

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>ARTHUR HOUSMAN</u>	NAME: <u>ARTHUR HOUSMAN</u>
ADDRESS: <u>3235 SOUTH PUCKETT RD</u>	ADDRESS: <u>3235 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>678-386-4179</u>	PHONE: <u>678-386-4179</u>
CONTACT PERSON: <u>ARTHUR HOUSMAN</u> PHONE: <u>678-386-4179</u>	
CONTACT'S E-MAIL: <u>ahousman12@hotmail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): C-2 REQUESTED ZONING DISTRICT: R-100

LAND DISTRICT(S): 7 LAND LOT(S): 182 ACREAGE: 1.56

ADDRESS OF PROPERTY: 3235 SOUTH PUCKETT RD. BUFORD

PROPOSED DEVELOPMENT: SINGLE FAMILY RESIDENCE

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>1</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2,200 sf</u>	Total Building Sq. Ft. _____
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Legal Description
Tract 8

All that tract and parcel of land lying in land lot 182, 7th district, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a point on the Southeasterly R/W of South Puckett Road 1066.10 ft. from the intersection of the Southeasterly R/W of South Puckett Road (R/W Varies) with it's intersection of the Northerly R/W of Hamilton Mill Road (R/W Varies); being the TRUE POINT OF BEGINNING;
Thence along said R/W N 48 06' 47" E - 88.35 ft. to a point;
Thence N 60 49' 17" E - 102.19 ft. to a point;
Thence N 75 54' 55" E - 110.86 to a point;
Thence N 64 43' 12" E - 89.64 to a point;
Thence leaving said R/W S 43 36' 41" E - 173.01 ft. to a point;
Thence S 12 05' 05" W - 145.05 ft. to a point;
Thence N 76 21' 34" W - 80.63 ft. to a point;
Thence N 75 56' 17" W - 102.68 ft. to a point;
Thence N 79 05' 32" W - 259.28 ft. to the R/W of South Puckett Road; said point being TRUE POINT OF BEGINNING;

Said parcel being Tract 8, containing 1.56 Acres, 68,029 Sq. Ft., on a boundary survey / rezoning plat prepared by Diversified Technical Group, dated 9/26/06 (Project No. 06281)

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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

- (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:

NA

- (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:

NA

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**Gwinnett County Planning Commission
446 West Crogan Street, Suite 250
Lawrenceville, GA 30046**

Re:

Letter of Intent

3235 South Puckett Road

Buford , Georgia 30519

There are no plans for development of property or changes to existing structure. The house and property are to remain as single residence dwelling. Sole purpose for requesting rezoning is to allow owner or prospective buyers to obtain financing as a residential property. After speaking with several financial institutions, conventional or government backed loans are unavailable for refinancing or purchase due to current C2 zoning.

Respectfully,



Arthur Housman

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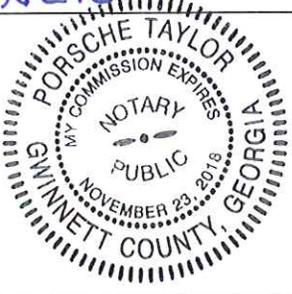
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REZONING APPLICANT'S CERTIFICATION

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.

Arthur Housman 2/6/15
Signature of Applicant Date

ARTHUR HOUSMAN OWNER
Type or Print Name and Title

Porsche Taylor 2/6/15 
Signature of Notary Public 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.

Arthur V Housman

Signature of Property Owner

2/6/15

Date

ARTHUR HOUSMAN

Type or Print Name and Title

OWNER

Porsche Taylor

Signature of Notary Public

2/6/15

Date



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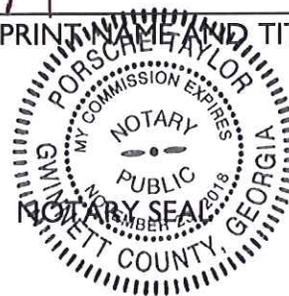
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

Arthur Housman 2/6/15 ARTHUR HOUSMAN
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Porsche Taylor 2/6/15
 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 ARTHUR HOUSMAN
 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: 7 - 182 - 085
(Map Reference Number) District Land Lot Parcel

Arthur J. Housman 2/6/15
Signature of Applicant Date

ARTHUR HOUSMAN
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)

Diane Fox TSA II
NAME TITLE
2/4/2015
DATE

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