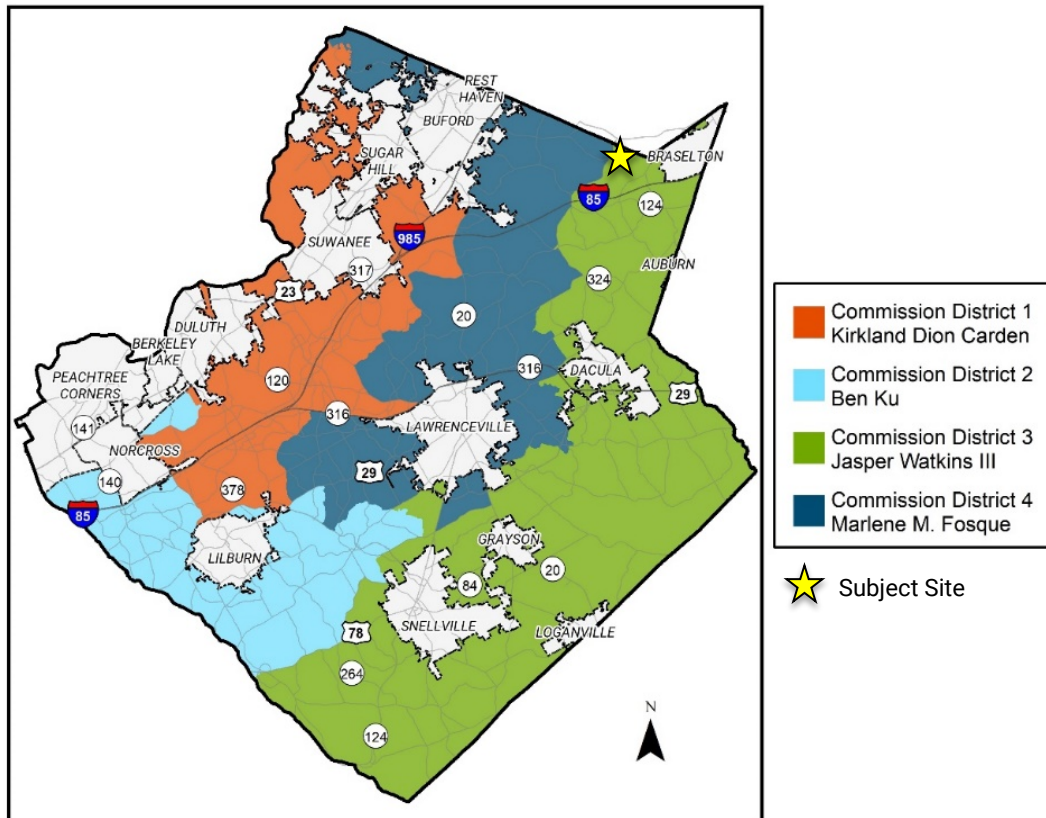




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZR2022-00003
Current Zoning: RA-200 (Agriculture Residence District)
Request: Rezoning to R-100 (Single-Family Residence District)
Addresses: 2694 Thompson Mill Road
Map Numbers: R1002 031
Site Area: 3.63 acres
Lots: 4
Proposed Development: Single-Family Detached Subdivision
Commission District: District 3 – Commissioner Watkins
Character Area: Emerging Suburban

Staff Recommendation: APPROVAL WITH CONDITIONS



Location Map

Planning Commission Advertised Public Hearing Date: 1/4/2022
Board of Commissioners Advertised Public Hearing Date: 1/25/2022

Applicant: Atlas Development
14 West Main Street
Buford, GA 30518

Owners: L. Burl Duncan
677 South Cross Lane Road
Monroe, GA 30656

Contact: Cameron Henderson

Contact Phone: 678.978.6782

Zoning History

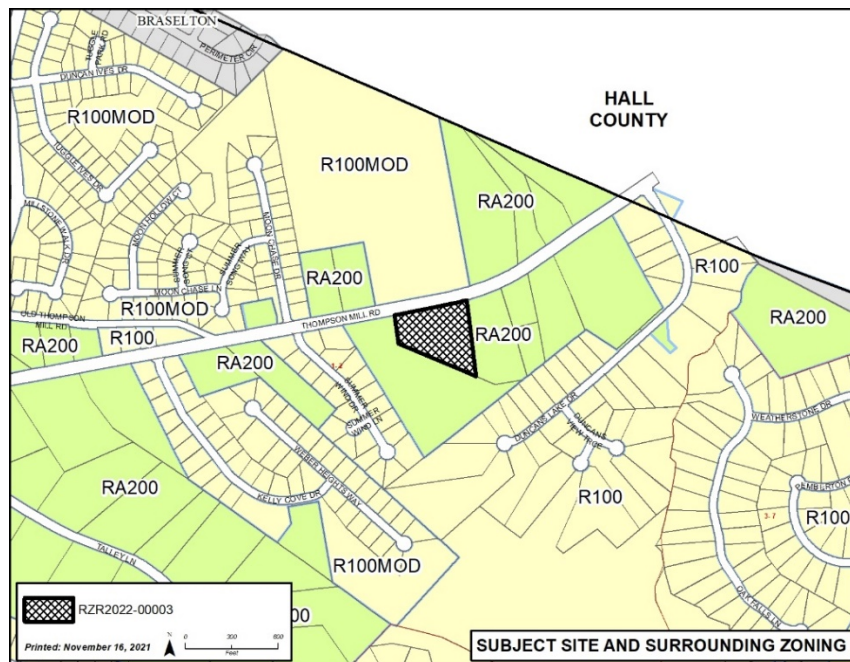
The subject property is zoned RA-200 (Agriculture Residence District). No prior zoning requests are on record for this property.

Existing Site Condition

The subject site is a 3.63-acre developed parcel located on Thompson Mill Road, between Summer Wind and Duncans Lake Drive. The site is densely vegetated with mature trees and slopes up approximately 20 feet from Thompson Mill Road towards the rear of the property. A 1,010 square foot residence constructed in 1970 is located near the rear of the property with a shed behind it. Sidewalks are not present along the road frontage. Overhead utilities are present along the road frontage. The nearest Gwinnett Transit Stop is 6.5 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by existing single-family detached residential subdivisions and residences on acreage. The adjacent parcel to the east and south is undeveloped and heavily wooded. Hall County limits are located approximately 1,000 feet to the northeast. The following is a summary of surrounding uses and zoning:



Surrounding Zoning

Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-100	1.1 units per acre
North	Vacant	R-100MOD	N/A
East	Vacant	RA-200	N/A
South	Single-Family Residential	RA-200	N/A
West	Single-Family Residential	RA-200	0.27 units per acre

Project Summary

The applicant requests rezoning of a 3.63-acre property zoned RA-200 to R-100 for a single-family detached residential subdivision, including:

- Four single-family detached residences with a minimum heated floor area of 3,181 square feet, yielding a net density of 1.1 units per acre.
- The existing residence, shed, and driveway will be demolished.
- Access provided to each lot by individual driveways from Thompson Mill Road.
- Lots to be served by individual septic systems.
- A combination of front and side loaded three car garages.
- Facades of primarily brick with accents of stacked stone and wood. The balance of the home appears to be either wood or fiber-cement siding.

Zoning and Development Standards

The applicant is requesting a rezoning to R-100, Single-Family Residence District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	<35'	YES
Front Yard Setback	Minimum 50'	>50'	YES
Side Yard Setback	Minimum 10' for one yard Minimum 25' total for two yards	>10' >25'	YES
Rear Yard Setback	Minimum 40'	>40'	YES
Lot Size	Minimum - 25,500 square feet for septic	Minimum 26,943 square feet	YES
Heated Floor Area	Minimum 1,400 square feet	3,181 square feet	YES

Internal and External Agency Review

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

Staff Analysis

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

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

The site is surrounded by single-family detached subdivisions and residences on large lots. The proposed rezoning for the development of a single-family detached subdivision of four lots would be consistent with the surrounding properties.

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 likely not be impacted by the zoning change. The zoning of this property as low density residential would be consistent with the surrounding area.

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

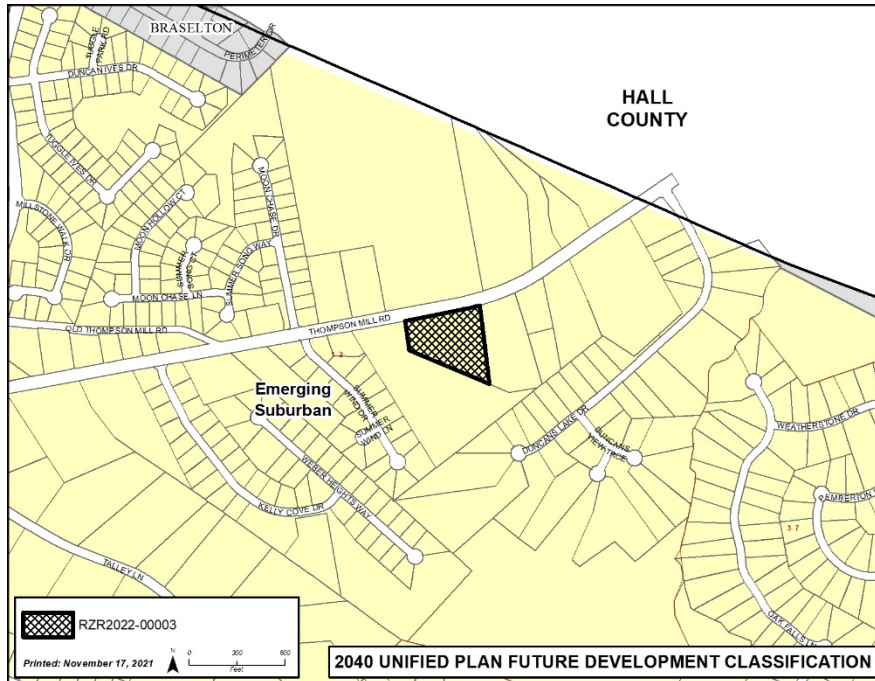
The property has a reasonable economic use as currently zoned.

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

A minimal impact 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. A minimal impact is anticipated on school enrollment. Agency review comments concerning any potential improvements related to this 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 the subject property lies within the Emerging Suburban Character area. This designation is intended for suburban areas that are currently mainly residential but have not yet matured into established communities due to relatively large amounts of remaining, undeveloped land. The rezoning to R-100 for the construction for four homes would be appropriate in this character area.



Surrounding Future Land Use

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 nearby areas are developed primarily with single-family detached subdivisions and residences on large lots. The proposed rezoning would be consistent with nearby R-100 properties.

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.

Staff Recommended Conditions

Approval as R-100 (Single-Family Residence District) for development of a single-family detached subdivision, subject to the following conditions:

1. The proposed development shall be developed in general conformance with Exhibit B: Site Plan dated received November 4, 2021, and Exhibit C: Building Elevation dated received November 4, 2021 with revisions required by conditions of approval and the UDO, as reviewed and approved by the Director of Planning and Development.
2. The property shall be limited to single-family detached dwellings and accessory uses and structures, not to exceed four lots.
3. The minimum heated floor area per dwelling unit shall be 3,000 square feet.

4. The number of curb cuts on Thompson Mill Road shall be limited to two. Driveway location and any required deceleration lanes shall be approved by the Gwinnett Department of Transportation prior to the issuance of the first building permit.
5. All dwellings shall have at least a double-car garage.
6. The front facades shall be finished with brick, stone, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. The balance of the home may be the same or of cedar or fiber-cement siding or shake with a minimum two-foot-high brick or stacked stone water table.
7. Natural vegetation shall remain on the property until the issuance of a building permit or development permit.

Exhibits:

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

Exhibit A: Site Visit Photos



View from Thompson Mill Road

Exhibit B: Site Plan

[attached]

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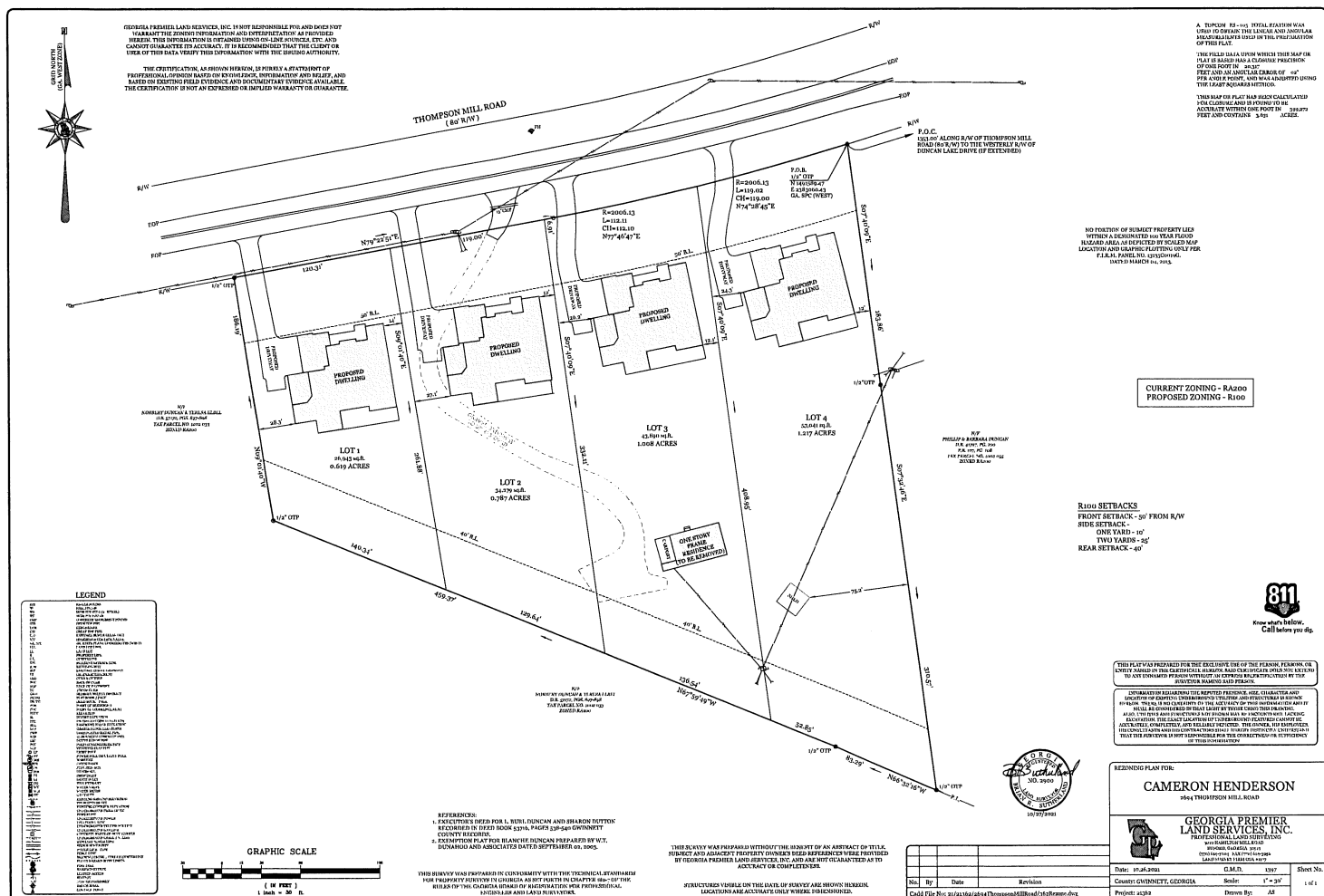
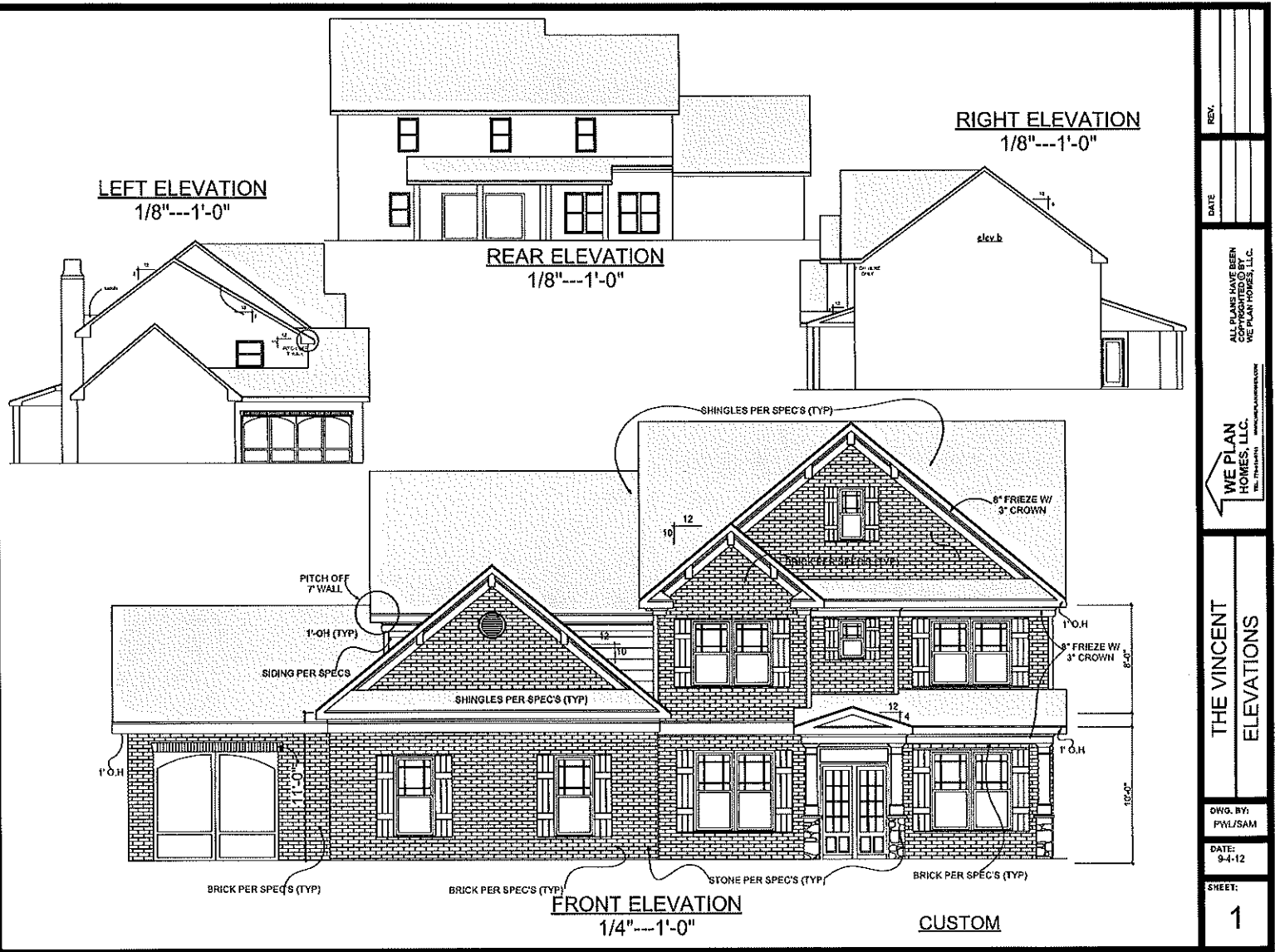


Exhibit C: Building Elevations

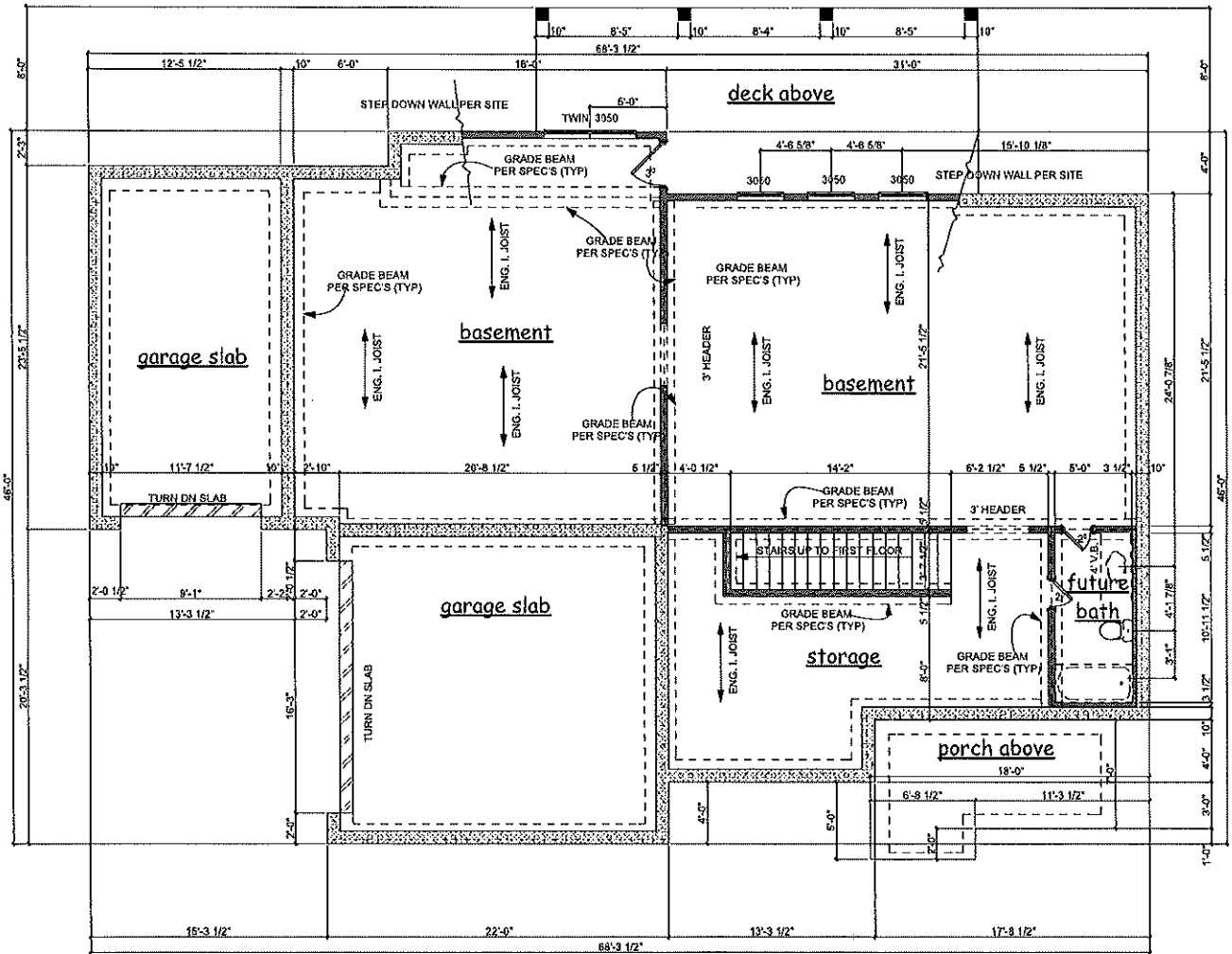
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REV.
DATE

ALL PLANS HAVE BEEN
REVIEWED BY
WE PLAN HOMES, LLC.

WE PLAN
HOMES, LLC.

THE VINCENT
BASEMENT PLAN

DWG. BY:
PWL/SAM

DATE:
9-4-12

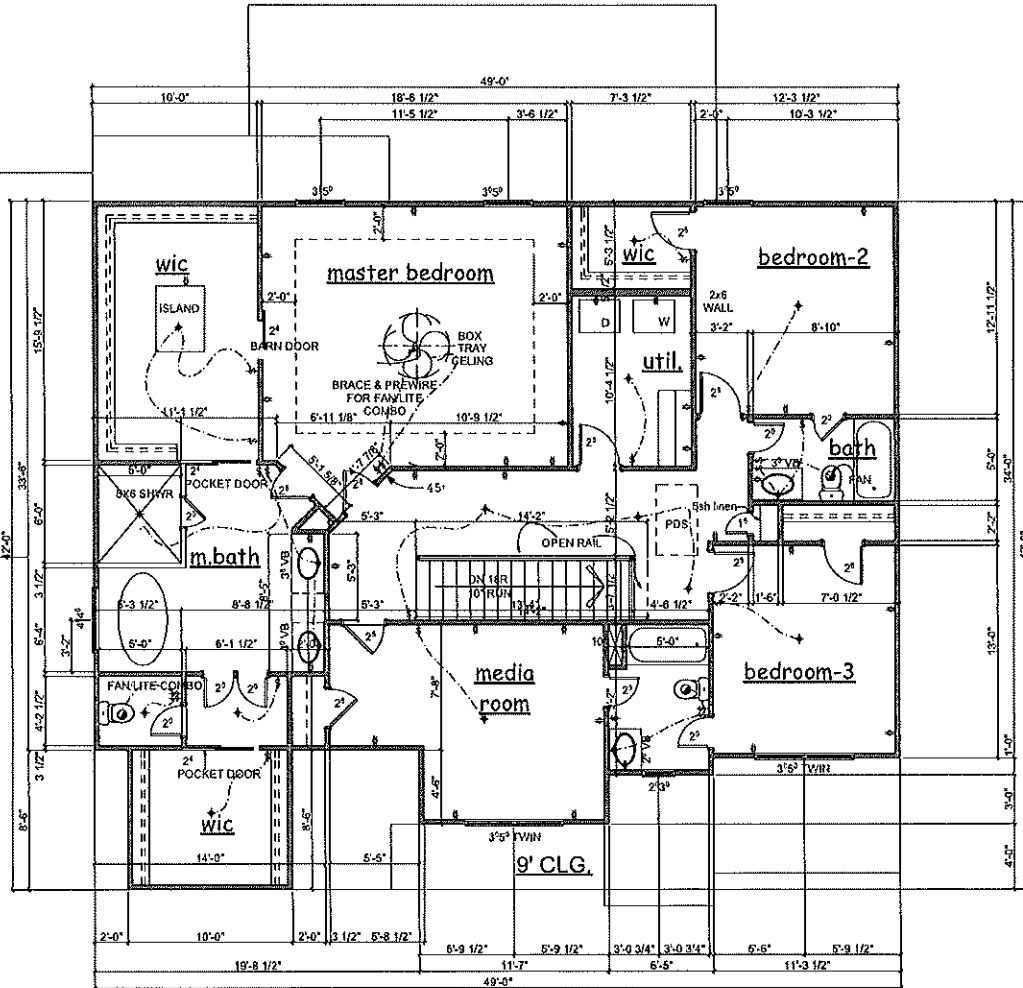
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REV.

DATE

ALL PLANS HAVE BEEN
REVIEWED BY
WE PLAN HOMES, LLC.

WE PLAN
HOMES, LLC.
111 Peachtree Street, Suite 200
Atlanta, GA 30309

THE VINCENT
SECOND FLOOR

DWG. BY:
PWL/SAM

DATE:
9-4-12

SHEET:
4

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

[attached]

WINNETT COUNTY
PLANNING AND DEVELOPMENT

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11/4/21 3:30PM

ATLAS DEVELOPMENT,
Incorporated


14 West Main Street
Buford, Georgia 30518
678-978-6782
Cameron@hendersoncontractingllc.com

To Whom it May Concern:
Regarding the property located at:
2694 Thompson Mill Road
Buford, Georgia 30518

Dear Recipient,

As the owner of Atlas Development, it is my intention to have the above-mentioned land rezoned to R100 to place four new, single-family homes. The homes will be roughly 3181 square feet and have a 62' by 48' dimensions. The homes will be serviced by septic. The new survey attached to my rezoning application shows the plan for the four new lots to place the four new homes upon. These four new homes will bring an economic upgrade compared to the current zoning and use of the property. Four new homes mean there will be four new buyers to the area, which will in turn, provide new potential workers for this area. The current use is not being used to its full potential. My intent of rezoning this property is to use the land to the fullest and most economical extent possible, as provided by the county.

