REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: George High	NAME: George High
ADDRESS: 4108 Anderson-Livsey Ln	ADDRESS: 4108 Anderson-Livsey Ln.
CITY: Snellville	CITY: Snellville
STATE: GA ZIP: 30039	STATE: GA ZIP: 30039
PHONE: (770) 982-1297	PHONE: (770) 982-1297

CONTACT PERSON: Krista Jones High PHONE: (770) 355-0487

CONTACT'S E-MAIL: Kristajones@gmail.com

APPLICANT IS THE:

☐ OWNER'S AGENT ☒ PROPERTY OWNER ☐ CONTRACT PURCHASER

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

LAND DISTRICT(S): 6 LAND LOT(S): 005 ACREAGE: 3.27

ADDRESS OF PROPERTY: 4108 Anderson-Livsey Lane, Snellville, GA 30039

PROPOSED DEVELOPMENT: FARMERS MARKET

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units	No. of Buildings/Lots: 6
Dwelling Unit Size (Sq. Ft.):	Total Building Sq. Ft.
Gross Density:	Density:
Net Density:	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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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

(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. The property is not currently zoned for agriculture 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

(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:

The property has historic use as a garden center / You Pick Farm

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LEGAL DESCRIPTION

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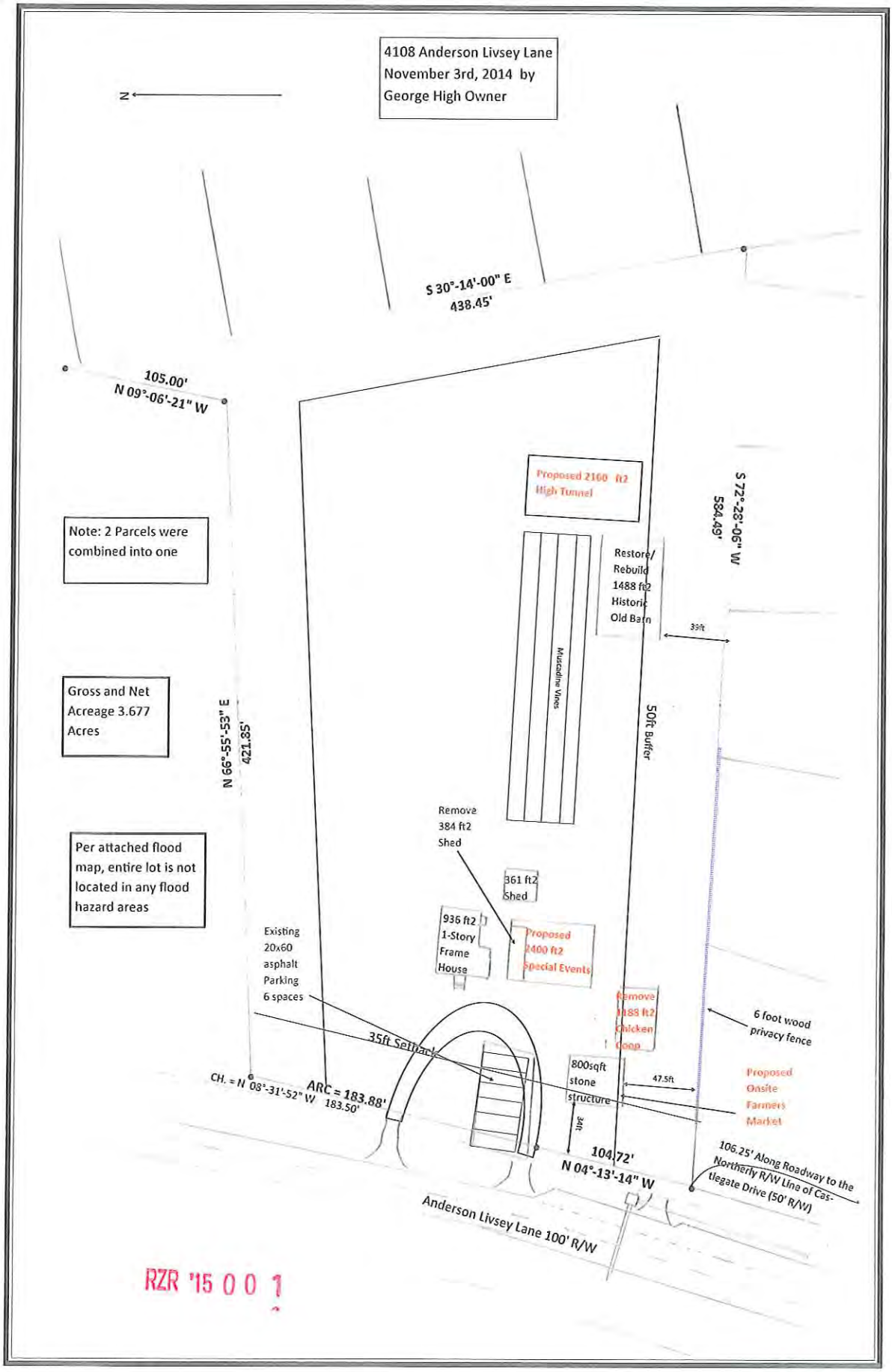
4108 Anderson Livsey Lane
November 3rd, 2014 by
George High Owner
N
S 30°-14'-00" E
438.45'
105.00'
N 09°-06'-21" W
Note: 2 Parcels were combined into one
Gross and Net Acreage 3.677 Acres
Per attached flood map, entire lot is not located in any flood hazard areas
N 66°-55'-53" E
421.85'
Proposed 2160 ft2 High Tunnel
S 72°-28'-06" W
584.49'
Restore/ Rebuild 1488 ft2 Historic Old Barn
35ft
Muscadine Vines
50ft Buffer
Remove 384 ft2 Shed
361 ft2 Shed
936 ft2 1-Story Frame House
Proposed 2400 ft2 Special Events
Existing 20x60 asphalt Parking 6 spaces
Remove 1188 ft2 Chicken Coop
6 foot wood privacy fence
35ft Setback
800sqft stone structure
47.5ft
Proposed Onsite Farmers Market
CH. = N 08°-31'-52" W
ARC = 183.88'
183.50'
34ft
104.72'
N 04°-13'-14" W
106.25' Along Roadway to the Northerly R/W Line of Castlegate Drive (50' R/W)
Anderson Livsey Lane 100' R/W

RZR '15 0 0 1

Rezoning Request Letter of Intent for 4108 Anderson-Livsey Lane, Snellville, GA 30039

Acreage and Historical Use of the Property

4108 Anderson-Livsey Lane consists of 3.677 acres that were historically operated as Mason's Garden Center and a You Pick Farm until the property was sold on September 23, 2013. The lot contained 17 fig trees, a half-acre vineyard, apple trees, and a vegetable and herb garden.

Zoning Classification Requested

The property is zoned R-100. However, in accordance with historical and proposed uses of the property, we are requesting that the zoning classification be changed to RA-200.

Proposed Use of the Property

We propose to restore this historic property and expand its use as a commercial farm. In addition to its historic use as a You Pick Farm for figs and grapes, we would like to produce crops, help the community grow healthy food, and conduct community outreach regarding (1) the importance of growing and consuming local food, (2) how to work and heal with nature, and (3) how to foster a more sustainable future.

We propose to make the following changes and improvements to the property:

- Install a 2,160 ft^2 High Tunnel to grow organic crops for the community (structure height = 12 ft).
- Restore/rebuild three historic buildings—house (built in 1894) [936 ft^2, building height = 24 ft], barn, and former produce stand.
- Use former produce stand as an onsite farmer's market (building height = 15 ft).
- Replace 384 ft^2 shed (building height = 8 ft) with a 2,400 ft^2 single story building for the Special Use outlined on the following page.
- Remove 65-year-old chicken coop (1,188 ft^2, structure height = 10 ft) that is located within the 50-foot side buffer.
- Use existing 361 ft^2 shed as a farm office (building height = 11 ft).

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Special Use Permit

We are requesting a Special Use Permit to build a 2,400 ft^2 Special Events Hall (building height = 24 ft) for community gatherings and farm business functions aimed at restoring the land and nourishing the community. The hall will be framed in the same style and color as the historic house.

Requested Change in Buffers

We are requesting exemptions to the buffer/setback requirements for two buildings that were built prior to our purchase:

- The existing 1,488 ft^2 barn is 39 feet from the side property line (barn height = 17 ft).
- The 800 ft^2 former produce stand (consists of stone walls and a cement slab) is 47.5 feet from the side property line and 34 feet from the front property line (building height = 15 ft).

Parking

Adequate onsite parking will be provided by adding six parking spaces (each 9.5 ft x 18.5 ft) on an existing 20 ft x 60 ft asphalt pad that is front of the property.

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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.

George E High — 11-3-2014

Signature of Applicant — Date

George E High

Type or Print Name and Title

Johanna Hernandez — 11/3/2014

Signature of Notary Public — Date

JOHANNA HERNANDEZ
Notary Public
Gwinnett County
State of Georgia
My Commission Expires Jun 28, 2015
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.

Gene E Hugh — 11-3-2014

Signature of Property Owner — Date

George E Hugh

Type or Print Name and Title

Johanna Hernandez — 11/3/14

Signature of Notary Public — Date

JOHANNA HERNANDEZ
Notary Public
Gwinnett County
State of Georgia
My Commission Expires Jun 28, 2015
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.

[signature]	11-3-2014	George E High
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]	11/3/14	
SIGNATURE OF NOTARY PUBLIC	DATE	

JOHANNA HERNANDEZ
Notary Public
Gwinnett County
State of Georgia
My Commission Expires Jun 28, 2015
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 George High
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 - 005 - 005
(Map Reference Number) District Land Lot Parcel

Signature of Applicant — Date: 11-3-2014

Type or Print Name and Title: George E. High

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)

NAME: Lynn Howard — TITLE: TSA

DATE: 11-3-14

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RZR '15 0 0 1

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: George High	NAME: George High
ADDRESS: 4108 Anderson-Livsey Ln	ADDRESS: 4108 Anderson-Livsey Ln.
CITY: Snellville	CITY: Snellville
STATE: GA ZIP: 30039	STATE: GA ZIP: 30039
PHONE: 770-331-5420	PHONE: 770-982-1297

CONTACT PERSON: Krista Jones High PHONE: 770-355-0487

CONTACT'S E-MAIL: Kristajones@gmail.com

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:

☐ OWNER'S AGENT ☒ PROPERTY OWNER ☐ CONTRACT PURCHASER

EXISTING/PROPOSED ZONING: R-100/RA200 BUILDING/LEASED SQUARE FEET: 2400

LAND DISTRICT(S): 6 LAND LOT(S): 005 ACREAGE: 3.27

ADDRESS OF PROPERTY: 4108 Anderson-Livsey Ln, Snellville, GA 30039

SPECIAL USE REQUESTED: Special Events Hall

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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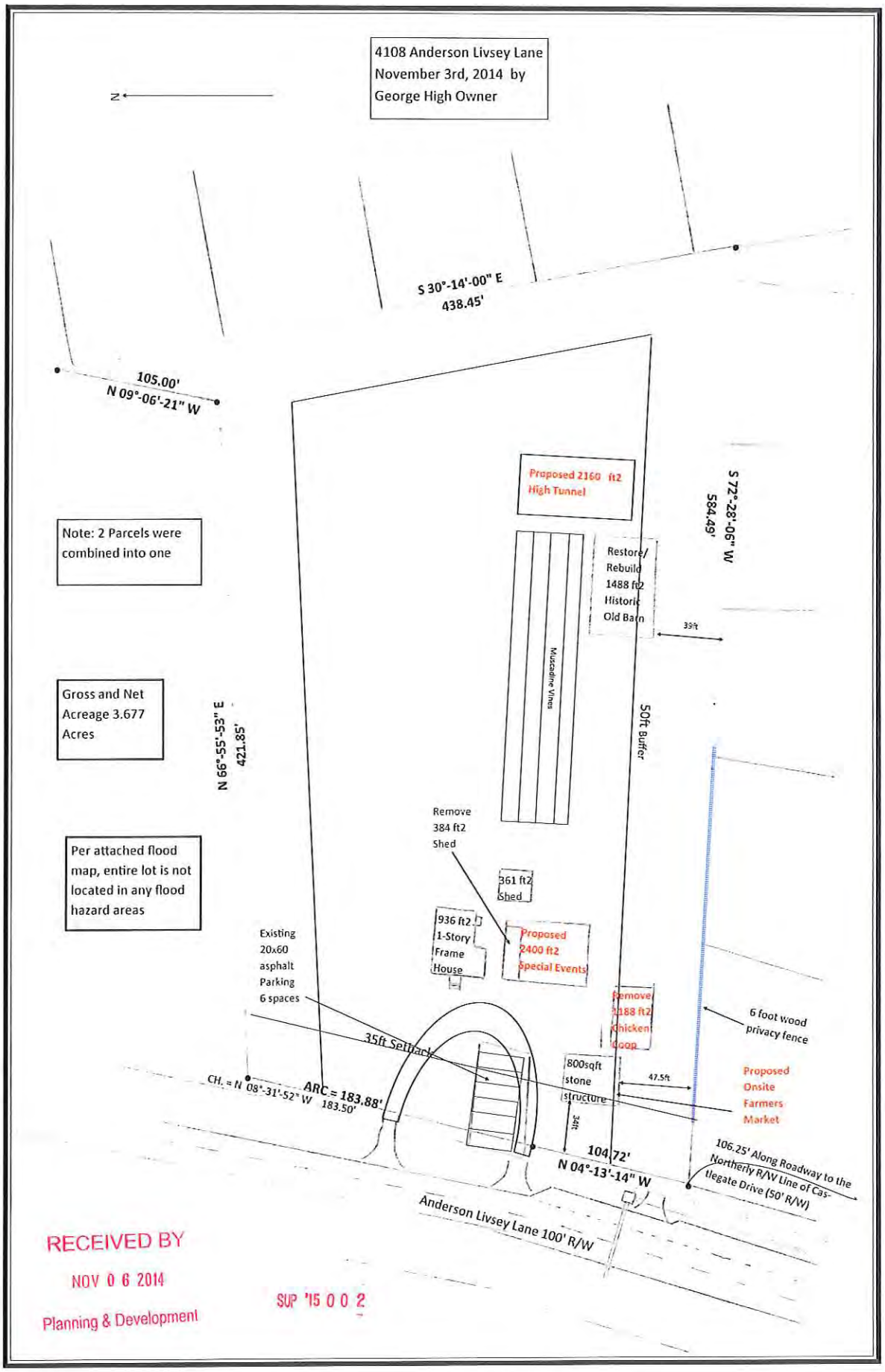

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SPECIAL USE PERMIT APPLICANT'S RESPONSE

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YES

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(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 SPECIAL USE PERMIT:

NO

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Rezoning Request Letter of Intent for 4108 Anderson-Livsey Lane, Snellville, GA 30039

Acreage and Historical Use of the Property

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- Use existing 361 ft^2 shed as a farm office (building height = 11 ft).

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Special Use Permit

We are requesting a Special Use Permit to build a 2,400 ft^2 Special Events Hall (building height = 24 ft) for community gatherings and farm business functions aimed at restoring the land and nourishing the community. The hall will be framed in the same style and color as the historic house.

Requested Change in Buffers

We are requesting exemptions to the buffer/setback requirements for two buildings that were built prior to our purchase:

- The existing 1,488 ft^2 barn is 39 feet from the side property line (barn height = 17 ft).
- The 800 ft^2 former produce stand (consists of stone walls and a cement slab) is 47.5 feet from the side property line and 34 feet from the front property line (building height = 15 ft).

Parking

Adequate onsite parking will be provided by adding six parking spaces (each 9.5 ft x 18.5 ft) on an existing 20 ft x 60 ft asphalt pad that is front of the property.

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SPECIAL USE PERMIT 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.

11-6-2014

Signature of Applicant — Date

George High

Type or Print Name and Title

GEXNEL E MATOS
Notary Public
Gwinnett County
State of Georgia
My Commission Expires Mar 11, 2018

11/6/14

Signature of Notary Public — Date — Notary Seal

Sworn to and subscribed before me
this 6 day of November, 20 14.

Notary Public

Seal

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SPECIAL USE PERMIT 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.

Signature of Property Owner — Date: 11-6-2014

George Eltigh
Type or Print Name and Title

Signature of Notary Public — Date

Sworn to and subscribed before me this 6 day of November, 2014.

Notary Seal

Notary Public

Seal

GEXNEL E MATOS
Notary Public
Gwinnett County
State of Georgia
My Commission Expires Mar 11, 2018

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CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, 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.

11-6-2014 George E Hugh

SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

N/A

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

11/6/14

SIGNATURE OF NOTARY PUBLIC DATE

GEXNEL E MATOS
Notary Public
Gwinnett County
State of Georgia
My Commission Expires Mar 11, 2018
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 George E Hugh
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 SPECIAL USE PERMIT

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 SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER: 6 - 005 - 005
(Map Reference Number) District - Land Lot - Parcel

George E High 11-6-2014
Signature of Applicant Date

George E High
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)

Windom — Tax Service Associate
NAME TITLE

11/6/2014
DATE

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