

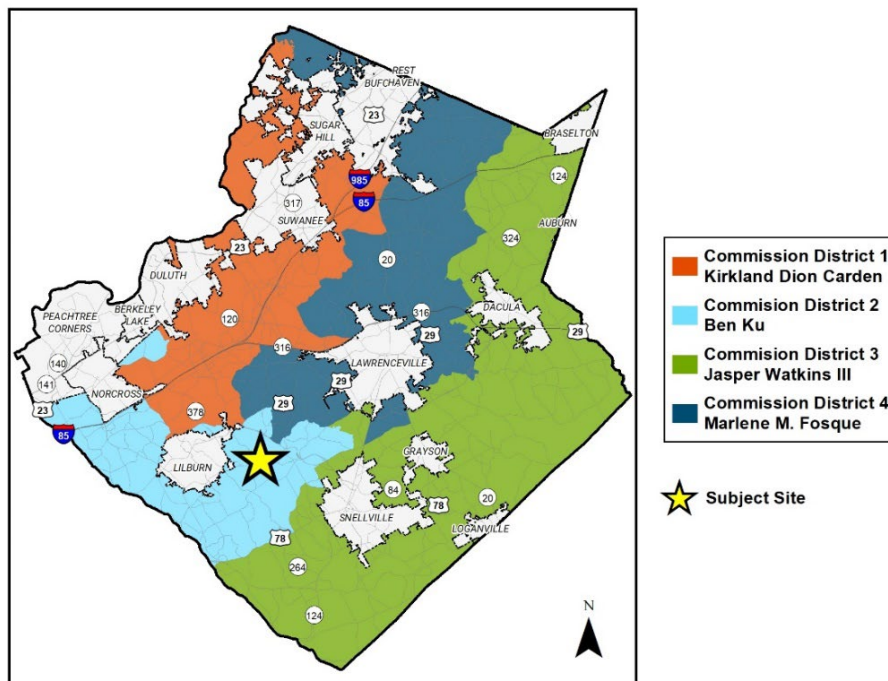


## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** RZR2022-00015  
**Current Zoning:** OSC (Open Space Conservation District)  
**Request:** Rezoning to **R-100** (Single-Family Residence District)  
**Additional Request:** Waivers  
**Address:** 3574 and 3584 River Drive  
**Map Numbers:** R6108 201 and 272  
**Site Area:** 14.04 acres  
**Units:** 9  
**Proposed Development:** Single-Family Detached Subdivision  
**Commission District:** District 2 – Commissioner Ku  
**Character Area:** Established Neighborhoods

**Staff Recommendation:** **APPROVAL WITH CONDITIONS**

**Planning Commission  
Recommendation:** **APPROVAL WITH CONDITIONS**



**Planning Commission Advertised Public Hearing Date: 11/1/2022 (Public Hearing Held/ Recommendation Tabled to 12/5/2022)**  
**Board of Commissioners Advertised Public Hearing Date: 11/15/2022 (Public Hearing Tabled to 12/13/2022)**

**Applicant:** Moyees Merchant  
4500 Hugh Howell Road, Suite 620 B  
Tucker, GA 30084

**Owners:** Janice Lee  
3584 River Drive  
Lawrenceville, GA 30044

**Contact:** Moyees Merchant

**Contact Phone:** 404.723.1369

## Zoning History

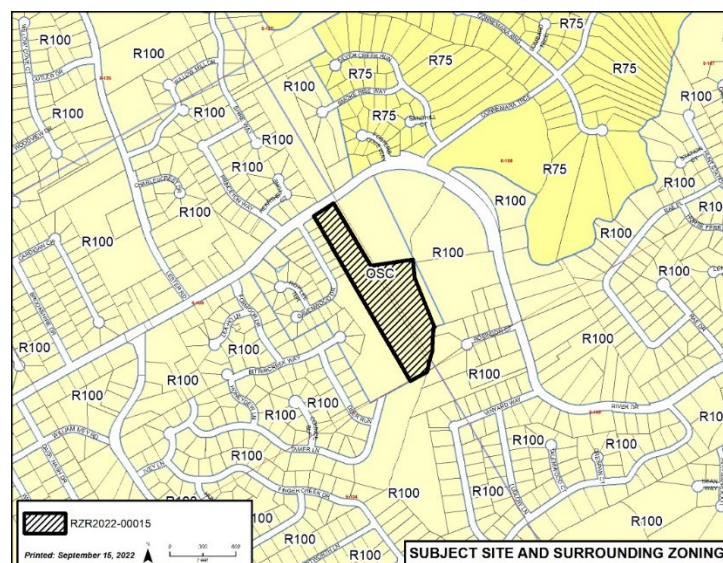
The subject property is currently zoned OSC (Open Space Conservation District). In 1970, the subject parcels were zoned to R-100. In 1984, a portion of parcel R6108 201 was rezoned to RT-200 to allow for a temporary mobile home. In 2018, the subject parcels (R6018 201 and 6018 272) and parcel 6108 007 (not part of this request) were rezoned to OSC for a single family detached subdivision, pursuant to RZR2018-00021.

## Existing Site Condition

The subject site is a 14.04-acre assemblage of two parcels located along River Drive. One of the parcels contains a single-family residence. The second property is undeveloped. The parcels are heavily wooded with a dense, mature tree canopy. The Yellow River flows within the southeastern portion of the property. The site slopes up toward the middle from River Drive by approximately 8 feet and then slopes down steeply towards the stream in the rear by approximately 58 feet. There is a large amount of floodplain located on the rear of the properties. A stream cross through the southern tip of the site and flows into the Yellow River. Overhead utilities are present along the road frontage. No sidewalks are located along the road frontage. A sewer line and easement runs through the eastern portion of the site along the Yellow River. The nearest Gwinnett County Transit stop is approximately 2.4 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	1.56 units per acre
North	Single-Family Residential	R-100	0.14 units per acre
	Single-Family Residential	R-100	1.51 units per acre
East	Single-Family Residential	OSC	0.14 units per acre
	Single-Family Residential	R-100	1.29 units per acre
South	Single-Family Residential	R-100	1.38 units per acre
West	Single-Family Residential	R-100MOD	2.3 units per acre

## Project Summary

The applicant requests rezoning of a 14.04-acre assemblage of two parcels from OSC to R-100 for a single-family detached subdivision, including:

- 9 two-story detached single-family residences with minimum heated floor areas ranging from 3,000 square feet to 4,000 square feet, yielding a net density of 1.56 units per acre.
- A full access entrance from River Drive.
- A 24-foot-wide public internal street terminating in a cul-de-sac with 4-foot-wide sidewalks located in front of each house, but not along each house.
- A 5-foot-wide sidewalk along the frontage of River Drive extending the width of the subject property.
- One stormwater management facility at the northeastern portion of the site.
- A 10-foot-wide landscape strip along the River Drive frontage.
- 7.64 acres of open space, mostly located within the 100-year floodplain.
- Architectural renderings were not provided by the applicant, however the letter of intent states that the homes will include exterior materials of brick and veneer.

## 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' Local Street	35'	YES
Side Yard Setback	Minimum 10' one side	>10' one side	YES
	25' two sides	>25' two sides	YES
Rear Yard Setback	Minimum 40'	40'	YES
Heated Floor Area	Minimum 1,400 square feet	Minimum 3,000 square feet	YES
Minimum Lot Size	Minimum 15,000 square feet (sewer)	Minimum 15,000 square feet	YES
Length of Cul-de-Sac	Maximum 600'	>600'	NO*
Sidewalk	Both Sides of Internal Street	One Side of Street	NO**

\*The applicant is proposing a cul-de-sac street in excess of 600 feet.

\*\*The applicant proposes to not construct sidewalks along a portion of the new internal street.

## Waiver Requests

In addition to the rezoning request, the applicant is seeking waivers from the following provisions of Title III of the UDO:

1. Section 900-20.2.C.1. General Layout Requirements:  
Dead end streets designed to have one end permanently closed shall provide a cul-de-sac turnaround and may be no more than 600 feet in length.
2. Section 900-90.2.B Sidewalk and curb ramp installation and timing:  
Residential subdivision projects. Sidewalks and curb ramps, where required, shall be installed on new internal streets (both sides including "eyebrow" turnarounds and cul-de-sacs) and on abutting external streets (abutting side).

