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9.16.2024

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>David Sonders, Key Engineering Solutions-US, Inc.</u>	Name: <u>Rosa Martinez</u>
Address: <u>2847 North Bogan Road</u>	Address: <u>3675 Thompson Mill Rd</u>
City: <u>Buford</u>	City: <u>Buford</u>
State: <u>GA</u> ZIP: <u>30519</u>	State: <u>GA</u> ZIP: <u>30519</u>
Phone: <u>dsonders@kes-us.com</u>	Phone: <u>770-945-7557</u>
Email: _____	Email: _____
Contact Person: <u>David Sonders</u> Phone: <u>561-504-2224</u>	
Contact's Email: <u>dsonders@kes-us.com</u>	
APPLICANT IS THE:	
<input checked="" type="checkbox"/> Owner's Agent <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser	
Current Zoning District(s): <u>RA-200</u> Requested Zoning District: <u>R-100</u>	
Parcel Number(s): <u>R1002 015</u> Acreage: <u>3.608</u>	
Property Address(es): <u>3048 Thompson Mill Road, Buford, GA 30519</u>	
Proposed Development: <u>Single Family Home Detached Subdivision</u>	
Variance(s): <u>None</u> Waiver(s): <u>None</u>	
<p style="text-align: center;">RESIDENTIAL DEVELOPMENT</p> No. of Dwelling Units: <u>4</u> Dwelling Unit Sq. Ft.: <u>2500+</u> Density: <u>1.11</u> Floor Area Ratio (LRR, MRR, HRR): _____	<p style="text-align: center;">NON-RESIDENTIAL DEVELOPMENT</p> No. of Buildings: _____ Total Building Sq. Ft.: _____ Floor Area Ratio: _____
MIXED-USE DEVELOPMENT	
No. of Dwelling Units: _____ Dwelling Unit Sq. Ft.: _____	
Total Non-Residential Sq. Ft.: _____ Floor Area Ratio: _____	

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THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND	
IPF	IRON PIN FOUND
N.T.S.	1/2" REBAR PIN SET
LLL	LAND LOT LINE
---	PROPERTY LINE
---	CENTERLINE
---	BUILDING LINE
---	RIGHT-OF-WAY
---	SANITARY SEWER EASEMENT
---	UTILITY EASEMENT
---	MANHOLE
---	CATCH BASIN
---	JUNCTION BOX
---	DROP INLET
---	POWER/UTILITY POLE
---	FIRE HYDRANT
---	FINISHED FLOOR ELEVATION
---	BACK OF CURB
---	EDGE OF PAVEMENT
---	SANITARY SEWER LINE/PIPE
---	STORM SEWER LINE/PIPE
---	FENCE LINE AND ZONE LINE
---	NON-ADJACENT
---	POINT OF COMMENCEMENT
---	POINT OF BEGINNING
---	RECORD DISTANCE

- GENERAL/SITE NOTES:**
- OWNER OF RECORD: ROSA MARTINEZ REVOCABLE TRUST 3875 THOMPSON MILL ROAD BUFORD, GA 30519
 - CURRENT TITLE COMMITMENT EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE TO BE DETERMINED BY THE APPLICABLE RECORDS.
 - ALL ELEVATIONS BASED ON NAVD 88 BY OBTAINED BY MEANS OF LOCAL GPS NETWORK.
 - LAND DEVELOPMENT SURVEYORS, INC., IS NOT RESPONSIBLE FOR, AND DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION AND REPRESENTATIONS OBTAINED USING ON-LINE SOURCES, ETC., AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THE ACCURACY OF ANY INFORMATION OBTAINED FROM ANY SOURCE.
 - OFFSITE CREEK LOCATION IS PER GWINNETT COUNTY GIS.

