



Case Number:	RZR2022-00011
Current Zoning:	RA-200 (Agriculture-Residence District)
Request:	Rezoning to R-100 (Single-Family Residence District)
Address:	1854, 1864, and 1874 Pine Road
Map Number:	R3002 059, 060, and 061
Site Area:	7.01 acres
Lots:	5
Proposed Development:	Single-Family Detached Subdivision
Commission District:	District 3 – Commissioner Watkins*
Character Area:	Emerging Suburban

[illegible]

Planning Commission Advertised Public Hearing Date: 6/7/2022
Board of Commissioners Advertised Public Hearing Date: 6/28/2022

Applicant: Yahya Khalid Siddiq
c/o Mahaffey Pickens Tucker, LLP
1550 North Brown Road, Suite 125
Lawrenceville, GA 30043

Owner: TKS Real Estate, LLC
4955 Spruce Bluff Drive
Atlanta, GA 30350

Contact: Shane Lanham

Contact Phone: 770.232.0000

Zoning History

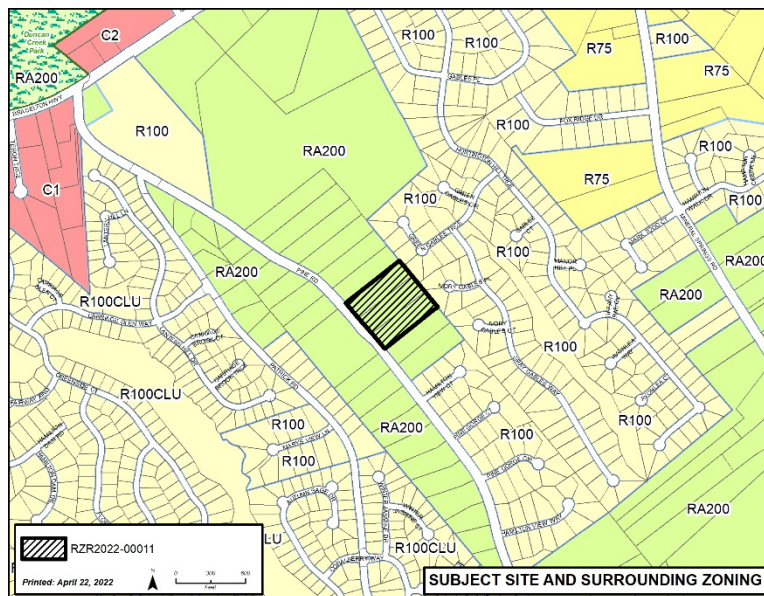
The subject property is zoned RA-200 (Agriculture-Residence District). No rezoning cases are on record for this property.

Existing Site Condition

The subject site is a 7.01-acre assemblage of three parcels located along Pine Road north of its intersection with Hamilton View Court. Parcels R3002 059 and 060 are developed with single-family residences constructed in 1973 and 1981, respectively. Parcel R3002 061 contains the driveway for the residence on Parcel R3002 060. The parcels are heavily vegetated and have gravel driveways accessing Pine Road. The site generally slopes up from northwest to southeast by approximately 30 feet. Sidewalks are present along the road frontage. The nearest Gwinnett County Transit stop is approximately 8.0 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by single-family residential subdivisions and residences on large lots. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-100	0.71 units per acre
North	Single-Family Residential	R-100	1.27 units per acre
East	Single-Family Residential	RA-200	0.44 units per acre
South	Single-Family Residential	RA-200	0.52 units per acre
West	Single-Family Residential	RA-200	0.54 units per acre

Project Summary

The applicant requests rezoning of a 7.01-acre assemblage of three parcels from RA-200 to R-100 for a single-family detached subdivision, including:

- Five detached single-family residences with a minimum heated floor area of 2,850 square feet, yielding a net density of 0.71 units per acre.
- Front loaded double-car garages for all residences.
- Access provided to each lot by individual driveways from Pine Road.
- An existing five-foot wide sidewalk along Pine Road.
- Lots to be served by individual septic systems.
- Facades of brick, stacked stone, and cementitious siding. No elevations were provided by the applicant.

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'	>35'	YES
Side Yard Setback	Minimum 10' for one yard Minimum 25' for two yards	>10' >25'	YES
Rear Yard Setback	Minimum 40'	>40'	YES
Lot Size	Minimum 25,500 square feet for septic	Minimum 58,311 square feet	YES
Heated Floor Area	Minimum 1,400 square feet	2,850 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 D). 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 residential subdivisions and residences on large lots. The proposed density of the development is similar to surrounding residences on large lots, and lower than the adjacent R-100 single-family subdivision to the northeast of the site. The development is suitable given the surrounding 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. Adjacent properties are developed with single-family subdivisions and residences on large lots. The zoning of five low density lots would complement the surrounding neighborhoods.

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

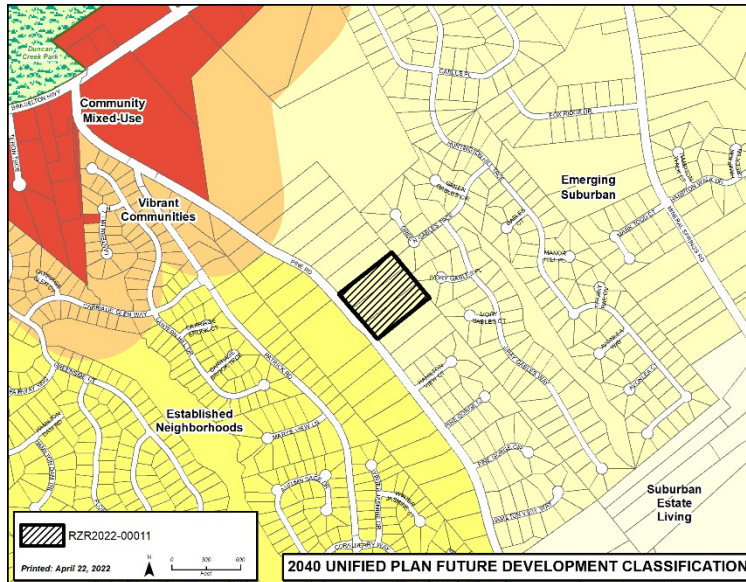
The property has a reasonable economic use as currently zoned.

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

A minimal increase in 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. Minimal impact is anticipated on school enrollment. Agency review comments concerning any potential improvements related to this request are attached (Exhibit D).

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. A single-family detached subdivision, as proposed by the applicant, would be appropriate within this Character Area.



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

Growth along Pine Road in recent years has been limited to single-family residences on large lots, similar to the proposed development. Further development, primarily commercial in nature, is located further to the northwest at the intersection of Pine Road and Braselton Highway. The proposed development includes residences on lots in compliance with the minimum dimensional requirements for R-100 zoned properties. Therefore, the proposed rezoning would be suitable based on existing and changing conditions.

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 subdivision, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received March 3, 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 five lots.
3. The minimum heated floor area per new dwelling unit shall be 2,800 square feet.

4. All dwellings shall have at least a double-car garage.
5. The front facades shall be finished with brick, stone, wood siding, wood shake, 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.
6. 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. Letter of Intent and Applicant's Response to Standards
- D. Internal and External Agency Review Comments
- E. Maps

Exhibit A: Site Visit Photos



View along Pine Road



View of existing residence at 1874 Pine Road

Exhibit B: Site Plan

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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Symbols & Abbreviations

