



## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

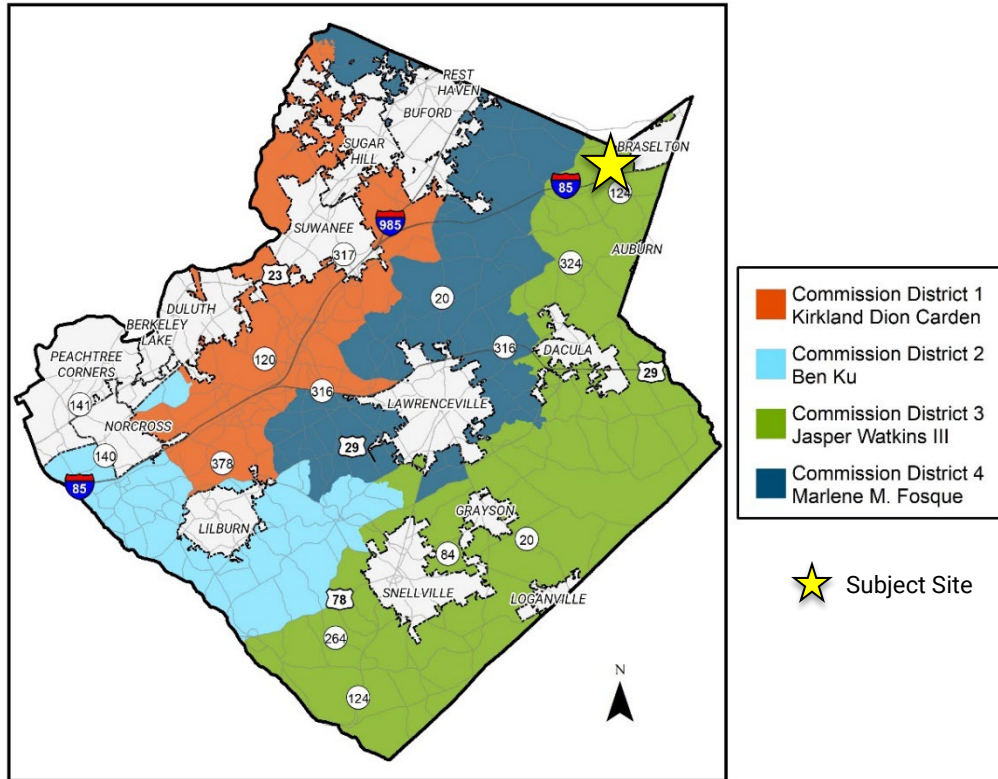
**Case Number:** CIC2022-00015  
**Current Zoning:** R-100 (Single-Family Residence District)  
**Request:** Change in Conditions  
**Additional Request:** Variances and Waiver  
**Address:** 2205 Duncans Shore Drive  
**Map Number:** R3007A163  
**Site Area:** 1.01 Acres  
**Lots:** 1  
**Proposed Development:** Accessory Building  
**Commission District:** District 3 – Commissioner Watkins\*  
**Character Area:** Emerging Suburban

**Staff Recommendation:** APPROVAL WITH CONDITIONS

**Case Number:** SUP2022-00023  
**Current Zoning:** R-100 (Single-Family Residence District)  
**Request:** Special Use Permit  
**Additional Request:** Variances and Waiver  
**Address:** 2205 Duncans Shore Drive  
**Map Number:** R3007A163  
**Site Area:** 1.01 Acres  
**Square Feet:** 1,200  
**Proposed Development:** Accessory Building  
**Commission District:** District 3 – Commissioner Watkins\*  
**Character Area:** Emerging Suburban

**Staff Recommendation:** APPROVAL WITH CONDITIONS

\* This property will be in Commission District 4 beginning on January 1, 2023.



**Applicant:** Barry J. Hunter  
 2205 Duncans Shore Drive  
 Buford, GA 30519

**Owner:** Barry J. Hunter  
 2205 Duncans Shore Drive  
 Buford, GA 30519

**Contact:** Barry Hunter

**Contact Phone:** 770.508.8055

**Zoning History**

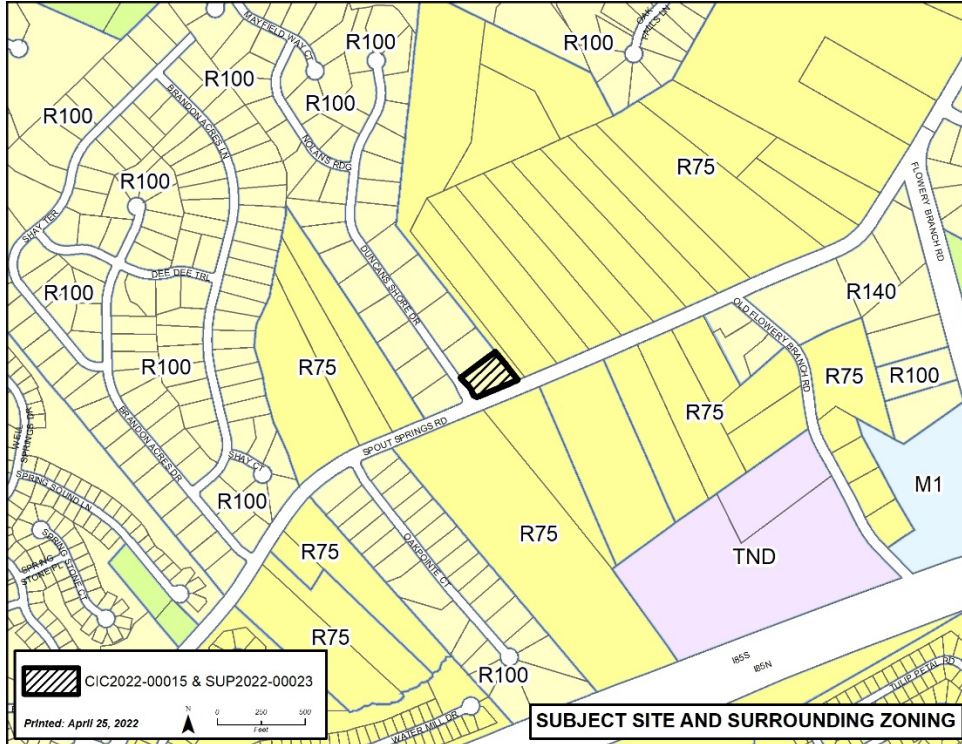
The subject property was rezoned in 1993 from RA-200 (Agriculture-Residence District) to R-100 (Single-Family Residence District) pursuant to rezoning case REZ1993-00116.

**Existing Site Condition**

The subject property is a 1.01-acre property located within a single-family detached subdivision developed with a 4,000 square-foot dwelling. The property is served by a septic system, which is located in the rear yard. The property is located on a corner lot with two driveways, one along Duncans Shore Drive and the other, a gated entrance leading into the subject property, along Spout Springs Road. The frontage along Spout Springs Road contains landscaping, a privacy fence, and overhead power lines. A sidewalk is present along the opposite side of Spout Springs Road. The nearest Gwinnett County Transit stop is located 9.2 miles from the subject site.