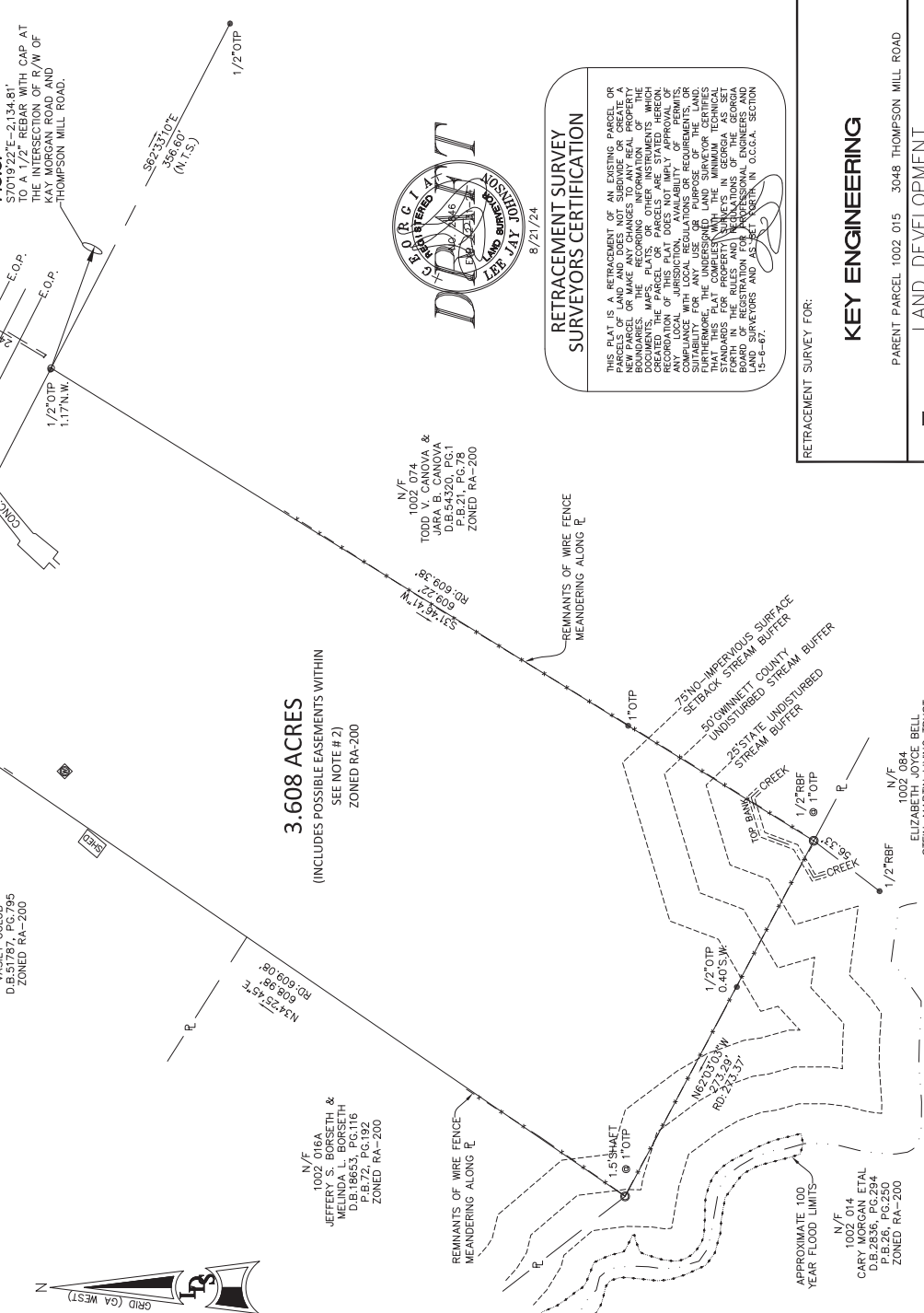
RA-200
 -MINIMUM LOT AREA: 40,000 S.F.
 -MINIMUM LOT FRONTAGE: 200 FEET
 -MINIMUM REAR SETBACK: 40 FEET
 -MINIMUM FRONT SETBACK: 35 FEET
 -MINIMUM SIDE SETBACK: 20 FEET
 -MAXIMUM LOT COVERAGE: 25%

REFERENCES

- DEED BOOK 61275, PAGE 127.
- DEED BOOK 133, PAGE 178.
- PLAT BOOK 133, PAGE 178.

OTHERS AS DENOTED ON PLAT.

POC:
 S7019°22'E-2134.81'
 TO A 1/2" REBAR WITH CAP AT
 THE INTERSECTION OF R/W OF
 KAY MORGAN ROAD AND
 THOMPSON MILL ROAD.



RETRACEMENT SURVEY SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. MAKE ANY RECORDING OTHER INFORMATION WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS OR COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETS WITH THE MINIMUM TECHNICAL REQUIREMENTS OF THE PROFESSIONAL ENGINEERS AND SURVEYORS BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-9-67.

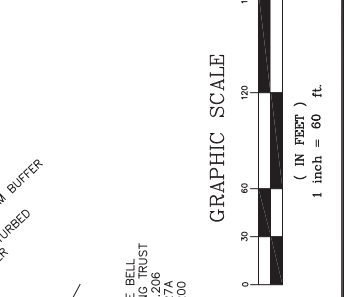
RETRACEMENT SURVEY FOR:

KEY ENGINEERING

PARENT PARCEL 1002 015 3048 THOMPSON MILL ROAD

LAND DEVELOPMENT SURVEYORS, INC.
 P.O. BOX 2050
 DACULA, GA 30019
 (770) 682-8206
 LDSURVEYORS@GMAIL.COM
 GSA LSP#000852

Date: 8/21/24 Land Lot: 2 District: IST
 County: GWINNETT COUNTY, GA Scale: 1"=60'
 Sheet No. 1 OF 1
 Drawn By: MSF Checked By: LUJ
 Job Number: 24189.DWG File Number: 24189.DWG



FLOOD HAZARD NOTE

BY GRAPHICAL PLOTTING ONLY, AND PORTION OF THE SURVEYED AREA LIES PER FIRM PANEL 13139D00312G DATED DECEMBER 1, 2022. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

PLAT CLOSURE STATEMENT:
 THIS PLAT CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 1,929,722 FEET, AND CONTAINS A TOTAL OF 3.608 ACRES.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THIS CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE DATA OR INFORMATION PROVIDED BY THE SURVEYOR NAMED SAID PERSON.

THE SURVEYOR'S RESPONSIBILITY IS TO VERIFY THE EXISTENCE OF THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN ON THIS PLAT. THE SURVEYOR'S RESPONSIBILITY IS NOT TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN ON THIS PLAT. THE SURVEYOR'S RESPONSIBILITY IS TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN ON THIS PLAT. THE SURVEYOR'S RESPONSIBILITY IS TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN ON THIS PLAT.

THE FIRM'S RESPONSIBILITY IS TO VERIFY THE DATA IS AS SHOWN HEREON. THE MEASUREMENTS AND CALCULATIONS ARE BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

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LAND DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 2 of the 1st Land District, Gwinnett County, Georgia and being more particularly described as follows:

To find the True Point of Beginning, begin at the centerline intersection of Kay Morgan Road and Thompson Mill road; THENCE from said Point, North 70 degrees 19 minutes 22 seconds West for a distance of 2134.81 feet to a ½ inch open top pipe found on the Southerly right-of-way of Thompson Mill Road (apparent 80' r/w), said Point being The True Point of Beginning.

THENCE from said Point as thus established South 31 degrees 46 minutes 41 seconds West for a distance of 609.22 feet to a ½ inch rebar found at a 1 inch open top pipe; THENCE North 62 degrees 03 minutes 03 seconds West for a distance of 273.29 feet to a 1.5 inch shaft found; THENCE North 34 degrees 25 minutes 45 seconds East for a distance of 608.98 feet to a ¾ inch open top pipe found on the southerly right-of-way of Thompson Mill Road (apparent 80' r/w); THENCE along said right-of-way South 62 degrees 41 minutes 54 seconds East for a distance of 245.26 feet to a ½ inch open top pipe found, said Point being the Point of beginning.

