

**REZONING APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>4RNJ2, LLC</u>	NAME: <u>4RNJ2, LLC</u>
ADDRESS: <u>PO BOX 720314</u>	ADDRESS: <u>PO BOX 720314</u>
CITY: <u>Atlanta</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30358</u>	STATE: <u>GA</u> ZIP: <u>30358</u>
PHONE: <u>4049871224</u>	PHONE: <u>4049871224</u>
CONTACT PERSON: <u>Andy Perry</u> PHONE: <u>4049871224</u>	
CONTACT'S E-MAIL: <u>perrydrew@gmail.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R75 REQUESTED ZONING DISTRICT: R60

PARCEL NUMBER(S): R6163 006 ACREAGE: 6.25

ADDRESS OF PROPERTY: 5869 Williams Road, Norcross, GA 30093

PROPOSED DEVELOPMENT: 11 single family homes

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>11</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2100 SF</u>	Total Building Sq. Ft. _____
Gross Density: <u>1.76</u>	Density: _____
Net Density: <u>1.93</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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2-2-17

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3595 Canton Road  
Suite 116, PMB 272  
Marietta, GA 30066  
Ph. (678) 355-9905  
Fax (678) 355-9805  
www.frontlinesurveying.com

**LEGAL DESCRIPTION - 6.25 ACRES**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 163 of the 6th District, of Gwinnett County, Georgia and being more particularly described as follows:

COMMENCING at a point (Iron Pin Set, #4 Capped Re-Bar) located on the westerly right-of-way of Williams Road (R/W Varies), said point being 600.00 feet southerly of the intersecting point of the said southerly right-of-way of Rockbridge Road (R/W Varies) and the westerly right-of-way of said Williams Road; said point being the TRUE POINT OF BEGINNING.

THENCE continuing to follow said westerly right-of-way of Williams Road, proceed along a curve to the left a distance of 154.07 feet, said curve having a radius of 300.00 feet and being subtended by a chord bearing of South 22°09'22" East a chord distance of 152.38 feet to a point; Thence proceed South 36°52'07" East a distance of 73.45 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence leaving said westerly right-of-way of Williams Road, proceed South 73°35'09" West a distance of South 75°34'35" West a distance of 205.08.00 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed South 11°51'44" East a distance of 3.00 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed South 78°08'16" West a distance of 139.85 feet to a point (Iron Pin Found, 1 inch Rod); Thence proceed South 03°49'32" East a distance of 177.28 feet to a point (Iron Pin Found, 1/2 inch Open Top); Thence proceed South 62°00'52" West a distance of 90.34 feet to a point (Iron Pin Found, #4 Re-Bar); Thence proceed South 62°28'53" West a distance of 246.62 feet to a point (Iron Pin Found, #4 Re-Bar); Thence proceed South 60°44'29" West a distance of 70.53 feet to a point; Thence proceed North 82°24'35" West a distance of 169.42 feet to a point (Iron Pin Found, #4 Re-Bar); Thence proceed North 12°45'47" East a distance of 65.81 feet to a point (Iron Pin Found, 1 inch Open Top); Thence proceed North 10°21'27" East a distance of 52.92 feet to a point (Iron Pin Found, 1 inch Open Top); Thence proceed North 11°40'16" East a distance of 127.97 feet to a point (Iron Pin Found, 1 inch Open Top); Thence proceed North 11°38'56" East a distance of 100.05 feet to a point (Iron Pin Found, 1 inch Open Top); Thence proceed North 11°40'30" East a distance of 79.81 feet to a point (Iron Pin Found, 1 inch Open Top); Thence proceed North 68°45'38" East a distance of 169.39 feet to a point (Iron Pin Found, 1/2 inch Open Top); Thence proceed North 68°35'39" East a distance of 246.21 feet to a point (Iron Pin Found, 2 inch Open Top); Thence proceed North 68°39'43" East a distance of 89.00 feet to a point; Thence proceed North 80°46'16" East a distance of 176.50 feet to a point, said point being POINT OF BEGINNING.

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

Tract described herein containing 6.25 acres of land (272,100 square feet), more or less, described on a Boundary survey by Frontline Surveying & Mapping, Inc., job number 58096, dated 05/02/2016, last revised 06/13/2016, also being know as 5809 Williams Road according to the current system of numbering in Gwinnett County, Georgia.

Thomas E. Peay, Jr. Ga. RLS 2402  
For the Firm of Frontline Surveying & Mapping, Inc.

