

**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>Lloyd Burns Estate</u>
ADDRESS: <u>PO BOX 76133</u>	ADDRESS: <u>PO BOX 76133</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>Allen Mendenhall</u> PHONE: <u>4045574941</u>	
CONTACT'S E-MAIL: <u>perrydrew@gmail.com</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICTS(S): <u>R75</u> REQUESTED ZONING DISTRICT: <u>TND</u>	
PARCEL NUMBER(S): <u>6165 159</u> ACREAGE: <u>8.34</u>	
ADDRESS OF PROPERTY: <u>865 Old Norcross Tucker Road, Norcross, GA 30093</u>	
PROPOSED DEVELOPMENT: <u>39 Single Family Homes</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>39</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2000</u>	Total Building Sq. Ft. _____
Gross Density: <u>4.67</u>	Density: _____
Net Density: <u>4.67</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



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


## LEGAL DESCRIPTION - 8.34 ACRES

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 165 of the 6th District, of Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING at a point located on the southerly end of a mitered portion right-of-way at the intersection of the of the easterly right-of-way of Old Norcross-Tucker Road (80' R/W) and the northerly right-of-way of Britt Road (Variable R/W); Thence, following said easterly right-of-way of Old Norcross-Tucker Road, proceed North 34°08'04" West a distance of 38.94 feet to a point; Thence leaving said mitered portion of said right-of-way, continuing to follow said easterly right-of-way of Old Norcross-Tucker Road, proceed North 01°18'34" West a distance of 136.12 feet to a point; Thence leaving said easterly right-of-way proceed North 64°12'35" East a distance of 260.24 feet to a point; Thence proceed North 08°14'54" West a distance of 3.95 feet to a point; Thence proceed North 64°37'07" East a distance of 530.87 feet to a point; Thence proceed North 31°35'05" West a distance of 16.59 feet to a point; Thence proceed North 68°16'33" East a distance of 953.60 feet to a point, said point being the centerline of Jackson Creek; Thence following a traverse line along centerline of said creek, proceed South 38°28'42" East a distance of 178.85 feet to a point, said point being on the centerline of said creek and the northerly right-of-way of said Britt Road; Thence following said northerly right-of-way of said Britt Road, proceed South 68°13'38" West a distance of 500.00 feet to a point; Thence proceed along an arc to the left a distance of 483.69 feet, said arc having a radius of 2327.22 feet and being subtended by a chord bearing South 62°16'23" West a chord distance of 482.82 feet to a point; Thence proceed South 56°19'07" West a distance of 81.14 feet to a point; Thence proceed along an arc to the right a distance of 173.35 feet, said arc having a radius of 1974.78 feet and being subtended by a chord bearing South 58°50'00" West a chord distance of 173.29 feet to a point; Thence proceed South 61°20'53" West a distance of 213.50 feet to a point; Thence proceed North 28°36'44" West a distance of 1.09 feet to a point; Thence proceed along an arc to the right a distance 392.47 feet, said arc having a radius of 723.94 feet and being subtended by a chord bearing South 77°12'57" West a chord distance of 387.68 feet to a point, said point being the POINT OF BEGINNING

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

Tract described herein containing 8.34 acres of land (363,292 Square feet), more or less, described on a survey by Frontline Surveying & Mapping, Inc., job number 64492, dated 2/22/2018.

