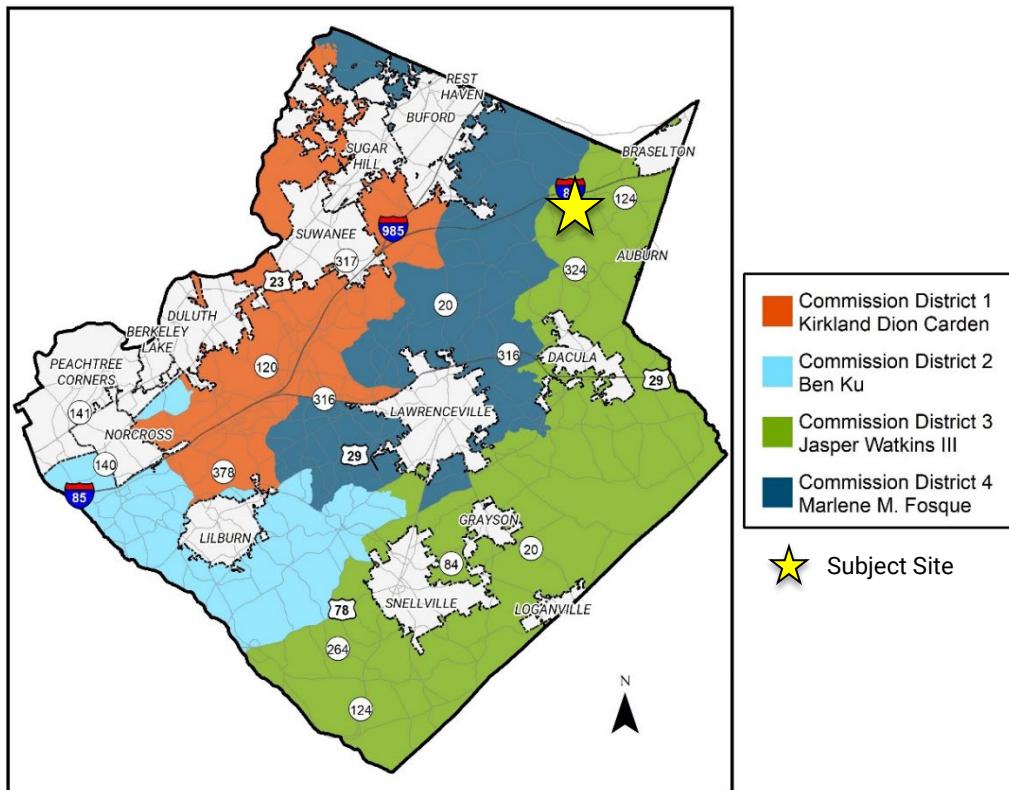




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

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

Staff Recommendation: APPROVAL WITH CONDITIONS



*This property will be in Commission District 4 beginning on January 1, 2023.

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

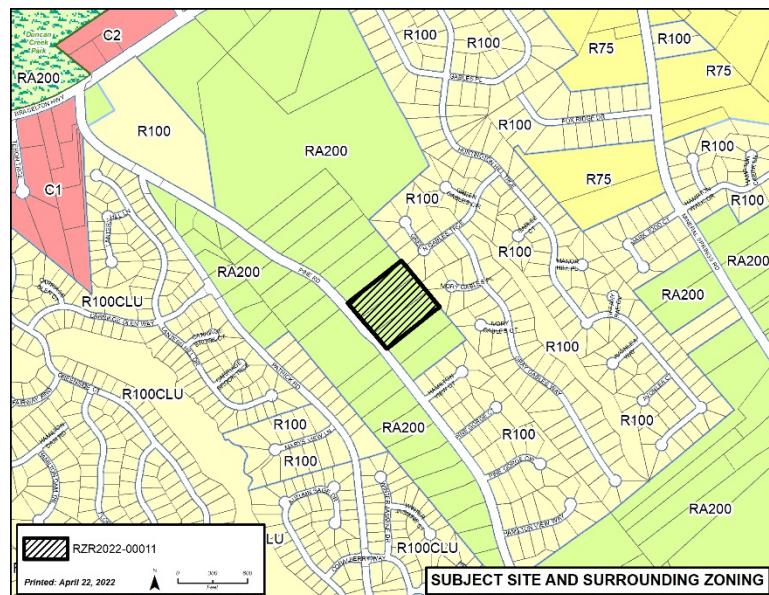
The subject property is zoned RA-200 (Agriculture-Residence District). No rezoning cases are on record for this property.

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.

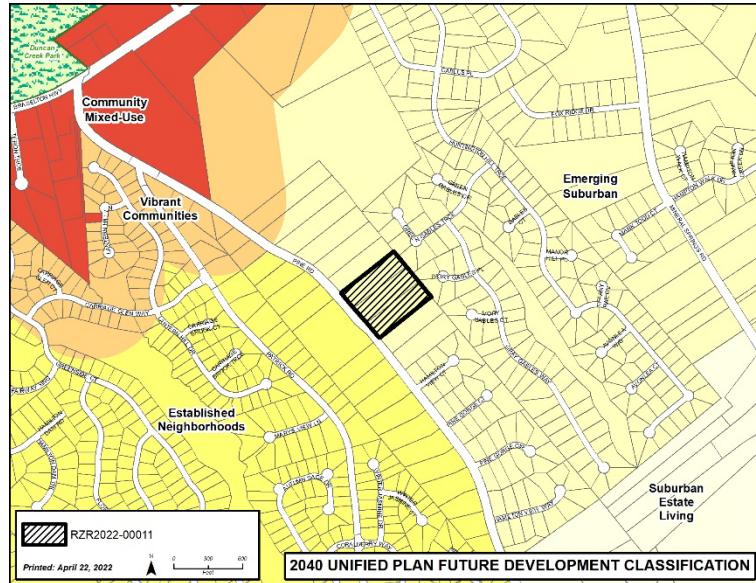
The property has a reasonable economic use as currently zoned.

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**

RECEIVED

Symbols & Abbreviations

● MONUMENT FOUND	PTD: POWERLINE	SS: SANITARY SEWER PIPING
● MONUMENT SET	34-222	SM: SANITARY SEWER
■ P.X. NAIL FOUND	LG: LIGHT POLE	CM: CLEAN OUT
□ P.X. NAIL SET	SL: STREET LIGHT POLE	SD: STORM DRAIN PIPING
✗ FND X MARK	TR: TRANSFORMER	SD: STORM DRAIN
✓ SET X MARK		
▲ R.R. SPIKE FOUND	BE: BURIED ELECTRIC	
▲ R.R. SPIKE SET	OE: OVERHEAD ELECTRIC	
◆ BENCHMARK	UE: UNDERGROUND ELECTRIC	
● CONC. R/W MARKER	AM: AMMETER	
✓ MEASURED DATA	W: WATER LINE	TP: TELEPHONE POLE
R/W: RIGHT OF WAY	WM: WATER METER	TM: TELEPHONE MANHOLE
BSL: BLDG SETBACK LINE	WV: WATER VALVE	TC: TELEPHONE CABLE
ROP: REINFORCED CONC PIPE	HY: HYDRANT	OB: CABLE BOX
CP: CONCRETE PIPE	BF: BACK FLOW	TP: TRAFFIC POLES
PVC: PLASTIC PIPE	SV: SIDEWALK	TS: TRAFFIC SIGNAL
MTL: METAL	GA: GAS VALVE	SH: TRAFFIC SIGNAL BOX
L/S: LANDSCAPING	GM: GAS METER	ST: STOP SIGN
✓ TREE	GW: GAS WELDING	S: SIGN
IPS: IRON PIN SET	BO: BOREHOLE	BL: BORING
1/2"RIP: 1/2" RE-BAR FOUND	MB: MAIL BOX	UT: UNDERGROUND TELEPHONE LINE
1"CTP: 1" CRIMP THE PIPE FOUND	OM: OVERHEAD MANHOLE	OT: OVERHEAD TELEPHONE LINE
P.D.C.: POINT OF CONCERN	PO: POWER BOX	BT: BACK OF CURB
P.D.B.: POINT OF BEND	OTP: OPEN TOP PIPE	EP: EDGE OF PAVEMENT
T.B.M.: TEMPORARY BENCH MARK	SP: SIDEWALK PAVING	P: PROPERTY LINE
HOUSE LOCATION PLAN	AP: APPENDIX	DE: DRAINAGE EASEMENT
PARCELS	RD: RESIDENTIAL DEVELOPMENT	LE: LANDSCAPE EASEMENT
	SSE: SANITARY SEWER EMT	SS: SANITARY SEWER

