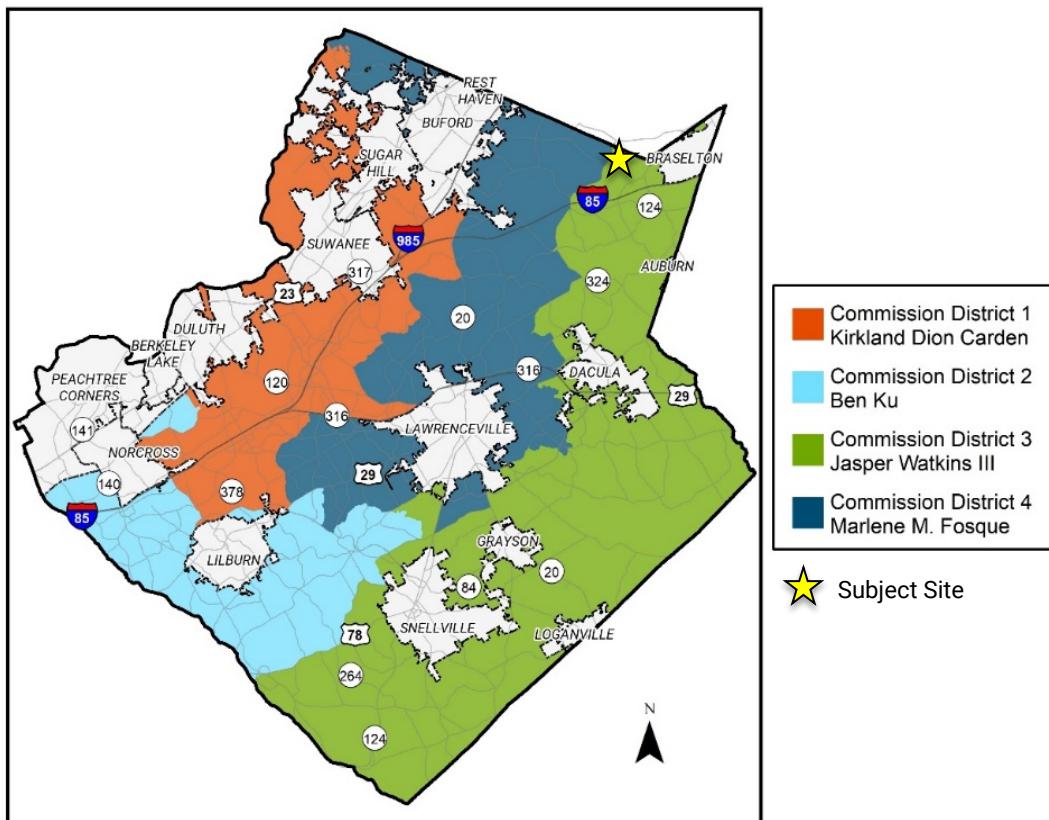




## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

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



*Location Map*

**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

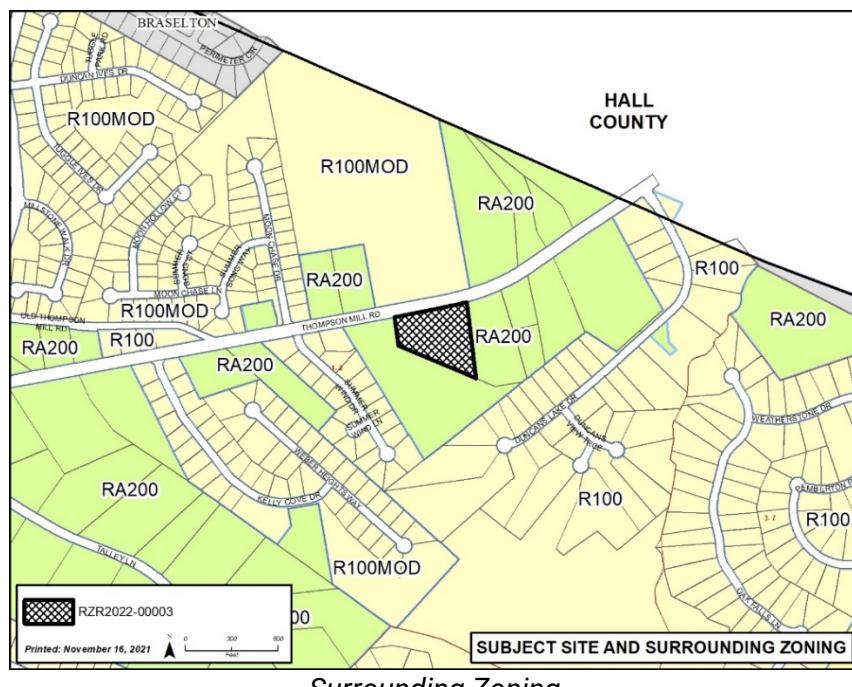
The subject property is zoned RA-200 (Agriculture Residence District). No prior zoning requests are on record for this property.

## 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:



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.**

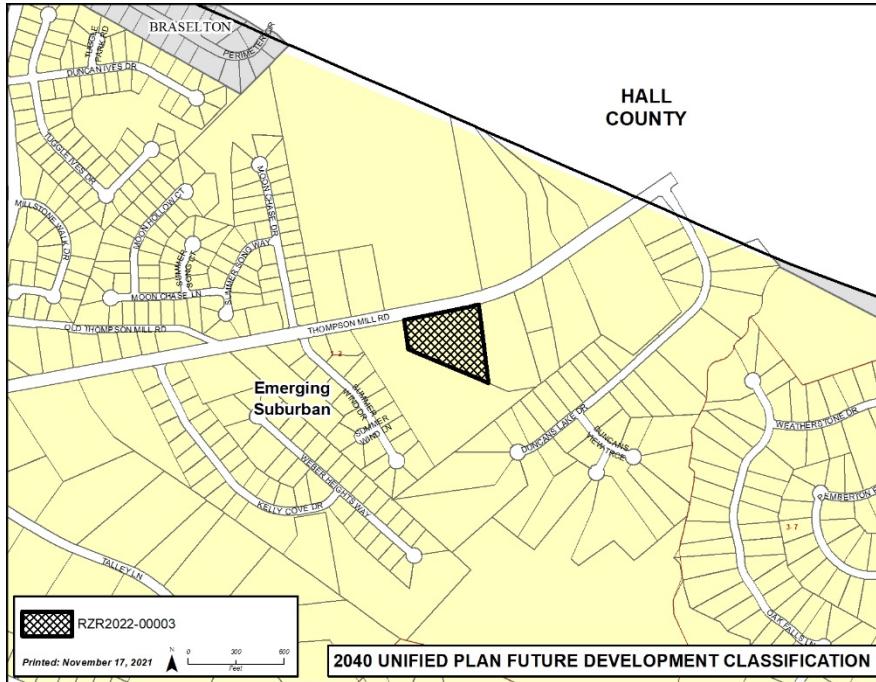
The property has a reasonable economic use as currently zoned.

