

## REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Silver Hill Homes</u> <u>c/o Alliance Engineering and Planning</u>	NAME: <u>ChristChurch of Suwanee PCA Inc</u>
ADDRESS: <u>6095 Atlanta Hwy., Suite 100</u>	ADDRESS: <u>941 Moores Walk Ln</u>
CITY: <u>Flowery Branch</u>	CITY: <u>Suwanee</u>
STATE: <u>GA</u> ZIP: <u>30542</u>	STATE: <u>GA</u> ZIP: <u>30024</u>
PHONE: <u>770-361-8444</u>	PHONE: _____
CONTACT PERSON: <u>MITCH PEEVY</u> PHONE: <u>(770) 361-8444</u> EMAIL ADDRESS: <u>Mitchpeevy@gmail.com</u>	

\*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:	
____ OWNERS AGENT	____ PROPERTY OWNER <u>X</u> CONTRACT PURCHASER
PRESENT ZONING DISTRICT (S): <u>R-100</u>	REQUESTED ZONING DISTRICT: <u>R-60</u>
LAND DISTRICT (S): <u>7</u>	LAND LOT: <u>287</u> ACREAGE: <u>8.414</u>
ADDRESS OF PROPERTY: <u>4922 Suwanee Dam Road</u>	
PROPOSED DEVELOPMENT: <u>Single Family Subdivision</u>	
RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>21</u>	NO. OF BUILDINGS/UNITS: _____
DWELLING UNIT SIZE (SQ. FT.): <u>2,600</u>	TOTAL GROSS SQUARE FEET: _____
GROSS DENSITY: <u>2.49 units per ac</u>	DENSITY: _____
NET DENSITY: <u>2.49 units per ac</u>	

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PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED  
RZR '20 017 MAR 06 2020

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### Legal Description

A parcel of land situated in Land Lot 287 of the 7<sup>th</sup> District of Gwinnett County, Georgia, said parcel being more particularly described as follows:

Commence at a 1/2 inch rebar marking the Northerly end of the chamfer between the Northerly Right of Way of Moore Road (Right of Way Varies) and the Westerly Right of Way of Suwanee Dam Road (Right of Way Varies); thence run South 26 degrees 33 minutes 46 seconds West along said chamfer for a distance of 59.23 feet to a point, said point lying on the aforementioned Northerly Right of Way of Moore Road; thence run South 80 degrees 09 minutes 09 seconds West along said Right of Way for a distance of 90.66 feet to a point, said point lying on a curve to the left, said curve having a radius of 428.21 feet, a chord bearing of South 76 degrees 19 minutes 29 seconds West, and a chord distance of 65.72 feet; thence run along the arc of said curve and said Right of Way for a distance of 65.79 feet to a point; thence run North 79 degrees 51 minutes 31 seconds West along said Right of Way for a distance of 19.28 feet to a point; thence run South 70 degrees 05 minutes 29 seconds West along said Right of Way for a distance of 80.94 feet to a point; thence leaving said Right of Way run North 19 degrees 05 minutes 21 seconds West for a distance of 144.18 feet to a point; thence run North 66 degrees 18 minutes 12 seconds West for a distance of 16.09 feet to a point; thence run North 40 degrees 51 minutes 12 seconds West for a distance of 126.06 feet to a point; thence run South 59 degrees 45 minutes 40 seconds West for a distance of 154.27 feet to a point; thence run North 29 degrees 31 minutes 29 seconds West for a distance of 371.18 feet to a point; thence run North 29 degrees 24 minutes 38 seconds West for a distance of 236.45 feet to a point; thence run North 78 degrees 04 minutes 47 seconds East for a distance of 403.88 feet to a point; thence run South 04 degrees 34 minutes 47 seconds West for a distance of 162.14 feet to a point; thence run South 88 degrees 05 minutes 19 seconds East for a distance of 92.10 feet to a point; thence run South 88 degrees 05 minutes 19 seconds East for a distance of 343.28 feet to a point, said point lying on the aforementioned Westerly Right of Way of Suwanee Dam Road; thence run South 01 degrees 07 minutes 19 seconds East along said right of way for a distance of 132.14 feet to a point, said point lying on a curve to the left, said curve having a radius of 2141.84, a chord bearing of South 05 degrees 02 minutes 42 seconds East, and a chord distance of 357.70 feet; thence run along the arc of said curve and said Right of Way for a distance of 358.11 feet to the POINT OF BEGINNING. Said parcel contains 366,783 Square Feet or 8.414 Acres.

