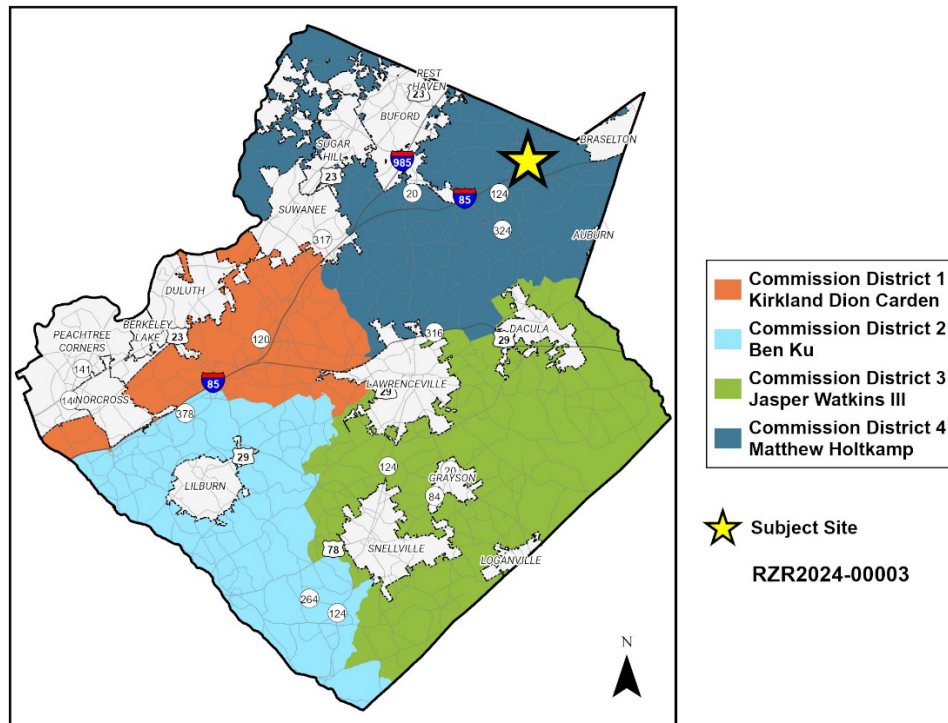


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZR2024-00003
Current Zoning: RA-200 (Agriculture-Residence District)
Request: Rezoning to R-100 (Single-Family Residence District)
Address: 2626 Sardis Way
Map Number: R1002 094
Site Area: 6.61 acres
Lots: 6
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: Amazing Home Construction, LLC
c/o Alliance Engineering and Planning
4545 S. Lee Street
Buford, GA 30518

Owner: Amazing Home Constructions, LLC
365 Peachtree Battle Avenue NW
Atlanta, GA 30305

Contact: Tyler Lasser

Contact Phone: 770.225.4730 ext. 819

Zoning History

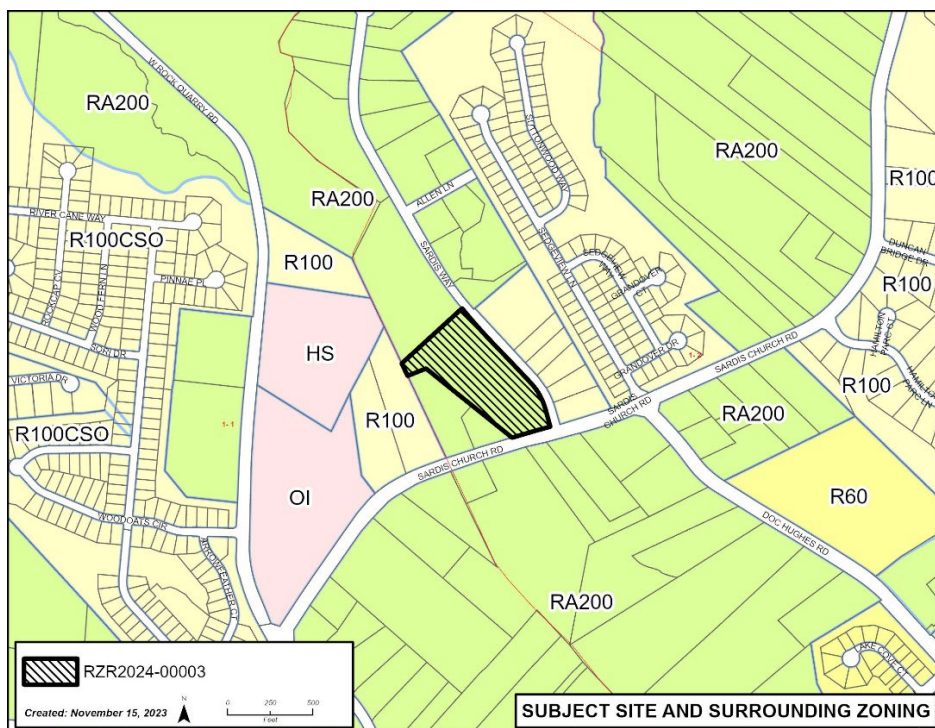
The subject property is zoned RA-200 (Agriculture-Residence District). No prior zoning requests are on record for this property.

