

**RECEIVED**

12/2/2022

**REZONING APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Donna L. Lopez</u>	NAME: <u>Donna L. Lopez</u>
ADDRESS: <u>1987 Lenora Road</u>	ADDRESS: <u>1987 Lenora Road</u>
CITY: <u>Loganville</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> ZIP: <u>30052</u>	STATE: <u>GA</u> ZIP: <u>30052</u>
PHONE: <u>770-883-1305</u>	PHONE: <u>770-883-1305</u>
CONTACT PERSON: <u>Robert Jackson Wilson</u> PHONE: <u>770.962.9780</u>	
CONTACT'S E-MAIL: <u>jwilson@rjwpclaw.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT   
 PROPERTY OWNER   
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): R-100 REQUESTED ZONING DISTRICT: RA-200

PARCEL NUMBER(S): R5 064 192, 193, 194, 195, 196, 197, 198, 199 and 200 ACREAGE: 33.674

ADDRESS OF PROPERTY: 1987 Lenora Road

PROPOSED DEVELOPMENT: Accessory Building

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>1</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>4,000</u>
Gross Density: _____	Density: _____
Net Density: _____	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

**RECEIVED**

12/2/2022

**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, the use is suitable in view of the location and other nearby large acreage and agricultural uses.

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

No. The use will not adversely affect any adjacent or nearby property.

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

Yes.

- (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:

No. The agricultural use will relieve those burdens, and provide for less demand on streets, school and utilities than the current residential zoning classification.

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

Yes. The proposed use conforms to the policy and intent of the 2040 Comprehensive Plan by providing for agricultural use in a character area designated by the 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:

The use will generate less traffic on Pate and Lenora Roads than residential uses allowed by the current zoning.

RECEIVED

12/2/2022

**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.

*Donna Lopez*

Signature of Applicant

*11/30/22*

Date

*Donna Lopez Owner + Applicant*

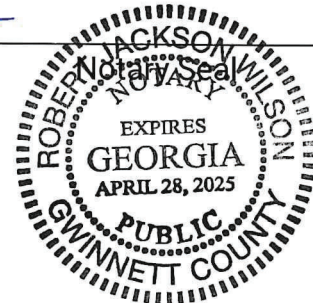
Type or Print Name and Title

*[Handwritten Signature]*

Signature of Notary Public

*11/30/22*

Date



**RECEIVED**

12/2/2022

**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.

*Donna Lopez*

Signature of Property Owner

*11/30/22*

Date

*Donna Lopez, Owner and Applicant*

Type or Print Name and Title

*[Signature]*

Signature of Notary Public

*11/30/22*

Date



GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

**RECEIVED**

12/2/2022

Legal Description

1987 Lenora Road

All that tract or parcel of land lying and being in Land Lot 64 of the 5<sup>th</sup> District containing 33.674 acres as shown on that Exemption Plat prepared for Lenora Ventures by Donald Edward Jones, GRLS No. 3450 dated January 13, 2021 and recorded in Plat Book 150, Page 289, said plat being incorporated herein by reference for a complete description thereof.

PLAT B: 00190 P: 00289  
 Recorded: 9/23/2021 11:24 PM  
 PLATBOOK Page: 1 From 15 to 29  
 Date of Filing  
 State of Georgia, Gwinnett County, GA  
 File Participant ID: 70281261

**GENERAL NOTES:**

1. WATER SERVICE PROVIDED BY GWINNETT COUNTY.
2. ALL LOTS TO BE SERVED BY SEPTIC.
3. DIMENSIONAL STANDARDS R-100 ZONING. MINIMUM LOT SIZE: 18,000 S.F. MINIMUM LOT WIDTH: 100 FEET. MAXIMUM BUILDING HEIGHT: 35 FEET. SETBACK INFORMATION: FRONT YARD: 35 ON 50 FEET. REAR YARD: 45 FEET. SIDE YARD: 10 FEET ONE YARD, 25 FEET TWO YARDS. MINIMUM HEATED BUILDING SIZE: 1,000 S.F.
4. BOUNDARY REFERENCE: RETICULATION SURVEY FOR LENORA VENTURES, LLC, DATED 4/23/20, PREPARED BY PRECISION PLANNING, INC.
5. THE LOTS SHOWN HEREON MAY NOT BE RE-SUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS AS PROVIDED BY THE GWINNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE CURRENTLY IN EFFECT.
6. 12" REBAR WITH YELLOW PLASTIC CAP, LABELED P91 PROPERTY CORNER LSP 313 SET AT ALL PROPERTY CORNERS AS DETIPIED UNLESS OTHERWISE NOTED.

