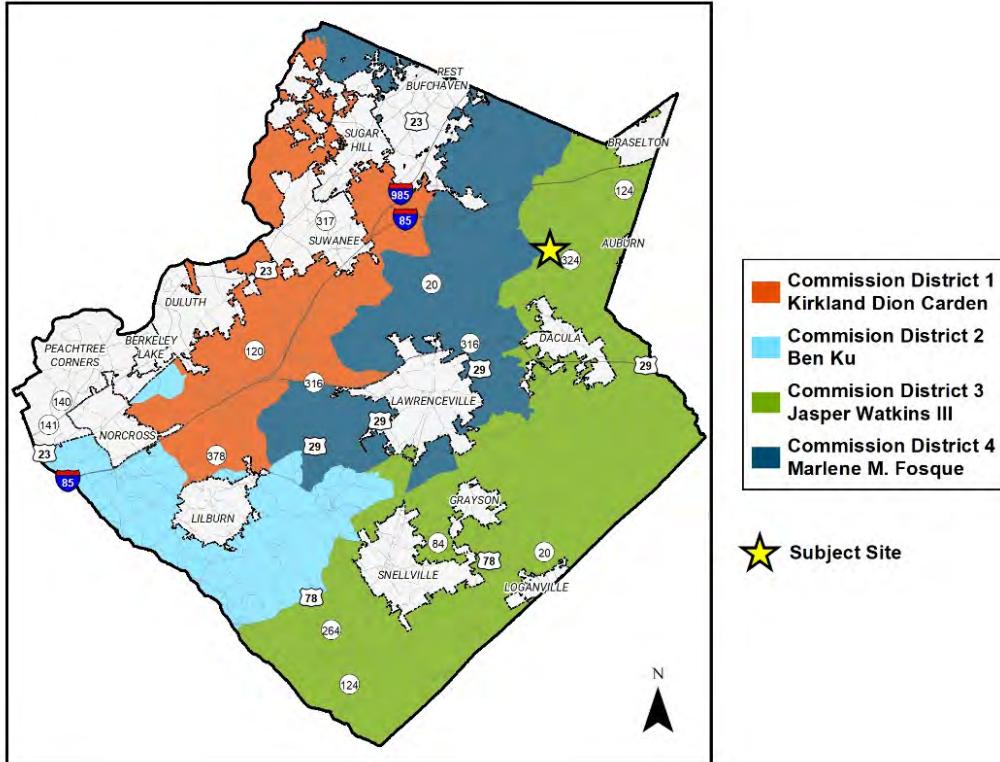




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number:	RZR2022-00031
Current Zoning:	RA-200 (Agriculture-Residence District)
Request:	Rezoning to R-100 (Single-Family Residence District)
Address:	3107 Jim Moore Road
Map Number:	R2001 058
Site Area:	1.03 acres
Lots:	2
Proposed Development:	Single-Family Detached Subdivision
Commission District:	District 3 – Commissioner Watkins*
Character Area:	Established Neighborhoods
Staff Recommendation:	APPROVAL WITH CONDITIONS

Planning Commission	
Recommendation:	APPROVAL WITH CONDITIONS



*Commission District 4 beginning on January 1, 2023

Planning Commission Advertised Public Hearing Date: 10/4/2022
Board of Commissioners Advertised Public Hearing Date: 10/25/2022