Existing Site Condition

The subject property is a 6.61-acre parcel in size located at the northwest corner of the intersection of Sardis Church Road and Sardis Way. The property contains a 2,584 square foot single family residence, constructed in 1983 and a 768 square foot detached garage. The property is accessed by a gravel driveway on Sardis Way. A stream and associated buffers traverse the northern portion of the property which remains densely vegetated. No sidewalks currently exist in the area. The nearest Gwinnett County Transit stop is located 7.7 miles from the subject site.

Surrounding Use and Zoning

The subject site is entirely surrounded by single-family detached residences on large lots. The property is located less than one mile to the northeast of Seckinger High School. The highly commercialized Hamilton Mill Road corridor is located less than a half mile to the southwest. The following is a summary of surrounding uses and zoning:



| Location | Land Use | Zoning | Density |
|----------|---------------------------|--------|---------------------|
| Proposed | Single-Family Residential | R-100 | 0.91 units per acre |
| North | Single-Family Residential | RA-200 | 0.15 units per acre |
| East | Single-Family Residential | R-100 | 0.89 units per acre |
| South | Single-Family Residential | RA-200 | 0.40 units per acre |
| West | Single-Family Residential | R-100 | 0.31 units per acre |
| | Single-Family Residential | RA-200 | 0.62 units per acre |

Project Summary

The applicant requests the rezoning of a 6.61-acre parcel from RA-200 to R-100 for a single-family detached subdivision, including:

- Six detached single-family residences on lots ranging in size from 0.79 acres to 2.5 acres, yielding a density of 0.91 units per acre.
- Continued use of the existing two-story home on proposed Lot 4.
- Five new residences with a minimum heated floor area of 3,000 square feet and three-car garages.
- Building facades of primarily brick with accents of stone and cementitious fiberboard siding.
- Individual driveways on Sardis Way for lots 1 through 4 and a shared driveway for lots 5 and 6.
- Stream buffer encroachment for the shared driveway on lots 5 and 6, which must be approved by the Board of Construction Adjustments and Appeals.
- The application does not indicate if the new lots will be served by sewer or private septic systems. However, there is the capability to connect to the existing sewer system.

Zoning and Development Standards

The applicant is requesting 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 15,000 sq. ft. (sewer) Minimum 25,500 sq. ft. | Minimum 34,589 sq. ft. | YES |
| Lot Width | 100' | >100' | YES |
| Building Height | Maximum 35' | ≤35' | YES |
| Front Yard Setback | Minimum 35' | >35' | YES |
| Side Yard Setback | Minimum 10' | 10' | YES |
| Rear Yard Setback | Minimum 40' | 40' | YES |
| Heated Floor Area | Minimum 1,400 sq. ft. | 3,000 sq. ft. | 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 site is surrounded by single-family detached residential subdivisions and residences on large lots. There is a substantial amount of R-100 zoned property in the surrounding area. The property across Sardis Way was recently rezoned to R-100 and contains six smaller lots and an overall higher density. Therefore, the proposed subdivision is suitable in view of the use and development pattern of adjacent and nearby property.

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

The existing use and usability of adjacent or nearby properties would not be adversely impacted by the zoning change as there are similarly zoned and developed properties located on Sardis Way. The R-100 zoning for six lots would create additional housing in an area experiencing redevelopment, while maintaining the existing residence on the 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.

