

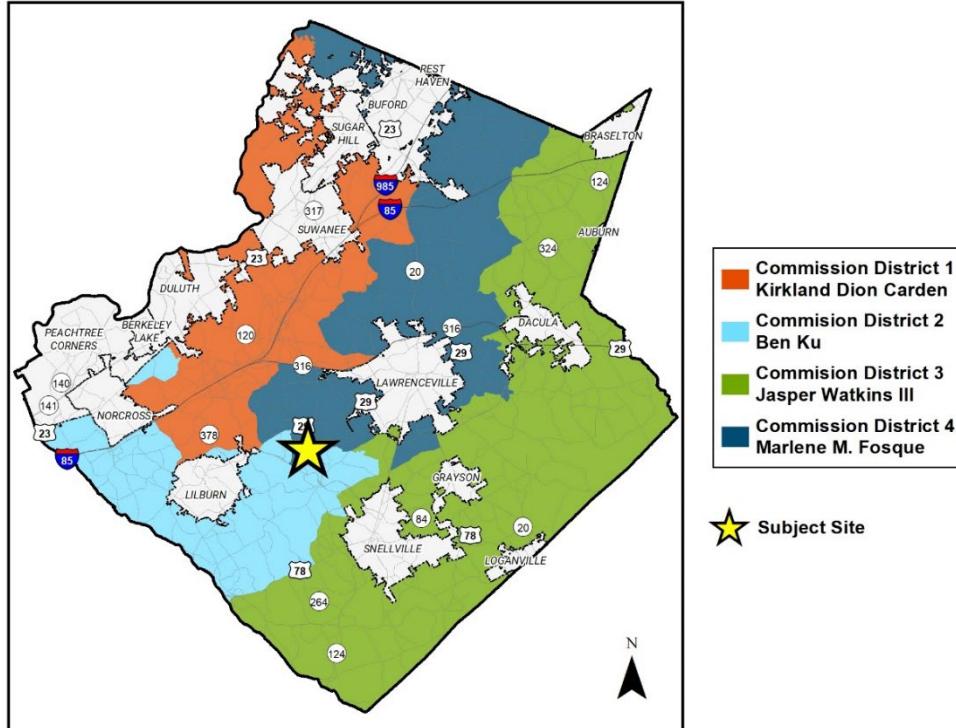


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number:	RZM2022-00043
Current Zoning:	R-75 (Single-Family Residence District)
Request:	Rezoning to R-TH (Single-Family Residence Townhouse District)
Additional Request:	Waiver
Addresses:	112 and 122 Gloster Road
Map Numbers:	R5014 003 and 004
Site Area:	2.24 acres
Lots:	12
Proposed Development:	Single-Family Detached Subdivision
Commission District:	District 4 – Commissioner Fosque*
Character Area:	Established Neighborhoods
Staff Recommendation:	APPROVAL WITH CONDITIONS

Planning Commission

Recommendation:	APPROVAL WITH CONDITIONS
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*Commission District 2 beginning on January 1, 2023

Planning Commission Advertised Public Hearing Date: 12/5/2022
Board of Commissioners Advertised Public Hearing Date: 12/13/2022

Applicant: AO Wang
128 Vinca Circle
Suwanee, GA 30024

Owner: AO Wang
128 Vinca Circle
Suwanee, GA 30024

Contact: Kenton Griffin

Contact Phone: 678.717.7814

Zoning History

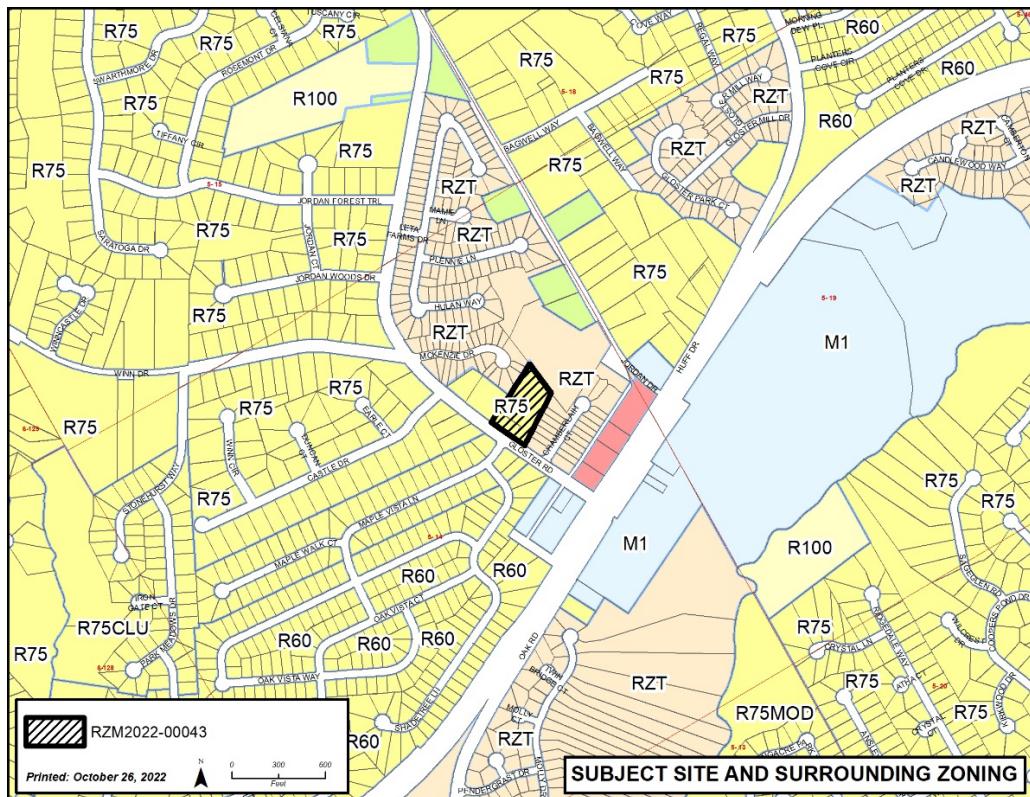
The subject properties are zoned R-75 (Single Family Residence District). There are no previous zoning cases on record for the subject properties.

Existing Site Condition

The subject site is a 2.24-acre assemblage of two parcels located on Gloster Road, west of its intersection with Huff Drive. The larger parcel (122 Gloster Road) contains a 2,156 square foot single-family residence constructed in 1947. The front yard is mostly cleared of vegetation except for a few small trees lining the existing driveway. The rear yard is grassed with several mature trees scattered across the property. There are three accessory structures located in the rear yard. The smaller parcel (112 Gloster Road) is undeveloped and heavily vegetated. The topography of the site slopes up from Gloster Road to the middle of the site by approximately 14 feet and slopes down towards the rear by approximately 20 feet. There are no sidewalks on Gloster Road. Overhead powerlines are located along the road frontage. The nearest Gwinnett County Transit stop is approximately 3.6 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by single-family residences within subdivisions and a place of worship. The property to the north of the subject property contains a privately owned pond. To the east of the subject property is Gloster Village, a single-family detached subdivision containing 14 residences on a cul-de-sac street. Farther east, is a small light industrial node along Huff Drive and the railroad. Across Gloster Road to the south is Winnsong Chase, a large single-family detached subdivision. The entrance to Winnsong Chase is located directly across Gloster Road from the proposed development. A place of worship is located on the adjacent parcel to the west, with its parking lot located up to the adjoining property line. Also to the west is McKenzie Chase, a single-family detached subdivision. This subdivision is currently under construction and contains 25 residences on a cul-de-sac street. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-TH	5.81 units per acre
North	Single-Family Residential	R-ZT	N/A
East	Single-Family Residential	R-ZT	3.16 units per acre
South	Single-Family Residential	R-75 CLU	3.28 units per acre
West	Institutional Single-Family Residential	R-75 R-ZT	N/A 5.44 units per acre

Project Summary

The applicant requests the rezoning of a 2.24-acre assemblage of two parcels from R-75 to R-TH for a single-family detached subdivision, including:

- 12 front-entry, detached single-family residences with a minimum heated floor area of 2,000 square feet, yielding a net density of 5.81 units per acre.
- Exterior building materials of brick on the front and side facades.
- A 27-foot-wide public cul-de-sac street with four-foot-wide sidewalks on both sides of the street.
- A five-foot-wide sidewalk along Gloster Road extending the width of the development.
- Three parallel, on-street parking spaces located at the cul-de-sac, adjacent to common area.
- One stormwater management facility encircled by a five-foot-wide trail, near the northeastern corner of the development.
- Common area totaling 0.33 acres.
- A reduced 10-feet wide undisturbed buffer adjacent to R-75 zoned property.

Zoning and Development Standards

The applicant is requesting 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 10'	20'	YES
External Side Yard Setback	Minimum 20'	$\geq 20'$	YES
External Rear Yard Setback	Minimum 20'	$\geq 20'$	YES
Heated Floor Area	2-bedroom Minimum 1,400 sf 3-bedroom Minimum 1,600 sf 4-bedroom Minimum 1,800 sf	Minimum 2,000 square feet	YES
Buffer	Minimum 35'	10'	NO*
Common Area	Minimum 15% (0.33 acres)	15% (0.33 acres)	YES
Density	Maximum 8 units per acre	5.36 units per acre	YES

*The applicant is requesting a buffer reduction waiver.

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-wide undisturbed zoning buffer between the proposed R-TH and existing R-75 properties.

The applicant is requesting a waiver to reduce the required 35-foot-wide undisturbed buffer to a 10-foot-wide undisturbed buffer.

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. External agency review comments are attached (Exhibit F). Standard site and infrastructure improvements will also be required related to transportation, stormwater, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Rezoning Request Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO:

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

The site is surrounded by single-family residences within subdivisions. The proposed density and nature of this development is similar to the adjacent subdivisions. The development is suitable given the surrounding area and recently approved developments.

