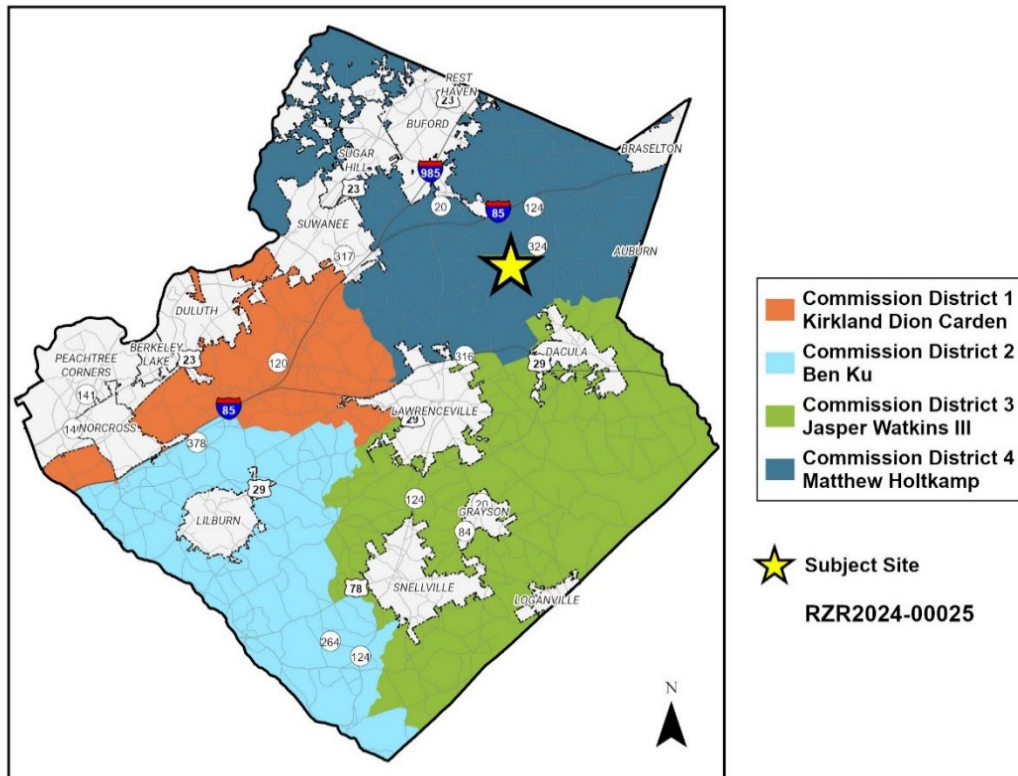


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZR2024-00025
Current Zoning: RA-200 (Agriculture-Residence District)
Request: Rezoning to R-100 (Single-Family Residence District)
Address: 2129 Old Peachtree Road
Map Number: R7060 005
Site Area: 1.88 acres
Lots: 3
Proposed Development: Single-Family Detached Subdivision
Commission District: District 4 – Commissioner Holtkamp
Future Development Type: Neighborhood Traditional+

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Applicant: Florentina Fisteag
1264 Lob Lolly Way
Lawrenceville, GA 30043

Owners: Florentina Fisteag
1264 Lob Lolly Way
Lawrenceville, GA 30043

Contact: Florentina Fisteag

Contact Phone: 678.668.4731

Zoning History

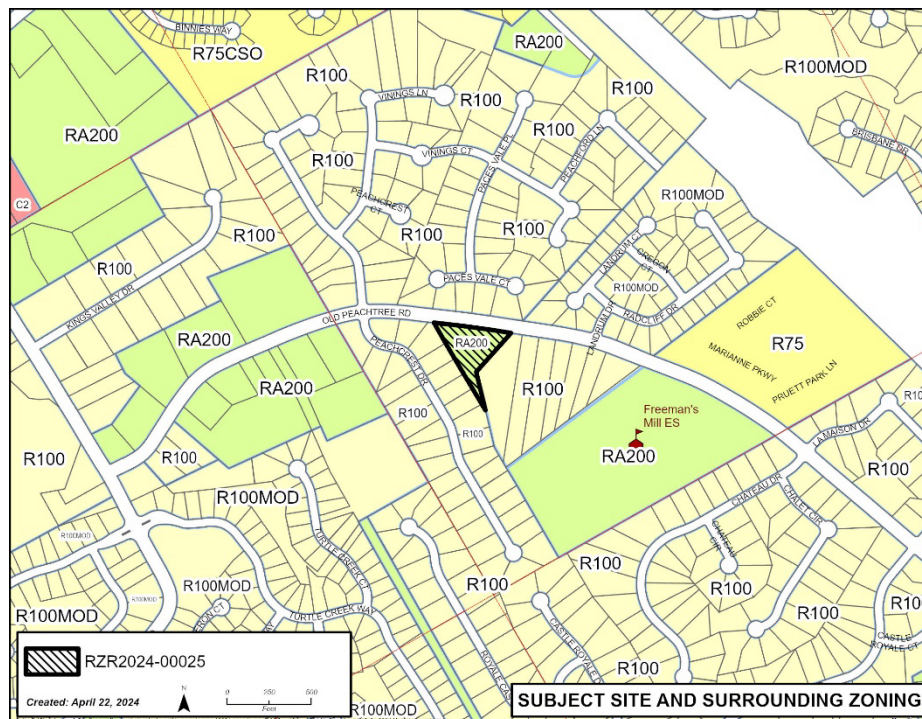
The subject property is zoned RA-200 (Agriculture-Residence District). No prior zoning cases are on record for this property.