Applicant: Florentina Fisteag
1264 Lob Lolly Way
Lawrenceville, GA 30043

Owner: Florentina Fisteag
1264 Lob Lolly Way
Lawrenceville, GA 30043

Contact: Florentina Fisteag

Contact Phone: 678.668.4731

Zoning History

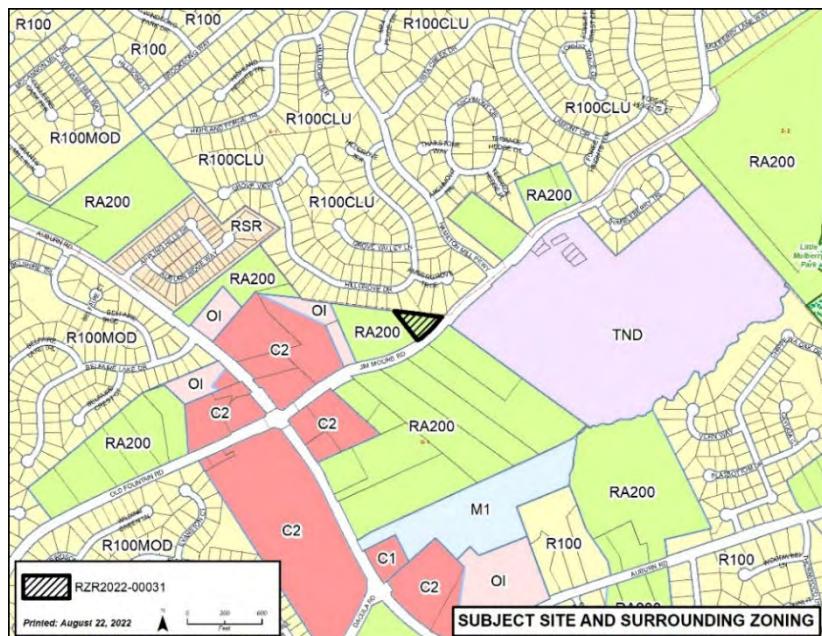
The subject property is zoned RA-200 (Agriculture-Residence District). No prior rezoning cases are on record for this property.

Existing Site Condition

The subject site is a 1.03-acre undeveloped parcel located along Jim Moore Road east of its intersection with Auburn Road. The triangular-shaped parcel is undeveloped with sparse vegetation located throughout the site. The site slopes down approximately 36 feet from Jim Moore Road to the rear of the site. Overhead utilities and a sidewalk are located along the road frontage. The nearest Gwinnett County Transit stop is approximately 7.4 miles from the subject site.

Surrounding Use and Zoning

The subject site is immediately surrounded by single-family residential subdivisions and residences on large lots. Commercial uses are located to the west of the site at the Jim Moore Road and Auburn Road intersection. This area contains a mixture of commercial uses such as restaurants, a pharmacy, convenience store with fuel pumps, and multi-tenant commercial buildings. Across Jim Moore Road to the south and east are parcels currently under review and under construction for traditional neighborhood developments. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-100	0.52 units per acre
North	Single-Family Residential	R-100 CLU	1.90 units per acre
East	Single-Family Residential	TND	1.40 units per acre
South	Single-Family Residential	RA-200	0.15 units per acre
West	Single-Family Residential	RA-200	0.21 units per acre

Project Summary

The applicant requests rezoning of a 1.03-acre property from RA-200 to R-100 for two single-family detached residences, including:

- Subdividing the parcel into two lots.
- Each lot would contain a single-family residence with a minimum heated floor area of 3,500 square feet.
- No elevations were provided, however, the letter of intent states that the homes will be constructed with Hardiplank and brick and stone accents.

Zoning and Development Standards

The applicant is requesting rezoning to R-100 (Single-Family Residence District). The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	< 35'	YES
Front Yard Setback	Minimum 35'	50'	YES
Side Yard Setback	Minimum 10' one side, 25' two sides	>10' one side >25' two sides	YES
Rear Yard Setback	Minimum 40'	40'	YES
Heated Floor Area	Minimum 1,400 square feet	Minimum 3,500 square feet	YES
Minimum Lot Size	Minimum 15,000 square feet (sewer)	>15,000 square feet	YES

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. External agency review comments are attached (Exhibit D). Standard site and infrastructure improvements will also be required related to transportation, stormwater, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Rezoning Request Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO:

A. Whether a proposed zoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The site is surrounded by single-family residential subdivisions and residences on large lots. The proposed density and nature of their development is similar to the existing, adjacent subdivisions. The development is suitable given the surrounding area and recently approved developments.

B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.

The existing use and usability of adjacent or nearby properties would not be adversely affected by the zoning change. Adjacent properties are developed with single-family subdivisions and residences on large lots. The development of two single-family residences would complement the surrounding neighborhoods.

