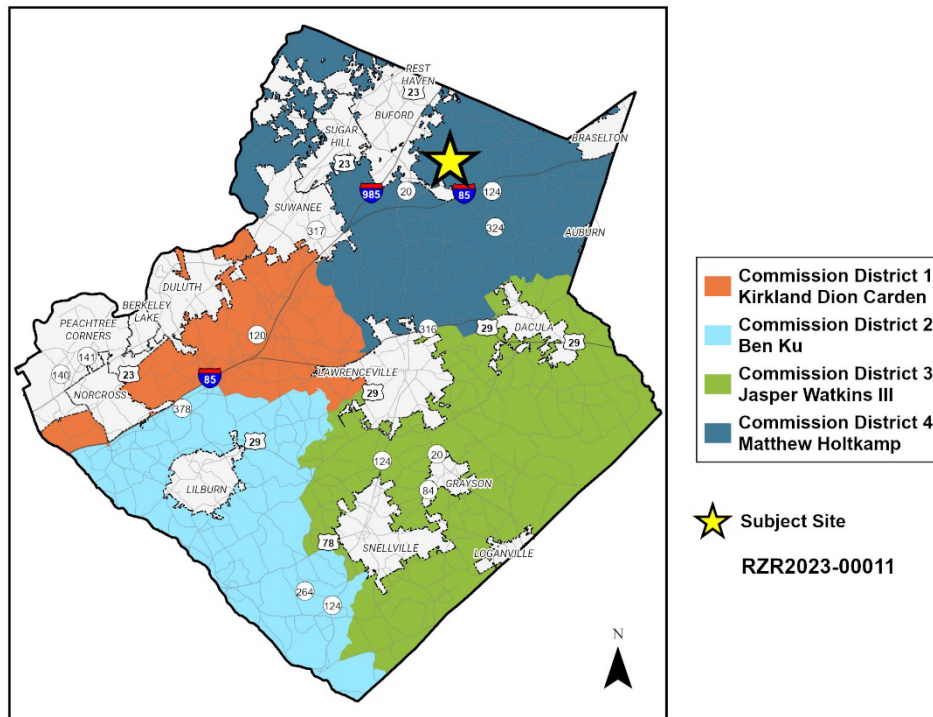


## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** RZR2023-00011  
**Current Zoning:** RA-200 (Agriculture-Residence District)  
**Request:** Rezoning to R-100 (Single-Family Residence District)  
**Additional Requests:** Variances and Waivers  
**Address:** 3251 Camp Branch Road  
**Map Number:** R7180 007  
**Site Area:** 8.97 acres  
**Lots:** 8  
**Proposed Development:** Single-Family Detached Subdivision  
**Commission District:** District 4 – Commissioner Holtkamp  
**Character Area:** Established Neighborhoods

**Staff Recommendation:** DENIAL

**Planning Commission Recommendation:** APPROVAL WITH CONDITIONS



**Planning Commission Advertised Public Hearing Date:** 7/11/2023 (Public Hearing Held/Recommendation Tabled to 9/5/2023)

**Board of Commissioners Advertised Public Hearing Date:** 7/25/2023 (Public Hearing Tabled to 9/26/2023)

**Applicant:** Himanshu Karnwal  
5680 Preserve Circle  
Alpharetta, GA 30005

**Owners:** Jeric Holdings, LLC  
P.O. Box 1976  
Wrightwood, CA 92397

**Contact:** David Sonders, KES

**Contact Phone:** 561.504.2224

### Zoning History

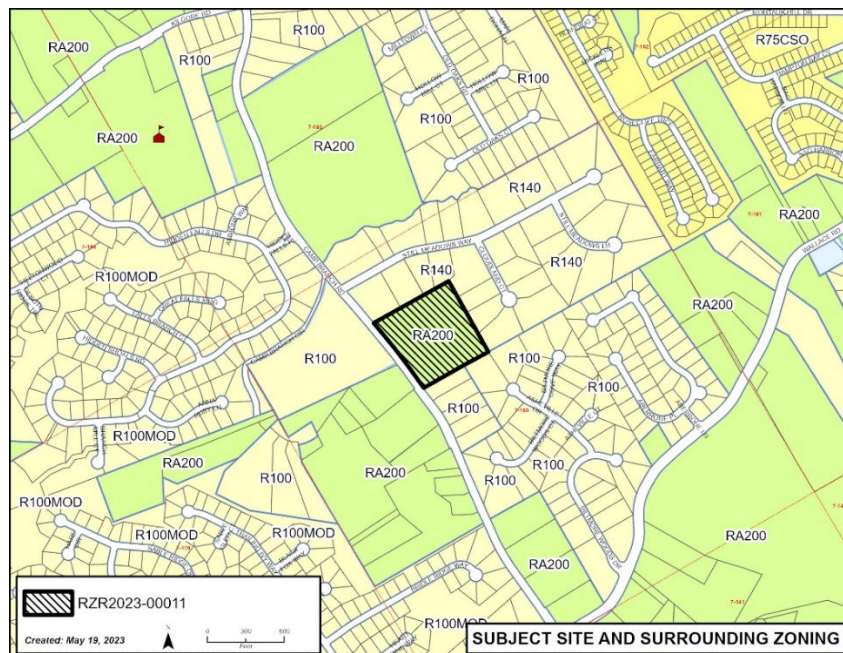
The property has been zoned RA-200 (Agriculture-Residence District) since 1970. There are no other previous zoning requests on record for the property.

### Existing Site Condition

The subject property is an 8.97-acre parcel located along Camp Branch Road, south of its intersection with Still Meadows Way. The front of the property contains a single-family residence, built in 1944, and a barn. A stream running through the property has been dammed to create a large pond at its center. A second single-family residence, built in 1979, is located in the rear portion of the property, east of the pond. The eastern and southern sides of the property are mostly wooded, and the land rises approximately 20 feet from the pond to the eastern property line and approximately 18 feet from the pond to the southwest corner of the lot. There are two driveways from Camp Branch Road to the site, one that extends along the northern side of the pond to access the residence in the rear. There is no sidewalk on either side of Camp Branch Road. The nearest Gwinnett County Transit stop is approximately 4.4 miles from the subject property.

### Surrounding Use and Zoning

The subject property is located in a residential area that is transitioning from estate lots with an agricultural character to smaller lots with large, single-family homes fronting Camp Branch Road. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-100	0.89 units per acre
North	Single-Family Residential	R-140	0.51 units per acre
East	Single-Family Residential	R-140	0.51 units per acre
South	Single-Family Residential	R-100	1.23 units per acre
West	Single-Family Residential	R-100	0.07 units per acre
	Single-Family Residential	RA-200	0.42 units per acre

## Project Summary

The applicant requests rezoning of an 8.97-acre property from RA-200 to R-100 for a single-family detached subdivision, including:

- Eight single-family residential lots yielding a density of 0.89 units per acre.
- Single-family residences with a minimum of 2,500 square feet of heated floor area.
- A 26-foot-wide proposed street within a 40-foot-wide right-of-way providing full access from Camp Branch Road to Lots 5-8, east of the pond. The proposed street will be constructed over the dam structure supporting the pond and culminates at a cul-de-sac with a 50-foot-wide radius.
- Individual driveway access directly onto Camp Branch Road from Lots 1-4.
- A 5-foot-wide sidewalk along Camp Branch Road and 4-foot-wide sidewalks along the proposed internal street. The sidewalk is only shown on one side of the entrance drive.
- Utilization of the existing pond as a stormwater detention pond, surrounded by a 25-foot-wide buffer.