Statement of Purpose

THE PROPOSED OF THIS REZONING EXHIBIT IS TO REZONE 3 EXISTING PARCELS OF LAND (PARCEL ID 3062 059, PARCEL ID 3062 060, AND PARCEL ID 3062 061) FROM R-100 TO R-100. PROPOSED ZONING IS R-100. THESE 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 SQFT.

MAXIMUM LOT NET DENSITY: NA

MINIMUM LOT WIDTH: 200'

MINIMUM LOT LENGTH: 1,400 FEET

MAXIMUM HEIGHT FOR DWELLING: 35 FEET

Proposed Zoning

PROPOSED ZONING: R-100

SETBACKS:
FRONT: 35' LOCAL ST / 50' MAJOR THOROUGHFARE
SIDES: MINIMUM 10' ONE YARD; MINIMUM 25' TWO YARDS
REAR: 40'

MINIMUM LOT AREA: 25,000 SQFT. (SEPTIC)

MAXIMUM LOT NET DENSITY: NA

MINIMUM LOT WIDTH: 100'

MINIMUM LOT LENGTH: 1,400 FEET

MAXIMUM HEIGHT FOR DWELLING: 35 FEET

General Notes

- STATIONING REFERENCED ON THIS PLAT IS IN CONJUNCTION WITH THE STATION PROVIDED BY THE GWINNETT COUNTY SURVEYOR FOR TRANSPORTATION. COORDINATE VALUES LISTED ARE GEORGIA STATE PLANES, WEST ZONE. HORIZONTAL DATUM IS NAD83.
- NO SURVEY HAS BEEN CONDUCTED AT THIS TIME.
- SOL TYPES SHOWN HEREIN WERE OBTAINED FROM A FIELD TEST CONDUCTED BY THE GWINNETT COUNTY SURVEYOR.
- ALL PROPERTY CORNERS TO BE SET WITH A 1" CAPPED REBAR BEARING THE READING "GRANT SHEPHERD JR. 10/17/2021".
- THE LOTS SHOWN HEREIN MAY NOT BE SUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS AS PROVIDED IN GWINNETT COUNTY DEVELOPMENT ORDINANCE, EXCEPT AS THAT MAY BE REQUIRED BY LAW.
- NO FLOODPLAIN EXISTS ON THIS SITE AS PER THE FEDERAL INSURANCE RATE MAP (FIRMAP).
- APPROVAL OF THIS PLAT DOES NOT AUTHORIZE ANY LAND DISTURBANCE OR CONSTRUCTION, WHETHER TEMPORARY OR PERMANENT, AND/OR BUILDING PERMITS MUST BE OBTAINED PRIOR TO ANY LAND DISTURBANCE.
- TREES AND SHRUBS SHALL BE PLANTED IN UTILITY AND DRAINAGE EASEMENTS AND IN STREAM BANK FIELDS.
- LOT TREES SHALL BE AT LEAST 6 INCH CALIBER AT THE TIME OF PLANTING AND OF A SPECIES LISTED AS APPROPRIATE FOR THE SITE.
- ALL TREES AND SHRUBS SHALL BE PLANTED IN A SYSTEM DESIGN.
- LOTS TO BE SERVED BY GWINNETT COUNTY WATER.
- PERMITTING OF UTILITIES IS THE RESPONSIBILITY OF THE APPROPRIATE SANITARY SEWER EASEMENT ACCORDING TO CURRENT GWINNETT COUNTY POLICY.
- SEPTIC LINE: MUST OBTAIN ENVIRONMENTAL HEALTH APPROVAL PRIOR TO SIZING AND PLACEMENT.

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 OF THE PROPERTY MADE BY AN INDIVIDUAL REGISTERED AS A SURVEYOR IN THE STATE OF GEORGIA. ALL LINES SHOWN ON THIS PLAT ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE SURVEY WAS MADE IN ACCORDANCE WITH THE NATIONAL SURVEY PRECISION OF ONE FOOT IN 78,458 FEET AND AN ANGULAR ERROR OF 10.672 FEET. THE SURVEY WAS MADE IN ACCORDANCE WITH THE 10.672' RULE. THIS PLAT HAS BEEN CALCULATED FOR A CLOSURE AND IS FOUND TO BE A CLOSURE. THE SURVEY WAS MADE ON A DATE OF 10/17/2021 AND A TIME OF 10:47:22 AM. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TOPCON GPS-3003W TOTAL STATION, AND A TOPCON GRS-100 GPS RECEIVER, REAL TIME CORRECTED BY THE EARL DUDLEY NET WORK.

DATED THIS 05 DAY OF JANUARY, IN THE YEAR OF 2022.

GRANT SHEPHERD, JR., R.S. 213

Proposed Lot Acreage & Density

● LOT 1:	58,302 S.F./ 1.3398 ACRES
● LOT DENSITY:	0.62 UNITS PER ACRE
NOTE: THERE ARE NO FLOODPLAIN OR EASEMENTS ON THIS PARCEL	
● LOT 2:	58,308 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./ 1.3398 ACRES
● LOT DENSITY:	0.75 UNITS PER ACRE
NOTE: THERE ARE NO FLOODPLAIN OR EASEMENTS ON THIS PARCEL	