Proposed Lot Acreage & Density

Owners Statement

Owners Acknowledgement

Statement of Purpose

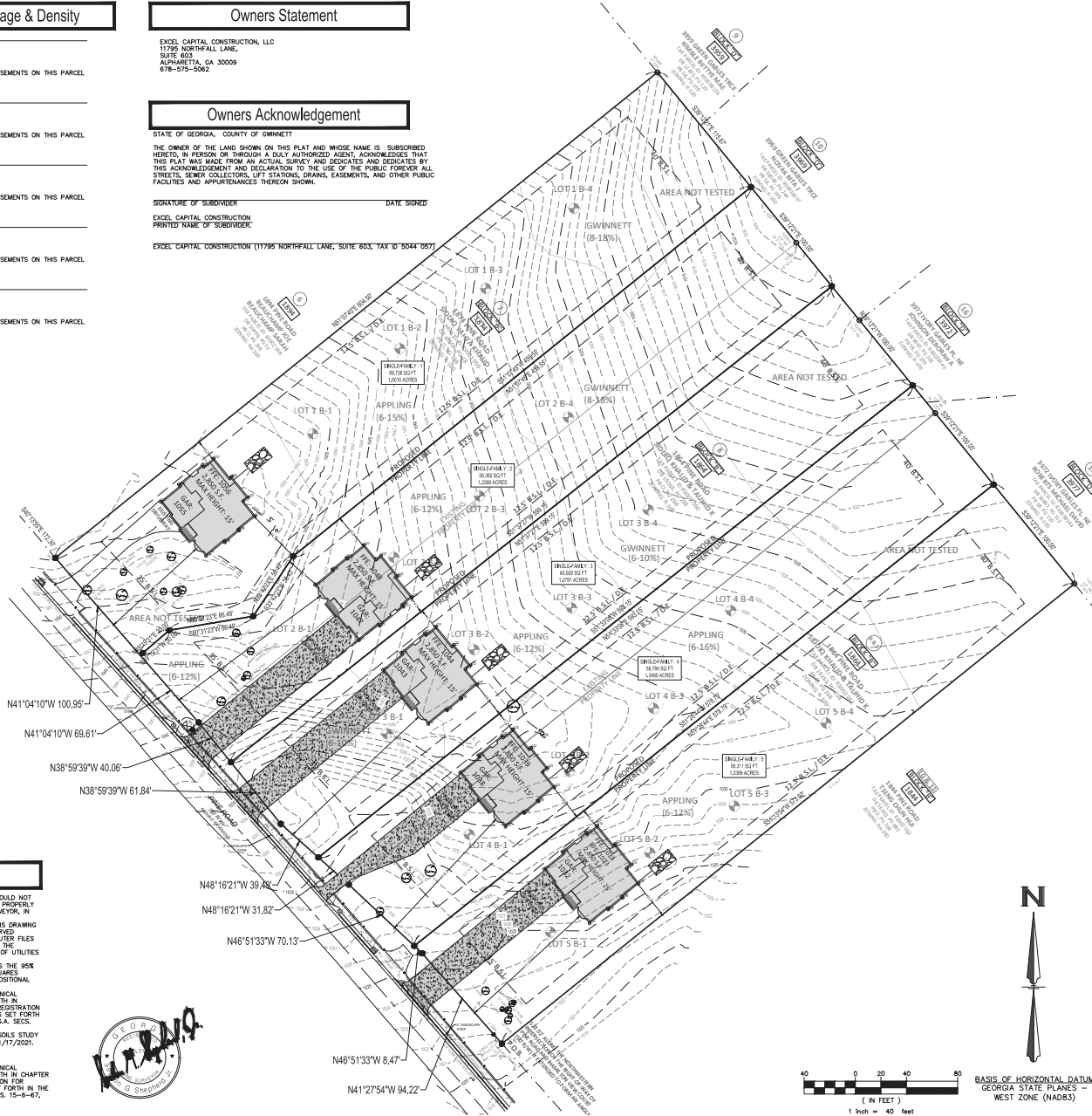
Existing Zoning

Proposed Zoning

General Notes

Additional Surveyors Notes

Final Surveyors Certificate

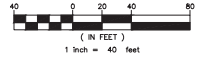


GRANT SHEPHERD & ASSOCIATES, INC.
735 LONGLEAF BOULEVARD, SUITE A LAWRENCEVILLE, GA 30046
PHONE: 770.418.8233 FAX: 770.418.8288
www.grant-shepherd.com

NO. #	DATE	DESCRIPTION
NO. 1	07/05/2022	EP EXEMPTION PLAT SUBMITTAL
NO. 2	03/03/2022	EP COUNTY COMMENTS

REZONING EXHIBIT FOR:
SIDDIG YAHYA KHALID & TAUHID K
SITE ADDRESS: 1864-1874 PINE ROAD, DACULA,
GEORGIA 30019 LOTS 7, BLOCK B, PINE BOOK
SUBDIVISION, UNIT 1, DUNCANS DISTRICT G.M.D. 1749,
DB 41506, PG 18, PB O, PG 268
CITY OF DACULA, GWINNETT COUNTY, GEORGIA.

Sheet Title	Rezoning Exhibit
Date of Field Survey	10/09/2021
Scale	1" = 40'
Sheet No.	3 OF 4
Job/File No.	21-07-470



BASIS OF HORIZONTAL DATUM
GEORGIA STATE PLANES -
WEST ZONE (NAD83)

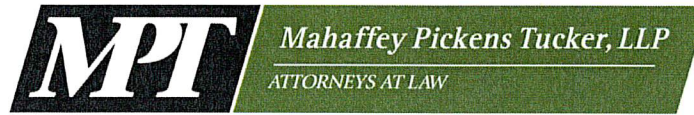
Z:\Dwg\211207470 - Pine Road\2107470 - Pine Road Exemption Plat EP 02.28.2022 RECOVER.dwg

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

[attached]

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Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Rebecca B. Gober
Brian T. Easley
Christopher D. Holbrook

Shane M. Lanham
Jeffrey R. Mahaffey
Steven A. Pickens
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

LETTER OF INTENT FOR REZONING APPLICATION
OF YAHYA KHALID SIDDIQ.

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning Application (the “Application”) on behalf of Yahya Khalid Siddiq (the “Applicant”) to request the rezoning of an approximately 7.01-acre tract of land located at 1864 & 1874 Pine Road, Dacula, Georgia (the “Property”). The Property is currently zoned RA-200 and is located within the Emerging Suburban Character Area as set forth on the Gwinnett County 2040 Unified Plan (the “2040 Plan”) Future Development Map. The Applicant is requesting to rezone the Property to the R-100 zoning classification in order to permit the development of the Property as a single-family residential subdivision.

The Applicant proposes to develop a high-quality, single-family residential subdivision comprising five low-density estate lots pursuant to the requirements of the R-100 zoning classification of the Gwinnett County Unified Development Ordinance. The proposed development contains an overall density of 0.71 units per acre, has direct access to Pine Road, and would feature attractive architectural designs and be constructed with facades including brick, stone, and/or fiber cement siding/shake. Zoning classification R-100 allows for the best use of the Property and is suitable in light of the adjacent and nearby properties because the eastern edge of the Property abuts the Huntington West subdivision, already zoned R-100, and the surrounding area contains a diverse mixture of R-100, R-100CLU, R-75 and RA-200 lots. As currently zoned, the Property consists of three RA-200 lots, containing two direct access points to Pine Road. Because the Applicant’s proposal only adds three homes to the 7.01-acre Property, the impact to the infrastructure and surrounding area will be minimal, if there is an impact at all.

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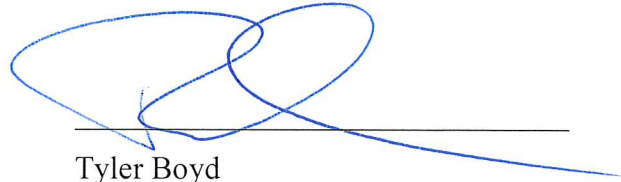
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Further, and perhaps most importantly, the proposed development is in line with the policy and intent of the 2040 Plan. The stated policy for the Emerging Suburban Character Area encourages residential over agricultural developments and specifically notes that these areas are “expected to experience new development during the 20-year planning period contemplated by the Unified Plan.” Of the new developments we are told to expect for the Emerging Suburban Character Areas, the 2040 Plan lists single-family residential as a potential development type. With your approval, this is precisely what the Applicant seeks to achieve.

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Applications filed herewith. The Applicant respectfully requests your approval of these Applications.

Respectfully submitted this 2nd day of March 2022.

MAHAFFEY PICKENS TUCKER, LLP



Tyler Boyd

Attorney for Applicant

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REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

- (A) Yes, approval of the proposed development will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The Property is abutted on all sides by either RA-200 or R-100 zoning classifications, while the surrounding area contains a diverse mixture of R-100, R-100CLU, R-75 and RA-200.
- (B) No, approval of the proposed development will not adversely affect the existing use or usability of any of the nearby properties. The proposed use is compatible with surrounding land uses and the policies of the Gwinnett County 2040 Unified Plan. The proposed use will complement nearby residential development.
- (C) Due to the size, location, topography, layout, dimensions and other physical constraints of the subject property, the Applicant submits that it does not have reasonable economic use as currently zoned.
- (D) No, approval of the proposed development will not result in an excessive or burdensome use of the infrastructure systems. The Property directly abuts Pine Road and is conveniently located near Braselton Highway and Hog Mountain Road. As currently zoned, the Property consists of three RA-200 lots, with two direct access points to Pine Road. Ultimately, what the Applicant is proposing to do adds only three homes to the surrounding infrastructure.
- (E) Yes, approval of the proposed development would be in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. The subject property is located in the Emerging Suburban Character Area which specifically encourages subdivisions like the proposed development.
- (F) The Applicant submits that with an overall density of 0.71 units per acre, the proposed estate lot subdivision protects the value of the existing homes in the area and furthers the vision of the 2040 plan.