**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]**



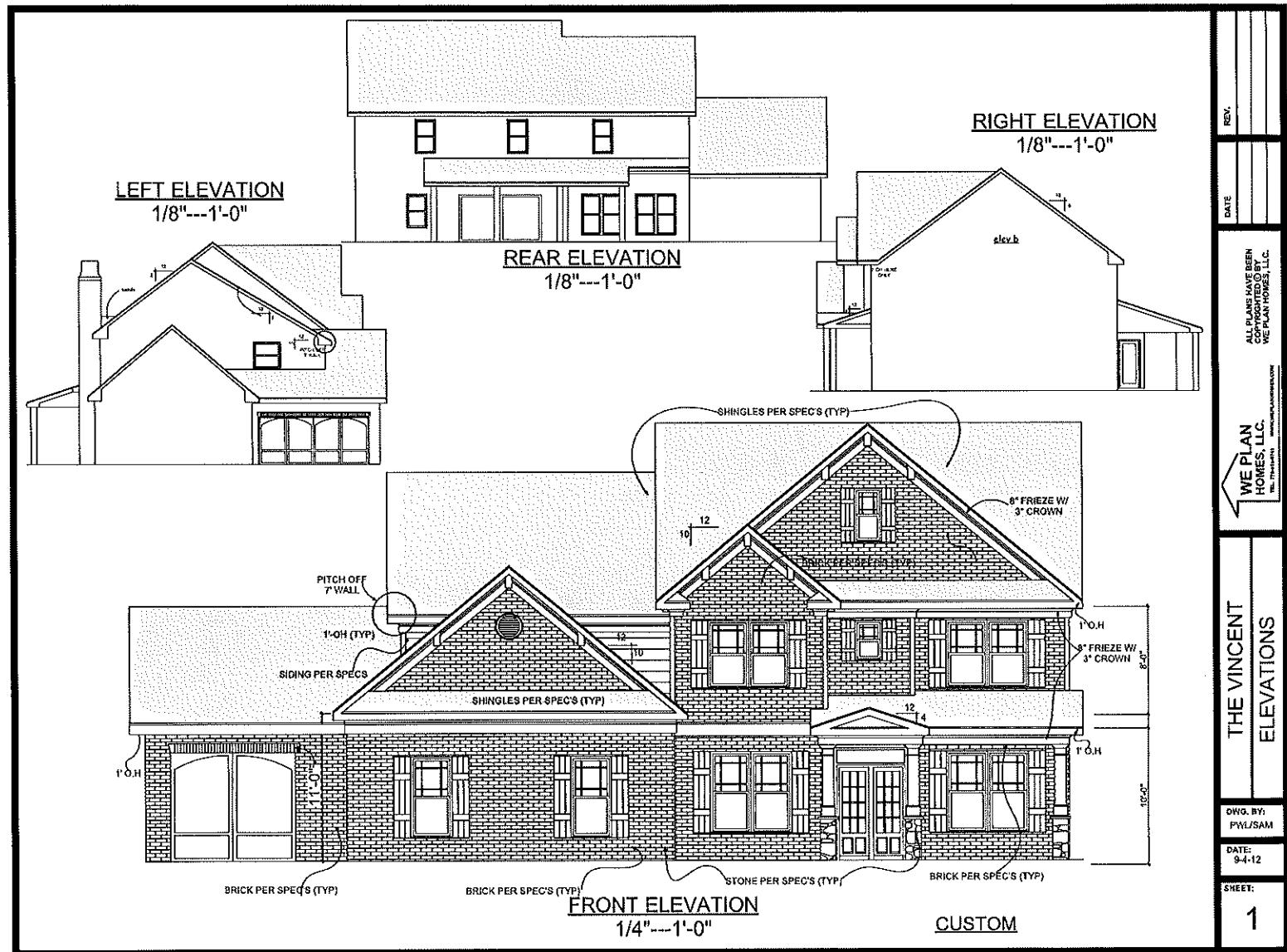
**Exhibit C: Building Elevations**

**[attached]**

## GWINNETT COUNTY PLANNING AND DEVELOPMENT

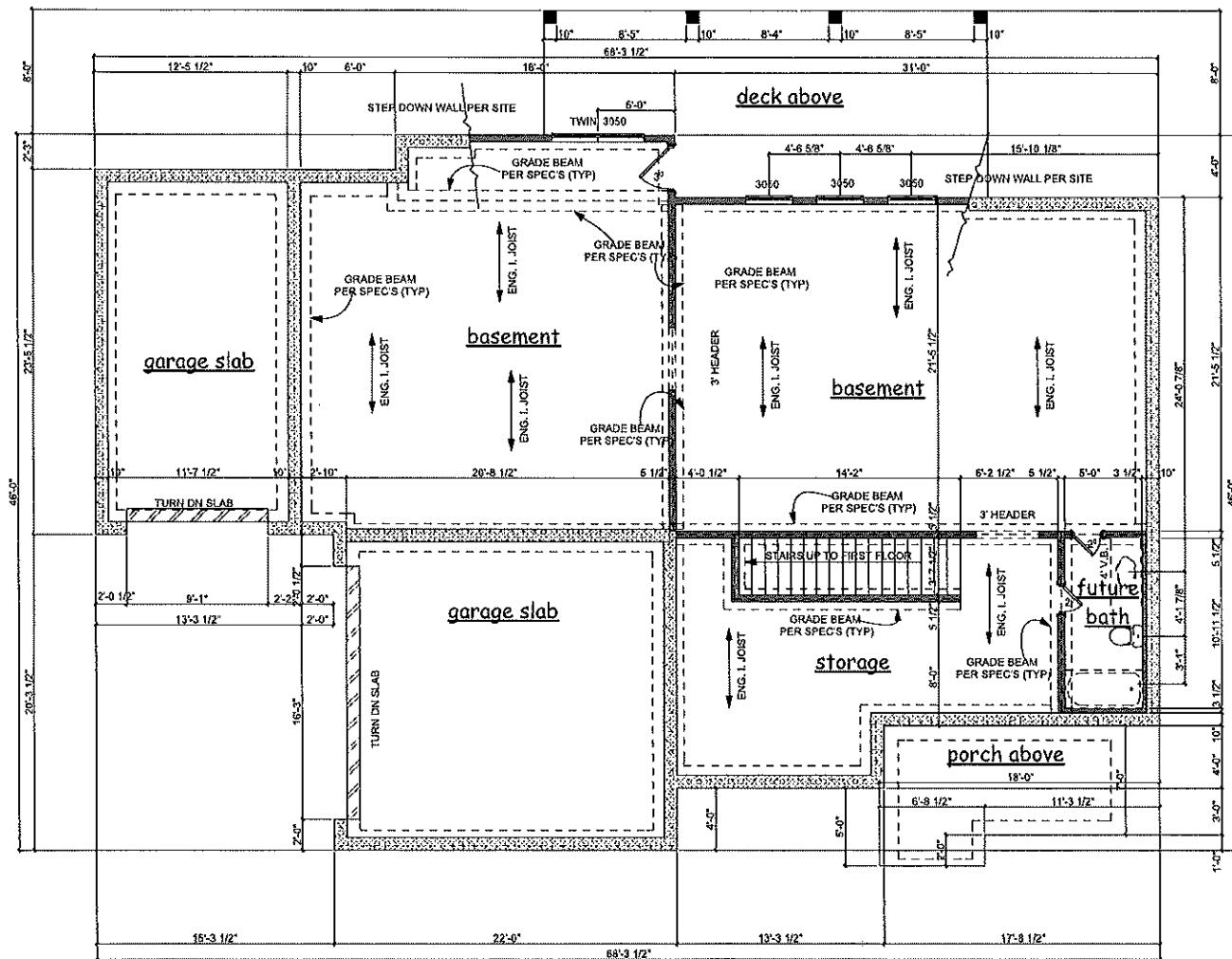
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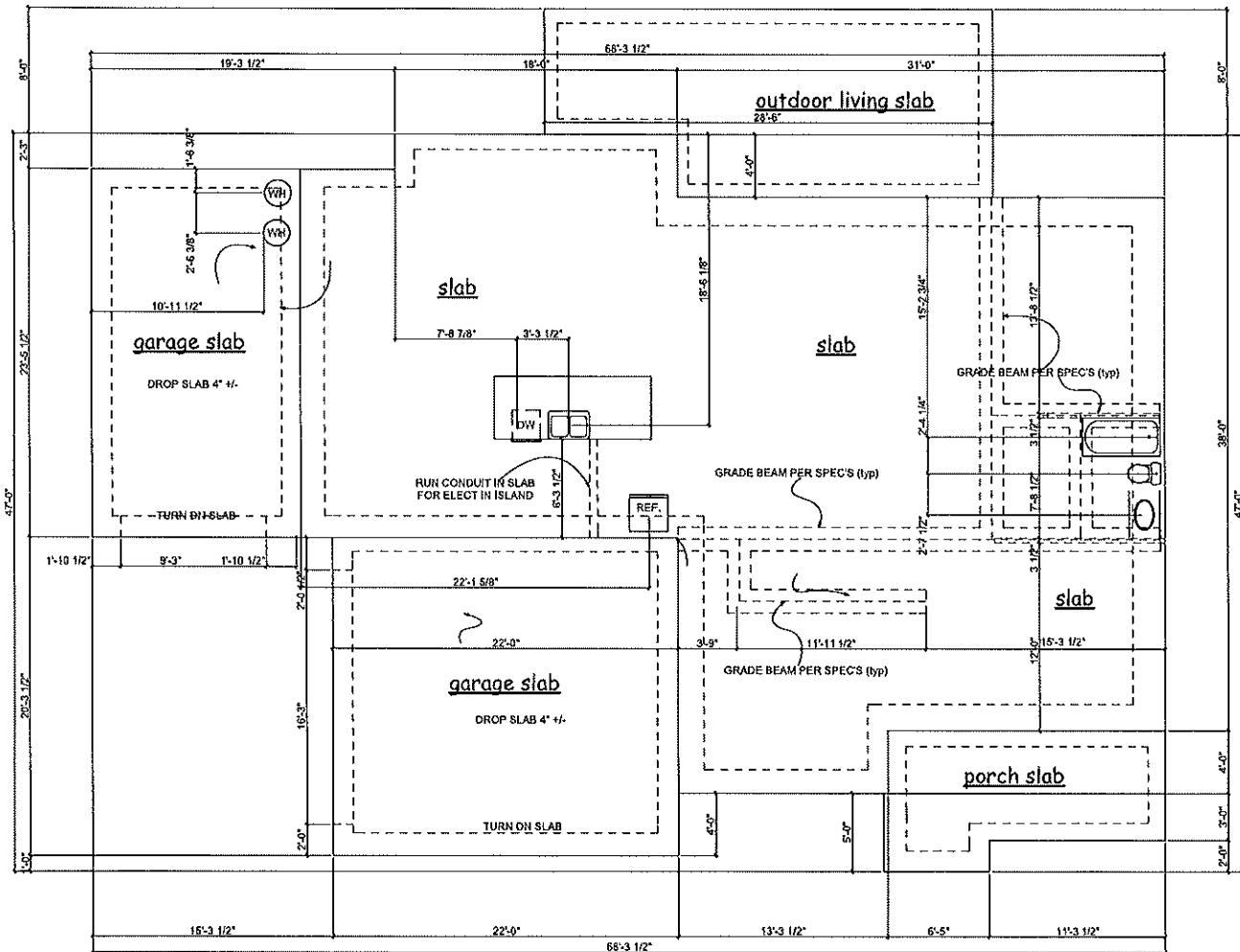
The logo for WE PLAN HOMES, LLC. It features a stylized house outline with the company name inside. Below the house is the website address: [www.weplanhomes.com](http://www.weplanhomes.com).

## THE VINCENT ASEMENT PLAN

DWG. BY:  
FVW/SAM  
DATE:  
9-4-12  
SHEET:

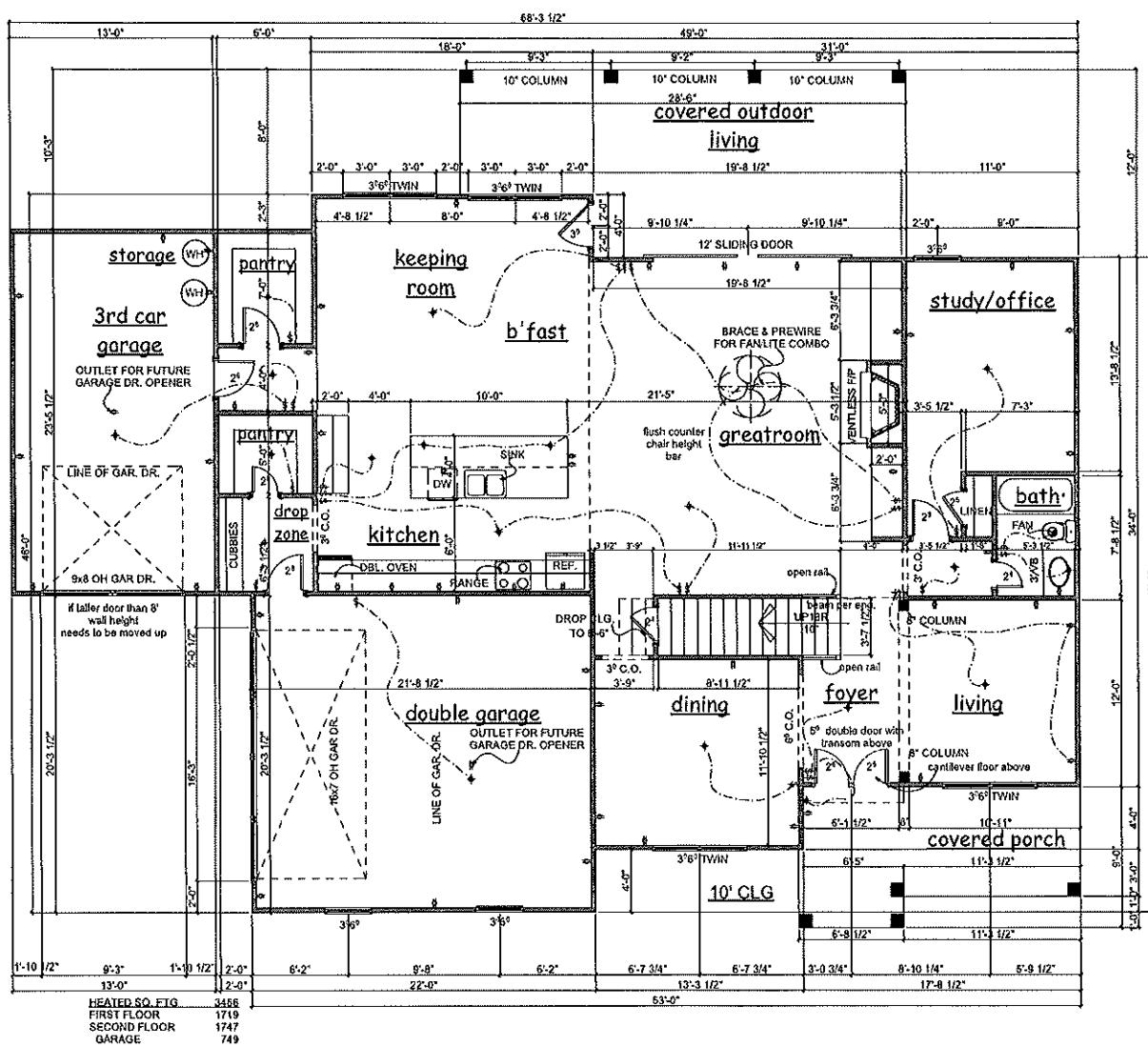
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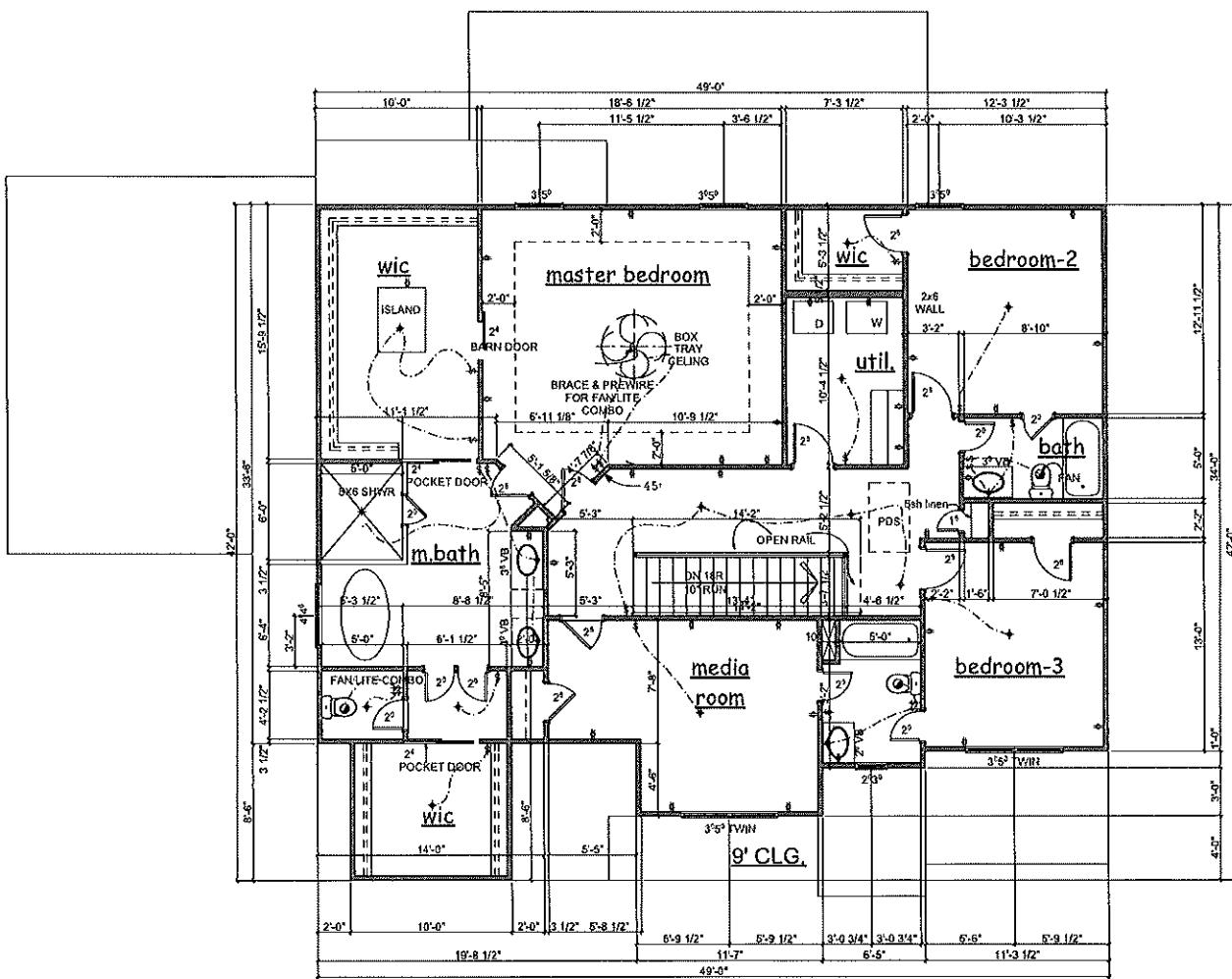
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SECOND FLOOR

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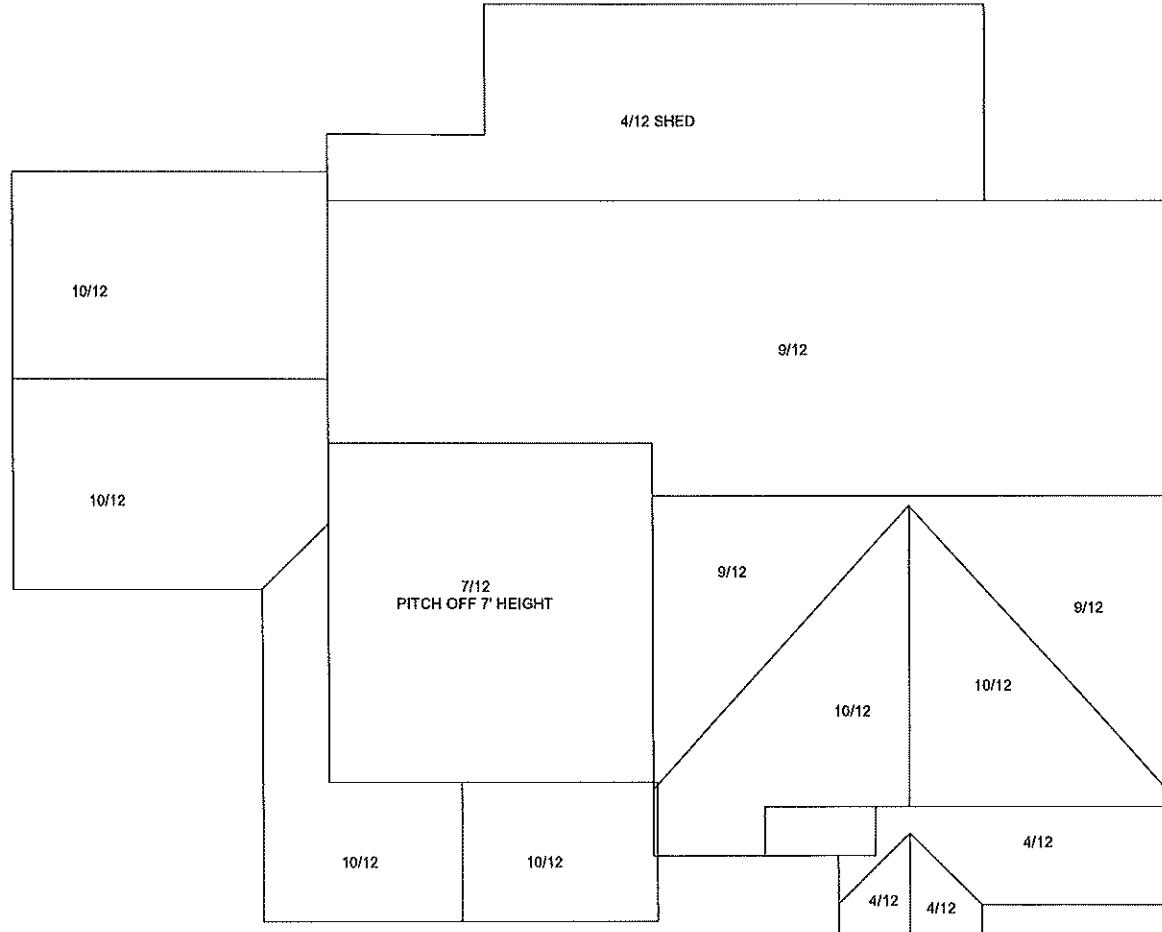
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GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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WE PLAN HOMES, LLC. 100-777-4444	
THE VINCENT ROOF PLAN	
DWG. BY: PWV/SAM	
DATE: 9-4-12	
SHEET: 5	

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

**[attached]**

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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 BURDENOME 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**

