

REZONING APPLICATION

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

APPLICANT INFORMATION		OWNER INFORMATION*	
NAME: <u>Diaz Morales Sonia</u>	NAME: <u>Diaz Morales Sonia & Yobany Villafana</u>	ADDRESS: <u>735 Durhm Ridge Dr. NW.</u>	ADDRESS: <u>same as applicant</u>
CITY: <u>Lilburn</u>	CITY: _____	STATE: <u>GA</u> ZIP: <u>30047</u>	STATE: _____ ZIP: _____
PHONE: <u>4045433647</u>	PHONE: _____	CONTACT PERSON: <u>Sonia Diaz</u> PHONE: <u>4045433647</u>	
CONTACT'S E-MAIL: <u>sonia.jy23@yahoo.com</u>			

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R75mod REQUESTED ZONING DISTRICT: R75

LAND DISTRICT(S): 6 LAND LOT(S): 159 ACREAGE: 4.93

ADDRESS OF PROPERTY: 720 West Johns Rd. Lilburn, GA 30047

PROPOSED DEVELOPMENT: We want to build a single home

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>2</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>7069 sf</u>	Total Building Sq. Ft. _____
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

Legal description for Yobany Villafana

All that portion of land lot 159, 6th district, Gwinnett County, containing 4.93 acres According to plat by Thomas Wood and Associates for Yobany Villafana dated July 24, 2013. More particularly described as follows:

Commencing at the intersection of the southwesterly R/W (60' R/W) of Burns Road and the Northeasterly R/W (60' R/W) of West Johns Road; Then southeasterly along the northeasterly R/W of West Johns Road 233.83' to the true point of beginning.

Thence, S 33 degrees 24' 43" E 143.40 feet;

Thence, S 33 degrees 46' 51" E 91.54 feet;

Thence, S 34 degrees 31' 25" E 128.59 feet;

Thence, S 36 degrees 00' 17" E 278.49 feet;

Thence, N 59 degrees 54' 49" E 291.70 feet;

Thence, N 28 degrees 00' 50" W 638.94 feet;

Thence, S 63 degrees 31' 38" W 184.21 feet;