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

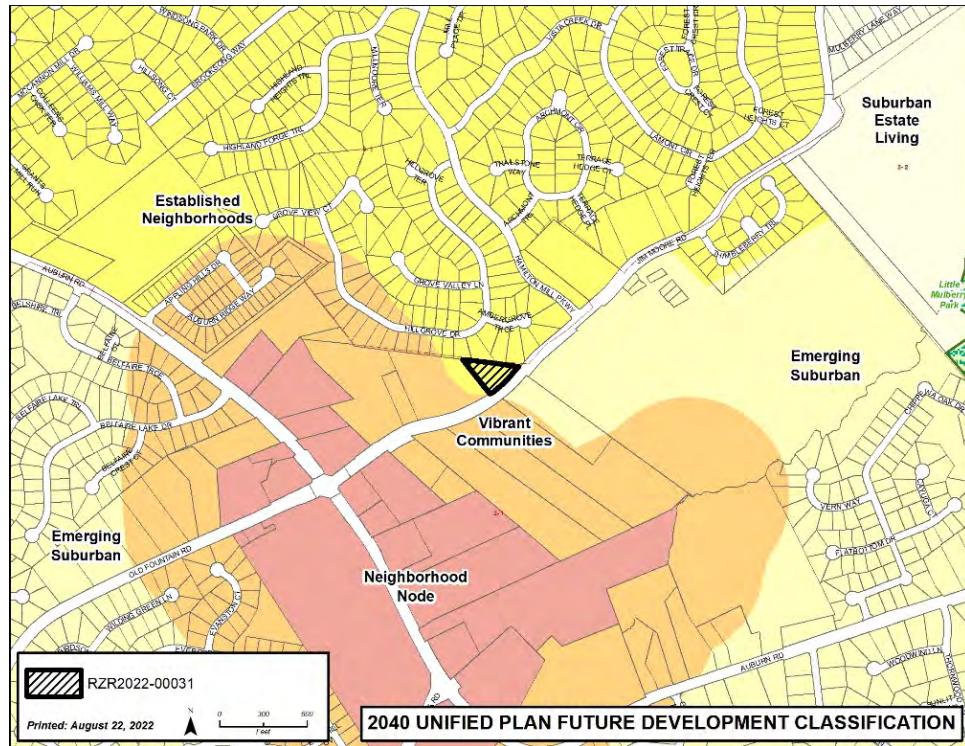
The property has a reasonable economic use as currently zoned.

D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Minimal impact on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff. Minimal 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 Established Neighborhoods Character Area which promotes the development of single-family residences. Two single-family detached residences, as proposed by the applicant, would be in conformity with the policy and intent of the Unified Plan and Future Development Map.



F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning.

This section of Jim Moore Road has experienced recent growth of new residential developments at higher densities than RA-200, such as recently approved TND developments. Therefore, the proposed rezoning would be suitable based on existing and changing conditions.

Staff Recommendation

Based on the staff's evaluation of the request and the standards governing the exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the rezoning request.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions)

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

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received August 4, 2022, by the Department of Planning and Development, with revisions required by conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. The property shall be limited to single-family detached dwellings and accessory uses and structures, not to exceed two lots.

3. The minimum heated floor area per dwelling unit shall be 3,500 square feet.
4. All dwellings shall have at least a double-car garage.
5. The new residence shall adhere to the Architectural Design Standards for Category 2, Detached Residential Buildings.
6. Natural vegetation shall remain on the property until the issuance of a building permit or development permit.

