

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Michael Massey</u>	NAME: <u>Charles Arnold</u>
ADDRESS: <u>3951 Hidden Hills Dr</u>	ADDRESS: <u>1595 New Hope Rd</u>
CITY: <u>Gainesville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>Ga</u> ZIP: <u>30504</u>	STATE: <u>Ga</u> ZIP: <u>30096</u>
PHONE: <u>770-231-6764</u>	PHONE: <u>404-277-8010</u>
CONTACT PERSON: <u>Chip Randall</u> PHONE: <u>404-202-2029</u>	
CONTACT'S E-MAIL: <u>Chip@Gatrail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): C-2 & R-75 REQUESTED ZONING DISTRICT: M-1

PARCEL NUMBER(S): 6152 006A ACREAGE: 2.67

ADDRESS OF PROPERTY: 3385 Lawrenceville Highway

PROPOSED DEVELOPMENT: Commercial Stormwater Contractors Office

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>1</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>30,000</u>
Gross Density: _____	Density: <u>1</u>
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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RZC '16 019

L E G A L D E S C R I P T I O N

All that tract or parcel of land lying and being in Land Lots 152 and 155, 6th Land District, Gwinnett County, Georgia as shown on a plat of survey prepared by Patton Land Surveying, LLC, Chris M. Patton, Georgia Registered Land Surveyor No. 2647 for Michael Massey having a survey date of June 7, 2016 and a plat date of June 16, 2016 and being more particularly described as follows:

To locate the POINT OF BEGINNING commence at a P.K. Nail Set at the centerline intersection of U.S. Hwy. No. 29/State Route No. 8 (a/k/a Lawrenceville Highway) and Fernview Drive, (having State Plane Coordinates of North=1424468.959 and East=2318143.963). Thence North 56 degrees 59 minutes 59 seconds West for a distance of 84.99 feet to a point located on the northern right of way of U.S. Hwy. No. 29/State Route No. 8 (a/k/a Lawrenceville Highway), right of way varies and said point being the POINT OF BEGINNING.

Thence following along the northern right of way of U.S. Hwy. No. 29/State Route No. 8 (a/k/a Lawrenceville Highway) the following course:

Thence along a curve to the right having a radius of 11637.71 feet and an arc length of 29.44 feet, being subtended by a chord of South 57 degrees 17 minutes 22 seconds West for a distance of 29.44 feet to 3/8 inch rebar pin found;

Thence leaving the northern right of way of U.S. Hwy. No. 29/State Route No. 8 (a/k/a Lawrenceville Highway) the following courses:

Thence North 27 degrees 46 minutes 32 seconds West for a distance of 263.14 feet to a 1/2 inch rebar pin found;

Thence South 58 degrees 04 minutes 39 seconds West for a distance of 100.20 feet to a 1 inch open top pin found;

Thence South 27 degrees 27 minutes 24 seconds East for a distance of 16.06 feet to a 1/2 inch rebar pin found;

Thence South 61 degrees 44 minutes 22 seconds West for a distance of 99.64 feet to a 1/2 inch rebar pin found;

Thence South 61 degrees 44 minutes 22 seconds West for a distance of 21.57 feet to a point;

Thence North 28 degrees 10 minutes 26 seconds West for a distance 415.26 feet to a point;

Thence North 51 degrees 28 minutes 06 seconds East for a distance of 259.77 feet to a point;

Thence South 27 degrees 37 minutes 55 seconds East for a distance of 700.00 feet to a point and said point being the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 2.67 acres more or less.

RZC2016-00019

SUP2016-00059

Received: August, 16, 2016

Planning & Development

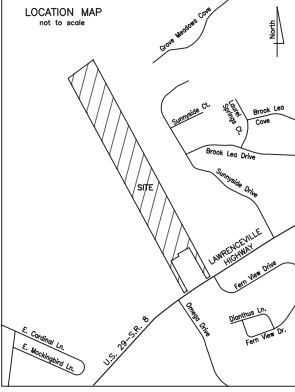
SURVEYOR'S NOTES:

1. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP GWINNETT COUNTY, GA. COMMUNITY PANEL NO. 130322 2100 F, EFFECTIVE DATE: SEPTEMBER 29, 2006. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATIONS OF THE FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.
2. THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT. THE SCALE FACTOR FOR THIS SITE IS 0.99999260. (GRID DISTANCE/SCALE FACTOR-GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.
3. CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103. GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION TWO GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EGPS NETWORK.
4. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
5. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,127 FEET AND AN ANGULAR CLOSURE OF 070707" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY D.G. & H.R.
6. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 14,233.166 FEET.
7. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
8. THIS PLAT OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FORM" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.