Said property contains 3.608 acres.
Including easements within

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



White	Classic Cream	Almond	Desert Sand	Sandstone	Wicker
Tuscan Olive	Victorian Gray	Pebblestone Clay	Scottish Thistle	Everest	Harbor Gray
Corn Silk	Autumn Harvest	Misty Shadow	Lakeshore Fern	Montana Suede	Quiet Willow
Deep Granite	English Wedgewood	Rugged Canyon	Russet Red		

P - Premium Color Board and Batten Colors

Stacked Stone - Available in 5 Colors					
Dimensions	Exposure	Panels/Box	Sq./Box	Boxes/Pallet	Squares/Pallet
44.5" w X 29.5" h	18.125"	10	14	16	8
Sedona Bluff	Santa Fe	Chestnut Hills	Lewiston Crest	Shadow Ridge	
Creek Ledge Stone - Available in 5 Colors					
Dimensions	Exposure	Panels/Box	Sq./Box	Boxes/Pallet	Squares/Pallet
45.75" w X 19.25" h	18"	30	14	16	8
Appalachian Ash	Arizona Sandstone	Bucks County Gray	Golden Mountains	Rocky Mountain Clay	

Stone Colors

RED	PINK	WHITE/CREAM
GRAY	BROWN/BLACK	TAN/BEIGE

Brick Colors

REV.

DATE

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WE PLAN HOMES

WE PLAN
HOMES
TEL: 770-816-9741
WWW.WEPLANHOMES.COM

SHADBURN CUSTOM-2
ELEVATIONS

DWG. BY:
PWL/SAM

DATE:
1-11-22

SHEET:

1

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DATE

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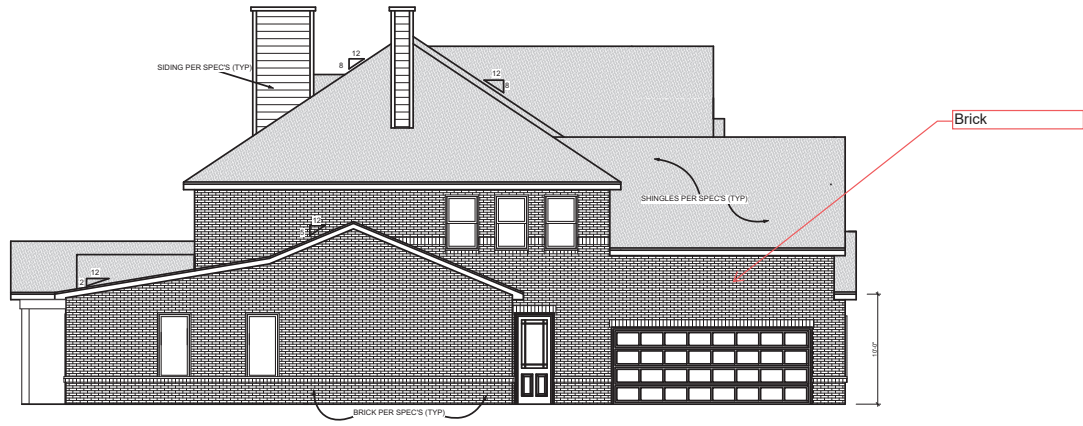
SHADBURN CUSTOM-2
ELEVATIONS