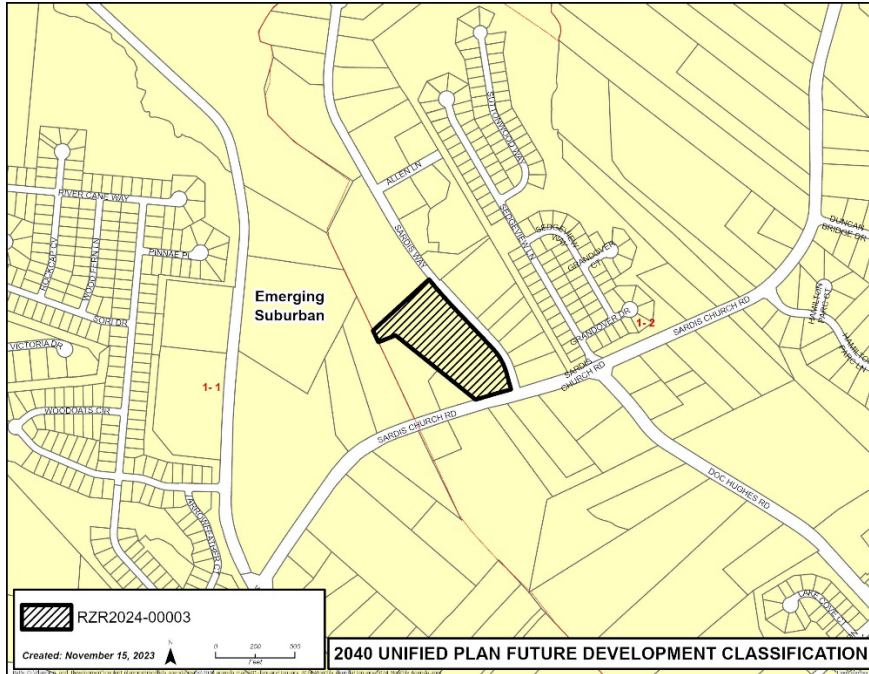
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff; however, these impacts would be mitigated with appropriate conditions and site development requirements. An 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 2040 Unified Plan Future Development Map indicates the subject property lies within the Emerging Suburban Character Area. The designation includes areas of low intensity, low lot coverage, and large amounts of undeveloped land, although new residential development is anticipated over the next twenty years. The proposed single-family detached residential subdivision, developed under R-100 zoning, would be consistent with the intent of the Unified Plan. However, the existing stream and associated buffers encompassing the majority of lot 6

significantly reduce the buildable area. Also, encroachment of the shared driveway into the stream buffer on lots 5 and 6 would have negative environmental impacts.



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.

A single-family residential subdivision would be appropriate at this location. The proposed development is in an area experiencing growth and a significant number of nearby properties are zoned R-100. The proposed homes are similar in scale and architecture to the homes under construction across Sardis Way. However, the stream and associated buffers limit the buildable area on proposed Lot 6, more appropriately accommodating five lots rather than six.

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) for development of a single-family detached subdivision, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received November 8, 2023, and Exhibit C: Building Elevations dated received November 8, 2023, 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 development shall be limited to a maximum of five single-family detached lots, **which includes the already present home**, and accessory uses and structures.
3. All dwellings shall have a minimum heated floor area of 3,000 square feet.
4. All dwellings shall have a minimum double-car garage.
5. Minimum 5-foot-wide sidewalks with curb and gutter shall be provided along ~~all road frontages~~ **Sardis Church Road**.
6. Natural vegetation shall remain on the property until the issuance of a development permit.
7. No direct lot access shall be permitted from Sardis Church Road.
8. The developer shall coordinate with the Gwinnett County Department of Transportation (GCDOT) regarding streetlight installation along the road frontages.
9. **All dwellings to be fee simple.**
10. **No accessory dwelling units permitted.**
11. **Each property shall have a Residential Drainage Plan (RDP).**
12. **All properties to be gated to match fencing across the street.**