## 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?
Lot Size	Minimum 25,500 square feet (septic)	>25,500 square feet	YES
Lot Width	Minimum 100'	Minimum 82.8'	NO*
Front Yard Setback	Minimum 35'	35'	YES
Side Yard Setback	Minimum 10' one yard, 25' two yards	10' one yard, 25' two yards	YES
Rear Yard Setback	Minimum 40'	30'	NO**
Minimum Heated Floor Area	Minimum 1,400 square feet	Minimum 2,500 square feet	YES
Building Height	Maximum 35'	<35'	YES
Maximum Cul-de-sac Length	Maximum 600'	875'	NO***

\* The applicant is requesting a variance to the minimum lot width on Lot 1.

\*\* The applicant is requesting a variance to rear setback on Lot 1.

\*\*\*The applicant is requesting a waiver to exceed the maximum cul-de-sac length.

## Variance Requests

In addition to the rezoning request, the applicant is seeking variances from the following provisions of Title II of the UDO:

1. Table 230.1 Dimensional Standards for Residential Zoning Districts

Zoning District	Minimum Lot Width
R-100	100 feet

The applicant requests a variance to allow a lot width of 82.78 feet on Lot 1 where a minimum lot width of 100 feet is required.

2. Table 230.1 Dimensional Standards for Residential Zoning Districts

Zoning District	Minimum Rear Setback
R-100	40 feet

The applicant requests a variance to allow a rear setback of 30 feet on Lot 1 where a minimum lot width of 40 feet is required.

## Waiver Requests

In addition to the rezoning request, the applicant is seeking a waiver from the following provisions of Title III of the UDO:

1. Section 900-20.2 C. Cul-de-sac Streets:

**Dead end streets designed to have one end permanently closed shall provide a cul-de-sac turnaround and may be no more than 600 feet in length.**

The applicant is requesting a waiver to allow a proposed road to be approximately 875 feet in length where the maximum length of a cul-de-sac street is 600 feet.

2. Table 900.1. Minimum Right-of-Way and Roadway Widths for New Streets and Project Access Improvements.

Local Street	Minimum Roadway Width
Residential - Urban	27 feet

The applicant is requesting a waiver to allow a proposed road to be 26 feet in width where a minimum of 27 feet in width is required.

## Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit E). Standard site and infrastructure improvements will also be required related to stormwater, transportation, 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 rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

The subject property is in a residential area that is transitioning from estate lots with an agricultural character to smaller lots with large, single-family homes fronting Camp Branch Road. There is a substantial amount of R-100 zoned property in the surrounding area. It is anticipated that additional large tracts currently zoned RA-200 will be rezoned and subdivided in the future to create a similar residential character to the proposed subdivision. Generally, rezoning the subject property to R-100 is suitable for the surrounding area; however, this specific request proposes a subdivision layout that is substandard to current UDO requirements, regarding roadway design, access, and general lot configuration. As such, the request would not be suitable in view of the use and development of adjacent and nearby property.

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

The proposed subdivision layout would create four new driveways onto Camp Branch Road within a span of approximately 250 feet. The proposed driveways would create potential for conflict between residents and traffic along Camp Branch Road.

**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.**

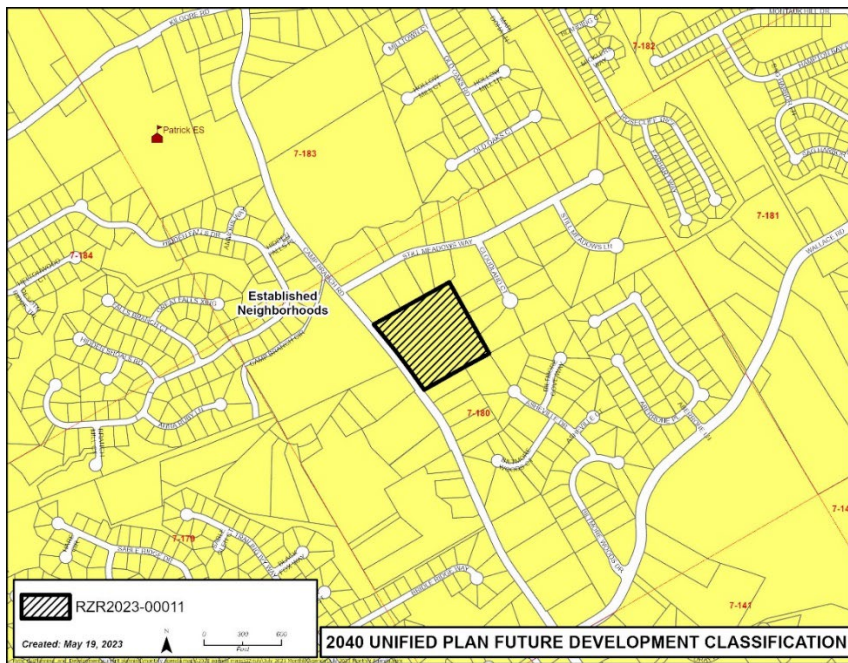
A minimal increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. A minimal increased impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning request are attached (Exhibit E).

**E. Whether the proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Map; and**

The property is located within the Established Neighborhoods Character Area which designates well established neighborhoods and single-family residential areas that are unlikely to undergo any significant changes or redevelopment in the next 20 years. This Character Area includes those areas where changes in land use are not anticipated or encouraged, and any new

development - including residential infill properties - should be consistent in scale, architecture, and use with surrounding properties.

Although the Established Neighborhoods Character Area does not anticipate changes in land use, the Camp Branch corridor is experiencing residential development pressure spurred by a new interchange on Interstate 85 at Gravel Springs Road. There has been substantial residential development in the area, primarily in the form of lots with less than one acre being subdivided along Camp Branch Road. Although the requested R-100 zoning district is consistent with the scale of existing neighborhoods, as intended in the Established Neighborhoods Character Area, the Unified Plan and Future Development Map would not be supportive of the substandard subdivision layout that is being proposed.



**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.**

Although there have been recent rezoning cases that were approved for similar small-scale single-family residential subdivisions and R-100 is suitable for the area, the proposed subdivision cannot meet the development standards of the UDO. The request proposes a 26-foot-wide road, where a minimum width of 27 feet is required. The proposed road to access half of the eight single-family lots runs along the edge of an existing pond and over the damming structure for the pond. This driveway would have to be widened into the pond area to comply with UDO standards, and constructing a street over an aging dam is not a best practice. Furthermore, the buildable area of Lot 1 is severely restricted, and even though variances to the required minimum lot width and minimum rear setback have been requested, the resulting lot would be elongated and shallow. Finally, the proposed road is nearly twice the maximum length of a dead-end street. As such, the subdivision would not be developed in a way reflective of the intent of the UDO or the character area due to these requests.