<b>TRC Meeting Date:</b>		12-14-2021	
Department/Agency Name:		Transportation	
Reviewer Name:		Michael Johnson	
Reviewer Title:		Construction Manager 2	
Reviewer Email Address:		<a href="mailto:Michael.johnson2@gwinnettcounty.com">Michael.johnson2@gwinnettcounty.com</a>	
Case Number:		RZR2022-00003	
Case Address:		2694 Thompson Mill Road	
<b>Comments:</b>		<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>
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			
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/> <b>YES</b>	<input checked="" type="checkbox"/> <b>NO</b>
1			
2			
3			
4			
5			
6			
7			

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

*Revised 7/26/2021*



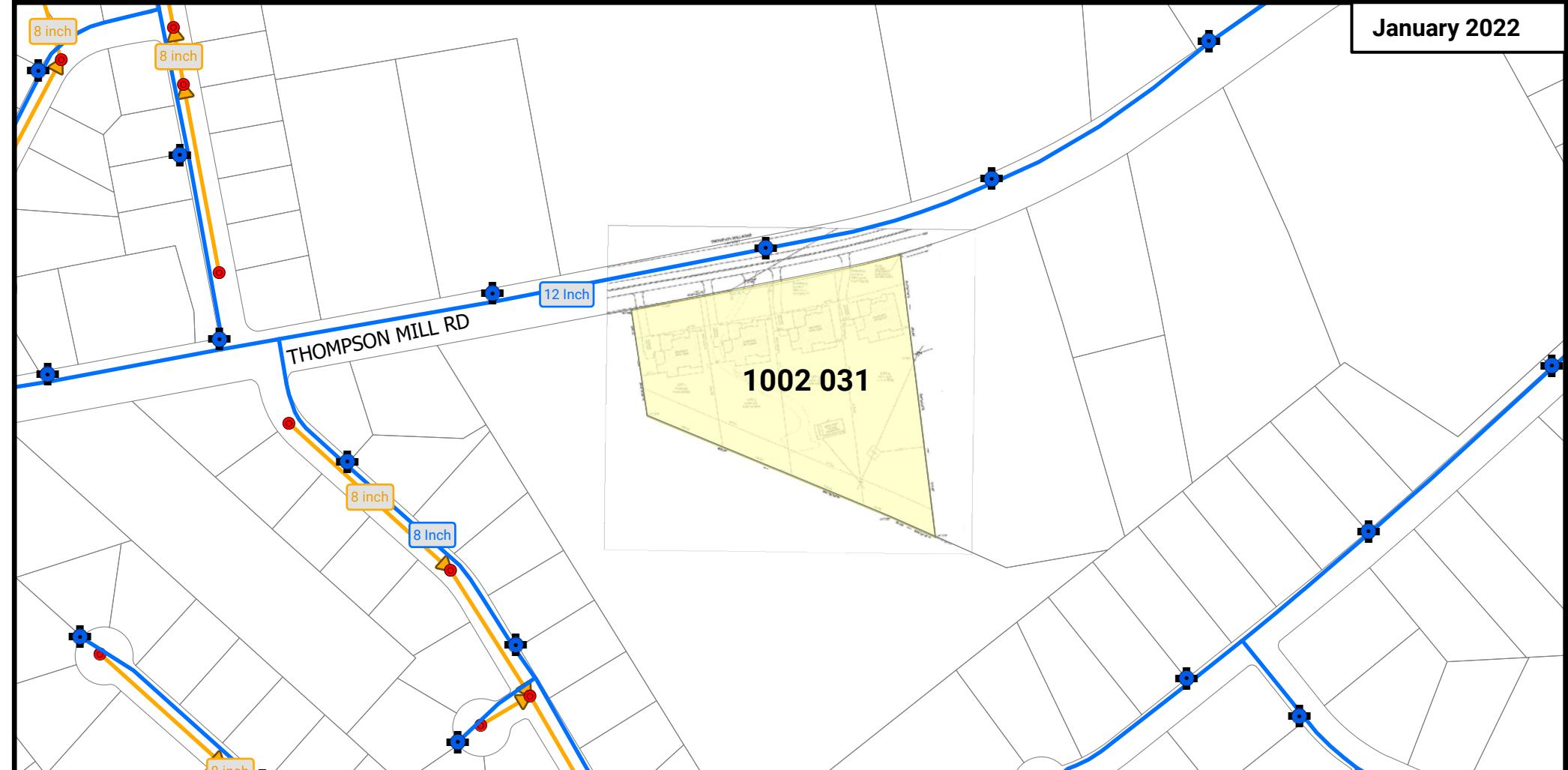


**Department of Planning and Development**  
**TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>		December 14, 2021	
Department/Agency Name:		DWR	
Reviewer Name:		Mike Pappas	
Reviewer Title:		GIS Planning Manager	
Reviewer Email Address:		<a href="mailto:Michael.pappas@gwinnettcounty.com">Michael.pappas@gwinnettcounty.com</a>	
Case Number:		RZR2022-00003	
Case Address:		2694 Thompson Mill Road	
<b>Comments:</b>		<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>
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			
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<b>YES</b>
1			
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**Note:** Attach additional pages, if needed

*Revised 7/26/2021*

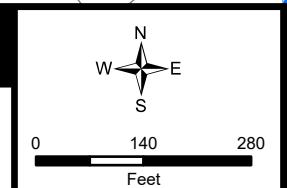


## LEGEND



**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.

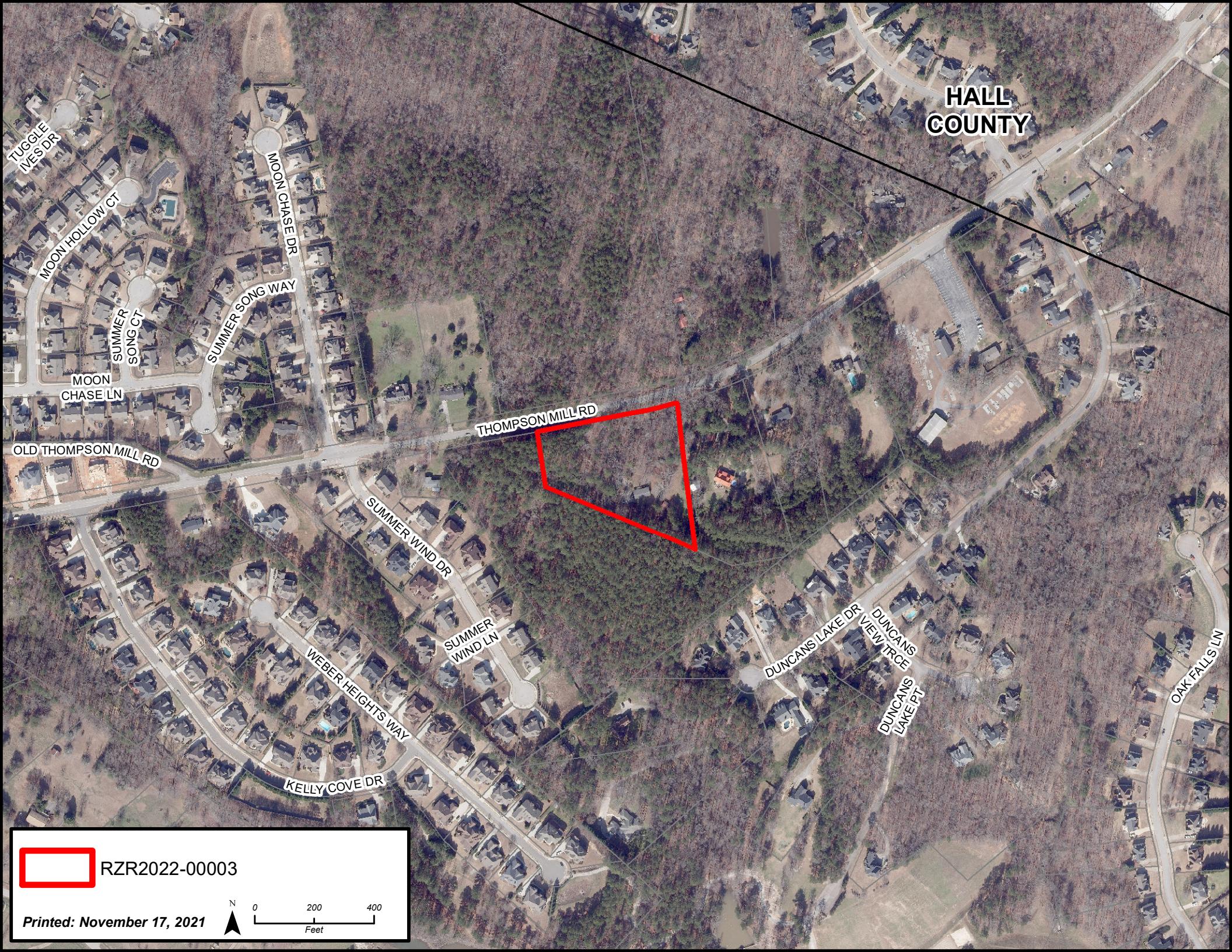
**Water and Sewer Design and Construction Requirements:** Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications,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