W:\DOCUMENTS\Legal\58096 - Legal Description - 6.25 AC.doc  
6/21/2016 11:14:53 AM

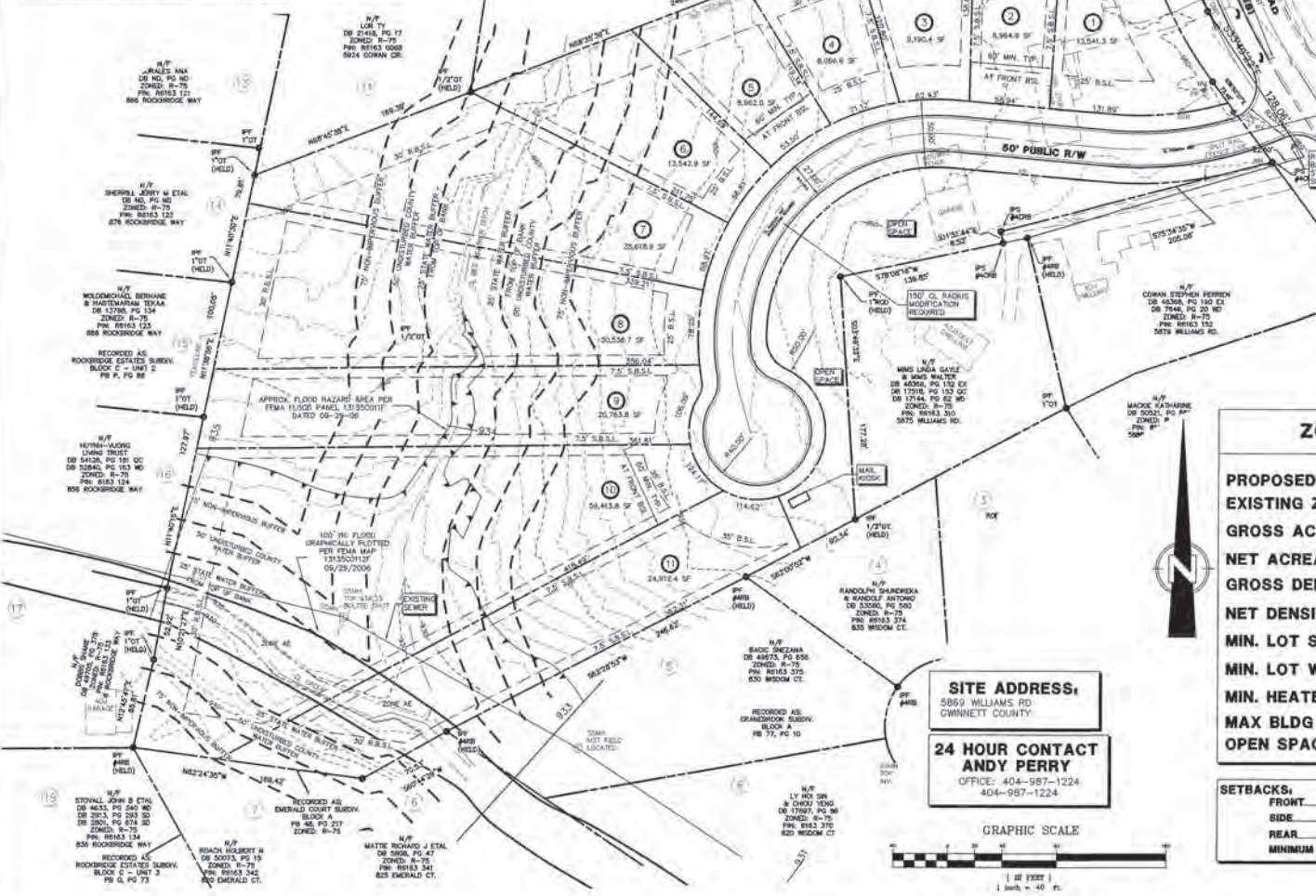
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**WETLANDS NOTE**  
 THERE ARE RIPARIAN BED AND BANK WETLANDS ALONG THE STATE WATERS LOCATED AT THE SOUTHWEST CORNER OF THE SITE PER THE NATIONAL WETLANDS INVENTORY MAP, CHECKED ON 12-30-16



**SITE ADDRESS:**  
 5869 WILLIAMS RD  
 GWINNETT COUNTY

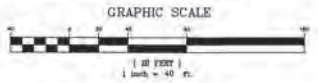
**24 HOUR CONTACT**  
**ANDY PERRY**  
 OFFICE: 404-987-1224  
 404-987-1224

**ZONING PLAN DATA CHART**

PROPOSED ZONING	R-60
EXISTING ZONING	R-75
GROSS ACREAGE	6.25 AC
NET ACREAGE (LESS SITE OF FLOODPLAIN, POWER AND GAS EMT)	5.68 AC
GROSS DENSITY	1.76 D.U./AC
NET DENSITY	1.93 D.U./AC
MIN. LOT SIZE	7,200 SF
MIN. LOT WIDTH (AT FRONT BSL)	60 FT
MIN. HEATED SF	2,100 FT
MAX BLDG HEIGHT	35 FT
OPEN SPACE (NOT REQUIRED IN SUBDIVISIONS LESS THAN 60 AC)	N/A

