

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>CHARLES ALFORD</u>	NAME: <u>JAMES A. ALFORD</u>
ADDRESS: <u>524 BETHESDA SCHOOL ROAD</u>	ADDRESS: <u>594 BETHESDA SCHOOL ROAD</u>
CITY: <u>LAWRENCEVILLE</u>	CITY: <u>LAWRENCEVILLE</u>
STATE: <u>GA</u> ZIP: <u>30044</u>	STATE: <u>GA</u> ZIP: <u>30044</u>
PHONE: <u>770-921-2969 770-827-6389</u>	PHONE: <u>770-815-0011</u>
CONTACT PERSON: <u>CHARLES ALFORD</u> PHONE: <u>770-921-2969</u>	
CONTACT'S E-MAIL: <u>Charles ALFORD 417@GMAIL.COM</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R-100 REQUESTED ZONING DISTRICT: R-60

PARCEL NUMBER(S): R5 016, 010, 189 ACREAGE: 10.20 AC

ADDRESS OF PROPERTY: 500 BLOCK -BETHESDA SCHOOL RD & 2800 BLOCK - SADDLETOP WAY

PROPOSED DEVELOPMENT: SINGLE FAMILY SUBDIVISION

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>37</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. _____
Gross Density: <u>3.63</u>	Density: _____
Net Density: _____	

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 16, 5th District & Land Lot 1, 7th District, Gwinnett County, Georgia and being more particularly described as follows. Commence at the intersection of the easterly right of way of Bethesda School Road (variable right of way) and the northerly right of way of Saddletop Way (50' right of way, said point being the Point of Beginning. Proceed thence, along the easterly right of way of said Bethesda School Road, North 07 degrees 48 minutes 11 seconds West a distance of 122.62 feet; thence, along the arc of a curve having a radius of 733.94 feet a distance of 20.10 feet, said arc being subtended by a chord having a bearing of North 07 degrees 01 minutes 01 seconds West and a distance of 20.10 feet; thence, North 83 degrees 45 minutes 59 seconds East a distance of 13.00 feet; thence, along the arc of a curve having a radius of 720.94 feet a distance of 14.16 feet, said arc being subtended by a chord having a bearing of North 05 degrees 40 minutes 16 seconds West and a distance of 14.16 feet; thence, South 84 degrees 53 minutes 28 seconds West a distance of 13.00 feet; thence, along the arc of a curve having a radius of 733.94 feet a distance of 197.31 feet, said arc being subtended by a chord having a bearing of North 02 degrees 35 minutes 34 seconds East and a distance of 196.71 feet; thence, North 10 degrees 17 minutes 39 seconds East a distance of 87.12 feet; thence, along the arc of a curve having a radius of 1054.25 feet a distance of 291.96 feet, said arc being subtended by a chord having a bearing of North 21 degrees 10 minutes 37 seconds East and a distance of 291.03 feet; thence, leaving the easterly right of way of said Bethesda School Road, North 85 degrees 29 minutes 46 seconds East a distance of 335.33 feet; thence, North 85 degrees 45 minutes 28 seconds East a distance of 242.53 feet; thence, North 84 degrees 33 minutes 51 seconds East a distance of 51.25 feet; thence, North 83 degrees 22 minutes 13 seconds East a distance of 38.01 feet; thence, South 05 degrees 07 minutes 31 seconds East a distance of 124.17 feet; thence, South 84 degrees 51 minutes 38 seconds West a distance of 41.30 feet; thence, South 05 degrees 13 minutes 45 seconds East a distance of 344.02 feet; thence, South 81 degrees 40 minutes 06 seconds West a distance of 389.72 feet; thence, South 08 degrees 13 minutes 59 seconds East a distance of 179.20 feet to a point on the northerly right of way of said Saddletop Way; thence, along the northerly right of way of said Saddletop Way, South 81 degrees 54 minutes 00 seconds West a distance of 419.56 feet to a point on the easterly right of way of said Bethesda School Road, said point being the Point of Beginning. Said tract or parcel of land contains 10.201 acres and is further described on a plat of survey prepared by Carlan Land Surveyors for Charles Alford, dated December 1, 2015.