**Variance Requests Analysis:** When considering variances from Title II of the UDO, staff is required to review whether an undue hardship may result from strict compliance with the regulations and that approval would not adversely affect the general public welfare or nullify the intent of the Development Regulations. In addition, there must be a determination that there are unusual topographical or other exceptional conditions. Staff makes the following findings related to the variance requests:

The applicant requests variances to allow a reduced minimum lot width and rear setback for Lot 1 as shown on the site plan (Exhibit B). As previously noted, Lot 1 is a wide, shallow corner lot that is atypical for residential construction. If a home were to be placed on this lot, it would require a driveway along Camp Branch Road in very close proximity to four other driveways within the development. The land within Lot 1 would be more suitable as open space combined with the detention pond parcel. Approval of the requested variances would adversely affect the general public welfare and nullify the intent of the Development Regulations.

**Waiver Requests Analysis:** When considering waivers from Title III of the UDO, staff is required to review whether an undue hardship may result from strict compliance with the regulations and that approval would not adversely affect the general public welfare or nullify the intent of the Development Regulations. In addition, there must be a determination that there are unusual topographical or other exceptional conditions. Staff makes the following findings related to the waiver request:

The applicant requests a waiver to exceed the maximum length of a cul-de-sac by approximately 275 feet. The excess length is necessary to maximize the number of lots within the subdivision. The applicant also requests a waiver to allow a one-foot reduction in the minimum road width to access the subdivision. The width reduction is due to the road's likely encroachment into an existing pond. Approval of the requested waivers would nullify the intent of the Development Regulations, and therefore should not be approved.

### **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 **DENIAL** of the rezoning request.

In addition, staff recommends **DENIAL** of the following variance requests:

1. To allow a lot width of 82.78 feet on Lot 1 where a minimum lot width of 100 feet is required.
2. To allow a rear setback of 30 feet on Lot 1 where a minimum lot width of 40 feet is required.

In addition, staff recommends **DENIAL** of the following waiver requests:

1. To allow a proposed road to be approximately 875 feet in length where the maximum length of a cul-de-sac street is 600 feet.
2. To allow a proposed road to be 26 feet in width where a minimum of 27 feet in width is required.

### **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.

In addition, the Planning Commission recommends **DENIAL** of the following variance requests:

1. To allow a lot width of 82.78 feet on Lot 1 where a minimum lot width of 100 feet is required.
2. To allow a rear setback of 30 feet on Lot 1 where a minimum lot width of 40 feet is required.

In addition, the Planning Commission recommends **APPROVAL** of the following waiver requests:

1. To allow a proposed road to be approximately 875 feet in length where the maximum length of a cul-de-sac street is 600 feet.
2. To allow a proposed road to be 26 feet in width where a minimum of 27 feet in width is required.

**Planning Commission Recommended Conditions (includes Staff Recommended Conditions, as Amended)**

Approval as R-100 (Single-Family Residence District) subject to the following conditions:

1. The property shall be limited to single-family detached dwellings and accessory uses and structures.
2. The minimum heated floor area of dwellings shall be 2,500 square feet.
3. All dwellings shall have a minimum of two-car garage.
4. All residential buildings shall comply with Category 3 of the Gwinnett County Architectural Design Standards. Final building elevations shall be submitted for review and approval by the Department of Planning and Development.
5. ~~No direct lot access shall be allowed from Camp Branch Road. Residences fronting Camp Branch Road shall be accessed via a private alley.~~ **Lots 2, 3, and 4 shall have driveway access to Camp Branch Road with one additional access entering onto a private alley.**
6. The developer shall coordinate with the Gwinnett County Department of Transportation Roadway Operations division to provide the most optimal drainage for this site.
7. **All homes on Camp Branch Road shall have gated driveways at each entry.**
8. **No more than 10 percent of the dwellings within the development shall be for rent.**
9. **The developer shall create a homeowners association to maintain the lake.**
10. **The developer shall provide a site stormwater quality system for individual properties.**
11. **A fence shall be placed along the property line between the Stillwater development and this development, subject to review and approval by the Department of Planning and Development.**



**Exhibits:**

- A. Site Visit Photos
- B. Site Plan
- C. Letter of Intent and Applicant's Response to Standards
- D. Application and Disclosure of Campaign Contributions
- E. Internal and External Agency Review Comments
- F. Maps
- G. Site Plan and Building Elevations Presented at the July 11, 2023, Planning Commission Public Hearing

**Exhibit A: Site Visit Photos**



View from Camp Branch Road of existing residence.



View of existing driveway beside the pond.



View of pond and second single-family residence.



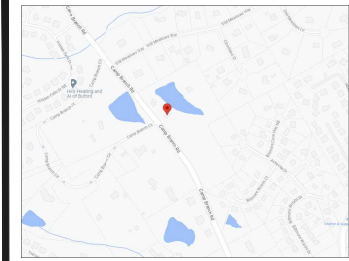
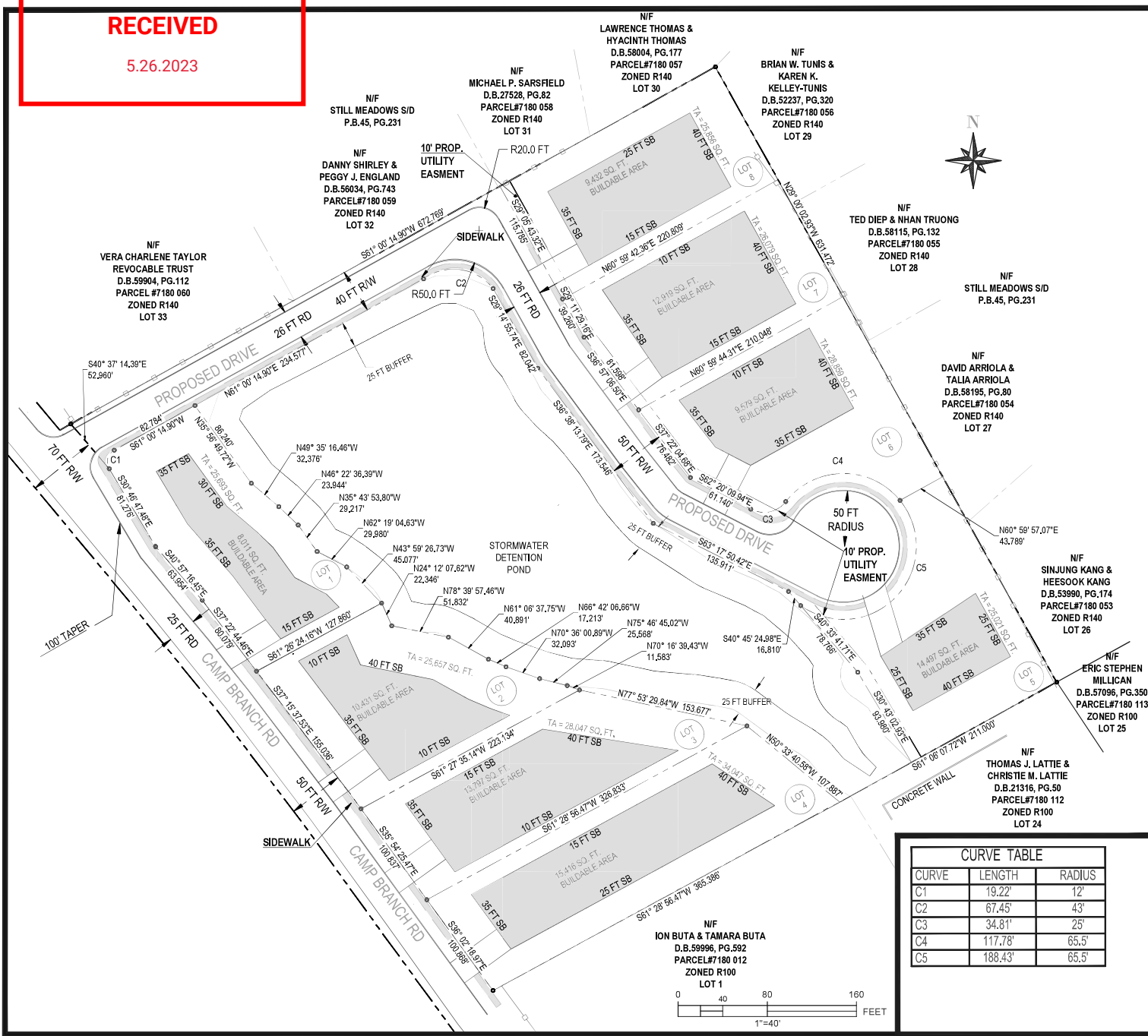
View of Camp Branch Road, subject on right.