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

RZR '18 011

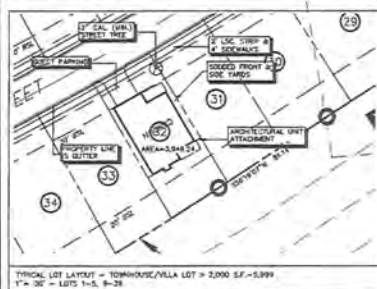
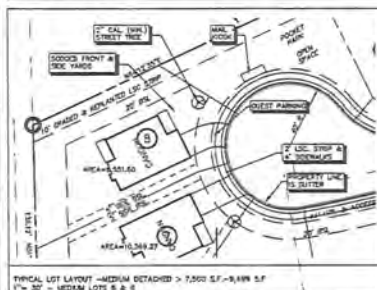
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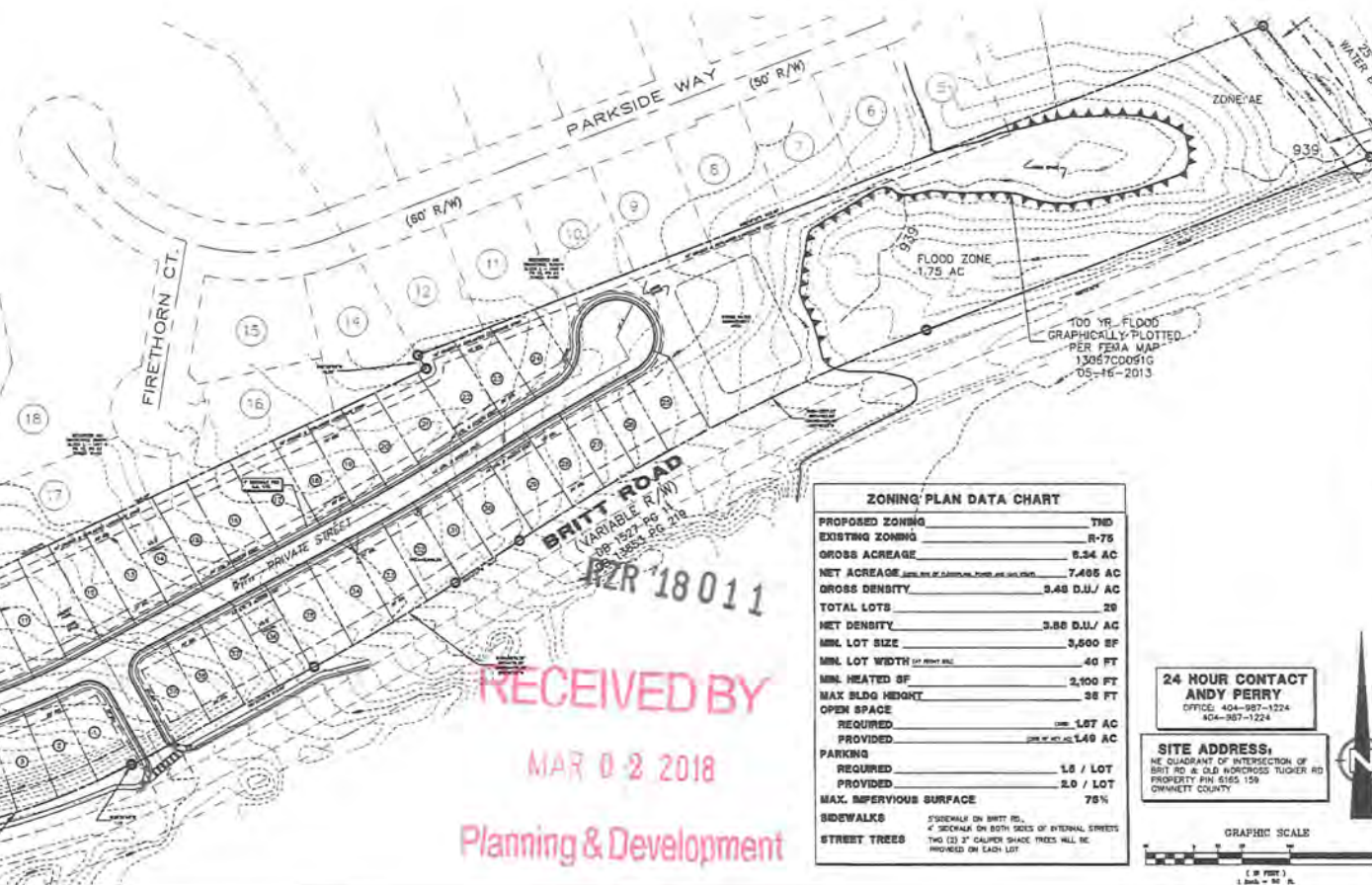
**FRONTLINE**  
 10000 N. 100th Ave., Suite 100  
 Minneapolis, MN 55438  
 (612) 938-1000  
 www.frontlineinc.com

**LEGEND**  
 1. ALL UTILITIES SHALL BE PLACED UNDERGROUND  
 2. THE LENGTH OF THE PROPOSED DRAINAGE SHALL BE APPROXIMATELY 100' - A MODIFICATION IS REQUIRED  
 3. OPEN SPACE - 1.48 AC (20% OF NET AC) OPEN SPACE LOCATIONS FOR THE ZONING PLAN - MODIFICATION REQUIRED  
 4. GRAZED AND REPLANTED LANDSCAPE STRIPS ARE EMPLOYED ADJACENT TO THE ADJOINING TRACTS, AS SHOWN IN THE ZONING PLAN.



