

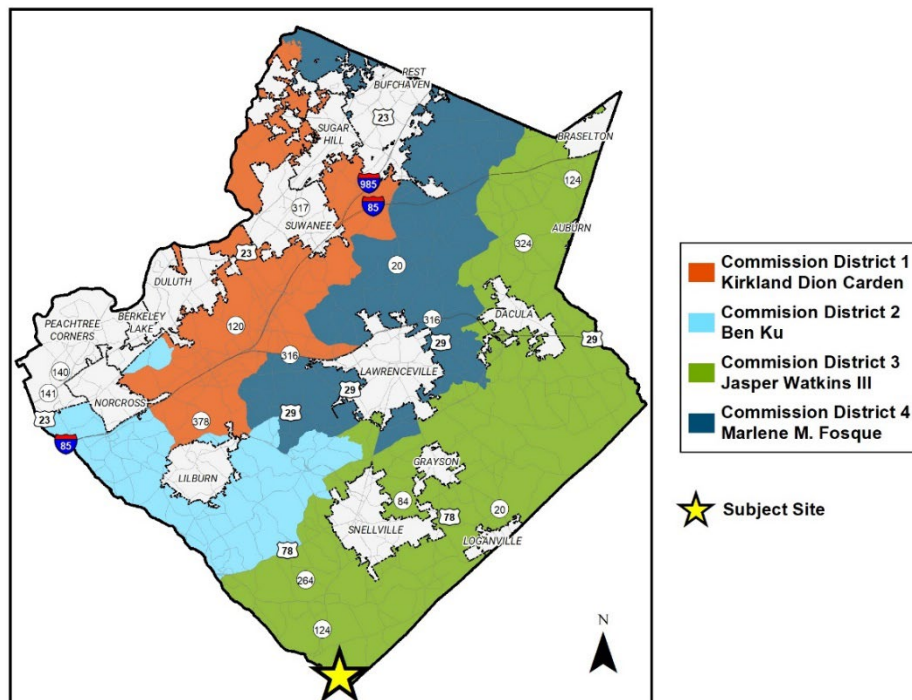


## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** RZR2022-00024  
**Current Zoning:** R-140 (Single-Family Residence District)  
**Request:** Rezoning to R-75 (Single-Family Residence District)  
**Additional Request:** Waiver  
**Address:** 4400 Block of Bradley Drive  
**Map Number:** R4345 013  
**Site Area:** 7.96 acres  
**Lots:** 9  
**Proposed Development:** Single-Family Detached Subdivision  
**Commission District:** District 3 – Commissioner Watkins\*  
**Character Area:** Established Neighborhoods

**Staff Recommendation:** APPROVAL AS R-100 WITH CONDITIONS

**Planning Commission Recommendation:** APPROVAL AS R-100 WITH CONDITIONS



\*Commission District 2 beginning on January 1, 2023

**Planning Commission Advertised Public Hearing Date: 12/5/2022**  
**Board of Commissioners Advertised Public Hearing Date: 12/13/2022**

**Applicant:** Corand, LLC  
P.O. Box 725446  
Atlanta, GA 31139

**Owner:** Corand, LLC  
P.O. Box 725446  
Atlanta, GA 31139

**Contact:** Charles Ross, Esq.

**Contact Phone:** 770.962.0100

## Zoning History

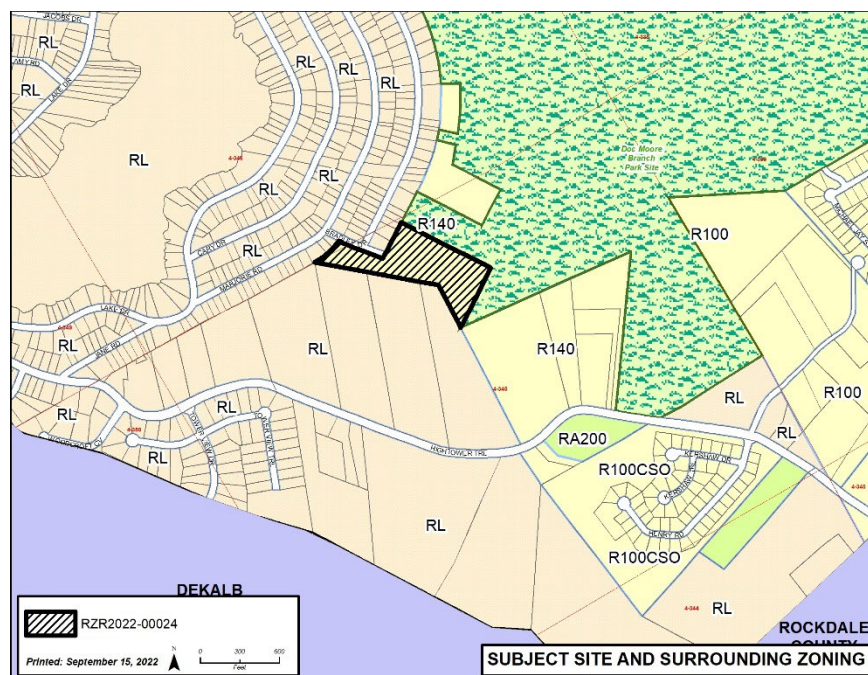
The subject property is zoned R-140 (Single Family Residence District). The property was rezoned from R-100 (Single Family Residence District) to R-140 in 1979, pursuant to RZ:73-79. A proposed rezoning from R-140 to R-75 (Single-Family Residence District) for a single-family subdivision by Gwinnett County Habitat of Humanity was denied in 2002, pursuant to RZR-02-022.

## Existing Site Condition

The subject site is a 7.96-acre undeveloped parcel located on Bradley Drive, adjacent to the Norris Lake Shores subdivision. The parcel is undeveloped and heavily wooded. The site is irregularly shaped and slopes upward approximately 100 feet from the southwest to the northeast corner of the site. Overhead utilities span the length of the property with frontage on Bradley Drive. No sidewalks exist in the area. The nearest Gwinnett County Transit stop is approximately 11.9 miles from the subject site.

## Surrounding Use and Zoning

The subject site is surrounded by the North Lake Shores subdivision to the west and north and undeveloped large single-family lots to the north and south. A single-family residence on a large lot is also directly to the south of the site. The Doc Moore Branch Park site is located to the east. DeKalb County and Rockdale County are located nearby approximately 0.5 miles to the south and east, respectively. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-75	1.13 units per acre
North	Single-Family Residential	RL	2.79 units per acre
East	Doc Moore Branch Park site	R-100	N/A
South	Single-Family Residential Undeveloped	RL	0.10 units per acre N/A
West	Single-Family Residential	RL	2.79 units per acre

## Project Summary

The applicant requests the rezoning of a 7.96-acre property from R-140 to R-75 for a single-family detached subdivision, including:

- Nine detached single-family residences with a minimum heated floor area of 1,200 square feet, yielding a net density of 1.13 units per acre.
- The intent of the rezoning is to initially construct two single-family residences with provisions for the future construction of the remaining seven residences.
- Access to the lots by an offset cul-de-sac street from Jackson Drive.
- A 26-foot-wide internal street with 5-foot-wide sidewalks on both sides.
- A stormwater management facility at the southwestern corner of the site adjacent to Jackson Drive.
- External building materials that appear to include facades of brick and board and batten.

## Zoning and Development Standards

The applicant is requesting a rezoning to R-75 (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 30'	30'	YES
Side Yard Setback	Minimum 10'	10'	YES
Rear Yard Setback	Minimum 30'	30'	YES
Density	Maximum 3 units per acre	1.13 units per acre	YES
Heated Floor Area	Minimum 1,200 square feet	Minimum 1,200 square feet	YES
Minimum Lot Size	Minimum 25,500 square feet (septic)	Minimum 25,181 square feet	NO*
Minimum Lot Width	Minimum 75'	>75'	YES

\*One lot indicates the square footage to be less than the minimum required square footage for a septic tank system. This requirement must be met during permitting.

