

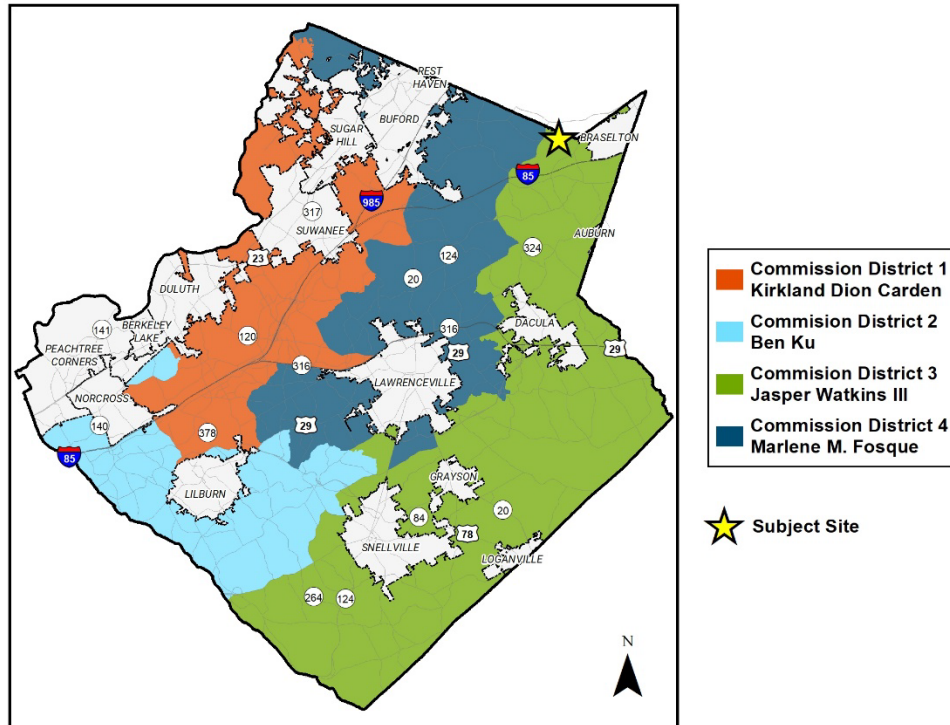


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZR2022-00019
Current Zoning: RA-200 (Agriculture-Residence District)
Request: Rezoning to **R-100** (Single-Family Residence District)
Address: 2700 Block of Thompson Mill Road
Map Number: R1002 033
Site Area: 9.48 acres
Units: 14
Proposed Development: Single-Family Detached Subdivision
Commission District: District 3 – Commissioner Watkins*
Character Area: Emerging Suburban

Staff Recommendation: **APPROVAL WITH CONDITIONS**

**Planning Commission
Recommendation:** **DENIAL WITHOUT PREJUDICE**



*Commission District 4 beginning on January 1, 2022

Planning Commission Advertised Public Hearing Date: 7/6/2022 (Public Hearing Tabled to 8/2/2022) Board of Commissioners Advertised Public Hearing Date: 7/26/2022 (Public Hearing Tabled to 8/23/2022)

Applicant: Atlas Development
14 West Main Street
Buford, GA 30518

Owners: Norbert Duncan and Teresa Elbel
600 North Briarcliff Road
Warner Robbins, GA 31088

Contact: Lauren Henderson

Contact Phone: 678.873.7825

Zoning History

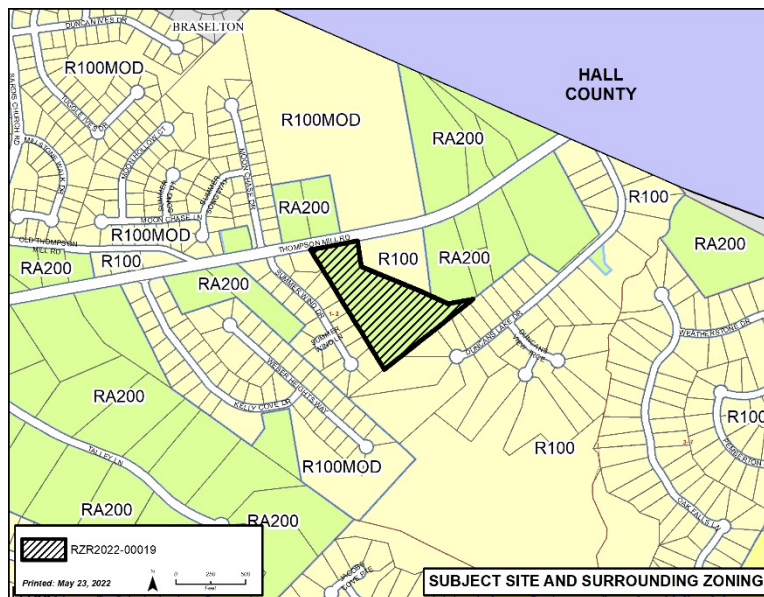
The subject property is zoned RA-200 (Agriculture-Residence District). No rezoning cases are on record for this property.

Existing Site Condition

The subject site is a 9.48-acre undeveloped parcel located along Thompson Mill Road east of its intersection with Summer Wind Drive. The parcel is heavily vegetated and generally slopes down from Thompson Mill Road to the rear of the site by approximately 38 feet. Overhead utilities are present along the road frontage. No sidewalks are located along the road frontage. The nearest Gwinnett County Transit stop is approximately 8.4 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by single-family residential subdivisions and residences on large lots. Hall County is located nearby to the east. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-100	1.48 units per acre
North	Single-Family Residential Undeveloped	RA-200 R-100 MOD	0.47 units per acre 2.16 units per acre (proposed)
East	Single-Family Residential Single-Family Residential	R-100 RA-200	1.1 units per acre 0.27 units per acre
South	Single-Family Residential	R-100	0.45 units per acre
West	Single-Family Residential	R-100	2.03 units per acre

Project Summary

The applicant requests rezoning of a 9.48-acre property from RA-200 to R-100 for a single-family detached subdivision, including:

- 14 detached single-family residences with a minimum heated floor area of 2,400 square feet, yielding a net density of 1.48 units per acre.
- A full access entrance from Thompson Mill Road with a 150-foot deceleration lane.
- 27-foot-wide public internal streets with 5-foot-wide sidewalks on both sides.
- Five-foot-wide sidewalks along partial frontage of Thompson Mill Road.
- 1.52 acres of common area located at the entrance of the subdivision, representing 16% of the gross acreage.
- One stormwater management facility at the southwestern corner of the site.
- A 10-foot-wide landscape strip/no access easement along the Thompson Mill Road frontage.
- A mail kiosk within the cul-de-sac at the rear of the development.

