



REZ2014-0002/0003

Action	Rezoning Request R100 to R65
Property Location	509-519 Holcomb Bridge Road
Petitioner	Rick Cheek 5700 Lob court Norcross, GA 30092
Petitioner's Request	Rezoning from R-100 to R-65 Single Family Detached Residential

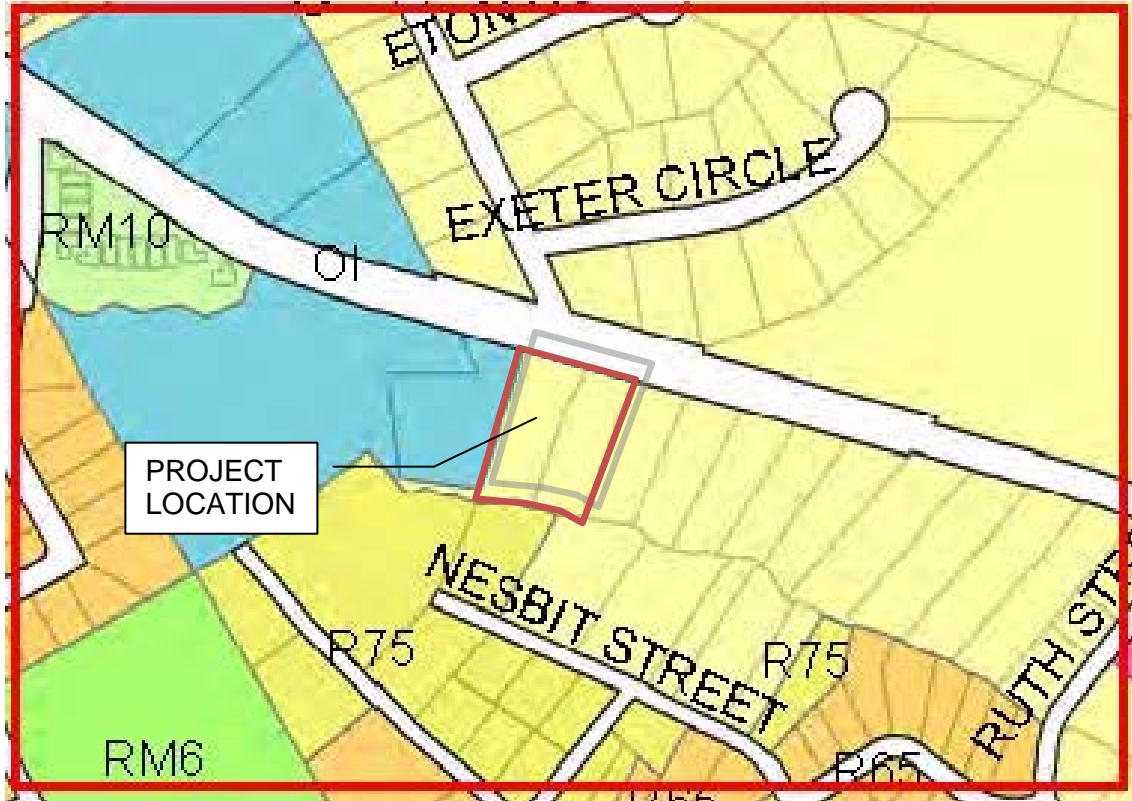
Vicinity Map



The subject parcel (6254 307-6254 320) is located on Holcomb Bridge Road across from the intersection with Queens Court. The applicant is proposing the development of three R-65 single family building lots with the construction of three new homes.

Zoning

The existing zoning for the subject parcel (6254 307-6254 320) is R-100. The adjacent parcels are zoned R-100, R-75, and OI. The site is currently being utilized for two rental properties.



In accordance with section 115-316, referencing procedures in section 115-310 and 115-311 in the zoning ordinance, this rezoning request requires a public hearing. The rezoning application initially requires review and recommendation for approval by the Planning and Zoning Board. All public hearings shall be conducted in accordance with the Georgia Open Meetings Law (O.C.G.A. § 50-14-1 et seq.).

