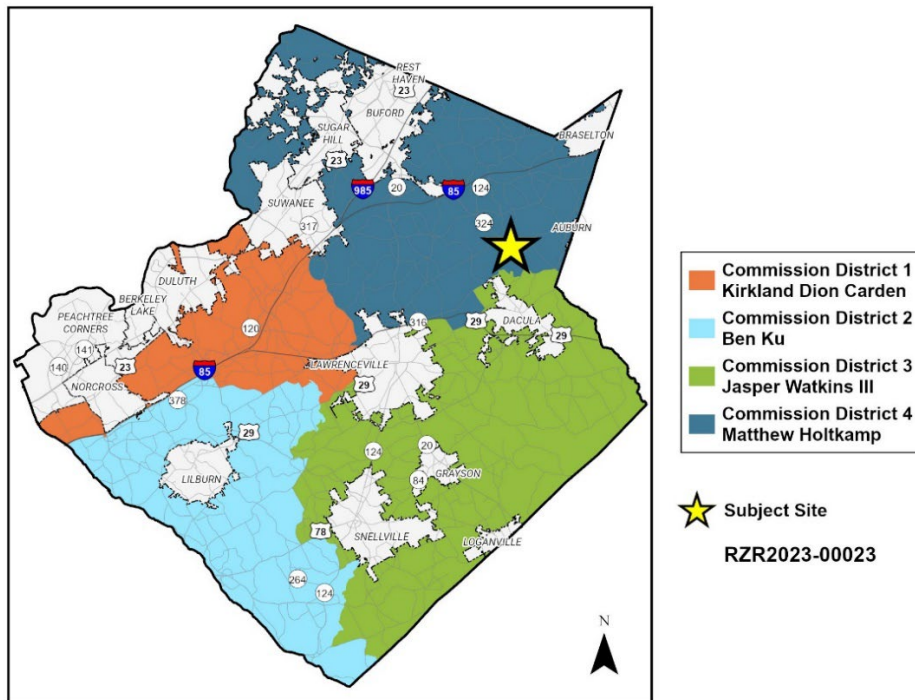


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZR2023-00023
Current Zoning: RA-200 (Agriculture-Residence District) and R-100 MOD (Modified Single-Family Residence District)
Request: Rezoning to R-100 (Single-Family Residence District)
Overlay District: Highway 124/324/Hamilton Mill Road
Address: 1041, 1051, and 1061 Auburn Road
Map Numbers: R2001 021, 040, and 042
Site Area: 7.75 acres
Lots: 5
Proposed Development: Single-Family Detached Subdivision
Commission District: District 4 – Commissioner Holtkamp
Character Area: Emerging Suburban

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Planning Commission Advertised Public Hearing Date: 11/7/2023 (Public Hearing Held/ Recommendation Tabled to 1/2/2024)
Board of Commissioners Advertised Public Hearing Date: 11/14/2023 (Public Hearing Tabled to 1/23/2024)

Applicant: Jason E. Williams
800 Satellite Boulevard
Suwanee, GA 30024

Owners: Vinh Tran
1041 Auburn Road
Dacula, GA 30019

Contact: Jason E. Williams

Contact Phone: 770.271.5772

Zoning History

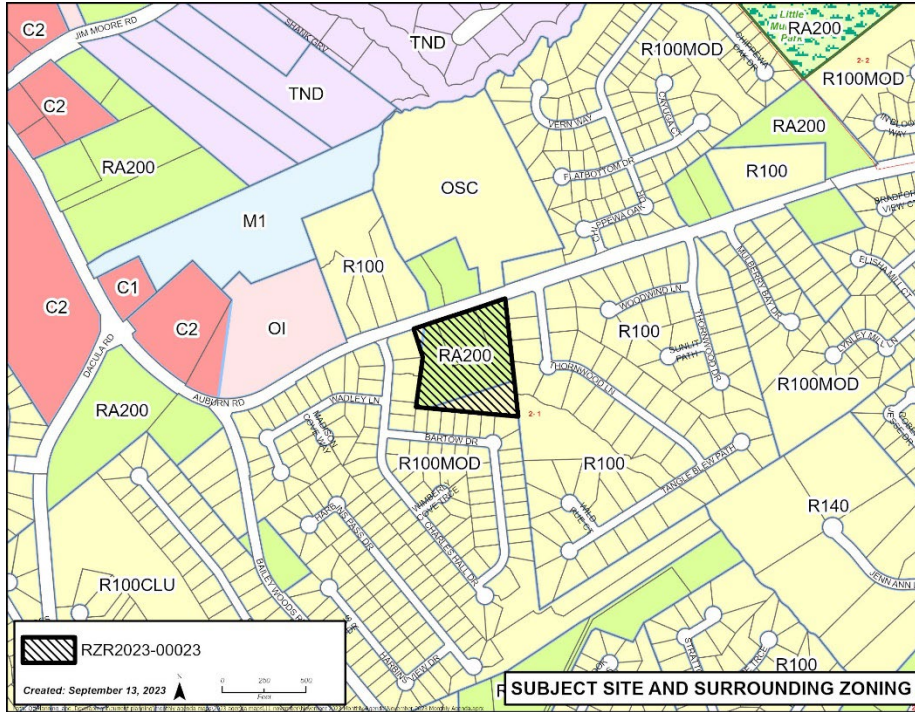
The subject property is zoned RA-200 (Agriculture-Residence District) and R-100 MOD (Modified Single-Family Residence District). The southern portion of the property was rezoned from RA-200 to R-100, and a special use permit was issued for a modified single-family subdivision in 1999, pursuant to RZ-99-164 and SUP-99-103. The subject property is located in the Highway 124/324/Hamilton Mill Road Overlay District.

Existing Site Condition

The subject property is a 7.75-acre assemblage of three parcels located along Auburn Road, east of its intersection with Bailey Woods Road. The property contains a two-story brick house with 3,540 square feet of living area, constructed in 1971, and an accessory building. There is a stream in the rear (southern) portion of the property that feeds into an existing pond. The property is mostly wooded, with the terrain falling approximately 40 feet from the Auburn Road frontage to the stream bank in the rear of the property. There is a gravel driveway providing access from the residence to Auburn Road, which is a two-lane minor arterial road. There is a sidewalk along Auburn Road extending to the property line from the residential subdivision to the west. The nearest Gwinnett County Transit stop is approximately 7.2 miles from the subject property.

Surrounding Use and Zoning

The subject property is surrounded entirely by single-family detached residences. The Magruder Plantation subdivision borders the property to the west and south, while the Thornwood subdivision borders the property to the east. Across Auburn Road to the north, is land that was approved as OSC (Open Space Conservation District) in 2022, for a single-family detached subdivision, although no permits have been submitted for development. In addition, there are two large-lot residential parcels zoned RA-200 that front Auburn Road. A retail center, daycare, and self-storage facility are located less than a mile to the west at the intersection of Auburn Road and Dacula Road. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-100	0.65 units per acre
North	Single-Family Residential	RA-200	0.59 units per acre
	Single-Family Residential	OSC	2.50 units per acre
East	Single-Family Residential	R-100	1.28 units per acre
South	Single-Family Residential	R-100 MOD	2.22 units per acre
West	Single-Family Residential	R-100 MOD	2.22 units per acre

Project Summary

The applicant requests rezoning of a 7.75-acre property from RA-200 and R-100 MOD to R-100 for a single-family detached subdivision, including:

- Five single-family residences on lots ranging from 34,790 square feet to 184,167 square feet of land area, yielding a density of 0.65 units per acre.
- Retaining the existing two-story dwelling and pond on Lot 3. Pond access is only intended as an amenity for Lot 3.
- Individual driveway access to each lot from Auburn Road.
- Individual septic systems for each residence.
- A 5-foot-wide sidewalk with a 2-foot-wide landscape strip from the back of the proposed curb and gutter on Auburn Road.
- Exterior building materials of brick, stone, or hardy plank siding.
- A minimum heated floor area of 1,400 square feet for each residence.
- No impacts are proposed to the pond or stream buffers and setbacks.

Zoning and Development Standards

The applicant is requesting a rezoning to R-100 (Single-Family Residence District), for a single-family

detached subdivision. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Lot Size (Septic)	Minimum 25,500 square feet	Minimum 34,790 square feet	YES
Lot Width	Minimum 100'	>100'	YES
Front Yard Setback	Minimum 50'	50'	YES
Side Yard Setback	Minimum 10' one yard Minimum 25' two yards	10' one yard 25' two yards	YES
Rear Yard Setback	Minimum 40'	40'	YES
Building Height	Maximum 35'	<35'	YES
Minimum Heated Floor Area	Minimum 1,400 square feet	>1,400 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. Internal and External agency review comments are attached (Exhibit F). 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 surrounded by existing single-family detached subdivisions zoned with R-100 that are more dense than the proposed development. The rezoning would create only five lots and maintain the existing single-family detached residence. The proposed development meets or exceeds all dimensional requirements of the R-100 zoning district making it suitable in view of the use and development of adjacent and nearby properties.

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

The proposed single-family residential lots would be compatible with the character of the surrounding area. The small-scale nature of the subdivision and its larger lots will result in a minimal impact to the adjacent properties. Shared driveways would limit the impact to traffic flow on Auburn 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.

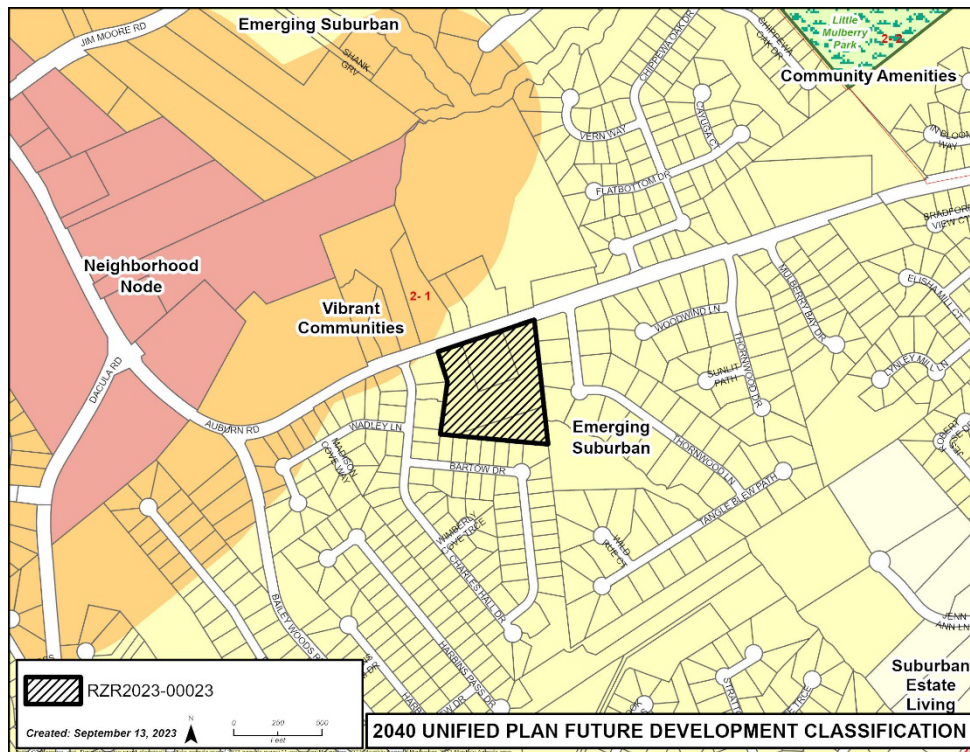
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

An 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 F).

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

The subject property is located within the Emerging Suburban Character Area of the 2040 Unified Plan Future Development Map. The Emerging Suburban Character Area designates areas that are currently mainly residential but have not yet matured into established communities due to relatively large amounts of remaining, undeveloped land. They are expected to experience new single-family detached residential development during the 20-year planning period contemplated by the Unified Plan. These areas generally rely on nearby activity centers and nodes to provide goods and services.

The request to develop five, single-family residential lots along Auburn Road within close proximity to a neighborhood node is consistent with the Emerging Suburban Character Area.



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.

Similar rezoning requests from RA-200 to R-100 for small single-family subdivisions in Emerging Suburban areas have been approved in recent years. In addition, the proposed development is consistent with the development pattern and land use of the surrounding area.

Staff Recommendation

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

Planning Commission 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, as Amended)

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

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan and Exhibit C: Building Elevations, dated received ~~September 13, 2023~~ **January 2, 2024**, with revisions required by conditions of approval 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. All dwellings shall have a minimum of a two-car garage.
4. A maximum of two curb cuts shall be permitted along Auburn Road. Lots shall be accessed via shared driveways with access easements, subject to the review and approval of the Planning and Development Department.
5. All residential buildings shall comply with Category 3 of the Gwinnett County Architectural Design Standards. **Home styles shall be traditional.** Final building elevations shall be submitted for review and approval by the Department of Planning and Development.
6. The developer shall construct a five-foot-wide concrete sidewalk, as well as curb and gutter, along the entire property frontage of Auburn Road.
7. **No accessory dwelling units shall be allowed.**

- 8. Each property shall have a Residential Drainage Plan (RDP).**
- 9. The minimum heated floor area of the dwellings shall be 3,000 square feet.**
- 10. All dwellings shall be owned fee simple.**

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Application and Disclosure of Campaign Contributions
- F. Internal and External Agency Review Comments
- G. Maps
- H. Elevations presented at the January 2, 2024 Planning Commission Public Hearing

Exhibit A: Site Visit Photos



View of subject property from Auburn Road



View of existing house to remain on the subject property



View of interior of the subject property



View of overhead power lines and adjacent sidewalk



View of Auburn Road, subject property on left



View of Auburn Road, subject property on right

Exhibit B: Site Plan

[attached]

Exhibit C: Building Elevations

[attached]

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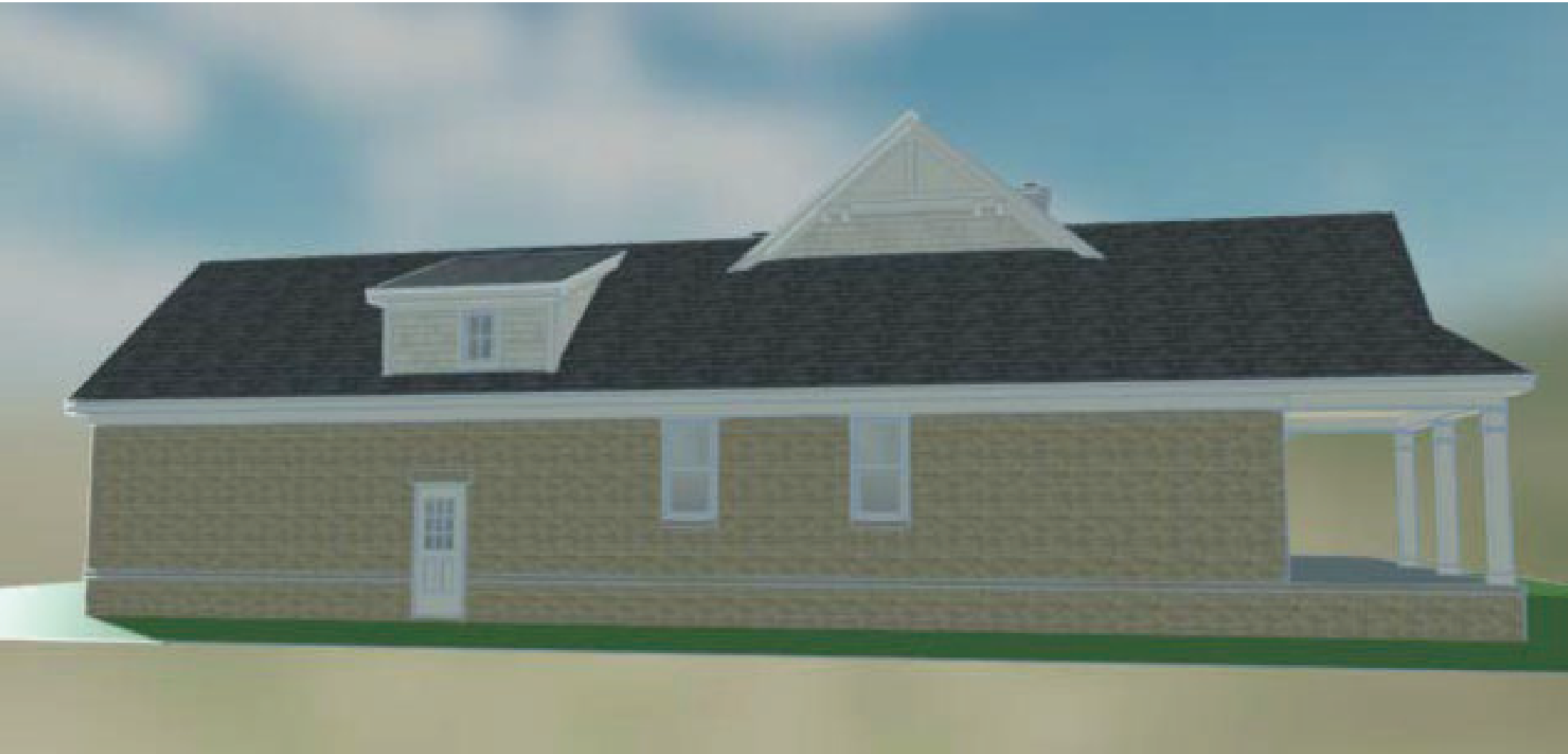
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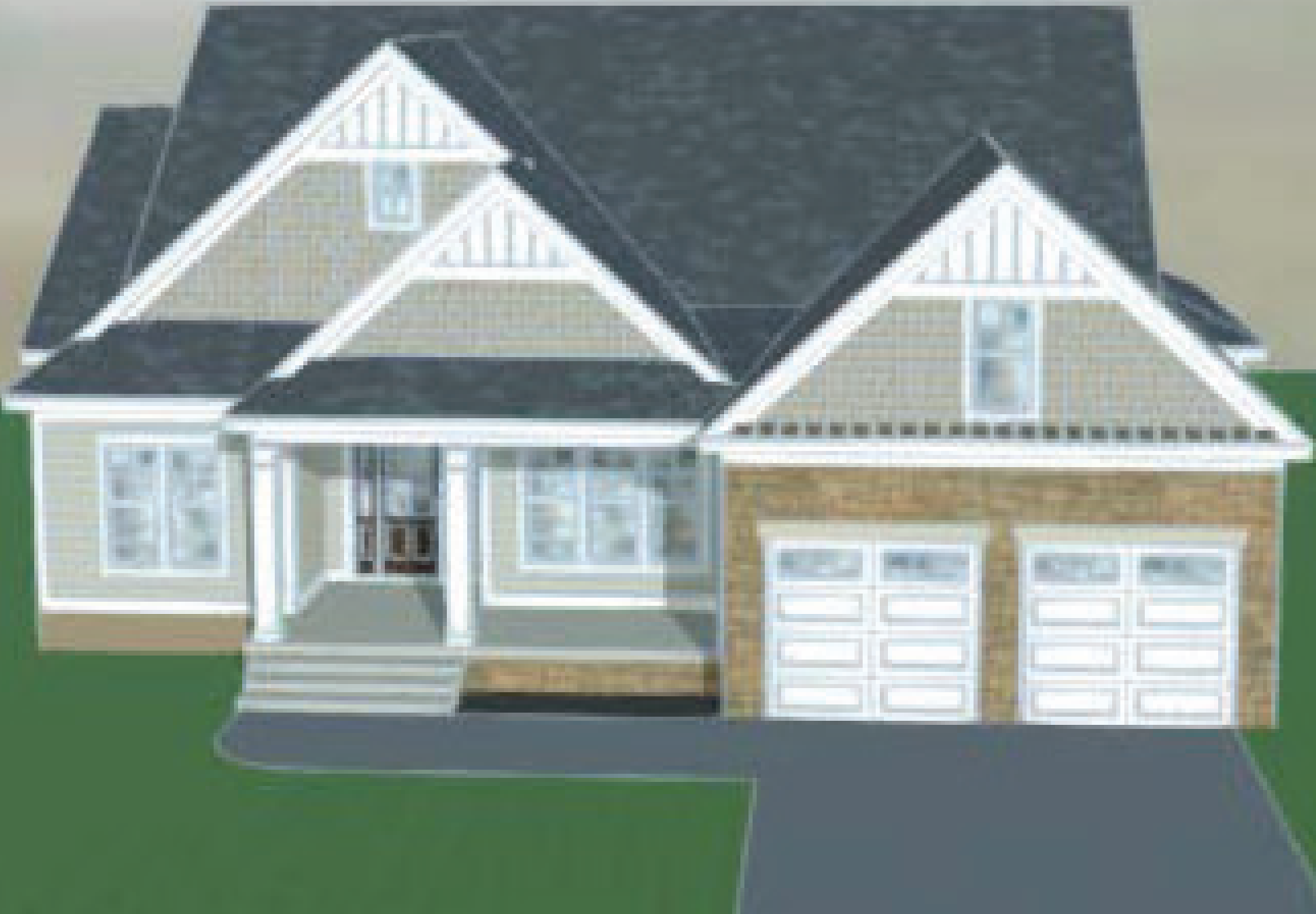
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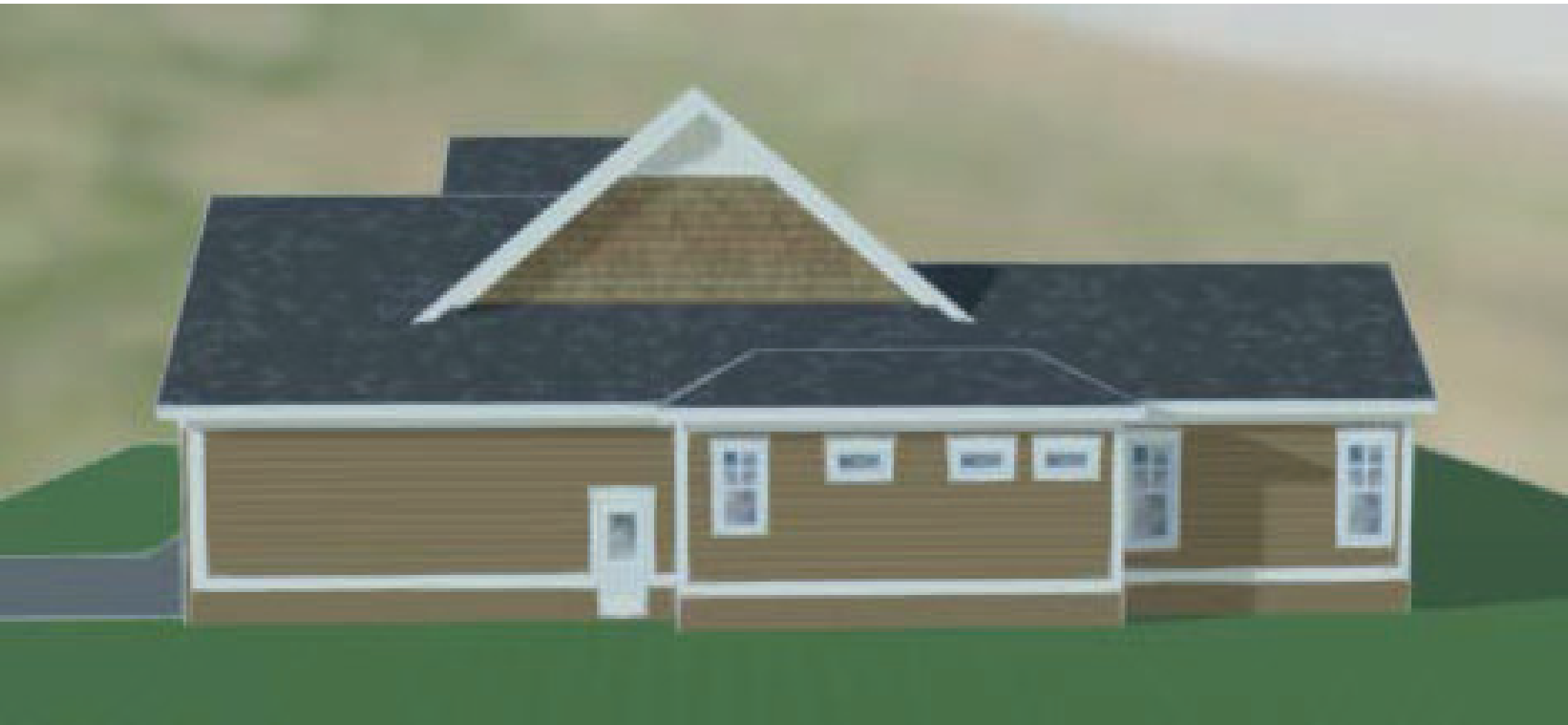
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Exhibit D: Letter of Intent and Applicant's Response to Standards

[attached]

September 08, 2023

Gwinnett County
Board of Commissioners
446 West Crogan Street
Lawrenceville, GA 30046

Attn: Director of Planning and Development

**Sub: Letter of Intent to Re-zone the Property at
1041, 1051 & 1061 Auburn Road, Dacula, Georgia 30019
Gwinnett Parcel ID No. R2001 042, R2001 040 & R2001 021
BZI #25512**

On behalf of Vinh Tran, (hereinafter, the “Owner/Applicant”), Boundary Zone, Inc. submits this letter of intent and the attached Rezoning Application for the purpose to Re-zone above stated properties. The subject properties are comprised of approximately 7.746 acres which are located on the South side of Auburn Road and approximately 2,100 feet East of Dacula Road and have Gwinnett County Tax ID numbers of R2001 042, R2001 040 & R2001 021 (hereinafter, the “Land”). There is a two-story single-family residence on the property, that will remain during development of the Project.

The properties are currently zoned RA-200 (Agriculture Residence District) and R-100MOD (Single-Family Residence District) pursuant to the Gwinnett County Unified Development Ordinance (the “UDO”). The owner now seeks approval to Re-zone the property to R-100 (Single-Family Residence District) to develop multiple distinctive and attractive single-family residences. Proposed houses will have brick, stone or hardy plank as a façade material.

The property is in irregular shape with frontage on Auburn Road in Dacula, Georgia. The surrounding areas are zoned with residential zones R-100 and R-100MOD. The property is surrounded by single-family residences on all three sides.

The proposed development meets or exceeds the requirements in the UDO for the R-100 zoning classification, and would provide attractive, high-quality housing that is compatible with surrounding land uses and in conformance with the policies and intent of the 2040 plan. Each new homes will have minimum 1,400 sq. ft. heated floor area. Each new homes will be serviced by independently septic tanks.

The Owner submits the Application along with supporting documents in support of this rezoning request. We welcome the opportunity to meet with the Gwinnett County officials and Staff to discuss this proposal and answer any questions that may arise. We respectfully request your approval of this rezoning application.

Sincerely,



Jason E. Williams
Boundary Zone Inc.
Engineer for Owner/Applicant

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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 "Rezoning Applicant's Response"](#)

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

[Please see attached "Rezoning Applicant's Response"](#)

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

[Please see attached "Rezoning Applicant's Response"](#)

- (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 "Rezoning Applicant's Response"](#)

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

[Please see attached "Rezoning Applicant's Response"](#)

- (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 "Rezoning Applicant's Response"](#)

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REZONING APPLICANT'S RESPONSE

STANDARD GOVERNING THE EXERCISE OF THE ZONING POWER

- (A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:
Yes, approval of the proposed Rezoning Application will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed residential development is compatible with existing residential uses and zoning classifications and will further diversify housing options in the surrounding area.
- (B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
No, approval of the proposed Rezoning Application will not adversely affect the existing use or usability of any the nearby properties. The proposed residential development is compatible with surrounding residential land uses.
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
Due to the size, location, layout and dimensions of the subject property, the Applicant submits that the property does not have 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:
No, approval of the proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The proposed development has access to Auburn Road A. K. A. GA Hwy 324.
- (E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
Yes, approval of the proposed Rezoning Application would be in conformity with the policy and intent of the Gwinnett County 2040 Unified 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:
The applicant submits that the better quality of the proposed homes will provide additional supporting grounds for approval of Application.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

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9.13.2023

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Jason E. Williams</u>	NAME: <u>Vinh Tran</u>
ADDRESS: <u>800 Satellite Blvd.</u>	ADDRESS: <u>1041 Auburn Road</u>
CITY: <u>Suwanee</u>	CITY: <u>Dacula</u>
STATE: <u>GA</u> ZIP: <u>30024</u>	STATE: <u>GA</u> ZIP: <u>30019</u>
PHONE: <u>770-271-5772</u>	PHONE: <u>404-444-7574</u>
EMAIL: <u>jwilliams@boundaryzone.com</u>	EMAIL: <u>vinhtran2507@yahoo.com</u>
CONTACT PERSON: <u>Jason E. Williams</u> PHONE: <u>770-271-5772</u>	
CONTACT'S E-MAIL: <u>jwilliams@boundaryzone.com</u>	
APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICTS(S): <u>RA-200 & R100MOD</u> REQUESTED ZONING DISTRICT: <u>R-100</u>	
PARCEL NUMBER(S): <u>R 2001 042; R 2001 040 & R 2001 021</u> ACREAGE: <u>7.746</u>	
ADDRESS OF PROPERTY: <u>1041, 1051 & 1061 Auburn Road, Dacula, GA 30019</u>	
PROPOSED DEVELOPMENT: <u>Single-family detached subdivision</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>Five</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>Min. 1,400</u>	Total Building Sq. Ft. _____
Gross Density: <u>0.645 per Acre</u>	Density: _____
Net Density: <u>0.645 per Acre</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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9.13.2023

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

6-16-23

Date

Jason E. Williams, Land Planning Manager

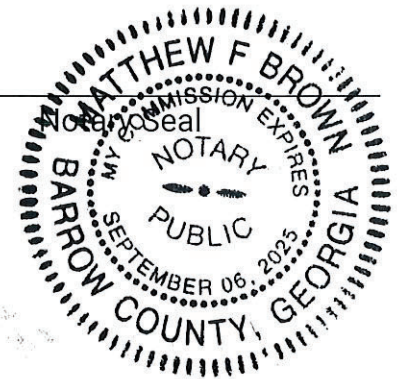
Type or Print Name and Title



Signature of Notary Public

6/16/23

Date




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9.13.2023

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.


Signature of Property Owner

6/6/2023
Date

Vinh Tran, Owner

Type or Print Name and Title


Signature of Notary Public

6/6/2023
Date

Karin Van Niekerk
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 09/06/2026

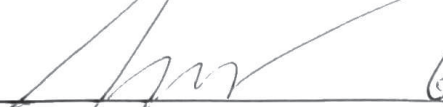
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CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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 OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Jason E. Williams
Land Planning Manager

6/6/2023

N/A

N/A

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

Karin Van Niekerk
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 09/06/2026



 SIGNATURE OF NOTARY PUBLIC DATE

6/6/2023

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

Vinh Tran

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.

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9.13.2023

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: 2nd - 001 - 021
(Map Reference Number) District Land Lot Parcel


Signature of Applicant


Date

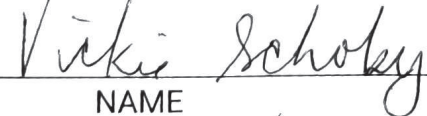
Jason E. Williams, Land Planning Manager

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)


NAME


TITLE


DATE

RECEIVED

9.13.2023


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:
(Map Reference Number)

2nd - 001 - 040
District Land Lot Parcel



Signature of Applicant

9/7/2023

Date

Vinh Tran, Owner

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)

Dasha Fitzpatrick

NAME

TSA

TITLE

9/7/23

DATE

RECEIVED

9.13.2023

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: 2nd - 001 - 042
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

6/6/2023

Date

Jason E. Williams, Land Planning Manager

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)

Vickie Schobey

NAME

TSA II

TITLE

6/6/2023

DATE

Exhibit F: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		10.05.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		RZR2023-00023	
Case Address:		1041, 1051, 1061 Auburn Road, Dacula, 30019	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Auburn Road (SR 324) is a minor arterial. ADT = 10,200.		
2	7.2 miles to the nearest transit facility (#2454819) Collins Hill Road and Collins Industrial Way.		
3	The developer shall coordinate with the Georgia Department of Transportation (GDOT) on all driveway access issues along Auburn Road (SR 324).		
4	The developer should explore providing a shared driveway access, to limit the amount of direct driveway access points along Auburn Road (SR 324).		
5			
6			
7			
Recommended Zoning Conditions:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	The developer shall construct a 5' wide concrete sidewalk, as well as curb and gutter, along the entire site frontage.		
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

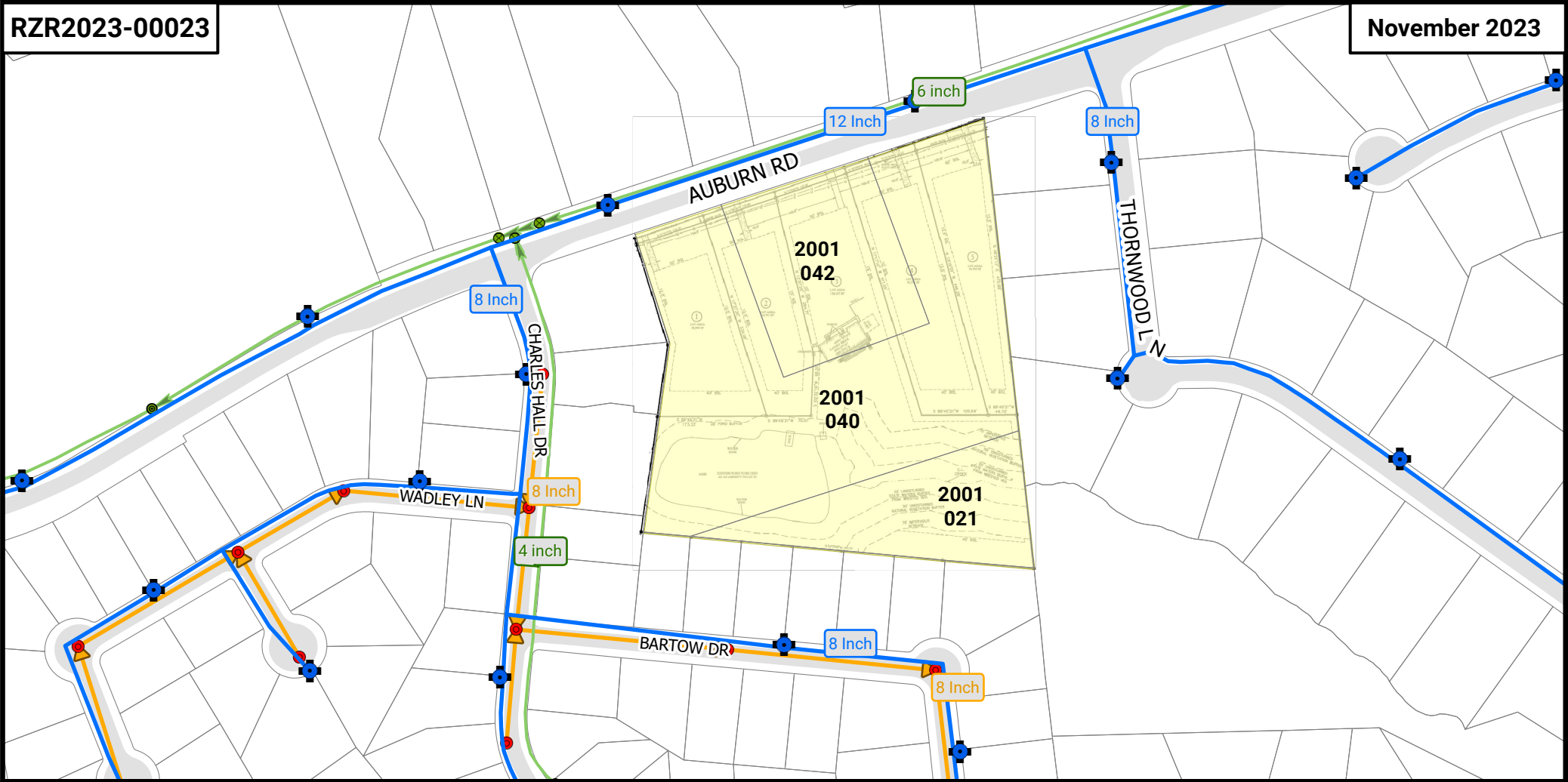


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com		
Case Number:		RZR2023-00023		
Case Address:		1041, 1051, 1061 Auburn Rd		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The proposed development may connect to an existing 12-inch water main along the northern right-of-way of Auburn Road. The existing 6-inch force main along the northern right-of-way of Auburn Road must be avoided during all phases of construction, including the water main connection.			
2	Sewer: The existing home is connected to septic and will remain on septic. The proposed additional lots plan to be on septic systems pending approval from the GNR Public Health.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
6				
7				

Note: Attach additional pages, if needed

Revised 7/26/2021

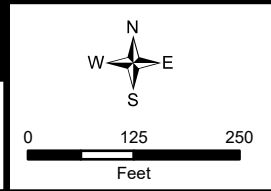


LEGEND

- Water Main
- Manhole
- Sewer Collector
- Hydrant
- Sewer Force Main

1041, 1051, 1061 Auburn Rd
 RA-200 & R-100MOD to R-100

Water & Sewer Utility Map



Water Comments: The proposed development may connect to an existing 12-inch water main along the northern right-of-way of Auburn Road. The existing 6-inch force main along the northern right-of-way of Auburn Road must be avoided during all phases of construction, including the water main connection.

Sewer Comments: The existing home is connected to septic and will remain on septic. The proposed additional lots plan to be on septic systems pending approval from the GNR Public Health.

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, 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.	
RZR2023-00021	Mill Creek HS	2,685	2,800	-115	2,644	2,800	-156	2,697	2,800	-103	2
	Osborne MS	1,737	1,575	162	1,770	1,575	195	1,833	1,575	258	2
	Duncan Creek ES	1,468	1,300	168	1,500	1,300	200	1,556	1,300	256	3
RZR2023-00022	Seckinger HS	2,004	2,800	-796	2,226	2,800	-574	2,330	2,800	-470	1
	Jones MS	1,699	1,575	124	1,767	1,575	192	1,870	1,575	295	1
	Patrick ES	923	1,025	-102	960	1,025	-65	989	1,025	-36	1
RZR2023-00023	Dacula HS	2,550	2,550	0	2,641	2,550	91	2,755	2,550	205	2
	Dacula MS	1,892	1,900	-8	1,959	1,900	59	2,042	1,900	142	1
	Mulberry ES	745	975	-230	785	975	-190	854	975	-121	2

Exhibit G: Maps

[attached]



AUBURN RD

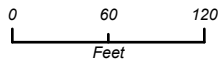
CHARLES HALL DR

THORNWOOD LN

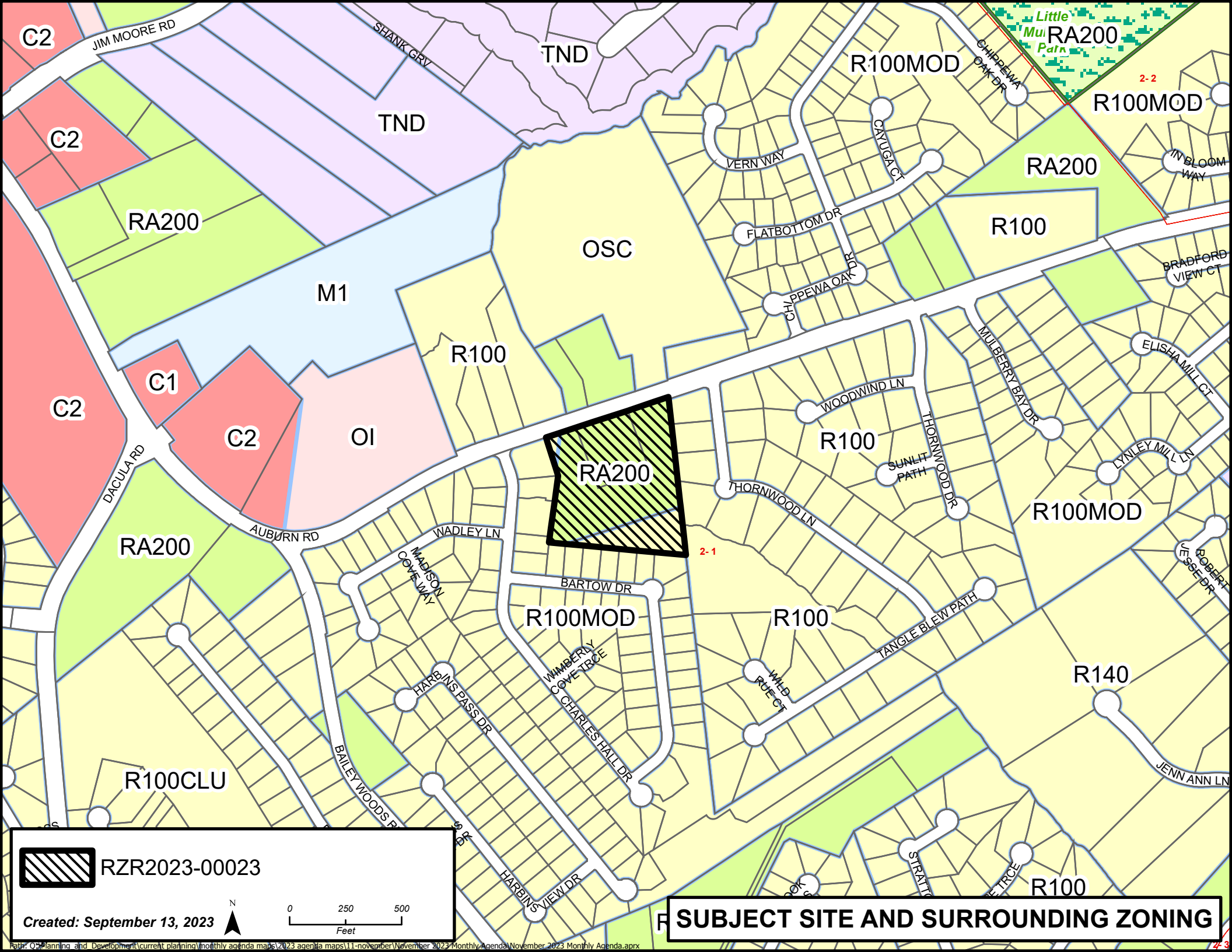
WADLEY LN

 RZR2023-00023

Created: September 13, 2023



Gwinnett County GIS



C2

C2

RA200

C2

C1

C2

RA200

R100CLU

M1

OI

R100

R100MOD

RA200

R100MOD

OSC

R100

R100

R100MOD

R100

RA200

R100

R140

R100MOD

BRADFORD VIEW CT

ELISHA MILL CT

LYNLEY MILL LN

ROBERT CRESSE DR

JENN ANN LN

CHIPPewa OAK DR

CAYUGA CT

FLATBOTTOM DR

CHIPPewa OAK DR

WOODWIND LN

THORNWOOD LN

THORNWOOD DR

MULBERRY BAY DR

SUNLIT PATH

TANGLE BLEW PATH

WILD RUE CT

SHANK GRV

JIM MOORE RD

DACULA RD

AUBURN RD

WADLEY LN

BARTOW DR

MADISON COVE WAY

HARBINS PASS DR

WIMBERLY COVE TRCE

CHARLES HALL DR

BAILEY WOODS P

HARBINS VIEW DR

Little Mu RA200 Patn

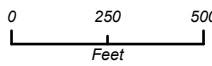
2-2

2-1

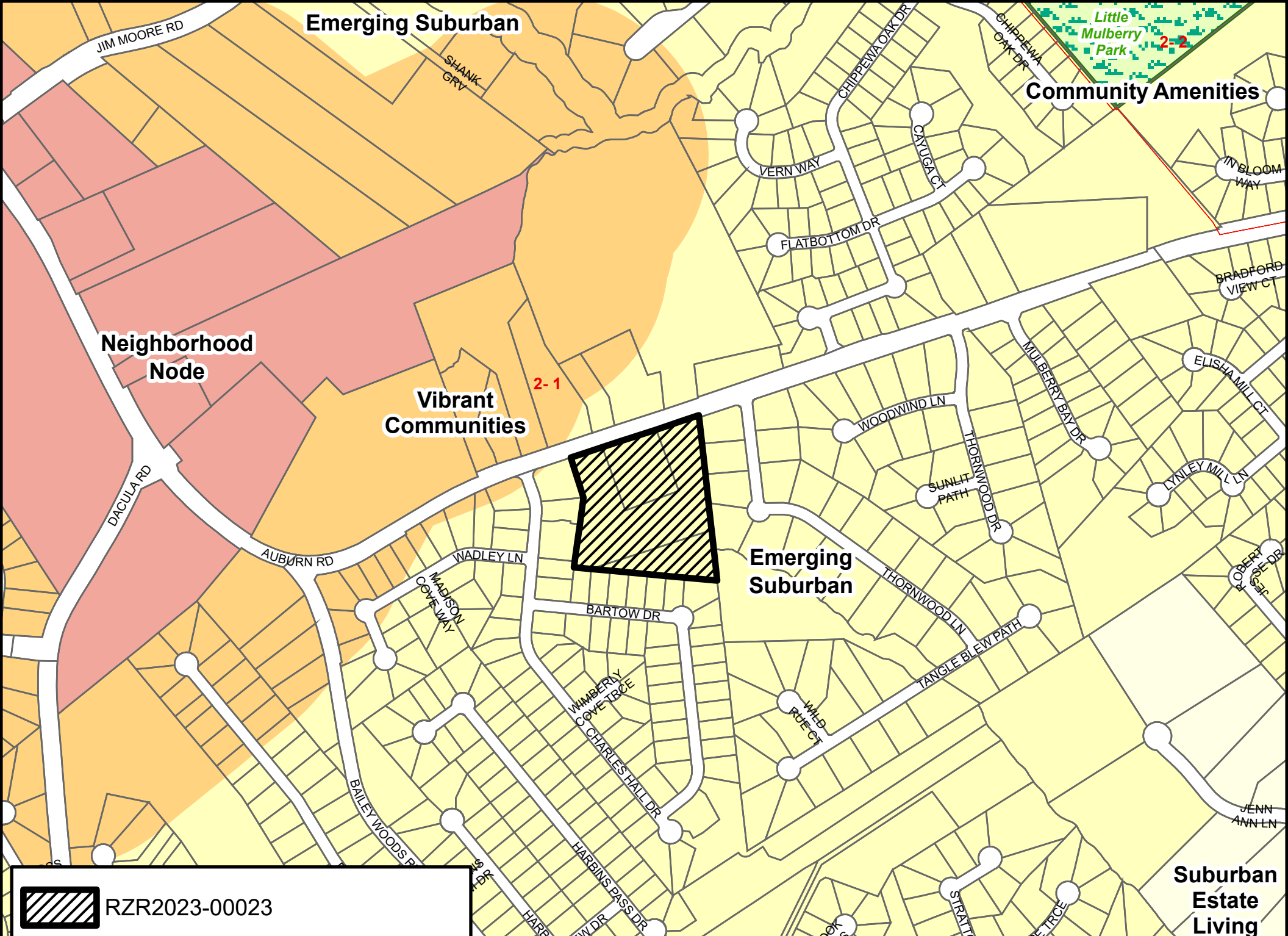



RZR2023-00023

Created: September 13, 2023



SUBJECT SITE AND SURROUNDING ZONING



 RZR2023-00023

Created: September 13, 2023  

2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

**Exhibit H: Elevations presented at the January 2, 2024
Planning Commission Public Hearing**

[attached]

RECEIVED

1.2.2024



Key Specs:

3,962 sq. ft 5 Bedrooms 2 Floors 3 Garages

RECEIVED

1.2.2024



Key Specs: **3,877 sq. ft.** **5 Bedrooms** **2 Floors** **3 Garages**

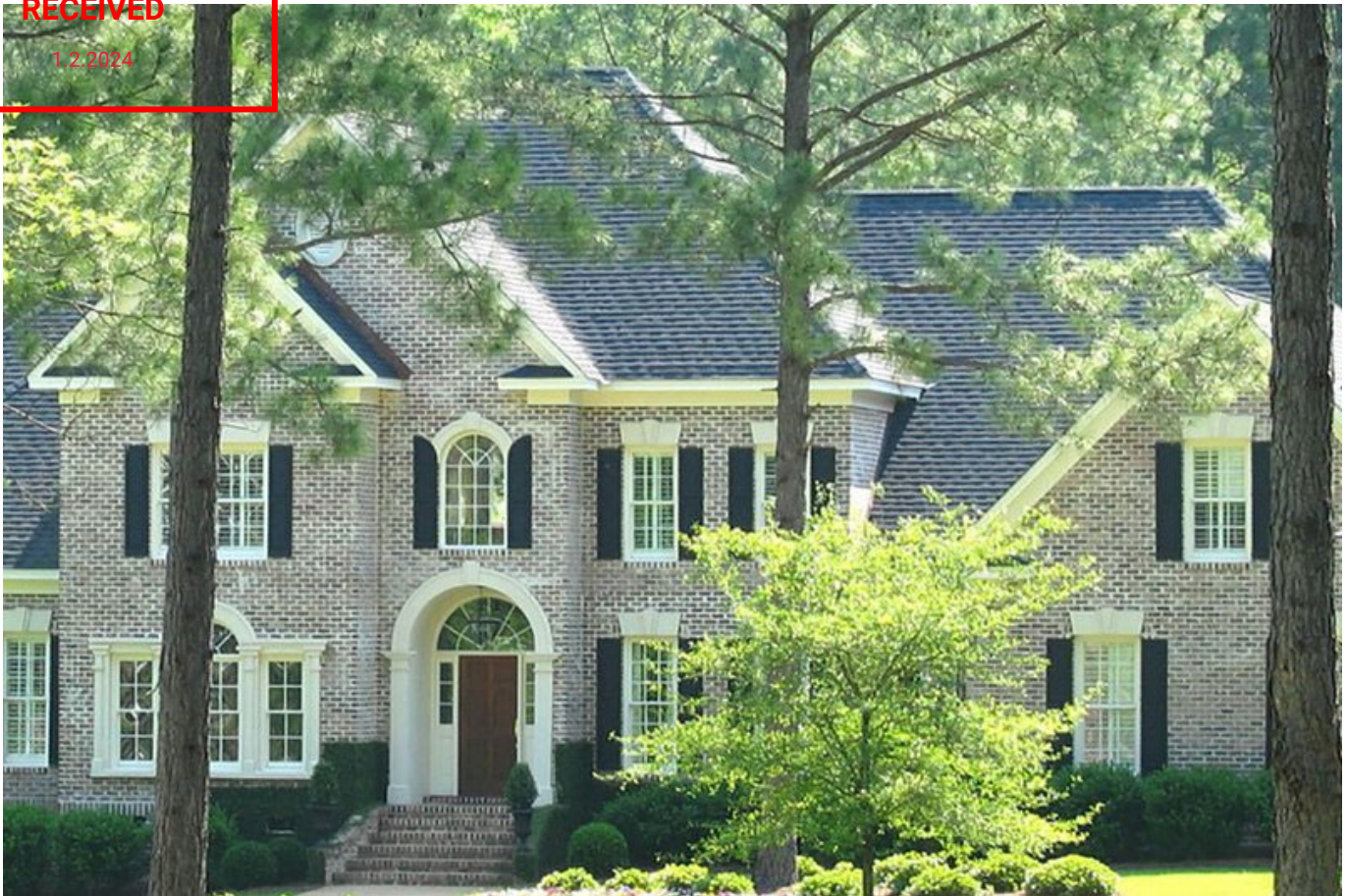
RECEIVED

1.2.2024



RECEIVED

1.2.2024



Key Specs

4,177 sq ft

5 Bedrooms

2 Floors

3 Garages

RECEIVED

1.2.2024



FRONT ELEVATION



REAR ELEVATION