Exhibit D: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		5.18.22	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		RZR2022-00011	
Case Address:		1864 and 1874 Pine Road	
Comments:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	Pine Road is a local street. No ADT listed for this street.		
2	8.0 miles to the nearest transit facility (#2334754) located at the SR 20/Buford Park and Ride.		
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:		Wednesday, May 18, 2022		
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com		
Case Number:		RZR2022-00011		
Case Address:		1864 and 1874 Pine Road		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The development may connect to an existing 8-inch water main located on the east right-of-way of Pine Road.			
2	Sewer: Lots to be developed on septic systems.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
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7				

Note: Attach additional pages, if needed

Revised 7/26/2021

June 2022



LEGEND

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

RZR2022-00011

RA-200 to R-100

Water & Sewer Utility Map



0 90 180
Feet

LOCATION



Water Comments: The development may connect to an existing 8-inch water main located on the east right-of-way of Pine Road.

Sewer Comments: Lots to be developed on septic systems.

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.

Residential Rezoning Impact on Local Schools
Prepared for Gwinnett County BOC, June, 2022

											Proposed Zoning
	School	2022-23			2023-24			2024-25			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
CIC2022-00016	Parkview HS	3,208	2,900	308	3,240	2,900	340	3,224	2,900	324	25
	Trickum MS	2,160	1,775	385	2,182	1,775	407	2,170	1,775	395	18
	Mountain Park ES	618	450	168	609	450	159	621	450	171	32
RZM2022-00019	South Gwinnett HS	2,735	2,750	-15	2,790	2,750	40	2,832	2,750	82	5
	Snellville MS	913	1,625	-712	922	1,625	-703	931	1,625	-694	4
	Norton ES	946	1,300	-354	955	1,300	-345	965	1,300	-335	6
RZM2022-00021	Collins Hill HS	2,730	2,625	105	2,773	2,625	148	2,800	2,625	175	29
	Creekland MS	1,911	2,100	-189	1,892	2,100	-208	1,915	2,100	-185	21
	Walnut Grove ES	789	1,200	-411	801	1,200	-399	813	1,200	-387	38
RZM2022-00022 & RZM2022-00023	Peachtree Ridge HS	3,262	3,050	212	3,295	3,050	245	3,271	3,050	221	16
	Northbrook MS	882	1,025	-143	870	1,025	-155	879	1,025	-146	12
	Jackson ES	1,426	1,475	-49	1,440	1,475	-35	1,455	1,475	-20	21
RZR2022-00011	Mill Creek HS	2,915	2,800	115	2,633	2,800	-167	2,596	2,800	-204	2
	Osborne MS	1,658	1,575	83	1,646	1,575	71	1,671	1,575	96	1
	Duncan Creek ES	1,319	1,300	19	1,345	1,300	45	1,372	1,300	72	2
RZR2022-00014	South Gwinnett HS	2,735	2,750	-15	2,790	2,750	40	2,832	2,750	82	20
	Grace Snell MS	1,262	1,200	62	1,281	1,200	81	1,300	1,200	100	14
	Rosebud ES	959	1,200	-241	968	1,200	-232	983	1,200	-217	26
RZR2022-00016	Berkmar HS	3,034	2,925	109	3,140	2,925	215	3,234	2,925	309	5
	Berkmar MS	1,135	1,100	35	1,122	1,100	22	1,097	1,100	-3	4
	Hopkins ES	1,064	1,500	-436	1,047	1,500	-453	1,035	1,500	-465	7
RZR2022-00017	Dacula HS	2,565	2,550	15	2,670	2,550	120	2,748	2,550	198	21
	Dacula MS	1,852	1,900	-48	1,906	1,900	6	1,962	1,900	62	15
	Mulberry ES	750	975	-225	773	975	-202	796	975	-179	27
RZR2022-00018	South Gwinnett HS	2,735	2,750	-15	2,790	2,750	40	2,832	2,750	82	13
	Snellville MS	913	1,625	-712	922	1,625	-703	931	1,625	-694	10
	Norton ES	946	1,300	-354	955	1,300	-345	965	1,300	-335	18

Exhibit E: Maps

[attached]



