

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Junebug Properties LLC (South)</u> c/o <u>Advanced Engineering & Planning</u>	NAME: <u>Junebug Properties LLC & Britt & Camp</u> c/o <u>Advanced Engineering & Planning</u>
ADDRESS: <u>4480 Commerce Drive, Suite A</u>	ADDRESS: <u>4480 Commerce Drive, Suite A</u>
CITY: <u>Buford</u>	CITY: <u>Buford</u>
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: <u>GA</u> ZIP: <u>30518</u>
PHONE: <u>770-614-6511</u>	PHONE: <u>770-614-6511</u>
CONTACT PERSON: <u>MITCH PEEVY</u> PHONE: <u>(770) 614-6511</u> EMAIL ADDRESS: <u>mitchpeevy@gmail.com</u>	

*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:	
<u> </u> OWNERS AGENT	<u> X </u> PROPERTY OWNER <u> X </u> CONTRACT PURCHASER
PRESENT ZONING DISTRICT (S): <u>C-2</u> REQUESTED ZONING DISTRICT: <u>R-TH</u>	
LAND DISTRICT (S): <u>6</u> LAND LOT: <u>051 & 068</u> ACREAGE: <u>9.82</u>	
ADDRESS OF PROPERTY: <u>Evermore North Boulevard and Highway 78</u>	
PROPOSED DEVELOPMENT: <u>Townhome Community</u>	
RESIDENTIAL DEVELOPMENT: NO. OF LOTS/DWELLING UNITS: <u>78</u> DWELLING UNIT SIZE (SQ. FT.): <u>1,700</u> GROSS DENSITY: <u>7.94</u> NET DENSITY: <u>7.94</u>	NON-RESIDENTIAL DEVELOPMENT: NO. OF BUILDINGS/UNITS: <u> </u> TOTAL GROSS SQUARE FEET: <u> </u> DENSITY: <u> </u>

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LAND DESCRIPTION for Evermore North Boulevard at U.S. Highway 78/S.R. 10 (aka South Tract)

ALL that tract or parcels (6-051-008A, 6-051-093, 6-051-008, 6-068-007, 6-068-007A) of land lying and being in Land Lots 051 and 068 of the Sixth Land District, Gwinnett County, Georgia, containing 9.82 acres and being more particularly described as follows:

BEGINNING at a right-of-way monument at the southwestern end of the miter between U.S. Highway No. 78/S.R. 10/Stone Mountain Highway (public right-of-way, width varies) and Evermore North Boulevard (public right-of-way, width varies) having State Plane Coordinates (Georgia West) of N-1401515.89, E-2335133.73, said point being the **TRUE POINT OF BEGINNING**; thence continuing along the northwestern margin of U.S. Highway No. 78/S.R. 10/Stone Mountain Highway (public right-of-way, width varies) the following courses and distances: South 80 degrees 54 minutes 51 seconds West, 50.27 feet to a right-of-way monument; thence South 79 degrees 20 minutes 35 seconds West, 11.36 feet to a right-of-way monument; thence South 71 degrees 36 minutes 21 seconds West, 42.90 feet to a right-of-way monument; thence South 35 degrees 43 minutes 09 seconds West, 15.50 feet to a right-of-way monument; thence South 77 degrees 26 minutes 56 seconds West, 366.76 feet to a right-of-way monument; thence South 87 degrees 15 minutes 51 seconds West, 25.49 feet to a right-of-way monument; thence South 68 degrees 21 minutes 57 seconds West, 31.51 feet to a right-of-way monument; thence South 77 degrees 49 minutes 20 seconds West, 79.03 feet to a right-of-way monument; thence North 13 degrees 02 minutes 34 seconds West, 69.01 feet to a right-of-way monument; thence South 69 degrees 45 minutes 27 seconds West, 37.77 feet to a right-of-way monument; thence South 14 degrees 56 minutes 41 seconds East, 64.51 feet to a right-of-way monument; thence 271.30 feet along the arc of a curve to the left having a radius of 1,959.86 feet and a chord bearing and distance of South 74 degrees 30 minutes 38 seconds West, 271.08 feet to an iron pin set; thence departing said right-of-way North 27 degrees 44 minutes 40 seconds West, 335.64 feet to an iron pin found (1/2" rebar); thence South 61 degrees 44 minutes 51 seconds West, 23.74 feet to an iron pin found (1/2" rebar); thence North 17 degrees 44 minutes 13 seconds West, 327.92 feet to an iron pin set (1/2" rebar) on the southerly margin of Evermore North Boulevard; thence continuing along the southerly margin of Evermore North Boulevard (public right-of-way, width varies) 255.47 feet along an arc of a curve to the right, said curve having a radius of 349.00 feet and a chord bearing and distance of North 82 degrees 01 minutes 46 seconds East, 249.80 feet to an iron pin set; thence continuing along said right-of-way the following courses and distances: 73.91 feet along the arc of a curve to the right having a radius of 346.00 feet and a chord bearing and distance of South 70 degrees 47 minutes 22 seconds East, 73.77 feet to a point; thence South 64 degrees 40 minutes 13 seconds East, 254.00 feet to an iron pin set; thence South 25 degrees 19 minutes 47 seconds West, 14.76 feet to a right-of-way monument; thence South 64 degrees 40 minutes 13 seconds East, 16.19 feet to a right-of-way monument; thence 128.31 feet along the arc of a curve to the left having a radius of 260.00 feet and a chord bearing and distance of South 78 degrees 48 minutes 32 seconds East, 127.01 feet to a right-of-way monument; thence North 87 degrees 03 minutes 14 seconds East, 223.44 feet to a right-of-way monument; thence 110.51 feet along the arc of a curve to the right having a radius of 295.00 feet and a chord bearing and distance of South 82 degrees 12 minutes 52 seconds East, 109.87 feet to a right-of-way monument; thence 18.06 feet along the arc of a curve to the right having a radius of 295.00 feet and a chord bearing and distance of South 69 degrees 43 minutes 42 seconds East, 18.06 feet to a point; thence departing said right-of-way South 13 degrees 34 minutes 37 seconds East, 30.13 feet to an iron pin set; thence South 88 degrees 49 minutes 30 seconds East, 49.32 feet to an iron pin set on the southwestern margin of Evermore North Boulevard (public right-of-way,