The maximum length of a cul-de-sac street is 600 feet. The applicant is proposing a cul-de-sac street measuring approximately 650 feet in length. The applicant is also requesting a waiver to allow sidewalk installation on only one side of a portion of the internal street.

## Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. External agency review comments are attached (Exhibit 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 and nature of this development is similar to the existing, adjacent subdivisions. The development is suitable given the surrounding area and recently approved developments.

**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 addition of a development of this nature would complement the surrounding neighborhoods.



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

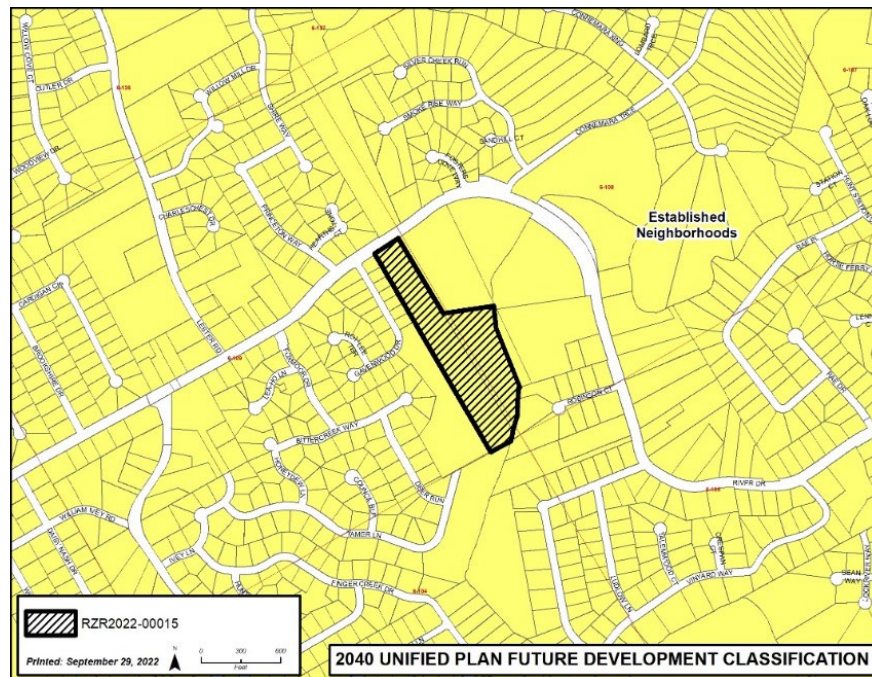
The property has a reasonable economic use as currently zoned.

**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.**

An increase in impacts 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. An increased 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 and Future Development Map indicates that the subject property lies within the Established Neighborhood character area. The Established Neighborhoods Character Area designates well established neighborhoods and single-family residential areas that are unlikely to undergo any significant changes or redevelopment in the next 20 years. The intention of this character area is to underscore areas where changes in land use are not anticipated or encouraged, and any new development - including residential infill properties - should be consistent in scale, architecture, and use with surrounding properties. 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.**

The surrounding area is characterized primarily by single-family residential development. Adjacent to the west is the Riverwood Park subdivision, zoned R-100MOD. To the north across River Drive are large lot properties zoned R-100. Northeast of the subject properties is the Foster Cove at the River and Connemara subdivisions zoned R-75. Adjacent to the east of the properties are three large parcels zoned R-100. Abutting the subject properties to the south, are the subdivisions River Chase and Foxmoor also zoned R-100. All of these subdivisions have a minimum lot size of approximately 15,000 square feet. Therefore, the proposed rezoning would be suitable based on existing and changing conditions.

**Waiver Request Analysis:** When considering waivers from Title III of the UDO, staff is required to review whether an undue hardship may result from strict compliance with the regulations and that approval would not adversely affect the general public welfare or nullify the intent of the Development Regulations. In addition, there must be a determination that there are unusual topographical or other exceptional conditions. Staff makes the following findings related to the waiver request:

The subject property has a narrow road frontage, and the rear portion of the property is entirely within the floodplain. The presence of the floodplain makes it nearly impossible to construct a road network that does not include a cul-de-sac. The irregular shape of the subject property and the floodplain makes a cul-de-sac longer than 600 feet appropriate for this site.

The applicant is also requesting a waiver from the sidewalk regulations. New internal residential streets are required to have sidewalks along both sides. The applicant is requesting to only provide sidewalks along one side. The proposed location of the sidewalk provides direct pedestrian access to each lot. As previously mentioned, the subject property is narrow, and the majority of the internal street only has residences on one side of the street. Providing additional landscaping along the side of the street without homes would be more beneficial than a sidewalk that would likely get little use.

**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.

In addition, staff recommends **APPROVAL** of the following Waiver requests:

1. To allow a cul-de-sac greater than 600' in length.
2. To allow a sidewalk on only side of the internal street.

## Planning Commission Recommendation

Based on staff's evaluation of the request, information presented at the public hearing, and the Planning Commission's consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **APPROVAL WITH CONDITIONS** of the rezoning request.

In addition, the Planning Commission recommends **APPROVAL** of the following waiver request:

1. To allow a cul-de-sac greater than 600' in length.

The Planning Commission recommends **DENIAL** of the following waiver request:

2. To allow a sidewalk on only side of the internal street.

## Planning Commission Recommended Conditions (includes Staff Recommended Conditions, as Amended)

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 September 16, 2022, by the Department of Planning and Development,~~ **the Site Plan dated November 5, 2022**, with revisions required by conditions and the Unified Development Ordinance, subject to the review and approval of 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 ~~9~~ **10** lots.
3. The minimum heated floor area per dwelling unit shall be 3,000 square feet.
4. All detached residences shall adhere to the Architectural Design Standards for Category 3, Detached Residential Buildings.
5. All dwellings shall have a minimum two-car garage.
6. The road frontage and the subdivision entrance shall be landscaped by the developer and maintained by the mandatory homeowners association. The entrance shall include a decorative masonry entrance feature. A decorative fence shall be required along the River Drive frontage. Landscape and entrance feature plans shall be subject to review and approval by the Department of Planning and Development.
7. A mandatory homeowners association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping.
8. No direct lot access shall be allowed to River Drive.
9. Natural vegetation shall remain on the property until the issuance of a development permit.
10. All grassed areas shall be sodded.

11. Stormwater BMP facilities shall be screened from view of adjoining properties and rights of way by landscaping and/or decorative fencing that is in compliance with the Gwinnett County Stormwater Management Manual, subject to review and approval by the Department of Planning and Development.
12. No buildable area of any single-family lot shall be located within the 100-year floodplain.
13. The developer shall relocate the proposed entrance drive closer to the northeastern most property line, adjacent to parcel 6108 007, in order to accommodate increased driveway spacing and a deceleration lane, subject to the review and approval of the Gwinnett County Department of Transportation.
14. **Sidewalks shall be installed on both sides of the new internal street including the cul-de-sac. Any sidewalk not adjacent to a buildable lot within this development shall be installed by the developer.**
15. **A 25-foot construction buffer shall be maintained along the rear of lots 1 through 9 adjacent to the Riverwood Park subdivision. This construction buffer may only be disturbed for necessary utility crossings.**