7. CONNECTION TO SEWER MUST BE COMPLETED BEFORE FINAL ISSUANCE OF OTHER REQUIREMENTS OF APPROVAL FROM ENVIRONMENTAL HEALTH DEPARTMENT CERTIFICATION.
8. A MINIMUM OF TWO (2) TREES, AT LEAST 2 INCHES IN DIAMETER SHALL BE PLACED OR PRESERVED ON EACH INDIVIDUAL LOT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. (LDO 80040, TO 75 AND 60-75 A.2)
9. THE LOCATION OF THE TWO TREES IS NOT LIMITED TO THE FRONT YARD. TREES CAN BE PLANTED IN ANY LOCATION ON THE LOT EXCEPT IN UTILITY AND DRAINAGE EASEMENTS AND SEPTIC DRAIN FIELDS. (LDO 80040, TO 75 A.2)
10. SOIL INFORMATION SHOWN ON LOTS 1-7 TAKEN FROM LEVEL 3 SOIL INVESTIGATION REPORT PREPARED BY EARTH WORKS ENVIRONMENTAL SERVICES, LLC, REPORT DATED 3/5/20.
11. SOIL INFORMATION SHOWN ON LOTS 8 & 9 TAKEN FROM LEVEL 3 SOIL INVESTIGATION REPORT PREPARED BY AVERIS SOIL SURVEYS, INC., DATED 11/01/19.

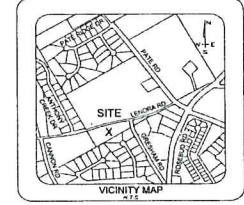
PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT GWINNETT COUNTY POLICY. CLEARNOTES ARE TO BE MAINTAINED AT GRADE, AND ARE THE PROPERTY OF THE OWNER.

GWINNETT COUNTY  
 PLANNING AND DEVELOPMENT



**ENVIRONMENTAL HEALTH NOTES**

- SEPTIC TANKS OR OTHER ALTERNATIVE SEPTIC SYSTEMS WILL BE REQUIRED ON LOTS AT THE DISCRETION OF THE GCHD AS DETERMINED APPROPRIATE FOR GROUNDWATER PROTECTION.
- NO GRADING SHALL BE DONE ON ANY LOT UNTIL SITE APPROVAL HAS BEEN ISSUED BY THE GCHD.
- 1/4" TANK #10181
- SPEN-SITE PLAN GCHD
- SLEIN BUILDING LINE GCHD
- THE FOLLOWING SOLA HAVE BEEN CONSIDERED AS USABLE IN SIZING THE LOTS: PETER AVERS JR. DATED 11/02/19 (PAPING, PADDLET, HAND LAMIN B CHRISTIAN HOCKLEY DATED 3/20/20 (PAPING, ANGLAR, BETHLEHEM, HAND LAMIN, HAND LAMIN B, PADDLET, SANI, WATTEL, WOODCOCK, WOODCOCK WEST VARIANT)
- THE FOLLOWING SOLA HAVE BEEN CONSIDERED UNUSABLE IN SIZING THE LOTS: CHEVACHA, HELLERA, WANE.
- ENVIRONMENTAL HEALTH NOTE 1: NUMBER OF BEDROOMS WILL BE DETERMINED AT TIME OF APPLICATION.
- ENVIRONMENTAL HEALTH NOTE 2: THIS LOTS MAY BE SIZED UP TO FIVE (5) BEDROOMS.
- G.A. CODE 511-3-1-1 (D)1 REQUIRES THAT SEWAGE DISPOSAL FACILITIES BE PROVIDED WITHIN 300 FEET OF A WORK SITE.
- PROPOSED HOUSE-SEPTIC SYSTEM FOR 5064 200 IS TO BE LOCATED TO THE WEST OF THE GEORGIA POWER EASEMENT, UNLESS DOCUMENTATION IS PROVIDED THAT EASEMENT MAY BE CROSSED.