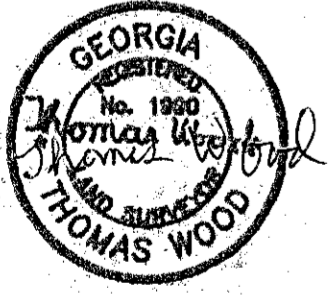
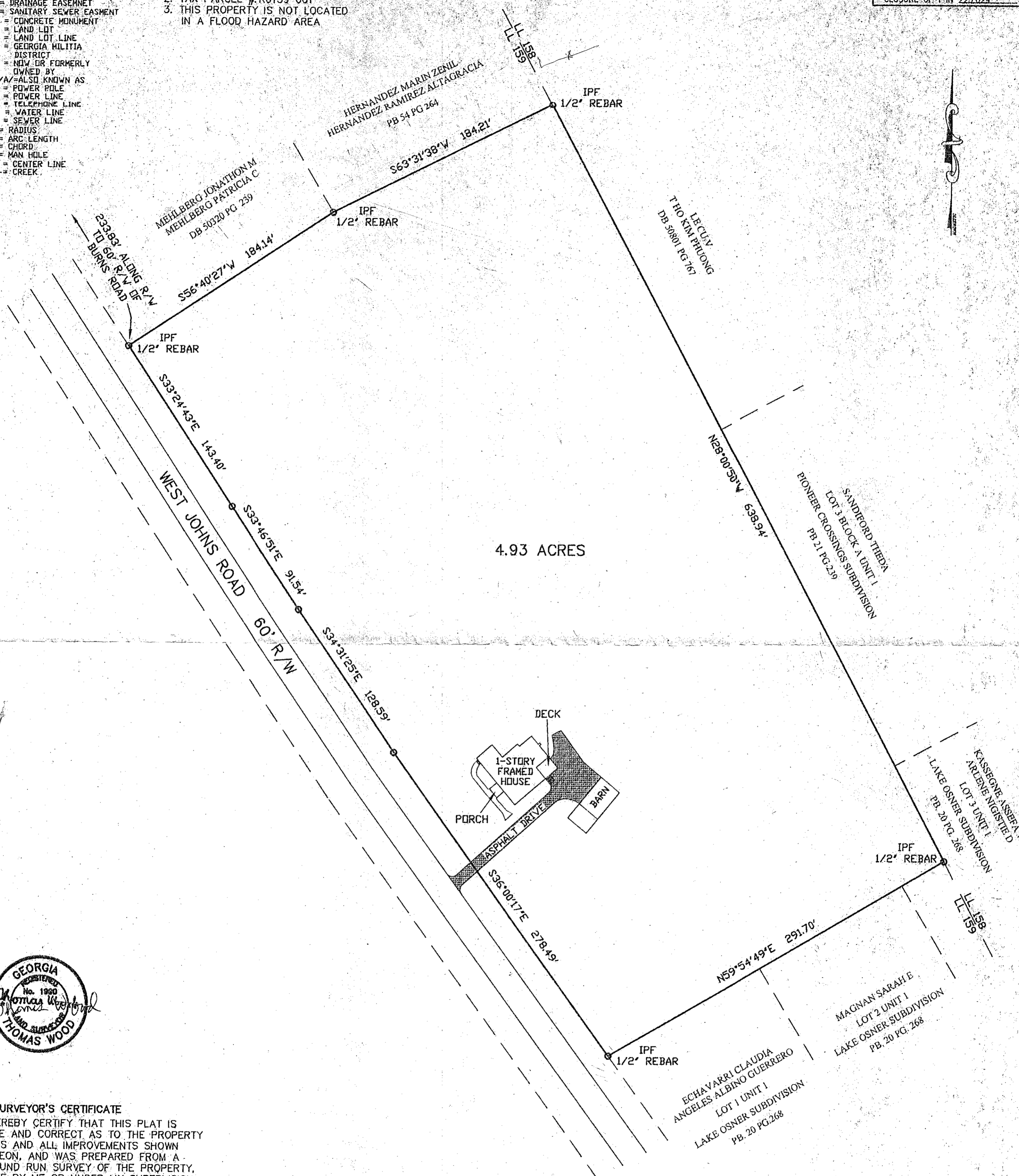
Thence, S 56 degrees 40' 27" W 184.14 feet; to the True Point of Beginning.

RZR '13 0 0 6

- *****LEGEND*****
- IPF = IRON PIN FOUND
 - IPS = IRON PIN SET
 - R/W = RIGHT OF WAY
 - BL = BUILDING LINE
 - PL = PROPERTY LINE
 - DE = DRAINAGE EASEMENT
 - SE = SANITARY SEWER EASEMENT
 - CM = CONCRETE MONUMENT
 - LL = LAND LOT
 - LLL = LAND LOT LINE
 - GMD = GEORGIA MILITIA DISTRICT
 - N/F = NOW OR FORMERLY OWNED BY
 - A/K/A = ALSO KNOWN AS
 - = POWER POLE
 - P- = POWER LINE
 - T- = TELEPHONE LINE
 - W- = WATER LINE
 - S- = SEWER LINE
 - R = RADIUS
 - A = ARC LENGTH
 - CH = CHORD
 - MH = MAN HOLE
 - CL = CENTER LINE
 - - - = CREEK

- NOTES:
1. PROPERTY ADDRESS: 720 WEST JOHNS ROAD LILBURN, GA. 30247
 2. TAX PARCEL #: R6159 001
 3. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA

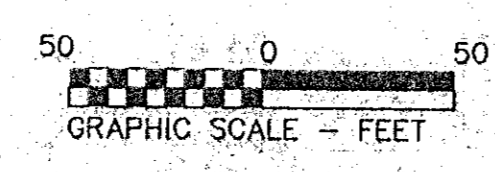
THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED WITH TOTAL STATION, HAS AN ANGULAR ERROR OF 1 SECONDS PER ANGLE POINT, A CLOSURE OF 1 IN 24,578 FEET AND WAS ADJUSTED BY COMPASS RULE. THIS PLAT HAS A CLOSURE OF 1 IN 225,029 FEET.



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN HEREON, AND WAS PREPARED FROM A GROUND RUN SURVEY OF THE PROPERTY, MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXISTS, AND THEIR LOCATIONS ARE CORRECTLY SHOWN.

BY: Thomas Wood
 REG. GA. LAND SURVEYOR NO. 1990

SURVEY FOR: YOBANY VILLAFAN
LL 159, 6TH DISTRICT, GWINNETT COUNTY
DATE: JULY 24, 2013
THOMAS WOOD & ASSOC. PHONE (770)945-3804
50 MAIN ST. BUFORD GA. 30518



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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

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

NO

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

NO

- (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

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

YES

- (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:

yes

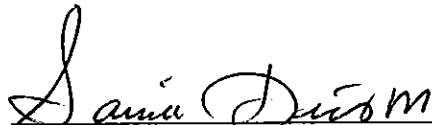
06-24-2013

Letter Of Intent

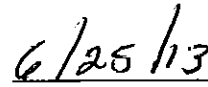
Sonia Diaz Morales &
Yobany Villafana
735 Durham Ridge Dr NW
Lilburn, GA 30047

To Gwinnett County Planning Division,

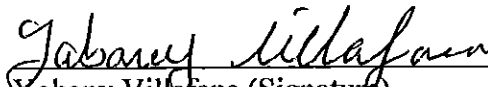
We Sonia Diaz Morales and Yobany Villafana here by request our land tract, located on 720 West Johns Road, Lilburn, GA 30047, for the property to be rezoned from R-75 MOD to R75. The reason for this request is that my plan for the use of this property is to build a single family dwelling which will be my primary residence, and will not be used for a multi-family subdivision as originally intended by the prior owner. Thank you for your service and consideration and if you have any further questions feel free to give me a call at (404)543-3647.



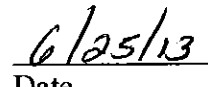
Sonia Diaz Morales (Signature)



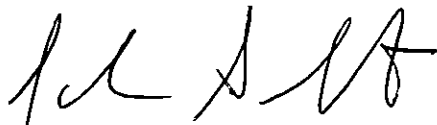
Date



Yobany Villafana (Signature)



Date


My Commission Expires
6/6/2015

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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.

Sonia Diaz M / Yobany Villafana

Signature of Applicant

06/25/13

Date

Sonia Diaz / Yobany Villafana

Type or Print Name and Title

[Handwritten Signature]

Signature of Notary Public

6/25/2013

Date

Notary Seal

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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.

<i>Sonia Diaz M</i> SIGNATURE OF APPLICANT	<i>6/25/13</i> DATE	<i>Sonia Diaz & Yobany Villalana</i> TYPE OR PRINT NAME AND TITLE
<i>Sonia Diaz M</i> SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	<i>6/25/13</i> DATE	<i>Sonia Diaz & Yobany Villalana</i> TYPE OR PRINT NAME AND TITLE
<i>M. S. A.</i> SIGNATURE OF NOTARY PUBLIC	<i>6/25/13</i> DATE	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 Sonia Diaz Morales
 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.

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 . 159 . 001
(Map Reference Number) District Land Lot Parcel

Sonia Diaz M. Sabany Villafana
Signature of Applicant Date

DIAZ SONIA, YOBANY VILAFANA
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)

Sandra D. Ullman Tax Services Associates 6/27/13
NAME TITLE

**GWINNETT COUNTY
TAX COMMISSIONER**