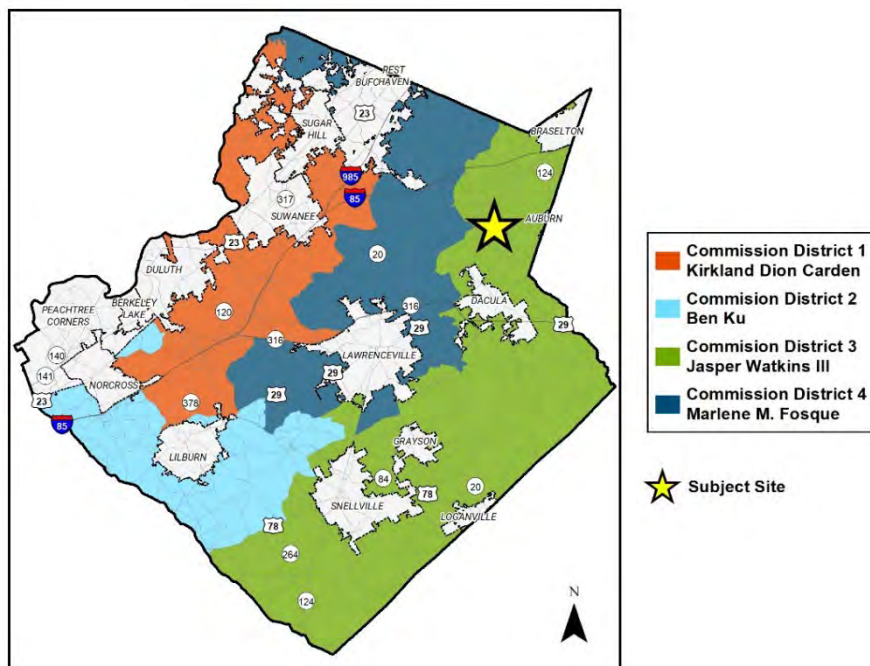


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZR2022-00033
Current Zoning: RA-200 (Agriculture-Residence District)
Overlay District: GA HWY 124/324/Hamilton Mill
Request: Rezoning to **R-100** (Single-Family Residence District)
Address: 932 Auburn Road
Map Number: R2001 017
Site Area: 4.65 acres
Lots: 5
Proposed Development: Single-Family Detached Subdivision
Commission District: District 3 – Commissioner Watkins*
Character Area: Emerging Suburban

Staff Recommendation: **APPROVAL WITH CONDITIONS**

**Planning Commission
Recommendation:** **APPROVAL WITH CONDITIONS**



*Commission District 4 effective January 1, 2023

Planning Commission Advertised Public Hearing Date: 11/2/2022
Board of Commissioners Advertised Public Hearing Date: 11/15/2022

Applicant: Tamara Buta
c/o Alliance Engineering and Planning
299 South Main Street
Alpharetta, GA 30009

Owners: Radu Construction, LLC
3145 Tangle Blew Path
Dacula, GA 30019

Contact: Tyler Lasser

Contact Phone: 770.225.4730

Zoning History

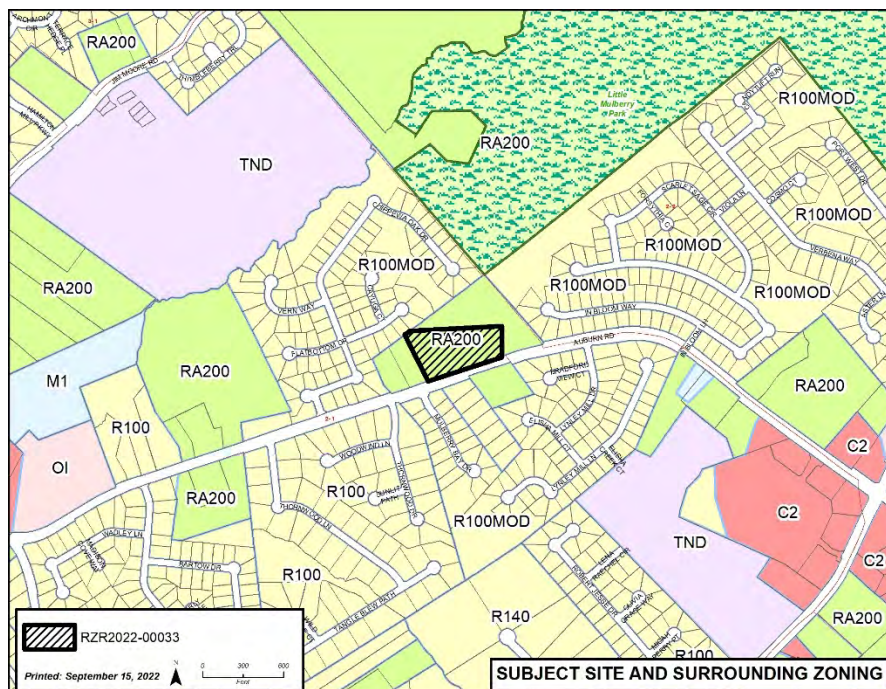
The subject property is zoned RA-200 (Agriculture-Residence District). There are no rezoning cases are on record for this property.

Existing Site Condition

The subject site is a 4.65-acre parcel located along Auburn Road west of its intersection with Fence Road. The parcel is moderately vegetated and has two existing residential structures and two curb cuts from Auburn Road. The structures appear to be vacant. The property slopes down roughly 10 feet from the road frontage to the rear of the property. A stream runs through the northeastern top of the property with associated buffers extending into the rear of the site. Overhead utilities are present along the road and there are no sidewalks located along the road frontage. The nearest Gwinnett County Transit facility is approximately 7.9 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by single-family residential subdivisions and residences on large lots. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-100	1.08 units per acre
North	Single-Family Residential	RA-200 R-100 MOD	0.2 units per acre 0.46 units per acre
East	Single-Family Residential	RA-200	0.2 units per acre
South	Single-Family Residential Single-Family Residential	R-100 RA-200	2 units per acre 0.5 units per acre
West	Single-Family Residential	RA-200	0.83 units per acre

Project Summary

The applicant requests rezoning of a 4.65-acre property from RA-200 to R-100 for the construction of a single-family detached subdivision, including:

- Five lots ranging in size from 31,776 square feet to 52,320 square feet.
- Two-story single-family residences with a minimum heated floor area of 3,000 square feet.
- Exterior building materials consisting of brick, stone, and accents of fiber cement.
- Each home will include a minimum two car garage.
- Individual driveways from Auburn Road.

Zoning and Development Standards

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

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	< 35'	YES
Front Yard Setback	Minimum 50' Major Thoroughfare	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 3,000 square feet	YES
Minimum Lot Size	Minimum 15,000 square feet (sewer)	Minimum 31,776 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 this development are similar to the adjacent subdivisions. The development is suitable given the surrounding area and recently approved single-family residential 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 five single-family residences is consistent with the surrounding neighborhoods.

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

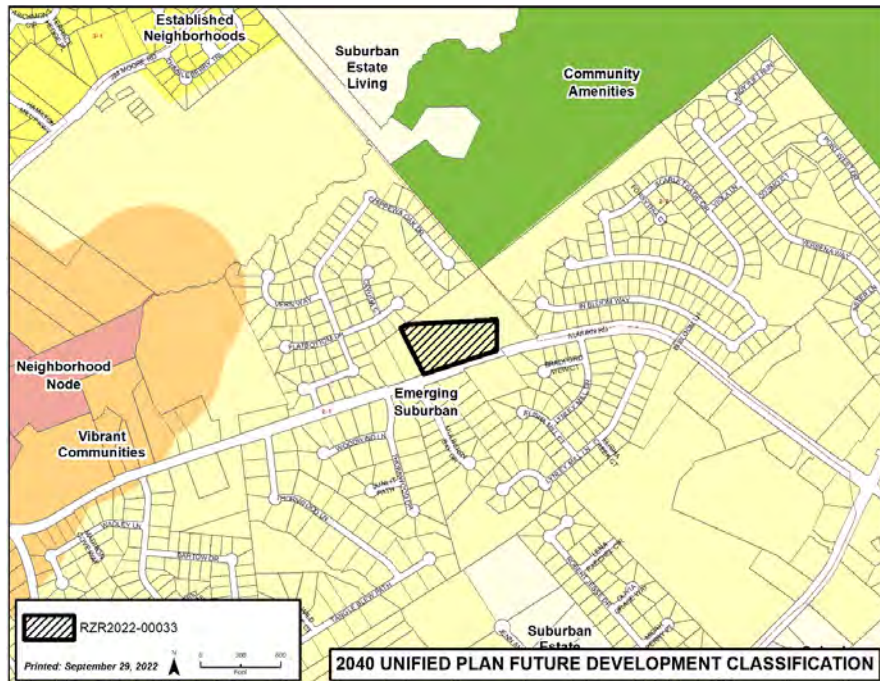
The property has a reasonable economic use as currently zoned.

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 and Future Development Map indicates that the subject property lies within the Emerging Suburban Character Area which designates areas that are currently mainly residential and are expected to experience new development during the 20-year planning period of the plan. Potential development types include single-family residential, open space conservation subdivisions, and mixed residential developments. Therefore, five single-family detached residences, as proposed by the applicant, would be appropriate.



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 Auburn Road features single-family residences and single-family detached subdivisions. The proposed lots exceed the minimum lot size for R-100 which will preserve the low-density character of the area.

