

PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZR2024-00009

Current Zonings: RA-200 (Agriculture-Residence District) and O-I (Office-Institutional District)

Request: Rezoning to R-100 (Single-Family Residence District)

Overlay District: Highway 124/324/Hamilton Mill Road

Address: 2223 Cain Circle and the 2900 Block of Braselton Highway

Map Numbers: R3002 024 and R7099 255

Site Area: 4.86 Acres

Lots: 7

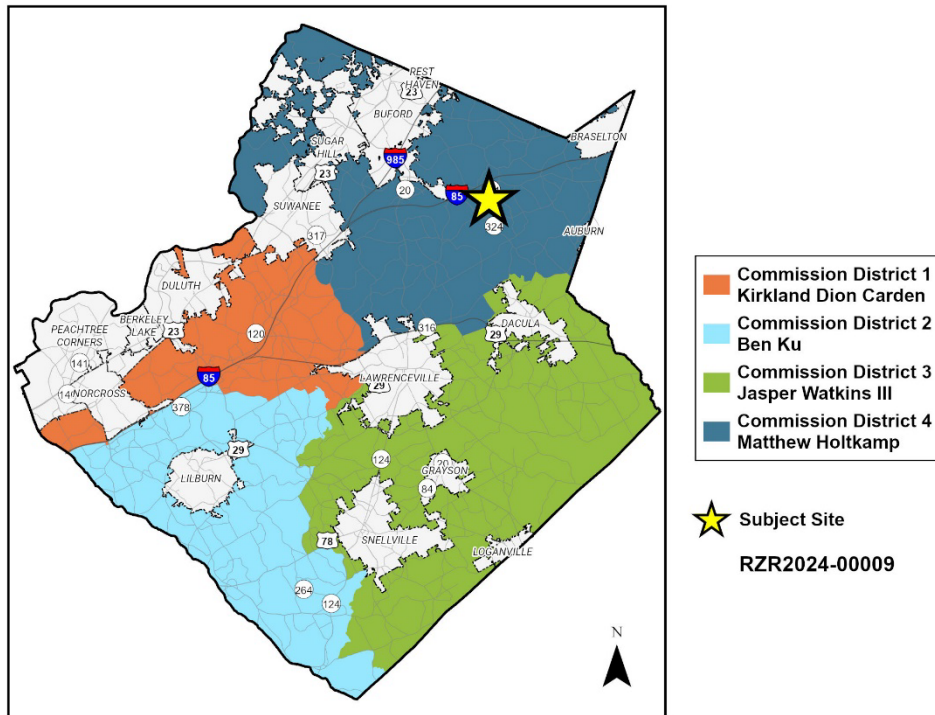
Proposed Development: Single-Family Detached Subdivision

Commission District: District 4 – Commissioner Holtkamp

Future Development Type: Traditional

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Applicant: David Sonders
Key Engineering Solutions-US, Inc.
180 Drake Street
Buford, GA 30518

Owners: Stefan Lapancu
2287 Cain Circle
Dacula, GA 30019

Contact: David Sonders

Contact Phone: 561.504.2224

Zoning History

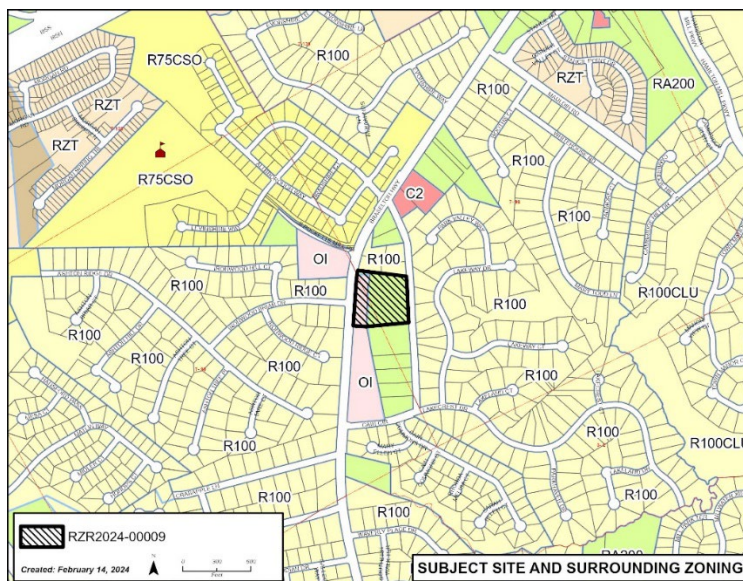
The subject property is zoned RA-200 (Agriculture-Residence District) and O-I (Office-Institutional District). In 1998, the property frontage along Braselton Highway was rezoned from RA-200 to O-I, pursuant to RZ-98-171.

Existing Site Condition

The subject property is a 4.86-acre assemblage of two parcels located south of the intersection of Braselton Highway and Cain Circle, with frontage on both roads. There is an existing single-family residence and accessory buildings accessed by a driveway from Cain Circle. The majority of the site is an open field, except for a dense line of trees along Braselton Highway and the southern property line. The site slopes downwards approximately 48 feet from the north to the south towards a stream and associated buffers that runs along the southern property line. There are no overhead utility lines or sidewalks along either road frontage. The nearest Gwinnett County Transit stop is approximately 5.0 miles from the subject property.