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

Exhibit A: Site Visit Photos



View of Sardis Church Road facing East



View of Sardis Church Road facing West



View of Sardis Way facing North



View of Sardis Way facing South



View of Property from Sardis Way



View of Property from Sardis Church Road

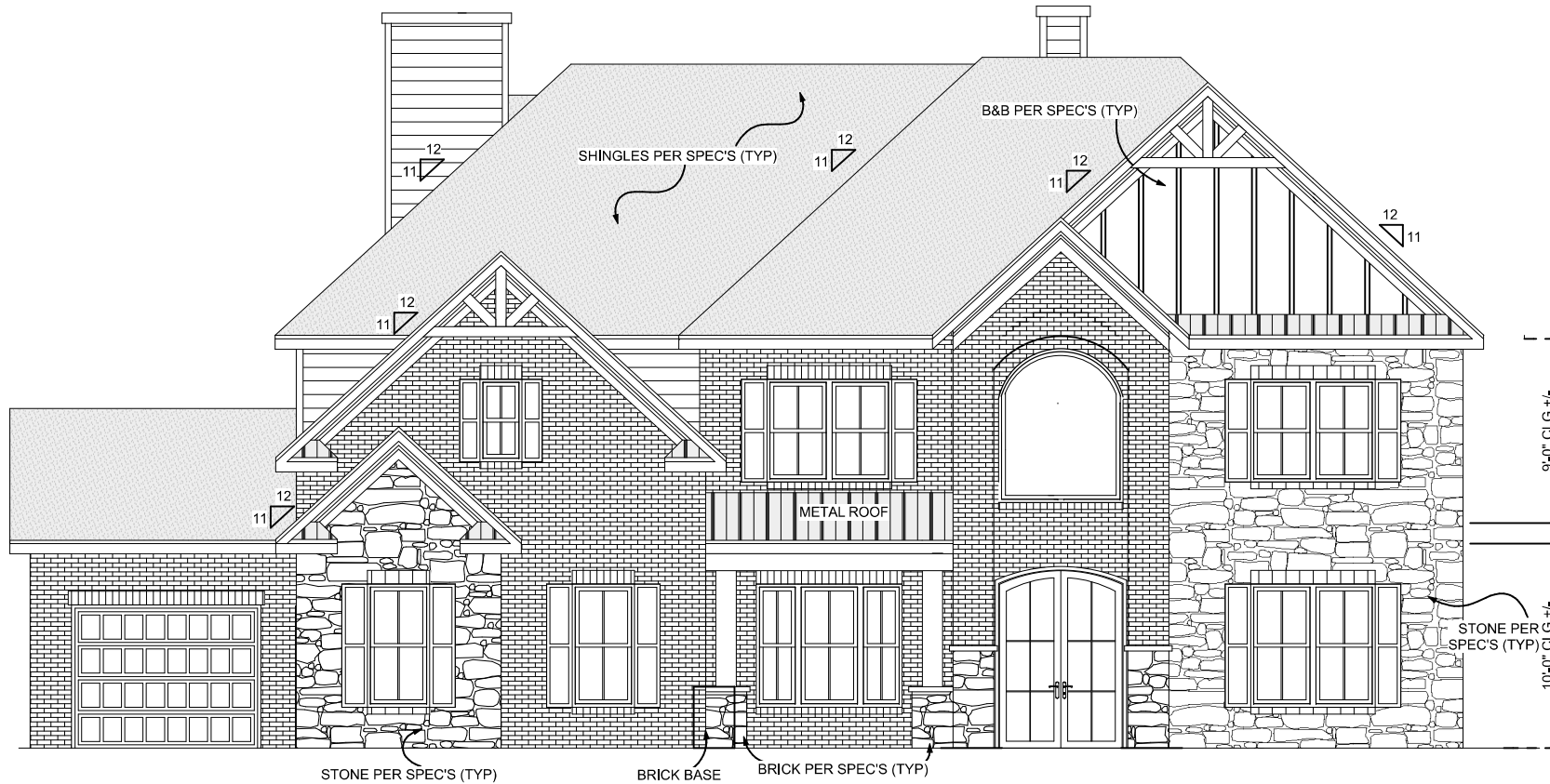
Exhibit B: Site Plan

[attached]

Exhibit C: Building Elevations

[attached]

GOBNETT COUNTY
 PLANNING AND DEVELOPMENT
RECEIVED
 11.8.2023



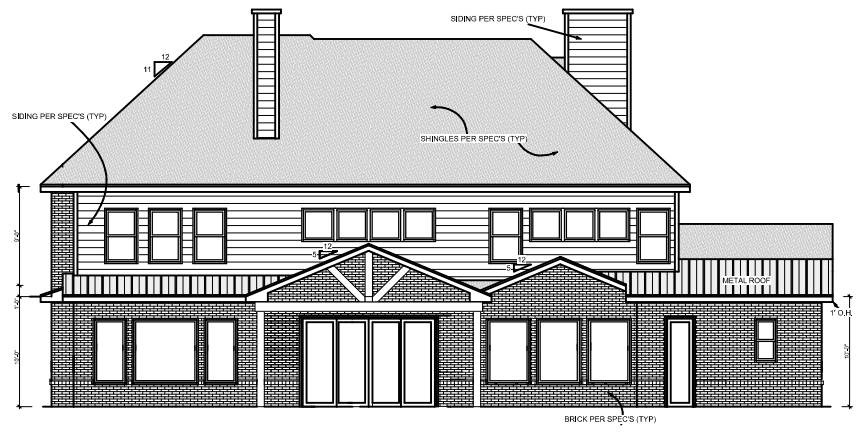
FRONT ELEVATION
 SCALE: 1/4"-----1'-0"

| | |
|--|---------------------------------------|
| REV. | |
| DATE | |
| ALL PLANS HAVE BEEN COPYRIGHTED © BY WE PLAN HOMES | |
| WE PLAN HOMES | TEL: 770-818-0741 WWW.WEPLANHOMES.COM |
| SHADBURN CUSTOM-2 | ELEVATIONS |
| DWG. BY: PWL/SAM | |
| DATE: 1-11-22 | |
| SHEET: | 1 |

