

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Jose Sanchez</u>	NAME: <u>Jose Sanchez</u>
ADDRESS: <u>3481 Jim Moore Road</u>	ADDRESS: <u>Hog Mountain Road</u>
CITY: <u>Dacula</u>	CITY: <u>Dacula</u>
STATE: <u>Georgia</u> ZIP: <u>30019</u>	STATE: <u>Georgia</u> ZIP: <u>30019</u>
PHONE: <u>770-870-7907</u>	PHONE: <u>770-870-7907</u>
CONTACT PERSON: <u>Andy Jenkins</u> PHONE: <u>404-424-6112</u>	
CONTACT'S E-MAIL: <u>ajenkins@rocklynhomes.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): OSC REQUESTED ZONING DISTRICT: RA-200

PARCEL NUMBER(S): R3001-117 ACREAGE: 2.0

ADDRESS OF PROPERTY: Hog Mountain Road near Jim Moore Rd

PROPOSED DEVELOPMENT: RA-200 for 1 single family home

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>1</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>5,000</u>	Total Building Sq. Ft. _____
Gross Density: <u>1</u>	Density: _____
Net Density: <u>1</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RZR '18 00 9 2

RECEIVED BY

FEB 28 2018

Planning & Development

SURVEYED LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN GEORGIA MILITIA DISTRICT (GMD) 1749, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERN 80 FOOT RIGHT OF WAY OF HOG MOUNTAIN ROAD AND THE EASTERN 60 FOOT RIGHT OF WAY OF JIM MOORE ROAD, THENCE EASTERLY 806.81 FEET ALONG THE SOUTHERN RIGHT OR WAY OF HOG MOUNTAIN ROAD TO A 1/2 INCH REBAR FOUND.

SAID POINT BEING THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING THENCE EASTERLY ALONG THE SOUTHERN RIGHT OF WAY OF HOG MOUNTAIN ROAD (80' R/W) SOUTH 63 DEGREES, 32 MINUTES, 18 SECONDS EAST, 150.04 FEET TO A 1/2 REBAR FOUND, THENCE LEAVING SAID RIGHT OF WAY AND PROCEEDING SOUTH 01 DEGREE, 45 MINUTES, 45 SECONDS WEST, 204.97 FEET TO A 1 1/2 INCH OPEN TOP PIPE, THENCE SOUTH 51 DEGREES, 31 MINUTES, 51 SECONDS WEST, 248.43 FEET TO A 1 1/2 INCH OPEN TOP PIPE, THENCE NORTH 26 DEGREES, 02 SECONDS, 09 MINUTES WEST 299.64 FEET TO A 1/2 INCH REBAR FOUND, THENCE NORTH 51 DEGREES, 35 MINUTES, 00 SECONDS EAST 252.73 FEET TO A 1/2 REBAR FOUND,

SAID POINT BEING THE POINT OF BEGINNING.

Said parcel of land being known as Parcel ID R3001-117, 2.00 acres as shown on a Plat of Survey for Jose Sanchez by Dekalb Surveys Inc, Dated February 22, 2018

RZR '18 00 9

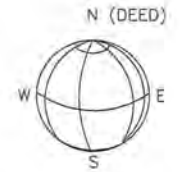
RECEIVED BY

FEB 28 2018

Planning & Development

GENERAL NOTES:

- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
- 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were found within 500 feet of this site.
- 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.



LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD



FOR
DEKALB SURVEYS, INC.
407 W. PONCE DE LEON
SUITE B
DECATUR, GEORGIA 30030
404.373.9003

© 2018—THIS 11 X 17 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY 13135C0037G DATED MARCH 4, 2013

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 54969 PG 56
PROPERTY OWNER AT TIME OF SURVEY: JOSE SANCHEZ
PARCEL NUMBER: R3 001 117

NORTH PROPERTY LINE IS BEARING BASIS FROM DB 54969 PG 56

TOTAL AREA: 87,271 SQ FT, 2.00 AC

CALCULATED PLAT CLOSURE: 1:165,436

FIELD DATA:

DATE OF FIELD SURVEY 2-16-2018
THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION

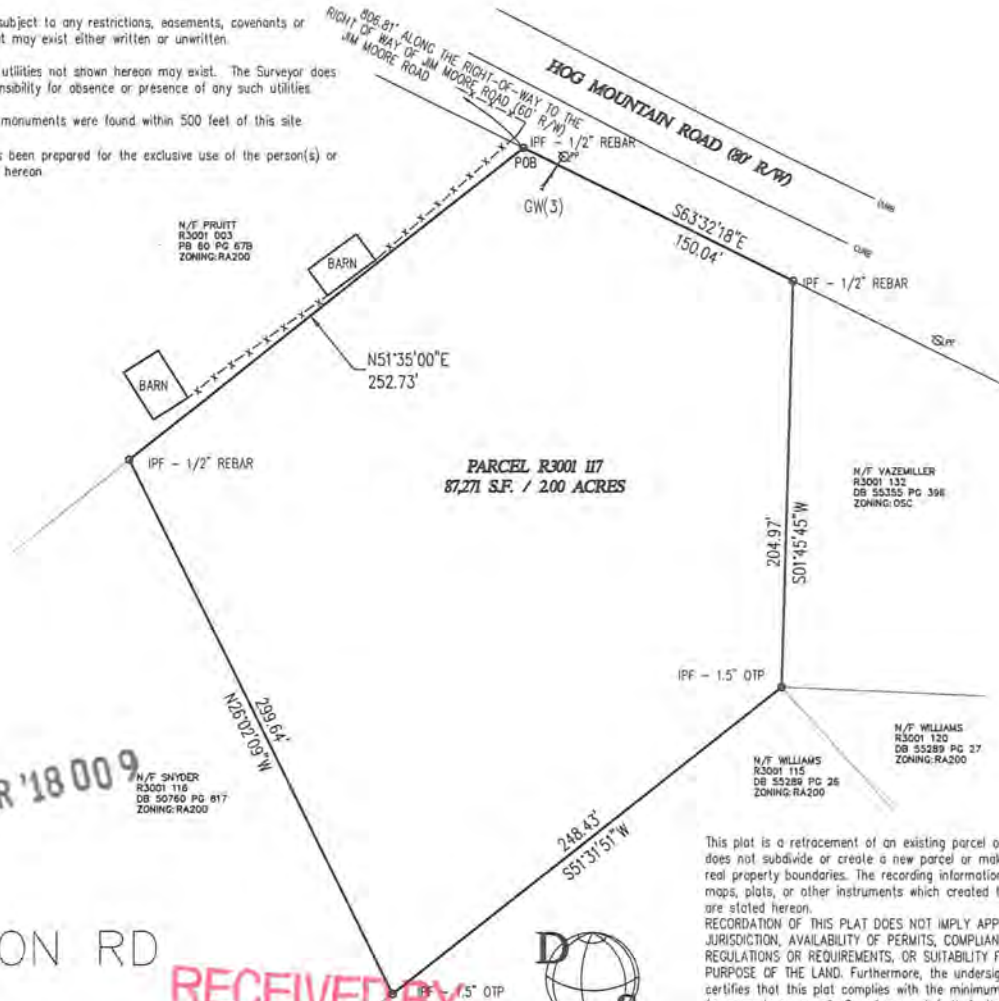
SURVEY FOR
JOSE SANCHEZ
PARCEL #R3 001 117

HOG MTN BRASELTON RD

CITY OF DACULA, GWINNETT COUNTY, GEORGIA

GMD 1749

DATE: FEBRUARY 22, 2018



RZR '18 009

RECEIVED BY

FEB 28 2018

Planning & Development



www.dekalbsurveys.com
COA 1086

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GENERAL NOTES:

- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
- 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were found within 500 feet of this site.
- 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY 13135C0037C DATED MARCH 4, 2013.

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 54969 PG 56
 PROPERTY OWNER AT TIME OF SURVEY: JOSE SANCHEZ
 PARCEL NUMBER: R3 001 117

NORTH PROPERTY LINE IS BEARING BASIS FROM DB 54969 PG 56

TOTAL AREA: 87,271 SQ FT, 2.00 AC
 CALCULATED PLAT CLOSURE: 1:165,436

FIELD DATA:

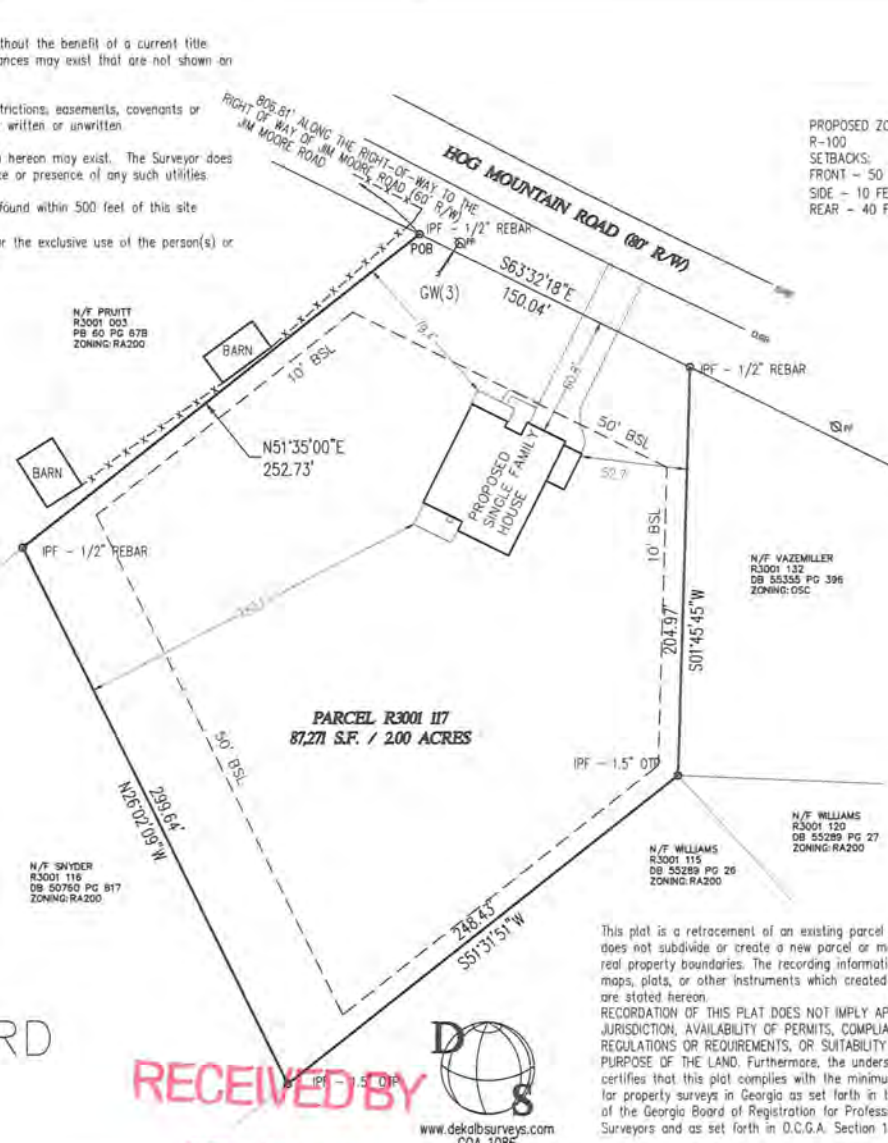
DATE OF FIELD SURVEY 2-16-2018
 THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.