Exhibits:

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

Exhibit A: Site Visit Photos



View along Jim Moore Road

Exhibit B: Site Plan

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

8/4/2022

AMERICAN

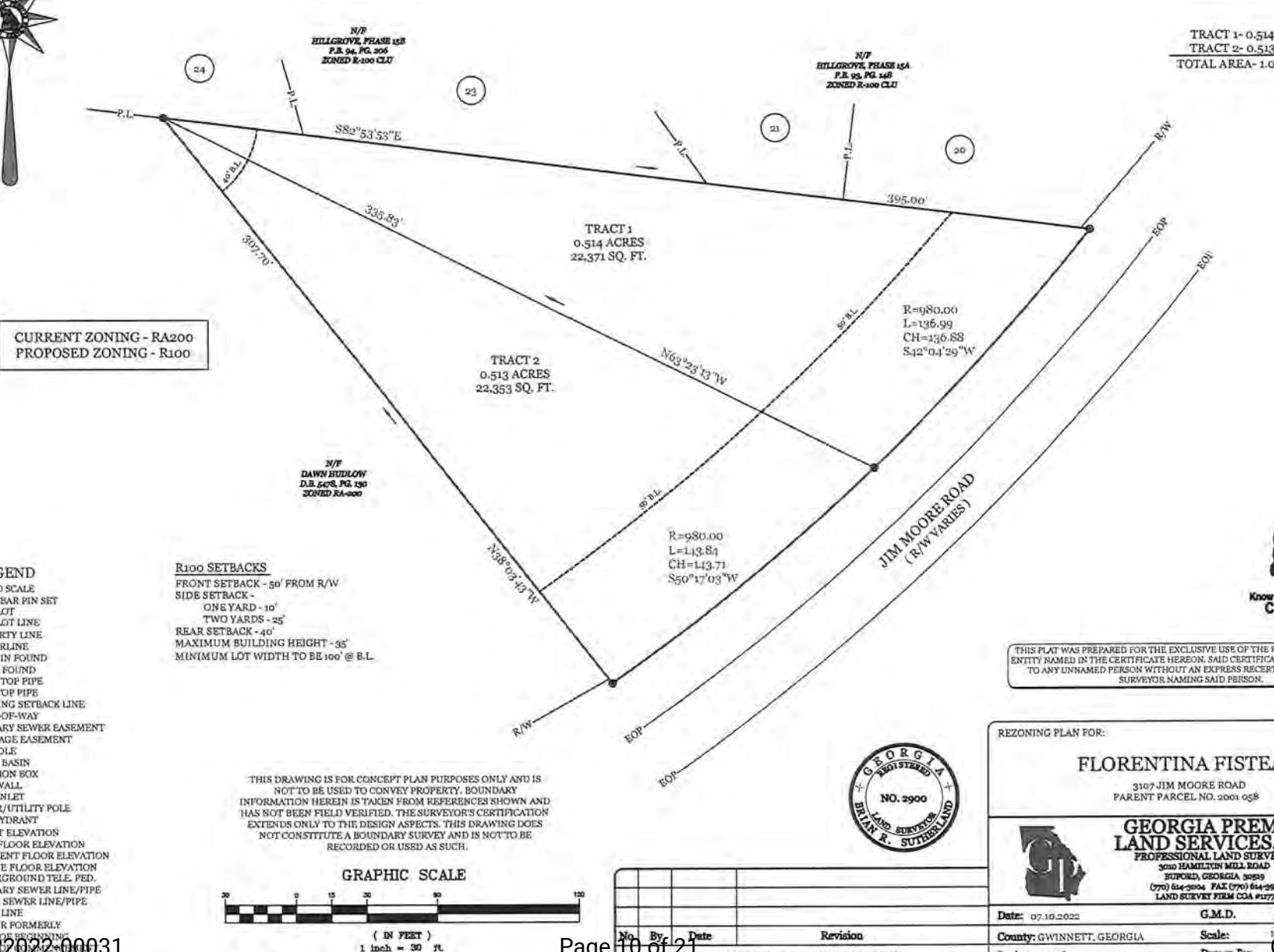
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

REFERENCES:
1. ADMINISTRATOR'S DEED FOR FLORENTINA FISTEAG RECORDED IN DEED BOOK 58541, PAGE 739 GWINNETT COUNTY RECORDS.

GEORGIA PREMIER LAND SERVICES, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 235.112 FEET AND CONTAINS 1.027 ACRES.

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY PER F.I.R.M. PANEL NO. 13135Co048F.
DATED SEPTEMBER 29, 2006.



