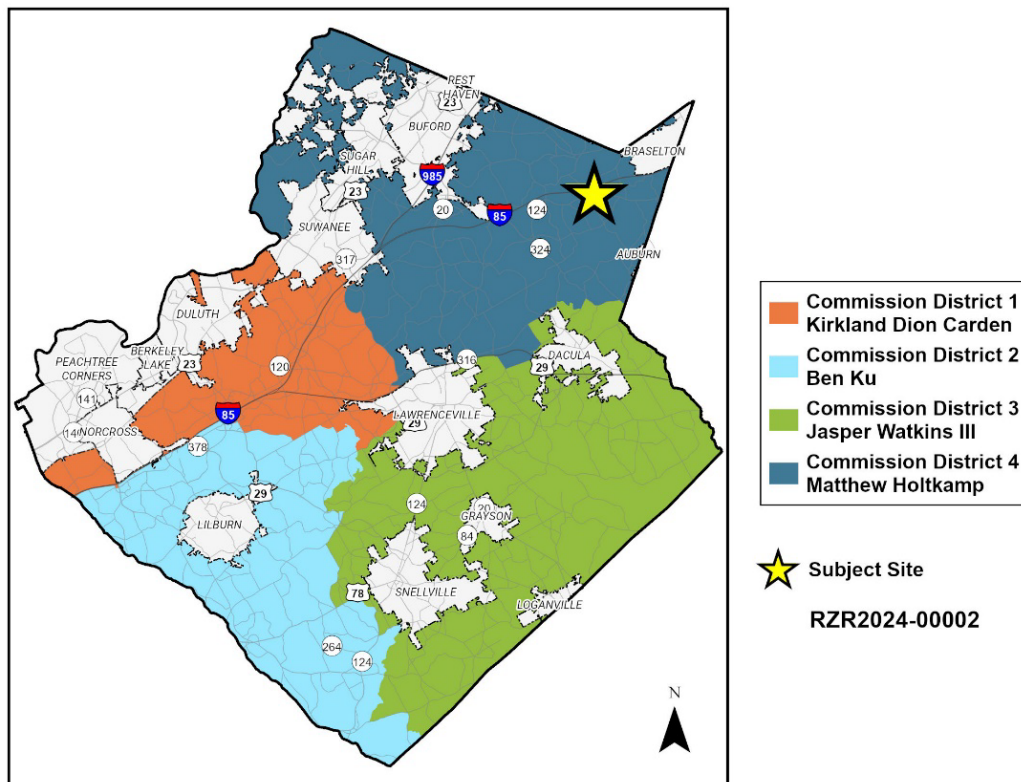


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZR2024-00002
Current Zoning: RA-200 (Agriculture-Residence District)
Request: Rezoning to R-100 (Single-Family Residence District)
Address: 1920 Holman Road
Map Number: R3003 041
Site Area: 6.11 Acres
Lots: 3
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



Applicant: Maria Carrillo
c/o Andersen Tate & Carr
1960 Satellite Blvd, Suite 4000
Duluth, GA 30097

Owners: Maria Carrillo
2520 Whitebluff Way
Buford, GA 30519

Contact: Melody A. Glouton

Contact Phone: 770.822.0900

Zoning History

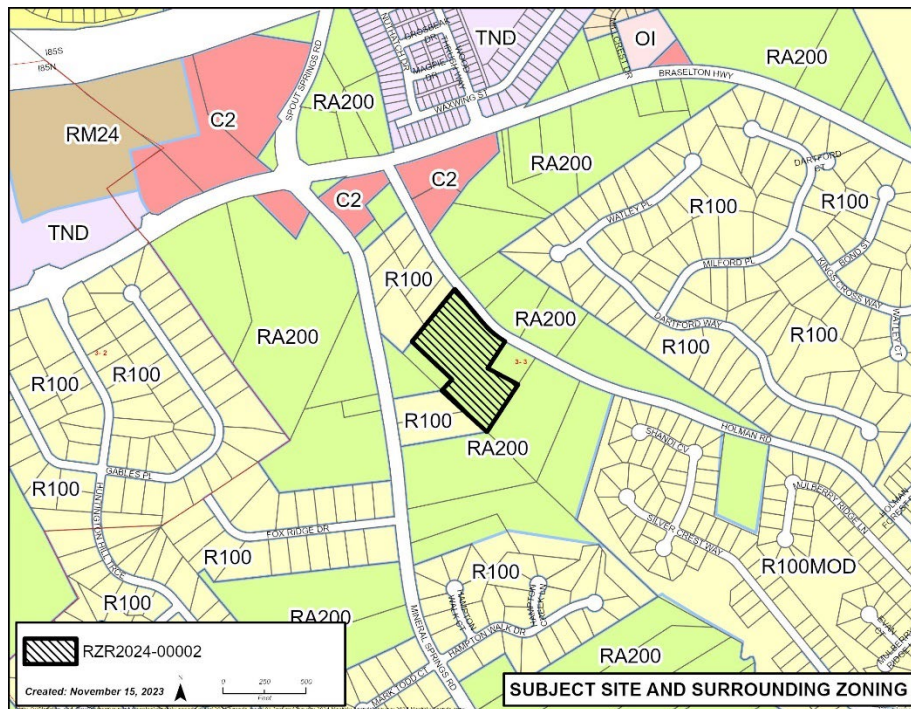
The subject property is zoned RA-200 (Agriculture-Residence District). No prior zoning requests are on record for this property.

Existing Site Condition

The subject property is a 6.11-acre parcel located along Holman Road, south of its intersection with Braselton Highway. A single-family residence and accessory building were recently demolished. No other structures remain on the property. Access is provided by two driveways on Holman Road. Much of the property has been cleared, with dense vegetation remaining around the perimeter of the lot. The property slopes downwards from northwest to southeast by approximately 70 feet. There are no sidewalks along this portion of Holman Road. The nearest Gwinnett County Transit stop is approximately 8.2 miles from the subject property.

Surrounding Use and Zoning

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



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-100	0.49 units per acre
North	Single-Family Residential	RA-200	0.59 units per acre
East	Single-Family Residential	RA-200	0.35 units per acre
South	Single-Family Residential	RA-200	0.62 units per acre
West	Single-Family Residential	R-100	1.11 units per acre
	Single-Family Residential	RA-200	0.46 units per acre

Project Summary

The applicant requests rezoning of a 6.11-acre property from RA-200 to R-100 for a single-family detached subdivision, including:

- Three single-family residences on lots ranging from 1.44 to 3.16 acres, yielding a density of 0.49 units per acre.
- Two-story residences with minimum heated floor areas of 3,000 square feet.
- A minimum two-car garage for each residence.
- Exteriors of the homes to be farmhouse style and consisting of brick, stacked stone, cedar and/or cementitious shake, siding, board and batten, or combinations thereof.
- Direct driveway access for each home along Holman Road.
- Lots to be served by private septic systems.

Zoning and Development Standards

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

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	<35'	YES
Front Yard Setback	Minimum 35'	35'	YES
Side Yard Setback	Minimum 10' one yard 25' two yards	10'	NO*
Rear Yard Setback	Minimum 40'	40'	YES
Lot Size	Minimum 25,500 square feet	Minimum 1.44 acres	YES
Lot Width	Minimum 100'	>100'	YES
Heated Floor Area	Minimum 1,400 square feet	3,000 square feet	YES

*Proposed site plan indicates 10' side building lines on both sides. There appears to be sufficient width to adhere to the current UDO standards.

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 surrounding area consists primarily of low-density, single-family detached residences on large lots and single-family detached subdivisions. There are several R-100 zoned properties in the surrounding area, including four parcels rezoned in 2018, and located directly west of this property. Therefore, the rezoning to R-100 for three lots is 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 rezoning to R-100 to create three lots would not adversely affect the existing use or usability of adjacent or nearby properties. The subdivision would align with the existing character and development pattern of the area. There are similar sized lots with comparable densities surrounding this property.

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

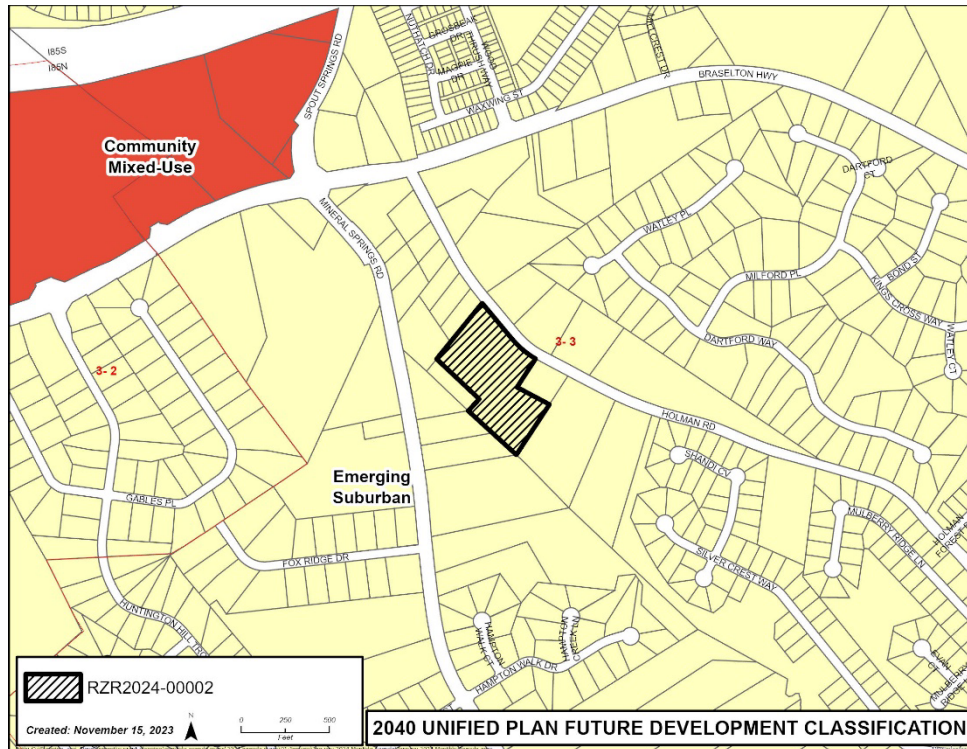
The property has a reasonable economic use as currently zoned.

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 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 2040 Unified Plan and Future Development map indicates this property is within the Emerging Suburban Character Area. 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. A three-lot single-family detached subdivision is appropriate at this location and is in conformity with the policy and intent of the Unified Plan and Future Development Map.



F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning.

The proposed development is east of a 2018 rezoning from RA-200 which created four R-100 lots, making the request consistent to what has recently been approved in the immediate area. Furthermore, the size of the proposed lots exceed the minimum lot size for R-100 making the density and scale of the subdivision consistent with the existing development pattern 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 October 24, 2023, 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 three lots.
3. All dwellings shall have a minimum of a two-car garage.
4. The minimum heated floor area of dwellings shall be 3,000 square feet.
5. The developer shall construct a 5-foot-wide sidewalk ~~with curb and gutter along the entire road frontage.~~
6. The developer shall coordinate with the Gwinnett County Department of Transportation (GCDOT) regarding streetlight installation along the road frontage.
7. **All homes shall be fee simple.**
8. **No accessory dwelling units shall be allowed.**
9. **Each property shall have a Residential Drainage Plan (RDP).**

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. Documents Presented at the January 2, 2023 Planning Commission Public Hearing

Exhibit A: Site Visit Photos



View of property from Holman Road



View of property across Holman Road to the north



View of Holman Road facing east



Another view of property from Holman Road

Exhibit B: Site Plan

[attached]

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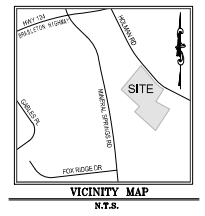
10/24/2023

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

- LEGEND
- POWER POLE
 - PIPE
 - WATER VALVE
 - WATER MAIN
 - SEWER MANHOLE
 - SEWER
 - DROP INLET
 - RAVINE
 - SINGLE W/OUT
 - DOUBLE W/OUT
 - SCOTCH BUSH
 - CURB INLET
 - HEADWALL
 - GAS METER
 - GAS VALVE
 - ELECTRIC
 - TELEPHONE
 - ANFOURMER
 - PRESTAL
 - LIGHT POLE
 - SECTION SET (PS)
 - REAR FOUND
 - CALCULATED
 - FOUND (CMF)
 - CHUNK
 - OPEN TOP
 - FOUND
 - FOUND
 - FOUND

LOT DIVISION SURVEY PREPARED FOR:
JOSE MUNOZ
1929 HOLMAN RD. ROSICRYVA, GA 30548
PARCEL ID 3003 041
1749TH GMD
WINNETT COUNTY, GEORGIA

TOTAL AREA
266,208 sq.ft.
6.11 acres



OWNERS CERTIFICATION

STATE OF GEORGIA, COUNTY OF WINNETT

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DECATES BY THIS ACKNOWLEDGEMENT AND DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFE STATIONS, DRAINAGE EXEMPTIONS, AND OTHER PUBLIC FACILITIES AND APPROPRIATIONS THEREON SHOWN.

SIGNATURE OF SUBSCRIBER: _____ DATE: _____

PRINTED OR TYPED NAME OF SUBSCRIBER: _____

SIGNATURE OF OWNER: _____ DATE SIGNED: _____

PRINTED OR TYPED NAME OF OWNER: _____

- SURVEY NOTES**
- EQUIPMENT USED : TOPCON ROBOTIC D2 TOTAL STATION- TOPCON RTK GPS ROVER.
 - THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 20 PER ANGLE POINT AND WAS ADJUSTED USING COMPOUND RULE.
 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
 - THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
 - AS SHOWN ON FLOOD INSURANCE RATE MAPS OF WINNETT COUNTY, GEORGIA COMMUNITY PANEL NUMBER 1315500025 THE PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.

CURRENT ZONING

ZONED: R-200 (WINNETT COUNTY)

MIN. YARD ADJACENT TO PUBLIC STREET

FRONT YARD: 35 FEET

SIDE YARD: 20 FEET

REAR YARD: 40 FEET

MAX. BUILDING HEIGHT: 35 FEET

MIN. LOT SIZE: 40,000 SQFT

MIN. LOT WIDTH: 100 FEET

PROPOSED ZONING

ZONED: R-100 (WINNETT COUNTY)

MIN. YARD ADJACENT TO PUBLIC STREET

FRONT YARD: 35 FEET

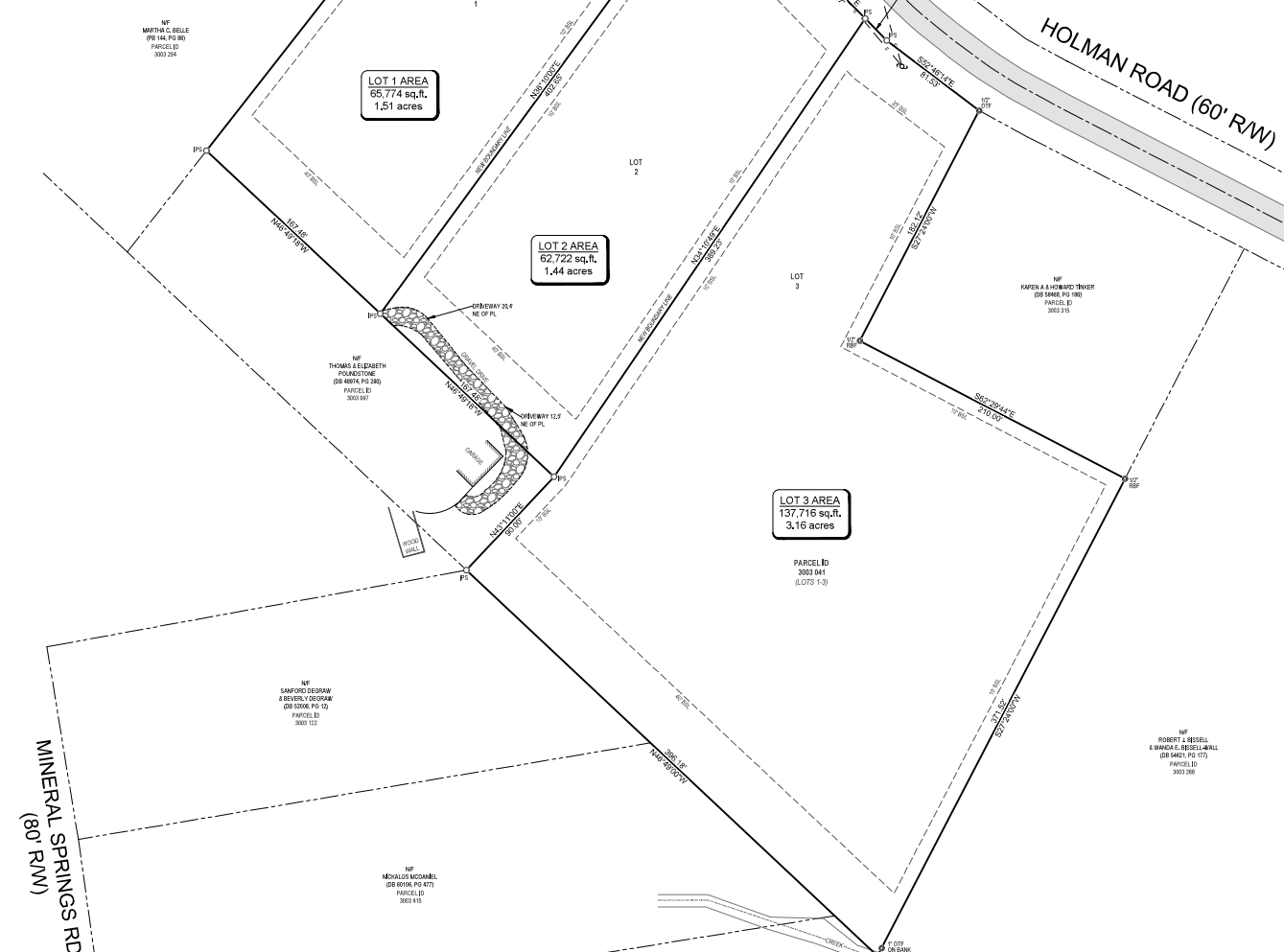
SIDE YARD: 10 FEET

REAR YARD: 40 FEET

MAX. BUILDING HEIGHT: 35 FEET

MIN. LOT SIZE: 15,000 SQFT

MIN. LOT WIDTH: 100 FEET



SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-4-47, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO THE TRUE USE OF ANY PARCEL.

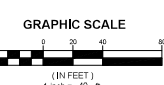
FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-4-47.

Cullen Preston Hardee 08/04/2023 DATE

CULLEN PRESTON HARDEE
REGISTERED LAND SURVEYOR #31144, LSP 009327

PARCEL ID 3003 041 (LOTS 1-3)

PARCEL ID 3003 041 (LOT 3)



1 OF 1
SHEET NUMBER



DATE	DESCRIPTION
11-09-2023	PREPARED
12-14-2023	REVISION
REVISIONED BY: N.M.A.	

REVISIONS

NO.	DATE	DESCRIPTION

THIS PLAT WAS PREPARED FOR THE CITY OF ROSICRYVA, GEORGIA. THE CITY ENGINEER, IN PERSON, OR A DEPUTY ENGINEER IN THE CITY ENGINEER'S AID, MUST SIGN AND CERTIFY THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-4-47.

LOT DIVISION SURVEY
FOR:
JOSE MUNOZ
LOCATED IN:
PARCEL ID 3003 041
1749TH GMD, WINNETT COUNTY
GEORGIA



Exhibit C: Building Elevations

[attached]

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

[attached]

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ANDERSEN | TATE | CARR

October 26, 2023

LETTER OF INTENT FOR REZONING

**Rezoning Application
Gwinnett County, Georgia**

Applicant:
Maria Carrillo

Property:
Tax Parcel ID R3003 041
±6.11 Acres of Land
Located at 1920 Holman Road, Hoschton, Georgia
From RA-200 to R-100

Submitted for Applicant by:
Melody A. Glouton, Esq.
ANDERSEN TATE & CARR, P.C.
One Sugarloaf Centre
1960 Satellite Blvd.
Suite 4000
Duluth, Georgia 30097
770.822.0900
mglouton@atclawfirm.com

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I. INTRODUCTION

Maria Carrillo (the “Applicant”) submits this rezoning application (the “Application”) for a 6.11-acre parcel of land located at 1920 Holman Road, Hoschton, Georgia (the “Property”). The Property is currently developed with a single-family residence and several accessory structures. The majority of the Property is heavily wooded with vegetation and tree canopy. The Application includes a survey prepared by United Land Surveying, dated August 4, 2023, and is included herein. The Property is owned by Maria Carrillo and is further identified below from the Gwinnett County Tax Assessor’s Map:



The Property is currently zoned RA-200 (Agriculture-Residence District) pursuant to the Gwinnett County Unified Development Ordinance (the “UDO”). The Applicant now seeks approval to rezone the Property to R-100 (Single Family Residence District) to develop three single-family detached homes.

This document is submitted as the Letter of Intent, Response to Standard Governing the Exercise of Zoning Power, and other materials required by the Gwinnett County UDO.

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property is a single parcel with frontage along Holman Road in Hoschton, Georgia. The following is a summary of surrounding uses and existing zoning classifications:

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Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-100	3 units; Minimum lot size 1.4 acres
North	Single-Family Residential	R-100 and RA-200	
East	Single-Family Residential	R-100 and RA-200	
South	Single-Family Residential	R-100 and RA-200	
West	Single-Family Residential	R-100 and RA-200	

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The Future Development Map of the Gwinnett County 2040 Unified Plan (the “2040 Plan”) classifies this Property as being within the “Emerging Suburban” Character Area. 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 development during the 20-year planning period contemplated by the Unified Plan. As such, the proposal for three, single-family detached homes would be an appropriate use.

III. PROJECT SUMMARY

As shown on the survey filed with this Application, the Applicant proposes to subdivide the parcel into three, large lots to develop single-family homes. The Applicant is proposing to rezone 6.11 acres from RA-200 to R-100 in order to accommodate the development of three homes on large lots ranging in size from 1.44 to 3.16 acres. As indicated above, the site is surrounded by single-family homes and the proposed lot size is similar to, or larger, than the adjacent properties. The rezoning would provide attractive residences ranging in size with minimum heated floor areas of 3,000 square feet. Generally, the architectural style and composition of the exterior of the homes would be of a farmhouse style and consist of brick, stacked stoned, cedar and/or cementitious shake, siding board and batten or combinations thereof. Each home would have an access/driveway onto Holman Road.

IV. SITE IMPACT ANALYSIS

Pursuant to UDO § 270-20.6, entitled “Impact Analysis,” the Applicant submits its written impact analysis which shows that rezoning to R-100, satisfies UDO § 270-20.5, entitled “Standards Governing Exercise of the Zoning Power,” as follows:

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

Yes, approval of the proposed Rezoning Application will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The Property is located on Holman Road. The proposed single-family detached homes are compatible with existing residential uses and will further diversify housing options in the surrounding area. The site is surrounded by single-family residential subdivisions and residences and the proposed density and nature of the property is similar to the existing and recently approved adjacent subdivisions.

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

No, the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. The proposed zoning classification is compatible with existing residential uses of adjacent property. Rather the proposed development of three single-family homes would complement existing residential uses. Moreover, adjacent properties are developed with single-family subdivisions.

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

The Applicant submits that due to the size, location, layout, topography, and natural features of the Subject Property, it does not have reasonable economic use as currently zoned. By way of further response, the Applicant submits the rezoning of the Property would redevelop the site into a more viable and compatible use with surrounding properties.

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

No, the proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient access to Braselton Highway. The proposed development would complement the existing and nearby residential uses. However, any potential impacts would be mitigated with appropriate zoning conditions, site development requirements, and planning.

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

The proposed rezoning application is in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. The subject property is located within the Emerging Suburban Character Area of the 2040 Future Development Map. Encouraged land uses for this Character Area specifically promotes low density residential and large lot residential.

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(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER THE APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL:

The Applicant submits that the character of the surrounding development and quality of the proposed homes provide supporting reasons for approval of the rezoning application. Anticipated growth in Gwinnett County based on the 2040 Comprehensive Plan suggests a strong need for additional single-family housing. This particular area of Gwinnett County and the Hamilton Mill area has experienced significant growth in recent years, primarily through single-family detached subdivisions.

V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this Application to Rezone from RA-200 to R-100 be approved. The Applicant welcomes the opportunity to meet with the Gwinnett County Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 26th day of October, 2023.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

4870-1722-6123, v. 1

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

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REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Maria C. Medrano Carrillo c/o Andersen Tate & Carr</u>	NAME: <u>Maria Carrillo</u>
ADDRESS: <u>1960 Satellite Blvd S-4000</u>	ADDRESS: <u>2520 Whitebluff Way</u>
CITY: <u>Duluth</u>	CITY: <u>Buford</u>
STATE: <u>GA</u> ZIP: <u>30097</u>	STATE: <u>GA</u> ZIP: <u>30519</u>
PHONE: <u>770-822-0900</u>	PHONE: <u>678-643-7062</u>
EMAIL: <u>mglouton@atclawfirm.com</u>	EMAIL: <u>munoz.jose73@yahoo.com</u>
CONTACT PERSON: <u>Melody A. Glouton</u> PHONE: <u>770-822-0900</u>	
CONTACT'S E-MAIL: <u>mglouton@atclawfirm.com</u>	
APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICTS(S): <u>RA200</u> REQUESTED ZONING DISTRICT: <u>R-100</u>	
PARCEL NUMBER(S): <u>R3003 041</u> ACREAGE: <u>6.11</u>	
ADDRESS OF PROPERTY: <u>1920 Holman Road, Hoschton, GA 30548</u>	
PROPOSED DEVELOPMENT: <u>single-family detached homes</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>3</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>3000- 4000 SF</u>	Total Building Sq. Ft. _____
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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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.

Melody A. Glouton

October 26, 2023

Signature of Applicant

Date

Maria C. Medrano Carrillo , by Melody A. Glouton with express permission

Type or Print Name and Title

[Handwritten Signature]

Signature of Notary Public

10/26/23

Date

Notary Seal



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10/24/2023

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.

Melody A. Glouton

October 26, 2023

Signature of Property Owner

Date

Maria C. Medrano Carrillo, by Melody A. Glouton with express permission

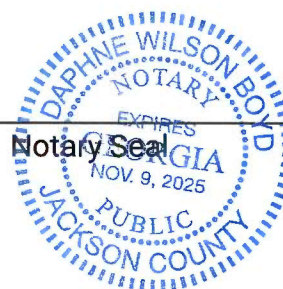
Type or Print Name and Title

[Handwritten Signature]

10/26/23

Signature of Notary Public

Date



Notary Seal

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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: _____ - _____ - 3003 041
(Map Reference Number) District Land Lot Parcel

Maria C. Medrano C.
Signature of Applicant

08/17/2023
Date

Maria C Medrano Carrillo
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)

Pathy Lyles
NAME

TSA
TITLE

10/27/2023
DATE

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10/24/2023

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.

SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Melody A. Glouton

Attorney for Applicant

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

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 Andersen Tate & Carr

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)
Kirkland Carden	\$2,800	11/16/2021
Ben Ku	\$1,000	03/25/2022
Kirkland Carden	\$500	05/05/2022
Ben Ku	\$1,500	10/06/2022
Love4Gwinnett	\$1,500	03/03/2023
Love4Gwinnett	\$1,000	06/07/2023
Kirkland 4 Gwinnett LLC	\$2,000	07/17/2023
Nicole Hendrickson	\$800	10/05/2023

Attach additional sheets if necessary to disclose or describe all contributions.

RECEIVED

10/24/2023

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
<i>Melody A. Glouton</i>		
	Melody A. Glouton	Attorney for Applicant

SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
<i>D. Ashe</i>	10/20/23	

SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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YES NO Andersen Tate & Carr
YOUR NAME

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Kirkland 4 Gwinnett LLC	\$2,000	07/17/2023
Nicole Hendrickson	\$800	10/05/2023

Attach additional sheets if necessary to disclose or describe all contributions.

Exhibit F: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		12.01.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		RZR2024-00002	
Case Address:		1920 Holman Road, Hoschton, 30548	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Holman Road is a local road. ADT is not listed.		
2	8.5 miles to the nearest transit facility (#2334754) Buford/SR 20 Park and Ride.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	The developer shall construct a 5' concrete sidewalk with curb and gutter along the entire road frontage.		
2	The developer shall coordinate with the Gwinnett County Department of Transportation on having streetlights installed along the road frontage.		
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

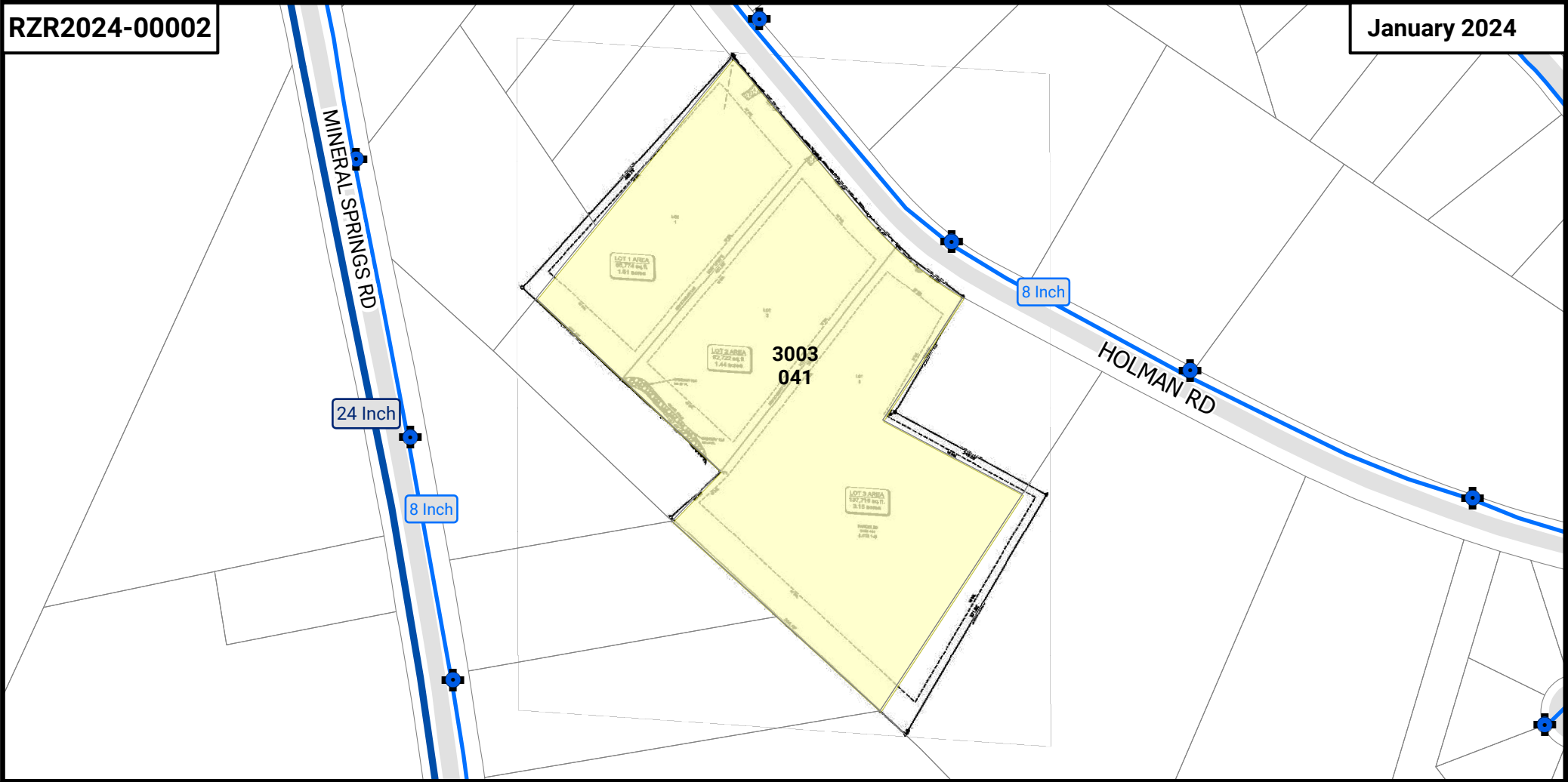


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com		
Case Number:		RZR2024-00002		
Case Address:		1920 Holman Rd		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The proposed development may connect to the existing 8-inch water main along the northern right-of-way of Holman Road. A jack-and-bore will be required.			
2	Sewer: The proposed development plans 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

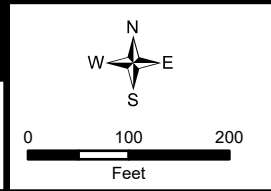
Revised 7/26/2021



LEGEND

- Water Main
- Hydrant

1920 Holman Rd
 RA-200 to R-100
Water & Sewer
Utility Map



Water Comments: The proposed development may connect to the existing 8-inch water main along the northern right-of-way of Holman Road. A jack-and-bore will be required.

Sewer Comments: The proposed development plans 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, January, 2024

											Proposed Zoning
	School	2023-24			2024-25			2025-26			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
RZR2023-00020	Dacula HS	2,550	2,550	0	2,641	2,550	91	2,755	2,550	205	8
RZR2023-00026	Dacula MS	1,892	1,900	-8	1,959	1,900	59	2,042	1,900	142	6
(combined)	Dacula ES	1,162	1,550	-388	1,144	1,550	-406	1,161	1,550	-389	13
RZR2024-00002	Mill Creek HS	2,685	2,800	-115	2,644	2,800	-156	2,697	2,800	-103	1
	Osborne MS	1,737	1,575	162	1,770	1,575	195	1,833	1,575	258	1
	Duncan Creek ES	1,468	1,300	168	1,500	1,300	200	1,556	1,300	256	1
RZM2024-00003	Seckinger HS	2,004	2,800	-796	2,226	2,800	-574	2,330	2,800	-470	2
	Jones MS	1,699	1,575	124	1,767	1,575	192	1,870	1,575	295	2
	Ivy Creek ES	1,649	1,275	374	1,739	1,275	464	1,795	1,275	520	2

Exhibit G: Maps

[attached]

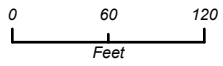


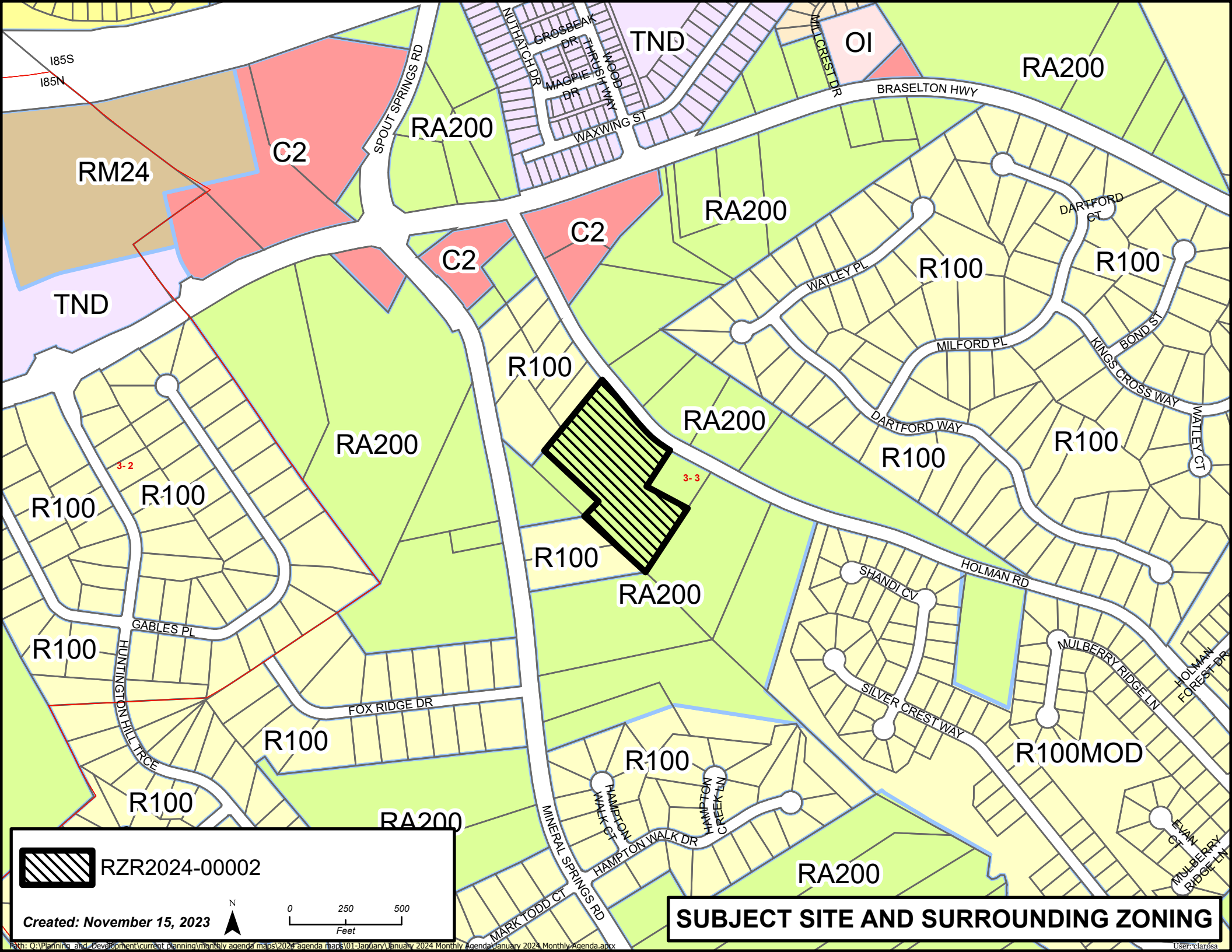
MINERAL SPRINGS RD

HOLMAN RD

 RZR2024-00002

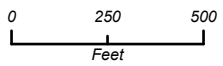
Created: November 15, 2023



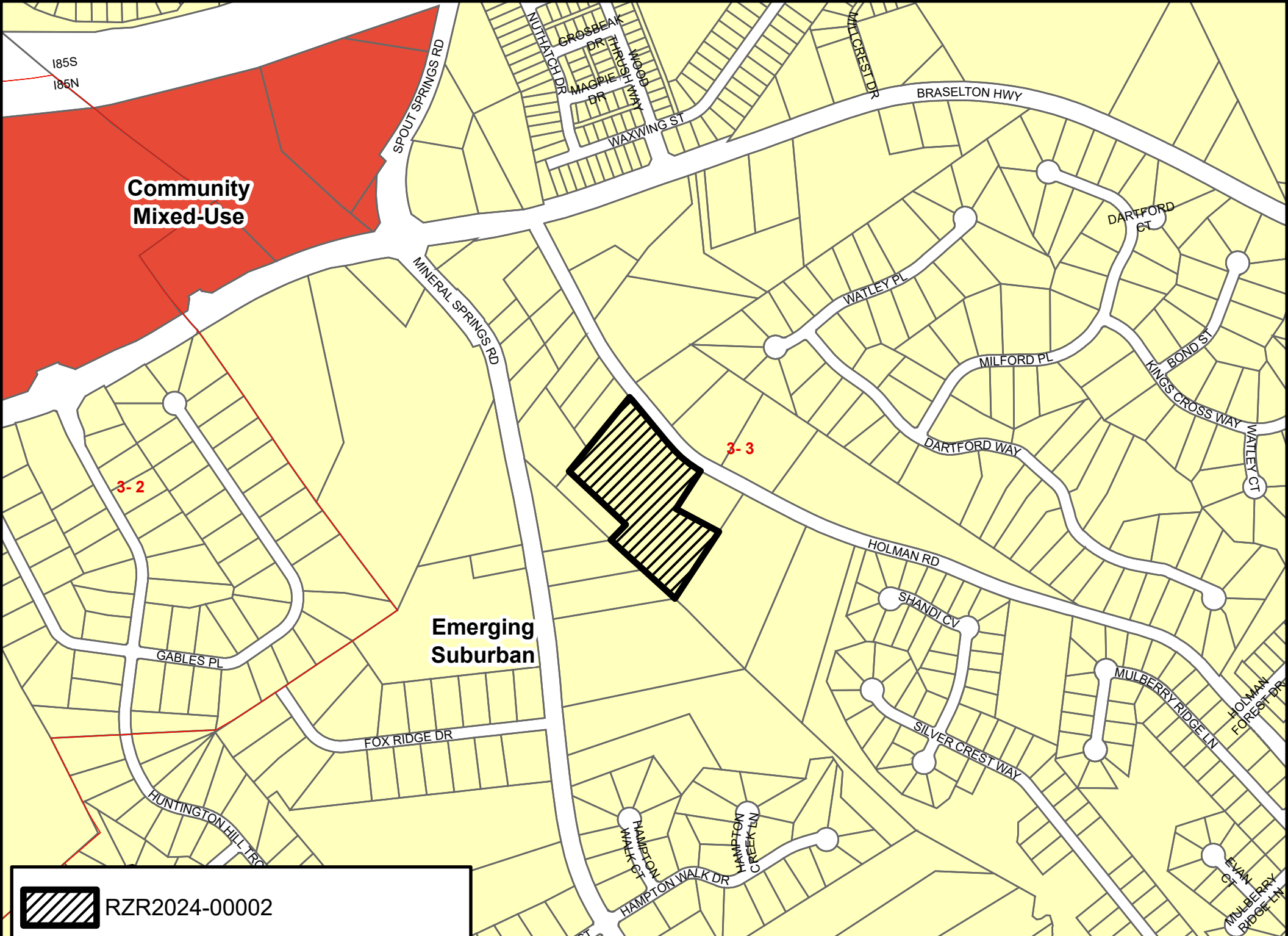


 RZR2024-00002

Created: November 15, 2023




SUBJECT SITE AND SURROUNDING ZONING



**Community
Mixed-Use**

**Emerging
Suburban**


RZR2024-00002

Created: November 15, 2023 


2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

**Exhibit H: Documents Presented at the January 2, 2023
Planning Commission Public Hearing**

[attached]

1878 Holman Rd



Hoschton, Georgia
Google Street View
Jun 2023 See more dates

Image capture: Jun 2023 © 2024 Google



Hoschton, Georgia

Google Street View

Jun 2023

See more dates



Image capture: Jun 2023 © 2024 Google





Hoschton, Georgia
Google Street View
Sep 2023 See more dates

Image capture: Sep 2023 © 2024 Google