**Exhibits:**

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



## Exhibit A: Site Visit Photos



**View along River Drive**



**View along River Drive**

**Exhibit B: Site Plan**

**[attached]**

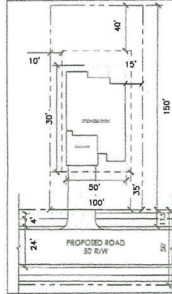


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11/5/2022

FOR RECORDING

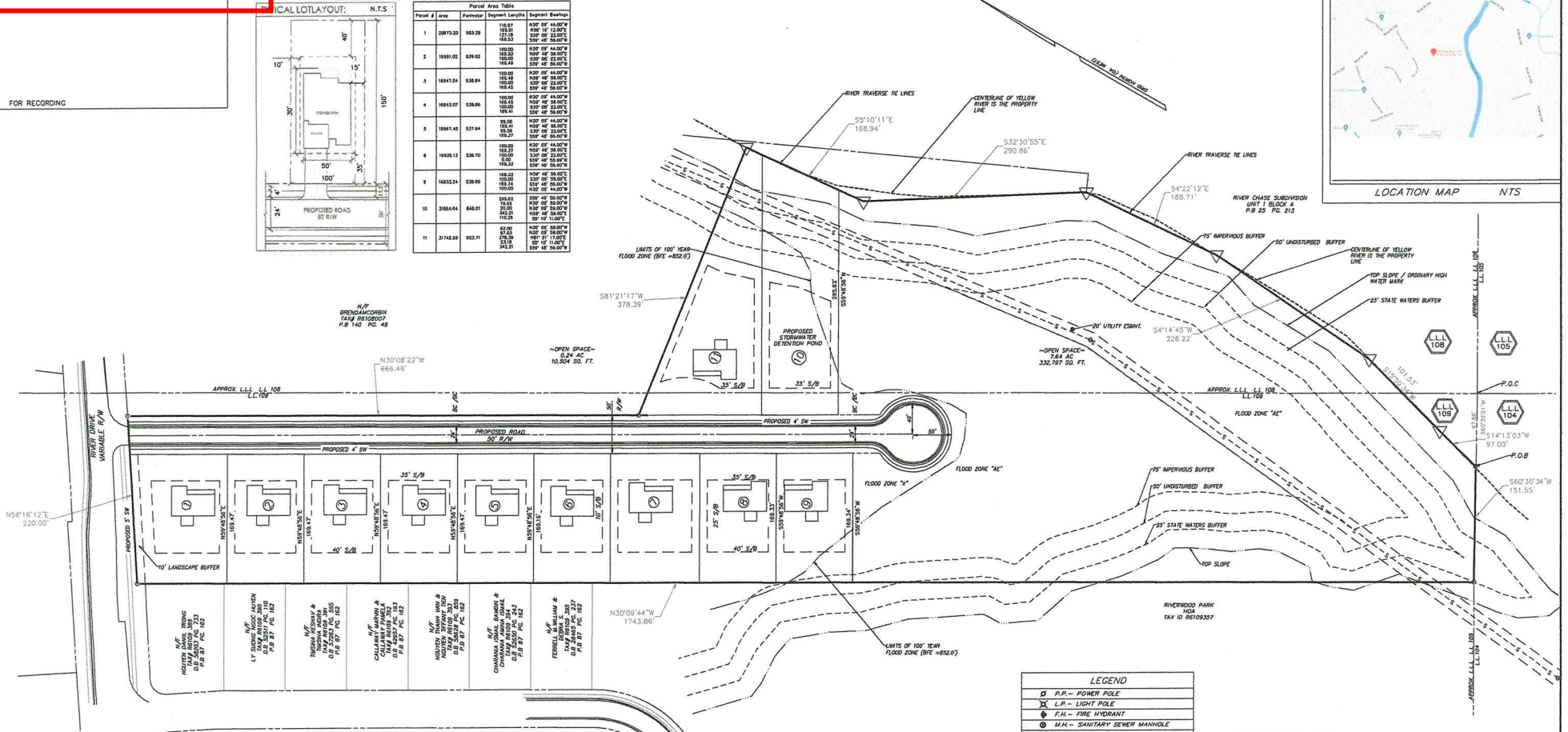
TYPICAL LOT LAYOUT: N.T.S.



Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
1	20873.20	983.29	126.57 127.45 128.33 129.21	S30°10'11"E S30°10'11"E S30°10'11"E S30°10'11"E
2	18801.02	870.62	100.00 100.00 100.00 100.00	S30°10'11"E S30°10'11"E S30°10'11"E S30°10'11"E
3	18817.04	836.84	100.00 100.00 100.00 100.00	S30°10'11"E S30°10'11"E S30°10'11"E S30°10'11"E
4	18843.07	830.00	100.00 100.00 100.00 100.00	S30°10'11"E S30°10'11"E S30°10'11"E S30°10'11"E
5	20873.20	870.62	100.00 100.00 100.00 100.00	S30°10'11"E S30°10'11"E S30°10'11"E S30°10'11"E
6	18801.02	870.62	100.00 100.00 100.00 100.00	S30°10'11"E S30°10'11"E S30°10'11"E S30°10'11"E
7	18817.04	836.84	100.00 100.00 100.00 100.00	S30°10'11"E S30°10'11"E S30°10'11"E S30°10'11"E
8	18843.07	830.00	100.00 100.00 100.00 100.00	S30°10'11"E S30°10'11"E S30°10'11"E S30°10'11"E
9	20873.20	870.62	100.00 100.00 100.00 100.00	S30°10'11"E S30°10'11"E S30°10'11"E S30°10'11"E
10	30864.64	848.01	100.00 100.00 100.00 100.00	S30°10'11"E S30°10'11"E S30°10'11"E S30°10'11"E
11	21742.80	923.71	100.00 100.00 100.00 100.00	S30°10'11"E S30°10'11"E S30°10'11"E S30°10'11"E



LOCATION MAP N.T.S.



**GENERAL NOTES:**

- WATER & SEWER SERVICE TO BE PROVIDED BY WINNETT COUNTY
- A 10' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY WINNETT COUNTY OR GEORGIA DCD.
- THE OWNER OF PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.
- PARKING LOT REQUIREMENT: 1.5 PER DWELLING MAXIMUM 3 PER DWELLING.
- GROSS DENSITY 10 LOT/1.04 AC; 0.71
- PROPOSED NET DENSITY 14.64 AC-3.94 AC (80% FLOOD PLAIN) = 10.69 AC.
- MIN. LOT SIZE 1500 SQ. FT.
- MIN. BLDG. HEIGHT 35 FEET
- MIN. OPEN SPACE AREA 20% OPEN SPACE AREA = 7.84 AC
- MIN. HEATED FLOOR AREA: 1400 SQ. FT.

**COMBINED TOTAL AREA**  
(PARCELS R6105272 & R6108201)  
±14.04 AC  
±611,850 SQ. FT.

**OWNER / APPLICANT**  
MOYSES MERCHANT  
6114 MINOR ORGLE  
TUCKER, GA. 30084

**24HR. CONTACT**  
404-723-1396

**PROPERTY ADDRESS**  
3584 RIVER DRIVE & 3574 RIVER DRIVE  
LAWRENCEVILLE, GA. 30044

**DATE** 11/5/2022  
**SCALE** 1"=40'  
**DRAWN BY** : GPM  
**CHECKED BY** : CGM  
**PROJECT ID** : 2205

**REVISIONS**  
1. 8-12-22 COUNTY COMMENTS  
2. 11-3-22 COUNTY COMMENTS

**RECORDING PLAT FOR:**  
PULTE HOME COMPANY, LLC  
3584 RIVER DRIVE & 3574 RIVER DRIVE  
LAWRENCEVILLE, GA. 30044  
LOCATED IN:  
LAND LOT 108 & 109,  
5TH DISTRICT,  
WINNETT COUNTY, GEORGIA

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE LAL-1, ACCORDING TO FEMA (F.L.A.) COMMUNITY NUMBER 130322. MAP NUMBER 130322-1. DATE: 02/29/2006

GRAPHIC SCALE

1 inch = 40 feet

FOR RECORDING ONLY

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

**[attached]**



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

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:  
YES. NEIGHBORING HOUSES & SUBDIVISION ARE AROUND 3000 to 4000 sq ft  
& will be similar to those surroundings.
- (B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:  
NO. SINCE EVERYTHING AROUND IS SIMILAR HOUSES &  
SINGLE FAMILY HOME.
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:  
NO. ITS VACANT & ONLY HAS ONE SINGLE FAMILY HOME.  
THIS PROPOSED DEVELOPMENT WILL GENERATE MORE REVENUE TO THE COUNTY  
& HOUSING TO THE 16 FAMILIES.
- (D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:  
NO. SINCE WE WILL BE DEVELOPING ONLY 16 HOMES.
- (E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:  
YES.
- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING:  
YES. WE ARE SEEKING SINGLE FAMILY HOMES WHICH IS IN  
CONFORMITY AROUND THE NEIGHBORHOOD.



**RECEIVED**

10/5/2022

## LETTER OF INTENT

This letter of intent is in reference to the property at 3584 River Road, Lawrenceville, GA 30044 and 3574 River Road, Lawrenceville, GA 30044, Parcel ID # R6108272 & R6108201. I Moyees Merchant (Buyer) and Seller Ms. Janice Lee (Seller).

This property is currently Zoned as OSC and we would like to request for the rezoning of the property to R-100. The property was R100 before November 2018.

