

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Andy Shin</u>	NAME: <u>George Fan Xu</u>
ADDRESS: <u>Bo Morning Glen Dr.</u>	ADDRESS: <u>6021 New P'tree Rd</u>
CITY: <u>Suwanee</u>	CITY: <u>Doraville</u>
STATE: <u>GA</u> ZIP: <u>30024</u>	STATE: <u>GA</u> ZIP: <u>30340</u>
PHONE: <u>770-377-0283</u>	PHONE: <u>404-200-8505</u>
CONTACT PERSON: <u>Andy Shin</u> PHONE: <u>770-377-0283</u>	
CONTACT'S E-MAIL: <u>andyspac@gmail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): R-75 REQUESTED ZONING DISTRICT: R-TH

LAND DISTRICT(S): 6 LAND LOT(S): 192 ACREAGE: 7.167

ADDRESS OF PROPERTY: 6411 SOUTH NORCROSS TUCKER ROAD

PROPOSED DEVELOPMENT: MULTIFAMILY TOWNHOMES

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>54</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1,100-2 Broom</u> <u>1,300-3 B. Rooms</u>	Total Building Sq. Ft.: _____
Gross Density: <u>7.53</u>	Density: _____
Net Density: <u>✓</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION
6411 South Norcross Tucker
Parcel ID #s 6-192-291 & 6-192-010

All that tract or parcel of land lying and being in Land Lot 192, 6ST. District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at the intersection of the north right-of-way of South Norcross Tucker road (100' R/W) and the westerly right-of-way of Dogwood Drive (60' R/W) and run thence along the North right-of-way of south Norcross Tucker road a distance of 202.13 feet to a point; to the POINT OF BEGINNING; thence S57°40'42"W, a distance of 135.30 feet to a point; to a point of curve to the left, said curve having a radius of 766.20 feet, a chord bearing of S54°44'26"W a chord distance of 78.53 feet an arc distance of 78.57 feet to a point; thence N30°31'56"W, a distance of 1473.13 feet to a point; thence N59°13'06"E, a distance of 212.19 feet to a point; thence S30°35'00"E, a distance of 1463.36 feet to a point and the POINT OF BEGINNING.

Said tract of land contains 7.167 acres, more or less, and is shown more fully on a Survey for Sheryl Minor by Thomas Wood and Associates dated Oct-20-2012.

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FRONT ELEVATION (TYPE B)

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FRONT ELEVATION (TYPE C)

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FRONT ELEVATION (TYPE A)

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REAR ELEVATION

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SIDE ELEVATION (TYPE A)

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SIDE ELEVATION (TYPE A)

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SIDE ELEVATION (TYPE B)

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Gwinnett County Planning Division
Rezoning Application
Last Updated 8.2008

REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, 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:

IT IS SUITABLE,

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

NO ADVERSE EFFECT. ALL ARE ESTABLISHED NEIGHBORHOOD
R-2T TO THE WEST, R-7S TO THE EAST.

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

THE CURRENT ZONING HAS NO REASONABLE 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:

NO IMPACT ON THE EXISTING STREETS, TRANSPORTATION

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

YES IT IS IN CONFORMITY WITH THE POLICY AND INTENT
OF LAND USE

- (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 EXISTING ECONOMIC ENVIRONMENT DO ABSORB SUCH
DEVELOPMENT FOR 1ST TIME HOME BUYER

George Fan Xu
6021 Peachtree Road
Atlanta, Georgia, 30340
Phone Cell: (404)-200-8505

July 31, 2013

To: Gwinnett County Planning Commission

Sub: Letter of Intent to Rezoning from R-75 to R-TH
Parcel ID 6-192-291 & 6-192-010
6411 South Norcross Tucker Road

To whom it may concern;

George Fan Xu is pleased to present a request for a change of zoning for my property located on South Norcross Tucker Road, from R-75 to R-TH for the purpose of making this property economically feasible with a high end type construction.

It is our intent to build a high end town homes that will be pleasing to the neighborhood and achieve a reasonable and a marketable environment that fits within the current economical conditions of the market that has been affected by the current real estate activities.

This existing property has two old houses. It is intended to remove them and build a nice neighborhood.

As per the attached design, it shows an acreage of 7.167 with a proposed 54 townhome units and having a gross density of 7.53 units per acre.

The layout shows how tight the width of the property is. Due to that it will be intended to put a 3' sidewalk abutting the curb i.e. without having the 2' grass strip between the sidewalk and the curb. However, it is intended to waive this 2' grass strip and / or apply for a change of the 40' building setback line at the R-ZT side from 40' to 30' in order to relax the distance between the front of the buildings and the back of curb.

We respectfully request your consideration of this application and look forward to meeting with you and discussing this proposal during the rezoning process. Please contact us with any questions.

Sincerely,

George Fan Xu



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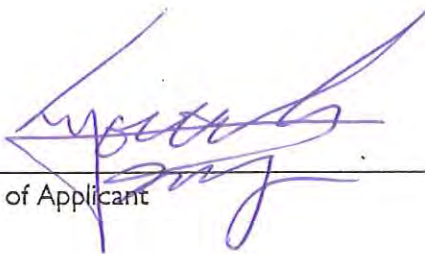
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REZONING APPLICANT'S CERTIFICATION

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 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.




Signature of Applicant

8/1/13

Date

Andy Slon / Agent


Type or Print Name and Title



Signature of Notary Public

August 1, 2013

Date

Notary Seal


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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 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.

[Handwritten Signature] 8/1/13
Signature of Property Owner Date

Xu, Fan George owner
Type or Print Name and Title

[Handwritten Signature] Aug 1, 2013
Signature of Notary Public Date



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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] 8/1/13 Andy Shin / Agent
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] Aug 1, 2013
 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

[Signature]
 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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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: 6 - 192 - 291 2010
(Map Reference Number) District Land Lot Parcel

[Signature] _____ Date 8/1/13
Signature of Applicant

Andy Shin / Agent _____
Type or Print Name and Title

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)

Debra Smith _____ tax services associate _____
NAME TITLE
August 2, 2013 _____
DATE

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