

RZR 2016-00017

**REZONING APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>RINGO, ABERNATHY, INC</u>	NAME: <u>DANIEL L MADREA</u>
ADDRESS: <u>174 DACULA ROAD</u>	ADDRESS: <u>951 AUBURN ROAD</u>
CITY: <u>Dacula</u>	CITY: <u>Dacula</u>
STATE: <u>GEORGIA</u> ZIP: <u>30019</u>	STATE: <u>GEORGIA</u> ZIP: <u>30019</u>
PHONE: <u>770-962-8456</u>	PHONE: <u>404-391-3918</u>
CONTACT PERSON: <u>GUY ABERNATHY</u> PHONE: <u>770-231-9013</u>	
CONTACT'S E-MAIL: <u>GUYA@RINGOABERNATHY.COM</u>	

**APPLICANT IS THE:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R200 REQUESTED ZONING DISTRICT: R-100

PARCEL NUMBER(S): 2001 019 ACREAGE: 3.67

ADDRESS OF PROPERTY: 951 AUBURN ROAD

PROPOSED DEVELOPMENT: SINGLE FAMILY RESIDENTIAL

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>7</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1,400</u>	Total Building Sq. Ft. _____
Gross Density: <u>1.91 LOTS/ACRE</u>	Density: _____
Net Density: <u>1.91 LOTS/ACRE</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

RECEIVED BY

JUN 30 2016

RZR '16017

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 LOT 1 OF THE 2ND LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE RIGHT OF WAY OF AUBURN ROAD, AKA S.R. # 324 ( R/W VARIES ) AND THE 50' RIGHT OF WAY OF MULBERRY BAY DRIVE; THENCE PROCEEDING IN A NORTHEASTERLY DIRECTION ALONG THE RIGHT OF WAY OF AUBURN ROAD A DISTANCE OF 121.81 FEET TO A POINT; THENCE PROCEEDING NORTH 36 DEGREES 18 MINUTES 08 SECONDS WEST A DISTANCE OF 20.93 FEET TO A POINT ON THE 60' RIGHT OF WAY OF AUBURN ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE North 70 degrees 49 minutes 52 seconds East for a distance of 225.01 feet TO A POINT;  
THENCE South 36 degrees 43 minutes 09 seconds East for a distance of 678.14 feet TO A 1/2" REBAR;  
THENCE South 41 degrees 39 minutes 04 seconds West for a distance of 224.92 feet TO A 3/4" OTP;  
THENCE North 36 degrees 18 minutes 08 seconds West for a distance of 791.35 feet TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

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

Said property contains 3.67 acres.

RECEIVED BY

JUN 30 2016

Planning & Development

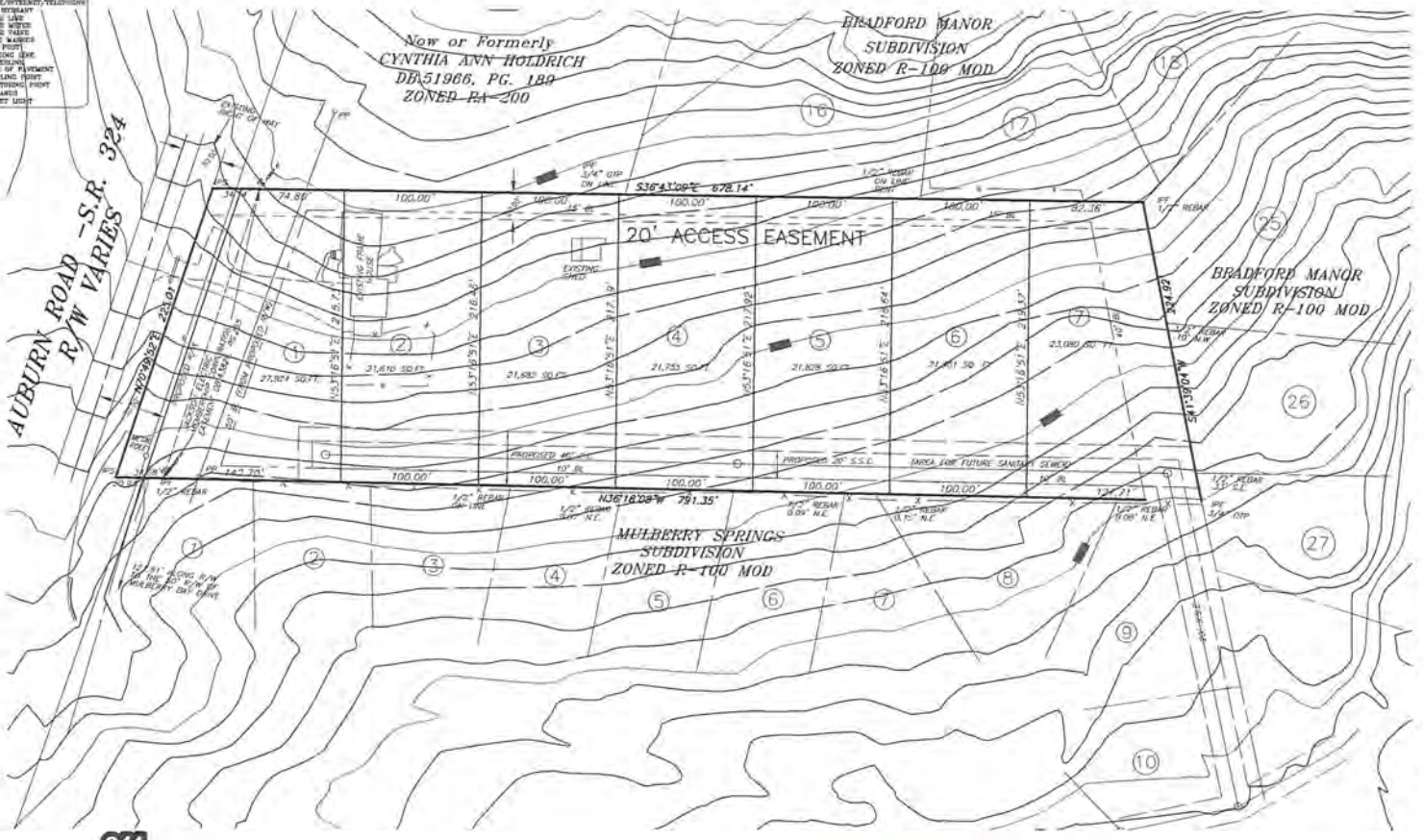
RZR '16017

TOTAL AREA: 3.67 ACRES

LEGEND table with symbols for various utility lines and features like water, sewer, electric, and gas.



AUBURN ROAD - S.R. 324  
R/W VARIES

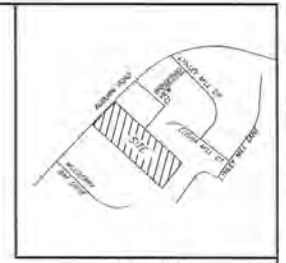


RECEIVED BY

JUL 01 2018

Planning & Development

RZR '16017



THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE GEORGIA PROFESSIONAL SURVEYOR ACT...

OWNER: DANIEL MEDREA  
SURVEYOR/ENGINEER: RINGO ABERNATHY & ASSOCIATES

- GENERAL NOTES: 1. TOTAL AREA OF PROPERTY = 3.67 ACRES. 2. EXISTING PROPERTY ZONING = R-2000...

DATE OF DATA SHOWN ON THIS PLAN WAS OBTAINED UTILIZING GPS...

BOUNDARY SURVEY/SITE PLAN FOR: GA HWY 324 AKA AUBURN ROAD



RINGO ABERNATHY & ASSOCIATES logo and contact information including address and phone numbers.

Table with columns for COUNTY, DISTRICT, LAND LOT, DATE, SCALE, JOB NO. and corresponding values.

BOUNDARY SURVEY/SITE PLAN FOR: GA HWY 324 AKA AUBURN ROAD

Table with columns for REVISIONS, NO., DATE, and SHEET 1 OF 1.

811 logo and text: ENRICH YOUR INVESTMENT IN YOUR COMMUNITY...

**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 - ADJACENT PROPERTIES R-100 MOD - REQUEST IS R-100

- (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:

MARGINALLY - RA ZOO REQUIRES 1 AC MIN LOT

- (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:

FITS WITH OTHER REZONINGS APPROVED IN THE AREA.

RECEIVED BY

JUN 30 2016

3

RZR '16 017

Planning & Development

**RINGO/ABERNATHY & ASSOCIATES**

June 28, 2016

Gwinnett County Planning and Development Department  
75 Langley Drive  
Lawrenceville, GA 30045

Attn: Jeff West

RE: Rezoning Request –  
951 Auburn Road  
Property Owner: Daniel Medrea  
Parcel: 2-001-019

To Whom it May Concern;

Our Client, Mr. Medrea, is seeking to rezone his property from RA-200 to R-100.

Property Info:

The subject property is 3.67 acres zoned RA-200, located on the southern side of S.R. 324, A.K.A. Auburn Road, in northeastern Gwinnett County (Auburn area). The property is surrounded mostly by subdivisions having a R-100 Modified zoning, and one parcel on the northwest side having a RA-200 zoning.

Project Info

The owner of the property, Mr. Medrea, is interested in rezoning the property to R-100 in order to subdivide his property into seven lots. The intent for this property is to subdivide for single family residential, although the property will not support a subdivision with internal streets. Due to the shape (see below), the owner realizes that once rezoned, the desired plan will require variances to be requested for zero lot frontages along streets and zero lot widths at building lines due to lots being internal and not fronting on a street. The site will be using a 20' wide access easement, which is shown on the rezoning plan, to accommodate a common driveway for all seven lots. Note, the lots all meet size and width requirements for a R-100 lot.

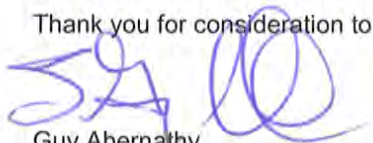
Official Request:

The request is to rezone parcel 2-001-019 from RA-200 to R-100.

Reason / Justification for the Requests:

The majority of the surrounding property is currently zoned R-100 Modified and, the property size is approximately 225' wide x 700' deep, making fronting the lots onto Auburn Road not feasible and, the small size of property cannot sustain the cost of full development of a street.

Thank you for consideration to allow Mr. Medrea to rezone his property to R-100.



Guy Abernathy  
Ringo Abernathy & Associates  
(770-231-9013)  
-- on behalf of client of Daniel Medrea

RECEIVED BY

JUN 30 2016

..... Planning & Development .....

RZR '16 017

**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

*28 June 2016*

Date

*S. GUY ABERNATHY - VICE PRESIDENT*

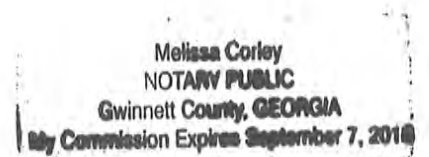
Type or Print Name and Title

*Melissa Corley*

Signature of Notary Public

*6/28/16*

Date



Notary Seal

RECEIVED BY

JUN 30 2016

Planning & Development

RZR '16 017

**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.

*Daniel N Medrea*

Signature of Property Owner

6/28/2016

Date

DANIEL N. MEDREA - OWNER

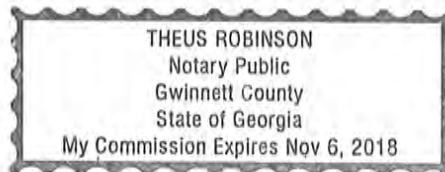
Type or Print Name and Title

*Chen Yi*

Signature of Notary Public

6/28/2016

Date



Notary Seal

RECEIVED BY

JUN 24 2016

Planning & Development

RZR '16 017

**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

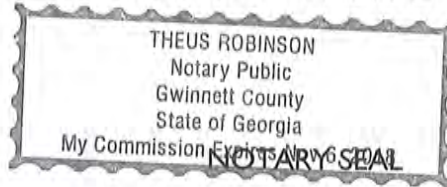
The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

*DM 6/28/2016*

*Daniel Medrea*                      6/28/2016                      DANIEL N. MEDREA-OWNER  
 SIGNATURE OF OWNER                      DATE                      TYPE OR PRINT NAME AND TITLE

*Daniel N. Medrea*                      6/28/2016                      Daniel N. Medrea  
 SIGNATURE OF OWNER                      DATE                      TYPE OR PRINT NAME AND TITLE  
 ATTORNEY OR REPRESENTATIVE

*Theus Robinson*                      6/28/2016  
 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    DANIEL N. MEDREA  
 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.

RECEIVED BY

JUN 30 2016

RZR '16017



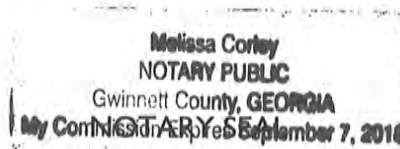
**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

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.

S. Guy Abernathy      28 June 2016      S. GUY ABERNATHY - V.P.  
 SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

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

Melissa Corley      6/28/16  
 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    S. GUY ABERNATHY  
 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.

RECEIVED BY

RZR '16 017

JUN 30 2016

**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:**  
(Map Reference Number)

2 - 001 - 019  
District Land Lot Parcel



Signature of Applicant

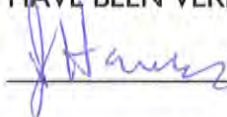
6/28/16  
Date

S. GUY ABERNATHY - VICE 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)

 \_\_\_\_\_  
NAME

TSAIL \_\_\_\_\_  
TITLE

6-28-16 \_\_\_\_\_  
DATE

RECEIVED BY

JUN 30 2016

RZR '16 017

Planning & Development