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width varies); thence along said right-of-way 185.38 feet along the arc of a curve to the right having a radius of 295.00 feet and a chord bearing and distance of South 37 degrees 30 minutes 53 seconds East, 182.34 feet to a right-of-way monument on the northeastern end of the miter of U.S. Highway No. 78/S.R. 10/Stone Mountain Highway (public right-of-way, width varies) and Evermore North Boulevard (public right-of-way, width varies); thence along said miter South 27 degrees 02 minutes 51 seconds West, 49.86 feet to a right-of-way monument, said point being the **TRUE POINT OF BEGINNING**.

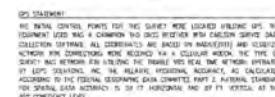
Said parcels containing 9.82 acres.

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[illegible]

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FINAL SURVEYOR'S CERTIFICATE

[illegible]

ST. THOMAS M. WOODMAN
REGISTERED GEORGIA LAND SURVEYOR
REG NO 87257 DATE OF EXPIRATION 12/31/2005

[illegible]


B
BLUE
LANDWORKS
(TEXTILES AND FURNITURE & SERVICES)
10001 N. 10TH AVE. SUITE 100
4554 101ST AVE. NE, WASHNET
SUITE 8
DURHAM, GEORGIA 30024
TELEPHONE: (478) 334-8200
WWW.BLUELANDWORKS.COM

100%
 D PROPERTIES, LLC
 100% OF THE
 100% OF THE

100% Satisfaction
 24/7 Support
 100% Satisfaction

[illegible]

SCALE: 1" = 30'



0 30 60 feet

3126 EVERMORE NORTH BLVD.

BOUNDARY SURVEY

PROJECT# 2015-097
SHEET 1 OF 1



STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, 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 APPLICANT BELIEVES THE PROPOSED USE IS SUITABLE.

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

THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE USE OF THE SURROUNDING PROPERTIES.

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

THE APPLICANT BELIEVES THAT THE SUBJECT PROPERTY DOES NOT HAVE A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREET, TRANSPORTATION FACILITIES, UTILITIES OR SCHOOLS:

THE PROPOSED USE WILL NOT PRODUCE AN ADVERSE AFFECT ON THE EXISTING INFRASTRUCTURE.

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

THE SUBJECT PROPERTY IS DESIGNATED AS CORRIDOR MIXED USE

(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:

SEE LETTER OF INTENT.