**Exhibit B: Site Plan**

**[attached]**

RECEIVED

5.26.2023



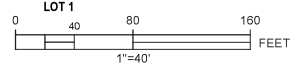
- NOTES  
GENERAL/ SITE NOTES:
- OWNER, JERIC HOLDINGS, LLC  
3251 CAMP BRANCH ROAD  
BUFORD, GA 30519
  - TAX PARCEL # 7180 007
  - MINIMUM HEATED SF = 2,500 SF
  - TYPICAL DRIVEWAY WIDTH = 22 FT
  - BUILDING SETBACKS  
FRONT = 35 FT  
REAR = 40 FT  
ADJACENT SIDE LOTS = 25 FT COMBINED
- CALCULATIONS
- GROSS ACREAGE = 8.91 AC
  - NET ACREAGE = 5.03 AC
  - GROSS DENSITY = .89 UNITS/ACRE
  - NET DENSITY = 1.59 UNITS/ ACRE
- SIDEWALKS SHALL BE 5 FEET WIDE ALONG CAMP BRANCH ROAD AND A MINIMUM OF 4 FEET WIDE ON INTERIOR STREETS.
  - BACK OF CURB SHALL BE 0.5 FEET FROM ROAD EDGE. GUTTER SHALL BE 0.5 FEET FROM ROAD EDGE.
  - ALL LOTS WILL HAVE SEPTIC SYSTEMS.
  - POND WILL BE USED FOR STORMWATER MANAGEMENT.
  - REQUIRED 25 FOOT POND BUFFER.

LEGEND

NEW PROP LINE	---
EXTERIOR PROP LINE	----
EX ROAD	----
PROP ROAD	----
EX BUILDING	----
PROP BUILDING	----
SIDEWALK	----
EX WATER	-W--
PROP WATER	-W--
EX FENCE	----

CURVE TABLE

CURVE	LENGTH	RADIUS
C1	19.22'	12'
C2	67.45'	43'
C3	34.81'	25'
C4	117.78'	65.5'
C5	188.43'	65.5'



5/25/2023

FIG 1

DAVID SONDENS  
5/25/2023

CONCEPTUAL LAYOUT  
3251 CAMP BRANCH,  
BUFORD, GA 30591



3282 Elmer Hill Lane  
Buford, GA 30519  
Phone: 561-504-2224

THESE CONSTRUCTION DOCUMENTS AND REPLICATIONS, IN WHOLE OR IN PART, ARE THE SOLE PROPERTY OF KEY ENGINEERING SOLUTIONS, INC. THEY SHALL NOT BE REPRODUCED OR COPIED IN ANY MANNER, OR BE USED FOR ANY OTHER PROJECT OTHER THAN THAT SPECIFICALLY INDICATED HEREIN WITHOUT WRITTEN PERMISSION FROM AND DEED COMPLETION TO KEY ENGINEERING SOLUTIONS, INC.

DATE	NO.	REVISION

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

**[attached]**



GWINNETT COUNTY  
PLANNING AND DEVELOPMENT  
**RECEIVED**  
5.26.2023

Gwinnett County  
Department of Planning & Development  
446 West Crogan Street, Suite 250  
Lawrenceville, GA 30046

Key Engineering Solutions-U.S., Inc.  
3282 Elmer Hill Lane  
Buford, GA 30519  
Tel 561.504.2224  
[www.KES-US.com](http://www.KES-US.com)

Subject:  
Rezoning Request  
3251 Camp Branch Road  
Buford, GA 30519

To Whom it May Concern:

Date:  
May 25, 2023

This Letter of Intent is to request a rezoning of the subject property to R-100 in order to develop the properties into a single-family community. The subject parcel is located at 3251 Camp Branch Road, Sugar Hill, GA 30519. The property consists of 8.98 acres. The parcel ID is R7180 007.

Contact:  
David M. Sonders, P.E.

Phone:  
561.504.2224

The subject properties will be developed into 8 single family home lots. Each lot will consist of greater than 25,500 square feet. The single family homes will be a minimum of 2,500 square feet of heated living space, with minimum 4 bedroom, 3 bathroom models. The building height will not exceed 35 feet. The anticipated price will \$500,000+ per unit.

Email:  
[dsonders@kes-us.com](mailto:dsonders@kes-us.com)

An easement from the adjacent homes was not able to be acquired. Therefore access to the sanitary sewer is not available to this property. The subdivision properties will have septic systems.

KES respectfully requests two variances. The first variance is a variance to the required 100 foot lot width of Lot 1. The lot meets the 100 foot width requirement along Camp Branch Road but because it is on a corner with the proposed shared drive, it must also have 100 feet of width along the shared drive. The lot is limited along the shared drive by the retention pond. The second variance is a variance to the rear setback of 40 feet. KES is requesting a 10 foot reduction of the rear setback to 30 feet in order to allow for a more suitable area for home construction.

KES also respectfully request the following waivers. A waiver is requested to the maximum length of dead-end street of 600 feet per Section 900-20.2 C. 1. The proposed cu-de-sac is at the end of a shared drive that is approximately 875 feet long. A waiver is requested to reduce the minimum pavement width from 27' to 26'. A waiver is also requested to the minimum radius for a horizontal curve.

No other variances or special conditions are requested at this time. The applicant respectfully requests approval of the submitted rezoning application.

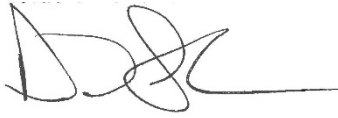
**RECEIVED**

5.26.2023

Please direct any questions, comments, or correspondence regarding this rezoning application to David M. Sonders, P.E., Principal Engineer, at 561.504.2224 or [dsonders@kes-us.com](mailto:dsonders@kes-us.com).

Sincerely,

Key Engineering Solutions – US, Inc.

A handwritten signature in black ink, appearing to read 'DMS', with a long horizontal line extending to the right.

David M. Sonders, P.E.

Principal Engineer



**RECEIVED**

2/24/2023

**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:

The rezoning of the property to R-100 is consistent with the surrounding properties R-100 and R-140 zoning.

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

There will not be any adverse affects as the surrouding properties will have similar zoning as the requested rezoning.

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

The current zoning limits the amount of homes that can be built on the property. Rezoning to R-100 would increase the value and economic use.