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 not be adversely affected by the zoning change. Adjacent properties are developed with single-family subdivisions on cul-de-sac streets. The addition of a development of this nature would be consistent with the surrounding neighborhoods.

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

The property has a reasonable economic use as currently zoned.

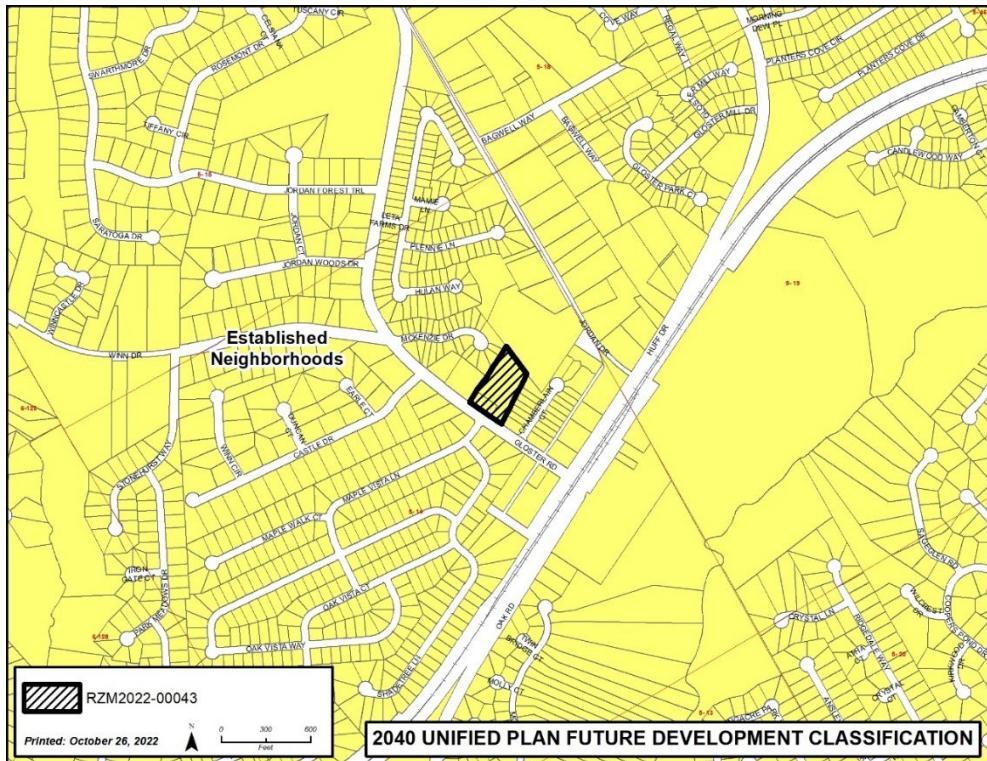
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

E. Whether the proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Map.

The 2040 Unified Plan and Future Development Map indicates that the subject property lies within the Established Neighborhoods Character Area. This area designates well established neighborhoods and single-family residential areas that are unlikely to undergo any significant changes or redevelopment in the next 20 years. The intention of this character area is to 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 surrounding properties were developed over the years with homes being constructed from the 1990s to present. Therefore, architecture and scale vary throughout the area, but the proposed new construction would retain the area as single-family residential. A single-family detached subdivision, as proposed by the applicant, would be

appropriate within this character area.



F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning.

The proposed development is substantially similar to the two existing subdivisions located immediately to the east and west of the subject property. The addition of a substantially similar, small residential subdivision along Gloster Road gives support for approval of the proposed rezoning.

Waiver 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 Development Regulations. 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 applicant requests to reduce the undisturbed zoning buffer adjacent to the R-100 zoned property to the west from 35 feet to 10'. The intent of the buffer regulations is to reduce potential impacts of higher density developments next to lower density residential properties. In this case, the R-75 property is not a residence but rather is a place of worship. The area closest to the property line is the parking lot for the place of worship. Reducing the buffer would not adversely affect the general public welfare or nullify the intent of the Development Regulations.

Staff Recommendation

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

In addition, staff recommends **APPROVAL** of the following waiver request:

1. To reduce the 35-foot-wide undisturbed buffer along the western property line to 10 feet.

Planning Commission Recommendation

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

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

1. To reduce the 35-foot-wide undisturbed buffer along the western property line to 10 feet.

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

Approval as R-TH (Single-Family Residence District) for a single-family subdivision, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received November 7, 2022, by the Department of Planning and Development, with revisions required by conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. The property shall be limited to single-family detached dwellings and accessory uses and structures, not to exceed ~~12~~ **13** residences.
3. The minimum heated floor area per dwelling unit shall be 2,000 square feet.
4. All detached residences shall adhere to the Architectural Design Standards for Category 3, Detached Residential Buildings.
5. All dwellings shall have a minimum two-car garage.
6. A mandatory homeowners association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping.
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 Department of Planning and Development.
10. **An 8-foot-tall wooden fence shall be provided adjacent to parcel R5014 002.**
11. **Rentals shall be capped at 30 percent.**

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Application and Campaign Contribution Disclosure
- F. Internal and External Agency Review Comments
- G. Maps

Exhibit A: Site Visit Photos



View of existing residences from Gloster Road



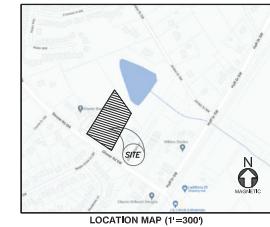
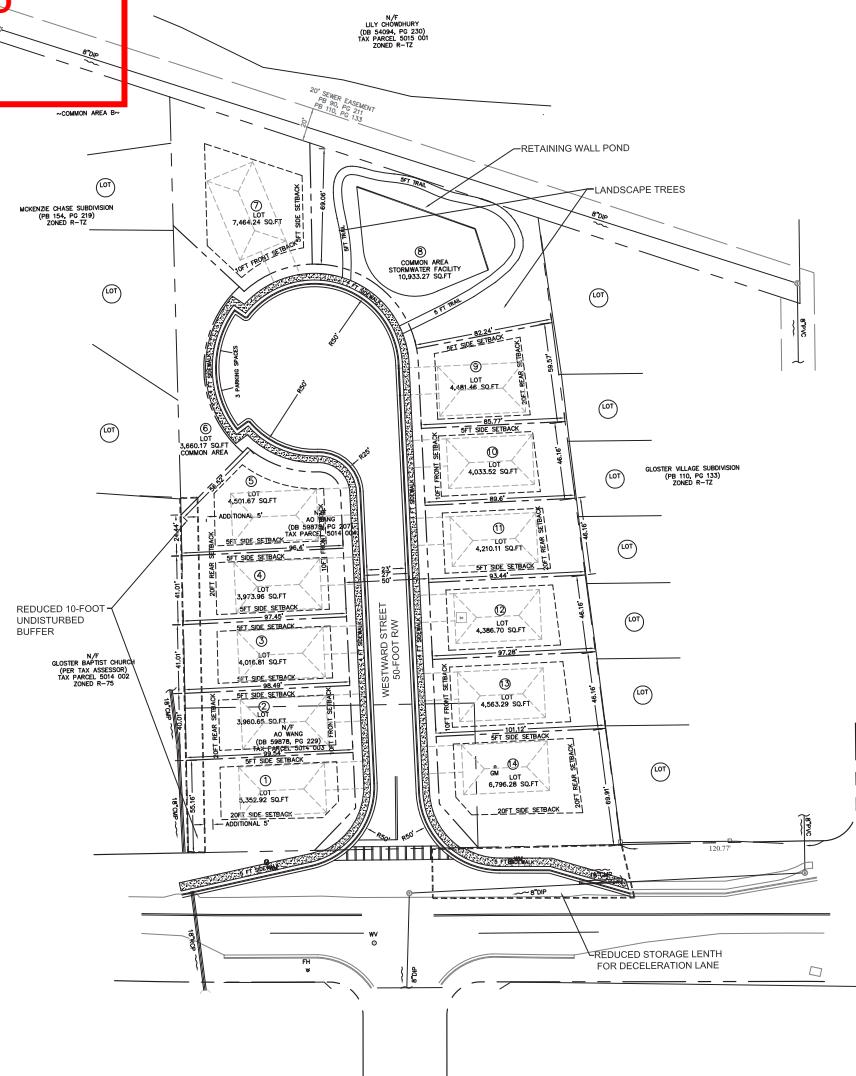
View of subject property from Gloster Road

Exhibit B: Site Plan

[attached]

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11/7/2022



GENERAL NOTES:

PLANNING & DEVELOPMENT

DESIGNERS
GRiffin & Davis Consulting, Inc.
4450 COMMERCE DR, STE 100
PH: (770) 938-9110
EMAIL: info@griffinanddavis.com

ENGINEERS
GRiffin & Davis Consulting, Inc.
4450 COMMERCE DR, STE 100
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EMAIL: info@griffinanddavis.com
CONTACT: KENNETH HARRIS, P.E.
EMAIL: k.harris@griffinanddavis.com

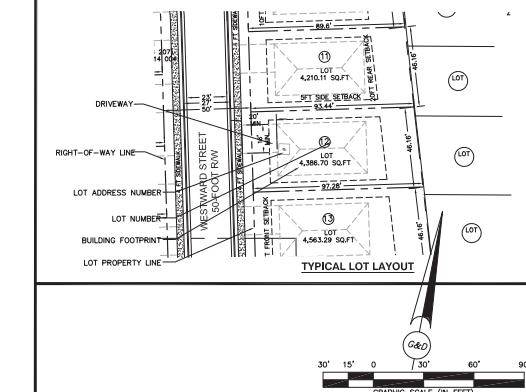
DEVELOPMENT REVIEW NOTES

PROPERTY ADDRESS: 112 & 122 GLOSTER ROAD, LAWRENCEVILLE, GA 30044.
PROPERTY LOCATED IN L.L. H. 5TH DISTRICT, GWINNETT COUNTY, PARCEL NO. R5714004 & 004.
TOTAL TRACT CONTAINS 2.25 AC.
ZONING: R75 PROPOSED ZONING R76
DENSITY: 2.21 Units/Acre
MAXIMUM DENSITY: 8 Units/Acre
PROPOSED USE: SINGLE FAMILY RESIDENCE
MINIMUM FLOOR AREA OF EACH RESIDENCE: 2,000 SQFT
ALL AD VALOREM TAXES HAVE BEEN PAID
BUILDING SETBACKS:
SEID: 10' INTERNAL, 12' EXTERNAL
REAR: 0' INTERNAL
PROPOSED OPEN AREA: 14,288 SQFT / 152,205 SQFT
EASEMENTS: 10' INTERNAL, 12' EXTERNAL
INC'DATED: 04-24-2022
TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY BY URBAN ENGINEERS, INC. DATED 04-24-2022
ENGINEERS, INC. DATED 04-24-2022
CONTOURS: INTERNAL IS 1'.
THIS PROPERTY IS SHOWN IN FJIAFM, PANEL NUMBER 1311030325, DATED SEPTEMBER 2020 AND IS NOT LOCATED WITHIN A SPECIAL PLUO.
A SEPARATE BUILDING PERMIT SHALL BE OBTAINED FOR ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT AND ALL RETAINING WALLS USED AS A SAN FENCE FOR CONSTRUCTION OF THE WALLS.

24-HOUR EMERGENCY CONTACT:
CHRIS JIANG
(937) 508-7310



PARKING DATA	
12 SINGLE FAMILY UNITS	0.25 SPACES/UNIT
STD. SPACES PROVIDED	3
TOTAL REQUIRED/PROVIDED	3/3 SPACES



ELM LAKE COMMUNITY
112 & 122 GLOSTER ROAD, LAWRENCEVILLE, GA 30044
by
GLOSTER LAKE COMMUNITY, LLC
4455 COMMERCE DRIVE, SUITE 103, BUFORD, GA 30518

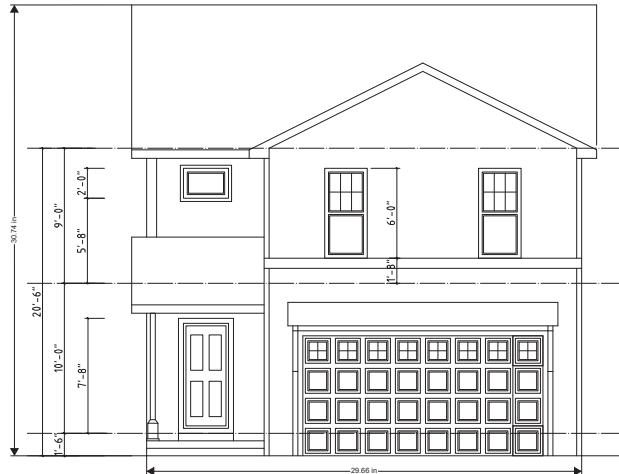
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Exhibit C: Building Elevations

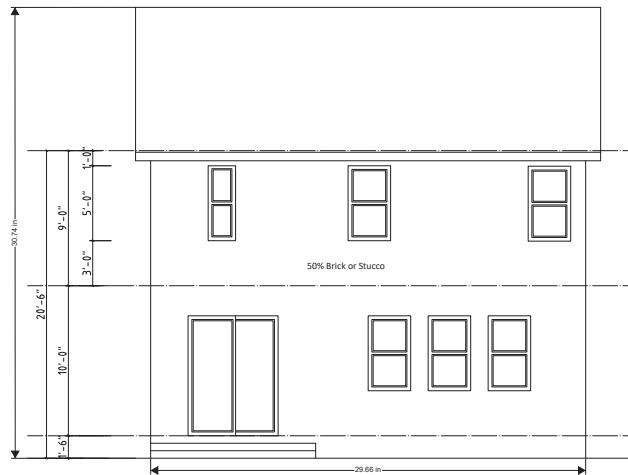
[attached]

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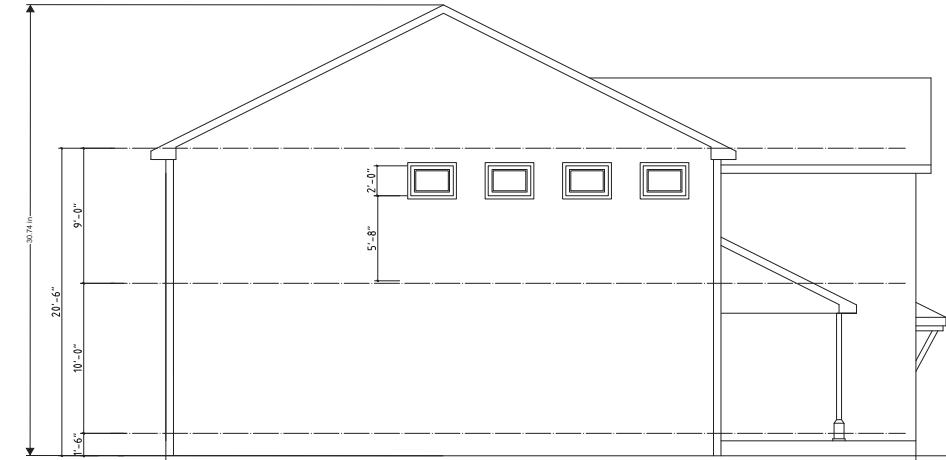
10/18/2022



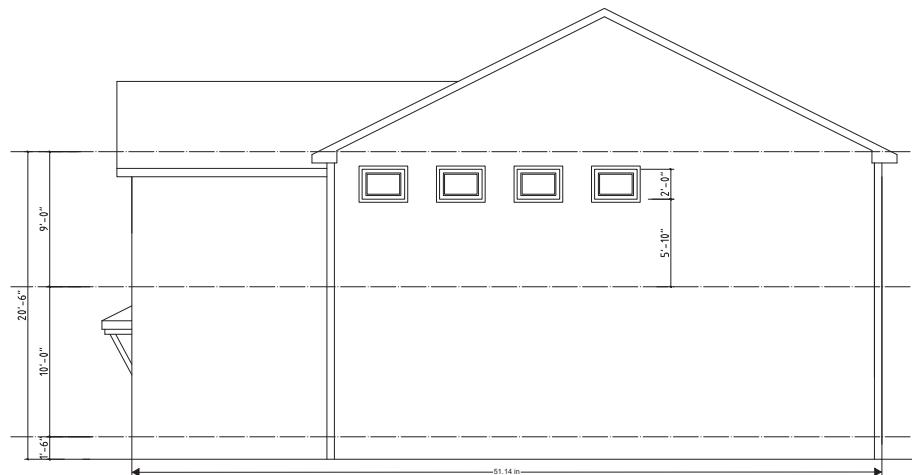
FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



REAR ELEVATION
SCALE: 1/4" = 1' - 0"



LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"

 **Ann Design LLC**
Annie Dong,
8010 Depot A Way
Cumming, Ga. 30041
(678) 685-1616
08/04/2022

DESIGN
DRAWN
CHECKED
SCALE
DATE
ELEVATION 2

PROJECT NAME AND ADDRESS
Residential House Design

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10/18/2022



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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10/18/2022



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

[attached]

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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:

Please refer to attached letter of intent.

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

Please refer to attached letter of intent.

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

Please refer to attached letter of intent.

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

Please refer to attached letter of intent.

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

Please refer to attached letter of intent.

(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:

Please refer to attached letter of intent.

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REZONING APPLICATION AND LETTER OF INTENT

&

Other Materials Required by
The Gwinnett County for Rezoning
by

Ao Wang

Regarding Property
Located in Land Lot 14 of the 5th District at
112 Gloster Road & 122 Gloster Road

and more particularly described in
Exhibit A (legal description)

Date 08-04-2022

Revised 10-06-2022

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10/18/2022

LETTER OF INTENT

The applicant (property owner) Ao Wang submits this Letter of Intent and attachments for the purpose of rezoning the properties located at 112 and 122 Gloster road in Lawrenceville. The properties are currently zoned R-75 (Single Family-Residence District), and the applicant seeks to rezone the properties to R-TH (Single Family Residence Townhouse District) and obtain three variances to develop 12 single-family detached homes to be known as Elm Lake Community.

I. Background and Introduction

The Gwinnett County zoning ordinance authorizes the Board of commissioners to approve applications to amend Official Zoning Map of Gwinnett County Georgia in an individual case, provided such amendment is consistent with the intent and purpose of the ordinance. This circumstance is applicable to the properties and therefore the reason for this application.

The properties are located at 112 and 122 Gloster Road and are approximately 0.341 and 1.894 acres, respectively. The properties are in the Emerging Suburban character area of the 2040 Unified Plan of the Gwinnett County Ordinance and are in the R-75 zoning district. The property currently contains no habitable structures, one specimen tree, and is undeveloped. The developer Gloster Lake Community, LLC, intends to clear the property, enhance the perimeter buffers, if necessary, and develop approximately 12 single-family detached home known as Elm Lake Community subdivision. The homes are expected to be 2 or 3-storey on slab or basement with a minimum floor area of 2,000 sq.ft.

This document is submitted as a written justification in support of the application request for rezoning from R-75 to R-TH, buffer reduction variance, side setback reduction and a modification for the deceleration lane. The application form, site plan, legal description, and a location map are submitted with this document.

II. Request# 1: REZONING

To rezone the properties located 112 and 122 Gloster Road in Lawrenceville from the R-75 to R-TH.

REZONING APPLICANT'S RESPONSES

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.

A. WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTIES.

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Located east of the proposed site, is an existing single family sub-division named Gloster Village which is zoned R-TZ and is approximately 4.39 acres with a density of 4.32 units per acre. The proposed development is also a single family detached homes with a density of 5.36 units per acre. Furthermore, approximately 500-feet west of the subject site is a similar development under construction comprising of single-family townhomes on McKenzie Drive. These nearby properties demonstrate that the proposed rezoning to R-TH is suitable and consistent in view of the adjacent and nearby properties.

B. WHETHER THE PROPOSED LAND USE CHANGE WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY.

The proposed rezoning will not adversely affect the existing use or usability of the adjacent or nearby properties as this development has no access to the adjacent properties but a direct access to Gloster Road. This development will also maintain a buffer between the proposed rezoning and the adjacent R-75 district.

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

The affected properties are currently zoned R-75. R-75 zoning districts requires a minimum lot area of 10,500 sq.ft. This corridor of Gwinnett County is designated as Emerging Suburban with a higher density in the 2040 Unified Plan. The unit sales and density of the adjacent developments make a single-family lot size of 10,500 sq.ft. an unreasonable economic use.

D. WHETHER THE PROPOSED REZONING WILL RESULT IN USES WHICH WILL OR COULD CAUSE EXCESSIVE OR BURDENOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES OR SCHOOLS.

The proposed development will comprise of 12 single family homes with 2 car garages and direct access to Gloster Road. This section of Gloster Road is a 2-lane undivided roadway that has appears to have adequate capacity to accommodate the additional traffic. This development, therefore, will not result or cause excessive or 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 development is in conformity with the policy and intent of the land use plan. This area has marked for Emerging Suburban.

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:

There are no existing or proposed conditions affecting the use and development of the properties which give supporting grounds for either approval or denial.

II. Request # II Buffer Reduction Waiver

Parcel 5014-002, the parcel west to the proposed development is zoned R-75 and according to Section 610-20 of the Gwinnett County Unified Development Ordinance requires a 30-foot buffer between the R-TH and R-75 districts. This request is for a 50% reduction to a 15-foot undisturbed buffer. In addition to the 15-foot undisturbed the developer will provide a 5-foot set back along the buffer this will allow a more uniform development of the subdivision.

III. Request # III Request for Reduction in Side Setback

Section 210-100 of the Gwinnett County Unified Development Ordinance requires properties in the R-TH zoning district to have an external rear setback of 20-feet. The shape of the property reduces in width from south to north making the proposed northeast parcels narrower than the remaining parcels. This reduction in width cannot accommodate the minimum 20-ft driveway and the proposed building footprint. This variance, therefore, is a request to reduce the eastern rear setback by 5-feet. This reduction in setback while still maintaining the intent of the Ordinance and consistency of the area.

IV. Request III Modification to Deceleration Lane

Section 900-30 sub-section C of the Gwinnett County Development Ordinance requires a deceleration lane with a storage length of 200 feet with an additional 50-foot for the taper. This request is to allow for the reduction of the storage length requirement as there is inadequate property frontage to construct a deceleration length to meet the required storage length.

Sincerely,



Ao Wang
Property Owner

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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10/18/2022

RZM2022-00043

Exhibit E: Application and Campaign Contribution Disclosure

[attached]

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10/18/2022

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*	
NAME: AO WANG	NAME: AO WANG	
ADDRESS: 128 VINCA CIRCLE	ADDRESS: 128 VINCA CIRCLE	
CITY: SUWANEE	CITY: SUWANEE	
STATE: GA ZIP: 30024	STATE: GA ZIP: 30024	
PHONE: (937) 508-7910	PHONE: (937) 508-7910	
EMAIL: chrisj@georgiaflooringwholesale.com	EMAIL: chrisj@georgiaflooringwholesale.com	
CONTACT PERSON: KENTON GRIFFIN	PHONE: (678) 717-7814	
CONTACT'S E-MAIL: kog@griffin-davis.com		
APPLICANT IS THE:		
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): R-75	REQUESTED ZONING DISTRICT: R-TH	
PARCEL NUMBER(S): R5-014-003 & R5-014-004	ACREAGE: 2.235	
ADDRESS OF PROPERTY: 112 & 122 GLOSTER ROAD LAWRENCEVILLE, GA 30044		
PROPOSED DEVELOPMENT: SINGLE FAMILY RESIDENTIAL DEVELOPMENT		

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units 13	No. of Buildings/Lots: N/A
Dwelling Unit Size (Sq. Ft.): 2,000 Sq.ft.	Total Building Sq. Ft. N/A
Gross Density: 5.36 UNITS/ACRE	Density: N/A
Net Density: 5.36 UNITS/ACRE	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

10/18/2022

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.



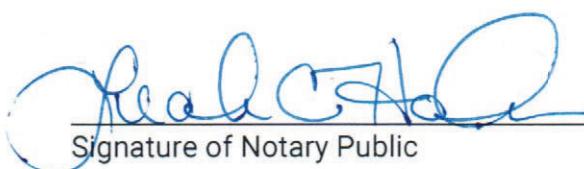
Signature of Applicant



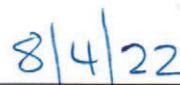
Date

AO WANG / PROPERTY OWNER

Type or Print Name and Title



Signature of Notary Public



Date



RECEIVED

10/18/2022

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.



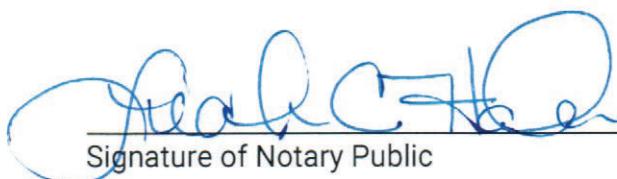
Signature of Property Owner

08/04/2022

Date

AO WANG / PROPERTY OWNER

Type or Print Name and Title



Signature of Notary Public

8/4/22

Date



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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.

08/04/2022

AO WANG/ APPLICANT

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

N/A

N/A

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

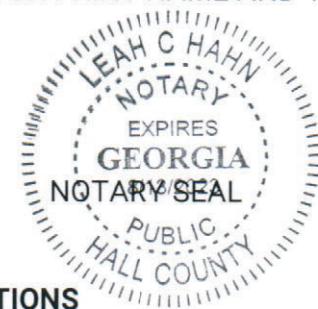
DATE

TYPE OR PRINT NAME AND TITLE

24/22

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

AO WANG

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)
N/A	N/A	N/A

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

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10/18/2022

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:
(Map Reference Number)

R^{5th} - 0¹⁴ - 004
District Land Lot Parcel


Signature of Applicant

08/04/2022
Date

AO WANG / 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.*****

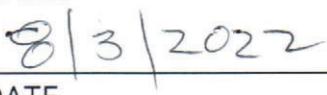
TAX COMMISSIONERS USE ONLY

(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)


NAME

TSA II

TITLE


DATE

RECEIVED

10/18/2022

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:
(Map Reference Number)

5th - 014 - 003
District Land Lot Parcel


Signature of Applicant


Date

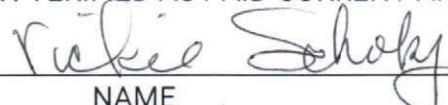
AO WANG / OWNER

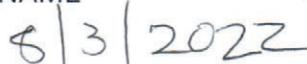
Type or Print Name and Title

*****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)


NAME


DATE


TITLE

Exhibit F: Internal and External Agency Review Comments

[attached]



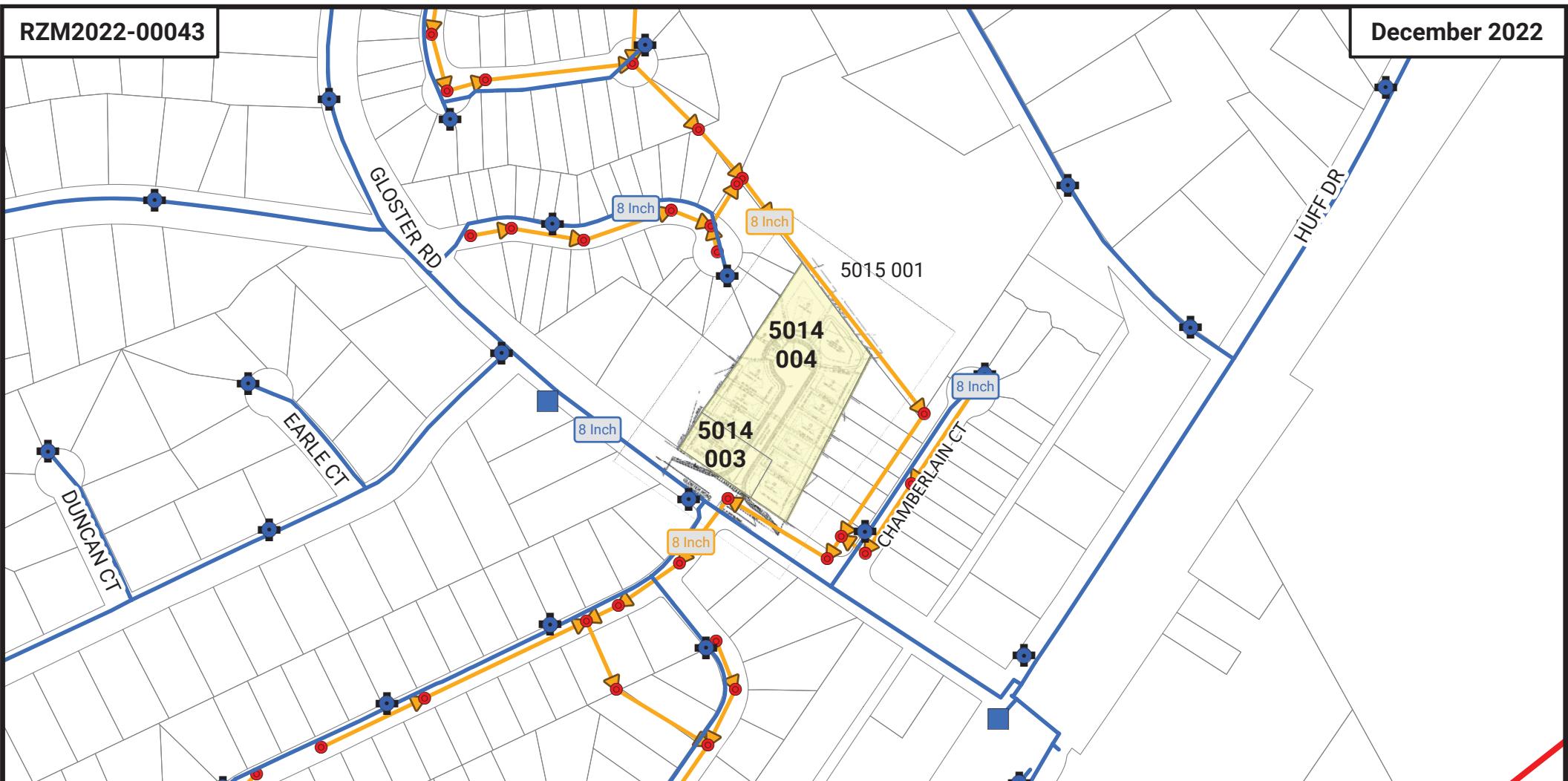
Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date: 11.9.2022			
Department/Agency Name: Transportation			
Reviewer Name: Brent Hodges			
Reviewer Title: Construction Manager 1			
Reviewer Email Address: Brent.Hodges@gwinnettcounty.com			
Case Number: RZM2022-00043			
Case Address: 112 and 122 Gloster Road			
Comments:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	Gloster Road is a minor collector. ADT = 6,894.		
2	3.6 miles to the nearest transit facility (#2335220) Pleasant Hill Road and Lawrenceville Highway.		
3	The mail kiosk shall be located in the cul-de-sac.		
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
1			
2			
3			
4			
5			
6			
7			



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:	
Department/Agency Name: DWR	
Reviewer Name: Mike Pappas	
Reviewer Title: GIS Planning Manager	
Reviewer Email Address: Michael.pappas@gwinnettcounty.com	
Case Number: RZM2022-00043	
Case Address: 112 & 122 Gloster Road	
Comments:	
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
1	Water: The development shall replace approximately 850 linear feet of existing 8-inch Asbestos Cement (AC) pipe on Gloster Road from the intersection of Huff Drive and across the frontage of the development.
2	Sewer: A Sewer Capacity Certification is required to confirm capacity. Pending available capacity, the development may connect to an existing 8-inch gravity sewer main approximately 10 ft from the property boundary on Parcel 5015 001. An easement will be required.
3	
4	
5	
6	
7	
Recommended Zoning Conditions:	
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
1	
2	
3	
4	
5	
6	
7	



112 & 122 Gloster Road

R-75 to R-TH

Water & Sewer Utility Map



0 160 320
Feet

LOCATION



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

LEGEND

Water Comments: The development shall replace approximately 850 linear feet of existing 8-inch Asbestos Cement (AC) pipe on Gloster Road from the intersection of Huff Drive and across the frontage of the development.

Sewer Comments: A Sewer Capacity Certification is required to confirm capacity. Pending available capacity, the development may connect to an existing 8-inch gravity sewer main approximately 10 ft from the property boundary on Parcel 5015 001. An easement 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.



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

Residential Rezoning Impact on Local Schools Prepared for Gwinnett County BOC, December, 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
RZM2022-00043	Discovery HS	2,862	2,525	337	2,905	2,525	380	2,949	2,525	424	3
	Richards MS	2,052	2,200	-148	2,093	2,200	-107	2,124	2,200	-76	2
	Alford ES	928	1,025	-97	910	1,025	-115	901	1,025	-124	3
RZM2022-00048	Central Gwinnett HS	2,604	2,350	254	2,779	2,350	429	2,830	2,350	480	11
	Moore MS	880	1,350	-470	893	1,350	-457	907	1,350	-443	9
	Winn Holt ES	1,081	1,200	-119	1,092	1,200	-108	1,103	1,200	-97	16
RZM2022-00049	Grayson HS	3,277	3,000	277	3,375	3,000	375	3,477	3,000	477	5
	Couch MS	1,089	1,150	-61	1,055	1,150	-95	1,070	1,150	-80	5
	Starling ES	1,144	1,200	-56	1,167	1,200	-33	1,190	1,200	-10	8
RZC2022-00047	Collins Hill HS	2,730	2,625	105	2,773	2,625	148	2,800	2,625	175	31
	Creekland MS	1,911	2,100	-189	1,892	2,100	-208	1,915	2,100	-185	23
	Taylor ES	826	1,300	-474	817	1,300	-483	809	1,300	-491	41
RZC2022-00048	Central Gwinnett HS	2,604	2,350	254	2,779	2,350	429	2,830	2,350	480	27
	Moore MS	880	1,350	-470	893	1,350	-457	907	1,350	-443	19
	Lawrenceville ES	676	925	-249	689	925	-236	701	925	-224	34
CIC2022-00033	Seckinger HS	1,345	2,800	-1,455	1,810	2,800	-990	2,015	2,800	-785	2
	Jones MS	1,568	1,575	-7	1,599	1,575	24	1,623	1,575	48	2
	Patrick ES	896	1,025	-129	923	1,025	-102	951	1,025	-74	3
RZR2022-00036	South Gwinnett HS	2,735	2,750	-15	2,790	2,750	40	2,832	2,750	82	14
	Grace Snell MS	1,262	1,200	62	1,281	1,200	81	1,300	1,200	100	11
	Magill ES	1,222	1,525	-303	1,253	1,525	-272	1,284	1,525	-241	21
RZR2022-00024	Shiloh HS	2,250	2,275	-25	2,330	2,275	55	2,365	2,275	90	3
	Shiloh MS	1,669	1,600	69	1,653	1,600	53	1,670	1,600	70	2
	Anderson-Livsey ES	628	975	-347	634	975	-341	642	975	-333	4
RZR2022-00028	Brookwood HS	3,920	3,000	920	3,893	3,000	893	3,841	3,000	841	20
	Crews MS	1,378	1,150	228	1,355	1,150	205	1,330	1,150	180	14
	Brookwood ES	1,449	1,250	199	1,415	1,250	165	1,387	1,250	137	26

Exhibit F: Maps

[attached]

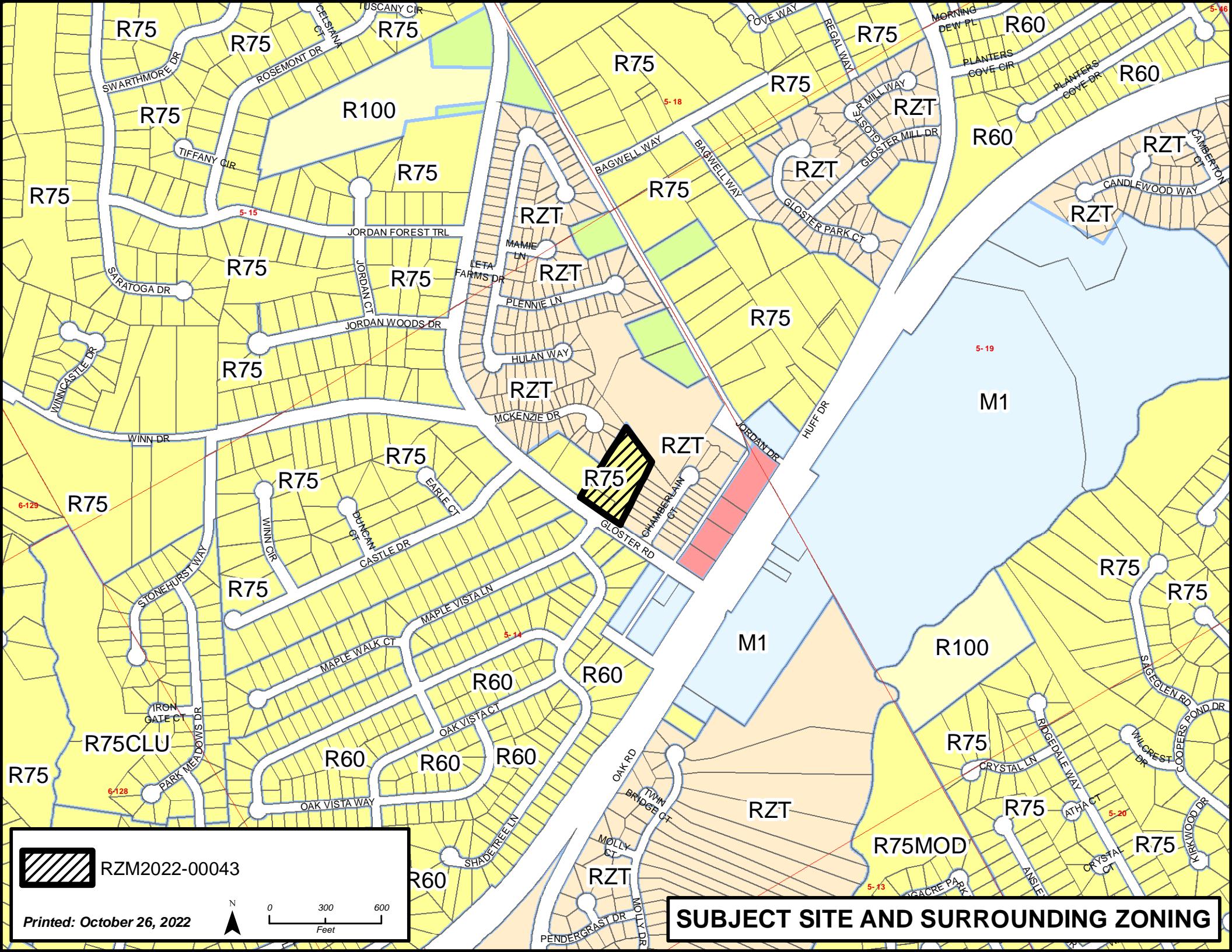


RZM2022-00043



0 60 120
Feet

Printed: October 26, 2022

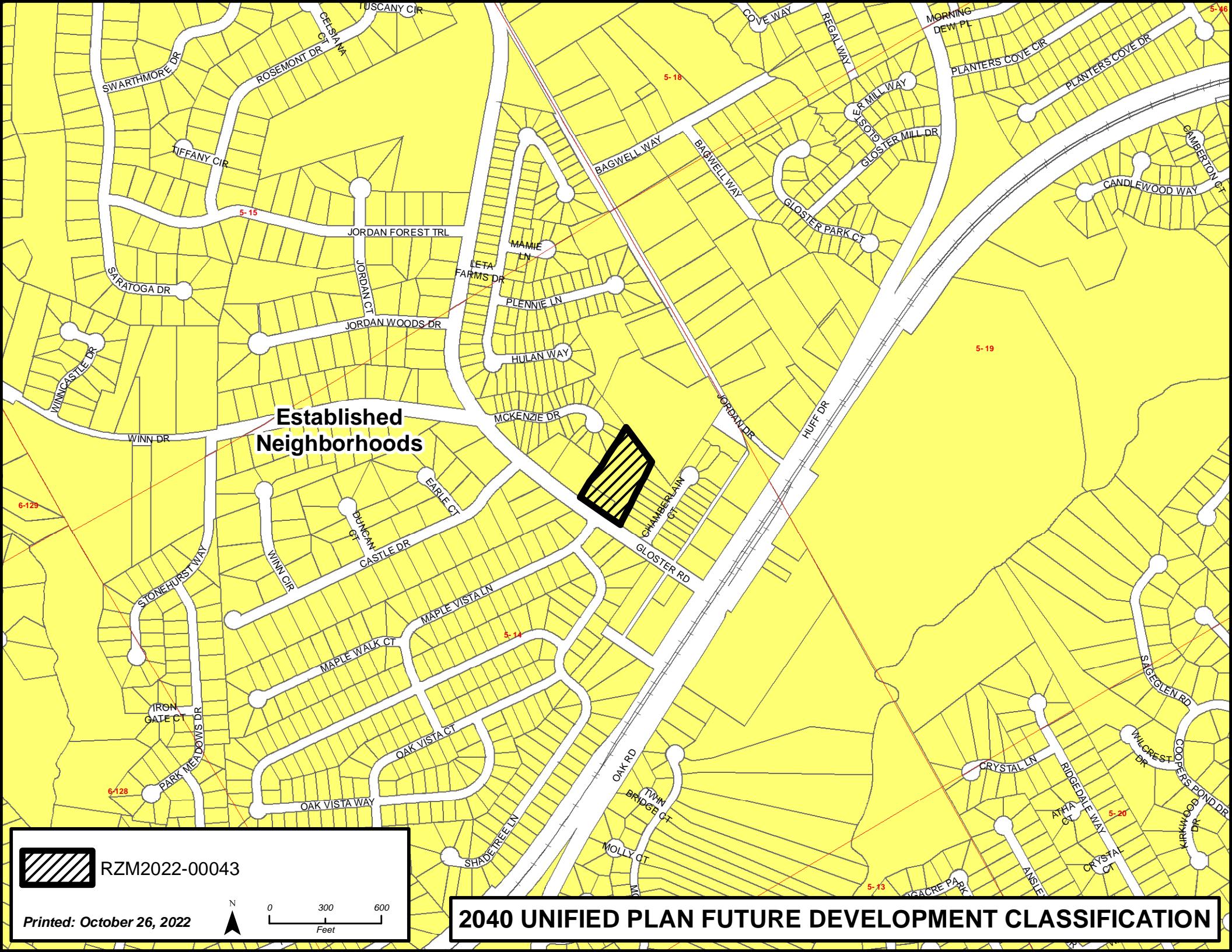


RZM2022-00043

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Printed: October 26, 2022

SUBJECT SITE AND SURROUNDING ZONING



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REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*	
NAME: AO WANG	NAME: AO WANG	
ADDRESS: 128 VINCA CIRCLE	ADDRESS: 128 VINCA CIRCLE	
CITY: SUWANEE	CITY: SUWANEE	
STATE: GA ZIP: 30024	STATE: GA ZIP: 30024	
PHONE: (937) 508-7910	PHONE: (937) 508-7910	
EMAIL: chrisj@georgiaflooringwholesale.com	EMAIL: chrisj@georgiaflooringwholesale.com	
CONTACT PERSON: KENTON GRIFFIN	PHONE: (678) 717-7814	
CONTACT'S E-MAIL: kog@griffin-davis.com		
APPLICANT IS THE:		
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): R-75	REQUESTED ZONING DISTRICT: R-TH	
PARCEL NUMBER(S): R5-014-003 & R5-014-004	ACREAGE: 2.235	
ADDRESS OF PROPERTY: 112 & 122 GLOSTER ROAD LAWRENCEVILLE, GA 30044		
PROPOSED DEVELOPMENT: SINGLE FAMILY RESIDENTIAL DEVELOPMENT		

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units 13	No. of Buildings/Lots: N/A
Dwelling Unit Size (Sq. Ft.): 2,000 Sq.ft.	Total Building Sq. Ft. N/A
Gross Density: 5.36 UNITS/ACRE	Density: N/A
Net Density: 5.36 UNITS/ACRE	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



Gwinnett

DEPARTMENT OF PLANNING AND DEVELOPMENT

446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440

678.518.6000

GwinnettCounty.com

PRE-APPLICATION INFORMATION FORM

NOTE: Once the Pre-Application Meeting is complete, staff will provide the applicant with a signed copy of this form. This signed copy must be submitted with your official zoning/variance application.

Applicant Information:

Name: Kenton Griffin

Company: Griffin & Davis Consulting, Inc.

Mailing Address: 5425 Peachtree Parkway

City, State, Zip Code: Peachtree Corners GA 30092

Phone Number: (678) 717-7814

Email Address: kog@griffin-davis.com

Project Summary:

Address of Project: 112 & 122 Gloster Road Lawrenceville GA 30044

Elm Lake Community

Name of Project: Gloster Landings

Application Type (Rezoning, Change in Conditions, Special Use Permit, Buffer Reduction, Variance, Other):

Rezoning from R-75 to RTH

Total Project Acreage: 2.44 Total Square Footage: 106,286.4 Total Number of Lots/Units: 14/12

Detailed Description (Include Proposed Use(s) and Square Footage of Floor Area for each use):

The proposed development is single family residences with a minimum floor area of 2,000 square foot

Pre-Application Information Form Submittal Checklist:

- Completed Pre-Application Information Form
- One PDF digital version of Concept Plan

For Internal Use Only:

6/28/2022

Pre-Application Meeting Date: _____

Staff Printed Name: Talbert Jackson

Signed: T Jackson

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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:

Please refer to attached letter of intent.

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

Please refer to attached letter of intent.

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

Please refer to attached letter of intent.

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

Please refer to attached letter of intent.

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

Please refer to attached letter of intent.

(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:

Please refer to attached letter of intent.

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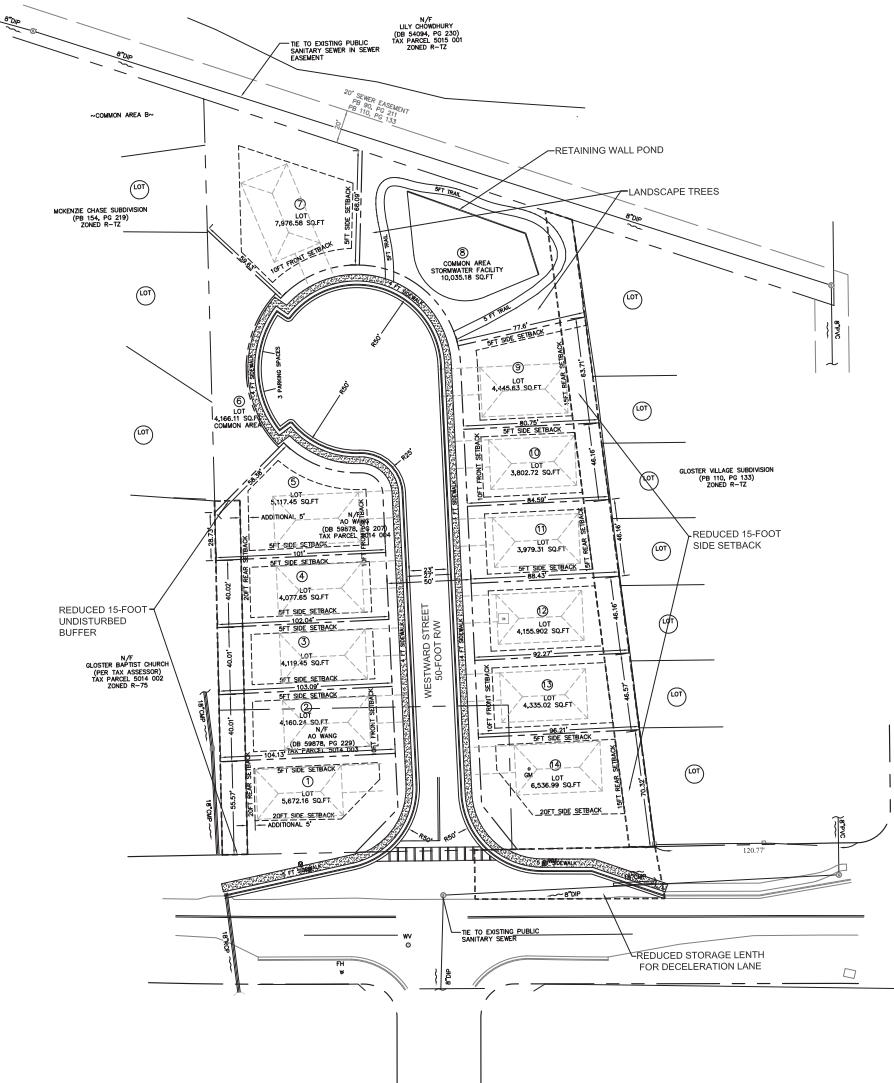
10/18/2022

LEGAL DESCRIPTION

All that tract or parcel of land lying or being in Land Lot 14, 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the Northerly right-of-way of Chamberlain Court (50 foot right-of-way) with the Easterly right-of-way of Gloster Road (variable right-of-way); thence along said right-of-way of Gloster Road, in a Northwesterly direction, 120.77 feet to a 5/8-inch rebar set, said point being the POINT OF BEGINNING; Thence continuing along said right-of-way North 56 degrees 43 minutes 27 seconds West, a distance of 258.02 feet to a 5/8-inch rebar set; thence leaving said right-of-way North 33 degrees 07 minutes 43 seconds East, a distance of 86.30 feet to a 1-inch rebar found; thence North 33 degrees 07 minutes 43 seconds East, a distance of 124.87 feet to a 1-inch rebar found; thence North 32 degrees 48 minutes 26 seconds East, a distance of 239.93 feet to a point; thence South 37 degrees 28 minutes 32 seconds East, a distance of 231.32 feet to a 5/8-inch rebar set; thence South 26 degrees 51 minutes 41 seconds West, a distance of 377.19 feet to a 5/8-inch rebar set on the Easterly right-of-way of Gloster Road, said point being the POINT OF BEGINNING.

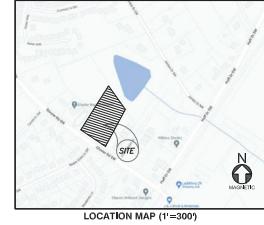
Said tract of land contains 2.235 Acres.



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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LOCATION MAP (1"=300')

GENERAL NOTES:

PLANNING & DEVELOPMENT

DESIGNERS
GRiffin & Davis Consulting, Inc.
4450 COMMERCE DR, STE 100
PHOENIX, AZ 85022
PHONE: (602) 952-9110
EMAIL: info@griffinanddavis.com

ENGINEERS
GRiffin & Davis Consulting, Inc.
4450 COMMERCE DR, STE 100
PHOENIX, AZ 85022
PHONE: (602) 952-9110
EMAIL: info@griffinanddavis.com
CONTACT: KENNETH F. FLETCHER, P.E.
K.FLETCHER@griffinanddavis.com

DEVELOPMENT REVIEW NOTES

PROPERTY ADDRESS: 112 & 122 GLOSTER ROAD, LAWRENCEVILLE, GA 30044.
PROPERTY LOCATED IN L.L. H. 5TH DISTRICT, GWINNETT COUNTY, PARCEL NO. R574040000 & 004.

TOTAL TRACT CONTAINS 2.25 AC.

ZONING: R75 PROPOSED ZONING R70

DENSITY: 2.21 Units/Acre

MATERIAL DENSITY: 8 Units/Acre

PROPOSED USE: SINGLE FAMILY RESIDENCE

MINIMUM FLOOR AREA OF EACH RESIDENCE: 2,000 SQFT

ALL AD VALOREM TAXES HAVE BEEN PAID

BUILDING SETBACKS:

SEID: IN INTERNAL, 20' EXTERNAL

REAR: 20' PROPOSED VARIANCE FOR 15'-FEET

PROPOSED OPEN AREA: 14,201 SQFT (52%)

ENCLOSURE: 100% ENCLOSURE CONTAINED FROM SURVEY BY URBAN ENGINEERS, INC., DATED 07-26-2022

TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY BY URBAN

ENGINEERS, INC., DATED 07-26-2022

ENGINEERS, INC., DATED 07-26-2022

CONTOUR INTERVAL: 1'.

THIS PROPERTY IS SHOWN ON FJIAFM, PANEL NUMBER 1313103202, DATED SEPTEMBER 2020 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD

A SEPARATE BUILDING PERMIT SHALL BE OBTAINED FOR ALL RETAINING

WALLS GREATER THAN 8 FEET IN HEIGHT AND ALL RETAINING WALLS USED

AS A SATELLITE FOR CONSTRUCTION OF THE WALLS.

24-HOUR EMERGENCY CONTACT:
CHRIS JIANG
(937) 508-7310

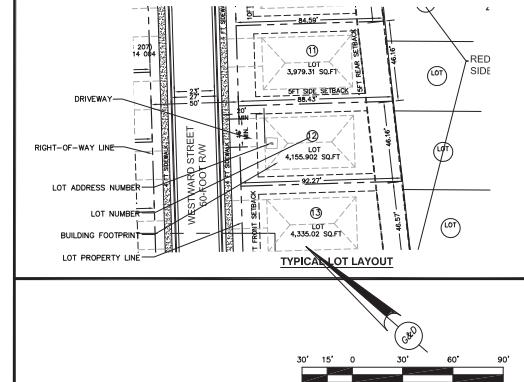


IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-8747
(770) 622-4344
ATLANTA, ATLANTA, GA
800-282-8747
IT'S THE LAW

THE CONTRACTOR SHALL DISPLAY THIS SIGN OR TICKET AT ALL TIMES.

PARKING DATA

12 SINGLE FAMILY UNITS	0.25 SPACES/UNIT
STD. SPACES PROVIDED	3
TOTAL REQUIRED/PROVIDED	3/3 SPACES



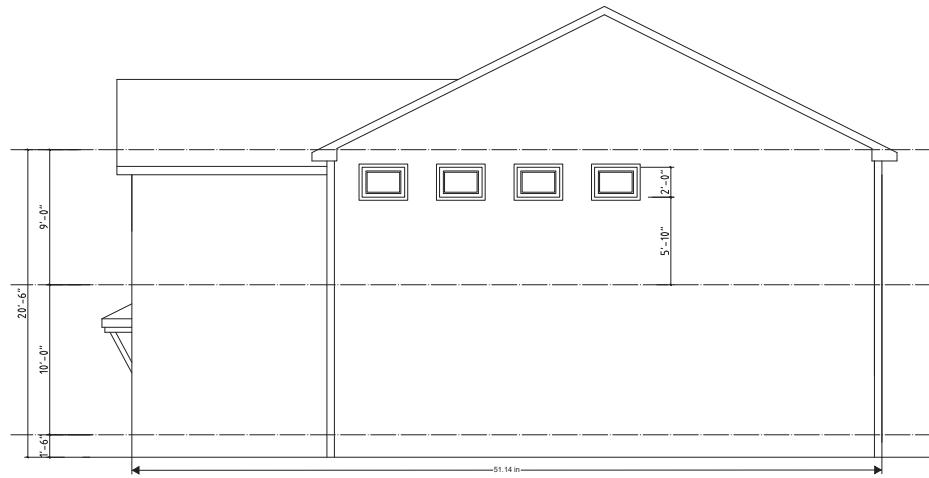
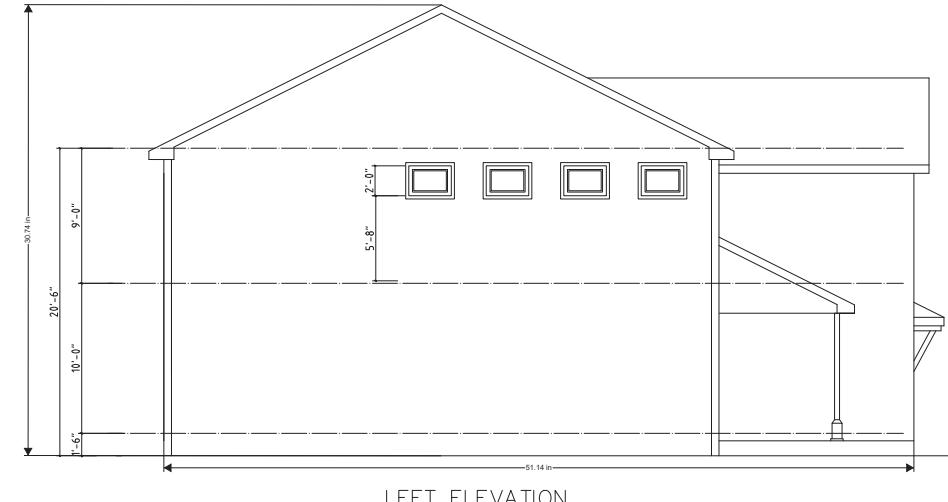
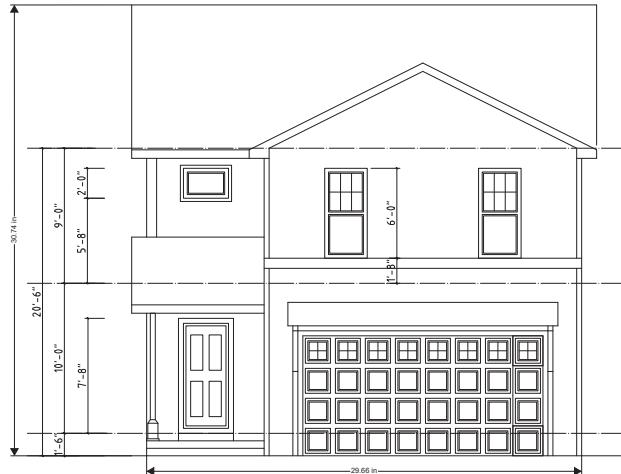
Griffin & Davis Consulting, Inc.
5425 Peachtree Parkway, Suite 200
Peachtree Corners, GA 30092
Phone: (770) 777-7633
Fax: (770) 777-7633
Email: info@griffinanddavis.com
Transportation Engineers
Civil Engineers

ELM LAKE COMMUNITY
112 & 122 GLOSTER ROAD LAWRENCEVILLE, GA 30044
By
GLOSTER LAKE COMMUNITY, LLC
4455 COMMERCE DRIVE, SUITE 103, BUFORD, GA 30518