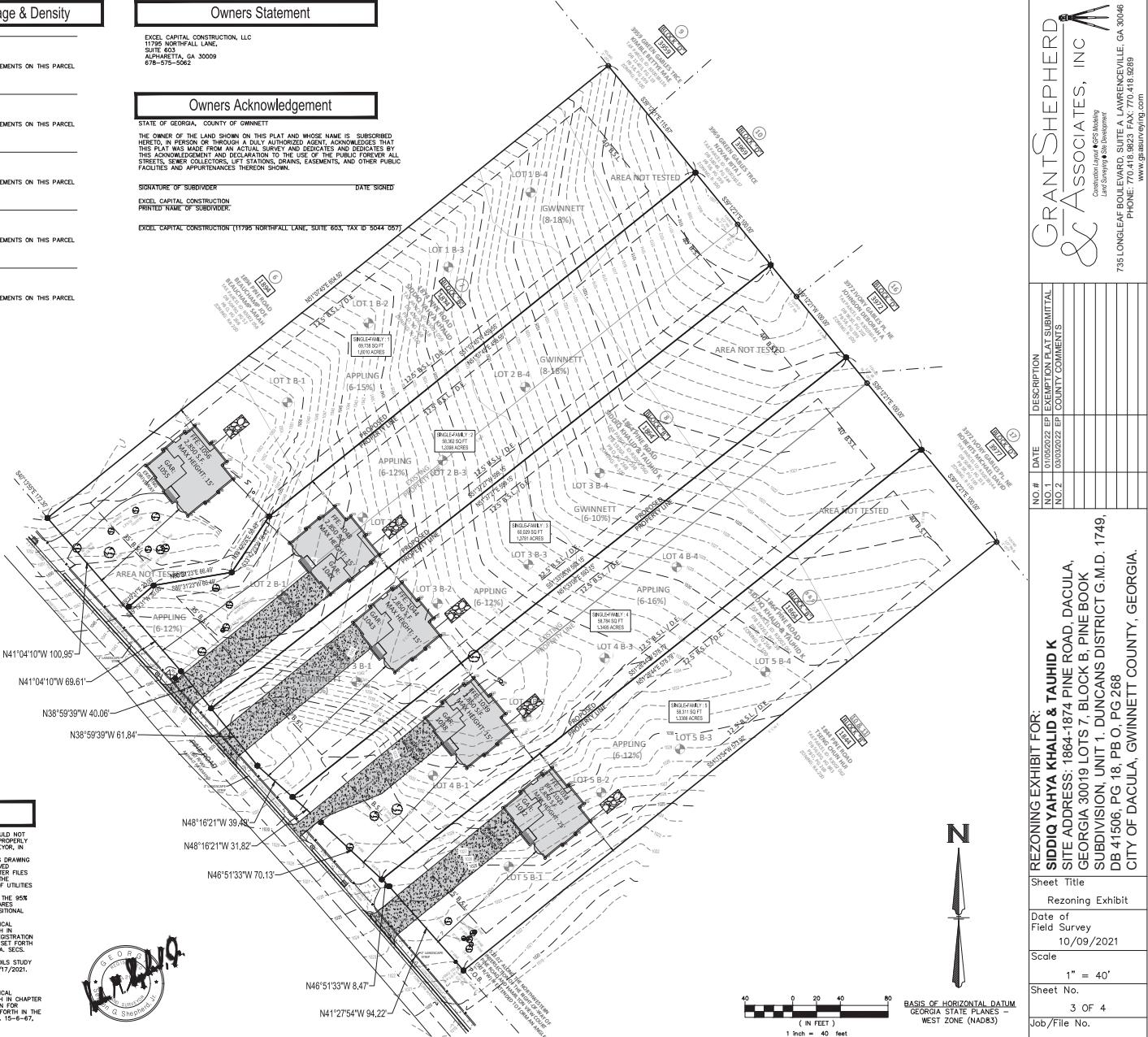
Owners Statement

EXCEL CAPITAL CONSTRUCTION, LLC
SUITE 603
ALPHARETTA, GA 30009
678-375-5062

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 IS FOR THE USE OF THE PUBLIC FOREVER AS PROVIDED FOR IN THIS ACKNOWLEDGMENT AND DECLARATION TO THE USE OF THE PUBLIC FOREVER ON ALL STREETS, SEWER COLLECTORS, LIFF STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON.

SIGNATURE OF SUBDIVIDER
DATE SIGNED
PRINTED NAME OF SUBDIVIDER:
EXCEL CAPITAL CONSTRUCTION (11785 NORTHLAKE LANE, SUITE 603, TAX ID 5044-087)



GRANT SHEPHERD & ASSOCIATES, INC
Gwinnett-based ASPL Surveying & Development
735 LONGLEAF BOULEVARD, SUITE A, LAWRENCEVILLE, GA 30046
PHONE: (770) 418-8623 FAX: (770) 418-9289

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www.grantshepherd.com

REZONING EXHIBIT FOR:
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#1506, PG 18, PB 0, PG 258
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

Z:\Dwg2021\2107470 - 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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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.

Sugarloaf Office | 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office | 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

FAX 770 933 8800

www.mptlawfirm.com

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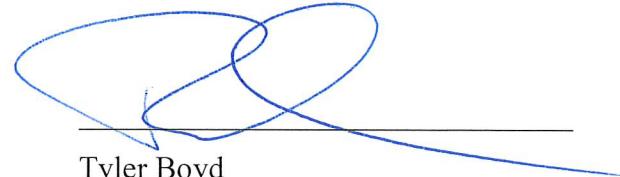
4/6/22

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



A handwritten signature in blue ink, consisting of two loops that intersect and a horizontal line extending to the right. Below the signature, the name "Tyler Boyd" is written in a cursive script, followed by the title "Attorney for Applicant" in a smaller, italicized font.

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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.

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@gwinnettcounty.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@gwinnettcounty.com	
Case Number:		RZR2022-00011	
Case Address:		1864 and 1874 Pine 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 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"/>	YES
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021



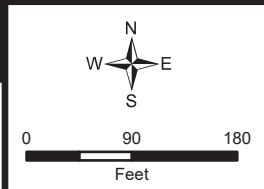
LEGEND



RZR2022-00011

RA-200 to R-100

Water & Sewer Utility Map



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. **LW**

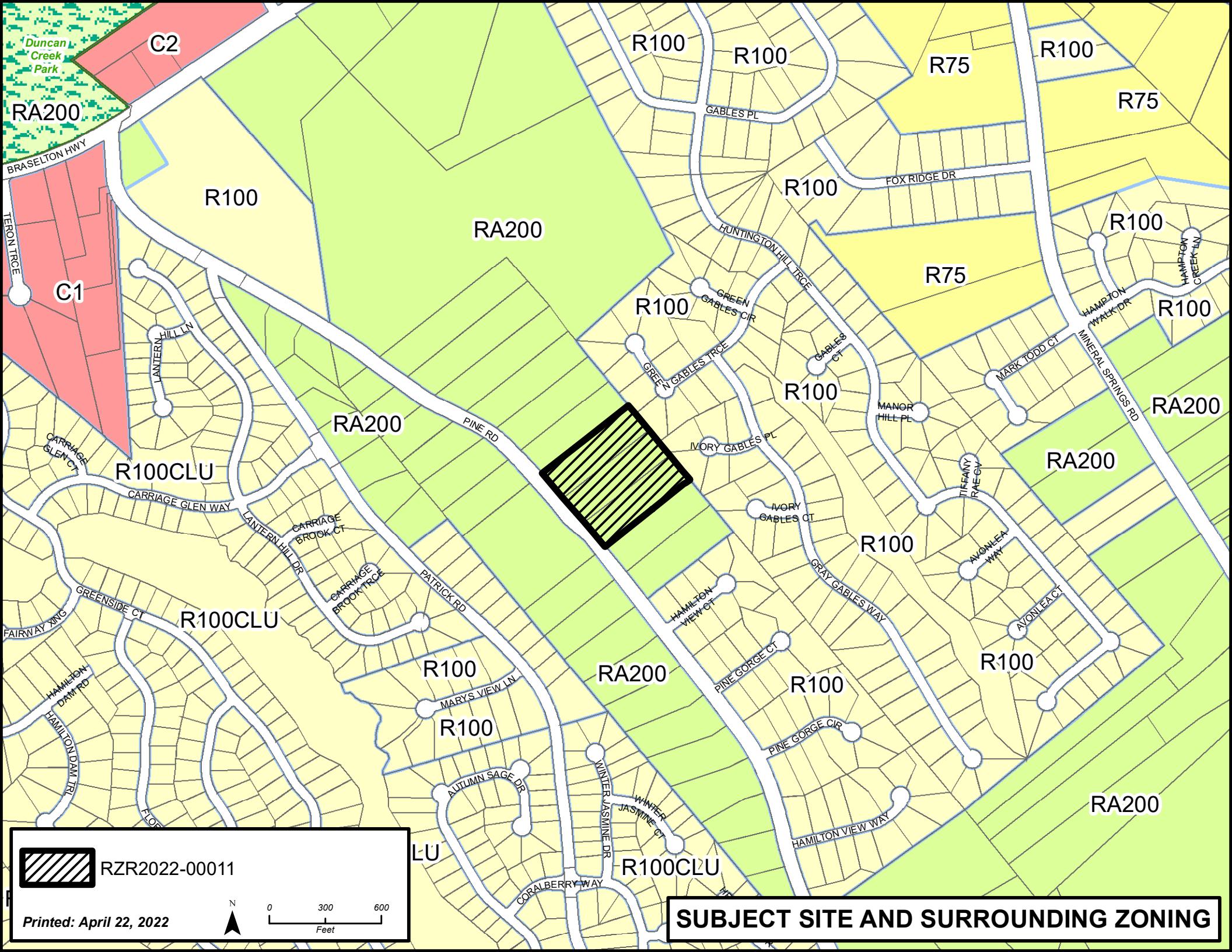
Residential Rezoning Impact on Local Schools
Prepared for Gwinnett County BOC, June, 2022