**NOTES:**

1. ALL UTILITIES SHALL BE PLACED UNDERGROUND
2. THE LENGTH OF THE PROPOSED DRAINAGE SHALL BE APPROXIMATELY 100' - A MODIFICATION IS REQUIRED
3. OPEN SPACE - 1.48 AC (20% OF NET AC) OPEN SPACE LOCATIONS FOR THE ZONING PLAN - MODIFICATION REQUIRED
4. GRAZED AND REPLANTED LANDSCAPE STRIPS ARE EMPLOYED ADJACENT TO THE ADJOINING TRACTS, AS SHOWN IN THE ZONING PLAN.



ZONING PLAN DATA CHART	
PROPOSED ZONING	TND
EXISTING ZONING	R-7S
GROSS ACREAGE	6.34 AC
NET ACREAGE	7.405 AC
GROSS DENSITY	3.48 D.U. / AC
TOTAL LOTS	20
NET DENSITY	3.88 D.U. / AC
MIN. LOT SIZE	3,600 SF
MIN. LOT WIDTH (AT FRONT BLDG)	40 FT
MIN. HEATED SF	2,100 SF
MAX. BLDG HEIGHT	38 FT
OPEN SPACE	1.48 AC
REQUIRED	1.67 AC
PROVIDED	1.48 AC
PARKING	1.6 / LOT
REQUIRED	1.6 / LOT
PROVIDED	2.0 / LOT
MAX. IMPERVIOUS SURFACE	75%
SIDEWALKS	STRECHER ON BRITT RD.
STREET TREES	4' SIDEWALK ON BOTH SIDES OF INTERNAL STREETS TWO (2) 3" CALIBER SHADE TREES WILL BE PROVIDED ON EACH LOT

**24 HOUR CONTACT**  
**ANDY PERRY**  
 OFFICE: 404-967-1224  
 MOBILE: 404-967-1224

**SITE ADDRESS:**  
 NE QUADRANT OF INTERSECTION OF  
 BRITT RD & OLD NORCROSS-TUCKER RD  
 PROPERTY PIN: 6165, 109  
 CHANNETT COUNTY



**ENCLOSURE ATTACHMENT**  
 1. ZONING PLAN  
 2. BRITT ROAD TND  
 3. CHANNETT COUNTY, GA

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 2. BRITT ROAD TND  
 3. CHANNETT COUNTY, GA



**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 SGEZP Letter attached as Exhibit "Z"

- (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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# Old Norcross @ Britt Road

(Standards Governing the Exercise of Zoning Power) – 3-1-18

- A) There are a variety of zonings and housing types that surround the proposed development. Immediately around the property are C1, RM and R60 properties. Within 1-2 miles of the land there are town homes, apartment complexes and commercial nodes less than a mile to the north on Britt Road. We are offering a 4-5 bedroom, master on main community that will attract empty nesters and employees that work around Emory, the CDC and inside the perimeter that want a shorter commute to and from their work lives. We feel this will be an injection in the property values within the area and it is our intent to provide the streetscape and aesthetics to create a long-term desirable community.
- B) Based on the architectural plans and streetscape we will provide, this property will no adversely affect the usability of adjacent and nearby properties. We feel our development will increase the value of the area based on price points, home styles and attractiveness.
- C) We can provide the best economic use by providing a clean, well maintained HOA and development that will improve its surroundings.
- D) Our plan for a 39 home community will not create a negative effect on either the school system or traffic in the area. We feel it is a relatively small addition and we will work with the County to ensure that any development standards are met.
- E) This property is in line with the designated future land use. There are multiple zonings within less than a mile of this property that have more homes per acre or are town homes/apartments. There appears, by zonings that surround this property, to be an equal spread of low to high zoning classifications. We will fall within this mix of property sizes while increasing the housing value around us.
- F) We have exceeded our proposed price points and square footage minimums for neighboring zonings we have completed in the last few years. We want to integrate this plan into a TND zoning and a front porch, sidewalk-friendly community.

