

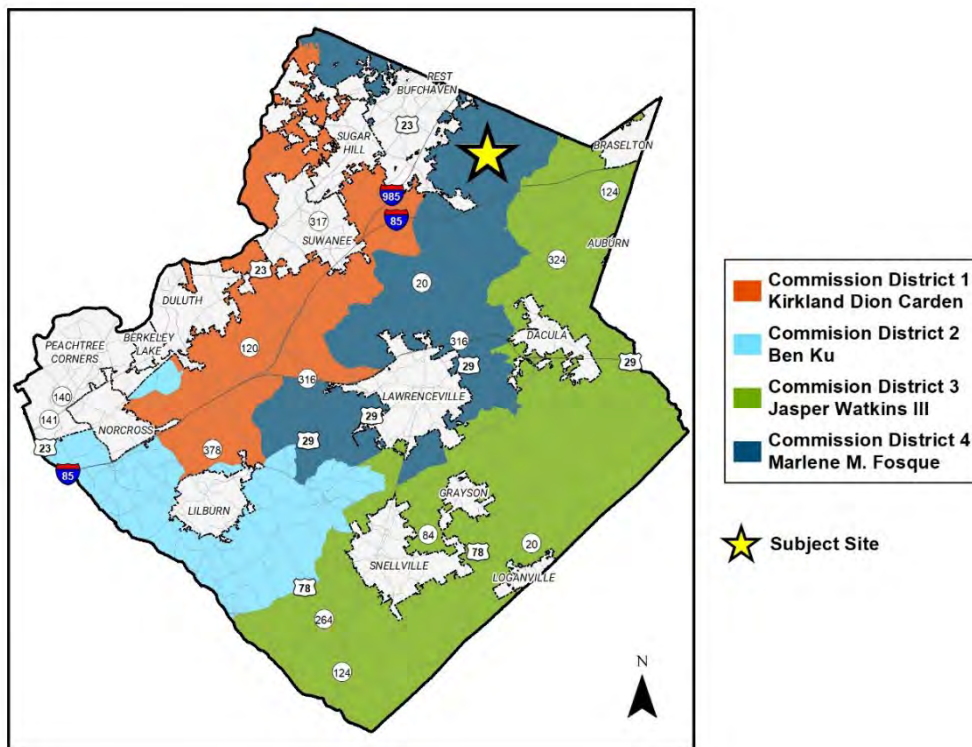


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZR2022-00025
Current Zoning: C-2 (General Business District)
Overlay District: GA Highway 124/324/Hamilton Mill
Request: Rezoning to **R-100** (Single-Family Residence District)
Address: 3373 Hamilton Mill Road
Map Number: R7182 063
Site Area: 1.07 acres
Lot: 1
Existing Development: Single-Family Residence
Commission District: District 4 – Commissioner Fosque
Character Area: Emerging Suburban

Staff Recommendation: **APPROVAL**

**Planning Commission
Recommendation:** **APPROVAL**



Applicant: Ken Kwon
6520 Best Friend Road
Norcross, GA 30071

Owner: Young No Lee
3104 Lynnray Drive
Doraville, GA 30340

Contact: Ken Kwon

Contact Phone: 404.709.7570

Zoning History

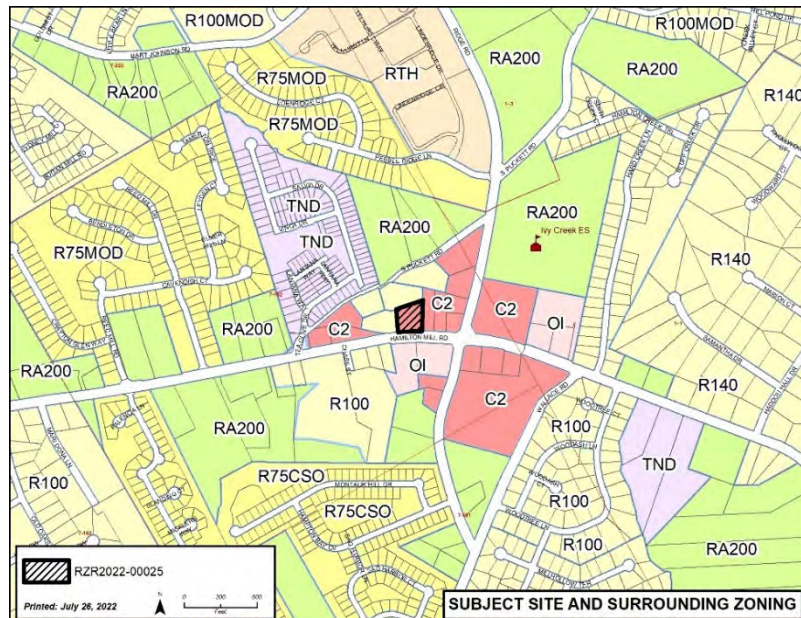
The subject property has been zoned C-2 (General Business District) since 2006, pursuant to RZC2006-00044, as part of a larger land assemblage for a commercial development. The development was never constructed. Prior to the rezoning, the site was zoned R-100 (Single-Family Residence District). The subject site is in the GA Highway 124/324/Hamilton Mill Overlay District.