Surrounding Use and Zoning

The property is surrounded by single-family residential, and office uses. The Lake Park and Ashton Wood subdivisions are located to the east and west of the property, respectively. Along the Braselton Highway frontage, to the south, is an office building. To the north and south of the site on Cain Circle are single-family detached residences on large lots.



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-100	1.44 units per acre
North	Single-Family Residential	R-100	1.70 units per acre
East	Single-Family Residential	R-100	2.01 units per acre
South	Office Single-Family Residential	O-I RA-200	N/A 0.45 units per acre
West	Single-Family Residential Undeveloped	R-100 O-I	1.64 units per acre N/A

Project Summary

The applicant requests rezoning of a 4.86-acre property from RA-200 and O-I to R-100 for a single-family detached subdivision, including:

- Seven single-family residences on lots ranging from 25,050 square feet to 37,008 square feet, yielding a density of 1.44 units per acre.
- Two-story residences with two-car garages and a minimum heated floor area of 2,500 square feet.
- Exterior building materials of brick, stone, siding, and board and batten.
- Two shared access driveways serving four homes along Braselton Highway.
- One shared access driveway serving two homes and one private driveway serving one home along Cain Circle.
- Sidewalks along the frontages of Braselton Highway and Cain Circle.
- Lots to be served by private septic systems with drain fields located to the rear of each lot.
- A stream and associated buffers located within lots 4 and 7.

Zoning and Development Standards

The applicant is requesting a rezoning to R-100, 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	Minimum 15,000 square feet	≥25,050 square feet	YES
Lot Width	Minimum 100'	≥102'	YES
Lot Coverage	Maximum 45%	<45%	YES
Front Yard Setback	Minimum 25'	35'	YES
Rear Yard Setback	Minimum 30'	40'	YES
Side Yard Setback	Minimum 10'	10'	YES
Building Height	Maximum 35'	<35'	YES

The property is within the Highway 124/324/Hamilton Mill Road Overlay District. The overlay requirements do not apply to single-family detached residential properties.

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 270-20.6. 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 subdivisions and residences on large lots. There is a substantial amount of R-100 zoned property in the surrounding area with lots similar in size. The proposed rezoning 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 single-family residential lots would be compatible with the character of the surrounding area. The rezoning would create seven lots with shared driveways on Braselton Highway and Cain Circle, limiting the number of curb cuts and impact to traffic flow on both streets. An existing sidewalk would be extended along Braselton Highway and a sidewalk would be installed on Cain Circle. The proposed rezoning would not adversely affect the existing use or usability of adjacent or nearby properties.

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.

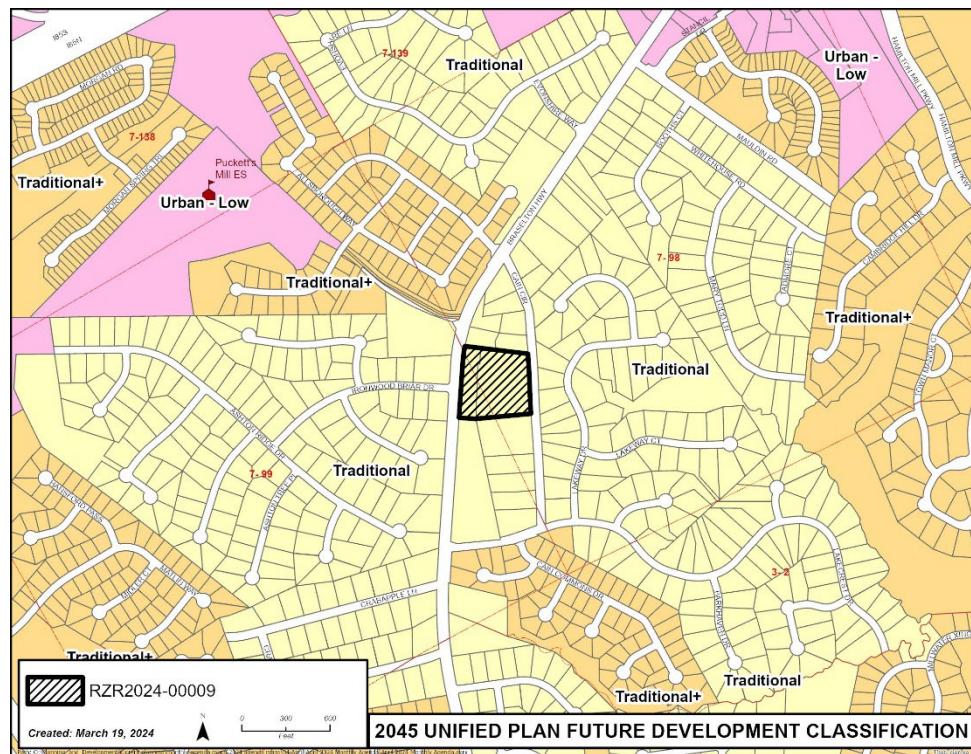
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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 Unified Plan's Future Development Map identifies the subject property as "Neighborhood Traditional", which envisions single-family detached developments with a density up to 1.7 units per acre in areas that lack sewer service. This development type encourages residences to be built with porches and modest setbacks, pedestrian pathway connections, and garages to be oriented to the side or back if possible.

The proposed rezoning is for R-100, a recommended zoning district in the "Neighborhood Traditional" future development type. The proposed subdivision would have a density of 1.44 units per acre, which is within the recommended density range. The elevations show side-loaded, two-car garages with a front-loaded, single-car garage setback from the home's front façade. Extending the existing sidewalk along Braselton Highway would provide pedestrian connectivity. The proposed rezoning 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.