Existing Site Condition

The subject property is a 1.88-acre undeveloped parcel located along Old Peachtree Road, east of Peachcrest Drive. The site is wooded and falls approximately 8 feet from the street to the rear property line. A four-foot-wide sidewalk exists along the Old Peachtree Road frontage. The nearest Gwinnett County Transit stop is approximately 3.1 miles from the subject property.

Surrounding Use and Zoning

The surrounding area is comprised entirely of single-family detached residences. Old Peachtree Cove, a single-family detached subdivision, abuts the subject property to the west. Across Old Peachtree Road, to the north, is the Peachtree Woods subdivision. To the east, along Old Peachtree Road, are seven single-family homes. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-100	1.60 units per acre
North	Single-Family Residential	R-100	1.34 units per acre
East	Single-Family Residential	R-100	0.74 units per acre
South	Single-Family Residential	R-100	0.74 units per acre
West	Single-Family Residential	R-100	1.40 units per acre

Project Summary

The applicant requests rezoning of a 1.88-acre property from RA-200 to R-100 for a single-family detached subdivision, including:

- Three single-family residences on lots ranging from 27,200 square feet to 27,444 square feet, yielding a density of 1.60 units per acre.
- A minimum heated floor area of 3,500 square feet and front loaded three-car garages.
- Two-story homes with exterior building materials of brick, fiber-cement siding, and board and batten with stone accents.
- Individual driveways to each lot from Old Peachtree Road.
- Lots to be served by individual private septic systems.
- An existing four-foot-wide sidewalk along Old Peachtree Road.

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	>15,000 square feet	YES
Lot Width	Minimum 100'	>100'	YES
Lot Coverage	Maximum 45%	<45%	YES
Front Yard Setback	Minimum 25'	>25'	YES
Rear Yard Setback	Minimum 30'	>30'	YES
Side Yard Setback	Minimum 10'	>10'	YES
Building Height	Maximum 35'	<35'	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 270-20.6. 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 subject site is surrounded by single-family detached residences within subdivisions and residences on lots fronting Old Peachtree Road. The proposed development would have comparable home sizes, density, and exterior materials to the surrounding residences. The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.

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

The proposed rezoning would introduce three single-family residences to an existing residential corridor and would not adversely affect the use or usability of adjacent or nearby property. However, the site plan shows three separate driveways that could generate points of conflict along Old Peachtree Road. A staff recommended zoning condition would require one shared driveway to mitigate any potential negative impacts to adjacent and 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.

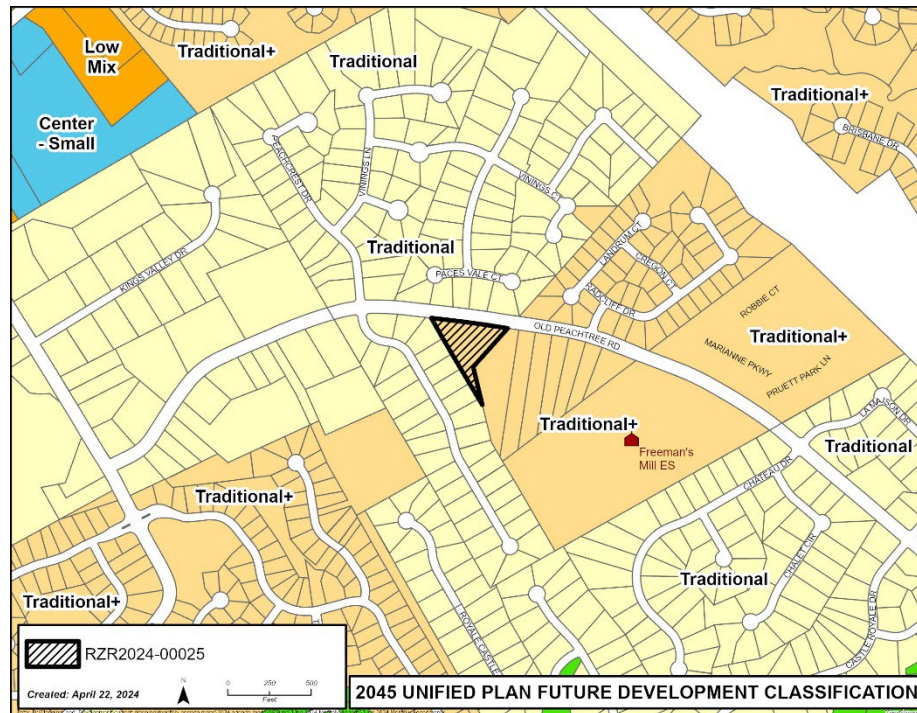
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. A minimal 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 indicates "Neighborhood Traditional+" for the subject property. This development type envisions relatively denser residential development with smaller footprint homes at 7-8 units per acre. Recommended land uses include single-family detached, single-family cottage, quadplexes, triplexes, duplexes, townhomes, and stacked flats.