Existing Site Condition

The subject property is a 1.07-acre parcel located along Hamilton Mill Road, west of its intersection with Ridge Road and south of South Puckett Road. The subject site contains a 1,605 square-foot, two-story single-family residence, constructed in 1988. The northeastern corner of the site is wooded, with clearings in the front and side yards. Access to the site is provided by a driveway from Hamilton Mill Road. Overhead utilities span the length of the property frontage and there are no sidewalks. The nearest Gwinnett County Transit stop is 4.7 miles from the subject property.

Surrounding Use and Zoning

The subject site is surrounded primarily by existing single-family residences to the north, east, and west and office and institutional uses to the south. Commercial uses, as well as Ivy Creek Elementary School are located along Ridge Road, east of the site. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-100	0.93 units per acre
North	Single-Family Residential	R-100	0.67 units per acre
East	Single-Family Residential	C-2	1.22 units per acre
South	Commercial	O-I	N/A
West	Single-Family Residential	R-100	0.92 units per acre

Project Summary

The applicant requests rezoning of a 1.07-acre property zoned C-2 to R-100 for an existing single-family residence, including:

- Retention of an existing single-family residence. No additions or modifications to the existing structures are proposed at this time.
- The applicant's letter of intent indicates that by rezoning the subject property back to a single-family residential zoning classification, they would be able to live, sell, or rent the home without non-conforming conditions.

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	Existing	Meets Standard?
Building Height	Maximum 35'	<35'	YES
Front Yard Setback	Minimum 50'	>50'	YES
Side Yard Setback	Minimum 10' one yard 25' two yards	>10' one yard 25' two yards	YES
Rear Yard Setback	Minimum 40'	>40'	YES
Lot Width	Minimum 100'	>100'	YES

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 residential homes zoned C-2 and R-100 and a child daycare center zoned O-I to the south across Hamilton Mill Road. The proposed rezoning is suitable given the current use of the property and the surrounding single-family residential uses.

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 impacted by the zoning change. The subject property has remained a single-family residence since rezoning to C-2 in 2006. Similarly, other residences included in the C-2 rezoning have also remained residential and several have been rezoned back to R-100. Rezoning this property back to a residential zoning classification is consistent with the use of adjacent and nearby properties.

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

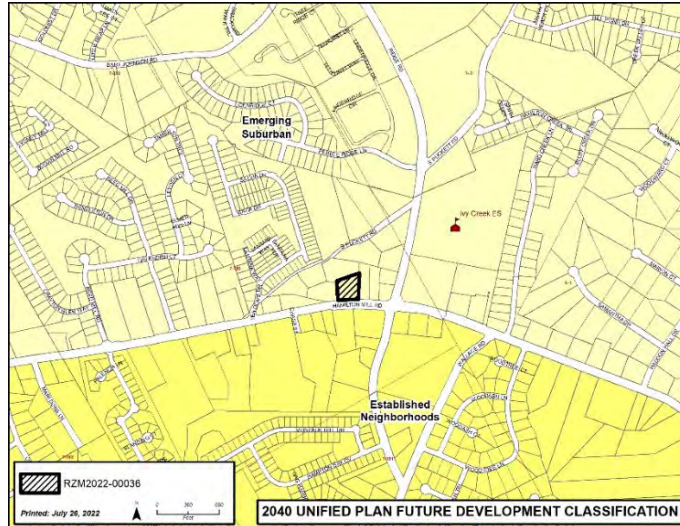
The property has a reasonable economic use as currently zoned.

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.

No impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning 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 is intended for areas that are currently mainly residential but have not yet matured into established communities due to relatively large amounts of remaining, undeveloped land. Returning the property back to a residential zoning district would be appropriate since it is located within the Emerging Suburban Character Area and is surrounded by residential uses.



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.

Four properties that were part of the 2005 case that rezoned the parcels from R-100 to C-2 have been rezoned back to R-100 (3195, 3203, 3235 South Puckett Road and 3383 Hamilton Mill Road) The Board's approval of these similar requests provides supporting grounds for this rezoning to residential.

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** of the rezoning request.

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** of the rezoning request.

Exhibits:

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

Exhibit A: Site Visit Photos



View of the subject property



View of the subject property and single-family home on adjacent property

Exhibit B: Site Plan

[attached]

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

[attached]

RECEIVED

6.23.2022

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:

No. All homes around are residential homes which is zoned C2

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

No. I believe it won't affect nearby property as other homes under current site plans are rezoning to R100 or already has.

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

No. With the current C2 zone under the current conditions, we are not able to use the land as commercial.

- (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. It will lessen traffic coming from C2 to R100 so we could use home as residential.

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

No. Since we are living in the home as a residential home which is zoned as commercial.

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

Yes. There are over 10 homes affected by the current site plan and our neighbor is currently in process of rezoning to R100. There is another home on the block that has already rezoned his property to R100. Unless we own all the lots we are not able to use land as commercial which should be a good enough reason to get my property rezoned to residential.

RECEIVED

7/18/2022 9:50AM

M^{ASTER} CONTRACTING, INC.

July 18th, 2022

Letter of Intent

The intent of this rezoning is to rezone a residential home from a C2 zoning to R100. The whole neighborhood was rezoned to C2 for development purposes before we bought the property but fell through so we are stuck with C2 which is preventing us from using this home as a residential property. There are 4 houses near ours that already rezoned to R100. We would like to live, sell, or rent the home without the non-conforming conditions. The property address is as follows.