We are planning to build approx. 9 single family 2 story homes with 3000 to 4000 sqft. They will be brick and veneer from outside like other houses around the neighborhood.

Also, we would like to request waiver from the below requirements:

900-20.2 General Layout Requirements. Dead end streets designed to have one end permanently closed shall provide a cul-de-sac turnaround and may be no more than 600 feet in length. Additional length necessitated by topography or property configuration may be approved by the Director.

Section 900-90. - Sidewalk Requirements. E. Non-residential and non-subdivision projects. Sidewalks shall be installed on new internal streets (both sides including cul-de-sac and "eyebrow" turnarounds) and on abutting external streets (abutting side) by the lot owner or developer prior to the issuance of a Certificate of Occupancy.

Will appreciate the above rezoning application.

Sincerely,



Moyees Merchant

**Exhibit D: Internal and External Agency Review Comments**

**[attached]**



Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE

<b>TRC Meeting Date:</b>		10.7.2022	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		<a href="mailto:Brent.Hodges@gwinnettcounty.com">Brent.Hodges@gwinnettcounty.com</a>	
Case Number:		RZR2022-00015	
Case Address:		3584 River Drive	
<b>Comments:</b>		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES <input type="checkbox"/> NO
1	River Drive is a major collector. ADT = 10,205.		
2	2.4 miles to nearest transit facility (#2335220) Pleasant Hill Road and Lawrenceville Highway.		
3	Prior to the issuance of a Development Permit, a sight distance certification shall be provided.		
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES <input type="checkbox"/> NO
1	In order to accommodate increased driveway spacing and a deceleration lane, the developer shall relocate the proposed entrance drive closer to the northeastern most property line, adjacent to parcel 6108 007.		
2			
3			
4			
5			
6			
7			

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

Revised 7/26/2021



Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE

<b>TRC Meeting Date:</b>		November Cases		
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		<a href="mailto:Michael.pappas@gwinnettcountry.com">Michael.pappas@gwinnettcountry.com</a>		
Case Number:		RZR2022-00015		
Case Address:		3584 River Drive		
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>1</b>	Water: The development may connect to the existing 10-inch water main located on the north right-of-way of River Drive.			
<b>2</b>	Sewer: Sewer Capacity Certification C2018-06-114 has expired and a new Sewer Capacity Certification will be required for the current proposal. Connection to the existing 72-inch sanitary sewer interceptor located on the subject property may be challenging and requires a variance. Please contact DWR to discuss options. A significant portion of the proposed development is located in the flood zone. Additional engineering is required for sewer connection			
<b>3</b>				
<b>4</b>				
<b>5</b>				
<b>6</b>				
<b>7</b>				
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>1</b>				
<b>2</b>				
<b>3</b>				
<b>4</b>				
<b>5</b>				

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

*Revised 7/26/2021*



Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE

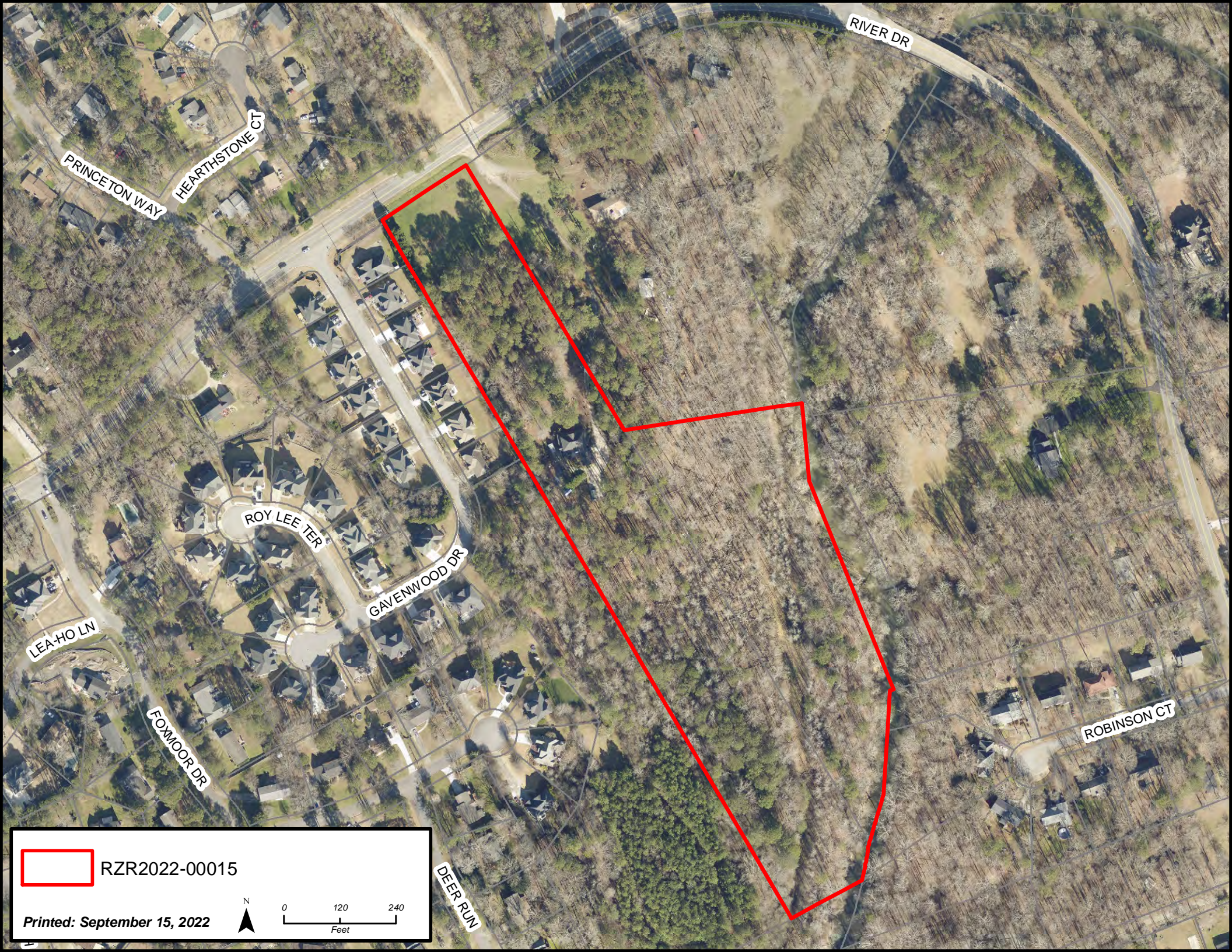
Residential Rezoning Impact on Local Schools Prepared for Gwinnett County BOC, November, 2022											Proposed Zoning
	School	Forecast	2022-23 Capacity	+/- Cap.	Forecast	2023-24 Capacity	+/- Cap.	Forecast	2024-25 Capacity	+/- Cap.	Approximate Student Projections from Proposed Developments
CIC2022-00029 fka RZC2021-00021	<b>Mountain View HS</b>	2,370	2,300	70	2,285	2,300	-15	2,254	2,300	-46	32
	<b>Twin Rivers MS</b>	1,665	2,150	-485	1,715	2,150	-435	1,766	2,150	-384	23
	Woodward Mill ES	1,019	1,200	-181	1,060	1,200	-140	1,102	1,200	-98	42
RZR2022-00024	<b>Shiloh HS</b>	2,250	2,275	-25	2,330	2,275	55	2,365	2,275	90	2
	<b>Shiloh MS</b>	1,669	1,600	69	1,653	1,600	53	1,670	1,600	70	3
	Anderson-Livsey ES	628	975	-347	634	975	-341	642	975	-333	4
RZR2022-00015	<b>Brookwood HS</b>	3,920	3,000	920	3,893	3,000	893	3,841	3,000	841	5
	<b>Five Forks MS</b>	1,227	1,150	77	1,241	1,150	91	1,218	1,150	68	4
	Gwin Oaks ES	1,067	875	192	1,056	875	181	1,043	875	168	7
RZR2022-00033	<b>Dacula HS</b>	2,565	2,550	15	2,670	2,550	120	2,748	2,550	198	2
	<b>Dacula MS</b>	1,852	1,900	-48	1,906	1,900	6	1,962	1,900	62	1
	Mulberry ES	750	975	-225	773	975	-202	796	975	-179	2
RZR2022-00034	<b>Dacula HS</b>	2,565	2,550	15	2,670	2,550	120	2,748	2,550	198	9
	<b>Dacula MS</b>	1,852	1,900	-48	1,906	1,900	6	1,962	1,900	62	6
	Dacula ES	1,166	1,550	-384	1,190	1,550	-360	1,214	1,550	-336	13
RZR2022-00035	<b>Seckinger HS</b>	1,345	2,800	-1,455	1,810	2,800	-990	2,015	2,800	-785	14
	<b>Jones MS</b>	1,568	1,575	-7	1,599	1,575	24	1,623	1,575	48	11
	Ivy Creek ES	1,504	1,275	229	1,519	1,275	244	1,542	1,275	267	21
RZM2022-00045	<b>Dacula HS</b>	2,565	2,550	15	2,670	2,550	120	2,748	2,550	198	8
	<b>Dacula MS</b>	1,852	1,900	-48	1,906	1,900	6	1,962	1,900	62	6
	Alcova ES	1,423	1,150	273	1,451	1,150	301	1,495	1,150	345	11
RZR2022-00032	<b>Peachtree Ridge HS</b>	3,262	3,050	212	3,295	3,050	245	3,271	3,050	221	5
	<b>Northbrook MS</b>	882	1,025	-143	870	1,025	-155	879	1,025	-146	3
	Jackson ES	1,426	1,475	-49	1,440	1,475	-35	1,455	1,475	-20	6
RZC2022-00041	<b>Grayson HS</b>	3,277	3,000	277	3,375	3,000	375	3,477	3,000	477	16
	<b>Couch MS</b>	1,089	1,150	-61	1,055	1,150	-95	1,070	1,150	-80	12
	Starling ES	1,144	1,200	-56	1,167	1,200	-33	1,190	1,200	-10	22
RZM2022-00035 & RZC2022-00029	<b>Grayson HS</b>	3,277	3,000	277	3,375	3,000	375	3,477	3,000	477	65
	<b>Bay Creek MS</b>	1,318	1,150	168	1,345	1,150	195	1,385	1,150	235	48
	Trip ES	1,241	1,200	41	1,266	1,200	66	1,291	1,200	91	86