The proposed rezoning to R-100 is not a recommended zoning district in the "Neighborhood Traditional+" future development type. However, the subject property is consistent with the density and lot sizes of the surrounding area.



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

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 three lots.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan, dated received April 15, 2024, subject to the review and approval of the Department of Planning and Development.
3. Exterior building materials shall be of brick, stacked stone, fiber cement siding and/or board and batten.
4. The minimum heated floor area shall be 3,500 square feet.
5. A 5-foot-wide sidewalk shall be provided along Old Peachtree Road, subject to the review and approval of the Gwinnett County Department of Transportation.
6. The site shall be limited to a single, shared entrance from Old Peachtree Road, subject to the review and approval of the Gwinnett County Department of Transportation.
7. Natural vegetation shall remain on the property until the issuance of a building 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 frontage along Old Peachtree Road



Existing sidewalks, overhead utilities, and curb and gutter



Neighboring subdivision west of the subject property



Neighboring subdivision east of the subject property

Exhibit B: Site Plan

[attached]

Exhibit C: Building Elevations

[attached]

WINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

4/15/2024

Back - Hardiplank
Board and batten
fiber cement
Roof - shingles



Sides & Back - Brick
Hardiplank fiber
cement
Roof shingles
Board and batten

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

4/15/2024



roof shingles

Sides - Brick
Hardyplank
(fiber cement)
board and batten
fiber cement

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

4/15/2024



Sides - Brick
Roof shingles

WINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

4/15/2024



Front - Brick
Hardiplank
(fiber-cement)

Roof - shingles
Board and
batten
(fiber cement)

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

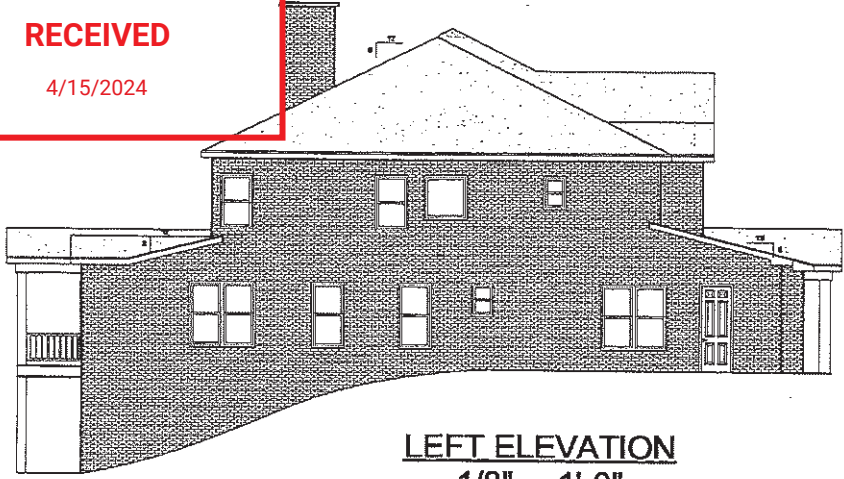
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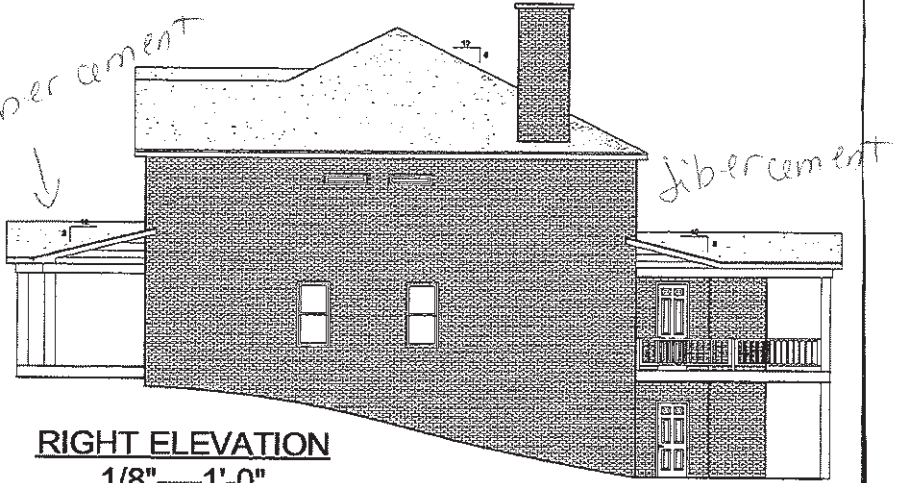


