

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Moore Bass Consulting</u>	NAME: <u>J&D Construction Services</u>
ADDRESS: <u>1350 Keys Ferry Ct</u>	ADDRESS: <u>3651 Mars Hill Rd Suite 300</u>
CITY: <u>McDonough</u>	CITY: <u>Watkinsville</u>
STATE: <u>GA</u> ZIP: <u>30253</u>	STATE: <u>GA</u> ZIP: <u>30677</u>
PHONE: <u>770-914-9394</u>	PHONE: <u>678-414-0811</u>
CONTACT PERSON: <u>Sean Shanks</u> PHONE: <u>770-914-9394</u>	
CONTACT'S E-MAIL: <u>sshanks@moorebass.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R-100 REQUESTED ZONING DISTRICT: R-75

PARCEL NUMBER(S): R5133207 ACREAGE: 14.01

ADDRESS OF PROPERTY: 440 Hope Hollow Rd.

PROPOSED DEVELOPMENT: Residential Development

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>38</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1400</u>	Total Building Sq. Ft. _____
Gross Density: <u>2.71</u>	Density: _____
Net Density: <u>2.71</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 133 of the 5th District of Gwinnett County, Georgia, having 14.01 acres or 610,201 square feet and being more particularly described as follows:

Commencing at a 1/2" rebar at the common intersection of Land Lots 132, 133, 156 and 157. Thence, leaving common intersection and following along common Land Lot line of Land Lots 133 and 156, N 29° 55' 30" W for a distance of 151.96 feet to a 1/2" rebar found. Thence, continuing along said land lot line N 29° 55' 58" W for a distance of 72.65 feet to a 5/8" rebar found, said rebar being the POINT OF BEGINNING.

Thence, leaving said land lot line S 60° 23' 33" W for a distance of 1477.34 feet to an iron pin set on the easterly right of way of Hope Hollow Road (80' R/W).

Thence, following along said right of way N 08° 53' 40" E for a distance of 57.70 feet to an iron pin set.

Thence, continuing along said right of way along a curve, said curve turning to the left having an arc length of 263.57 feet, having a radius of 689.52 feet, and with a chord bearing N 02° 03' 222" W for a distance of 261.96 feet to an iron pin set.

Thence, continuing along said right of way along a curve, said curve turning to the left having an arc length of 177.00 feet, having a radius of 656.28 feet, and with a chord bearing N 20° 43' 59" W for a distance of 176.47 feet to an iron pin set.

Thence, leaving said right of way N 60° 26' 37" E for a distance of 1290.47 feet to a 1" crimped top pipe found disturbed on the common Land Lot line of Land Lots 133 and 155.

Thence, following along said Land Lot line S 29° 55' 58" E a distance of 450.62 feet to a 5/8" rebar found, said rebar being THE POINT OF BEGINNING.

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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:

Yes, There are multiple R-75 zonings within the surrounding properties.

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

R-75 will not have any affect on the adjacent or nearby properties.

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

The long skinny shape of the parcel prevents and efficient and economic layout at R-100

- (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:

The size of the property will only yield approximately 35-40 lots.

That amount will not present an issue with school or transportation.

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

Yes. The rezoning will provide a low density single-family subdivision which is consistent with 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:

There are unique challenges with the existing topography and parcel shape that make the existing zoning a less efficient and economic use.

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Land Use Planning • Engineering Design • Environmental Permitting • Landscape Architecture • Land Surveying

February 2, 2017

Kathy Holland, Director
Gwinnett County Planning & Zoning Department
446 West Grogan Street, Suite 250
Lawrenceville, GA 30046

RE: Greighfield – Gwinnett Count Parcel ID# R5133207
Letter of Intent for Rezoning

Dear Ms. Holland:

This document is intended to serve as the Letter of Intent for the proposed rezoning application for the above referenced property, located on Hope Hollow Road, near its intersection with Hope Hollow Ln. in unincorporated Gwinnett County, Georgia.

The subject property has frontage on Hope Hollow Road and consists of approximately 14.01 acres of land. The proposed intent is to rezone the property from R-100 to R-75 for the development of a single-family residential subdivision, consisting of 38 lots with public water and sewer service.

The proposed 38 lot development results in an overall net density of 2.71 units per acre.

The project is intended to be developed in one phase, with anticipated construction beginning in the summer of 2017.

If you have any questions concerning the above or if any additional information is required, please do not hesitate to call me at (770) 914-9394.

Sincerely,

Moore Bass Consulting, Inc.

Sean Shanks, P.E.

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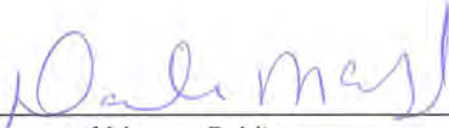


REZONING APPLICANT'S CERTIFICATION

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 Date

Sean Shanks - P.E.

Type or Print Name and Title

 _____  _____ 
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.

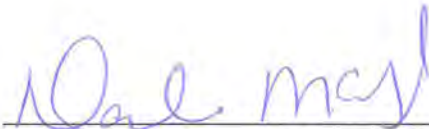


Signature of Property Owner

2/2/17
Date

Drew Camp - Owner/Developer

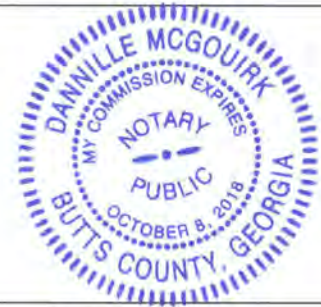
Type or Print Name and Title



Signature of Notary Public

2-2-17

Date



Notary Seal

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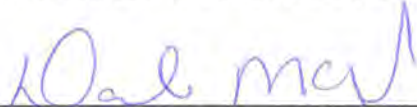

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CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

 SIGNATURE OF APPLICANT	2/2/17 DATE	Drew Camp TYPE OR PRINT NAME AND TITLE
 SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	2/1/17 DATE	Sean Shanks, P.E. TYPE OR PRINT NAME AND TITLE
 SIGNATURE OF NOTARY PUBLIC	2-2-17 DATE	 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 Drew Camp
 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.

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