**SETBACKS:**

FRONT	25' MIN
SIDE	7.5' MIN
REAR	30' MIN
MINIMUM LOT WIDTH (AT FRONT BSL)	60'



RZR2017-0006  
 Received February 28, 2017  
 Planning and Development

REVISION	BY

NO DRAWING IS THE PROPERTY OF THE ENGINEER AND MAY NOT BE USED OR REPRODUCED WITHOUT HIS WRITTEN PERMISSION



WILLIAMS RD  
 PIN: R6163 006  
 U.S. DISTRICT COURT, GWINNETT COUNTY, GEORGIA

**ZONING PLAN**

DRAWN BY	SPB
CHECKED BY	PH
DATE	12-30-16
SCALE	1" = 40'
JOB NO	16-028
CAD FILE	1602-160-2016.dwg
<b>SHEET</b>	



**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:

See Attached Exhibit "B"

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

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS 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 STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:
- 
- 

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

- (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:
- 
- 

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# 5869 Williams Road

## Rezoning Plan for 4RNJ2, LLC

(Letter of Intent)

February 2<sup>nd</sup>, 2017

---

We respectfully submit this zoning application, with property defined by the legal description in this application, to the zoning classification of R-60 from its present zoning of R-75.

Our proposal is to build 11 single-family homes. The site is +/- 6.25 acres and provides a density of 1.76 units per acre.

R-60 requires 1,200 SF of heated floor area. We will be providing at least 2,000 SF. Every home will have a 2-car garage, maintaining a balance of brick, cement siding, shake, architectural shingles and decorative trim. Our driveway lengths will be no less than 20' from back of curb and we will provide visitor parking within our property. Each home will allow parking for now fewer than 4 cars.

As required by the UDO we will provide sidewalks along the frontage of Williams Road. We will also replant the buffer areas as required. Gwinnett County Water Resources serve the property for water and sanitary sewer. All power, phone and cable services to the community will be buried underground.

We are proposing to add attractive elevations and streetscape to the area.

Thank you for your time.

Sincerely,

Andrew Perry  
4RNJ2, LLC

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# 5869 Williams Road

**Rezoning Plan for 4RNJ2, LLC**  
**(Standards Governing Exercise of the Zoning Powers)**  
**February 1<sup>st</sup>, 2017**

---

We respectfully submit this zoning application, with property defined by the legal description in this application, to the zoning classification of R-60 from its present zoning of R-75.

- A) The neighboring properties are primarily R-60 and R-75. This property is currently zoned R-75. This zoning is comparable to other properties within 1 mile. Our proposed use will be in line with the single family detached properties surrounding our site.
- B) We feel the existing zoning of the property matches the medium to low-density neighborhoods that line Williams Road. We do not necessarily feel as currently zoned it adversely affects the existing neighborhood.
- C) There is a demand for single-family detached homes in the area.
- D) The proposed use will provide no more of a burden on the County infrastructure, schools and buses than the existing zoning.
- E) The future land use of the property indicates existing/emerging suburban. We feel 11 total homes fits the transitional appearance of this stretch of roadway and 1 mile radius of the subject property. This land use recommendation encourages single-family detached housing.
- F) We feel the existing zoning would allow for an equally intensive use of the property in terms of impervious acreage and county infrastructure. This site plan will provide the most efficient use of the property.

Andrew Perry  
4RNJ2, LLC

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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.



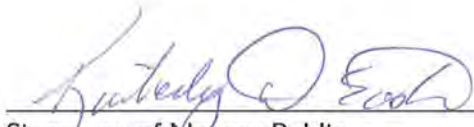
Signature of Applicant

2-1-17

Date

Andrew Perry, Member

Type or Print Name and Title



Signature of Notary Public

2/1/17

Date

Notary Seal

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My Commission Expires  
October 10, 2019



**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.



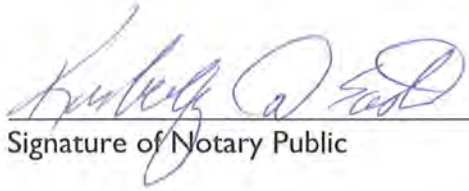
2-1-17

Signature of Property Owner

Date

Andrew Perry, Member

Type or Print Name and Title



2/1/17

Signature of Notary Public

Date

Notary Seal

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My Commission Expires  
October 10, 2019

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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.

 2-1-17 Andrew Perry, Member  
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

2-1-17 Andrew Perry, Member  
 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE  
 ATTORNEY OR REPRESENTATIVE

 2/1/17 My Commission Expires  
 SIGNATURE OF NOTARY PUBLIC DATE October 10, 2019 NOTARY SEAL

**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 Andrew Perry  
 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)
Jace Brooks, District 1 Commissioner	2,000.00	3/18/16
Charlotte Nash, Chairman	1,000.00	10/20/16

Attach additional sheets if necessary to disclose or describe all contributions.

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