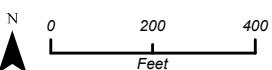
**Exhibit F: Maps**

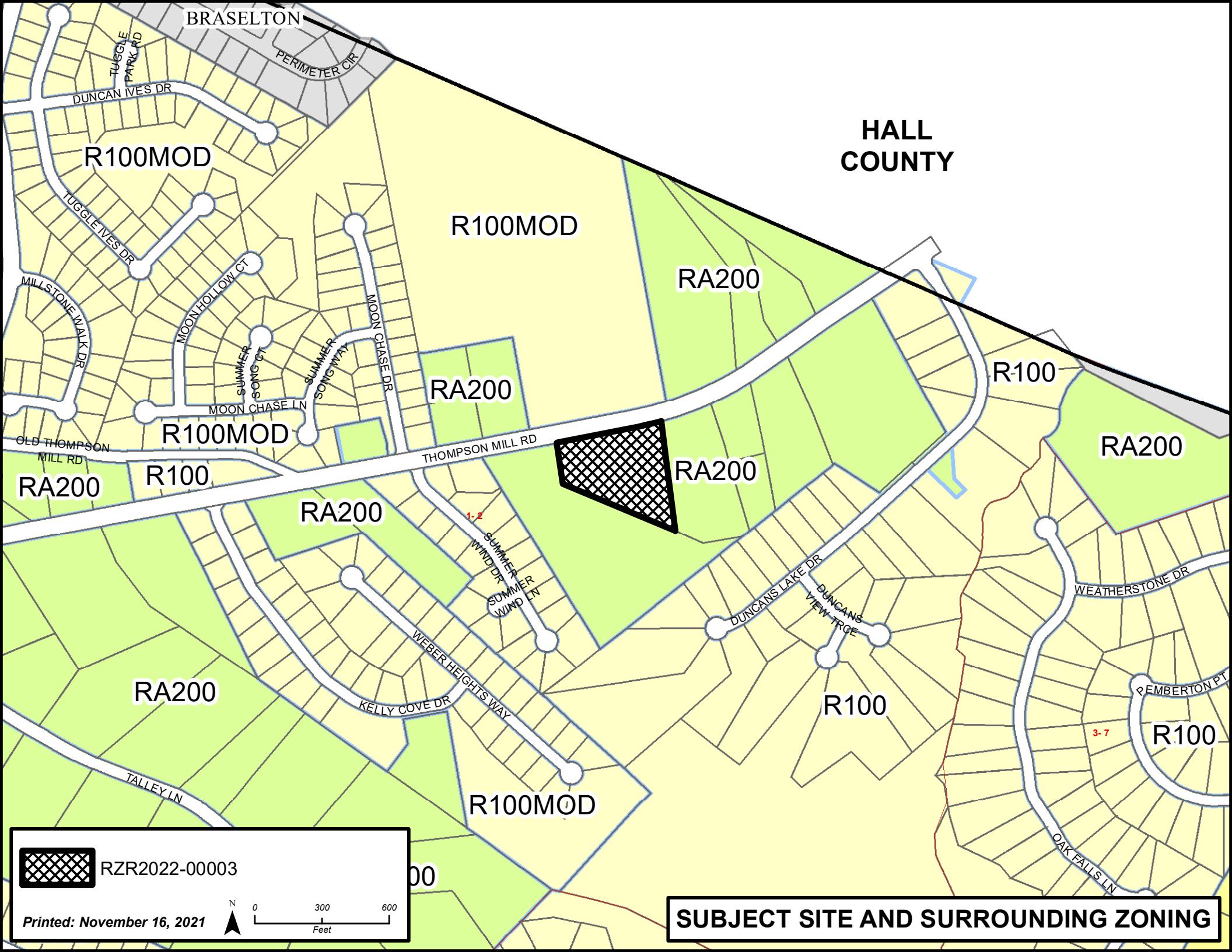
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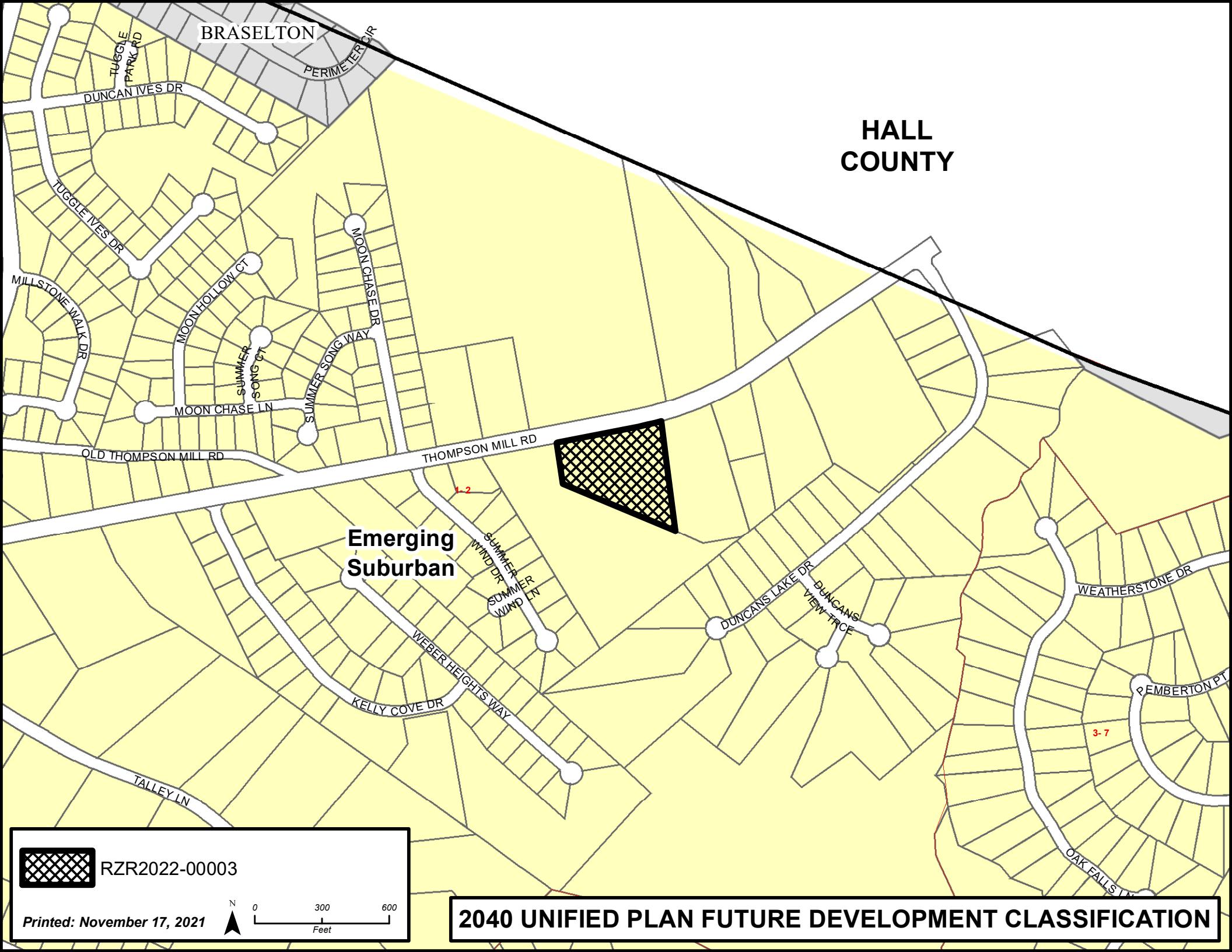
HALL  
COUNTY



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REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
<p>NAME: <u>Atlas Development</u></p> <p>ADDRESS: <u>14 W. Main St.</u></p> <p>CITY: <u>Buford</u></p> <p>STATE: <u>Ga</u> ZIP: <u>30518</u></p> <p>PHONE: <u>678-978-6782</u></p> <p>EMAIL: <u>Cameron@henderson</u> <u>Contracting11c.com</u></p> <p>CONTACT PERSON: _____</p> <p>CONTACT'S E-MAIL: <u>Cameron Henderson - Cameron@henderson</u> <u>Contracting</u> <u>11c.com</u></p>	<p>NAME: <u>L. Burl Duncan</u></p> <p>ADDRESS: <u>677 S. Cross Lane Rd</u></p> <p>CITY: <u>Monroe</u></p> <p>STATE: <u>Ga</u> ZIP: <u>30656</u></p> <p>PHONE: <u>770-655-8680</u></p> <p>EMAIL: <u>burl.naomi@windstream.</u> <u>net</u></p> <p>PHONE: <u>678-978-6782</u></p>
<p>APPLICANT IS THE:</p> <p><input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER</p> <p>RESIDENTIAL <u>SFR</u> REQUESTED ZONING DISTRICT: <u>R100</u></p> <p>PRESENT ZONING DISTRICT(S): <u>R1002 031</u> ACREAGE: <u>3.631 acres</u></p> <p>PARCEL NUMBER(S): <u>2694 Thompson Mill Road</u></p> <p>ADDRESS OF PROPERTY: <u>2694 Thompson Mill Road</u></p> <p>PROPOSED DEVELOPMENT: <u>4 single family homes</u></p>	

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.

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(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 BURDENOME 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

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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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,

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Warm regards,

  
Cameron Henderson  
Owner, Atlas Development, Inc

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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.



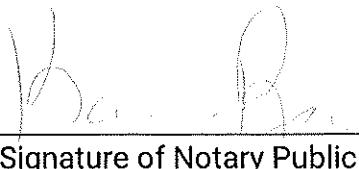
Signature of Applicant



Date



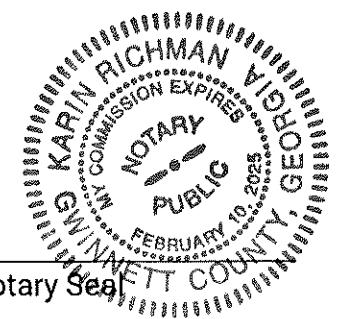
Type or Print Name and Title



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.



Signature of Property Owner



Date



Type or Print Name and Title

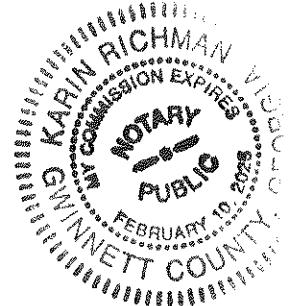


Signature of Notary Public

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.

