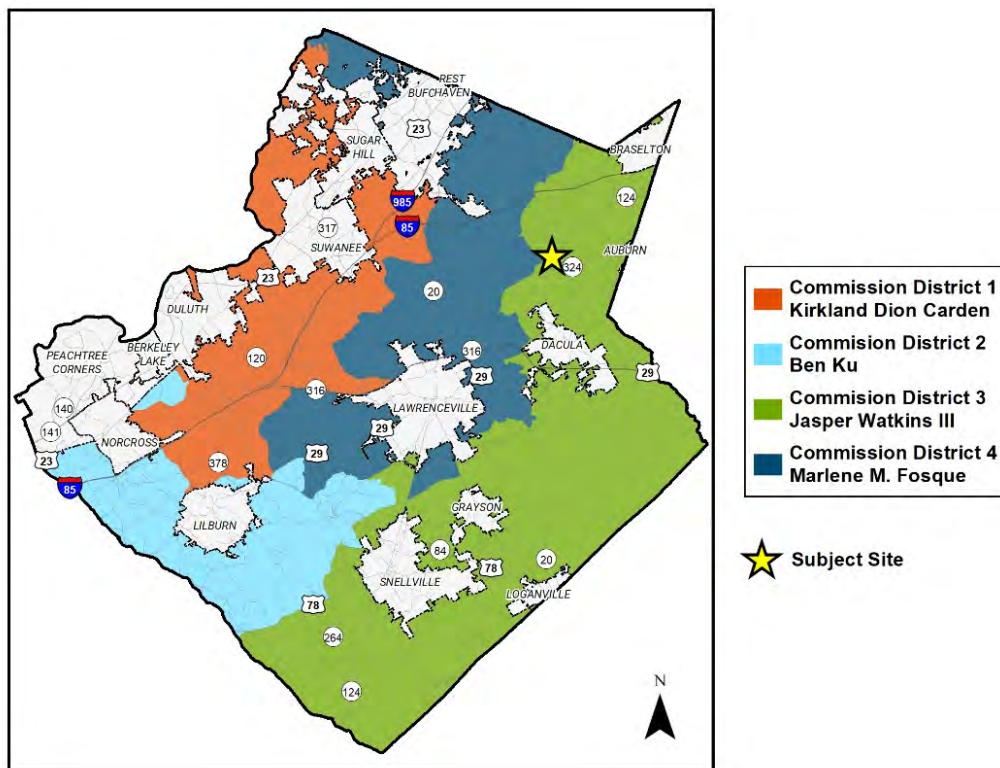


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

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

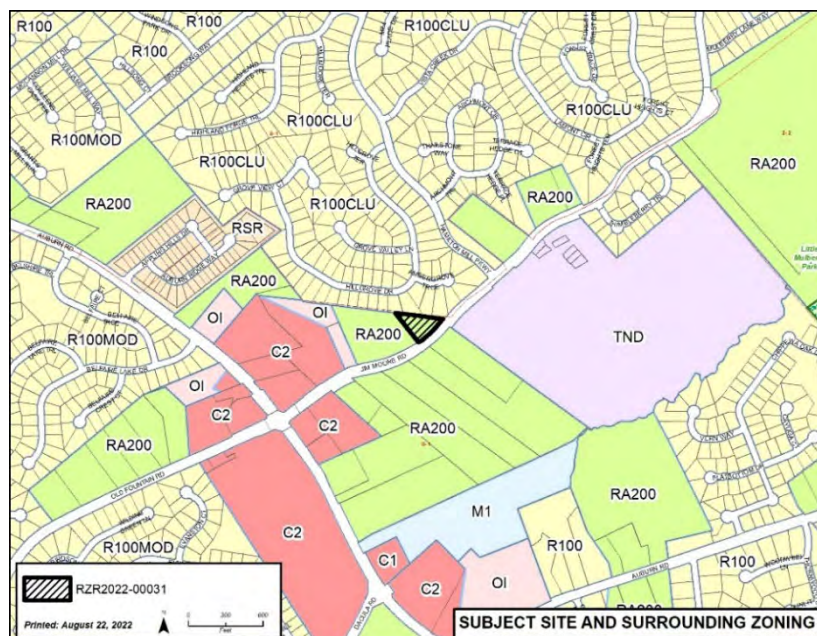
The subject property is zoned RA-200 (Agriculture-Residence District). No prior rezoning cases are on record for this property.