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.



Date:	G.M.D.	1587	Sheet No.
07.10.2022			
County:	Scale:	1" = 30'	
GWINNETT, GEORGIA			
Project:	Drawn By:		1 of 1
22208	CL		

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

[attached]

RECEIVED REZONING APPLICANT'S LETTER OF INTENT

8.17.22

The Applicant and Owner, Florentina Fisteag, requests a rezoning for the property located at 3107 Jim Moore Road. The property is currently zoned RA-200 and the request is to rezone the property to R-100 to allow the development of 2 Private Residences. The property is adjacent to Pinegrove - Hamilton Mill Subdivision to the north which is Zoned R-100CLU and tax parcel no. R2001 250 to the south zoned RA-200. The homes will be a minimum of 3,500 s.f. for a two story home. The homes will be Hardiplank with Brick and Stone Accents. Sewer is located to the north on Hillgrove Drive and to be installed prior to development.

RECEIVED

8/4/2022

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

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

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

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

Yes, it will be 2 beautiful homes :)

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

No, it will not

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

It will help economic yes

(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 not

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

Yes, it is

(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:

X/0

Exhibit D: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date: 9.16.2022		
Department/Agency Name: Transportation		
Reviewer Name: Brent Hodges		
Reviewer Title: Construction Manager 1		
Reviewer Email Address: Brent.Hodges@gwinnettcounty.com		
Case Number:		
Case Address: 3107 Jim Moore Road		
Comments: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
1	Jim Moore Road is a major collector. ADT = 5,170.	
2	7.4 miles to nearest transit facility (#2334754) Buford/SR 20 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		



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: Michael.pappas@gwinnettcounty.com	
Case Number: RZR2022-00031	
Case Address: 3107 Jim Moore Road	
Comments: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
1	Water: The development may connect to an existing 8-inch water main located in the north right-of-way of Jim Moore Road.
2	Sewer: There is an existing 8-inch sanitary sewer main located approximately 180 feet north in the right-of-way of Hillgrove Drive.
3	Sewer: An easement will be required to access this sewer.
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

RZR2022-00031

HILLGROVE DR

Potential
Tie-in MH
320337

2001
058

JIM MOORE RD
V. Woodcock
R. Moore
8 Inch

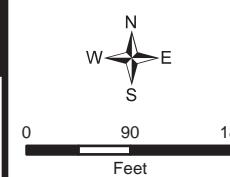
12 inch

2 inch

LEGEND

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

3107 Jim Moore Rd
RA-200 to R-100
**Water & Sewer
Utility Map**



LOCATION



Water Comments: The development may connect to an existing 8-inch water main located on the north right-of-way of Jim Moore Road.

Sewer Comments: A Sewer Capacity Certification is required to confirm capacity. Pending available capacity, the proposed development may connect to an existing 8-inch sanitary sewer main located on Hillgrove Drive. An easement will be required to access the sewer.

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

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

Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards, specifically 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.

Exhibit E: Maps

[attached]

