

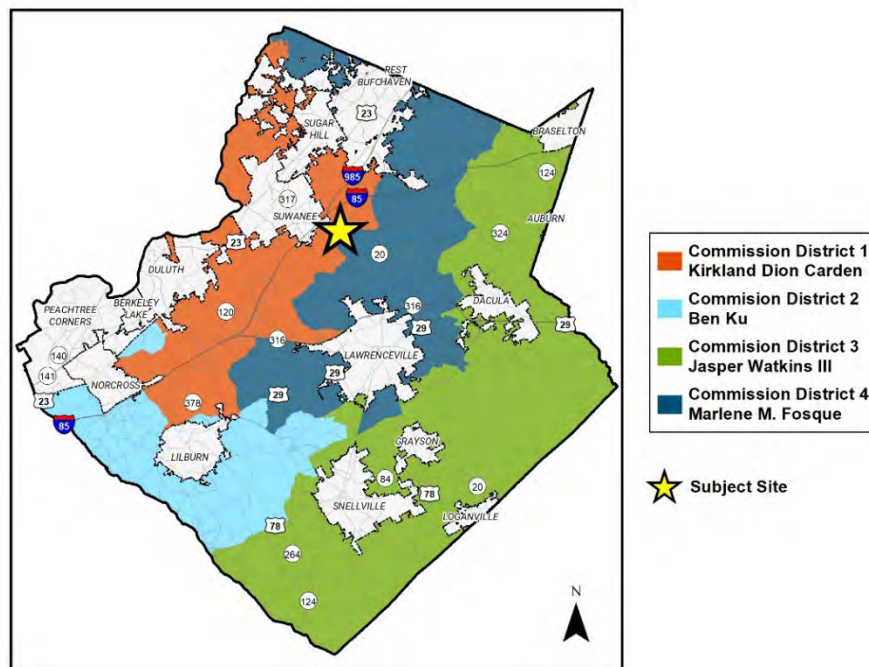


## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** RZM2022-00040  
**Current Zoning:** R-100 (Single-Family Residence District)  
**Request:** Rezoning to R-TH (Single-Family Residence Townhouse District)  
**Additional Request:** Buffer Reduction Waiver  
**Addresses:** 2691, 2695, 2701, and 2709 Collins Hill Road  
**Map Number:** R7149 397, 398, 399, and 400  
**Site Area:** 1.98 acres  
**Units:** 17  
**Proposed Development:** Townhouses  
**Commission District:** District 4 – Commissioner Fosque  
**Character Area:** Established Neighborhoods

**Staff Recommendation:** DENIAL

**Planning Commission  
Recommendation:** DENIAL



**Planning Commission Advertised Public Hearing Date: 9/7/2022**  
**Board of Commissioners Advertised Public Hearing Date: 9/27/2022**

**Applicant:** Blake Miaoulis  
1015 Wescott Lane  
Atlanta, GA 30319

**Owner:** Talia Arriola  
3212 Cloudland Court  
Buford, GA 30519

**Contact:** Blake Miaoulis

**Contact Phone:** 678.237.5144

## Zoning History

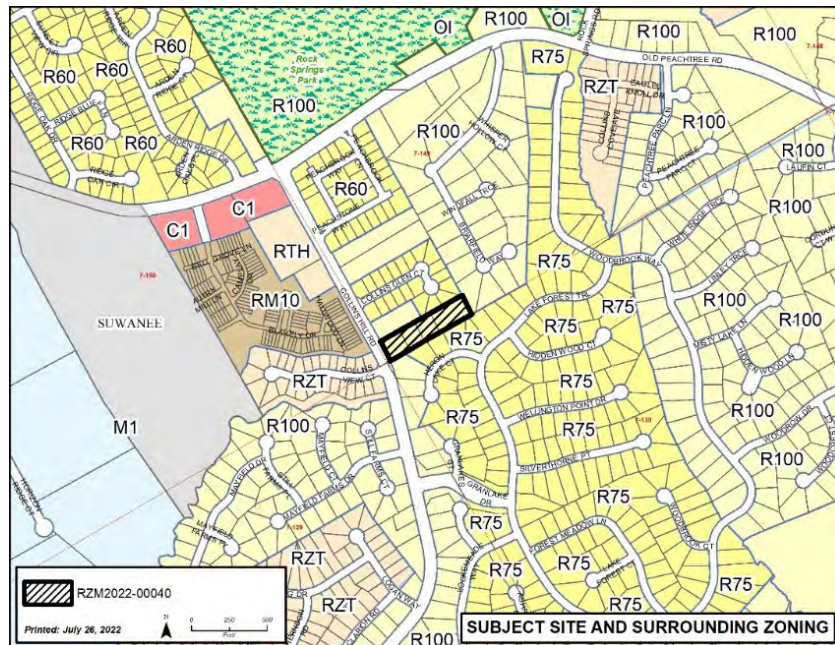
The subject site is zoned R-100 (Single-Family Residence District). There are no other rezoning requests on the property.

## Existing Site Condition

The subject site is an assemblage of four parcels totaling 1.98-acres located along Collins Hill Road south of its intersection with Collins Glen Court. A one-story structure was demolished in 2019 leaving the property vacant. The site has been cleared with some vegetation left around the perimeter. The site slopes up from Collins Hill Road to the rear property line by approximately 36 feet. Overhead utilities and a sidewalk exist along the road frontage. The nearest Gwinnett County Transit stop is approximately 4.5 miles from the site.

## Surrounding Use and Zoning

The subject site is surrounded by single-family subdivisions on all sides. Across Collins Hill Road to the west is a single-family subdivision and a townhouse subdivision accessed from Old Peachtree Road. A small retail development with fuel pumps is located at the intersection of Old Peachtree Road and Collins Hill Road. Collins Hill Park is located nearby to the north. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Townhouses	R-TH	8.56 units per acre
North	Single-Family Residence	R-100 R-60	1.0 unit per acre 4.16 unit per acre
East	Single-Family Residence	R-100	1.56 units per acre
South	Single-Family Residence	R-75	2.04 units per acre
West	Single-Family Townhouses	RZT RM10	4.0 units per acre 7.38 units per acre

## Project Summary

The applicant requests rezoning of a 1.98-acre assemblage of property zoned R-100 to R-TH for townhouses, including:

- 17 attached townhouse units with a minimum heated floor area of 2,300 square feet, yielding a net density of 8.56 units per acre.
- Front loaded, double-car garage townhouses.
- A 24-foot-wide private road with within a 44-foot-wide access easement.
- Four-foot-wide sidewalks along the internal road connecting to existing sidewalk along Collins Hill Road.
- Buffer reductions on the northern, eastern and southern property lines. A 20-foot buffer with privacy fence along the northern and western property lines. A varying 5-foot-wide to 20-foot-wide buffer along the southern property line.
- A stormwater management facility located near the entrance of the property along Collins Hill Road.
- A required 10-foot-wide landscape strip along the Collins Hill Road frontage.
- Five on-street guest parking spaces.
- Facades finished primarily as a modern farmhouse style with board and batten and accents of brick.

## Zoning and Development Standards

The applicant is requesting a rezoning to R-TH (Single-Family Residence Townhouse District). The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	35'	YES
External Front Yard Setback	Minimum 30'	>30'	YES
External Side Yard Setback	Minimum 20'	>20'	YES
External Rear Yard Setback	Minimum 20'	20'	YES
Guest Parking	Minimum 5 spaces	5 spaces	YES
Landscaped Setback	Minimum 10'	10'	YES
Density	Maximum 10 units per acre	8.56 units per acre	YES
Open Space	Minimum 15% or 0.64 acres	20% or 0.86 acres	YES

Standard	Required	Proposed	Meets Standard?
Zoning Buffer	Minimum 25' along R-60	20'	NO*
	Minimum 30' along R-75	5'	NO*
	Minimum 35' along R-100	20'	NO*
Heated Floor Area	Minimum 1,000 square feet (2 bedroom) Minimum 1,200 square feet (3 bedroom) Minimum 1,400 square feet (4 bedroom)	Minimum 2,300 square feet	YES

\* The applicant is requesting buffer reduction waivers along all external property boundaries

## Waiver Request

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

1. Section 610-20.5. Minimum Buffer Requirements:
  - A. Required buffers shall be provided in conformity [with] Table 610.0 "Table of Minimum Buffer Requirements".