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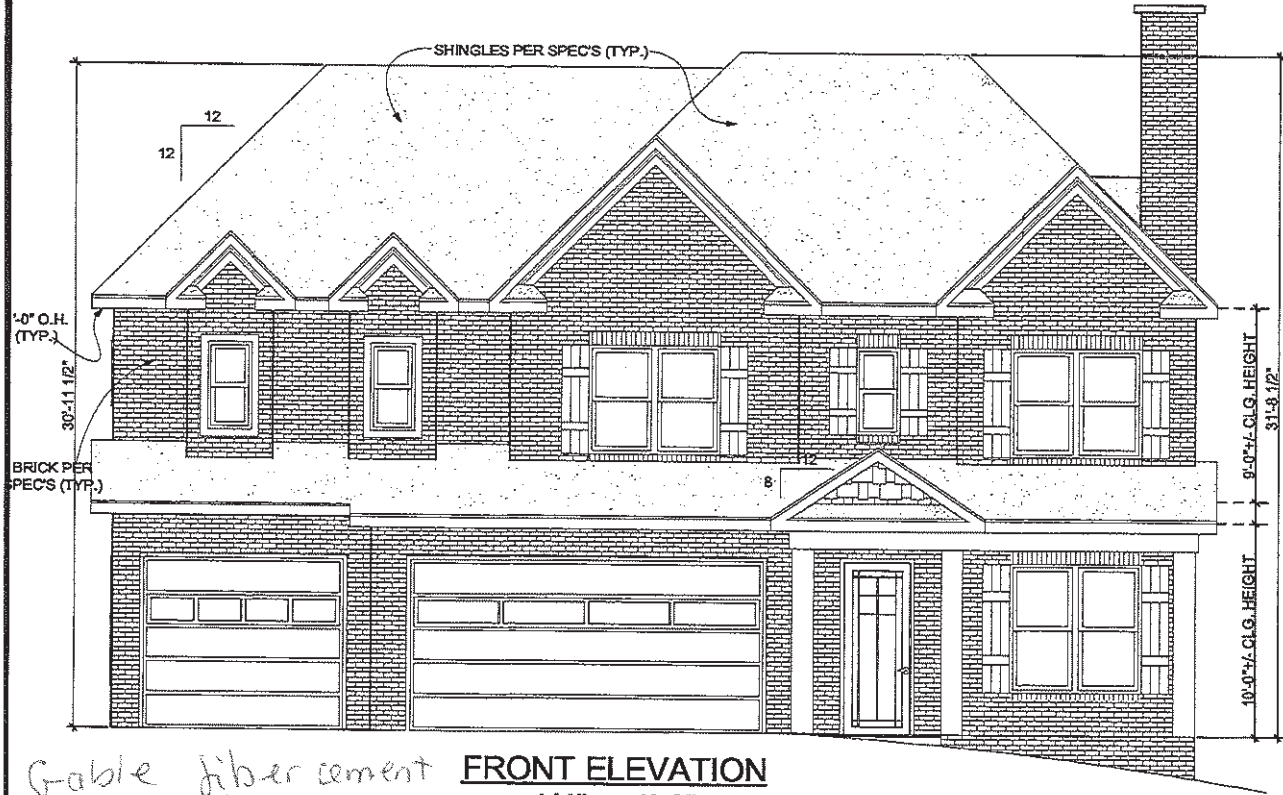
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LEFT ELEVATION
1/8" — 1'-0"



RIGHT ELEVATION
1/8" — 1'-0"



FRONT ELEVATION
1/4" — 1'-0"



REAR ELEVATION
1/8" — 1'-0"

Gable: fiber cement siding

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

[attached]

RECEIVED

4/15/2024

REZONING APPLICAN'S LETTER OF INTENT

The Applicant and Owner , Florentina Fisteag requests a rezoning for the property located at 2129 Old Peachtree Road Lawrenceville, GA 30043

The property is currently zoned RA-200 and the request is to rezone the property to R-100 to allow the development of 3 single family homes.

The character of these homes is in compliance with single family houses surrounding the properties , which are zoned R-100.

Also, on the east and west of the property are zoned the same.

The homes will be a minimum of 3,500 s.f. for a two story home. The homes will be Hardiplank with Brick , Stone Accents and on Septic System.

This will increase the value of the area and by allowing others to see new infrastructure being built since it's right on the main road, it will be a great represent for the neighborhood around.

I, the applicant , respectfully request your approval of this application.

Thank you !