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 Minimum 50' Major Thoroughfare	35' 50'	YES YES
Side Yard Setback	Minimum 10' one side, 25' two sides	>10' one side >25' two sides	YES YES
Rear Yard Setback	Minimum 40'	30'	NO*
Heated Floor Area	Minimum 1,400 square feet	Minimum 2,400 square feet	YES
Minimum Lot Size	Minimum 15,000 square feet (sewer)	Minimum 15,000 square feet	YES

*The proposed site plan shows a 30-foot wide rear structure setback along the eastern property line, while a 40-foot wide setback is required.

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.

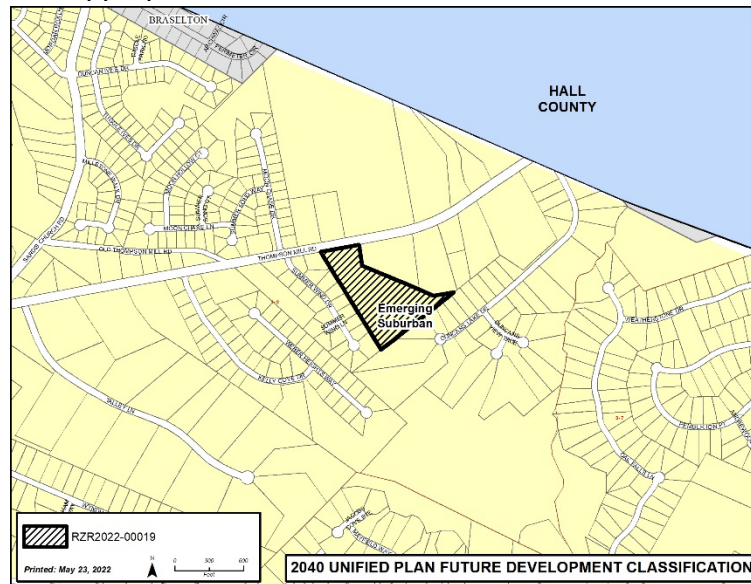
The property has a reasonable economic use as currently zoned.

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 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.

This section of Thompson Mill Road has experienced recent growth of new residential developments. Further single-family detached subdivisions are likely in this area. A four lot subdivision by the same applicant and zoning district as this request was recently approved on the property immediately to the east for residences along Thompson Mill Road (RZR2022-00003). 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 May 17, 2022, by the Department of Planning and Development, 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 14 lots.
3. The minimum heated floor area per dwelling unit shall be 2,400 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 Thompson Mill Road 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 Thompson Mill Road.
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. Developer shall provide Traffic Calming Measures, per the Gwinnett County Traffic Calming Guide, to maintain a maximum vehicle operating speed of 25 MPH.

Planning Commission Recommendation

Based on staff's evaluation of the rezoning 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 **DENIAL WITHOUT PREJUDICE** of the change in conditions request.

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

Exhibit A: Site Visit Photos



View along Thompson Mill Road

Exhibit B: Site Plan

[attached]

WINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

5/17/22

OWNER/DEVELOPER
CAMERON HENDERSON
ATLAS DEVELOPMENT
218 S. HILL STREET
BUFORD, GA 30518

CIVIL ENGINEER
REED PLANNING & DESIGN, INC.
100 OLD DAWSON VILLAGE RD.
DAWSONVILLE, GA 30534
CONTACT: KEVIN REED
PHONE: 706-531-8428

SITE SUMMARY

APPROXIMATE SITE AREA = 9.483 AC.

PROPOSED ZONING = R-100

USE = SINGLE FAMILY RESIDENTIAL

TOTAL UNITS = 14 LOTS

SITE DENSITY = 1.48 LOTS/ACRE

OPEN SPACES = 1.52 AC. (16%)

MIN. LOT SIZE = 15,000 SF

MIN. LOT WIDTH = 100'

SETBACKS = 50' FRONT (FRONTAGE)
35' FRONT (INTERIOR)
40' REAR
10' SIDE (25' TWO SIDES)

WATER = PUBLIC

SEWER = PUBLIC

REED
PLANNING & DESIGN

100 Old Dawson Village Rd
Suite 110
Dawsonville, GA 30534
Phone: 706-531-8428

REED PLANNING & DESIGN, INC.
ALL RIGHTS RESERVED

THIS CONCEPT DESIGN AND ANY INFORMATION
HEREIN IS FOR INFORMATIONAL PURPOSES ONLY.
IT IS NOT TO BE USED FOR ANY OTHER PURPOSES
WITHOUT THE WRITTEN CONSENT OF REED PLANNING & DESIGN, INC.