## **Exhibit E: Maps**

**[attached]**





PRINCETON WAY

HEARTHSTONE CT

RIVER DR

ROY LEE TER

GAVENWOOD DR

LEA-HO LN

FOXMOOR DR

DEER RUN

ROBINSON CT



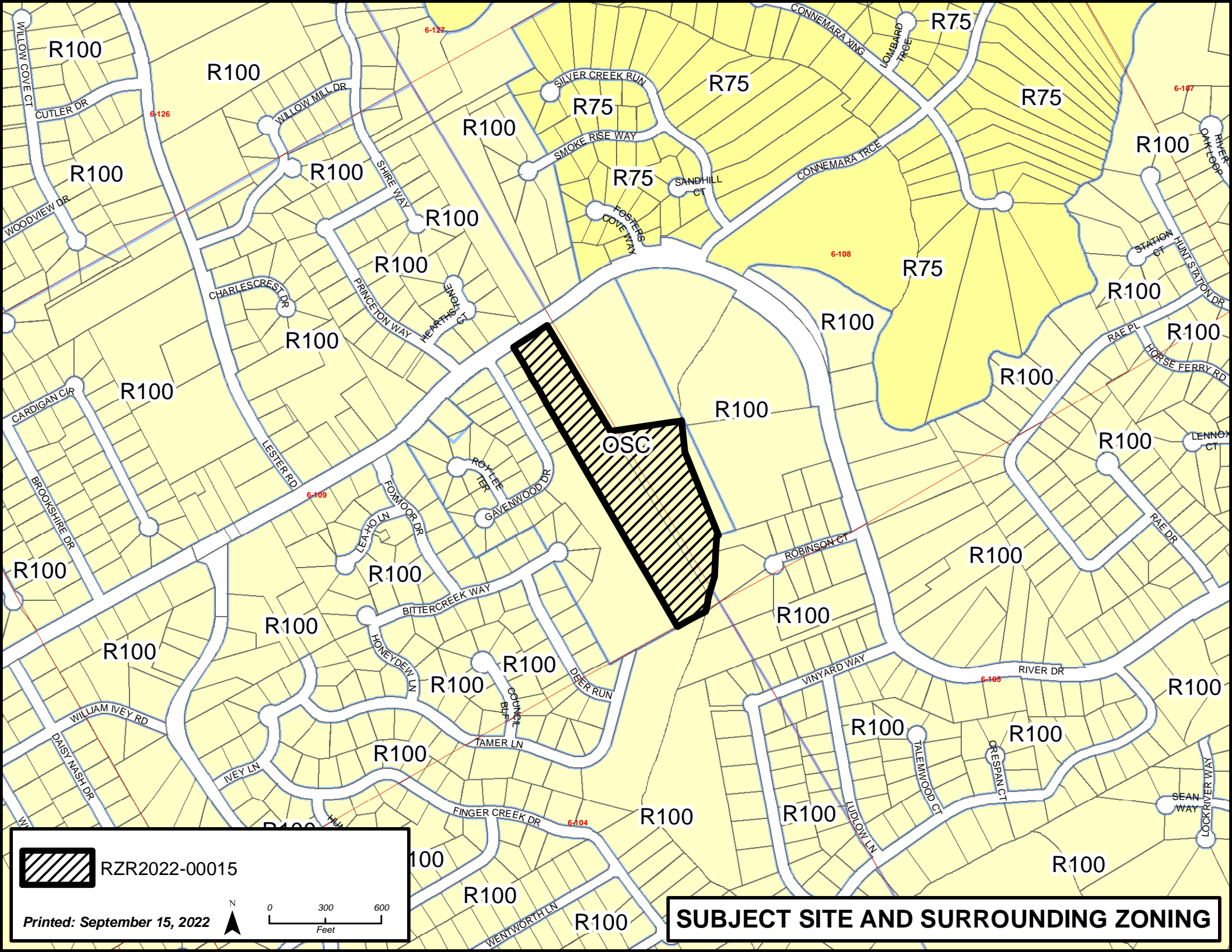
RZR2022-00015

Printed: September 15, 2022



0 120 240  
Feet



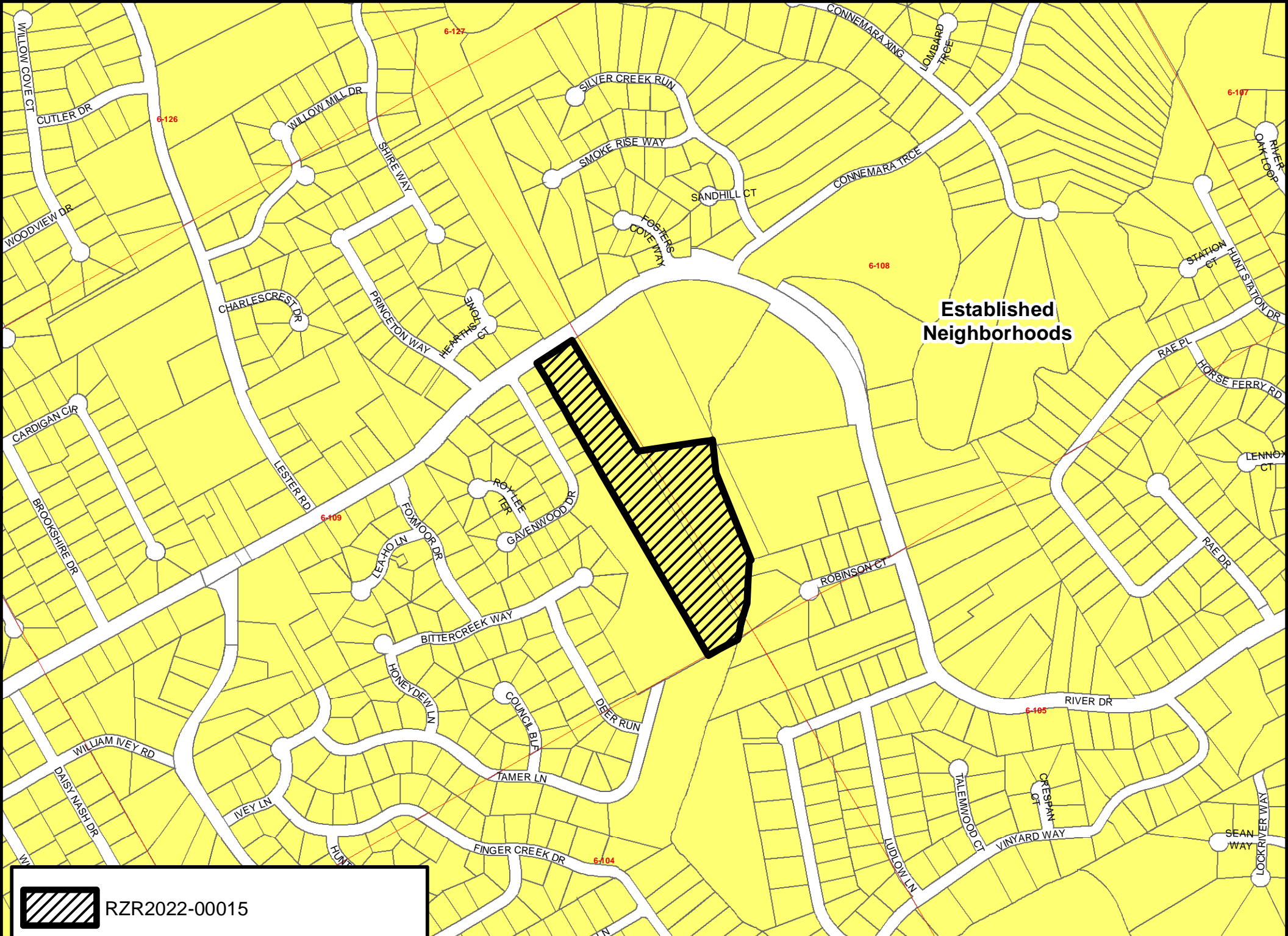


 RZR2022-00015

Printed: September 15, 2022

 0 300 600 Feet

**SUBJECT SITE AND SURROUNDING ZONING**



Established  
Neighborhoods

 RZR2022-00015

Printed: September 29, 2022

N

0 300 600  
Feet

2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

**Exhibit F: Application and Disclosure of Campaign Contributions**

**[attached]**



RECEIVED

REZONING APPLICATION

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

10/5/2022

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>MOYEES MERCHANT</u>	NAME: <u>JAMICE LEE</u>
ADDRESS: <u>4500 HUGH HOWELL ROAD</u> <u>SUITE # 620 B</u>	ADDRESS: <u>3584 RIVER DRIVE</u>
CITY: <u>TUCKER</u>	CITY: <u>LAWRENCEVILLE</u>
STATE: <u>GA</u> ZIP: <u>30084</u>	STATE: <u>GA</u> ZIP: <u>30044</u>
PHONE: <u>404-723-1396</u>	PHONE: <u>770-396-6100</u>
EMAIL: <u>moyeesm@gmail.com</u>	EMAIL: <u>melida@pottsrealtyinc.com</u>
CONTACT PERSON: <u>MOYEES MERCHANT</u> PHONE: <u>404-723-1396</u>	
CONTACT'S E-MAIL: <u>moyeesm@gmail.com</u>	
<p align="center"><b>APPLICANT IS THE:</b></p> <p> <input type="checkbox"/> OWNER'S AGENT              <input type="checkbox"/> PROPERTY OWNER              <input checked="" type="checkbox"/> CONTRACT PURCHASER         </p>	
PRESENT ZONING DISTRICT(S): <u>5<sup>th</sup></u> REQUESTED ZONING DISTRICT: <u>GWINNETT COUNTY</u>	
PARCEL NUMBER(S): <u>R6108272 &amp; R6108201</u> ACREAGE: <u>± 14.04 ACRES</u>	
ADDRESS OF PROPERTY: <u>3584 RIVER ROAD, LAWRENCEVILLE, GA 30044</u>	
PROPOSED DEVELOPMENT: <u>SINGLE FAMILY HOME</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>19</u>	No. of Buildings/Lots: <u>N/A</u>
Dwelling Unit Size (Sq. Ft.): <u>3000 to 4000</u>	Total Building Sq. Ft. <u>N/A</u>
Gross Density: <u>1.143</u>	Density: <u>N/A</u>
Net Density: <u>10.09 Acres</u>	

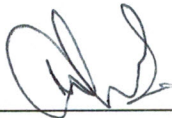
PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

9/16/2022

**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

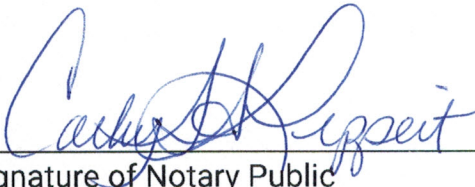
3/3/2022

Date

MOYEES MERCHANT

PURCHASER.

Type or Print Name and Title



Signature of Notary Public

3-3-2022

Date



Notary Seal

RECEIVED

3/11/2022

**REZONING PROPERTY OWNER'S CERTIFICATION**

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Signature of Property Owner

Date

Type or Print Name and Title

Signature of Notary Public

Date



RECEIVED

3/11/2022

**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] 2/3/2022 MOYERS MERCHANT PRINCIPAL  
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] 3-3-2022  
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 MOYERS MERCHANT  
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

3/11/2022

**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)

GWINNETT  
COUNTY

District

R6108272 / R6108201

Land Lot

Parcel



Signature of Applicant

3/11/2022

Date

MOYES MERCHANT

PURCHASER

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)

Megan Kittrell

NAME

Assistant Manager

TITLE

3-11-22

DATE



RECEIVED

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>MOYEES MERCHANT</u>	NAME: <u>JAMICE LEE</u>
ADDRESS: <u>4500 HULM HOWELL ROAD</u> <u>SUITE # 620 B</u>	ADDRESS: <u>3584 RIVER DRIVE</u>
CITY: <u>TUCKER</u>	CITY: <u>LAWRENCEVILLE</u>
STATE: <u>GA</u> ZIP: <u>30084</u>	STATE: <u>GA</u> ZIP: <u>30044</u>
PHONE: <u>404-723-1396</u>	PHONE: <u>770-396-6100</u>
EMAIL: <u>moyeesm@gmail.com</u>	EMAIL: <u>melida@pottersredtyne.com</u>
CONTACT PERSON: <u>MOYEES MERCHANT</u> PHONE: <u>404-723-1396</u>	
CONTACT'S E-MAIL: <u>moyeesm@gmail.com</u>	
<p>APPLICANT IS THE:</p> <p><input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER</p>	
PRESENT ZONING DISTRICTS(S): <u>5<sup>th</sup></u> REQUESTED ZONING DISTRICT: <u>GWINNETT COUNTY</u>	
PARCEL NUMBER(S): <u>R6108272 &amp; R6108201</u> ACREAGE: <u>± 14.04 ACRES</u>	
ADDRESS OF PROPERTY: <u>3584 RIVER ROAD, LAWRENCEVILLE, GA 30044</u>	
PROPOSED DEVELOPMENT: <u>SINGLE FAMILY HOME</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>16</u>	No. of Buildings/Lots: <u>N/A</u>
Dwelling Unit Size (Sq. Ft.): <u>3000 to 4000</u>	Total Building Sq. Ft. <u>N/A</u>
Gross Density: <u>1.143</u>	Density: <u>N/A</u>
Net Density: <u>10.09 Acres</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

9/16/2022

## REZONING APPLICANT'S RESPONSE

### STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

YES. NEIGHBORING HOUSES & SUBDIVISION ARE AROUND 3000 to 4000 sq ft  
It will be similar to those surroundings.

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

NO. SINCE EVERYTHING AROUND IS SIMILAR HOUSES &  
SINGLE FAMILY HOME.

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

NO. IT IS VACANT & ONLY HAS ONE SINGLE FAMILY HOME.  
THIS PROPOSED DEVELOPMENT WILL GENERATE MORE REVENUE TO THE COUNTY  
& HOUSING TO THE 16 FAMILIES.

- (D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

NO. SINCE WE WILL BE DEVELOPING ONLY 16 HOMES.

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

YES.

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

YES. WE ARE SEEKING SINGLE FAMILY HOMES WHICH IS IN  
CONFORMITY AROUND THE NEIGHBORHOOD.



