having a radius of 1040.00
feet and an arc length of 678.75 feet, being subtended by a chord
of North 58 degrees 07 minutes 23 seconds East for a distance of
666.77 feet TO A POINT;
THENCE North 39 degrees 25 minutes 34 seconds East for a
distance of 52.52 feet TO A POINT;
THENCE South 54 degrees 04 minutes 04 seconds East for a
distance of 1380.25 feet TO A TRAVERSE POINT ON LINE, 28 FEET FROM THE
CENTERLINE OF A CREEK, (CREEK IS PROPERTY LINE)
THENCE FOLLOWING TRAVERSE LINE South 45 degrees 25 minutes 51 seconds West
for a distance of 156.55 feet TO A POINT;
THENCE South 63 degrees 50 minutes 20 seconds West for a
distance of 167.51 feet TO A POINT;
THENCE South 64 degrees 26 minutes 00 seconds West for a
distance of 694.13 feet TO A POINT;
THENCE North 49 degrees 46 minutes 01 seconds West for a
distance of 361.71 feet TO A POINT;
THENCE North 49 degrees 57 minutes 03 seconds West for a
distance of 382.77 feet TO A POINT;
THENCE North 49 degrees 47 minutes 37 seconds West for a
distance of 584.09 feet TO A POINT, SAID POINT BEING THE TRUE
POINT OF BEGINNING.

Together with and subject to covenants, easements, and
restrictions of record.

Said property contains 26.55 acres ALONG SAID TRAVERSE LINE, PLUS
.20 ± ACRES ALONG SAID CREEK FOR A TOTAL OF 26.75 ACRES.

OWNER/DEVELOPER:
CKK DEVELOPMENT SERVICES, LLC
270 N. CLAYTON STREET
LAWRENCEVILLE, GEORGIA 30046
24 HR CONTACT: DUNCAN CORLEY
PHONE: (770) 676-6555

DESIGNER/SURVEYOR:
RINGO ABERNATHY & ASSOCIATES, INC.
174 DACULA ROAD
DACULA, GEORGIA 30019
24 HR CONTACT: KEVIN RINGO
PHONE: (770) 962-8456



ABERNATHY & ASSOCIATES
Phone (770) 962-8456
4 DACULA ROAD - DACULA, GA.



COUNTY:	GWINNETT
LAND LOT/DISTRICT:	001/2nd
PARCEL(S):	008 / 901 / 972
DATE:	06/01/2022
SCALE:	1" = 100'
JOB NO.:	20273


CKK DEVELOPMENT

BOUNDARY FOR:

REVISIONS	NO.	DATE

SHEET
2
OF 2

GRAPHIC SCALE 1" = 100'

A horizontal graphic scale bar with a black and white checkerboard pattern. It is marked with '0', '100', '200', and '300' at regular intervals. Above the bar, the text 'GRAPHIC SCALE' and '1" = 100'' are printed.

NOW WHAT'S BELOW. CALL BEFORE YOU DIG

THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENTAL AGENCIES, AND ABOVE GROUND OBSERVATION. THE SURVEYOR AND/OR ENGINEER MAKE NO CLAIM TO THE COMPLETENESS 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 NOTED.

SURVEY NOTATION:
REFERENCE MATERIAL: EXEMPTION PLAT FOR JAY HUDSON SYKES & MARGARET SYKES
HOOSER, DATED 12/12/2000, PREPARED BY DONALD G. HOLLAND.

[illegible]

WINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
June 16, 2022

DESIGNER/SURVEYOR:
RINGO ABERNATHY & ASSOCIATES, INC.
174 DACULA ROAD
DACULA, GEORGIA 30019
24 HR CONTACT: KEVIN RINGO
PHONE: (770) 962-8456

RINGO & ABERNATHY
CONSULTANT
SURVEYORS
PLANNERS
4 DACULA ROAD - DACULA, GA. 30019
Phone (770) 962-8456

COUNTY:	GWYNNE
LAND LOT/DISTRICT:	001/2nd
PARCEL(S):	008 / 901 / 972
DATE:	06/01/2022
SCALE:	1" = 100'
JOB NO.:	20273

REZONING PLAN FOR:

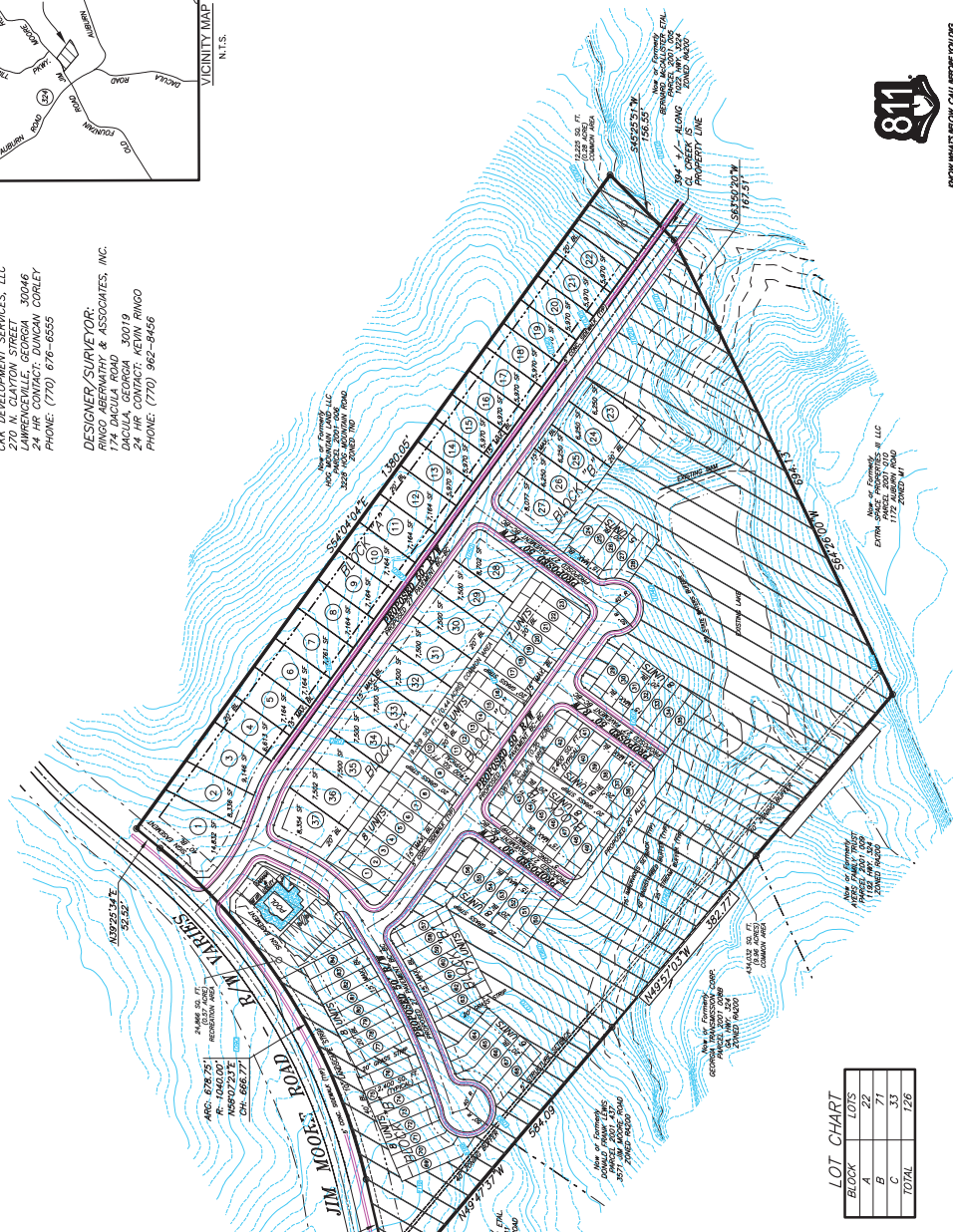
CKK DEVELOPMENT

3085, 3108, & 3118 JIM MOORE ROAD

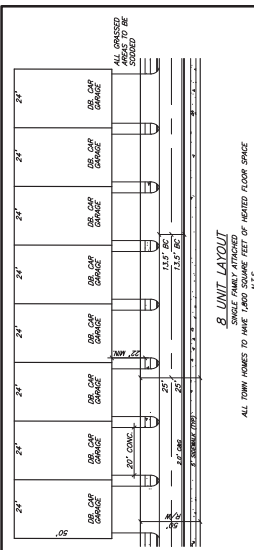
REVISIONS	NO.	DATE

SHEET 1 OF 2

**BOUNDARY SURVEY NOT BY THIS FIRM
THIS DRAWING IS NOT FOR RECORDING.
THIS DRAWING IS NOT FOR
CONSTRUCTION.**



LOT CHART	
BLOCK	LOTS
A	22
B	71
C	33
TOTAL	126

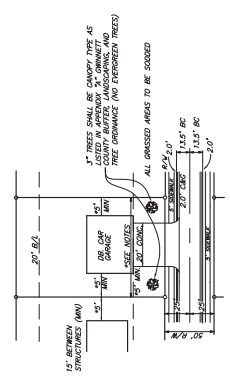


SINGLE FAMILY ATTACHED
ALL TOWN HOMES TO HAVE 1,800 SQUARE FEET OF HEATED FLOOR SPACE

TYPICAL LOT LAYOUT

[illegible][illegible]

JURVEY NOTATION:
REFERENCE MATERIAL: EXEMPTION PLAT FOR JAY HUDSON SYKES & MARGARET SYKES
ACQUIRED, DATED 12/12/2000. PREPARED BY DONALD G. HOLLAND.



LOT SIZES FOR TWO ZONING DISTRICTS:
 ON LARGE LOTS (7,000-9,499 SQ. FT.) 1 LOT
 ON MEDIUM LOTS (3,500-6,999 SQ. FT.) 2 LOTS
 ON SMALL LOTS (1,000-3,499 SQ. FT.) 3 LOTS
 SINGLE FAMILY DETACHED BUNGALOWS ON ALL LOTS (5,000-7,999 SQ. FT.) 16 LOTS
 SINGLE FAMILY DETACHED BUNGALOWS ON ALL LOTS (3,000-4,999 SQ. FT.) 16 LOTS
 SINGLE FAMILY DETACHED BUNGALOWS ON ALL LOTS (1,000-2,999 SQ. FT.) 16 LOTS

ALL HOMES TO HAVE A MINIMUM OF TWO CARS PER LOT
 BUNGALOWS STRINGS FOR DETACHED LOTS AND ATTACHED TOWN HOMES:
 5'-15' FRONT SETBACKS
 5'-15' SIDE SETBACKS
 10' REAR SETBACKS

MINIMUM LOTS: 1,000 SQ. FT.
 TOWN HOMES: 1,000 SQ. FT.
 BUNGALOW SIZES: 1,000 SQ. FT.

TOTAL AREA: 26.75 ACRES

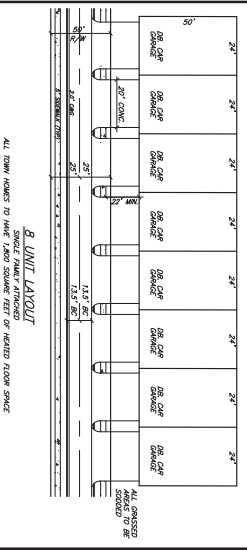


- LEGEND:**
- 1. 1/4" SECTION OF BEGINNING
 - 2. 1/4" SECTION OF END
 - 3. 1/4" SECTION OF MIDDLE
 - 4. 1/4" SECTION OF MIDDLE
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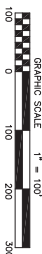


LOT CHART

BLOCK	LOTS
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C	33
TOTAL	126

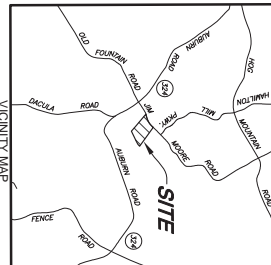


- **BOUNDARY SURVEY NOT BY THIS FIRM**
- **THIS DRAWING IS NOT FOR RECORDING.**
- **THIS DRAWING IS NOT FOR CONSTRUCTION.**



FROM HERE, RECORD CALL LOCATIONS

THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM THE CITY OF DACULA. THE CITY OF DACULA IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CITY OF DACULA IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CITY OF DACULA IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.



OWNER/DEVELOPER:
 CKK DEVELOPMENT SERVICES, LLC
 270 N. CANTON STREET
 Dacula, Georgia 30019
 PHONE: (770) 676-6555

DESIGNER/SURVEYOR:
 RINGO ABERNATHY & ASSOCIATES, INC.
 174 DACULA ROAD
 DACULA, GEORGIA 30019
 PHONE: (770) 962-6456

RINGO ABERNATHY & ASSOCIATES
 174 DACULA ROAD - DACULA, GA. 30019
 Phone (770) 962-6456

COUNTY: GWINNETT
 LAND LOT/DISTRICT: 001/2nd
 PARCEL(S): 008 / 901 / 972
 DATE: 06/01/2022
 SCALE: 1" = 100'
 JOB NO.: 20273

REZONING PLAN FOR:
CKK DEVELOPMENT
 3088, 3108, & 3118 JIM MOORE ROAD

REVISIONS	NO.	DATE

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6.2.2022

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:

See Attached

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

See Attached

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

See Attached

- (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:

See Attached

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

See Attached

- (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:

See Attached

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6.2.2022

REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

- (A) Yes, approval of the proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property. Located on Jim Moore Road near the intersection of Auburn Road and Old Fountain Road, the property has TND zoning adjacent on the northeast side and M1 to the south.
- (B) No, approval of the proposed rezoning will not adversely affect the existing use or usability of any of the nearby properties. The proposed zoning classification is comparable with existing residential, commercial, and industrial land uses of adjacent and nearby property.
- (C) Due to the size, location, and layout of the subject property, the Applicant submits that the property does not have reasonable economic use as currently zoned.
- (D) No, the proposed zoning will not result in an excessive or burdensome use of the infrastructure system. The property has convenient access to Old Fountain Road and Auburn Road.
- (E) Yes, approval of the proposed Rezoning Application would be in conformity with the policy and intent of Gwinnett County Land Use Plan.
- (F) The Applicant submits that the subject property's current R200 zoning classification and its proximity to major transportation corridors provide additional supporting ground for approval of the Application.

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June 16, 2022

C.K.K. DEVELOPMENT SERVICES

270 NORTH CLAYTON ST.

LAWRENCEVILLE, GA 30046

Letter of Intent

To: Gwinnett County

From: CKK Development Services

Subject: Property located at 3118, 3088, and 3108 Jim Moore Road, Dacula, Ga 30019

LETTER OF INTENT FOR REZONING APPLICATION

CKK Development Services submits this Letter of Intent and attached rezoning applications (the "Applications") in order to permit the development of three tracts of land with a total area of approximately 26.75-acres (the "Assemblage") situated along Jim Moore Road. The Assemblage is currently zoned RA200 (Agriculture Residential District). The Applicant proposes to develop 121 units (37 detached and 84 townhomes) on the three component tracts of the Assemblage. Accordingly, it is not included in the Applications. The balance of the Assemblage (the "Property") is divided into three tracts by Lake Carlton Road and Palmer Drive.

The Applicant is requesting to rezone the Property to the TND (Traditional Neighborhood Development District) zoning classification in order to develop the community with 121 units and approximately 43.1% or 11.50 acres of common space (including the common space tract which is not included in the Applications). The proposed infill development would include attractive homes that are compatible with land uses in the surrounding area. The proposed townhomes/detached would be constructed with attractive building materials such as brick, stone, and/or cementitious shake/siding. Homes would include two-car garages and distinctive architectural elements as depicted on the building elevations submitted with the Application.

The applicant is requesting a variance from UDO Section 210-80.10.B.4 Public Improvement Standards: Driveways and Alleys. The request is to allow front entry garages. Due to the topography of the subject property, this variance is necessary to hold consistent elevations.

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June 16, 2022
The proposed development is compatible with surrounding land uses and would diversify available housing types in the area. The proposed development would also provide an appropriate transition of land uses moving south away from Jim Moore Road. The adjacent property to the north of the subject property is zoned TND. The building height shall be 26 feet. The Gross and Net Density is 4.52 units per acre. Total number of Parking Spaces is 382.

The proposed development conforms to the Gwinnett County 2040 Unified Plan as it is located in the Vibrant Communities and Emerging Suburban Character Areas.

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted this 2nd day of June,
2022.



J. Andrew Lunsford

CKK Development

andy@ckkdev.com

678-314-0466

RECEIVED

6.2.2022

REZONING APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 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

6/2/22
Date

Joshua (Duncan) Terley - Pres.
Type or Print Name and Title


Signature of Notary Public

6/2/22
Date



Notary Seal

RECEIVED

6.2.2022

REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 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.

Margaret Sykes Hogsed
Ellery Dale Hogsed

Signature of Property Owner

6/1/2022

Date

Margaret Sykes Hogsed,
Ellery Dale Hogsed,

Type or Print Name and Title

Property Owner
Property Owner

Kimberly Johnson

Signature of Notary Public

6/1/2022

Date



Notary Seal

RECEIVED

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Jay H. Saylor
Signature of Property Owner

5/31/22
Date

Sophia Ruffin
Type or Print Name and Title

Jcc Office Manager

Sophia Ruffin
Signature of Notary Public

5.31.22
Date



RECEIVED

6.2.2022

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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

Jay H. Sykes 5/31/22
SIGNATURE OF APPLICANT

5/31/22
DATE

Jay Sykes - OWNER
TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE

Sophia Ruffin 5.31.22
SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

☐ YES

☒ NO

Jay H. Sykes 5/31/22
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

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CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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

Margaret Sykes Hogsd 6/1/2022 Margaret Sykes Hogsd - property owner
Ellary Dale Hogsd 6/1/2022 Ellary Dale Hogsd - property owner
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

N/A
SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

Kimberly Johnson 6/1/2022
SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

☐ YES ☒ NO _____
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)

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[Signature] 6/2/22 Joshua (Duncan) Corley - Pres.
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

[Signature] 6/2/22
SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

☐ YES ☒ NO Joshua (Duncan) Corley
YOUR NAME

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

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RECEIVED

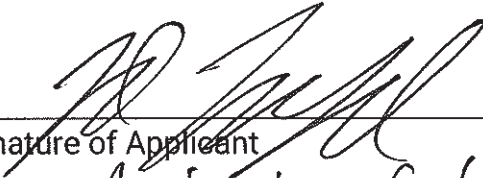
6.2.2022

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE 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: 2 - 001 - 901
(Map Reference Number) District Land Lot Parcel


Signature of Applicant
Andy Lunstford

6/2/22
Date

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)

Tomia Harmon
NAME

TSA
TITLE

6.2.2022
DATE

RECEIVED

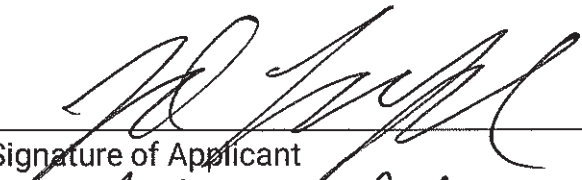
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***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**


PARCEL I.D. NUMBER: 2 - 001 - 978
(Map Reference Number) District Land Lot Parcel

 6/2/22
Signature of Applicant Date
Andy Lunstford
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)

 TSA
NAME TITLE
6.2.2022
DATE

RECEIVED

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PARCEL I.D. NUMBER: 2 - 001 - 972
(Map Reference Number) District Land Lot Parcel

[Signature] 6/2/22
Signature of Applicant Date
Andy Lunsford COO
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)

Tamara Harman TSA
NAME TITLE
6.2.2022
DATE

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6.2.2022

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE 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: 2 - 001 - 008
(Map Reference Number) District Land Lot Parcel


Signature of Applicant
Andy Lunsford COO

6/2/22
Date

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.*****

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Tamara Harmon
NAME

TSA
TITLE

6.2.2022
DATE



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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Character Example of Front Entry Homes Architecture



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ELEVATIONS ARE AN ARTISTIC REPRESENTATION
AND MAY VARY FROM FINAL PRODUCT

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Character Example of Two Story Homes Architecture



Front Elevation



Rear Elevation



Left Elevation



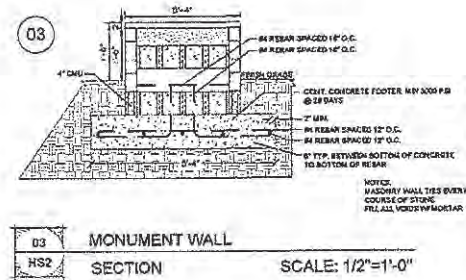
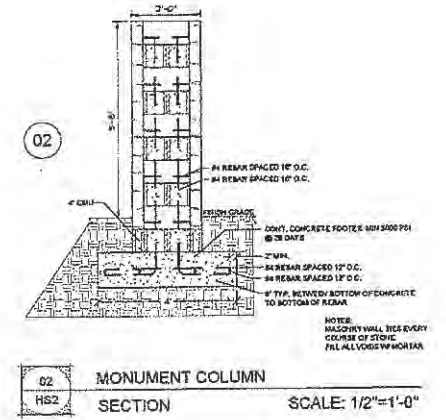
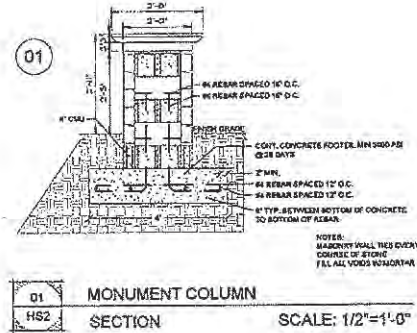
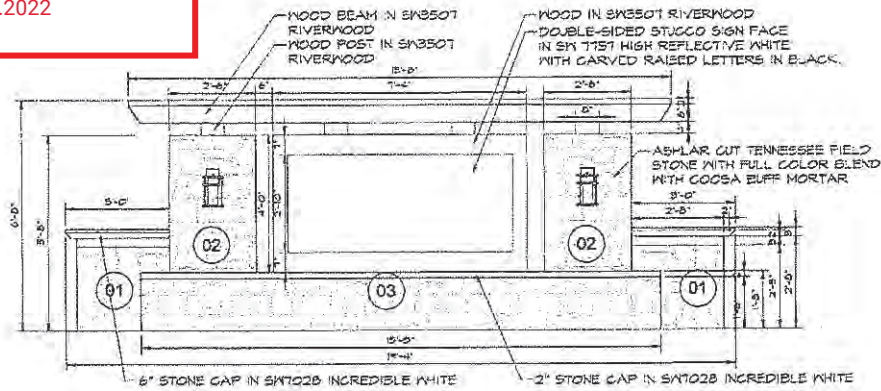
Right Elevation

ELEVATIONS ARE AN ARTISTIC REPRESENTATION
AND MAY VARY FROM FINAL PRODUCT



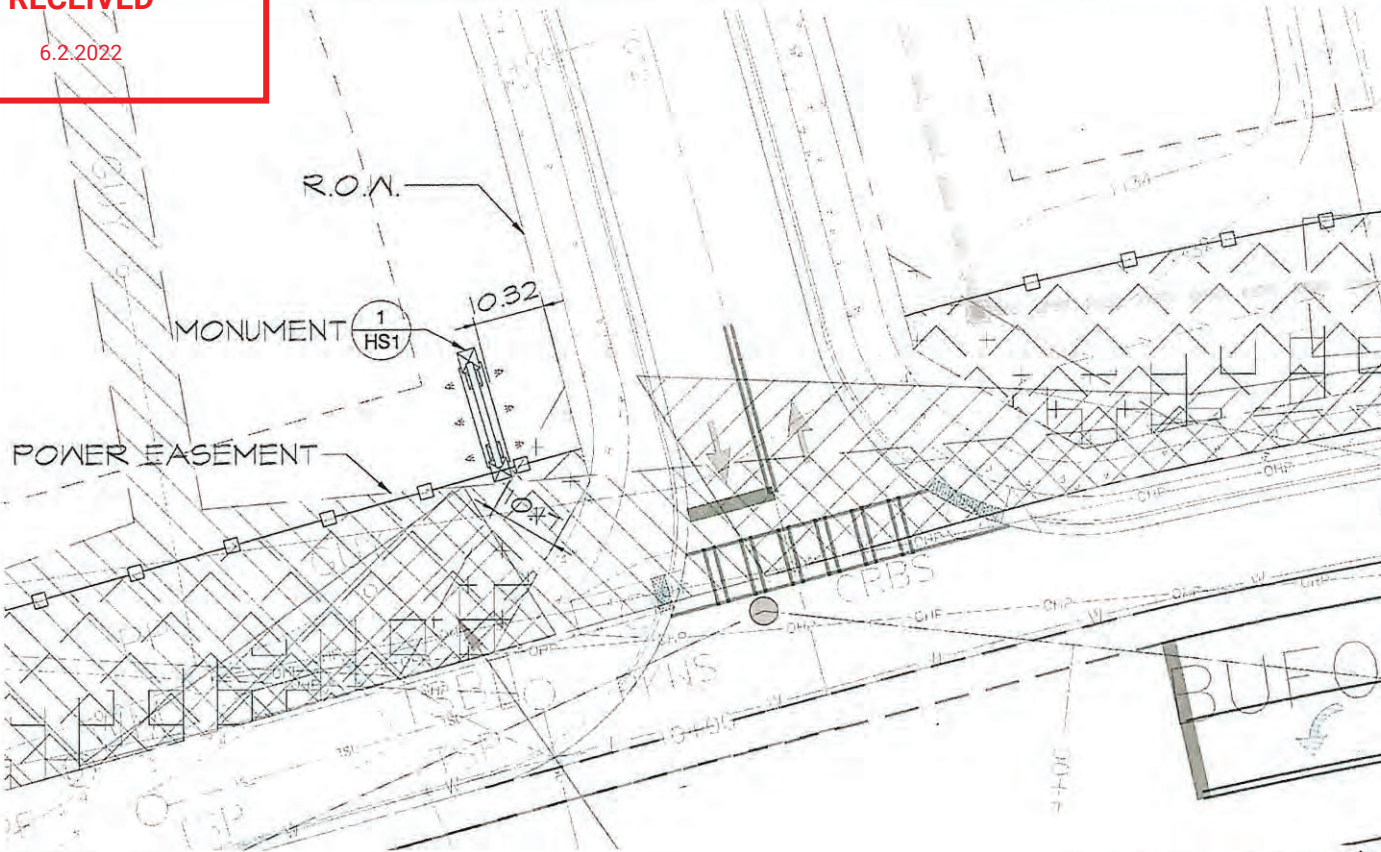
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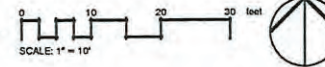


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HARDSCAPE PLAN
SCALE: 1"=10'-0"



NOTE:
1. LANTERN FOR DECORATIVE PURPOSES ONLY. NO ILLUMINATION WILL BE PROVIDED.
2. THE SIGN WILL BE INDIRECTLY ILLUMINATED.
3. WOOD BEAM AND METAL STRAPPINGS FOR DECORATIVE PURPOSES ONLY. SIGN PANEL IS TO BE GROUND SUPPORTED.

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
◀	LOW VOLTAGE LED LIGHT	6	



ASHLAR CUT
TENNESSEE FIELD STONE



SW3501
RIVERWOOD



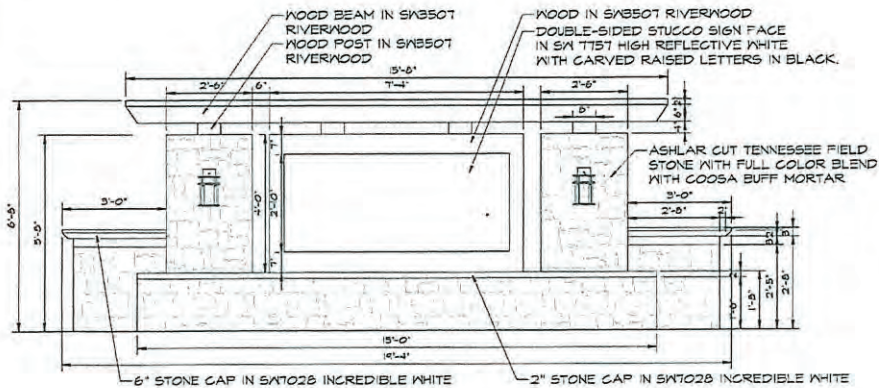
SW 7028
Incredible White
Interior / Exterior
Location Number: 256-C4



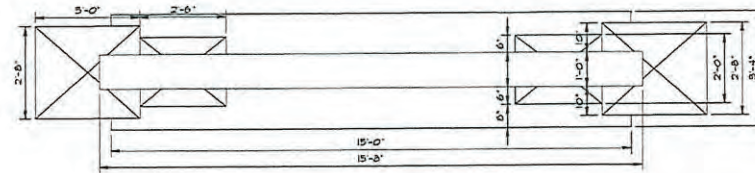
SW 7757
High Reflective White
Interior
Location Number: 256-C1

SW7028
INCREDIBLE WHITE

SW7757
HIGH REFLECTIVE WHITE



01
HS1 MONUMENT SIGN
ELEVATION SCALE: 1"=1'-0"



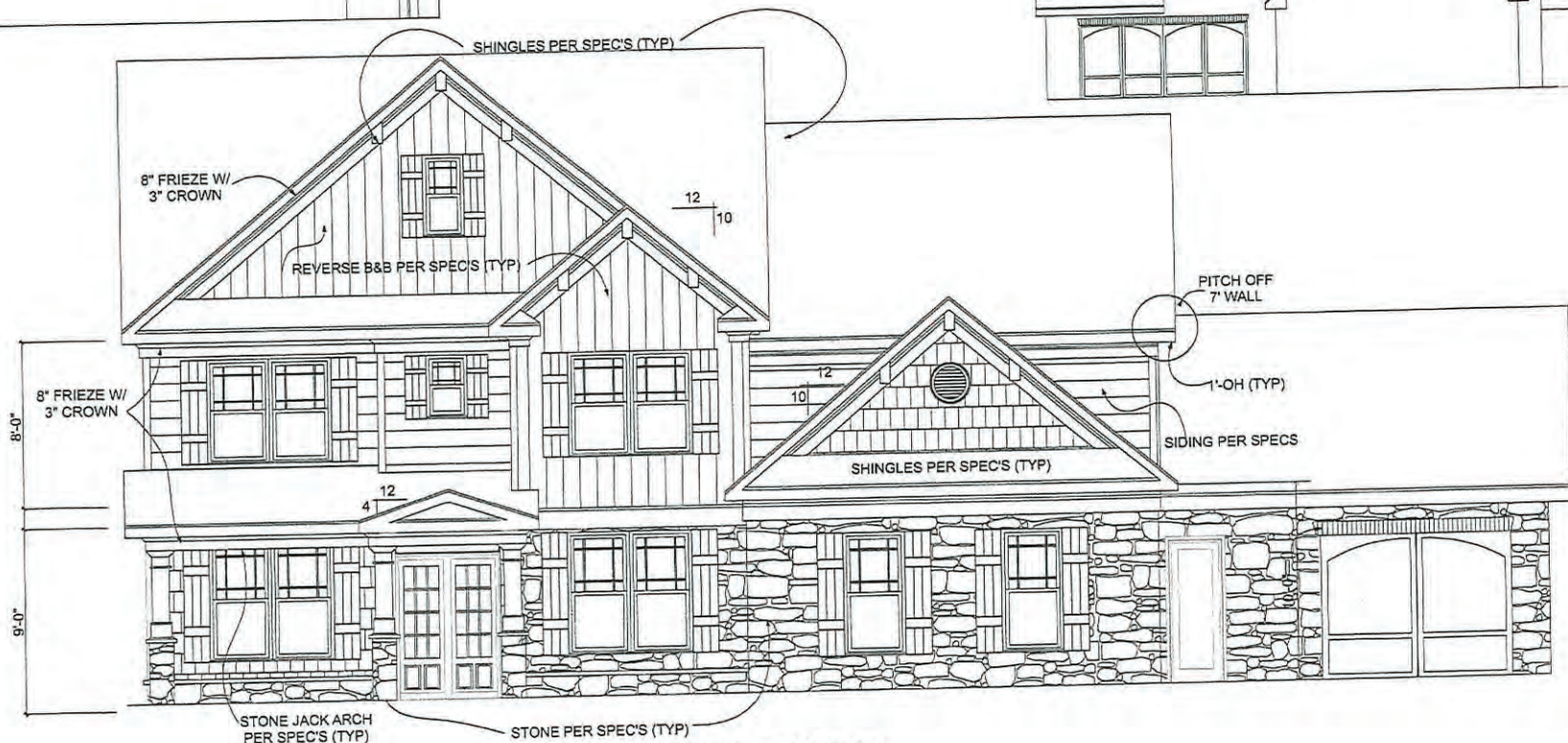
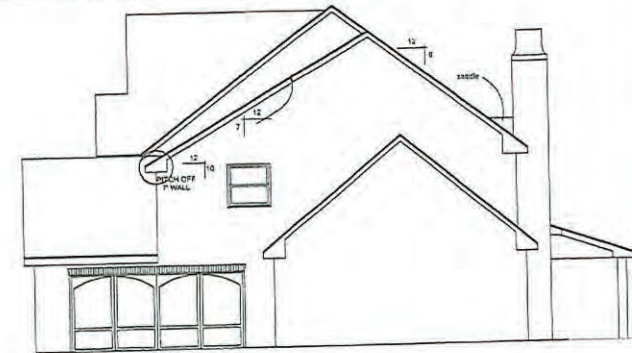
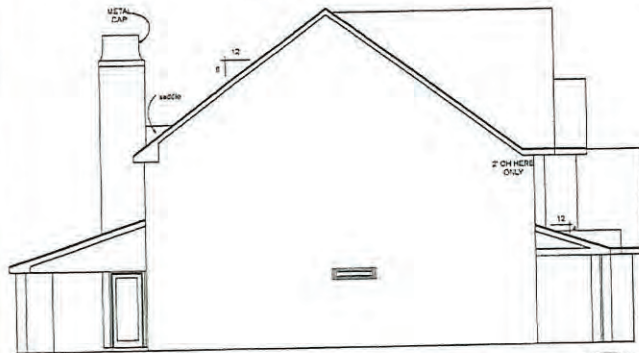
02
HS1 MONUMENT SIGN
PLAN SCALE: 1"=1'-0"

03
HS1 SIGN FACE
AGGREGATED SIGN FACE
AREA: 15.8 SQ. FT.

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NOVEMBER 6, 2020
RZC2021-00002

REAR ELEVATION
1/8"---1'-0"

RIGHT ELEVATION
1/8"---1'-0"



FRONT ELEVATION
1/4"---1'-0"

REV.

DATE _____

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HOMES, LLC.**
TEL: 770-616-0741 WWW.WEPLANHOMES.COM

THE COLEMAN CUSTOM
ELEVATIONS

DWG. BY:
PWL/SAM

DATE:
9-4-12

SHEET:

1

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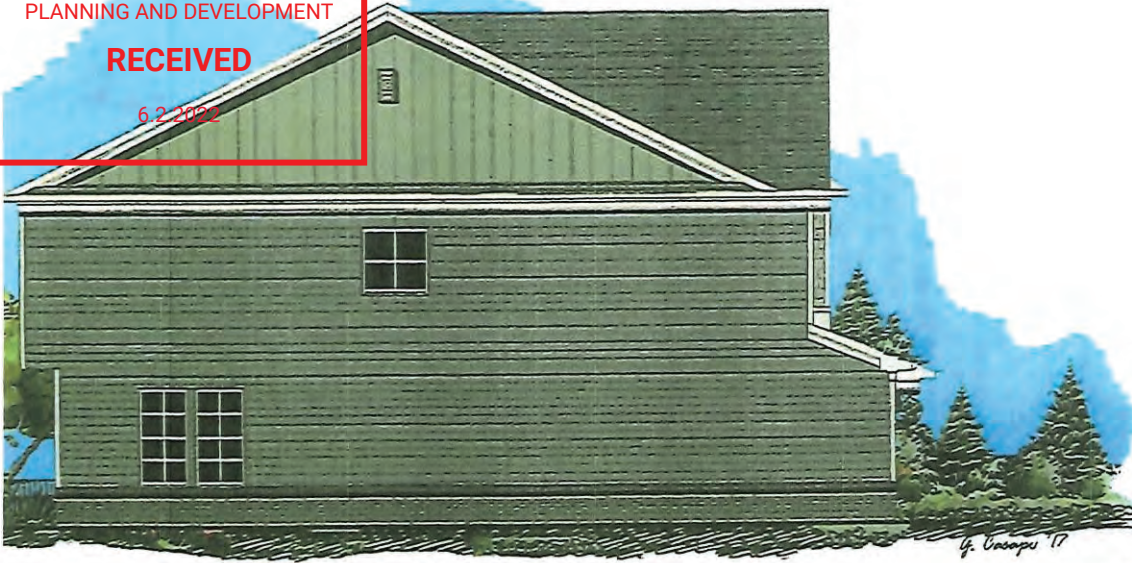
The townhomes will be a minimum of 1,800 square feet. All units will include a two-car garage and have attractive architecture. Front elevations will consist primarily of brick, stacked stone, or shake with fiber cement siding accents. The sides and rear of the townhomes will feature a 3' brick or stacked stone water table, with the remainder being fiber cement siding. Roofs will be Asphalt shingles.



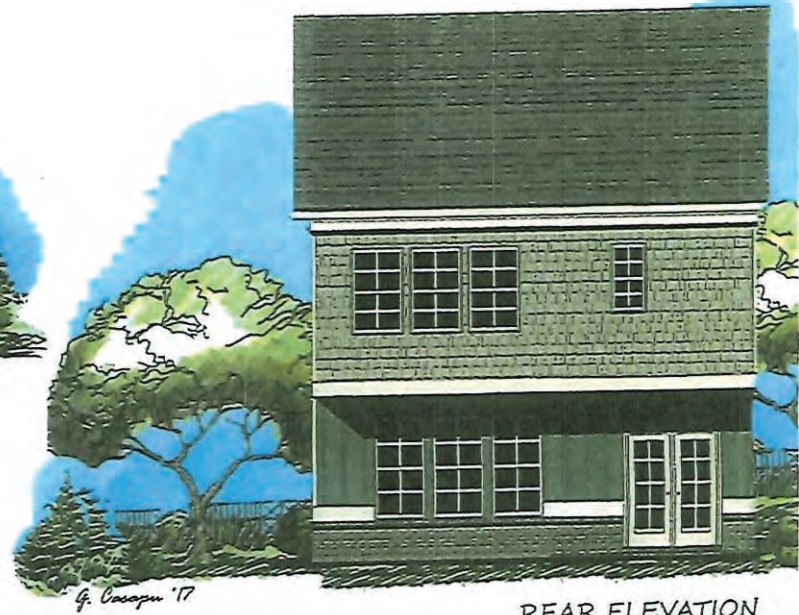
24' x 50' Front Entry Product Townhome

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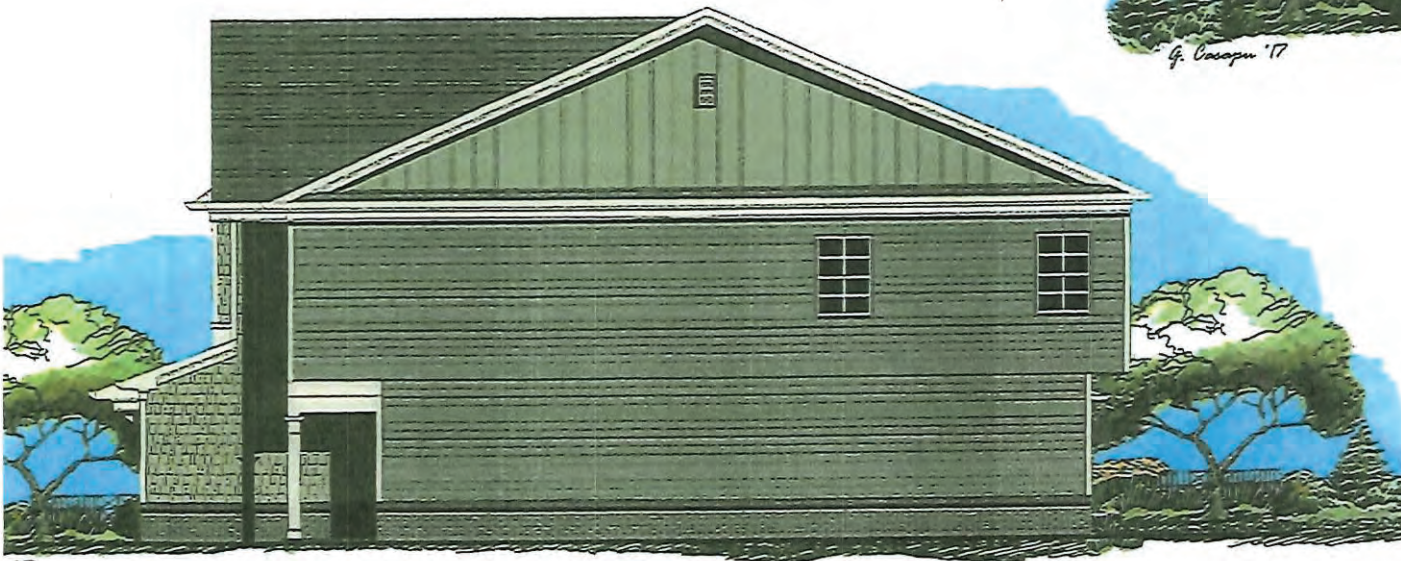
6.2.2022



LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

24'x50' Front Entry Product
Typical Side & Rear El.