3373 Hamilton Mill Rd.
Buford, GA 30519

Sincerely,

Ken Kwon



Ken Kwon
Vice President

M^{ASTER}
CONTRACTING, INC.

Street Address
6520 Best Friend Rd.
Norcross, GA 30071

Phone (770) 416-6711
Fax (770) 416-6722
E-mail office@mastermci.com
Web site <http://www.mastercontracting.com>

Exhibit D: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		8/17/2022	
Department/Agency Name:		DOCS	
Reviewer Name:		Glenn Boorman	
Reviewer Title:		Division Director – Project Admin – Parks & Recreation	
Reviewer Email Address:		Glenn.Boorman@GwinnettCounty.com	
Case Number:		RZR2022-00025	
Case Address:		3373 Hamilton Mill Road	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input type="checkbox"/> NO
1	The Gwinnett County Trails Master Plan has identified the Hamilton Mill Road Corridor as the proposed location for a multi-use trail. Trails are to be planned for both sides of the road. The parcel for this proposed rezoning shall accommodate this requirement according to the Unified Development Ordinance, Chapter 900.		
2			
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input type="checkbox"/> NO
1	At no cost to the County, the developer shall coordinate with Gwinnett Department of Transportation (GCDOT) to provide a 12' wide trail/side path within the right of way along the Hamilton Mill Road frontage for this proposed development as required by the Unified Development Ordinance, Chapter 900.		
2			
3			
4			
5			

Note: Attach additional pages, if needed

Revised 7/26/2021



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		8.17.22			
Department/Agency Name:		Transportation			
Reviewer Name:		Brent Hodges			
Reviewer Title:		Construction Manager 1			
Reviewer Email Address:		Brent.Hodges@GwinnettCounty.com			
Case Number:		RZR2022-00025			
Case Address:		3373 Hamilton Mill Road			
Comments:		<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO
1	Hamilton Mill Road is a minor arterial. ADT = 21,500.				
2	4.7 miles to nearest transit facility (#2334754) SR 20/Buford Park and Ride.				
3					
4					
5					
6					
7					
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1					
2					
3					
4					
5					
6					
7					

Note: Attach additional pages, if needed

Revised 7/26/2021

Exhibit E: Maps

[attached]