WINNETT COUNTY  
PLANNING AND DEVELOPMENT

**RECEIVED**

9/16/2022

## **LETTER OF INTENT**

This letter of intent is in reference to the property at 3584 River Road, Lawrenceville, GA 30044, Parcel ID # R6108272 & R6108201. I Moyees Merchant (Buyer) and Seller Ms. Janice Lee (Seller).

This property is currently Zoned as OSC and we would like to request for the rezoning of the property to R-100. The property was R100 before November 2018.

We are planning to build approx. 16 single family 2 story homes with 3000 to 4000 sqft. They will be brick and veneer from outside like other houses around the neighborhood.

Will appreciate the above rezoning application.

Sincerely,

Moyees Merchant



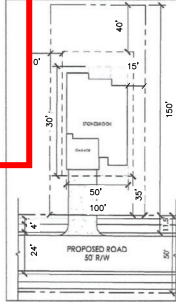
GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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FOR RECORDING

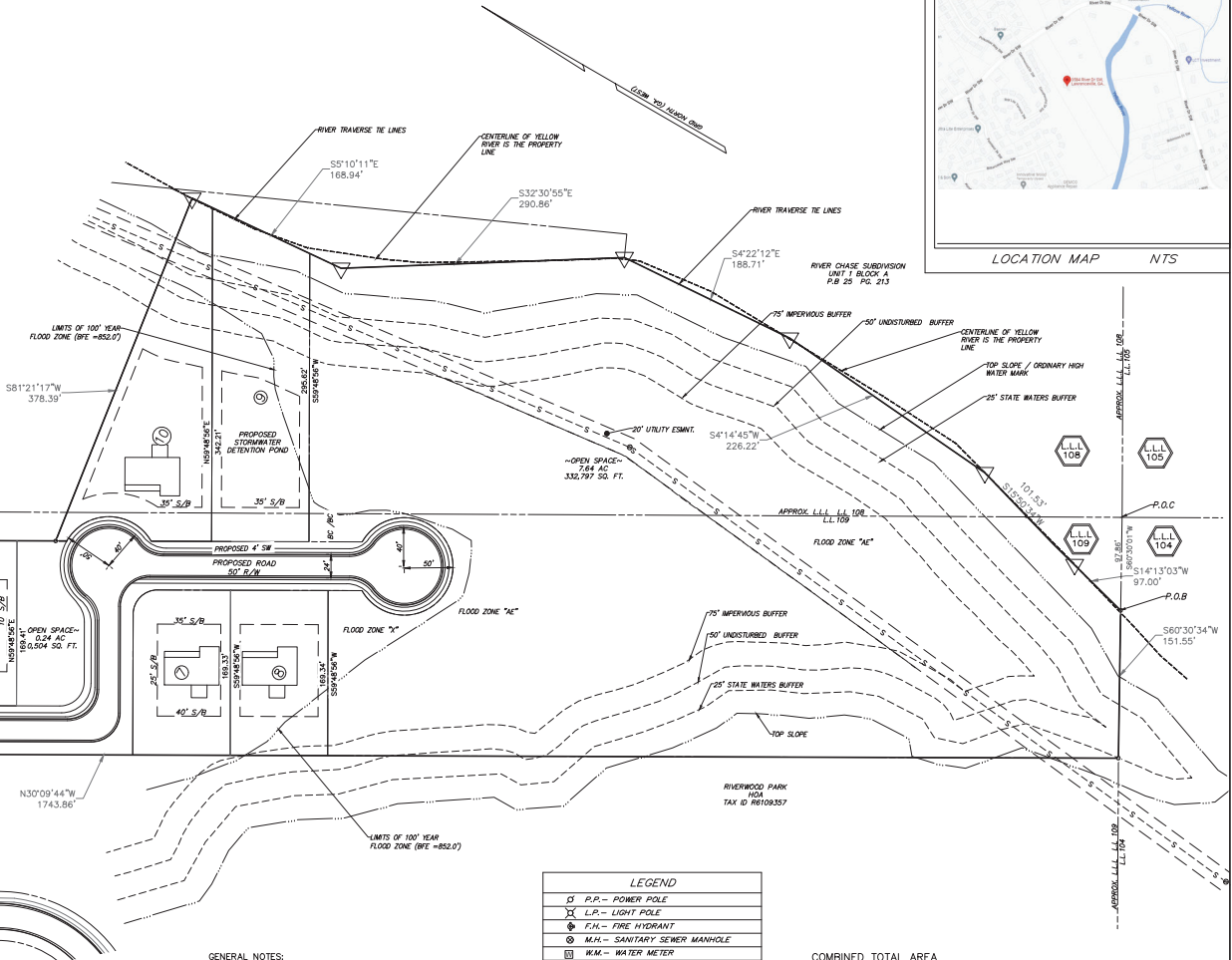
9/16/2022

TYPICAL LOT LAYOUT: N.T.S.

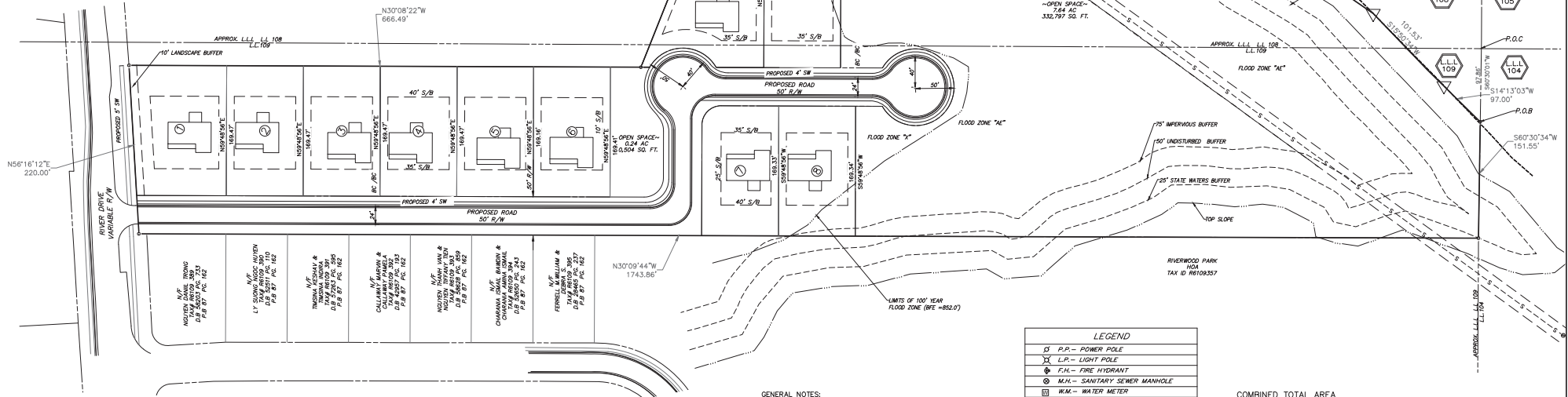


N.T.  
BRENDAM CORBIN  
12/14/2010  
P.B. 140 PG. 49

Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
1	20473.30	583.39	188.87 188.87 127.16	N30°08'22"W N30°08'22"E S30°08'22"E
2	16461.02	538.02	188.87 188.87 100.00	N30°08'22"W N30°08'22"E S30°08'22"E
3	18947.04	538.04	188.87 188.87 100.00	N30°08'22"W N30°08'22"E S30°08'22"E
4	16943.07	538.86	188.87 188.87 100.00	N30°08'22"W N30°08'22"E S30°08'22"E
5	10887.45	537.04	188.87 188.87 100.00	N30°08'22"W N30°08'22"E S30°08'22"E
6	16933.13	538.70	188.87 188.87 100.00	N30°08'22"W N30°08'22"E S30°08'22"E
7	10796.28	527.91	188.87 188.87 100.00	N30°08'22"W N30°08'22"E S30°08'22"E
8	16933.24	538.66	188.87 188.87 100.00	N30°08'22"W N30°08'22"E S30°08'22"E
9	21864.64	848.01	188.87 188.87 100.00	N30°08'22"W N30°08'22"E S30°08'22"E
10	30207.53	921.83	188.87 188.87 100.00	N30°08'22"W N30°08'22"E S30°08'22"E



LOCATION MAP N.T.S.



GENERAL NOTES:

1. WATER & SEWER SERVICE TO BE PROVIDED BY GWINNETT COUNTY
2. A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY GWINNETT COUNTY OR GEORGIA LDD
3. THE OWNER OF PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS
4. PARKING LOT REQUIREMENT 1.5 PER DWELLING MAXIMUM 3 PER DWELLING
5. GROSS DENSITY 10 LOTS/14.04 AC. (0.71)
6. PROPOSED NET DENSITY 14.04 AC. (3.94 AC. (50% FLOOD PLAIN) = 10.09 AC.
7. MIN. LOT SIZE 15000 SQ. FT.
8. MIN. BLDG. HEIGHT 35 FEET
9. MIN. OPEN SPACE AREA 25% OPEN SPACE AREA = 7.88 AC
10. MIN. HEATED FLOOR AREA 1400 SQ. FT.

LEGEND	
⊕	P.P. - POWER POLE
⊕	L.P. - LIGHT POLE
⊕	F.H. - FIRE HYDRANT
⊕	M.H. - SANITARY SEWER MANHOLE
⊕	W.M. - WATER METER
⊕	G.M. - GAS METER
⊕	R.B. - REINFORCING BAR SET
⊕	R.F. - REINFORCING BAR FOUND
⊕	C.T. - CRIMP TOP PIPE FOUND
⊕	O.T. - OPEN TOP PIPE FOUND
⊕	R/W MON. - RIGHT-OF-WAY MONUMENT
TYPE OF FENCE	
⊕	J.B. - JUNCTION BOX
⊕	D.I. - DROP INLET / YARD INLET
⊕	C.B. - CATCH BASIN
⊕	R.C.P. - REINFORCED CONCRETE PIPE
⊕	C.M.P. - CORRUGATED METAL PIPE
⊕	F.F.E. - FINISHED FLOOR ELEVATION
⊕	W.V. - WATER VALVE
⊕	TELEPHONE MANHOLE
⊕	OVERHEAD POWER LINES
⊕	H.K. - HEADWALL
⊕	P.B.X. - POWERBOX
⊕	1234 - STREET ADDRESS
⊕	--- WATER LINE
⊕	--- UNDERGROUND TELEPHONE LINE
⊕	--- GAS LINE
⊕	--- UNDERGROUND ELECTRICAL LINE

COMBINED TOTAL AREA  
(PARCELS R6108272 & R6108201)  
±14.04 AC  
±611,850 SQ.FT.

OWNER / APPLICANT  
MOYERS MERCHANT  
6114 MMOSA CIRCLE  
TUCKER, GA. 30084

24HR. CONTACT  
404-723-1396

PROPERTY ADDRESS  
3584 RIVER DRIVE & 3574 RIVER DRIVE  
LAWRENCEVILLE, GA 30044

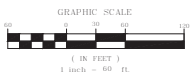
ZONING FROM OCR TO R100  
ZONING SETBACK (R 100)  
FRONT: 35'  
REAR: 40'  
SIDE: 10' (SIDE LOT: 25')

SURVEY REFERENCE  
1. ALL SURVEY FOR PULTE HOME COMPANY, LLC  
PERFORMED BY MARSHALL-REDDY AND ASSOCIATES  
JOINED BY OWNER TOWNHOMES, LLC 12/27/2019

2. TAX ID R6108 272 AND R6108 201

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X-1.5 (FLOOD PLAIN) COMMUNITY NUMBER 130322. MAP NUMBER 13135001197. DATED 09/29/2006.



FOR REZONING ONLY

DATE: 8/8/2022 REVISIONS

SCALE: 1"=60' 1. 9-12-32 COUNTY COMMENTS

DRAWN BY: JDM

CHECKED BY: GDM

PROJECT ID: 2205

**LAND ENGINEERING & SURVEYING, INC.**

2040 Meyers Drive  
Lawrenceville, GA 30042  
Tel: 404.236.6162  
Fax: 404.968.9299  
info@landengr.com

**REZONING PLAT FOR:**

**PULTE HOME COMPANY, LLC**

3584 RIVER DRIVE & 3574 RIVER DRIVE  
LAWRENCEVILLE, GA 30044

LOCATED IN:  
LAND LOT 108 & 109,  
8TH DISTRICT,  
GWINNETT COUNTY, GEORGIA





**RECEIVED**

LEGAL DESCRIPTION FOR COMBINED PARCES R6108272 AND R6108201

9/16/2022

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 108 & 109 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT COMMON CORNER OF LAND LOTS 104, 105, 108 & 109 THENCE ALONG THE COMMON LAND LOT LINE OF 104 & 109 THENCE SOUTH 60 DEGREES 30 MINUTES 01 SECONDS WEST, 97.86 FEET TO A POINT SAID POINT BEING THE POINT OF BEGINNING  
THENCE CONTINUING SAID LAND LOT LINE SOUTH 60 DEGREES 30 MINUTES 34 SECONDS WEST, 151.55 FEET TO A POINT;  
THENCE LEAVING SAID LAND LOT LINE NORTH 30 DEGREES 09 MINUTES 44 SECONDS WEST, 1743.86 FEET TO A POINT AT SOUTHERN R/W OF RIVER DRIVE (VARIABLE R/W);  
THENCE CONTINUING ALONG SAID R/W NORTH 56 DEGREES 16 MINUTES 12 SECONDS EAST, 220 FEET TO A POINT; THENCE LEAVING SAID THE R/W SOUTH 30 DEGREES 08 MINUTES 22 SECONDS EAST, 666.49 FEET TO A POINT; THENCE NORTH 81 DEGREES 21 MINUTES 17 SECONDS EAST, 378.39 FEET TO A POINT AT CENTERLINE OF YELLOW RIVER WHICH IS THE PROPERTY LINE; SAID RIVER HAVING A LENGTH OF  $\pm 1088$  FEET, THE FOLLOWING COURSES ARE TIE LINES TRAVERSING ALONG THE YELLOW RIVER;  
THENCE SOUTH 05 DEGREES 10 MINUTES 11 SECONDS EAST, 168.94 FEET TO A POINT;  
THENCE SOUTH 32 DEGREES 30 MINUTES 55 SECONDS EAST, 290.86 FEET TO A POINT;  
THENCE SOUTH 04 DEGREES 22 MINUTES 12 SECONDS EAST, 188.71 FEET TO A POINT;  
THENCE SOUTH 04 DEGREES 14 MINUTES 48 SECONDS WEST, 16.87 FEET TO A POINT;  
THENCE SOUTH 04 DEGREES 14 MINUTES 45 SECONDS WEST, 226.22 FEET TO A POINT;  
THENCE SOUTH 15 DEGREES 50 MINUTES 34 SECONDS WEST, 101.53 FEET TO A POINT;  
THENCE SOUTH 14 DEGREES 13 MINUTES 03 SECONDS WEST, 97 FEET TO A POINT;  
SAID POINT BEING THE POINT OF BEGINNING;

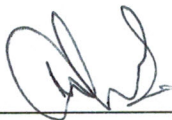
SAID TRACT OR PARCEL OF LAND CONTAINS  $\pm 14.04$  ACRES OR  $\pm 611,850$ .

RECEIVED

9/16/2022

**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

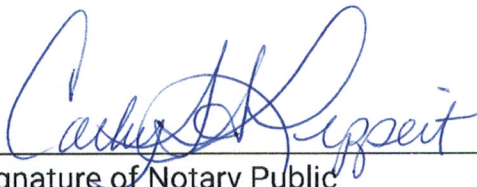
3/3/2022

Date

MOYEES MERCHANT

PURCHASER

Type or Print Name and Title



Signature of Notary Public

3-3-2022

Date



Notary Seal



RECEIVED

3/11/2022

**REZONING PROPERTY OWNER'S CERTIFICATION**

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Signature of Property Owner

Date

Type or Print Name and Title

Signature of Notary Public

Date



RECEIVED

3/11/2022

**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] 2/3/2022 MOYERS MERCHANT PURCHASER  
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] 3-3-2022  
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 MOYERS MERCHANT  
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

3/11/2022

**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)

GWINNETT  
COUNTY

District

R6108272 / R6108201

Land Lot

Parcel



Signature of Applicant

3/11/2022

Date

MOYES MERCHANT

PURCHASER

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)

Megan Kittrell

NAME

Assistant Manager

TITLE

3-11-22

DATE