- (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 planned development is for 8 single family home and does not expect to have a significant burden on existing streets, facilities, utilites, or schools.

- (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 policy and intent of the land use plan.

- (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:

There are no changing conditions of the property.

**Exhibit D: Application and Disclosure of Campaign Contributions**

**[attached]**

**RECEIVED**

4/13/2023

**REZONING APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Himanshu Karnwal</u>	NAME: <u>JERIC HOLDINGS LLC</u>
ADDRESS: <u>5680 Preserve Circle</u>	ADDRESS: <u>PO BOX 1976</u>
CITY: <u>Alpharetta</u>	CITY: <u>Wrightwood</u>
STATE: <u>GA</u> ZIP: <u>30005</u>	STATE: <u>CA</u> ZIP: <u>92397-1976</u>
PHONE: <u>503-550-5574</u>	PHONE: <u>770-527-8510</u>
EMAIL: <u>himanshukarnwal@hotmail.com</u>	EMAIL: <u>jr@rspmobile.com</u>
CONTACT PERSON: <u>David Sonders, KES</u> PHONE: <u>561-504-2224</u>	
CONTACT'S E-MAIL: <u>dsonders@kes-us.com</u>	
<b>APPLICANT IS THE:</b>	
<input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICTS(S): <u>RA-200</u> REQUESTED ZONING DISTRICT: <u>R-100</u>	
PARCEL NUMBER(S): <u>7180 007</u> ACREAGE: <u>8.98</u>	
ADDRESS OF PROPERTY: <u>3251 Camp Branch Road, Buford, GA 30519</u>	
PROPOSED DEVELOPMENT: <u>Single-family residential detached subdivision</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>8</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2,500</u>	Total Building Sq. Ft. _____
Gross Density: <u>0.89 homes /acre</u>	Density: _____
Net Density: <u>1.60 homes/acre</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

**RECEIVED**

2/24/2023

**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

01/10/2023  
\_\_\_\_\_  
Date

*Himanshu Karmal*  
\_\_\_\_\_  
Type or Print Name and Title

*Mary K O'Neal*  
\_\_\_\_\_  
Signature of Notary Public

1-10-23  
\_\_\_\_\_  
Date



RECEIVED

2/24/2023

**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.

*John Rogers*

Signature of Property Owner

*January 19, 2022*

Date

*John T Rogers*

Type or Print Name and Title

*Mary K ONeal 1-10-23*

Signature of Notary Public

Date

Notary Seal




**RECEIVED**

2/24/2023

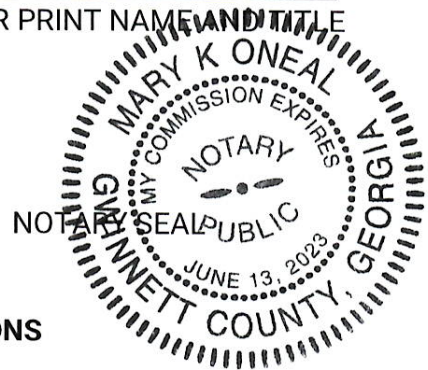
**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

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.

 \_\_\_\_\_ 01/10/2023 Himanshu Karnwal  
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Mary K O'Neal \_\_\_\_\_ 1-10-23  
 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 HIMANSHU KARNWAL  
 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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4/13/2023

**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:      7      -      180      -      007  
(Map Reference Number)      District      Land Lot      Parcel

[Signature]      01/10/2023  
Signature of Applicant      Date

Himanshu Karnwal  
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)

Chris Nelson      Tax Services Associate  
NAME      TITLE

March 9, 2023  
DATE

**Exhibit E: Internal and External Agency Review Comments**

**[attached]**





**Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>		06.14.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		<a href="mailto:Brent.Hodges@gwinnettcountry.com">Brent.Hodges@gwinnettcountry.com</a>	
Case Number:		RZR2023-00011	
Case Address:		3251 Camp Branch Road, Buford, 30519	
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	Camp Branch Road is a minor collector. ADT = 3,258.		
2	4.4 miles to the nearest transit facility (#2334754) Buford/SR 20 Park and Ride.		
3	The minimum pavement width for the interior street is 24-feet, per the UDO Chapter 900 (Table 900.1).		
4	The minimum requirements for horizontal curves shall be met, per the UDO Section 900-60.3.		
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	No direct lot access shall be allowed from Camp Branch Road. All direct lot access shall come from the interior street.		
2	The developer shall coordinate with the Gwinnett County Department of Transportation Roadway Operations division to provide the most optimal drainage for this site.		
3			
4			
5			
6			
7			

**Note:** Attach additional pages, if needed

Revised 7/26/2021

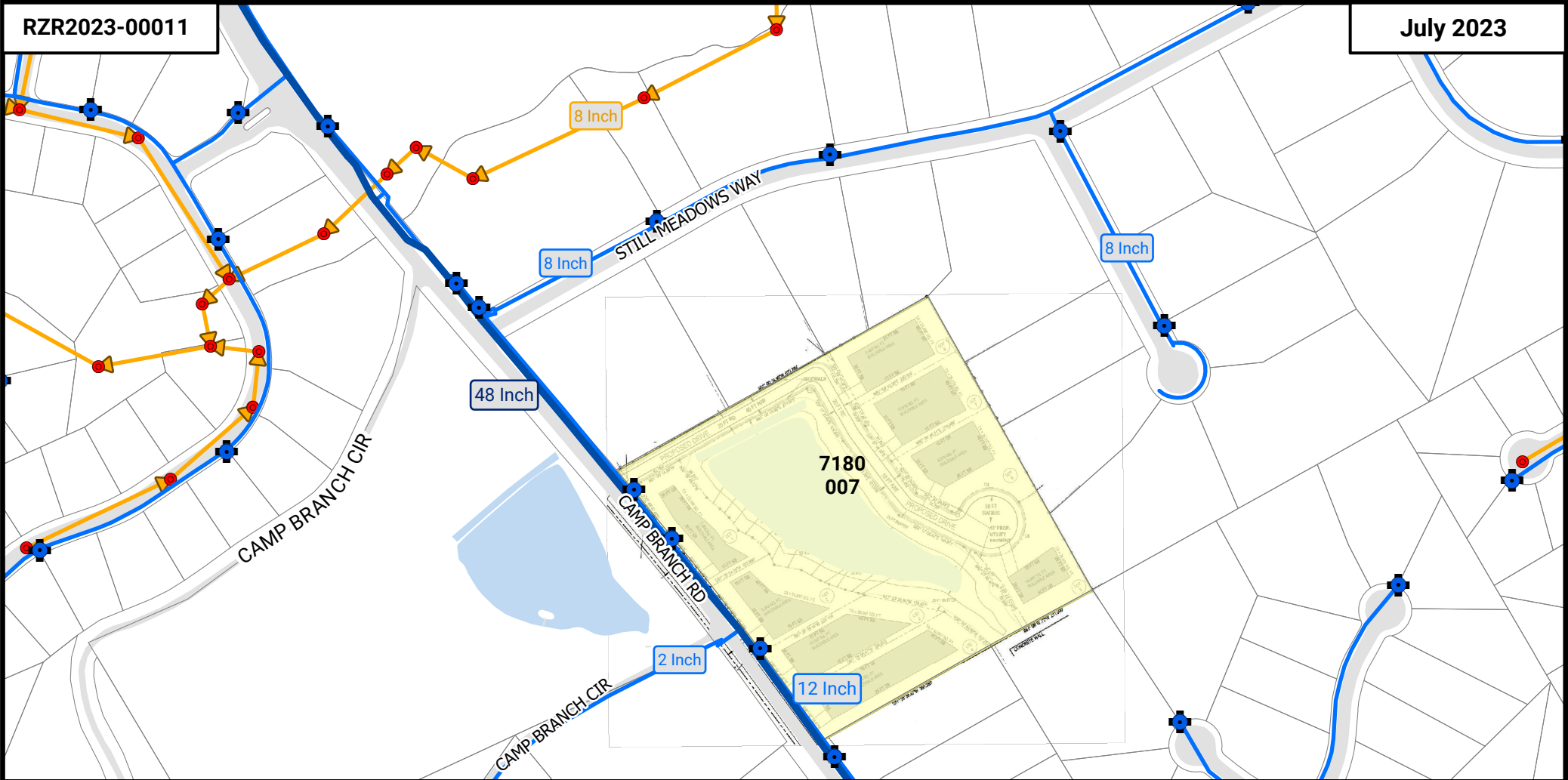


**Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		<a href="mailto:Michael.pappas@gwinnettcountry.com">Michael.pappas@gwinnettcountry.com</a>		
Case Number:		RZR2023-00011		
Case Address:		3251 Camp Branch Road		
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The proposed development may connect to an existing 12-inch water main located on the eastern right-of-way of Camp Branch Road. The existing 48-inch water main along Camp Branch Road must be avoided during all phases of construction, including the construction of deceleration lanes. The proposed water main within the development shall maintain sufficient separation from the existing lake and the dam located on the northern border of the site.			
2	Sewer: A Sewer Capacity Certification is required for this development. Pending available capacity, the proposed development may connect to an existing 8-inch gravity sewer approximately 600 feet to the north of the site, north of Still Meadows Way. Offsite easements will be required. The proposed gravity sewer and its easement shall maintain sufficient separation between the existing pond and the dam located on the northern border of the site.			
3				
4				
5				
6				
7				
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
6				

**Note:** Attach additional pages, if needed

Revised 7/26/2021



**LEGEND**

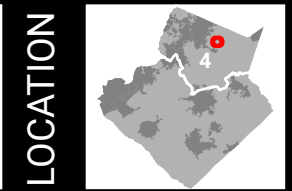
- Water Main
- Manhole
- Hydrant
- Sewer Collector
- Pond/Lake

**3251 Camp Branch Rd**  
RA-200 to R-100

## Water & Sewer Utility Map

**LOCATION**

0 150 300  
Feet



**Water Comments:** The proposed development may connect to an existing 12-inch water main located on the eastern right-of-way of Camp Branch Road. The existing 48-inch water main along Camp Branch Road must be avoided during all phases of construction, including the construction of deceleration lanes. The proposed water main within the development shall maintain sufficient separation from the existing lake and the dam located on the northern border of the site.

**Sewer Comments:** A Sewer Capacity Certification is required for this development. Pending available capacity, the proposed development may connect to an existing 8-inch gravity sewer approximately 600 feet to the north of the site, north of Still Meadows Way. Offsite easements will be required. The proposed gravity sewer and its easement shall maintain sufficient separation between the existing pond and the dam located on the northern border of the site.

**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, July, 2023

											Proposed Zoning
	School	2023-24			2024-25			2025-26			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
RZM2023-00014	<b>Parkview HS</b>	3,258	2,900	358	3,307	2,900	407	3,330	2,900	430	28
RZM2023-00018 (combined)	<b>Trickum MS</b>	2,203	1,775	428	2,236	2,275	-39	2,258	2,275	-17	22
	Mountain Park ES	650	450	200	668	450	218	689	450	239	37
RZM2023-00015	<b>Central Gwinnett HS</b>	2,435	2,350	85	2,446	2,350	96	2,429	2,350	79	6
	<b>Jordan MS</b>	766	1,050	-284	781	1,050	-269	790	1,050	-260	4
	Jenkins ES	767	1,025	-258	782	1,025	-243	798	1,025	-227	8
RZM2023-00016	<b>Brookwood HS</b>	3,844	3,000	844	3,892	3,000	892	3,931	3,000	931	3
	<b>Five Forks MS</b>	1,264	1,150	114	1,251	1,150	101	1,264	1,150	114	2
	Head ES	771	600	171	780	600	180	788	600	188	5
RZM2023-00017	<b>Dacula HS</b>	2,550	2,550	0	2,641	2,550	91	2,755	2,550	205	10
	<b>Dacula MS</b>	1,892	1,900	-8	1,959	1,900	59	2,042	1,900	142	9
	Alcova ES	1,478	1,150	328	1,545	1,150	395	1,612	1,150	462	16
RZR2023-00011	<b>Seckinger HS</b>	2,004	2,800	-796	2,226	2,800	-574	2,330	2,800	-470	2
	<b>Jones MS</b>	1,699	1,575	124	1,767	1,575	192	1,870	1,575	295	2
	Patrick ES	923	1,025	-102	960	1,025	-65	989	1,025	-36	4

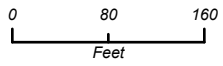
**Exhibit F: Maps**

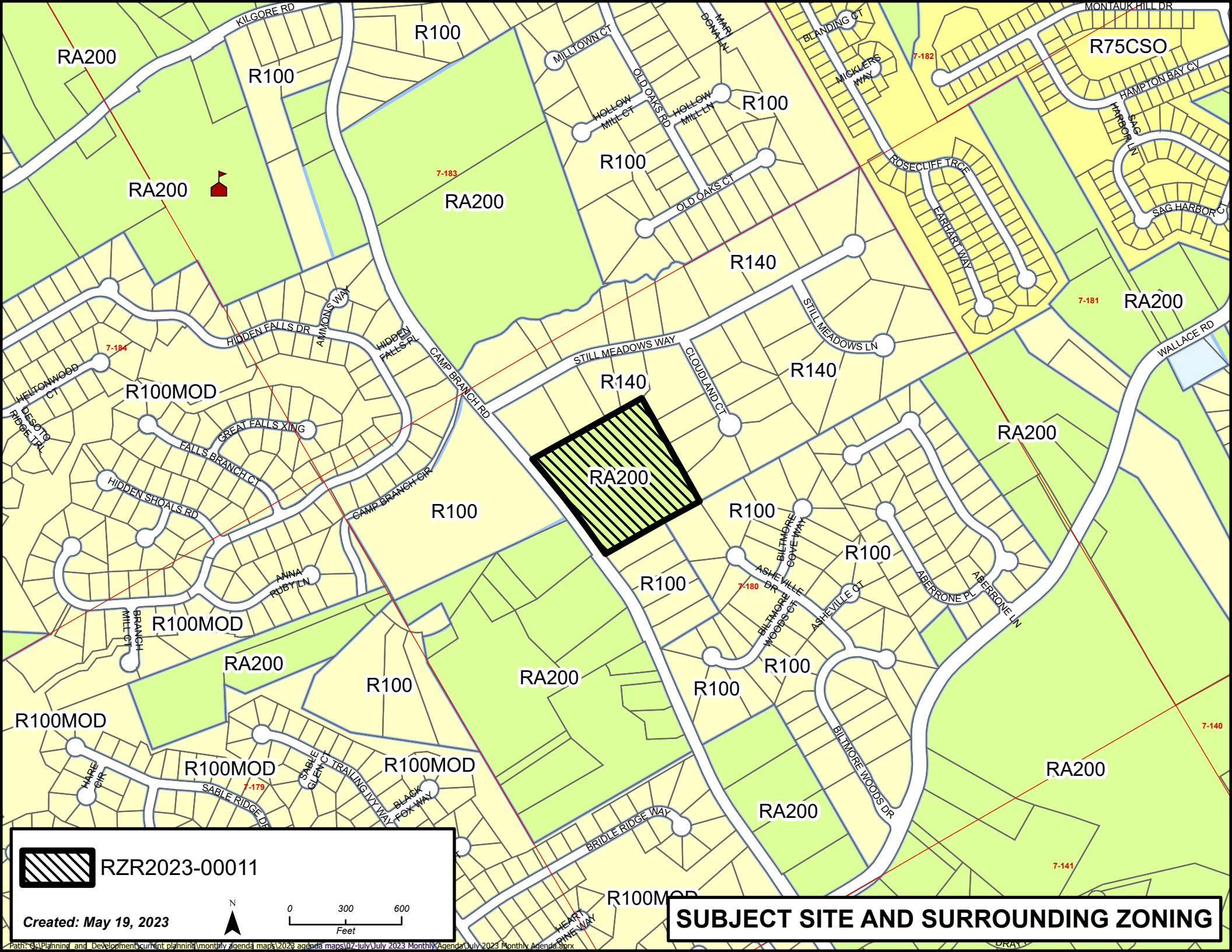
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 RZR2023-00011

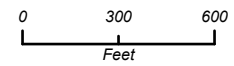
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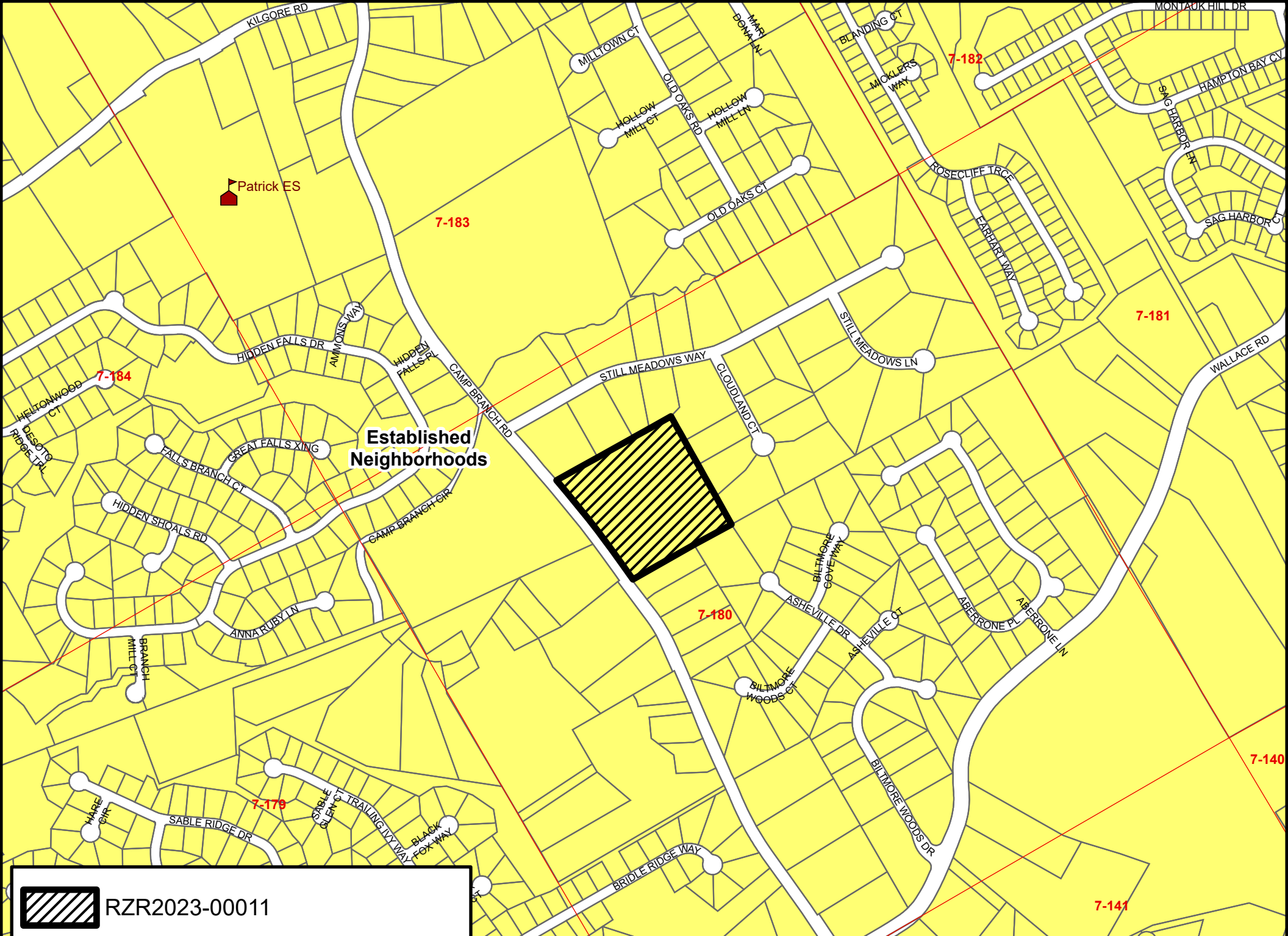


 RZR2023-00011

Created: May 19, 2023



**SUBJECT SITE AND SURROUNDING ZONING**



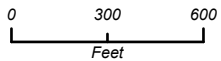
Patrick ES

**Established  
Neighborhoods**



RZR2023-00011

Created: May 19, 2023



**2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION**

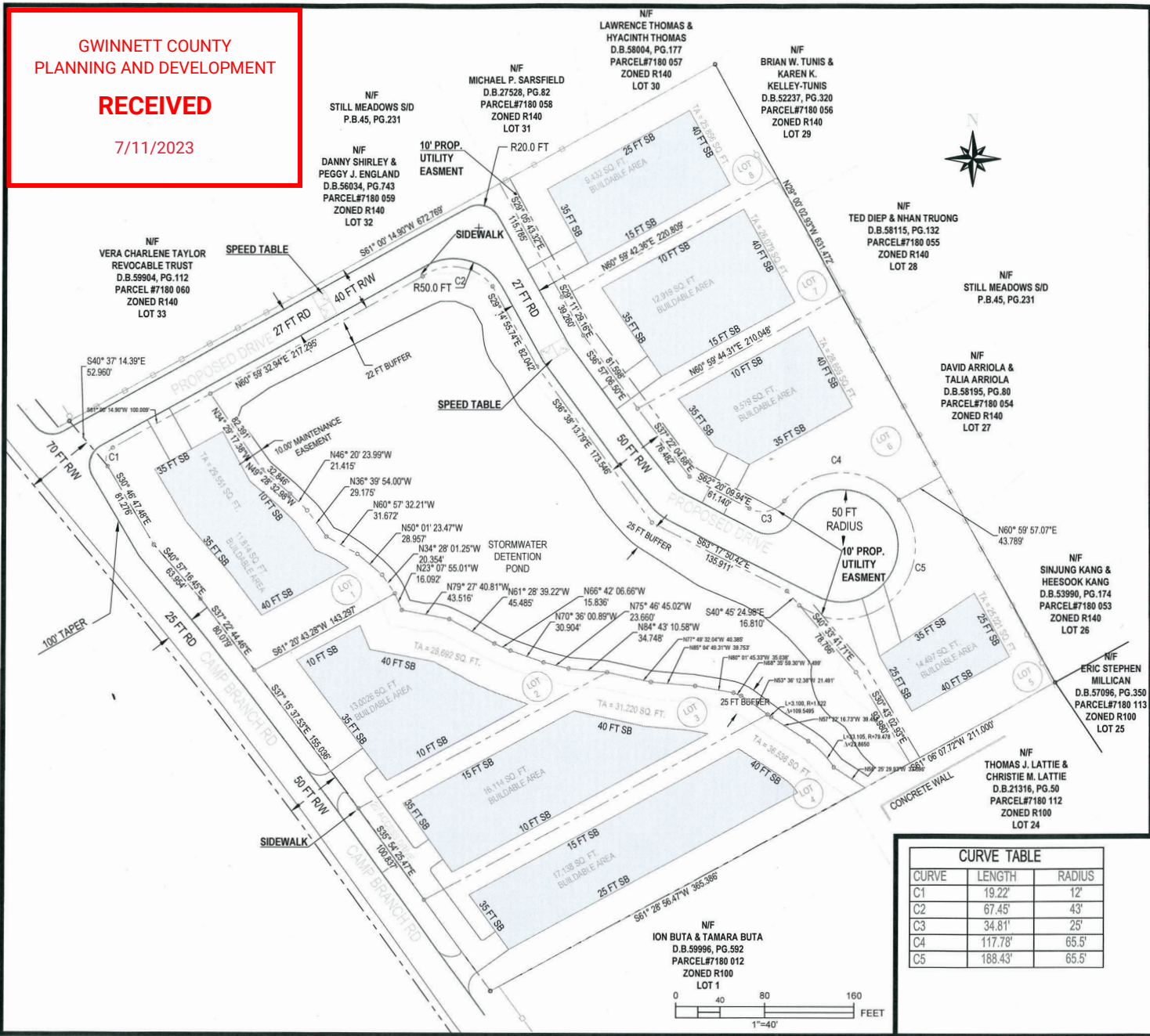


**Exhibit G: Site Plan and Building Elevations Presented at the July 11, 2023, Planning  
Commission Public Hearing**

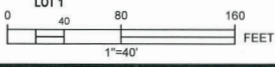
**[attached]**

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CURVE	LENGTH	RADIUS
C1	19.22'	12'
C2	67.45'	43'
C3	34.81'	25'
C4	117.78'	65.5'
C5	188.43'	65.5'



- NOTES  
GENERAL/ SITE NOTES:
- OWNER: JERIC HOLDINGS, LLC  
3251 CAMP BRANCH ROAD  
BUFORD, GA 30519
  - TAX PARCEL # 7180 007
  - MINIMUM HEATED SF = 2,500 SF
  - TYPICAL DRIVEWAY WIDTH = 22 FT
  - BUILDING SETBACKS  
FRONT = 35 FT  
REAR = 40 FT  
ADJACENT SIDE LOTS = 25 FT COMBINED
- CALCULATIONS
- |               |                    |
|---------------|--------------------|
| GROSS ACREAGE | = 8.91 AC          |
| NET ACREAGE   | = 5.03 AC          |
| GROSS DENSITY | = 89 UNITS/ ACRE   |
| NET DENSITY   | = 1.59 UNITS/ ACRE |
- SIDEWALKS SHALL BE 5 FEET WIDE ALONG CAMP BRANCH RD AND A MINIMUM OF 4 FEET WIDE ON INTERIOR STREETS.
  - BACK OF CURB SHALL BE 0.5 FEET FROM ROAD EDGE. GUTTER SHALL BE 0.5 FEET FROM ROAD EDGE.
  - ALL LOTS WILL HAVE SEPTIC SYSTEMS.
  - POND WILL BE USED FOR STORMWATER MANAGEMENT.
  - REQUIRED 25 FOOT POND BUFFER.

NEW PROP LINE	---
EXTERIOR PROP LINE	---
EX ROAD	---
PROP ROAD	---
EX BUILDING	---
PROP BUILDING	---
SIDEWALK	---
EX WATER	---
PROP WATER	---
EX FENCE	---

FIG 1

CONCEPTUAL LAYOUT  
3251 CAMP BRANCH,  
BUFORD, GA 30591



3282 Elmer Hill Lane  
Buford, GA 30519  
Phone: 561-504-2224

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DATE	NO.	REVISION

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

REV.

DATE

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HOMES**  
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WWW.WEPLANHOMES.COM

**BLANCA CUSTOM  
ELEVATIONS**

DWG. BY:  
PWL/SAM

DATE:  
9-16-19

SHEET:

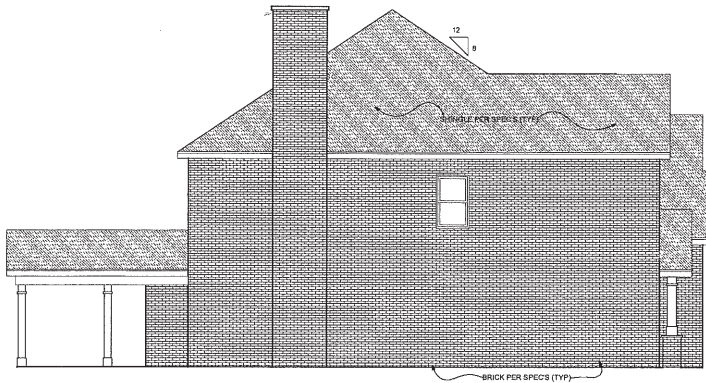
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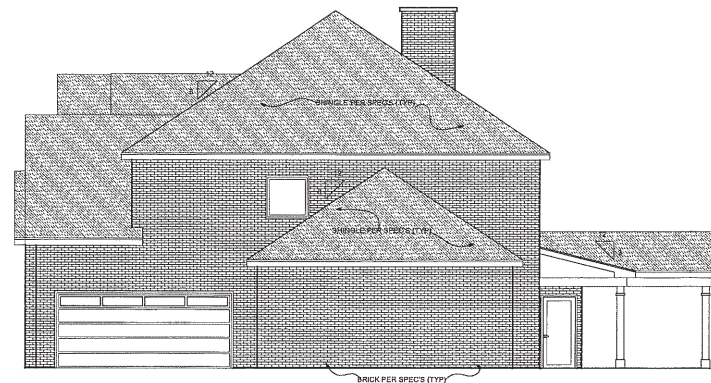
7/11/2023



REAR ELEVATION  
1/8"----1'-0"



LEFT ELEVATION  
1/8"----1'-0"



RIGHT ELEVATION  
1/8"----1'-0"

REV.

DATE

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DWG. BY:  
PWL/SAM

DATE:  
9-16-19

SHEET:

1