Warm regards,


Cameron Henderson
Owner, Atlas Development, Inc

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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:

yes, single family homes

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

no, no adverse affect

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

mostly vacant land, no economic use

- (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, only 4 homes

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

yes

- (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:

Should be approved to benefit the street & economy with 4 new, well built homes

Exhibit E: External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		12-14-2021	
Department/Agency Name:		Transportation	
Reviewer Name:		Michael Johnson	
Reviewer Title:		Construction Manager 2	
Reviewer Email Address:		Michael.johnson2@gwinnettcountry.com	
Case Number:		RZR2022-00003	
Case Address:		2694 Thompson Mill Road	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES <input type="checkbox"/> NO
1	Thompson Mill Road is a Major Collector requiring 40' of Right of Way from the centerline of the roadway with a posted speed limit of 50 MPH with Average Annual Daily Traffic of 6,444 vehicles per day		
2	Entrances shall be provided to the site per current development regulations. Standard deceleration lanes with appropriate taper and adequate right-of-way will be required. The developer shall be limited to one curb cut.		
3	Prior to the issuance of a Development Permit, a sight distance certification shall be provided.		
4	The number and locations of driveways are subject to Gwinnett County D.O.T. approval.		
5	A 5' sidewalk will be required along the property frontage		
6	The nearest Transit Stop is 6.5 miles away		
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

Residential Rezoning Impact on Local Schools						
Prepared for use in the January 2022 Board of Commissioners Meeting						
	Local Schools to be Impacted by Requested Rezoning					
Case#	Elementary School		Middle School		High School	
	Yr 2021-2022	Yr 2022--2023	Yr 2021-2022	Yr 2022-2023	Yr 2021-2022	Yr 2022-2023
CIC2022-00001	no impact	no impact	no impact	no impact	no impact	no impact
CIC2022-00004	no impact	no impact	no impact	no impact	no impact	no impact
RZM2022-00001	Jackson ES	Jackson ES	Northbrook MS	Northbrook MS	Peachtree Ridge HS	Peachtree Ridge HS
RZR2022-00001	no impact	no impact	no impact	no impact	no impact	no impact
RZR2022-00002	Freemans Mill ES	Freemans Mill ES	Twin Rivers MS	Twin Rivers MS	Mountain View HS	Mountain View HS
RZR2022-00003	Ivy Creek ES	Ivy Creek ES	Jones MS	Jones MS	Mill Creek HS	*Seckinger HS
RZR2022-00005	Magill ES	Magill ES	Grace Snell MS	Grace Snell MS	South Gwinnett HS	South Gwinnett HS
SUP2022-00002	no impact	no impact	no impact	no impact	no impact	no impact
SUP2022-00003	no impact	no impact	no impact	no impact	no impact	no impact
*Seckinger HS Cluster Opening 2022-2023 School Year						

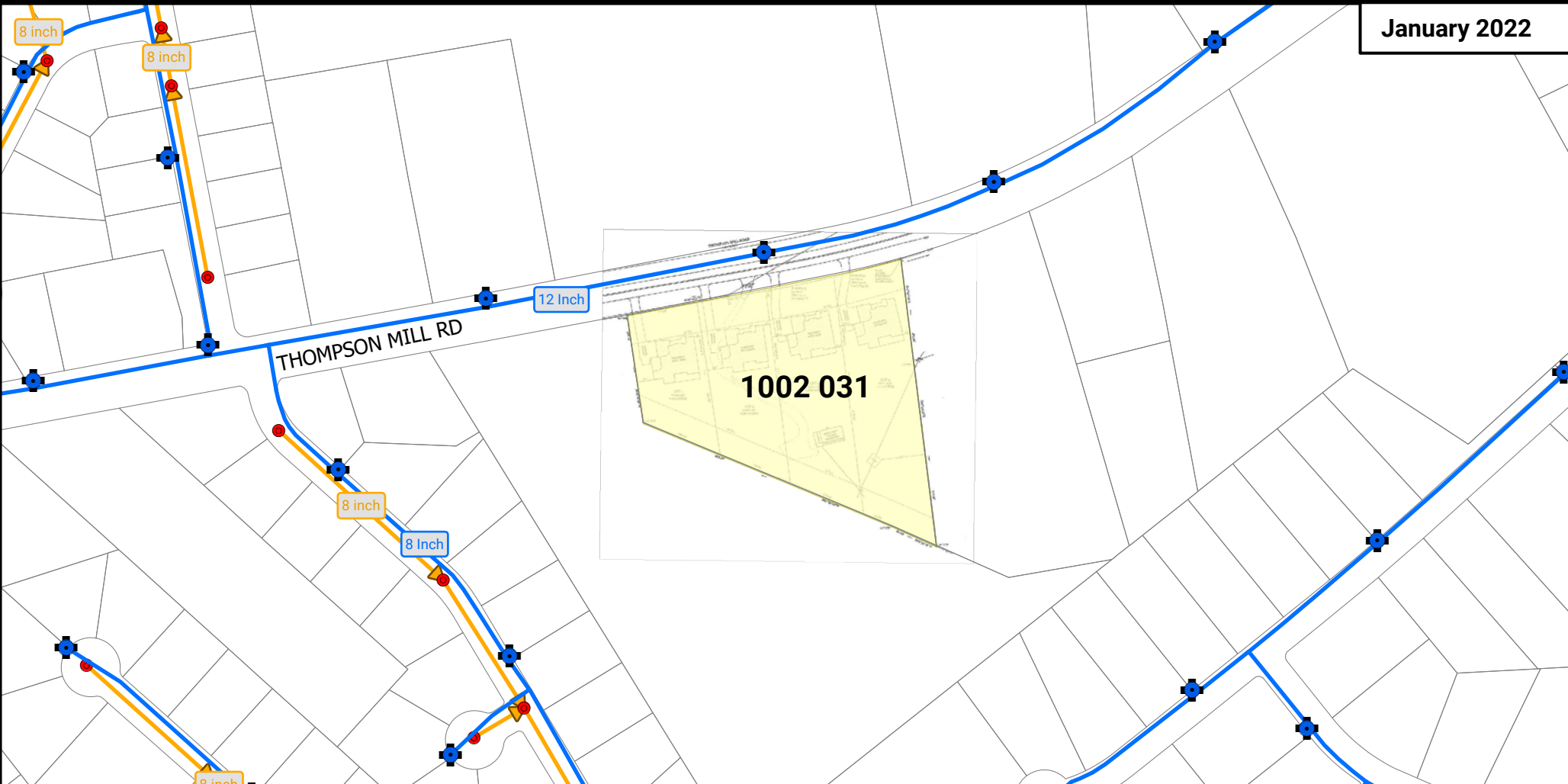


Department of Planning and Development TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		December 14, 2021	
Department/Agency Name:		DWR	
Reviewer Name:		Mike Pappas	
Reviewer Title:		GIS Planning Manager	
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com	
Case Number:		RZR2022-00003	
Case Address:		2694 Thompson Mill Road	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES <input type="checkbox"/> NO
1	WATER: There is an available 12-inch water main located on the north right-of-way of Thompson Mill Rd.		
2	SEWER: Lots to be developed on septic pending approval from GNR Health Department.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> X <input type="checkbox"/> NO
1			
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Note: Attach additional pages, if needed

Revised 7/26/2021

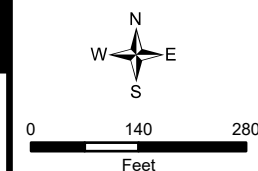


LEGEND

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

RZR2022-00003
RA-200 to R-100

Water & Sewer Utility Map



LOCATION



Water Comments: There is an available 12-inch water main located on the north right-of-way of Thompson Mill Rd.

Sewer Comments: Lots to be developed on septic pending approval from GNR Health Department.

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.

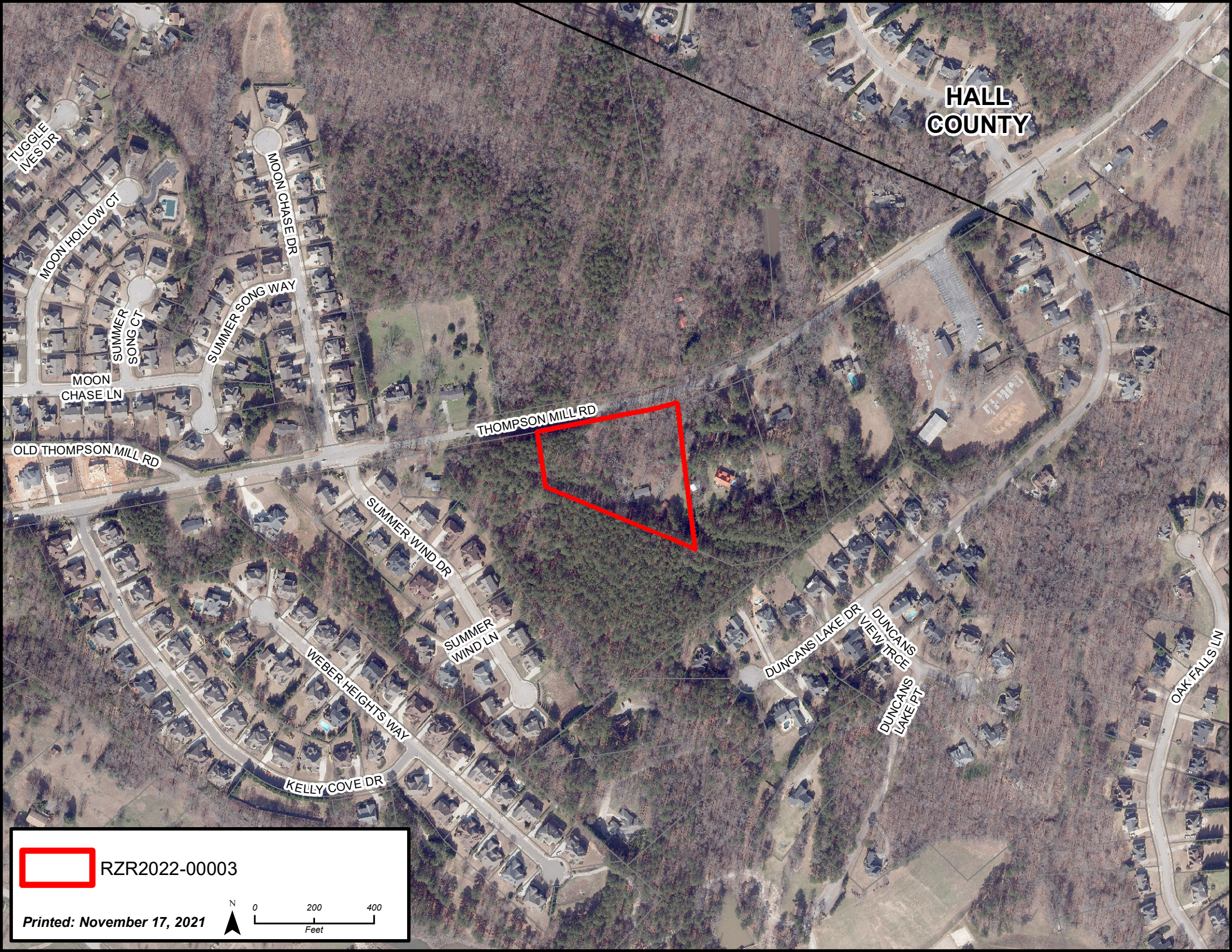
Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, 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]

HALL
COUNTY

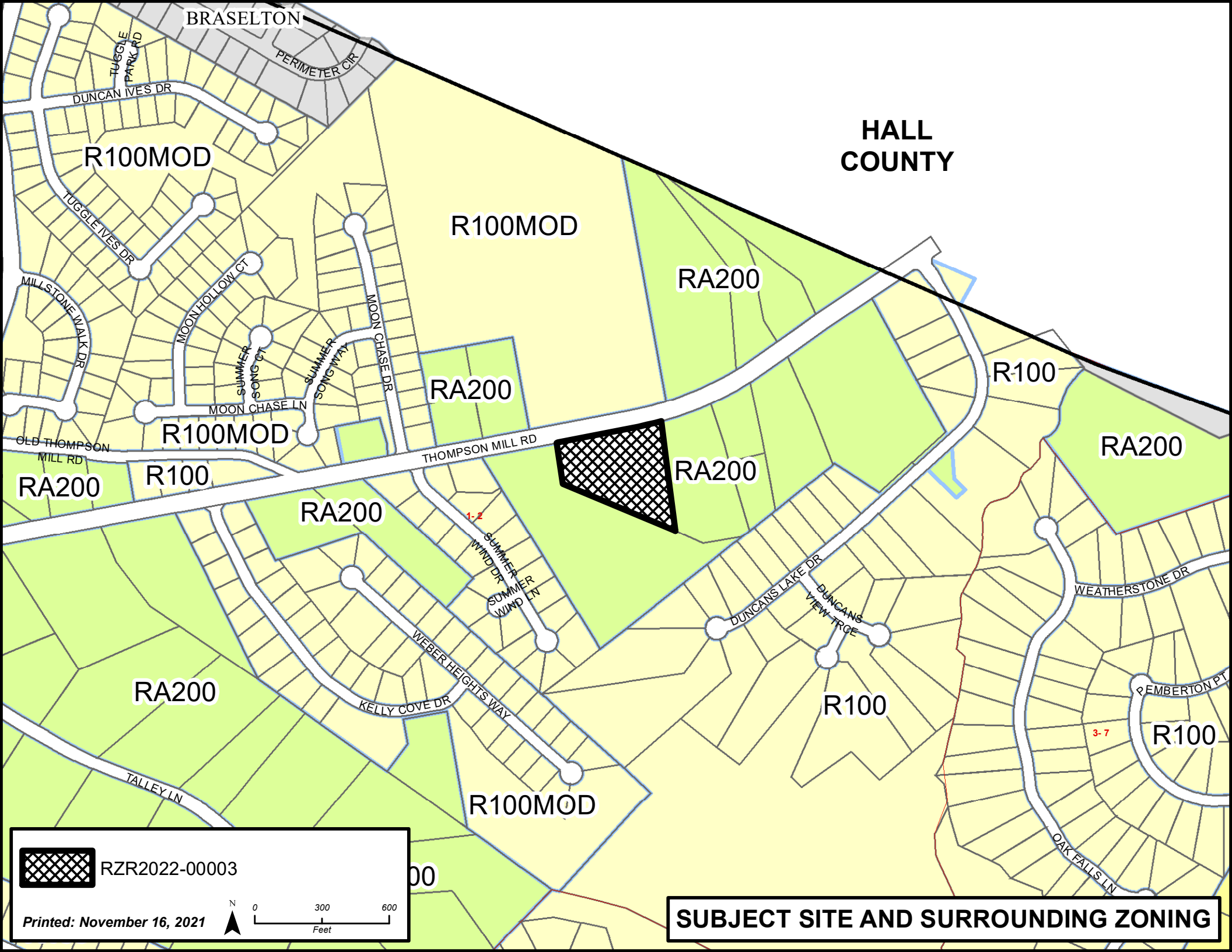


RZR2022-00003

Printed: November 17, 2021



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BRASELTON

HALL
COUNTY

R100MOD

R100MOD

RA200

RA200

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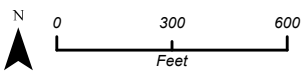
R100

R100



RZR2022-00003

Printed: November 16, 2021



SUBJECT SITE AND SURROUNDING ZONING

BRASELTON

HALL
COUNTY

Emerging
Suburban

1-2

3-7



RZR2022-00003

Printed: November 17, 2021



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2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

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Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Atlas Development</u>	NAME: <u>L. Burl Duncan</u>
ADDRESS: <u>14 W. Main St.</u>	ADDRESS: <u>677 S. Cross Lane Rd</u>
CITY: <u>Buford</u>	CITY: <u>Monroe</u>
STATE: <u>Ga</u> ZIP: <u>30518</u>	STATE: <u>Ga</u> ZIP: <u>30656</u>
PHONE: <u>678-978-6782</u>	PHONE: <u>770-655-8680</u>
EMAIL: <u>Cameron@hendersoncontractingllc.com</u>	EMAIL: <u>burl.naomi@windstream.net</u>
CONTACT PERSON: _____	PHONE: <u>678-978-6782</u>
CONTACT'S E-MAIL: <u>Cameron Henderson - Cameron@hendersoncontractingllc.com</u>	
<p>APPLICANT IS THE:</p> <p><input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER</p>	
PRESENT ZONING DISTRICT(S): <u>SFR</u> REQUESTED ZONING DISTRICT: <u>R100</u>	
PARCEL NUMBER(S): <u>R1002 031</u> ACREAGE: <u>3.631 acres</u>	
ADDRESS OF PROPERTY: <u>2694 Thompson Mill Road</u>	
PROPOSED DEVELOPMENT: <u>4 single family homes</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>4</u>	No. of Buildings/Lots: <u>N/A</u>
Dwelling Unit Size (Sq. Ft.): <u>2500 sq. ft</u>	Total Building Sq. Ft. <u>N/A</u>
Gross Density: <u>3.631</u>	Density: <u>N/A</u>
Net Density: <u>1.1 units per acre</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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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:

yes, single family homes

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

no, no adverse affect

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

mostly vacant land, no economic use

- (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, only 4 homes

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

yes

- (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:

Should be approved to benefit the street & economy with 4 new, well built homes

WINNETT COUNTY
PLANNING AND DEVELOPMENT

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11/4/21 3:30PM

ATLAS DEVELOPMENT,
Incorporated


14 West Main Street
Buford, Georgia 30518
678-978-6782
Cameron@hendersoncontractingllc.com

To Whom it May Concern:
Regarding the property located at:
2694 Thompson Mill Road
Buford, Georgia 30518

Dear Recipient,

As the owner of Atlas Development, it is my intention to have the above-mentioned land rezoned to R100 to place four new, single-family homes. The homes will be roughly 3181 square feet and have a 62' by 48' dimensions. The homes will be serviced by septic. The new survey attached to my rezoning application shows the plan for the four new lots to place the four new homes upon. These four new homes will bring an economic upgrade compared to the current zoning and use of the property. Four new homes mean there will be four new buyers to the area, which will in turn, provide new potential workers for this area. The current use is not being used to its full potential. My intent of rezoning this property is to use the land to the fullest and most economical extent possible, as provided by the county.

Warm regards,

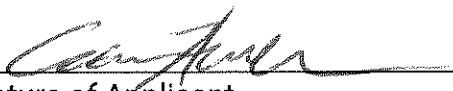

Cameron Henderson
Owner, Atlas Development, Inc

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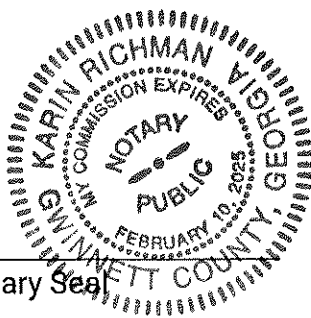
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REZONING APPLICANT'S CERTIFICATION

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.

 10/29/21
Signature of Applicant Date

Camryn Henderson
Type or Print Name and Title

 10/29/21 
Signature of Notary Public Date Notary Seal

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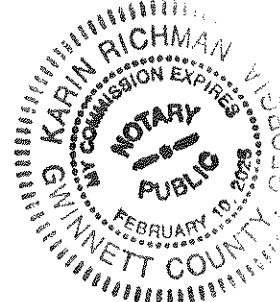
REZONING PROPERTY OWNER'S CERTIFICATION

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.

Burl Duncan 11/1/21
Signature of Property Owner Date

L. Burl Duncan
Type or Print Name and Title

Karin Richman 11/1/21
Signature of Notary Public Date Notary Seal



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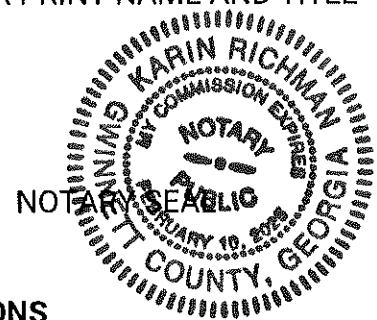
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

Cameron Henderson 10/29/21 Cameron Henderson
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Lauren Henderson 10/29/21 Lauren Henderson
SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

Ben B... 10/29/21
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 Cameron Henderson
YOUR NAME

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

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

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

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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)

R1
District

002
Land Lot

031
Parcel

GMD1897

Signature of Applicant

Date

Type or Print Name and Title

PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.

TAX COMMISSIONERS USE ONLY

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

Chris Nelson

NAME

Senior Tax Services Associate

TITLE

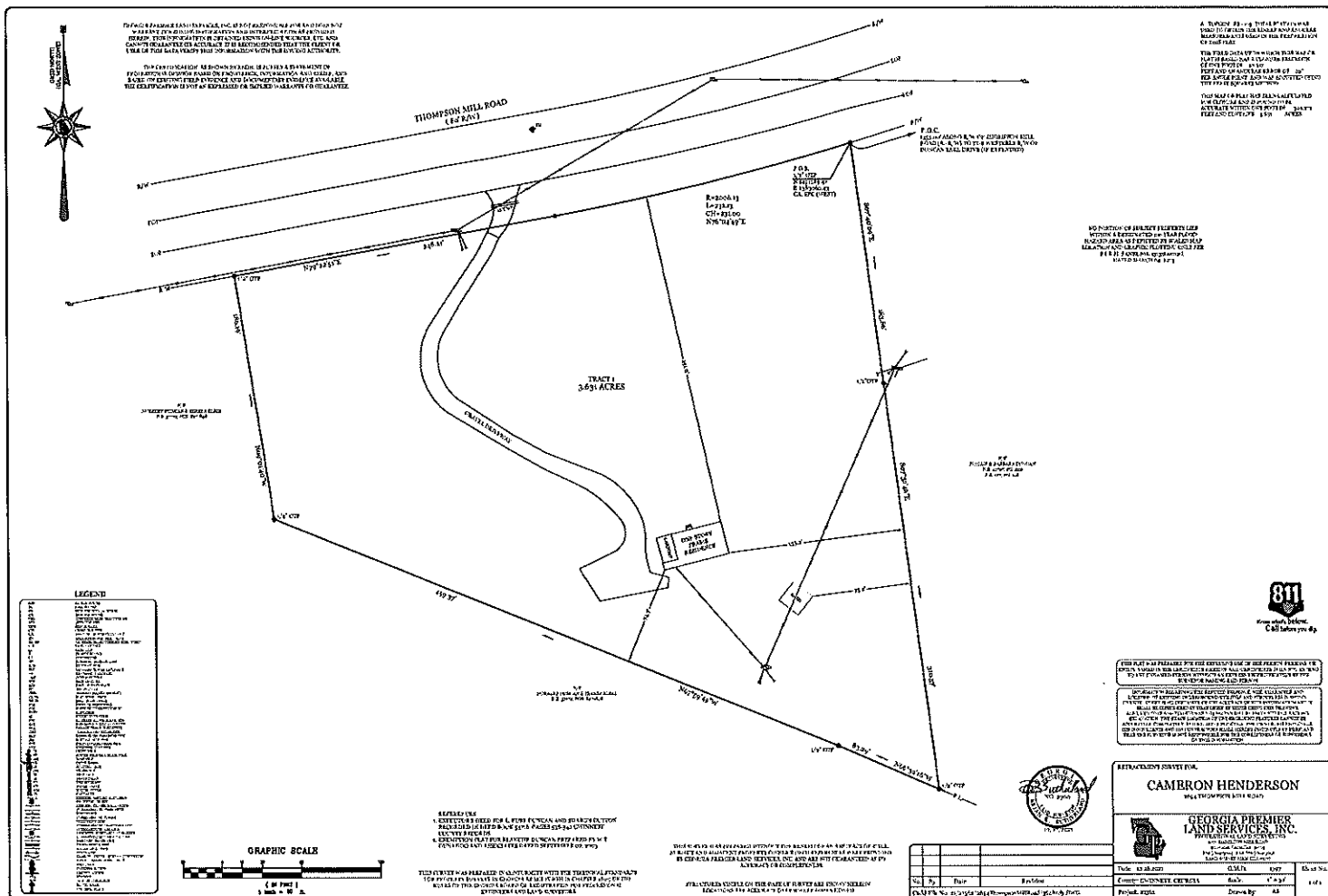
11-04-21

DATE

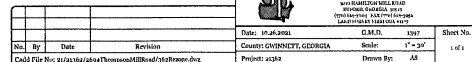
GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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11/4/21 3:30PM



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**2694 Thompson Mill Road
3.631 Acres**

All that tract or parcel of land lying and being in GMD 1397, Gwinnett County, Georgia and being particularly described as follows:

To find the point of beginning, commence at the intersection of the westerly right of way of Duncan Lake Drive and the southerly right of way of Thompson Mill Road (if extended); THENCE traveling in a generally southwesterly direction on said southerly right of way of Thompson Mill Road (80' right of way) for a distance of 1353.00 feet to a point, said point marked by a ½ inch open top pipe found having Georgia State Plane Coordinates of North 1491589.47 and East 2383060.43 (West Zone), said point being THE TRUE POINT OF BEGINNING.

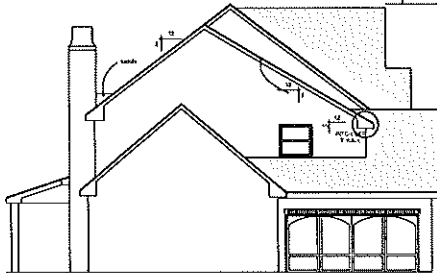
THENCE leaving said right of way and traveling South 07 Degrees 40 Minutes 09 Seconds East for a distance of 183.86 feet to a point, said point marked by a ½ inch open top pipe found; THENCE South 07 Degrees 32 Minutes 46 Seconds East for a distance of 310.57 feet to a point, said point marked by a ½ inch open top pipe found; THENCE traveling North 66 Degrees 32 Minutes 16 Seconds West for a distance of 83.29 feet to a point, said point marked by a ½ inch open top pipe found; THENCE North 67 Degrees 59 Minutes 49 Seconds West for a distance of 459.37 feet to a point, said point marked by a ½ inch open top pipe found; THENCE North 09 Degrees 01 Minutes 40 Seconds West for a distance of 186.19 feet to a point on the southerly right of way of Thompson Mill Road (80' right of way), said point marked by a ½ inch open top pipe found; THENCE traveling on said right of way North 79 Degrees 22 Minutes 51 Seconds East for a distance of 246.21 feet to a point; THENCE continuing along a curve to the left having a radius of 2006.13 feet and an arc length of 231.13 feet being subtended by a chord bearing of North 76 Degrees 04 Minutes 49 Seconds East and a chord distance of 231.00 feet to a point, said point marked by a ½ inch open top pipe found, said point being THE TRUE POINT OF BEGINNING.

Said property contains 3.631 Acres.

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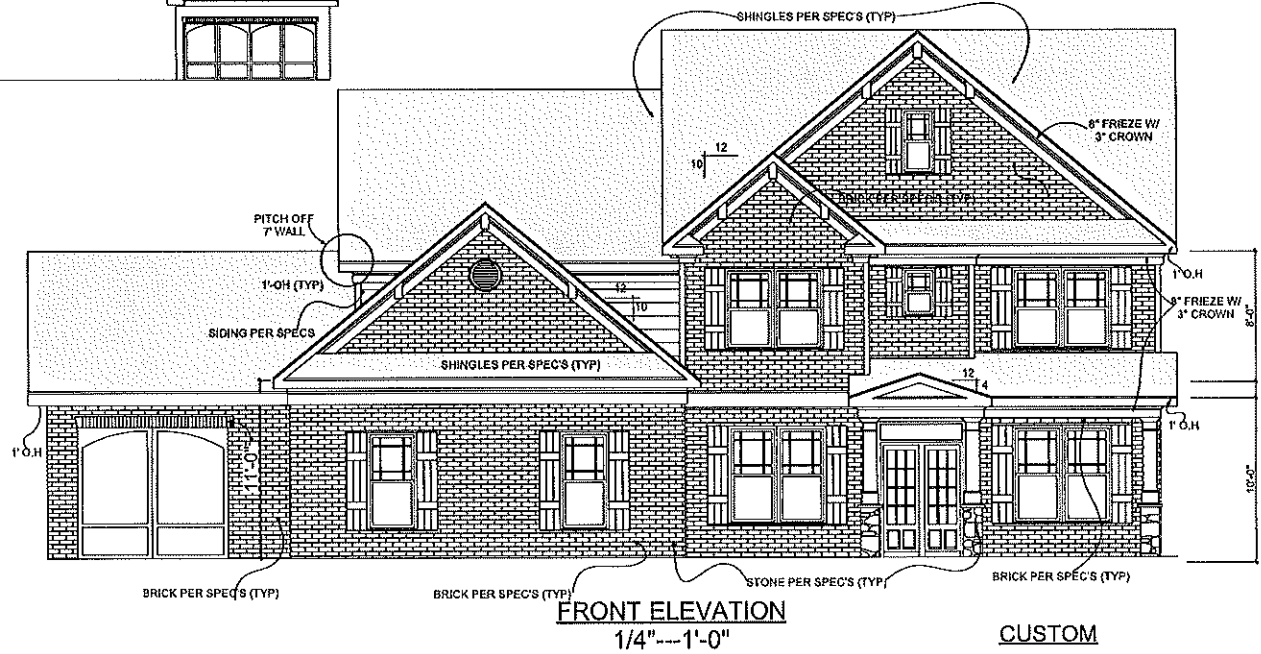
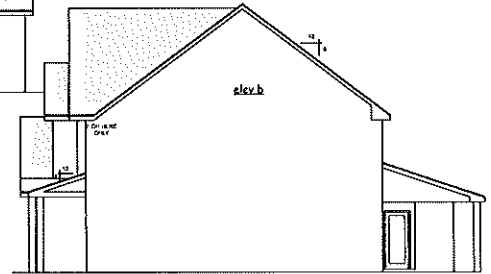
LEFT ELEVATION
1/8"---1'-0"



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



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



REV.

DATE

ALL PLANS HAVE BEEN
CHECKED BY
WE PLAN HOMES, LLC.

WE PLAN
HOMES, LLC.
11111 WILLOW CREEK
N.W. TALLASSEE, FL 32310

THE VINCENT
ELEVATIONS

DWG. BY:
PWL/SAM

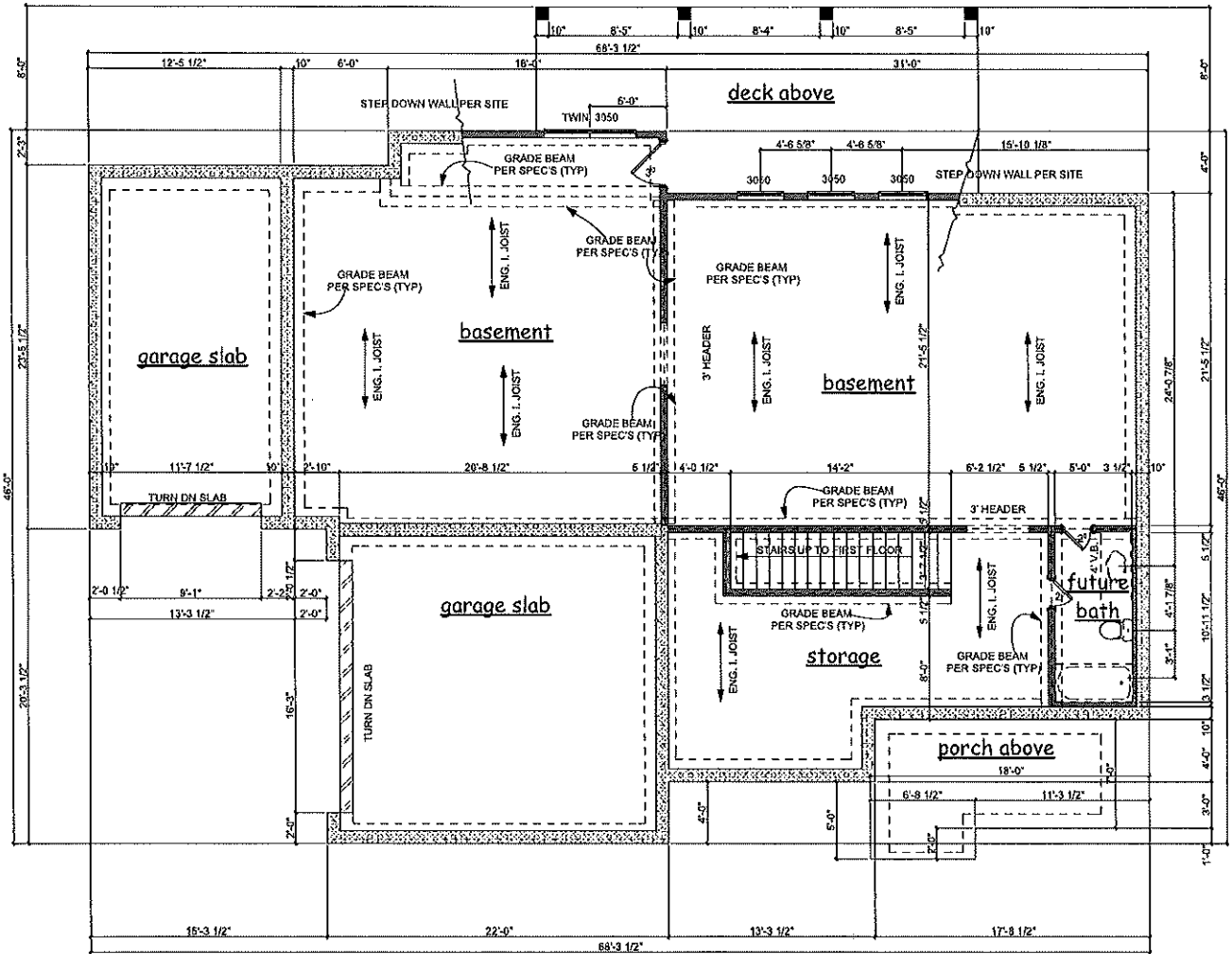
DATE:
9-4-12

SHEET:

1

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REV.
DATE

ALL PLANS HAVE BEEN
REVIEWED BY
WE PLAN HOMES, LLC.

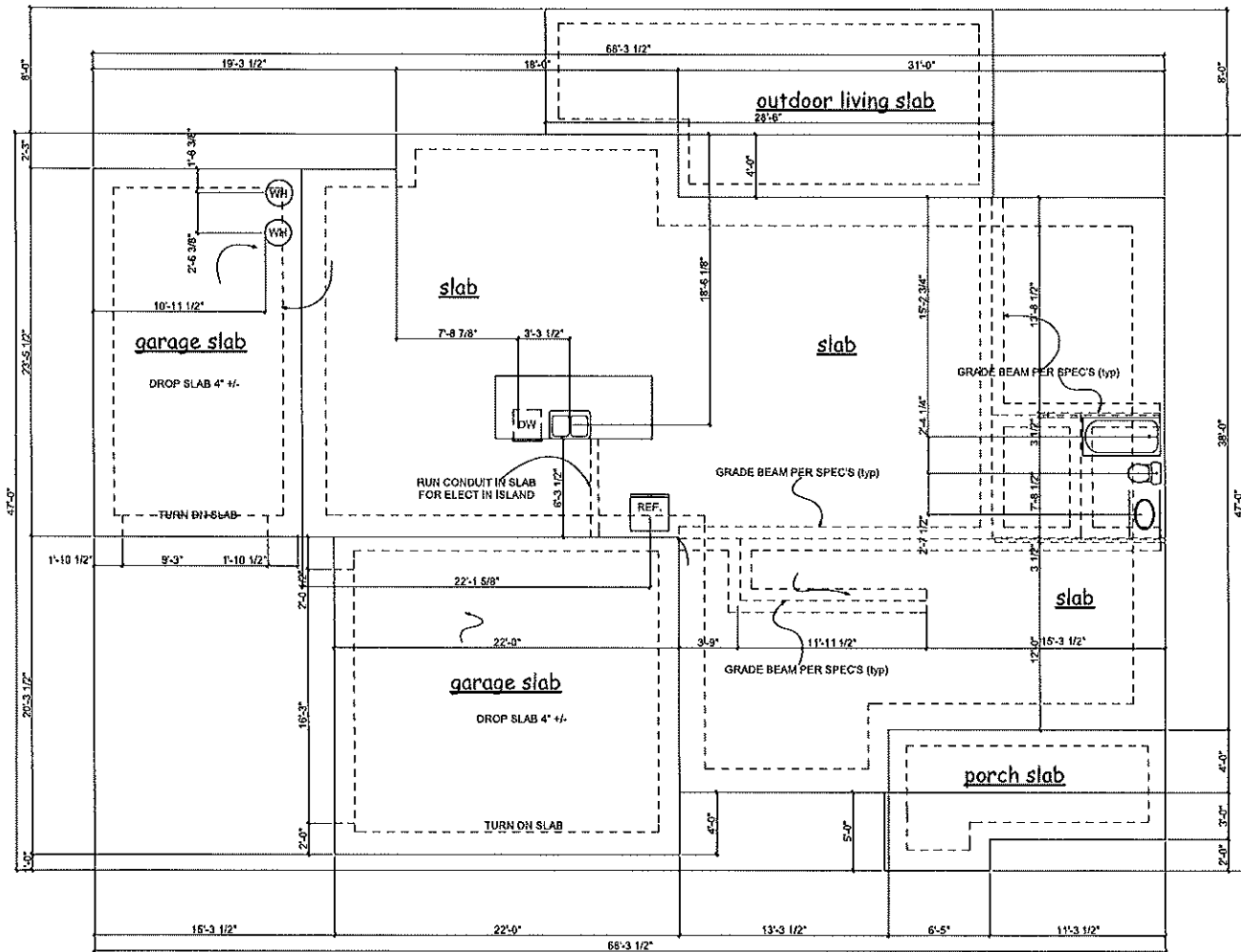
WE PLAN
HOMES, LLC.
701 Peachtree
Atlanta, GA 30308

THE VINCENT
BASEMENT PLAN

DWG. BY:
PWL/SAM

DATE:
9-4-12

SHEET:
2



DATE	REV.
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ALL PLANS HAVE BEEN
COPYRIGHTED © BY
WE, PLAN HOMES, LLC.