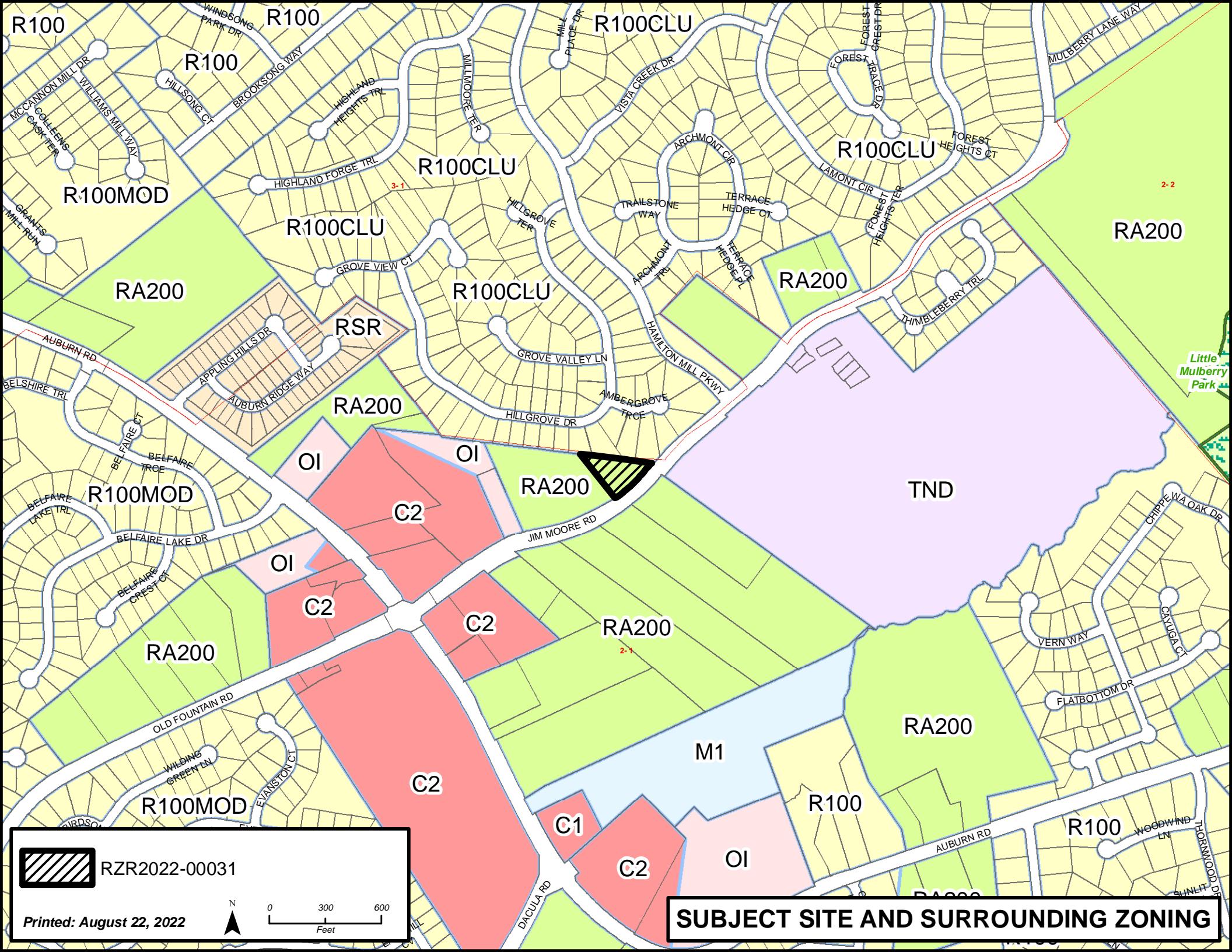


 RZR2022-00031

Printed: August 22, 2022



N
0 80 160
Feet



RZR2022-00031

2

Printed: August 22, 2022

SUBJECT SITE AND SURROUNDING ZONING

Suburban Estate Living

Established Neighborhoods

Emerging Suburban

Vibrant Communities

Emerging Suburban

Neighborhood Node

RZR2022-00031

N

A number line starting at 0, with tick marks at 300 and 600. The word "Feet" is written below the line.

2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

Printed: August 22, 2022

RECEIVED

8/4/2022

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*	
NAME: Florentina Fisteag	NAME: Florentina Fisteag	
ADDRESS: 1264 Lob Lolly Way	ADDRESS: 1264 Lob Lolly Way	
CITY: Lawrenceville GA	CITY: Lawrenceville	
STATE: GA ZIP: 30043	STATE: GA ZIP: 30043	
PHONE: 678-668-4731	PHONE: 678-668-4731	
EMAIL: fisteag2fpm@yahoo.com	EMAIL: fisteag2fpm@yahoo.com	
CONTACT PERSON: Florentina Fisteag	PHONE: 678-668-4731	
CONTACT'S E-MAIL: fisteag2fpm@yahoo.com		
APPLICANT IS THE:		
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): R-100 REQUESTED ZONING DISTRICT: R-100		
PARCEL NUMBER(S): R 2001 250 ACREAGE: 1.027		
ADDRESS OF PROPERTY: 3107 Jim Moore Rd. Duluth GA 3009		
PROPOSED DEVELOPMENT: Subdivide lot		