Respectfully submitted,

Florentina Fisteag



RECEIVED

4/15/2024

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 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:

Yes, will have 3 beautiful homes, matching the surroundings with the next neighborhood homes

- (B) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property:

No, it will not, the surrounding areas are also single homes and the proposal will match

- (C) Whether the property to be affected by a proposed rezoning has reasonable economic use as currently zoned:

Yes, it will help economic and increase the area

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

No, it will not, the 3 homes will not cause a large increase to this factor

- (E) Whether the proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Map:

Yes, it is
It will create more housing options

- (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:

It's on the main road, it doesn't affect the surrounding, but improve the area

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

RECEIVED

REZONING APPLICATION

4/15/2024

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Florentina Fisteag</u>	Name: <u>Florentina Fisteag</u>
Address: <u>1264 Lob Lolly Way</u>	Address: <u>1264 Lob Lolly Way</u>
City: <u>Lawrenceville</u>	City: <u>Lawrenceville</u>
State: <u>GA</u> ZIP: <u>30043</u>	State: <u>GA</u> ZIP: <u>30043</u>
Phone: <u>678-668-4731</u>	Phone: <u>678-668-4731</u>
Email: <u>fisteag2ffm@yahoo.com</u>	Email: <u>fisteag2ffm@yahoo.com</u>
Contact Person: <u>Florentina Fisteag</u> Phone: <u>678-668-4731</u>	
Contact's Email: <u>fisteag2ffm@yahoo.com</u>	
APPLICANT IS THE:	
<input type="checkbox"/> Owner's Agent <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser	
Current Zoning District(s): <u>RA200</u> Requested Zoning District: <u>R 100</u>	
Parcel Number(s): <u>R 7060 005</u> Acreage: <u>1.88</u>	
Property Address(es): <u>2129 Old Peachtree Road Lawrenceville</u>	
Proposed Development: <u>Subdivide lots</u> GA 30043	
Variance(s): _____ Waiver(s): _____	
RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Dwelling Units: <u>3</u>	No. of Buildings: _____
Dwelling Unit Sq. Ft.: <u>3,500</u>	Total Building Sq. Ft.: _____
Density: <u>1.6 units per acre</u>	Floor Area Ratio: _____
Floor Area Ratio (LRR, MRR, HRR): _____	
MIXED-USE DEVELOPMENT	
No. of Dwelling Units: _____	Dwelling Unit Sq. Ft.: _____
Total Non-Residential Sq. Ft.: _____	Floor Area Ratio: _____

RECEIVED

4/15/2024

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 six (6) months from the date of last action by the Board of Commissioners.

[Handwritten Signature]

Signature of Property Owner

3/8/2024
Date

Florentina Fisteag owner

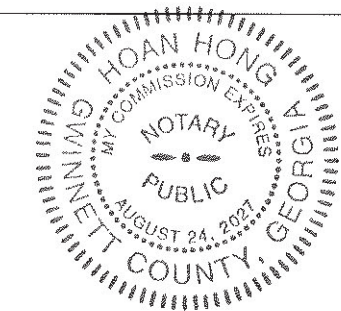
Type or Print Name and Title

[Handwritten Signature]

Signature of Notary Public

March 8th, 2024

Date



Notary Seal

RECEIVED

4/15/2024

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 six (6) months from the date of last action by the Board of Commissioners.

Florentina G.

Signature of Applicant

3/8/2024
Date

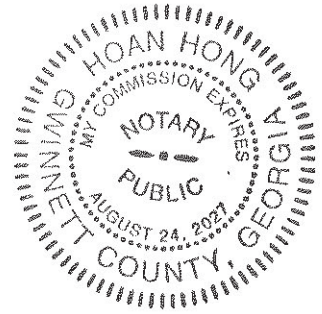
Florentina Fisteag owner
Type or Print Name and Title

[Signature]

Signature of Notary Public

March 8th, 2024

Date



Notary Seal

RECEIVED

4/15/2024

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 Gwinnett County Tax Commissioner. In no case shall an application or reapplication for rezoning be processed without such property verification.

A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.

Parcel I.D. Number: R 7060 005
(Map Reference Number)

Florentina Fisteag
Signature of Applicant

3/8/2024
Date

Florentina Fisteag owner
Type or Print Name and Title

PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE. THIS FORM MUST BE SIGNED BY A REPRESENTATIVE OF THE TAX COMMISSIONER'S OFFICE.

TAX COMMISSIONERS USE ONLY

Payment of all property taxes billed to date for the above referenced parcel has been verified as paid current and confirmed by the signature below.

Nathy Lyles
Name
3/8/2024
Date

TSA
Title

RECEIVED

4/15/2024

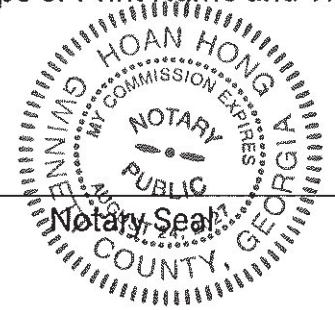
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

Florentina S. 3/8/2024 owner Florentina Fisteau
Signature of Applicant Date Type of Print Name and Title

N/A N/A
Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

[Signature] March 8th 2024
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?

