

**REZONING APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>DANUT ANDRONESI</u>	NAME: <u>DANUT ANDRONESI</u>
ADDRESS: <u>GEORGE JOJA</u> <u>3648 Rip Rap Dr.</u>	ADDRESS: <u>GEORGE JOJA</u> <u>3647 Rip Rap Dr.</u>
CITY: <u>Buford</u>	CITY: <u>Buford GA.</u>
STATE: <u>GA.</u> ZIP: <u>30519</u>	STATE: <u>GA.</u> ZIP: <u>30519</u>
PHONE: <u>770-932-9667</u>	PHONE: <u>678-482-4651</u>
CONTACT PERSON: <u>ALEX PETRUT</u> PHONE: <u>770-318-2456</u>	
CONTACT'S E-MAIL: <u>alexpetrut@gmail.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): RA200 REQUESTED ZONING DISTRICT: R-100

PARCEL NUMBER(S): R 3003 034A ACREAGE: 1.856 Ac

ADDRESS OF PROPERTY: 1530 MINERAL SPRINGS RD

PROPOSED DEVELOPMENT: TO BUILD 2 RESIDENTIAL HOMES

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>2</u>	No. of Buildings/Lots: <u>2</u>
Dwelling Unit Size (Sq. Ft.): <u>≈ 3,000 SF</u>	Total Building Sq. Ft. <u>≈ 6,000 SF</u>
Gross Density: <u>2 / 1.856 Ac</u>	Density: <u>1 / 0.927 Ac</u>
Net Density: <u>1 / 0.927 Ac</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY

OCT 24 2016

RZR '17 00 1



**Georgia Premier Land Services, Inc.**

3010 Hamilton Mill Road • Buford, Georgia • 30519

770-614-3004 • Fax # 770-614-3956

**1530 Mineral Springs Road  
Proposed Rezoning to R-100**

All that tract or parcel of land lying and being in Land Lot 3 of the 3<sup>rd</sup> Land District, GMD 1749, Gwinnett County, Georgia and being more particularly described as follows;

To find the true point of beginning, commence at the northerly right of way of Hog Mountain Road and the westerly right of way of Mineral Springs Road, said point being the northerly mitered corner; THENCE traveling in a northwesterly direction along the westerly right of way of Mineral Springs Road for a distance of 307.12 feet to a point, said point marked by a ½ inch rebar pin found, said point being the TRUE POINT OF BEGINNING.

Thence from said point as thus established, leaving said right of way and traveling on the line common to George P. Flanigan and Overlook at Mulberry Park Subdivision South 47 Degrees 47 Minutes 28 Seconds West for a distance of 386.77 feet to a point, said point marked by a ½ inch rebar pin found; THENCE traveling on line common to Lots 5 and 6 of Overlook at Mulberry Park Subdivision North 39 Degrees 03 Minutes 25 Seconds West for a distance of 210.26 feet to a point, said point marked by an Axle found; THENCE traveling along a line common to Lots 2 thru 4 of an Exemption Plat for 1550 Mineral Springs Road North 47 Degrees 54 Minutes 30 Seconds East for a distance of 384.65 feet to a point on the westerly right of way of Mineral Springs Road (80 foot right of way), said point marked by a ½ inch rebar pin found; THENCE traveling on the westerly right of way of Mineral Springs Road South 39 Degrees 37 Minutes 26 Seconds East for a distance of 209.37 feet to a point, said point marked by a ½ inch rebar pin found, said point being THE TRUE POINT OF BEGINNING.

Said property contains 1.856 Acres as shown on Proposed Rezoning for Danut Andronesi & George Joja prepared by Georgia Premier Land Services, Inc., dated 9/6/16.

RECEIVED BY

OCT 24 2016

Planning & Development

RZR '17 00 1



9/9/16



**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:

will be like majority nearby property.

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

No. it will not affect the nearby properties

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

No. The rezoning from RA200 to RA100 will be in line with neighborhood.

- (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. The house will have a long driveway no parking on street.

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

Yes. The single family residential home on each lot.

- (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 existing old house will be removed to be able to split the land in 2 parcels

RECEIVED BY

OCT 24 2016

3

RZR '17 00 1

## Letter of intent

To. Gwinnett Co. Planning and Development  
For. the property on 1530 Mineral Spring Rd.

We like to rezone this  $\approx$  2 Acre  
property from RA 200 to R.-100 so we.  
- Andronesi Danut and George Joja  
Can split the land in two parcels.  
to build 2 personal homes for  
our families.

The old house will be removed  
to be able to split the land in  
2 parcels.

RZR '17 00 1

Alexander Petut  
10/24/2016

RECEIVED BY

OCT 24 2016

Planning & Development

**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 \_\_\_\_\_ Date 10/23/2016

Sanut Andronesi & George Yoja owners  
Type or Print Name and Title \_\_\_\_\_

VASILE TURCIN  
NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA  
MY COMMISSION EXPIRES FEBRUARY 22, 2017

  
Signature of Notary Public \_\_\_\_\_ Date 10.24.2016 Notary Seal \_\_\_\_\_

RECEIVED BY

OCT 24 2016

Planning & Development

RZR '17 00 1

**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.

  
\_\_\_\_\_  
Signature of Property Owner

10/23/2016  
\_\_\_\_\_  
Date

Danut Andronesi & George Yoja owners  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

VASILE TURCIN  
NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA  
MY COMMISSION EXPIRES FEBRUARY 22, 2017

10.24.2016  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Notary Seal

RECEIVED BY  
OCT 31 2016  
Planning & Development

RZR '17 00 1

**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.

*[Signature]* *[Signature]* 10/23/2016 Danut Andronesi & George Joja owners  
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

*[Signature]* *[Signature]* 10/23/2016 Danut Andronesi & George Joja owners  
 SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

*[Signature]* 10.24.2016 NOTARY SEAL  
 SIGNATURE OF NOTARY PUBLIC DATE  
 VASILE TURCIN  
 NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA  
 MY COMMISSION EXPIRES FEBRUARY 22, 2017

**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 DANUT ANDRONESI / GEORGE JOJA  
 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

OCT 24 2016

Planning & Development

**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:** 3 - 3 - 034A R3003 034A  
(Map Reference Number) District Land Lot Parcel

[Signature] Signature of Applicant [Signature] Date 10.23.2016

DANUT ANDRONESI & GEORGE JOYA OWNERS  
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)

Kati Murphy NAME TSA TITLE

10-18-16 DATE

This is a true and correct copy of a  
Gwinnett County Property Tax

for the year of 2016

**RECEIVED BY**

**OCT 24 2016 RZR '17 00 1 7**

**Planning & Development**

**Richard Steele**  
**Tax Commissioner**  
Date 10-18-16