STAMP

GSWCC LEVEL 2
CERTIFIED DESIGN
PROFESSIONAL

CERTIFICATION NO. 1639
EXPIRES 10/27/2023

CAMERON HENDERSON
THOMPSON MILL RD. TRACT

PARCEL	1-002-033
LAND LOT	002
DISTRICT	1
CITY	-
COUNTY	WINNETT
STATE	GEORGIA

CONCEPT
PLAN

JOB NUMBER	DATE
22100-CH1	4-22-2022

DATE	NO.	REVISION

C-1

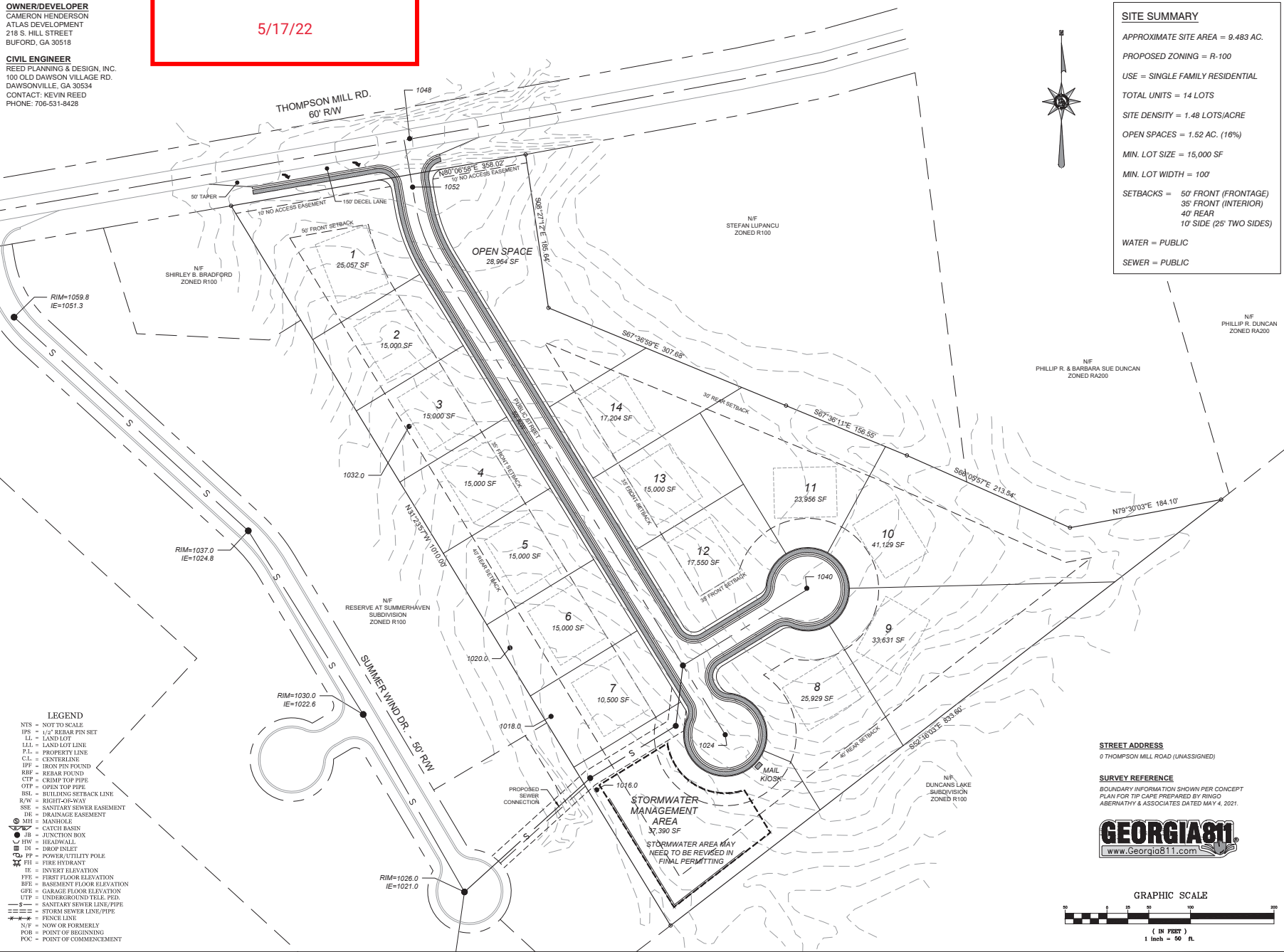


Exhibit C: Letter of Intent and Applicant's Response to Standards

[attached]

RECEIVED

5/17/22

Atlas Development

Atlas Development
14 West Main Street
Suite C, Buford, Ga 30518
678-978-6782
Cameron@atlaslanddev.com

Zoning Department

Attn: Rezoning of the following address:

0 Thompson Mill Road
Buford, Ga 30518
Parcel ID: 1-002-033

Dear Recipient,

As the owner of Atlas Development, it is my intention to have the above-mentioned land rezoned to R100 to place 14 new single-family homes. The homes will be roughly greater than a minimum of 2800 square feet for two story homes and will be greater than a minimum of 2400 square feet for one story homes. The homes will be serviced by sewer. The new survey attached to my rezoning application shows the plan for the new lots. These new homes will bring economic upgrades compared to the current land usage. These economic benefits will benefit neighbors and new families coming to the area. My intent of the rezoning of the property is to use the land to the fullest and most economical extent possible, as provided by the county.

Warm regards,


Cameron Henderson
Owner, Atlas Development

RECEIVED

5.5.2022

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, there are near by R100 zones, this new zoning will fit with the community standards.
- (B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
No, there will be no adverse affect on surrounding properties
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
Very low economic value currently, but rezoned there will be a thriving single family neighborhood for 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 excess burden. the proposed transition is only 14 lots for 14 families.
- (E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
yes, the rezoning matches the intent of the land use plan
- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING:
The areas surrounding this land is changing to similar zoning and by changing this land to R100 as well, the land will have more economic value and fit in better with the surrounding community.

Exhibit D: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		6.15.22	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		RZR2022-00019	
Case Address:		2700 Block of Thompson Mill Road	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input type="checkbox"/> NO
1	Thompson Mill Road is a major collector. No ADT listed for this portion of Old Thompson Road.		
2	8.4 miles to nearest transit facility (#2334754) Buford Park and Ride.		
3	Provide sight distance certification for ALL driveways/streets connecting to classified roads in accordance with sections 900-40.6 and 900-50.7 of the Unified Development Ordinance (UDO).		
4	Developer shall construct a minimum 5' sidewalk along the entire frontage of the property.		
5			
6			
7			
Recommended Zoning Conditions:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input type="checkbox"/> NO
1	Developer shall provide Traffic Calming Measures, per the Gwinnett County Traffic Calming Guide, to maintain maximum vehicle operating speed of 25 MPH.		
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021