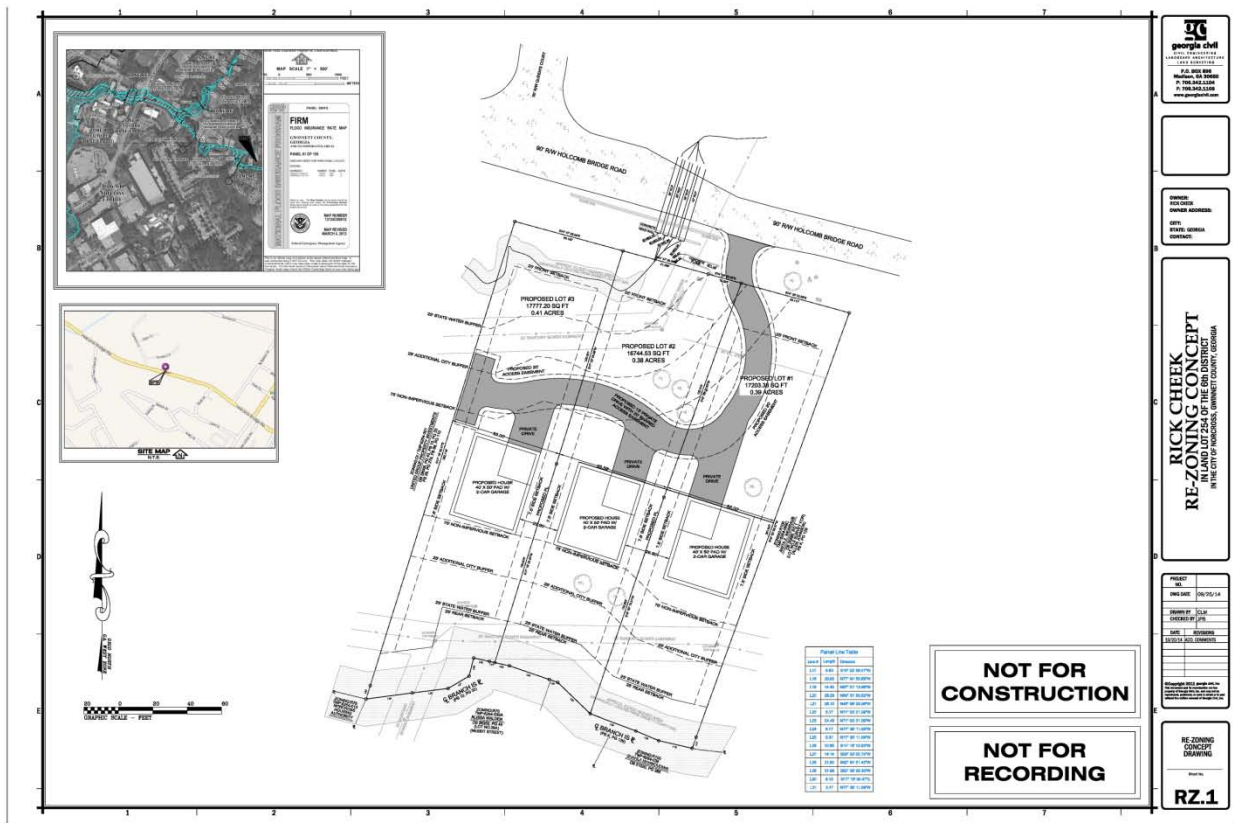
Site Analysis

The parcel indicated on the map above, outlined in red, is zoned R-100 and has two existing rental properties with a shared drive. The adjacent properties on the same block are in a variety of zones. The immediately adjacent lot on the west is zoned OI. The residential lots on the east are R-100 and on the south the lots are R-75.

