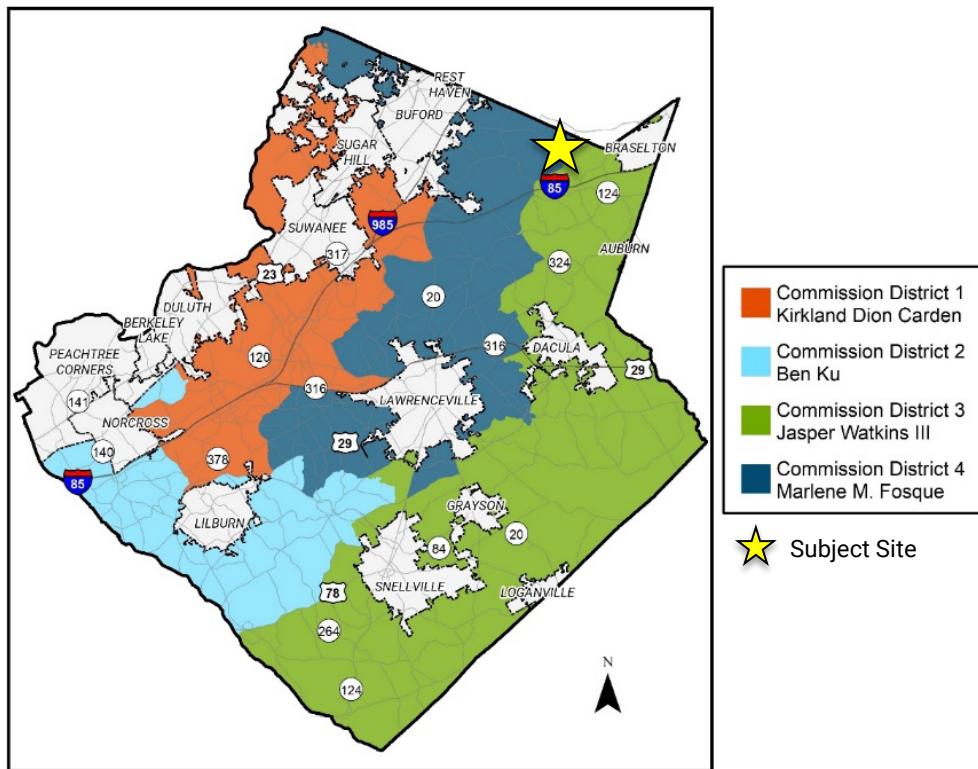




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number:	RZR2022-00010
Current Zoning:	RA-200 (Agriculture-Residence District)
Request:	Rezoning to R-100 (Single-Family Residence District)
Address:	2880 Hosch Valley Road
Map Number:	R1002 255
Site Area:	2.10 acres
Units:	2
Proposed Development:	Single-Family Residence
Commission District:	District 4 – Commissioner Fosque
Character Area:	Emerging Suburban
Staff Recommendation:	APPROVAL WITH CONDITIONS



Location Map

Applicant: Daniel Humphries
379 Enota Place
Atlanta, GA 30310

Owner: Stephen Moore
2880 Hosch Valley Road
Buford, GA 30518

Contact: Daniel Humphries

Contact Phone: 678.997.9737

Zoning History

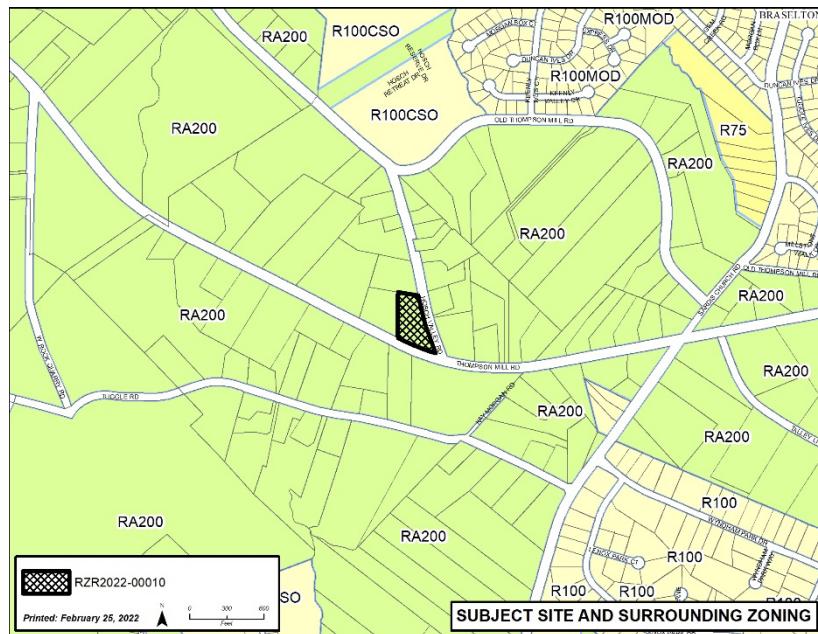
The subject property is zoned RA-200 (Agriculture-Residence District). No rezoning cases are on record for this property.

Existing Site Condition

The subject site is a 2.10-acre lot located on the northwest corner of the intersection of Hosch Valley Road and Thompson Mill Road. The site is currently developed with an 1,870 square foot residence constructed in 1993. The parcel is moderately vegetated, with open areas along the road frontage, along the northern property line, and within the front yard of the existing residence. The site slopes down from northwest to southeast by approximately 18 feet. Overhead utilities are present along both road frontages. No sidewalks are present along either road frontage. The nearest Gwinnett County Transit stop is approximately 8.7 miles from the site.