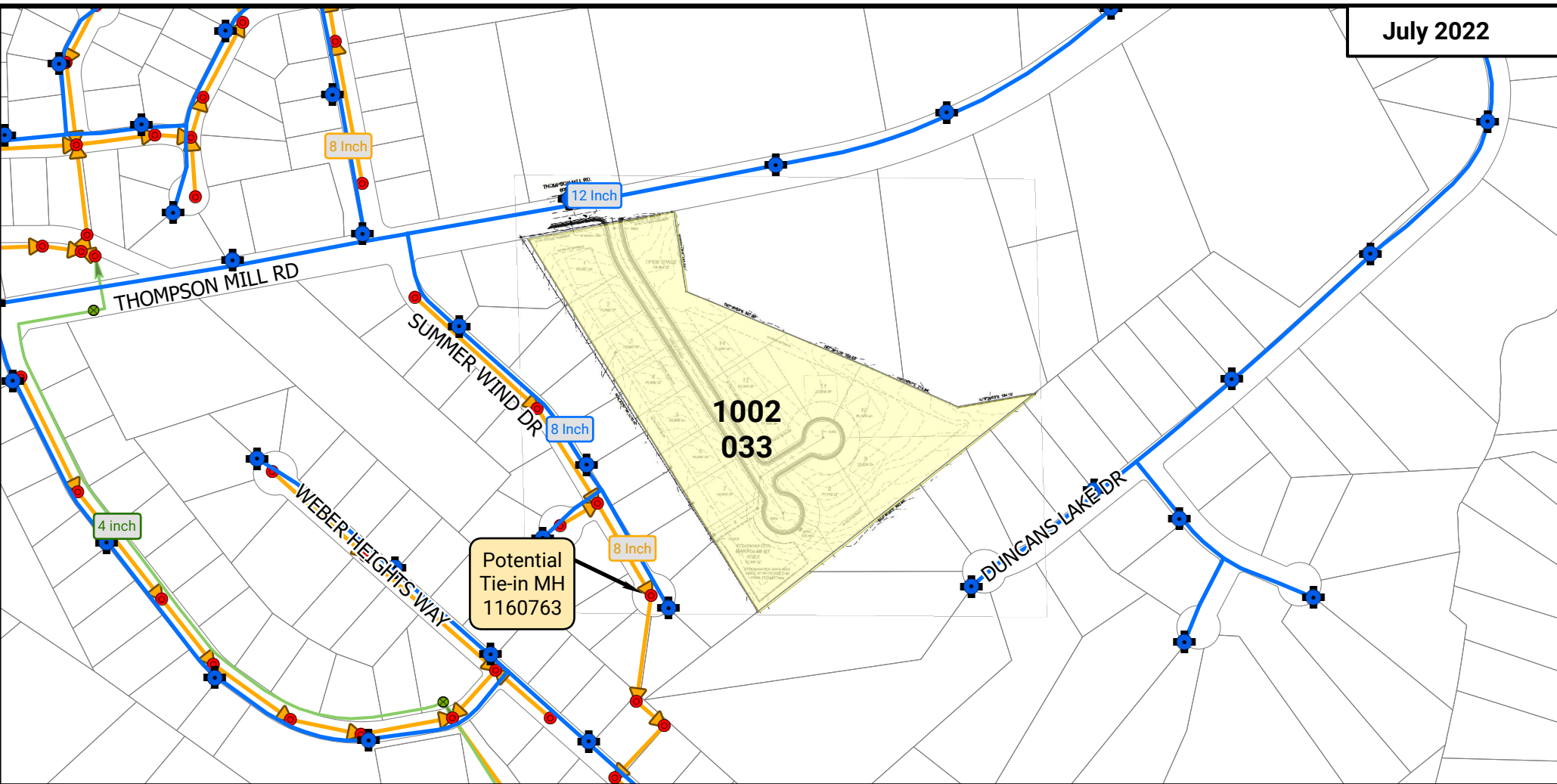
Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		June 15, 2022	
Department/Agency Name:		DWR	
Reviewer Name:		Mike Pappas	
Reviewer Title:		GIS Planning Manager	
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com	
Case Number:		RZR2022-00019	
Case Address:		2700 Block of Thompson Mill Road	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/> NO	
1	Water: The development may connect to an existing 12-inch water main located on the north right-of-way of Thompson Mill Road.		
2	Sewer: A Sewer Capacity Certification is required to confirm capacity.		
3	Sewer: Pending available sewer capacity, proposed development may connect to an existing 8-inch sanitary sewer main located approximately 200 feet southwest in the right-of-way of Summer Wind Drive.		
4	Sewer: An easement will be required to access this sewer.		
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/> X
		<input type="checkbox"/> YES	<input type="checkbox"/> NO
1			
2			
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4			
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7			

Note: Attach additional pages, if needed

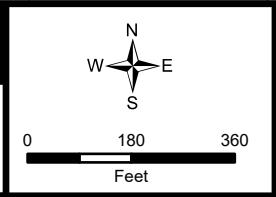
Revised 7/26/2021

July 2022



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

RZR2022-00019
R-200 to R-100
Water & Sewer
Utility Map



Water Comments: The development may connect to an existing 12-inch water main located on the north right-of-way of Thompson Mill Road.

Sewer Comments: A Sewer Capacity Certification is required to confirm capacity. Pending available sewer capacity, proposed development may connect to an existing 8-inch sanitary sewer main located approximately 200 feet southwest in the right-of-way of Summer Wind Drive. An easement will be required to access this sewer.

Water Availability: Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

Residential Rezoning Impact on Local Schools Prepared for Gwinnett County BOC, July, 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
RZM2022-00014	Meadowcreek HS (or McClure Health)	2,570	2,850	-280	2,634	2,850	-216	2,674	2,850	-176	12
	Radloff MS	1,377	1,575	-198	1,391	1,575	-184	1,405	1,575	-170	9
	Meadowcreek ES	923	925	-2	946	925	21	970	925	45	16
RZM2022-00020	Parkview HS	3,208	2,900	308	3,240	2,900	340	3,224	2,900	324	48
	Trickum MS	2,160	1,775	385	2,182	1,775	407	2,170	1,775	395	36
	Arcado ES	889	750	139	898	750	148	907	750	157	64
RZM2022-00024 & RZM2022-00025	Peachtree Ridge HS	3,262	3,050	212	3,295	3,050	245	3,271	3,050	221	20
	Northbrook MS	882	1,025	-143	870	1,025	-155	879	1,025	-146	14
	Jackson ES	1,426	1,475	-49	1,440	1,475	-35	1,455	1,475	-20	26
RZM2022-00029	Lanier HS	1,994	1,900	94	2,034	1,900	134	2,075	1,900	175	20
	Lanier MS	1,387	1,700	-313	1,395	1,700	-305	1,423	1,700	-277	14
	Sugar Hill ES	1,198	1,075	123	1,222	1,075	147	1,246	1,075	171	26
RZM2022-00030	Dacula HS	2,565	2,550	15	2,670	2,550	120	2,748	2,550	198	41
	Dacula MS	1,852	1,900	-48	1,906	1,900	6	1,962	1,900	62	30
	Alcova ES	1,423	1,150	273	1,451	1,150	301	1,495	1,150	345	53
RZR2022-00019	Seckinger HS	1,345	2,800	-1,455	1,810	2,800	-990	2,015	2,800	-785	5
	Jones MS	1,568	1,575	-7	1,599	1,575	24	1,623	1,575	48	3
	Ivy Creek ES	1,504	1,275	229	1,519	1,275	244	1,542	1,275	267	6

Exhibit E: Maps

[attached]