Cameron Henderson  
SIGNATURE OF APPLICANT

10/29/21  
DATE

Cameron Henderson  
TYPE OR PRINT NAME AND TITLE

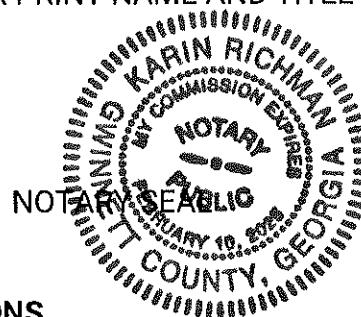
Karen Henderson  
SIGNATURE OF APPLICANT'S  
ATTORNEY OR REPRESENTATIVE

10/29/21  
DATE

Laken Henderson  
TYPE OR PRINT NAME AND TITLE

Notary Public  
SIGNATURE OF NOTARY PUBLIC

10/29/21  
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 OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

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

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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.**

GMD/397

**PARCEL I.D. NUMBER:**  
(Map Reference Number)

R 1      002 031  
District      Land Lot      Parcel

  
Signature of Applicant

10/29/21  
Date

Cameron Henderson - 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)

Chris Nelson  
NAME

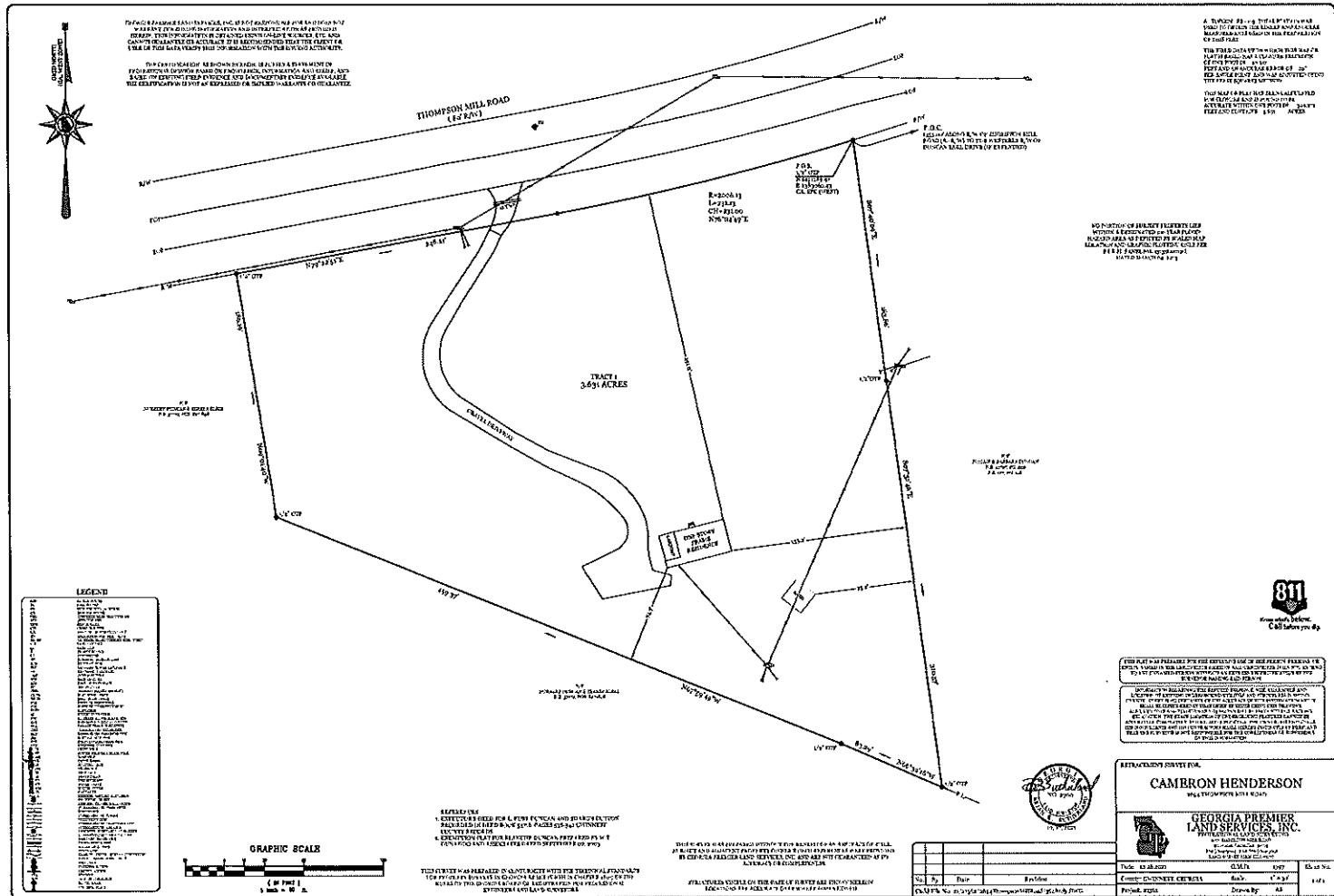
11-04-21  
DATE

Senior Tax Services Associate  
TITLE

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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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  $\frac{1}{2}$  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.**

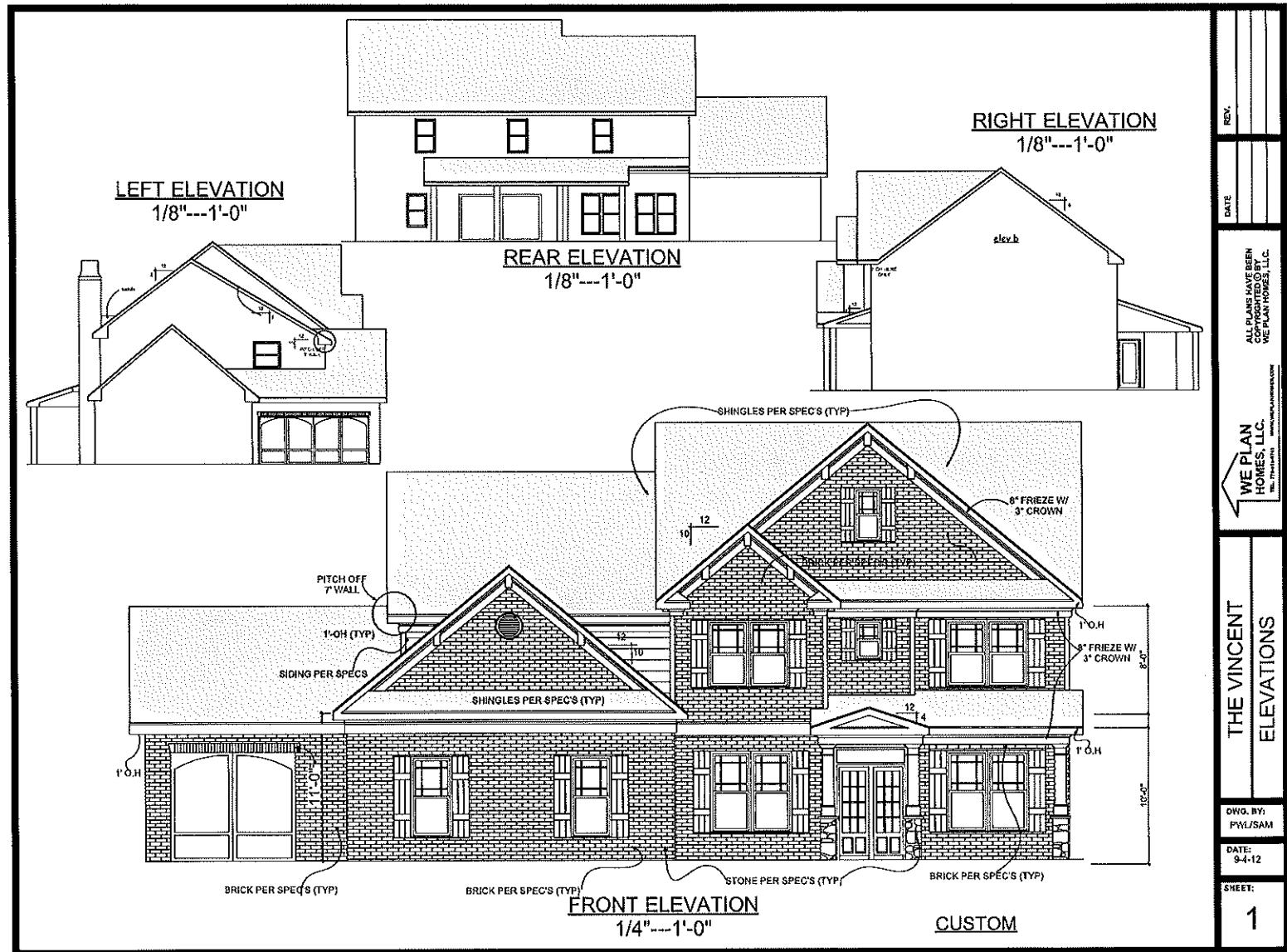
**THENCE leaving said right of way and traveling South 07 Degrees 40 Minutes 09 Seconds East for a distance of 183.86 feet to a point, said point marked by a  $\frac{1}{2}$  inch open top pipe found; THENCE South 07 Degrees 32 Minutes 46 Seconds East for a distance of 310.57 feet to a point, said point marked by a  $\frac{1}{2}$  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  $\frac{1}{2}$  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  $\frac{1}{2}$  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  $\frac{1}{2}$  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  $\frac{1}{2}$  inch open top pipe found, said point being THE TRUE POINT OF BEGINNING.**