**PROPERTY INFORMATION:**  
 191 LENORA ROAD  
 SNELLVILLE, GEORGIA 30078  
 TAX PARCEL: A PORTION OF 5064 207  
 ZONING: R100  
 ZONING INFORMATION TAKEN FROM GWINNETT COUNTY ZONING MAPS

**PLAT & DEED REFERENCES:**  
 RETICULATION SURVEY FOR SMITHSON HOMES, DATED 12/21/18, PREPARED BY CENTURIE SURVEYS AND LAND PLANNING, INC.  
 WARRANTY DEED RECORDED IN DEED BOOK 56223, PAGE 52, GWINNETT COUNTY RECORDS  
 OTHERS AS NOTED ON SURVEY.

THE TITLE REFERENCE FURNISHED IN THE PREPARATION OF THIS SURVEY IS LIMITED TO THE INFORMATION NECESSARY TO RECTIFY THE BOUNDARY LINES OF THE SUBJECT PROPERTY AND THE ADDRESSES THIS SURVEY DOES NOT CONSTITUTE A TITLE EXAMINATION, MATTERS OF RECORD WHICH AFFECT THE SUBJECT PROPERTY MAY NOT BE SHOWN HEREON.

**SURVEY NOTES:**  
 1. ALL AREAS INCLUDE EASEMENTS WITHIN.  
 2. 12" REBAR WITH YELLOW PLASTIC CAP, LABELED P91 PROPERTY CORNER LSP 313 SET AT ALL PROPERTY CORNERS AS DETIPIED UNLESS OTHERWISE NOTED.  
 3. CONTOUR INFORMATION SHOWN PER GWINNETT COUNTY GIS, CONTOUR INTERVAL SHOWN IS TWO (2) FEET.

**EQUIPMENT USED:**  
 A TRIMBLE 56 ROBOTIC TOTAL STATION & CHAMPION TWO GNSS RECEIVER, CONNECTED TO THE GPS SENSORS REAL TIME NETWORK WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

**FIELD CLOSURE STATEMENT:**  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PERCENTAGE OF ONE FOOT IN 838.84 ANGULAR ERROR OF 20 SECONDS PER ANGLE POINT & WAS ADJUSTED USING LEAST SQUARES. THE FIELD SURVEY WAS COMPLETED ON 4/24/2023.

**PLAT CLOSURE STATEMENT:**  
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 414.810 FEET.

**HORIZONTAL & VERTICAL DATUM:**  
 HORIZONTAL: NORTH AMERICAN DATUM OF 1983 (NAD 83) GEORGIA STATE PLANE, WEST ZONE.  
 VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988 ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 129.  
 USE OF MEASUREMENTS IN THIS SURVEY FOOT DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.  
 THE DATUMS FOR THIS SURVEY WAS ESTABLISHED UTILIZING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) BASED ON POSITIONAL VALUES FROM A REFERENCE STATION NETWORK (RNS) PROVIDED BY GCPSS SOLUTIONS.

**FLOOD NOTE:**  
 BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THE SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA. P03 1 FROM PANEL 13135C0147F, DATED SEPTEMBER 29, 2006.  
 THIS CLOSURE IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATIONS OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

**SURVEYORS CERTIFICATION**  
 AS REQUIRED BY SUBSECTION (D) OF O.G.C.A. SECTION 15-8-67, THIS PLAT HAS BEEN PREPARED BY A LICENSED SURVEYOR AND APPROVED BY APPROVAL AS EVIDENCED BY APPROVAL SIGNATURES, STAMPS, OR STAMPINGS. APPROVALS BY APPROVAL SIGNATURES SHALL BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PARCEL USE. THIS PLAT IS REFERENCED USE OF ANY PARCEL FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE GEORGIA BOARD OF SURVEYORS' POLICY STATEMENT FOR SURVEYS IN GEORGIA AND FURTHER WITH THE REGULATIONS AND ORDINANCES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 15-8-67.

DAVID EDWARD SHELL, L.S. # 3450

**PLANNING DEPARTMENT APPROVAL CERTIFICATE**

THIS PLAT HAS BEEN SUBMITTED TO REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT OF THE GWINNETT COUNTY, GEORGIA.

2-10-2021

BY: DIRECTOR, GWINNETT COUNTY PLANNING DEPARTMENT DATE

**ENVIRONMENTAL HEALTH APPROVAL**

THIS PLAT HAS BEEN SUBMITTED TO REVIEWED AND APPROVED BY GWINNETT ENVIRONMENTAL HEALTH SERVICES.

BY: DIRECTOR, ENVIRONMENTAL HEALTH SERVICES DATE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PROVIDED ON BEHALF OF THE SUBDIVIDER. THE SUBDIVIDER HAS CERTIFIED THAT THE INFORMATION HEREON IS TRUE AND CORRECT AND THAT THE SUBDIVIDER HAS BEEN ADVISED OF THE CONSEQUENCES OF THE SUBDIVISION AND THAT THE SUBDIVIDER HAS BEEN ADVISED OF THE CONSEQUENCES OF THE SUBDIVISION AND THAT THE SUBDIVIDER HAS BEEN ADVISED OF THE CONSEQUENCES OF THE SUBDIVISION AND THAT THE SUBDIVIDER HAS BEEN ADVISED OF THE CONSEQUENCES OF THE SUBDIVISION.

**LEGEND**

1	1/4" TANK #10181
2	SPEN-SITE PLAN GCHD
3	SLEIN BUILDING LINE GCHD
4	PROPERTY CORNER LSP 313
5	PROPERTY CORNER LSP 313
6	PROPERTY CORNER LSP 313
7	PROPERTY CORNER LSP 313
8	PROPERTY CORNER LSP 313
9	PROPERTY CORNER LSP 313
10	PROPERTY CORNER LSP 313
11	PROPERTY CORNER LSP 313
12	PROPERTY CORNER LSP 313
13	PROPERTY CORNER LSP 313
14	PROPERTY CORNER LSP 313
15	PROPERTY CORNER LSP 313
16	PROPERTY CORNER LSP 313
17	PROPERTY CORNER LSP 313
18	PROPERTY CORNER LSP 313
19	PROPERTY CORNER LSP 313
20	PROPERTY CORNER LSP 313
21	PROPERTY CORNER LSP 313
22	PROPERTY CORNER LSP 313
23	PROPERTY CORNER LSP 313
24	PROPERTY CORNER LSP 313
25	PROPERTY CORNER LSP 313
26	PROPERTY CORNER LSP 313
27	PROPERTY CORNER LSP 313
28	PROPERTY CORNER LSP 313
29	PROPERTY CORNER LSP 313
30	PROPERTY CORNER LSP 313
31	PROPERTY CORNER LSP 313
32	PROPERTY CORNER LSP 313
33	PROPERTY CORNER LSP 313
34	PROPERTY CORNER LSP 313
35	PROPERTY CORNER LSP 313
36	PROPERTY CORNER LSP 313
37	PROPERTY CORNER LSP 313
38	PROPERTY CORNER LSP 313
39	PROPERTY CORNER LSP 313
40	PROPERTY CORNER LSP 313
41	PROPERTY CORNER LSP 313
42	PROPERTY CORNER LSP 313
43	PROPERTY CORNER LSP 313
44	PROPERTY CORNER LSP 313
45	PROPERTY CORNER LSP 313
46	PROPERTY CORNER LSP 313
47	PROPERTY CORNER LSP 313
48	PROPERTY CORNER LSP 313
49	PROPERTY CORNER LSP 313
50	PROPERTY CORNER LSP 313
51	PROPERTY CORNER LSP 313
52	PROPERTY CORNER LSP 313
53	PROPERTY CORNER LSP 313
54	PROPERTY CORNER LSP 313
55	PROPERTY CORNER LSP 313
56	PROPERTY CORNER LSP 313
57	PROPERTY CORNER LSP 313
58	PROPERTY CORNER LSP 313
59	PROPERTY CORNER LSP 313
60	PROPERTY CORNER LSP 313
61	PROPERTY CORNER LSP 313
62	PROPERTY CORNER LSP 313
63	PROPERTY CORNER LSP 313
64	PROPERTY CORNER LSP 313
65	PROPERTY CORNER LSP 313
66	PROPERTY CORNER LSP 313
67	PROPERTY CORNER LSP 313
68	PROPERTY CORNER LSP 313
69	PROPERTY CORNER LSP 313
70	PROPERTY CORNER LSP 313
71	PROPERTY CORNER LSP 313
72	PROPERTY CORNER LSP 313
73	PROPERTY CORNER LSP 313
74	PROPERTY CORNER LSP 313
75	PROPERTY CORNER LSP 313
76	PROPERTY CORNER LSP 313
77	PROPERTY CORNER LSP 313
78	PROPERTY CORNER LSP 313
79	PROPERTY CORNER LSP 313
80	PROPERTY CORNER LSP 313
81	PROPERTY CORNER LSP 313
82	PROPERTY CORNER LSP 313
83	PROPERTY CORNER LSP 313
84	PROPERTY CORNER LSP 313
85	PROPERTY CORNER LSP 313
86	PROPERTY CORNER LSP 313
87	PROPERTY CORNER LSP 313
88	PROPERTY CORNER LSP 313
89	PROPERTY CORNER LSP 313
90	PROPERTY CORNER LSP 313
91	PROPERTY CORNER LSP 313
92	PROPERTY CORNER LSP 313
93	PROPERTY CORNER LSP 313
94	PROPERTY CORNER LSP 313
95	PROPERTY CORNER LSP 313
96	PROPERTY CORNER LSP 313
97	PROPERTY CORNER LSP 313
98	PROPERTY CORNER LSP 313
99	PROPERTY CORNER LSP 313
100	PROPERTY CORNER LSP 313

**STORMWATER NOTES**

1. THERE IS NO FLOODPLAIN ON THIS PROPERTY PER FIRM PANEL 13135C0147F, DATED SEPTEMBER 29, 2006.
2. A 50-FOOT UNDISTURBED BUFFER AND A 75-FOOT WIDE SETBACK SHALL BE MAINTAINED ADJACENT TO ALL STREAMS.
3. A SEPARATE BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION FOR EACH SITE. RETAINING WALLS (WHICH EXCEEDS 4 FEET IN HEIGHT OR WHICH HAS A BACKFILL SLIPS GREATER THAN 1 FOOT ROSE IN 3 FEET HORIZONTAL) AND FOR EACH DETENTION ROAD WALL (DAM) IN ACCORDANCE WITH GWINNETT COUNTY CONSTRUCTION CODE SECTION 103.11. A CERTIFICATE OF COMPLETION SHALL BE ISSUED BY GWINNETT COUNTY BUILDING INSPECTIONS SECTION FOR ALL WALLS PERTAINING TO THE PROJECT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY VISIBLE STRUCTURE ON THE SITE OR PRIOR TO APPROVAL OF THE PLAT AS APPLICABLE.
4. THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.
5. GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OR NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF DRAINAGE BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.
6. STREAM BUFFER EASEMENTS ARE TO BE MAINTAINED IN A NATURAL AND UNDISTURBED CONDITION.
7. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
8. A SEPARATE BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION FOR EACH SITE. RETAINING WALLS (WHICH EXCEEDS 4 FEET IN HEIGHT OR WHICH HAS A BACKFILL SLIPS GREATER THAN 1 FOOT ROSE IN 3 FEET HORIZONTAL) AND FOR EACH DETENTION ROAD WALL (DAM) IN ACCORDANCE WITH GWINNETT COUNTY CONSTRUCTION CODE SECTION 103.11. A CERTIFICATE OF COMPLETION SHALL BE ISSUED BY GWINNETT COUNTY BUILDING INSPECTIONS SECTION FOR ALL WALLS PERTAINING TO THE PROJECT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY VISIBLE STRUCTURE ON THE SITE OR PRIOR TO APPROVAL OF THE PLAT AS APPLICABLE.

**AREA SUMMARY**

LOT 1 = 6.281 ACRES
LOT 2 = 6.355 ACRES
LOT 3 = 4.490 ACRES
LOT 4 = 3.662 ACRES
LOT 5 = 2.587 ACRES
LOT 6 = 4.135 ACRES
LOT 7 = 2.401 ACRES
LOT 8 = 1.491 ACRES
LOT 9 = 2.272 ACRES
<b>TOTAL ACRES = 33.674 ACRES</b>

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	114.22	3189.37	113.24	N89°47'42"E
C2	183.84	862.27	182.77	N89°13'19"E
C3	268.87	753.60	265.96	N87°04'39"E
C4	71.86	143.87	71.82	N70°45'15"E
C5	137.97	2073.83	137.88	N87°10'13"E
C6	394.68	1863.09	394.84	N77°04'15"E
C7	271.87	429.80	272.23	S20°15'21"E
C8	158.97	758.07	158.99	S30°10'13"E
C9	184.72	1464.11	184.86	S47°30'13"E
C10	264.68	1863.09	264.82	N77°04'15"E
C11	123.87	2222.07	123.22	N67°31'15"E
C12	81.72	1618.87	81.27	N47°10'13"E
C13	244.42	7503.58	244.42	N27°10'13"E
C14	7.64	89.87	7.64	N67°10'13"E
C15	178.87	429.80	178.87	N47°10'13"E
C16	137.97	2073.83	137.97	N27°10'13"E
C17	34.36	143.87	34.36	N47°10'13"E

**LINE TABLE**

LINE	LENGTH	BEARING
L1	81.87	N47°10'13"E
L2	81.87	N47°10'13"E
L3	81.87	N47°10'13"E
L4	81.87	N47°10'13"E
L5	71.86	S10°10'13"E
L6	71.86	S10°10'13"E
L7	21.60	N47°10'13"E

**EXEMPTION PLAT APPROVAL**

THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT CERTIFIES THAT THIS PLAT COMPLIES WITH TITLE 2 AND TITLE 3 OF THE GWINNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO) AND THAT IT HAS BEEN APPROVED BY ALL OTHER OPERATIONAL CITY DEPARTMENTS AS APPROPRIATE. THIS PLAT IS APPROVED SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN OWNER AND GWINNETT COUNTY.

DATE THIS DAY OF \_\_\_\_\_, 2021.

GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
 LPLD-2020-00023

**OWNERS ACKNOWLEDGEMENT AND DECLARATION:**

(STATE OF GEORGIA) COUNTY OF GWINNETT)  
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HEREIN IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY OF THE LAND AND THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT AND THAT THE SUBDIVIDER HAS BEEN ADVISED OF THE CONSEQUENCES OF THE SUBDIVISION AND THAT THE SUBDIVIDER HAS BEEN ADVISED OF THE CONSEQUENCES OF THE SUBDIVISION AND THAT THE SUBDIVIDER HAS BEEN ADVISED OF THE CONSEQUENCES OF THE SUBDIVISION.

DAVID EDWARD SHELL, L.S. # 3450  
 SIGNATURE OF SUBDIVIDER DATE SIGNED

DAVID EDWARD SHELL, L.S. # 3450  
 PRINTED OR TYPED NAME OF SUBDIVIDER

DAVID EDWARD SHELL, L.S. # 3450  
 SIGNATURE OF OWNER DATE SIGNED

DAVID EDWARD SHELL, L.S. # 3450  
 PRINTED OR TYPED NAME OF OWNER

**FINAL SURVEYOR'S CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PERCENTAGE OF ONE FOOT IN 838.84 FEET AND AN ANGULAR ERROR OF 20 PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 414.810 FEET, AND CONTAINS A TOTAL OF 33.674 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREON WAS A TRIMBLE 56 ROBOTIC TOTAL STATION & A CHAMPION TWO GNSS RECEIVER.

BY: DAVID EDWARD SHELL, L.S. # 3450  
 REGISTERED GEORGIA LAND SURVEYOR

GRAPHIC SCALE  
 1" = 100'

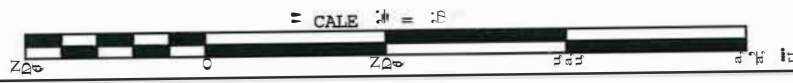
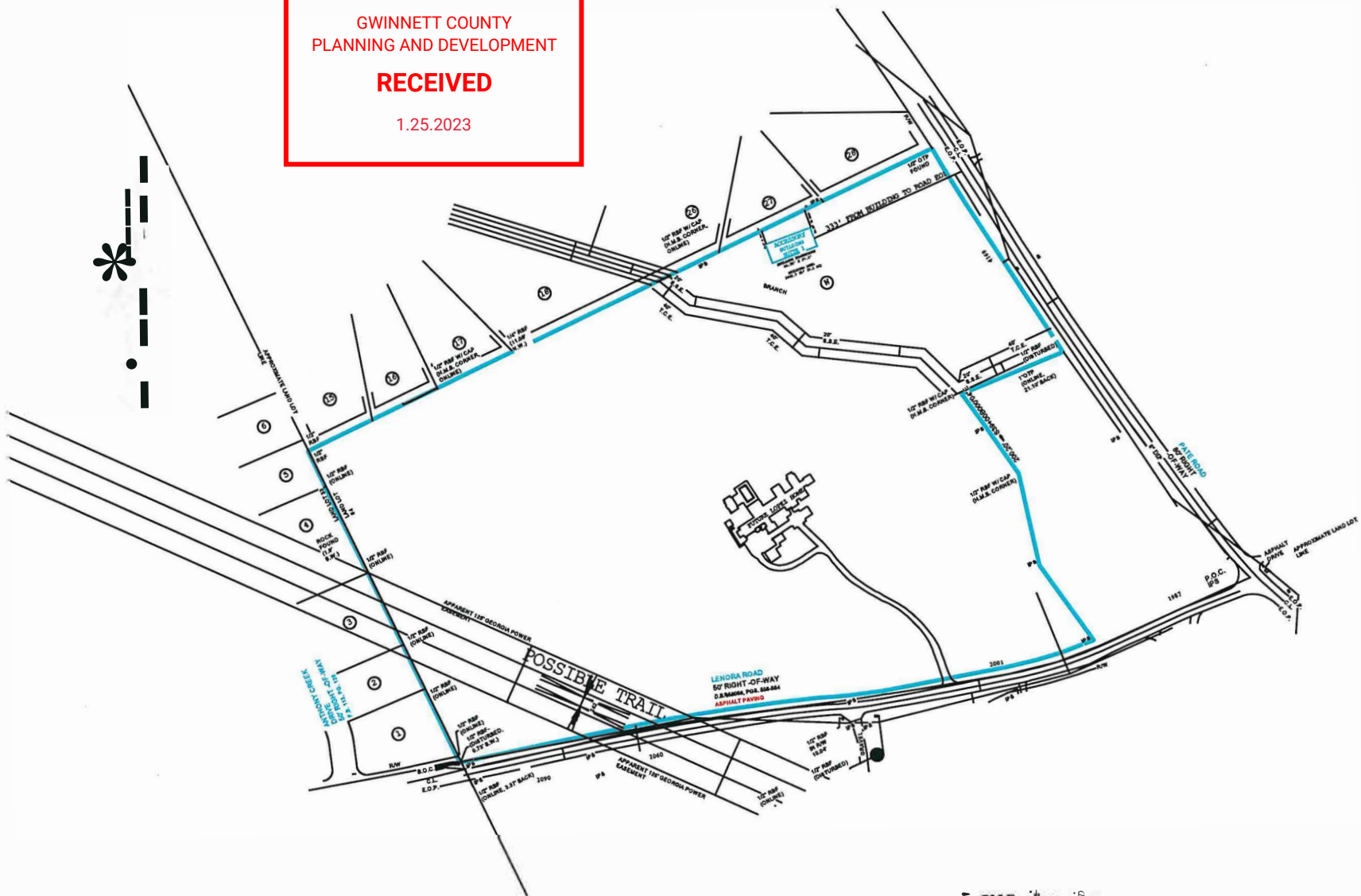
PRECISION PLANNING, INC.  
 191 LENORA ROAD  
 SNELLVILLE, GA 30078  
 TEL: 770-338-8000  
 CONTACT: DORNY JAMES  
 EMAIL: DSHELL@PPINC.COM