THOMPSON MILL RD

SUMMER WIND DR

SUMMER WIND LN

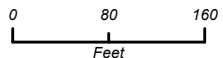
DUNCANS LAKE DR

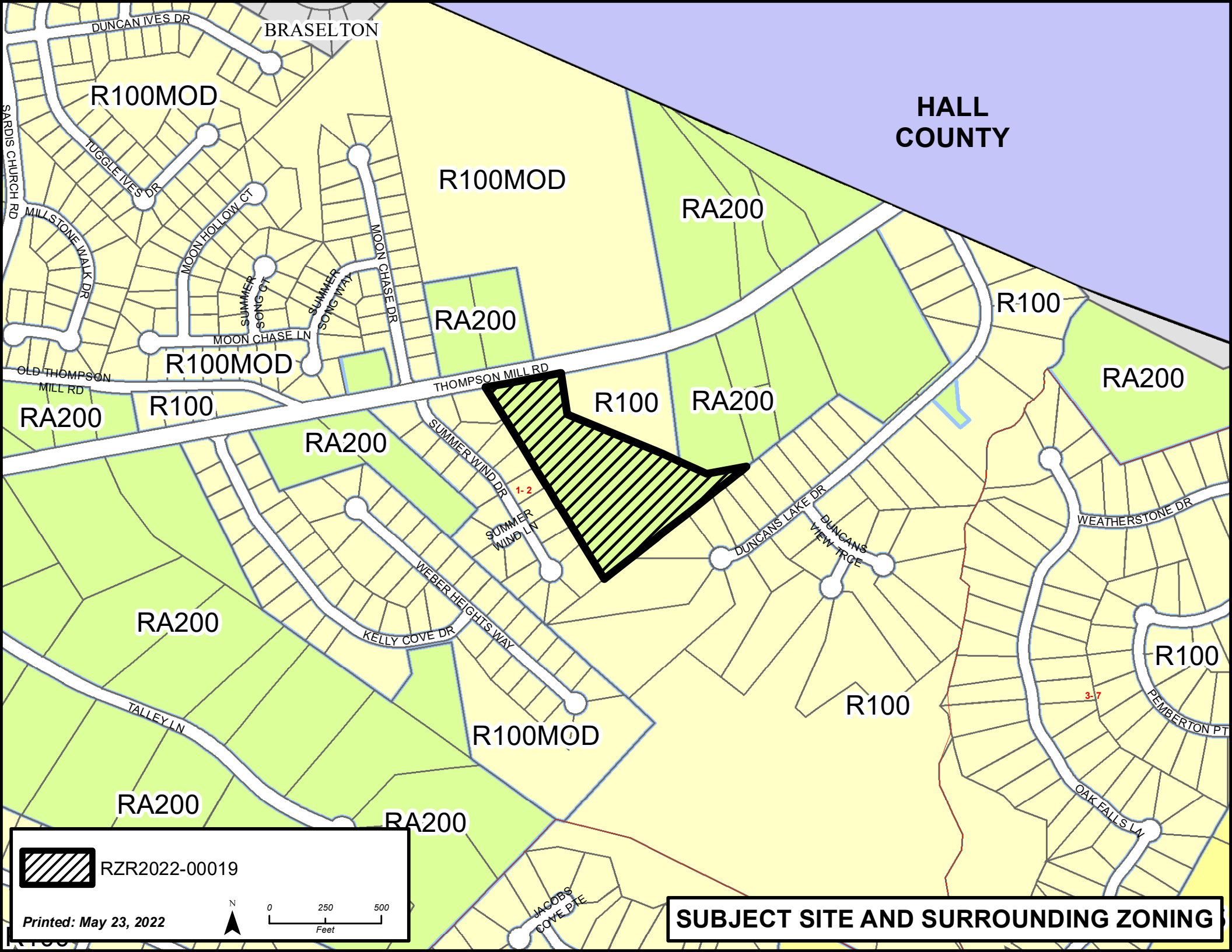
HEATHER WAY



RZR2022-00019

Printed: May 23, 2022





HALL
COUNTY

R100MOD

R100MOD

RA200

R100

RA200

R100MOD

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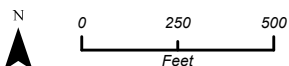
R100