Staff Recommendation

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

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 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 September 1, 2022, by the Department of Planning and Development, with

revisions and elevations 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 five lots.
3. The minimum heated floor area per dwelling unit shall be 3,000 square feet.
4. All dwellings shall have at least a double-car garage.
5. All dwellings shall adhere to the Architectural Design Standards for Category 3, Detached Residential Buildings.
6. Natural vegetation shall remain on the property until the issuance of a development permit.
7. Homes shall be served by sewer. The applicant shall pursue approval of sewer and as-built drawings prior to exemption plat approval.
8. All grassed areas shall be sodded.

Exhibits:

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

Exhibit A: Site Visit Photos



View along Auburn Road



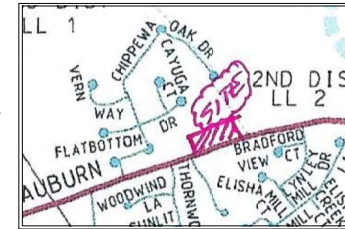
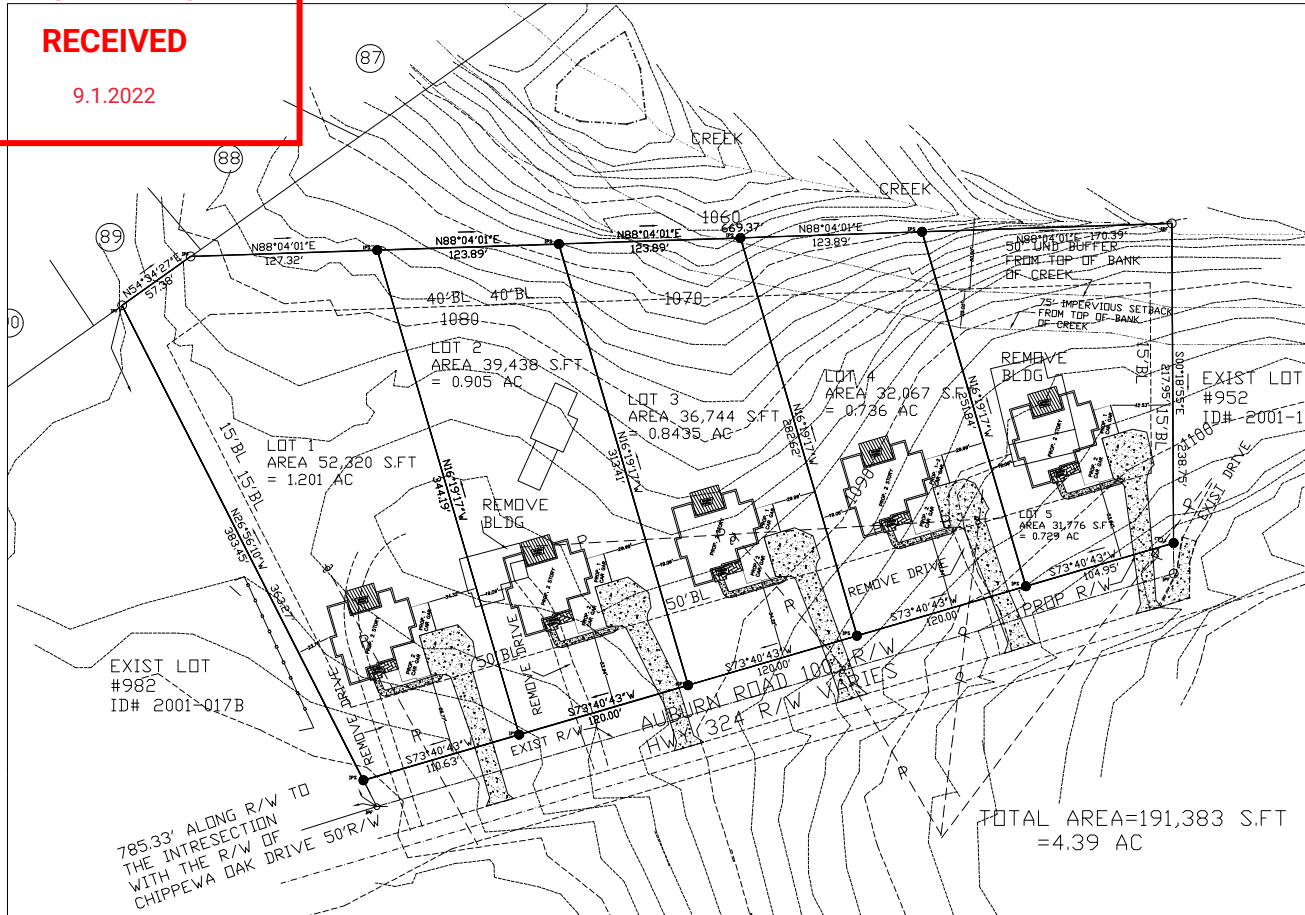
View along Auburn Road

Exhibit B: Site Plan

[attached]

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LOCATION MAP (NTS)

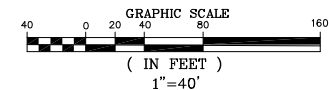
- NOTES:
- A: PROPERTY ZONED: (RA-200), PROPOSED ZONING = R-100
 - B: LOT AREA = 4.39 ACRES
 - C: BLDG. SETBACKS:
 - 1- FRONT: 50' EXTERIOR,
 - 2- REAR: 40 FT.
 - 3- SIDE: 10 FT. 25'-2 SIDES,
 - DENSITY = 5/4.39 = 1.138 LOTS / ACRE
 - E- MAX. HEIGHT OF BLDG = 35 FT.
 - F- LOT WIDTH AT FRONT B.L. = 100 FT.
 - G- REFERENCE SURVEY DONE BY CHRISTOPHER E. MOORE AND ASSOCIATES DATED 1-8-2015 FOR DANIEL BREAZU
 - H- MIN. HEATED FLOOR AREA= 1,400 S.F.T.
 - J- MIN. LOT SIZE = 15,000 S.F.T.
 - K- WATER IS PROVIDED BY GWINNETT COUNTY WATER SYSTEM
 - L- WASTE WATER DISPOSAL WILL BE PROVIDED GWINNETT COUNTY SEWER SYSTEM
 - M- REFERENCE TOPO INFORMATION BY GWINNETT COUNTY G.I.S.

- NOTES:
- 1- A 50 FOOT UNDISTURBED BUFFER AND 75 FOOT IMPERVIOUS SETBACK SHALL BE MAINTAINED ADJACENT TO ALL STREAMS.
 - 2- THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN FOR FIRM 15130C DATED SEPT. 20, 2000
 - 3- THERE ARE NO REGULAR BUILDINGS LOCATED ON THIS SITE.

REF SURVEY DONE BY CHRISTOPHER E. MOORE AND ASSOCIATES DATED 1-8-2015 FOR DANIEL BREAZU

APPROVAL OF THIS PLAT DOES NOT AUTHORIZE ANY LAND DISTURBANCE OR CONSTRUCTION LAND DISTURBANCE PERMITS AND /OR BUILDING PERMITS MUST BE OBTAINED PRIOR

NOTE:
-STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
-STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.



ID# 2001-017

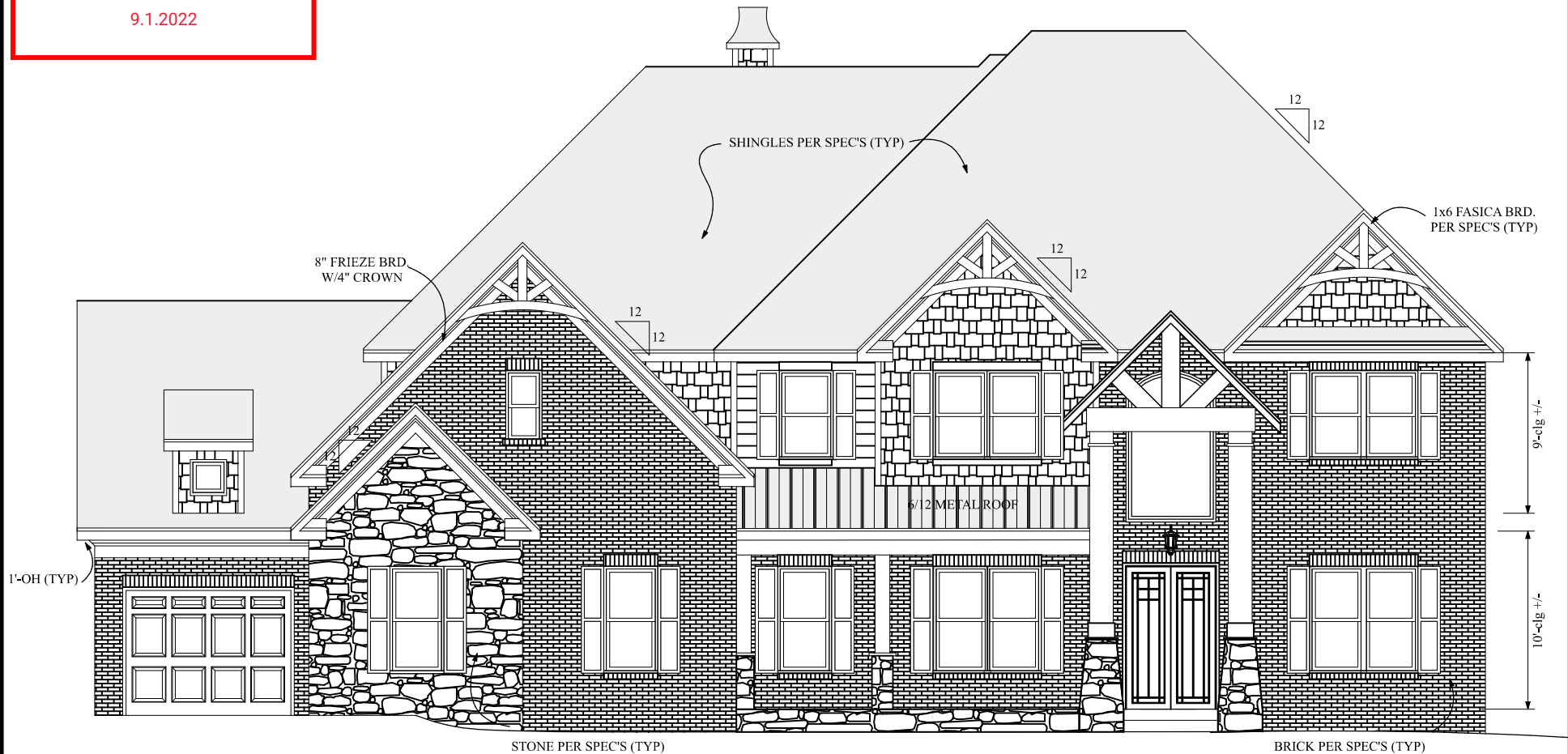
NO.	DATE	REVISIONS	BY	PROJECT NO.	DATE	PREPARED BY:	OWNERS	ZONING LAYOUT PLAT FOR	SCALE
1	07-18-22	REZONING PLAN AND PROP. SEWER		DESIGNED BY	AMM 04-29-22	MANSUR ENGINEERING, INC.	TAMARA KONSTANTINOVICH BUTA	TAMARA AND RADO	1"=40'
				DRAWN BY	AMM 04-29-22	1810 PEACHTREE INDUSTRIAL BLVD.	8945 AVERGREEN EVE CROSSING	932 AUBURN ROAD HWY 324	SHEET NO.
				CHECKED BY	AMM 04-29-22	SUITE 140	DACULA, GA 30019	DACULA, GA 30019	1 OF 1
				ENGINEER	AMM 04-29-22	DULUTH, GEORGIA 30097	3145 TANGLE WALK PATH	2ND DIST. LAND LOT 1	FILE NO.
				REGISTRATION NO. 21055	DATE 04-29-22	Phone: (770) 476-7014 Facsimile: (770) 476-7363	DACULA, GA 30019	BUFORD, GA 30519	
						MANSRENG@BELL.SOUTHNET	470-254-8629	GWINNETT COUNTY	