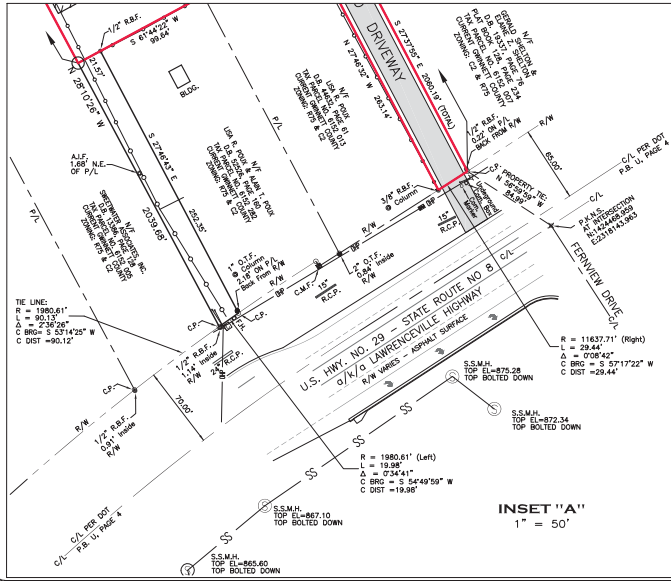
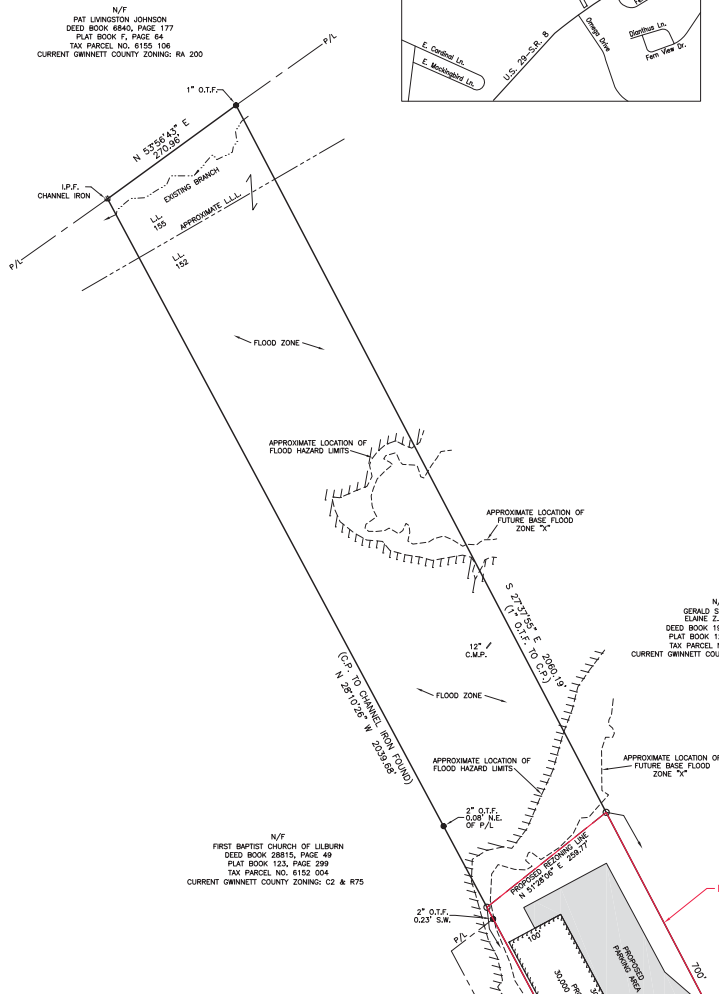
REFERENCES:

1. DEED BOOK 52451, PAGES 356-358
2. DEED BOOK 362, PAGES 230-236
3. RIGHT-OF-WAY MAP PLAT BOOK U, PAGE 4 & 51

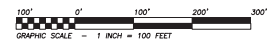
AREA: 10.99 ACRES



- LEGEND:**
- ▲ A.I.F. - ANGLE IRON FOUND
 - ▲ C.I.F. - CONCRETE MONUMENT FOUND
 - C.T.F. - CHISEL TOP PIN FOUND
 - R.F.F. - REBAR FOUND (SEE DRAWING FOR SIZE)
 - O.T.F. - OPEN TOP FOUND (SEE DRAWING FOR SIZE)
 - I.P.F. - IRON PIN FOUND
 - P.K.N.F. - PARKER KALON NAIL FOUND
 - ◆ N.F. - NAIL FOUND
 - × P.K.N.S. - PARKER KALON NAIL SET
 - R.E.S. - 1/2" REBAR SET WITH CAP
 - N.S. - NAIL SET
 - S.C. - SCAFFOLD POINT
 - D.I. - DROP INLET
 - S.B. - SUNCTION BOX
 - Y.I. - YARD INLET
 - C.R. - CABLE RISER
 - T.E. - TELEPHONE RISER
 - A.C. - AIR CONDITIONER
 - P.B. - POWER TRANSFORMER BOX
 - P.P. - POWER POLE
 - S.P. - SERVICE
 - L.P. - LIGHT POLE
 - G.W. - GUY WIRE
 - W.M. - WATER METER
 - W.V. - WATER VALVE
 - P.I. - FIRE HYDRANT
 - C.D. - SANITARY CLEANOUT
 - S.S.M.H. - SANITARY SEWER MANHOLE
 - B.F.P. - WATER BACKFLOW PREVENTER
 - E.P. - EDGE OF PAVEMENT
 - B.C. - BACK OF CURB
 - S.W.C.B. - SINGLE WING CATCH BASIN
 - D.W.C.B. - DOUBLE WING CATCH BASIN
 - I.E. - INVERT ELEVATION
 - C.M.P. - CORRUGATED METAL PIPE
 - R.C.P. - REINFORCED CONCRETE PIPE
 - H.D.P.E. - HIGH DENSITY POLYETHYLENE PIPE
 - P.V.C. - POLYVINYL CHLORIDE PIPE
 - D.I.P. - DUCTILE IRON PIPE
 - R.W. - RETAINING WALL
 - - - - BURIED TELEPHONE LINE
 - - - - BURIED WATER MAIN
 - - - - BURIED SEWER LINE
 - - - - BURIED GAS LINE
 - - - - BURIED ELECTRIC LINE
 - - - - BURIED CABLE TV
 - - - - CHAIN LINK FENCE
 - - - - WOOD FENCE
 - - - - WIRE FENCE
 - - - - OVERHEAD POWER LINES
 - P/L - PROPERTY LINE
 - R/W - RIGHT-OF-WAY
 - N/F - NOW OR FORMERLY
 - C/V - CENTERLINE
 - INTX - INTERSECTION
 - R - CURVE RADIUS
 - L - CURVE ARC LENGTH
 - C - CURVE CENTRAL ANGLE
 - C BRG - CHORD BEARING
 - C DIST - CHORD DISTANCE
 - L.L. - LAND LOT
 - N - NORTHING COORDINATE
 - E - EASTING COORDINATE
 - S/B - SETBACK
 - - - - CONTINUOUS OWNERSHIP



RZC2016-00019
SUP2016-00059
Received: August 16, 2016
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THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-2-1 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-87.

SHEET NUMBER:	1 of 1
SCALE:	1" = 100'
SURVEY DATE:	06/07/2016
PLAT DATE:	06/16/2016
16-108-449	
JN. 16-108	

No.	DATE	DESCRIPTION
1	8/2/2016	CONCEPTUAL PLAN FOR REZONING (EXISTING FENCES NOT SHOWN HEREON FOR CONCEPT CLARITY)

CONCEPTUAL SITE PLAN FOR REZONING FOR:
MICHAEL MASSEY
- LOCATED IN -
LAND LOTS 152 & 155
6TH LAND DISTRICT
GWINNETT COUNTY, GEORGIA



REGISTERED PROFESSIONAL LAND SURVEYORS

PATTON
LAND SURVEYING, LLC

P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
FAX: (770) 532-1995
www.pattonsurveying.com

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:

The proposed zoning / land use is consistent with the businesses in the area

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

The proposed zoning / land use is consistent with the businesses in the area

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

The configuration and existing zoning of the property do not provide the highest and best use of the land

- (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:

The proposed zoning and land use will not result in adverse burdens on existing streets, utilities or schools

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

The proposed zoning is in conformity with the land use plan. Lawrenceville Hwy is a commercial corridor

- (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 proposed zoning / land use is consistent with the businesses in the area

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Southern Premier Contractors

3951 Hidden Hills Drive

Guinesville, Georgia 30504

Phone 770-231-6764

Email | Michael@southernpremiercontractors.com

August 5, 2016

Gwinnett County Department of Planning & Development
446 W. Crogan Street, Suite 250
Lawrenceville, Georgia 30046

RE: Rezoning Application – 10.99 Acres 3385 Lawrenceville Hwy
Sixth District of Gwinnett County and being in Land Lot 152 Parcel 006A

To whom it may concern:

Please use this Letter of Intent to give details of the proposed use of the above referenced property. The proposed use for the property is a Commercial Stormwater Contractor's office and work shop. The proposed 30,000 square foot building will serve as both conditioned Class A office Space but will also house the associated equipment for a Commercial Stormwater Contractor. The tract is a 10.99 Acre double flag lot situated along the north side of Lawrenceville Hwy between Ronald Regan Parkway and James Road. The current zoning is mixed C2 for 250 feet and R-75 beyond that. The requested zoning is to move the C2 boundary north approximately 300 feet. The proposed C2 boundary is consistent with surrounding properties. No permanent dwellings are proposed for the property. The office space will be approximately 5000 square feet and the proposed shop will be approximately 25,000 square feet. In addition there are 30 parking spaces proposed adjacent to the Office / Shop. All building heights are proposed to be less than 35 feet.

If you have any questions or need additional information please call Chip Randall at 404-202-2029.

Sincerely,
Southern Premier Contractors



Michael Massey - President

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RZC '16 019

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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.

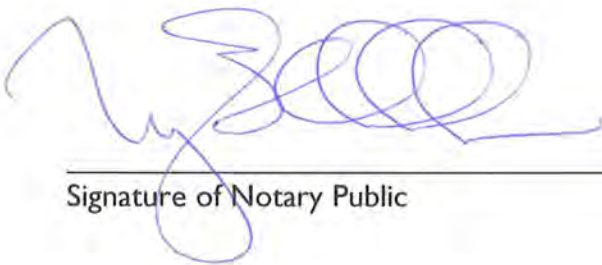

Signature of Applicant

8/5/2016

Date

Michael Massey - President

Type or Print Name and Title


Signature of Notary Public

8/5/16

Date



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RZC '16 019

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.

Charles L Arnold, Sr.

Signature of Property Owner

8/5/2016

Date

Charles Arnold - Owner

Type or Print Name and Title

[Handwritten Signature]

Signature of Notary Public

08/05/2016

Date



Notary Public

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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.

 8/5/2016 Michael Massey - President
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

~~8/5/2016 Charles Arnold - Owner~~
 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE

 8/5/16
 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 MICHAEL MASSEY
 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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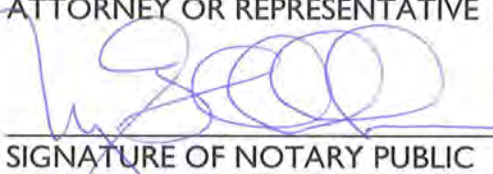
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RZC '16 019

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.

	8/5/2016	-Michael Massey - President
SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
	8/5/2016	Charles Arnold - Owner
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
	08/05/2016	
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 CHARLES ARNOLD
 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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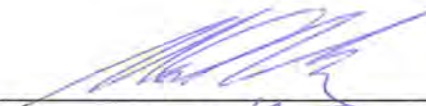
RZC '16 019

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 - 152 - 006 A
(Map Reference Number) District Land Lot Parcel



Signature of Applicant 8/5/2016
Date
Michael Massey - President

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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 5, 2016
DATE

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AUG 05 2016