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Corridor Development, Inc.

Corridor Development, Inc.

Sutton Barnes Subdivision - Unit 1, Block B

Sutton Barnes Subdivision - Unit 2, Block C



BETHESDA SCHOOL ROAD
R/W VARIES

50' PLANTATION PIPELINE R/W & EASEMENT

10.201 ACRES

SADDLETOP WAY 50' R/W

AUTUMN BLUFF DRIVE
50' R/W

Notes:

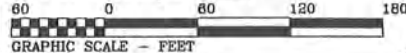
1. This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.
2. This survey was prepared without the benefit of a title search. This property is subject to any concerns of which a title survey would reveal.
3. This property is subject to any easements, restrictions, right-of-ways, or any other encumbrances, both public and private.
4. This plat represents the combination of that tract of land designated as Map & Parcel No. 5016 030 & 5016 189, according to Gwinnett County Tax Assessors.

LEGEND
 IPF - 1/2" BEBAR FOUND
 IPS - 1/2" REDAR SET

BOUNDARY SURVEY
 FOR
CHARLES ALFORD

LOCATED WITHIN
 Land Lot 16, 5th District - Land Lot 1, 7th District
 Gwinnett County, Georgia
 Scale: 1" = 60' December 1, 2015

1. The field data upon which this plat is based has a closure precision of one foot in 18,851 feet and an angular error of .02 per angle point and was adjusted using the Compass Rule.
2. This plat has been calculated for closure and is found to be accurate within one foot in 371,898 feet.
3. The field equipment used in this survey was a Topcon IITM-520 Total Station.
4. The Field Work was completed 11/08/15.



CARLAN
 LAND SURVEYORS
 8682 JEFFERSON ROAD
 COMMERCE, GA 30529
 (706)336-5959



JOB NO. 15-071 P.D. B-143

NOTES

1. SITE AREA = +/- 10.201 ACRES
2. EXISTING ZONING = R100
3. PROPOSED ZONING = R60
4. BUILDING SETBACKS
FRONT = 25'
SIDE = 7.5'
REAR = 30'
5. TOTAL UNITS = 31
6. UNITS PER ACRE = 9.69
7. BOUNDARY INFORMATION TAKEN FROM A BOUNDARY SURVEY FOR CHARLES ALFORD, PREPARED BY CARLAN LAND SURVEYORS, DATED DECEMBER 1, 2015.
8. TOPOGRAPHY TAKEN FROM GC 615.



THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP OF GWINNETT COUNTY, GEORGIA, COMMUNITY PANEL NO. 131.25C 0101F, EFFECTIVE DATE SEPTEMBER 29, 2006.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SITE PLANNING

DAY DESIGN GROUP, Inc.

P.O. BOX 848
ROSWELL, GA 30080
4371 WATLEY PLACE, SUITE 100
ROSWELL, GA 30086

(770) 271-4474
(770) 711-8477
daydesigngroup.com

CONCEPTUAL SITE PLAN FOR

BETHESDA SCHOOL RD TRACT

PARCEL 016, 2TH DISTRICT, PARCELS 010 & 09
GWINNETT COUNTY, GEORGIA

OWNER/DEVELOPER
CHARLES A. ALFORD
524 BETHESDA SCHOOL ROAD
LAWRENCEVILLE, GA 30044
(770) 921-2959

24 HOUR CONTACT
BURGESS BAIRD
(404) 245-9482

ENGINEERING CONTACT:
DAY DESIGN GROUP, INC.
BRYAN H. DAY, ASLA
(770) 271-4474
bddg@daydesigngroup.com

SURVEY CONTACT
CARLAN LAND SURVEYORS
6682 JEFFERSON ROAD
COMMERCE, GA 30529
CHRISTOPHER J. CARLAN
706-336-5959

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REV.	DATE	REVISION FOR RE-ZONING MEETING	DESCRIPTION
1	04/21/14		

DATE: 12/04/15
DRAWN BY: JAW
JOB NO.: 15-137

SHEET 1 OF 1

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:

THE SURROUNDING PROPERTIES ARE PRIMARILY R60 EXCEPT R100 ABUTTING TO THE EAST. A 15' UNDISTURBED BUFFER IS PROPOSED ABUTTING R100.