## Surrounding Use and Zoning

The subject site is located on the corner of Duncans Shore Drive and Spout Springs Road, within the Duncans Shore Subdivision. The property is surrounded by institutional uses and single-family residences. Across Spout Springs Road is place of worship and a Montessori school. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Existing	Single-Family Residence	R-100	0.96 Units Per Acre
North	Single-Family Residence	R-100	0.96 Units Per Acre
East	Single-Family Residence	R-75	0.11 units per acre
South	Institutional	R-75	N/A
West	Single-Family Residence	R-100	0.96 Units Per Acre

## Project Summary

The applicant requests a change in conditions and special use permit on a 1.01-acre property zoned R-100 for an accessory building, including:

- A change in conditions of zoning case, REZ1993-00116. The applicant is requesting revisions to the following conditions:
  - Condition 2A, “No direct lot access to Spout Springs Road. A minimum 50-foot building setback shall be maintained adjacent to the roadway.” The applicant would like to revise this condition to allow an accessory building to be constructed 25 feet from the property line. Additionally, the applicant would like to revise the condition to allow the existing driveway along Spout Springs Road to remain.

- A 1,200 square foot accessory building to be used as a three-car garage for the storage of personal vehicles, to be constructed on a concrete slab.
- Building materials of siding which would match the primary structure.
- A maximum building height of 12 feet.
- Access from the existing driveways along Duncans Shore Drive and Spout Springs Road.

## Zoning and Development Standards

The applicant is requesting a change in conditions and special use permit for an accessory building in 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?
Accessory Building Height	Maximum 12'	12'	YES
Setback	Side and Rear: 20' Spout Springs Road: 50'*	20' 20'	YES NO*
Off-Street Parking	Minimum: 2 spaces Maximum 6 spaces	5 spaces	YES
Accessory Building Size	Maximum 650 square feet	1,200 square feet	NO**
Location of Accessory Building	Rear Yard	Front Yard	NO***
Materials	Brick or stone or with materials and colors similar to that of the principal building	Siding to match the side of the principal building	YES

\* Per conditions of approval of REZ1993-00116. The proposed structure encroaches into the minimum setback from Spout Springs Road. The applicant is requesting a change in conditions from this requirement.

\*\*The proposed structure exceeds the maximum size of an accessory building allowed by the Unified Development Ordinance. The applicant is requesting a special use permit from this requirement.

\*\*\*The subject property is a corner lot with two front yards.

## Variance Request

In addition to the change in conditions and special use permit requests, the applicant is seeking variances from the following provisions of Title II of the UDO:

1. Section 230-120.7., to allow the accessory building to not be located in the rear yard.
2. Section 230-120.8., to allow the accessory building to be located in the side yard of a corner lot that faces a public street.

The applicant is requesting these variances in order to construct the accessory building in the front yard.

## Waiver Request

In addition to the rezoning request, the applicant is seeking a waiver from the following provision of Title III of the UDO:

1. Section 360-50.2.B.1, Lots:
  - a. Double frontage and reverse frontage lots shall be required for subdivisions along major thoroughfares where internal access can be provided. A no-access easement of at least ten feet in width, across which there shall be no right of access, shall be provided along the line of lots abutting such a traffic artery. When located along a major thoroughfare, the no-access easement shall be planted and/or screened as required by Section 620-40 of this UDO.

An existing gated driveway entrance to the property is located on Spout Springs Road. The applicant requests a change in conditions in order to allow this existing condition to remain, which will impact the required no access easement.

## 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 E). Standard site and infrastructure improvements will also be required related to transportation, stormwater, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

## Staff Analysis

**Change in Conditions and Special Use Permit Analysis:** According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification, or a change in conditions, 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. For Special Use Permits, the Department shall also 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 change in conditions and special use permit will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

The applicant proposes to construct an accessory building on a residential property located on a corner lot. The property is approximately one acre and is surrounded by residentially zoned properties of similar or larger in size. The accessory building will be utilized for the storage of personal vehicles. Allowing a special use permit for this accessory building and a change in conditions to allow the building to be closer than 50 feet from Spout Spring Road would permit a use that is suitable in view and use of development of adjacent and nearby property.

**B. Whether a proposed change in conditions and special use permit will adversely affect the existing use or usability of adjacent or nearby property.**

Granting a change in conditions and special use permit to allow an accessory building to be closer than 50 feet from Spout Springs Road at the proposed square footage would not adversely affect the existing use and usability of adjacent and nearby property. The site includes a privacy fence and landscaping along Spout Springs Road. There is currently a row of evergreen trees, planted on the subject property, along the privacy fence which blocks the view of the proposed building from the right of way. Further, the accessory building would be constructed of materials that are similar to the main residence. However, granting a change in conditions to allow access onto Spout Springs Road could cause negative impacts on the existing use and usability of adjacent and nearby property, as it would cause issues with traffic flow along Spout Springs Road. In addition, there is 10-foot wide no access easement, required by the UDO, along the Spout Springs Road frontage which extends the full length of the Duncans Shore subdivision.

**C. Whether the property to be affected by a proposed change in conditions and special use permit has a reasonable economic use as currently zoned.**

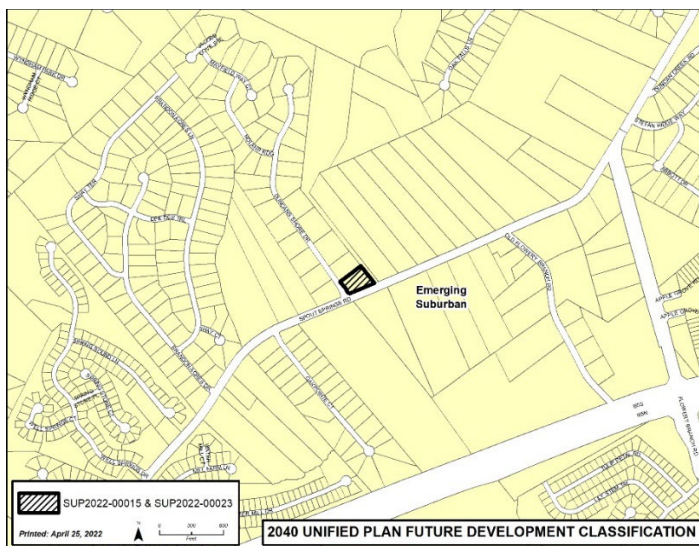
The property has a reasonable economic use as currently zoned.

**D. Whether the proposed change in conditions and special use permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

No impact on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this change in conditions and special use permit request is attached (Exhibit E).

**E. Whether the proposed change in conditions and special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map.**

The 2040 Unified Plan and Future Development Map indicates that the subject property lies within the Emerging Suburban Character Area. This Character Area designates areas that are currently mainly residential but have not yet matured into established communities due to relatively large amounts of remaining, undeveloped land. The applicant proposes to continue to use the property as their primary residence. The accessory building is for the storage of personal vehicles and will not change the land use or character of the area. Therefore, the proposed change in conditions and special use permit 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 change in condition and special use permit.**

The property is located within an existing subdivision. This subdivision was rezoned in 1993 and was approved as R-100 with the condition that there be no direct lot access onto Spout Springs Road. However, there is an existing driveway and gate along Spout Springs Road with direct access to the subject property. According to historical aerial imagery, the direct lot access has been in existence prior to 2006. Allowing the applicant to change the conditions of approval to allow this unpermitted and nonconforming driveway to remain, would nullify the intent of the zoning condition and therefore gives supporting grounds for disapproval of the proposed change in conditions request.

**Variance Request Analysis:** The standards for granting variances are outlines in Section 270-100.7 of the Unified Development Ordinance. Staff makes the following findings related to the variance requests:

The applicant is requesting to locate the accessory building in the front yard of the corner lot. The lot is located at the corner of Spout Springs Road and Duncans Shore Drive making it a corner lot. This frontage along Spout Springs Road is screened with a privacy fence and screening plants. The existing row of evergreen trees will screen the accessory building from Spout Springs Road. Additionally, the septic tank is located directly behind the main structure, which is the only area where the accessory building can be constructed on the property without a variance. The location of the septic tank would make it difficult for the accessory building to be located behind the main structure.

**Waiver Request Analysis:** When considering waivers from Title III of the UDO, staff is required to review whether an undue hardship may result from strict compliance with the regulations and that approval would not adversely affect the general public welfare or nullify the intent of the Development Regulations. In addition, there must be a determination that there are unusual topographical or other exceptional conditions. Staff makes the following findings related to the waiver request:

The requested waiver is to eliminate the ten foot no access easement along Spout Springs Road. There is an existing gated driveway entrance on Spout Springs Road. According to aerial imagery this driveway has been in existence prior to 2006. The purpose of this no access easement is to minimize direct lot access to major throughfares like Spout Springs Road. Allowing the applicant to allow this nonconforming and unpermitted driveway to remain on the site would adversely affect the general public welfare or nullify the intent of the Development Regulations.

### **Staff Recommendation:**

Based on the staff's evaluation of the request and the standards governing exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the special use permit request and **APPROVAL WITH CONDITIONS** of the change in conditions request.

Staff recommends **APPROVAL** of the following variances:

1. Variance from Section 230-120.7 to allow the accessory building to be located in the side yard.
2. Variance from Section 230-120.8, to allow the accessory building to be located in the side yard of a corner lot that faces a public street.

In addition, staff recommends **DENIAL** of the following Waiver:

1. To eliminate the required ten foot no access easement along the southern property line.

### **Staff Recommended Conditions:**

NOTE: The following conditions are provided as a guide should the Board of Commissioners choose to approve this petition. The conditions below are those from REZ1993-00116 with suggested changes in bold or strikethrough.

Approval as R-100 (Single-Family Residence District), subject to the following conditions:

1. To restrict the use of the property as follows:
  - a. Single family detached dwellings and accessory uses and structures. Dwellings shall be a minimum of 1,500 square feet.
  - b. Minimum lot size shall meet the requirements for gravity flow septic tank systems and be subject to Gwinnett County Health Department approval.
2. To satisfy the following site development considerations:
  - a. No direct lot access to Spout Springs Road. A minimum 25-foot building setback shall be maintained adjacent to the roadway.
  - b. Dwellings shall have double-car garages with a minimum driveway width of 16 feet for a distance of 20 feet from the structure.
  - c. All front yards to be sodded.
  - d. All utilities shall be placed underground.

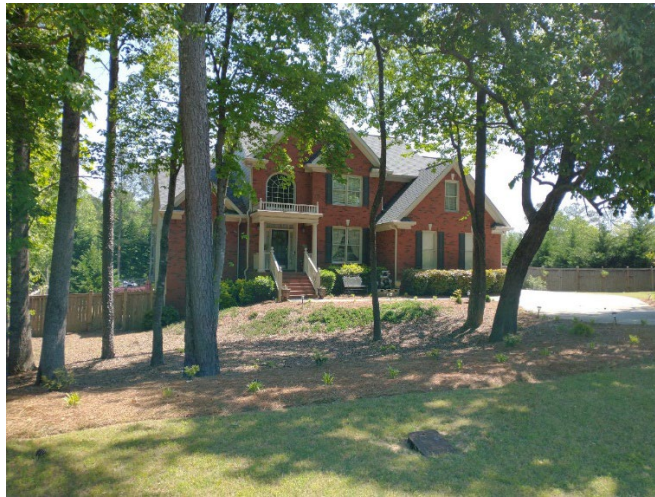


- 3. The accessory building shall be constructed in general conformance with Exhibit B: Site Plan and Exhibit C: Building Elevations dated received April 16, 2022, with revisions required by conditions and the Unified Development Ordinance, subject to the review and approval of the Director of Planning and Development.**
- 4. The existing row of evergreen trees shall remain on the property in order to provide screening from Spout Springs Road. Dead, dying, or diseased trees shall be replaced on a continual basis.**
- 5. The applicant shall extend the driveway from Duncans Shore Drive to the accessory building. Access from Spout Springs Road shall be prohibited.**
- 6. The applicant shall obtain all required approvals and permits. No certificate of completion shall be issued prior to the removal of the driveway access from Spout Springs Road.**
- 7. The applicant shall obtain permits to have the existing curb cut along Spout Springs Road removed, subject to the review and approval of the Department of Planning and Development.**

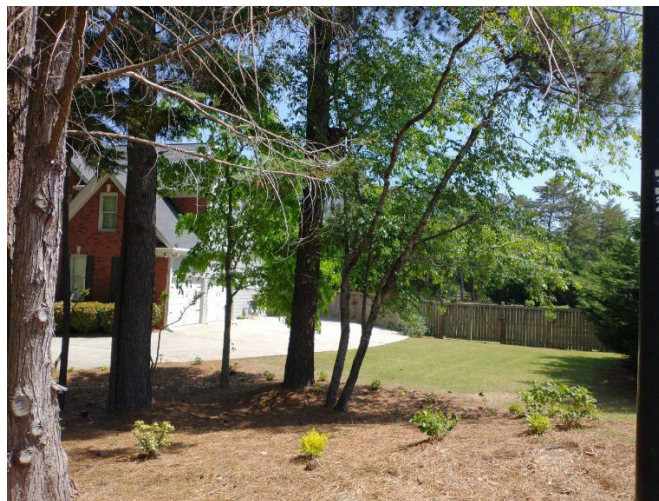
**Exhibits:**

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Internal and External Agency Review Comments
- F. BOC Resolution REZ1993-00116 and Site Plan
- G. Maps

**Exhibit A: Site Visit Photos**



**Existing Single-Family Residence Located on the Subject Property**



**Driveway along Duncans Shore Drive**



**Exhibit B: Site Plan**

**[attached]**



**Exhibit C: Building Elevations**

**[attached]**

2205 DUNCANS SHORE DR, BUFORD ( EXISTING SIDING)





PROPOSED NEW 3-CAR GARAGE LOOK ( IT WILL HAVE THE EXACT MATCHING COLOR & MATERIAL SIDING & ROOFING)







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

**[attached]**

**RECEIVED**

3/30/2022

**Letter of Intent**  
**2205 Duncans Shore Drive**  
**Buford, GA 30519**

This property is currently a residential property (R-100). No changes are proposed in use and no change is proposed in zoning. The accessory building proposed will be used to store 3 personal vehicles. I currently have only two spaces to stores cars. Currently, the lot size is 1.0 acres and the maximum accessory structure is 600 Sq. Ft.

Special Use Permit: I am proposing a 1200 Sq. Ft. accessory building. No request in buffers is requested. Construction of dwelling would be in accordance to HOA standards and match existing house (see pictures). The proposed building shall have a 12 ft average grade height and be 30 x 40 (1200 sq. ft.)

Variance Requests:

1. Building to be placed at the location of the site plan (side yard) instead of behind house due to disruption of sewer lines/tank. Moving sewer tanks and septic lines would create a financial hardship (approximately \$15,000).
2. Setback to be 25ft from property line would allow building to be in side yard....not directly behind house (item 1).
3. Access to Spout Springs Road....existing access exists but was not allowed in initial neighborhood development. This would allow me to access the accessory building without having to drive through the backyard and side yard. A paved curb cut and gate already exist.