RA200

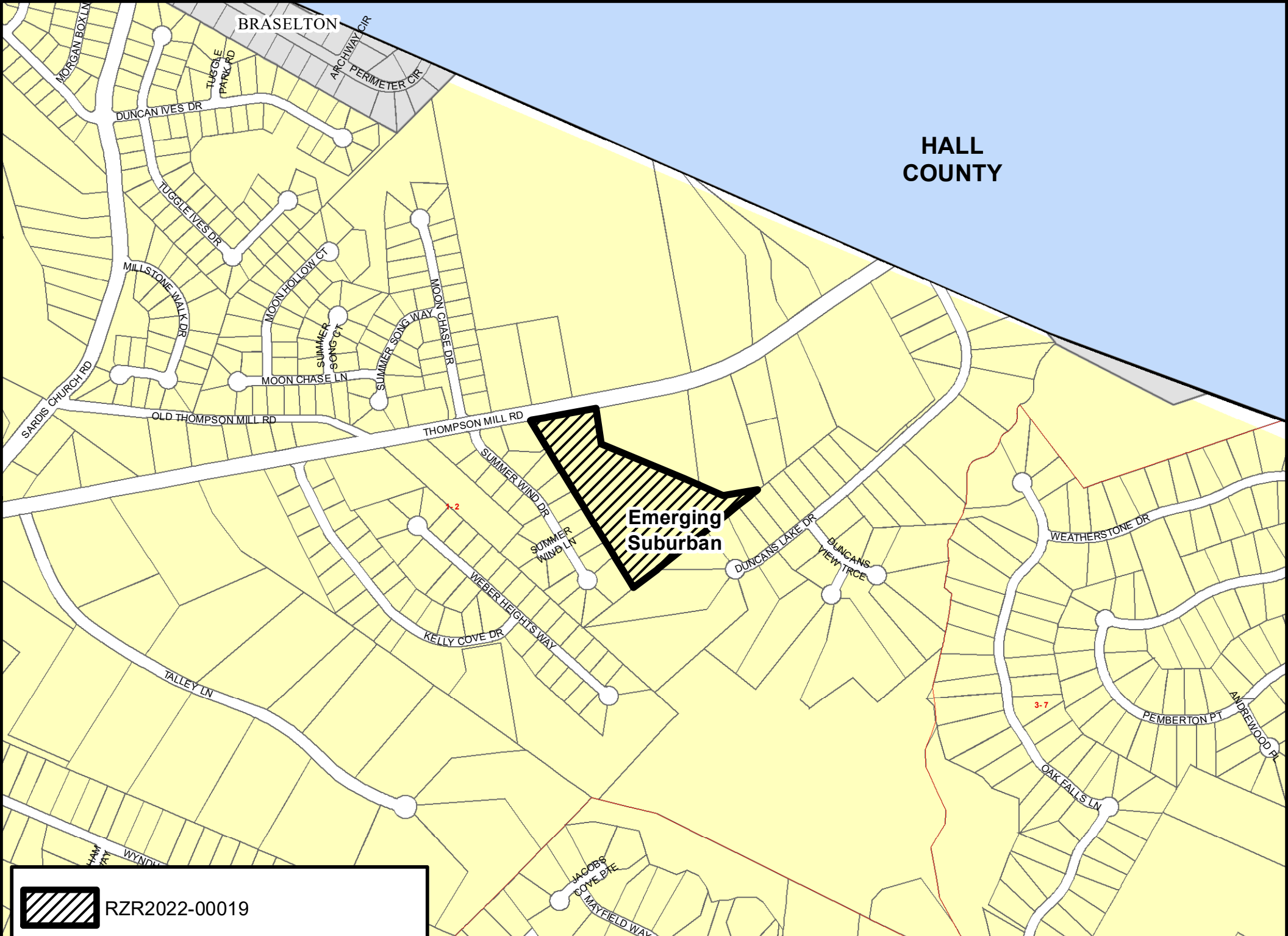
RA200

 RZR2022-00019

Printed: May 23, 2022



SUBJECT SITE AND SURROUNDING ZONING



RECEIVED

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Atlas Development</u>	NAME: <u>Norbert Duncan & Teresa Eibel</u>
ADDRESS: <u>14 W Main St.</u>	ADDRESS: <u>600 N. Briarcliff Rd</u>
CITY: <u>Bufo</u>	CITY: <u>Warner Robins</u>
STATE: <u>Ga</u> ZIP: <u>30518</u>	STATE: <u>Ga</u> ZIP: <u>31088</u>
PHONE: <u>678-978-6782</u>	PHONE: <u>678-978-6782</u>
EMAIL: <u>Cameron@atlasdevelopment.com</u>	EMAIL: <u>Cameron@atlaslanddev.com</u>
CONTACT PERSON: <u>Lauren Henderson</u> PHONE: <u>678-873-7825</u>	
CONTACT'S E-MAIL: <u>Lauren.Henderson@gmail.com</u>	
<p align="center">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>R-100</u> REQUESTED ZONING DISTRICT: <u>R-100</u>	
PARCEL NUMBER(S): <u>1-002-033</u> ACREAGE: <u>9.483</u>	
ADDRESS OF PROPERTY: <u>Thompson Milk Rd</u>	
PROPOSED DEVELOPMENT: <u>R-100 for 14 single family homes</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>14 lots</u>	No. of Buildings/Lots: <u>N/A</u>
Dwelling Unit Size (Sq. Ft.): <u>22400 1 story</u>	Total Building Sq. Ft.: <u>N/A</u>
Gross Density: <u>1.5</u>	Density: <u>N/A</u>
Net Density: <u>1.48 lots/acre</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

5.5.2022

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, there are near by R100 zones, this new zoning will fit with the community standards.
- (B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
No, there will be no adverse affect on surrounding properties
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
Very low economic value currently, but rezoned there will be a thriving single family neighborhood for 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 excess burden. the proposed transition is only 14 lots for 14 families.
- (E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
yes, the rezoning matches the intent of the land use plan
- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING:
The areas surrounding this land is changing to similar zoning and by changing this land to R100 as well, the land will have more economic value and fit in better with the surrounding community.

RECEIVED

5/17/22

Atlas Development

Atlas Development
14 West Main Street
Suite C, Buford, Ga 30518
678-978-6782
Cameron@atlaslanddev.com

Zoning Department

Attn: Rezoning of the following address:

0 Thompson Mill Road
Buford, Ga 30518
Parcel ID: 1-002-033

Dear Recipient,

As the owner of Atlas Development, it is my intention to have the above-mentioned land rezoned to R100 to place 14 new single-family homes. The homes will be roughly greater than a minimum of 2800 square feet for two story homes and will be greater than a minimum of 2400 square feet for one story homes. The homes will be serviced by sewer. The new survey attached to my rezoning application shows the plan for the new lots. These new homes will bring economic upgrades compared to the current land usage. These economic benefits will benefit neighbors and new families coming to the area. My intent of the rezoning of the property is to use the land to the fullest and most economical extent possible, as provided by the county.

Warm regards,


Cameron Henderson
Owner, Atlas Development

RECEIVED

5.5.2022

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.



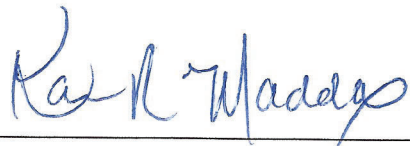
Signature of Applicant

5/4/22

Date

Cameron Henderson, Owner Atlas Dev.

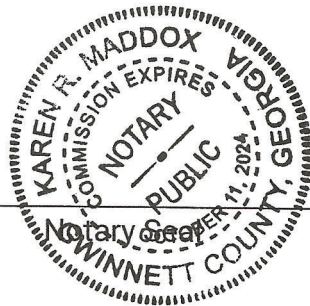
Type or Print Name and Title



Signature of Notary Public

5/4/22

Date



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5.5.2022

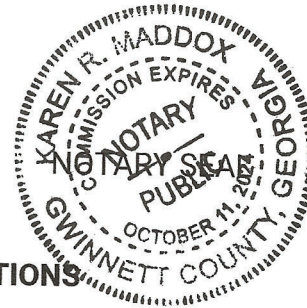
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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] 5/4/22 Camern Henderson, Owner
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

[Signature] 5/4/22 Lauren Henderson, Rep
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

[Signature] 5/4/22
SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

☐ YES ☒ NO Cameron Henderson
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

5.5.2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

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)

1 - 002 - 033
District Land Lot Parcel

Signature of Applicant

Date

Type or Print Name and Title

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

TAX COMMISSIONERS USE ONLY

(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)

Arnta Flowers
NAME

Tax Services Assoc II
TITLE

5/5/2022
DATE

Taxes are current

RECEIVED

5.5.2022

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.

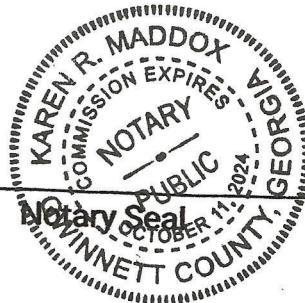
Teresa J. Duncan-Elbel
Signature of Property Owner

5/5/2022
Date

Teresa S. Duncan-Elbel
Type or Print Name and Title

Karen R. Maddox
Signature of Notary Public

5/5/2022
Date



RECEIVED

5.5.2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

REZONING PROPERTY OWNER'S CERTIFICATION

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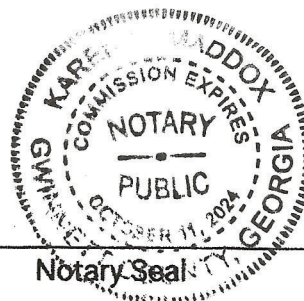
Norbert Duman
Signature of Property Owner

5 May 2020
Date

NORBERT DUMAN
Type or Print Name and Title

Kae R. Maddox
Signature of Notary Public

5/5/2022
Date



WINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

5/17/22

OWNER/DEVELOPER
CAMERON HENDERSON
ATLAS DEVELOPMENT
218 S. HILL STREET
BUFORD, GA 30518

CIVIL ENGINEER
REED PLANNING & DESIGN, INC.
100 OLD DAWSON VILLAGE RD.
DAWSONVILLE, GA 30534
CONTACT: KEVIN REED
PHONE: 706-531-8428

SITE SUMMARY

APPROXIMATE SITE AREA = 9.483 AC.

PROPOSED ZONING = R-100

USE = SINGLE FAMILY RESIDENTIAL

TOTAL UNITS = 14 LOTS

SITE DENSITY = 1.48 LOTS/ACRE

OPEN SPACES = 1.52 AC. (16%)

MIN. LOT SIZE = 15,000 SF

MIN. LOT WIDTH = 100'

SETBACKS = 50' FRONT (FRONTAGE)
35' FRONT (INTERIOR)
40' REAR
10' SIDE (25' TWO SIDES)

WATER = PUBLIC

SEWER = PUBLIC

REED
PLANNING & DESIGN

100 Old Dawson Village Rd
Suite 110
Dawsonville, GA 30534
Phone: 706-531-8428

REED PLANNING & DESIGN, INC.
ALL RIGHTS RESERVED

THIS CONCEPT DESIGN AND ANY INFORMATION
HEREON IS PREPARED BY REED PLANNING & DESIGN, INC.
FOR THE USE OF THE CLIENT. IT IS NOT TO BE USED
FOR ANY OTHER PROJECT WITHOUT THE WRITTEN
CONSENT OF REED PLANNING & DESIGN, INC.

STAMP

GSWCC LEVEL 2
CERTIFIED DESIGN
PROFESSIONAL

CERTIFICATION NO. 1639
EXPIRES 10/27/2023

CAMERON HENDERSON
THOMPSON MILL RD. TRACT

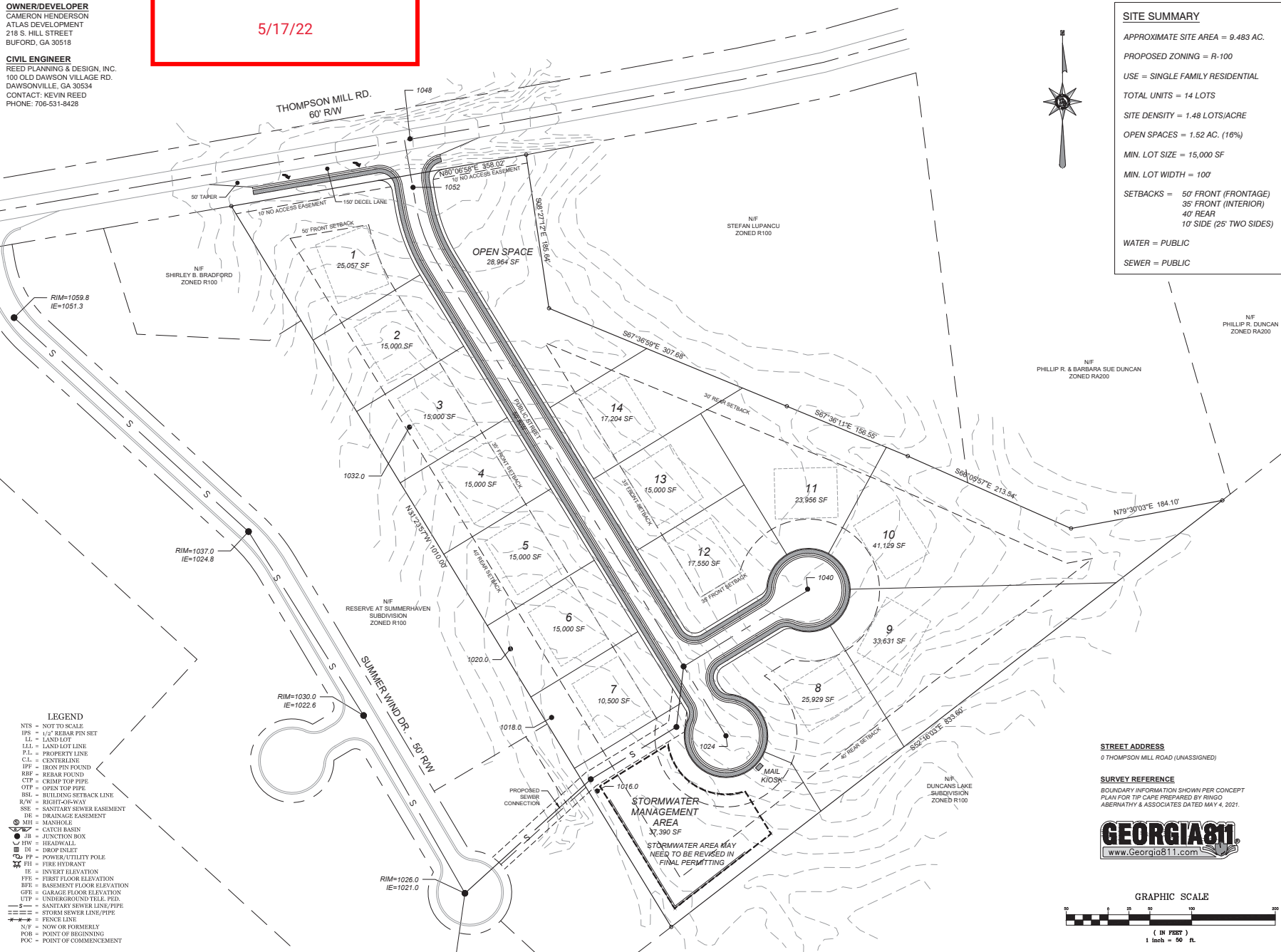
PARCEL	1-002-033
LAND LOT	002
DISTRICT	1
CITY	-
COUNTY	WINNETT
STATE	GEORGIA

CONCEPT
PLAN

JOB NUMBER	DATE
22100-CH1	4-22-2022

DATE	NO.	REVISION

C-1



WINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

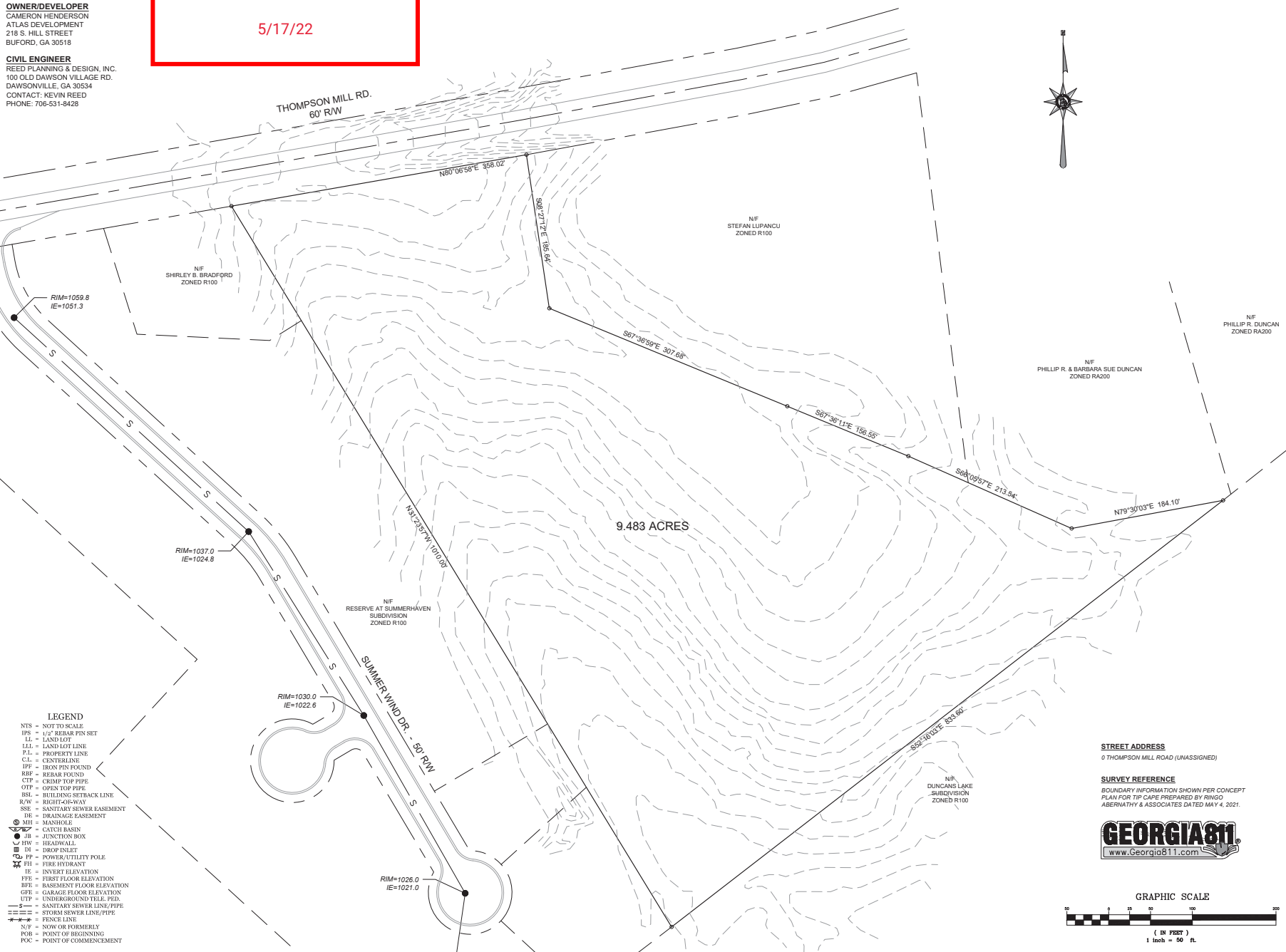
5/17/22

OWNER/DEVELOPER

CAMERON HENDERSON
ATLAS DEVELOPMENT
218 S. HILL STREET
BUFORD, GA 30518

CIVIL ENGINEER

REED PLANNING & DESIGN, INC.
100 OLD DAWSON VILLAGE RD.
DAWSONVILLE, GA 30534
CONTACT: KEVIN REED
PHONE: 706-531-8428



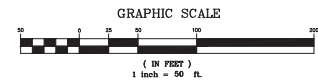
LEGEND

NTS = NOT TO SCALE
IPS = 1/2" REBAR PIN SET
LL = LAND LOT
ULL = LAND LOT LINE
P.L. = PROPERTY LINE
CL = CENTERLINE
JPF = JOINT PIN FOUND
RBF = REBAR FOUND
CTP = CROWN TOP PIPE
OTP = OPEN TOP PIPE
BSL = BUILDING SETBACK LINE
R/W = RIGHT-OF-WAY
SSE = SANITARY SEWER EASEMENT
DE = DRAINAGE EASEMENT
MH = MANHOLE
CB = CATCH BASIN
JB = JUNCTION BOX
HW = HEADWALL
DI = DROP INLET
PP = POWER/UTILITY POLE
FH = FIRE HYDRANT
IE = INVERT ELEVATION
FPE = FIRST FLOOR ELEVATION
BFE = BASEMENT FLOOR ELEVATION
GFE = GARAGE FLOOR ELEVATION
UTP = UNDERGROUND TELE. PED.
SSL = SANITARY SEWER LINE/PIPE
STP = STORM SEWER LINE/PIPE
FENCE LINE