☐ Yes

☒ No

Florentina S. (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.

Exhibit F: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		05.03.2024	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		RZR2024-00025	
Case Address:		2129 Old Peachtree Road, Lawrenceville, 30043	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input type="checkbox"/> NO
1	Old Peachtree Road is a minor arterial. ADT = 7,280.		
2	3.1 miles to the nearest transit facility located at Old Peachtree Road and Publix (SR 20-Buford Drive) (Route 50).		
3	The developer shall provide access to the home sites via a shared driveway(s).		
4	The existing sidewalk along the site frontage shall be confirmed to be 5' in width or widened to 5' if it is not currently in place at that width.		
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/> YES
		<input checked="" type="checkbox"/> X	<input type="checkbox"/> NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

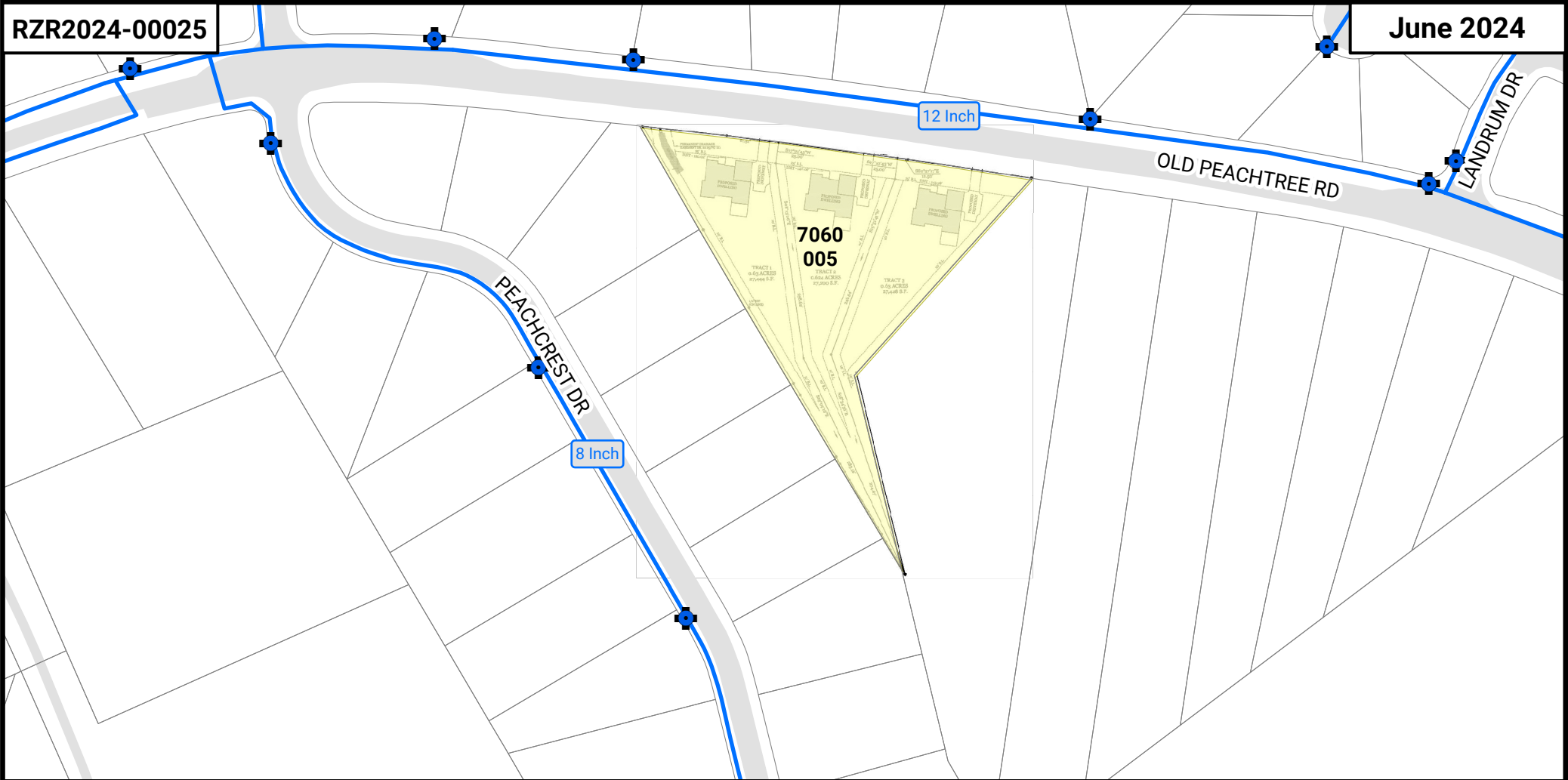


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

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:		RZR2024-00025		
Case Address:		2129 Old Peachtree Road		
Comments:		<input checked="" type="checkbox"/>	YES	<input type="checkbox"/> NO
1	Water: The proposed redevelopment may connect to an existing 12-inch water main located on the northern right-of-way of Old Peachtree Road.			
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"/>	YES	<input checked="" type="checkbox"/> NO
1				
2				
3				
4				
5				
6				
7				