**WE PLAN
HOMES, LLC.**

THE VINCENT
SLAB PLAN

BY: PNL/SAM

DATE:
9-4-12

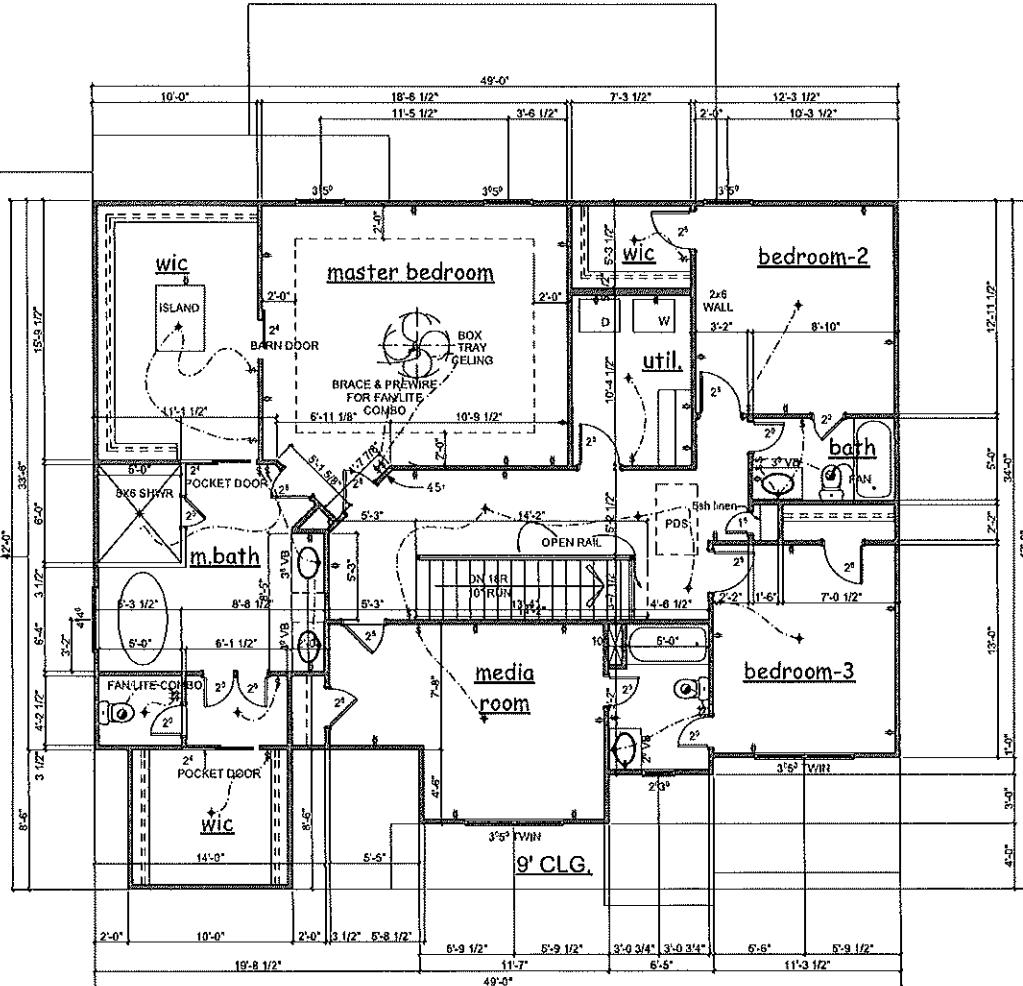
SHEET;

2

<p>THE VINCENT FIRST FLOOR</p>	<p>DWG. BY: PWL/SAM</p>	<p>DATE: 5-4-12</p>	<p>SHEET: 3</p>		<p>ALL PLANS HAVE BEEN REVIEWED BY WE PLAN HOMES, LLC.</p>	<p>DATE</p>	<p>REV.</p>

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11/4/2021 3:30PM



REV.

DATE

ALL PLANS HAVE BEEN
REVIEWED BY
WE PLAN HOMES, LLC.

WE PLAN
HOMES, LLC.
111. Ph.D. President

THE VINCENT
SECOND FLOOR

DWG. BY:
PWL/SAM

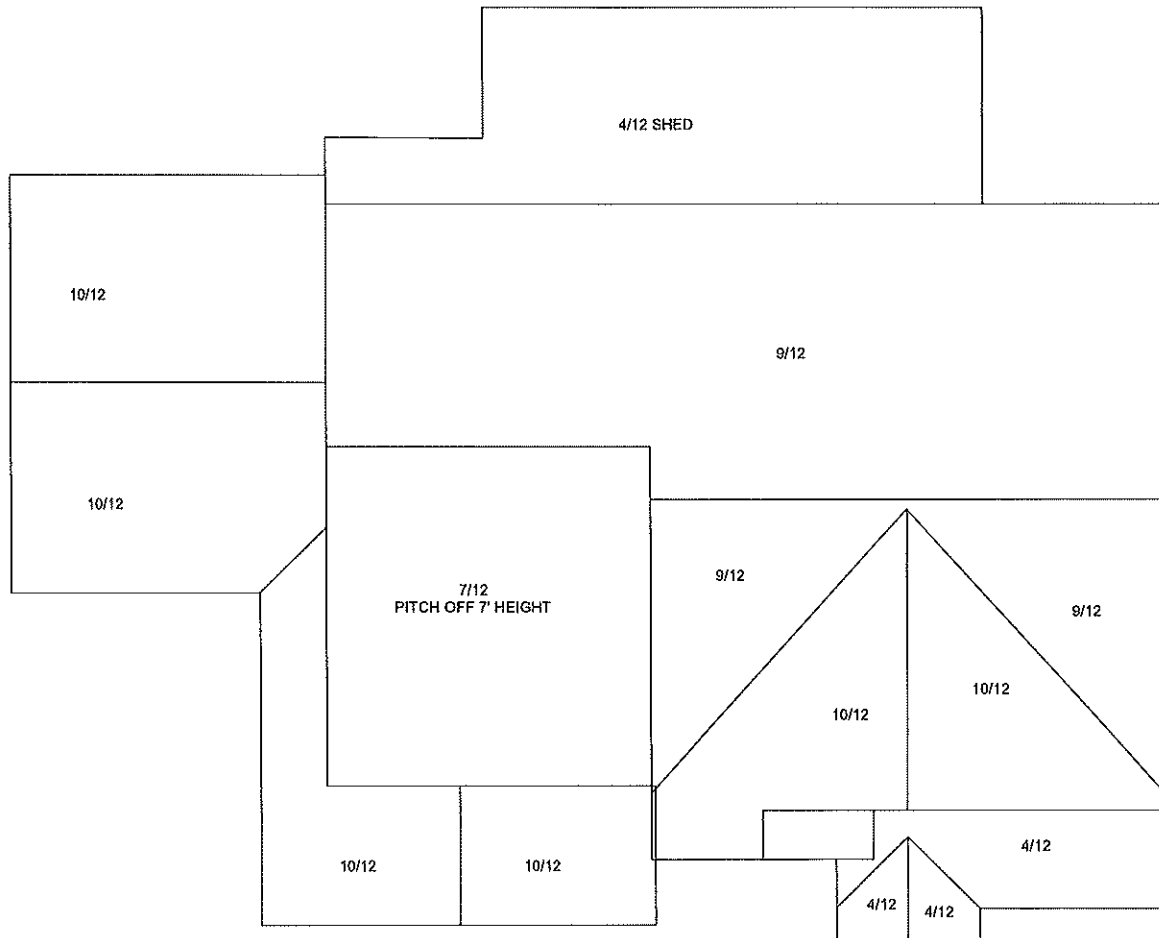
DATE:
9-4-12

SHEET:

4

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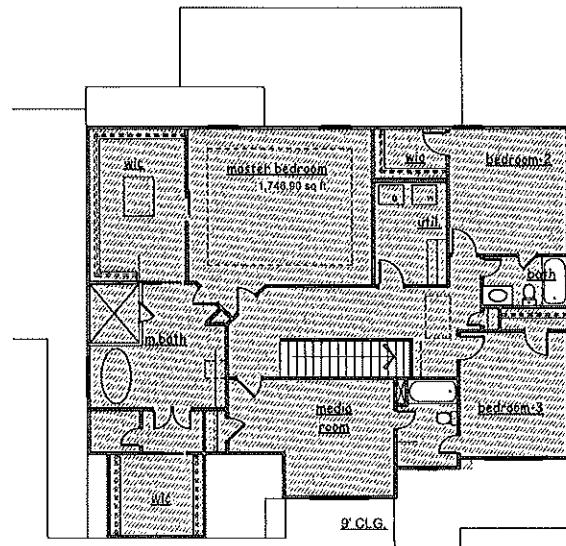
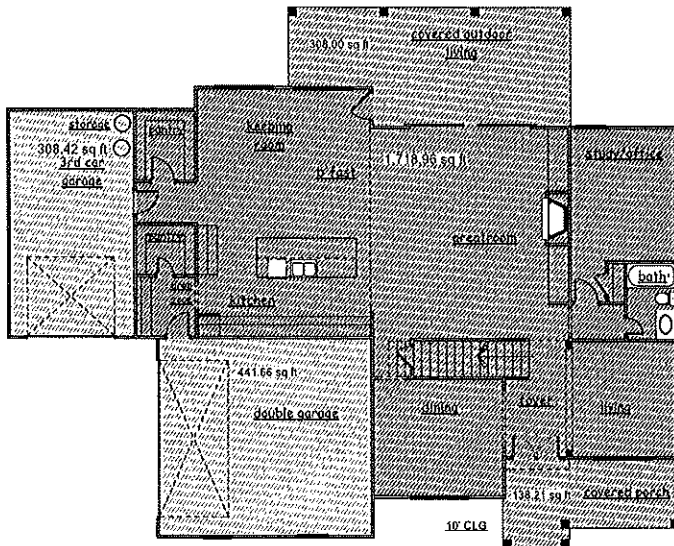
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REV.	DATE	<p>ALL PLANS HAVE BEEN CHECKED BY WE PLAN HOMES, LLC.</p>	<p>WE PLAN HOMES, LLC. 11117 Peachtree www.wepanhomes.com</p>	<p>THE VINCENT ROOF PLAN</p>	DWG. BY: PWL/SAM
					DATE: 9-4-12
SHEET: 5					

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11/4/2021 3:30PM



REV.
DATE

ALL PLANS HAVE BEEN
REVIEWED BY
WE PLAN HOMES, LLC.

WE PLAN
HOMES, LLC.
1111 Peachtree
Atlanta, Georgia 30309

THE VINCENT
SQ. FT PLAN

DWG. BY:
PWL/SAM

DATE:
9-4-12

SHEET:
5