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06/18/2024

**REZONING APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Bullard Land Planning</u> Address: <u>3790 Cannonwolde Dr</u> City: <u>Snellville</u> State: <u>Ga</u> ZIP: <u>30039</u> Phone: <u>678-344-1293</u> Email: <u>blpbobby@bellsouth.net</u>	Name: <u>Salehin Kaderin</u> Address: <u>2755 Langley Rd</u> City: <u>Loganville</u> State: <u>Ga</u> ZIP: <u>30052</u> Phone: <u>732-516-8021</u> Email: <u>salehin22@hotmail.com</u>
Contact Person: <u>Bobby Bullard</u> Phone: <u>678-344-1293</u> Contact's Email: <u>blpbobby@bellsouth.net</u>	
<p style="text-align: center;"><b>APPLICANT IS THE:</b></p> <p> <input checked="" type="checkbox"/> Owner's Agent                          <input type="checkbox"/> Property Owner                          <input type="checkbox"/> Contract Purchaser                 </p>	
Current Zoning District(s): <u>R-100</u> Requested Zoning District: <u>R-60</u> Parcel Number(s): <u>5/124/060</u> Acreage: <u>4.0</u> Property Address(es): <u>2755 Langley Rd</u> Proposed Development: <u>12 lot R-60 development on 3.64 acres of the 4.0</u> <u>acre parcel</u> Variance(s): _____ Waiver(s): _____	
<p style="text-align: center;"><b>RESIDENTIAL DEVELOPMENT</b></p> No. of Dwelling Units: <u>12 homes</u> Dwelling Unit Sq. Ft.: <u>1500 Minimum</u> Density: <u>3.3</u> Floor Area Ratio (LRR, MRR, HRR): _____	<p style="text-align: center;"><b>NON-RESIDENTIAL DEVELOPMENT</b></p> No. of Buildings: _____ Total Building Sq. Ft.: _____ Floor Area Ratio: _____ <p style="text-align: center;">N/A</p>
<p style="text-align: center;"><b>MIXED-USE DEVELOPMENT</b></p> No. of Dwelling Units: _____ Dwelling Unit Sq. Ft.: _____ Total Non-Residential Sq. Ft.: _____ Floor Area Ratio: _____	

## PRE-APPLICATION MEETING MINUTES

**Subject Property:** 2755 Langley Road / PIN 5142 060

**Application Type:** Rezoning

**Date:** 1/12/2024

### Attendees:

Name	Organization	Title	Email
Brian Ford	Gwinnett County	Planner III	brian.ford@gwinnettcounty.com
Brent Hodges	Gwinnett County	Construction Manager I	brent.hodges@gwinnettcounty.com
David Sparks			
Bobby Bullard	Bullard Land Planning		blpbobby@bellsouth.net

### Summary of Request:

- The applicant is requesting to rezone to R-60 for a 12-lot subdivision.

### Comments:

- The property is located within the Established Neighborhoods Character Area. The proposed development would be similar to the surrounding subdivisions. Please see the [2040 Unified Plan](#) for more information on the intent of each Character Area.
- The property is currently zoned R-100 (Single-Family Residence).
- Table of Permitted and Special Uses are provided in Section 211-80.
- Dimensional standards are provided in Section 210-120.
  - 10% of the development must be open space.
  - At least 50 percent of the required open space within a development shall be usable open space. Such space shall include a combination of planted areas, fountains, community gardens, parks, plazas, amenity areas, trails, dog parks, and hardscape elements related to sidewalks and plazas, and similar features which are located on private property.
  - The site plan need to show lot widths and sizes to comply with R-60 standards.
- Off-street parking requirements are provided in Table 240.1.
- Sidewalks are required along the external road frontage and within the development.
- [Public Participation Requirements](#) apply to this development. A Public Participation Plan must be submitted as part of the application. Contact information for properties within 1,000 feet are being provided.
- A Traffic Impact Study will be required as part of the application for single-family residential development with 8 units or greater and commercial developments with 10,000 square feet or greater. Contact Brent Hodges for more information.

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- Typical color elevations of all sides of homes with materials labeled will be required as part of the application.
- Sewer Capacity Certification will be required as part of the application for all mixed-use, multi-family, industrial, and institutional developments; single-family residential developments with 8 units or greater; and commercial developments with 10,000 square feet or greater.

#### **Application Notes:**

- Please review the new [application requirements](#) for all submittals.
- Variances (from Title II) and waivers (from Title III) may be requested concurrently with an application. Ensure variances and waivers are demonstrated on the site plan and requested in the letter of intent, if applicable.
- Submit all application documents to [p&d-planningzoning@gwinnettcountry.com](mailto:p&d-planningzoning@gwinnettcountry.com)
- Once the application is received, an internal review meeting will be conducted, and additional information may be requested.
- Public notification is required and includes the following:
  - Public hearing advertising sign(s) will be posted on each road frontage of the property by the County. The sign fee is \$150.00 per each road frontage.
  - Public notification to all property owners within 1,000 square feet of the property. Staff will provide the property owner addresses for the applicant to mail notification letters.
  - Staff will advertise the public hearings in the Gwinnett Daily Post.

#### **Staff Contacts:**

- Building / Architectural Design: Gail Bass, Building Plan Review Manager  
[gail.bass@gwinnettcountry.com](mailto:gail.bass@gwinnettcountry.com) or 678-518-6094.
- Fire: Jennifer Folden-Nissen, Fire Planner III  
[jennifer.folden-nissen@gwinnettcountry.com](mailto:jennifer.folden-nissen@gwinnettcountry.com) or 678-518-6116.
- Sanitary Sewer: Lorraine Campagne, DWR Section Manager  
[lorraine.campagne@gwinnettcountry.com](mailto:lorraine.campagne@gwinnettcountry.com) or 678-376-7058.
- Stormwater: Michael Skarda, Engineer III  
[michael.skarda@gwinnettcountry.com](mailto:michael.skarda@gwinnettcountry.com) or 678-518-6089.
- Transportation: Brent Hodges, Construction Manager I  
[brent.hodges@gwinnettcountry.com](mailto:brent.hodges@gwinnettcountry.com) or 678-639-8862.

#### **Important Links (Revised January 1, 2024):**

- [Rezoning Application](#)
- [Application Procedures and Instructions](#)
- [Public Participation Requirements](#)
- [Public Hearing Schedule](#)

#### **Important Dates:**

- Application Filing Deadline: 1/25/2024
- Planning Commission Meeting: 4/9/2024
- Board of Commissioners Meeting: 4/23/2024

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**REZONING PROPERTY OWNER'S CERTIFICATION**

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of last action by the Board of Commissioners.

*Saleh Kaderin*

01-19-2024

Signature of Property Owner

Date

SALEHIN KADERIN

Type or Print Name and Title

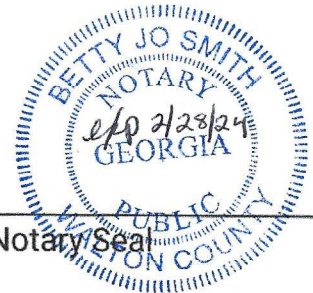
*Betty Jo Smith*

Signature of Notary Public

1-19-2024

Date

Notary Seal

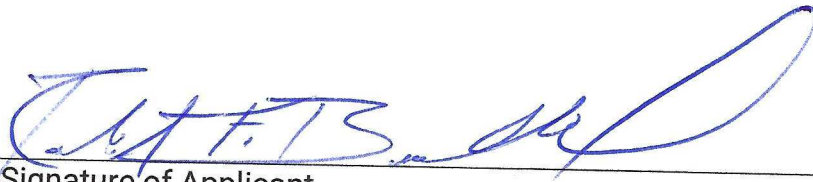


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**REZONING APPLICANT'S CERTIFICATION**

The undersigned below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of last action by the Board of Commissioners.

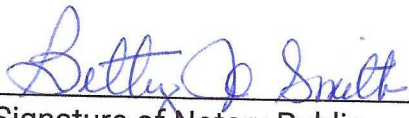


Signature of Applicant

1/17/24  
Date

Robert F. Bullard

Type or Print Name and Title



Signature of Notary Public

1/17/24  
Date

Notary Seal

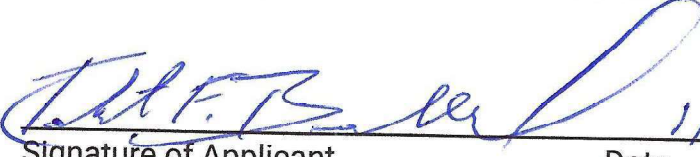


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**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

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.

 1/17/24 Robert F. Bullard  
Signature of Applicant Date Type of Print Name and Title

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

 1/17/24 \_\_\_\_\_  
Signature of Notary Public Date



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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

Yes  No \_\_\_\_\_ (Your Name)

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

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

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

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

The undersigned below is authorized to make this application. The undersigned certifies that all Gwinnett County property taxes billed to date for the parcel listed below have been paid in full to the Gwinnett County Tax Commissioner. In no case shall an application or reapplication for rezoning be processed without such property verification.