												Proposed Zoning
	School	Forecast	2022-23 Capacity	+/- Cap.	Forecast	2023-24 Capacity	+/- Cap.	Forecast	2024-25 Capacity	+/- Cap.	Approximate Student Projections from Proposed Developments	
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	
& RZM2022-00023	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]



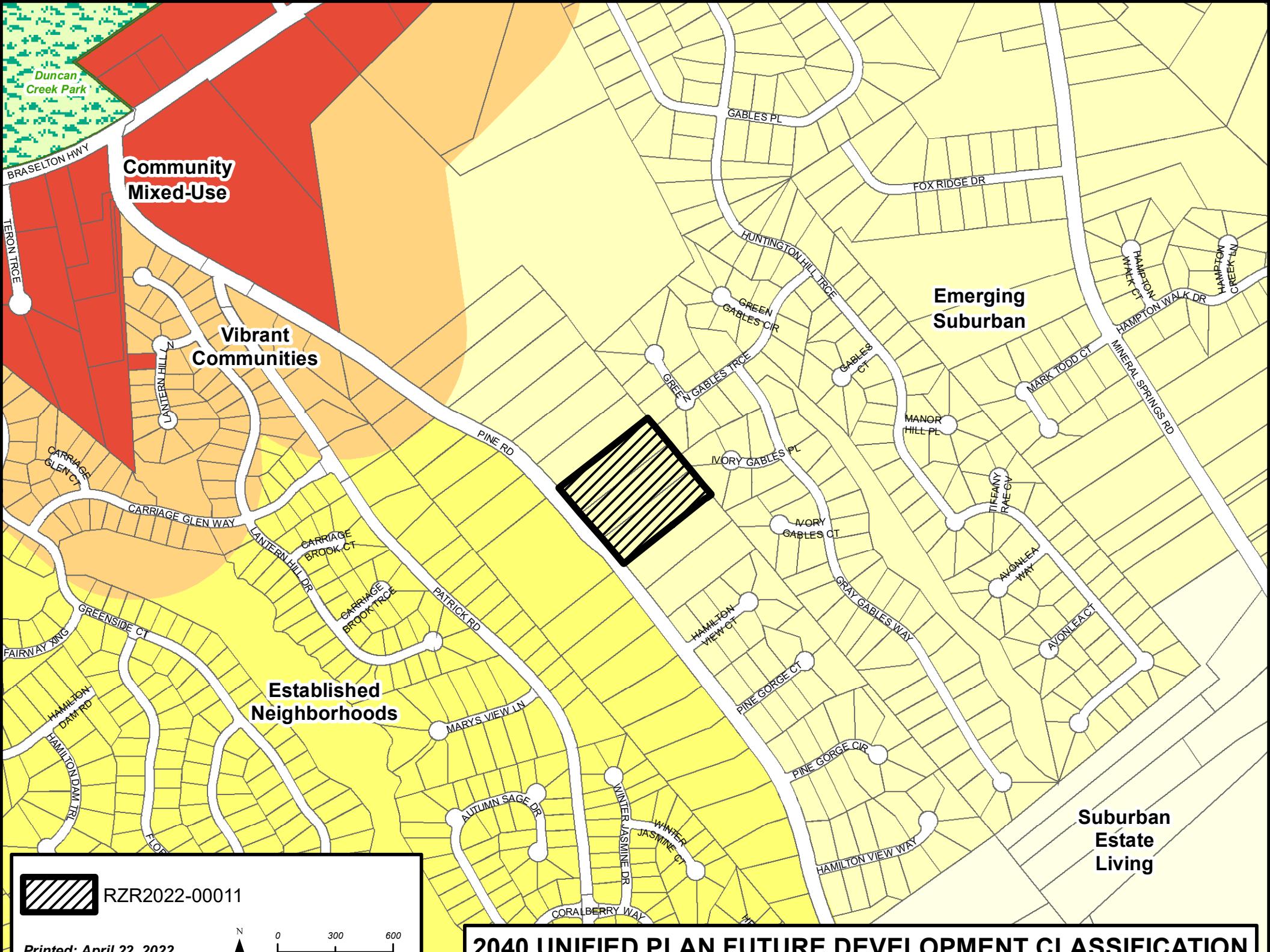


RZR2022-00011

SUBJECT SITE AND SURROUNDING ZONING

Printed: April 22, 2022





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4/6/22

REZONING APPLICATION

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

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

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

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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4/6/22

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 BURDENOME 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 $\frac{1}{2}$ " 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 $\frac{1}{2}$ " 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	PTD. POWERPOLE	SS— SANITARY SEWER PIPE
● MONUMENT SET	PTD. AND WIRE	SM— SANITARY SEWER MANHOLE
■ P.X. NAIL FOUND	LIGHT POLE	CQ— CLEAN OUT
□ P.X. NAIL SET	STREET LIGHT POLE	SD— STORM DRAIN PIPING
■ FND MARK	TRANSFORMER	SDM— STORM DRAIN MANHOLE

Owners Statement

EXCEL CAPITAL CONSTRUCTION, LLC
11795 NORTHALL LANE,
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 IS A TRUE AND ACCURATE SURVEY OF THE LAND SHOWN THEREON, AND BY THIS ACKNOWLEDGMENT 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 SUBDIVER
EXCEL CAPITAL CONSTRUCTION
PRINTED NAME OF SUBDIVER
EXCEL CAPITAL CONSTRUCTION (11795 NORTHALL LANE, SUITE 603, TAX ID 5044-057)

Statement of Purpose

THE PROPOSED OF THIS REZONING EXHIBIT IS TO REZONE 3 EXISTING PARCELS OF LAND (PARCEL ID 3062 059, PARCEL ID 3062 060, PARCEL ID 3062 061) FROM R-100 TO R-100.00. 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 LOT LENGTH: 1,400 SQ.FT.
MAXIMUM HEIGHT FOR DWELLING: 35 FEET