RECEIVED

3/30/2022

PLANNING BOOK 14

CASE NUMBER RZ-93-116

is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT POST-TRIBUNE, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on September 28, 1993, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 28th day of September, 1993, that the aforesaid application to amend the Official Zoning Map from RA-200 to R-100 is hereby APPROVED subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Single family detached dwellings and accessory uses and structures. Dwellings shall be a minimum of 1,500 square feet.
  - B. Minimum lot size shall meet the requirements for gravity flow septic tank systems and be subject to Gwinnett County Health Department approval.

To satisfy the following site development considerations:

- A. No direct lot access to Spout Springs Road. A minimum 50-foot building setback shall be maintained adjacent to the roadway.
- B. All dwellings shall have double-car garages with a minimum driveway width of 16 feet for a distance of 20 feet from the structure.

*Access  
Already  
exists* →

*25 Ft.* →

RECEIVED

3/30/2022

Gwinnett County Planning Division  
Change in Conditions Application  
Last Updated 10/2021

**CHANGE IN CONDITIONS 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 CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

I do believe this change to be suitable and not negatively affect nearby property.

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

I do not believe it this to negatively affect nearby property

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

Yes it does residential use

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

No additional burden will be present

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

I believe it to be in use of land-residential

- (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 CHANGE IN CONDITIONS:

I am not aware of any further changes

RECEIVED

2-28-2022

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

RECEIVED

Gwinnett County Planning Division  
Special Use Permit Application  
Last Updated 10/2021

**SPECIAL USE PERMIT APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

PURSUANT TO REQUIREMENT 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 SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

THE APPLICANT BELIEVES THE PROPOSED USE IS SUITABLE

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

THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE USE OF THE SURROUNDING PROPERTIES

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

THE APPLICANT BELIEVES THE ZONING WILL HAVE NO ECONOMIC IMPACT.

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

THE PROPOSED USE WILL NOT PRODUCE AN ADVERSE AFFECT ON THE EXISTING INFRASTRUCTURE

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

YES. THE ZONING WILL STILL BE DESIGNATED RESIDENTIAL

- (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 SPECIAL USE PERMIT:

NO AFFECT - ON THE PROPERTY (NO CHANGES)

**Exhibit E: Internal and External Agency Review Comments**

**[attached]**



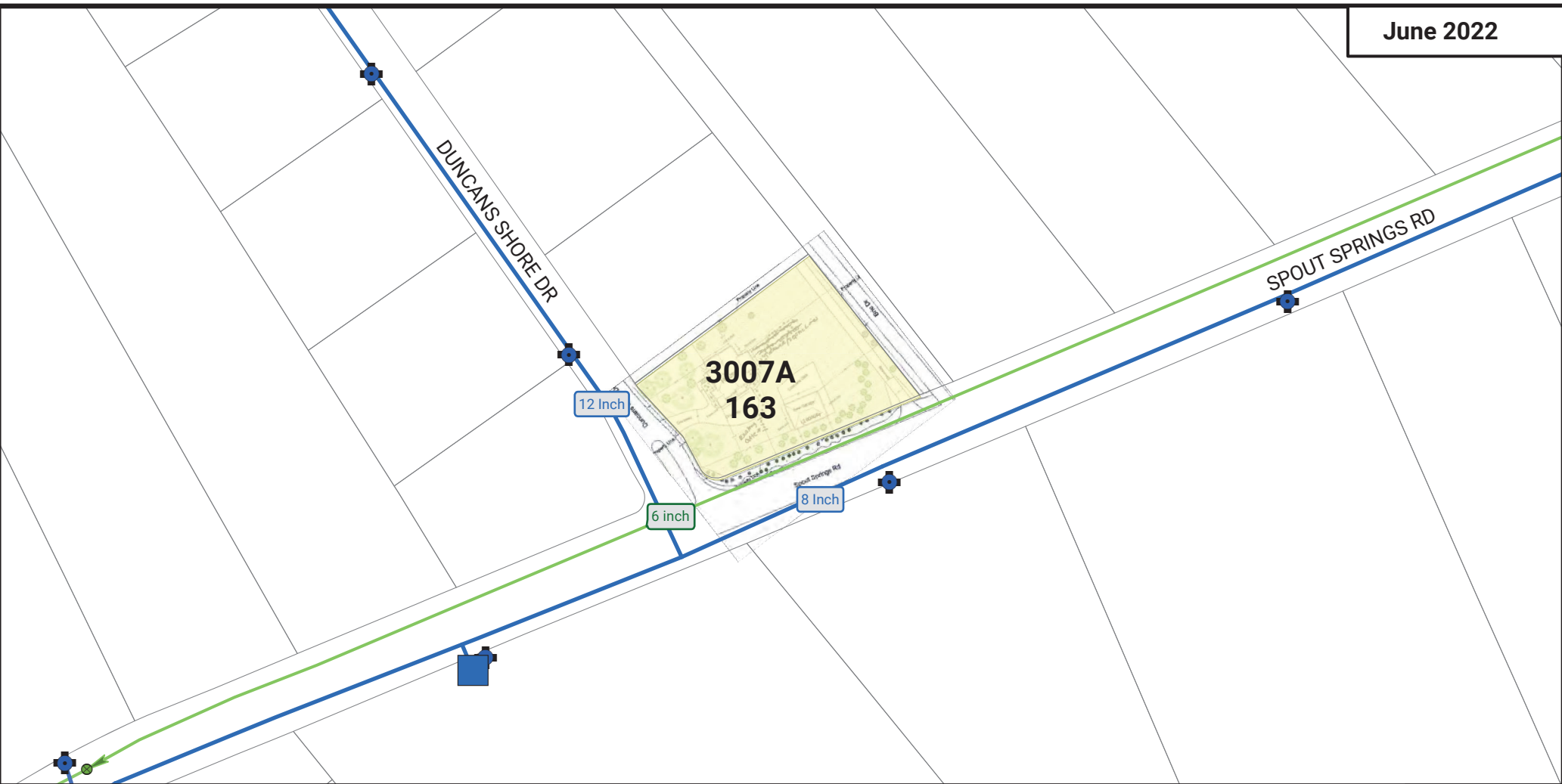
**Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>		5.18.22
Department/Agency Name:		Transportation
Reviewer Name:		Brent Hodges
Reviewer Title:		Construction Manager 1
Reviewer Email Address:		<a href="mailto:Brent.Hodges@gwinnettcounty.com">Brent.Hodges@gwinnettcounty.com</a>
Case Number:		CIC2022-00015 and SUP2022-00023
Case Address:		2205 Duncan Shore Drive
<b>Comments:</b>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
1	Duncan Shore Drive is a local street. Spout Springs Road is a major collector. No ADT listed for either.	
2	9.2 miles to the nearest transit facility (#2334754) located at the SR 20 / Buford Park and Ride.	
3		
4		
5		
6		
7		
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
1		
2		
3		
4		
5		
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**Note:** Attach additional pages, if needed

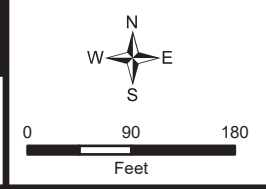
Revised 7/26/2021





	Flow Management		Hydrant		Sewer Force Main
	Pump Station		City		Effluent Outfall
	Regional		Water Main		Sewer Collector
	Manhole		Reuse Main		Sewer Interceptor

**CIC2022-00015 & SUP2022-00023**  
 R-100  
**Water & Sewer**  
**Utility Map**



**Water Comments:** There are no DWR Water comments for this case.

**Sewer Comments:** There are no DWR Sewer comments for this case.

**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.

**Exhibit F: BOC Resolution REZ1993-00116 and Site Plan**

**[attached]**

BOARD OF COMMISSIONERS  
GWINNETT COUNTY  
LAWRENCEVILLE, GEORGIA  
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