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

Parcel I.D. Number: R5124 060  
(Map Reference Number)

Sabri Kaderi

01-19-2024

Signature of Applicant

Date

SALEHIN KADERIN

HOME OWNER

Type or Print Name and Title

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

**TAX COMMISSIONERS USE ONLY**

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

T. Finley T. Finley  
Name

TSA  
Title

1-24-2024  
Date

## Public Participation Plan

1. **Who do you intend to contact in addition to property owners within 1,000 feet of the site, if any?**

No additional invitees will be contacted other than all property owners within 1,000 feet of the property.

2. **Where do you plan to host the Public Participation Meeting? Ensure that the meeting is held in person at a convenient location for interested parties.**

The meeting will be held at a covered pavilion at Bay Creek Park/175 Ozora Rd/ Loganville, Ga. 30052. It is 2.5 miles from the subject property at 2755 Langley Rd.

3. **What date and time do you plan to host the Public Participation Meeting? Ensure that the meeting is held at a convenient time for interested parties, e.g. not during typical work hours on weekdays.**

The meeting will be held on Monday 07/29 from 5:30 to 6:30 pm

4. **What is your method for providing opportunities for discussion with interested parties at the Public Participation Meeting?**

We will provide a presentation of the Concept Plan for the development and explain to all meeting attendees the details of what is being requested in this rezoning and then answer any questions that these attendees may have.



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**2755 Langley Rd  
Loganville, Ga. 30052**

Gwinnett Department of Planning and Development  
Planning Division  
446 W. Crogan St.  
Lawrenceville, Georgia 30046  
678-518-6000 Of

RE: Letter of Intent  
Subject Parcel **5/124/060**  
July 22nd, 2024

To Whom It May Concern,

Enclosed is a Rezoning application for 2755 Langley Road in Loganville. The property is 4.0 acres and is currently zoned R-100 and has one existing home. It is located within the Established Neighborhoods Character Area. The property owner would like to request a change in zoning classification to R-60 for 3.64 acres of the property total of 4.0 acres for the development of 12 single family R-60 residential lots. The remaining .36 acres along Langley Rd would remain as an R-100 lot. The adjacent parcels are zoned R-100 and R-SR.

The 12 proposed lots range from 7,200 square feet (0.17 acres) to 10,304 square feet (0.24 acres). The proposed density would be 3.3 units/acre and this would be similar to the surrounding developments. The proposed development would provide the required 10% open space with 50% of that open space being usable space for its residents. One public road would be proposed for the development and all lots would be served by Gwinnett County provided water and sewer. The proposed development would have an HOA that would be responsible for the upkeep and maintenance of the stormwater detention pond, open space area, and any other proposed common amenities.

Sincerely,

*Robert F. Bullard*

Applicant

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**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

Pursuant to requirements of the United Development Ordinance, the Board of Commissioners finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided or use attachment as necessary:

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

The proposed R-60 rezoning request will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

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

The proposed R-60 rezoning request will not adversely affect the existing use or usability of adjacent or nearby properties.

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

The property does have a reasonable economic use as currently zoned R-100.

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

The proposed R-60 rezoning request will not result in a use which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools as it is only proposing 12 single family lots.

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

The proposed R-60 rezoning request is in conformity with the policy and intent of the Unified Plan and Future Development Map as it conforms to the Established Neighborhood 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:

There are no existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed zoning.

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**EXHIBIT "A"**

**LEGAL DESCRIPTION OF THE PROPERTY**

ALL THAT TRACT OR PARCEL of land lying and being in District 5, Land Lot 124, Gwinnett County, Georgia, as shown on the plat titled "Boundary and Topographic Survey Salehin Kaderin" prepared by Diversified Technical Group, LLC, dated January 12, 2022.

Commencing at the point where the 80 foot southern right-of-way of Cooper Road intersects the 80 foot eastern right-of-way of Langley Road thence 302.44 feet in a southeasterly direction along the eastern right-of-way of Langley Road the TRUE POINT OF BEGINNING.

Thence North 60 degrees 33 minutes 29 seconds East a distance of 417.44 feet to a point;  
Thence South 30 degrees 02 minutes 04 seconds East a distance of 402.32 feet to a point;  
Thence South 56 degrees 25 minutes 55 seconds West a distance of 418.33 feet to a point;  
Thence North 30 degrees 01 minutes 09 seconds East a distance of 432.42 feet to a point,  
WHICH IS THE TRUE POINT OF BEGINNING. Said described tract containing 4.0 acres, more or less.

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EXHIBIT A LEGAL DESCRIPTION OF THE PROPERTY REQUESTING REZONING TO R-60  
ALL THAT TRACT OR PARCEL of land lying and being in District 5, Land Lot 124, Gwinnett  
County, Georgia, as shown on the plat titled "Boundary and Topographic Survey Salehin  
Kaderin" prepared by Diversified Technical Group, LLC, dated January 12, 2022. Commencing  
at the point where the 80 foot southern right-of-way of Cooper Road intersects the 80 foot  
eastern right-of-way of Langley Road thence 432.14 feet in a southeasterly direction along the  
eastern right-of-way of Langley Road the TRUE POINT OF BEGINNING. Thence North 60  
degrees 05 minutes 47 seconds East a distance of 123.00 feet to a point; Thence North 30  
degrees 01 minutes 06 seconds West a distance of 128.71 feet to a point; Thence North 60  
degrees 33 minutes 29 seconds East a distance of 294.43 feet to a point; Thence South 30  
degrees 02 minutes 04 seconds East a distance of 402.32 feet to a point, Thence South 56  
degrees 25 minutes 55 seconds East a distance of 418.33 feet to a point; Thence North 30  
degrees 01 minutes 09 seconds West a distance of 302.72 feet to a point; ,WHICH IS THE  
TRUE POINT OF BEGINNING. Said described tract containing 3.64 acres, more or less.

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NOW OR FORMERLY  
HARRIET BEARSON HARRISON  
DEED BOOK 59320, PAGE 690  
PLAT BOOK 75, PAGE 246  
PIN: S 133 004  
ZONED RSR  
CURRENTLY UNDER DEVELOPMENT

NOW OR FORMERLY  
HARRIET BEARSON HARRISON  
DEED BOOK 59320, PAGE 690  
PLAT BOOK 75, PAGE 246  
PIN: S 133 004  
ZONED RSR  
CURRENTLY UNDER DEVELOPMENT

NOW OR FORMERLY  
SALEHIN KADERIN  
DEED BOOK 57178, PAGE 293  
PLAT BOOK 75, PAGE 246  
PIN: S 124 060  
ZONED R-100

NOW OR FORMERLY  
JEE F. SANDRIG AND  
GLENDA C. SANDRIG  
DEED BOOK 53666, PAGE 23  
SEE EXEMPTION PLAT FOR  
JACK PURSELL  
PLAT BOOK 133, PAGE 240  
PIN: S 124 221  
ZONED R-100

**LEGEND**

R/W	RIGHT OF WAY	FES	FLARED END SECTION
WM	WATER METER	JB	JUNCTION BOX
B/L	BUILDING LINE	HW	HEADWALL
E	PROPERTY LINE	CL	CENTER LINE
A	FIRE HYDRANT	OD	DRAINAGE DIRECTION
⊙	VALVE	HN	HOUSE NUMBER
W	WATER MAIN	IPF	IRON PIN FOUND
MH	MANHOLE	IP	ELECTRIC POWER
SL	SEWER LINE	IPF	IRON PIN FOUND
DE	DRAINAGE EASEMENT	R	RADIUS OF CURVATURE
SE	SEWER EASEMENT	CB	DOUBLE WING CATCH BASIN
G	GAS LINE	CS	SINGLE WING CATCH BASIN
P	POWER POLE	PP	POWER POLE
N&C	NAIL IN CAP	A	ARC OF CURVE
LP	LIGHT POLE	INV	INVERT
EE	EXISTING ELEVATION	DI	DROP INLET
RB	REBAR	PE	PROPOSED ELEVATION
O.T.P.	OPEN TOP PIPE	POB	POINT OF BEGINNING

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND NO WARRANTIES EXTEND TO ANY UNNAMED PERSON WITHOUT A RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

COPYRIGHT 2021 DIVERSIFIED TECHNICAL GROUP, L.L.C.  
THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



Scott Smith 1/12/22  
J. SCOTT SMITH, P.L.S. 3014 DATE

**General Notes:**

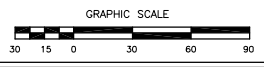
SURVEY AS PER IRON PINS FOUND AND AN EXEMPTION PLAT FOR HARRIET B. HARRISON PREPARED BY WHITLEY LAND SERVICES DATED NOV. 3, 1997 AND RECORDED IN PLAT BOOK 75, PAGE 246.

SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND PROPERTY IS SUBJECT TO ALL MATTERS OF TITLE.

SUBJECT TRACT DOES NOT LIE WITHIN A 100 YEAR FLOOD DISTRICT AS PER F.L.R.M. PANEL NO. 13057C0190E, EFFECTIVE DATE 6/07/2019.

TOPOGRAPHIC INFORMATION SHOWN AS PER A FIELD RUN SURVEY DATED JANUARY 11, 2022.  
GA. STATE PLANE COORD SYSTEM DATUM (NAVD 88).