Sincerely,

Allen Mendenhall, 4RNJ2, LLC

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# Old Norcross @ Britt Road

Letter of Intent – 3-1-18

We respectfully submit this zoning application for this property, defined by the legal description herein containing +/- 8.34 acres, to the zoning classification of TND from its present zoning of R75.

We will develop a variety of single-family homes, with ranges of lot sizes and price points. The site plan shows a development of 39 home sites on 8.34 acres. Around 30% of the acreage will remain open space. The site has a minimum heated dwelling size of 2,100 SF. Those minimums represent a small percentage of the project. We are requesting a 25' graded and replanted buffer on the west and north of the property.

The neighborhood will be pedestrian friendly, using pocket parks and sidewalks. It will be constructed as a front porch community with many of the homes having a master bedroom suite on the main floor. All homes will have a mix of brick, fiber cement siding products, architectural style shingles and decorative trim. All homes will have 2-car garages with a variety of front porch facades. Four and five bedroom plans will be available.

Gwinnett County Water Resources service this property for both water and sewer. All power, phone and cable services to the community will be buried underground.

This development will improve the region that surrounds it. We will work closely with staff to provide an attractive mix of homes, streetscape and well maintained landscaping for the purpose of improving property values and making everyone that lives around the property glad to see positive development.

The rezoning of this property will benefit the community because of our mix of homes, the aesthetics of our development and the long-term improvement our property will create.

Thank you for your time.

Sincerely,



Allen Mendenhall, 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.



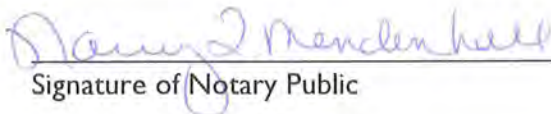
Signature of Applicant

2-26-18

Date

4RNJ2, LLC, A. Mendenhall Member

Type or Print Name and Title



Signature of Notary Public

2-26-18

Date



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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.

*Lloyd A. Burns III Ekeaton*

Signature of Property Owner

**2-26-18**

Date

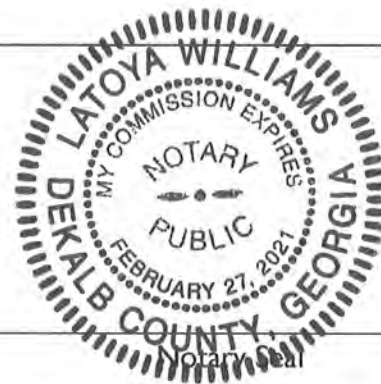
**Estate of Lloyd Burns**

Type or Print Name and Title

*Latoya Williams Feb 28 2018*

Signature of Notary Public

Date



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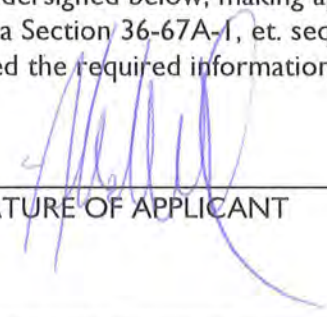
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**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

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      2-28-16      4RNJ2, LLC  
DATE      TYPE OR PRINT NAME AND TITLE

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

  
SIGNATURE OF NOTARY PUBLIC      2-28-16      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



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)
Jace Brooks	2000.00	3-18-16
Charlotte Nash	1000.00	10-20-16

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:** 6 - 165 - 159  
(Map Reference Number) District Land Lot Parcel

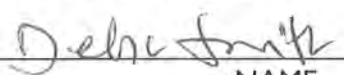
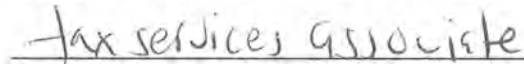
 2-26-18  
Signature of Applicant Date

4RNJ2, LLC  
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)