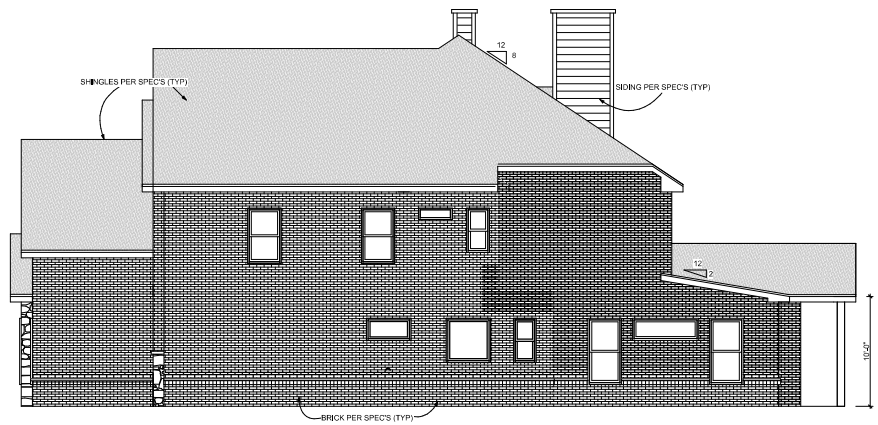
WINNETT COUNTY
 PLANNING AND DEVELOPMENT
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LEFT ELEVATION
 SCALE: 1/8"-----1'-0"



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



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

REV.

DATE

ALL PLANS HAVE BEEN
 COPYRIGHTED © BY
 WE PLAN HOMES

**WE PLAN
 HOMES**
 TEL: 770-818-0741
 WWW.WEPLANHOMES.COM

**SHADBURN CUSTOM-2
 ELEVATIONS**

DWG. BY:
 PWL/SAM

DATE:
 1-11-22

SHEET:

1B

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

[attached]

Applicant's Letter of Intent

2626 Sardis Way
Rezoning RA-200 to R-100

The Applicant, Amazing Home Construction, requests to rezone the approximately 6.6-acre site from RA-200 to R-100 for the purpose of subdividing the property into a total of six lots. Five new single-family dwellings will be constructed on lots 1-3 and 5-6, and the existing house will remain on lot 4. With six lots, the development amounts to a density of approximately 0.9 units per acre. The site is located at the corner of Sardis Church Road and Sardis Way, with most of its frontage being on Sardis Way, which is a dead-end street. The area consists primarily of single-family residences zoned R-100, with the closest commercial node being at the corner of Hamilton Mill Road and Sardis Church Road. The wooded area at the north end of the site contains a stream and accompanying buffers, which limit the site's buildable area. As proposed, the new homes will have a minimum heated floor area of 3,000 square feet and will include a three-car garage. The exterior of the homes will consist of primarily brick with accents of stone and cement siding. The lots will be subdivided for each to have over 100 feet of road frontage, with direct access via individual driveways onto Sardis Way. Due to the stream and other site constraints, the Applicant will likely require an encroachment into the impervious surface setback for the driveway to provide the most sufficient lot access to lots 5 and 6. Lot 6, despite having stream buffers, will have plenty of buildable area for the proposed house. As shown on the attached existing topography exhibit, the proposed house on lot 6 fits within the required building setbacks and 75-foot impervious surface setback. This lot can be graded properly whether the developer chooses to make this house a basement unit or slab unit. There is 25-feet of space between the 75-foot impervious setback and the 50-foot county stream buffer for the permitted grading to occur. The subject site is located within the Emerging Suburban character area of the Gwinnett County 2040 Comprehensive Plan. As proposed, the development meets the intent of the character area, as it specifies single-family residential as a potential development type. Further, the proposed large lots will be consistent with those in proximity that are not part of a major subdivision.

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

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Standards Governing the Exercise of the Zoning Power

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

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

Rezoning the subject site to R-100 for the purpose of constructing new single-family dwellings is a suitable in relation to the adjacent and nearby properties. Each of the properties across Sardis Way are zoned R-100, and most properties in general within proximity are residentially zoned.

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

The proposed rezoning will not adversely affect the use of the surrounding properties. The proposed use is consistent with the area. Each lot will be significantly larger than what is required within the R-100 zoning district, and the site will remain for residential uses.

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

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

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

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

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

The proposed rezoning is in conformity with the intent of the 2040 Unified Plan. The subject property is located within the Emerging Suburban character area of the 2040 Future Development Map, which encourages single-family residential. The proposed development is comparable with the surrounding uses, which consists of primarily single-family residential uses.