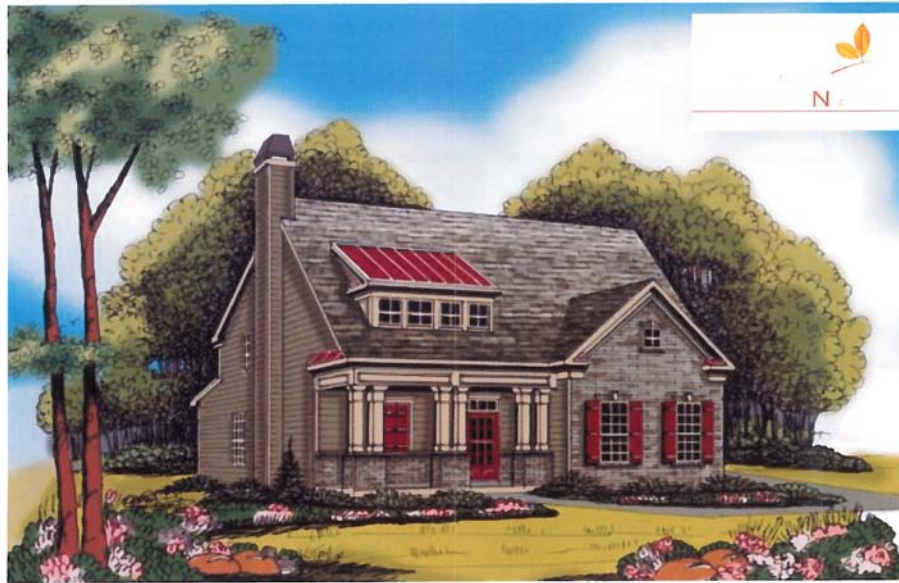
The two structures that exist on the site are rental properties constructed in 1983. They have a shared drive off of Holcomb Bridge and are located on high ground above two blue line streams. The streams are subject to buffering as waters of the state and as such require a 25' state buffer which is to be undisturbed and an additional city buffer

that is 25' undisturbed and 25' where no impervious surface is allowed. There is a requirement for a Stream Buffer Variance for site disturbance as a part of this application. The site plan provided by the applicant shows the removal of the existing driveway which is running through both of the city required buffers and is paralleling the required State buffer. The new plan places the bulk of the driveway in the in the outside 25 foot City buffer. The balance of the development is located outside the stream buffers.

The Applicant is proposing the re-subdivision of the property into three single family lots under the R-65 zoning. The homes are proposed for the high ridgeline which runs through the center of the property. The access to the homes will be through a shared driveway with cross access easements. This plan will minimize the driveway cuts from three to one on the Holcomb Bridge frontage. The proposed site plan and examples of proposed homes are below.







Staff Recommendation

The applicant is requesting the approval of the request for rezoning to R-65. While R-65 is a departure from the single family areas around the site this location encompasses a total area of 51,725 sf with a proposed average lot size of 17,241 sf which places the proposed development in the same density category as R-100. The relocation of the driveway as shown greatly reduces the impacts to the stream as compared to the existing condition. Staff recommends approval with the following conditions:

1. The project shall be developed in accordance with the site plan by Georgia Civil dated 10/02/2014.
2. The Developer will comply with the requirements of the City's site development ordinances.
3. The Developer will construct the new drive utilizing pervious paving material as a condition of approval.
4. The proposed homes shall be consistent with the Architectural and Site Design Standards of the City of Norcross
5. Prior to any construction on the site the Developer shall provide architectural plans for the homes and complete site development plans including:
 - a- The location of the proposed structures, driveways, patios and other site features.
 - b- The grading and drainage, tree preservation, tree protection and landscape plan for the proposed home sites.
 - c- Complete utility service plans for the lots showing plan and profiles of the service pipes as needed.
6. The applicant shall coordinate all needed approvals with Gwinnett County Fire Marshal and Water & Sewer prior to the issuance of a Building Permit.
7. A final plat of the project will be completed prior to the issuance of Certificates of Occupancy.

**(This request was passed by the Planning & Zoning Board with the s
Staff recommened conditions by a vote of 4-0)**