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units 2	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): 0	Total Building Sq. Ft. _____
Gross Density: 0	Density: _____
Net Density: 0	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

8/4/2022

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

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

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

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

Yes, it will be 2 beautiful homes :)

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

No, it will not

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

It will help economic yes

(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 not

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

Yes, it is

(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:

X/0

RECEIVED

8/4/2022

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.

Florentina Fistreay
Signature of Applicant

8/4/2022
Date

Florentina Fistreay homeowner
Type or Print Name and Title

Margaret J. Wilson
Signature of Notary Public

8/4/2022
Date



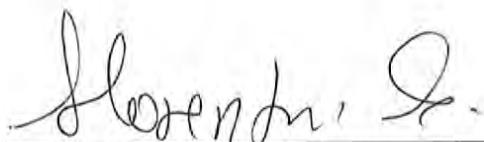
Notary Seal

RECEIVED

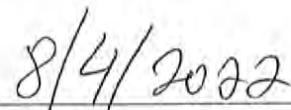
8/4/2022

REZONING PROPERTY OWNER'S CERTIFICATION

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



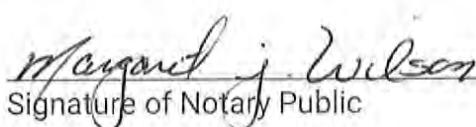
Signature of Property Owner



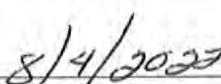
Date



Type or Print Name and Title



Signature of Notary Public



Date



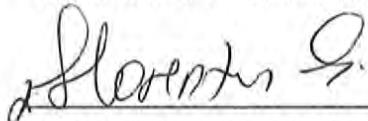
Notary Seal

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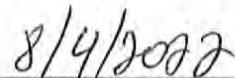
8/4/2022

CONFFLICT OF INTEREST CERTIFICATION FOR REZONING

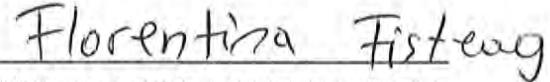
The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.



SIGNATURE OF APPLICANT



DATE

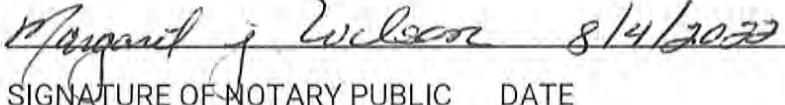


TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE



SIGNATURE OF NOTARY PUBLIC

DATE

NOTARY SEAL

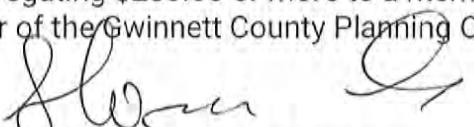


DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

YES

NO



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

8/4/2022

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER:
(Map Reference Number)

_____ - _____ - R 2001 250
District Land Lot Parcel

Florentina
Signature of Applicant

8/4/2022
Date

Florentina Fiskeay
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)

J. M. Swafford
NAME
8/4/22
DATE

FTA
TITLE

RECEIVED

8/4/2022

3107 Jim Moore Road

1.027 Acres

All that tract or parcel of land lying and being in GMD 1587, Gwinnett County, Georgia and being more particularly described as follows;

To find the True Point of Beginning, commence at the southwest right of way of Hamilton Mill Parkway (right of way varies) and the northwest right of way of Jim Moore Road (right of way varies) if extended to form a point; THENCE traveling on said northwest right of way of Jim Moore Road in a generally southwesterly direction for a distance of 489.45 feet to a point, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, continuing on said right of way along a curve to the right having a radius of 980.00 feet and an arc length of 280.83 feet being subtended by a chord bearing of South 46 Degrees 16 Minutes 46 Seconds West and a chord distance of 279.87 feet to a point; THENCE leaving said right of way North 38 Degrees 03 Minutes 43 Seconds West for a distance of 307.70 feet to a point; THENCE South 82 Degrees 53 Minutes 53 Seconds East for a distance of 395.00 feet to a point on the northwest right of way of Jim Moore Road, said point being THE TRUE POINT OF BEGINNING.