Proposed Zoning

PROPOSED ZONING: R-100
SETBACKS:
FRONT: 35' LOCAL ST / 50' MAJOR THOROUGHFARE
SIDES: MINIMUM 10' / 50' MAJOR THOROUGHFARE
REAR: 40'
MINIMUM LOT AREA: 25,000 SQ.FT. (SEPC)
MAXIMUM NET DENSITY: NA
MINIMUM LOT WIDTH: 100'
MINIMUM LOT LENGTH: 1,400 SQ.FT.
MAXIMUM HEIGHT FOR DWELLING: 35 FEET

General Notes

1. SURVEYS REFERENCED ON THIS PLAT IS IN CONJUNCTION WITH THE STATION POINTS, PROPERTY LINES, AND OTHER SURVEYS FOR TRANSPORTATION, COORDINATE VALUES LISTED ARE GEORGIA STATE PLATES, WEST ZONE.
2. HORIZONTAL DATUM IS NAD83.
3. NO SURVEY POINTS ARE SHOWN ON THIS PLAT.
4. SOIL TYPES SHOWN HEREIN WERE OBTAINED FROM A FIELD TEST CONDUCTED BY THE SURVEYOR.
5. ALL PROPERTY CORNERS TO BE SET WITH A 1" CAPPED REBAR BEARING THE RECORDED SURVEYOR'S MARK.
6. THE LOTS SHOWN HEREIN MAY NOT BE SUBDIVIDED EXCEPT THROUGH THE SURVEYOR'S PROCESS AS PROVIDED IN GWINNETT COUNTY DEVELOPMENT ORDINANCE, AS EFFECTIVE AT THAT TIME.
7. NO FLOODPLAIN EXISTS ON THIS SITE AS PER THE FEDERAL INSURANCE RATE MAP (FIRMAP).
8. APPROVAL OF THIS PLAT DOES NOT AUTHORIZE ANY LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES, WHETHER TEMPORARY AND/OR BUILDING PERMITS MUST BE OBTAINED PRIOR TO ANY LAND DISTURBANCE.
9. TREES AND SHRUBS SHALL BE PLANTED IN UTILITY AND DRAINAGE EASEMENTS AND IN STREAM BANK FIELDS.
10. LOT TREES SHALL BE AT LEAST 18" INCH CALIBER AT THE TIME OF PLANTING AND OF A SPECIES LISTED AS APPROPRIATE FOR THE SITE.
11. SURVEYOR'S NOTES LISTED ON THIS PLAT ARE THE SURVEYOR'S NOTES LISTED ON THE APPENDIX, SECTION 4.0 OF THE UDO.
12. ALL SURVEYS ARE IN ACCORDANCE WITH THE 1993 NATIONAL SURVEY SYSTEM DESIGN.
13. LOTS TO BE SERVED BY GWINNETT COUNTY WATER.
14. EASEMENTS TO BE SERVED BY GWINNETT COUNTY SANITARY SEWER EASEMENT ACCORDING TO CURRENT COUNTY POLICY.
15. SEPTIC LINE: MUST OBTAIN ENVIRONMENTAL HEALTH APPROVAL PRIOR TO SPADING.

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 OF THE PROPERTY MADE BY AN INDIVIDUAL SURVEYOR. THE PROPERTY LINES, IMPROVEMENTS, IF ANY, ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE SURVEYOR'S CERTIFICATION IS MADE IN ACCORDANCE WITH THE RULE THAT THIS PLAT HAS BEEN CALCULATED FOR A CLOSURE AND IS FOUND TO BE A CLOSURE. THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENT OF 10.672 ACRES. THE SURVEY WAS OBTAINED TO OBTAIN THE AREA AND ANGULAR MEASUREMENTS HEREIN WAS A TOPCON RT-3003W TOTAL STATION, AND A TOPOGRAPHIC GPS RECEIVER, REAL TIME CORRECTED BY THE EARL DUDLEY NET WORK.

DATED THIS 05 DAY OF JANUARY, IN THE YEAR OF 2022.