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.

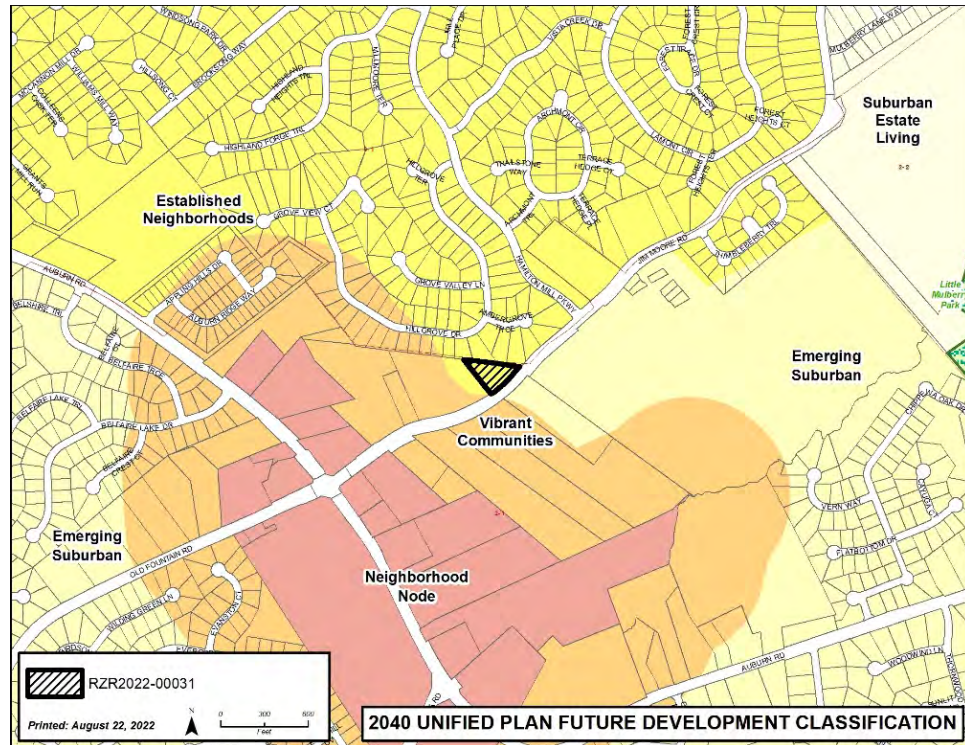
The property has a reasonable economic use as currently zoned.

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]

RECEIVED

8/4/2022

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 WINNETT 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.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 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. 13135C0048F, DATED SEPTEMBER 29, 2006.

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

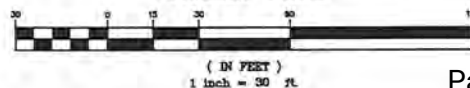
CURRENT ZONING - RA200
PROPOSED ZONING - R100

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



Page 10 of 21



REZONING PLAN FOR:

FLORENTINA FISTEAG

3107 JIM MOORE ROAD
PARENT PARCEL NO. 2001 058



**GEORGIA PREMIER
LAND SERVICES, INC.**
PROFESSIONAL LAND SURVEYING
3010 HAMILTON MILL ROAD
SUFD, GEORGIA 30099
(770) 614-2004 FAX (770) 614-2005
LAND SURVEY FIRM COA #127

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



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.

RZR2022-00031

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

[attached]

RECEIVED

8.17.22

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. 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, 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:

No

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@gwinnettcountry.com	
Case Number:			
Case Address:		3107 Jim Moore Road	
Comments:		<input checked="" type="checkbox"/> X	<input 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"/> X 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@gwinnettcountry.com	
Case Number:		RZR2022-00031	
Case Address:		3107 Jim Moore Road	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<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"/>	<input type="checkbox"/> YES
		<input checked="" type="checkbox"/> X	<input type="checkbox"/> NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

October 2022

RZR2022-00031

HILMGROVE DR

Potential
Tie-in MH
320337

2001
058

JIM MOORE RD













8 Inch

12 inch

8 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



0 90 180
Feet

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 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.

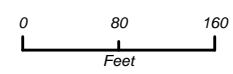
Exhibit E: Maps

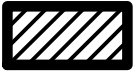
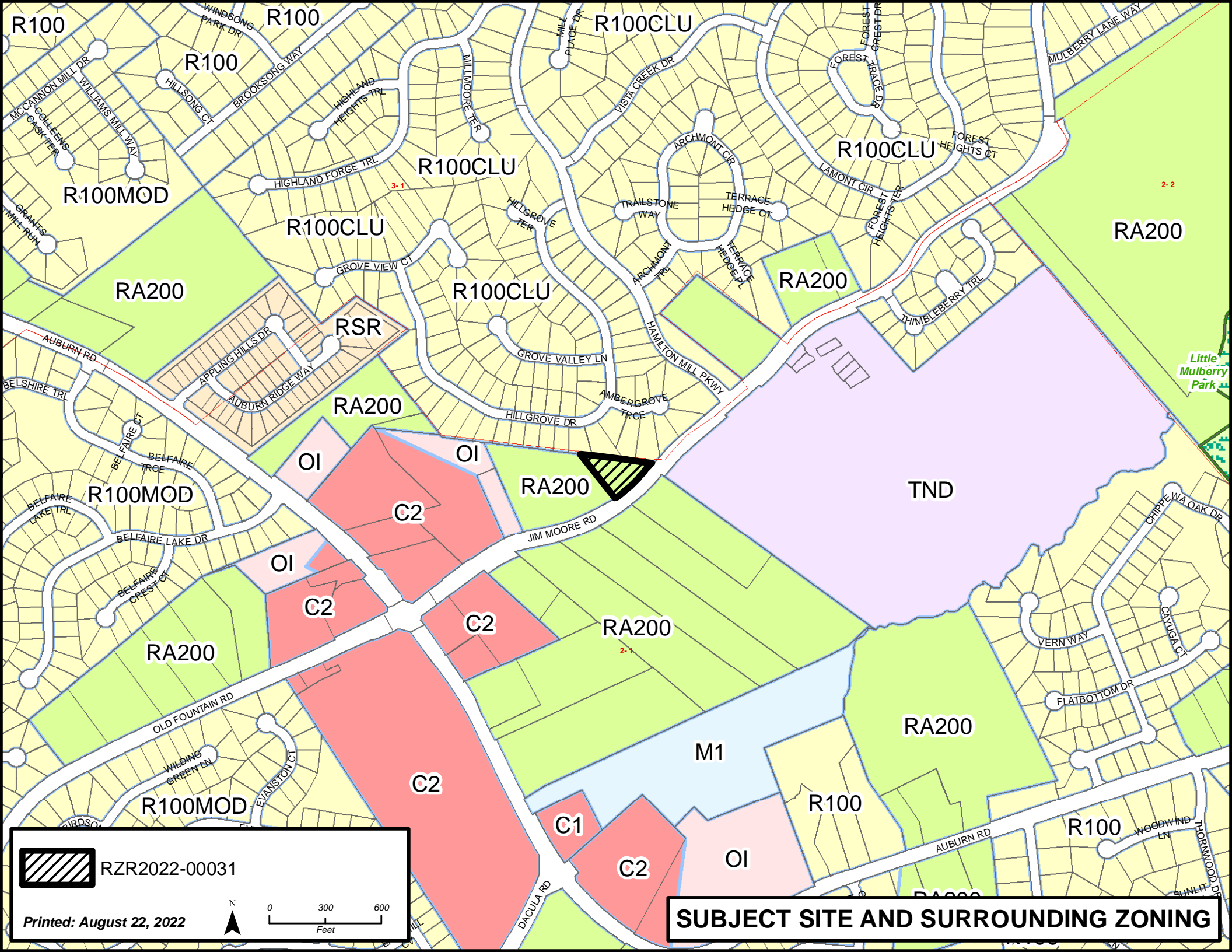
[attached]



