

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME <u>Jessica Poynton</u>	NAME <u>Jessica Poynton</u>
ADDRESS <u>1798 Prospect Rd</u>	ADDRESS <u>1798 Prospect Rd</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE <u>GA</u> ZIP: <u>30043</u>	STATE <u>GA</u> ZIP: <u>30043</u>
PHONE <u>(770) 846-8765</u>	PHONE <u>(770) 846-8765</u>
CONTACT PERSON: <u>Jessica Poynton</u> PHONE <u>(770) 846-8765</u>	
CONTACT'S EMAIL: <u>silvercrownfarms@hotmail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

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

PARCEL NUMBER(S): 7063-005 ACREAGE 13.165

ADDRESS OF PROPERTY: 1798 Prospect Rd, Lawrenceville, GA 30043

PROPOSED DEVELOPMENT: Boarding and lessons stables

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>40/1</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>8,674 sqft</u>
Gross Density: _____	Density: <u>658.87 sqft/acre</u>
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Land Description
Rezoning Exhibit
Parcel #7063 005
Jessica Poynton

All that tract or parcel of land lying and being in land lot 63 of the 7th district, Gwinnett County, Georgia, being tract. NO. One as shown on plat of survey recorded in plat book 97, page 63, Gwinnett County, Georgia records, which plat is incorporated herein by reference and made a part hereof.

Beginning at an iron pin at the intersection of the northerly margin of land lot 63 with the southerly margin of the 80 foot right-of-way of Prospect Road, being the TRUE POINT OF BEGINNING; thence along the right-of-way of Prospect Road South 55 degrees 49 minutes 22 seconds East, 811.30 feet to an iron pin; thence leaving said right-of-way South 60 degrees 59 minutes 17 seconds West, 449.92 feet to an iron pin; thence South 59 degrees 21 minutes 12 seconds East, 157.80 feet to an iron pin; thence South 60 degrees 57 minutes 55 seconds West, 601.56 feet to an iron pin; thence North 31 degrees 19 minutes 10 seconds West, 318.79 feet to an iron pin; thence North 58 degrees 55 minutes 42 seconds East, 316.59 feet to a point; thence North 30 degrees 28 minutes 23 seconds West, 159.02 feet to a point on the centerline of a creek; thence North 58 degrees 20 minutes 57 seconds East, 99.81 feet to a point; thence North 58 degrees 33 minutes 05 seconds East, 171.26 feet to an iron pin; thence North 43 degrees 10 minutes 59 seconds East, 5.35 feet to the TRUE POINT OF BEGINNING.

Said property contains 13.165 Acres (573,467.40 Square Feet)

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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:

please see attached

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

please see attached

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

please see attached

- (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:

please see attached

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

please see attached

- (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:

please see attached

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REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

- (A) Yes, the proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.
- (B) No, the proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.
- (C) Due to the zoning requirements of boarding horses, Applicant submits that the property does not have reasonable economic use as currently zoned.
- (D) No, the proposed zoning will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- (E) Yes, the proposed rezoning application is in conformity with the policy and intent of the Gwinnett County Land Use Plan.
- (F) Applicant submits that the existing agricultural properties, and character of the area provides additional support of this application.

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LETTER OF INTENT
REZONING AND BUFFER REDUCTION APPLICATIONS
OF JESSICA POYNTON

Jessica Poynton, (the "Applicant") submits this letter of intent along with the Rezoning and Buffer Reduction Applications attached for the purpose of developing the 13.165 acre parcel located at 1798 Prospect Road, Lawrenceville, Georgia 30043 (the "Property"). The Property is located between the Ridge Road, and Summerset Drive. The Property was once part of a larger parcel zoned RA-200, but when subdivided the current parcel was zoned R-100.

The Applicant is requesting to rezone the Property to the RA-200 zoning classification in order to construct an equine boarding, training, and lessons facility. The current zoning does not allow for this. The proposed agricultural structures include an arena, stables, feed & hay storage. Three non-animal housing structures also proposed are a workshop, gardening material bins, and the office.

The 100ft x 200ft sand riding arena (20,000sqft) is a small yet suitable size for training students and horses on the flat, as well as jumping. The stables will have twenty-four 11ft x 11ft stalls. It is our intent to maintain a herd of 17 to 20 regulars (lesson horses and boarders) with spaces for horses in for training, and/or rescues that we sponsor while helping find them their next home.

The feed room will be 30ft x 20ft to accommodate several different kinds of feeds as every horse's needs are different. The hay storage are will be 11ft x 30ft to accommodate a hay trailer and a pallet for special needs hay. The stables, feed room, and hay storage will all be under one roof so that all feed stuffs will stay dry and useable

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while stored or being fed. The shared stables and feed stuffs will occupy approximately 6076sqft. The 30ft x 30ft (900sqft) woodworking shop will also have a mechanic corner for maintaining the farm's tractors, trucks, trailers and utility vehicle. The 10ft x 40ft roofed compost/ sand/ woodchips/57 stone garden materials bays (approximately 484sqft), will be for compost, sand, woodchips, and 57 stone. All used to maintain the grounds and gardens. The Office will be an 80ft x 40ft (3200sqft) building including a covered walkway along the arena side will be designated for tack storage, office space, and a one stall bathroom (approximately 2,250sqft). The gravel parking area will be approximately 11,500sqft. Spaces sized to accommodate customers driving trucks, and spaces for handicapped clients. We anticipate an average of 5 to 7 vehicles max at one time including staff, boarders, and students.

Nearby properties include blueberry, Christmas tree, and cattle farms. The immediate neighbors of the Property we were able to speak with were consulted on whether an equine facility would be well received while the Applicant considered the Property for purchase. The neighbors consulted said that an equine facility would be welcome. The Agritourism of the area, and welcoming attitude of the surrounding community give supporting grounds for approval of the proposed rezoning. In addition to the Rezoning Application, the Applicant is also submitting a Buffer Reduction Application for a buffer reduction of 45% to allow the needed space for the riding arena. All other Livestock Housing structures would be constructed within the requirements. The Gwinnett County Unified Development Ordinance (the "UDO") sets forth the buffer requirements for Livestock Housing. The UDO requires a one hundred foot building setback for Livestock Housing. Due to the shape, layout, and dimension of the Property,

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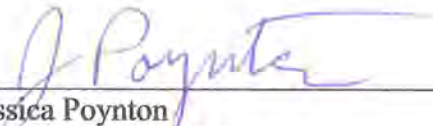
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the Applicant is requesting to reduce the Livestock Housing buffer in order to accommodate the proposed facility without affecting water buffers, or the conservational use of the Property. The reduction of 45% is to allow the needed space for the riding arena. All other Livestock Housing structures would be constructed within the required buffers.

The Applicant is committed to working with the tiered/sloped shape of the land, for a farm that fits the property while meeting the needs of the equine business. The Applicant spent time with each part of the Gwinnett County Department of Planning & Development during the pre-planning of the proposed facility to figure out the best use of the property within the guideline set by the county, and welcomes the opportunity to meet with incredibly helpful staff again to answer any questions or to address any concerns relating to these Rezoning and Buffer Reduction Applications. The Applicant respectfully requests your approval of these Applications.

Respectfully submitted this 22nd day of July, 2016



Jessica Poynton
Applicant & Owner

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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

J Poynton 7/19/16
Signature of Applicant Date

Jessica Poynton owner/applicant
Type or Print Name and Title

HINA FERRELL
Notary Public
Gwinnett County
State of Georgia
My Commission Expires Oct 30, 2016

Hina Ferrell 7/19/16
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.

J. Poynton 7/19/14
Signature of Property Owner Date

Jessica Poynton owner/applicant
Type or Print Name and Title

[Signature] 7/19/16 [Seal]
Signature of Notary Public 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.

J. Poynton 7/19/16 Jessica Poynton *owner*
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Hina Ferrell 7/19/16
 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 Jessica Poynton
 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 - 43 - 7063 005
(Map Reference Number) District Land Lot Parcel

J Poynton 7/19/16
Signature of Applicant Date
Jessica Poynton owner/applicant
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)

[Signature] TSA II
NAME TITLE
7-19-16
DATE

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