Exhibit C: Building Elevation

[attached]

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9.1.2022



FRONT ELEVATION

1/4" --- 1'-0"

REV.

DATE

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COPYRIGHTED © BY
WE PLAN HOMES

WE PLAN
HOMES
TEL: 770-814-0743
WWW.WEPLANHOMES.COM

ELEVATION A

DWG. BY:
PWL/SAM

DATE:
11-21-16

SHEET:

1

RZP2022-00033

Page 12 of 34

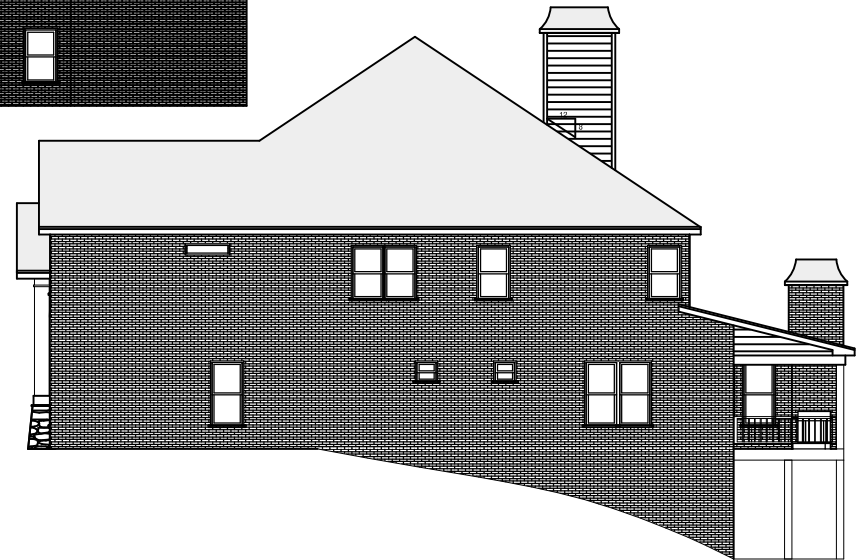
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REAR ELEVATION
1/4"---1'-0"



RIGHT ELEVATION
1/4"---1'-0"



LEFT ELEVATION
1/4"---1'-0"

REV.

DATE

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HOMES

TEL: 770-814-0741

SIDE ELEVATIONS A

DWG. BY:
PWL/SAM

DATE:
11-21-16

SHEET:

1-B

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

[attached]

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Applicant's Letter of Intent

Parcel #2001 017

Rezoning RA-200 to R-100

The applicant, Tamara Buta, requests a rezoning on a 4.65-acre lot on Auburn Road between Fence Road and Bailey Woods for the purpose of subdividing the property into five lots to construct new single-family dwellings. To develop the site as proposed, the applicant requests a rezoning from RA-200 to R-100. At five lots, the development would have a density of 1.08 units per acre. The R-100 zoning district requires each lot that is served by septic to have a minimum lot size of 25,500 square feet, and those with sewer to have a minimum lot size of 15,000 square feet. As proposed, the smallest of the five lots will have an area of 31,776 square feet. In addition to establishing large lots, each dwelling will exceed the minimum dwelling size of 1,400 square feet required in the R-100 zoning district. As proposed, each dwelling will have a heated floor area starting at 3,000 square feet. Each dwelling will be constructed with a mixture of materials, including brick, stone, and accents of fiber cement, and will include a minimum two-car garage. Home prices will start around \$700,000. The subject site is within the Emerging Suburban Character Area of the County's 2040 Comprehensive Plan, which encourages single-family residential uses. The Applicant submits that the proposed single-family development meets the intent of the 2040 plan as it is consistent with the existing uses and overall character of the surrounding area.

The applicant looks forward to meeting with staff as well as the community to answer all questions or concerns and is excited to be able to provide exceptional homes in a highly desirable section of Gwinnett County. Please refer to the attached documents for additional details regarding the layout and appearance of the proposed single-family detached dwellings.

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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:

Please see attached

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

Please see attached

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

Please see attached

- (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:

Please see attached

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

Please see attached

- (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:

Please see attached

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Standards Governing the Exercise of the Zoning Power

To further demonstrate that the proposed rezoning and land use is consistent with the intent of the UDO and 2040 Unified Plan, the applicant submits its response to the Standards Governing Exercise of the Zoning Power as follows:

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

Rezoning the subject site to R-100 for the purpose of constructing new single-family dwellings is a suitable use in relation to the adjacent and nearby properties. Each of the surrounding properties are residentially zoned, most of which have existing single-family dwellings.

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

The proposed rezoning will not adversely affect the use of the surrounding properties. The proposed use, single-family dwellings, is consistent with the area. Each lot will be significantly larger than what is required within the R-100 zoning district, providing a substantial space between the proposed dwellings and those in the adjoining subdivision.

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

Due to the size and location of the property, in addition to the pattern of residential development in the area, the applicant believes that the subject property does not have a reasonable economic use as currently zoned. The applicant submits the rezoning would allow for a use more compatible with the surrounding properties.

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

The rezoning will not result in an excessive use of existing streets, transportation facilities, utilities or schools. As proposed, each of the five lots will be significantly larger than what is required in the R-100 district and will have a minimal overall impact on the area.

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

The proposed rezoning is in conformity with the intent of the 2040 Unified Plan. The subject property is located within the Emerging Suburban character area of the 2040 Future Development Map, which encourages single-family residential. The proposed development would be the most compatible with the surrounding uses than some of the other uses encouraged for this character area, which includes manufactured housing and mixed-residential developments.

(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:

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The pattern of residential infill development in the area, and the proposed development's consistency with the land use and density of the surrounding properties are among reasons for approval of the proposed rezoning.

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Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

Exhibit E: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		10.7.2022	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		RZR2022-00033	
Case Address:		932 Auburn Road	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input type="checkbox"/> NO
1	Auburn Road/SR 324 is a minor arterial. ADT = 9,270.		
2	7.9 miles to nearest transit facility (#2334754) Buford/SR 20 Park and Ride.		
3	The developer shall coordinate with the Georgia Department of Transportation (GDOT) regarding driveway access.		
4			
5			
6			
7			
Recommended Zoning Conditions:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input type="checkbox"/> NO
1	The developer shall provide curb and gutter along the entire property frontage.		
2	The developer shall install a 5' concrete sidewalk along the entire property frontage.		
3			
4			
5			
6			
7			