Note: Attach additional pages, if needed

Revised 7/26/2021




LEGEND

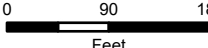
 Water Main

 Hydrant

2129 Old Peachtree Rd
RA-200 to R-100

Water & Sewer
Utility Map





LOCATION



Water Comments: The proposed redevelopment may connect to an existing 12-inch water main located on the northern right-of-way of Old Peachtree Road.

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, June, 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.	
RZR2024-00022	Dacula HS	2,550	2,550	0	2,641	2,550	91	2,755	2,550	205	14
	Dacula MS	1,892	1,900	-8	1,959	1,900	59	2,042	1,900	142	10
	Mulberry ES	745	975	-230	785	975	-190	854	975	-121	23
RZR2024-00025	Mountain View HS	2,280	2,300	-20	2,303	2,300	3	2,326	2,300	26	1
	Twin Rivers MS	1,683	2,150	-467	1,733	2,150	-417	1,768	2,150	-382	1
	Freeman's Mill ES	1,074	925	149	1,095	925	170	1,112	925	187	1

Exhibit G: Maps

[attached]



OLD PEACHTREE RD

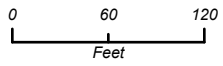
LANDRUM CT

PEACHCREST DR



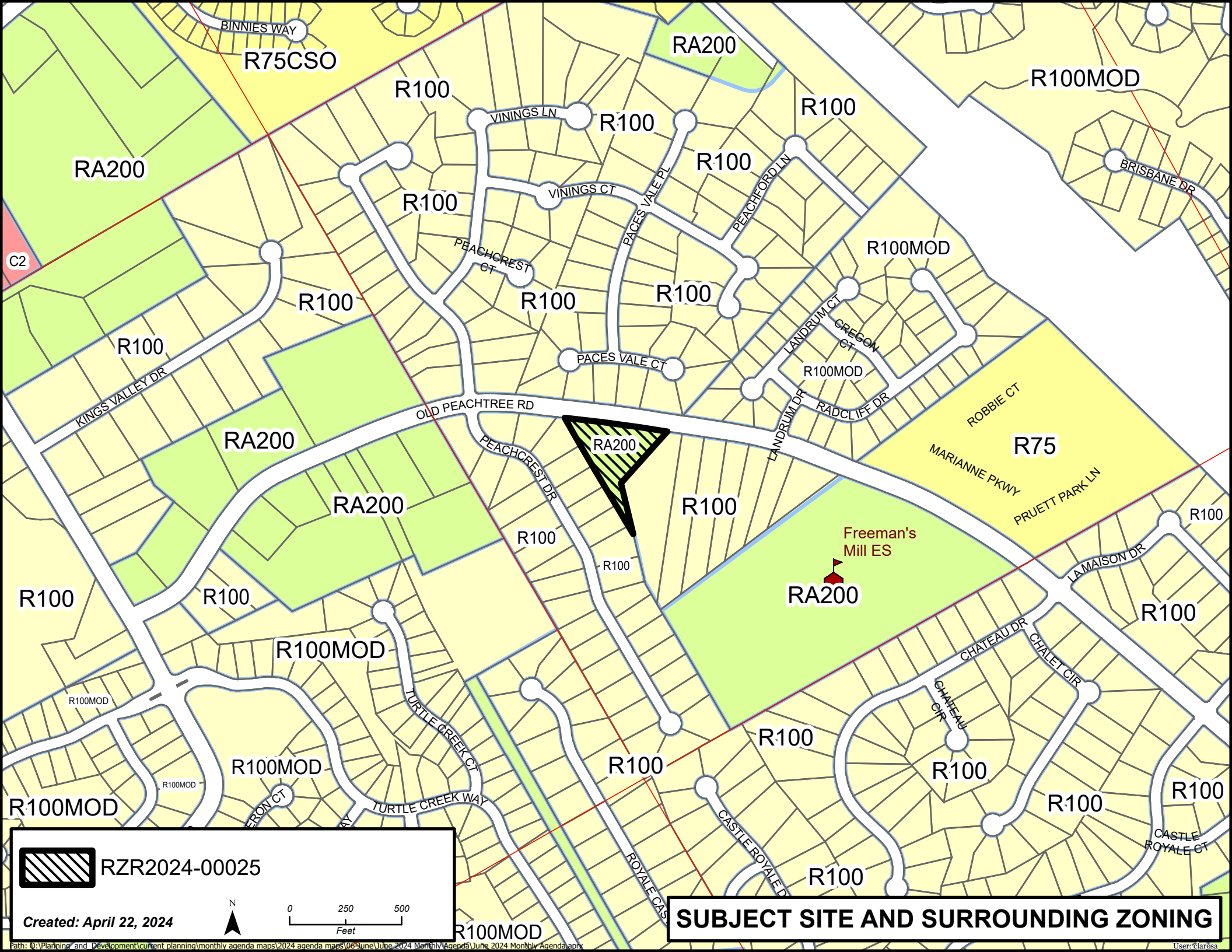
RZR2024-00025

Created: April 22, 2024



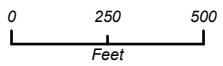
Gwinnett County GIS

User: claros

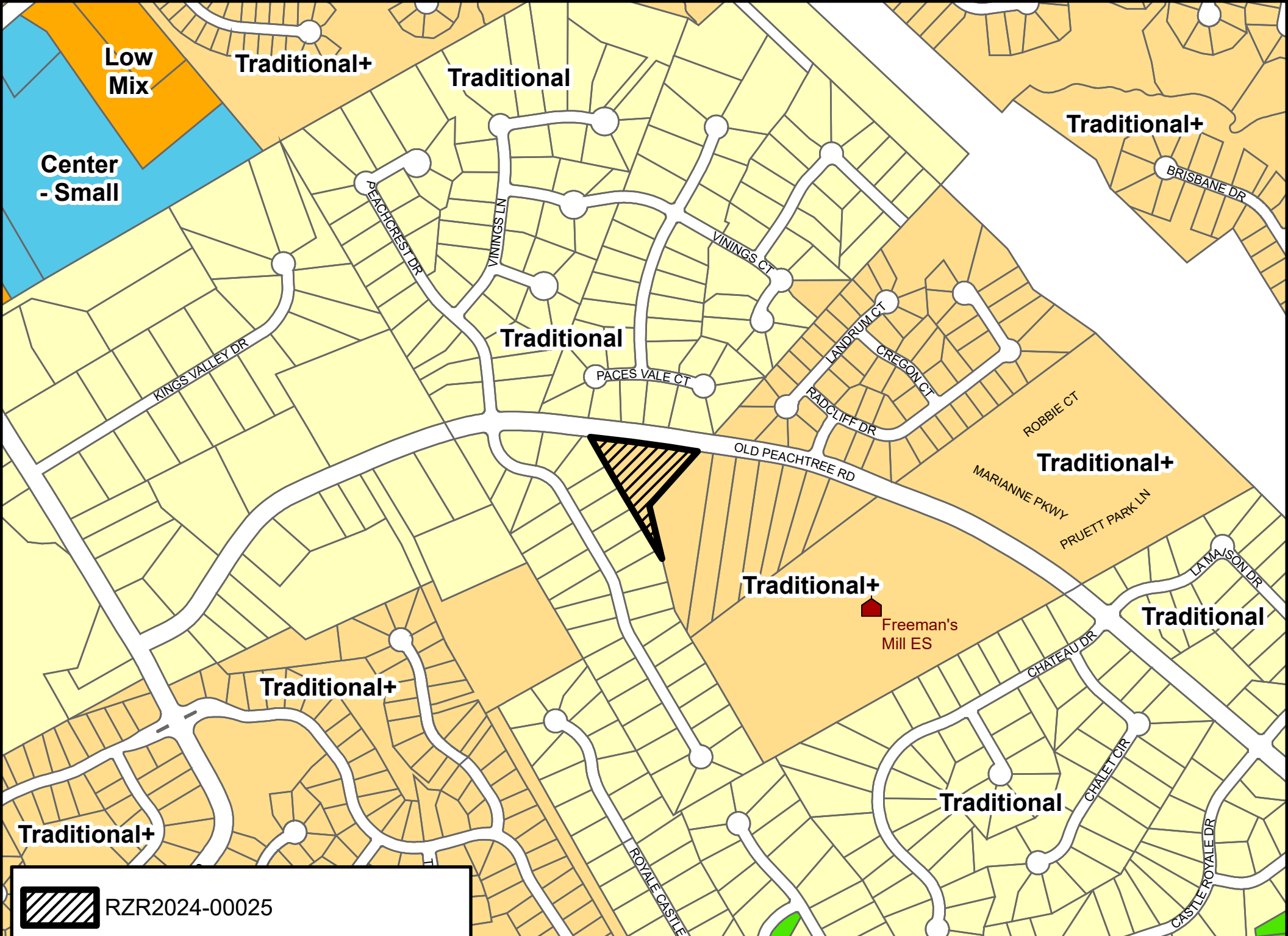


RZR2024-00025

Created: April 22, 2024



SUBJECT SITE AND SURROUNDING ZONING



 RZR2024-00025

Created: April 22, 2024



0 250 500
Feet

2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION