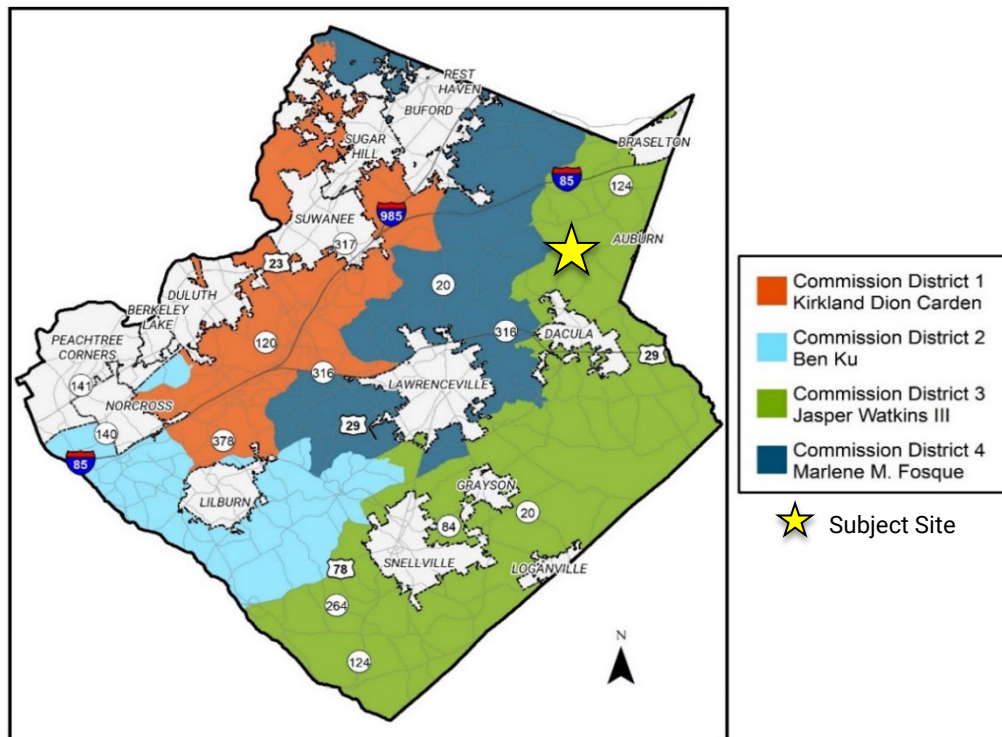




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZR2022-00017
Current Zoning: RA-200 (Agriculture-Residence District)
Overlay Zoning: Highway 124/324/Hamilton Mill Road Overlay District
Request: Rezoning to **TND** (Traditional Neighborhood Development District)
Additional Requests: Variance
Address: 1022 Auburn Road
Map Number: R2001 015
Site Area: 19.10 acres
Units: 74
Proposed Development: Traditional Neighborhood Development
Commission District: District 3 - Commissioner Watkins*
Character Area: Vibrant Communities and Emerging Suburban

Staff Recommendation: APPROVAL AS OSC WITH CONDITIONS



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

Planning Commission Advertised Public Hearing Date: 6/8/2022
Board of Commissioners Advertised Public Hearing Date: 6/28/2022

Applicant: Ridgeline Land Planning, Inc.
196 Belaire Court
Winder, GA 30680

Owner: Bernard A. McCallister
1022 Auburn Road
Dacula, GA 30019

Contact: Holt Persinger

Contact Phone: 678.618.2037

Zoning History

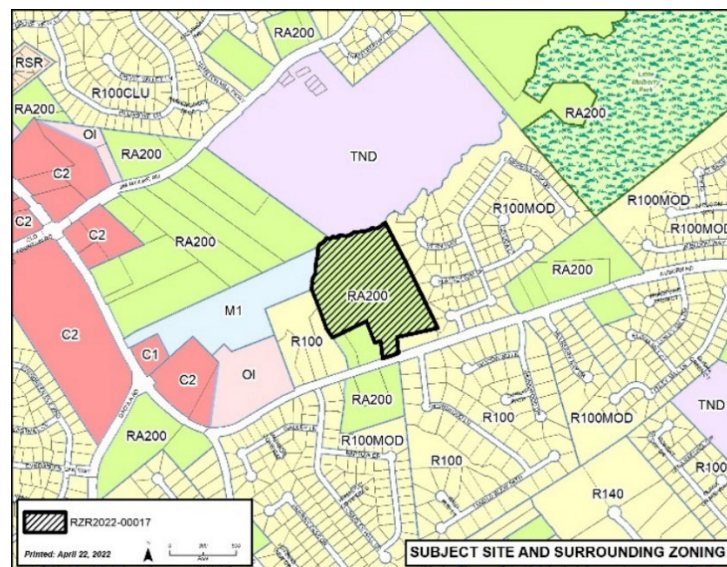
The subject property is zoned RA-200 (Agriculture-Residence District). No prior zoning requests are on record for this property.

Existing Site Condition

The subject site is a 19.10-acre parcel located on the north side of Auburn Road. The site is heavily wooded and contains a single-family residence and a shed. An area in the rear of the property is cleared of trees. The site is accessed via a driveway from Auburn Road. The property contains wetlands and streams along the northern and eastern property lines. The site slopes down approximately 88 feet from Auburn Road to the rear of the site towards the stream. A sidewalk on Auburn Road terminates at the existing driveway on the site. The nearest Gwinnett County Transit stop is located 8.20 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by detached single-family residences, located on large lots within single-family detached subdivisions and a traditional neighborhood development, which contains a mixture of uses. Commercial developments are concentrated along Auburn Road at its intersection with Dacula Road, including a church, grocery store, childcare center, offices, self-storage facility, and a restaurant. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Traditional Neighborhood Development	TND	3.87 units per acre
North	Traditional Neighborhood Development	TND	1.56 units per acre
East	Single-Family Residential	R-100MOD	2.10 units per acre
South	Single-Family Residential	RA-200	0.16 units per acre
West	Light Industrial	M-1	N/A
	Single-Family Residential	R-100	0.48 units per acre
	Single-Family Residential	RA-200	0.59 units per acre

Project Summary

The applicant requests rezoning of a 19.10-acre property zoned RA-200 to TND for a Traditional Neighborhood Development, including:

- A total of 74 units, yielding a net density of 3.87 units per acre.
- 27 townhouse lots, 40 small lots, and 7 medium lots.
- A minimum heated floor area of 1,800 square feet.
- Common area totaling 36.64% or 7 acres, no other amenities are indicated on the site plan.
- A 10-foot-wide landscape strip along Auburn Road.
- A 40-foot-wide undisturbed zoning buffer, with 5 feet structure setback, adjacent to RA-200 zoned properties.
- A 35-foot-wide undisturbed zoning buffer, with 5 feet structure setback, adjacent to R-100 zoned properties.
- A 30-foot-wide undisturbed zoning buffer, with 5 feet structure setback, adjacent to R-100MOD zoned properties.
- A total of 10 lots accessed via a 15-foot-wide alley located internally to the site. Remaining parcels accessed from a proposed internal street.
- Front facades of detached single-family homes constructed with a combination of brick and fiber cement siding and facades of townhouses constructed of brick.
- Internal streets with 4-foot-wide sidewalks on both sides.
- A stormwater management facility on the northeastern portion of the site.

Zoning and Development Standards

The applicant is requesting a rezoning to TND (Traditional Neighborhood Development District). The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	35'	YES
Front Yard Setback	Minimum 5-15'	5'	YES
Side Yard Setback	Minimum 5-15'	5'	YES
Rear Yard Setback	Minimum 20'	20'	YES
Off-Street Parking	Townhouses: Minimum: 81	108	YES
	Detached single-family homes: Minimum 94	188	YES

Standard	Required	Proposed	Meets Standard?
Zoning Buffer	30' adjacent to R-100MOD 35' adjacent to R-100 40' adjacent to RA-200	30 feet 35 feet 40 feet	YES YES YES
Density	8 units per acre	3.87 units per acre	YES
Common Area	20% or 3.82 acres	36.64% or 7 acres	YES
Housing Types/Lot Sizes	Medium Lots: 7,500 - 9,499 sq. ft. Small Lots: 5,000 - 7,499 sq. ft. Townhouses: 2,000 - 5,999 sq. ft.	Medium Lots: 7,500 - 9,499 sq. ft. Small Lots: 5,000 - 7,499 sq. ft. Townhouses: 2,000 - 4,999 sq. ft.	YES
Alleys	If a block contains a majority of lots less than 60 feet in width, individual lot access for that block shall be from an alley, not a street.	Alley access not provided for the block.	NO*

*The majority of lots in the proposed development are less than 60 feet in width. 10 out of 74 lots have access from the alley. If a block contains a majority of lots less than 60 feet in width, individual lot access for that block shall be from an alley, not a street. The applicant is requesting a variance from this requirement.

Variance Requests

In addition to the rezoning request, the applicant is seeking variances from the following provisions of Title II of the UDO:

- Section 210-80.10. Public Improvement Standards

A. If a block contains a majority of lots less than 60 feet in width, individual lot access for that block shall be from an alley, not a street.

The majority of lots in the proposed development are less than 60 feet in width. Only 10 out of 74 lots have access from the alley. If a block contains a majority of lots less than 60 feet in width, individual lot access for that block shall be from an alley, not a street. The applicant is requesting a variance to allow access to the lots from the internal streets.

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

Rezoning Request Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO:

A. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The surrounding area is characterized primarily by rural-residential uses on large lots and emerging single-family subdivisions, and traditional neighborhood development. To the south, across Auburn Road, are septic system served lots. To the north is a property recently approved for a TND development (RZR2016-00022). This property is approved for mixed-use development but, is less dense than the proposed development. To the west are single-family residences on large lots. The proposed lots are smaller and not compatible with the surrounding area. In addition, attached townhouses are not suitable for this location. Allowing the development of this site at the proposed density would not be suitable or consistent with the adjacent and nearby property. However, considering the presence of streams and wetlands on the property, an Open Space Conservation (OSC) zoning category would be more suitable for the property and would allow a density of development in line with the surrounding area.

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

The existing use and usability of adjacent or nearby properties would be negatively impacted by the zoning change. The applicant is proposing lots that are less than 60 feet in width in order to accommodate 74 lots yielding a density of 3.87. Allowing the construction of the development as proposed would allow an incompatible land use and would adversely affect the existing use or usability of adjacent and nearby property. However, OSC zoning that allows a maximum density of 2.5 units per acre would be more compatible with the density of the the adjacent Dacula Bluff subdivision which was developed at 2.10 units per acre.

C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.

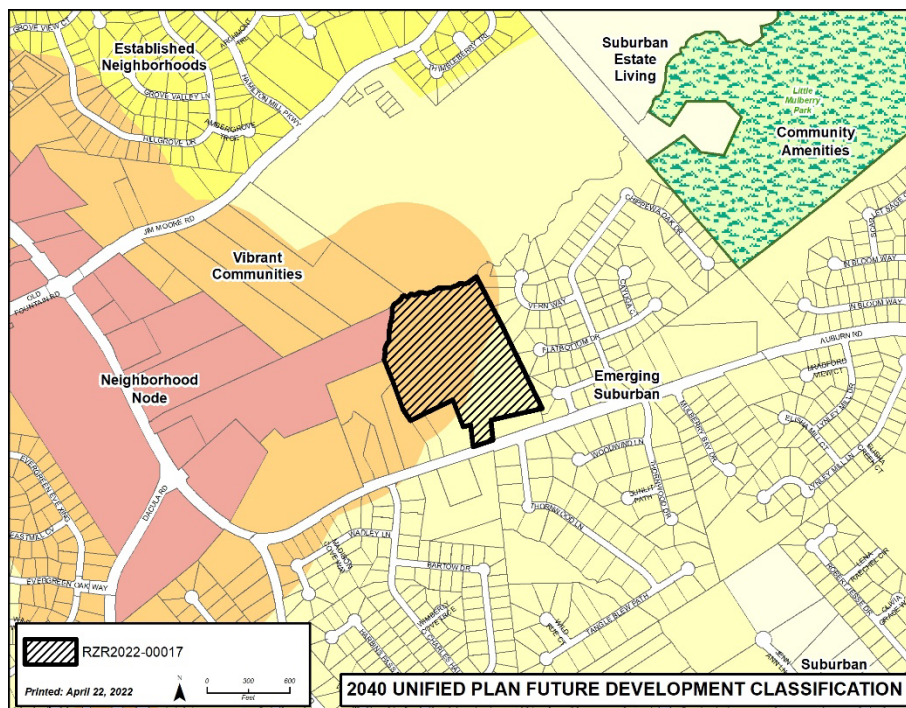
The property has a reasonable economic use as currently zoned.

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.

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. Impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning request is attached (Exhibit E).

E. Whether the proposed rezoning 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 and Vibrant Communities Character Area. Emerging Suburban designation is for areas that are currently mainly residential but have not yet matured into established communities due to relatively large amounts of remaining undeveloped land. These areas generally rely on nearby activity centers to provide goods and services, such as The Exchange at Gwinnett and the Mall of Georgia. Vibrant Communities may contain a mix of housing types, including small-lot single family housing, multifamily housing, townhouses, and senior housing. Although mixed residential developments such as the one proposed are encouraged by the Vibrant Communities Character Area, the proposed layout and housing types are incompatible with the single-family detached homes in 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.

The surrounding area is predominantly characterized by rural residential and emerging single-family detached subdivisions. The proposed development is denser than the adjacent TND and single-family subdivisions that have been approved in the area. The development would be inconsistent in size and scale relative to surrounding uses and therefore gives supporting grounds for disapproval of the proposed rezoning. However, OSC zoning would be consistent as it would allow a density that is more comparable with the surrounding area. Also, the intent of the OSC district is to encourage the development of residential communities that preserve and protect natural and environmental resources while providing safe, walkable neighborhoods and communities that include value-added amenities such as conservation space and recreational

opportunities. Therefore, considering the amount of natural resources on the property, staff recommends rezoning the property to OSC district.

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

The majority of lots in the proposed development are less than 60 feet in width. 10 out of 74 lots have access from an alley. Per UDO, if a block contains a majority of lots less than 60 feet in width, individual lot access for that block shall be from an alley, not a street. The applicant is requesting a variance to allow access to these lots from the internal streets. The requested variance to allow access from streets for narrow lots would be a detriment to the residents of the development and would have negative impacts on proposed streets, parking, and traffic flow within the development. The applicant has not presented any hardship that would justify the requested variance. The smaller lot size is not a result of natural hardship. Therefore, the requested variance does not meet the criteria outlined in Section 270-100.7 of the Unified Development Ordinance.

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 AS OSC WITH CONDITIONS** of the rezoning request.

Staff recommends **DENIAL** of the following variance:

1. Section 210-80.10. If a block contains a majority of lots less than 60 feet in width, individual lot access for that block shall be from an alley, not a street.

Staff Recommended Conditions:

Approval as OSC (Open Space Conservation District) for a single-family detached neighborhood, subject to the following condition:

1. Development shall be limited to single-family detached homes and accessory structures and uses at a maximum net density of 2.5 units per acre.
2. The minimum heated floor area per dwelling unit shall be 1,400 square feet.
3. The applicant shall submit a master design standard document for the project that includes at a minimum, architectural elements, site features, and amenities plan. This document shall be subject to the review and approval by the Planning and Development Director prior to the issuance of a development permit.
4. A mandatory homeowners association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping.
5. The Auburn Road frontage as well the subdivision entrance shall be landscaped by the developer and maintained by the homeowners association. Entrances shall include a decorative masonry entrance feature. Landscape and entrance features plans shall be subject to review and approval by the Director of Planning and Development.

6. Homes shall be constructed primarily of brick or stone on front facades, with accents of fiber cement siding or shake.
7. All units shall have at least a double-car garage.
8. All grassed areas shall be sodded.
9. Stormwater BMP facilities shall be screened from view of adjoining properties and rights of way by decorative fencing or landscaping that is in compliance with Gwinnett County Stormwater Management Manual.
10. Natural vegetation shall remain on the property until the issuance of a development permit.

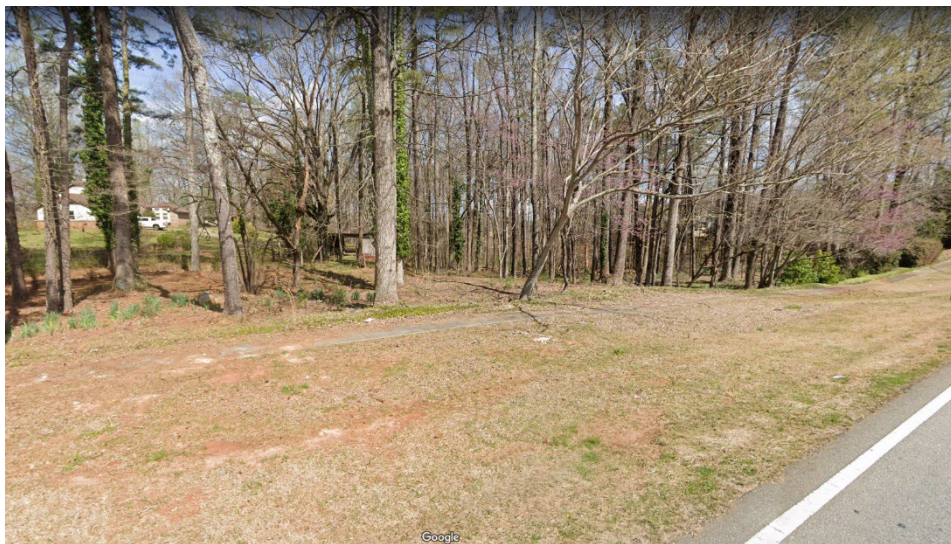
Exhibits:

- 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. Maps

Exhibit A: Site Visit Photos



View of the site from Auburn Road



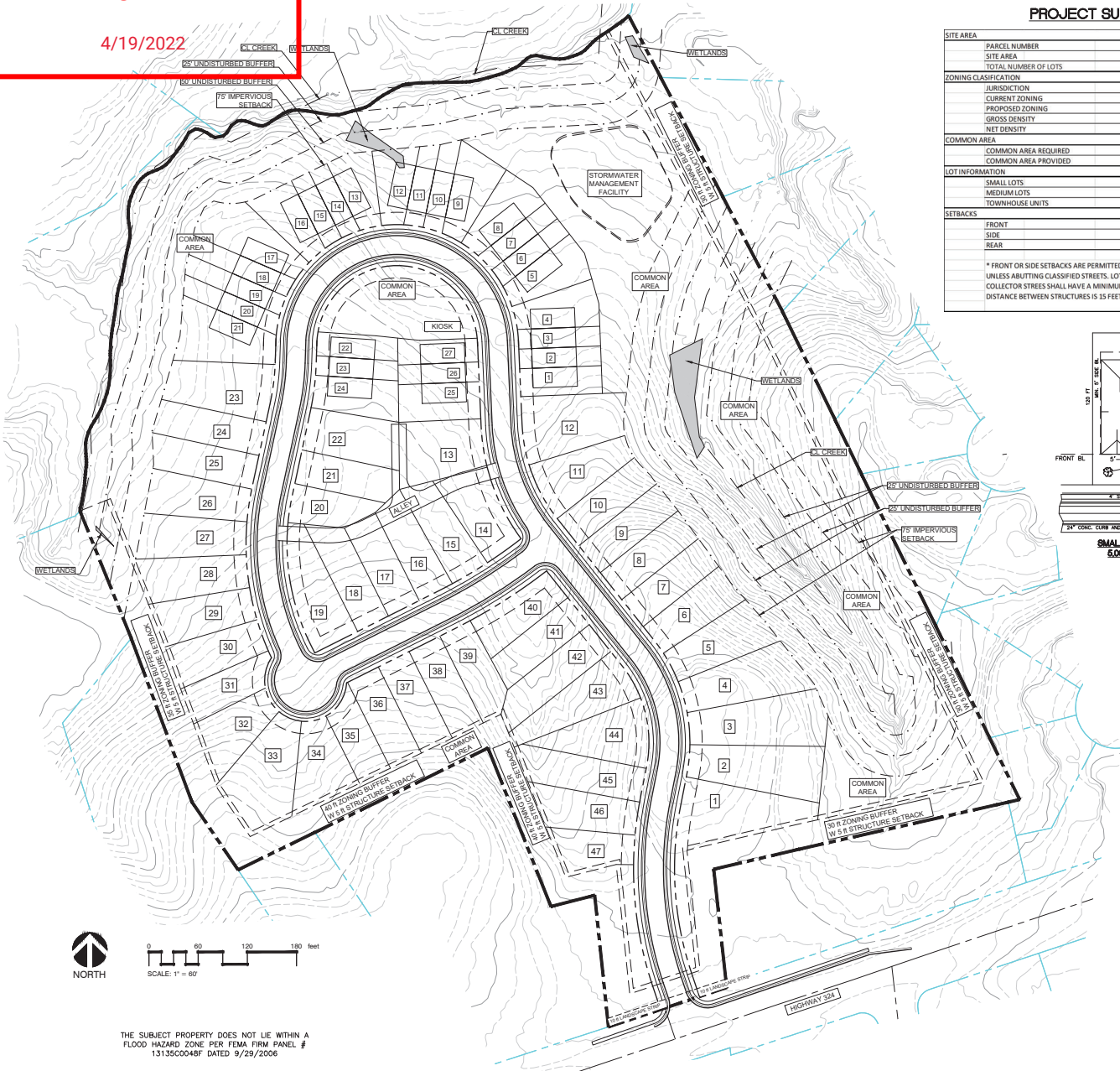
View of the site and walkway along the property frontage

Exhibit B: Site Plan

[attached]

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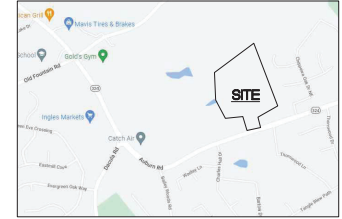
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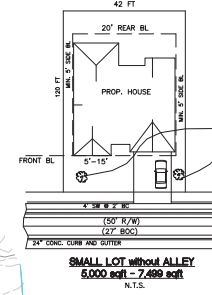
PROJECT SUMMARY

SITE AREA	
PARCEL NUMBER	R2001 015
SITE AREA	19.10 ACRES
TOTAL NUMBER OF LOTS	74
ZONING CLASSIFICATION	
JURISDICTION	WINNETT COUNTY
CURRENT ZONING	RA200
PROPOSED ZONING	TND
GROSS DENSITY	3.87 UNITS PER ACRE
NET DENSITY	3.87 UNITS PER ACRE
COMMON AREA	
COMMON AREA REQUIRED	MIN. 20% = 3.82 ACRES
COMMON AREA PROVIDED	36.64% = 7 ACRES
LOT INFORMATION	
SMALL LOTS	(3,000 SF - 7,499 SF) 40 LOTS
MEDIUM LOTS	(7,500 SF - 9,499 SF) 7 LOTS
TOWNHOUSE UNITS	27 UNITS
SETBACKS	
FRONT	+5 FT - 15 FT
SIDE	+5 FT - 15 FT
REAR	20 FT

* FRONT OR SIDE SETBACKS ARE PERMITTED WITHIN THE RANGE OF 5-15 FEET, UNLESS ADJUTING CLASSIFIED STREETS. LOTS ADJUTING CLASSIFIED ARTERIAL OR COLLECTOR STREETS SHALL HAVE A MINIMUM SETBACK OF 20 FEET. MINIMUM DISTANCE BETWEEN STRUCTURES IS 15 FEET.

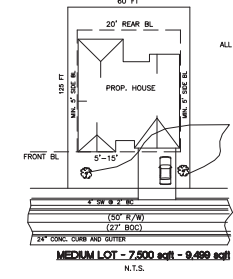
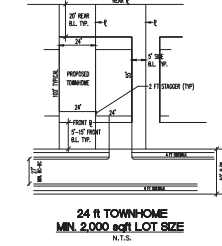
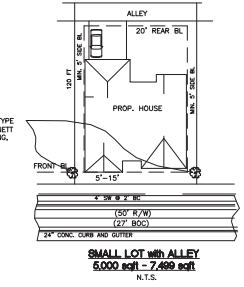


LOCATION MAP
NTS



ALL GRASSED AREAS TO BE SOODED

3" TREES SHALL BE CANOPY TYPE LISTED IN APPENDIX "A" WINNETT COUNTY BUFFER, LANDSCAPING, AND TREE ORDINANCE (NO EVERGREEN TREES)





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AUBURN GLEN

WINNETT COUNTY, GEORGIA
SUBJECT PROPERTY AND LOT
PARCEL #2001 015

RIDGELINE LAND PLANNING, INC.
1196 BELLAIR COUNTRY WOODS, GA 30108
TEL: 770.888.8888 FAX: 770.888.8889

ZONING PLAN

SHEET TITLE

DATE: 4/16/2022
NO: 1
DESCRIPTION: ADDRESS: COUNTY: DATE: 4/19/2022

DATE: 4/16/2022
JOB NUMBER: C 10

Exhibit C: Building Elevations

[attached]

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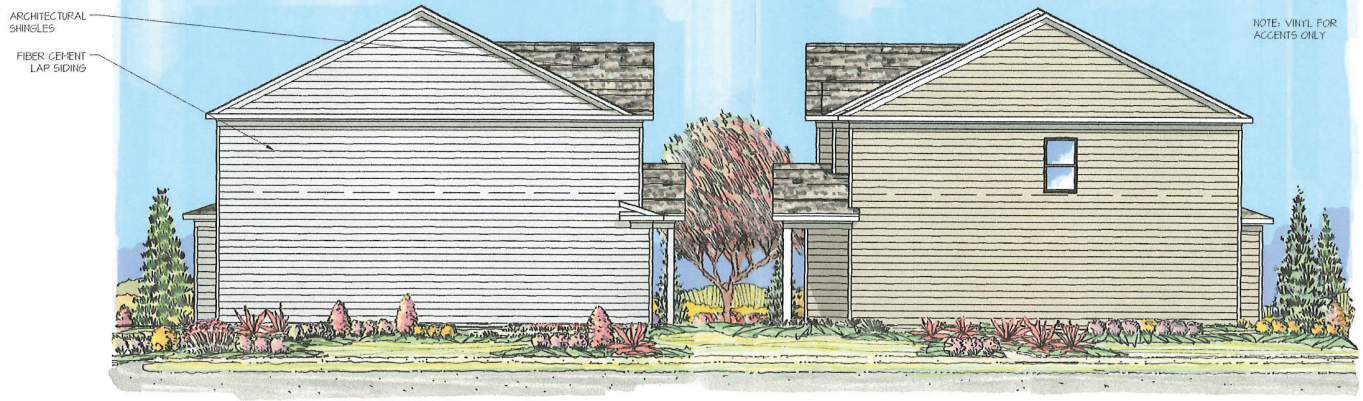
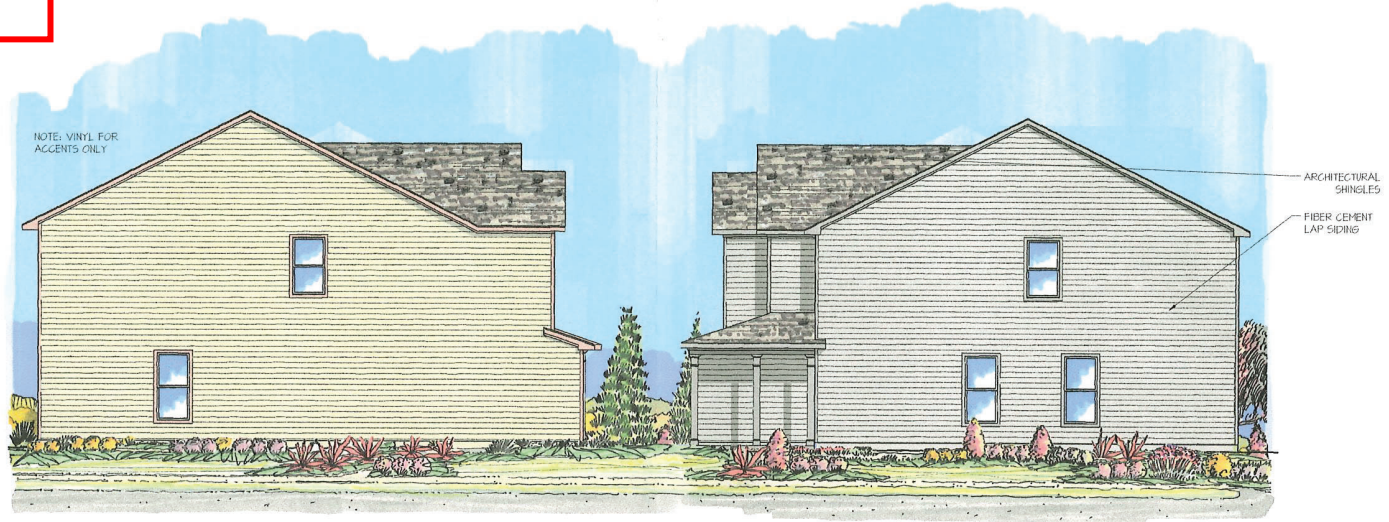
Auburn Glen

Small Lots



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4/19/2022



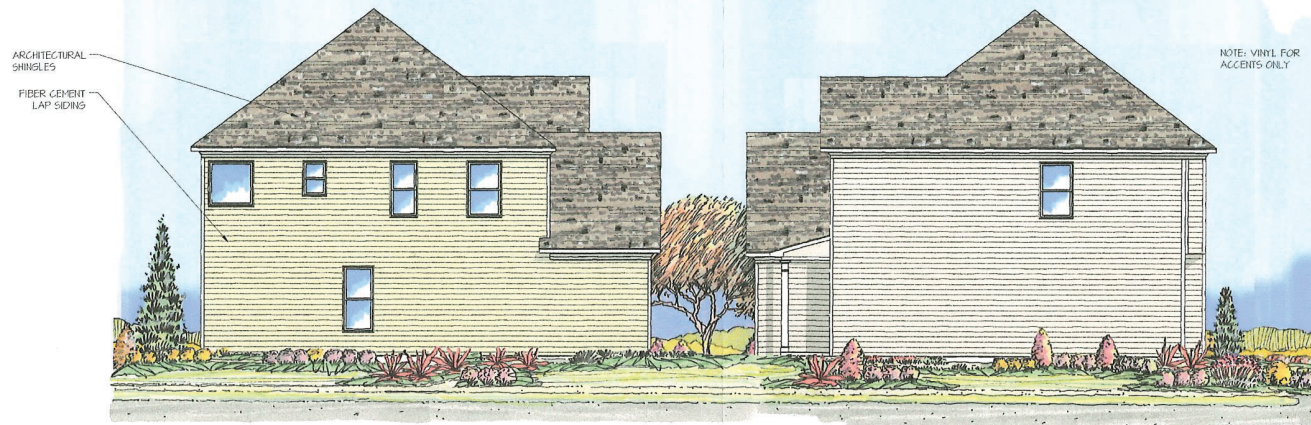
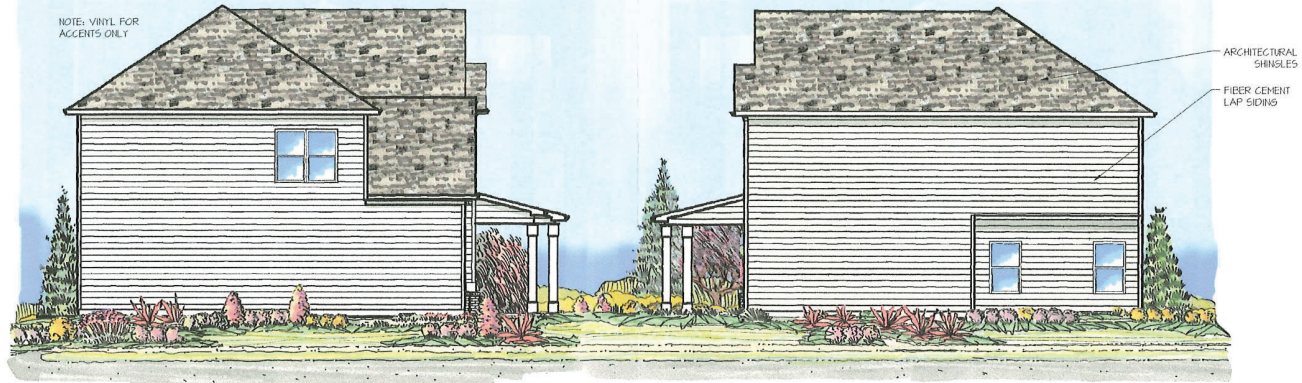
Auburn Glen

Small Lots



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4/19/2022



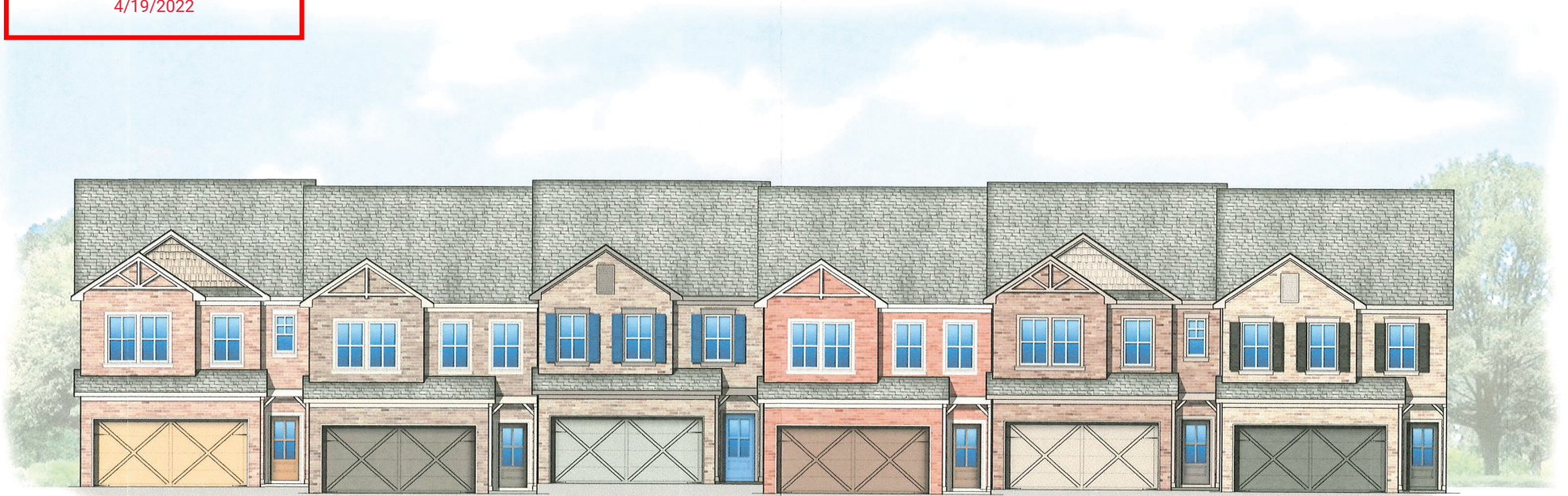
Auburn Glen

Mid-size Lots



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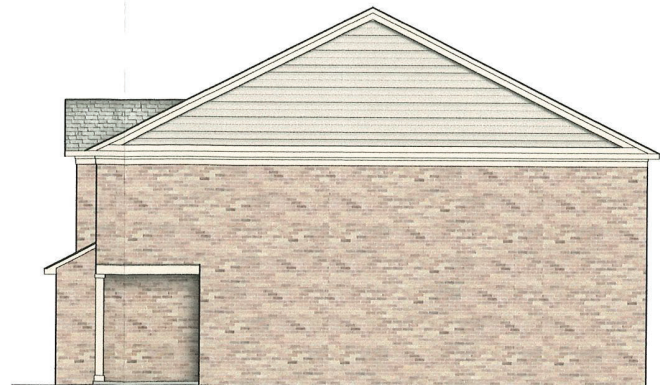
4/19/2022



JEFFERSON 'E'
FULL BRICK



JEFFERSON 'B'
REAR ELEVATION
WATER TABLE



JEFFERSON 'E'
RIGHT ELEVATION
FULL BRICK

**AUBURN GLEN
TOWN HOMES
(6-Unit Group)**

Sample Elevations

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

[attached]

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REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

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

yes

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

no

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

no

- (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:

There will not be an excessive burden

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

the proposed rezoning is in conformity with the Vibrant Communities Character 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:

growth along the hwy 324 corridor supports the proposed rezoning request

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4/19/2022



Gwinnett County Planning and Development
446 W Crogan Street
Suite 150
Lawrenceville, GA 30046

revised April 19, 2022

RE: Auburn Glen zoning application (TP# R2001 015)1022 Auburn Road Dacula

To Whom It May Concern:

Ridgeline Land Planning, Inc. is requesting to rezone 19.10 acres located at 1022 Auburn Road in Dacula from RA200 to TND. The adjacent property zonings are as follows; to the north TND, to the East R100MOD, to the South R100 and RA 200, and to the West by R100 and M1. The proposed rezoning is to allow development of a 74-unit community consisting of 40 small lots, 7 medium lots, and 27 townhomes. The proposed net density is 3.87 units per acre. The proposed density is well below the 8 units per acre maximum allowed in the TND district. The minimum heated floor area proposed for Townhomes is 1,800 square feet. The minimum heated floor area proposed for detached dwellings is 1,800 square feet. The community will boast 7 acres of common area including a centralized community lawn toward the northern portion of the subject property.

The proposed community lies within the Vibrant Communities Character Area of the 2040 Unified Plan which is intended to serve as a transition between neighborhood nodes and mixed-use activity centers surrounding established single family residential areas. Potential development types for the Vibrant Communities Character Area include single-family residential, mixed residential, townhomes, and apartments. The application to rezone the property at 1022 Auburn Road Dacula conforms to the 2040 Unified Plan and provides 3 different lots sizes per the TND ordinance. The applicant is requesting a waiver from the alley requirement on the exterior lots due to topography constraints and the presence of 2 streams along the Eastern and Western boundaries. The waiver will aid in reducing impervious surface areas near the streams increasing water quality for the site.

The applicant and stakeholders respectfully request approval of this application and welcome the opportunity to meet with Gwinnett County Planning and Development staff, Planning Commission, and Board of Commissioners to discuss any questions or concerns regarding the application.

Constitutional Objections

Facially and as applied to the Property, the specific portions of the Gwinnett County Comprehensive Plan and zoning ordinance which restrict the Property to any zoning classification,

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4/19/2022
conditions, uses, or to any development other than those proposed by the Applicant are unconstitutional because they would abolish or damage the Applicant's property rights without paying adequate, fair, and just compensation for such rights, in violation of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the United States Constitution.

Facially and as applied to the Property, the application of Gwinnett County ordinances or Comprehensive Plan which restrict the Property to any zoning classification, conditions, uses, or to any development other than that proposed by the Applicant is unconstitutional, illegal, null, and void, constituting a taking and/or damaging of Applicant's Property by denying the Applicant all economically viable use of its land while not substantially advancing legitimate state interests in violation of the United States Constitution's Just Compensation Clause of the Fifth Amendment and the Equal Protection and Due Process Clauses of the Fourteenth Amendment and the Constitution of the State of Georgia of 1983.

A denial of this application would be an arbitrary and capricious act by Gwinnett County without any rational basis, thus constituting an abuse of discretion in violation of the Constitution of the State of Georgia of 1983 and Due Process Clauses of the Fourteenth Amendment to the United States Constitution.

A refusal by Gwinnett County to approve this application for the Property would be unconstitutional and discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and owners of similarly situated property in violation of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the United States Constitution.

Opponents to the request set forth in the Application, or in any amendments to the Application, have waived their rights to appeal any decision of Gwinnett County Board of Commissioners because they lack standing, have failed to exhaust administrative remedies, and/or because they failed to assert any legal or constitutional objections.

Respectfully,

Ridgeline Land Planning, Inc.



Holt Persinger, RLA

Exhibit E: Internal and External Agency Review Comments

[attached]

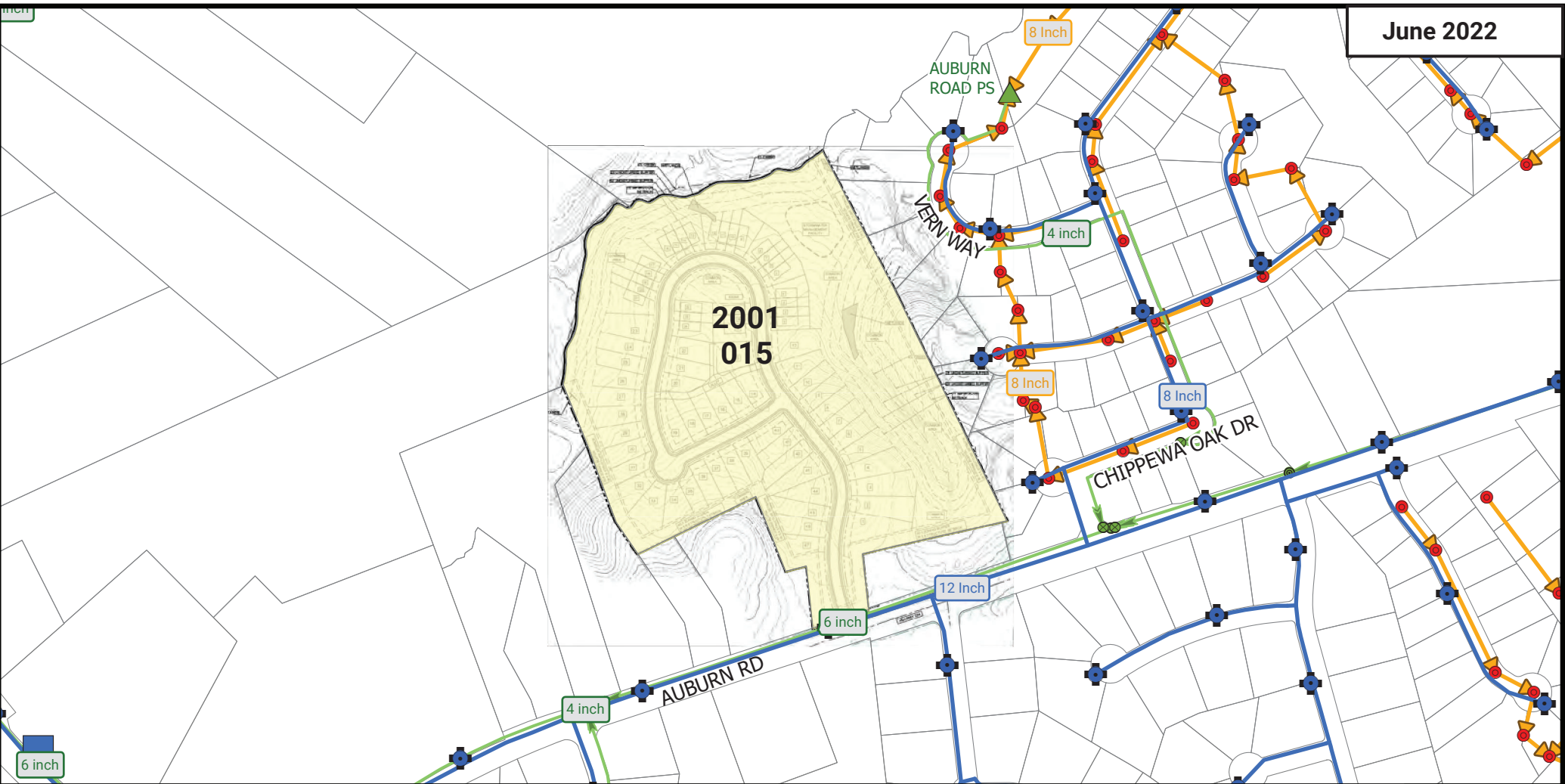


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		Wednesday, May 18, 2022		
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.Pappas@gwinnettcounty.com		
Case Number:		RZR2022-00017		
Case Address:		1022 Hwy 324		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The development may connect to an existing 12-inch water main located on the north right-of-way of Auburn Road.			
2	Sewer: A Sewer Capacity Certification is required to confirm capacity.			
3	Sewer: Pending available sewer capacity, the development may be able to connect to an existing 8-inch sanitary sewer main located approximately 200 feet east in the right-of-way of Vern Way.			
4	Sewer: A sewer easement appears to be provided by Old Dacula Bluff S/D, but needs to be verified.			
5	Sewer: Upsizing of the Auburn Road Pump Station may be required.			
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
6				
7				

Note: Attach additional pages, if needed

Revised 7/26/2021

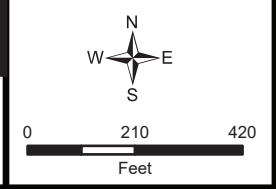


2001
015

LEGEND

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

RZR2022-00017
R-200 to TND
Water & Sewer
Utility Map



LOCATION



Water Comments: The development may connect to an existing 12-inch water main located on the north right-of-way of Auburn Road.

Sewer Comments: A Sewer Capacity Certification is required to confirm capacity. Pending available sewer capacity, the development may be able to connect to an existing 8-inch sanitary sewer main located approximately 200 feet east in the right-of-way of Vern Way. A sewer easement appears to be provided by Old Dacula Bluff S/D, but needs to be verified. Upsizing of the Auburn Road Pump Station may be required.

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.

SA



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

TRC Meeting Date:		5.18.22	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		RZR2022-00017	
Case Address:		1022 Auburn Road (SR 324)	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Auburn Road (SR 324) is a minor arterial. ADT = 8,580.		
2	8.2 miles to the nearest transit facility (#2334754) located at the SR 20/Buford Park and Ride.		
3	Georgia Department of Transportation Driveway permit required. The Georgia DOT (GDOT) must provide approval prior to Gwinnett DOT (GCDOT) approval.		
4	Traffic calming measures for new local streets are required to encourage 25MPH vehicle operating speeds. Max length of the roadway between speed control points is 500 feet.		
5	On-street parking required as part of TND rezoning. On-street parking facilities shall not be located in a horizontal curve.		
6	Mail kiosk shall be relocated away from the horizontal curve.		
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

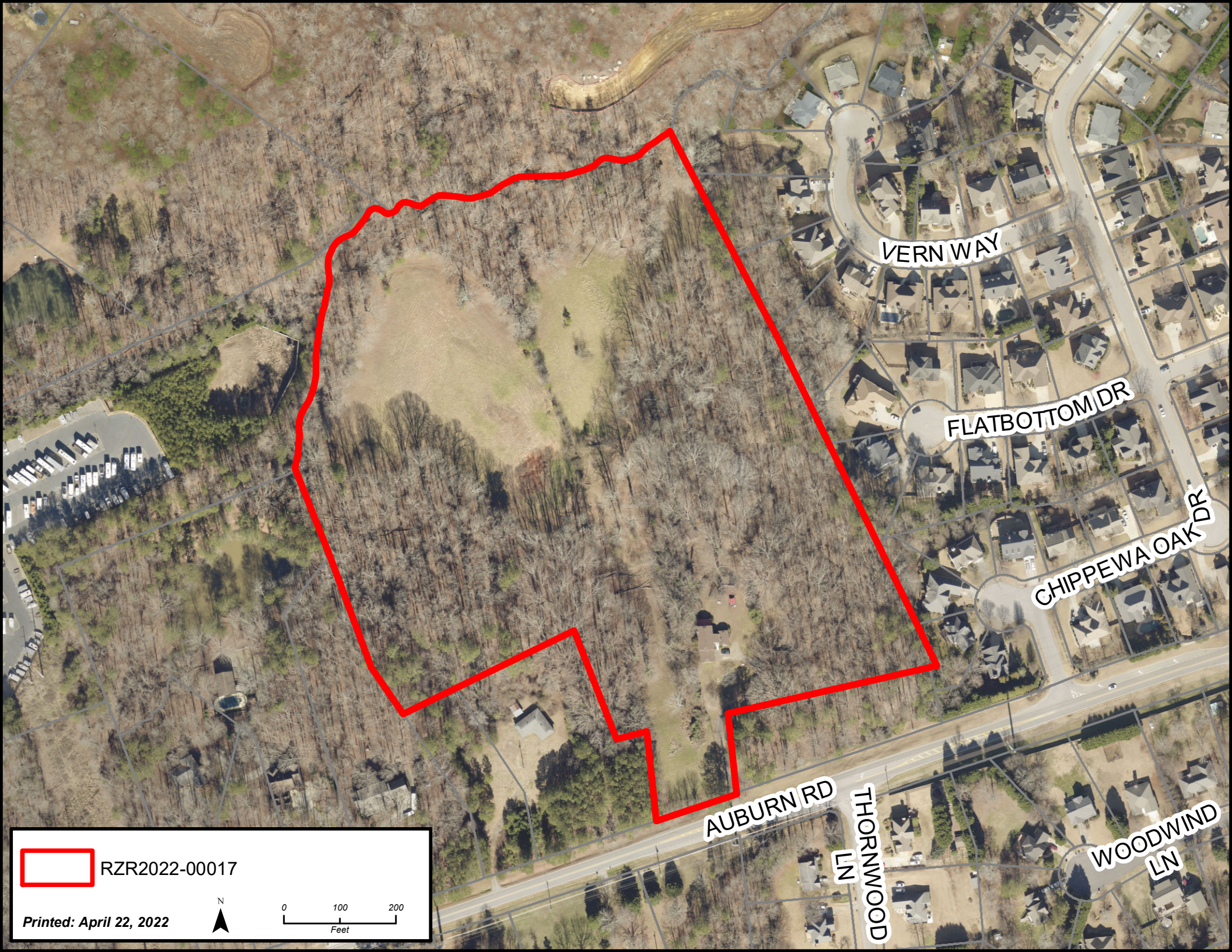
Revised 7/26/2021

Residential Rezoning Impact on Local Schools
Prepared for Gwinnett County BOC, June, 2022

											Proposed Zoning
	School	2022-23			2023-24			2024-25			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
CIC2022-00016	Parkview HS	3,208	2,900	308	3,240	2,900	340	3,224	2,900	324	25
	Trickum MS	2,160	1,775	385	2,182	1,775	407	2,170	1,775	395	18
	Mountain Park ES	618	450	168	609	450	159	621	450	171	32
RZM2022-00019	South Gwinnett HS	2,735	2,750	-15	2,790	2,750	40	2,832	2,750	82	5
	Snellville MS	913	1,625	-712	922	1,625	-703	931	1,625	-694	4
	Norton ES	946	1,300	-354	955	1,300	-345	965	1,300	-335	6
RZM2022-00021	Collins Hill HS	2,730	2,625	105	2,773	2,625	148	2,800	2,625	175	29
	Creekland MS	1,911	2,100	-189	1,892	2,100	-208	1,915	2,100	-185	21
	Walnut Grove ES	789	1,200	-411	801	1,200	-399	813	1,200	-387	38
RZM2022-00022 & RZM2022-00023	Peachtree Ridge HS	3,262	3,050	212	3,295	3,050	245	3,271	3,050	221	16
	Northbrook MS	882	1,025	-143	870	1,025	-155	879	1,025	-146	12
	Jackson ES	1,426	1,475	-49	1,440	1,475	-35	1,455	1,475	-20	21
RZR2022-00011	Mill Creek HS	2,915	2,800	115	2,633	2,800	-167	2,596	2,800	-204	2
	Osborne MS	1,658	1,575	83	1,646	1,575	71	1,671	1,575	96	1
	Duncan Creek ES	1,319	1,300	19	1,345	1,300	45	1,372	1,300	72	2
RZR2022-00014	South Gwinnett HS	2,735	2,750	-15	2,790	2,750	40	2,832	2,750	82	20
	Grace Snell MS	1,262	1,200	62	1,281	1,200	81	1,300	1,200	100	14
	Rosebud ES	959	1,200	-241	968	1,200	-232	983	1,200	-217	26
RZR2022-00016	Berkmar HS	3,034	2,925	109	3,140	2,925	215	3,234	2,925	309	5
	Berkmar MS	1,135	1,100	35	1,122	1,100	22	1,097	1,100	-3	4
	Hopkins ES	1,064	1,500	-436	1,047	1,500	-453	1,035	1,500	-465	7
RZR2022-00017	Dacula HS	2,565	2,550	15	2,670	2,550	120	2,748	2,550	198	21
	Dacula MS	1,852	1,900	-48	1,906	1,900	6	1,962	1,900	62	15
	Mulberry ES	750	975	-225	773	975	-202	796	975	-179	27
RZR2022-00018	South Gwinnett HS	2,735	2,750	-15	2,790	2,750	40	2,832	2,750	82	13
	Snellville MS	913	1,625	-712	922	1,625	-703	931	1,625	-694	10
	Norton ES	946	1,300	-354	955	1,300	-345	965	1,300	-335	18

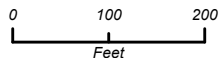
Exhibit F: Maps

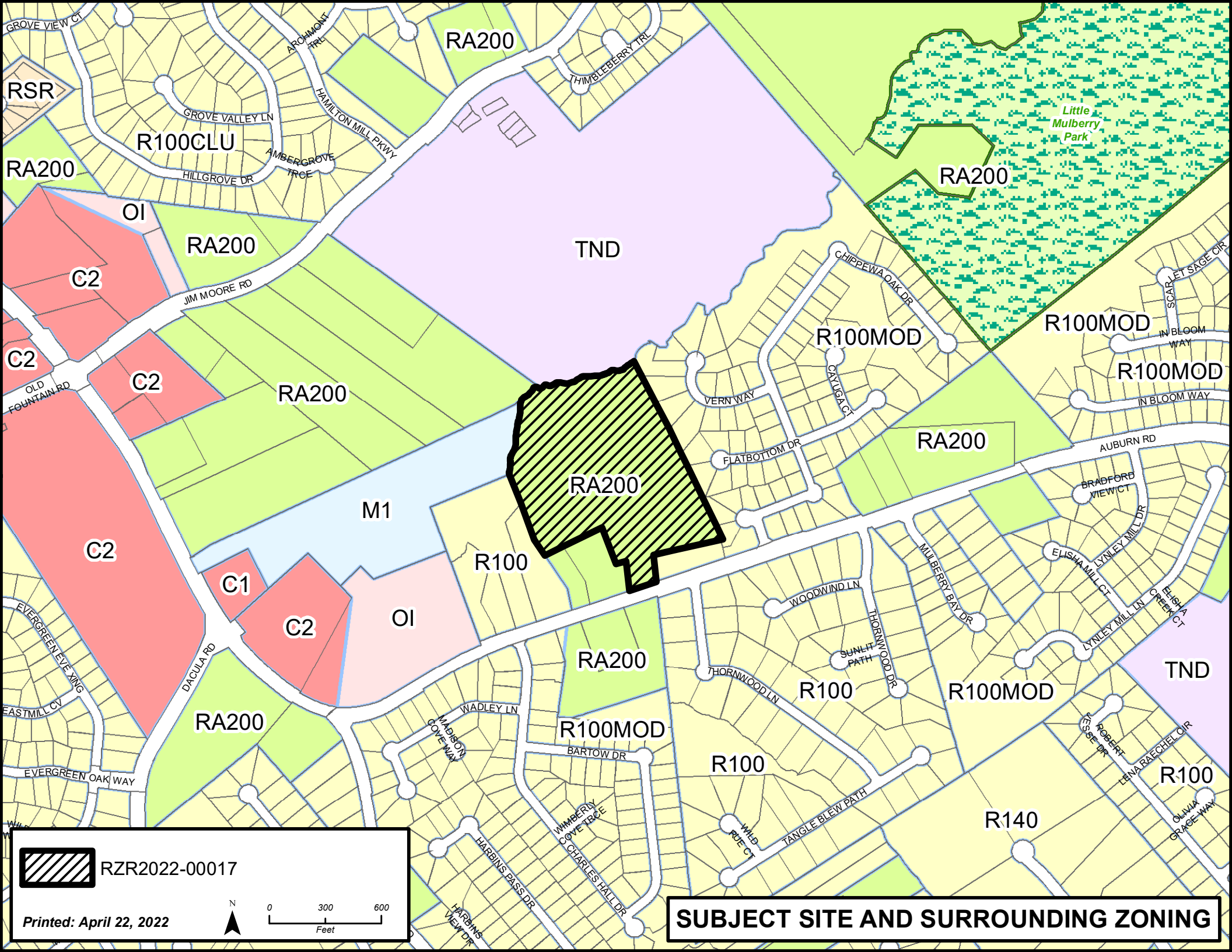
[attached]



RZR2022-00017

Printed: April 22, 2022





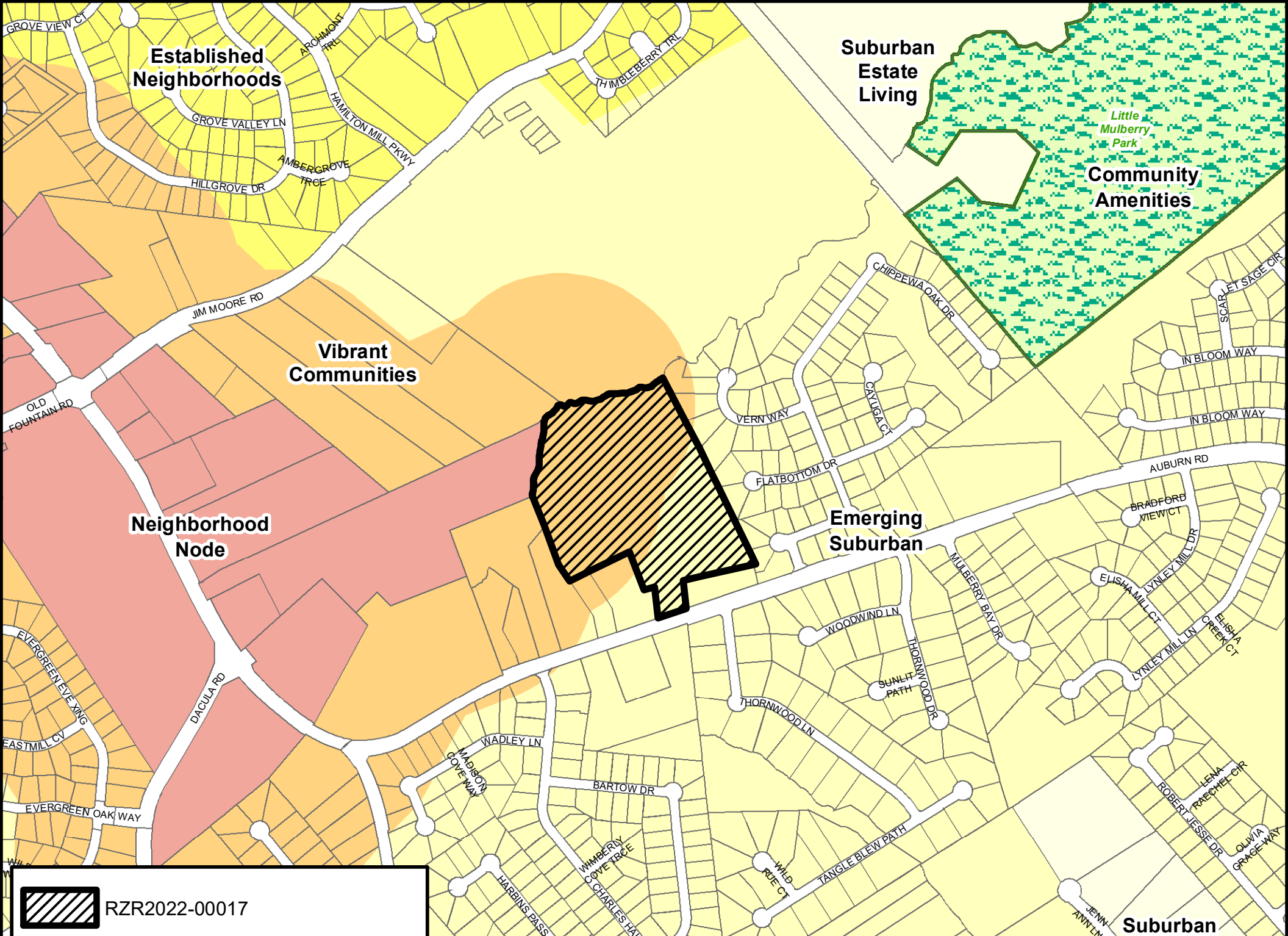
 RZR2022-00017


Printed: April 22, 2022

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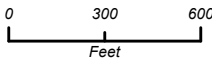
0 300 600
Feet

SUBJECT SITE AND SURROUNDING ZONING



 RZR2022-00017

Printed: April 22, 2022

2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

RECEIVED

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Ridgeline Land Planning, Inc.</u>	NAME: <u>Bernard A. McCallister</u>
ADDRESS: <u>196 Belaire Court</u>	ADDRESS: <u>1022 Auburn Road</u>
CITY: <u>Winder</u>	CITY: <u>Dacula</u>
STATE: <u>GA</u> ZIP: <u>30680</u>	STATE: <u>GA</u> ZIP: <u>30019</u>
PHONE: <u>678-618-2037</u>	PHONE: <u>678-938-1329</u>
EMAIL: <u>holt@ridgelineplanning.com</u>	EMAIL: <u>mikebam1022@aol.com</u>

CONTACT PERSON: Holt Persinger PHONE: 678-618-2037
CONTACT'S E-MAIL: holt@ridgelineplanning.com

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER'S agent

PRESENT ZONING DISTRICTS(S): RA-200 REQUESTED ZONING DISTRICT: TND
PARCEL NUMBER(S): R2001 015 ACREAGE: 19.10
ADDRESS OF PROPERTY: 1022 Hwy 324
PROPOSED DEVELOPMENT: single family attached and detached community

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>74</u>	No. of Buildings/Lots: <u>NA</u>
Dwelling Unit Size (Sq. Ft.): <u>min. 1,800 sqft</u>	Total Building Sq. Ft. <u>NA</u>
Gross Density: <u>3.87 units per acre</u>	Density: <u>NA</u>
Net Density: <u>3.87 units per acre</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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4/19/2022

REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

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

yes

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

no

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

no

- (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:

There will not be an excessive burden

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

the proposed rezoning is in conformity with the Vibrant Communities Character 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:

growth along the hwy 324 corridor supports the proposed rezoning request

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4/19/2022



Gwinnett County Planning and Development
446 W Crogan Street
Suite 150
Lawrenceville, GA 30046

revised April 19, 2022

RE: Auburn Glen zoning application (TP# R2001 015)1022 Auburn Road Dacula

To Whom It May Concern:

Ridgeline Land Planning, Inc. is requesting to rezone 19.10 acres located at 1022 Auburn Road in Dacula from RA200 to TND. The adjacent property zonings are as follows; to the north TND, to the East R100MOD, to the South R100 and RA 200, and to the West by R100 and M1. The proposed rezoning is to allow development of a 74-unit community consisting of 40 small lots, 7 medium lots, and 27 townhomes. The proposed net density is 3.87 units per acre. The proposed density is well below the 8 units per acre maximum allowed in the TND district. The minimum heated floor area proposed for Townhomes is 1,800 square feet. The minimum heated floor area proposed for detached dwellings is 1,800 square feet. The community will boast 7 acres of common area including a centralized community lawn toward the northern portion of the subject property.

The proposed community lies within the Vibrant Communities Character Area of the 2040 Unified Plan which is intended to serve as a transition between neighborhood nodes and mixed-use activity centers surrounding established single family residential areas. Potential development types for the Vibrant Communities Character Area include single-family residential, mixed residential, townhomes, and apartments. The application to rezone the property at 1022 Auburn Road Dacula conforms to the 2040 Unified Plan and provides 3 different lots sizes per the TND ordinance. The applicant is requesting a waiver from the alley requirement on the exterior lots due to topography constraints and the presence of 2 streams along the Eastern and Western boundaries. The waiver will aid in reducing impervious surface areas near the streams increasing water quality for the site.

The applicant and stakeholders respectfully request approval of this application and welcome the opportunity to meet with Gwinnett County Planning and Development staff, Planning Commission, and Board of Commissioners to discuss any questions or concerns regarding the application.

Constitutional Objections

Facially and as applied to the Property, the specific portions of the Gwinnett County Comprehensive Plan and zoning ordinance which restrict the Property to any zoning classification,

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4/19/2022
conditions, uses, or to any development other than those proposed by the Applicant are unconstitutional because they would abolish or damage the Applicant's property rights without paying adequate, fair, and just compensation for such rights, in violation of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the United States Constitution.

Facially and as applied to the Property, the application of Gwinnett County ordinances or Comprehensive Plan which restrict the Property to any zoning classification, conditions, uses, or to any development other than that proposed by the Applicant is unconstitutional, illegal, null, and void, constituting a taking and/or damaging of Applicant's Property by denying the Applicant all economically viable use of its land while not substantially advancing legitimate state interests in violation of the United States Constitution's Just Compensation Clause of the Fifth Amendment and the Equal Protection and Due Process Clauses of the Fourteenth Amendment and the Constitution of the State of Georgia of 1983.

A denial of this application would be an arbitrary and capricious act by Gwinnett County without any rational basis, thus constituting an abuse of discretion in violation of the Constitution of the State of Georgia of 1983 and Due Process Clauses of the Fourteenth Amendment to the United States Constitution.

A refusal by Gwinnett County to approve this application for the Property would be unconstitutional and discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and owners of similarly situated property in violation of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the United States Constitution.

Opponents to the request set forth in the Application, or in any amendments to the Application, have waived their rights to appeal any decision of Gwinnett County Board of Commissioners because they lack standing, have failed to exhaust administrative remedies, and/or because they failed to assert any legal or constitutional objections.

Respectfully,

Ridgeline Land Planning, Inc.



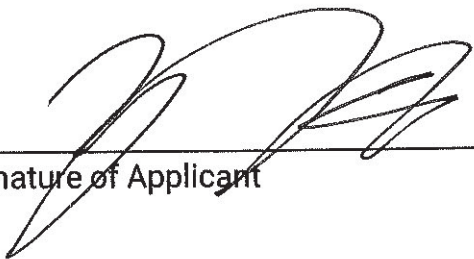
Holt Persinger, RLA

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4/19/2022

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

4/6/2022

Date

Holt Persinger - manager

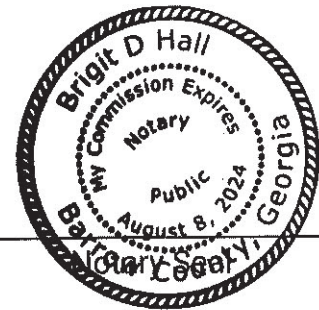
Type or Print Name and Title



Signature of Notary Public

4/6/22

Date



RECEIVED

4/19/2022

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.

Bernard A. McCallister
Signature of Property Owner

4/5/2022
Date

Bernard A. McCallister / owner
Type or Print Name and Title

[Signature]
Signature of Notary Public

4.5.22
Date

CASEY LYNN JUDY
Notary Public - State of Georgia
Walton County
My Commission Expires Jul 27, 2024

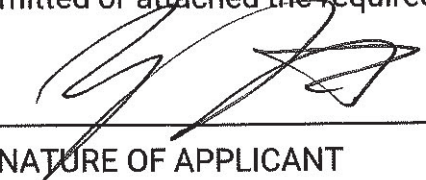
Notary Seal

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4/19/2022

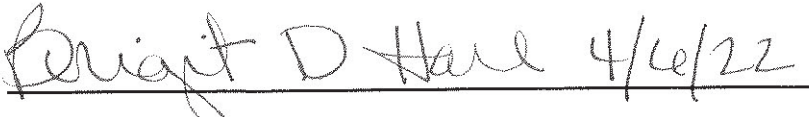
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

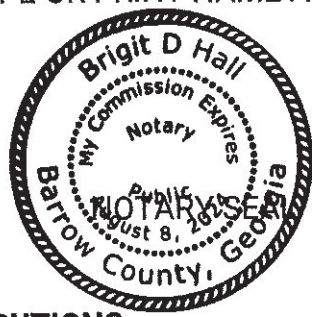
 4/6/2022 Holt Persinger - Manager

SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 4/6/22

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 Holt Persinger

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

4/19/2022

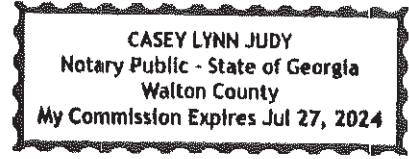
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Bernard A. McCallister 4/5/2022 Bernard A. McCallister / owner
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 4.5.22



SIGNATURE OF NOTARY PUBLIC 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 Bernard A. McCallister BAMC
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

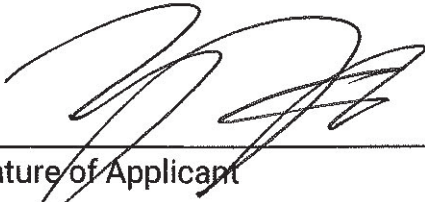
4/19/2022

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: 2 - 1 - 015
(Map Reference Number) District Land Lot Parcel



4/6/2022

Signature of Applicant

Date

Holt Persinger- Manager

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)

Chris Nelson

NAME

Senior Tax Services Associate

TITLE

April 7, 2022

DATE

PARCEL ID	TAX YEAR	OWNER OF RECORD
R2001 015	2021	MCCALLISTER BERNARD A ETAL
DISTRICT		PROPERTY LOCATION & DESCRIPTION
COUNTY Unincorporated		1022 HWY 324 AUBURN RD

FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE.
If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.

APPRAISAL DETAIL		YOUR EXEMPTION & CREDIT SAVINGS	
LAND VALUE:	363,400	GWINNETT HOMESTEAD:	\$2,063.70
BUILDING VALUE:	204,600	VALUE OFFSET EXEMPTION:	\$1,130.33
TOTAL VALUE:	568,000		
ASSESSED VALUE:	227,200		
ACREAGE:	18.0100	TOTAL EXEMPTION:	\$3,194.03

COUNTY GOVERNMENT TAXES - Levied by the Board of Commissioners and representing 41.36% of your total ad valorem tax amount.							
TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXES LEVIED
COUNTY GENERAL FUND	227,200		76,842		10,000		975.49
DEVELOPMENT/CODE ENFORCEMENT	227,200		76,842		10,000		50.53
ECONOMIC DEVELOPMENT	227,200		76,842		10,000		42.11
FIRE & EMS	227,200		76,842		10,000		449.15
POLICE	227,200		76,842		10,000		407.04
RECREATION	227,200		76,842		7,000		143.36
TOTAL COUNTY TAXES							2,067.68

SCHOOL TAXES - Levied by the Board of Education and representing 58.64% of your total ad valorem tax amount.							
TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXES LEVIED
SCHOOL	227,200		0		89,911		2,704.59
SCHOOL BOND	227,200		0		89,911		226.53
TOTAL SCHOOL TAXES							2,931.12

STATE, CITY & OTHER TAXES - Levied by state, city or other authorities and representing 0.00% of your total ad valorem tax amount.							
TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXES LEVIED
TOTAL OTHER TAXES							0.00

OTHER ASSESSMENTS				COMBINED TAXES AND ASSESSMENTS			
LEVYING AUTHORITY	RATE	AMOUNT	CHARGE	AMOUNT	AMOUNT	AMOUNT	AMOUNT
COUNTY SOLID WASTE	\$18.63/month	223.56	AD VALOREM TAXES:	4,998.80			
COUNTY SOLID WASTE CREDIT	FLAT RATE	-52.08	ASSESSMENTS:	456.84			
STORMWATER SERVICE	\$2.46/100 sq.ft. X 11600 sq.ft.	285.36	TOTAL AMOUNT DUE	5,455.64			
			LESS PAYMENTS RECEIVED:	5,455.64			
TOTAL OTHER ASSESSMENTS:		456.84	GRAND TOTAL DUE THIS BILLING:	0.00			

4/7/2022

RETURN THIS PORTION WITH YOUR PAYMENT

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2021	R2001 015	04-07-2022	\$0.00	



R2001 015 L5A 1
MCCALLISTER BERNARD A ETAL
1022 AUBURN RD
DACULA GA 30019-1208

Address Change:

Check here and fill out the back of this remittance slip if your billing address or property location has changed.



1111

1 21 182001000150000 3 0000000000 0000000000 0

RECEIVED

4/19/2022

LEGAL DESCRIPTION AS SURVEYED:

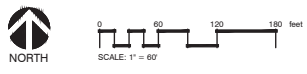
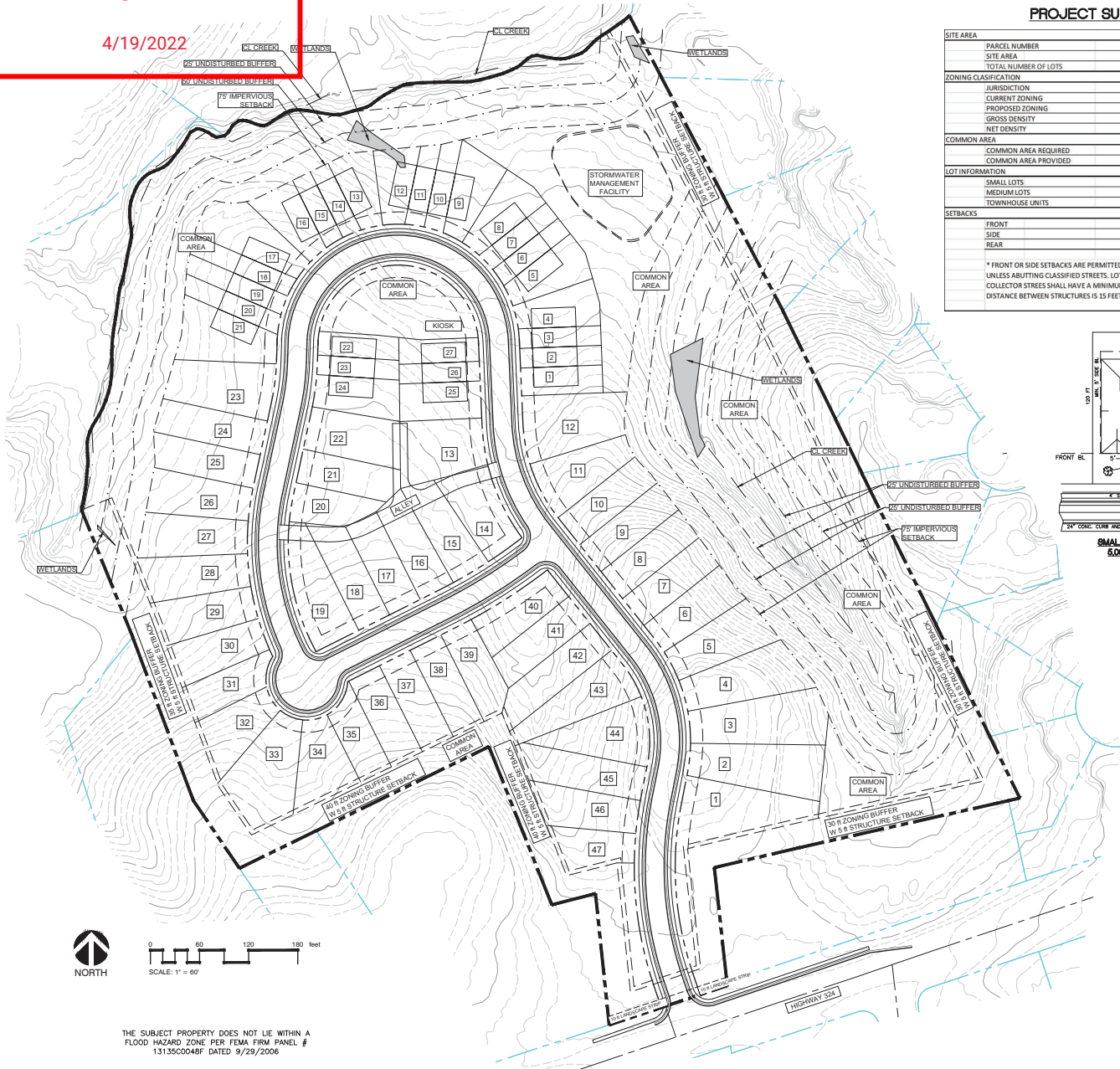
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1 OF THE 2ND DISTRICT, GWINNETT COUNTY GEORGIA AND BEING MORE PARTICULARITY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 REBAR SET ALONG THE NORTHERLY RIGHT OF WAY MARGIN OF GEORGIA HIGHWAY 324 (AKA AUBURN ROAD)(80' R/W) SAID POINT HAVING A GEORGIA STATE PLANE COORDINATE OF (N: 1,467,017.91', E: 2,377,387.09', NAD 83, WEST ZONE) AND BEING THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING AS THUS ESTABLISHED AND ALONG THE SAID NORTHERLY RIGHT OF WAY MARGIN OF GEORGIA HIGHWAY 324 (AKA AUBURN ROAD)(80' R/W) SOUTH 71 DEGREES 24 MINUTES 20 SECONDS WEST A DISTANCE OF 150.03 FEET TO A #4 REBAR SET; THENCE DEPARTING THE SAID NORTHERLY RIGHT OF WAY MARGIN OF GEORGIA HIGHWAY 324 (AKA AUBURN ROAD)(80' R/W) NORTH 08 DEGREES 10 MINUTES 38 SECONDS WEST A DISTANCE OF 144.66 FEET TO A #4 REBAR FOUND; THENCE SOUTH 75 DEGREES 17 MINUTES 35 SECONDS WEST A DISTANCE OF 54.69 FEET TO A #4 REBAR FOUND; THENCE NORTH 23 DEGREES 41 MINUTES 30 SECONDS WEST A DISTANCE OF 207.84 FEET TO A #4 REBAR FOUND; THENCE SOUTH 62 DEGREES 05 MINUTES 53 SECONDS WEST A DISTANCE OF 328.86 FEET TO A #4 REBAR FOUND; THENCE NORTH 34 DEGREES 35 MINUTES 59 SECONDS WEST A DISTANCE OF 117.27 FEET TO AN 18" PINE TREE; THENCE NORTH 21 DEGREES 22 MINUTES 03 SECONDS WEST A DISTANCE OF 374.88 FEET TO A METAL POST FOUND, SAID POST BEING 2.27 FEET FROM THE CENTERLINE OF A CREEK AND BEING HENCEFORTH REFERRED TO AS POINT "A"; THENCE DEPARTING SAID POINT "A" ALONG A TRAVERSE LINE FOLLOWING THE MEANDERINGS OF SAID CREEK, SAID CENTERLINE OF CREEK BEING THE PROPERTY LINE, NORTH 39 DEGREES 31 MINUTES 52 SECONDS EAST A DISTANCE OF 192.09 FEET TO A POINT; THENCE NORTH 14 DEGREES 53 MINUTES 14 SECONDS EAST A DISTANCE OF 229.46 FEET TO A POINT; THENCE NORTH 59 DEGREES 34 MINUTES 08 SECONDS EAST A DISTANCE OF 255.80 FEET TO A POINT; THENCE NORTH 80 DEGREES 58 MINUTES 10 SECONDS EAST A DISTANCE OF 235.61 FEET TO A POINT; THENCE NORTH 86 DEGREES 59 MINUTES 42 SECONDS EAST A DISTANCE OF 75.05 FEET TO A #4 REBAR FOUND, SAID POINT BEING 81.50 FEET FROM THE CENTERLINE OF SAID CREEK AND BEING REFERRED TO AS POINT "B"; THENCE SOUTH 26 DEGREES 15 MINUTES 26 SECONDS EAST A DISTANCE OF 989.64 FEET TO A #4 REBAR FOUND; THENCE SOUTH 77 DEGREES 15 MINUTES 38 SECONDS WEST A DISTANCE OF 380.71 FEET TO A #4 REBAR FOUND; THENCE SOUTH 07 DEGREES 21 MINUTES 18 SECONDS EAST A DISTANCE OF 133.55 FEET TO A THE POINT OF BEGINNING.

SAID TRACT BEING +/-19.10 ACRES (+/-832,372 SQFT)

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4/19/2022

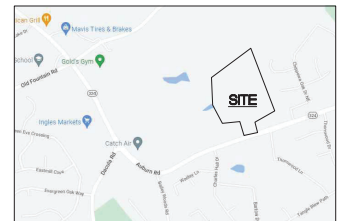


THE SUBJECT PROPERTY DOES NOT LIE WITHIN A
FLOOD HAZARD ZONE PER FEMA FIRM PANEL #
13135C0048F DATED 9/29/2006

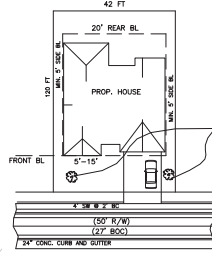
PROJECT SUMMARY

SITE AREA	
PARCEL NUMBER	R2001 015
SITE AREA	19.10 ACRES
TOTAL NUMBER OF LOTS	74
ZONING CLASSIFICATION	
JURISDICTION	GWINNETT COUNTY
CURRENT ZONING	RA200
PROPOSED ZONING	TND
GROSS DENSITY	3.87 UNITS PER ACRE
NET DENSITY	3.87 UNITS PER ACRE
COMMON AREA	
COMMON AREA REQUIRED	MIN. 20% = 3.82 ACRES
COMMON AREA PROVIDED	36.64% = 7 ACRES
LOT INFORMATION	
SMALL LOTS	(3,000 SF - 7,499 SF) 40 LOTS
MEDIUM LOTS	(7,500 SF - 9,499 SF) 7 LOTS
TOWNHOUSE UNITS	27 UNITS
SETBACKS	
FRONT	+5 FT - 15 FT
SIDE	+5 FT - 15 FT
REAR	20 FT

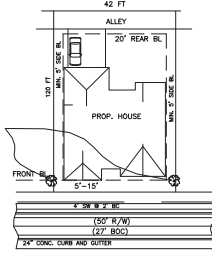
* FRONT OR SIDE SETBACKS ARE PERMITTED WITHIN THE RANGE OF 5-15 FEET, UNLESS ADJUTING CLASSIFIED STREETS. LOTS ADJUTING CLASSIFIED ARTERIAL OR COLLECTOR STREETS SHALL HAVE A MINIMUM SETBACK OF 20 FEET. MINIMUM DISTANCE BETWEEN STRUCTURES IS 15 FEET.



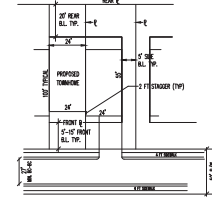
LOCATION MAP
NTS



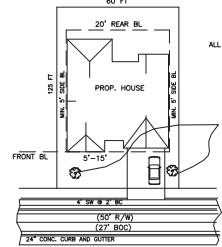
SMALL LOT without ALLEY
6,000 sqft - 7,499 sqft
N.T.S.



SMALL LOT with ALLEY
6,000 sqft - 7,499 sqft
N.T.S.



24 ft TOWNHOME
MIN. 2,000 sqft LOT SIZE
N.T.S.



MEDIUM LOT - 7,500 sqft - 9,499 sqft
N.T.S.

ALL GRASSED AREAS TO BE SOODED

3" TREES SHALL BE CANOPY TYPE LISTED IN APPENDIX "A" GWINNETT COUNTY BUFFER, LANDSCAPING, AND TREE ORDINANCE (NO EVERGREEN TREES)



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AUBURN GLEN
GWINNETT COUNTY, GEORGIA
PARCEL #2001 015



ZONING PLAN
SHEET TITLE

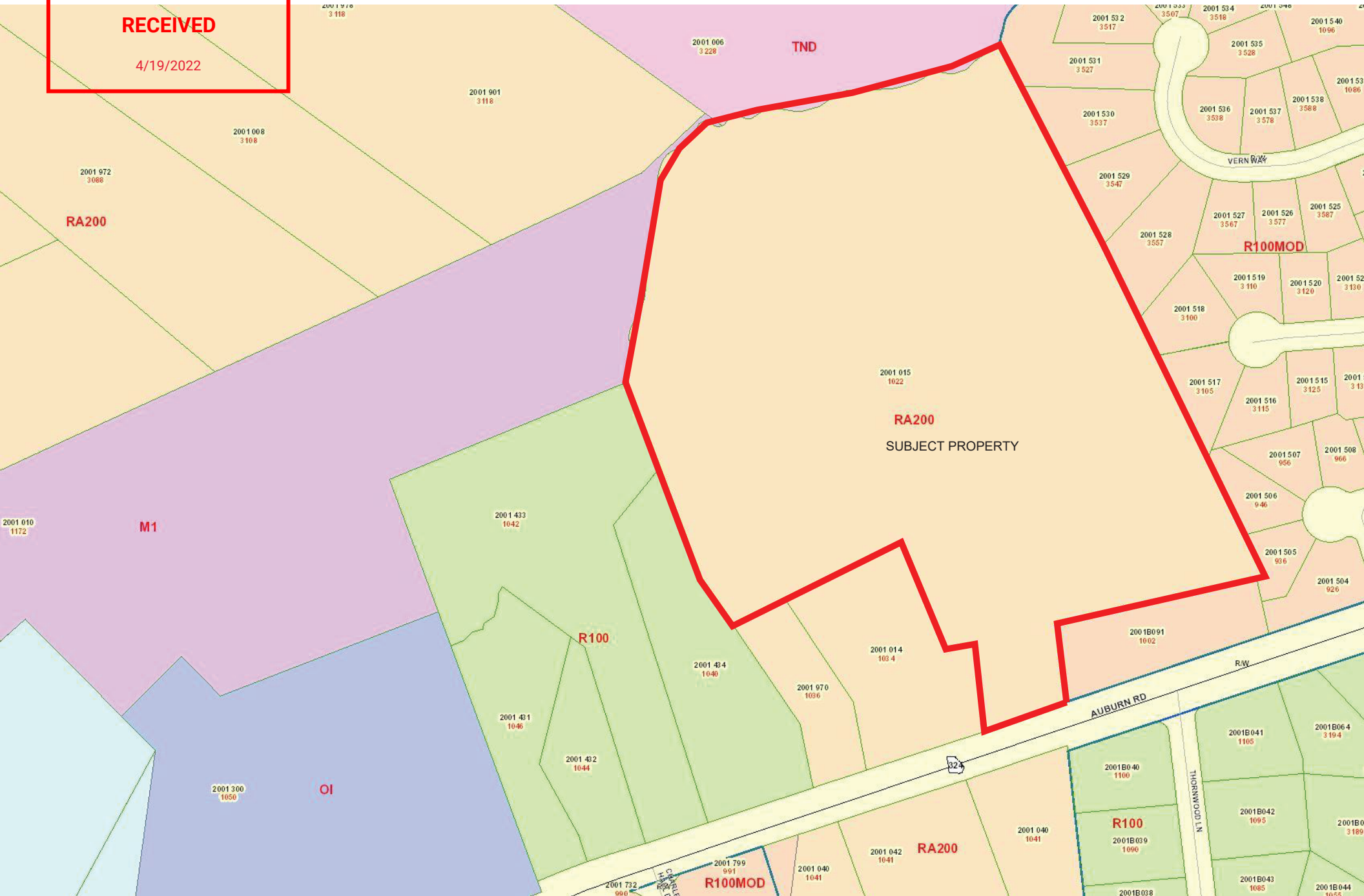
DATE	NO.	DESCRIPTION
4/19/2022	1	ADDRESS CORRECTED

4/16/2022
DATE
JOB NUMBER

C 10

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4/19/2022

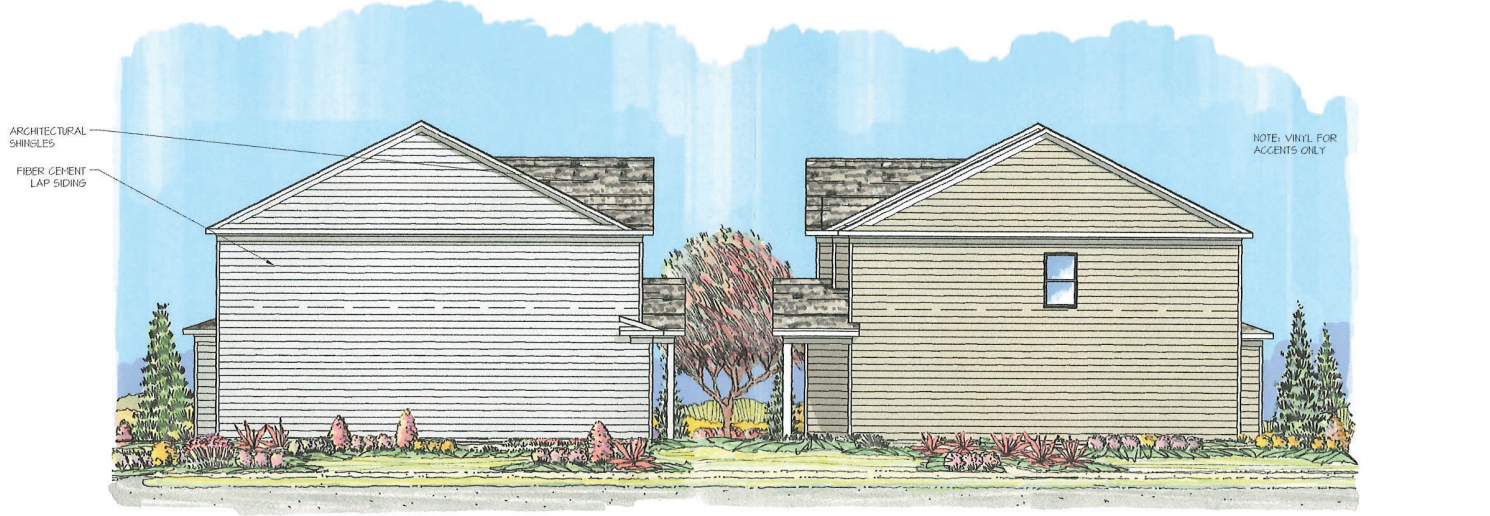
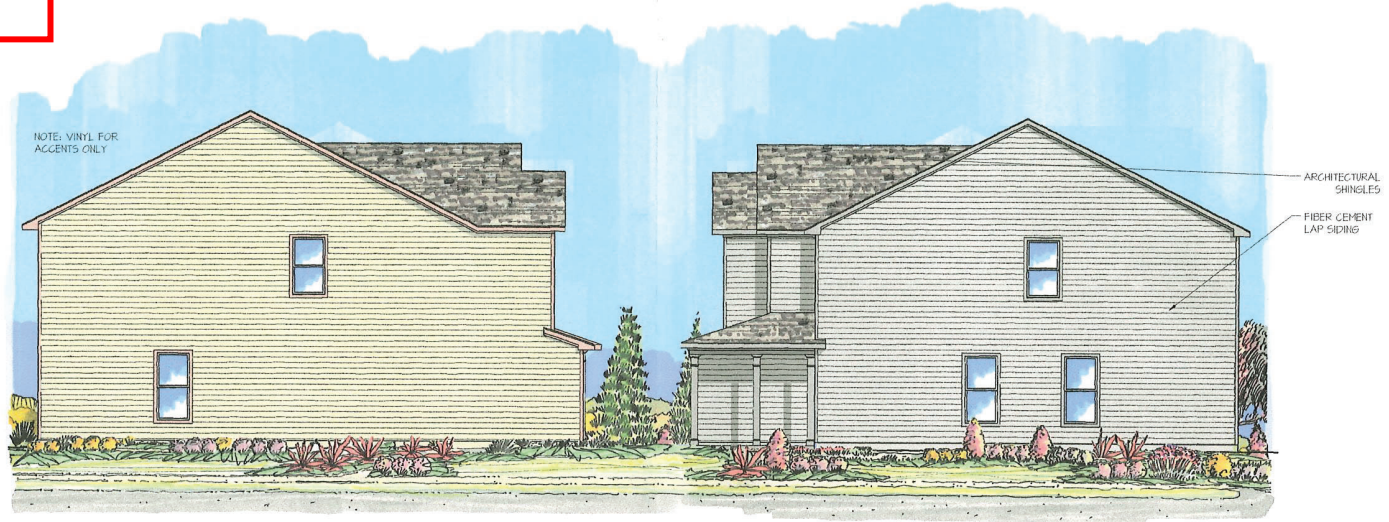


Auburn Glen

Small Lots

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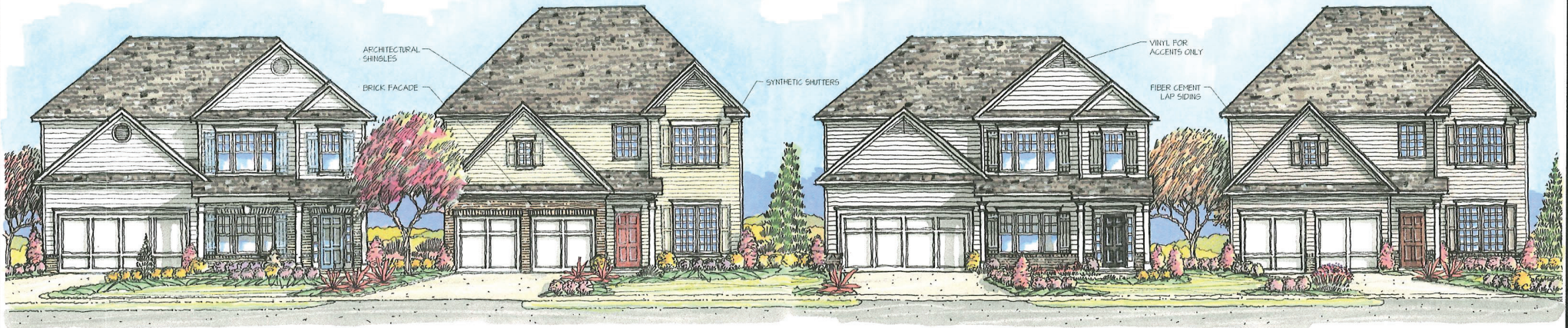


Auburn Glen

Small Lots

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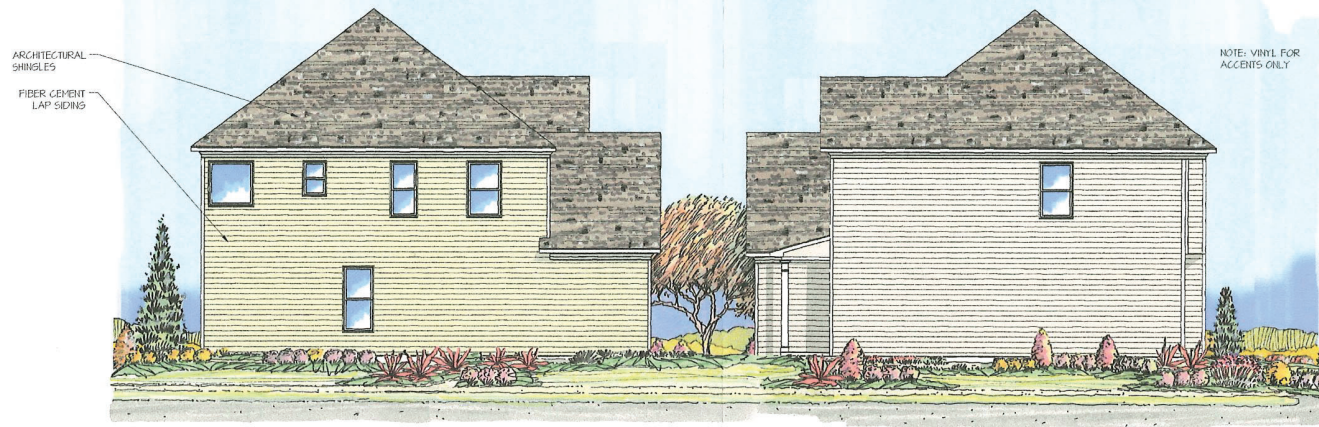
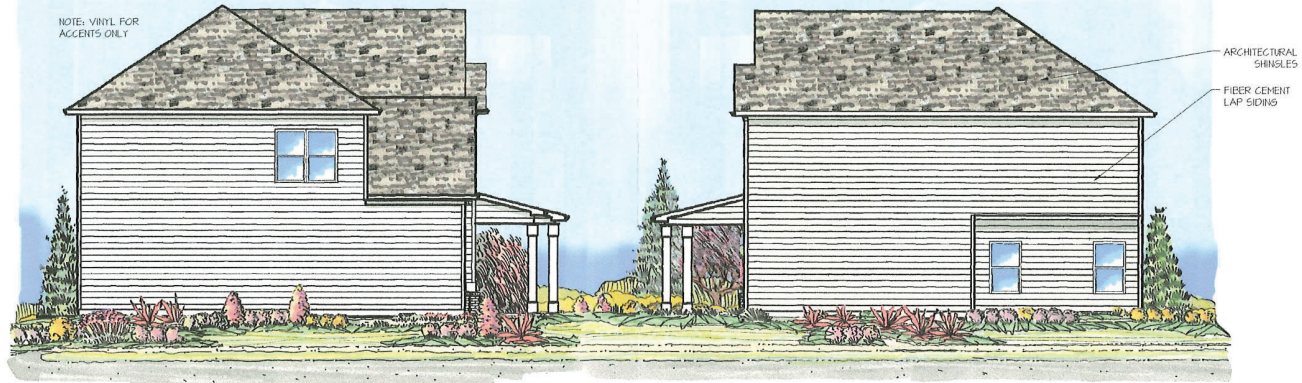


Auburn Glen

Mid-size Lots

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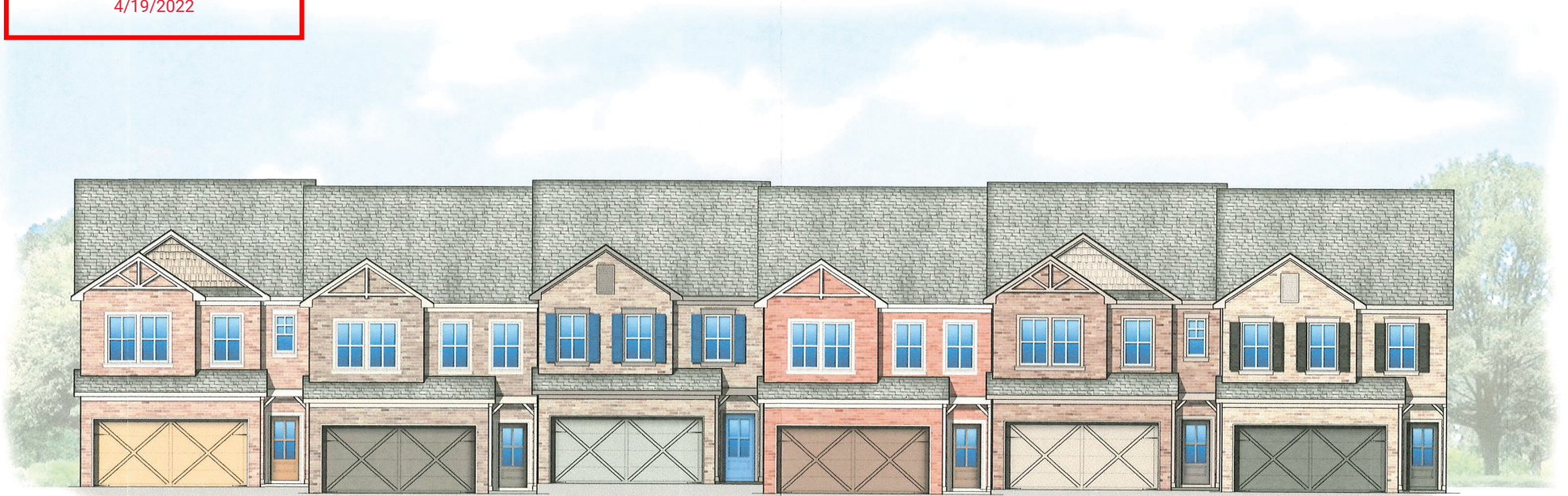


Auburn Glen

Mid-size Lots

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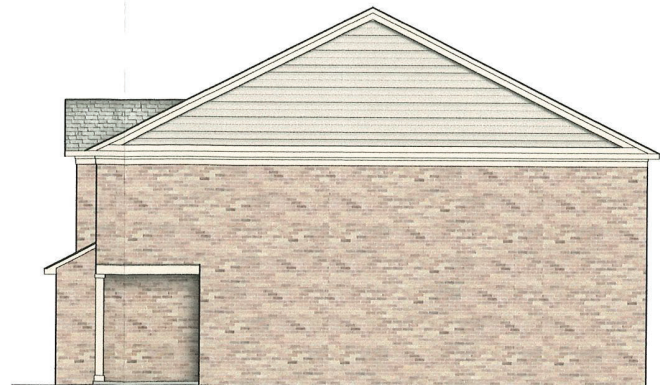
4/19/2022



JEFFERSON 'E'
FULL BRICK



JEFFERSON 'B'
REAR ELEVATION
WATERTABLE



JEFFERSON 'E'
RIGHT ELEVATION
FULL BRICK

**AUBURN GLEN
TOWN HOMES
(6-Unit Group)**

Sample Elevations