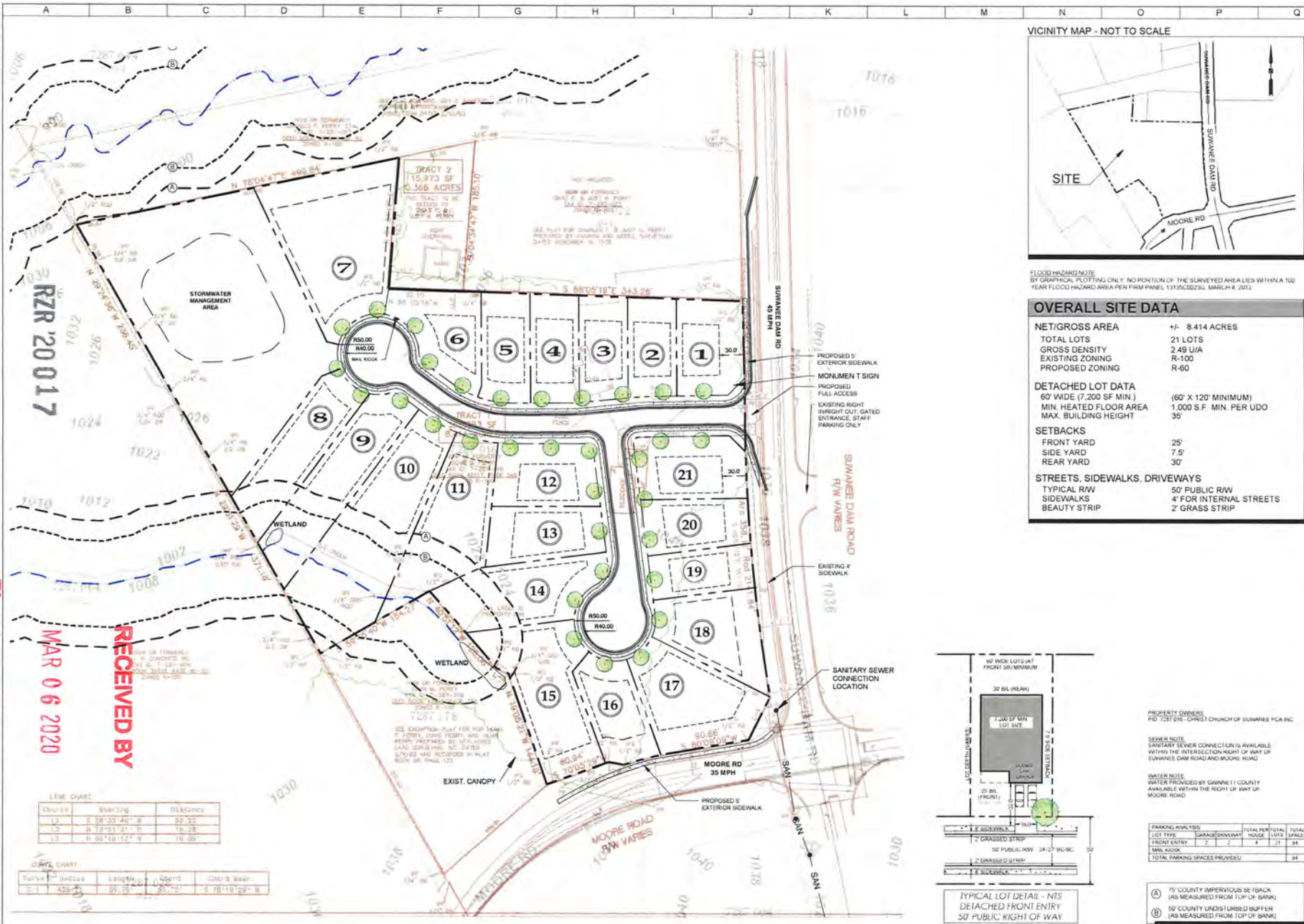
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VICINITY MAP - NOT TO SCALE



FLOOD HAZARD NOTE:  
BY GRAPHICAL PLOTTING ONLY. NO PORTION OF THE SURVEYED AREA LIES WITHIN A 100  
YEAR FLOOD HAZARD AREA PER FIRM PANEL 13135C0023G, MARCH 4, 2013.

## OVERALL SITE DATA

NET/GROSS AREA	+/- 8.414 ACRES
TOTAL LOTS	21 LOTS
GROSS DENSITY	2.45 U/A
EXISTING ZONING	R-100
PROPOSED ZONING	R-60
DETACHED LOT DATA	
60' WIDE (7,200 SF MIN.)	(60' X 120' MINIMUM)
MIN. HEATED FLOOR AREA	1,000 S.F. MIN. PER UDO
MAX. BUILDING HEIGHT	35'
SETBACKS	
FRONT YARD	25'
SIDE YARD	7.5'
REAR YARD	30'
STREETS, SIDEWALKS, DRIVEWAYS	
TYPICAL R/W	50' PUBLIC R/W
SIDEWALKS	4' FOR INTERNAL STREETS
BEAUTY STRIP	2' GRASS STRIP



TYPICAL LOT DETAIL - NTS  
DETACHED FRONT ENTRY  
50' PUBLIC RIGHT OF WAY

PROPERTY OWNERS  
RD 7287016 - CHRIST CHURCH OF SUWANEE PCA INC

**SEWER NOTE:**  
SANITARY SEWER CONNECTION IS AVAILABLE  
WITHIN THE INTERSECTION RIGHT OF WAY OF  
SUNAWEE DAM ROAD AND MUCKE ROAD

WATER NOTE:  
WATER PROVIDED BY GWINNETT COUNTY  
AVAILABLE WITHIN THE RIGHT OF WAY OF  
MOORE ROAD

PARKING ANALYSIS			TOTAL PER HOUSE	TOTAL LOTS	TOTAL SPACES
LOT TYPE	GARAGE	DRIVEWAY			
FRONT ENTRY	2	2	4	21	84
MAIL BOX					
TOTAL PARKING SPACES PROVIDED					84

- (A) 75' COUNTY IMPERVIOUS SETBACK  
(AS MEASURED FROM TOP OF BANK)
- (B) 50' COUNTY UNDISTURBED BUFFER  
(AS MEASURED FROM TOP OF BANK)



CASE 11-20



STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY, OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

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

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

THE APPLICANT BELIEVES THE PROPOSED USE IS SUITABLE.

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

THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE USE OF THE SURROUNDING PROPERTIES.

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

THE APPLICANT BELIEVES THAT THE SUBJECT PROPERTY DOES NOT HAVE 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 STREET, TRANSPORTATION FACILITIES, UTILITIES OR SCHOOLS:

THE PROPOSED USE WILL NOT PRODUCE AN ADVERSE AFFECT ON THE EXISTING INFRASTRUCTURE.

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

YES, THE SUBJECT PROPERTY IS SHOWN AS EMERGING SUBURBAN

(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:

SEE LETTER OF INTENT.

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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 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

.....  
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## REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Silver Hill Homes, requests rezoning on 8.414 acres for the purpose of developing a Single-Family detached subdivision. In order to develop the site as proposed, the Applicant respectfully requests a rezoning from R-100 to R-60. The property is located at the intersection of Suwanee Dam Road and Moore Road across the street from North Gwinnett High School.

The enclosed site plan indicates 21 units on the subject site at a density of 2.49 units per acre. The site plan shows that the project will have one entrance from Suwanee Dam Road with no other access points. The minimum heated square footage for the homes will be 2,600 sf. with a maximum height for the proposed dwellings 35'. The exterior of all dwellings will consist of a mixture of brick, stone or fiber cement siding on the front façade. The balance of the home may be the same or wood, cedar shake or fiber cement siding with a minimum 2-foot brick or stone water table along the sides of the homes. Price range for the homes will be from the high \$400s to the low \$600's. Silver Hill Homes is a small local builder group and will be building custom homes with a "farm house" look. Sidewalks will be installed along both sides of the interior streets as well as along the entire frontage of Moore and Suwanee Dam Roads.

Finally, the applicant is excited to provide this unique product in the Suwanee, North Gwinnett High School area. The proposed R-60 will provide a very nice transition from the intensity of the High School complex across the street to the single-family homes along Moore Road. The applicant looks forward to meeting with staff and our neighbors to discuss any concerns that anyone has with the proposal.

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**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.

*Rod Entekhabi*

Signature of Property Owner

*3/3/20*

Date

*Rod Entekhabi, Lead Pastor / President*

Type or Print Name and Title

*Morgan Casnel*

Signature of Notary Public

Date



Notary Seal

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RZR '20 017

*Printed Name of Property Owner*

**REZONING APPLICANT'S CERTIFICATION**

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

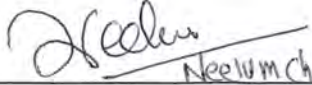
  
\_\_\_\_\_  
Signature of Applicant

3-4-20

\_\_\_\_\_  
Date

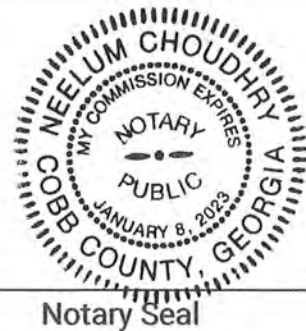
**John Evans, Silver Hill Homes, President**

\_\_\_\_\_  
Type or Print Name and Title

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

03-4-20

\_\_\_\_\_  
Date



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**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

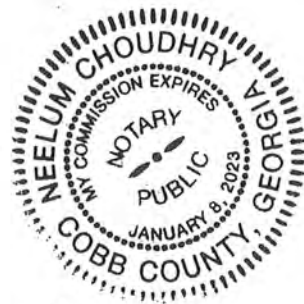
The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

[Signature] 3-4-20 John Evans  
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] 03-04-20  
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 John Evans

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.

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**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)

287 - 7+6 - 016  
District Land Lot Parcel

Signature of Applicant

Date

John Evans, Silver Hill Homes, President

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)

Lovell Hunley  
NAME

TSA-I  
TITLE

3-6-20  
DATE

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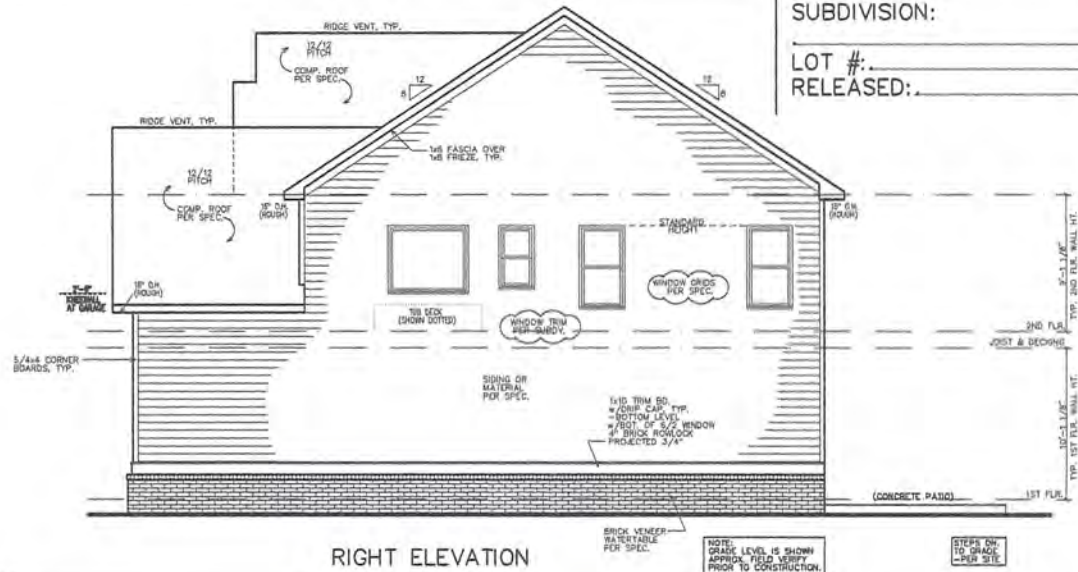
MAR 06 2020



LEGEND	
4	DETAIL NUMBER
9	SHEET NUMBER

#### TABLE OF CONTENTS

SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	SLAB/FOUNDATION PLAN
4	1st FLOOR PLAN
5	2nd FLOOR PLAN
6	2nd FLOOR FRAMING PLAN
7	CEILING FRAMING PLAN
8	1st FLOOR ELECTRICAL PLAN
9	2nd FLOOR ELECTRICAL PLAN
10	MISCELLANEOUS DETAILS
11	



RIGHT ELEVATION



FRONT ELEVATION

SUBDIVISION: \_\_\_\_\_  
 LOT #: \_\_\_\_\_  
 RELEASED: \_\_\_\_\_



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 CSDESIGNGROUP@GMAIL.COM

CLIENT INFORMATION  
**SILVER HILL HOMES**  
 10405 OLD ALABAMA DR. CONN. STE 201  
 ALPHARETTA, GA 30022  
 (404) 864-1181  
 CONTACT: JOHN EVANS

PROJECT INFORMATION  
**THE CHASTAIN-A FE**  
**Front & Side Elev.**  
 DESIGNED BY: C. SAMUDA 02/21/20  
 SCALE: 1/8"=1'-0" < 1/4"=1'-0" < 3/16"=1'-0"

SQUARE FOOTAGE:  
 1ST FLR. 1775  
 2ND FLR. 1860  
 TOTAL 3635  
 GARAGE 445  
 BSMT. N/A

JOB NUMBER:  
**20-1017**

REVISIONS:		
No.	Date	Revised By
1		
2		

SHEET NUMBER:  
**1**

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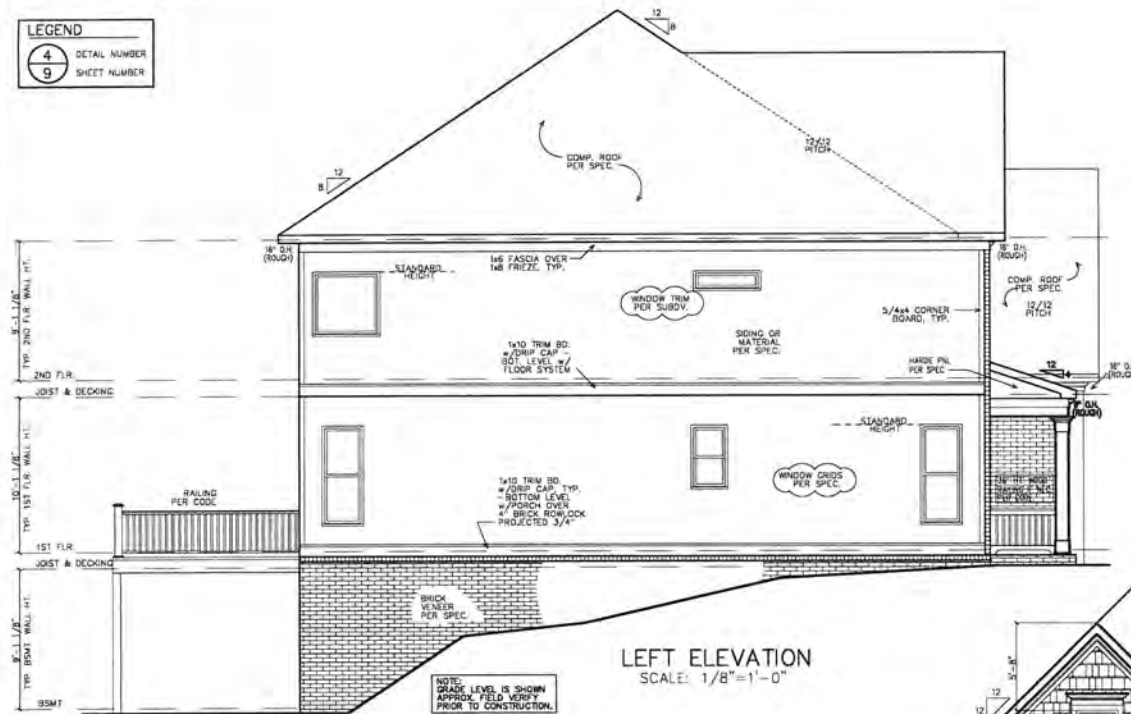
RZR '20 17



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NEW ARCHITECTURAL SERVICES FOR A NEW TIME



LEGEND	
4	DETAIL NUMBER
9	SHEET NUMBER



LEFT ELEVATION  
SCALE: 1/8"=1'-0"



FRONT ELEVATION  
SCALE: 1/8"=1'-0"

SUBDIVISION:

LOT #:

RELEASED:

TABLE OF CONTENTS	
SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	BSMT/FOUNDATION PLAN
4	1st FLOOR PLAN
5	2nd FLOOR PLAN
6	1st FLOOR FRAMING PLAN
7	2nd FLOOR FRAMING PLAN
8	CEILING FRAMING PLAN
9	ROOF FRAMING PLAN
10	1st FLOOR ELECTRICAL PLAN
11	2nd FLOOR ELECTRICAL PLAN
12	BSMT ELECTRICAL PLAN



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CHRIS@CSDSIGNGROUP.LLC.COM

CLIENT INFORMATION

SILVER HILL HOMES  
10405 OLD ALABAMA RD. CONN.  
SUITE 201  
ALABAMA, CA 30022  
CONTACT: JOHN EVANS

PROJECT INFORMATION

THE CALLAWAY-A  
Front & Side Elev.  
DESIGNED BY: C.SAMUDA 03/02/16  
SCALE:  
1/8"=1'-0" < 11"x17"

SQUARE FOOTAGE:  
1ST FLR. 1615  
2ND FLR. 2000  
TOTAL 3635  
GARAGE 505  
BSMT. (UNFIN.) 1615

JOB NUMBER  
16-1015

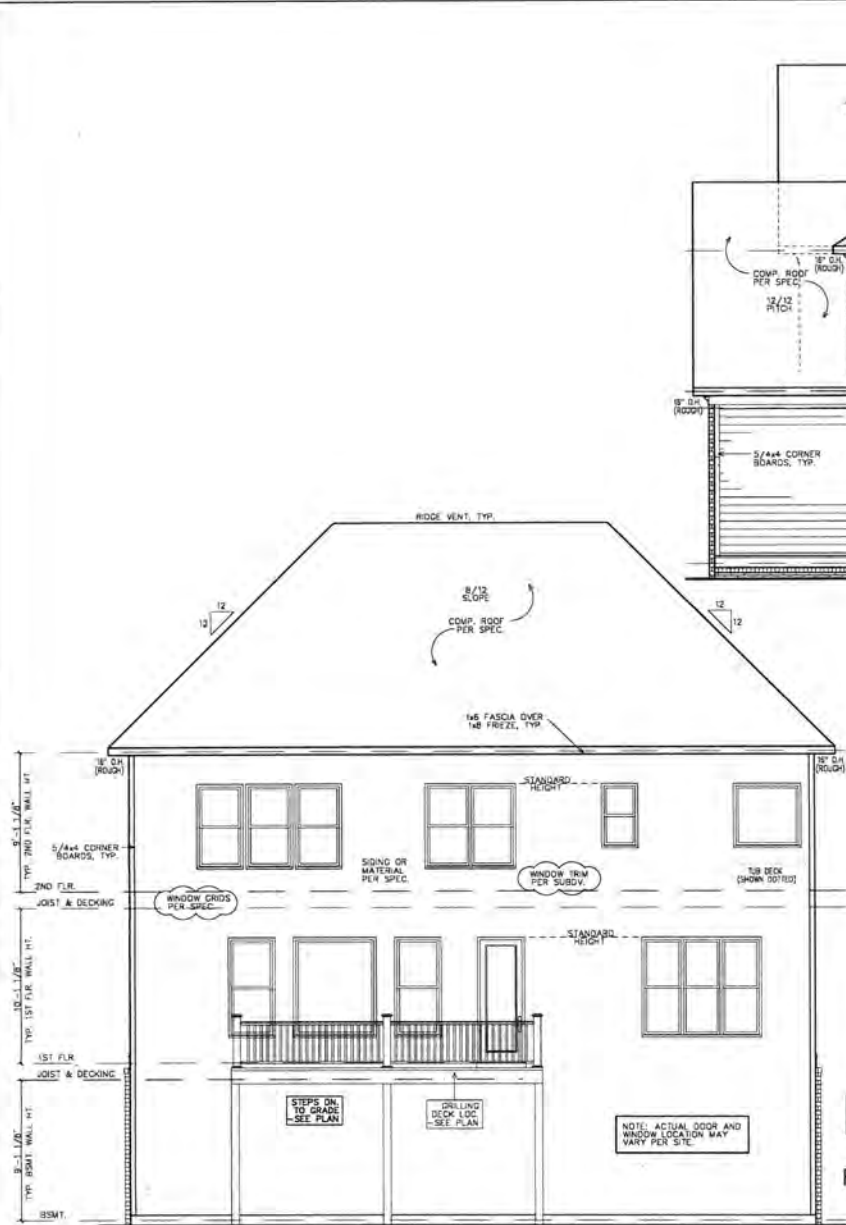
REVISIONS  
No. Date Revision App.

SHEET NUMBER

1

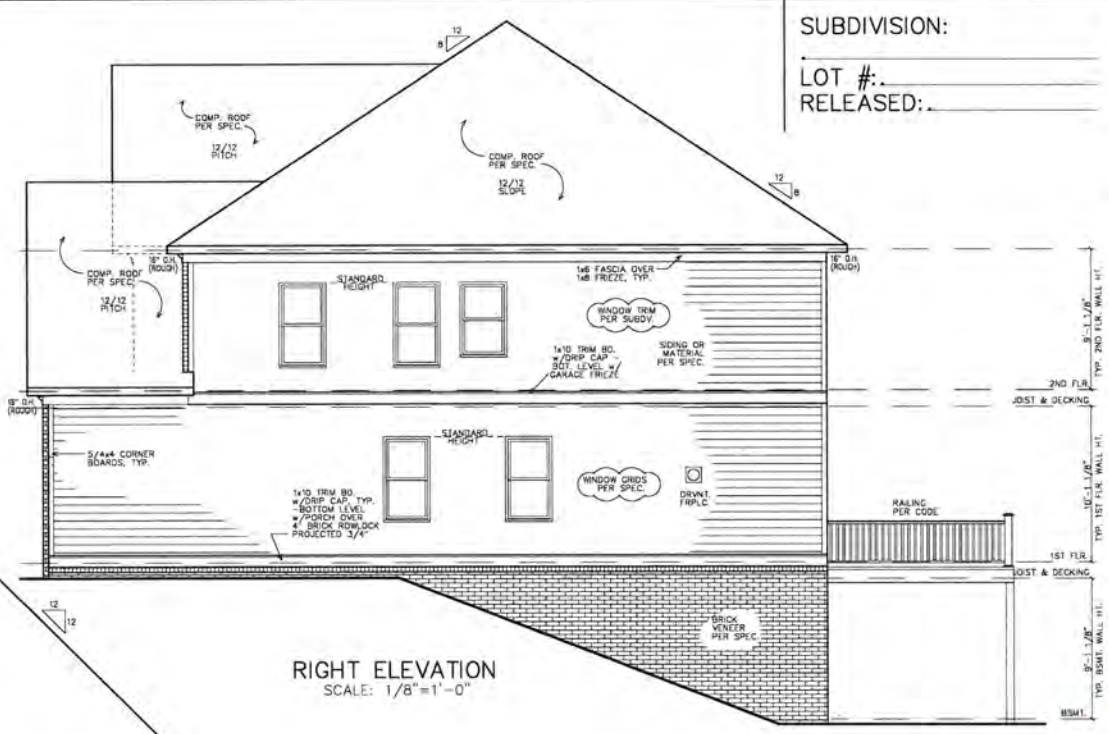
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NEW HOME SITE ADDRESS:



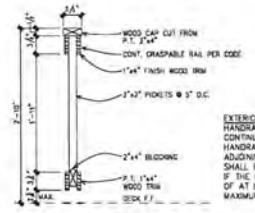
NOTE: GRADE LEVEL IS SHOWN APPROX. FIELD VERIFY PRIOR TO CONSTRUCTION.

REAR ELEVATION  
SCALE: 1/8"=1'-0"



NOTE: GRADE LEVEL IS SHOWN APPROX. FIELD VERIFY PRIOR TO CONSTRUCTION.

RIGHT ELEVATION  
SCALE: 1/8"=1'-0"



1 HANDRAIL & GRIP DETAIL  
2  
SCALE: 1"=1'-0"

EXTERIOR HANDRAILS IN ACCORDANCE WITH TABLE 501.5.3.8 (IBC). HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34-INCHES AND NOT MORE THAN 38-INCHES. IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4-INCHES AND NOT GREATER THAN 6 1/4-INCHES WITH A MAXIMUM CROSS SECTION DIMENSION OF 2 1/4-INCHES.

SUBDIVISION: \_\_\_\_\_  
LOT #: \_\_\_\_\_  
RELEASED: \_\_\_\_\_



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CLIENT INFORMATION:  
**SILVER HILL HOMES**  
10405 OLD ALABAMA RD. CONN.  
SUITE 201  
ALPHARETTA, GA 30022  
CONTACT: JOHN EVANS

PROJECT INFORMATION  
**THE CALLAWAY - A Side & Rear Elev.**  
DESIGNED BY: C.SAMUDA 03/01/16  
SCALE: 1/8"=1'-0" < 11"x17"

SQUARE FOOTAGE:	
1ST FLR.	1815
2ND FLR.	2020
TOTAL	3635
CARAGE	505
BSMT. (UNFIN.)	1815

JOB NUMBER:  
**16-1015**

REVISIONS:

No.	Date	Revisions	App.
2			

SHEET NUMBER:  
**2**

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