**Said property contains 3.631 Acres.**

## GWINNETT COUNTY PLANNING AND DEVELOPMENT

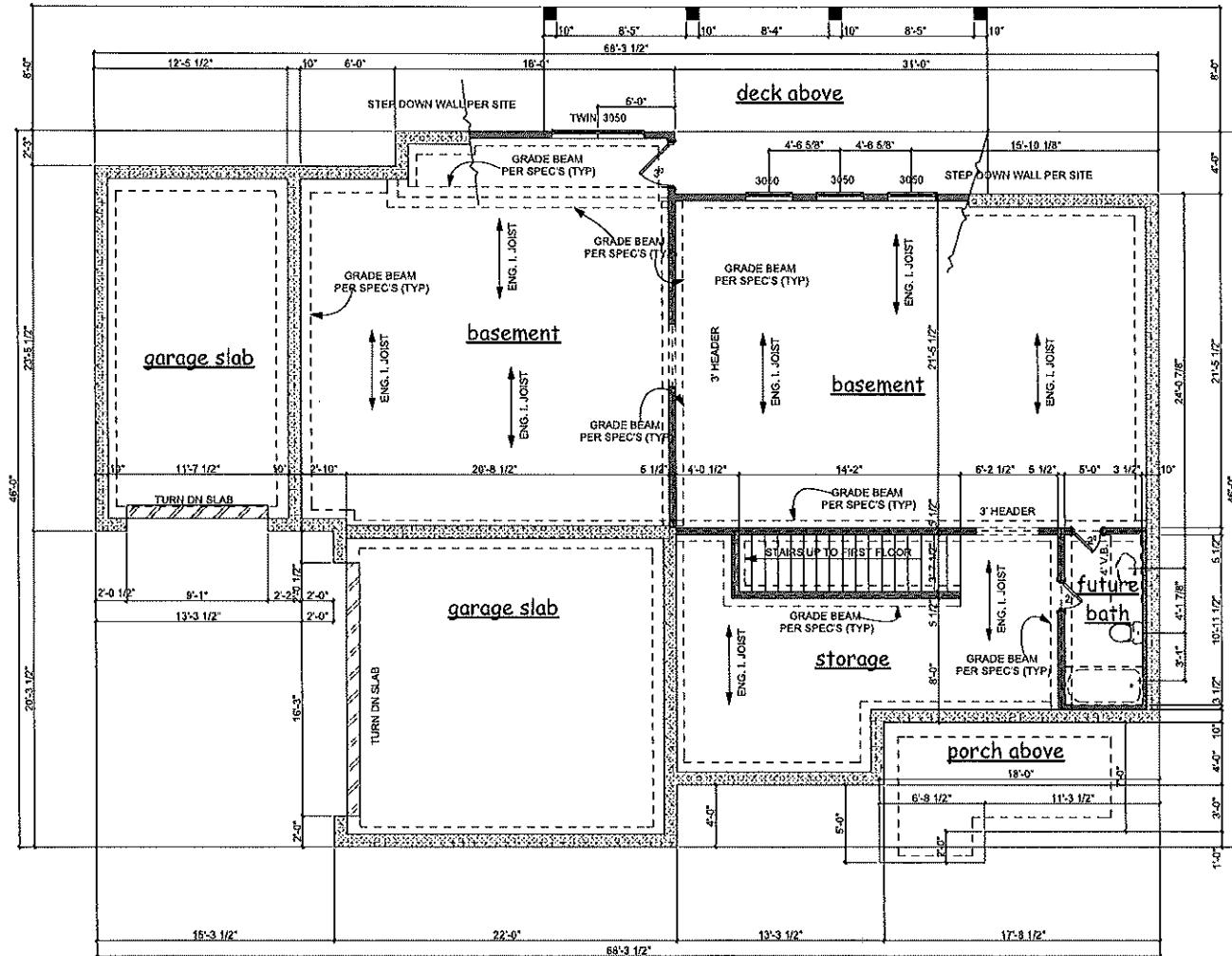
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TEL: 704/545-1111 [www.weplanhomes.com](http://www.weplanhomes.com)

THE VINCENT  
ASSESSMENT PLAN

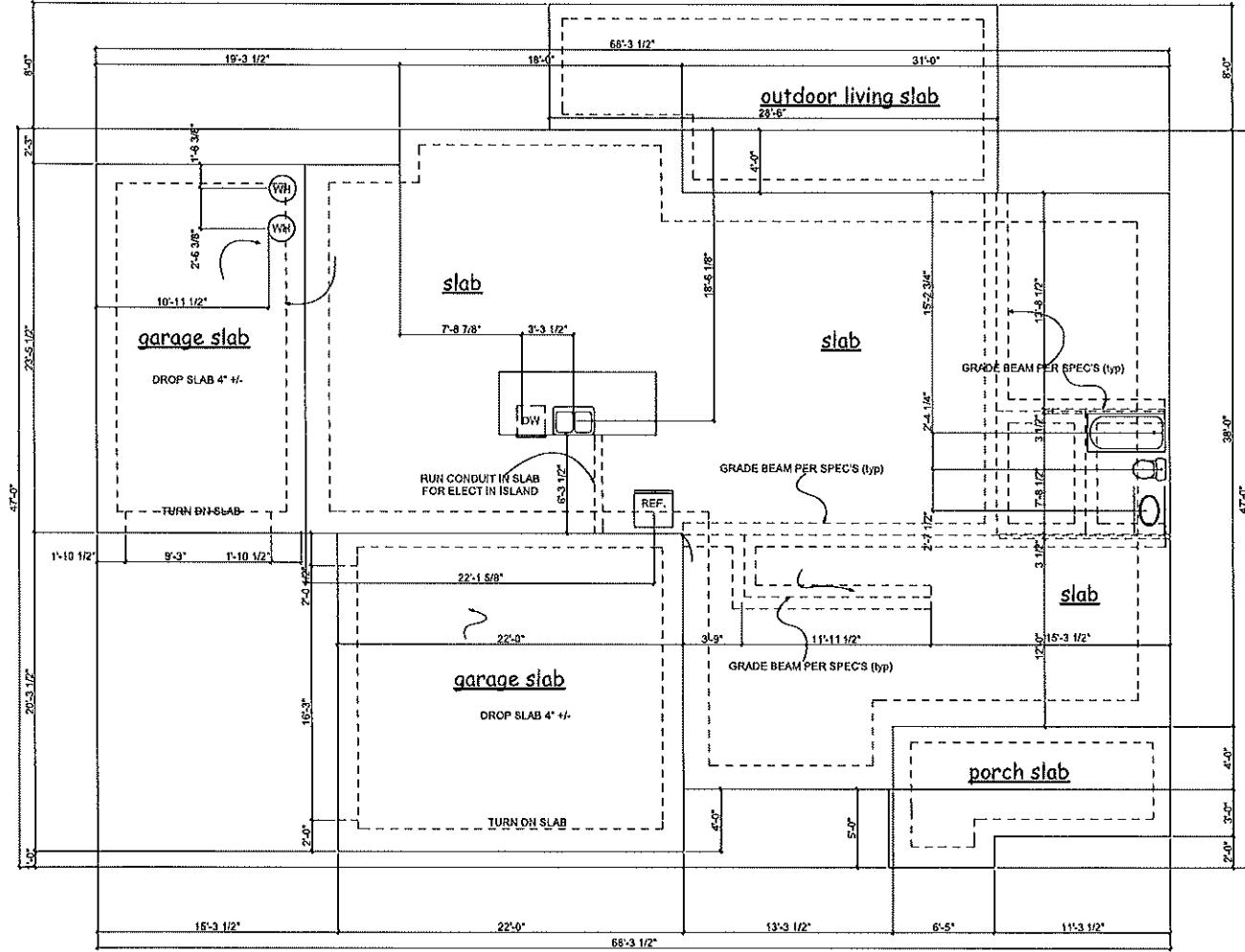
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DATE:  
9-4-12

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GWINNETT COUNTY  
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HOMES, LLC.  
TEL: 770-444-0143  
[WWW.BECKHOMESLLC.COM](http://WWW.BECKHOMESLLC.COM)

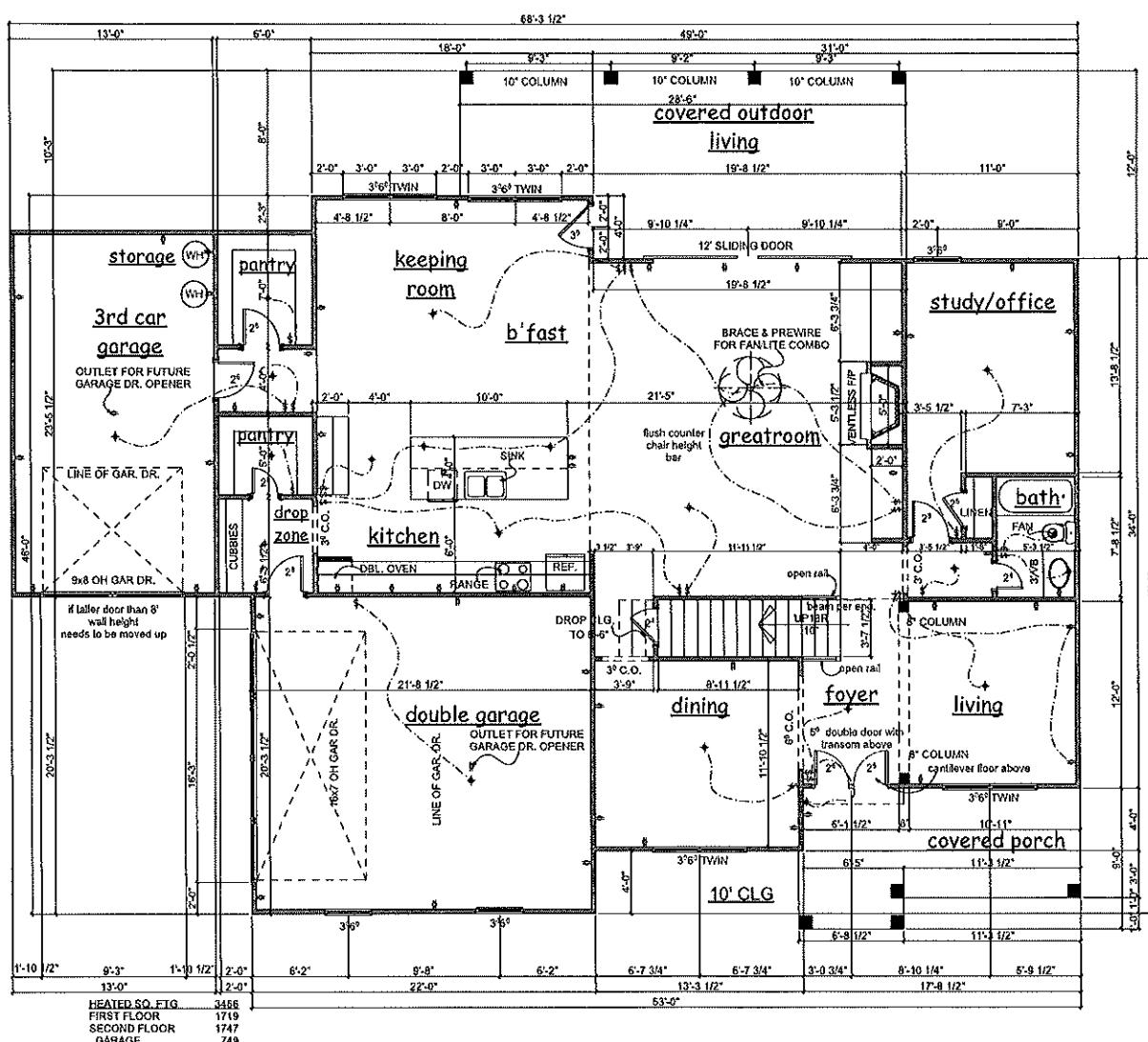
THE VINCENT  
SLAB PLAN

DWG. BY:  
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THE VINCENT  
FIRST FLOOR