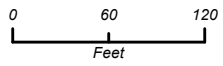
PINE RD

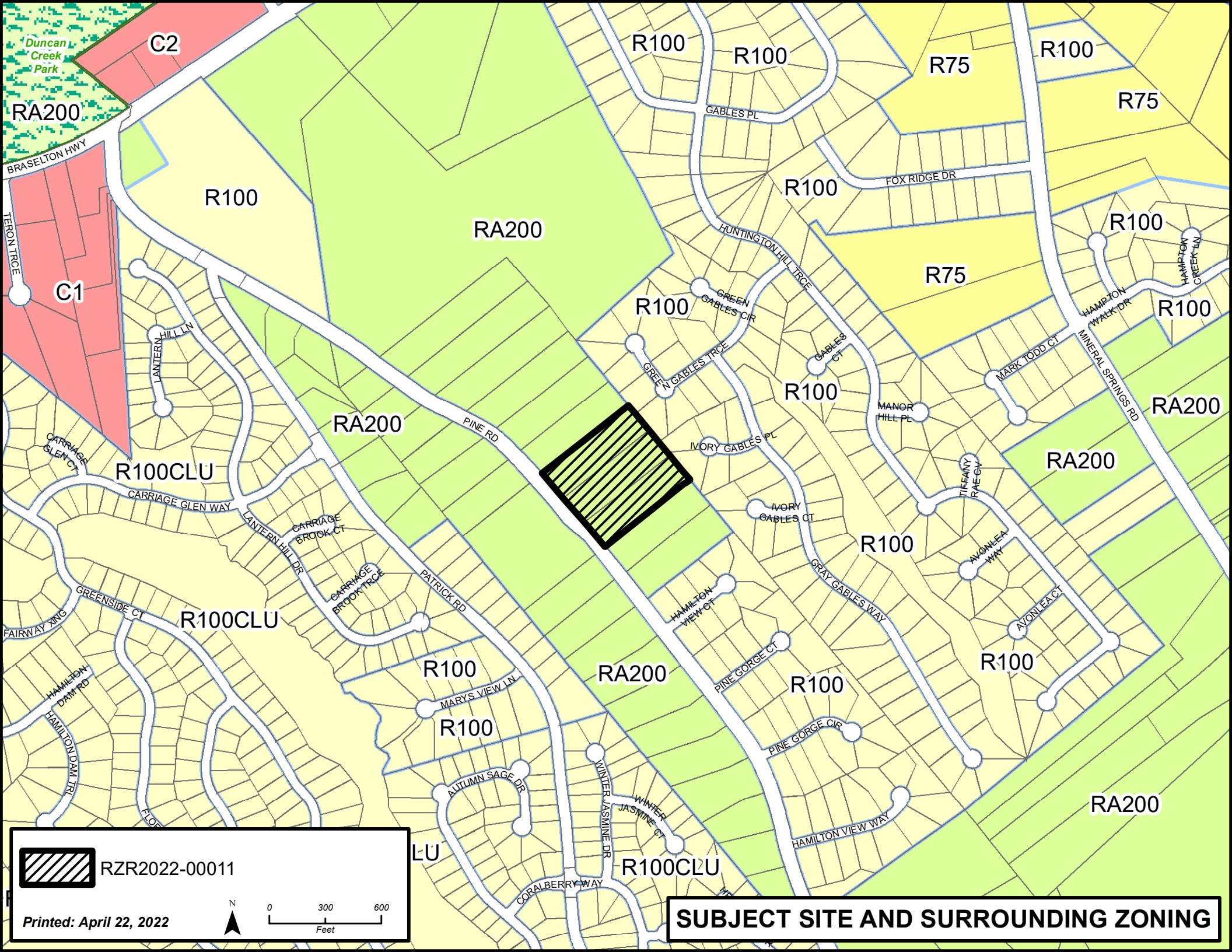
IVORY
GABLES PL



RZR2022-00011

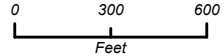
Printed: April 22, 2022



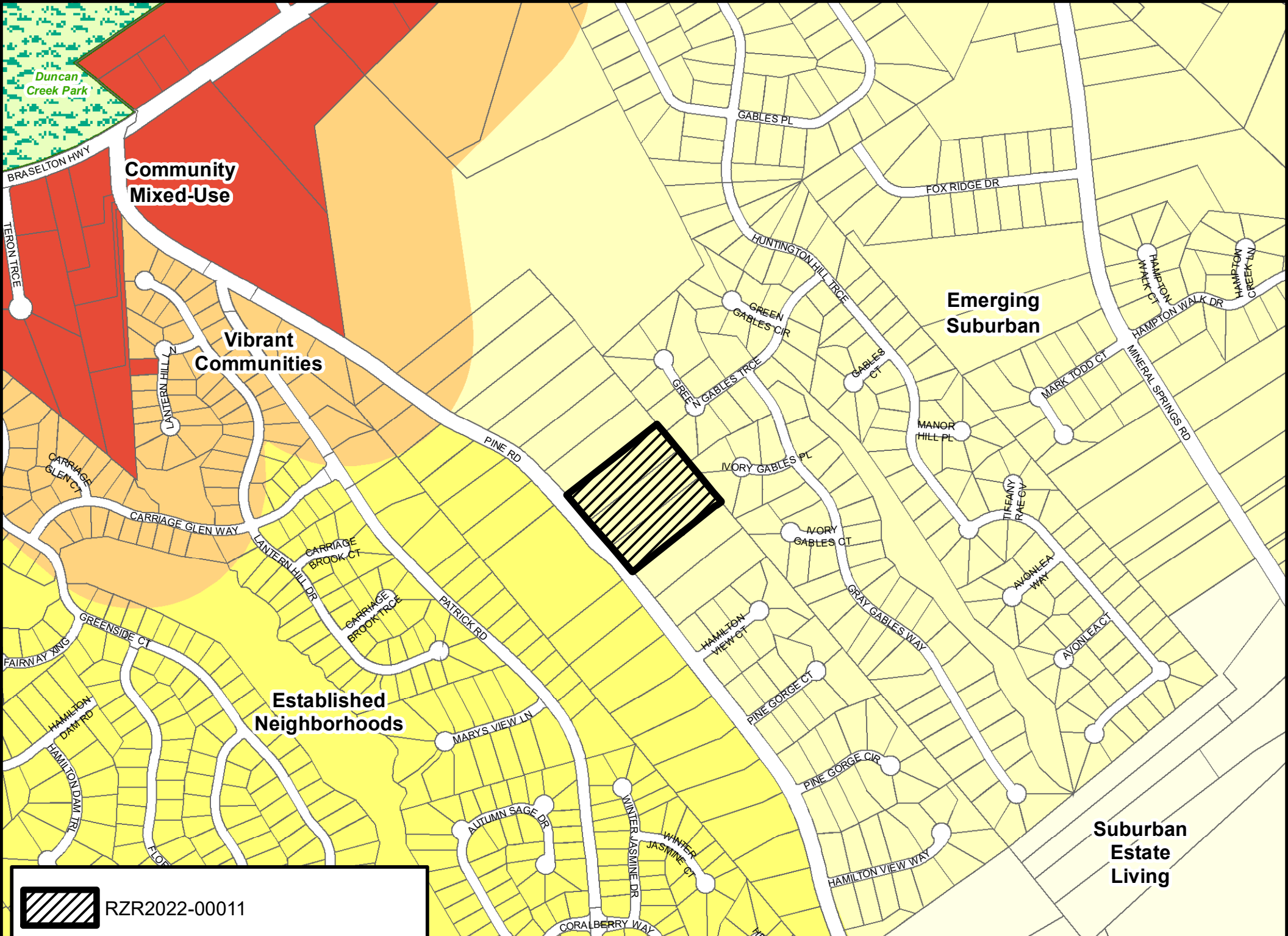


RZR2022-00011

Printed: April 22, 2022

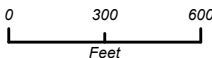


SUBJECT SITE AND SURROUNDING ZONING



RZR2022-00011

Printed: April 22, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

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REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
<p>Yahya Khalid Siddiq c/o Mahaffey</p> <p>NAME: <u>Pickens Tucker, LLP</u></p> <p>ADDRESS: <u>1550 North Brown Road, Suite 125</u></p> <p>CITY: <u>Lawrenceville</u></p> <p>STATE: <u>GA</u> ZIP: <u>30043</u></p> <p>PHONE: <u>770 232 0000</u></p> <p>EMAIL: <u>tboyd@mptlawfirm.com</u></p>	<p>TKS Real Estate, LLC</p> <p>NAME: _____</p> <p>ADDRESS: <u>4955 Spruce Bluff Drive</u></p> <p>CITY: <u>Atlanta</u></p> <p>STATE: <u>GA</u> ZIP: <u>30350</u></p> <p>PHONE: <u>404 293 4912</u></p> <p>EMAIL: <u>khalidsiddiq1@yahoo.com</u></p>
<p>CONTACT PERSON: <u>Tyler Boyd</u> PHONE: <u>770 232 0000</u></p> <p>CONTACT'S E-MAIL: <u>tboyd@mptlawfirm.com</u></p>	
<p>APPLICANT IS THE:</p> <p> <input type="checkbox"/> OWNER'S AGENT <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER </p>	
<p>PRESENT ZONING DISTRICTS(S): <u>RA-200</u> REQUESTED ZONING DISTRICT: <u>R-100</u></p> <p>PARCEL NUMBER(S): <u>R3002 059, R3002 060, R3002 061</u> ACREAGE: <u>~ 7.01</u></p> <p>ADDRESS OF PROPERTY: <u>1854, 1864 & 1874 Pine Road, Dacula, Georgia 30019</u></p> <p>PROPOSED DEVELOPMENT: <u>Pine Road Single Family Residential</u></p>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
<p>No. of Lots/Dwelling Units <u>5 lots</u></p> <p>Dwelling Unit Size (Sq. Ft.): <u>2,850 sq.ft.</u></p> <p>Gross Density: <u>0.71 units per acre</u></p> <p>Net Density: <u>0.71 units per acre</u></p>	<p>No. of Buildings/Lots: <u>N/A</u></p> <p>Total Building Sq. Ft. <u>N/A</u></p> <p>Density: <u>N/A</u></p>

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:

Please see attached

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

Please see attached

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

Please see attached

- (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:

Please see attached

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

Please see attached

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING:

Please see attached

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4/6/22

REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

- (A) Yes, approval of the proposed development will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The Property is abutted on all sides by either RA-200 or R-100 zoning classifications, while the surrounding area contains a diverse mixture of R-100, R-100CLU, R-75 and RA-200.
- (B) No, approval of the proposed development will not adversely affect the existing use or usability of any of the nearby properties. The proposed use is compatible with surrounding land uses and the policies of the Gwinnett County 2040 Unified Plan. The proposed use will complement nearby residential development.
- (C) Due to the size, location, topography, layout, dimensions and other physical constraints of the subject property, the Applicant submits that it does not have reasonable economic use as currently zoned.
- (D) No, approval of the proposed development will not result in an excessive or burdensome use of the infrastructure systems. The Property directly abuts Pine Road and is conveniently located near Braselton Highway and Hog Mountain Road. As currently zoned, the Property consists of three RA-200 lots, with two direct access points to Pine Road. Ultimately, what the Applicant is proposing to do adds only three homes to the surrounding infrastructure.
- (E) Yes, approval of the proposed development would be in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. The subject property is located in the Emerging Suburban Character Area which specifically encourages subdivisions like the proposed development.
- (F) The Applicant submits that with an overall density of 0.71 units per acre, the proposed estate lot subdivision protects the value of the existing homes in the area and furthers the vision of the 2040 plan.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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3.3.2022

Legal Description

All that tract or parcel of land lying and being in Duncans District G.M.D. NO. 1749 of Gwinnett County, Pine Ranch Subdivision, and being further described as follows:

Commencing at the northwestern intersection of the right-of-way of Pine Road and Hamilton View Court; Thence along the northern right of way line of Pine Road 523.02 feet in an easterly direction 523.02 feet to an ½" Rebar Found, being the Point of Beginning; Thence North 41 Degrees 27 Minutes 54 Seconds West a distance of 94.22 feet to a point; Thence North 46 Degrees 51 Minutes 33 Seconds West a distance of 78.60 feet to a point; Thence North 48 Degrees 16 Minutes 21 Seconds West a distance 71.31 feet to a point; Thence North 38 Degrees 59 Minutes 39 Seconds West a distance of 101.90 feet to a point; Thence leaving said right of way North 51 Degrees 15 Minutes 31 Seconds a distance of 598.96 feet to a point; Thence South 39 Degrees 12 Minutes 21 Seconds East a distance of 171.79 feet to a ½" Rebar Found; Thence South 51 Degrees 12 Minutes 55 Seconds West a distance of 588.10 feet to an Iron Pin Set and the Point of Beginning.