There are no other conditions giving support for approval or disapproval of the proposal.

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 a single-family detached subdivision, subject to the following conditions:

1. The development shall be limited to single-family detached dwellings and accessory uses and structures, not to exceed seven lots.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan and Exhibit C: Building Elevations dated received February 21, 2024, subject to the review and approval of the Department of Planning and Development.
3. The minimum heated floor area of the dwelling units shall be ~~2,500~~ **3,000** square feet.
4. All buildings and septic fields shall remain outside of required stream buffers and impervious setbacks.
5. Driveway design and access to Braselton Highway and Cain Circle shall be subject to the review and approval of the Georgia Department of Transportation and/or the Gwinnett County Department of Transportation.
6. The developer shall construct a 5-foot-wide concrete sidewalk along the entire site frontages of Braselton Highway and Cain Circle, subject to the review and approval of Georgia Department of Transportation and/or Gwinnett County Department of Transportation.
7. Natural vegetation shall remain on the property until the issuance of a development permit.
8. **All homes shall be 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

Exhibit A: Site Visit Photos



View of property along Braselton Highway frontage



View of property facing south



View of property from Cain Circle



View of southern property line and stream from Cain Circle

Exhibit B: Site Plan

[attached]

PROPERTY DATA

2223 CAIN CIRCLE
Dacula, GA 30019
PARCEL ID: 3002 024, EXISTING ZONING: RA200
PARCEL ID: 7099 255, EXISTING ZONING: OI
PROPOSED ZONING: R-100
MIN. LOT WIDTH = 100 FT
MIN. FRONT SETBACK = 35 FT
MIN. SIDE SETBACK = 10 FT
MIN. REAR SETBACK = 40'
MIN. HEATED FLOOR AREA = 2,500 SF

Note: Edge of stream will be surveyed for final Plat, State and County buffers will be measured from edge of stream not centerline.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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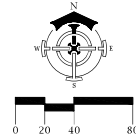
2/21/2024

3025 CAIN CIRCLE
PARCEL ID: 3002A 522
ZONING: R-100

2243 CAIN CIRCLE
PARCEL ID: 3002A521
ZONING: R-100

2103 BRASELTON HWY
PARCEL ID: 7099 002
ZONING: OI

2173 CAIN CIRCLE
PARCEL ID: 3002 025
ZONING: RA-200



11/28/2023

FIG 1



1/9/2024

CONCEPTUAL SITE PLAN
2223 CAIN CIRCLE
Dacula, GA 30019



3282 Elmer Hill Lane
Buford, GA 30519

Phone: 561-504-2224

THESE CONSTRUCTION DOCUMENTS AND REPRODUCTIONS, IN WHOLE OR IN PART, ARE THE SOLE PROPERTY OF KEY ENGINEERING SOLUTIONS, INC. THEY SHALL NOT BE REPRODUCED OR CONTAINED IN ANY MANNER NOR ARE THEY TO BE USED FOR ANY OTHER PROJECTS OTHER THAN THAT SPECIFICALLY INDICATED HEREIN WITHOUT WRITTEN PERMISSION FROM AND FEE COMPENSATION TO KEY ENGINEERING SOLUTIONS, INC.