## Waiver Request

In addition to the rezoning request, the applicant is seeking a waiver from the following provision of Title III of the UDO:

1. Section 900-90 Sidewalk Requirements:

Sidewalks and curb ramps shall be constructed in all new development or redevelopment along all abutting or internal streets, existing or new, private or public.

The applicant is showing a 5-foot-wide sidewalk along both sides of the cul-de-sac street. However, the letter of intent indicates the property will be immediately developed with only two single-family homes for the property owner and a family member. The applicant is rezoning the property for future development but does not intend to install the required sidewalk since the property will not be fully developed for the foreseeable future.

## 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 F). 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 a single-family residential subdivision, residences on large lots, and a County public park. The proposed density and nature of this development is similar to the existing, adjacent subdivisions. The site's proximity to large lot development makes it more appropriate for the R-100 zoning district. If developed under R-100 zoning, the proposal would be 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, if approved as R-100. Adjacent properties are developed with a single-family subdivision and residences on large lots. The addition of a development of this nature would complement the surrounding neighborhood.



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

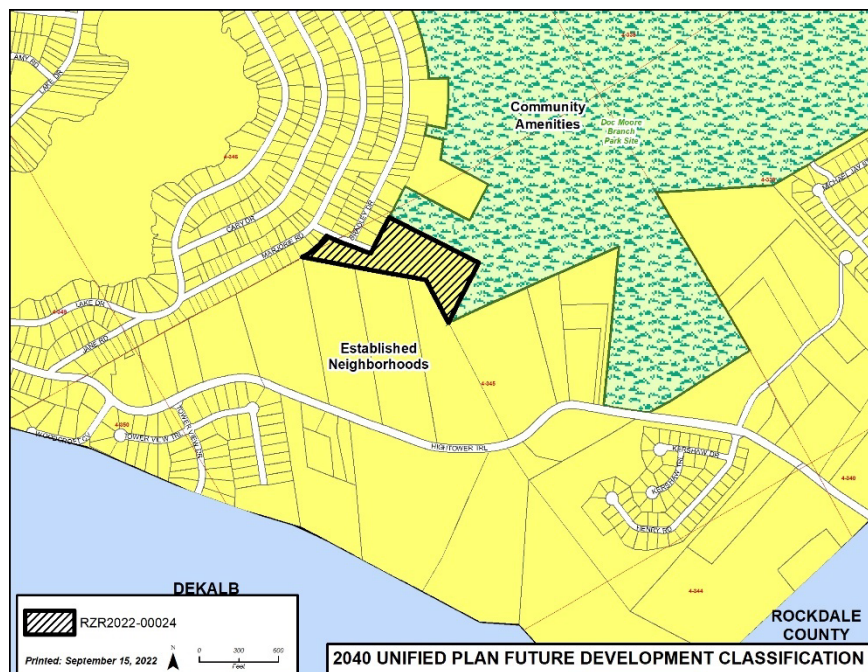
The property has a reasonable economic use as currently zoned.

**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 F).

**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 Established Neighborhoods Character Area. This 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. The surrounding properties were developed over the years with homes being constructed since the 1970s into the 2010s. Therefore, architecture and scale vary throughout the area, but the proposed new construction would retain the area as a single-family subdivision. Developing under the R-100 zoning district would ensure development more consistent with the surrounding 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 site is heavily wooded and surrounded by single-family residences and the Doc Moore Branch Park site. The rezoning is proposed for the immediate construction of two single-family residences for the property owner and family, with the intent for the future construction of additional homes. The lot width far exceeds the 75-foot minimum width and is more in line with the dimensional standards of the R-100 zoning district. Therefore, rezoning the property to R-100 would be more 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 applicant requests to not install the 5-foot-wide sidewalk along the cul-de-sac street as required for new subdivisions. Two single-family residences are proposed to be constructed for the property owner and a family member. The entire site is being considered for rezoning to allow for the future construction of seven additional homes. The development may be constructed in phases. Therefore, the sidewalk should be installed at the time of development of any adjacent sites.

**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 AS R-100 WITH CONDITIONS** of the rezoning request.

In addition, staff recommends **DENIAL** of the following waiver request:

1. To not install a 5-foot-wide sidewalk along all internal streets.

**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 AS R-100 WITH CONDITIONS** of the rezoning request.

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

1. To not install a 5-foot-wide sidewalk along all internal streets.

**Planning Commission Recommended Conditions (includes Staff Recommended Conditions)**

Approval as R-100 (Single-Family Residence District) for a single-family subdivision, subject to the following conditions:

1. The development shall be limited to single-family detached dwellings and accessory uses and structures, not to exceed nine lots.
2. The minimum heated floor area per dwelling unit shall be 1,400 square feet.
3. All dwellings shall have a minimum two-car garage.
4. All dwellings shall be constructed to meet Architectural Design Category 3.
5. A mandatory homeowners association shall be established and shall be responsible for maintenance of all common areas/facilities.
6. Natural vegetation shall remain on the property until the issuance of a development permit.
7. All grassed areas shall be sodded.
8. 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.

**Exhibits:**

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



## Exhibit A: Site Visit Photos





**Exhibit B: Site Plan**

**[attached]**



## **Exhibit C: Building Elevations**

**[attached]**

**RECEIVED**

7/7/2022



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

**[attached]**



**RECEIVED**

Tony Powell  
Brian Edwards  
Nathan Powell  
W. Charles Ross



**POWELL & EDWARDS**  
ATTORNEYS AT LAW

Mandy Williams  
Jay Crowley  
Rob Poston  
Laura Walsh  
Laura Shoop

July 7, 2022

Susan Canon, Director  
Gwinnett County Planning & Development  
75 Langley Drive  
Lawrenceville, Georgia 30046

**RE: REZONING APPLICATION AND LETTER OF INTENT FOR CORAND,  
LLC., BRADLEY DRIVE, SNELLVILLE.**

Dear Ms. Canon:

Powell & Edwards, P.C. submits this Letter of Intent on behalf of Corand, LLC (the "Applicant") to request a Rezoning to the R75 zoning designation to allow for up to nine (9) single-family homesites to be placed upon property located on Bradley Drive (no address assigned) in Snellville and having Gwinnett County Tax ID Number of R4345 013 (the "Property").

Applicant is the owner of the undeveloped 8.04-acre parcel which is currently zoned under the now extinct R140 zoning district, thus requiring this rezoning. The Owner/Applicant intends to build a personal home and one other home for a family member upon this heavily wooded property and has no current plans to develop any further residences at this time. However, the Owner/Applicant does not wish to have to go through this process a second time and has designed the property for seven other similar-sized residential parcels for possible future development. The Owner/Applicant wishes to retain as much of the existing tree coverage as possible and has designed the home sites to blend into the wooded landscape rather than removing trees to maximize density. The proposed homes would have a farm-style design and would have a minimum heated square footage of at least 1,200 square feet but would most likely be considerably larger. Some representative samples of proposed homes are attached to this Letter of Intent. This development would be consistent with the surrounding zoning, which is all established residential.

The proposed lots will all be in excess of the 25,500 square foot minimum requirement for septic tank lots. All lots fully comply with all required buffers and setbacks. The Applicant is requesting a waiver from the Subdivision Requirements of the Unified Development Ordinance as Owner/Applicant does not have any immediate plans to build any homes except for those of the Owner and family member. Owner/Applicant additionally requests a waiver from Section 900-90 requiring sidewalks.

Additionally, Applicant has verified with Michael Skarda from your Department that the Subject Properties are not located within the Rockdale Reservoir 7 mile dam breach buffer zone and previously believed.

**A PROFESSIONAL CORPORATION**

**RECEIVED**

7/7/2022

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning and Development to answer any questions or to address any concern relating to the matters set forth in this Letter of Intent or in its Application for Rezoning filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted,

POWELL & EDWARDS, P.C.



W. Charles "Chuck" Ross  
Attorney for Applicant

Enclosures

RECEIVED

7/7/2022

Gwinnett County Planning Division  
Rezoning Application  
Last Updated  
10/2021

**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:

The proposed rezoning will allow for development truly consistent with the surrounding properties. The adjacent properties are zoned with RL, R140 or R100. The majority of the planned development is adjacent to undeveloped land and the backside of other large lots. The proposed development is extremely conservative in its use of space, placing only nine (9) single-family homes on the over eight (8) acre site. An emphasis is placed on keeping the home-sites heavily wooded and set to the back of the property. This type of limited residential development is the best possible scenario for this already established residential area.

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

As noted above, the surrounding properties are already similarly zoned. Having only nine (9) single-family homes on an eight (8) acre heavily wooded site, screened from the road is the best scenario the surrounding property owners could have.

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

No, the property is undeveloped as it is currently zoned R140. Said zoning designation is an obsolete classification and requires rezoning for any new development.

- (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:

The addition of nine (9) single family homes will have a negligible impact, if any, and will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

**RECEIVED**

7/7/2022

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

The 2040 Unified Plan classifies this area as Established Neighborhoods. The proposed development epitomizes the definition for this character area as these are large lots with minimal tree removal and blended into the back of the lots. The proposed homes are consistent in scale, architecture and use with the surrounding properties. As such, it is fully in conformity with both the policy and intent of the 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:

This is undeveloped land in an established neighborhood area. The intent of the Owner/Applicant to only develop nine lots, with minimal land disturbance, is unheard of in the age of clear cutting and maximizing density. This small development on a large tract gives a strong ground for supporting the approval of this rezoning.

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

**[attached]**



**RECEIVED**

11/17/22

**REZONING APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Corand LLC</u>	NAME: <u>Corand LLC</u>
ADDRESS: <u>P.O. Box 725446</u>	ADDRESS: <u>P.O. Box 725446</u>
CITY: <u>Atlanta</u>	CITY: <u>Atlanta</u>
STATE: <u>Georgia</u> ZIP: <u>31139</u>	STATE: <u>Georgia</u> ZIP: <u>31139</u>
PHONE: <u>404-247-1010</u>	PHONE: <u>404-247-1010</u>
EMAIL: <u>corandllc@gmail.com</u>	EMAIL: <u>corandllc@gmail.com</u>
CONTACT PERSON: <u>W. Charles "Chuck" Ross, Esq.</u> PHONE: <u>770-962-0100</u>	
CONTACT'S E-MAIL: <u>cross@powelledwards.com</u>	
<p align="center"><b>APPLICANT IS THE:</b></p> <p> <input type="checkbox"/> OWNER'S AGENT              <input checked="" type="checkbox"/> PROPERTY OWNER              <input type="checkbox"/> CONTRACT PURCHASER         </p>	
PRESENT ZONING DISTRICTS(S): <u>R140</u> REQUESTED ZONING DISTRICT: <u>R-75</u>	
PARCEL NUMBER(S): <u>R4345 013</u> ACREAGE: <u>7.96</u>	
ADDRESS OF PROPERTY: <u>Bradley Drive (No address assigned)</u>	
PROPOSED DEVELOPMENT: <u>Rezone to R-75 to allow for up to 9 wooded home sites for single family residences .</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>9/9</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1,200</u>	Total Building Sq. Ft. _____
Gross Density: <u>1.13 unites/acre</u>	Density: _____
Net Density: <u>1.13 units/acre</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

**RECEIVED**

7/7/2022

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 10/2021


**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

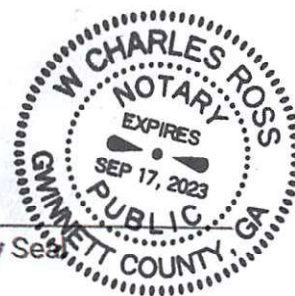
06-01-2022  
\_\_\_\_\_  
Date

Corinne Anderson, Manager  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

6-1-22  
\_\_\_\_\_  
Date

Notary Seal



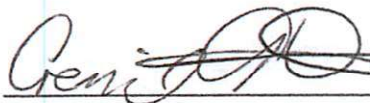
RECEIVED

7/7/2022

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 10/2021

**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

06-01-2022

Date

Corinne Anderson, Manager  
Type or Print Name and Title

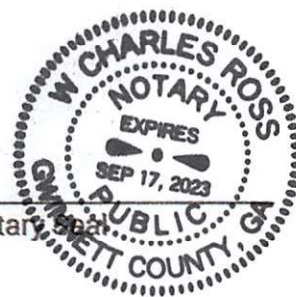


Signature of Notary Public

6-1-22

Date

Notary Public





RECEIVED

7/7/2022

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 10/2021

### 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.

Corinne Anderson 06-01-2022 Corinne Anderson, Manager  
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

W. Charles Ross 6-1-2022 W. Charles Ross, Esquire  
SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE  
ATTORNEY OR REPRESENTATIVE

Amanda DeSena 6-1-2022  
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 Corinne Anderson  
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

7/7/2022

**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:**      4      -      345      -      013  
(Map Reference Number)      District      Land Lot      Parcel

  
Signature of Applicant

06-01-2022  
Date

Corinne Anderson, Manager

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)

Tamara A  
NAME

TSA  
TITLE

7.6.22  
DATE



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

**[attached]**



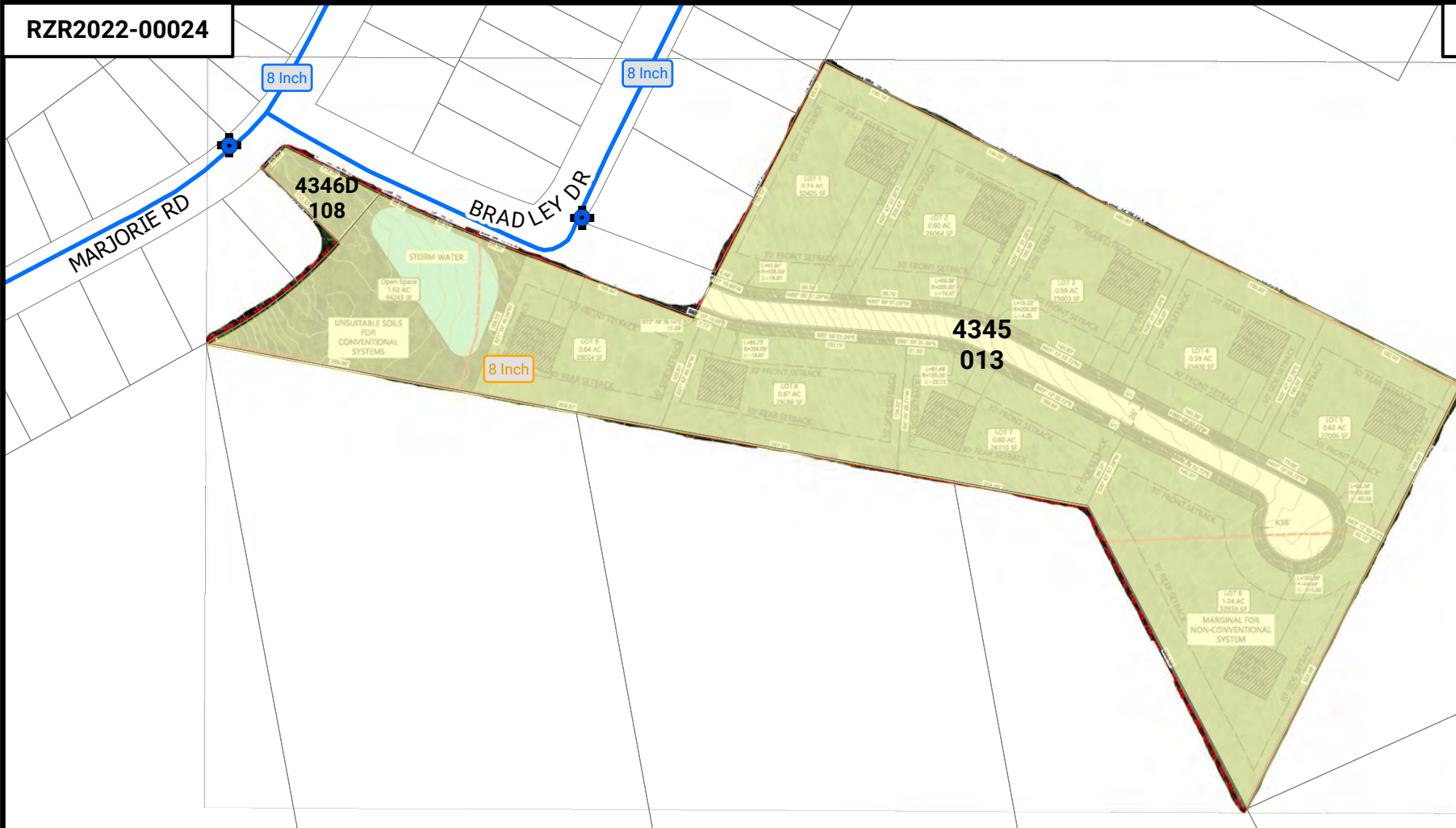
Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE

<b>TRC Meeting Date:</b>		11.9.2022	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		<a href="mailto:Brent.Hodges@gwinnettcountry.com">Brent.Hodges@gwinnettcountry.com</a>	
Case Number:		RZR2022-00024	
Case Address:		Bradley Drive	
<b>Comments:</b>		<input checked="" type="checkbox"/> <b>X</b>	<input type="checkbox"/> <b>YES</b> <input type="checkbox"/> <b>NO</b>
1	Bradley Drive is a local street. No ADT on file.		
2	11.9 miles to the nearest transit facility (#2335429) Lawrenceville Highway and Rockbridge Road.		
3	Traffic Calming shall be provided to maintain maximum vehicle operating speed of 25 MPH.		
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/> <b>YES</b>	<input checked="" type="checkbox"/> <b>X</b> <b>NO</b>
1			
2			
3			
4			
5			
6			
7			



Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:				
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:		RZR2022-00024		
Case Address:		Bradley Drive		
Comments:		<input checked="" type="checkbox"/>	YES	<input type="checkbox"/> NO
1	Water: The development may connect to a existing 8-inch water main on the southern right-of-way of Bradley Drive.			
2	Sewer: Parcel to be developed on septic.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/> NO
1				
2				
3				
4				
5				
6				
7				

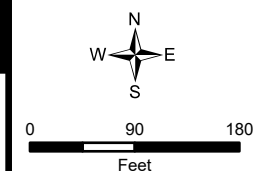


LEGEND

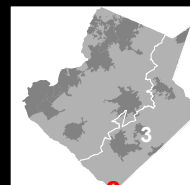
- |  |                 |  |            |  |                   |
|--|-----------------|--|------------|--|-------------------|
|  | Flow Management |  | Hydrant    |  | Sewer Force Main  |
|  | Pump Station    |  | City       |  | Effluent Outfall  |
|  | Regional        |  | Water Main |  | Sewer Collector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

## Block of Bradley Drive

R-140 to R-75

Water & Sewer  
Utility Map

LOCATION



**Water Comments:** The development may connect to an existing 8-inch water main on the southern right-of-way of Bradley Drive.

**Sewer Comments:** Parcel to be developed on septic.

**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, December, 2022**

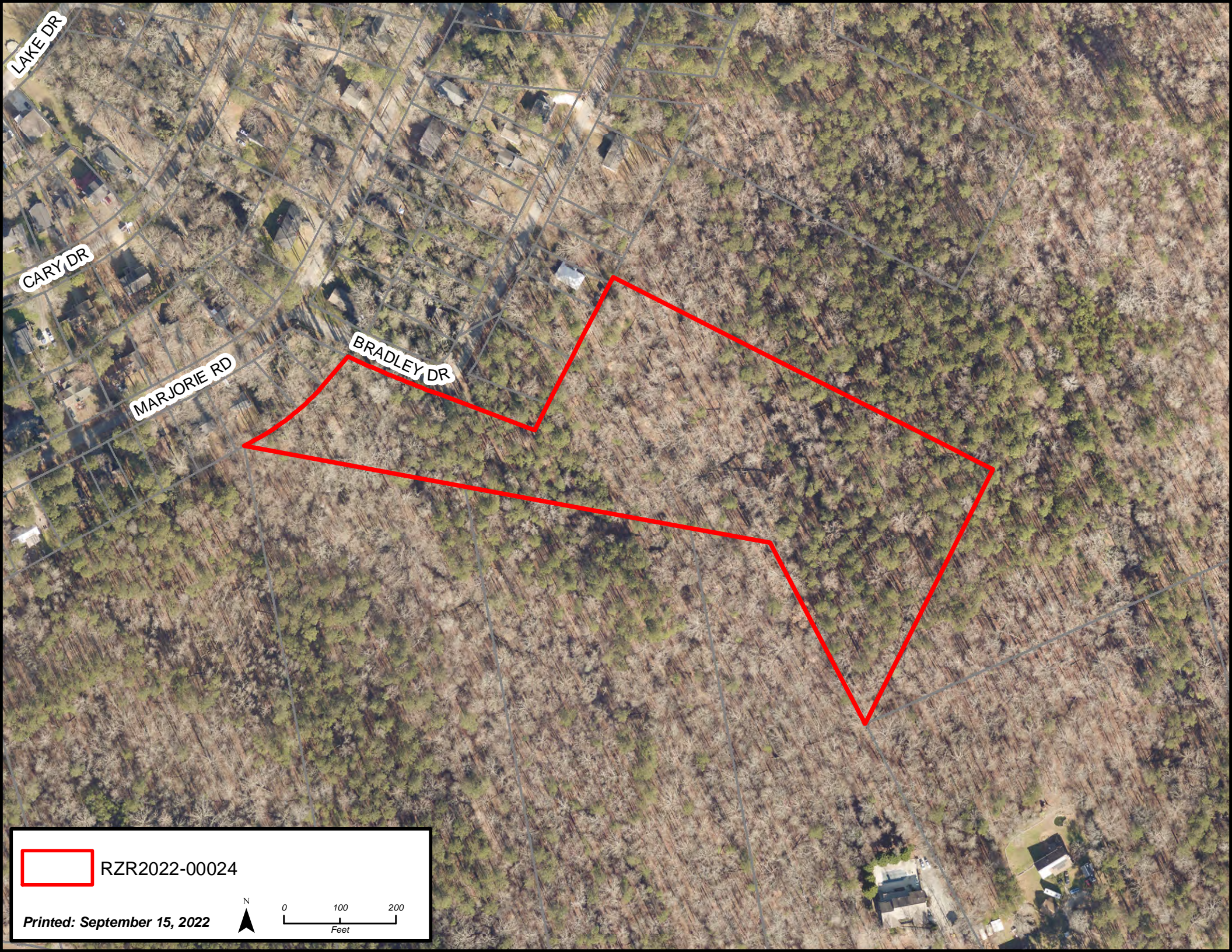
											Proposed Zoning
	School	Forecast	2022-23 Capacity	+/- Cap.	Forecast	2023-24 Capacity	+/- Cap.	Forecast	2024-25 Capacity	+/- Cap.	Approximate Student Projections from Proposed Developments
RZM2022-00043	<b>Discovery HS</b>	2,862	2,525	337	2,905	2,525	380	2,949	2,525	424	3
	<b>Richards MS</b>	2,052	2,200	-148	2,093	2,200	-107	2,124	2,200	-76	2
	Alford ES	928	1,025	-97	910	1,025	-115	901	1,025	-124	3
RZM2022-00048	<b>Central Gwinnett HS</b>	2,604	2,350	254	2,779	2,350	429	2,830	2,350	480	11
	<b>Moore MS</b>	880	1,350	-470	893	1,350	-457	907	1,350	-443	9
	Winn Holt ES	1,081	1,200	-119	1,092	1,200	-108	1,103	1,200	-97	16
RZM2022-00049	<b>Grayson HS</b>	3,277	3,000	277	3,375	3,000	375	3,477	3,000	477	5
	<b>Couch MS</b>	1,089	1,150	-61	1,055	1,150	-95	1,070	1,150	-80	5
	Starling ES	1,144	1,200	-56	1,167	1,200	-33	1,190	1,200	-10	8
RZC2022-00047	<b>Collins Hill HS</b>	2,730	2,625	105	2,773	2,625	148	2,800	2,625	175	31
	<b>Creekland MS</b>	1,911	2,100	-189	1,892	2,100	-208	1,915	2,100	-185	23
	Taylor ES	826	1,300	-474	817	1,300	-483	809	1,300	-491	41
RZC2022-00048	<b>Central Gwinnett HS</b>	2,604	2,350	254	2,779	2,350	429	2,830	2,350	480	27
	<b>Moore MS</b>	880	1,350	-470	893	1,350	-457	907	1,350	-443	19
	Lawrenceville ES	676	925	-249	689	925	-236	701	925	-224	34
CIC2022-00033	<b>Seckinger HS</b>	1,345	2,800	-1,455	1,810	2,800	-990	2,015	2,800	-785	2
	<b>Jones MS</b>	1,568	1,575	-7	1,599	1,575	24	1,623	1,575	48	2
	Patrick ES	896	1,025	-129	923	1,025	-102	951	1,025	-74	3
RZR2022-00036	<b>South Gwinnett HS</b>	2,735	2,750	-15	2,790	2,750	40	2,832	2,750	82	14
	<b>Grace Snell MS</b>	1,262	1,200	62	1,281	1,200	81	1,300	1,200	100	11
	Magill ES	1,222	1,525	-303	1,253	1,525	-272	1,284	1,525	-241	21
RZR2022-00024	<b>Shiloh HS</b>	2,250	2,275	-25	2,330	2,275	55	2,365	2,275	90	3
	<b>Shiloh MS</b>	1,669	1,600	69	1,653	1,600	53	1,670	1,600	70	2
	Anderson-Livsey ES	628	975	-347	634	975	-341	642	975	-333	4
RZR2022-00028	<b>Brookwood HS</b>	3,920	3,000	920	3,893	3,000	893	3,841	3,000	841	20
	<b>Crews MS</b>	1,378	1,150	228	1,355	1,150	205	1,330	1,150	180	14
	Brookwood ES	1,449	1,250	199	1,415	1,250	165	1,387	1,250	137	26



**Exhibit G: Maps**

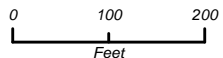
**[attached]**



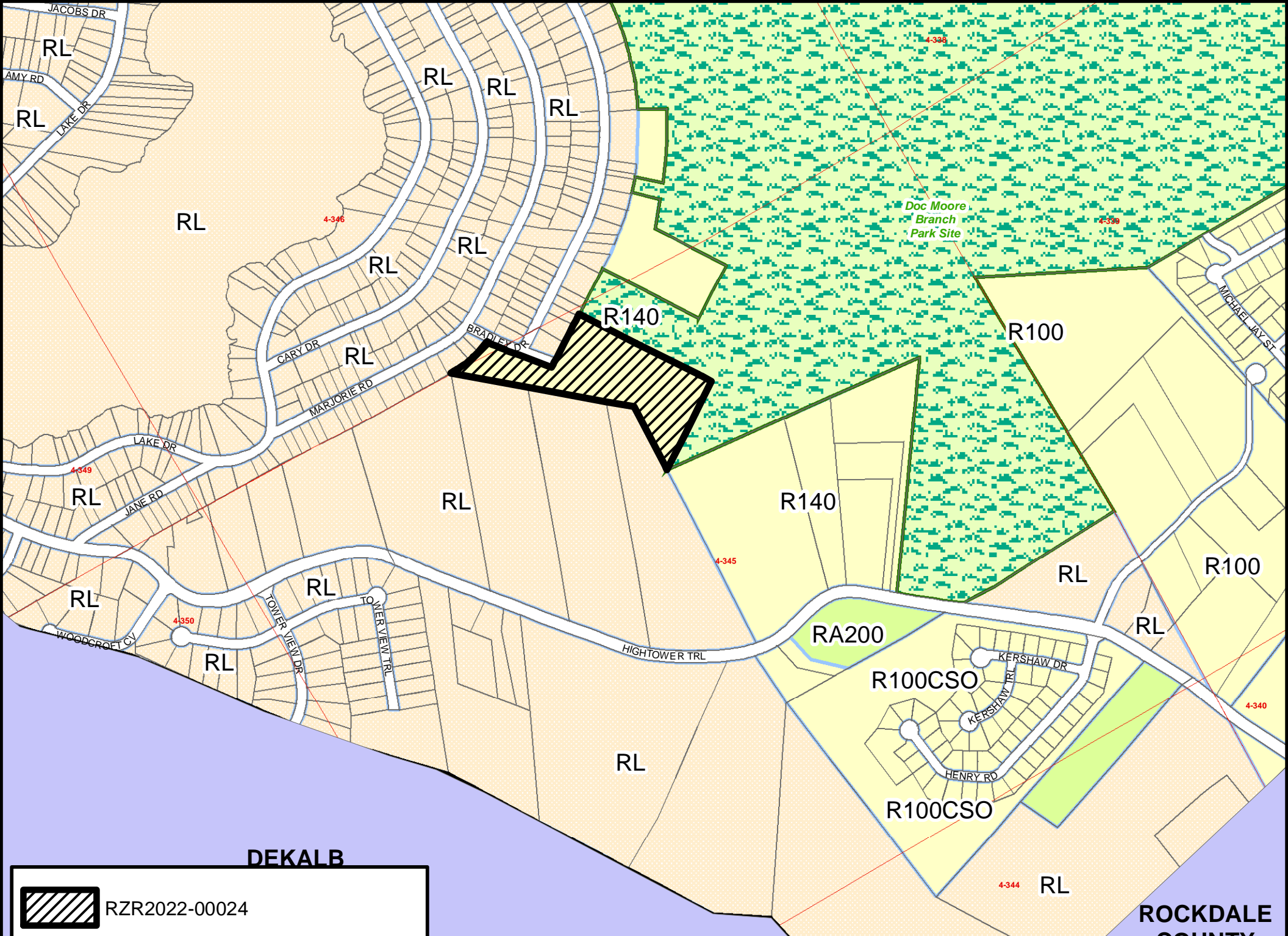


RZR2022-00024

Printed: September 15, 2022







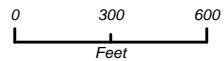
DEKALB

ROCKDALE  
COUNTY

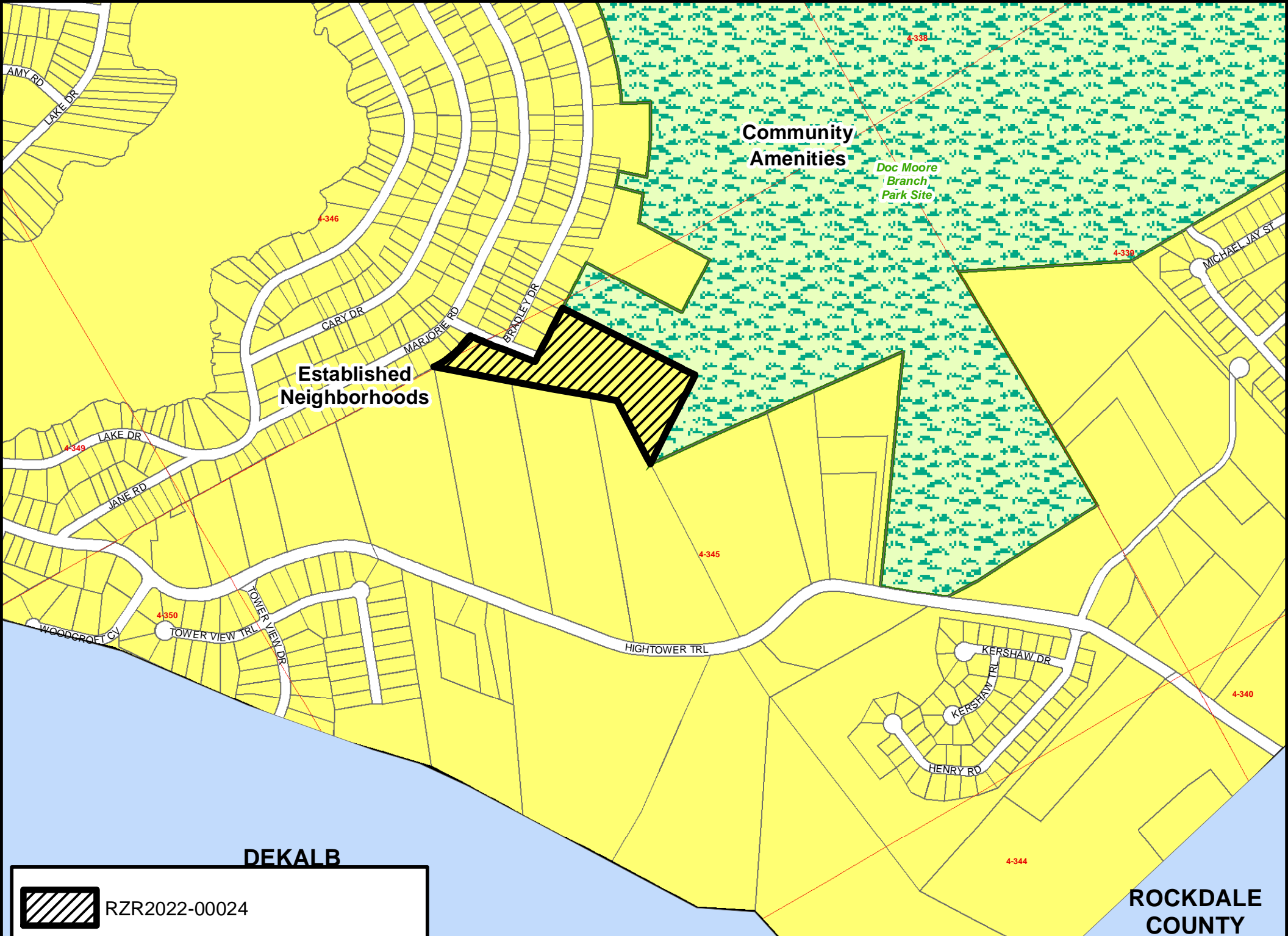


RZR2022-00024

Printed: September 15, 2022



**SUBJECT SITE AND SURROUNDING ZONING**




RZR2022-00024

Printed: September 29, 2022



**2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION**

RECEIVED

7.19.22

**REZONING APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Corand LLC</u>	NAME: <u>Corand LLC</u>
ADDRESS: <u>P.O. Box 725446</u>	ADDRESS: <u>P.O. Box 725446</u>
CITY: <u>Atlanta</u>	CITY: <u>Atlanta</u>
STATE: <u>Georgia</u> ZIP: <u>31139</u>	STATE: <u>Georgia</u> ZIP: <u>31139</u>
PHONE: <u>404-247-1010</u>	PHONE: <u>404-247-1010</u>
EMAIL: <u>corandllc@gmail.com</u>	EMAIL: <u>corandllc@gmail.com</u>
CONTACT PERSON: <u>W. Charles "Chuck" Ross, Esq.</u> PHONE: <u>770-962-0100</u>	
CONTACT'S E-MAIL: <u>cross@powelledwards.com</u>	
<p align="center"><b>APPLICANT IS THE:</b></p> <p> <input type="checkbox"/> OWNER'S AGENT           <input checked="" type="checkbox"/> PROPERTY OWNER           <input type="checkbox"/> CONTRACT PURCHASER         </p>	
PRESENT ZONING DISTRICTS(S): <u>R140</u> REQUESTED ZONING DISTRICT: <u>R-75</u>	
PARCEL NUMBER(S): <u>R4345 013</u> ACREAGE: <u>8.04</u>	
ADDRESS OF PROPERTY: <u>Bradley Drive (No address assigned)</u>	
PROPOSED DEVELOPMENT: <u>Rezone to R-75 to allow for up to 9 wooded home sites for single family residences .</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>9/9</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1,200</u>	Total Building Sq. Ft. _____
Gross Density: <u>1.12 unites/acre</u>	Density: _____
Net Density: <u>1.12 units/acre</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**



**RECEIVED**

7/7/2022

Legal Description

All that tract or parcel of land lying and being in Land Lots 345 and 346 of the 4<sup>th</sup> District, Gwinnett County, Georgia, and within the City of Snellville, Georgia, being more particularly described as follows:

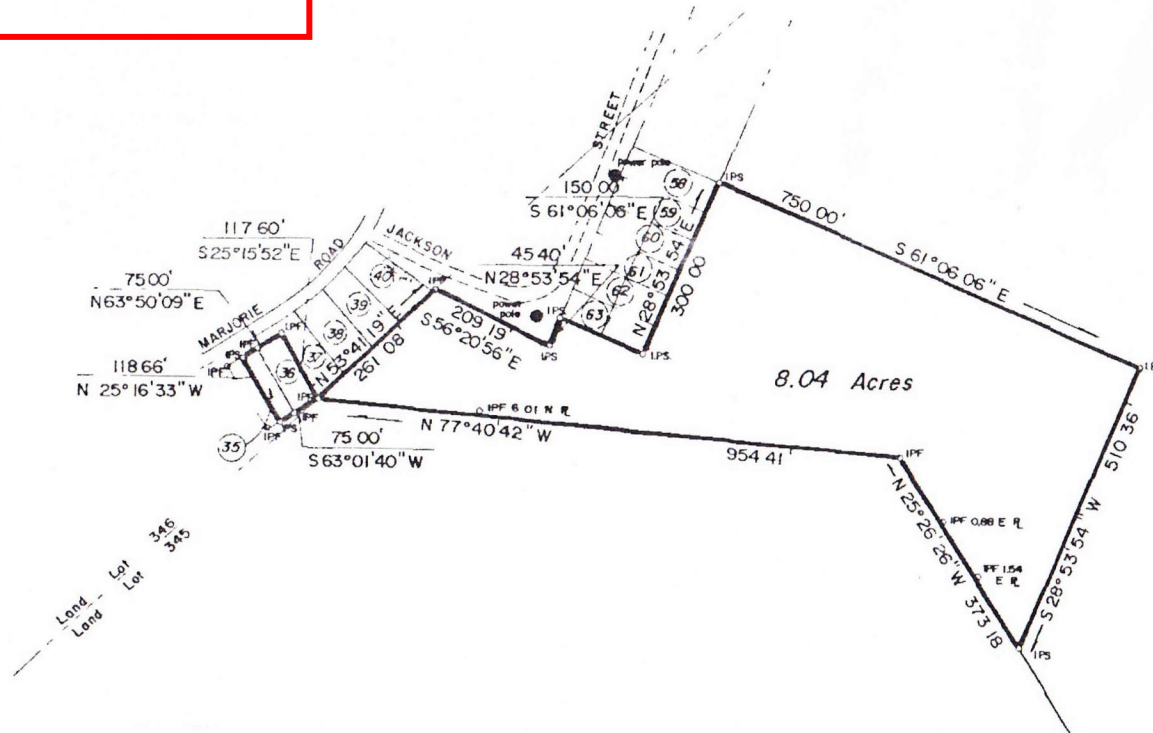
To find the TRUE POINT OF BEGINNING, commence at a point located at the intersection of the southeasterly right-of-way line of Marjorie Road with the southwesterly right-of-way line of Jackson Drive; run thence South 63 degrees 22 minutes 42.18 seconds East along said southwesterly right-of-way line of Jackson Drive a distance of 114.20 feet to a point, said point being the TRUE POINT OF BEGINNING; from said TRUE POINT OF BEGINNING, run thence along said right-of-way line South 65 degrees 18 minutes 04.59 seconds East a distance of 48.05 feet to a point; continue thence along said right-of-way line South 67 degrees 15 minutes 49.32 seconds East a distance of 56.92 feet to a point; continue thence along said right-of-way line South 68 degrees 59 minutes 10.56 seconds East a distance of 64.35 feet to a point; continue thence along said right-of-way line South 69 degrees 23 minutes 48.81 seconds East a distance of 188.94 feet to a point; thence leaving said right-of-way line, run North 27 degrees 10 minutes 56 seconds East a distance of 53.57 feet to a point; run thence North 27 degrees 10 minutes 58.21 seconds East a distance of 192.12 feet to a point; run thence North 27 degrees 10 minutes 58.19 seconds East a distance of 63.51 feet to a point; run thence South 63 degrees 12 minutes 02.72 seconds East a distance of 136.18 feet to a point; continue thence South 63 degrees 12 minutes 02.72 seconds East a distance of 144.00 feet to a point; continue thence South 63 degrees 12 minutes 02.72 seconds East a distance of 160.00 feet to a point; continue thence South 63 degrees 12 minutes 02.72 seconds East a distance of 160.00 feet to a point; continue thence South 63 degrees 12 minutes 02.72 seconds East a distance of 160.00 feet to a point; run thence South 26 degrees 37 minutes 45.79 seconds West a distance of 185.00 feet to a point; run thence South 26 degrees 45 minutes 57.36 seconds West a distance of 322.59 feet to a point; run thence North 27 degrees 44 minutes 56.17 seconds West a distance of 364.16 feet to a point; run thence North 79 degrees 32 minutes 52.70 seconds West a distance of 204.55 feet to a point; run thence North 79 degrees 38 minutes 43.20 seconds West a distance of 257.33 feet to a point; run thence North 79 degrees 36 minutes 10.72 seconds West a distance of 203.51 feet to a point; run thence North 79 degrees 28 minutes 29.13 seconds West a distance of 289.66 feet to a point; run thence North 61 degrees 05 minutes 06.90 seconds East a distance of 29.99 feet to a point; run thence North 59 degrees 21 minutes 37.78 seconds East a distance of 18.89 feet to a point; run thence North 56 degrees 56 minutes 42.13 seconds East a distance of 18.79 feet to a point; run thence North 53 degrees 50 minutes 32.74 seconds East a distance of 28.18 feet to a point; run thence North 50 degrees 03 minutes 46.71 seconds East a distance of 28.04 feet to a point; run thence North 46 degrees 52 minutes 58.59 seconds East a distance of 18.84 feet to a point; run thence North 44 degrees 43 minutes 50.28 seconds East a distance of 18.83 feet to a point; run thence North 42 degrees 23 minutes 12.93 seconds East a distance of 17.43 feet to a point; run thence North 53 degrees 41 minutes 19 seconds East a distance of 82.09 feet to a point located on the southwesterly right-of-way line of Jackson Drive, said point being the TRUE POINT OF BEGINNING.

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

RECEIVED

7.19.22

LEGEND  
IPF IRON PIN FOUND  
IPS IRON PIN SET  
Q CENTER LINE  
R/W RIGHT OF WAY  
OE DRAINAGE EASEMENT  
PL PROPERTY LINE  
P ELECTRIC POWER  
E EXISTING ELEV  
F FINISHED ELEV  
W WATER MAIN  
S SANITARY SEWER  
R RADIUS OF CURVATURE  
B/L BUILDING LINE  
SB SET BACK



Georgia, Gwinnett County,  
Clerk's Office — Superior Court  
I hereby certify that the within  
instrument was filed for Record  
at 4:00 PM Nov 1 1979

and recorded in Book 11

Page 208 B Nov 1 1979

Millard G. Geyer

HORLBECK & ASSOCIATES, INC.

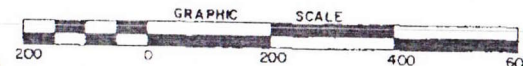
5430 JIMMY CARTER BOULEVARD — NORCROSS, GEORGIA 30093

PH. (404) 448-1848

ENGINEERS — PHOTOGRAMMETRISTS — LAND SURVEYORS



IN MY OPINION, THIS PLAT IS A CORRECT  
REPRESENTATION OF THE LAND SURVEYED  
AND HAS BEEN PREPARED IN CONFORMITY  
WITH THE MINIMUM STANDARDS OF LAW




SURVEY FOR		TOM BECK ET AL	
DWG. BY: CSC	CHK. BY:	LAND LOT 345, 346	
SCALE 1" = 200'		LAND DISTRICT 4th	
DATE 9/6/79		GWINNETT COUNTY, GEORGIA	
REV. DATE 9/7/79 9/27/79		FILE NUMBER 2259-6	



RECEIVED


07/7/2022

SITE AREA	
TOTAL PROPERTY AREA	8.19 AC
BUILDING DEVELOPE AREA	6.51 AC
ZONING CLASSIFICATION	
APPLICABLE ZONING	GWINNETT COUNTY R140
EXISTING ZONING	PC-15
PROPOSED ZONING	PC-15
ADJACENT ZONING	R-100 (EAST) R-140 (NORTH) R-140 (SOUTH & WEST)
DEVELOPMENT PROPOSAL	
PROPOSED DENSITY	9 UNITS (1.00 UNIT/AC)
MIN. LOT AREA	25,000 SF (0.57 AC)
MIN. LOT WIDTH	75'
FRONT SETBACK	30'
SIDE SETBACK	10'
REAR SETBACK	30'
MIN. RELATED FLOOR AREA	1,200 SF
MAX. BUILDING HEIGHT	30'
MIN. OPEN SPACE	N/A
NOTES	
1. BASE INFORMATION PROVIDED BY GE DATA.	
2. SEPTIC SATELIABILITY PROVIDED BY DRAFT LEVEL 1 SOE SURVEY, PREPARED BY AAA ENVIRONMENTAL SOLUTIONS, DATA DATE: 2021.	
3. LANDSCAPING WILL BE IN ACCORDANCE WITH CODE SECTION 620-20 & 620-40.	
4. IF REQUIRED SIGNAGE WILL BE INSTALLED IN ACCORDANCE WITH CODE SECTION 900-50.	



Know what's below.  
Call before you dig.

811



ATWELL  
1205 LAKES PARK BLVD, SUITE 120  
NASHVILLE, TN 37203  
615.850.4300  
www.atwell-group.com

CORAND LLC  
BRADLEY DRIVE  
CONCEPT PLAN

06-23-2022

REVISIONS

SHOWN BY: R. D. STONE  
CHECKED BY: T. STONE  
PROJECT MANAGER: T. STONE  
JOB #: 2200134  
FILE CODE: FILE CODE  
SHEET NO.: CSP1





RECEIVED

7/7/2022

Gwinnett County Planning Division  
Rezoning Application  
Last Updated  
10/2021

**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:

The proposed rezoning will allow for development truly consistent with the surrounding properties. The adjacent properties are zoned with RL, R140 or R100. The majority of the planned development is adjacent to undeveloped land and the backside of other large lots. The proposed development is extremely conservative in its use of space, placing only nine (9) single-family homes on the over eight (8) acre site. An emphasis is placed on keeping the home-sites heavily wooded and set to the back of the property. This type of limited residential development is the best possible scenario for this already established residential area.

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

As noted above, the surrounding properties are already similarly zoned. Having only nine (9) single-family homes on an eight (8) acre heavily wooded site, screened from the road is the best scenario the surrounding property owners could have.

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

No, the property is undeveloped as it is currently zoned R140. Said zoning designation is an obsolete classification and requires rezoning for any new development.

- (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:

The addition of nine (9) single family homes will have a negligible impact, if any, and will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

**RECEIVED**

7/7/2022

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

The 2040 Unified Plan classifies this area as Established Neighborhoods. The proposed development epitomizes the definition for this character area as these are large lots with minimal tree removal and blended into the back of the lots. The proposed homes are consistent in scale, architecture and use with the surrounding properties. As such, it is fully in conformity with both the policy and intent of the 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:

This is undeveloped land in an established neighborhood area. The intent of the Owner/Applicant to only develop nine lots, with minimal land disturbance, is unheard of in the age of clear cutting and maximizing density. This small development on a large tract gives a strong ground for supporting the approval of this rezoning.



**RECEIVED**

Tony Powell  
Brian Edwards  
Nathan Powell  
W. Charles Ross



**POWELL & EDWARDS**  
ATTORNEYS AT LAW

Mandy Williams  
Jay Crowley  
Rob Poston  
Laura Walsh  
Laura Shoop

July 7, 2022

Susan Canon, Director  
Gwinnett County Planning & Development  
75 Langley Drive  
Lawrenceville, Georgia 30046

**RE: REZONING APPLICATION AND LETTER OF INTENT FOR CORAND,  
LLC., BRADLEY DRIVE, SNELLVILLE.**

Dear Ms. Canon:

Powell & Edwards, P.C. submits this Letter of Intent on behalf of Corand, LLC (the "Applicant") to request a Rezoning to the R75 zoning designation to allow for up to nine (9) single-family homesites to be placed upon property located on Bradley Drive (no address assigned) in Snellville and having Gwinnett County Tax ID Number of R4345 013 (the "Property").

Applicant is the owner of the undeveloped 8.04-acre parcel which is currently zoned under the now extinct R140 zoning district, thus requiring this rezoning. The Owner/Applicant intends to build a personal home and one other home for a family member upon this heavily wooded property and has no current plans to develop any further residences at this time. However, the Owner/Applicant does not wish to have to go through this process a second time and has designed the property for seven other similar-sized residential parcels for possible future development. The Owner/Applicant wishes to retain as much of the existing tree coverage as possible and has designed the home sites to blend into the wooded landscape rather than removing trees to maximize density. The proposed homes would have a farm-style design and would have a minimum heated square footage of at least 1,200 square feet but would most likely be considerably larger. Some representative samples of proposed homes are attached to this Letter of Intent. This development would be consistent with the surrounding zoning, which is all established residential.

The proposed lots will all be in excess of the 25,500 square foot minimum requirement for septic tank lots. All lots fully comply with all required buffers and setbacks. The Applicant is requesting a waiver from the Subdivision Requirements of the Unified Development Ordinance as Owner/Applicant does not have any immediate plans to build any homes except for those of the Owner and family member. Owner/Applicant additionally requests a waiver from Section 900-90 requiring sidewalks.

Additionally, Applicant has verified with Michael Skarda from your Department that the Subject Properties are not located within the Rockdale Reservoir 7 mile dam breach buffer zone and previously believed.

**A PROFESSIONAL CORPORATION**

P.O. Box 1390 • Lawrenceville, Georgia 30046-1390 • [powelledwards.com](http://powelledwards.com) • 770.962.0100

*Street Address For Direct Deliveries Only • 10 Lumpkin Street Lawrenceville, GA 30046*

**RECEIVED**

7/7/2022

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning and Development to answer any questions or to address any concern relating to the matters set forth in this Letter of Intent or in its Application for Rezoning filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted,

POWELL & EDWARDS, P.C.



W. Charles "Chuck" Ross  
Attorney for Applicant

Enclosures



**RECEIVED**

7/7/2022



**RECEIVED**

7/7/2022

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 10/2021


**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

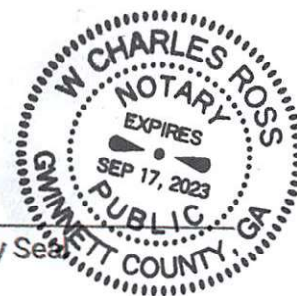
06-01-2022  
\_\_\_\_\_  
Date

Corinne Anderson, Manager  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

6-1-22  
\_\_\_\_\_  
Date

Notary Seal





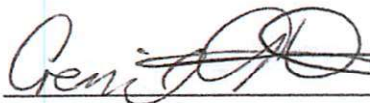
RECEIVED

7/7/2022

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 10/2021

**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

06-01-2022

Date

Corinne Anderson, Manager

Type or Print Name and Title

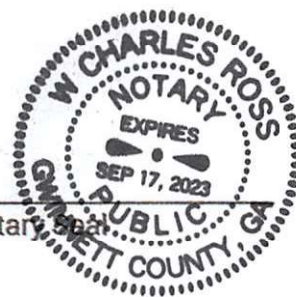


Signature of Notary Public

6-1-22

Date

Notary Public



RECEIVED

7/7/2022

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 10/2021

### 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.

Corinne Anderson 06-01-2022 Corinne Anderson, Manager  
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

W. Charles Ross 6-1-2022 W. Charles Ross, Esquire  
SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE  
ATTORNEY OR REPRESENTATIVE

Amanda DeSena 6-1-2022  
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 Corinne Anderson  
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

7/7/2022

**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:**      4      -      345      -      013  
(Map Reference Number)      District      Land Lot      Parcel

  
Signature of Applicant

06-01-2022  
Date

Corinne Anderson, Manager

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)

Tamara A  
NAME

TSA  
TITLE

7.6.22  
DATE



RECEIVED

7/7/2022



Gwinnett

GWINNETT COUNTY  
DEPARTMENT OF PLANNING AND DEVELOPMENT

446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440

678.518.6000

GwinnettCounty.com

## PRE-APPLICATION INFORMATION FORM

**NOTE:** Once the Pre-Application Meeting is complete, staff will provide the applicant with a signed copy of this form. This signed copy must be submitted with your official zoning/variance application.

### Applicant Information:

Name: W. Charles "Chuck" Ross, Esquire

Company: Corand LLC

Mailing Address: P.O. Box 725446

City, State, Zip Code: Atlanta, Georgia 31139

Phone Number: 770-962-0100

Email Address: cross@powelledwards.com

### Project Summary:

Address of Project: Bradley Road (No address PID R4345 013)

Name of Project: Norris Lake Series

Application Type (Rezoning, Change in Conditions, Special Use Permit, Buffer Reduction, Variance, Other):

Rezoning

Total Project Acreage: 8.82 Total Square Footage: 384199.2 Total Number of Lots/Units: 9

Detailed Description (Include Proposed Use(s) and Square Footage of Floor Area for each use):

Request to rezone vacant parcel from existing R140 to R-75. Applicant intends to develop nine wooded home sites for single-family residences.

### Pre-Application Information Form Submittal Checklist:

- ☒ Completed Pre-Application Information Form
- ☒ One PDF digital version of Concept Plan

### For Internal Use Only:

Pre-Application Meeting Date: 5/18/22

Staff Printed Name: LOGAN WITTER

Signed: Logan Witter

**RECEIVED**

7/7/2022

### REZONING CHECKLIST

The following is a checklist of information required for submission of a Rezoning application. The Planning and Development Department reserves the right to reject any incomplete application.

- ☒ Application Form
- ☒ Legal Description
- ☒ Boundary Survey Including Existing Conditions
- ☒ Site Plan (one (1) digital copy to scale)
- ☒ Standards Governing Exercise of the Zoning Power
- ☒ Letter of Intent
- ☒ Applicant Certification with Notarized Signature
- ☒ Property Owner Certification with Notarized Signature
- ☒ Conflict of Interest Certification/Campaign Contributions
- ☒ Verification of Paid Property Taxes (most recent year)
- ☐ Application Fee – make checks payable to Gwinnett County

**Additional Exhibits (if required):**

- ☐ Additional site plan requirements for OSC, TND, R-SR, R-TH, MU-N, MU-C, MU-R and HRR rezoning requests
- ☐ Traffic Impact Study
- ☐ Review Form for Development of Regional Impact
- ☐ Building Compliance Inspection Report

**Please bring this checklist when filing for a Rezoning**