EQUIPMENT:
 ELECTRONIC TOTAL STATION

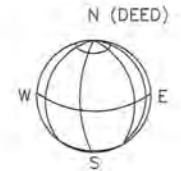
SITE PLAN FOR
 JOSE SANCHEZ
 PARCEL #R3 001 117

HOG MTN BRASELTON RD

CITY OF DACULA, GWINNETT COUNTY, GEORGIA
 GMD 1749
 DATE: FEBRUARY 22, 2018



PROPOSED ZONING:
 R-100
 SETBACKS:
 FRONT - 50 FEET
 SIDE - 10 FEET (25 FEET COMBINED)
 REAR - 40 FEET



LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD



FOR
 DEKALB SURVEYS, INC.
 407 W. PONCE DE LEON
 SUITE B
 DECATUR, GEORGIA 30030
 404.373.9003

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



www.dekalbsurveys.com
 COA 1086

RECEIVED BY
 FEB 28 2018

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

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

No

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

No-The proposed OSC assemblage did not work so the owners sold their property to the applicant to build a home.

- (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

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

Yes-rezoning property back to it's original use of Ra-200

- (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 property next door has also filed for RA-200 from OSC to go back to their original use.

RZR '18 00 9

RECEIVED BY

FEB 28 2018

Planning & Development

Jose Sanchez
3481 Jim Moore Road
Dacula, Ga. 30019

Letter of Intent for Rezoning Application of Jose Sanchez

Jose Sanchez (the “Applicant”) submits this Letter of Intent and attached Rezoning Application for rezoning to the RA-200 zoning classification on approximately 2.0-acre tract (the “Property”) situated along Hog Mountain Road in Dacula. Property (approximately 2 acres) is currently zoned OSC-Open Space Conversation.

The Applicant purposes to develop one single family residential home on the 2-acre site. The property was rezoned in 2016 to OSC as an assemblage but the developer never moved forward with the project.

We are proposing to rezone the property back to it’s original zoning of RA-200 for our proposed home. We know that we do not have 200’ of road frontage required for RA-200, but we have not changed the area or shape of the parcel as existed prior to the rezoning of OSC. The proposed single-family home would consist of at least 5,000 square feet and price point commensurate with or exceeding homes in the surrounding area. The proposed home would include at least a double car garage as well as attractive architectural elements which are compatible with the surrounding area. The facades of the home would be constructed primarily of brick, stacked stone, cedar shake and or siding.

RZR '18 00 9

RECEIVED BY

FEB 28 2018

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.

Jose Sanchez Sanchez
Signature of Applicant

2-18-2018
Date

Jose Sanchez
Type or Print Name and Title

Charity Mckee
Signature of Notary Public

2/19/2018
Date



Notary Seal

RZR '18 00 9

RECEIVED BY

FEB 28 2018

Planning & Development

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.

Jose Sanchez Sanchez
Signature of Property Owner

2-19-2018
Date

Jose Sanchez
Type or Print Name and Title

Christy Mcke
Signature of Notary Public

2/19/18
Date



RZR '18 00 9

RECEIVED BY

FEB 28 2018

Planning & Development

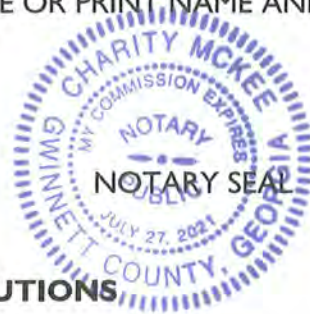
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

Jose Sanchez Sanchez 2-18-2018 Jose Sanchez
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Charity McKee 2/19/18
 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 _____ Jose Sanchez
 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.

RZR '18 00 9

RECEIVED BY

FEB 28 2018

Planning & Development