**SURVEY DATA.**  
TOTAL AREA: 174,241 SQ. FT / 4.0 ACRES  
ERROR OF CLOSURE PLAT: 1FT IN 985,193 FT  
ERROR OF CLOSURE FIELD: 1FT IN 10,953 FT  
ANGULAR ERROR: 5" PER ANGLE POINT  
ADJUSTED BY: LEAST SQUARES  
EQUIPMENT USED: TOPCON GT-1003 TOTAL STATION  
FIELD WORK COMPLETED ON JANUARY 11, 2022



**REVISIONS**

NO.	DATE	BY	DESCRIPTION

**DIVERSIFIED TECHNICAL GROUP, L.L.C.**  
LAND SURVEYORS - LAND PLANNERS  
Land Surveying Firm, License# 587  
2700 STATE COLLEGE DRIVE  
DUBLIN, GEORGIA 30099  
PHONE: 770-252-1000  
EMAIL: Dtg@diversifiedtech.com



**Boundary and Topographic Survey**  
**Salehin Kaderin**  
LAND LOTS(S): 124 DISTRICT: 5  
GWINNETT COUNTY, GEORGIA

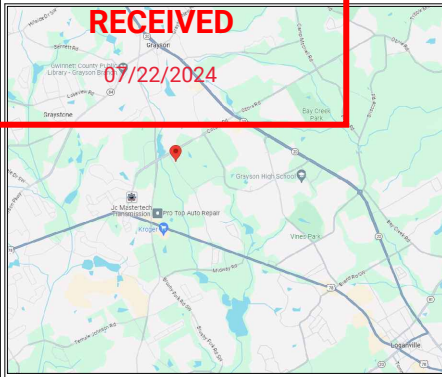
**SHEET TITLE**  
**Boundary/Topo**

**PROJECT NUMBER**  
**21247**  
**1**  
**DRAWING NUMBER**



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LOCATION MAP—N.T.S.

# REZONE EXHIBIT/CONCEPT PLAN FOR: 2755 LANGLEY RD

PARCEL 5/124/060  
OWNER: SALEHIN KADERIN

**SITE INFORMATION:**

**OVERALL ACREAGE:** 4.00 ACRES

CURRENT ZONING - R-100  
PROPOSED ZONING - R-60 FOR PROPOSED LOTS 1 THROUGH 12 SHOWN (3.64 ACRES TOTAL), OUTLOT SHOWN TO REMAIN R-100 (.36 ACRES)  
MAX. DENSITY = 4.0 PROPOSED DENSITY = 3.3  
MIN. LOT SIZE = 7,200 SQFT

FRONT SETBACK = 15'  
SIDE SETBACK = 5'  
REAR SETBACK = 20'  
MAX. BUILDING HEIGHT = 35' PROP. BUILDING HEIGHT NOT TO EXCEED 35'  
MIN. LOT COVERAGE = 60% PROP. LOT COVERAGE - SEE TABLE

MIN. OPEN SPACE REQUIRED = 10% = 15,835 SQFT  
OPEN SPACE PROVIDED = 17,736 SQFT  
USABLE OPEN SPACE REQUIRED = 7,918 SQFT  
USABLE OPEN SPACE PROVIDED = 7,918 SQFT

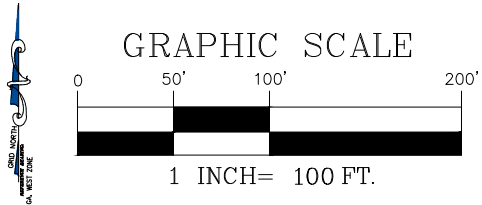
MIN. PARKING SPACES REQUIRED = 2 PER DWELLING  
PARKING SPACES PROVIDED = 2 CAR GARAGE FOR EACH DWELLING

**IMPERVIOUS COVERAGE OF LOTS**

LOT #	% OF COVERAGE
1	32.0
2	38.0
3	38.0
4	39.0
5	38.0
6	38.0
7	34.0
8	28.0
9	39.0
10	37.0
11	37.0
12	31.0

**GENERAL NOTES::**

1) THIS PROJECT WILL COMPLY WITH THE R-60 ZONING DISTRICT REQUIREMENTS OF PLANTING STREET TREES OR TWO TREES PER LOT AND PROVIDE 16 TREE DENSITY UNITS PER ACRE AS INDICATED IN SECTION 630-30.5, PER SEC. 620-60.



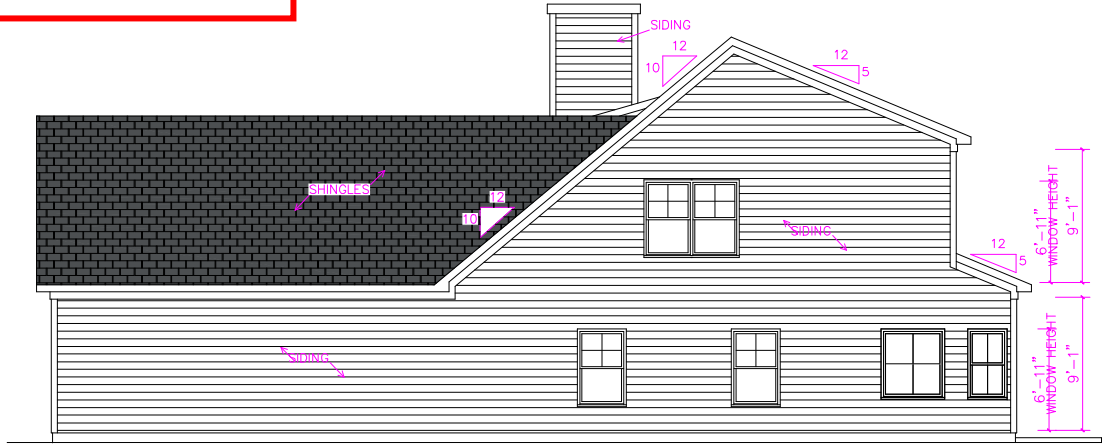
**BULLARD  
LAND PLANNING**

3790 CANNONWOLDE DR.  
SNELLVILLE, GEORGIA 30039  
CONTACT: BOBBY BULLARD  
(678) 344-1293~(770) 978-8857 FAX  
blpbobby@bellsouth.net



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RIGHT ELEVATION

1/4" ----- 1'-0"

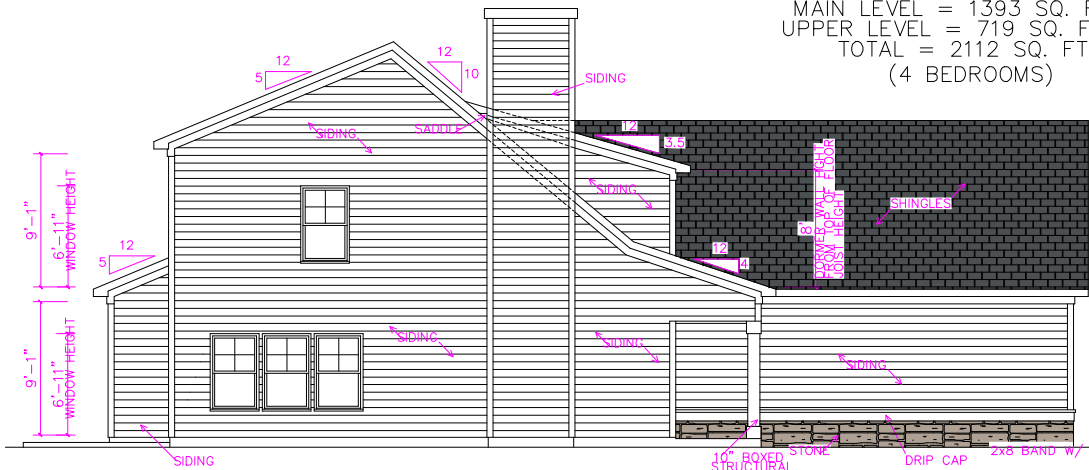


REAR ELEVATION

1/4" ----- 1'-0"

FINISH TYPE	MANUFACTURER	COLOR DESIGNATION	COLOR
SIDING	HARDI BOARD	WHITE	[Symbol]
STONE	BELUK LEDGESTONE		[Symbol]
SHINGLES	GAF TIMBERLINE HDZ	CHARCOAL	[Symbol]
DOOR FINISH	BEHR SATIN FINISH	TRUE BLACK	[Symbol]

MAIN LEVEL = 1393 SQ. FT.  
UPPER LEVEL = 719 SQ. FT.  
TOTAL = 2112 SQ. FT.  
(4 BEDROOMS)



LEFT ELEVATION

1/4" ----- 1'-0"



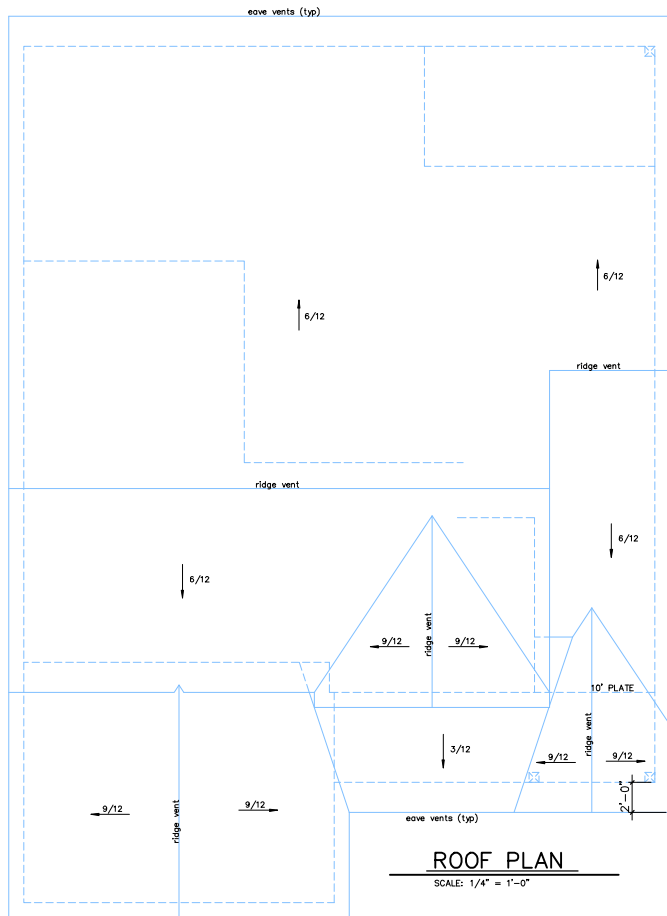
FRONT ELEVATION

1/4" ----- 1'-0"



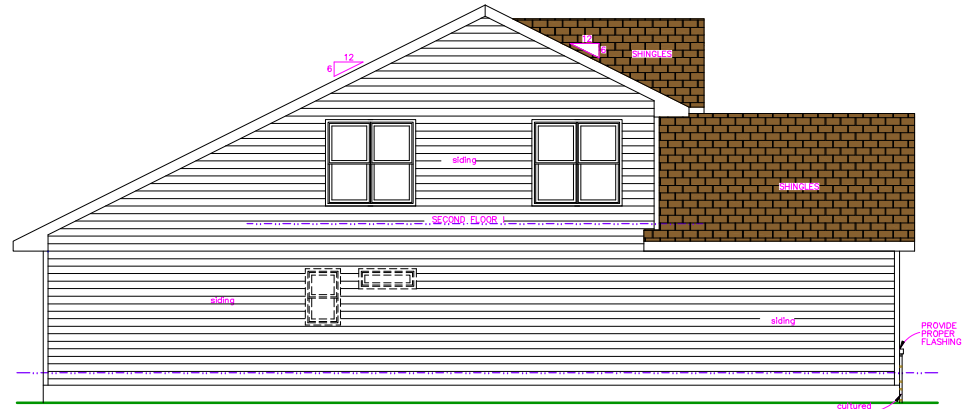
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ROOF PLAN

SCALE: 1/4" = 1'-0"

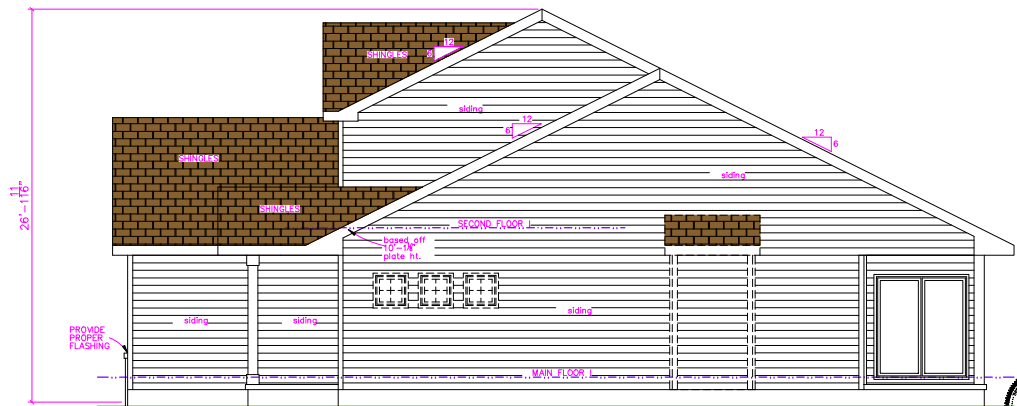


LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

FINISH TYPE	MANUFACTURER	COLOR DESIGNATION	COLOR
SIDING	WABCO BOARD	WHITE	[Color swatch]
BRICK	GENERAL SHALE	SANDY CREEK	[Color swatch]
SHINGLES	GAF TIMBERLINE HDZ	SHAKEWOOD	[Color swatch]
DOOR FINISH	BEHR	HONEY STAIN	[Color swatch]

main level 1514 SQFT.  
second level 640 SQFT.  
total 2154 SQFT.  
garage 459 SQFT.  
(4 BEDROOMS)



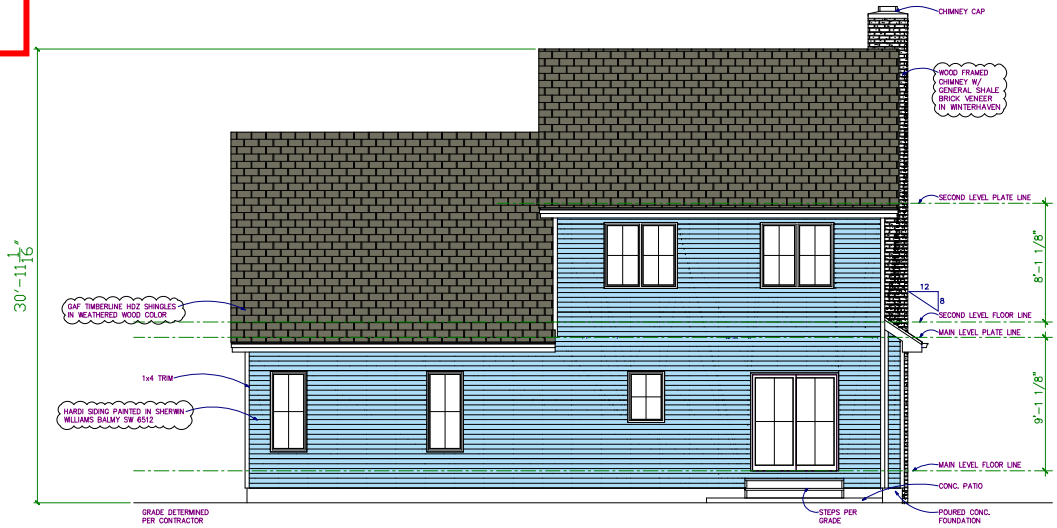
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



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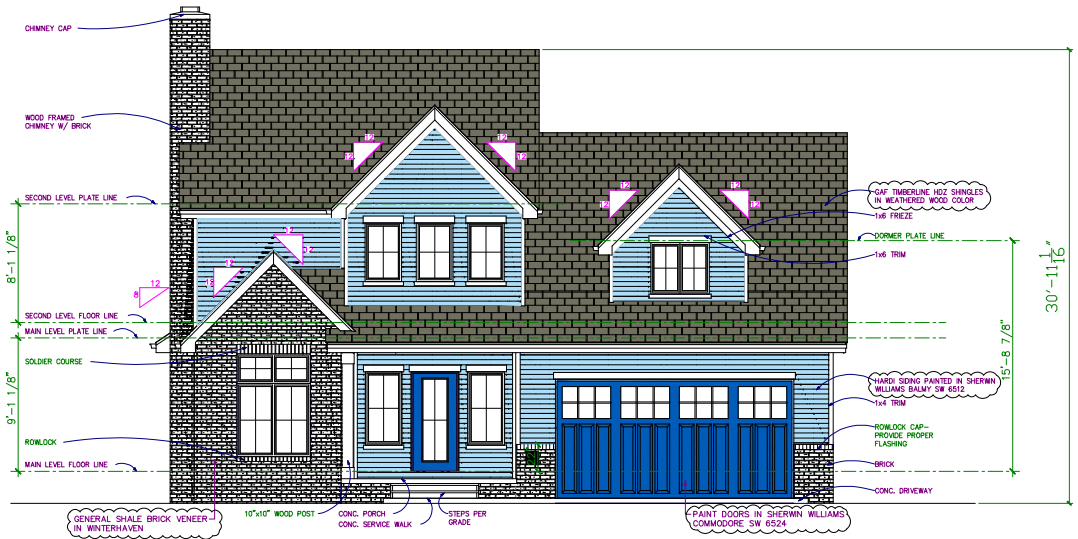
06/18/2024



REAR ELEVATION  
SCALE: 1/4" = 1'-0"

FINISH TYPE	MANUFACTURER	COLOR DESIGNATION	COLOR
SIDING	HARDI BOARD	BALMY SW 6512	
BRICK	GENERAL SHALE	WINTERHAVEN	
SHINGLES	GAF TIMBERLINE HDZ	WEATHERED WOOD	
DOOR FINISH	SHERWIN WILLIAMS	COMMODORE SW 6524	

MAIN LEVEL	1481 sq ft
SECOND LEVEL	623 sq ft
TOTAL FINISHED	2084 sq ft
GARAGE	511 sq ft
COVERED PORCH	92 sq ft
(4 BEDROOMS)	



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

shpBlack.png

PRELIM  
FINAL  
8-21-22  
REVISION

Dunnig

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logoWebsitePhone.png

AWARDS: 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023  
 2023  
 29913

29913

SHEET  
2

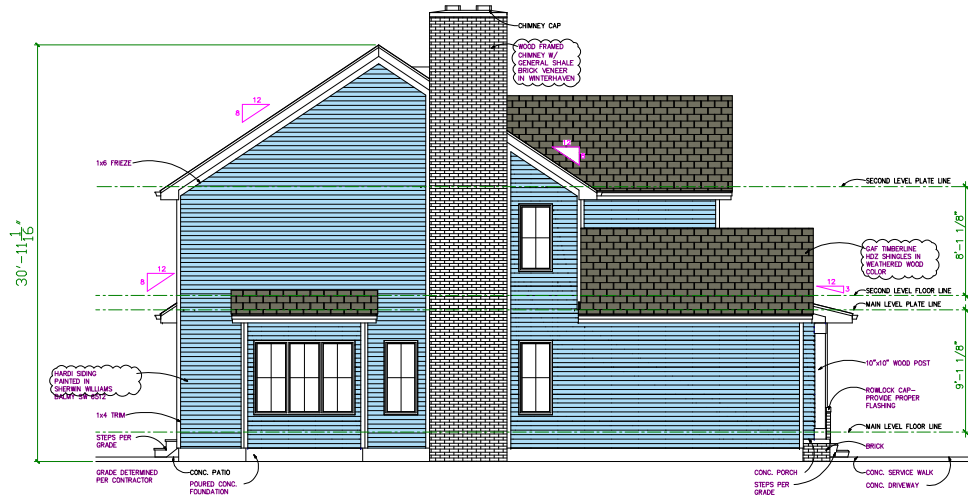
2023 SCALE: 1/4" = 1'-0"

The purchaser of these plans is given the limited license to reproduce these plans for construction purposes only and further distribution is illegal. Do not scale prints - see dimensions.



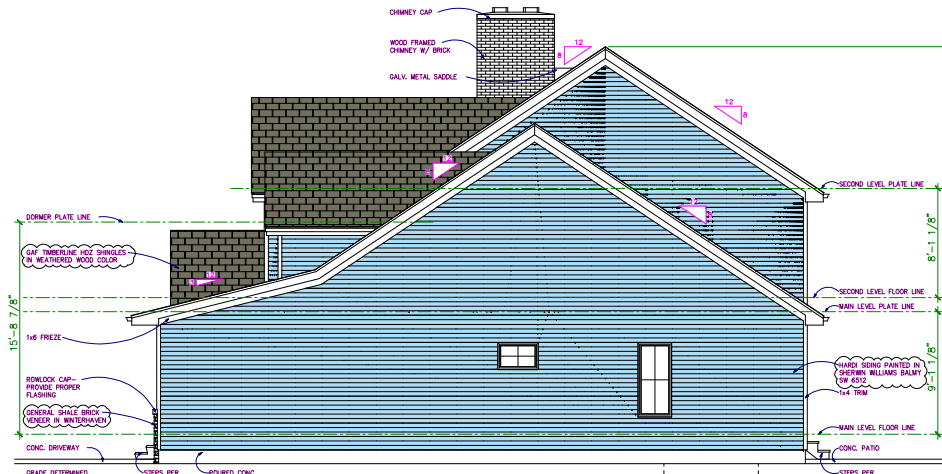
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06/18/2024



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

FINISH TYPE	MANUFACTURER	COLOR DESIGNATION	COLOR
SIDING	HARDI BOARD	BALMY SW 6512	[Color swatch]
BRICKS	GENERAL SHALE	WINTERHAVEN	[Color swatch]
SHINGLES	GAF TIMBERLINE HDZ	WEATHERED WOOD	[Color swatch]
SOBR FINISH	SHERWIN WILLIAMS	COMMODORE SW 6524	[Color swatch]

MAIN LEVEL	1441 sq ft
SECOND LEVEL	623 sq ft
TOTAL FINISHED	2064 sq ft
GARAGE	511 sq ft
COVERED PORCH	92 sq ft
(4 BEDROOMS)	

ohpBlack.png

PRELIM  
FINAL  
#-21-22  
REVISION

Dunning

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CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

© 2023  
29913

SHEET  
3

3/25 SCALE: 1/4" = 1'-0"

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March 11, 2024

Salehin Kaderin  
2755 Langley Rd  
Loganville, GA 30052

<input type="checkbox"/>	<b>APPROVED</b>
<input type="checkbox"/>	<b>DENIED</b>
<input checked="" type="checkbox"/>	<b>CONDITIONALLY APPROVED</b>
<b>Sewer Capacity Request #C2024-022-03</b>	
<b>Expiration Date: 03/11/2025</b>	
<b>Tie-In Manhole FID: 3446912 (Under Construction)</b>	

RE: Sewer Availability for Proposed Development – 2755 Langley Rd  
Parcel ID 5124 060

Dear Mr. Kaderin:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 13 single-family homes on the above parcel and determined:

Gwinnett County can provide sewer service for the proposed development only upon completion of the following conditions:

- Completion and acceptance by GCDWR of the sewer infrastructure at the Cooper's Walk at Stillwater Sewer Extension (SDP2019-00031) project, currently under construction, by the property owner of parcel 5133 004
- Coordination with the property owner of parcel 5133 004 on the location of the proposed 2755 Langley Rd sewer extension, including public utility easements

This confirmation is based on your anticipated annual average daily flow of **2.26 gpm** discharging to the sewer tie-in manhole at Facility ID **3446912**, currently under construction.

**Capacity Allocation:** Sewer capacities are allocated only upon the issuance of a Development Permit, by Gwinnett County Planning & Development and after all applicable conditions established in this Sewer Capacity Certification, if any, are met.

**Certification Expiration:** The Sewer Capacity Certification is valid for 12 months from the date of this letter. If rezoning is approved, GCDWR will issue a revised Sewer Capacity Certification based on the approved units, as needed. The capacity request can be renewed for an additional 12 months. If a Development Permit has not been obtained by the expiration date above the developer may apply for renewal by providing evidence of active rezoning, plan review, or permitting efforts.

Once the Sewer Capacity Certification expires, the capacity is no longer allocated, and a new Sewer Capacity Certification request must be submitted for re-evaluation with no guarantee of

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available capacity. The evaluation will be based on the updated conditions of the sewer system.

**Certification Invalidation:** This certification is not valid if there are proposed changes to your development that could impact downstream sewer capacity (e.g. land use density, sewer tie-in manhole, parcel changes, and/or rezoning). In this case the development must resubmit for a new Sewer Capacity Request with updated information prior to the expiration of the previous one.

Please contact us at 678-376-7026 if you have any questions.

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES



Lorraine Campagne, PE  
Section Manager, Development Support  
678.376.7058

C: Gwinnett County DWR – Tai Yi Su, Division Director; Raghu Vemuru, Engineer V; Mikala Weston, Engineer III  
Gwinnett County P&D – Charli Young, Planning Manager; Geniva Sylvain, Engineer I; Christina DeJarnette, Engineer I





# SEWER CAPACITY CERTIFICATION REQUEST

Submit completed, signed, sealed form, and documents to: [DWRCapacityCertification@GwinnettCounty.com](mailto:DWRCapacityCertification@GwinnettCounty.com)

Select Request Type:

New Request

Revise Existing Request  
SCC # \_\_\_\_\_

Renew Request  
SCC # \_\_\_\_\_

DWR Use Only:

Capacity Certification Request No. C2024-022-03

Approved\*     Conditionally Approved\*     Denied\*  
\*(See page 3 for details.)

Printed Name: Lorraine Campagne, Section Manager, Development Support

Signature: *Lorraine Campagne*

Gwinnett County Planning and Development Permit No.: \_\_\_\_\_

Check if development/project requires public or private pump station:

Development/Project Name: 2755 Langley Rd

Development Address: 2755 Langley Rd (City) Loganville (Zip) 30052

Parcel Number(s): 5/124/060

Project Description: Proposed R-60 Subdivision

Total Area of Development: 4.00 acres

If residential, total number of units: 13 Density: 3.3 units/acre

Property Owner Name: Salehin Kaderin

Property Owner Email: blpbobby@bellsouth.net Phone #: 678-344-1293

Developer Name: Salehin Kaderin Company: \_\_\_\_\_

Address: 2755 Langley Rd

Contact Name: Bobby Bullard

Developer Email: blpbobby@bellsouth.net Phone #: 678-344-1293

Engineering Firm: Bullard Land Planning

Contact Name: Bobby Bullard

Engineer Email: blpbobby@bellsouth.net Phone #: 678-344-1293

Additional Recipients: \_\_\_\_\_

Recipient(s) Email(s): \_\_\_\_\_

**DWR Use Only**  
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Capacity Certification Request No.: C2024-022-03

Development/Project Name: 2755 Langley Rd

Gwinnett County Planning and Development Permit No.: \_\_\_\_\_ (if available)

**Total requested flow for development in gallons per minute (gpm):** 2.32

Flow (gpm) 2.26 to tie-in manhole facility ID: MH has just been installed but is not on GIS yet, see attached asbuilt

Flow (gpm) \_\_\_\_\_ to tie-in manhole facility ID: \_\_\_\_\_

Flow (gpm) \_\_\_\_\_ to tie-in manhole facility ID: \_\_\_\_\_

Flow (gpm) \_\_\_\_\_ to tie-in manhole facility ID: \_\_\_\_\_

Estimated Dates for:

Rezoning: 03/15/24

Begin Construction: Estimated 06-01-2024

Completion/Occupancy: 10-15-2024

Include the following in the submittal package:

GIS map showing proposed development, surrounding utilities, and location of tie-in manhole  
<https://gis.gwinnettcounty.com/GISDataBrowser>

Detailed flow calculations for proposed development project based on attached guidelines  
(page 4-11)

- Average annual daily flow (gpm)
- Peak flow (gpm) for all commercial, and mixed-use projects
- Instantaneous peak flow (gpm) for all industrial projects
- Batch discharges from processing facilities
- Private pump station flow rates

Proposed utility plan

Design Professional sign/seal: \_\_\_\_\_ Date: 01-26-24

Professional Seal

Submit completed, signed, sealed form, and documents to:

[DWRCapacityCertification@GwinnettCounty.com](mailto:DWRCapacityCertification@GwinnettCounty.com)

678.376.7026

**PLEASE ALLOW A MINIMUM OF 10  
BUSINESS DAYS FOR PROCESSING.**

**DWR Use Only**

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Capacity Certification Request No.: C2024-022-03

Development/Project Name: 2755 Langley Rd

Gwinnett County Planning and Development Permit No.: \_\_\_\_\_ (if available)

Name of downstream pump station: Lower Big Haynes Creek

Name of sewer sub-basin: Lower Big Haynes

### Gwinnett County Department of Water Resources Recommendations

**Approved** – Downstream sewer facilities have adequate capacity to accommodate flows.

**Conditionally Approved** – Downstream sewer facilities can serve the proposed development/project under the following conditions:

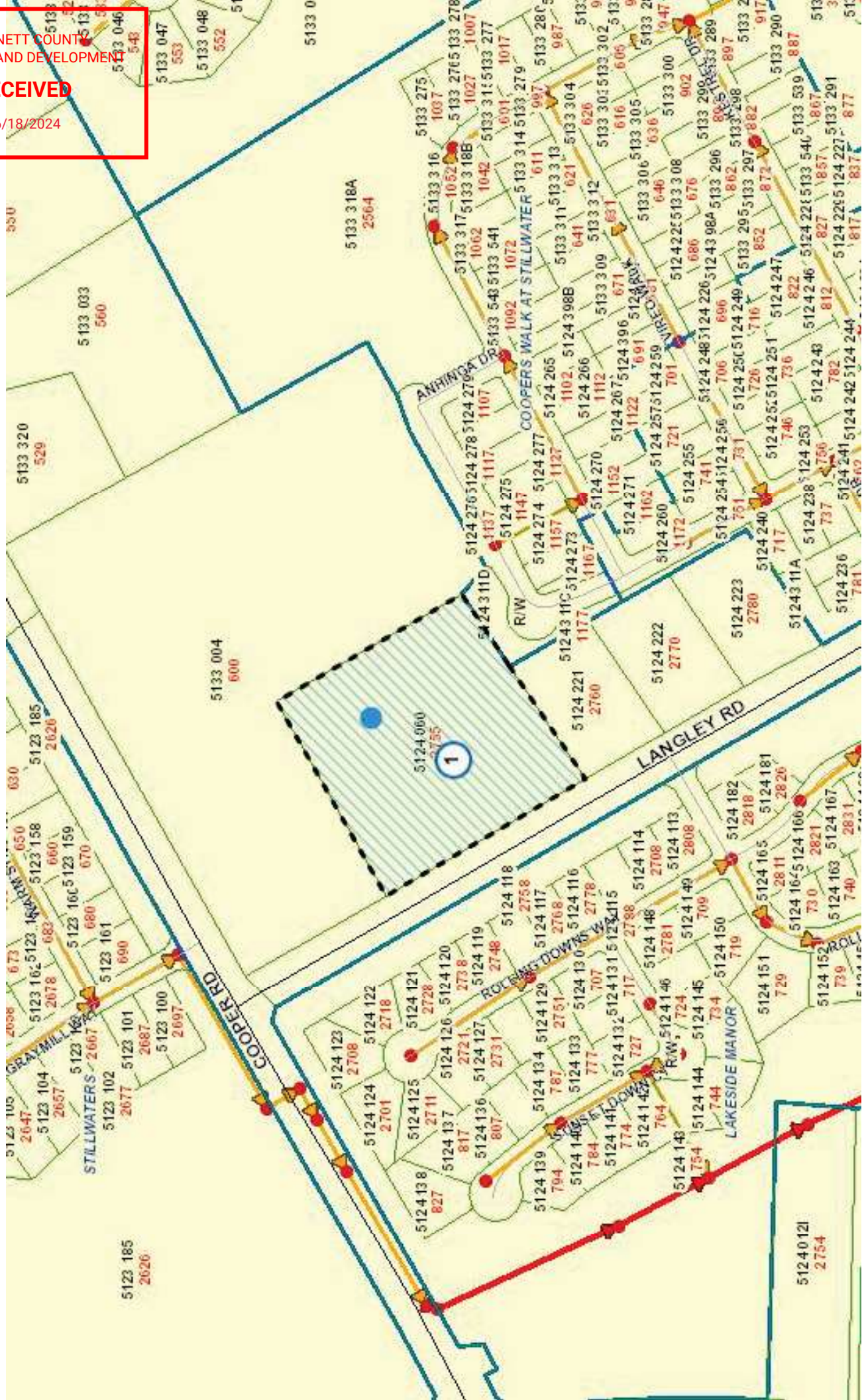
- Completion and acceptance by GCDWR of the sewer infrastructure at the Cooper’s Walk at Stillwater Sewer Extension (SDP2019-00031) project, currently under construction, by the property owner of parcel 5133 004
- Coordination with the property owner of parcel 5133 004 on the location of the proposed 2755 Langley Rd sewer extension, including public utility easements

**Denied** – Due to the following:



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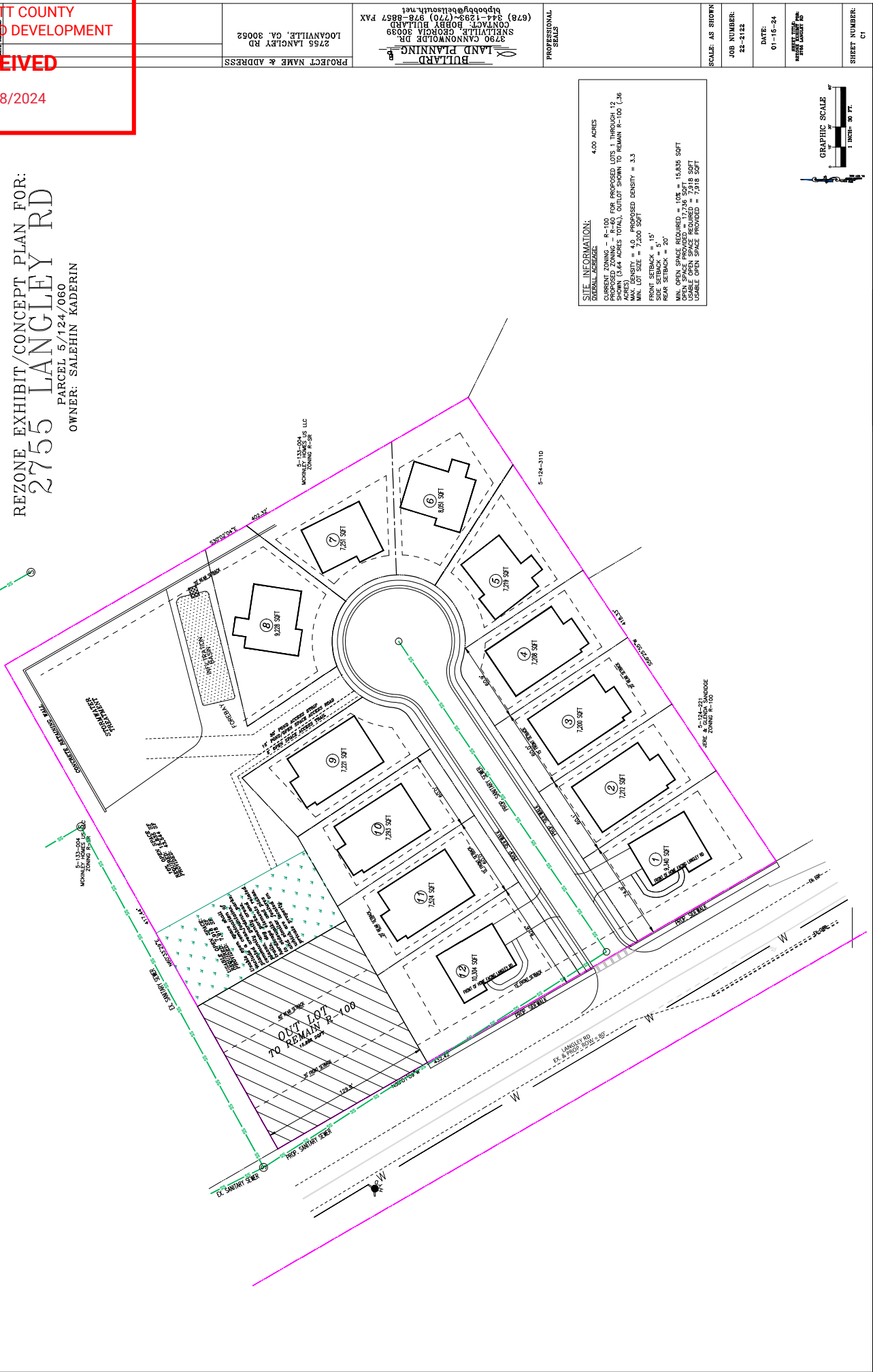
06/18/2024



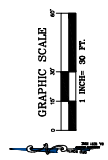
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05/18/2024

REZONE EXHIBIT/CONCEPT PLAN FOR:  
**2755 LANGLEY RD**  
PARCEL 5/124/060  
OWNER: SALEHIN KADERIN



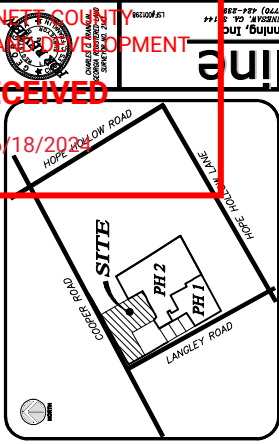
**SITE INFORMATION:**  
OVERALL DENSITY: 4.00 ACRES  
CURRENT ZONING - R-100 FOR PROPOSED LOTS 1 THROUGH 12 SHOWN (0.64 ACRES TOTAL), OUTLOT SHOWN TO REMAIN R-100 (0.6 MIN. DENSITY = 4.0, PROPOSED DENSITY = 3.3 MIN. LOT SIZE = 7,200 SQFT  
FRONT SETBACK = 15'  
SIDE SETBACK = 20'  
REAR SETBACK = 20'  
MIN. OPEN SPACE REQUIRED = 10% = 14,835 SQFT  
OPEN SPACE PROVIDED = 17,736 SQFT  
USABLE OPEN SPACE PROVIDED = 7,218 SQFT



PROJECT NAME & ADDRESS 2755 LANGLEY RD LOGANVILLE, GA 30052	PROFESSIONAL SEAL BULLARD LAND PLANNING 3790 CANNONWOLD DR SMITLIVILLE, GEORGIA 30093 (678) 344-1292 (770) 978-8657 FAX bipbooby@bellsouth.net	SCALE: AS SHOWN	JOB NUMBER: 22-2122	DATE: 01-15-24	DATE OF PRELIMINARY PLAN: 01-15-24	SHEET NUMBER: C1
---	--	-----------------	------------------------	-------------------	---------------------------------------	---------------------



GWINNETT COUNTY  
PLANNING AND ZONING DEPARTMENT  
RECEIVED  
06/18/2024



**centerline**  
SURVEYING AND LAND PLANNING, INC.  
1800 KENNESAW ROAD, SUITE 200, KENNESAW, GA 30144  
PHONE: (770) 424-0028 FAX: (770) 424-0028  
WWW.CENTRALINE-SURVEYING.COM

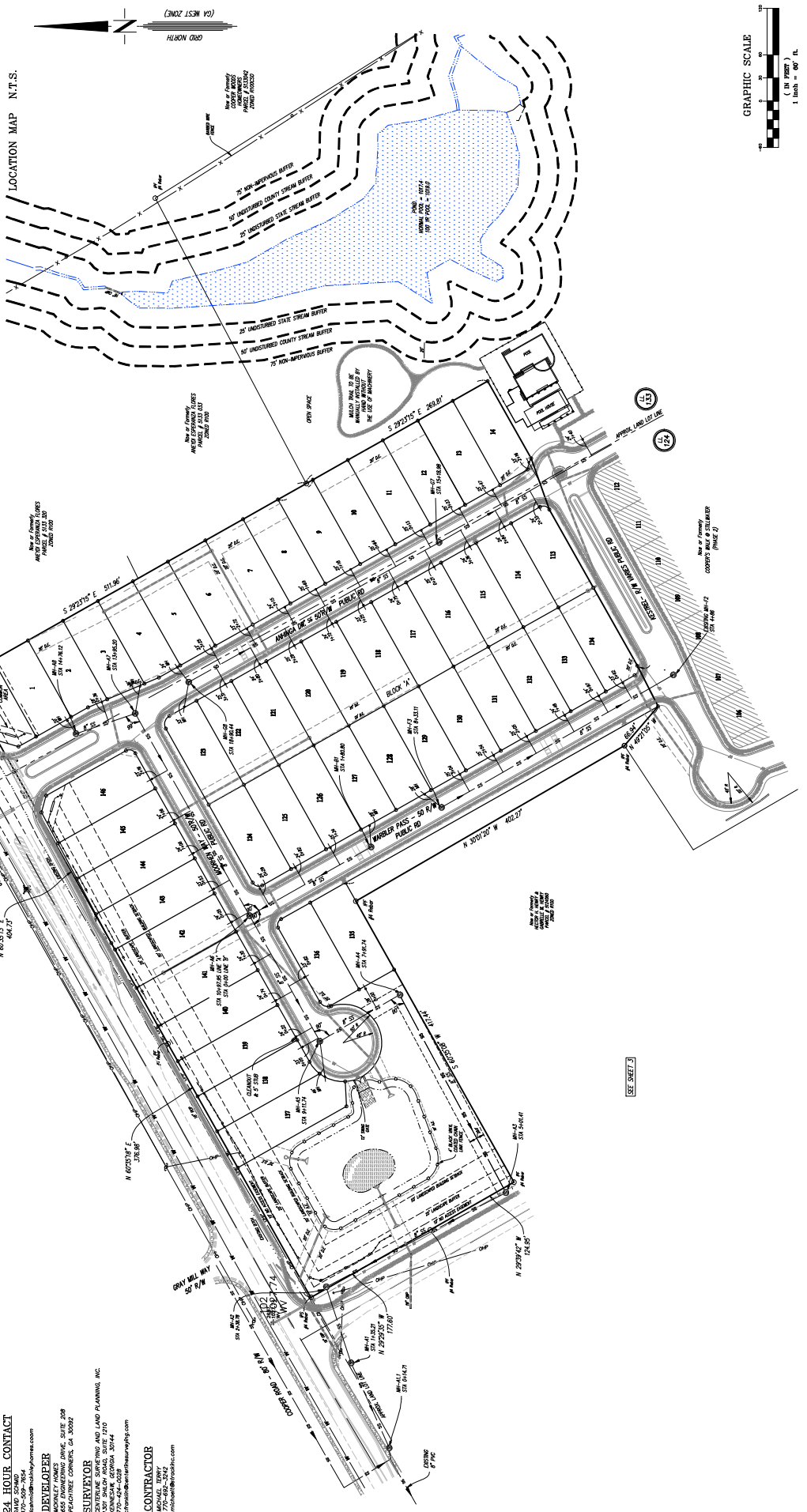
NO.	DATE	REVISION DESCRIPTION	BY

DRAWN BY: CAL	PROJECT NO.: 24-00000000
CHECKED BY: COB	DATE: 06/18/2024
SCALE: 1" = 60'	BY: TMS-EP

GRAPHIC SCALE  
1" = 60' FT.  
1" = 120' FT.

**PHASE 3 BLOCK CHART**

BLOCK	LOTS
A	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50



**STAIR NOTES:**  
STAIRS TO BE CONSTRUCTED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO FEMA MAP #1302001H, DATED SEPTEMBER 29, 2006.

**PERMITS:**  
PERMITS TO BE OBTAINED FROM THE FOLLOWING AGENCIES:  
- FLOOD DAMAGE PREVENTION PERMIT - FLOOD DAMAGE PREVENTION DIVISION, STATE OF GEORGIA  
- WETLANDS PERMIT - U.S. ARMY CORPS OF ENGINEERS  
- WETLANDS PERMIT - U.S. ARMY CORPS OF ENGINEERS  
- WETLANDS PERMIT - U.S. ARMY CORPS OF ENGINEERS

**GENERAL NOTES:**  
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).  
2. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FOUNDATION CODE BOOK (IFC).  
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA CONSTRUCTION CODE (GCC).  
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA ELECTRICAL CODE (GEC).  
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA MECHANICAL CODE (GMC).  
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA PLUMBING CODE (GPC).  
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA FIRE CODE (GFC).  
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA SAFETY CODE (GSC).  
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA HEALTH CODE (GHC).  
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA ENVIRONMENTAL CODE (GECODE).  
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA AESTHETIC CODE (GAEC).  
12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA HISTORIC PRESERVATION CODE (GHPC).  
13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA CULTURAL HERITAGE CODE (GCHC).  
14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA ANTI-CORRUPTION CODE (GACC).  
15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA ANTI-BRIBE CODE (GABC).  
16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA ANTI-TRADING CODE (GATC).  
17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA ANTI-NESTING CODE (GANC).  
18. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA ANTI-COLLUSION CODE (GACC).  
19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA ANTI-BOYCOTT CODE (GABC).  
20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA ANTI-DISCRIMINATION CODE (GADC).  
21. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA ANTI-RETALIATION CODE (GARC).  
22. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA ANTI-INTERFERENCE CODE (GAIC).  
23. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA ANTI-OBSTRUCTION CODE (GAOC).  
24. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA ANTI-BOYCOTTING CODE (GABC).  
25. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA ANTI-BOYCOTTING CODE (GABC).

**OWNER:**  
COOPER REAL ESTATE, LLC  
605 EASTWING DRIVE, SUITE 200  
KENNESAW, GEORGIA 30144

**DEVELOPER:**  
COOPER REAL ESTATE, LLC  
605 EASTWING DRIVE, SUITE 200  
KENNESAW, GEORGIA 30144

**24-HOUR CONTACT:**  
MICHAEL TERRY  
MICHAELTERRY@CENTRALINE-SURVEYING.COM

**SURVEYOR:**  
CENTRALINE SURVEYING AND LAND PLANNING, INC.  
1800 KENNESAW ROAD, SUITE 200  
KENNESAW, GEORGIA 30144  
770-424-0028  
centraline@centraline-surveying.com

**CONTRACTOR:**  
MICHAEL TERRY  
MICHAELTERRY@CENTRALINE-SURVEYING.COM

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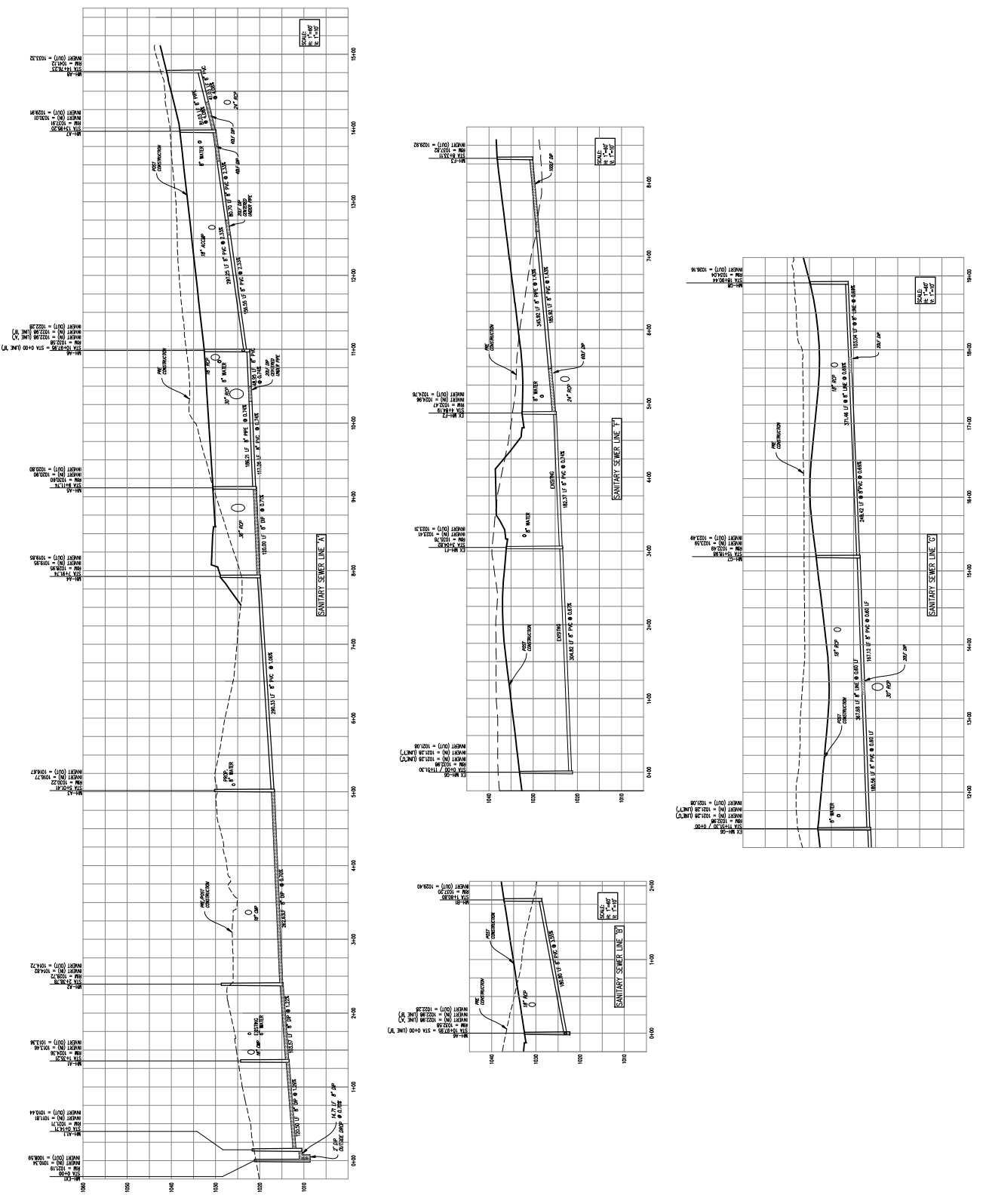
**centerline**  
Surveying and Land Planning, Inc.  
1801 ROSSWOOD DRIVE, SUITE 100, KENNESAW, GA 30144  
PHONE: (770) 424-0028 FAX: (770) 424-2848

SAVANNAH SEWER REPAIR RECORD DRAWING FOR  
COOPER'S WALK @ STILLMATTER  
PHASE 3  
IN LANE 1038 & 133  
000 COOPER'S WALK, DECATUR, GEORGIA  
GWINNETT COUNTY, GEORGIA

NO.	DATE	REVISION DESCRIPTION	BY

DRAWN BY: CAL
CHECKED BY: COB
DATE: 06/18/2024
SCALE: 1" = 40'
PROJECT NO.: 2400000000
BY/DATE: JP/06/18/24

SHEET NO. 1 OF 2



GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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## **LEVEL 1 TRAFFIC IMPACT STUDY FOR:**

**2755 Langley Rd  
Loganville, Ga. 30052  
Gwinnett County, Georgia**

RE: TIS-Level 1  
Subject Parcel 5/124/060  
January 15th, 2024

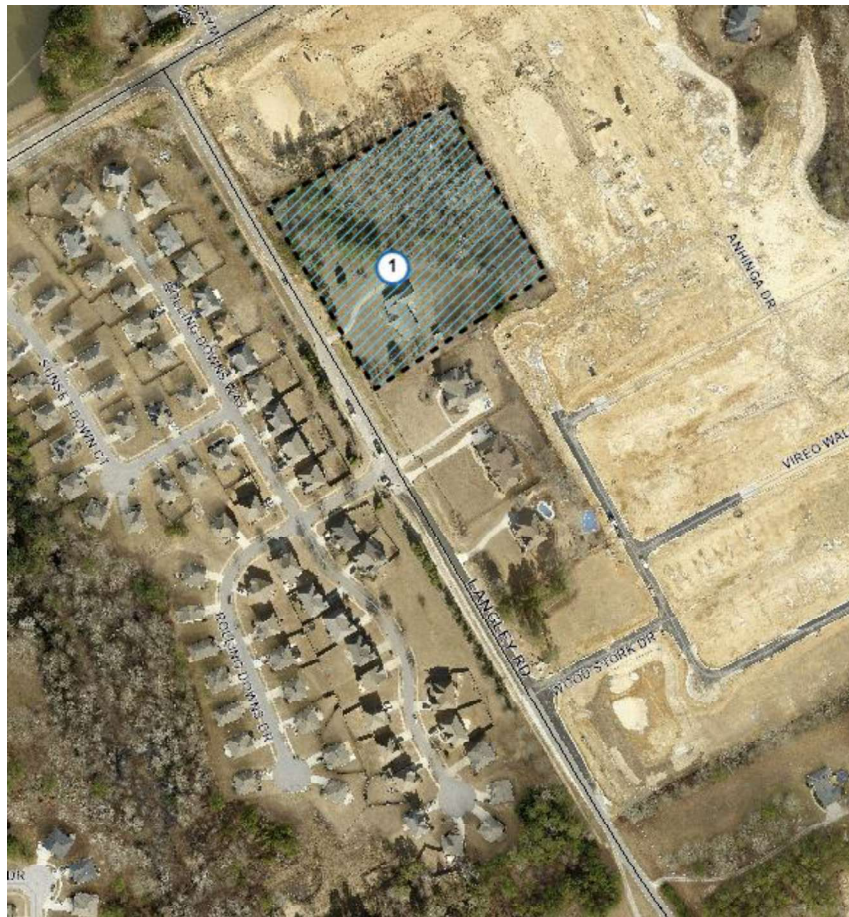
### **BULLARD LAND PLANNING, INC.**

3790 Cannonwolde Drive  
Snellville, GA 30039  
(678) 344-1293

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**SITE DISTANCE CERTIFICATION FOR PROPOSED  
ENTRANCE TO DEVELOPMENT FROM LANGLEY RD**



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06/18/2024

**TRIP GENERATION PER ITE (INSTITUTE OF TRANSPORTATION ENGINEERS) TABLES 1&2**

PROJECT TRIP GENERATION					
ITE LAND USE CODE- LAND USE	PROJECT TRIPS				
	AVG TRIP RATE	TOTAL	INBOUND	OUTBOUND	
210-SINGLE FAMILY DAILY DETACHED HOUSING	10.0 PER UNIT	12X10=120 TRIPS GENERATED	60	60	
AM PEAK HOUR 7 AND 9 AM	0.9 PER UNIT	12X0.9=10.8 TRIPS	3.6	7.2	
PM PEAK HOUR 4 AND 6 PM	1.1 PER UNIT	12X1.1=13.2 TRIPS	8.4	4.8	