SEAN G. SHEPHERD, JR., R.S.L. 2134

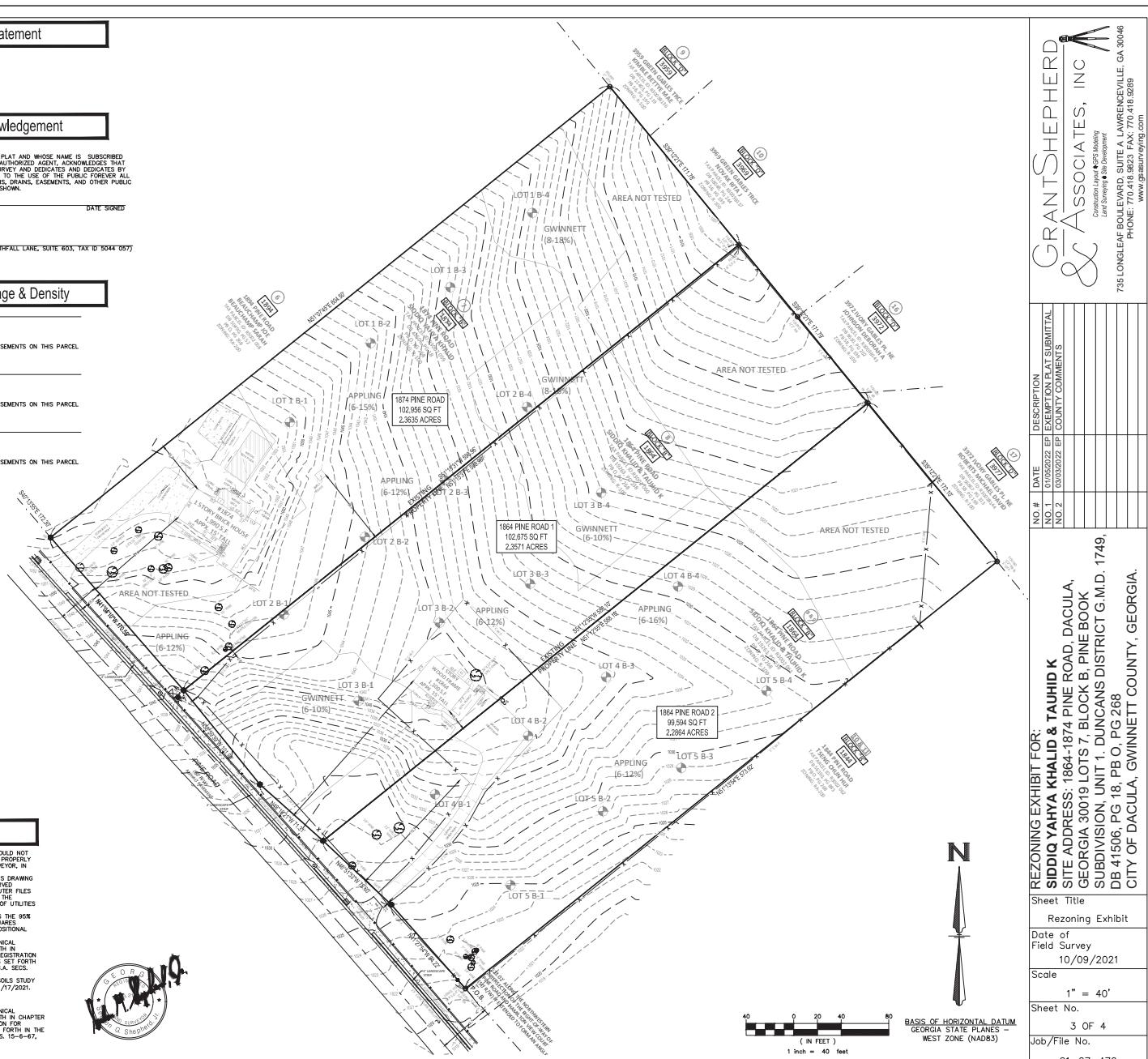


Additional Surveyors Notes

1. THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY ELECTRONICALLY SIGNED BY A REGISTERED SURVEYOR, IN ACCORDANCE WITH O.C.G.A. 43-15-22.
2. THE INFORMATION CONTAINED ON THIS DRAWING IS THE PROPERTY OF THE SURVEYOR. THE INFORMATION CONTAINED ON THIS DRAWING IS APPROPRIATE AND BASED UPON THE LOCATION OF OBSERVED APPARENT UTILITY APPURTENANCES, UTILITY MAPS, AND COMPUTER FILES PROVIDED BY THE UTILITY OWNERS. THE INFORMATION CONTAINED ON THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE.
3. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED EXCEEDS THE 105 CODE OF PRACTICE FOR SURVEYS AS SET FORTH IN THE 1993 NATIONAL SURVEY SYSTEM DESIGN. THE SURVEYOR USED THE 1993 NATIONAL SURVEY SYSTEM DESIGN AS THE BASIS FOR THIS SURVEY. THE SURVEYOR USED THE 1993 NATIONAL SURVEY SYSTEM DESIGN AS THE BASIS FOR THIS SURVEY.
4. SOIL IDENTIFICATION AND CODES OBTAINED FROM A LEVEL III SOIL STUDY PREPARED BY E.L. MHA, INC. CERTIFIED BY JOHN ESHKA ON 11/17/2021.

THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 100 OF THE 1993 NATIONAL SURVEY SYSTEM DESIGN, THE 1993 NATIONAL SURVEY SYSTEM DESIGN AS THE BASIS FOR THIS SURVEY, AND THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED ON THIS DRAWING.



REZONING EXHIBIT FOR:
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#14506, PG 18, PB 0, PG 258
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)

GRANT SHEPHERD
& ASSOCIATES, INC
General Land Surveyors
Land Surveying • Zoning
735 LONGFELLOW BOULEVARD, SUITE A, LAWRENCEVILLE, GA 30046
PHONE: (770) 418-9823 FAX: (770) 418-9289
WWW.GS-SURVEYING.COM

**GWINNETT COUNTY
PLANNING AND DEVELOPMENT**

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Symbols & Abbreviations

● MONUMENT FOUND	PTD: POWERLINE	SS: SANITARY SEWER PIPING
● MONUMENT SET	34-222	SM: SANITARY SEWER
■ P.X. NAIL FOUND	LG: LIGHT POLE	CM: CLEAN OUT
□ P.X. NAIL SET	SL: STREET LIGHT POLE	SD: STORM DRAIN PIPING
✗ FND X MARK	TF: TRANSFORMER	SDM: STORM DRAIN MANHOLE
✓ CONC. R/W MARKER		
✓ MEASURED DATA		
R/W: RIGHT OF WAY		
BSL: BLDG SETBACK LINE		
ROP: REINFORCED CONC PIPE		
DRP: DRAINED METAL PIPE		
PVC: PLASTIC PIPE		
MTL: METAL		
L/S: LANDSCAPING		
TREE		
EXCEPTIONS		
IPS: IRON PIN SET		
1/2"RIP: 1/2" RE-BAR FOUND		
1"CTP: 1" CRIMP-TIP FENCE FOUND		
P.D.C.: P.D.C. CONVENTION		
T.B.M.: POINT OF BEGINNING		
P.D.B.: POINT OF ENDING		
T.B.M.: TEMPORARY BENCH MARK		
HOUSE LOCATION PLAN		
RD: RESIDENTIAL DEVELOPMENT		
PARCELS		
SS: SANITARY SEWER EMT		

Statement of Purpose

THE PROPOSED OF THIS REZONING EXHIBIT IS TO REZONE 3 EXISTING PARCELS OF LAND (PARCEL ID 3062 059, PARCEL ID 3062 060, AND PARCEL ID 3062 061) FROM R-100 TO R-100. PROPOSED ZONING IS R-100. THESE 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 LOT DEPTH: 1,400 FEET
MAXIMUM HEIGHT FOR DWELLING: 35 FEET

Proposed Zoning

PROPOSED ZONING: R-100
SETBACKS:
FRONT: 35' LOCAL ST / 50' MAJOR THOROUGHFARE
SIDES: MINIMUM 10' ONE YARD; MINIMUM 25' TWO YARDS
REAR: 40'
MINIMUM LOT AREA: 25,000 SQ.FT. (SEPTIC)
MAXIMUM NET DENSITY: NA
MINIMUM LOT WIDTH: 100'
MINIMUM LOT DEPTH: 1,400 FEET
MAXIMUM HEIGHT FOR DWELLING: 35 FEET

General Notes

- STATIONING REFERENCED ON THIS PLAT IS IN CONJUNCTION WITH THE STATION PROVIDED BY THE GWINNETT COUNTY SURVEYOR FOR TRANSPORTATION. COORDINATE VALUES LISTED ARE GEORGIA STATE PLANES, WEST ZONE.
- HORIZONTAL DATUM IS NAD83.
- NO ELEVATION IS PROVIDED AT THIS TIME.
- SOL TYPES SHOWN HEREIN WERE OBTAINED FROM A FIELD TEST CONDUCTED BY THE GWINNETT COUNTY SURVEYOR.
- ALL PROPERTY CORNERS TO BE SET WITH A 1" CAPPED REBAR BEARING THE READING "GRANT SHEPHERD JR. 10/13".
- THE LOTS SHOWN HEREIN MAY NOT BE SUBDIVIDED EXCEPT THROUGH THE USE OF PLACES AS PROVIDED IN GWINNETT COUNTY UNITED DEVELOPMENT ORDINANCE, EFFECTIVE AT THAT TIME.
- NO FLOODPLAIN EXISTS ON THIS SITE AS PER THE FEDERAL INSURANCE RATE MAP (FIRMAP).
- APPROVAL OF THIS PLAT DOES NOT AUTHORIZE ANY LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES, WHETHER TEMPORARY AND/OR BUILDING PERMITS MUST BE OBTAINED PRIOR TO ANY LAND DISTURBANCE.
- TREES AND SHRUBS SHALL BE PLANTED IN UTILITY AND DRAINAGE EASEMENTS AND IN STREAM BANK FIELDS.
- LOT TREES SHALL BE AT LEAST 6 INCH CALIBER AT THE TIME OF PLANTING AND OF A SPECIES LISTED IN THE APPENDIX, SECTION 4.0 OF THE UDO.
- ALL UTILITIES SHALL BE LOCATED IN THE APPROPRIATE SYSTEM DESIGN.
- LOTS TO BE SERVED BY GWINNETT COUNTY WATER.
- PERMITTING OF UTILITIES SHALL BE MADE ALONG SANITARY SEWER EASEMENT ACCORDING TO CURRENT GWINNETT COUNTY POLICY.
- SEPTIC LINE: MUST OBTAIN ENVIRONMENTAL HEALTH APPROVAL PRIOR TO SPADING.

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 OF THE PROPERTY MADE BY AN INDIVIDUAL REGISTERED AS A SURVEYOR IN THE STATE OF GEORGIA. ALL LINES SHOWN ON THIS PLAT ARE ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE SURVEYOR IS NOT RESPONSIBLE FOR THE EXISTENCE OF ANY LINE NOT SHOWN ON THIS PLAT. THE SURVEYOR IS NOT RESPONSIBLE FOR THE PRECISION OF ONE FOOT IN 78,458 FEET AND AN ANGULAR ERROR OF ONE MINUTE IN 10,772 DEGREES. THE SURVEYOR IS NOT RESPONSIBLE FOR THE RULE THAT THIS PLAT HAS BEEN CALCULATED FOR A CLOSURE AND IS FOUND TO BE A CLOSURE. THE SURVEYOR IS NOT RESPONSIBLE FOR THE PRECISION OF ONE FOOT IN 78,458 FEET AND AN ANGULAR ERROR OF 10,772 DEGREES. THE SURVEYOR IS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN. THIS IS A TOPCON GPT-3003W TOTAL STATION, AND A TOPCON GR-2000 GPS RECEIVER, REAL TIME CORRECTED BY THE EARL DUDLEY NET WORK.

DATED THIS 05 DAY OF JANUARY, IN THE YEAR OF 2022.

GRANT SHEPHERD, JR., R.S. 213

Proposed Lot Acreage & Density

● LOT 1:	58,302 S.F./ 1.3398 ACRES
● LOT DENSITY:	0.62 UNITS PER ACRE
NOTE: THERE ARE NO FLOODPLAIN OR EASEMENTS ON THIS PARCEL	
● LOT 2:	58,308 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./ 1.3398 ACRES
● LOT DENSITY:	0.75 UNITS PER ACRE
NOTE: THERE ARE NO FLOODPLAIN OR EASEMENTS ON THIS PARCEL	

Owners Statement

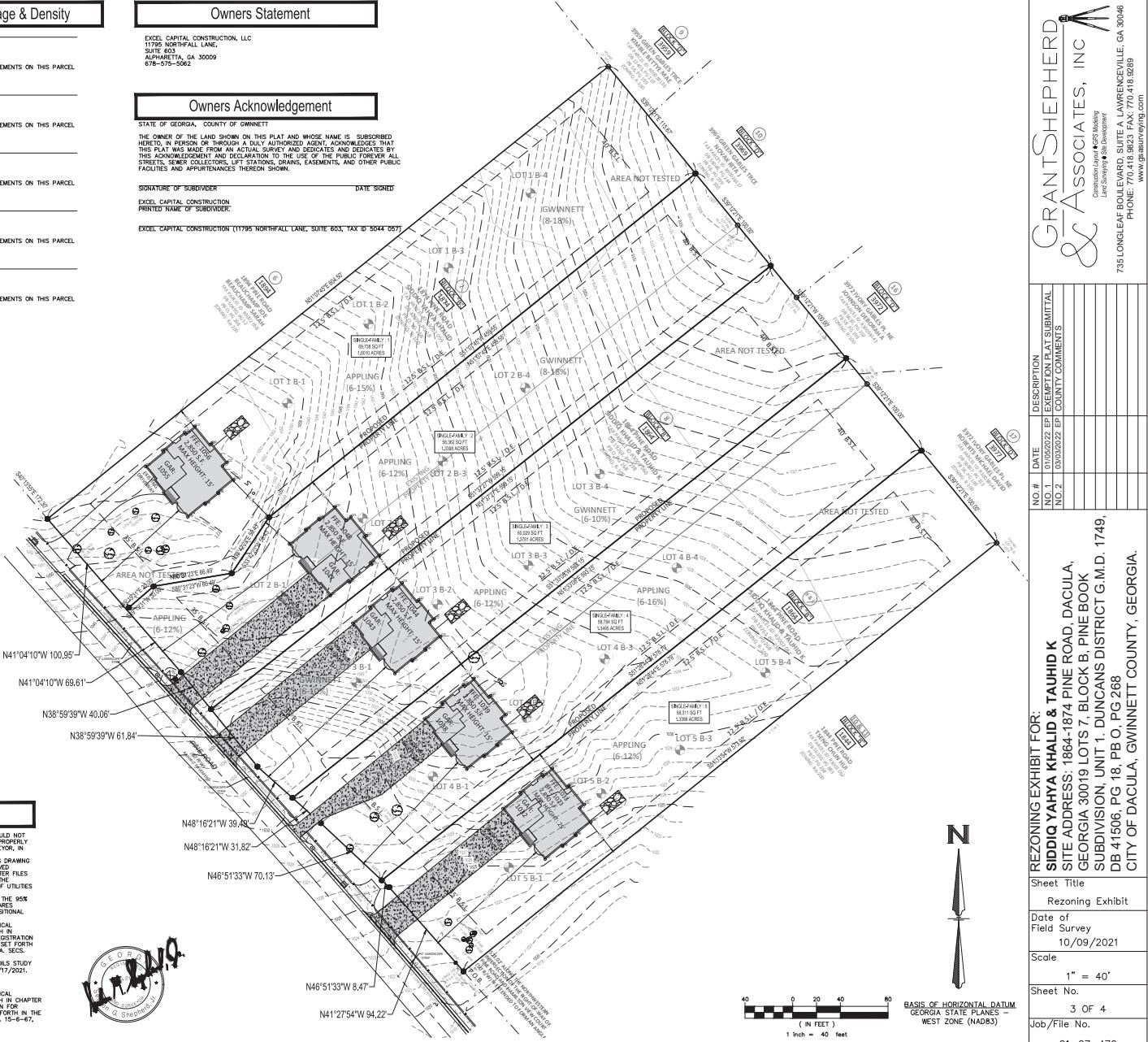
EXCEL CAPITAL CONSTRUCTION, LLC
SUITE 603
ALPHARETTA, GA 30009
678-375-5062

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 IS FOR THE USE OF THE PUBLIC FOREVER AND THAT HE OR SHE AGREES BY THIS ACKNOWLEDGMENT AND DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFF STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF SUBDIVIDER
DATE SIGNED
EXCEL CAPITAL CONSTRUCTION
PRINTED NAME OF SUBDIVIDER:

EXCEL CAPITAL CONSTRUCTION (11785 NORTHLAKE LANE, SUITE 603, TAX ID 5044 057)



Additional Surveyors Notes

1. THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY ELECTRONICALLY SIGNED AND REGISTERED AS A SURVEYOR, IN ACCORDANCE WITH O.C.G.A. 43-15-22.
2. THE INFORMATION CONTAINED ON THIS DRAWING IS THE PROPERTY OF THE SURVEYOR. THE INFORMATION CONTAINED ON THIS DRAWING IS APPROPRIATE AND BASED UPON THE LOCATION OF OBSERVED APPARENT UTILITY APPURTENANCES, UTILITY MAPS, AND COMPUTER FILES PROVIDED BY THE UTILITY PROVIDER. THIS DRAWING IS NOT TO BE USED BY OTHERS.
3. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED EXCEEDS THE 155 CM SURVEYING PRECISION REQUIREMENT OF THE 1995 NATIONAL SURVEYING STANDARD FOR POSITIONAL PRECISION OF 0.07-0.10 FT. PER 100 FT. (155 CM).
4. THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 100 OF THE GEORGIA CODE OF GA LAWS. THIS DRAWING IS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECS. 43-15-1, 43-15-2, 43-15-3, 43-15-4, 43-15-5, 43-15-6, 43-15-7, 43-15-8, 43-15-9, 43-15-10, 43-15-11, 43-15-12, 43-15-13, 43-15-14, 43-15-15, 43-15-16, 43-15-17, 43-15-18, 43-15-19, 43-15-20, 43-15-21, 43-15-22, 43-15-23, 43-15-24, 43-15-25, 43-15-26, 43-15-27, 43-15-28, 43-15-29, 43-15-30, 43-15-31, 43-15-32, 43-15-33, 43-15-34, 43-15-35, 43-15-36, 43-15-37, 43-15-38, 43-15-39, 43-15-40, 43-15-41, 43-15-42, 43-15-43, 43-15-44, 43-15-45, 43-15-46, 43-15-47, 43-15-48, 43-15-49, 43-15-50, 43-15-51, 43-15-52, 43-15-53, 43-15-54, 43-15-55, 43-15-56, 43-15-57, 43-15-58, 43-15-59, 43-15-60, 43-15-61, 43-15-62, 43-15-63, 43-15-64, 43-15-65, 43-15-66, 43-15-67, 43-15-68, 43-15-69, 43-15-70, 43-15-71, 43-15-72, 43-15-73, 43-15-74, 43-15-75, 43-15-76, 43-15-77, 43-15-78, 43-15-79, 43-15-80, 43-15-81, 43-15-82, 43-15-83, 43-15-84, 43-15-85, 43-15-86, 43-15-87, 43-15-88, 43-15-89, 43-15-90, 43-15-91, 43-15-92, 43-15-93, 43-15-94, 43-15-95, 43-15-96, 43-15-97, 43-15-98, 43-15-99, 43-15-100, 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43-15-556, 43-15-557, 43-15-558, 43-15-559, 43-15-560, 43-15-561, 43-15-562, 43-15-563, 43-15-564, 43-15-565, 43-15-566, 43-15-567, 43-15-568, 43-15-569, 43-15-570, 43-15-571, 43-15-572, 43-15-573, 43-15-574, 43-15-575, 43-15-576, 43-15-577, 43-15-578, 43-15-579, 43-15-580, 43-15-581, 43-15-582, 43-15-583, 43-15-584, 43-1

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.

Sugarloaf Office | 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office | 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

FACSIMILE 678 518 6880

www.mptlawfirm.com

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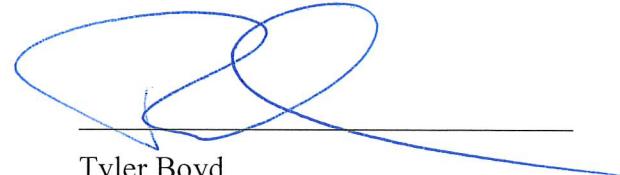
4/6/22

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



A handwritten blue signature of "Tyler Boyd" is written over a blue line. The signature is fluid and cursive, with a small blue arrow pointing to the right below the signature line.

Tyler Boyd

Attorney for Applicant

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

Date

3/2/2022

Type or Print Name and Title

YAHYA

KHALID

SIDDIQ

Signature of Notary Public

Date

Notary Seal

Wonderful Ajisogun 3/2/22

WONDERFUL AJISOGUN
NOTARY PUBLIC
Forsyth County
State of Georgia
My Comm. Expires June 23, 2025

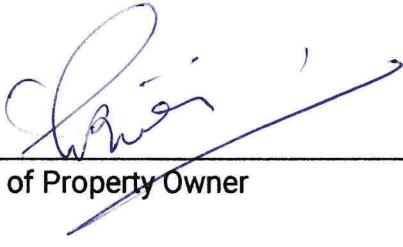
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3.3.2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2015

REZONING PROPERTY OWNER'S CERTIFICATION

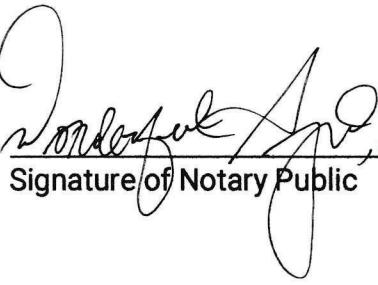
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY
CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION
OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12
MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS
WAIVED BY THE 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
NOTARY PUBLIC
Forsyth County
State of Georgia
My Comm. Expires June 23, 2025


Signature of Notary Public

3/2/22
Date

Notary Seal

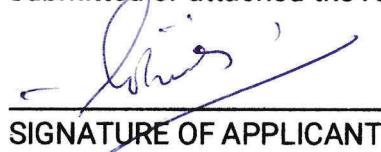
RECEIVED

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 OF APPLICANT

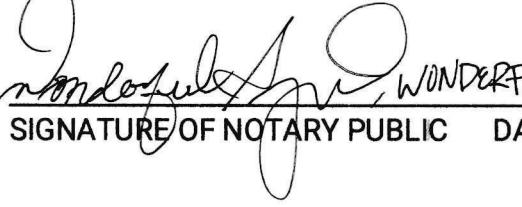
3/2/2022
DATE

YAHYA KHALID SIDDIQ
TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE


SIGNATURE OF NOTARY PUBLIC

DATE

WONDERFUL AJISOGUN
NOTARY PUBLIC
Forsyth County
State of Georgia
NOTARY SEAL
My Comm. Expires June 23, 2025

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 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

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

Signature of Applicant

3/2/22

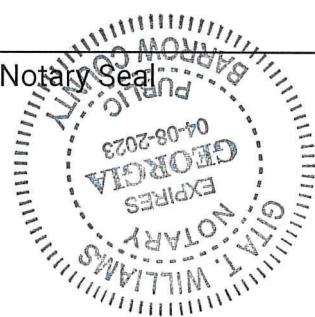
Tyler Boyd, attorney for the applicant

Type or Print Name and Title

Signature of Notary Public

Date _____

Notary Seal



RECEIVED

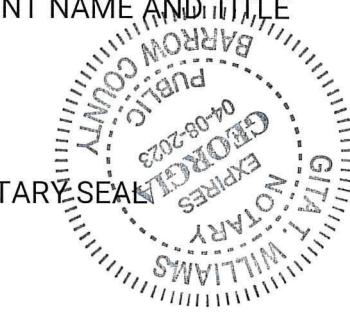
3.3.2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2015

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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
	3/2/22	
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:
(Map Reference Number)

3 - 002 - 059
District Land Lot Parcel

Signature of Applicant

3/2/22

Date

Tyler Boyd, attorney for Applicant

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)

Amie Flowers

NAME

3-2-22

DATE

Tax Services Associate

TITLE

TAXES AGREED

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:
(Map Reference Number) 3 - 002 - 060
District Land Lot Parcel

Signature of Applicant

Date

Tyler Boyd, attorney for Applicant

Type or Print Name and Title

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

TAX COMMISSIONERS USE ONLY

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

Chris Flowers
NAME

3-2-20

DATE

Tax Services Advisor II
TITLE

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:
(Map Reference Number) 3 - 002 - 061
District Land Lot Parcel

Signature of Applicant 3/2/22
Date

Tyler Boyd, attorney for Applicant

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)

Anita Flowers
NAME

3-2-22

DATE

Tax Services Associate
TITLE

TAXES ARE CURRENT