Said tract or parcel containing 305,225 square feet or 7.0 acres

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED
Symbols & Abbreviations

● MONUMENT FOUND	PO/TO POWERPOLE	—S— SANITARY SEWER PIPING
○ MONUMENT SET	3/4" P&K	—S— SEWER MANHOLE
□ P.K. NAIL FOUND	○ LIGHT POLE	○ CLEAN OUT
□ P.K. NAIL SET	○ STREET LIGHT POLE	—SD— STORM DRAIN PIPING
✕ FIND X MARK	○ ELEC. TRANSFORMER	○ STORM DRAIN MANHOLE
✕ SET X MARK	—BE— BURIED ELECTRIC	○ STORM INLET
▲ R.R. SPIKE FOUND	—OHC— OVERHEAD ELECTRIC	○ CURB INLET
▲ R.R. SPIKE SET	—UG— UNDERGROUND ELECTRIC	○ DROP INLET
▲ BENCHMARK	○ ELEC. MANHOLE	○ PAY PHONE
○ CONC. R/W MARKER	○ ELECTRIC METER	○ TELEPHONE BOX
(R) RECORD DATA	—W— WATER LINE	○ TELEPHONE MANHOLE
(M) MEASURED DATA	○ WATER MANHOLE	○ TELEPHONE POLE
(C) CALCULATED DATA	○ WATER VALVE	○ OVERHEAD CABLE
R/W RIGHT OF WAY	○ WATER METER	○ CABLE BOX
BGL BLDG SETBACK LINE	○ FIRE HYDRANT	○ TRAFFIC POLES
RSP REINFORCED CONC. PIPE	○ BACK FLOW PREVENTER	○ TRAFFIC SIGNAL
CMP CORRUGATED METAL PIPE	○ GAS VALVE	○ TRAFFIC MANHOLE
PVC PLASTIC PIPE	○ GAS METER	○ TRAFFIC SIGNAL BOX
MTL METAL	○ GAS MANHOLE	○ STOP SIGN
L/S LANDSCAPING	—G— GAS LINE	○ SIGN
○ TREE	BOA/B BORE HOLE	○ BOLLARD
○ EXCERPTIONS	MMO MONITORING WELL	—UG— UNDERGROUND TELEPHONE LINE
IPS IRON PIN SET	○ MAIL BOX	○ O/H T OVERHEAD TELEPHONE LINE
1/2" W/1/2" RE-BAR FOUND	○ UNKNOWN MANHOLE	—C— CABLE TELEVISION LINE
1" TOP/1" TOP PIPE FOUND	○ POWER BOX	BC/BOC BACK OF CURB
P.C.B. POINT OF COMMENCEMENT	OTR OPEN TOP PIPE	EC EDGE OF CONCRETE
P.O.B. POINT OF BEGINNING	SW SIDEWALK	D.E. DRAINAGE EASEMENT
TEMPORARY BENCH MARK	TV TRAVELER POINT	L.L. LANDSCAPE EASEMENT
HOUSE LOCATION PLAN	R/D RESIDENTIAL DEVELOPMENT	S.S.E. SANITARY SEWER EJECT PARCELS

Owners Statement

EXCEL CAPITAL CONSTRUCTION, LLC
11795 NORTHFALL LANE,
SUITE 603
ALPHARETTA, GA 30009
678-575-5062

Owners Acknowledgement

STATE OF GEORGIA, COUNTY OF GWINNETT
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES AND DEDICATES BY THIS ACKNOWLEDGEMENT AND DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF SUBDIVIDER: EXCEL CAPITAL CONSTRUCTION
DATE SIGNED: PRINTED NAME OF SUBDIVIDER:
EXCEL CAPITAL CONSTRUCTION (11795 NORTHFALL LANE, SUITE 603, TAX ID 5044 057)

Existing Lot Acreage & Density

- 1874 PINE ROAD:
102,956 S.F. / 2.3635 ACRES
LOT DENSITY: 0.42 UNITS PER ACRE
NOTE: THERE ARE NO FLOODPLAIN OR EASEMENTS ON THIS PARCEL.
- 1864 PINE ROAD 1:
102,675 S.F. / 2.3571 ACRES
LOT DENSITY: 0.42 UNITS PER ACRE
NOTE: THERE ARE NO FLOODPLAIN OR EASEMENTS ON THIS PARCEL.
- 1864 PINE ROAD 2:
99,594 S.F. / 2.2864 ACRES
LOT DENSITY: 0.44 UNITS PER ACRE
NOTE: THERE ARE NO FLOODPLAIN OR EASEMENTS ON THIS PARCEL.

Statement of Purpose

THE PROPOSED OF THIS REZONING EXHIBIT IS TO REZONE 3 EXISTING PARCELS OF LAND (PARCELS ID 3002 058, PARCELS ID 3002 060, AND PARCELS ID 3002 061), EXISTING ZONING IS RA-200, PROPOSED ZONING IS R-100. THE PARCELS WILL BE SUBDIVIDED INTO 5 NEW PARCELS TO MEET R-100 ZONING REQUIREMENTS.

Existing Zoning

CURRENT ZONING: RA-200

SETBACKS:
FRONT: 30' LOCAL ST / 50' MAJOR THOROUGHFARE
SIDES: 20'
REAR: 40'

MINIMUM LOT AREA: 40,000 SQ.FT.
MAXIMUM LOT DENSITY: NA
MINIMUM LOT WIDTH: 200'
MINIMUM DWELLING SIZE: 1,400 SQ.FT.
MAXIMUM HEIGHT FOR DWELLING: 35 FEET

Proposed Zoning

PROPOSED ZONING: R-100

SETBACKS:
FRONT: 30' LOCAL ST / 50' MAJOR THOROUGHFARE
SIDES: MINIMUM TO ONE YARD; MINIMUM 25' TWO YARDS
REAR: 40'

MINIMUM LOT AREA: 25,500 SQ.FT. (SEPTIC)
MAXIMUM LOT DENSITY: NA
MINIMUM LOT WIDTH: 100'
MINIMUM DWELLING SIZE: 1,400 SQ.FT.
MAXIMUM HEIGHT FOR DWELLING: 35 FEET

General Notes

- STATIONING REFERENCED ON THIS PLAT IS IN CONJUNCTION WITH THE STATION PROVIDED BY THE GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION.
- COORDINATE VALUES LISTED ARE GEORGIA STATE PLANES, WEST ZONE.
- HORIZONTAL DATUM IS NAD83.
- NO VERTICAL DATUM IS REFERENCED AT THIS TIME.
- SOIL TYPES SHOWN HEREIN WERE OBTAINED FROM A FIELD TEST CONDUCTED BY EL MINA, INC.
- ALL PROPERTY CORNERS TO BE SET WITH A 1" CAPPED REBAR BEARING THE REGISTRATION NUMBER OF SURVEYOR G. SHEPHERD, JR., RLS 2136.
- THE LOTS SHOWN HEREON MAY NOT BE RE-SUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS OF THE GWINNETT COUNTY UNITED DEVELOPMENT ORDNANCE IN EFFECT AT THAT TIME.
- NO FLOODPLAIN EXISTS ON THIS SITE AS PER THE FEDERAL INSURANCE RATE MAP (FIRM) 13135C00370 DATED MARCH 4, 2013.
- APPROVAL OF THIS PLAT DOES NOT AUTHORIZE ANY LAND DISTURBANCE OR CONSTRUCTION, LAND DISTURBANCE PERMITS AND/OR BUILDING PERMITS MUST BE OBTAINED PRIOR TO ANY LAND DISTURBANCE.
- TREES SHALL NOT BE PLANTED IN UTILITY AND DRAINAGE EASEMENTS AND IN SEPTIC DRAIN FIELDS.
- TREES SHALL BE AT LEAST 2 INCH CALIPER AT TIME OF PLANTING AND OF A SPECIES LISTED IN THE TREE SPECIES LISTED IN THE TREE SPECIES LIST OF THE APPENDIX, SECTION 4.0 OF THE UDO.
- ALL SITES REQUIRE AN ALTERNATIVE SEPTIC SYSTEM DESIGN.
- ALL SITES TO BE SERVICED BY GWINNETT COUNTY WATER.
- PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENT ACCORDING TO CURRENT GWINNETT COUNTY POLICY.
- SEPTIC LINE MUST OBTAIN ENVIRONMENTAL HEALTH APPROVAL PRIOR TO SEWER AUTHORIZATION.