PROJECT No.	DATE	REVISION DESCRIPTION
GFW#001	10/18/2022	
DRAWN BY	JJR	
CHECKED BY	JAT	
DATE ISSUED	10/21/2022	
ISSUED FOR	REVIEW ONLY	
REVIEWED BY		
ELM LAKE COMMUNITY		
5944 Elm Lake Dr.		
Lawrenceville, GA 30044		
Gwinnett County, GA		
SHEET TITLE		
CONCEPT PLAN		
SHEET No.		
C-1		

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PROJECT NAME AND ADDRESS
Residential House Design

DESIGN DRAWN CHECKED SCALE DATE

Ann Design LLC
Annie Dong,
8010 Depot A Way
Cumming, Ga. 30041
(678) 665-1616
08/04/2022

SHEET TITLE
ELEVATION 2

PROJECT NAME AND ADDRESS
Residential House Design

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REZONING APPLICATION AND LETTER OF INTENT

&

Other Materials Required by
The Gwinnett County for Rezoning
by

Ao Wang

Regarding Property
Located in Land Lot 14 of the 5th District at
112 Gloster Road & 122 Gloster Road

and more particularly described in
Exhibit A (legal description)

Date 08-04-2022

Revised 10-06-2022

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LETTER OF INTENT

The applicant (property owner) Ao Wang submits this Letter of Intent and attachments for the purpose of rezoning the properties located at 112 and 122 Gloster road in Lawrenceville. The properties are currently zoned R-75 (Single Family-Residence District), and the applicant seeks to rezone the properties to R-TH (Single Family Residence Townhouse District) and obtain three variances to develop 12 single-family detached homes to be known as Elm Lake Community.

I. Background and Introduction

The Gwinnett County zoning ordinance authorizes the Board of commissioners to approve applications to amend Official Zoning Map of Gwinnett County Georgia in an individual case, provided such amendment is consistent with the intent and purpose of the ordinance. This circumstance is applicable to the properties and therefore the reason for this application.

The properties are located at 112 and 122 Gloster Road and are approximately 0.341 and 1.894 acres, respectively. The properties are in the Emerging Suburban character area of the 2040 Unified Plan of the Gwinnett County Ordinance and are in the R-75 zoning district. The property currently contains no habitable structures, one specimen tree, and is undeveloped. The developer Gloster Lake Community, LLC, intends to clear the property, enhance the perimeter buffers, if necessary, and develop approximately 12 single-family detached home known as Elm Lake Community subdivision. The homes are expected to be 2 or 3-storey on slab or basement with a minimum floor area of 2,000 sq.ft.

This document is submitted as a written justification in support of the application request for rezoning from R-75 to R-TH, buffer reduction variance, side setback reduction and a modification for the deceleration lane. The application form, site plan, legal description, and a location map are submitted with this document.

II. Request# 1: REZONING

To rezone the properties located 112 and 122 Gloster Road in Lawrenceville from the R-75 to R-TH.

REZONING APPLICANT'S RESPONSES

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.

A. WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTIES.

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Located east of the proposed site, is an existing single family sub-division named Gloster Village which is zoned R-TZ and is approximately 4.39 acres with a density of 4.32 units per acre. The proposed development is also a single family detached homes with a density of 5.36 units per acre. Furthermore, approximately 500-feet west of the subject site is a similar development under construction comprising of single-family townhomes on McKenzie Drive. These nearby properties demonstrate that the proposed rezoning to R-TH is suitable and consistent in view of the adjacent and nearby properties.

B. WHETHER THE PROPOSED LAND USE CHANGE WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY.

The proposed rezoning will not adversely affect the existing use or usability of the adjacent or nearby properties as this development has no access to the adjacent properties but a direct access to Gloster Road. This development will also maintain a buffer between the proposed rezoning and the adjacent R-75 district.

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

The affected properties are currently zoned R-75. R-75 zoning districts requires a minimum lot area of 10,500 sq.ft. This corridor of Gwinnett County is designated as Emerging Suburban with a higher density in the 2040 Unified Plan. The unit sales and density of the adjacent developments make a single-family lot size of 10,500 sq.ft. an unreasonable economic use.

D. WHETHER THE PROPOSED REZONING WILL RESULT IN USES WHICH WILL OR COULD CAUSE EXCESSIVE OR BURDENOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES OR SCHOOLS.

The proposed development will comprise of 12 single family homes with 2 car garages and direct access to Gloster Road. This section of Gloster Road is a 2-lane undivided roadway that has appears to have adequate capacity to accommodate the additional traffic. This development, therefore, will not result or cause excessive or 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 development is in conformity with the policy and intent of the land use plan. This area has marked for Emerging Suburban.

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:

There are no existing or proposed conditions affecting the use and development of the properties which give supporting grounds for either approval or denial.

II. Request # II Buffer Reduction Waiver

Parcel 5014-002, the parcel west to the proposed development is zoned R-75 and according to Section 610-20 of the Gwinnett County Unified Development Ordinance requires a 30-foot buffer between the R-TH and R-75 districts. This request is for a 50% reduction to a 15-foot undisturbed buffer. In addition to the 15-foot undisturbed the developer will provide a 5-foot set back along the buffer this will allow a more uniform development of the subdivision.

III. Request # III Request for Reduction in Side Setback

Section 210-100 of the Gwinnett County Unified Development Ordinance requires properties in the R-TH zoning district to have an external rear setback of 20-feet. The shape of the property reduces in width from south to north making the proposed northeast parcels narrower than the remaining parcels. This reduction in width cannot accommodate the minimum 20-ft driveway and the proposed building footprint. This variance, therefore, is a request to reduce the eastern rear setback by 5-feet. This reduction in setback while still maintaining the intent of the Ordinance and consistency of the area.

IV. Request III Modification to Deceleration Lane

Section 900-30 sub-section C of the Gwinnett County Development Ordinance requires a deceleration lane with a storage length of 200 feet with an additional 50-foot for the taper. This request is to allow for the reduction of the storage length requirement as there is inadequate property frontage to construct a deceleration length to meet the required storage length.

Sincerely,



Ao Wang
Property Owner

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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10/18/2022

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10/18/2022

LEGAL DESCRIPTION

All that tract or parcel of land lying or being in Land Lot 14, 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the Northerly right-of-way of Chamberlain Court (50 foot right-of-way) with the Easterly right-of-way of Gloster Road (variable right-of-way); thence along said right-of-way of Gloster Road, in a Northwesterly direction, 120.77 feet to a 5/8-inch rebar set, said point being the POINT OF BEGINNING; Thence continuing along said right-of-way North 56 degrees 43 minutes 27 seconds West, a distance of 258.02 feet to a 5/8-inch rebar set; thence leaving said right-of-way North 33 degrees 07 minutes 43 seconds East, a distance of 86.30 feet to a 1-inch rebar found; thence North 33 degrees 07 minutes 43 seconds East, a distance of 124.87 feet to a 1-inch rebar found; thence North 32 degrees 48 minutes 26 seconds East, a distance of 239.93 feet to a point; thence South 37 degrees 28 minutes 32 seconds East, a distance of 231.32 feet to a 5/8-inch rebar set; thence South 26 degrees 51 minutes 41 seconds West, a distance of 377.19 feet to a 5/8-inch rebar set on the Easterly right-of-way of Gloster Road, said point being the POINT OF BEGINNING.

Said tract of land contains 2.235 Acres.

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REZONING APPLICANT'S CERTIFICATION

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



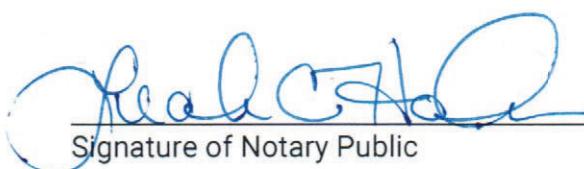
Signature of Applicant

08/04/2022

Date

AO WANG / PROPERTY OWNER

Type or Print Name and Title



Signature of Notary Public

8/4/22

Date



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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.



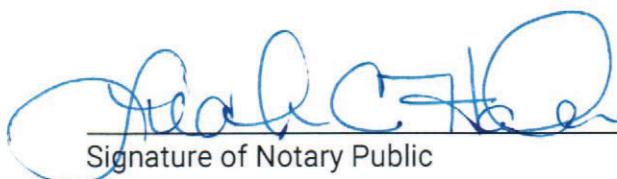
Signature of Property Owner

08/04/2022

Date

AO WANG / PROPERTY OWNER

Type or Print Name and Title



Signature of Notary Public

8/4/22

Date



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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.

08/04/2022

AO WANG/ APPLICANT

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

N/A

N/A

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

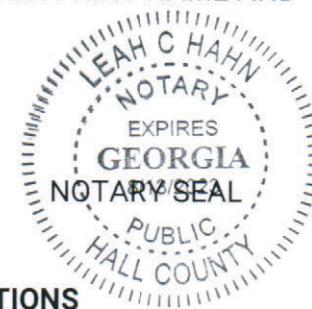
DATE

TYPE OR PRINT NAME AND TITLE

24/22

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

AO WANG

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)
N/A	N/A	N/A

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

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

R^{5th} - 014 - 004
District Land Lot Parcel


Signature of Applicant

08/04/2022
Date

AO WANG / 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.*****

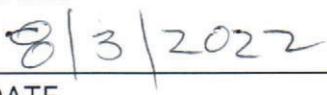
TAX COMMISSIONERS USE ONLY

(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)


NAME

TSA II

TITLE


DATE

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

5th _____ - 014 _____ - 003
District Land Lot Parcel


Signature of Applicant


Date

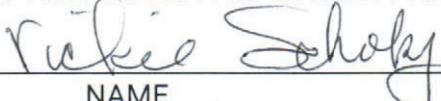
AO WANG / OWNER

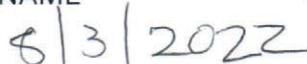
Type or Print Name and Title

*****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)


NAME


DATE


TITLE