DWG. BY:
PWL/SAM

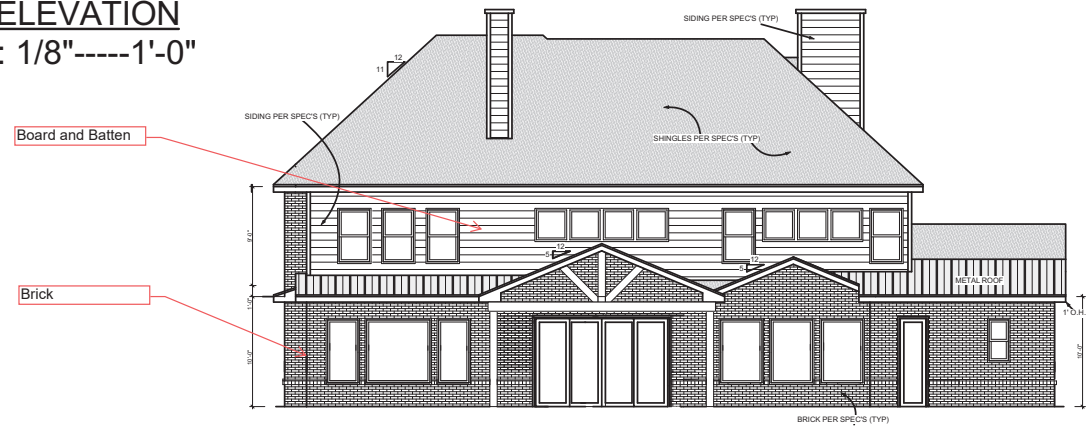
DATE:
1-11-22

SHEET:

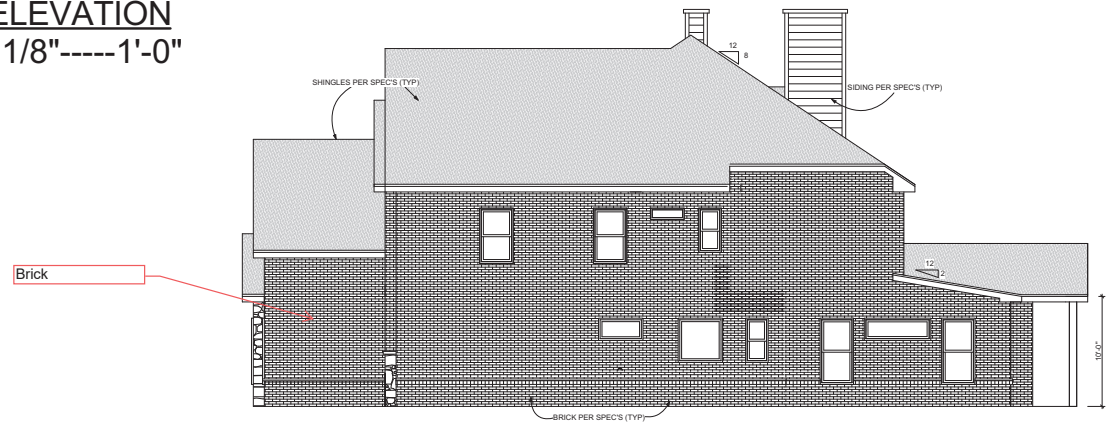
1B



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



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



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

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Gwinnett County
Department of Planning & Development
446 West Crogan Street, Suite 250
Lawrenceville, GA 30046

Key Engineering Solutions-US, Inc.
2847 N Bogan Road
Buford, GA 30519
Tel 561.504.2224
www.KES-US.com

Subject:
Rezoning Application – Residential Subdivision
3048 Thompson Mill Rd
Buford, GA 30519

Date:
August 15, 2024

To Whom it May Concern:

Contact:
David M. Sonders, P.E.

This Letter of Intent is to request a rezoning of the subject property from RA-200 to R-100 in order to develop the property into four single-family detached houses. The subject parcel is located at 3048 Thompson Mill Road, Buford, GA 30519. The property consists of 3.608 acres. The parcel ID is R1002 015.

Phone:
561.504.2224

The subject properties will be developed into four single-family detached subdivision home lots. The single-family homes will be a minimum of 2,500 square feet of heated living space, with minimum 4-bedroom, 3-bathroom models. The homes will be constructed of a combination of stone, brick, and board and batten siding. The anticipated price will \$500,000+ per unit. The proposed homes will have 3 car garages, 2 garages will be side entry and one garage will be front entry. The access drive will be a private drive, maintained by the 4 homeowners through a homeowner agreement.

Email:
dsonders@kes-us.com

The proposed development will be connected to public water. Sanitary waste will be disposed of via on-site septic system. A L3 Soils Report was prepared in August 2023 and the soils are suitable for a septic system. The applicant respectfully requests approval of the submitted rezoning application. No variances or special conditions are requested at this time.

Gwinnett County
9/13/2024

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Please direct any questions, comments, or correspondence regarding letter to David M. Sonders, P.E.,
Principal Engineer, at 561.504.2224 or dsonders@kes-us.com.