Final Surveyors Certificate

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY AND DEDICATES AND DEDICATES BY THIS UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE DATE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 75,000 FEET AND AN ANGULAR ERROR OF SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED TO A CLOSURE AND IS TO BE ACCURATE WITHIN AN FOOT IN 879,368 FEET, AND CONTAINS A TOTAL OF 10,877.2 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WERE A TOPCON GPT-3003M TOTAL STATION AND A TOPCON GPS-1 NETWORK GPS RECEIVER, REAL TIME CORRECTED BY THE EARL DUDLEY NET NETWORK.

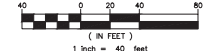
DATE: THIS 05 DAY OF JANUARY IN THE YEAR OF 2022.

G. SHEPHERD, JR., RLS 2136

Additional Surveyors Notes

- THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR, IN ACCORDANCE WITH O.C.G.A. 43-15-25.
- THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE APPROXIMATE AND BASED UPON THE LOCATION OF OBSERVED APPARENT UTILITY APPURTENANCES, UTILITY MAPS AND COMPUTER FILES PROVIDED BY THE CLIENT. ANY AND UTILITY MARKINGS ON THE GROUND BY OTHERS, NOTIFICATION OF THE EXACT LOCATION OF UTILITIES SHOULD BE MADE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- THE FIELD DATA UPON WHICH THIS SURVEY IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND WAS ADJUSTED USING THE LEAST SQUARES METHOD, AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL PRECISION FOR AN ALTA/ACSM SURVEY OF 0.017+50 FPM.
- THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67 AUTHORITY O.C.G.A. SECS. 43-15-4, 43-15-4, 43-15-4, 43-15-10, 43-15-12.
- SOIL IDENTIFICATION AND CODES OBTAINED FROM A LEVEL II SOILS STUDY PREPARED BY EL MINA, INC., CERTIFIED BY JOHN ESHON ON 11/7/2021.

THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67 AUTHORITY O.C.G.A. SECS. 43-15-4, 43-15-4, 43-15-4, 43-15-10, 43-15-12.



BASIS OF HORIZONTAL DATUM
GEORGIA STATE PLANES -
WEST ZONE (NAD83)

GRANT SHEPHERD & ASSOCIATES, INC.
Professional Land Surveyors & Engineers
735 LONGLEAF BOULEVARD, SUITE A LAWRENCEVILLE, GA 30046
PHONE: 770.418.9823 FAX: 770.418.9289
www.gsbsurveying.com

NO. #	DATE	DESCRIPTION
NO. 1	07/05/2022	EP EXEMPTION PLAT SUBMITTAL
NO. 2	10/03/2022	EP COUNTY COMMENTS

REZONING EXHIBIT FOR:
SIDDIQ YAHYA KHALID & TAUHID K
SITE ADDRESS: 1864-1874 PINE ROAD, DACULA,
GEORGIA 30019 LOTS 7, BLOCK B, PINE BOOK
SUBDIVISION, UNIT 1, DUNCANS DISTRICT G.M.D. 1749,
DB 41506, PG 18, PB O, PG 268
CITY OF DACULA, GWINNETT COUNTY, GEORGIA.

Sheet Title	Rezoning Exhibit
Date of Field Survey	10/09/2021
Scale	1" = 40'
Sheet No.	3 OF 4
Job/File No.	21-07-470

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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Symbols & Abbreviations

- MONUMENT FOUND
MEASURED SET
P.K. NAIL FOUND
P.K. NAIL SET
FIND X MARK
SET X MARK
R/W SPK FOUND
R/W SPK SET
BENCHMARK
CONC. R/W MARKER
RECORD DATA
MEASURED DATA
CALCULATED DATA
R/W RIGHT OF WAY
BGL BLDG SETBACK LINE
RSP REINFORCED CONC PIPE
CMP CORRUGATED METAL PIPE
PVC PLASTIC PIPE
MTL METAL
L/S LANDSCAPING
TREE
EXCEPTIONS
IRON PIN SET
1/2" REBAR FOUND
TOP OF PIPE FOUND
P.O.C. POINT OF COMMENCEMENT
S.O.B. POINT OF BEGINNING
TEMPORARY BENCH MARK
HOUSE LOCATION PLAN
RECEIVED
RESIDENTIAL DEVELOPMENT
PARCELS
- POWERPOLE
STREET LIGHT POLE
ELEC. TRANSFORMER
BURIED ELECTRIC
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
ELEC. MANHOLE
ELECTRIC METER
WATER LINE
WATER MANHOLE
WATER METER
FIRE HYDRANT
BACK FLOW PREVENTER
GAS VALVE
GAS METER
GAS MANHOLE
GAS LINE
BORE HOLE
MONITORING WELL
MAIL BOX
UNKNOWN MANHOLE
POWER BOX
FENCE LINE
OPEN TOP PIPE
SIDEWALK
TRAVELER POINT
DRAINAGE EASEMENT
LANDSCAPE EASEMENT
SANITARY SEWER EJECT
SANITARY SEWER PIPING
SEWER MANHOLE
CLEAN OUT
STORM DRAIN PIPING
STORM DRAIN MANHOLE
STORM INLET
CURB INLET
DROP INLET
PAY PHONE
TELEPHONE BOX
TELEPHONE MANHOLE
OVERHEAD CABLE
CABLE BOX
TRAFFIC POLES
TRAFFIC SIGNAL
TRAFFIC MANHOLE
TRAFFIC SIGNAL BOX
STOP SIGN
SIGN
BOLLARD
UNDERGROUND TELEPHONE LINE
OVERHEAD TELEPHONE LINE
CABLE TELEVISION LINE
EDGE OF PAVEMENT
EDGE OF CONCRETE
PROPERTY LINE
DRAINAGE EASEMENT
LANDSCAPE EASEMENT
SANITARY SEWER EJECT

Proposed Lot Acreage & Density

- LOT 1: 69.78 S.F., 1.6010 ACRES
LOT DENSITY: 0.62 UNITS PER ACRE
NOTE: THERE ARE NO FLOODPLAIN OR EASEMENTS ON THIS PARCEL.
- LOT 2: 58,362 S.F., 1.3398 ACRES
LOT DENSITY: 0.75 UNITS PER ACRE
NOTE: THERE ARE NO FLOODPLAIN OR EASEMENTS ON THIS PARCEL.
- LOT 3: 60,029 S.F., 1.3781 ACRES
LOT DENSITY: 0.73 UNITS PER ACRE
NOTE: THERE ARE NO FLOODPLAIN OR EASEMENTS ON THIS PARCEL.
- LOT 4: 58,784 S.F., 1.3495 ACRES
LOT DENSITY: 0.74 UNITS PER ACRE
NOTE: THERE ARE NO FLOODPLAIN OR EASEMENTS ON THIS PARCEL.
- LOT 5: 58,311 S.F., 1.3386 ACRES
LOT DENSITY: 0.75 UNITS PER ACRE
NOTE: THERE ARE NO FLOODPLAIN OR EASEMENTS ON THIS PARCEL.

Owners Statement

EXCEL CAPITAL CONSTRUCTION, LLC
11795 NORTHFALL LANE,
SUITE 603
ALPHARETTA, GA 30009
678-575-5062

Owners Acknowledgement

STATE OF GEORGIA, COUNTY OF GWINNETT
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DECATES AND DECARES BY THIS ACKNOWLEDGEMENT AND DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF SUBDIVIDER
EXCEL CAPITAL CONSTRUCTION
PRINTED NAME OF SUBDIVIDER

DATE SIGNED

EXCEL CAPITAL CONSTRUCTION (11795 NORTHFALL LANE, SUITE 603, TAX ID 5044 007)

Statement of Purpose

THE PROPOSED OF THIS REZONING EXHIBIT IS TO REZONE 3 EXISTING PARCELS OF LAND (PARCELS ID 3002 059, PARCELS ID 3002 060, AND PARCELS ID 3002 061), EXISTING ZONING IS RA-200. PROPOSED ZONING IS R-100. PARCELS WILL BE SUBDIVIDED INTO 5 NEW PARCELS TO MEET R-100 ZONING REQUIREMENTS.

Existing Zoning

CURRENT ZONING: RA-200

SETBACKS:
FRONT: 35' LOCAL ST / 50' MAJOR THOROUGHFARE
SIDES: 20'
REAR: 40'

MINIMUM LOT AREA: 40,000 SQ.FT.
MAXIMUM NET DENSITY: NA
MINIMUM LOT WIDTH: 200'
MINIMUM DWELLING SIZE: 1,400 SQ.FT.
MAXIMUM HEIGHT FOR DWELLING: 35 FEET

Proposed Zoning

PROPOSED ZONING: R-100

SETBACKS:
FRONT: 30' LOCAL ST / 50' MAJOR THOROUGHFARE
SIDES: MINIMUM TO ONE YARD; MINIMUM 25' TWO YARDS
REAR: 40'

MINIMUM LOT AREA: 25,500 SQ.FT. (SEPTIC)
MAXIMUM NET DENSITY: NA
MINIMUM LOT WIDTH: 100'
MINIMUM DWELLING SIZE: 1,400 SQ.FT.
MAXIMUM HEIGHT FOR DWELLING: 35 FEET

General Notes

- STATIONING REFERENCED ON THIS PLAT IS IN CONJUNCTION WITH THE STATION PROVIDED BY THE GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION. COORDINATE VALUES LISTED ARE GEORGIA STATE PLANES, WEST ZONE.
- HORIZONTAL DATUM IS NAD83.
- NO VERTICAL DATUM IS REFERENCED AT THIS TIME.
- SOIL TYPES SHOWN HEREIN WERE OBTAINED FROM A FIELD TEST CONDUCTED BY EL MNA, INC.
- ALL PROPERTY CORNERS TO BE SET WITH A 3" CAPED REBAR BEARING THE REGISTRATION NUMBER OF SURVEYOR G. SHEPHERD, JR., RLS 2136.
- THE LOTS SHOWN HEREON MAY NOT BE RE-SUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS OF THE GWINNETT COUNTY UNITED DEVELOPMENT ORDINANCE IN EFFECT AT THAT TIME.
- NO FLOODPLAIN EXISTS ON THIS SITE AS PER THE FEDERAL INSURANCE RATE MAP (FIRM) 13135C00370 DATED MARCH 4, 2013.
- APPROVAL OF THIS PLAT DOES NOT AUTHORIZE ANY LAND DISTURBANCE OR CONSTRUCTION, LAND DISTURBANCE PERMITS AND/OR BUILDING PERMITS MUST BE OBTAINED PRIOR TO ANY LAND DISTURBANCE.
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- LOTS TO BE SERVED BY GWINNETT COUNTY WATER.
- PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENT ACCORDING TO CURRENT GWINNETT COUNTY POLICY.
- SEPTIC LINE MUST OBTAIN ENVIRONMENTAL HEALTH APPROVAL PRIOR TO SEWER AUTHORIZATION.

Final Surveyors Certificate

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY AND DECATES AND DECARES BY THE SURVEYOR UNDER HIS SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND KIND ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 75,000 FEET AND AN ANGLE ERROR OF SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED TO A CLOSURE AND IS TO BE ACCURATE WITHIN ONE FOOT IN 879,368 FEET, AND CONTAINS A TOTAL OF 10,877.22 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WERE A TOPCON GPT-3003H TOTAL STATION AND A TOPCON GPS-1 NETWORK GPS RECEIVER, REAL TIME CORRECTED BY THE EARL DUDLEY NET NETWORK.

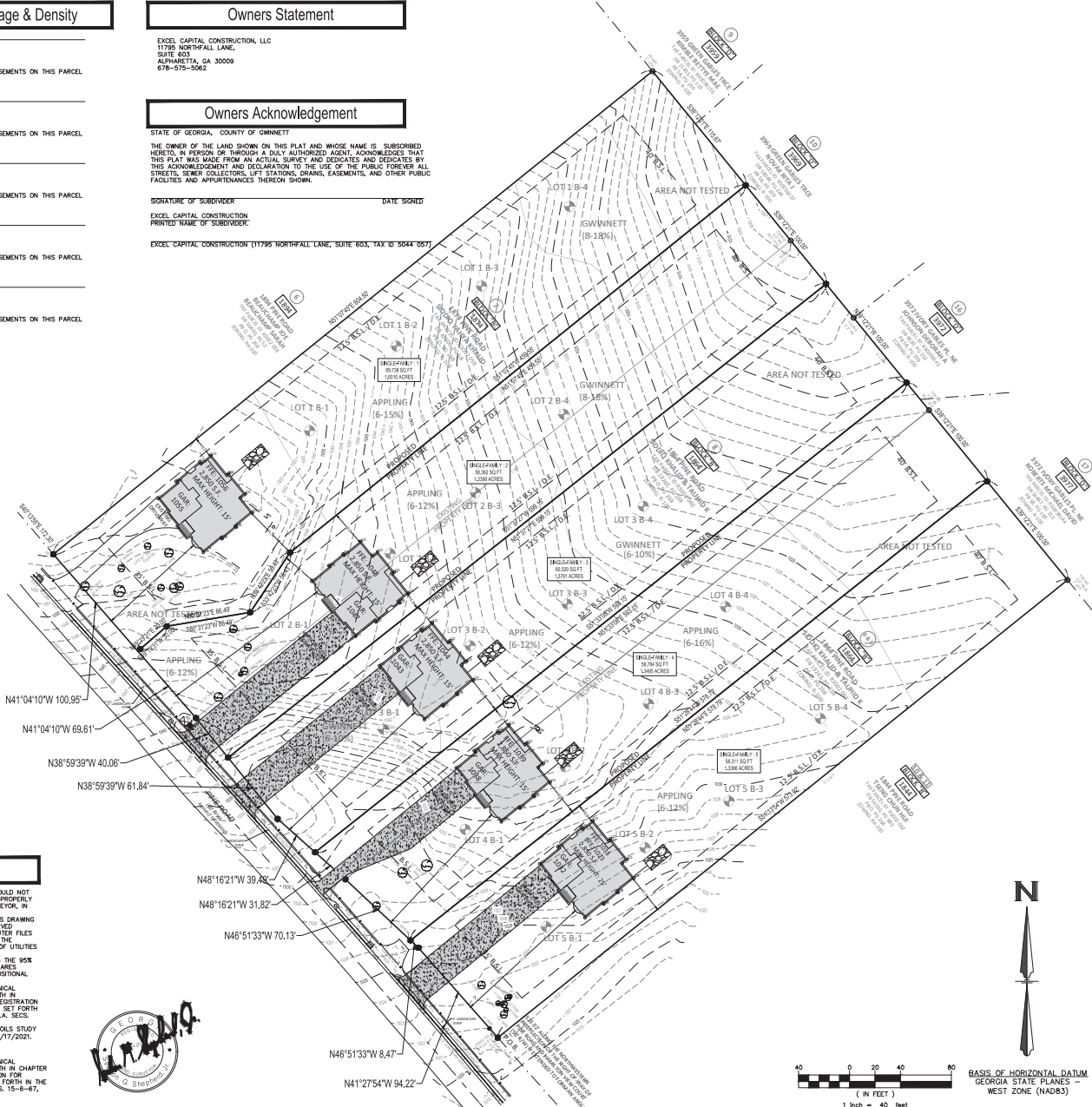
DATE: THIS 05 DAY OF JANUARY IN THE YEAR OF 2022.

G. SHEPHERD, JR., RLS 2136

Additional Surveyors Notes

- THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR, IN ACCORDANCE WITH O.C.G.A. 43-15-25.
- THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE APPROXIMATE AND BASED UPON THE LOCATION OF OBSERVED APPARENT UTILITY APPURTENANCES, UTILITY MAPS AND COMPUTER FILES PROVIDED BY THE CLIENT OR ANY AND UTILITY MARKINGS ON THE GROUND BY OTHERS. VERIFICATION OF THE EXACT LOCATION OF UTILITIES SHOULD BE MADE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- THE FIELD DATA UPON WHICH THIS SURVEY IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND WAS ADJUSTED USING THE LEAST SQUARES METHOD, AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL PRECISION FOR AN ALTA/ACURA SURVEY OF 0.0175-50 FPM.
- THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67 AUTHORITY O.C.G.A. SECS. 43-15-4, 43-15-4, 43-15-4, 43-15-4, 43-15-4, 43-15-4.
- SOIL IDENTIFICATION AND CODES OBTAINED FROM A LEVEL II SOILS STUDY PREPARED BY EL MNA, INC., CERTIFIED BY JOHN ESHRIN ON 11/17/2021.

THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67 AUTHORITY O.C.G.A. SECS. 43-15-4, 43-15-4, 43-15-4, 43-15-4, 43-15-4, 43-15-4.



BASIS OF HORIZONTAL DATUM
GEORGIA STATE PLANES -
WEST ZONE (NAD83)

GRANT SHEPHERD & ASSOCIATES, INC.
11795 NORTHFALL LANE, SUITE 603
ALPHARETTA, GA 30009
770.418.8288
www.grant-shepherd.com

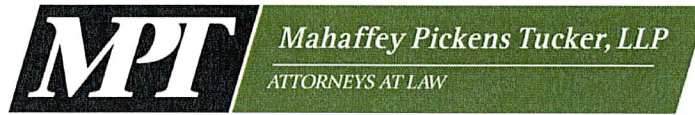
NO. #	DATE	DESCRIPTION
NO. 1	07/05/2022	EP EXEMPTION PLAT SUBMITTAL
NO. 2	10/03/2022	EP COUNTY COMMENTS

REZONING EXHIBIT FOR:
SIDDIG YAHYA KHALID & TAUHID K
SITE ADDRESS: 1864-1874 PINE ROAD, DACULA,
GEORGIA 30019 LOTS 7, BLOCK B, PINE BOOK
SUBDIVISION, UNIT 1, DUNCANS DISTRICT G.M.D. 1749,
DB 41506, PG 18, PB O, PG 268
CITY OF DACULA, GWINNETT COUNTY, GEORGIA.

Sheet Title	Rezoning Exhibit
Date of Field Survey	10/09/2021
Scale	1" = 40'
Sheet No.	3 OF 4
Job/File No.	21-07-470

RECEIVED

4/6/22



Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Rebecca B. Gober
Brian T. Easley
Christopher D. Holbrook

Shane M. Lanham
Jeffrey R. Mahaffey
Steven A. Pickens
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

LETTER OF INTENT FOR REZONING APPLICATION
OF YAHYA KHALID SIDDIQ.

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning Application (the “Application”) on behalf of Yahya Khalid Siddiq (the “Applicant”) to request the rezoning of an approximately 7.01-acre tract of land located at 1864 & 1874 Pine Road, Dacula, Georgia (the “Property”). The Property is currently zoned RA-200 and is located within the Emerging Suburban Character Area as set forth on the Gwinnett County 2040 Unified Plan (the “2040 Plan”) Future Development Map. The Applicant is requesting to rezone the Property to the R-100 zoning classification in order to permit the development of the Property as a single-family residential subdivision.

The Applicant proposes to develop a high-quality, single-family residential subdivision comprising five low-density estate lots pursuant to the requirements of the R-100 zoning classification of the Gwinnett County Unified Development Ordinance. The proposed development contains an overall density of 0.71 units per acre, has direct access to Pine Road, and would feature attractive architectural designs and be constructed with facades including brick, stone, and/or fiber cement siding/shake. Zoning classification R-100 allows for the best use of the Property and is suitable in light of the adjacent and nearby properties because the eastern edge of the Property abuts the Huntington West subdivision, already zoned R-100, and the surrounding area contains a diverse mixture of R-100, R-100CLU, R-75 and RA-200 lots. As currently zoned, the Property consists of three RA-200 lots, containing two direct access points to Pine Road. Because the Applicant’s proposal only adds three homes to the 7.01-acre Property, the impact to the infrastructure and surrounding area will be minimal, if there is an impact at all.

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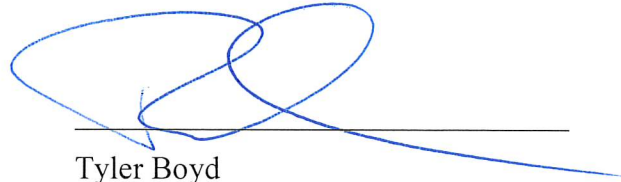
4/6/22

Further, and perhaps most importantly, the proposed development is in line with the policy and intent of the 2040 Plan. The stated policy for the Emerging Suburban Character Area encourages residential over agricultural developments and specifically notes that these areas are “expected to experience new development during the 20-year planning period contemplated by the Unified Plan.” Of the new developments we are told to expect for the Emerging Suburban Character Areas, the 2040 Plan lists single-family residential as a potential development type. With your approval, this is precisely what the Applicant seeks to achieve.

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Applications filed herewith. The Applicant respectfully requests your approval of these Applications.

Respectfully submitted this 2nd day of March 2022.

MAHAFFEY PICKENS TUCKER, LLP



Tyler Boyd

Attorney for Applicant

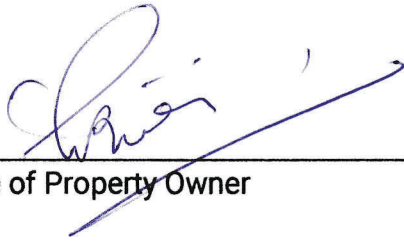
RECEIVED

3.3.2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2015

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

3/2/2022

Date

YAHYA KHALID SIDDIQ

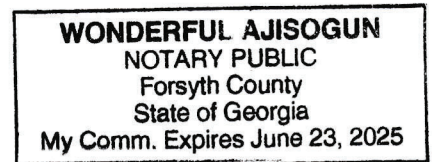
Type or Print Name and Title



WONDERFUL AJISOGUN 3/2/22

Signature of Notary Public

Date



Notary Seal

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3.3.2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2015

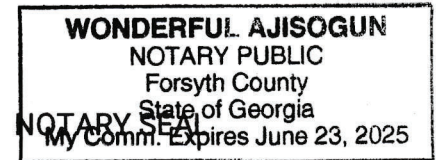
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

[Signature] 3/2/2022 YAHYA KHALID SIDDIQ
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] WONDERFUL AJISOGUN 3/2/22
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 YAHYA KHALID SIDDIQ
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.

RECEIVED

3.3.2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2015

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

3/2/22

Date

Tyler Boyd, attorney for the applicant

Type or Print Name and Title

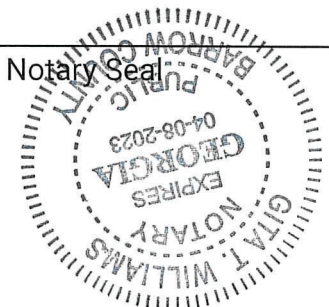


Signature of Notary Public

Date

3/2/22

Notary Seal



RECEIVED

3.3.2022

Gwinnett County Planning Division
Rezoning Application
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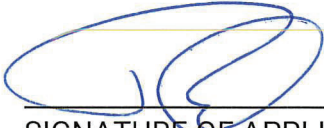
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SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE



3/2/22

Tyler Boyd, attorney for the applicant

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

DATE

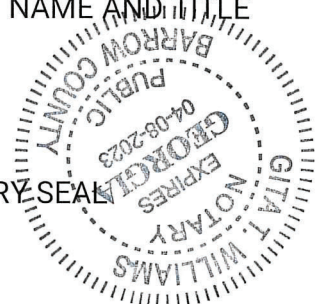
TYPE OR PRINT NAME AND TITLE



SIGNATURE OF NOTARY PUBLIC

DATE

NOTARY SEAL



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

Mahaffey Pickens Tucker, LLP

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)
Commissioner Kirkland Carden	\$2,800	10/18/2021

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

RECEIVED

3.3.2022

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 3 002 059
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

Tyler Boyd, attorney for Applicant

3/2/22

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)

Amy Flowers

NAME

Tax Services Assoc II

TITLE

3-2-22

DATE

Taxes are current

RECEIVED


3.3.2022

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 3 002 060
(Map Reference Number) District Land Lot Parcel

 3/2/22

Signature of Applicant Date

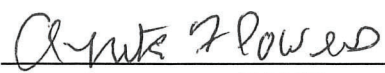
Tyler Boyd, attorney for Applicant

Type or Print Name and Title

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 Tax Services Assoc II

NAME TITLE

3-2-22 Taxes are current

DATE

RECEIVED

3.3.2022

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 3 002 061
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

Tyler Boyd, attorney for 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

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Amye Flowers

NAME

Tax Services Assoc II

TITLE

3-2-22

DATE

Taxes are current