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

THE SURROUNDING PROPERTIES ARE PRIMARILY R60 AND THIS PROPERTY WILL BE CONSISTANT WITH THE ADJACENT PROPERTIES. THE R100 PROPERTY TO THE EAST WAS BUILT IN THE 1980'S AND FITS THE CHARACTER OF THE SURROUNDING R60. A 15' UNDISTURBED BUFFER IS PROPOSED ALONG R100.

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

CURRENT ZONING DOES NOT PROVIDE FOR EFFICIENT LOT YIELD DUE TO THE DIMENSIONS OF THE PROPERTY.

- (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 DEVELOPMENT IS PROPOSED TO HAVE ACCESS ON SADDLETOP WAY AS OPPOSED TO BETHESDA SCHOOL ROAD TO AVOID TRAFFIC IMPACTS. THE PROPERTY WILL FIT OTHER SURROUNDING RESIDENTIAL PROPERTIES WITHOUT ADVERSELY IMPACTING UTILITIES, TRAFFIC, OR SCHOOLS.

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

THE REZONING CONFORMS WITH THE RESIDENTIAL LAND USE PROVIDED ON 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:

SURROUNDING PROPERTIES ARE PRIMARILY ZONED R60 AND THIS DEVELOPMENT WILL FIT IN WITH THE AREA.

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Gwinnett County Planning Division
446 West Crogan Street, Suite 250
Lawrenceville, GA 30046

RE: Rezoning Application – Letter of Intent

We are requesting rezoning of Parcels R5016 010 & R5016 189 from R-100 to R-60. The proposed use of the property will be a single family residential. The existing surrounding properties consist or primarily R-60, R-75, & R-100 zonings. The subdivision directly across Bethesda School Road from this property is zoned R-60. The property abutting to the east is zoned R-100 and consists of homes that were constructed in the early 1980s and fit the character of the surrounding R-60 zoned properties. The developer is proposing a 15' voluntary buffer adjacent to the R-100 zoned properties.

Water service is to be provided by connection to existing Gwinnett County water main along Saddletop Road. Sanitary Sewer is to be provided by connection to existing sewer line along Fork Creek Parkway. Sanitary Sewer capacity has been verified for this project by Gwinnett County Department of Water Resources.

Sincerely,



Charles A. Alford

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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.

Charles A. Alford 10/31/17
Signature of Applicant Date

CHARLES A. ALFORD
Type or Print Name and Title

Billy Ray Cole 10/31/17 _____
Signature of Notary Public Date Notary Seal
EYA 4/19/20

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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.

Charles A. Alford

Signature of Property Owner

10/31/17

Date

CHARLES A. ALFORD

Type or Print Name and Title

Billy Ray Cole
EXA 4/15/20

Signature of Notary Public

10/31/17

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.

Charles A. Alford 10/31/17 Charles A. ALFORD owner
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Burgess Baird Jr 10/31/17 BURGESS BAIRD JR
 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE

[Signature] 10/31/17 NOTARY SEAL
 SIGNATURE OF NOTARY PUBLIC DATE
Exp. 4/18/20

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 BURGESS BAIRD JR
 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)

5 - 16 - 010/189
District Land Lot Parcel

Charles A. Alford
Signature of Applicant

10/31/17
Date

CHARLES A. ALFORD
Type or Print Name and Title

OWNER

*****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)

Cordrick Pinner
NAME

Senior TSA
TITLE

11/2/17
DATE

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