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

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

Exhibit E: 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>Amazing Home Construction</u> <u>c/o Alliance Engineering and Planning</u> | NAME: <u>Amazing Home Constructions LLC</u> |
| ADDRESS: <u>4525 S. Lee Street</u> | ADDRESS: <u>2626 Sardis Way</u> |
| CITY: <u>Buford</u> | CITY: <u>Buford</u> |
| STATE: <u>GA</u> ZIP: <u>30518</u> | STATE: <u>GA</u> ZIP: <u>30519-4122</u> |
| PHONE: <u>770.225.4730 ext.819</u> | PHONE: <u>770.225.4730 ext.819</u> |
| EMAIL: <u>tlasser@allianceco.com</u> | EMAIL: <u>tlasser@allianceco.com</u> |

CONTACT PERSON: Tyler Lasser PHONE: 770.225.4730 ext.819

CONTACT'S E-MAIL: tlasser@allianceco.com

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): RA-200 REQUESTED ZONING DISTRICT: R-100

PARCEL NUMBER(S): 1002 094 ACREAGE: 6.61

ADDRESS OF PROPERTY: 2626 Sardis Way

PROPOSED DEVELOPMENT: 6-Lot Subdivision

| RESIDENTIAL DEVELOPMENT | NON-RESIDENTIAL DEVELOPMENT |
|---|------------------------------|
| No. of Lots/Dwelling Units <u>6</u> | No. of Buildings/Lots: _____ |
| Dwelling Unit Size (Sq. Ft.): <u>3,000 min.</u> | Total Building Sq. Ft. _____ |
| Gross Density: <u>.907</u> | Density: _____ |
| Net Density: <u>.907</u> | |

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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11.8.2023

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:

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

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11.8.2023

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.



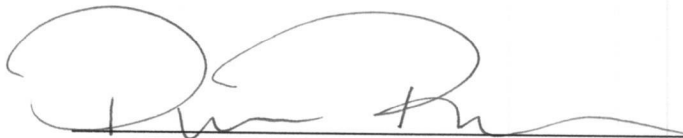
Signature of Applicant

09.19.2023

Date

Stefan Lupancu

Type or Print Name and Title



Signature of Notary Public

9/19/2023

Date



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11.8.2023

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

09.19.2023

Date

Stefan Lupanaru

Type or Print Name and Title



Signature of Notary Public

9/19/2023

Date




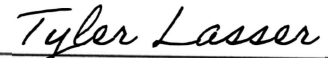
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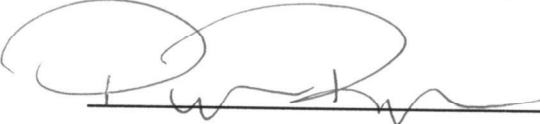
11.8.2023

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.

| | | |
|---|------------|------------------------------|
|  | 09.19.2023 | Stefan Lupanaru |
| SIGNATURE OF APPLICANT | DATE | TYPE OR PRINT NAME AND TITLE |

| | | |
|---|---------|------------------------------|
|  | 9.19.23 | Tyler Lasser |
| SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE | DATE | TYPE OR PRINT NAME AND TITLE |

| | |
|--|-----------|
|  | 9/19/2023 |
| 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 Stefan Lupanaru
YOUR NAME

If the answer is yes, please complete the following section:

| NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL | CONTRIBUTIONS (List all which aggregate to \$250 or More) | DATE CONTRIBUTION WAS MADE (Within last two years) |
|--|---|--|
| | | |
| | | |
| | | |

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

RECEIVED

11.8.2023

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: 1 - 002 - 094
(Map Reference Number) District Land Lot Parcel



Signature of Applicant Date
09.19.2023

Stefan Lupancu

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)

Jacqueleen Garcia

NAME

Tax Associate II

TITLE

10/25/2023

DATE

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: | | RZR2024-00003 | |
| Case Address: | | 2626 Sardis Way, Buford, 30519 | |
| Comments: | | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| 1 | Sardis Way is a local road. ADT is not listed. | | |
| 2 | 7.7 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"/> YES | <input type="checkbox"/> NO |
| 1 | No direct lot access to Sardis Church Road will be allowed. | | |
| 2 | The developer shall construct concrete sidewalk with curb and gutter along the entire road frontage. | | |
| 3 | The developer shall coordinate with the Gwinnett County Department of Transportation on having streetlights installed along the road frontage. | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |



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

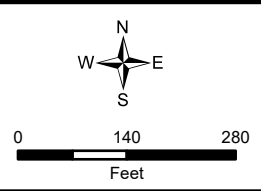
| | | | | |
|---------------------------------------|---|--|--------------------------|-------------------------------------|
| TRC Meeting Date: | | | | |
| Department/Agency Name: | | DWR | | |
| Reviewer Name: | | Mike Pappas | | |
| Reviewer Title: | | GIS Planning Manager | | |
| Reviewer Email Address: | | Michael.pappas@gwinnettcountry.com | | |
| Case Number: | | RZR2024-00003 | | |
| Case Address: | | 2626 Sardis Way | | |
| 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 southern right-of-way of Sardis Way. | | | |
| 2 | Sewer: A Sewer Capacity Certification is required prior to obtaining a Land Disturbance Permit. The proposed development may connect to an existing 8-inch gravity sewer along the northern right-of-way of Sardis Way. | | | |
| 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 | | | | |



LEGEND

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

2626 Sardis Way
 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 southern right-of-way of Sardis Way.

Sewer Comments: A Sewer Capacity Certification is required prior to obtaining a Land Disturbance Permit. The proposed development may connect to an existing 8-inch gravity sewer along the northern right-of-way of Sardis Way.

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 |

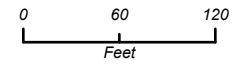
Exhibit G: Maps

[attached]



