

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>ERIC White</u>	NAME: <u>Flood Atlanta, LLC</u>
ADDRESS: <u>3200 South Puckett Rd</u>	ADDRESS: <u>3200 South Puckett 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>404-849-2355</u>	PHONE: <u>678-919-9144</u>
CONTACT PERSON: <u>Eric White</u> PHONE: <u>404-849-2355</u>	
CONTACT'S E-MAIL: <u>eric@floodatlanta.com</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R-75 mod REQUESTED ZONING DISTRICT: RA-200

LAND DISTRICT(S): 7 LAND LOT(S): 182.044 ACREAGE: 5.107

ADDRESS OF PROPERTY: 3200 South Puckett Rd

PROPOSED DEVELOPMENT: Single Family Home

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>1</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2600sf</u>	Total Building Sq. Ft.: _____
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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BY:

EXHIBIT A

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 182 of the 7th District, Gwinnett County, Georgia, being 5.107 acres designated as Tract 4 as shown on a plat for Eric White, dated August 22, 2012, as surveyed by W.T. Dunahoo, Registered Land Surveyor, more particularly described as follows:

To Arrive at the True Point of Beginning, commence at the intersection of the right of way of Ridge Road and the centerline of South Puckett Road; thence running along the centerline of South Puckett Road in a southwesterly direction a distance of 1030.22 feet to the True Point of Beginning; thence from said Point of Beginning, continuing along said centerline South 64 degrees 50 minutes 46 seconds West 86.50 feet to a point; thence continuing along said centerline South 66 degrees 05 minutes 06 seconds West 128.18 feet to a point; thence leaving said centerline North 17 degrees 28 minutes 39 seconds West 1026.84 feet to a point; thence North 61 degrees 24 minutes 26 seconds East 136.72 feet to a point; thence South 74 degrees 30 minutes 18 seconds East 104.99 feet to a point; thence South 16 degrees 56 minutes 16 seconds East 970.17 feet to the True Point of Beginning, said property being more fully described according to the above referenced plat which is incorporated herein by reference.

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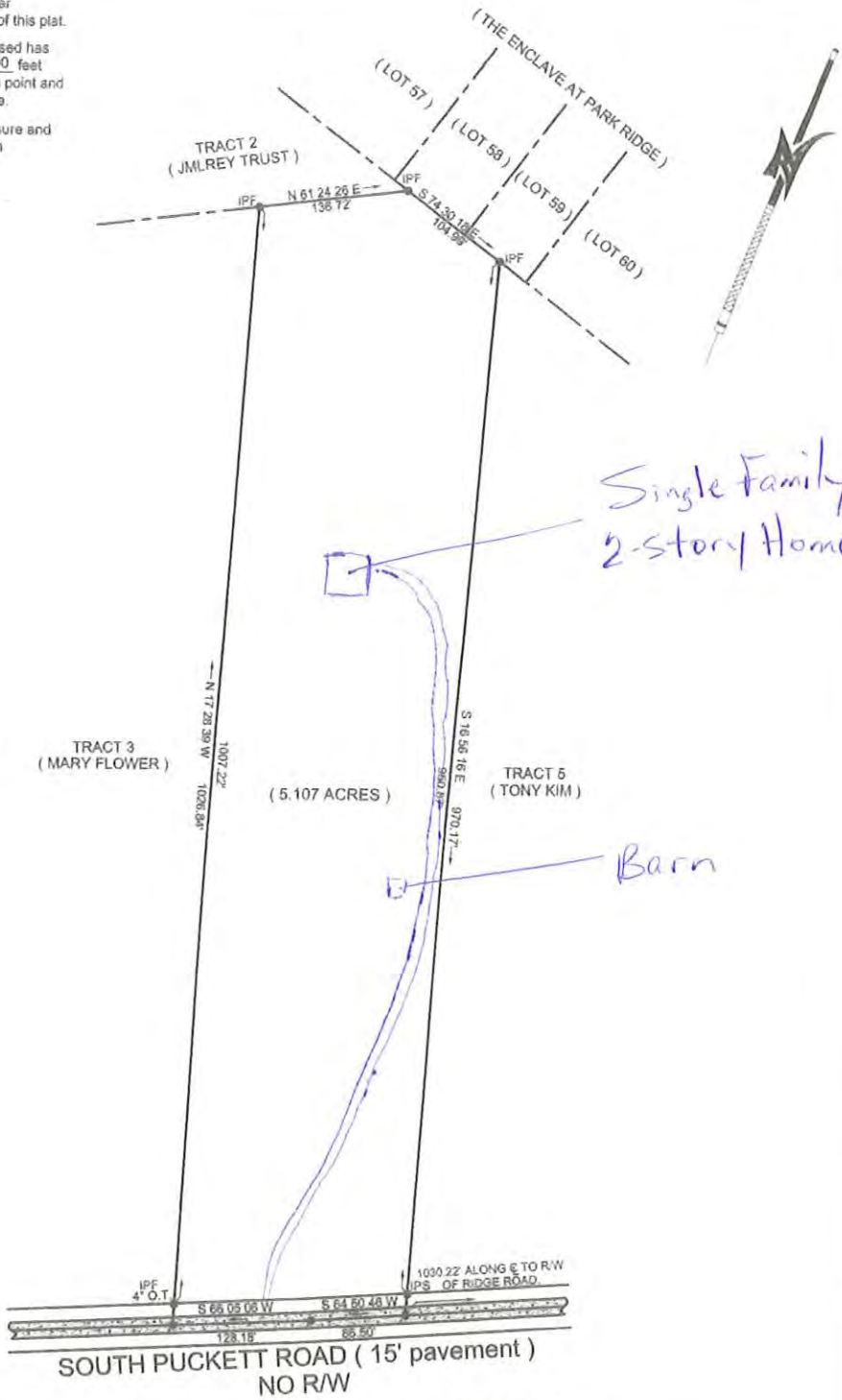
BY:

SITE PLAN

A TOPCON GTS-2B TOTAL STATION was used to obtain the linear and angular measurements used in the preparation of this plat.

The field data upon which this plat is based has a closure precision of one foot in 24,000 feet and an angular error of 2" per angle point and was adjusted using the COMPASS rule.

This survey has been calculated for closure and is found to be accurate within one foot in >147,000 feet.



IPF - IRON PIN FOUND
 IPS - IRON PIN SET - 1/2" OPEN TOP

- REFERENCE -

- 1.) PRELIMINARY PLAN FOR EUNELLE BUREL TURNER BY W. T. DUNAHOO DATED 05/10/1977.
- 2.) SURVEY FOR DAN GREENE BY W. T. DUNAHOO DATED 09/22/1977.
- 3.) PARK RIDGE SUBDIVISION BY PAULSON MITCHELL DATED 09/25/2006.

SURVEY FOR		STATE OF GEORGIA		
ERIC WHITE				
LAND LOT 182 - 7TH DISTRICT				
CITY	GMD	COUNTY	SCALE	DATE
	1397	GWINNETT	1"=100'	08-22-2012
W. T. DUNAHOO AND ASSOCIATES, L.L.C.				
P.O. BOX 183 352 W. MAY ST.		(770) 857-3811		WINDER, GEORGIA

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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:
Yes. RA200 grants me permission to build a 2-story home.
- (B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
No adverse impact. RA200 will return property to former use.
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
No reasonable use as currently zoned. Land is virgin.
- (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:
Rezoning will not result in any burdensome use.
- (E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
Single family home is in keeping with other single family homes on South Pickett
- (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:
2006 Rezoning development fell through and no changes were ever made to this property and others. Returning zoning to RA200 will permit a single family home.

Letter of Intent

Land Owner

Flood Atlanta, LLC by Eric White, Owner
3200 South Puckett Road, Buford, GA 30519
(404) 849-2355

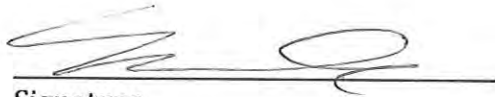
Legal Description

Land Lot 182 of the 7th District, Gwinnett County, Georgia, being 5.107 acres.
Surveyed by W.T. Dunahoo, Registered Land Surveyor

To Whom It May Concern:

The described property will have a land use of single family dwelling, gardening on cleared land with barn. Although my corporation owns the land, there will not be any increased traffic. Currently, office is located at 1980 Riverside Parkway, Suite 200 in Lawrenceville and there are no plans to relocate it the to my home.

Furthermore, this property is my peace away from business and I plan on keeping it that way. I plan on building one single family home set back from road approximately 650 feet centered with barn. See survey attached.



Signature

12-21-12

Date

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BY:.....

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.

Flood Atlanta, LLC by




12-21-12

Signature of Applicant

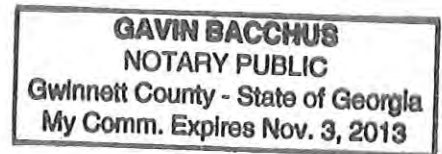
Date

Flood Atlanta, LLC
Eric White, owner

Type or Print Name and Title



12/21/12



Signature of Notary Public

Date

Notary Seal

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BY:

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.

*Flood Atlanta, LLC by
Eric White*

12-21-12

Signature of Property Owner

Date

*Flood Atlanta, LLC
Eric White owner*

Type or Print Name and Title

G.B.S.

12/21/12

GAVIN BACCHUS
NOTARY PUBLIC
Gwinnett County - State of Georgia
My Comm. Expires Nov. 3, 2013

Signature of Notary Public

Date

Notary Seal


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BY:

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.

Flood Atlanta LLC by
 12-21-12 Flood Atlanta, LLC
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE
ERIC WHITE owner

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

 12/21/12
 SIGNATURE OF NOTARY PUBLIC DATE

GAVIN BACCHUS
 NOTARY PUBLIC
 Gwinnett County - State of Georgia
 My Comm. Expires Nov. 3, 2013
 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 or a member of the Gwinnett County Planning Commission?

YES NO Flood Atlanta, LLC
ERIC WHITE, owner
 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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BY:

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: 17 - 182 - 044
(Map Reference Number) District Land Lot Parcel

[Signature] member 12-21-12
Signature of Applicant Date

Flood Atlanta, LLC ERIC White Member
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)

[Signature] TSA
NAME TITLE
12-21-12
DATE

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