Sincerely,

Key Engineering Solutions – US, Inc.

A handwritten signature in black ink, appearing to read 'D. Sonders', with a long horizontal line extending to the right.

David M. Sonders, P.E.
Principal Engineer

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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:

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

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

- (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:

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

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

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REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

- A. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property;
The proposed use is similar in use and development, and zoning of adjacent and nearby properties. Most of the nearby properties are developed with detached housing units similar to this proposal.
- B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
No, it is not anticipated that the proposed subdivision will adversely affect nearby properties.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
Yes, the property appears to have reasonable economic use as currently zoned. However, the property subdivided will provide enhanced economic use.
- D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools;
The development of one additional single-family home should not cause an excessive or burdensome use of the existing streets, utilities or public services.
- E. Whether the proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Plan
Yes, the proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Plan.
- 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 or no existing or changing conditions which affect the use and development of the property.



Mary K Oneal
8-8-2024

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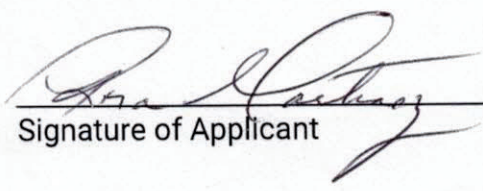
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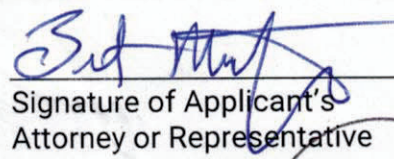
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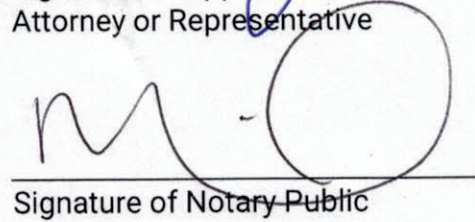
Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2023

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.

 8/6/2024 Rosa Martinez
Signature of Applicant Date Type of Print Name and Title

 8/8/2024 Bret Muetzelfeld - Applicant
Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

 08/06/24
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 OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

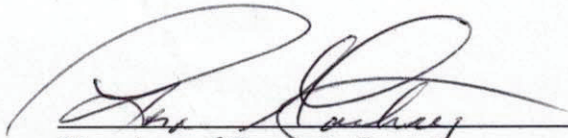
Attach additional sheets if necessary to disclose or describe all contributions.

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REZONING PROPERTY OWNER'S CERTIFICATION

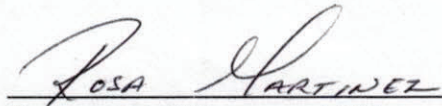
The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of last action by the Board of Commissioners.



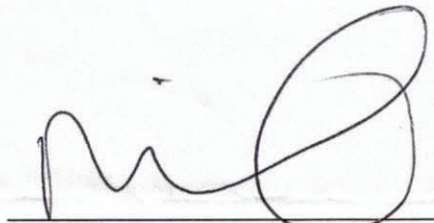
Signature of Property Owner

8/6/2024

Date



Type or Print Name and Title



Signature of Notary Public

08/06/2024

Date



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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

8/9/24

Date

David Sanders, Principal Engineer

Type or Print Name and Title



P. J. Desai

Signature of Notary Public

8/9/2024

Date

Notary Seal

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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: R1002 015
(Map Reference Number)



Signature of Applicant

8/8/2024

Date

David Sonders, Principal Engineer

Type or Print Name and Title

PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE. 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.

Vickie Schoby

Name
8/9/2024

Date

TSA II


Title

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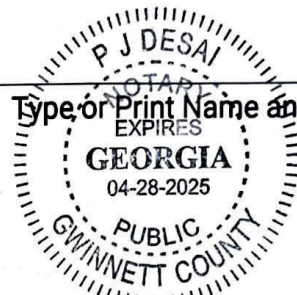
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.


Signature of Applicant 8/26/2024 Date David Sanders / Principal Engineer Type of Print Name and Title

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

P.J. Desai 8/26/2024 Notary Seal



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Yes No David Sanders (Your Name)

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

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

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