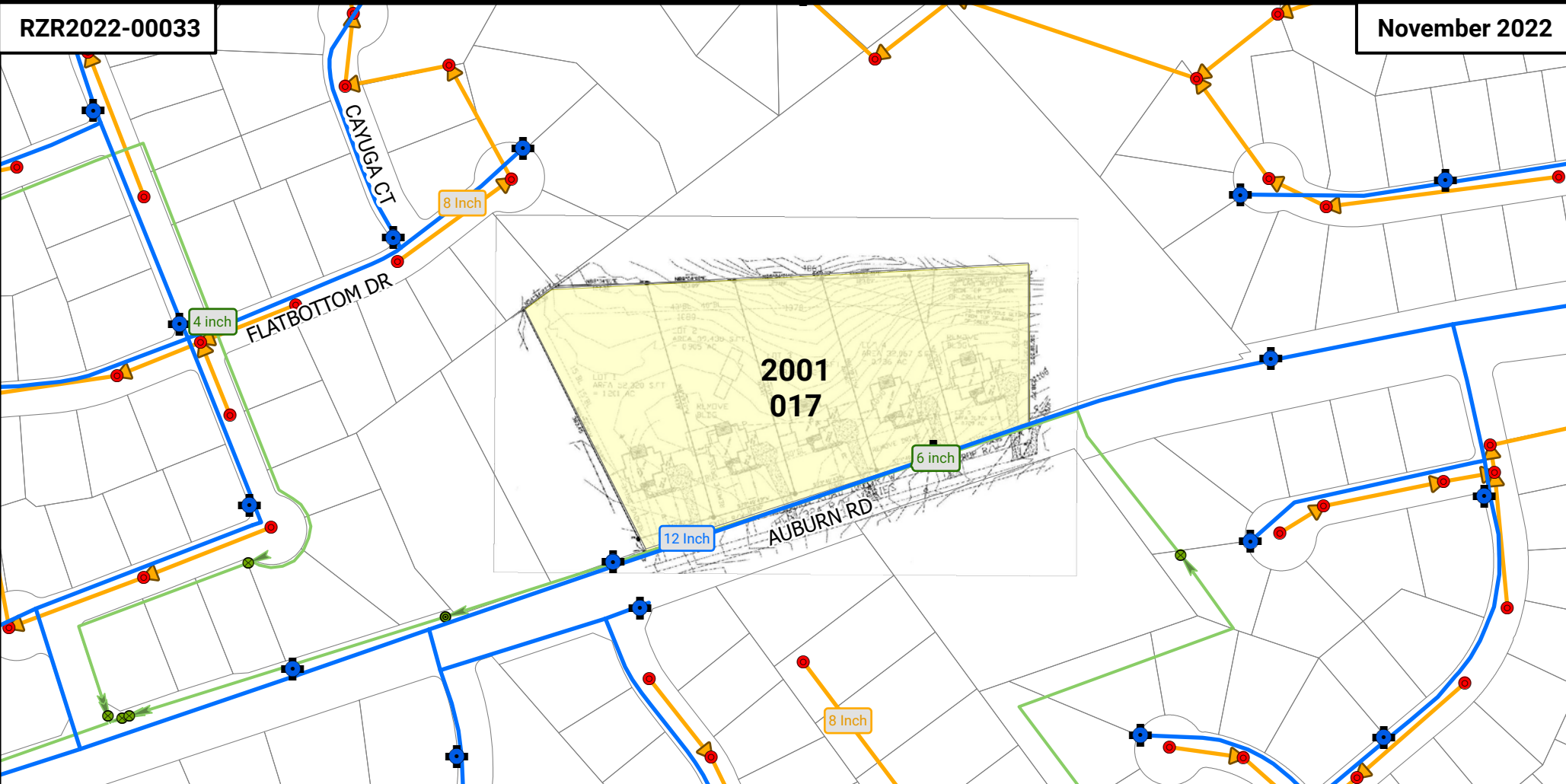
Note: Attach additional pages, if needed

Revised 7/26/2021



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:				November Cases			
Department/Agency Name:				DWR			
Reviewer Name:				Mike Pappas			
Reviewer Title:				GIS Planning Manager			
Reviewer Email Address:				Michael.pappas@gwinnettcounty.com			
Case Number:				RZR2022-00033			
Case Address:				932 Auburn Road			
Comments:			<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO	
1	Water: The development may connect to an existing 12-inch water main located on the north right-of-way of Auburn Road.						
2	Sewer: Sewer Capacity Certification C2022-224-07 is approved for 5 townhomes (3.47 gpm). The proposed development may connect to existing 8-in sanitary sewer located approximately 150 feet north in the right-of-way of Flatbottom Drive.						
3							
4							
5							
6							
7							
Recommended Zoning Conditions:			<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO	
1							
2							
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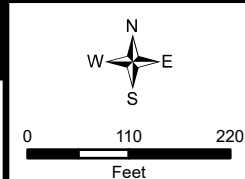


LEGEND

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

932 Auburn Road
RA-200 to R-100

Water & Sewer Utility Map



LOCATION



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

Sewer Comments: Sewer Capacity Certification C2022-224-07 is approved for 5 townhomes (3.47 gpm). The proposed development may connect to existing 8-in sanitary sewer located approximately 150 feet north in the right-of-way of Flatbottom Drive.

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

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

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

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

Residential Rezoning Impact on Local Schools
Prepared for Gwinnett County BOC, November, 2022

											Proposed Zoning
	School	Forecast	2022-23 Capacity	+/- Cap.	Forecast	2023-24 Capacity	+/- Cap.	Forecast	2024-25 Capacity	+/- Cap.	Approximate Student Projections from Proposed Developments
CIC2022-00029 fka RZC2021-00021	Mountain View HS	2,370	2,300	70	2,285	2,300	-15	2,254	2,300	-46	32
	Twin Rivers MS	1,665	2,150	-485	1,715	2,150	-435	1,766	2,150	-384	23
	Woodward Mill ES	1,019	1,200	-181	1,060	1,200	-140	1,102	1,200	-98	42
RZR2022-00024	Shiloh HS	2,250	2,275	-25	2,330	2,275	55	2,365	2,275	90	2
	Shiloh MS	1,669	1,600	69	1,653	1,600	53	1,670	1,600	70	3
	Anderson-Livsey ES	628	975	-347	634	975	-341	642	975	-333	4
RZR2022-00015	Brookwood HS	3,920	3,000	920	3,893	3,000	893	3,841	3,000	841	5
	Five Forks MS	1,227	1,150	77	1,241	1,150	91	1,218	1,150	68	4
	Gwin Oaks ES	1,067	875	192	1,056	875	181	1,043	875	168	7
RZR2022-00033	Dacula HS	2,565	2,550	15	2,670	2,550	120	2,748	2,550	198	2
	Dacula MS	1,852	1,900	-48	1,906	1,900	6	1,962	1,900	62	1
	Mulberry ES	750	975	-225	773	975	-202	796	975	-179	2
RZR2022-00034	Dacula HS	2,565	2,550	15	2,670	2,550	120	2,748	2,550	198	9
	Dacula MS	1,852	1,900	-48	1,906	1,900	6	1,962	1,900	62	6
	Dacula ES	1,166	1,550	-384	1,190	1,550	-360	1,214	1,550	-336	13
RZR2022-00035	Seckinger HS	1,345	2,800	-1,455	1,810	2,800	-990	2,015	2,800	-785	14
	Jones MS	1,568	1,575	-7	1,599	1,575	24	1,623	1,575	48	11
	Ivy Creek ES	1,504	1,275	229	1,519	1,275	244	1,542	1,275	267	21
RZM2022-00045	Dacula HS	2,565	2,550	15	2,670	2,550	120	2,748	2,550	198	8
	Dacula MS	1,852	1,900	-48	1,906	1,900	6	1,962	1,900	62	6
	Alcova ES	1,423	1,150	273	1,451	1,150	301	1,495	1,150	345	11
RZR2022-00032	Peachtree Ridge HS	3,262	3,050	212	3,295	3,050	245	3,271	3,050	221	5
	Northbrook MS	882	1,025	-143	870	1,025	-155	879	1,025	-146	3
	Jackson ES	1,426	1,475	-49	1,440	1,475	-35	1,455	1,475	-20	6
RZC2022-00041	Grayson HS	3,277	3,000	277	3,375	3,000	375	3,477	3,000	477	16
	Couch MS	1,089	1,150	-61	1,055	1,150	-95	1,070	1,150	-80	12
	Starling ES	1,144	1,200	-56	1,167	1,200	-33	1,190	1,200	-10	22
RZM2022-00035 & RZC2022-00029	Grayson HS	3,277	3,000	277	3,375	3,000	375	3,477	3,000	477	65
	Bay Creek MS	1,318	1,150	168	1,345	1,150	195	1,385	1,150	235	48
	Trip ES	1,241	1,200	41	1,266	1,200	66	1,291	1,200	91	86

Exhibit F: Maps

[attached]



CAYUGA CT

FLATBOTTOM DR

IN BLOOM WAY

AUBURN RD

BRADFORD VIEW CT

ELISHA MILL CT

LYNLEY MILL DR

MULBERRY BAY DR

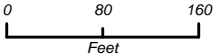
THORNWOOD

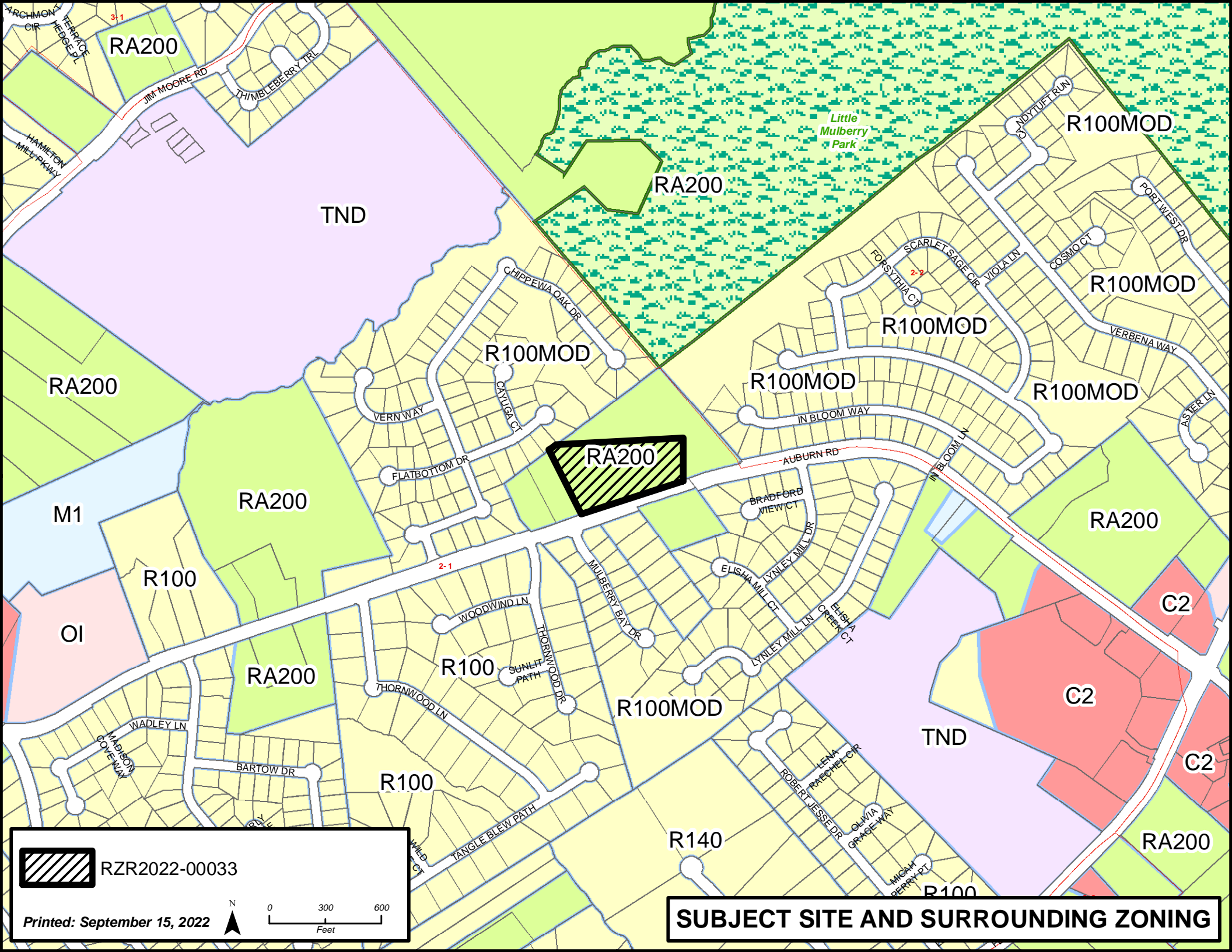
CHIPPEWA OAK DR



RZR2022-00033

Printed: September 15, 2022





 RZR2022-00033

Printed: September 15, 2022

N

0 300 600

Feet

SUBJECT SITE AND SURROUNDING ZONING

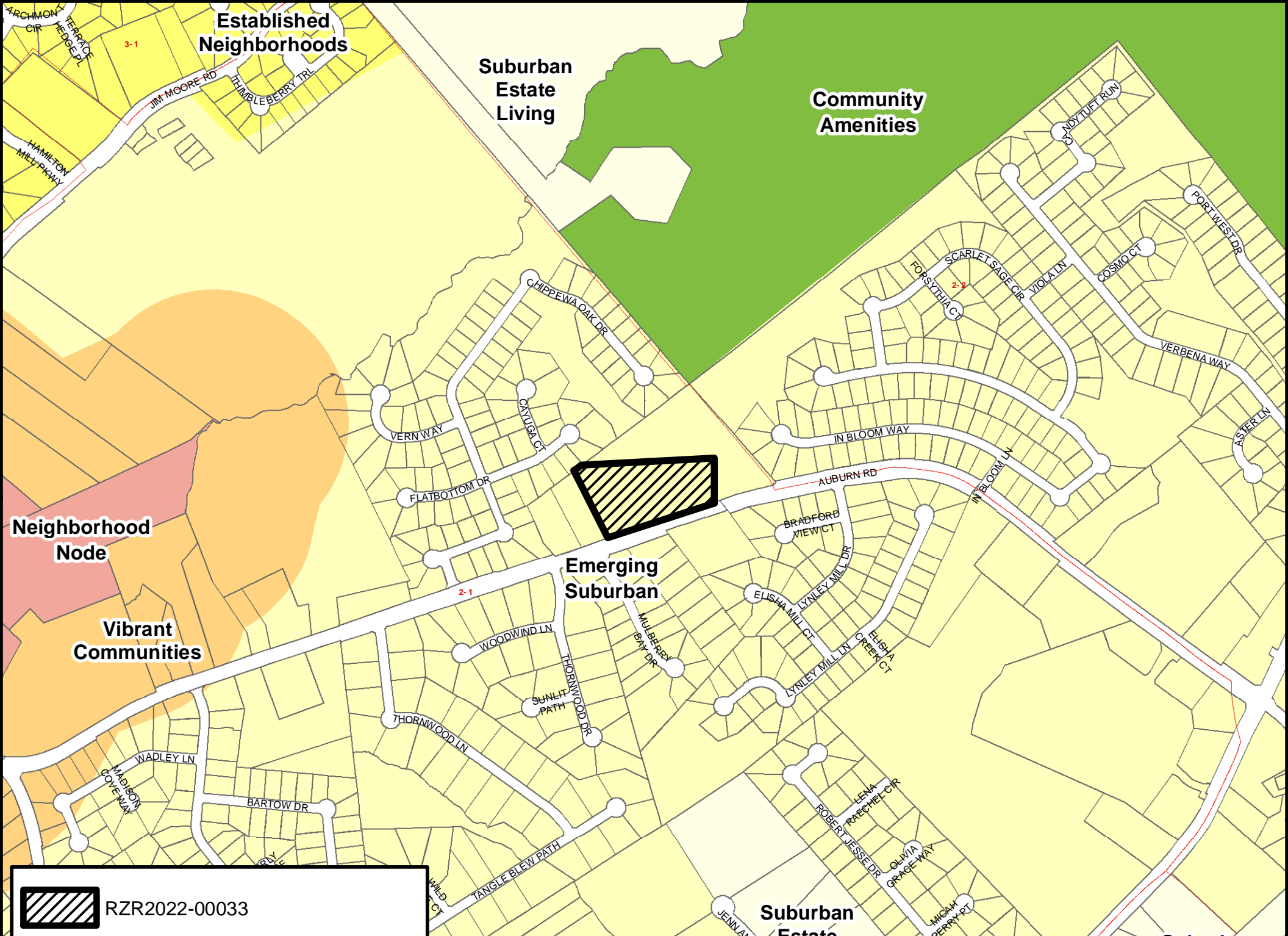


Exhibit G: Application and Disclosure of Campaign Contributions

[attached]

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9.1.2022

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Tamara Buta c/o Alliance Engineering and Planning</u>	NAME: <u>RADU CONSTRUCTION LLC</u>
ADDRESS: <u>299 South Main Street</u>	ADDRESS: <u>3145 TANGLE BLEW PATH</u>
CITY: <u>Alpharetta</u>	CITY: <u>Dacula</u>
STATE: <u>GA</u> ZIP: <u>30009</u>	STATE: <u>GA</u> ZIP: <u>30019-3016</u>
PHONE: <u>770-225-4730 ext 819</u>	PHONE: <u>770-225-4730 ext 819</u>
EMAIL: <u>Tylerl@allianceco.com</u>	EMAIL: _____
CONTACT PERSON: <u>Tyler Lasser</u> PHONE: <u>770-225-4730 ext 819</u>	
CONTACT'S E-MAIL: <u>Tylerl@allianceco.com</u>	
<p align="center">APPLICANT IS THE:</p> <p> <input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER </p>	
PRESENT ZONING DISTRICTS(S): <u>RA-200</u> REQUESTED ZONING DISTRICT: <u>R-100</u>	
PARCEL NUMBER(S): <u>2001 017</u> ACREAGE: <u>4.65</u>	
ADDRESS OF PROPERTY: <u>932 AUBURN RD</u>	
PROPOSED DEVELOPMENT: <u>Minor Single-Family Subdivision</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>5</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>3,000</u>	Total Building Sq. Ft. _____
Gross Density: <u>1.08</u>	Density: _____
Net Density: <u>1.08</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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9.1.2022

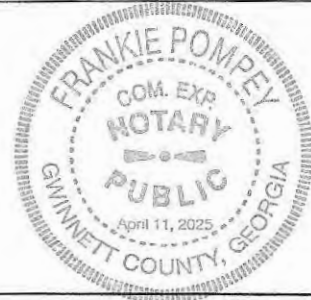
REZONING APPLICANT'S CERTIFICATION

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.

popescu Buta T. 8-24-2022
Signature of Applicant Date

RADU CONSTRUCTION LLC Tamara Buta
Type or Print Name and Title

Frankie Pompey 08/24/2022
Signature of Notary Public Date



Notary Seal

RECEIVED

9.1.2022

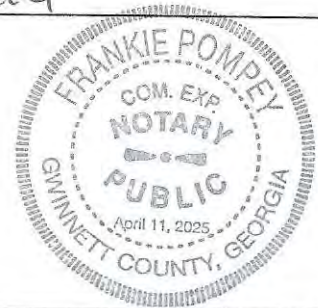
REZONING PROPERTY OWNER'S CERTIFICATION

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.

popescu Buta, t. 8-24-2022
Signature of Property Owner Date

RADV CONSTRUCTION LLC Tamara Buta
Type or Print Name and Title

Frankie Pompey 08/24/2022
Signature of Notary Public Date Notary Seal



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9.1.2022

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 017 - _____ - _____
(Map Reference Number) District Land Lot Parcel

popescu Buta.t. 8-24-2022
Signature of Applicant Date

RADU CONSTRUCTION LLC Tamara Buta
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)

Judy M. Gragel Tax Services Associates
NAME TITLE
8/24/2022 There are no delinquent taxes due. The 2022 taxes are due by 11/1/2022
DATE

RECEIVED

9.1.2022

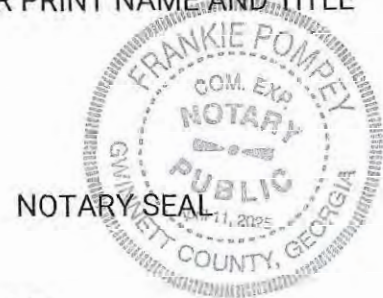
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

popescu Buta + 8-24-2022 Tamara Buta
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE
RADU CONSTRUCTION LLC

Tyler Lasser 8-24-22 Tyler Lasser
SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

Frankie Pompey 08/24/2022
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 _____
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

9.1.2022

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
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ADDRESS: <u>299 South Main Street</u>	ADDRESS: <u>3145 TANGLE BLEW PATH</u>
CITY: <u>Alpharetta</u>	CITY: <u>Dacula</u>
STATE: <u>GA</u> ZIP: <u>30009</u>	STATE: <u>GA</u> ZIP: <u>30019-3016</u>
PHONE: <u>770-225-4730 ext 819</u>	PHONE: <u>770-225-4730 ext 819</u>
EMAIL: <u>Tylerl@allianceco.com</u>	EMAIL: _____
CONTACT PERSON: <u>Tyler Lasser</u> PHONE: <u>770-225-4730 ext 819</u>	
CONTACT'S E-MAIL: <u>Tylerl@allianceco.com</u>	
<p align="center">APPLICANT IS THE:</p> <p> <input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER </p>	
PRESENT ZONING DISTRICTS(S): <u>RA-200</u> REQUESTED ZONING DISTRICT: <u>R-100</u>	
PARCEL NUMBER(S): <u>2001 017</u> ACREAGE: <u>4.65</u>	
ADDRESS OF PROPERTY: <u>932 AUBURN RD</u>	
PROPOSED DEVELOPMENT: <u>Minor Single-Family Subdivision</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>5</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>3,000</u>	Total Building Sq. Ft. _____
Gross Density: <u>1.08</u>	Density: _____
Net Density: <u>1.08</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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9.1.2022

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:

Please see attached

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

Please see attached

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

Please see attached

- (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:

Please see attached

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

Please see attached

- (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:

Please see attached

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9.1.2022

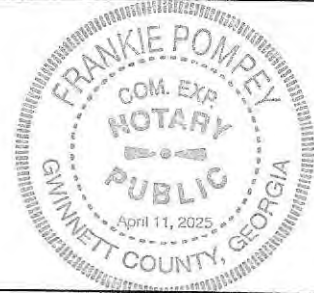
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popescu Buta T. 8-24-2022
Signature of Applicant Date

RADV CONSTRUCTION LLC Tamara Buta
Type or Print Name and Title

Frankie Pompey 08/24/2022
Signature of Notary Public Date



Notary Seal

RECEIVED

9.1.2022

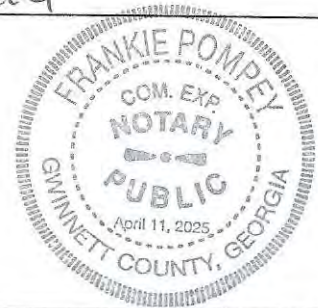
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popescu Buta, t. 8-24-2022
Signature of Property Owner Date

RADV CONSTRUCTION LLC Tamara Buta
Type or Print Name and Title

Frankie Pompey 08/24/2022
Signature of Notary Public Date Notary Seal



RECEIVED

9.1.2022

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

PARCEL I.D. NUMBER: R2001 017 - _____ - _____
(Map Reference Number) District Land Lot Parcel

popescu Buta.t. 8-24-2022
Signature of Applicant Date

RADU CONSTRUCTION LLC Tamara Buta
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)

Judy M. Gragel Tax Services Associates
NAME TITLE
8/24/2022 There are no delinquent taxes due. The 2022 taxes are due by 11/1/2022
DATE

RECEIVED

9.1.2022

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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popescu Buta t. 8-24-2022 Tamara Buta
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE
RADU CONSTRUCTION LLC

Tyler Lasser 8-24-22 Tyler Lasser
SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

Frankie Pompey 08/24/2022
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
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

9.1.2022

Applicant's Letter of Intent

Parcel #2001 017

Rezoning RA-200 to R-100

The applicant, Tamara Buta, requests a rezoning on a 4.65-acre lot on Auburn Road between Fence Road and Bailey Woods for the purpose of subdividing the property into five lots to construct new single-family dwellings. To develop the site as proposed, the applicant requests a rezoning from RA-200 to R-100. At five lots, the development would have a density of 1.08 units per acre. The R-100 zoning district requires each lot that is served by septic to have a minimum lot size of 25,500 square feet, and those with sewer to have a minimum lot size of 15,000 square feet. As proposed, the smallest of the five lots will have an area of 31,776 square feet. In addition to establishing large lots, each dwelling will exceed the minimum dwelling size of 1,400 square feet required in the R-100 zoning district. As proposed, each dwelling will have a heated floor area starting at 3,000 square feet. Each dwelling will be constructed with a mixture of materials, including brick, stone, and accents of fiber cement, and will include a minimum two-car garage. Home prices will start around \$700,000. The subject site is within the Emerging Suburban Character Area of the County's 2040 Comprehensive Plan, which encourages single-family residential uses. The Applicant submits that the proposed single-family development meets the intent of the 2040 plan as it is consistent with the existing uses and overall character of the surrounding area.

The applicant looks forward to meeting with staff as well as the community to answer all questions or concerns and is excited to be able to provide exceptional homes in a highly desirable section of Gwinnett County. Please refer to the attached documents for additional details regarding the layout and appearance of the proposed single-family detached dwellings.

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9.1.2022

Standards Governing the Exercise of the Zoning Power

To further demonstrate that the proposed rezoning and land use is consistent with the intent of the UDO and 2040 Unified Plan, the applicant submits its response to the Standards Governing Exercise of the Zoning Power as follows:

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

Rezoning the subject site to R-100 for the purpose of constructing new single-family dwellings is a suitable use in relation to the adjacent and nearby properties. Each of the surrounding properties are residentially zoned, most of which have existing single-family dwellings.

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

The proposed rezoning will not adversely affect the use of the surrounding properties. The proposed use, single-family dwellings, is consistent with the area. Each lot will be significantly larger than what is required within the R-100 zoning district, providing a substantial space between the proposed dwellings and those in the adjoining subdivision.

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

Due to the size and location of the property, in addition to the pattern of residential development in the area, the applicant believes that the subject property does not have a reasonable economic use as currently zoned. The applicant submits the rezoning would allow for a use more compatible with the surrounding properties.

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

The rezoning will not result in an excessive use of existing streets, transportation facilities, utilities or schools. As proposed, each of the five lots will be significantly larger than what is required in the R-100 district and will have a minimal overall impact on the area.

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

The proposed rezoning is in conformity with the intent of the 2040 Unified Plan. The subject property is located within the Emerging Suburban character area of the 2040 Future Development Map, which encourages single-family residential. The proposed development would be the most compatible with the surrounding uses than some of the other uses encouraged for this character area, which includes manufactured housing and mixed-residential developments.

(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:

WINNETT COUNTY
PLANNING AND DEVELOPMENT

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9.1.2022

The pattern of residential infill development in the area, and the proposed development's consistency with the land use and density of the surrounding properties are among reasons for approval of the proposed rezoning.

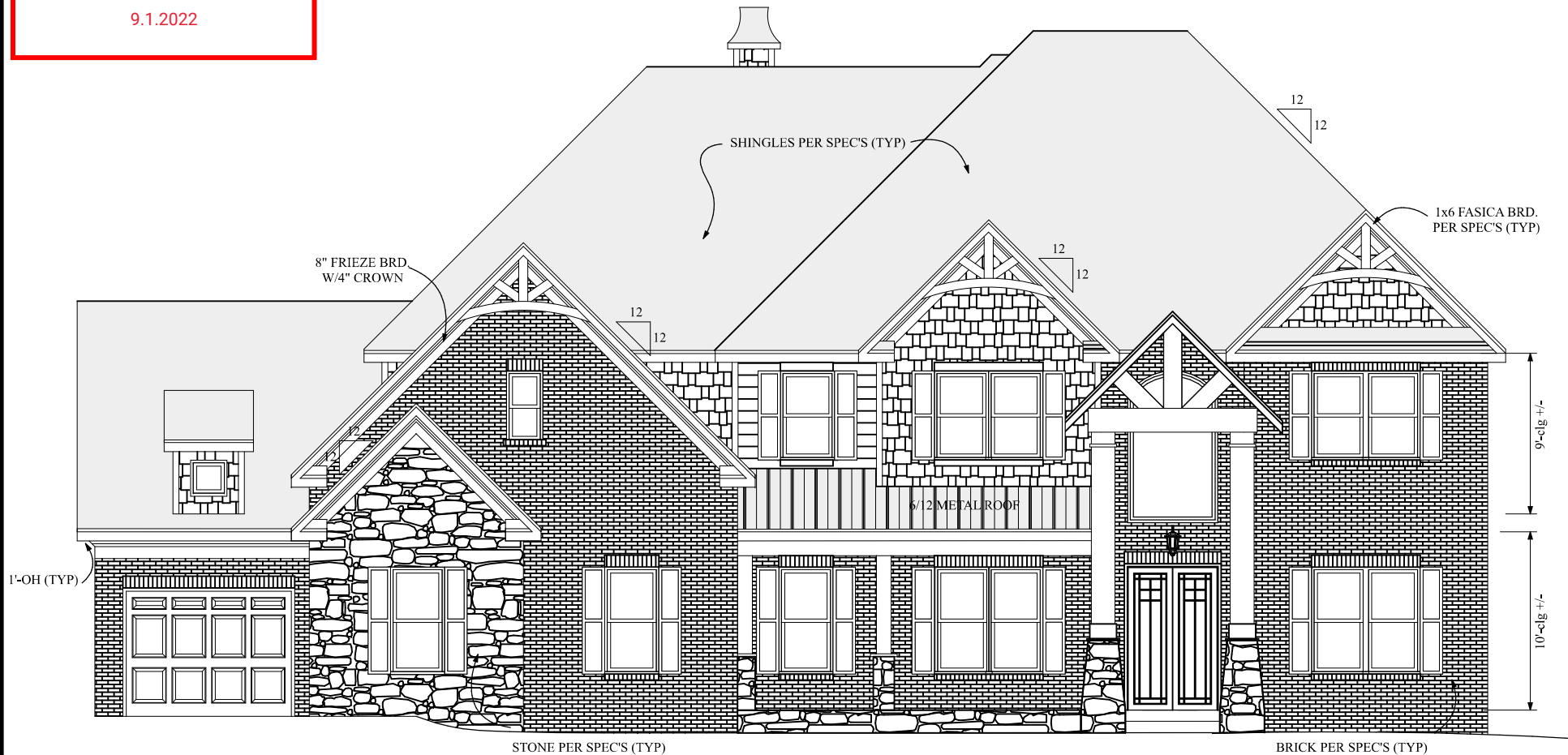
RECEIVED

9.1.2022

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

RECEIVED

9.1.2022



FRONT ELEVATION
1/4" --- 1'-0"

REV.

DATE

ALL PLANS HAVE BEEN
COPYRIGHTED © BY
WE PLAN HOMES

WE PLAN
HOMES
TEL: 770-814-0743
WWW.WEPLANHOMES.COM

ELEVATION A

DWG. BY:
PWL/SAM

DATE:
11-21-16

SHEET:

1

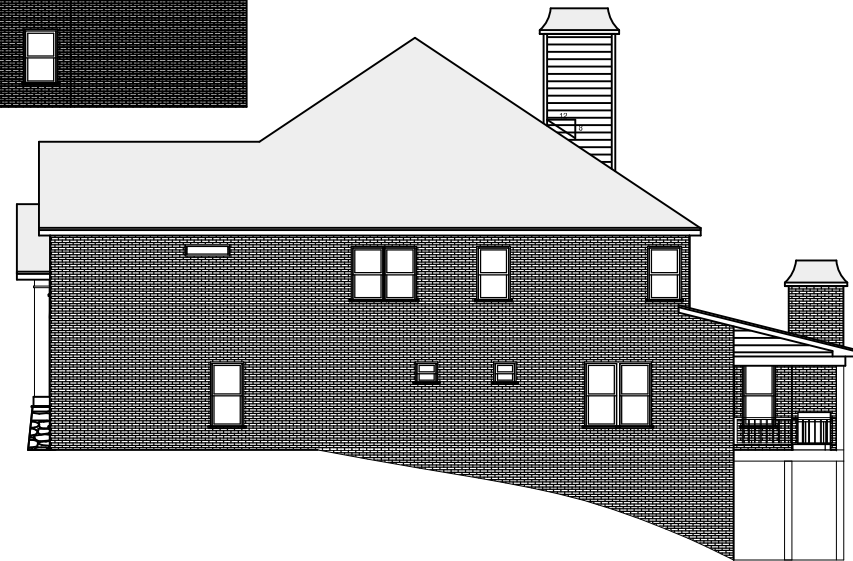
GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

9.1.2022



REAR ELEVATION
1/4"---1'-0"



RIGHT ELEVATION
1/4"---1'-0"



LEFT ELEVATION
1/4"---1'-0"

REV.

DATE

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WE PLAN HOMES

WWW.WEPLANHOMES.COM

WE PLAN
HOMES

TEL: 770-814-0741

SIDE ELEVATIONS A

DWG. BY:
PWL/SAM

DATE:
11-21-16

SHEET:

1-B

RECEIVED

9.1.2022

LEGAL DESCRIPTION
932 AUBURN RD
for
TAMARA BUTA

All that tract or parcel of land lying and being in Land Lot 1, 2ND District, Rocky Creek G.M.D. Gwinnett County, Georgia and being more particularly described as follows:

Beginning at the R/W intersection of Chippewa Oak Drive (50' R/W) and northern R/W of Auburn Road, running thence in the Eastern Direction along the northern R/W of Auburn Rd a distance of 795.33 feet to a point, being the TRUE POINT OF BEGINNING;
Thence; North 26°56'10" West, a distance of 383.45 feet to a point thence;
North 54°34'27" East, a distance 57.38 feet to a point thence; North 88°04'01" East a distance of 669.37 feet to a point thence; South 00°18'55" East a distance of 238.75 feet to a point at the northern R/W of Auburn Road, thence; along said R/W, South 73°41'44" East, a distance of 566.13 feet to a point being the TRUE POINT OF BEGINNING.

Said tract contains 4.6546 acres, more or less and is shown more fully on survey plat done for Daniel Breazu by Christopher E. Moore & Associates, Inc dated 05-22-2007

RECEIVED

9.1.2022



Information regarding the reported presence, size, character and location of existing underground utilities and structures is shown herein. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown herein may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

TOTAL AREA:
202,752 SQ. FEET
4.6546 ACRES

REFERENCES:
1. DEED BOOK 2681 PAGE 155
2. DEED BOOK 3080 PAGE 92
2. DEED BOOK 171 PAGE 137

The survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

This map or plat has been calculated for closure and is found to be accurate within 1 foot in +100,000 feet.

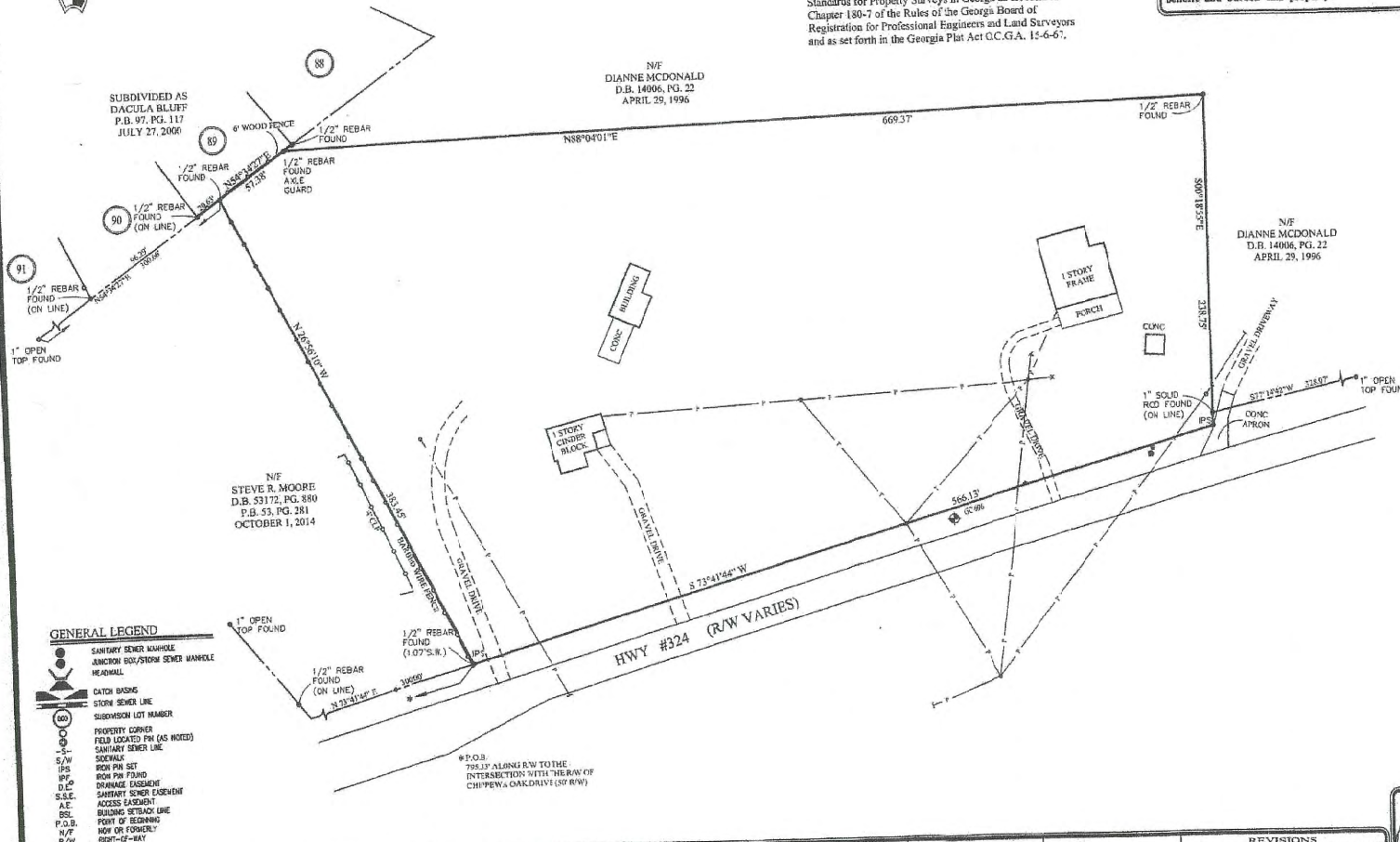
This plat has been prepared using a Nikon Total Station reading directly to 1 second and an electronic distance measuring device reading directly to 1, one hundredth of a foot.

The field data upon which this map or plat is based has a closure precision of (1) foot in +10,000 feet and an angular error of 6 seconds per angle point, and was adjusted using compass rule.

FLOOD HAZARD NOTE
This property does not lie within a 100 year flood hazard zone as defined by the F.H.M.A. Flood Insurance Rate Map of Gwinnett County, Georgia and incorporated areas, Map number 13136C00487, dated September 29, 2005.

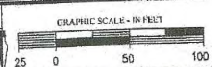
This plat was prepared for the exclusive use of the person, persons, or entity named in the certificate hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.

This survey was made without the benefit of a current title commitment. Easements and encumbrances may exist which benefit and burden this property.



- GENERAL LEGEND**
- SANITARY SEWER MANHOLE
 - JUNCTION BOX/STORM SEWER MANHOLE
 - HEADWALL
 - DITCH BASIN
 - STORM SEWER LINE
 - SUBDIVISION LOT NUMBER
 - PROPERTY CORNER
 - FIELD LOCATED PIN (AS NOTED)
 - SANITARY SEWER LINE
 - SIDEWALK
 - ROW PIN SET
 - ROW PIN FOUND
 - DRAINAGE EASEMENT
 - SANITARY SEWER EASEMENT
 - ACCESS EASEMENT
 - BUILDING SETBACK LINE
 - POINT OF BEGINNING
 - NOW OR FORMERLY
 - 150'± OF WAY

CHRISTOPHER E. MOORE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYING
848 FAIRWAY DRIVE - MCKINNA, GA 30065
Phone: (770) 963-7418 cmoore@cmaland.com



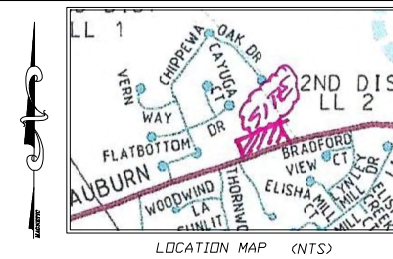
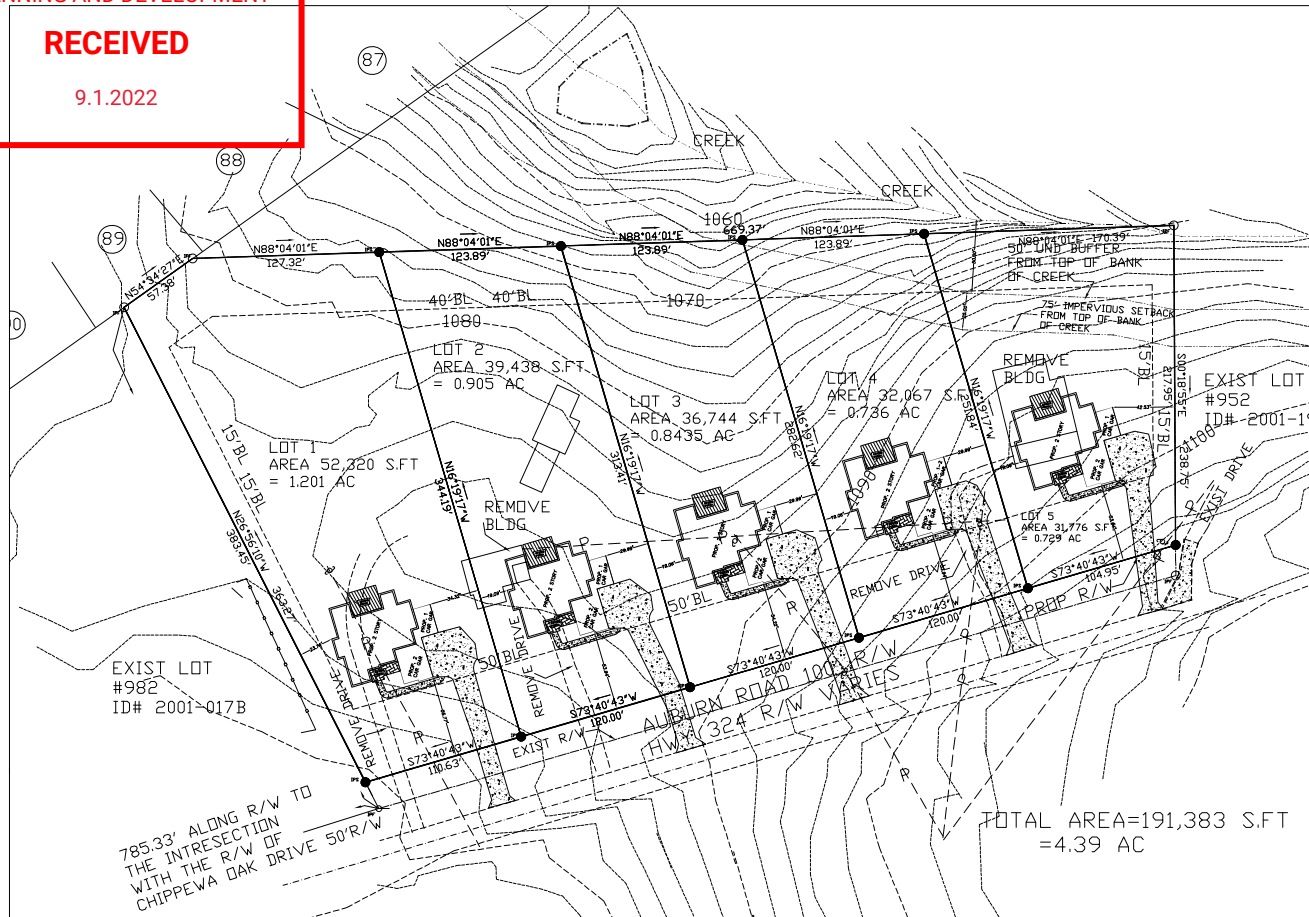
BOUNDARY SURVEY FOR
DANIEL BREAZU

ROCKY CREEK ROAD
GWINNETT COUNTY, GEORGIA
MAY 22, 2007 - 1"=50'
30847029301.00001

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	1/8/2015	UPDATE SURVEY	CEL



9.1.2022



NOTES:

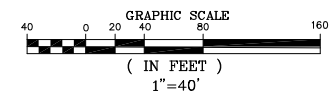
- A. PROPERTY ZONED: (RA-200), PROPOSED ZONING = R-100
- B. LOT AREA = 4.39 ACRES
- C. BUILD SETBACKS:
 - 1- FRONT:50' EXTERIOR,
 - 2- REAR:40 FT.
 - 3- SIDE:10 FT. 25'-2 SIDE SIDES,
- DENSITY = 5/4.39= 1.138 LOTS / ACRE
- E- MAX. HEIGHT OF BLDG = 35 FT.
- F- LOT WIDTH AT FRONT BLD = 100 FT
- G- REFERENCE SURVEY DONE BY CHRISTOPHER E. MOORE
AND ASSOCIATES DATED 1-8-2015 FOR DANIEL BREAZU
- H- MIN. HEATED FLOOR AREA = 1,400 S.F.T.
- J- MIN. LOT SIZE = 15,000 S.F.T.
- K- WATER IS PROVIDED BY GWINNETT COUNTY WATER SYSTEM
- L- WASTE WATER DISPOSAL IS PROVIDED GWINNETT COUNTY SEWER SYSTEM
- M- REFERENCE TOPO INFORMATION BY GWINNETT COUNTY G.I.S.

NOTES:
1- A 50 FOOT UNDISTURBED BUFFER AND 75 FOOT IMPERVIOUS SETBACK SHALL BE MAINTAINED ADJACENT TO ALL STREAMS.
2- THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER FIRM 13135C 0048E DATED SEPT. 29, 2006
3- THERE ARE NO WETLAND BEYOND SETBACK ON THIS SITE.

REF SURVEY DONE BY CHRSTOPHER E. MOORE :
AND ASSOCIATES DATED 1-8-2015
FOR DANIEL BREAZU

APPROVAL OF THIS PLAT DOES NOT AUTHORIZE ANY LAND
DISTURBANCE OR CONSTRUCTION. LAND DISTURBANCE PERMITS
AND /OR BUILDING PERMITS MUST BE OBTAINED PRIOR

NOTE:
-STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
-STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL
AND UNDISTURBED CONDITION.



ID# 2001-017

NO.	DATE	REVISIONS	BY	PROJECT NO.	DATE	PREPARED BY:	OWNERS	ZONING LAYOUT PLAT FOR	SCALE
1	07-18-82	REZONING PLAN AND PROP. SEWER		DESIGNED BY DRAWN BY CHECKED BY ENGINEER REGISTRATION NO. 21055	AMM 04-29-82 AMM 04-29-82 DATE 04-29-82	MANSUR ENGINEERING INC. 1810 PEACHTREE INDUSTRIAL BLVD. SUITE 140 DULUTH, GEORGIA 30097 Phone: (770) 476-7014 Facsimile: (770) 476-7363 MANSURENG@BELL.SOUTH.NET	TAMARA KONSTANTINOVICH BUTA 2945 AVERMORE LANE CROSSING DUBLIN, GA 30128 TAMARA@TAMARAENG.COM BRIAN PETERSON 3145 TANGLE BLEV. PATH. DUBLIN, GA 30128 BUTAS@TAMARAENG.COM	TAMARA AND RADD 932 ALBURN ROAD HWY 324 Dacula, GA. 30019 2ND DIST. LAND LOT 1 DUFORD, GA 30519 GWINNETT COUNTY	1"=40' SHEET NO. 1 OF 1 FILE NO.

RECEIVED

9.1.2022

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