Said property contains 1.027 Acres.

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THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

REFERENCES:
1. ADMINISTRATOR'S DEED FOR FLORENTINA FISTEAG RECORDED IN DEED BOOK 58541, PAGE 739 GWINNETT COUNTY RECORDS.

GEORGIA PREMIER LAND SERVICES, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 235.112 FEET AND CONTAINS 1.027 ACRES.

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY PER F.I.R.M. PANEL NO. 13135Co0948F, DATED SEPTEMBER 29, 2006.



CURRENT ZONING - RA200
PROPOSED ZONING - R100

N/P
HILLGROVE, PHASE 15B
P.L. 94, PG. 306
ZONED R-100 CLU

N/P
HILLGROVE, PHASE 15A
P.L. 92, PG. 148
ZONED R-100 CLU

TRACT 1- 0.514 ACRES
TRACT 2- 0.513 ACRES
TOTAL AREA- 1.027 ACRES

N/P
DAWN HIDLAW
D.B. 5478, PG. 330
ZONED RA-200

TRACT 1
0.514 ACRES
22,371 SQ. FT.

TRACT 2
0.513 ACRES
22,353 SQ. FT.

R=980.00
L=136.99
CH=136.88
S42°04'29"W

JIM MOORE ROAD
(R/W VARIES)

R=980.00
L=138.83
CH=143.71
S50°17'03"W

N38°03'40"W

R/W

EOP

EOP

EOP



Know what's below.
Call before you dig.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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

R100 SETBACKS
FRONT SETBACK - 50' FROM R/W
SIDE SETBACK -
ONE YARD - 10'
TWO YARDS - 25'
REAR SETBACK - 40'
MAXIMUM BUILDING HEIGHT - 35'
MINIMUM LOT WIDTH TO BE 100' @ B.L.

THIS DRAWING IS FOR CONCEPT PLAN PURPOSES ONLY AND IS NOT TO BE USED TO CONVEY PROPERTY. BOUNDARY INFORMATION HEREIN IS TAKEN FROM REFERENCES SHOWN AND HAS NOT BEEN FIELD VERIFIED. THE SURVEYOR'S CERTIFICATION EXTENDS ONLY TO THE DESIGN ASPECTS. THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT TO BE RECORDED OR USED AS SUCH.

GRAPHIC SCALE
30 20 15 10 5 1 10 20 30
(IN FEET)
1 inch = 30 ft



REZONING PLAN FOR:

FLORENTINA FISTEAG

3107 JIM MOORE ROAD
PARENT PARCEL NO. 2001 058

GEORGIA PREMIER
LAND SERVICES, INC.
PROFESSIONAL LAND SURVEYING
300 HAMILTON MILL ROAD
SUFDORF, GEORGIA 30026
(770) 644-2004 FAX (770) 644-2065
LAND SURVEY PERM COA #1777

Date:	G.M.D.	1587	Sheet No.
07.10.2022			
County: GWINNETT, GEORGIA	Scale:	1" = 30'	
ACAD FILE: 22/22008/3107.JimMooreRoad/208Zoning.DWG	Drawn By:	AS	1 of 1

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REZONING APPLICANT'S LETTER OF INTENT

The Applicant and Owner, Florentina Fisteag, requests a rezoning for the property located at 3107 Jim Moore Road. The property is currently zoned RA-200 and the request is to rezone the property to R-100 to allow the development of 2 Private Residences. The property is adjacent to Pinegrove - Hamilton Mill Subdivision to the north which is Zoned R-100CLU and tax parcel no. R2001 250 to the south zoned RA-200. The homes will be a minimum of 3,500 s.f. for a two story home. The homes will be Hardiplank with Brick and Stone Accents.

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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

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