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Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article P, Section 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

PLANNING DIVISION USE ONLY

CASE NUMBER _____

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REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Junebug Properties, LLC, requests a rezoning from R-100 on the North property of 5.90 acres and from C-2 on the South property of 9.82 acres to R-TH. The properties are located on Evermore North Boulevard at its intersection with Highway 78. The proposal is to build 35 Townhomes on the North tract and 78 Townhomes on the South tract. The Townhomes will range in size from a minimum of 1,700 square feet to a maximum of 2,200 square feet of heated space that will be priced from the low \$200's and up. All of the homes will have at a minimum a two car garage and the building materials will be a mixture of brick, stone and concrete siding on the front façade with the remaining three sides the same or of concrete siding. The mandatory HOA will also maintain all the yards and common areas as well as the exterior of every building. This way there is no single unit or building that is not kept up to the highest standard at all times. The applicant is also requesting a variance from the 50 foot setback along Evermore North Boulevard to 25 feet. The properties have a lot of road frontage on Evermore and to be able to have a double sided interior road, due to the depth of the property, the reduction is necessary. Evermore North Boulevard is a very short cut through road that will never be widened so this request will not cause any problems and the full setback is being provided along Highway 78. The area along Evermore Boulevard will be replanted and landscaped to provide a visual separation for the homeowners as well as people driving along the Boulevard.

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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.

X  5/1/17
Signature of Applicant Date

EMORY MANSBENDER PRESIDENT OF ELM INDUSTRIES
MANAGER OF JUNGBOG PROPERTIES LLC
Type or Print Name and Title

 5/1/17
Signature of Notary Public Date



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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.

X  5/1/17

Signature of Property Owner Date

Emory Morsberger President of ELM Industries
Manager of Junebug Properties LLC

Type or Print Name and Title

 5/1/17

Signature of Notary Public Date



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X Donald R. Camp 5/3/17
Signature of Property Owner Date

Donald Camp
Type or Print Name and Title

Elaine Heig 5/3/2017
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.

X  5/1/17 Eric Morsberger President of ELM INDUSTRIES Manager of Jonesburg Properties LLC
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 5/1/17
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 X 
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:
(Map Reference Number)

6 - 068 - 007
District Land Lot Parcel

X [Signature]
Signature of Applicant

5/1/17
Date

Emory Monsenrood President Of ELM Industries, Manager Of JNEBUT Properties LLC
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)

[Signature]
NAME

ISA II
TITLE

5/4/17
DATE

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PARCEL I.D. NUMBER:
(Map Reference Number)

6 - 068 - 007A
District Land Lot Parcel

X [Signature]
Signature of Applicant

5/1/17
Date

Erin Moninger President of ELM Industries, Manager of JNEB Properties LLC
Type or Print Name and Title

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(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]
NAME

Deidre Pitts

TSA II
TITLE

5/4/17
DATE

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PARCEL I.D. NUMBER: 6 - 051 - 008
(Map Reference Number) District Land Lot Parcel

X [Signature] 5/1/17
Signature of Applicant Date

EMORY MORSEBERGER PRESIDENT OF ELM INDUSTRIES,
Type or Print Name and Title MANAGER OF JUNEBUG PROPERTIES LLC

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] Deidre Pitts TSA II
NAME TITLE
5/4/17
DATE

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***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 6 - 051 - 008A
(Map Reference Number) District Land Lot Parcel

X [Signature] 5/1/17
Signature of Applicant Date

EMORY MOUSSERGER PRESIDENT OF ELM INDUSTRIES,
Type or Print Name and Title MANAGER OF JUNEBUG PROPERTIES LLC

TAX COMMISSIONERS USE ONLY

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[Signature] Deidre Pitts TSA II
NAME TITLE
5/4/17
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PARCEL I.D. NUMBER:
(Map Reference Number)

6 - 051 - 093
District Land Lot Parcel

X [Signature]
Signature of Applicant

5/1/17
Date

EMORY MONSBERGER PRESIDENT OF ELM INDUSTRIES,
Type or Print Name and Title MANAGER OF JUNEBUG PROPERTIES LLC

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] Deidre Pitts
NAME
5/4/17
DATE

TSA II
TITLE

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Rear Elevation



Left Elevation - End Unit



Elevation A
Exterior Unit

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