***A 35-foot undisturbed zoning buffer is required between the R-100 zoned property and the proposed R-TH zoned property.***

***A 30-foot undisturbed zoning buffer is required between the R-75 zoned property and the proposed R-TH zoned property.***

***A 25-foot undisturbed zoning buffer is required between the R-60 zoned property and the proposed R-TH zoned property.***

R-100, R-75, and R-60 zoned properties are adjacent to the proposed R-TH zoned property. Therefore, undisturbed zoning buffers are required along all external property lines. The applicant is proposing a 20-foot buffer along the northern and western property lines, and a varying 5-foot to 20-foot buffer along the southern property line.

## 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 zoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

The subject site is surrounded by residential uses. Commercially zoned properties are located further north on Old Peachtree Road. Surrounding residential uses consist primarily of single-family detached subdivisions and residences on larger lots. The introduction of a townhouse development along this portion of Collins Hill Road, with a density substantially higher than surrounding areas, is not suitable and will negatively impact adjacent residences.

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

The existing use and usability of adjacent or nearby properties would be adversely impacted by the zoning change. The subject property is currently proposed with a density of 8.56 units per acre. In addition, the subject property cannot be developed as proposed without buffer reductions along the northern, eastern, and southern property lines. The reduced buffers would adversely affect adjacent properties.

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

The property has a reasonable economic use as currently zoned.

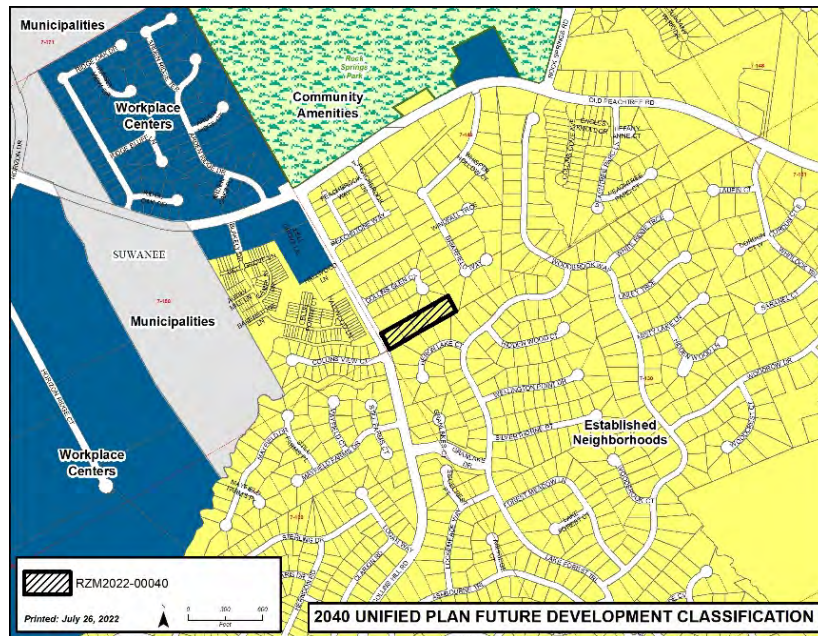
**D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. An increased 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 Future Development Map indicates that the subject property lies within the Established Neighborhoods Character Area. This Character Area is intended for areas that are largely single-family orientated neighborhoods which attracts families seeking a traditionally suburban lifestyle. This character area underscore areas where changes in land use are not anticipated or encouraged, and any new development including residential infill properties should be consistent in scale, architecture, and use with surrounding properties. The proposed use of townhomes at a density of 8.56 units per acre is not consistent with the adjacent properties. The residential subdivisions located in the immediate areas are single family detached. The area consists primarily of single-family detached subdivisions and residences on large lots. The introduction of townhome developments along Collins Hill Road would be incompatible with neighboring residences.





**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 properties surrounding the subject site are developed with single-family residences on large lots. To the north, west, south, and east are residentially zoned detached properties. The scale of the development is substantially denser compared to surrounding subdivisions and is inappropriate in this location. Townhouse developments that are nearby have access directly onto Old Peachtree Road, and not onto Collins Hill Road.

**Buffer Reduction Request Analysis:** When considering waivers from Title III of the UDO, staff is required to review whether an undue hardship may result from strict compliance with the regulations and that approval would not adversely affect the general public welfare or nullify the intent of the UDO. In addition, there must be a determination that there are unusual topographical or other exceptional conditions. Staff makes the following findings related to the waiver request:

The requested buffer reductions are located along property lines adjacent to R-100, R-75, and R-60 zoned properties. The buffer reductions are required in order for the proposed development to be constructed as proposed and are not due to any unusual topography or exceptional conditions. Buffers would not be required for single-family detached housing on the site. Reducing the buffer would adversely affect the general public welfare and would nullify the intent 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 **DENIAL** of the rezoning request.

In addition, staff recommends **DENIAL** of the following Waiver requests:

1. To reduce the required 35-foot-wide zoning buffer adjacent to the R-100 Zoning District to 20 feet along the northern and southern property lines.
2. To reduce the required 30-foot-wide zoning buffer adjacent to the R-75 Zoning District to 5 to 20 feet-wide along the southern property line.
3. To reduce the required 25-foot zoning buffer adjacent to the R-60 Zoning District to 20 feet along the northern property line.

### **Staff Recommended Conditions**

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

Approval as R-TH (Single-Family Residence Townhouse District) for townhouses, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received July 22, 2022, by the Department of Planning and Development, with revisions required by conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. Uses shall be limited to single-family detached lots and accessory uses, not to exceed 10 units.
3. The minimum heated floor area per dwelling unit shall be 2,300 square feet.
4. All townhouses shall be in compliance with Appendix 1, Section 6.5: Architectural Design Standards for Category 3, Attached Residential Buildings.
5. A mandatory homeowners association shall be established, or a property management company if the property is developed as a rental community, and shall be responsible for maintenance of all common areas/facilities, street frontage landscaping, lawn, and ornamental planting maintenance on individual lots, attached decks, townhouse roofs, painting of townhouse exteriors, and other property maintenance.
6. The road frontage and the subdivision entrance shall be landscaped by the developer and maintained by the homeowners association or property management company. The entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval by the Department of Planning and Development.
7. Natural vegetation shall remain on the property until the issuance of a development permit.
8. All grassed areas shall be sodded.
9. Stormwater BMP facilities shall be screened from view of adjoining properties and rights of way by landscaping and/or decorative fencing that is in compliance with the Gwinnett County Stormwater Management Manual, subject to review and approval by the Director of Planning and Development.

10. If operated as a rental community, an onsite property management office shall be located within one of the townhouse units with regularly scheduled business hours for the convenience of the residents.
11. If operated as a rental community, individual townhouse parcels may not be sold to separate owners.
12. If operated as a rental community, the property owner shall submit a code compliance certificate and inspection report for 25% of the units each year per the requirement as established by the Planning and Development Department.
13. If operated as a rental community, short-term rentals shall be prohibited.
14. A 12-foot-wide multi-use path shall be constructed within the right of way along Collins Hill Road subject to the review and approval by the Gwinnett County Department of Transportation.

### **Planning Commission Recommendation**

Based on staff's evaluation of the rezoning 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 rezoning request.

In addition, the Planning Commission recommends **DENIAL** of the following Waiver requests:

1. To reduce the required 35-foot-wide zoning buffer adjacent to the R-100 Zoning District to 20 feet along the northern and southern property lines.
2. To reduce the required 30-foot-wide zoning buffer adjacent to the R-75 Zoning District to 5 to 20 feet-wide along the southern property line.
3. To reduce the required 25-foot zoning buffer adjacent to the R-60 Zoning District to 20 feet along the northern property line.



**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

## Exhibit A: Site Visit Photos



**View from Collins Hill Road**



**View from Collins Hill Road frontage**

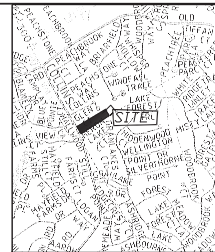
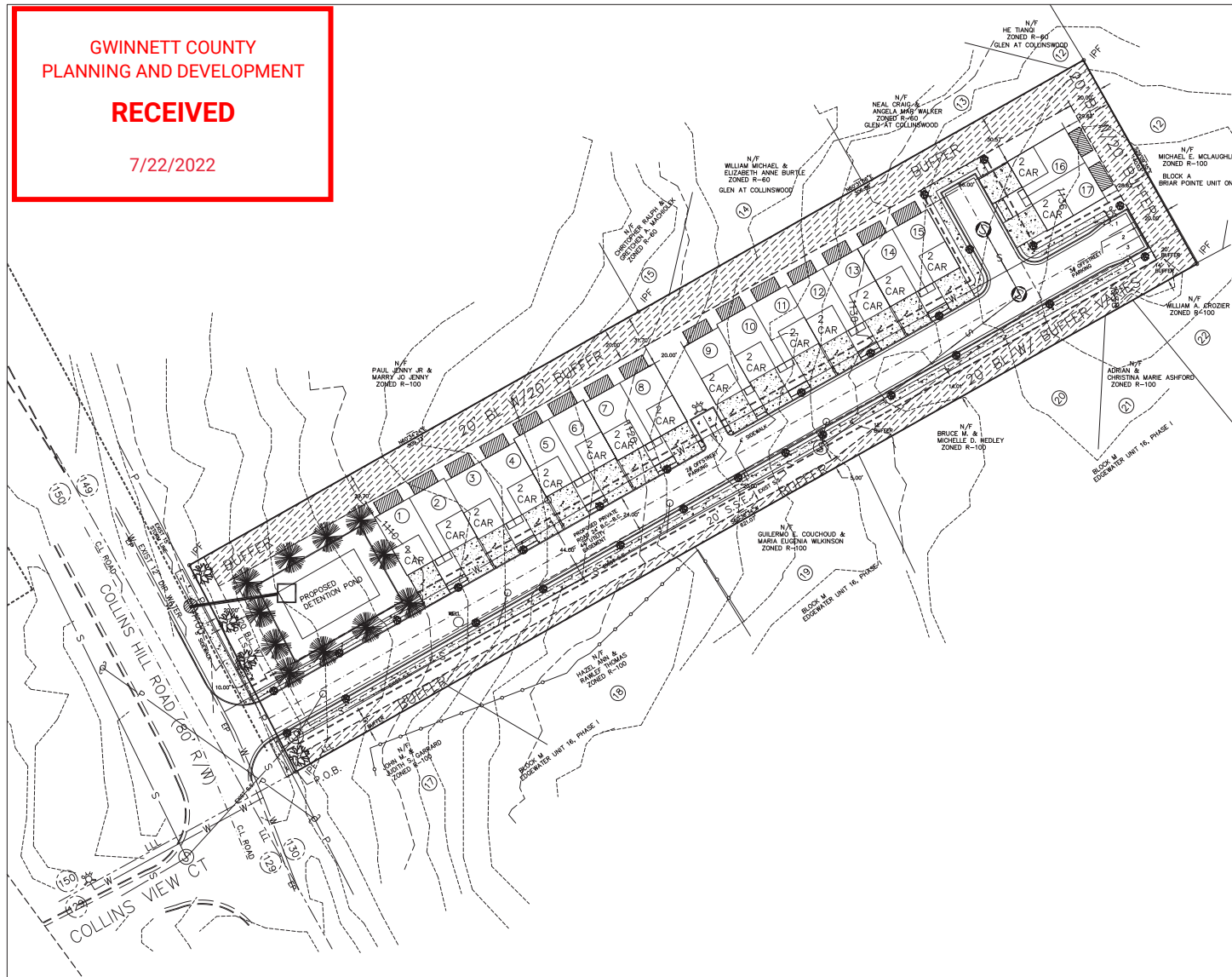
**Exhibit B: Site Plan**

**[attached]**

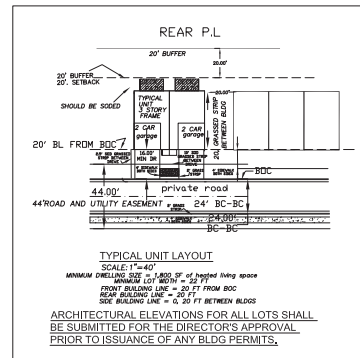
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LOCATION MAP  
(NTS)



NOTES:  
A. PROPERTY ZONED: R-100, PROPOSED ZONING: R-74  
B. TOTAL NO. OF LOTS: 11 LOTS, AREA = 1.884 ACRES  
C. BUILDING SETBACKS: 1- FRONT: 15 FT IN LIEU OF 50 FT  
2- REAR: 20 FT IN LIEU OF 40 FT  
3- SIDE: 10 FT  
D- MAX. HEIGHT OF BLDG = 30 FT  
E- REFERENCE: EXEMPTION PLAT FOR TALLA ANNULARA RECORDED IN PLAT BOOK 137 PAGE 73  
F- MIN. DRAINAGE: 100 S.F. (DRAINAGE AREA)  
G- MIN. LOT SIZE = 1/4 ACRE  
H- WASTE WATER IS PROVIDED BY WINNETT COUNTY WATER SYSTEM  
I- WASTE WATER SERVICE IS PROVIDED BY WINNETT COUNTY SEWER SYSTEM

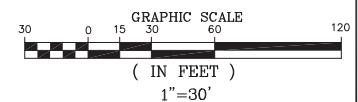
NOTES:  
1- THERE IS NO STREAM BUFFERS ON THIS SITE  
2- THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER FIRM 15356 (DATE: 02/22/2008) IN EFFECT AT THAT TIME.

OFFSTREET PARKING = 5 PARKING SPOTS,  
% PROVIDED= 5/17-29.4% > 25%

GREEN AREA / OPEN SPACE:

1- OPEN SPACE/GREEN AREA REQUIRED= 15% = 0.15x 1.884= 0.2976 AC = 12,963 S.F.T  
2- BUFFER PROVIDED= 19,320 S.F.T. >>12,963 S.F.T.

THE ABOVE DO NOT INCLUDE THE OPEN SPACE OUTSIDE THE BUILDING FOUNDATION AND WHICH WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION, IF ANY.



ID# 7149-400

NO.	DATE	REVISIONS	BY	PROJECT NO.	DATE	PREPARED BY:	DEVELOPER/BUILDER	PRELIMINARY ZONING LAYOUT PLAN	SCALE
1	07-06-22	COMMENTS		DESIGNED BY	AMM 06-02-22	MANSUR ENGINEERING, INC.	TANYA SOLA CHRISTIANO	2709 COLLINS HILL ROAD	1"=30'
2	07-21-22	COMMENTS		CHECKED BY	AMM 06-02-22	1810 PEACHTREE INDUSTRIAL BLVD.	791 WHITE STREET	LAWRENCEVILLE, GA. 30043	SHEET NO.
				ENGINEER	AMM 06-02-22	SUITE 140	SUWANE, GA. 30024	TAX PARCEL ID 7-149-400	1 OF 1
				REGISTRATION NO. 21055	DATE 06-02-22	DULUTH, GEORGIA 30097	PHONE: (678) 907-4031 CELL	LAND LOT 149, 7TH DISTRICT	FILE NO.
						07-21-22	TANYA.SOLA@YAHOO.COM	WINNETT COUNTY, GEORGIA	
						07-06-22			
						06-02-22			

## **Exhibit C: Building Elevations**

**[attached]**



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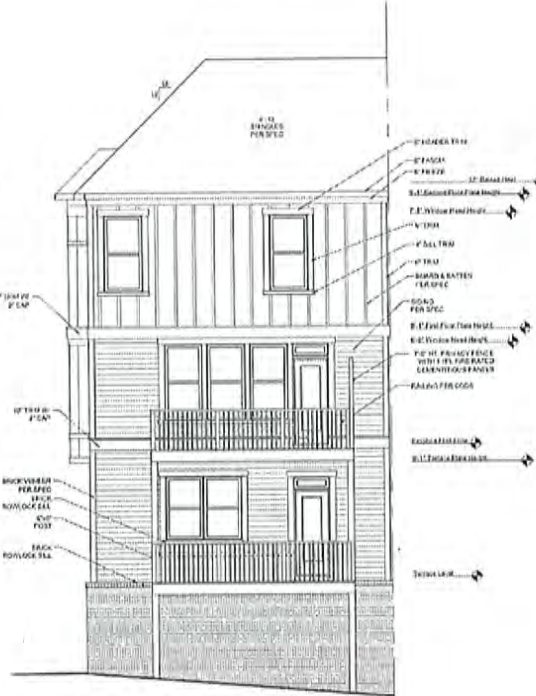


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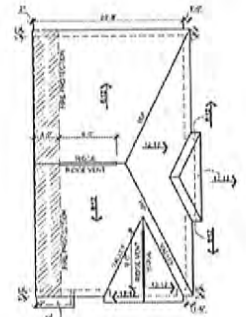


**FRONT ELEVATION D - LOT 13**  
**KITCHEN FRONT**  
SCALE: 1/8\"/>



**REAR ELEVATION D - LOT 13**  
**KITCHEN FRONT**  
SCALE: 1/8\"/>

MAIN ROOF ATTIC VENT CALCULATION	
TOTAL SQ FT OF ROOF AREA = 1950 SQ FT	
ROOF VENT MIN AREA = 15 SQ FT PER 1000 SQ FT OF ROOF AREA	
REQUIRED VENT AREA = 29.25 SQ FT	
AVAILABLE VENT AREA = 29.25 SQ FT	
ROOF VENT MIN AREA = 15 SQ FT PER 1000 SQ FT OF ROOF AREA	
REQUIRED VENT AREA = 29.25 SQ FT	
AVAILABLE VENT AREA = 29.25 SQ FT	



**ROOF PLAN - D**  
SCALE: 1/8\"/>

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

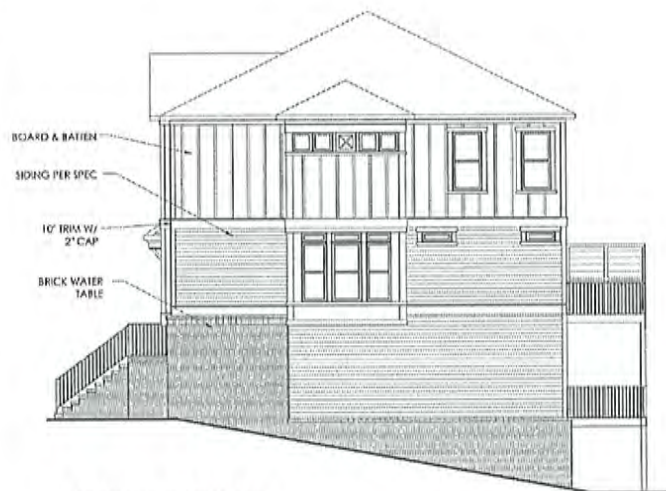
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### LEFT ELEVATION

SCALE: 3/32"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 3/16"=1'-0" (22"x34" SHEET SIZE)



### RIGHT ELEVATION

SCALE: 3/32"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 3/16"=1'-0" (22"x34" SHEET SIZE)

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

**[attached]**

## REZONING APPLICANT'S RESPONSE

### STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:  
Yes, the proposed development will permit a use that is suitable in view of the use & development of adjacent & nearby property.
- (B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:  
No, proposed rezoning is compatible with existing land use and nearby developments.
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:  
The applicant submits that due to the size, layout and topography of the subject property, it does not have reasonable economic use as currently zoned.
- (D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:  
No, the proposed 17 unit development will not result in any burdensome use of existing streets, transportation facilities, utilities or schools.
- (E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:  
The proposed rezoning is located within the Established Neighborhoods area identified in the 2040 Unified Plan which includes townhomes as a potential development type.
- (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:  
Applicant submits that the anticipated growth in Gwinnett County based on the 2040 unified plan suggests a strong need for this type of housing.



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7/23/2022

Blake Miaoulis

678-237-5144

[blakemiaoulis@gmail.com](mailto:blakemiaoulis@gmail.com)

Rezoning Application Letter of Intent - 2695, 2691, 2701, 2709 Collins Hill Road

I, Blake Miaoulis, the Applicant, requests the rezoning of an approximately 1.984-acre tract of land fronting Collins Hill Rd. The subject property is bordered by established single family residential developments (R-100, R-60 & R-75) . The subject property is also located directly across the street from two existing high density single family residential neighborhoods known as Collinswood and Collinswood Park. (R-ZT & RM-10). The property is currently divided into 4 parcels approximately .50 acre each. The subject property is further identified as tax parcel number 7149-397, 398, 399 and 400.

The Property is currently zoned R-100 (the "Current Zoning"). The Property is located within the "Established Neighborhood Character Area" as set forth in the Gwinnett County 2040 Unified Plan (the "2040 Plan"). The Applicant is requesting to rezone the Property from the current zoning to the Single-Family Residence Townhouse District (R-TH) zoning classification of the Gwinnett County Unified Development Ordinance (the "UDO") as depicted on the site plan (the "site plan"). Building elevation/ renderings (the "Building Elevations") are submitted with the application.

The Applicant is proposing to rezone the Property from R-100 to the R-TH zoning classification of the UDO to accommodate the development and construction of a Luxury Townhome Single Family Residential Community. The proposed community is compatible with the polices set forth in the 2040 Unified Plan which lists Townhomes as a potential development type. The applicant is proposing to build a total of 17 townhomes on the property at a gross density of 8.56 units per acre. All open spaces will be owned and maintained by the mandatory Homeowners Association. The Applicant intends to build the townhomes with a minimum of 2,300 sqft of heated space. Their front facade will consist of a mixture of brick and board & batten. All homes will have a 2-car garage and be priced from the \$450's and up.

All home owners will own under the foundation of their building only. All other areas will be considered common space and will be maintained by a mandatory Homeowner Association. This designation will meet common space requirements per UDO section 230-10 for R-TH Zoning. Please see the following calculation as noted on the site plan: open space/green area required is 15% (.15 x 1.984 = 0.2976 AC = 12,963 sqft.). The buffer provided of 19,320 sqft. is greater than 12,963 sqft. and is therefore in compliance with R-TH zoning requirements.

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Every Townhome will have 2 guest parking spaces on the driveway in addition to the 2-car garage. This is 100% more than the minimum requirement for guest parking for R-TH zoning. The community will also provide 5 additional guest parking spaces (2 in the middle of the community and 3 in the back) which will satisfy the UDO section 210-100 guest parking requirement of .25 spaces per unit. There are 17 proposed units. 5 parking spaces equates to 29.4% which exceeds 25% requirement and is therefore in compliance with R-TH zoning requirements. Refer to site plan.

Due to the topography of the subject property, the Detention Pond must be located towards the front of the community. However, there is a 10ft landscaping strip planned for the front of the community as well as 10ft landscaping strips surrounding the pond. Landscape design is to be completed during development permitting and is subject to approval by planning and development.

A reduction of buffer requirements per UDO section 610-20.2 is hereby requested to reduce the buffer to 20ft along the north, east and a portion of the south properties. As well as to 5ft along the western portion of the south property line. This variance is requested due to the limited dimensions of the property and the existing sewer easements as shown on the attached site plan.

A reduction in the minimum dwelling units allowed per row of Townhomes per UDO section 210-100.6.14 is hereby requested to allow a row of two townhouses at the back of the proposed development. This reduction is requested in order to provide adequate paved turn-around space for fire trucks and other large vehicles.

A variance to UDO section 240-10.3 is hereby requested. Due to the structural connectivity of the units, garages can not be alternated to accommodate a 4ft grass strip between driveways for adjoining units. However, the majority of the units will have 10ft of sodded area between driveways and the remaining units will have a 2.5ft sodded strip. Please see "typical Unit Layout" in attached site plan.

The Applicant welcomes the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any question or to address any concerns relating to the matters set fourth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.

Blake Miaoulis



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

**[attached]**

**Residential Rezoning Impact on Local Schools**  
**Prepared for Gwinnett County BOC, September, 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
RZM2022-00041 (East)	<b>Discovery HS</b>	2,862	2,525	337	2,905	2,525	380	2,949	2,525	424	27
	<b>Richards MS</b>	2,052	2,200	-148	2,093	2,200	-107	2,124	2,200	-76	19
	Benefield ES	1,216	1,375	-159	1,204	1,375	-171	1,192	1,375	-183	35
RZM2022-00042 (West)	<b>Discovery HS</b>	2,862	2,525	337	2,905	2,525	380	2,949	2,525	424	37
	<b>Richards MS</b>	2,052	2,200	-148	2,093	2,200	-107	2,124	2,200	-76	28
	Baggett ES	1,062	1,125	-63	1,051	1,125	-74	1,040	1,125	-85	50
RZM2022-00036	<b>Grayson HS</b>	3,277	3,000	277	3,375	3,000	375	3,477	3,000	477	16
	<b>Bay Creek MS</b>	1,318	1,150	168	1,345	1,150	195	1,385	1,150	235	12
	Trip ES	1,241	1,200	41	1,266	1,200	66	1,291	1,200	91	22
RZM2022-00038	<b>Grayson HS</b>	3,277	3,000	277	3,375	3,000	375	3,477	3,000	477	12
	<b>Bay Creek MS</b>	1,318	1,150	168	1,345	1,150	195	1,385	1,150	235	9
	Trip ES	1,241	1,200	41	1,266	1,200	66	1,291	1,200	91	16
RZM2022-00039	<b>Mill Creek HS</b>	2,915	2,800	115	2,633	2,800	-167	2,596	2,800	-204	26
	<b>Osborne MS</b>	1,658	1,575	83	1,646	1,575	71	1,671	1,575	96	18
	Fort Daniel ES	727	925	-198	749	925	-176	764	925	-161	33
RZM2022-00040	<b>Collins Hill HS</b>	2,730	2,625	105	2,773	2,625	148	2,800	2,625	175	3
	<b>Creekland MS</b>	1,911	2,100	-189	1,892	2,100	-208	1,915	2,100	-185	2
	Rock Springs ES	792	1,325	-533	808	1,325	-517	824	1,325	-501	4



Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE

<b>TRC Meeting Date:</b>		8.17.22	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		<a href="mailto:Brent.Hodges@GwinnettCounty.com">Brent.Hodges@GwinnettCounty.com</a>	
Case Number:		RZM2022-00040	
Case Address:		2691, 2695, 2701, 2709 Collins Hill Road	
<b>Comments:</b>		<input checked="" type="checkbox"/> <b>X</b>	<input type="checkbox"/> <b>YES</b>
		<input type="checkbox"/>	<input type="checkbox"/> <b>NO</b>
1	Collins Hill Road is a major collector. ADT = 9,891.		
2	4.5 miles to nearest transit facility (#2454819) Collins Hill Road and Collins Industrial Boulevard.		
3	Prior to the issuance of a development permit, a sight distance certification shall be provided.		
4	Standard deceleration lanes with appropriate taper and adequate right-of-way will be required.		
5	Per Collins Hill Road being shown as part of the Gwinnett County Trails Master Plan as a core trail, a minimum 10' or 12' concrete trail is required.		
6	Minimum separation from a driveway, public road, or side street shall be provided as specified in the Gwinnett County Unified Development Ordinance.		
7			
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input type="checkbox"/> <b>YES</b>
		<input checked="" type="checkbox"/> <b>X</b>	<input type="checkbox"/> <b>NO</b>
1			
2			
3			
4			
5			
6			
7			

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

*Revised 7/26/2021*

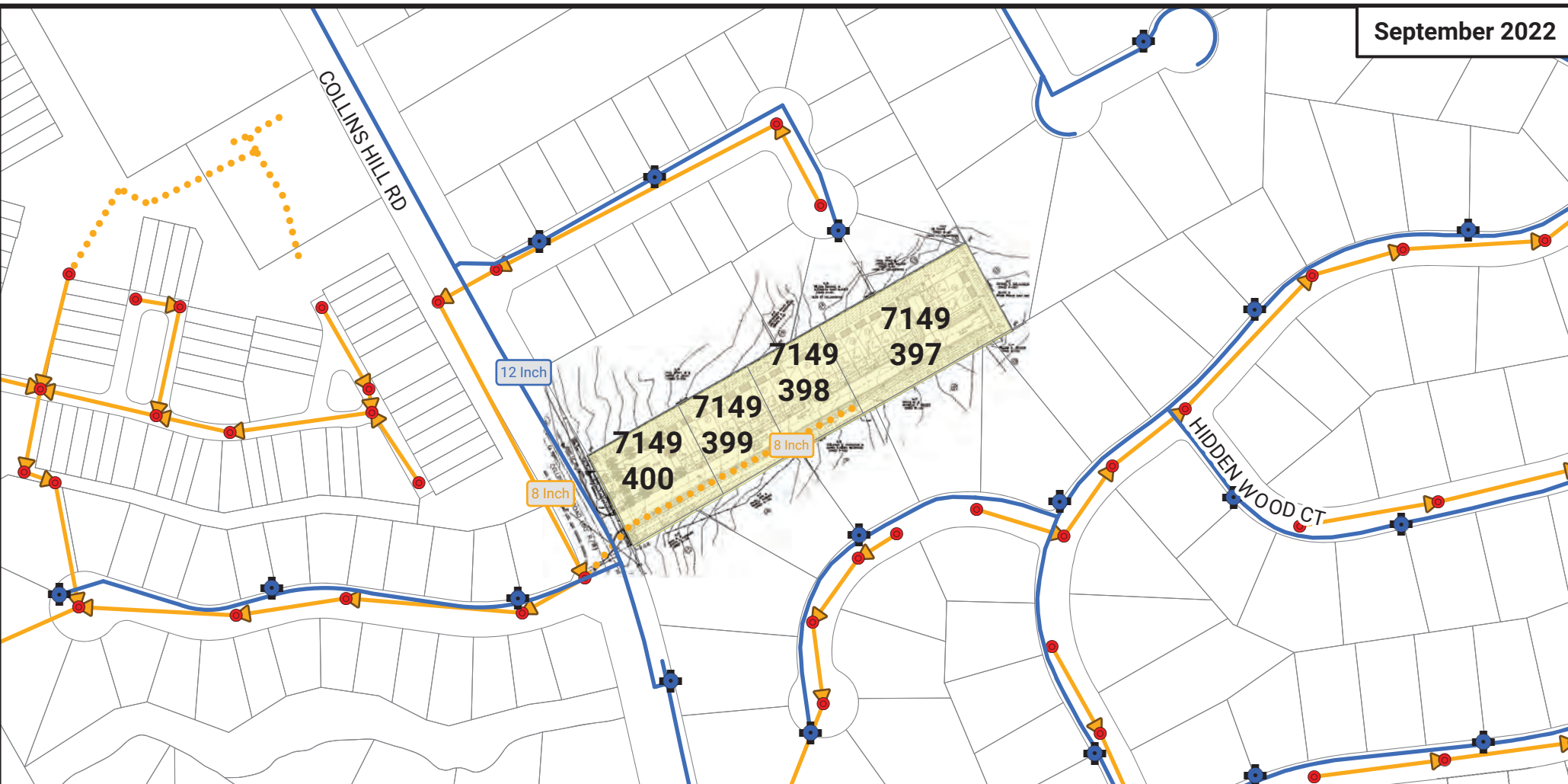


Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE

<b>TRC Meeting Date:</b>		8/17/2022	
Department/Agency Name:		DWR	
Reviewer Name:		Mike Pappas	
Reviewer Title:		GIS Planning Manager	
Reviewer Email Address:		<a href="mailto:Michael.Pappas@GwinnettCounty.com">Michael.Pappas@GwinnettCounty.com</a>	
Case Number:		RZM2022-00040	
Case Address:		2691, 2695, 2701, 2709 Collins Hill Road	
<b>Comments:</b>		<input checked="" type="checkbox"/> <b>X</b>	<input type="checkbox"/> <b>YES</b>
		<input type="checkbox"/> <b>NO</b>	
1	Water: The development may connect to an existing 12-inch water main located on the east right-of-way of Collins Hill Road.		
2	Sewer: An updated Sewer Capacity Certification is required for new use. .		
3	Sewer: Pending available capacity, proposed development may connect to a proposed 8-inch sanitary sewer main, once accepted by Gwinnett County Department of Water Resources (GCDWR), located on subject property.		
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/> <b>X</b>
		<input type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>
1			
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**Note:** Attach additional pages, if needed

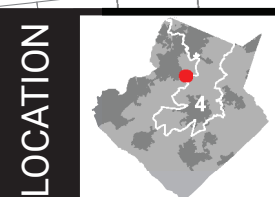
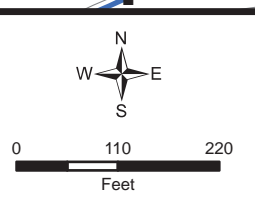
*Revised 7/26/2021*



**LEGEND**

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

**RZM2022-00040**  
R-100 to R-TH  
**Water & Sewer  
Utility Map**



**Water Comments:** The development may connect to an existing 12-inch water main located on the east right-of-way of Collins Hill Road.

**Sewer Comments:** An updated Sewer Capacity Certification is required for new use. Pending available capacity, proposed development may connect to a proposed 8-inch sanitary sewer main, once accepted by GCDWR, located on subject property.

**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 F: Maps**

**[attached]**





HALLWOOD LN

BRIARFIELD WAY

COLLINS GLEN CT

HALLWOOD LN

BLAKELY DR

COLLINS HILL RD


LAKE FOREST TRL

COLLINS VIEW CT

HERON LAKE CT

HIDDEN WOOD CT


WELLINGTON POINT DR



RZM2022-00040

Printed: July 26, 2022

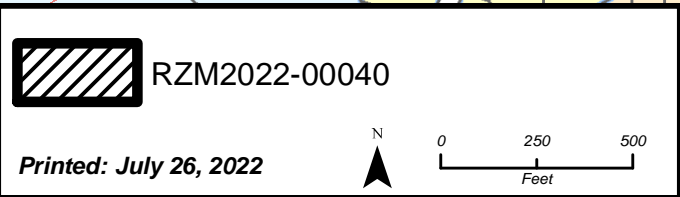
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0 80 160

Feet





**Municipalities**

7-171

**Workplace Centers**

**Community Amenities**

Rock Springs Park

SUWANEEN

**Municipalities**

7-150

**Workplace Centers**

**Established Neighborhoods**

7-148

7-131

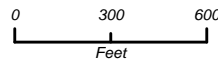
7-130

7-129



RZM2022-00040

Printed: July 26, 2022



**2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION**



### REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Blake Miaoulis</u>	NAME: <u>Talia Arriola</u>
ADDRESS: <u>1015 Wescott Ln.</u>	ADDRESS: <u>3212 Cloudland Ct.</u>
CITY: <u>Atlanta</u>	CITY: <u>Buford</u>
STATE: <u>GA</u> ZIP: <u>30319</u>	STATE: <u>GA</u> ZIP: <u>30519</u>
PHONE: <u>678-237-5144</u>	PHONE: <u>(678) 668-3903</u>
EMAIL: <u>blakemiaoulis@gmail.com</u>	EMAIL: <u>wowwe123@yahoo.com</u>
CONTACT PERSON: <u>Blake Miaoulis</u> PHONE: <u>678-237-5144</u>	
CONTACT'S E-MAIL: <u>blakemiaoulis@gmail.com</u>	
<p>APPLICANT IS THE:</p> <p> <input type="checkbox"/> OWNERS AGENT           <input type="checkbox"/> PROPERTY OWNER           <input checked="" type="checkbox"/> CONTRACT PURCHASER         </p>	
PRESENT ZONING DISTRICTS(S): <u>R100</u> REQUESTED ZONING DISTRICT: <u>R-TH</u>	
PARCEL#(S): <u>7149 - 397, 398, 399, 400</u> ACREAGE: <u>1.984</u>	
ADDRESS OF PROJECT <u>2695, 2691, 2701, 2709 Collins Hill Road</u>	
PROPOSED DEVELOPMENT: <u>Luxury Townhome Community</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>17</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1,800 min</u>	Total Building Sq. Ft. _____
Gross Density: <u>8.56 U/AC</u>	Density: _____
Net Density: <u>8.56 U/AC</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

## REZONING APPLICANT'S RESPONSE

### STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:  
Yes, the proposed development will permit a use that is suitable in view of the use & development of adjacent & nearby property.
- (B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:  
No, proposed rezoning is compatible with existing land use and nearby developments.
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:  
The applicant submits that due to the size, layout and topography of the subject property, it does not have reasonable economic use as currently zoned.
- (D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:  
No, the proposed 17 unit development will not result in any burdensome use of existing streets, transportation facilities, utilities or schools.
- (E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:  
The proposed rezoning is located within the Established Neighborhoods area identified in the 2040 Unified Plan which includes townhomes as a potential development type.
- (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:  
Applicant submits that the anticipated growth in Gwinnett County based on the 2040 unified plan suggests a strong need for this type of housing.



**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.

*Blake Miaoulis*

Signature of Applicant

*7-5-22*

Date

*Blake Miaoulis*

Type or Print Name and Title



*[Signature]*

Signature of Notary Public

*07/05/2022*

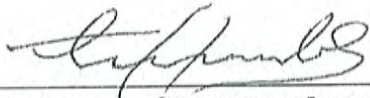
Date

Notary Seal



**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.



Signature of Property Owner

7/3/2022

Date

Tat. a. Arriola

Type or Print Name and Title

Karl Lee Delchamps

NOTARY PUBLIC

Gwinnett County, GEORGIA

My Commission Expires 05/02/2026



Signature of Notary Public

7/3/2022

Date

Notary Seal

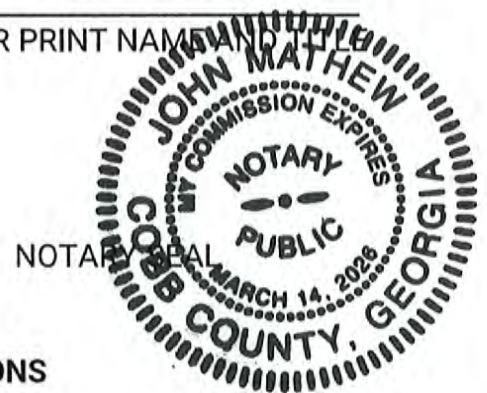
**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

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.

Blake Miao      7-5-22      Blake Miao  
SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

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

[Signature]      07/05/2022  
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)

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



**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: 2100 - 7149 - 397  
(Map Reference Number) District Land Lot Parcel

Blake Min 6-30-22  
Signature of Applicant Date

Blake Minoulis - owner  
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)

Tamia Aarmon TSA  
NAME TITLE  
6.30.2022  
DATE

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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: 1100 - 7149 - 398  
(Map Reference Number) District Land Lot Parcel

Blake Min  
Signature of Applicant

6-30-22  
Date

Blake Miaalis -owner  
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)

Tonia Harman  
NAME

TSA  
TITLE

6.30.2022  
DATE



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PARCEL I.D. NUMBER: 12100 - 7149 - 399  
(Map Reference Number) District Land Lot Parcel

Blake Miaoulis  
Signature of Applicant

6-30-22  
Date

Blake Miaoulis-owner  
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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Tamia Harman  
NAME  
6.30.2022  
DATE

TSA  
TITLE

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PARCEL I.D. NUMBER: 2100 - 7149 - 400  
(Map Reference Number) District Land Lot Parcel

Blake Mizais 6-30-22  
Signature of Applicant Date

Blake Mizais - owner  
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 Harman TSA  
NAME TITLE  
6.30.2022  
DATE



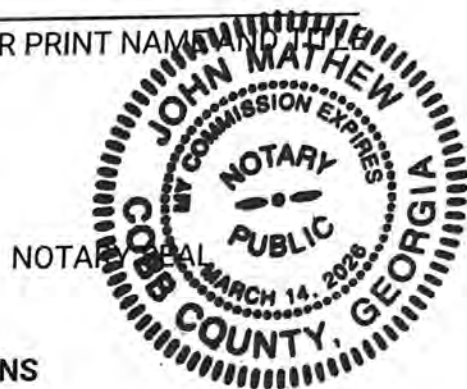
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Blake Miaoulis      7-5-22      Blake Miaoulis  
SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

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

[Signature]      07/05/2022  
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    Blake Miaoulis / Blake Miaoulis  
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.

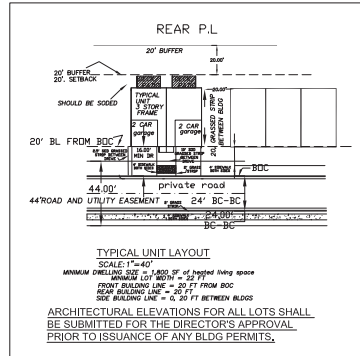
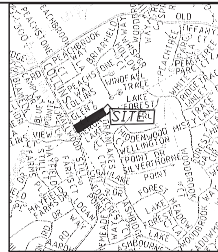
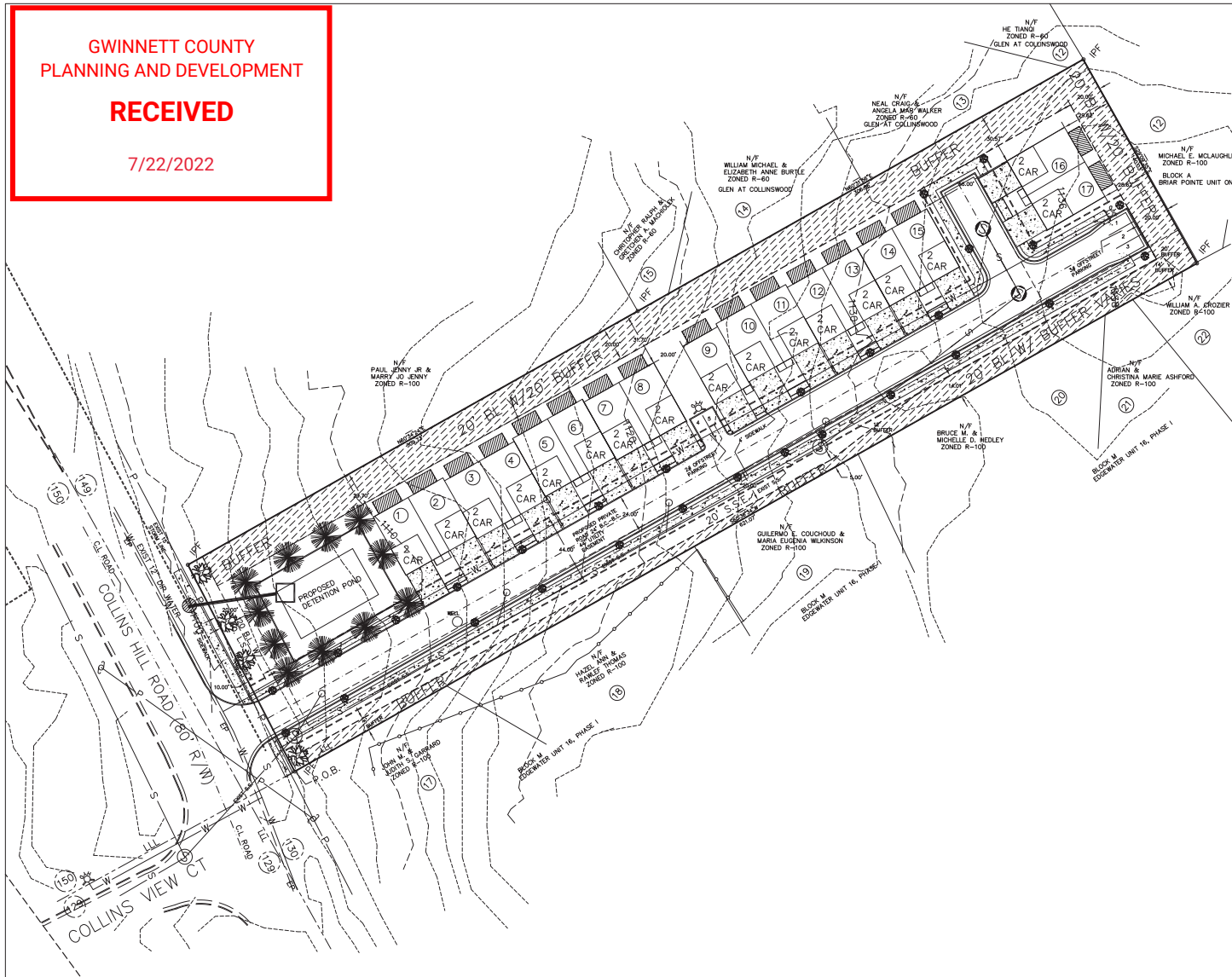




WINNETT COUNTY  
PLANNING AND DEVELOPMENT

RECEIVED

7/22/2022



NOTES:  
A- PROPERTY ZONED: R-100, PROPOSED ZONING: R-74  
B- TOTAL NO. OF LOTS: = 17 LOTS, AREA = 1.884 ACRES  
C- BUILDING SETBACKS: PROPOSED 15-15 SETBACKS  
1- FRONT: 15 FT IN LIEU OF 50 FT  
2- REAR: 20 FT IN LIEU OF 40 FT  
3- SIDE: 10 FT  
D- MAX. HEIGHT OF BLDG = 30 FT  
E- REFERENCE: EXEMPTION PLAT FOR TALLA ANNULARA RECORDED IN PLAT BOOK 137 PAGE 73  
F- MIN. DWELLING SIZE: 1,000 S.F.T. (NETED AREA)  
G- MIN. LOT SIZE = 1/4 ACRE  
H- WATER IS PROVIDED BY WINNETT COUNTY WATER SYSTEM  
I- WASTE WATER SERVICE IS PROVIDED BY WINNETT COUNTY SEWER SYSTEM

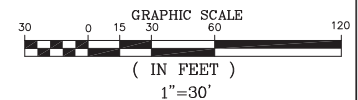
NOTES:  
1- THERE IS NO STREAM BUFFERS ON THIS SITE  
2- THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER FIRM 15356 (DATE 08/22/2022) IN EFFECT AT THAT TIME.

OFFSTREET PARKING = 5 PARKING SPOTS,  
% PROVIDED= 5/17-29.4% > 25%

GREEN AREA / OPEN SPACE:

1- OPEN SPACE/GREEN AREA REQUIRED= 15% = 0.15x 1.884= 0.2976 AC = 12,963 S.F.T  
2- BUFFER PROVIDED= 19,320 S.F.T. >>12,963 S.F.T.

THE ABOVE DO NOT INCLUDE THE OPEN SPACE OUTSIDE THE BUILDING FOUNDATION AND WHICH WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION, PARKING SPOTS.



NO.	DATE	REVISIONS	BY	PROJECT NO.	DATE
1	07-06-22	COMMENTS		DESIGNED BY	AMM 06-02-22
2	07-21-22	COMMENTS		CHECKED BY	AMM 06-02-22
				ENGINEER	AMM 06-02-22
				REGISTRATION NO. 21055	DATE 06-02-22



PREPARED BY:  
**MANSUR ENGINEERING, INC.**  
1810 PEACHTREE INDUSTRIAL BLVD.  
SUITE 140  
DULUTH, GEORGIA 30097  
07-21-22 Phone: (770) 476-7014 Facsimile: (770) 476-7363  
06-02-22 MANSRENG@BELLSOUTH.NET

DEVELOPER/BUILDER  
TANYA SOLA CHRISTIANO  
791 WHITE STREET  
SUWANEE, GA. 30024  
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TANYA.SOLA@YAHOO.COM

PRELIMINARY ZONING LAYOUT PLAN  
2709 COLLINS HILL ROAD  
LAWRENCEVILLE, GA. 30043  
TAX PARCEL ID 7-149-400  
LAND LOT 149, 7TH DISTRICT  
WINNETT COUNTY, GEORGIA

ID# 7149-400

SCALE 1"=30'  
SHEET NO.  
1 OF 1  
FILE NO.

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## LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 149, 7<sup>th</sup> District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an Iron Pin Found (IPF) at the intersection of the northeasterly right-of-way of Collins Hill Road (80' R/W) and the Land Lot Line common to Land Lots 150 & 129;

THENCE leaving said Land Lot Line and along said right-of-way of Collins Hill Road N27°19'02"W a distance of 139.51' to an Iron Pin Found (IPF);

THENCE leaving said right-of-way N60°34'24"E a distance of 260.02' to a ¾" Open Top Pipe Found (¾" OTP);

THENCE N60°31'56"E a distance of 306.86' to an Iron Pin Found (IPF);

THENCE S29°09'35" a distance of 140.03' to a ¾" Open Top Pipe Found (¾" OTP) on said Land Lot Line;

THENCE along said Land Lot Line S60°36'34"W a distance of 621.07' to an Iron Pin Found (IPF) and the POINT OF BEGINNING.

Said tract contains 86,430 ft<sup>2</sup> (1.984 Acres) and is more particularly shown on a Survey for "TALIA ARRIOLA", prepared by Busbee & Poss Land Surveying Company, dated November 2<sup>nd</sup>, 2015.

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7/23/2022

Blake Miaoulis

678-237-5144

[blakemiaoulis@gmail.com](mailto:blakemiaoulis@gmail.com)

Rezoning Application Letter of Intent - 2695, 2691, 2701, 2709 Collins Hill Road

I, Blake Miaoulis, the Applicant, requests the rezoning of an approximately 1.984-acre tract of land fronting Collins Hill Rd. The subject property is bordered by established single family residential developments (R-100, R-60 & R-75) . The subject property is also located directly across the street from two existing high density single family residential neighborhoods known as Collinswood and Collinswood Park. (R-ZT & RM-10). The property is currently divided into 4 parcels approximately .50 acre each. The subject property is further identified as tax parcel number 7149-397, 398, 399 and 400.

The Property is currently zoned R-100 (the "Current Zoning"). The Property is located within the "Established Neighborhood Character Area" as set forth in the Gwinnett County 2040 Unified Plan (the "2040 Plan"). The Applicant is requesting to rezone the Property from the current zoning to the Single-Family Residence Townhouse District (R-TH) zoning classification of the Gwinnett County Unified Development Ordinance (the "UDO") as depicted on the site plan (the "site plan"). Building elevation/ renderings (the "Building Elevations") are submitted with the application.

The Applicant is proposing to rezone the Property from R-100 to the R-TH zoning classification of the UDO to accommodate the development and construction of a Luxury Townhome Single Family Residential Community. The proposed community is compatible with the polices set forth in the 2040 Unified Plan which lists Townhomes as a potential development type. The applicant is proposing to build a total of 17 townhomes on the property at a gross density of 8.56 units per acre. All open spaces will be owned and maintained by the mandatory Homeowners Association. The Applicant intends to build the townhomes with a minimum of 2,300 sqft of heated space. Their front facade will consist of a mixture of brick and board & batten. All homes will have a 2-car garage and be priced from the \$450's and up.

All home owners will own under the foundation of their building only. All other areas will be considered common space and will be maintained by a mandatory Homeowner Association. This designation will meet common space requirements per UDO section 230-10 for R-TH Zoning. Please see the following calculation as noted on the site plan: open space/green area required is 15% (.15 x 1.984 = 0.2976 AC = 12,963 sqft.). The buffer provided of 19,320 sqft. is greater than 12,963 sqft. and is therefore in compliance with R-TH zoning requirements.

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Every Townhome will have 2 guest parking spaces on the driveway in addition to the 2-car garage. This is 100% more than the minimum requirement for guest parking for R-TH zoning. The community will also provide 5 additional guest parking spaces (2 in the middle of the community and 3 in the back) which will satisfy the UDO section 210-100 guest parking requirement of .25 spaces per unit. There are 17 proposed units. 5 parking spaces equates to 29.4% which exceeds 25% requirement and is therefore in compliance with R-TH zoning requirements. Refer to site plan.

Due to the topography of the subject property, the Detention Pond must be located towards the front of the community. However, there is a 10ft landscaping strip planned for the front of the community as well as 10ft landscaping strips surrounding the pond. Landscape design is to be completed during development permitting and is subject to approval by planning and development.

A reduction of buffer requirements per UDO section 610-20.2 is hereby requested to reduce the buffer to 20ft along the north, east and a portion of the south properties. As well as to 5ft along the western portion of the south property line. This variance is requested due to the limited dimensions of the property and the existing sewer easements as shown on the attached site plan.

A reduction in the minimum dwelling units allowed per row of Townhomes per UDO section 210-100.6.14 is hereby requested to allow a row of two townhouses at the back of the proposed development. This reduction is requested in order to provide adequate paved turn-around space for fire trucks and other large vehicles.

A variance to UDO section 240-10.3 is hereby requested. Due to the structural connectivity of the units, garages can not be alternated to accommodate a 4ft grass strip between driveways for adjoining units. However, the majority of the units will have 10ft of sodded area between driveways and the remaining units will have a 2.5ft sodded strip. Please see "typical Unit Layout" in attached site plan.

The Applicant welcomes the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any question or to address any concerns relating to the matters set fourth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.

Blake Miaoulis

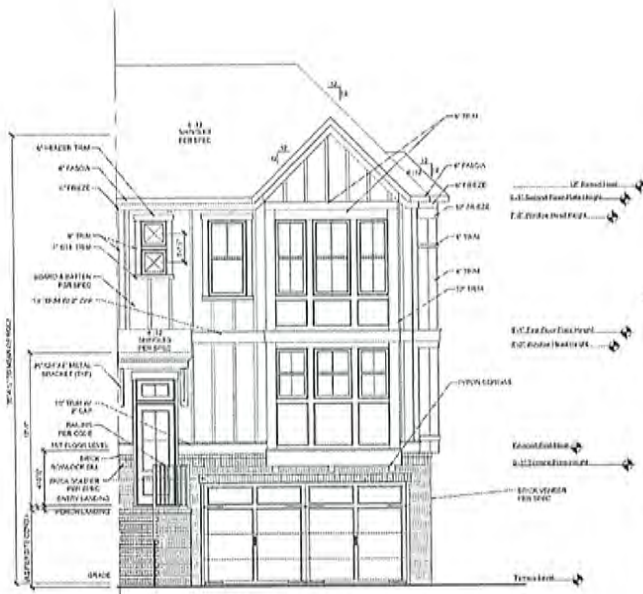


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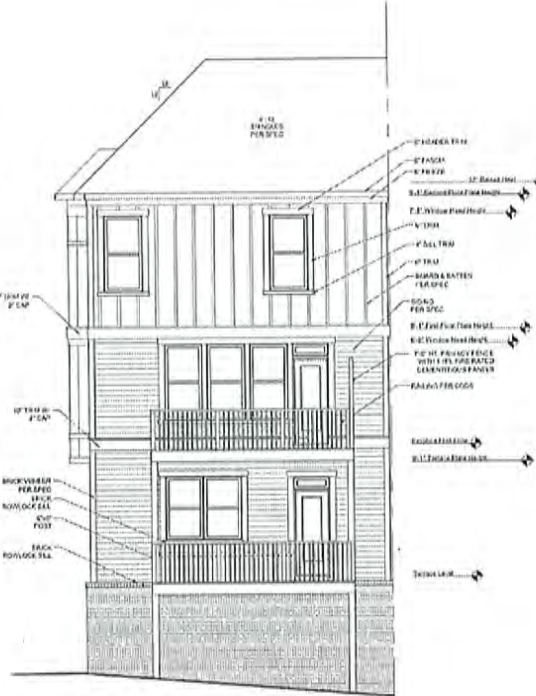
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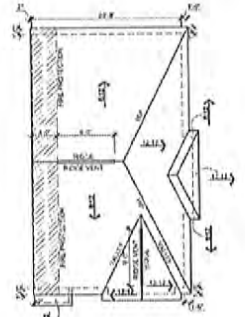


**FRONT ELEVATION D - LOT 13**  
**KITCHEN FRONT**  
SCALE: 1/8"=1'-0" (1/16"=1'-0")  
SCALE: 1/8"=1'-0" (1/16"=1'-0")



REAR ELEVATION D - LOT 13  
KITCHEN FRONT  
SCALE: 1/8" = 1'-0" (25mm = 1m)

MAIN ROOF	
ATTIC VENT CALCULATION	
TOTAL SQ FT OF ROOF AREA	175 SQ FT
ROOF VENT NET FREE AREA	11 SQ IN PER LINEAL FOOT
SQ FT VENT	15.72 SQ FT
15.72 SQ FT x 1.75 x 1.12 (F x S x D) IN	
251.11	16 AC OF ROOF VENT x 17 PER IN
251.11	16 AC OF ROOF VENT x 17 PER IN
ACTUAL ROOF VENT PROVIDED 27	
ACTUAL SQ FT VENT PROVIDED 35	



ROOF PLAN - D



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### LEFT ELEVATION

SCALE: 3/32"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 3/16"=1'-0" (22"x34" SHEET SIZE)



### RIGHT ELEVATION

SCALE: 3/32"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 3/16"=1'-0" (22"x34" SHEET SIZE)