PRECISION PLANNING, INC.  
 PLANNERS • ENGINEERS • ARCHITECTS • SURVEYORS  
 191 LENORA ROAD, SNELLVILLE, GA 30078  
 770-338-8000 • WWW.PPINC.COM

PRECISION PLANNING, INC.  
 EXEMPTION PLAT  
 AP-2020-00023  
 SHEET TITLE  
 PREPARED BY: D.E.S.  
 CHECKED BY: D.E.S.  
 DATE: 01/13/2021

DATE OF SUBMISSION: 01/13/2021  
 DATE: 01/13/2021  
 PREPARED BY: D.E.S.  
 1 OF 1

GWINNETT COUNTY  
 PLANNING AND DEVELOPMENT  
**RECEIVED**  
 1.25.2023



DONNA LOPEZ  
 ACCESSORY BUILDING

Site Plan

January 24, 2023

SHEET: 1 OF: 1

**RECEIVED**

12/2/2022

LETTER OF INTENT  
1987 Lenora Road  
Donna Lopez  
Rezoning Application

The Applicant submits this Letter of Intent requesting rezoning of 33.674 acres from R-100 to RA-200 to allow construction of an accessory building. The proposed development would allow for a 4,000 (+/-) square foot accessory structure to allow for the storage of feed and equipment for the Applicant's farm. The Applicant purchased the property in 2021 to use for a family farm. The Applicant intends to build a residence on the acreage in the next year. The accessory building allows the Applicant to store animal feed and farm equipment indoors. The comprehensive plan provides support for this Application as it encourages agricultural uses to continue in this part of the County.

To satisfy the requirements of Georgia law, the Applicant notes that the denial of the application or approval with conditions not approved by the Applicant would violate the Applicant and Owner's constitutional rights protected by the U.S. and Georgia Constitutions.

The Applicant would be glad to meet with staff of the Gwinnett County Department of Planning & Development and neighboring property owners to answer any questions or to address any concerns relating to the Application.

**RECEIVED**

12/2/2022

**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.

Donna Lopez  
SIGNATURE OF APPLICANT                      DATE                      TYPE OR PRINT NAME AND TITLE

[Signature]                      11/30/22                      Robert Jackson Wilson  
SIGNATURE OF APPLICANT'S                      DATE                      TYPE OR PRINT NAME AND TITLE  
ATTORNEY OR REPRESENTATIVE

B. Karen Atcher                      11/30/22  
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    \_\_\_\_\_  
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**

12/2/2022

**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: 5 - 064 - 192-200  
(Map Reference Number) District Land Lot Parcel

11/30/22

Signature of Applicant

Date

**Robert Jackson Wilson, Attorney for Applicant**

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)

Amanda Alexander  
NAME

Sr. Tax Business mgr  
TITLE

12/1/22  
DATE