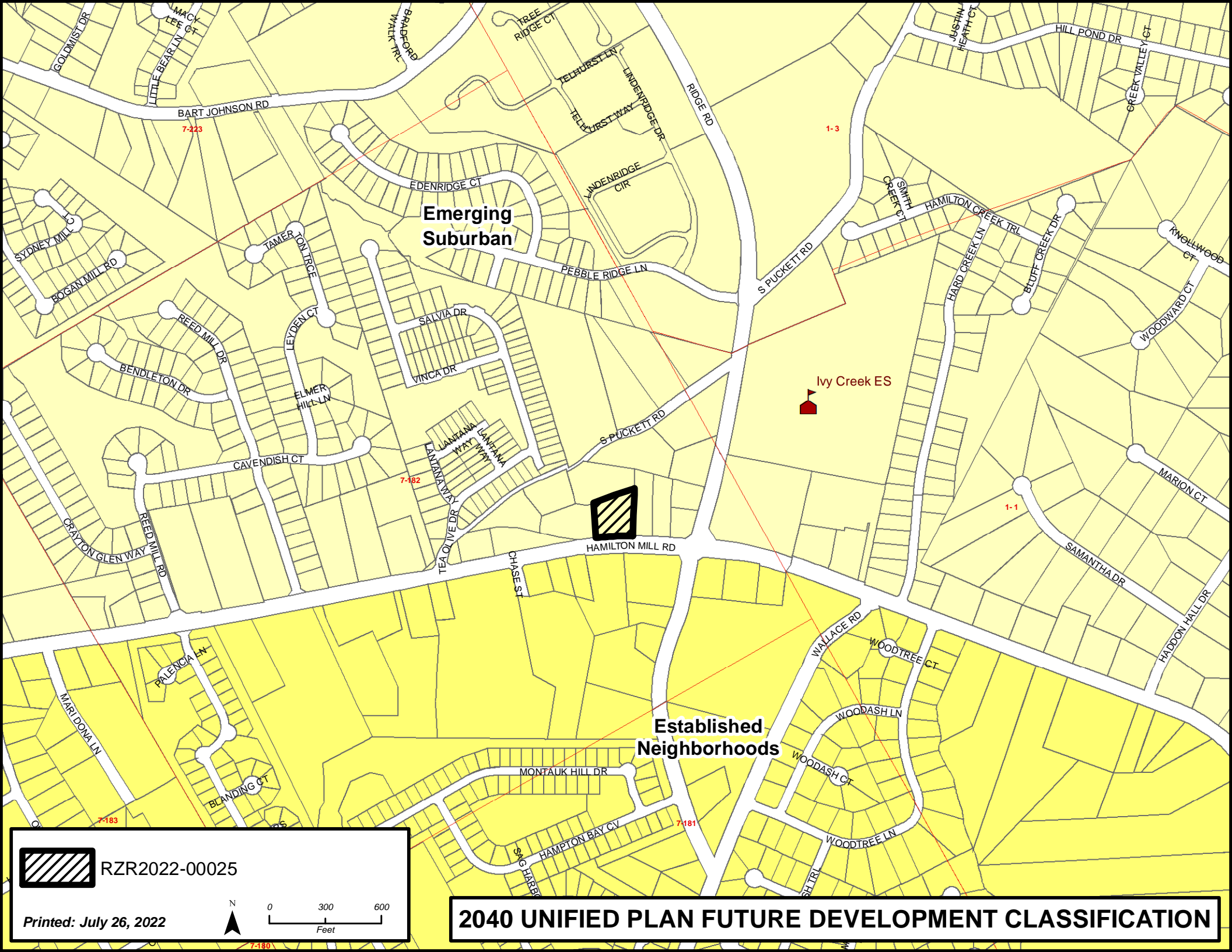


RZR2022-00025

Printed: July 26, 2022



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**Emerging
Suburban**

Ivy Creek ES

**Established
Neighborhoods**

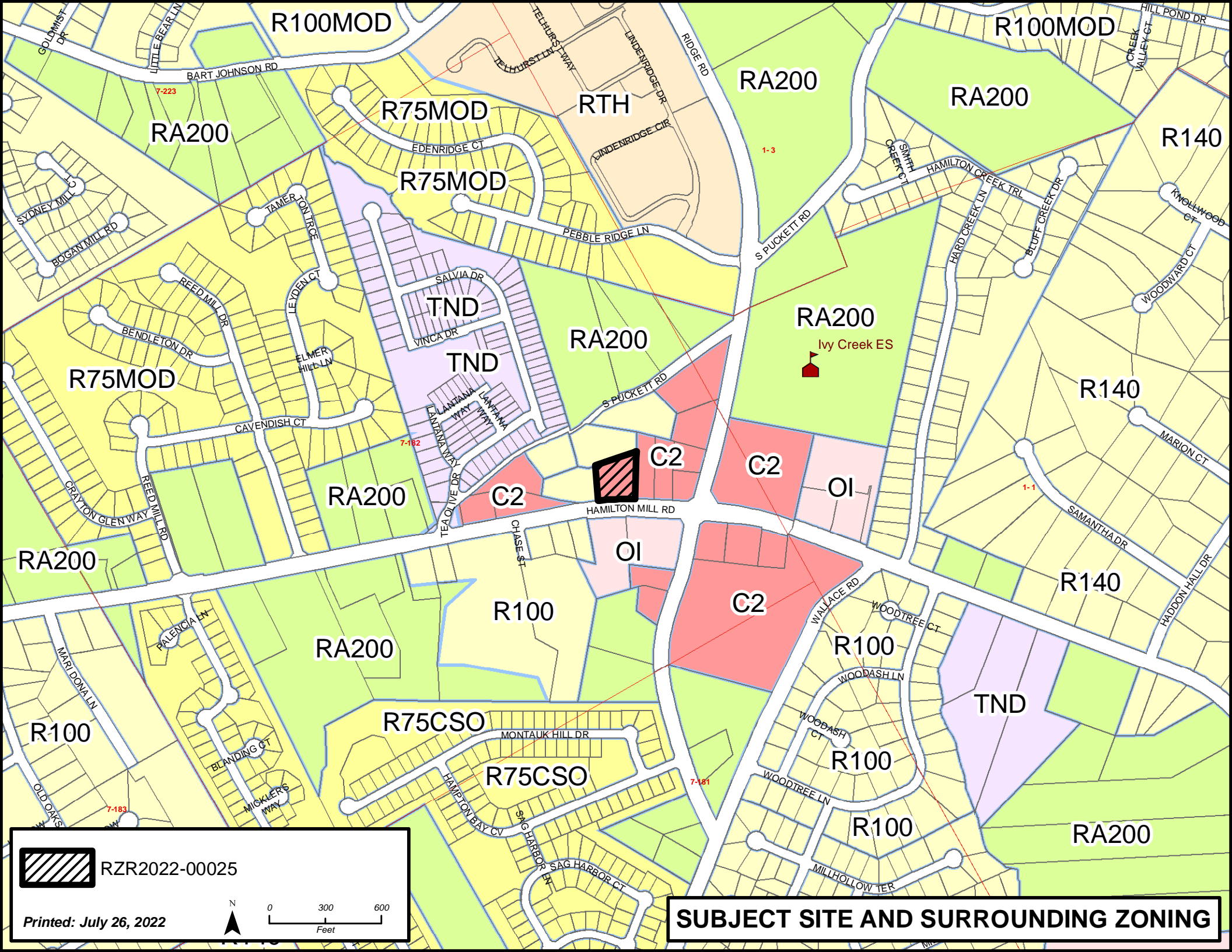
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Printed: July 26, 2022



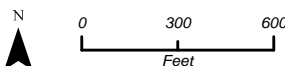
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2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION



RZR2022-00025

Printed: July 26, 2022



SUBJECT SITE AND SURROUNDING ZONING

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6.23.2022

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Ken Kwon</u>	NAME: <u>Young No Lee</u>
ADDRESS: <u>6520 Best Friend Rd.</u>	ADDRESS: <u>3104 Lynnray Dr.</u>
CITY: <u>Norcross</u>	CITY: <u>Doraville</u>
STATE: <u>GA</u> ZIP: <u>30071</u>	STATE: <u>GA</u> ZIP: <u>30340</u>
PHONE: <u>404 - 709 - 7570</u>	PHONE: <u>404 - 723 - 4545</u>
EMAIL: <u>Ken@mastermci.com</u>	EMAIL: <u>Lee@mastermci.com</u>
CONTACT PERSON: <u>Ken Kwon</u> PHONE: <u>404 - 709 - 7570</u>	
CONTACT'S E-MAIL: <u>Ken@mastermci.com</u>	
<p align="center">APPLICANT IS THE:</p> <p> <input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER </p>	
PRESENT ZONING DISTRICTS(S): <u>C2</u> REQUESTED ZONING DISTRICT: <u>R100</u>	
PARCEL NUMBER(S): <u>7182 063</u> ACREAGE: <u>1.07</u>	
ADDRESS OF PROPERTY: <u>3373 Hamilton Mill Rd.</u>	
PROPOSED DEVELOPMENT: <u>None</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1605</u>	Total Building Sq. Ft. _____
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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6.23.2022

REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

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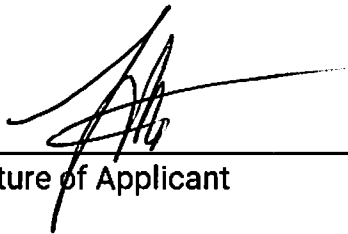
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6.23.2022

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.



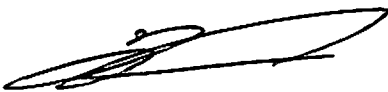
Signature of Applicant

6/1/22

Date

Ken Kuon

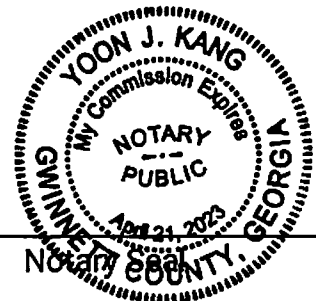
Type or Print Name and Title



Signature of Notary Public

6/1/22

Date




RECEIVED

6.23.2022

REZONING PROPERTY OWNER'S CERTIFICATION

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



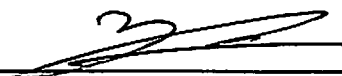
Signature of Property Owner

6/1/22

Date

Young No Lee / owner

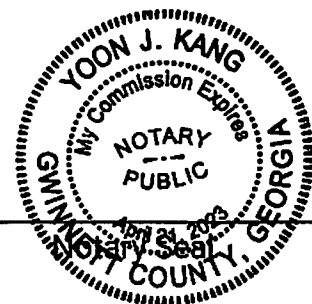
Type or Print Name and Title



Signature of Notary Public

6/1/22

Date



RECEIVED

6.23.2022

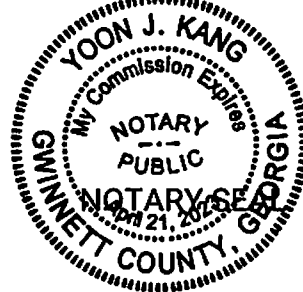
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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] 6/1/22 Young No Lee / owner
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

[Signature] 6/1/22 Ken Kwon / VP
SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

[Signature] 6/1/22
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 Young No Lee
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


6.23.2022

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: R7 - 182 - 063
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

 6/1/22
Date

 Young No Lee / Owner
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)

 Vickie Schoby
NAME
 6/9/2022
DATE

 TSA II
TITLE

RECEIVED

6.23.2022

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

RECEIVED

7/18/2022 9:50AM

M^{ASTER} CONTRACTING, INC.

July 18th, 2022

Letter of Intent

The intent of this rezoning is to rezone a residential home from a C2 zoning to R100. The whole neighborhood was rezoned to C2 for development purposes before we bought the property but fell through so we are stuck with C2 which is preventing us from using this home as a residential property. There are 4 houses near ours that already rezoned to R100. We would like to live, sell, or rent the home without the non-conforming conditions. The property address is as follows.

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Sincerely,

Ken Kwon



Ken Kwon
Vice President

M^{ASTER}
CONTRACTING, INC.

Street Address
6520 Best Friend Rd.
Norcross, GA 30071

Phone (770) 416-6711
Fax (770) 416-6722
E-mail office@mastermci.com
Web site <http://www.mastercontracting.com>

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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6.23.2022

LEGEND

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" BEAM WITH CAP SET 1/2" 8/8 8/8
- PROPERTY CORNER (NOT SET)
- ▲ FIRE HYDRANT
- WATER VALVE
- WATER VALVE
- POWER POLE
- GUY WIRE
- MANNHOLE
- CLEAN OUT
- CABLE BOX
- TELEPHONE BOX
- SIGN
- WATER LINE
- POWER LINE
- SEWER LINE
- FENCE LINE
- CONTOUR LINE
- BSL BUILDING SETBACK LINE
- CONCRETE
- EDGE OF PAVEMENT
- L.L. LAND LOT
- MAILBOX
- NOT NOW ON CORNER
- R/W RIGHT-OF-WAY
- CMP CORRUGATED METAL PIPE

1/2" OPEN TOP PIPE

1/2" OPEN TOP PIPE

1/2" OPEN TOP PIPE

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LOCATION MAP
(NOT TO SCALE)



FLOOD HAZARD NOTE

THE PROPERTY IS IN ZONE "X" AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF GWINNETT COUNTY, GEORGIA, COMMUNITY-UNLAW, NUMBER 19351-00027-7, EFFECTIVE DATE, SEPTEMBER 24, 2009.

SITE ADDRESS

3372 HAMILTON MILL ROAD
BUNFORD, GA 30019

TOTAL AREA

1.088 ACRES / 46,507 SQUARE FEET

PARKING SPACES

8 MARKED STANDARD SPACES
8 MARKED HANDICAP SPACES

ZONING INFORMATION - ZONE C2

FRONT SETBACKS
FRONT 30'
REAR 15'
SIDE 10'

BUILDING HEIGHT: 3 STORIES NOT TO EXCEED 35'

MINIMUM AREA: N/A
MINIMUM HEIGHT: N/A

BOUNDARY REFERENCES

DEED BOOK 4077, PAGE 241

DEED BOOK 3300, PAGE 171

DEED BOOK 3788, PAGE 141

DEED BOOK 3788, PAGE 141

DEED BOOK 3788, PAGE 141

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THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1993, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 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6.23.2022

CASE NUMBER RZC-06-044

GCID 2006-1497

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Charles Bannister, Chairman	<u>AYE</u>
Lorraine Green, District 1	<u>AYE</u>
Albert Nasuti, District 2	<u>ABSENT</u>
Michael Beaudreau, District 3	<u>AYE</u>
Kevin Kenerly, District 4	<u>AYE</u>

On motion of COMM. KENERLY, which carried 4-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 & O-I to C-2 by JAY FARMER for the proposed use of COMMERCIAL RETAIL USES on a tract of land described by the attached legal description, which

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6.23.2022

CASE NUMBER RZC-06-044
GCID 2006-1497

is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JANUARY 23, 2007 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 23RD day of JANUARY 2007, that the aforesaid application to amend the Official Zoning Map from RA-200 & O-I to C-2 is hereby APPROVED subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Retail, service commercial, and accessory uses. Gas stations, pawn shops and/or check cashing businesses, adult video and/or novelty stores, and tattoo parlors shall be prohibited.
 - B. All drive-thru windows except for pharmacy drive-thrus, coffee or doughnut shops and/or banks shall be prohibited.
 - C. Building exteriors shall be primarily of brick or stacked stone with accents of stucco permitted.
 - D. Building design and site plan shall be generally consistent with the renderings presented and the site plan presented at the Planning Commission meeting on January 2, 2007.
 - E. The Hamilton Mill Overlay shall apply.

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CASE NUMBER RZC-06-044
GCID 2006-1497

F. Submit final site plans and architectural plans to the Director of Planning and Development for final approval.

2. To satisfy the following site development considerations:

- A. Driveway access to South Puckett Road shall be prohibited within 300 feet of its intersection with Ridge Road.
- B. All utilities shall be placed underground.
- C. Ground signage shall be limited to monument-type signs with a brick, stone or stucco base matching the style of the buildings. Oversized signs or billboards shall be prohibited.
- D. Natural vegetation shall remain on the property until the issuance of development permit.
- E. Lighting shall be contained in cut-off type luminaries to be directed inward so as not to shine directly into adjacent or nearby residential properties.
- F. Dumpsters shall be screened by an opaque brick wall with gate enclosure.
- G. Number and location of driveways subject to Gwinnett DOT approval.
- H. Idling of diesel engines shall be prohibited between the hours of 10 p.m. and 7 a.m.
- I. Blinking signs, neon signs, portable signs, banners, inflatable and any other temporary outdoor signage shall be prohibited.
- J. Any accessory provided such as railing, benches, trash receptacles, and bicycle racks shall compliment the building design and style.
- K. Metal sided or portable buildings shall be prohibited.

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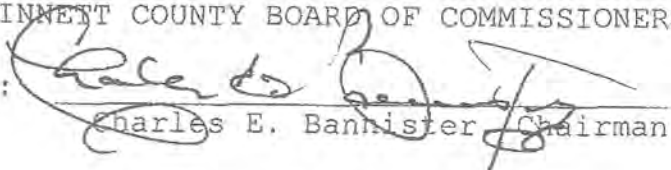
6.23.2022

CASE NUMBER RZC-06-044
GCID 2006-1497

- L. Detention ponds shall be screened with vegetation so as not to be visible from the road and all landscaping around the detention pond shall be maintained monthly.
- M. Outdoor loudspeakers shall be prohibited, with the exception of menu boards or bank drive thrus.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By:



Charles E. Bannister, Chairman

Date Signed:

2/14/07

ATTEST:


County Clerk/Deputy County Clerk



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Legal Description
Tract 1-9

All that tract and parcel of land lying in land lot 182, 7th district, GMD 1397, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a point at the intersection of the Southeasterly R/W of South Puckett Road (R/W Varies) with it's intersection of the Northerly R/W of Hamilton Mill Road (R/W Varies) being the TRUE POINT OF BEGINNING;

Thence along the R/W of South Puckett Road N 48 30' 32" E – 16.95 ft. to a point;

Thence N 49 36' 08" E – 274.22 ft. to a point;

Thence N 50 53' 57" E – 15.45 ft. to a point;

Thence N 48 34' 19" E – 46.17 ft. to a point;

Thence N 51 02' 32" E – 111.02 ft. to a point;

Thence N 49 09' 30" E – 51.36 ft. to a point;

Thence N 48 59' 57" E – 55.87 ft. to a point;

Thence N 56 30' 26" E – 56.49 ft. to a point;

Thence N 59 40' 02" E – 21.46 ft. to a point;

Thence N 36 31' 55" W – 3.26 ft. to a point;

Thence N 60 42' 03" E – 56.28 ft. to a point;

Thence N 67 01' 56" E – 161.65 ft. to a point;

Thence N 62 50' 23" E – 44.69 ft. to a point;

Thence N 13 17' 58" W – 26.80 ft. to the center line of South Puckett Road;

Thence along the center line N 61 42' 03" E – 51.69 ft. to a point;

Thence N 49 32' 10" E – 34.90 ft. to a point;

Thence S 79 05' 32" E – 37.84 ft. to a point on the Southeasterly R/W of South Puckett Road;

Thence along said R/W N 48 06' 47" E – 88.35 ft. to a point;

Thence N 60 49' 17" E – 102.19 ft. to a point;

Thence N 75 54' 55" E – 110.86 to a point;

Thence N 64 43' 12" E – 89.64 to a point;

Thence N 52 25' 36" E – 191.89 ft. to a point;

Thence N 54 31' 45" E – 133.07 ft. to a point;

Thence N 54 34' 10" E – 181.02 to a point on the Westerly R/W of Ridge Road (R/W Varies);

Thence along the arc of a curve 342.66 ft. (Said curve having a Clockwise Radius of 7639.44 ft. and a chord of S 10 32' 01" W – 342.64) to a point;

Thence leaving said R/W S 68 49' 08" W – 242.36 ft. to a point;

Thence S 12 05' 05" W – 145.05 ft. to a point;

Thence N 76 21' 34" W – 80.63 ft. to a point;

Thence N 75 56' 17" W – 102.68 ft. to a point;

Thence S 00 55' 16" W – 104.51 ft. to a point;

Thence S 00 53' 59" W – 260.87 ft. to a point on the Northerly R/W of Hamilton Mill Road;

Thence N 89 06' 18" W – 27.56 ft. to a point;

Thence S 88 22' 36" W – 101.13 ft. to a point;

RZC 06 0 4 4



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Thence S 84° 34' 36" W – 72.00 ft. to a point;
Thence S 84° 35' 05" W – 28.00 ft. to a point;
Thence S 82° 05' 36" W – 62.04 ft. to a point;
Thence S 79° 33' 46" W – 474.20 ft. to a point;
Thence S 78° 04' 09" W – 340.17 ft. to a point on the Southeasterly R/W of South Puckett Road; Said point being TRUE POINT OF BEGINNING;

Subject Property is lots 1-9 containing 10.42 Acres and 453,900 Sq. Ft. as shown on the Boundary Survey / Rezoning Plat, Prepared by Diversified Technical Group, LLC, dated 9/26/06 (Project No. 06281).