---

<u>Present</u>	VOTE
Wayne Hill, Chairman	<u>AYE</u>
Tommy Hughes, District 1	<u>AYE</u>
Doug Williamson, District 2	<u>AYE</u>
Judy Waters, District 3	<u>AYE</u>
Renee Unterman, District 4	<u>AYE</u>

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On motion of COMM. HUGHES, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from

RA-200 to R-100

by D.A.C. ENTERPRISES, INC. for the proposed use of

SINGLE FAMILY SUBDIVISION on a

tract of land described by the attached legal description, which

is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT POST-TRIBUNE, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on September 28, 1993, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 28th day of September, 1993, that the aforesaid application to amend the Official Zoning Map from RA-200 to R-100 is hereby APPROVED subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Single family detached dwellings and accessory uses and structures. Dwellings shall be a minimum of 1,500 square feet.
  - B. Minimum lot size shall meet the requirements for gravity flow septic tank systems and be subject to Gwinnett County Health Department approval.
2. To satisfy the following site development considerations:
  - A. No direct lot access to Spout Springs Road. A minimum 50-foot building setback shall be maintained adjacent to the roadway.
  - B. All dwellings shall have double-car garages with a minimum driveway width of 16 feet for a distance of 20 feet from the structure.

CASE NUMBER RZ-93-116

- C. All front yards to be sodded.
- D. All utilities shall be placed underground.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: *F. Wayne Hill*  
F. Wayne Hill, Chairman

Date Signed: 10-1-93

ATTEST:

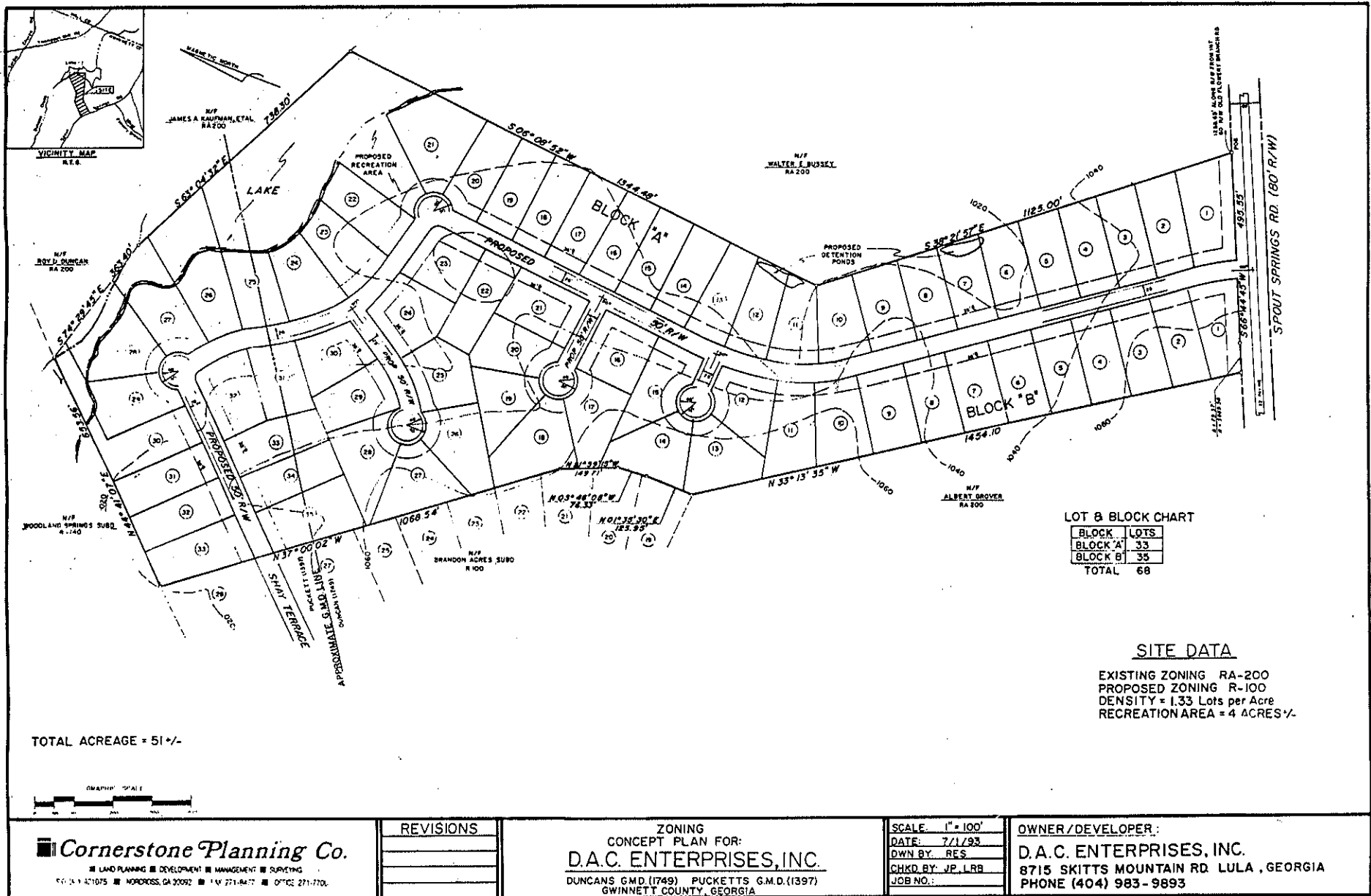
*Barbara A. Bruce*  
Clerk

LEGAL DESCRIPTION  
EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN DUNCANS G.M.D. 1749 - PUCKETTS G.M.D. 1397, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :

TO REACH THE POINT OF BEGINNING START AT THE INTERSECTION OF THE 60' R/W OF FLOWERY BRANCH RD. AND 80' R/W OF SPOUTS SPRINGS RD. PROCEED THENCE ALONG THE R/W LINE OF SPOUTS SPRINGS RD A DISTANCE OF 1268.65' TO A POINT AND THE POINT OF BEGINNING. RUN THENCE ALONG THE R/W OF SPOUTS SPRINGS RD. IN A SOUTHWESTERLY DIRECTION S 66 44'45"W A DISTANCE OF 495.55' TO A POINT; RUN THENCE ON A CURVE AN ARC DISTANCE OF 75.57' TO A POINT; RUN THENCE N 33 13'35"W A DISTANCE OF 1454.10' TO A POINT; RUN THENCE N 01 35'30"E A DISTANCE OF 125.95' TO A POINT; RUN THENCE N 03 46'05"W 76.33' TO A POINT; RUN THENCE N 21 59'15"W A DISTANCE OF 149.71' TO A POINT; RUN THENCE N 37 00'02"W A DISTANCE OF 1068.54' TO A POINT; RUN THENCE N 44 41'07"E A DISTANCE OF 653.56' TO A POINT; RUN THENCE S 74 29'45"E A DISTANCE OF 363.40' TO A POINT; RUN THENCE S 63 04'32"E A DISTANCE OF 738.30' TO A POINT; RUN THENCE S 06 08'52"W A DISTANCE OF 1344.48' TO A POINT; RUN THENCE S 38 21'57"E A DISTANCE OF 1125.00' TO A POINT AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 51 +- ACRES OF LAND AS SHOWN ON THE ZONING PLAN FOR D.A.C. ENTERPRISES, INC. S/D BY CORNERSTONE PLANNING CO., INC. DATED JULY 1, 1993.



**Exhibit G: Maps**

**[attached]**



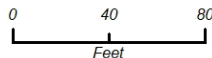
DUNCANS SHORE DR

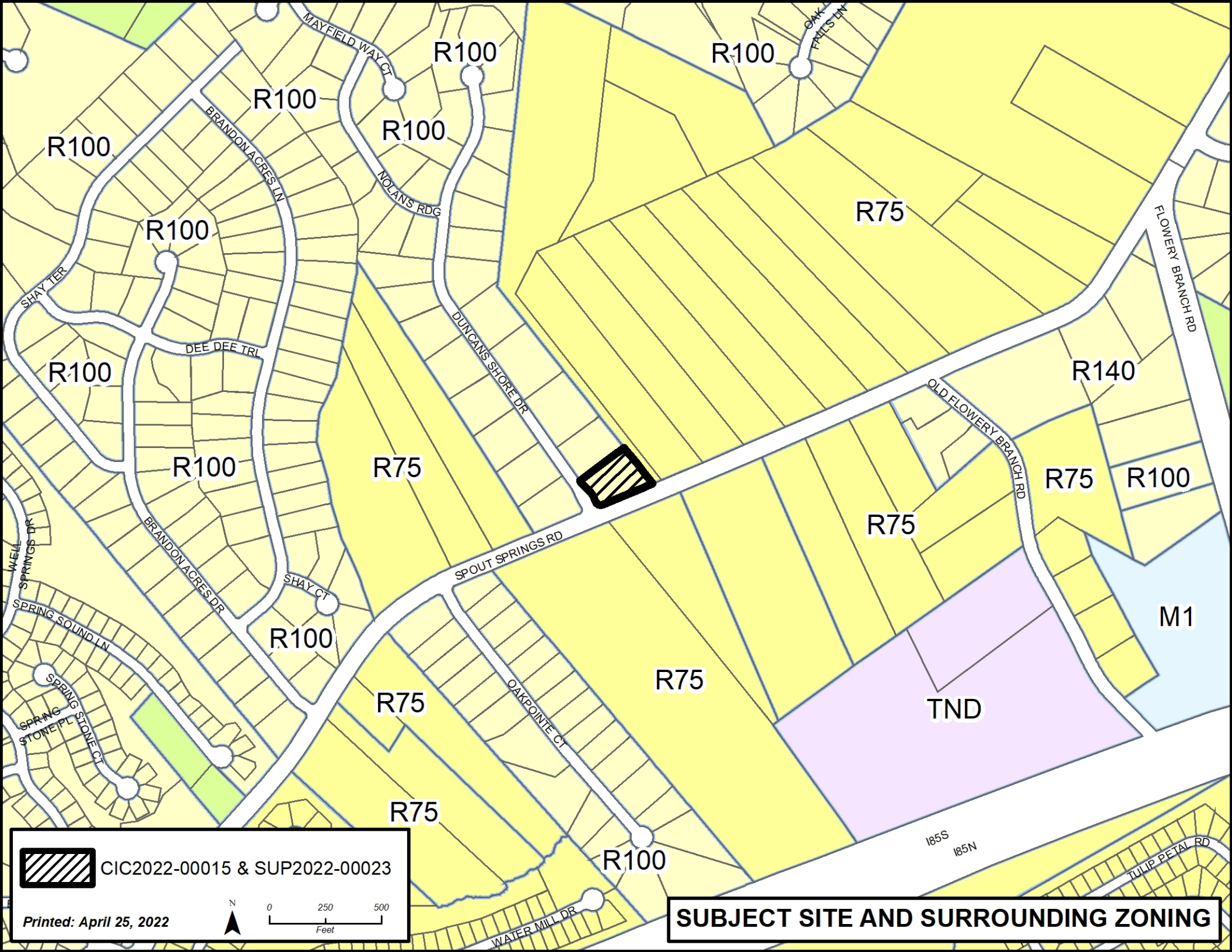
SPOUT SPRINGS RD



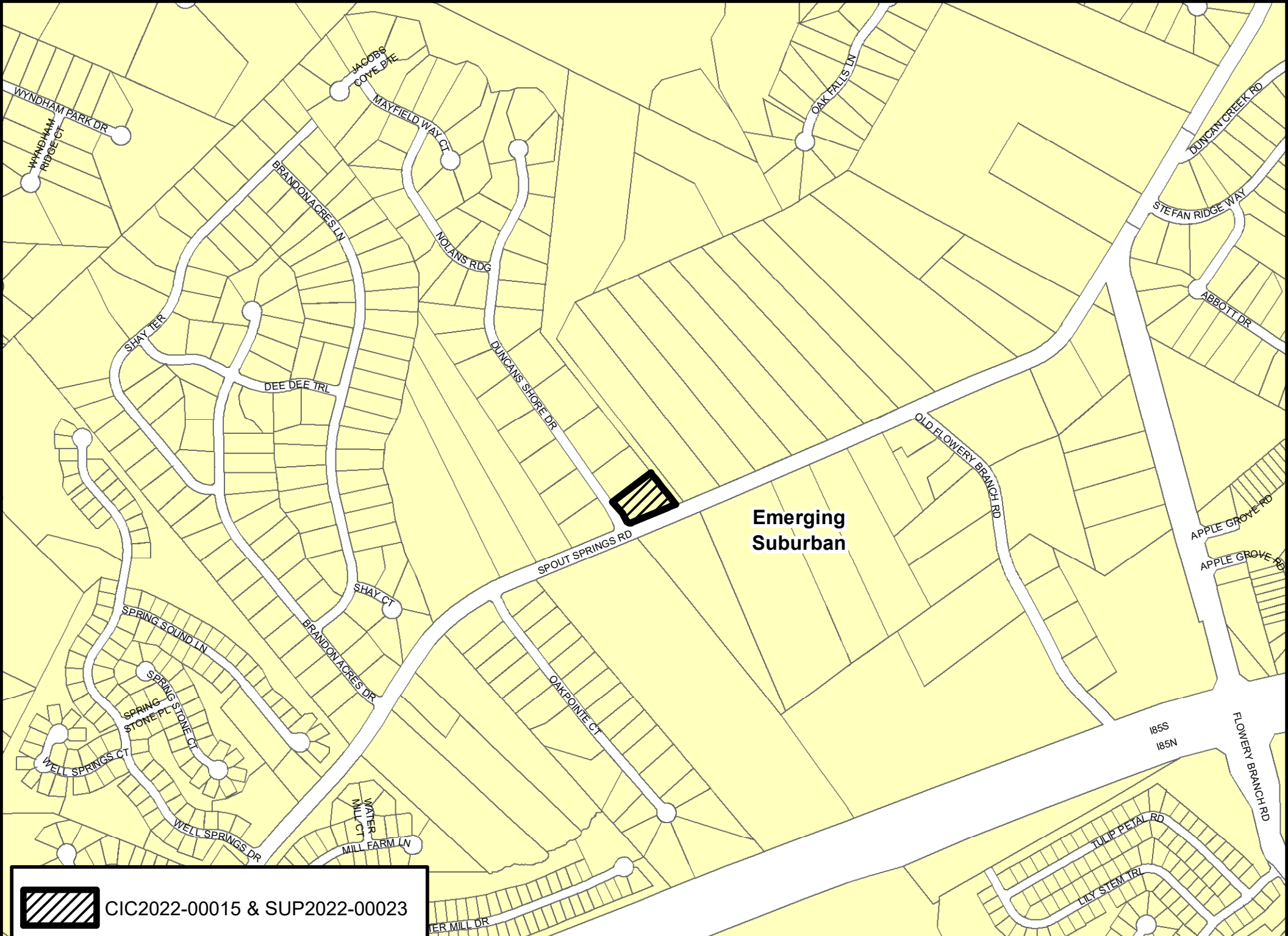
CIC2022-00015 & SUP2022-00023

Printed: April 25, 2022



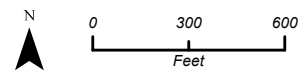


**SUBJECT SITE AND SURROUNDING ZONING**



CIC2022-00015 & SUP2022-00023

Printed: April 25, 2022



# 2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

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3/30/2022

Gwinnett County Planning Division  
Change in Conditions Application  
Last Updated 10/2021

**CHANGE IN CONDITIONS APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Barry Hunter</u>	NAME: <u>Barry Hunter</u>
ADDRESS: <u>2205 Duncans Shore Dr</u>	ADDRESS: <u>2205 Duncans Shore Dr</u>
CITY: <u>BUFORD</u>	CITY: <u>BUFORD</u>
STATE: <u>GA</u> ZIP: <u>30519</u>	STATE: <u>GA</u> ZIP: <u>30519</u>
PHONE: <u>770.508.8055</u>	PHONE: <u>770.508.8055</u>
EMAIL: <u>barry.hunter7@gmail.com</u>	EMAIL: <u>barry.hunter7@gmail.com</u>
CONTACT PERSON: <u>Barry Hunter</u> PHONE: <u>770.508.8055</u>	
CONTACT'S E-MAIL: <u>barry.hunter7@gmail.com</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
ZONING DISTRICTS(S): <u>R100</u>	PRIOR ZONING CASE: <u>RZ-93-116</u>
PARCEL NUMBER(S): <u>3007A163</u>	ACREAGE: <u>1.01 Acres</u>
ADDRESS OF PROPERTY: <u>2205 Duncans Shore Dr Buford, GA 30519</u>	
PROPOSED CHANGE IN CONDITIONS: <u>① 50ft Setback changed to 20ft setback</u> <u>② Spout Springs Road Access - Allowed use of existing Driveway/Access</u>	
<b>RESIDENTIAL DEVELOPMENT:</b>	<b>NON-RESIDENTIAL DEVELOPMENT:</b>
NO. OF LOTS/DWELLING UNITS: <u>1</u>	NO. OF BUILDINGS/LOTS: _____
DWELLING UNIT SIZE (Sq. Ft.): <u>4,000 SQ FT</u>	TOTAL GROSS SQUARE FEET: _____
GROSS DENSITY: <u>1 unit/acre</u>	DENSITY: _____
NET DENSITY: <u>1 unit/acre</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



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2-28-2022

Gwinnett County Planning Division  
Special Use Permit Application  
Last Updated 10/2021

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>BARRY J. HUNTER</u>	NAME: <u>BARRY J. HUNTER</u>
ADDRESS: <u>2205 DUNCANS SHORE DRIVE</u>	ADDRESS: <u>2205 DUNCANS SHORE DR.</u>
CITY: <u>Buford</u>	CITY: <u>Buford</u>
STATE: <u>GA</u> ZIP: <u>30519</u>	STATE: <u>GA</u> ZIP: <u>30519</u>
PHONE: <u>770.508.8055</u>	PHONE: <u>770.508.8055</u>
EMAIL: <u>barry.hunter7@gmail.com</u>	EMAIL: <u>barry.hunter7@gmail.com</u>
CONTACT PERSON: <u>Barry Hunter</u> PHONE: <u>770.508.8055</u>	
CONTACT'S E-MAIL: <u>barry.hunter7@gmail.com</u>	

\*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

**APPLICANT IS THE:**

OWNER'S AGENT     PROPERTY OWNER     CONTRACT PURCHASER

EXISTING/PROPOSED ZONING: R100 BUILDING/LEASED SQUARE FEET: 1200SQFT

PARCEL NUMBER(S): 3007A163 ACREAGE: 1.01 ACRES

ADDRESS OF PROPERTY: 2205 Duncans Shore Dr. Buford, GA 30519

SPECIAL USE REQUESTED: Accessory Building 1200SQFT (30x40)  
For storing Personal cars (3)

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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3/30/2022

**Letter of Intent**

**2205 Duncans Shore Drive**

**Buford, GA 30519**

This property is currently a residential property (R-100). No changes are proposed in use and no change is proposed in zoning. The accessory building proposed will be used to store 3 personal vehicles. I currently have only two spaces to stores cars. Currently, the lot size is 1.0 acres and the maximum accessory structure is 600 Sq. Ft.

Special Use Permit: I am proposing a 1200 Sq. Ft. accessory building. No request in buffers is requested. Construction of dwelling would be in accordance to HOA standards and match existing house (see pictures). The proposed building shall have a 12 ft average grade height and be 30 x 40 (1200 sq. ft.)

Variance Requests:

1. Building to be placed at the location of the site plan (side yard) instead of behind house due to disruption of sewer lines/tank. Moving sewer tanks and septic lines would create a financial hardship (approximately \$15,000).
2. Setback to be 25ft from property line would allow building to be in side yard....not directly behind house (item 1).
3. Access to Spout Springs Road....existing access exists but was not allowed in initial neighborhood development. This would allow me to access the accessory building without having to drive through the backyard and side yard. A paved curb cut and gate already exist.

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PLANNING BOOK 14

CASE NUMBER RZ-93-116

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

Present

VOTE

Wayne Hill, Chairman	<u>AYE</u>
Tommy Hughes, District 1	<u>AYE</u>
Doug Williamson, District 2	<u>AYE</u>
Judy Waters, District 3	<u>AYE</u>
Renee Unterman, District 4	<u>AYE</u>

On motion of COMM. HUGHES, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from

RA-200 to R-100

by D.A.C. ENTERPRISES, INC. for the proposed use of

SINGLE FAMILY SUBDIVISION on a

tract of land described by the attached legal description, which

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3/30/2022

PLANNING BOOK 14

CASE NUMBER RZ-93-116

is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT POST-TRIBUNE, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on September 28, 1993, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 28th day of September, 1993, that the aforesaid application to amend the Official Zoning Map from RA-200 to R-100 is hereby APPROVED subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Single family detached dwellings and accessory uses and structures. Dwellings shall be a minimum of 1,500 square feet.
  - B. Minimum lot size shall meet the requirements for gravity flow septic tank systems and be subject to Gwinnett County Health Department approval.

To satisfy the following site development considerations:

- A. No direct lot access to Spout Springs Road. A minimum 50-foot building setback shall be maintained adjacent to the roadway.
- B. All dwellings shall have double-car garages with a minimum driveway width of 16 feet for a distance of 20 feet from the structure.

Access  
Already  
exists

25 Ft.



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PLANNING BOOK 14

CASE NUMBER RZ-93-116

- C. All front yards to be sodded.
- D. All utilities shall be placed underground.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: *F. Wayne Hill*  
F. Wayne Hill, Chairman

Date Signed: 10-7-93

ATTEST:

*Barbara G. Bowen*  
Clerk

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3/30/2022

Gwinnett County Planning Division  
Change in Conditions Application  
Last Updated 10/2021

**CHANGE IN CONDITIONS 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 CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

I do believe this change to be suitable and not negatively affect nearby property.

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

I do not believe it this to negatively affect nearby property

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

Yes it does residential use

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

No additional burden will be present

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

I believe it to be in use of land-residential

- (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 CHANGE IN CONDITIONS:

I am not aware of any further changes

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2-28-2022

**SPECIAL USE PERMIT APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

PURSUANT TO REQUIREMENT 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 SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

THE APPLICANT BELIEVES THE PROPOSED USE IS SUITABLE

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

THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE USE  
OF THE SURROUNDING PROPERTIES

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

THE APPLICANT BELIEVES THE ZONING WILL HAVE NO  
ECONOMIC IMPACT.

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

THE PROPOSED USE WILL NOT PRODUCE AN ADVERSE AFFECT  
ON THE EXISTING INFRASTRUCTURE

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

YES. THE ZONING WILL STILL BE DESIGNATED RESIDENTIAL

- (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 SPECIAL USE PERMIT:

NO AFFECT. - ON THE PROPERTY (NO CHANGES)

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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3.4.2022

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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3/30/2022

DEED B: 58029 P: 00510

11/03/2020 03:38 PM Pgs: 2 Fees: \$25.00

Tax: \$395.00

Richard T. Alexander, Jr., Clerk of Superior Court  
Gwinnett County, GA

PT-61 #: 0672020030045

Record and Return to:  
Lueder, Larkin & Hunter, LLC  
2675 Mall Of Georgia Blvd, Suite 102  
Buford, GA 30519  
File No.: GA-BD-20-0705-PUR

#### LIMITED WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF GWINNETT  
APN/Parcel ID: R3007A163

THIS INDENTURE, made this 30th day of October, 2020, between

Robert L. Atkins

as party or parties of the first part, hereinafter called Grantor, and

Bary Hunter

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H: That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 7 of the 3rd District, G.M.D. 1749 of Gwinnett County, Georgia, being Lot 48, Block A, Duncans Shore Subdivision, per plat thereof recorded in Plat Book 82, Page 33, Gwinnett County Records, as revised plat recorded in Plat Book 85, Pages 99, Gwinnett County, Georgia Records, which plat is made hereof by reference.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

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3.4.2022

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3/30/2022

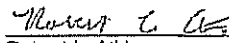
AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property against the claims of all persons owning, holding, or claiming by, through and under the said Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

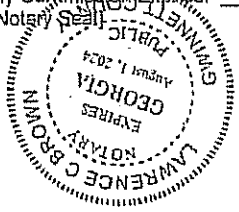
Signed, sealed and delivered  
in the presence of:

GRANTOR:

  
\_\_\_\_\_  
Unofficial Witness

 (SEAL)  
\_\_\_\_\_  
Robert L. Atkins

Notary Public  
My Commission Expires: \_\_\_\_\_  
[Notary Seal]



GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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3.4.2022

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LEGAL DESCRIPTION  
EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN  
DUNCANS G.M.D. 1749 - RUCKETTS G.M.D. 1297, GWINNETT COUNTY,  
GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :

TO REACH THE POINT OF BEGINNING START AT THE INTERSECTION OF  
THE 60' R/W OF FLOWERY BRANCH RD. AND 80' R/W OF SPOUTS  
SPRINGS RD. PROCEED THENCE ALONG THE R/W LINE OF SPOUTS  
SPRINGS RD A DISTANCE OF 1268.65' TO A POINT AND THE POINT  
OF BEGINNING. RUN THENCE ALONG THE R/W OF SPOUTS SPRINGS RD.  
IN A SOUTHWESTERLY DIRECTION S 66 44'45"W A DISTANCE OF  
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THE ZONING PLAN FOR D.A.C. ENTERPRISES, INC. S/D BY  
CORNERSTONE PLANNING CO., INC. DATED JULY 1, 1993.

R2-93-116



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4/16/2022 6:43PM



GWINNETT COUNTY  
PLANNING AND DEVELOPMENT  
**RECEIVED**  
2-28-2022



Parcel: 3007  
Land: 1.01 AC  
House: 2417 SF  
2205 Duncans  
Buford, GA 30518  
scale: 1" = 10'



2205 DUNCANS SHORE DR, BUFORD ( EXISTING SIDING)





PROPOSED NEW 3-CAR GARAGE LOOK ( IT WILL HAVE THE EXACT MATCHING COLOR & MATERIAL SIDING & ROOFING)





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3/30/2022

Gwinnett County Planning Division  
Change in Conditions Application  
Last Updated 10/2021

**CHANGE IN CONDITIONS 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.

*Barry Hunter*

Signature of Applicant

03/15/22

Date

*Barry Hunter* Owner

Type or Print Name and Title

*Mushtaq Wasim*

Signature of Notary Public

03/15/22

Date



Notary Seal



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3/30/2022

**CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS**

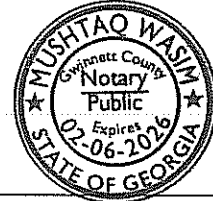
The undersigned below, making application for a change in conditions, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Barry Hunter                      03/15/2022                      Barry Hunter Owner  
Signature of Applicant                      Date                      Type of Print Name and Title

\_\_\_\_\_  
Signature of Applicant's                      Date                      Type or Print Name and Title  
Attorney or Representative

[Signature]  
Signature of Notary Public

03/15/22  
Date



Notary Seal

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES     NO

Barry Hunter  
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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2-28-2022

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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3/30/2022

Gwinnett County Planning Division  
Special Use Permit Application  
Last Updated 10/2021

**SPECIAL USE PERMIT 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.

*Barry J. Hunter*  
\_\_\_\_\_  
Signature of Applicant

*02/24/2022*  
\_\_\_\_\_  
Date

*Barry J. Hunter*  
\_\_\_\_\_  
Type or Print Name and Title

Amanda L. Smith  
NOTARY PUBLIC  
Gwinnett County  
State of Georgia  
My Comm. Expires March 27, 2023

*Amanda L. Smith*  
\_\_\_\_\_  
Signature of Notary Public

*02-24-22*  
\_\_\_\_\_  
Date

Notary Seal

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2-28-2022

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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3/30/2022

Gwinnett County Planning Division  
Special Use Permit Application  
Last Updated 10/2021

SPECIAL USE PERMIT 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.

*Barry J. Hunter*

Signature of Property Owner

*02/24/2022*

Date

*Barry J. Hunter - owner*

Type or Print Name and Title

Amanda L. Smith  
NOTARY PUBLIC  
Gwinnett County  
State of Georgia  
My Comm. Expires March 27, 2023

*Amanda L. Smith*

Signature of Notary Public

*02-24-22*

Date

Notary Seal



RECEIVED

2-28-2022

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

RECEIVED

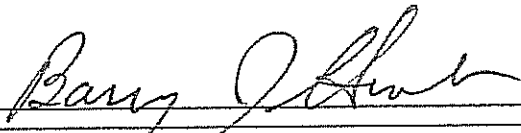
3/30/2022

Gwinnett County Planning Division  
Special Use Permit Application  
Last Updated 10/2021

**SPECIAL USE PERMIT IN A  
RESIDENTIAL DISTRICT**

(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.



Signature of Applicant

Barry J Hunter -owner

Type or Print Name

02-24-22

Date



Signature of Notary Public

02-24-22

Date

Amanda L. Smith  
NOTARY PUBLIC  
Gwinnett County  
State of Georgia  
My Comm. Expires March 27, 2023

Notary Seal

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Special Use Permit Application  
Last Updated 10/2021

**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

The undersigned below, making application for a Special Use Permit, 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.

Barry J. Hunter      02/24/22      Barry J Hunter - Owner  
SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

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

Amanda L. Smith      02-24-22  
SIGNATURE OF NOTARY PUBLIC      DATE

Amanda L. Smith  
NOTARY PUBLIC  
Gwinnett County  
State of Georgia  
My Comm. Expires March 27, 2023

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    Barry Hunter  
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.