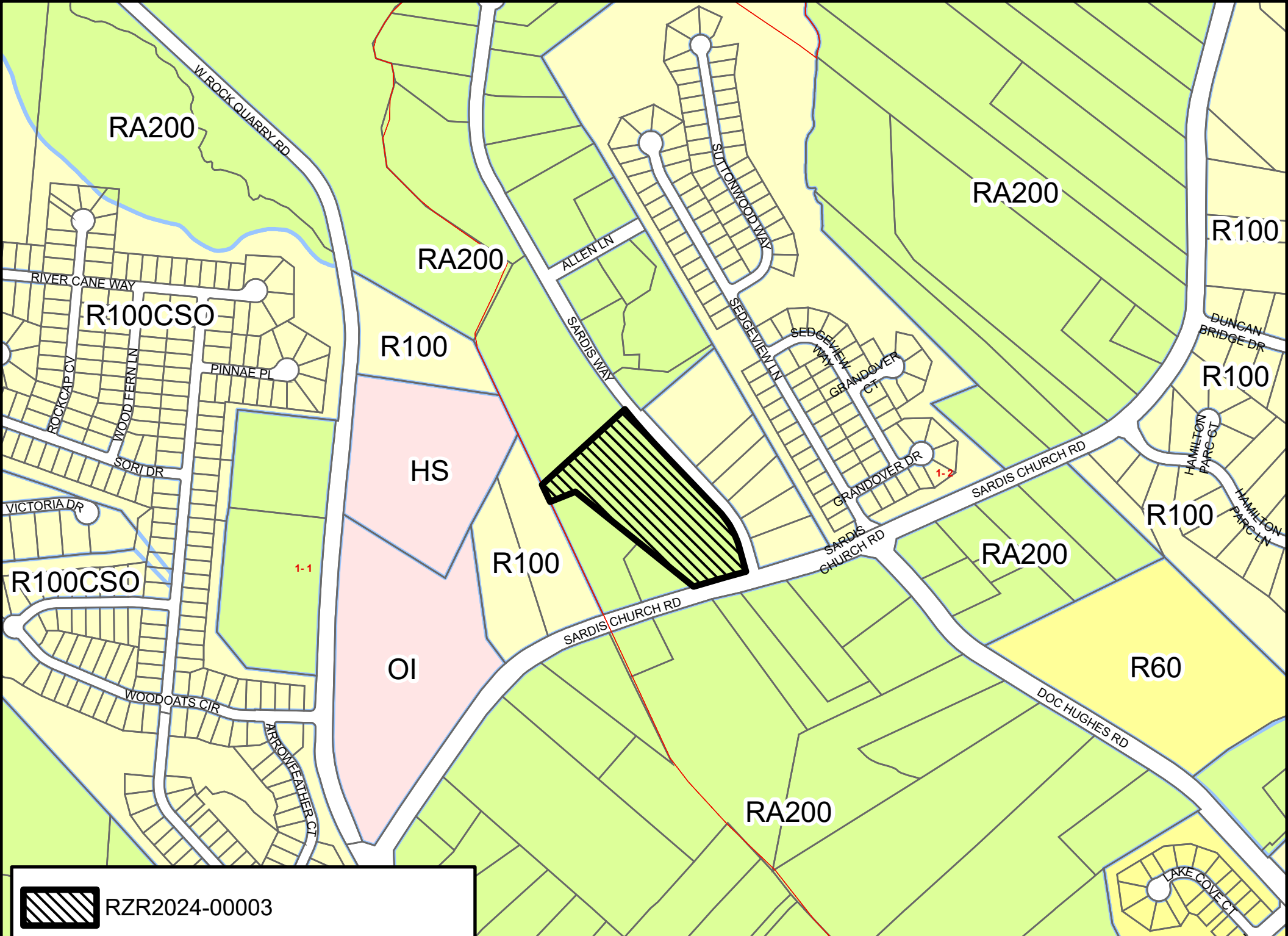
RZR2024-00003

Created: November 15, 2023



SARDIS CHURCH RD

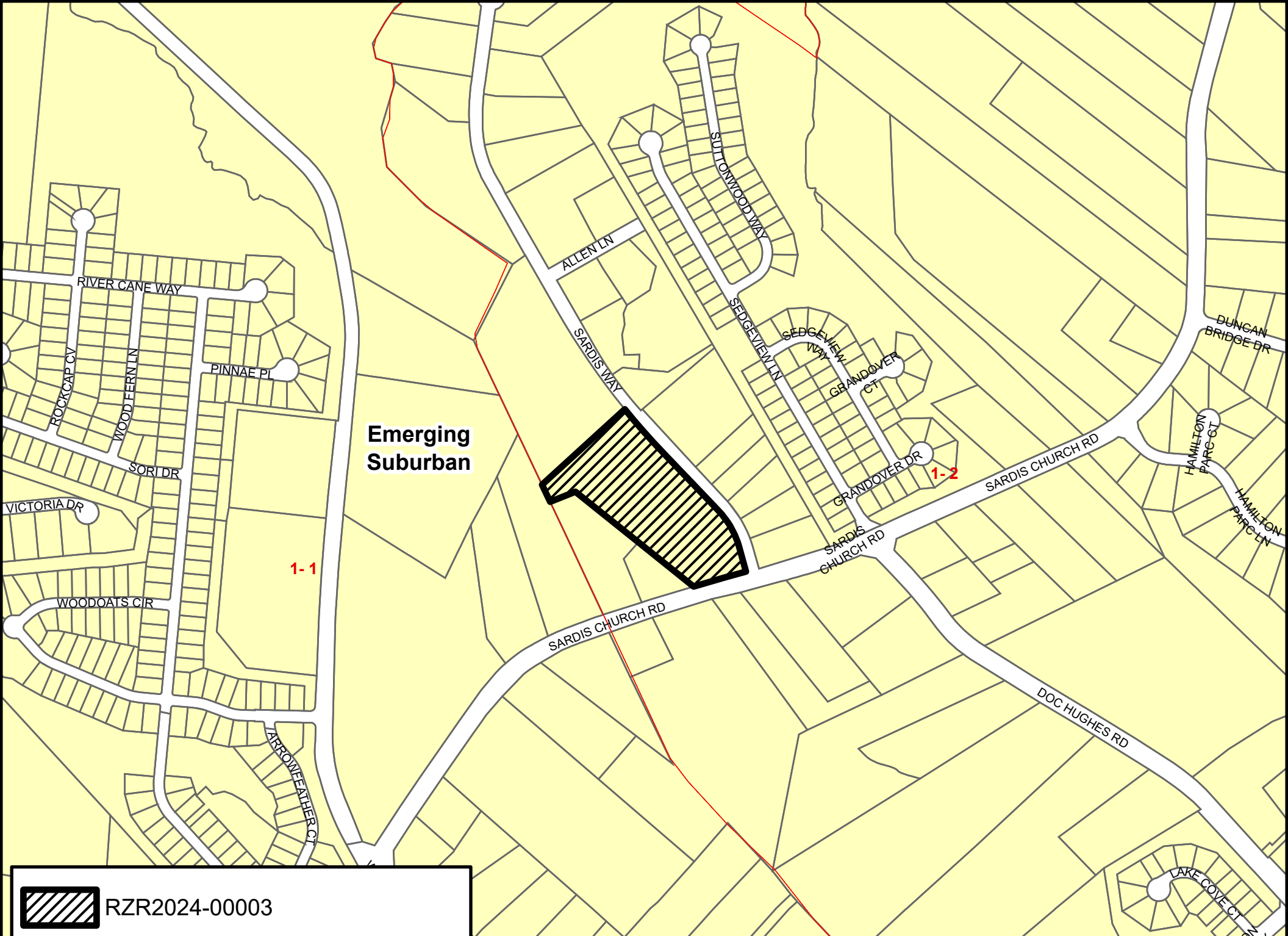
SARDIS WAY



 RZR2024-00003

Created: November 15, 2023  

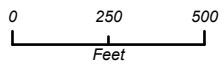
SUBJECT SITE AND SURROUNDING ZONING



**Emerging
Suburban**

 RZR2024-00003

Created: November 15, 2023



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION