

**RECEIVED**

2/21/2024

**REZONING APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>David Sonders, Key Engineering Solutions-US, Inc.</u>	NAME: <u>Stefan Lapanu</u>
ADDRESS: <u>180 Drake Street</u>	ADDRESS: <u>2287 Cain Circle</u>
CITY: <u>Buford</u>	CITY: <u>Dacula</u>
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: <u>GA</u> ZIP: <u>30019</u>
PHONE: <u>516-504-2224</u>	PHONE: <u>678-665-2824</u>
EMAIL: <u>dsonder@kes-us.com</u>	EMAIL: <u>lapanu1981@yahoo.com</u>
CONTACT PERSON: <u>David Sonders</u> PHONE: <u>561-504-2224</u>	
CONTACT'S E-MAIL: <u>dsonders@kes-us.com</u>	
<b>APPLICANT IS THE:</b>	
<input checked="" type="checkbox"/> OWNER'S AGENT <input 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>R3002 024 &amp; R7009 255</u> ACREAGE: <u>4.85</u>	
ADDRESS OF PROPERTY: <u>2223 Cain Circle, Dacula, GA 30019</u>	
PROPOSED DEVELOPMENT: <u>Single-Family Detached Subdivision</u>	

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

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

RECEIVED

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: 7 - 98 - 3002 024  
(Map Reference Number) District Land Lot Parcel

[Signature] 12/18/2023  
Signature of Applicant 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 TSA  
NAME 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

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**

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

12/15/2023

Date

David Sonders

Principal Engineer

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

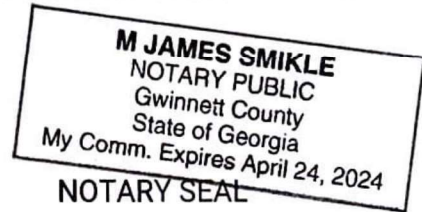
**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

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      DATE      TYPE OR PRINT NAME AND TITLE  
ATTORNEY OR REPRESENTATIVE

[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.

**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]                      12/18/2023                      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.

RECEIVED

2/21/2024

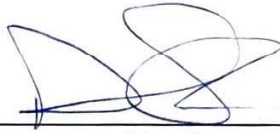
**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING**

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.



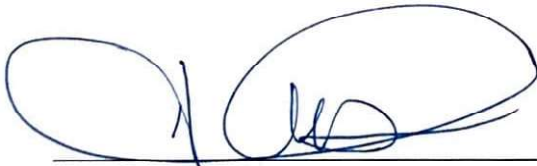
Signature of Property Owner

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**

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 Sanders - principal Engineer  
\_\_\_\_\_  
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

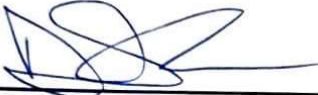
\_\_\_\_\_  
Notary Seal

**RECEIVED**

2/21/2024

**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.

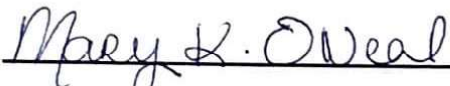

12/18/2023
David Sanders, Principal Engineer

---

SIGNATURE OF APPLICANT                      DATE                      TYPE OR PRINT NAME AND TITLE

---

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


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.

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      DATE      TYPE OR PRINT NAME AND TITLE  
ATTORNEY OR REPRESENTATIVE

[Signature]      12/15/2023  
SIGNATURE OF NOTARY PUBLIC      DATE

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

2/21/2024

## LAND DESCRIPTION

All that tract or parcel of land lying and being in Land lot(s) 99 of the 7<sup>th</sup> Land District, Gwinnett County, Georgia and being more particularly described as follows:

To find the True Point of Beginning, begin at a Point formed by the centerline intersection of Cain Circle and Braselton Highway; THENCE leaving said intersection, North 32 degrees 31 minutes 04 seconds East for a distance of 1087.22 feet to a 1/2" Rebar Found along the Westerly Right-of-Way of Cain Circle (apparent 60' Right-of-Way), said Point being The True Point of Beginning.

THENCE from said Point as thus established and leaving said Right-of-Way, South 85 degrees 01 minutes 31 seconds West for a distance of 376.86 feet to an Axle found; THENCE North 02 degrees 01 minutes 49 seconds East for a distance of 338.21 feet to a 1/2" Solid Rod Found; THENCE North 01 degrees 25 minutes 52 seconds West for a distance of 34.13 feet to a 5/8" Solid Rod Found; THENCE North 86 degrees 41 minutes 07 seconds East for a distance of 16.69 feet to a 1/2" Pipe Found; THENCE North 01 degrees 58 minutes 37 seconds East for a distance of 108.91 feet to a 1/2" Rebar Set; THENCE South 83 degrees 05 minutes 11 seconds East for a distance of 325.53 feet to a 1/2" Rebar Set along the Westerly Right-of-Way of Cain Circle (apparent 60' Right-of-Way); THENCE along said Right-of-Way for the next two(2) calls and distances, South 03 degrees 56 minutes 27 seconds East for a distance of 96.52 feet to a Point; THENCE South 02 degrees 34 minutes 19 seconds East for a distance of 314.08 feet to a Point, said point being The True Point of Beginning.

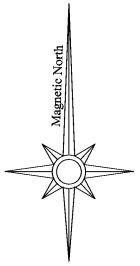
Said property contains 3.629 Acres.  
Including easements within

PLAT B: 00161 P: 00030  
 Recorded: 10/17/2023 02:05 PM  
 23L050379 Pages: 1 Fees: \$10.00  
 Tiana P Garner  
 Clerk of Superior Court, Gwinnett County, GA  
 eFile Participant IDs: 7402370769,

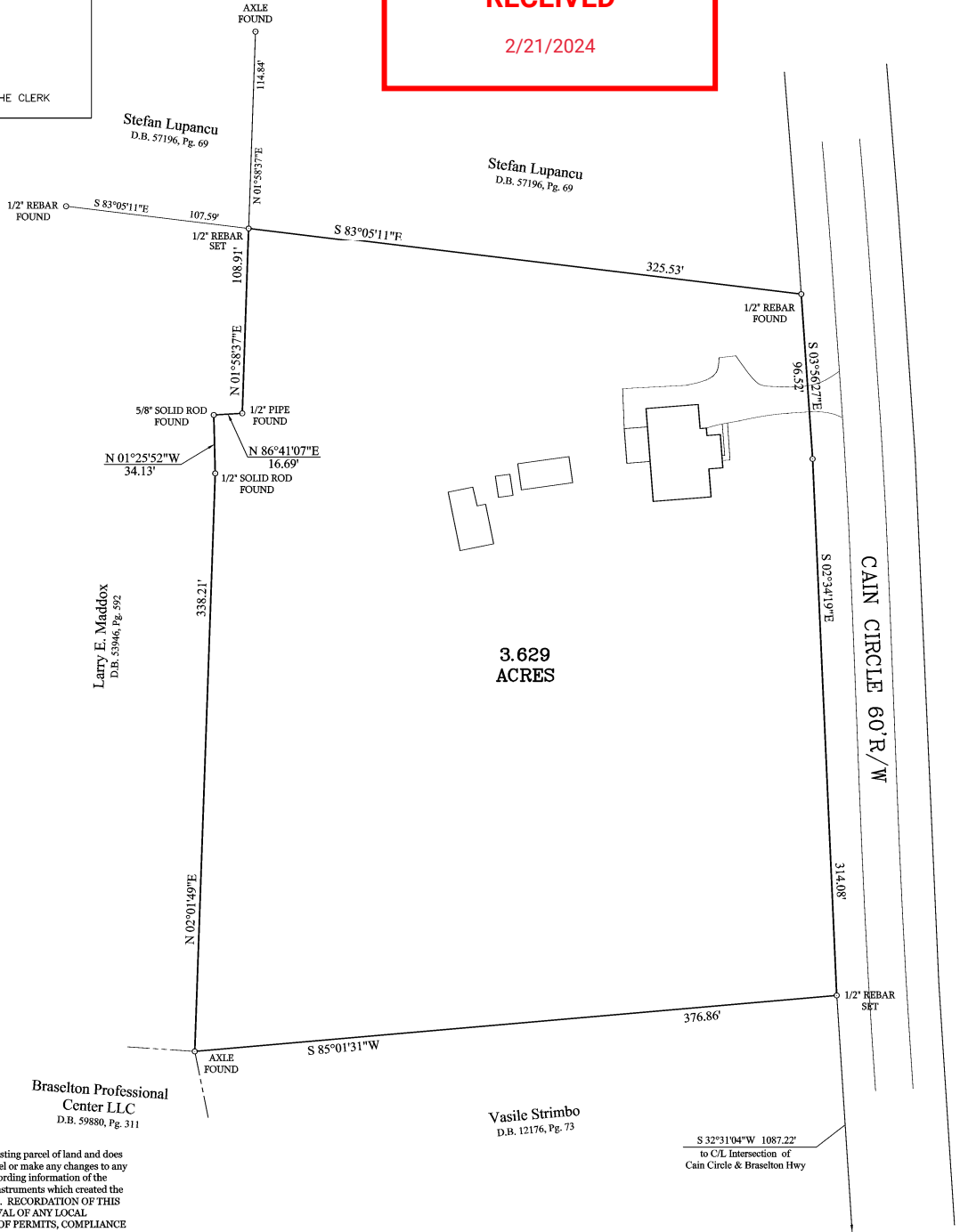
**GWINNETT COUNTY  
 PLANNING AND DEVELOPMENT**

**RECEIVED**

2/21/2024



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



**3.629  
ACRES**

CAIN CIRCLE 60'R/W

**SURVEYORS CERTIFICATION**

This plat is a retracement of an existing parcel of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies 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 15-6-67.

*Christopher J. Carlan*  
 Christopher J. Carlan Ga RLS #3003

**Notes:**

1. This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67.
2. This survey was prepared without the benefit of a title search. This property is subject to any concerns of which a title search would reveal.
3. This property is subject to any easements, restrictions, right-of-ways, or any other encumbrances, both public and private.
4. This plat represents that tract of land designated as Map & Parcel 3002 024, according to Gwinnett County Tax Assessors.

BOUNDARY SURVEY  
 FOR  
**HOLLAND E. MADDOX**  
 LOCATED WITHIN  
 Land Lot 99, 7th District  
 Gwinnett County, Georgia  
 Scale: 1" = 50' October 17, 2023

1. The field data upon which this plat is based has a closure precision of one foot in 31,061 foot and an angular error of .04" per angle point and was adjusted using the Compass Rule.

2. This plat has been calculated for closure and is found to be accurate within one foot in 225,382 feet.

3. The field equipment used in this survey was a Leica TS12-P Robotic Total Station.

4. The Field Work was completed 12/18/19.

GRAPHIC SCALE - FEET

**CARLAN**  
 LAND SURVEYORS  
 970 SOUTH BROAD STREET  
 COMMERCE, GA 30529  
 (706)336-5959

JOB NO. 16-083 P.B. B-1016

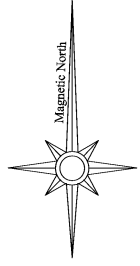
PLAT B: 00161 P: 00077  
 Recorded: 10/26/2023 01:14 PM  
 23L051397 Pages: 1 Fees: \$10.00  
 Tiana P Garner  
 Clerk of Superior Court, Gwinnett County, GA  
 eFile Participant IDs: 7402370769,

THIS BLOCK RESERVED FOR THE CLERK  
 OF THE SUPERIOR COURT.

**GWINNETT COUNTY  
 PLANNING AND DEVELOPMENT**

**RECEIVED**

2/21/2024



PUCKETTS MILL  
 ROAD

IRONWOOD BRIAR  
 DRIVE

BRASELTON HWY - GA HWY 124 80'R/W

1.231  
 ACRES

Stefan Lupancu  
 D.B. 57196, Pg. 69

Stefan Lupancu  
 D.B. 57196, Pg. 69

Holland E. Maddox  
 Parcel Id. 3002 024

Vasile Strimbu  
 D.B. 12176, Pg. 73

Phuc The Nguyen  
 D.B. 56478, Pg. 744

**SURVEYORS CERTIFICATION**

This plat is a retracement of an existing parcel of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies 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 15-6-67.

*Christopher J. Carlan* 10/26/23  
 Christopher J. Carlan Ga RLS #3003

**Notes:**

1. This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67.
2. This survey was prepared without the benefit of a title search. This property is subject to any concerns of which a title search would reveal.
3. This property is subject to any easements, restrictions, right-of-ways, or any other encumbrances, both public and private.
4. This plat represents that tract of land designated as Map & Parcel 7099 255, according to Gwinnett County Tax Assessors.
5. Reference for subject tract is Plat Book 149, Page 217.

BOUNDARY SURVEY  
 FOR  
**LARRY E. MADDOX**  
 LOCATED WITHIN  
 Land Lot 99, 7th District  
 Gwinnett County, Georgia  
 Scale: 1" = 50' March 24, 2020

1. The field data upon which this plat is based has a closure precision of one foot in 31,061 foot and an angular error of .04" per angle point and was adjusted using the Compass Rule.
2. This plat has been calculated for closure and is found to be accurate within one foot in 1,041,341 feet.
3. The field equipment used in this survey was a Leica TS12-P Robotic Total Station.
4. The Field Work was completed 12/18/19.

GRAPHIC SCALE - FEET

**CARLAN**  
 LAND SURVEYORS  
 970 SOUTH BROAD STREET  
 COMMERCE, GA 30529  
 (706)336-5959

GEORGIA REGISTERED  
 No. 3003  
 LAND SURVEYOR  
 CHRISTOPHER J. CARLAN

JOB NO. 16-083 P.B. B-521



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](http://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](mailto: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](mailto:dsonders@kes-us.com).

Sincerely,

Key Engineering Solutions – US, Inc.

A handwritten signature in black ink, appearing to read 'D. Sonders', is written over a horizontal line.

David M. Sonders, P.E.  
Principal Engineer

RECEIVED

2/21/2024

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 or no existing or changing conditions which affect the use and development of the property.***

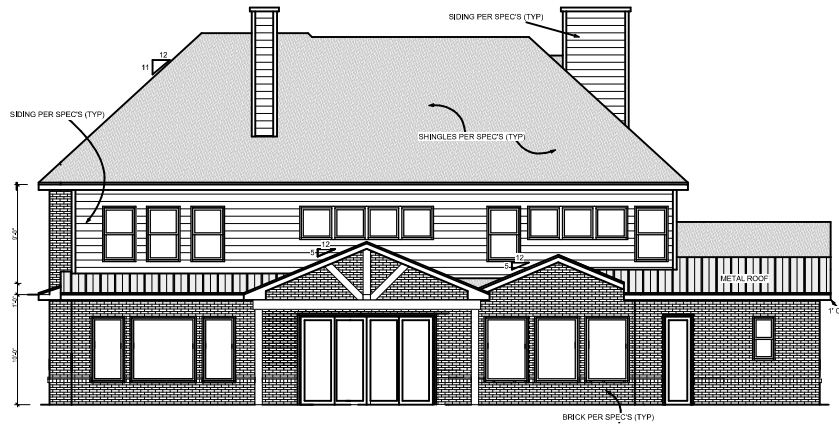




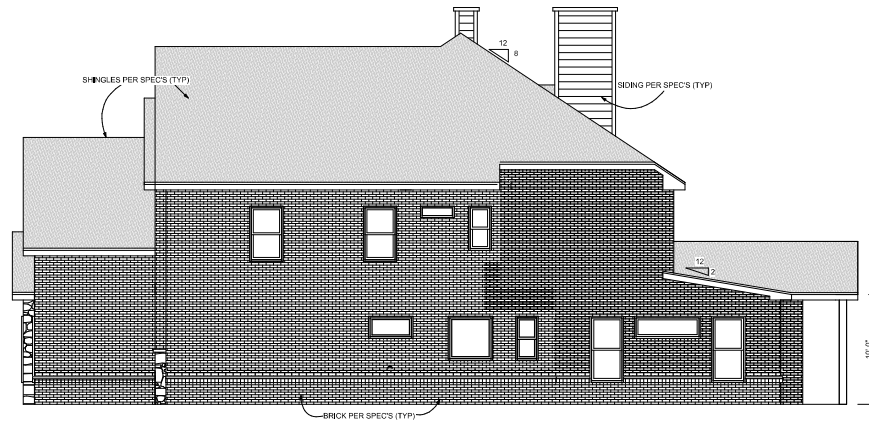




**LEFT ELEVATION**  
SCALE: 1/8"-----1'-0"



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



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

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

**RECEIVED**

2/21/2024

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