RZC 06 0 4 4

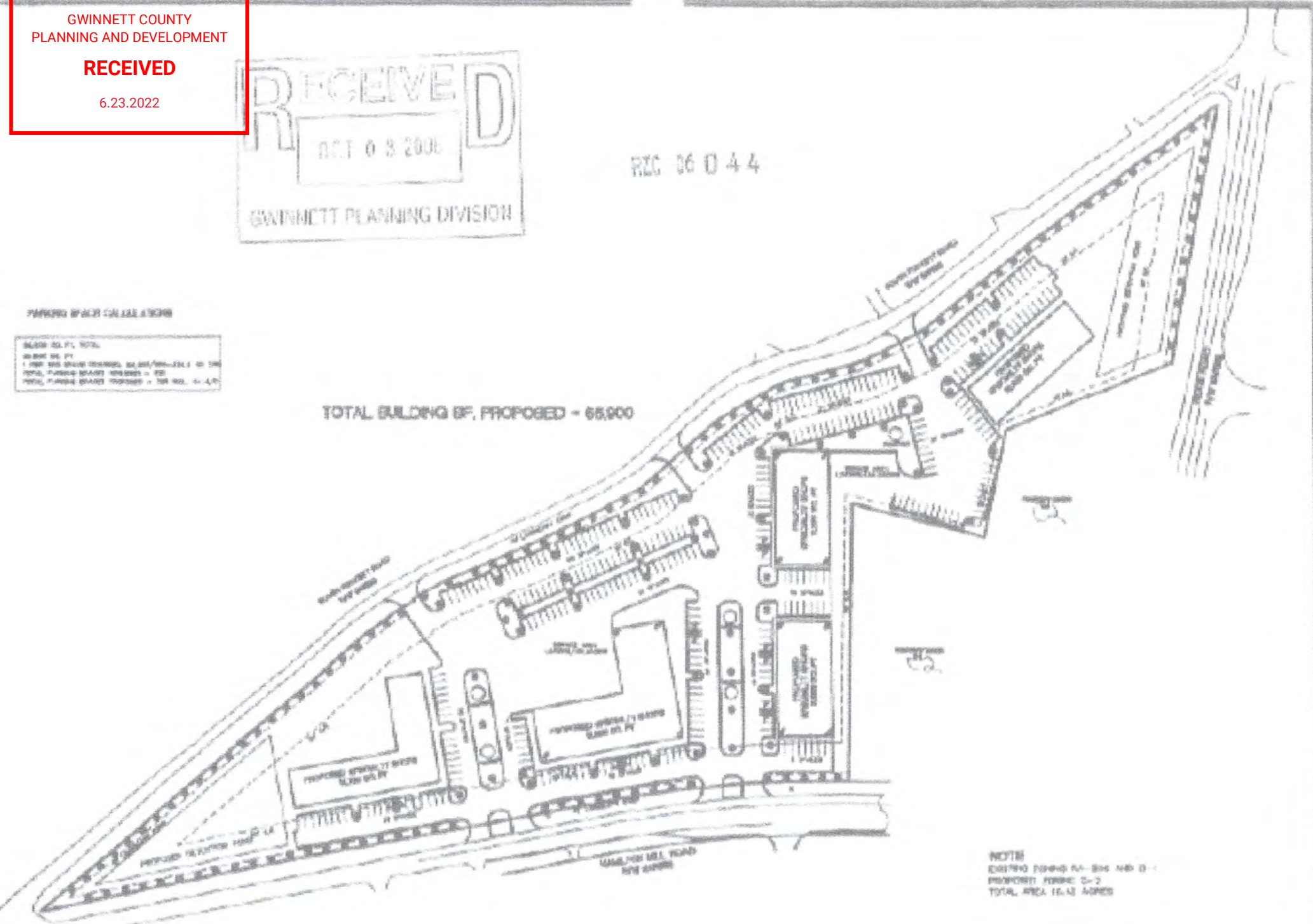


6.23.2022



地址：北京，王府井大街
电话：010-65111111

TOTAL BUILDING SF, PROPOSED - 65,900



NOTES
EXISTING DITCHES 24-254 AND 2-
IMPROVEMENT FORMS: 2-2
TOTAL AREA 15.45 ACRES

Abstract

NOTE
STREET JOINS TO WEST WALL OF GEORGIA STADIUM
FURNISH CONTAINS TO WEST WALL OF DETROIT STADIUM
LANDSCAPING TO WEST WALL OF GEORGIA STADIUM

10-10C-DIGS200608272-AW 2006/8/27

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6.23.2022

PARCEL ID	TAX YEAR	OWNER OF RECORD
R7182 063	2020	LEE YOUNG
DISTRICT	PROPERTY LOCATION & DESCRIPTION	
COUNTY Unincorporated	3373 HAMILTON MILL RD HAMILTON MILL RD	

READ THE REVERSE OF THIS BILL, PLUS THE ENCLOSED FAQs AND WATCH OUR VIDEOS TO UNDERSTAND YOUR 2020 PROPERTY TAX BILL.
If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.

APPRAISAL DETAIL	YOUR EXEMPTION & CREDIT SAVINGS
LAND VALUE: \$279,700 BUILDING VALUE: \$77,300 TOTAL VALUE: \$357,000 ASSESSED VALUE: \$142,800 ACREAGE: 1.070000	<i>paid on 10/2/20.</i>

COUNTY GOVERNMENT TAXES - Levied by the Board of Commissioners and representing 40.51% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS	TAXABLE VALUE	MILL RATE	TAXES LEVIED
COUNTY GENERAL FUND	142,800	0	0	142,800	0.006950	992.46
DETENTION CENTER BOND	142,800	0	0	142,800	0.000000	0.00
DEVELOPMENT/CODE ENFORCEMENT	142,800	0	0	142,800	0.000360	51.41
ECONOMIC DEVELOPMENT	142,800	0	0	142,800	0.000300	42.84
FIRE & EMS	142,800	0	0	142,800	0.003200	456.96
POLICE	142,800	0	0	142,800	0.002900	414.12
RECREATION	142,800	0	0	142,800	0.001000	142.80
TOTAL COUNTY TAXES					0.014710	2,100.59

SCHOOL TAXES - Levied by the Board of Education and representing 59.49% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS	TAXABLE VALUE	MILL RATE	TAXES LEVIED
SCHOOL	142,800	0	0	142,800	0.019700	2,813.16
SCHOOL BOND	142,800	0	0	142,800	0.001900	271.32
TOTAL SCHOOL TAXES					0.021600	3,084.48

STATE, CITY & OTHER TAXES - Levied by the State, City or other authorities and representing 0.00% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS	TAXABLE VALUE	MILL RATE	TAXES LEVIED
STATE	142,800	0	0	142,800	0.000000	0.00
TOTAL OTHER TAXES						0.00

TOTAL MILLAGE RATE: 0.036310

TOTAL AD VALOREM TAXES: 5,185.07

OTHER ASSESSMENTS	COMBINED TAXES AND ASSESSMENTS
LEVYING AUTHORITY	CHARGE
COUNTY SOLID WASTE \$18.40/month	AD VALOREM TAXES: 5,185.07
STORMWATER SERVICE \$2.46/100 sq.ft. X 3600 sq.ft.	ASSESSMENTS: 309.36
	TOTAL AMOUNT DUE 5,494.43
TOTAL OTHER ASSESSMENTS: 309.36	GRAND TOTAL DUE THIS BILLING: 5,494.43

RETURN THIS PORTION WITH YOUR PAYMENT

09/21/2020

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2020	R7182 063	12-1-2020	\$5,494.43	

Address
Change:

☐


R7182 063 249882
YOUNG LEE
3373 HAMILTON MILL RD
BUFORD GA 30519-4006

28,268



Check here and fill out the back
of this remittance slip if your
billing address or property
location has changed.



1111

1 20 187182000630000 3 00000549443 00000549443 1