N/F = NOW OR FORMERLY
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT

STREET ADDRESS
0 THOMPSON MILL ROAD (UNASSIGNED)

SURVEY REFERENCE
BOUNDARY INFORMATION SHOWN PER CONCEPT
PLAN FOR TIP CAPE PREPARED BY RINGO
ABERNATHY & ASSOCIATES DATED MAY 4, 2021.

GEORGIA811
www.Georgia811.com



REED
PLANNING & DESIGN

100 Old Dawson Village Rd
Suite 110
Dawsonville, GA 30534
Phone: 706-531-8428

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STAMP

GSWCC LEVEL 2
CERTIFIED DESIGN
PROFESSIONAL
CERTIFICATION NO. 1639
EXPIRES 10/27/2023

CAMERON HENDERSON
THOMPSON MILL RD. TRACT

PARCEL	1-002-033
LAND LOT	002
DISTRICT	1
CITY	-
COUNTY	WINNETT
STATE	GEORGIA

EXISTING
CONDITIONS

JOB NUMBER	DATE
22100-CH1	4-22-2022

DATE	NO.	REVISION

C-1

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5.5.2022

EXHIBIT "A"

All that certain tract or parcel of land situate, lying and being in Georgia Military District No. 1397 in Gwinnett County, Georgia, lying on the South side of Thompson Mill Road and designated as Tract No. 9 on a plat prepared by W. T. Dunahoo, Georgia Registered Surveyor, dated November, 1969 and being more particularly described as follows:

BEGINNING at an iron pin corner, said iron pin corner being located on the South right-of-way of Thompson Mill Road a distance of 1736.6 feet West of the County Line between Hall County and Gwinnett County and running thence South 09 degrees 43 minutes East a distance of 186.0 feet to an iron pin, thence South 68 degrees 38 minutes East a distance of 458.4 feet to a point; thence South 67 degrees 07 minutes East a distance of 218.5 feet to a point; thence North 78 degrees 29 minutes East a distance of 184.1 feet to an iron pin corner; thence South 51 degrees 15 minutes West a distance of 833.6 feet to an iron pin corner; thence North 32 degrees 25 minutes West a distance of 1010.0 feet to an iron pin corner; thence North 78 degrees 47 minutes East a distance of 357.9 feet to the beginning iron pin corner.

The above Tract contains 9.49 acres.