RZR2022-00031

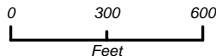
Printed: August 22, 2022





RZR2022-00031

Printed: August 22, 2022



SUBJECT SITE AND SURROUNDING ZONING

RECEIVED

8/4/2022

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Florentina Fisteag</u>	NAME: <u>Florentina Fisteag</u>
ADDRESS: <u>1264 Lob Lolly Way</u>	ADDRESS: <u>1264 Lob Lolly Way</u>
CITY: <u>Lawrenceville GA</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>678-668-4731</u>	PHONE: <u>678-668-4731</u>
EMAIL: <u>fisteag2ffm@yahoo.com</u>	EMAIL: <u>fisteag2ffm@yahoo.com</u>
CONTACT PERSON: <u>Florentina Fisteag</u> PHONE: <u>678-668-4731</u>	
CONTACT'S E-MAIL: <u>fisteag2ffm@yahoo.com</u>	

APPLICANT IS THE:

☐ OWNER'S AGENT ☒ PROPERTY OWNER ☐ CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(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 30019

PROPOSED DEVELOPMENT: Subdivide lot

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

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.

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- (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, 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:

No

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 S.
Signature of Applicant

8/4/2022
Date

Florentina Fisteag 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.

Florentina I.

Signature of Property Owner

8/4/2022

Date

Florentina Fisteay homeowner

Type or Print Name and Title

Margaret J. Wilson

Signature of Notary Public

8/4/2022

Date



Notary Seal

RECEIVED

8/4/2022

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.

Florentina G. 8/4/2022 Florentina Fisteag
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

Margaret J Wilson 8/4/2022
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

Florentina G.

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

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: _____ - _____ - R2001 250
(Map Reference Number) District Land Lot Parcel

Florentina G. 8/4/2022
Signature of Applicant Date

Florentina Fisteag
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)

Imssoffe TSA
NAME TITLE
8/4/22
DATE

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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 WINNETT 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.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 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. 13135C0048F, DATED SEPTEMBER 29, 2006.

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

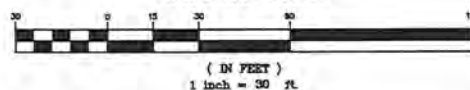
CURRENT ZONING - RA200
PROPOSED ZONING - R100

- LEGEND**
- NTS = NOT TO SCALE
 - IPS = 1/2" REBAR PIN SET
 - LL = LAND LOT
 - LLL = LAND LOT LINE
 - P.L. = PROPERTY LINE
 - C.L. = CENTERLINE
 - IPF = IRON PIN FOUND
 - RBF = REBAR FOUND
 - CTP = CRIMP TOP PIPE
 - OTF = OPEN TOP PIPE
 - BSL = BUILDING SETBACK LINE
 - R/W = RIGHT-OF-WAY
 - SSE = SANITARY SEWER EASEMENT
 - DE = DRAINAGE EASEMENT
 - MH = MANHOLE
 - CB = CATCH BASIN
 - JB = JUNCTION BOX
 - HW = HEADWALL
 - DI = DROP INLET
 - PP = POWER/UTILITY POLE
 - FH = FIRE HYDRANT
 - IE = INVERT ELEVATION
 - FFE = FIRST FLOOR ELEVATION
 - BFE = BASEMENT FLOOR ELEVATION
 - GFE = GARAGE FLOOR ELEVATION
 - UTP = UNDERGROUND TELE. PED.
 - SSL = SANITARY SEWER LINE/PIPE
 - STL = STORM SEWER LINE/PIPE
 - FL = 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



REZONING PLAN FOR:

FLORENTINA FISTEAG

3107 JIM MOORE ROAD
PARENT PARCEL NO. 2001 058



**GEORGIA PREMIER
LAND SERVICES, INC.**
PROFESSIONAL LAND SURVEYING
3010 HAMILTON MILL ROAD
BURNING WOOD, GEORGIA 30099
(770) 614-2004 FAX (770) 614-2005
LAND SURVEY FIRM COA #127

No.	By	Date	Revision

ACAD FILE: 22/20208/3107JimMooreRoad/208Zoning.DWG

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



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.

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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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