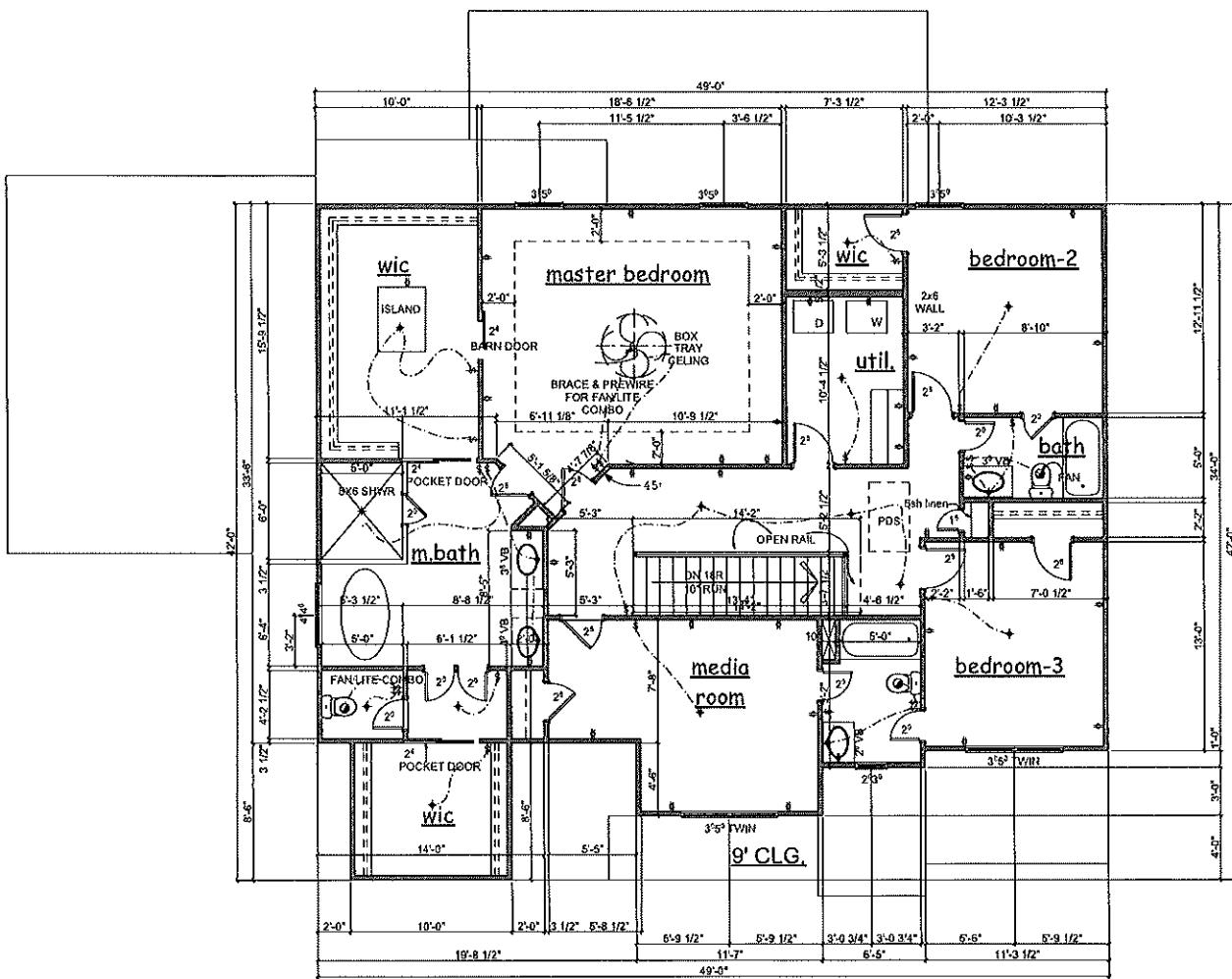
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FNU 1641

DATE: 9-4-12

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[WWW.WEPLANHOMES.COM](http://WWW.WEPLANHOMES.COM)

THE VINCENT  
SECOND FLOOR

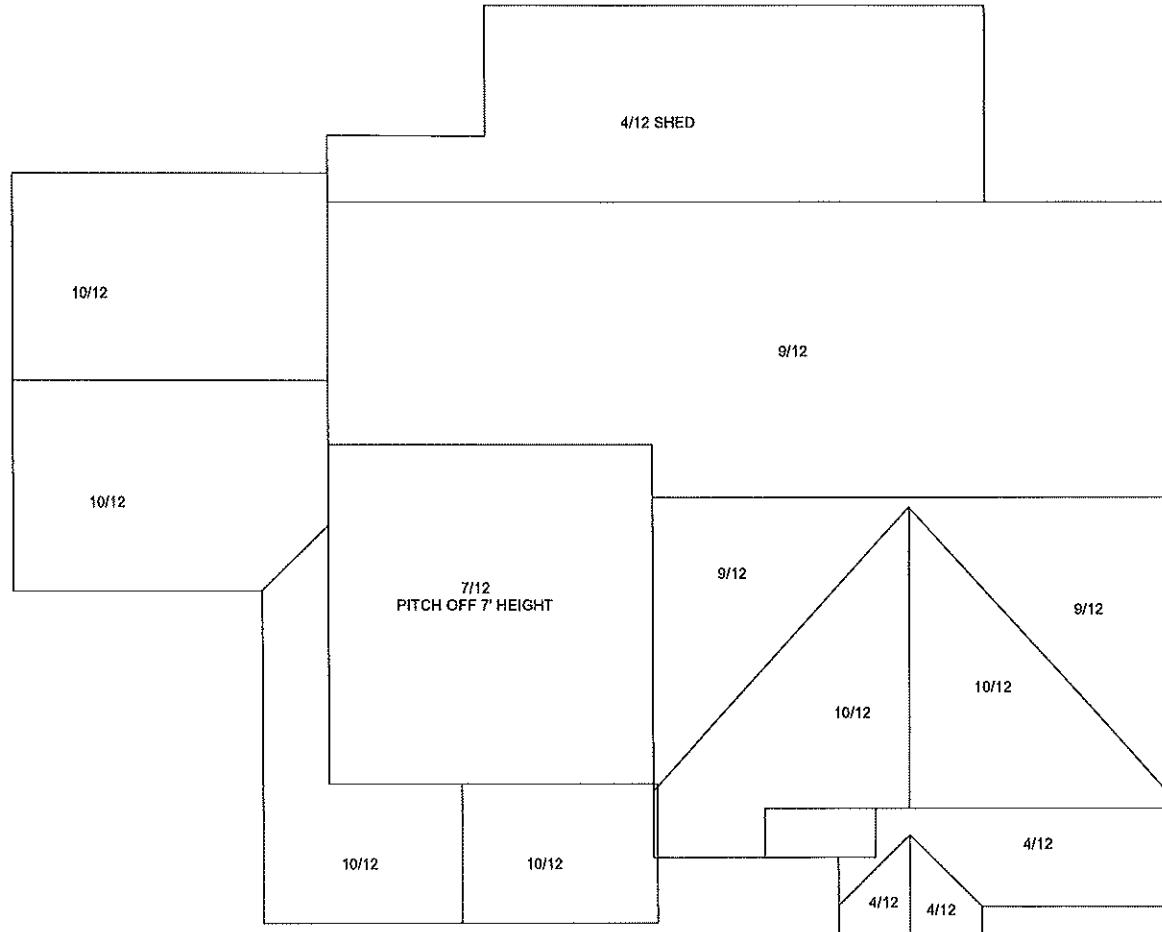
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9-4-12

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GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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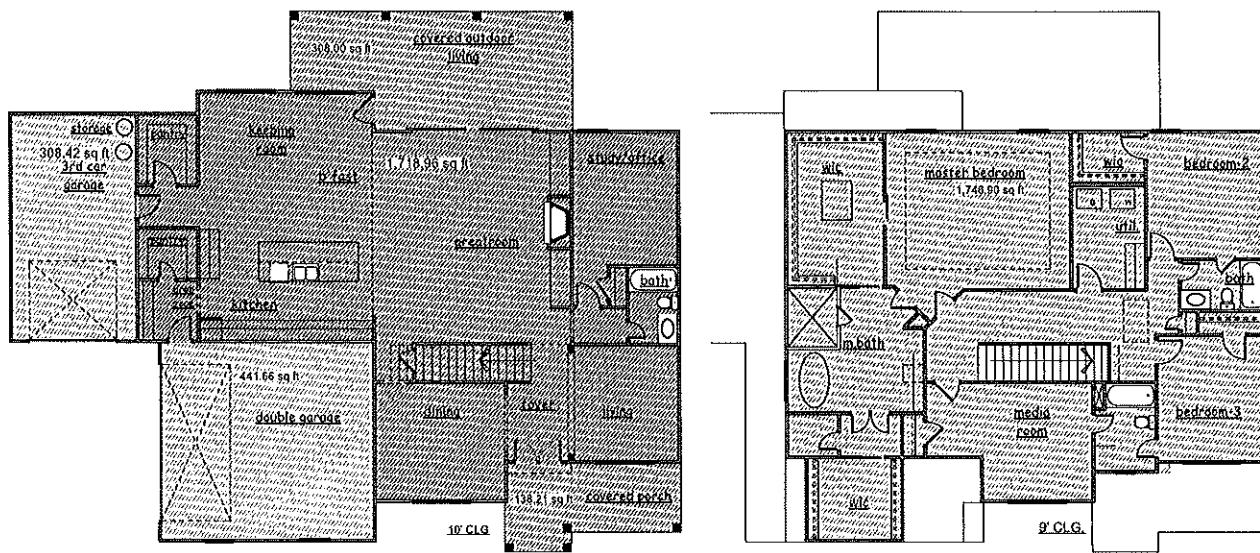


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DATE:	
DATE:	
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WE PLAN HOMES, LLC. TM 77777777	
THE VINCENT ROOF PLAN	
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GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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SQ. FT PLAN

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PWY/SAM

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9-4-12

SHEET:  
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