DATE	NO.	REVISION

75 IMPERVIOUS
BUFFER
50' UNDISTURBED
SETBACK
25' STATE
BUFFER

EXISTING
STREAM

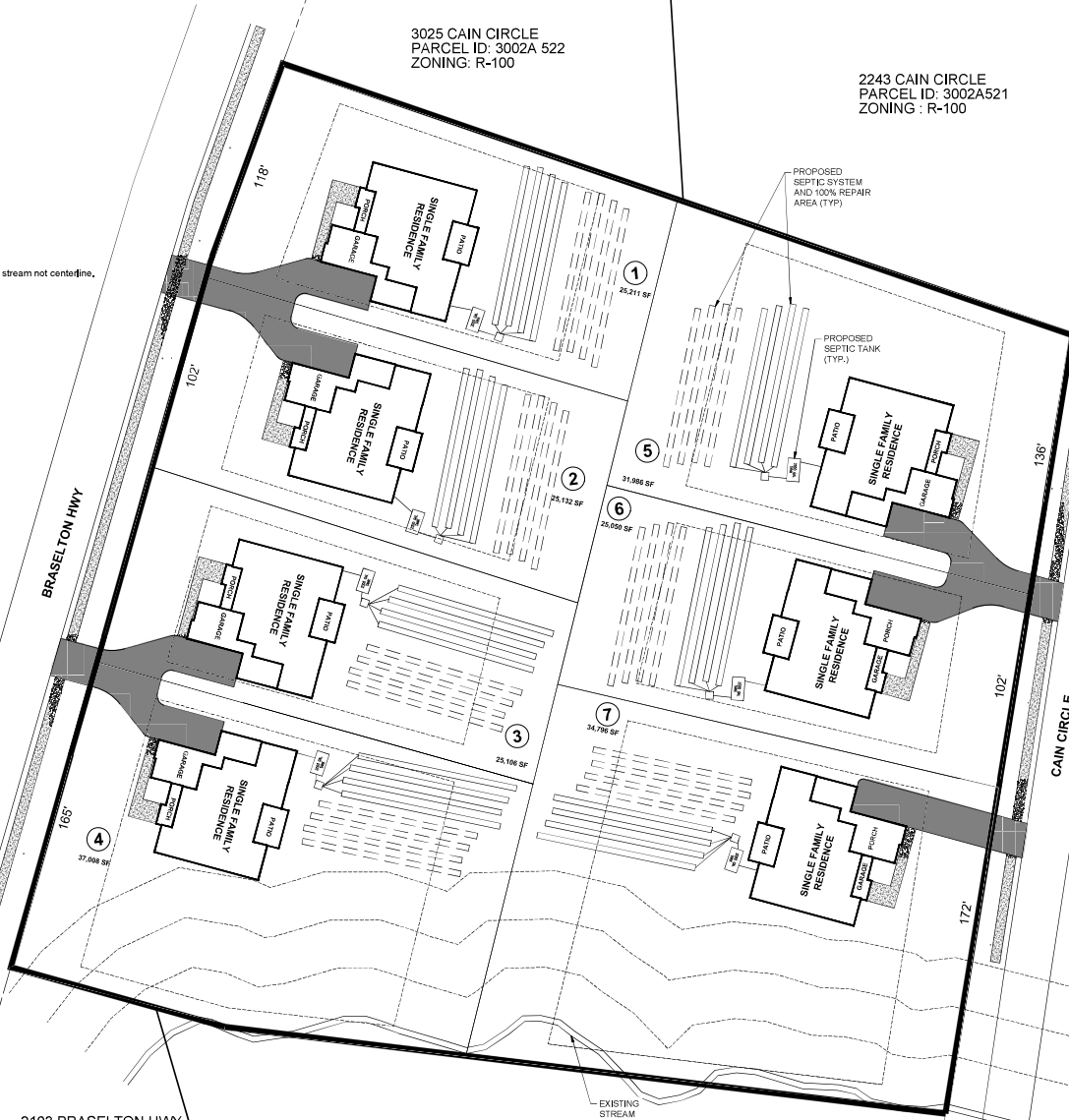


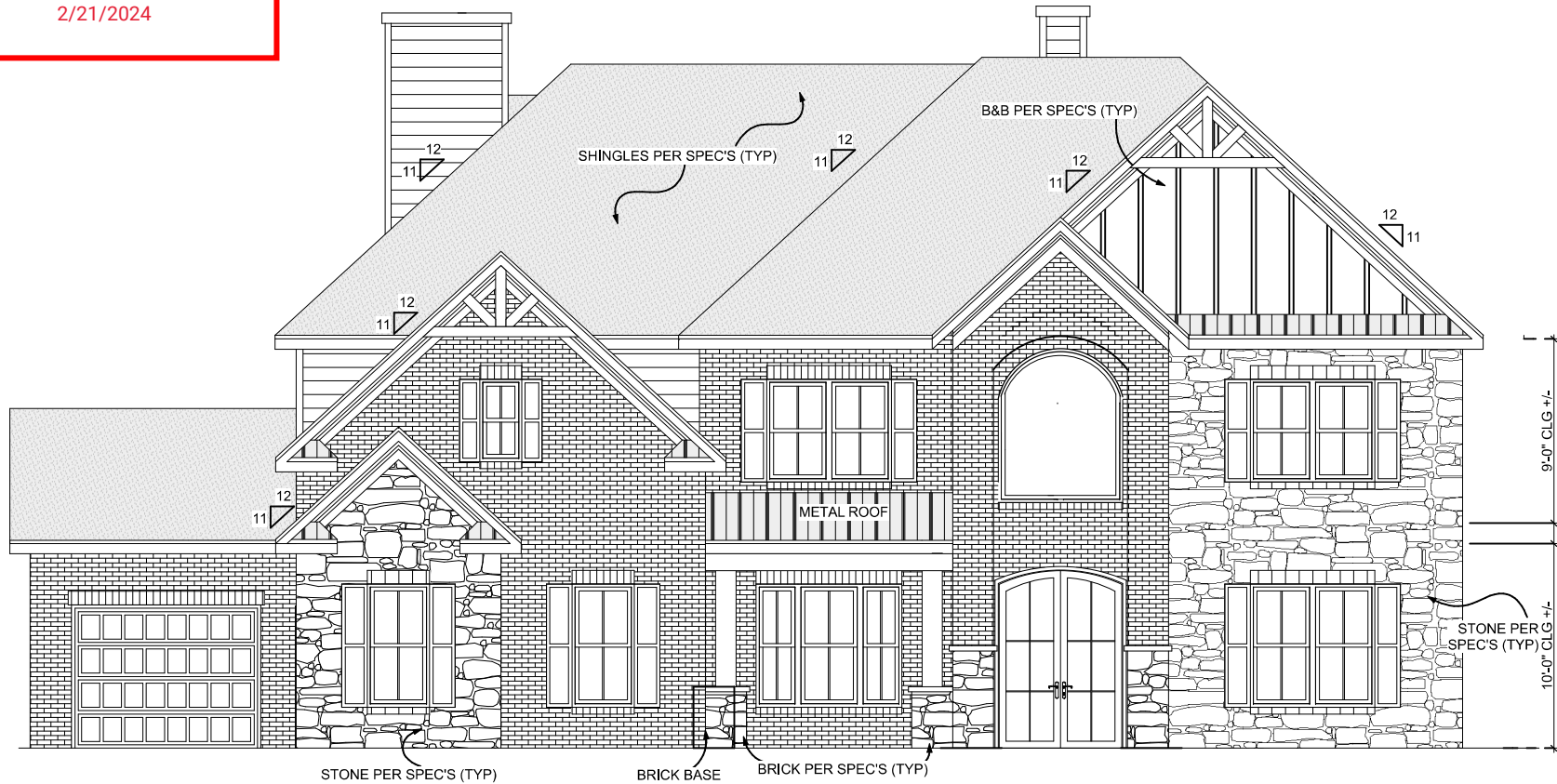
Exhibit C: Building Elevations

[attached]

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

REV.

DATE

ALL PLANS HAVE BEEN
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HOMES**
TEL: 770-814-0743
WWW.WEPLANHOMES.COM

SHADBURN CUSTOM-2
ELEVATIONS

DWG. BY:
PWL/SAM

DATE:
1-11-22

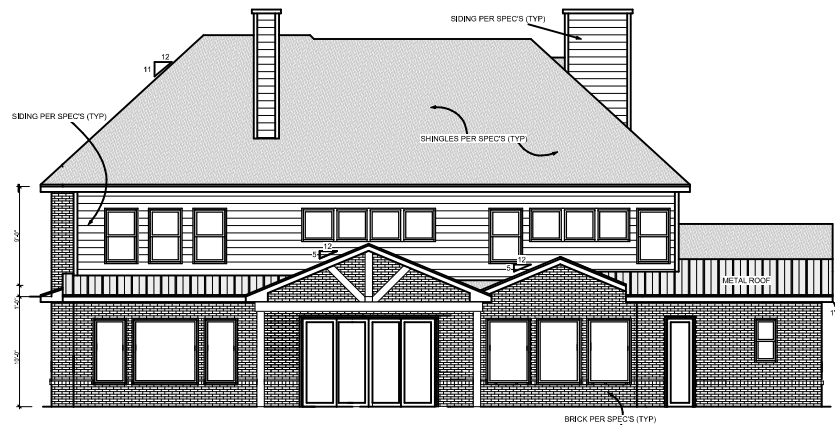
SHEET:

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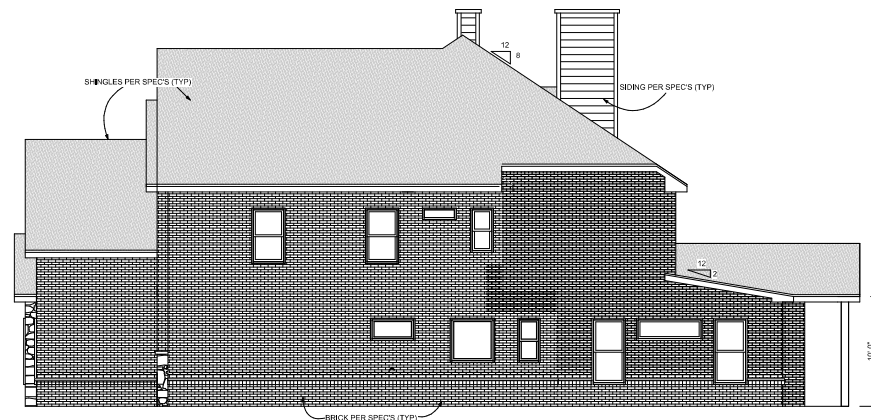
MR



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



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



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

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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2/21/2024

REV.	
DATE	
ALL PLANS HAVE BEEN COPYRIGHTED © BY WE PLAN HOMES TEL: 770-814-0743 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]



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

Key Engineering Solutions-U.S., Inc.
180 Drake Street
Buford, GA 30518
Tel 561.504.2224
www.KES-US.com

Subject:
Rezoning Application – Residential Subdivision
2223 Cain Circle
Dacula, GA 30019

Date:
December 26, 2023

To Whom it May Concern:

Contact:
David M. Sonders, P.E.

This Letter of Intent is to request a rezoning of the subject property from RA-200 to R-100 in order to develop the properties into a single-family community. The subject parcel is located at 2223 Cain Circle, Dacula, GA 30019. The property consists of two parcels totaling 4.85 acres. The parcel IDs are R3002 024 & R7009 255

Phone:
561.504.2224

Email:
dsonders@kes-us.com

The subject properties will be developed into seven single-family detached subdivision home lots. The single-family homes will be a minimum of 2,500 square feet of heated living space, with minimum 4-bedroom, 3-bathroom models. The anticipated price will \$500,000+ per unit.

The proposed development will be connected to public water. Sanitary waste will be disposed of via on-site septic system. A L3 Soils Report was prepared on 11/16/2023 and the soils are suitable for a septic system. No variances or special conditions are requested at this time.

Please direct any questions, comments, or correspondence regarding letter to David M. Sonders, P.E., Principal Engineer, at 561.504.2224 or dsonders@kes-us.com.

Sincerely,

Key Engineering Solutions – US, Inc.

David M. Sonders, P.E.
Principal Engineer

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REZONING APPLICANT'S RESPONSE

STANDARDS 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;
The proposed use is similar in use and development, and zoning of adjacent and nearby properties. Most of the nearby properties are developed with detached housing units similar to this proposal.
- B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
No, it is not anticipated that the proposed subdivision will adversely affect nearby properties.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
Yes, the property appears to have reasonable economic use as currently zoned. However, the property subdivided will provide enhanced economic use.
- D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools;
The development of one additional single-family home should not cause an excessive or burdensome use of the existing streets, utilities or public services.
Whether the proposed rezoning is in conformity with the policy and intent of the land use plan;
Yes, the proposed rezoning is in conformity with the land use plan.
- E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning;
There are no existing or changing conditions which affect the use and development of the property.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

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2/21/2024

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: David Sonders, Key Engineering Solutions-US, Inc.	NAME: Stefan Lapancu
ADDRESS: 180 Drake Street	ADDRESS: 2287 Cain Circle
CITY: Buford	CITY: Dacula
STATE: GA ZIP: 30518	STATE: GA ZIP: 30019
PHONE: 516-504-2224	PHONE: 678-665-2824
EMAIL: dsonder@kes-us.com	EMAIL: lupancu1981@yahoo.com
CONTACT PERSON: David Sonders PHONE: 561-504-2224	
CONTACT'S E-MAIL: dsonders@kes-us.com	
<p align="center">APPLICANT IS THE:</p> <p> <input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER </p>	
PRESENT ZONING DISTRICTS(S): RA200 REQUESTED ZONING DISTRICT: R-100	
PARCEL NUMBER(S): R3002 024 & R7009 255 ACREAGE: 4.85	
ADDRESS OF PROPERTY: 2223 Cain Circle, Dacula, GA 30019	
PROPOSED DEVELOPMENT: Single-Family Detached Subdivision	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units 7	No. of Buildings/Lots:
Dwelling Unit Size (Sq. Ft.): min 2,500	Total Building Sq. Ft.:
Gross Density: 1.44 units per acre	Density:
Net Density: 1.44 units per acre	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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2/21/2024

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)

7 - 98 - 3002 024
District Land Lot Parcel



Signature of Applicant

12/18/2023

Date

David Sanders, Principal Engineer

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)

Kathy Lyles

NAME
12/18/23

DATE

TSA

TITLE

RECEIVED

2/21/2024

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

12.15.2023

Date

Owner Stefan Lupanaru

Type or Print Name and Title



Signature of Notary Public

12/15/2023

Date

M JAMES SMIKLE
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires April 24, 2024


Notary Seal

RECEIVED

2/21/2024

REZONING APPLICANT'S CERTIFICATION

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Signature of Applicant

12/15/2023

Date

David Sonders
Type or Print Name and Title

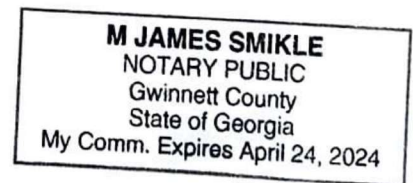
Principal Engineer



Signature of Notary Public

12/15/2023

Date



Notary Seal

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2/21/2024

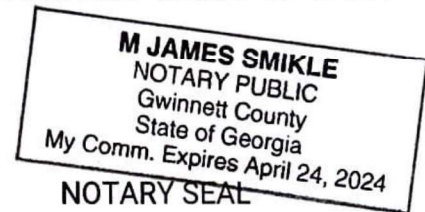
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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] 12.15.2023 Owner Stefan Lupancu
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 12/15/2023
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 Lupancu
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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2/21/2024

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] 12/18/2023 David Sanders, Principal Engineer
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Mary K O'Neal 12-18-2023
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 David Sanders
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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2/21/2024

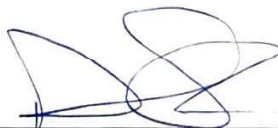
VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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)

7 - 99 - 7099 255
District Land Lot Parcel


Signature of Applicant

12/18/2023
Date

David Sonders, Principal Engineer
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)

Kathy Lyles
NAME

TSA
TITLE

12/18/23
DATE

RECEIVED

2/21/2024

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

Date

Type or Print Name and Title

Signature of Notary Public

Date

Notary Seal

M JAMES SMIKLE
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires April 24, 2024

RECEIVED

2/21/2024

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

12/15/23

Date

David Sonders principal Engineer

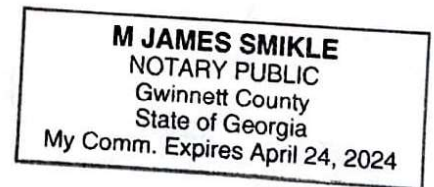
Type or Print Name and Title



Signature of Notary Public

12/15/2023

Date




Notary Seal

RECEIVED

2/21/2024

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.

 12/18/2023 David Sanders, Principal Engineer
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Mary K. ONeal 12-18-2023
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 David Sanders
YOUR NAME

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

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

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

RECEIVED

2/21/2024

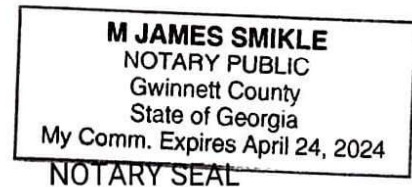
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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] 12.15.2023 Oxner - Stefan Lupanaru
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 12/15/2023
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.

Exhibit F: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		03.28.2024	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		RZR2024-00009	
Case Address:		2223 Cain Circle, Dacula, 30019	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES <input type="checkbox"/> NO
1	Cain Circle is a local street. ADT is not on file. Braselton Highway (SR 124) is a minor arterial. ADT = 19,900.		
2	The nearest transit facility (#2334754) is located 5.0 miles away at the Ride Gwinnett route (50) stop at 3505 Buford Drive (SR 20) and Autonation Toyota Mall of Georgia.		
3	The developer shall coordinate with the Georgia Department of Transportation regarding driveway design and access to the proposed units that front Braselton Highway (SR 124).		
4	The developer shall construct a 5' concrete sidewalk along the entire site frontage of Braselton Highway (SR 124) and Cain Circle.		
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> X NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

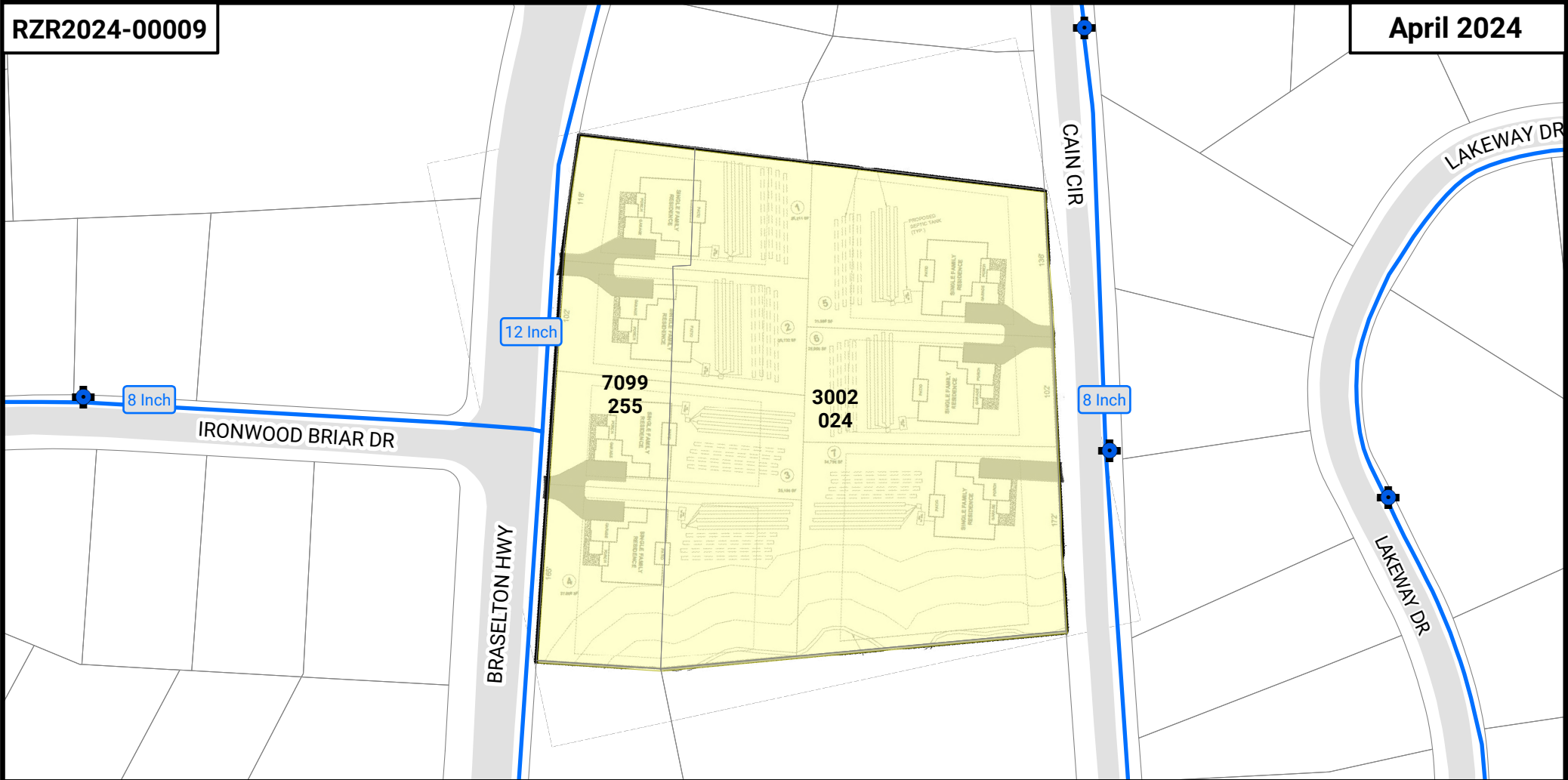


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

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:		RZR2024-00009	
Case Address:		2223 Cain Circle	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES <input type="checkbox"/> NO
1	Water: The proposed development may connect the four homes along Braselton Highway to an existing 12-inch water main on the eastern right-of-way of Braselton Highway. The proposed development may connect the three homes along Cain Circle to an existing 8-inch water main on the eastern right-of-way of Cain Circle.		
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 checked="" type="checkbox"/> YES <input type="checkbox"/> X <input type="checkbox"/> NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

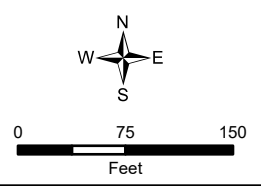


LEGEND

 Water Main
 Hydrant

2223 Cain Circle
RA-200 to R-100

Water & Sewer
Utility Map



Water Comments: The proposed development may connect the four homes along Braselton Highway to an existing 12-inch water main on the eastern right-of-way of Braselton Highway. The proposed development may connect the three homes along Cain Circle to an existing 8-inch water main on the eastern right-of-way of Cain Circle.

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, April, 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.	
CIC2024-00009	Seckinger HS	2,004	2,800	-796	2,226	2,800	-574	2,330	2,800	-470	31
	Jones MS	1,699	1,575	124	1,767	1,575	192	1,870	1,575	295	25
	Harmony ES	602	700	-98	595	700	-105	588	700	-112	46
RZR2024-00012	Grayson HS	3,420	3,000	420	3,506	3,000	506	3,576	3,000	576	26
	Bay Creek MS	1,361	1,150	211	1,380	1,150	230	1,433	1,150	283	18
	Trip ES	1,386	1,200	186	1,422	1,200	222	1,460	1,200	260	32
RZM2024-00006	Shiloh HS	2,260	2,275	-15	2,294	2,275	19	2,328	2,275	53	20
	Shiloh MS	1,695	1,600	95	1,729	1,600	129	1,755	1,600	155	13
	Annistown ES	705	625	80	688	625	63	681	625	56	25
RZR2024-00009	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	1
	Puckett's Mill ES	770	1,200	-430	778	1,200	-422	786	1,200	-414	2

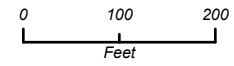
Exhibit G: Maps

[attached]

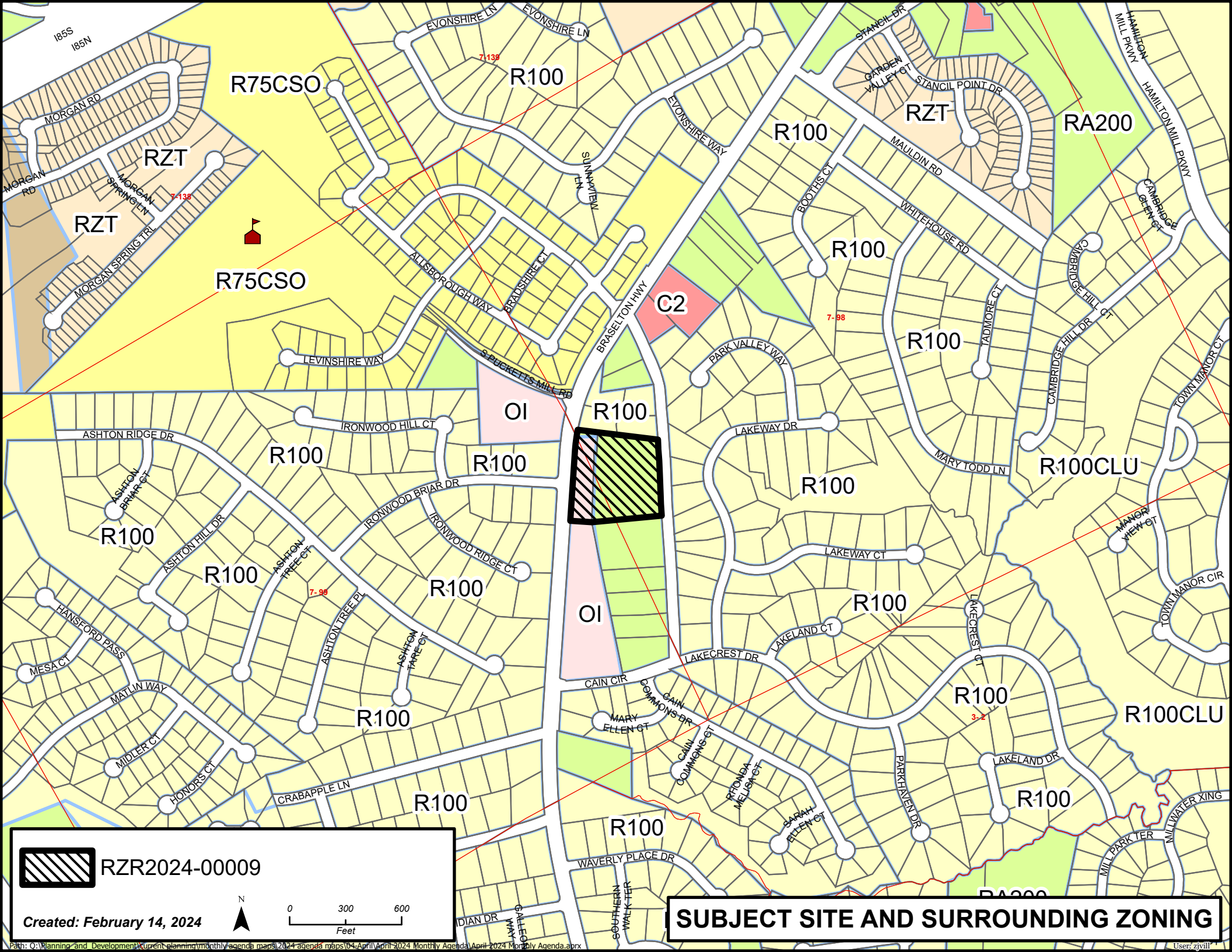


RZR2024-00009

Created: February 14, 2024



Gwinnett County GIS



 RZR2024-00009

Created: February 14, 2024



0 300 600
Feet

SUBJECT SITE AND SURROUNDING ZONING



Salvador, April 2024 Monthly Agenda - April 2024 User: clarissa