Surrounding Use and Zoning

The subject site is surrounded by agriculturally zoned residences on large lots. Single-family detached subdivisions are located further north and east. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single Family Residential	R-100	0.95 units per acre
North	Single Family Residential	RA-200	0.47 units per acre
East	Single Family Residential	RA-200	0.44 units per acre
South	Single Family Residential	RA-200	0.11 units per acre
West	Single Family Residential	RA-200	0.48 units per acre

Project Summary

The applicant requests rezoning of a 2.10-acre property from RA-200 to R-100 for an additional lot, including:

- Two single-family detached residences yielding a net density of 0.95 units per acre. The existing residence will remain on a lot of approximately 1.46 acres and the proposed lot will be approximately 0.59 acres.
- One existing residence with 1,870 square feet of heated floor area and one proposed residence of approximately 3,000 square feet.
- Access provided by individual driveways to each lot from Hosch Valley Road.
- Lots served by individual septic systems.
- A side loaded two-car garage for the new home.
- Exterior finishes on the proposed residence that are farmhouse-style with board and batten and brick facades.

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 35'	>50'	YES ¹
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 Septic - 25,500 square feet	Minimum 25,865 square feet	YES
Heated Floor Area	Minimum 1,400 square feet	3,000 square feet	YES

¹The front yard setback along a major thoroughfare (Thompson Mill Road) is required to be 50 feet. Along Hosch Valley Road, a local street, the front yard setback is required to be 35 feet. The plan shows a 50-foot setback along Hosch Valley Road.

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 E). Standard site and infrastructure improvements will also be required related to transportation,

stormwater, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

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

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

The site is surrounded by single-family subdivisions and residences on large lots. The density of the proposed subdivision is higher than surrounding properties but remains under one unit per acre. The subject rezoning would be consistent with the area.

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. The development of an additional single-family residence will likely benefit surrounding properties.

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

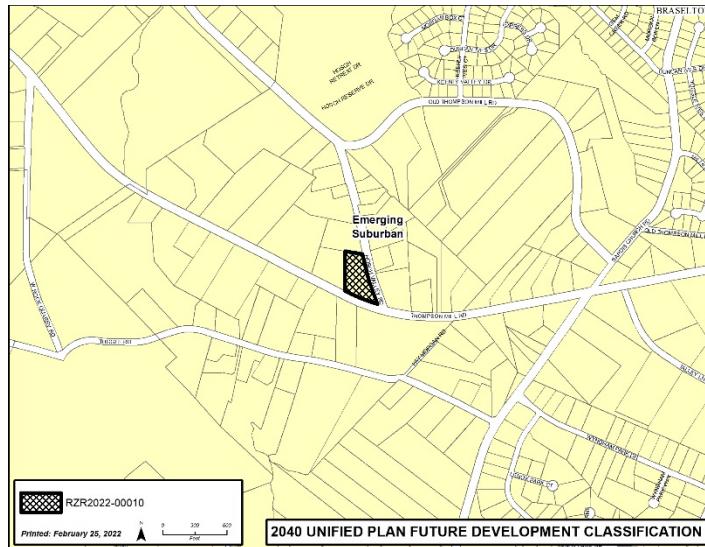
The property has a reasonable economic use as currently zoned.

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

No impact on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning request are attached (Exhibit E).

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

The 2040 Unified Plan Future Development Map indicates that the subject property lies within the Emerging Suburban Character Area. This designation indicates areas that are currently mainly residential but have not yet matured into established communities due to relatively large amounts of remaining, undeveloped land. The development of an additional single-family residence would be appropriate.



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 subject property is located within a relatively rural area of Gwinnett County. While some subdivisions are present nearby, a majority of the residences in the area are on large lots. There are multiple parcels in the immediate area that are of a similar size to the proposed new lot. The proposed development would be consistent with the surrounding area.

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 a single-family detached subdivision, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received February 14, 2022 with revisions required by conditions of approval and the Unified Development Ordinance, as reviewed and approved by 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 two lots.
3. All dwellings shall have at least a double-car garage.
4. The new residence shall adhere to the Architectural Design Standards for Category 1, Detached Residential Buildings.

5. 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 of Existing Residence



View of Hosch Valley Road

Exhibit B: Site Plan

[attached]

Exhibit C: Building Elevations

[attached]

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

[attached]

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HK REALTY

To whom it may concern,

Mr. Stephen Moore would like to subdivide his property into a smaller parcel with the intent of building a single family residence. He would like to rezone both the new and the old parcel. The new home will be a 4 bedroom and 3 bathroom residence under 3000 square feet with a 2 car garage. The new residence's appearance will align with the current new builds in the area. The reason for the rezoning request is because Mr. Moore does not wish to divide the property in a way that would remove the majority of his personal property's backyard. Also with the proposed division it will allow for less tree removal leaving a natural barrier between the two properties for privacy and the appearance of a natural landscape.



Stephen Moore
Property Owner



Daniel Humphries
Owners Agent

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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 a new single family residence is suitable and similar to the surrounding area.

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

The rezoning will not affect any nearby properties.

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

The property does not have any reasonable economic use as currently zoned.

(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:

A new family in the area will not cause an excessive use of streets, transportation , utilites or schools

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

We believe the proposed rezoning will not affect the policy and intent of use plan.

(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 several new single family homes in the area with similar lot sizes to the one we are proposing

Exhibit E: External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		3/16/2022			
Department/Agency Name:		Transportation			
Reviewer Name:		Brent Hodges			
Reviewer Title:		Construction Manager I			
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com			
Case Number:		RZR2022-00010			
Case Address:		2880 Hosch Valley Road			
Comments:		<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO
1	Hosch Valley Road is a Local Road. ADT = Unknown. Nearest Transit Facility is 8.7 miles away at #2334754 SR20 / Buford Drive Park and Ride.				
2					
3					
4					
5					
6					
7					
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
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

TRC Meeting Date: 3/16/2022			
Department/Agency Name: DWR			
Reviewer Name: Mike Pappas			
Reviewer Title: GIS Planning Manager			
Reviewer Email Address: Michael.pappas@gwinnettcounty.com			
Case Number: RZR2022-00010			
Case Address: 2880 Hosch Valley Road			
Comments: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
1	WATER: The development may connect to an existing 8-inch water main located on the west right-of-way of Hosch Valley Rd.		
2	SEWER: Lots to be developed on septic.		
3	SEWER: The existing 6-inch force main on Hosch Valley Rd must be avoided during all phases of construction, inclusive of the installation of entrance driveways.		
4			
5			
6			
7			
Recommended Zoning Conditions: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

THOMPSON MILL RD

1002
255

HOSCH VALLEY RD

8 Inch

6 inch

16 Inch

LEGEND

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

RZR2022-00010

RA-200 to R-100

Water & Sewer Utility Map



0 70 140
Feet

LOCATION



Water Comments: The development may connect to an existing 8-inch water main located on the west right-of-way of Hosch Valley Rd.

Sewer Comments: Lots to be developed on septic. The existing 6-inch force main on Hosch Valley Rd must be avoided during all phases of construction, inclusive of the installation of entrance driveways.

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.

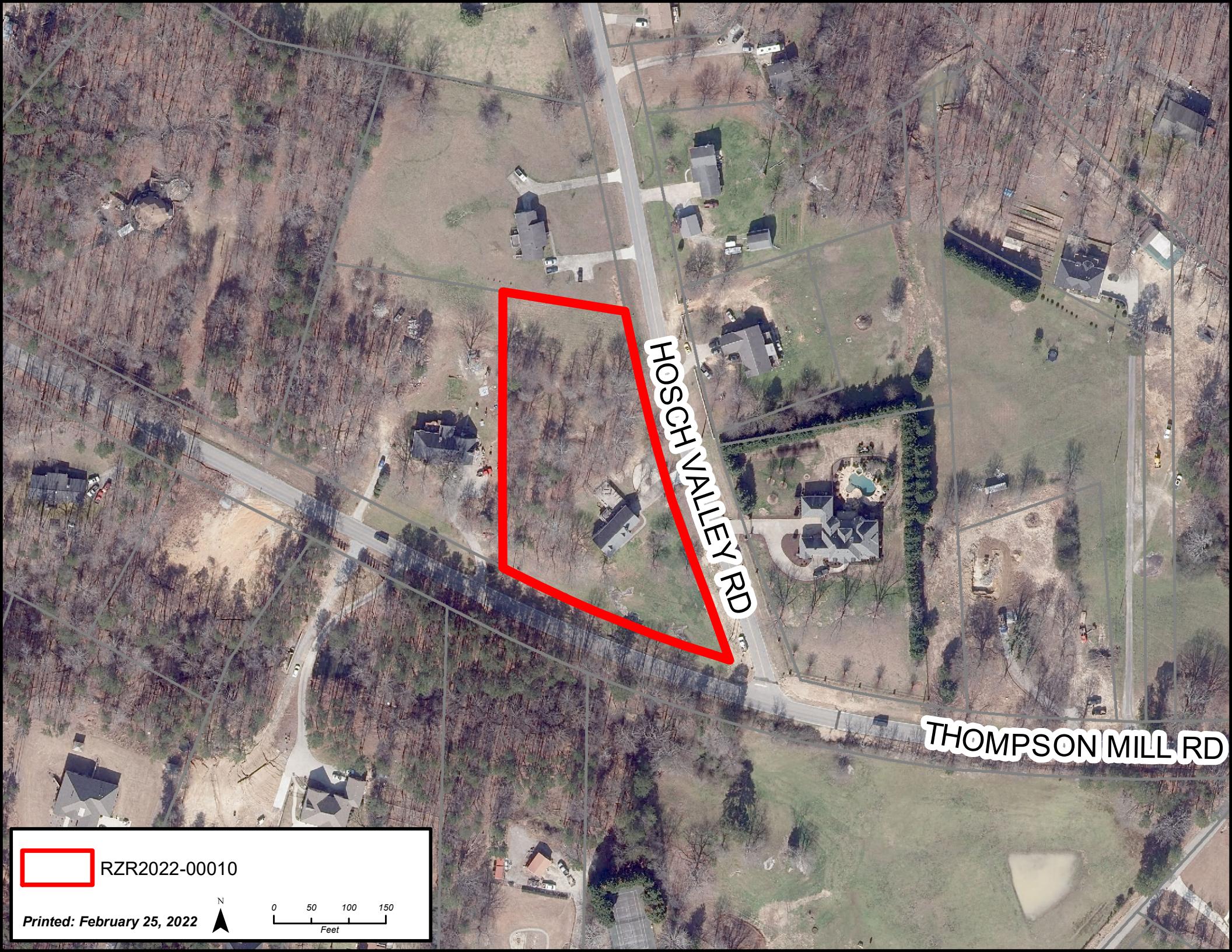
Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, 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]

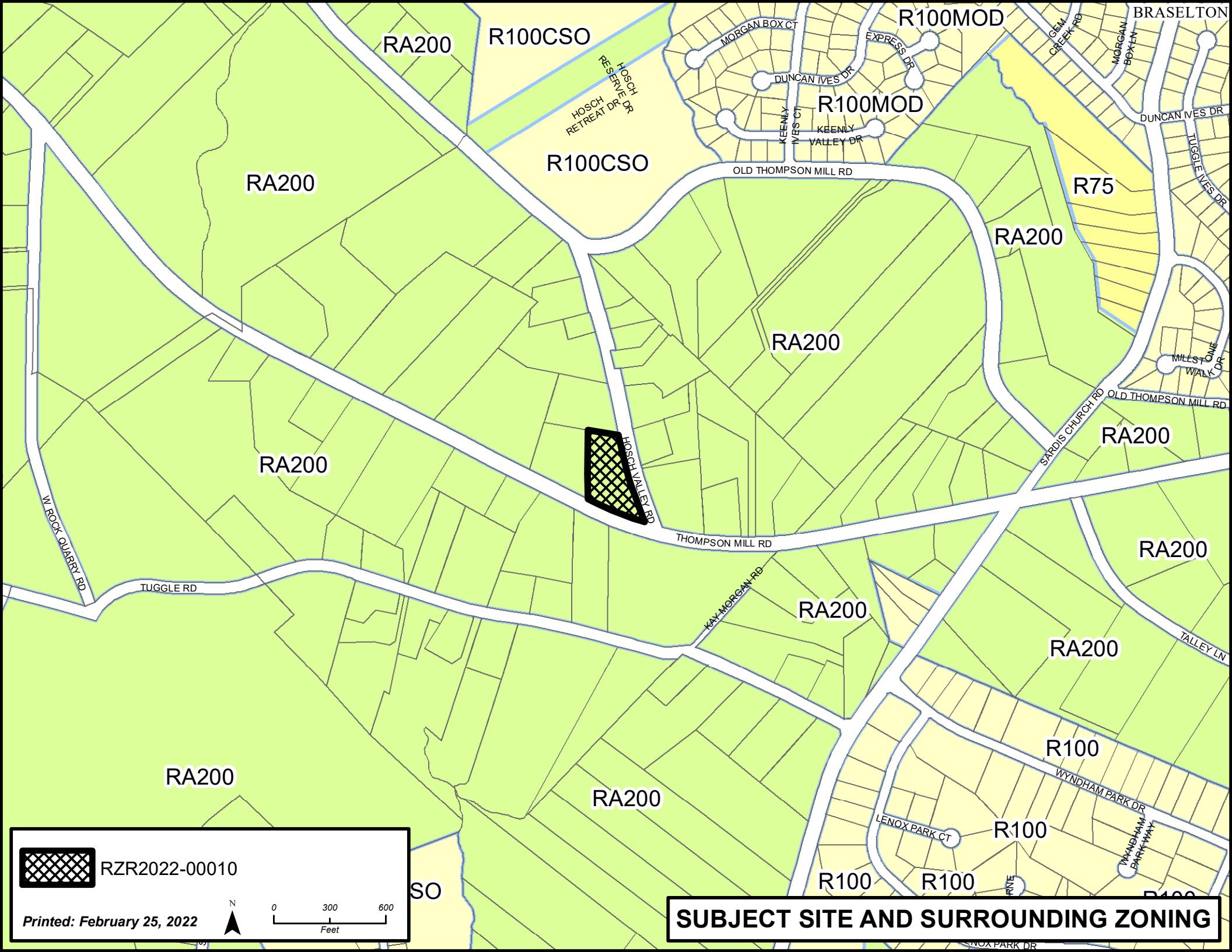


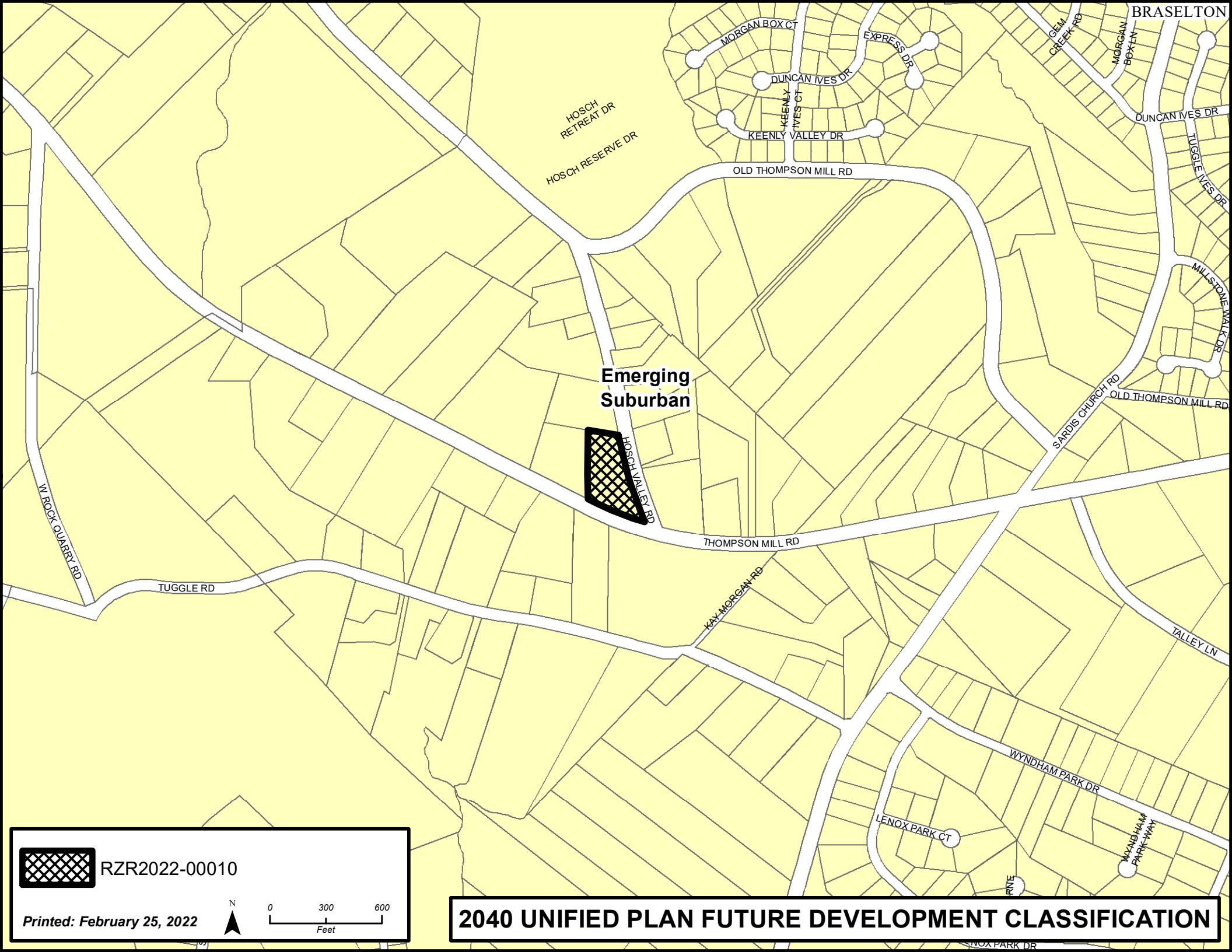
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Printed: February 25, 2022





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REZONING APPLICATION

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	Daniel Humphries		
ADDRESS:	379 Enota Place		
CITY:	Atlanta		
STATE:	GA	ZIP:	30310
PHONE:	678-997-9737		
EMAIL:	Daniel@hkatlanta.com		
CONTACT PERSON:	Daniel Humphries		
CONTACT'S E-MAIL:	Daniel@hkatlanta.com		
PHONE: 678-997-9737			
APPLICANT IS THE:			
<input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER			
PRESENT ZONING DISTRICT(S): <u>RA-200</u> REQUESTED ZONING DISTRICT: <u>R100</u>			
PARCEL NUMBER(S): <u>R1002 255</u>		ACREAGE: <u>2.1</u>	
ADDRESS OF PROPERTY: <u>2880 Hosch Valley Rd</u>			
PROPOSED DEVELOPMENT: <u>Single Family Residence</u>			

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>2</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2800</u>	Total Building Sq. Ft. _____
Gross Density: <u>.95</u>	Density: _____
Net Density: <u>.95</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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Yes a new single family residence is suitable and similar to the surrounding area.

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

The rezoning will not affect any nearby properties.

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

The property does not have any reasonable economic use as currently zoned.

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We believe the proposed rezoning will not affect the policy and intent of use plan.

(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 several new single family homes in the area with similar lot sizes to the one we are proposing

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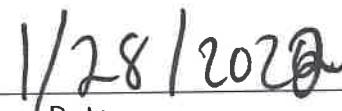
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REZONING APPLICANT'S CERTIFICATION

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.



Signature of Applicant



Date

Stephen Moore, Property Owner

Type or Print Name and Title


Signature of Notary Public

1-28-22

Date



Notary Seal

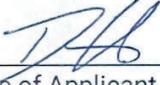
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Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

REZONING APPLICANT'S CERTIFICATION

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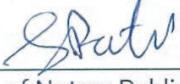

Signature of Applicant

Date

2-12-2022

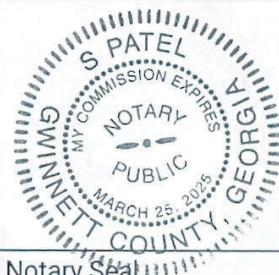
Daniel Humphries
Type or Print Name and Title

Applicant


Signature of Notary Public

02/28/25
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.

Stephen Moore 1/28/2022 Stephen Moore, Property Owner

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S

DATE

TYPE OR PRINT NAME AND TITLE

ATTORNEY OR REPRESENTATIVE

Norma Jaramillo 1-28-22

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

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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Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

CONFFLICT 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.



2-12-2022

Daniel Humphries Applicant

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

N/A

DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

S. Patel

02/12/22

NOTARY SEAL



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

Daniel Humphries

YOUR NAME

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

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

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

RECEIVED

2/14/22 11:52AM

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



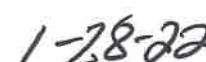
Date

Stephen Moore, Property Owner

Type or Print Name and Title



Signature of Notary Public



Date

Notary Seal

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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: R1002 255
(Map Reference Number) District Land Lot Parcel

Stephen Moore
Signature of Applicant

1/28/2022
Date

Stephen Moore
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)

Jacqueleen Garcia

NAME

Tax Associate I

TITLE

02/01/2022

DATE

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HK REALTY

To whom it may concern,

Mr. Stephen Moore would like to subdivide his property into a smaller parcel with the intent of building a single family residence. He would like to rezone both the new and the old parcel. The new home will be a 4 bedroom and 3 bathroom residence under 3000 square feet with a 2 car garage. The new residence's appearance will align with the current new builds in the area. The reason for the rezoning request is because Mr. Moore does not wish to divide the property in a way that would remove the majority of his personal property's backyard. Also with the proposed division it will allow for less tree removal leaving a natural barrier between the two properties for privacy and the appearance of a natural landscape.



Stephen Moore
Property Owner



Daniel Humphries
Owners Agent

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2/14/22 11:52AM

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN PUCKETTS GMD 1397, GWINNETT COUNTY, GEORGIA, BEING TRACT 2 ONLY, AND BEING .593 ACRES, MORE OR LESS, ACCORDING TO AN EXEMPTION PLAT FOR STEPHEN MOORE BY SCI DEVELOPMENT SERVICES, JOHN A. STEERMAN, G.R.L.S. NO. 2576, EXEMPTING THE AFOREMENTIONED .593 ACRES, MORE OR LESS, FROM THE PARENT PARCEL ID: 1002 255 AND PRESENTLY KNOWN AS 2880 HOSCH VALLEY ROAD, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN GWINNETT COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIN LOCATED AT A POINT OF THE INTERSECTION OF THE WESTERN RIGHT OF WAY OF HOSCH VALLEY ROAD (80' R/W), ALONG THE NORTHERLY SIDE OF THE RIGHT OF WAY OF THOMPSON MILL ROAD (80' R/W), NORTH 67 DEGREES 33 MINUTES, 05 SECONDS WEST A DISTANCE OF 197.45 FEET TO A POINT; CONTINUE THENCE ALONG SAID RIGHT OF WAY NORTH 63 DEGREES 34 MINUTES 17 SECONDS WEST A DISTANCE OF 138.24 FEET TO A POINT MARKED BY A HALF INCH REBAR FOUND LOCATED 3.19 FEET NORTH OFF THE AFOREMENTIONED RIGHT OF WAY; RUN THENCE LEAVING SAID RIGHT OF WAY, NORTH 3 DEGREES 11 MINUTES 16 SECONDS EAST A DISTANCE OF 188.70 FEET SAID POINT BEING THE TRUE PLACE OR POINT OF BEGINNING.

FROM THE TRUE PLACE OR POINT OF BEGINNING AS THUS ESTABLISHED, RUN THENCE NORTH 81 DEGREES 27 MINUTES 20 SECONDS EAST A DISTANCE OF 198.38 FEET TO A POINT LOCATED ON THE WESTERLY SIDE OF THE RIGHT OF WAY OF HOSCH VALLEY ROAD; RUN THENCE ALONG SAID RIGHT OF WAY NORTH 11 DEGREES 32 MINUTES 52 SECONDS WEST A DISTANCE OF 110.98 FEET TO A POINT MARKED BY A ONE HALF INCH REBAR FOUND; RUN THENCE LEAVING SAID RIGHT OF WAY NORTH 76 DEGREES 03 MINUTES 51 SECONDS WEST A DISTANCE OF 168.97 FEET TO A POINT MARKED BY AN IRON PIN FOUND; RUN THENCE SOUTH 3 DEGREES 11 MINUTES 16 SECONDS WEST A DISTANCE OF 179.18 FEET AND THE TRUE PLACE OR POINT OF BEGINNING.

RECEIVED

2/14/22 11:52AM



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

2/14/22 11:03AM

DEVELOPMENT NOTES
1. THIS PLAT IS APPROVED AS SUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS AS PROVIDED BY THE GWINNETT COUNTY DEVELOPMENT REGULATIONS IN EFFECT AT THAT TIME.

STORM WATER NOTES
1. THERE IS NO FLOWDOWN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEDING 100 ACRES.
2. THERE ARE NO WETLANDS ON THIS SITE.
3. THERE ARE NO STATE WATERS ON THIS SITE.
4. AN APPROVED RESIDENTIAL DRAINAGE PLAT (RDP) IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "TOP", AN APPROVED HOLD AND RELEASE AFFIDAVIT IS REQUIRED ON THOSE LOTS LABELED "RDP" OR "TOP" AND AN ELEVATION CERTIFICATE IS REQUIRED ON THOSE LOTS LABELED "TOP-E" OR "TOP-E".

AS REQUIRED BY SUBSECTION (a) OF O.C.G.A. SECTION 15-4-47, THIS PLAT HAS BEEN APPROVED BY A LAND SURVEYOR AND APPROVED BY THE APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HERON, SHERIFF, OR CLERK OF GWINNETT COUNTY, OR BY THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT. THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE AN UNDERTAKING BY THE APPROPRIATE GOVERNMENTAL BODIES OR ANY PURCHASER OR USER OF THIS PLAT THAT THE PLAT CONFORMS TO THE STANDARDS OF THE GWINNETT COUNTY DEVELOPMENT REGULATIONS AS SET FORTH IN THE RULES AND REGULATIONS OF THE GWINNETT COUNTY BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-4-47.

AS REQUIRED BY SUBSECTION (a) OF O.C.G.A. SECTION 15-4-47, THIS PLAT HAS BEEN APPROVED BY A LAND SURVEYOR AND APPROVED BY THE APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HERON, SHERIFF, OR CLERK OF GWINNETT COUNTY, OR BY THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT. THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE AN UNDERTAKING BY THE APPROPRIATE GOVERNMENTAL BODIES OR ANY PURCHASER OR USER OF THIS PLAT THAT THE PLAT CONFORMS TO THE STANDARDS OF THE GWINNETT COUNTY DEVELOPMENT REGULATIONS AS SET FORTH IN THE RULES AND REGULATIONS OF THE GWINNETT COUNTY BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-4-47.

LEGEND

- RB/R REBAR FOUND (1/2" REBAR)
- CRS CEMENT REINFORCED CONCRETE (1/2" REBAR)
- UT OPEN TOP DRAIN
- CTE CEMENT TUBE FOUND
- JLL JUNCTION BOX
- L/L LAND LEVEL LINE
- XP LIGHT POLE
- W/W WIRE
- PL PROPERTY LINE
- C/L CHANNEL LINE
- C/F CEMENT FENCE
- SEWER CLEAN OUT
- DE DRAIN EASEMENT
- DI DROP INLET
- RB/R REBAR FOUND
- P/P PISONIC PIPE
- SE/S ESTATE SEWER
- SE/S ESTATE SEWER EASEMENT
- UE/U UTILITY EASEMENT
- FE FIRE HYDRANT
- SINGLE WING CATCHBASIN
- DOUBLE WING CATCHBASIN
- WATER VALVE
- GAS VALVE
- HEADWALL

OWNERS ACKNOWLEDGMENT AND DECLARATION

STATE OF GEORGIA, COUNTY OF GWINNETT
THE OWNER OF THE LAND SHOWN ON THIS PLAT whose name is obscured thereto, and in person or through a duly authorized agent, acknowledges that this plat was made in accordance with the rules and regulations by the authority having jurisdiction to declare to the use of the public property, streets, sewer collectors, lift stations, drains, easements and other public facilities and appurtenances theron shown.

Owner/Subdivider Date signed

Owner/Subdivider Date signed

FINAL PLAT APPROVAL
THE DIRECTOR OF THE DEPARTMENT PLANNING & DEVELOPMENT certifies that this plat complies with the requirements of the GWINNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO) and that it has been approved by all other operational county departments, as appropriate. This plat is approved.

DATED THIS ____ DAY OF ____ 20____

DIRECTOR
DEPARTMENT OF PLANNING & DEVELOPMENT

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO PROPERTY LINES AND ALL MONUMENTS SHOWN. THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION. THAT ALL MONUMENTS SHOWN HERON, SHERIFF, OR CLERK OF GWINNETT COUNTY, OR BY THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT. THE PLAT IS BASED ON A CLOSURE PRECISION OF ONE INCH IN 100 FEET. THE PLAT IS BASED ON A CLOSURE PRECISION OF ONE INCH IN 100 FEET. THIS PLAT IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 674.462 FEET AND ONE INCH IN 100 FEET. AN INCH TOTAL STATION WAS USED TO OBTAIN THE LINEAR MEASUREMENTS. AN ANGULAR MEASUREMENTS WAS A TOPCON TOTAL STATION.

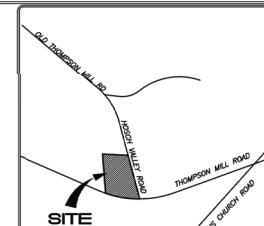
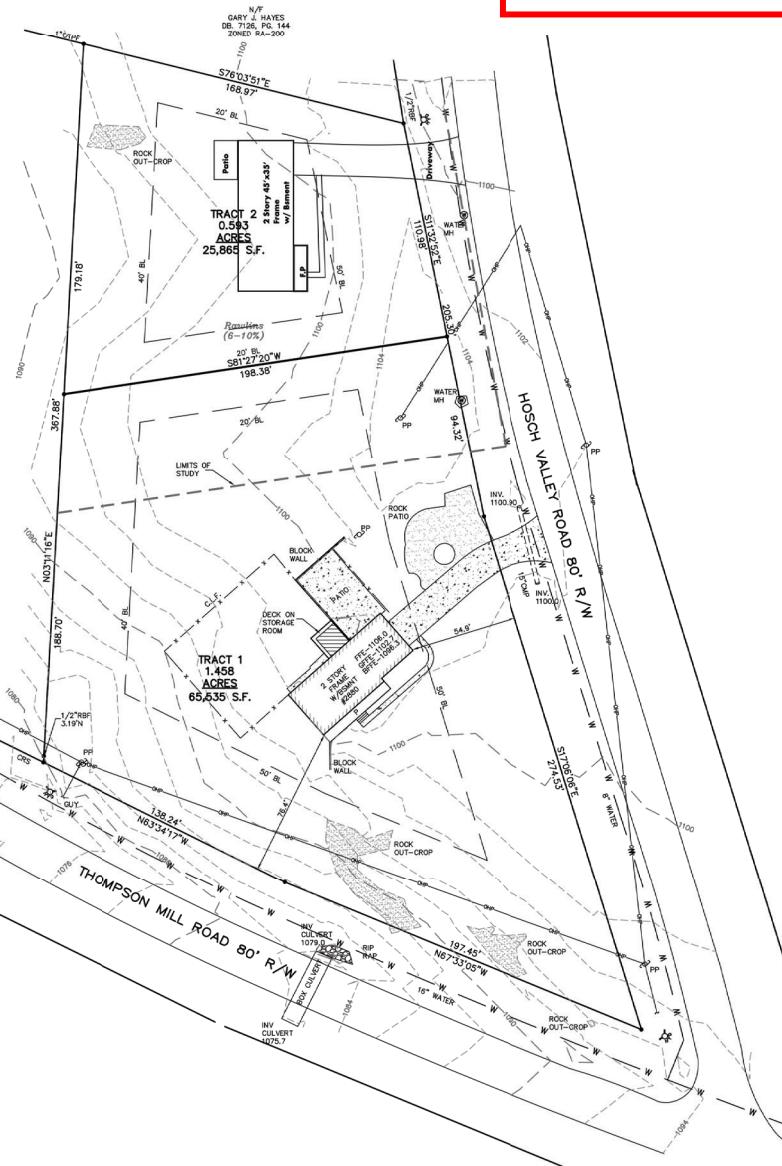
BY:
REGISTERED LAND SURVEYOR
REG. NO. 2578 DATE OF EXPIRATION: 12/31/2022

ENVIRONMENTAL HEALTH CERTIFICATE
THE LOTS SHOWN HERON HAVE BEEN REVIEWED BY THE GWINNETT COUNTY HEALTH DEPARTMENT AND APPROVED AS TO THE USE OF THE PROPERTY FOR RESIDENTIAL DEVELOPMENT. EACH LOT IS TO BE REVIEWED BY THE GWINNETT COUNTY HEALTH DEPARTMENT AND APPROVED FOR SEPTIC TANK INSTALLATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

DATED THIS ____ DAY OF ____ 2021.
BY:
GWINNETT COUNTY HEALTH DEPARTMENT



Know what's below
Call before you dig
1-800-262-7411



LOCATION MAP
LOT NUMBER

EXEMPTION PLAT DATA	
GENERAL	
ZONING: R-200	DEVELOPMENT TYPE: RESIDENTIAL
PROJECT DATA	
NUMBER OF LOTS: 2	ACREAGE: 2.09 AC.
SANITARY SERVICE: SEPTIC	
AREA WITHIN FLOOD: 0 ACRES	
RELATED CASES	
TYPE CASE #	APPROVAL DATE:

GENERAL NOTES
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY ONE INCH IN 100 FEET AND ACCORDING TO ONE INCH IN 100 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS A CLOSURE PRECISION OF ONE FOOT IN 100 FEET AND AN ANGULAR PRECISION OF ONE INCH IN 100 FEET AND WAS ADJUSTED USING COMPARISON RULE.

NON-^o TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FENCES SHOULD NOT BE PLACED USING SIDE CHAINING. THE USE OF STRUCTURES

CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAT AND IS NOT TRANSFERABLE TO OTHERS.

UTILITIES SHOWN ARE LOCATIONS OF GROUND DOCKS, POLE, TUBE, ADDITIONAL JUNCTIONS MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR IS NOT RESPONSIBLE FOR THE COMPLETENESS OF THIS DATA.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OFWAYS AND EASEMENTS SHOWN OR NOT SHOWN, EXCEPT AS OTHERWISE NOTED.

FLOOD NOTE
BASED ON GRAPHIC DETERMINATION,
THIS PROPERTY DOES NOT LIE WITHIN
A FEDERAL SPECIAL FLOOD HAZARD
AREA PER COMPTON FLOOD NO.
13135201801 dated 3/04/13

ZONING: RA-200
MIN. LOT AREA: 40,000 SF
MIN. LOT FRONTAGE: 200 FT
SECTOR:
FRONT-50 FEET
SIZE: 50x100
REAR-40 FEET

SEWER: SEPTIC
WATER: GWINNETT COUNTY

"GWINNETT COUNTY DOES NOT
RESPONSIBILITY OR THE HOMEOWNERS TO ENSURE
COMPLIANCE WITH THE PROTECTIVE COVENANTS."

OWNER/DEVELOPER
DANE HUMPHREY
2880 Horsch Valley Road
Buford, GA 30519
CONTACT - DAE MINKA
578-4444
EMAIL: DANE@ATLANTA.COM

SURVEYOR
SCI Development Services
2020 WESTSIDE COURT
SUITE E
SNELLVILLE, GA 30078
770-477-7689
CONTACT - DANE PETERSON
EMAIL: DANE@SURVEYCONCEPTS.NET

IN MY OPINION, THIS PLAT IS A CORRECT
REPRESENTATION OF THE LAND PLATTED AND
CONFORMS TO THE STANDARDS AND REQUIREMENTS
OF THE MINIMUM STANDARDS AND REQUIREMENTS
OF LAW.

REVISIONS

1.	2.	3.	4.	5.
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SCI Development Services
ENGINEERS - SURVEYORS - PLANNERS
2020 WESTSIDE COURT - SUITE E - SNELLVILLE, GEORGIA 30078
(770) 735-7689 FAX (770) 735-4828
MAIL: SURVEYCONCEPTS.NET

PARCEL ID: 1002 250
PARCEL: 1 PART OF TRACT 3 SUBDIVISION CAROLYN HOBSON
LOT 1 PART OF TRACT 3 SUBDIVISION CAROLYN HOBSON
REF. IN P.B. 58, PL. 131-A
GWINNETT COUNTY, GEORGIA

EXEMPTION PLAT FOR
STEPHEN MOORE
2880 Horsch Valley Road

10/11/21 DRAHN DCP JAS
SCALE: 1"-30'
SHEET TITLE:

EXEMPTION PLAT
PROJECT NUMBER: 55257