   
NAME TITLE

March 2, 2018  
DATE

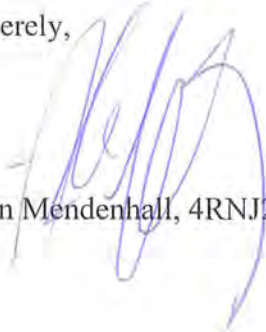
# Old Norcross @ Britt Road

(Rezoning Architectural Features) – 3-1-18

All homes on the property will be constructed using;

- Hardi style siding and shake materials
- 25 year architectural shingles (Dual Grey)
- Brick
- Building heights ranging from 27' to 34.3' on all homes
- 4-5 bedroom master on main plans
- Exterior paint choices will be selected from Sherwin Williams Suburban Traditional line
- Windows will include almond colored sashes with varying light patterns

Sincerely,



Allen Mendenhall, 4RNJ2, LLC

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Rear



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Rear



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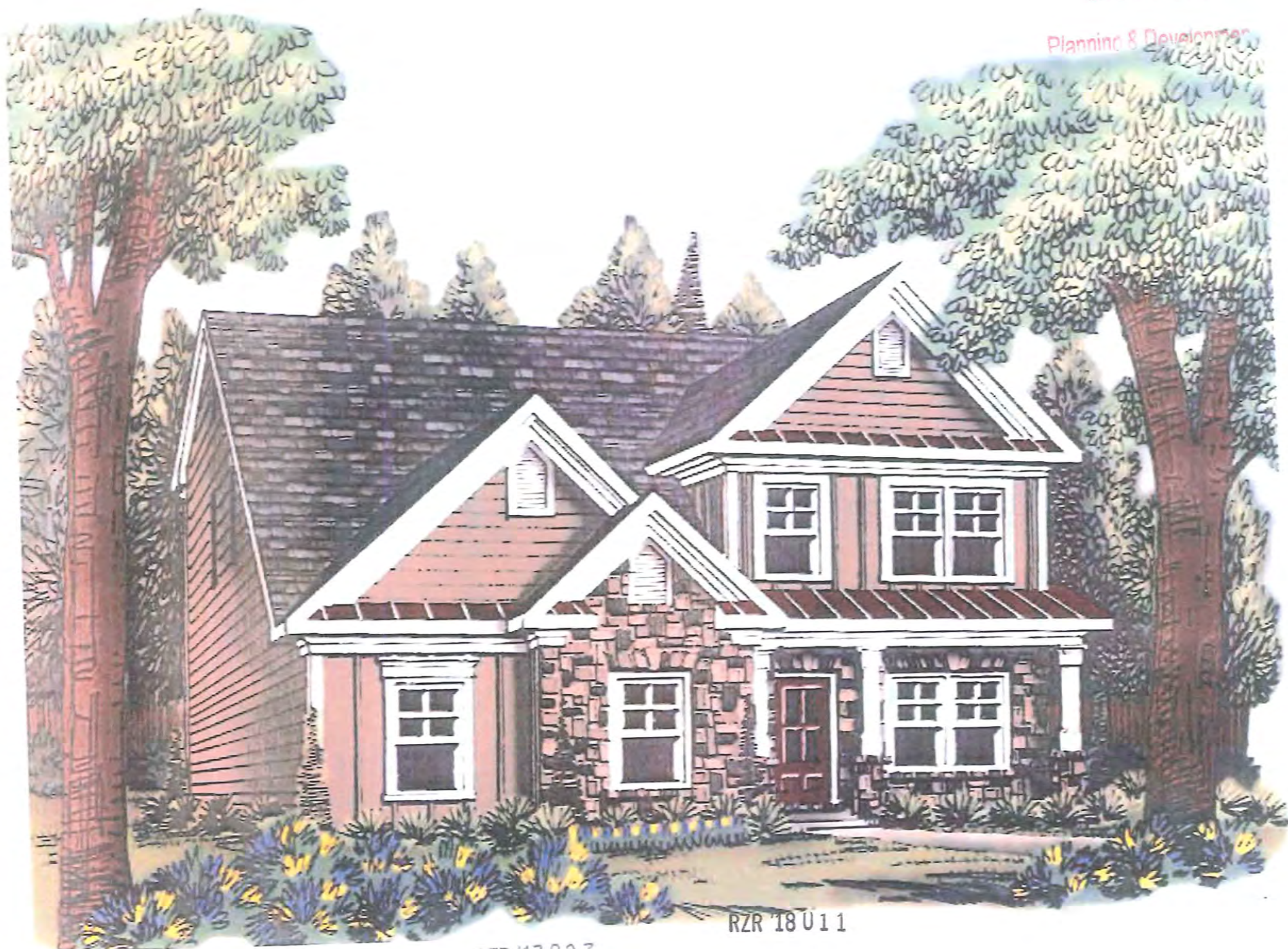
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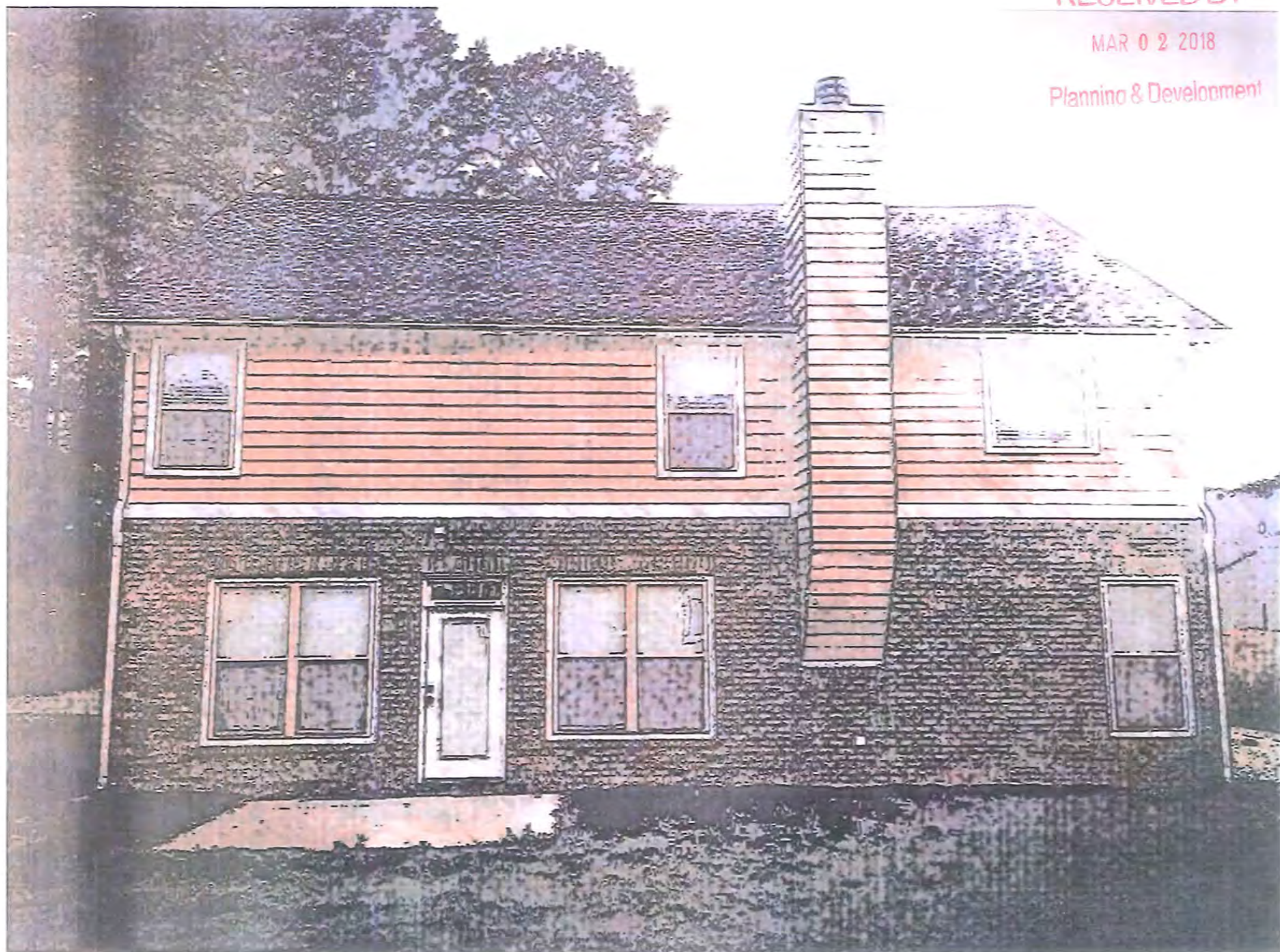
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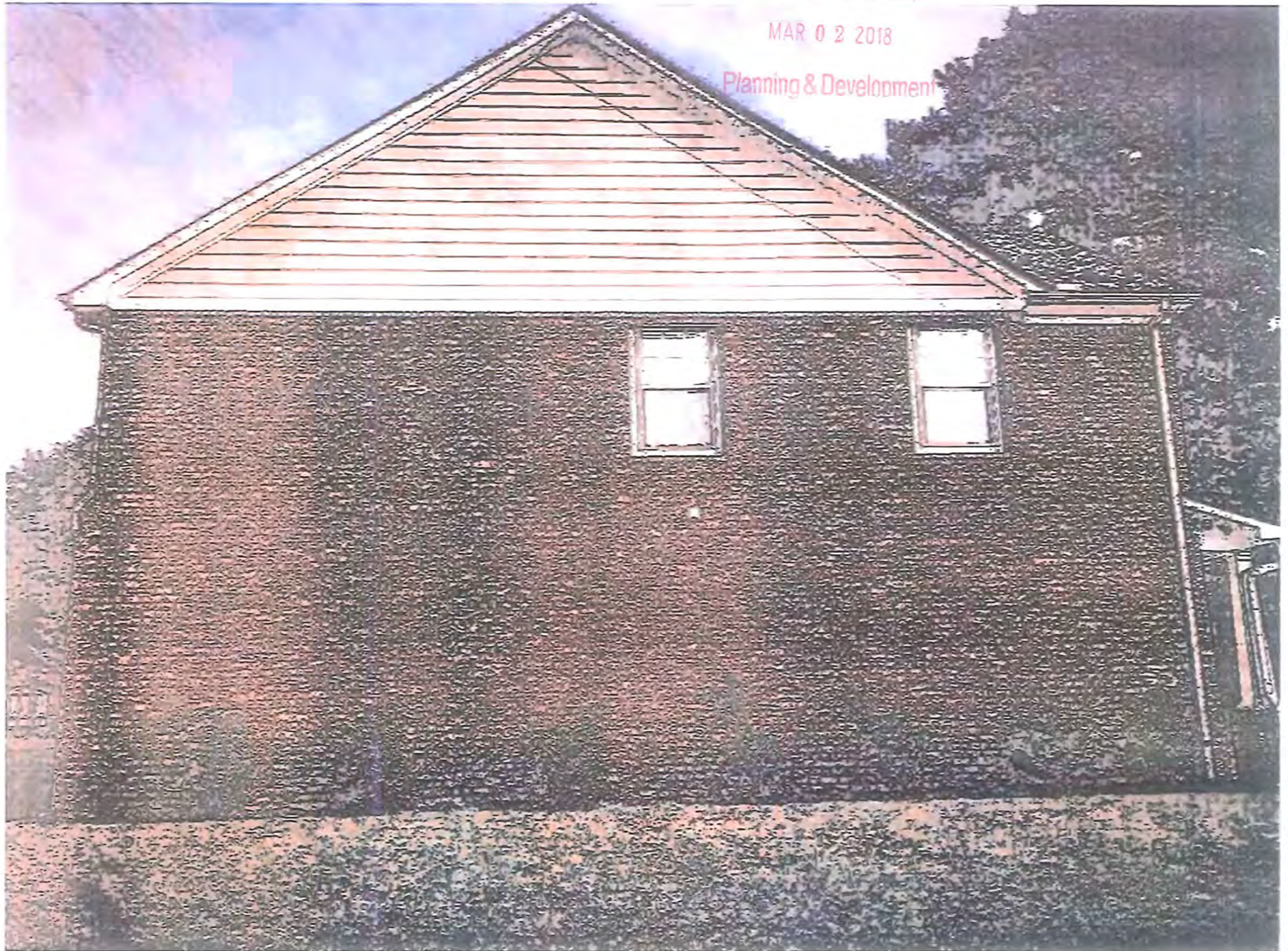
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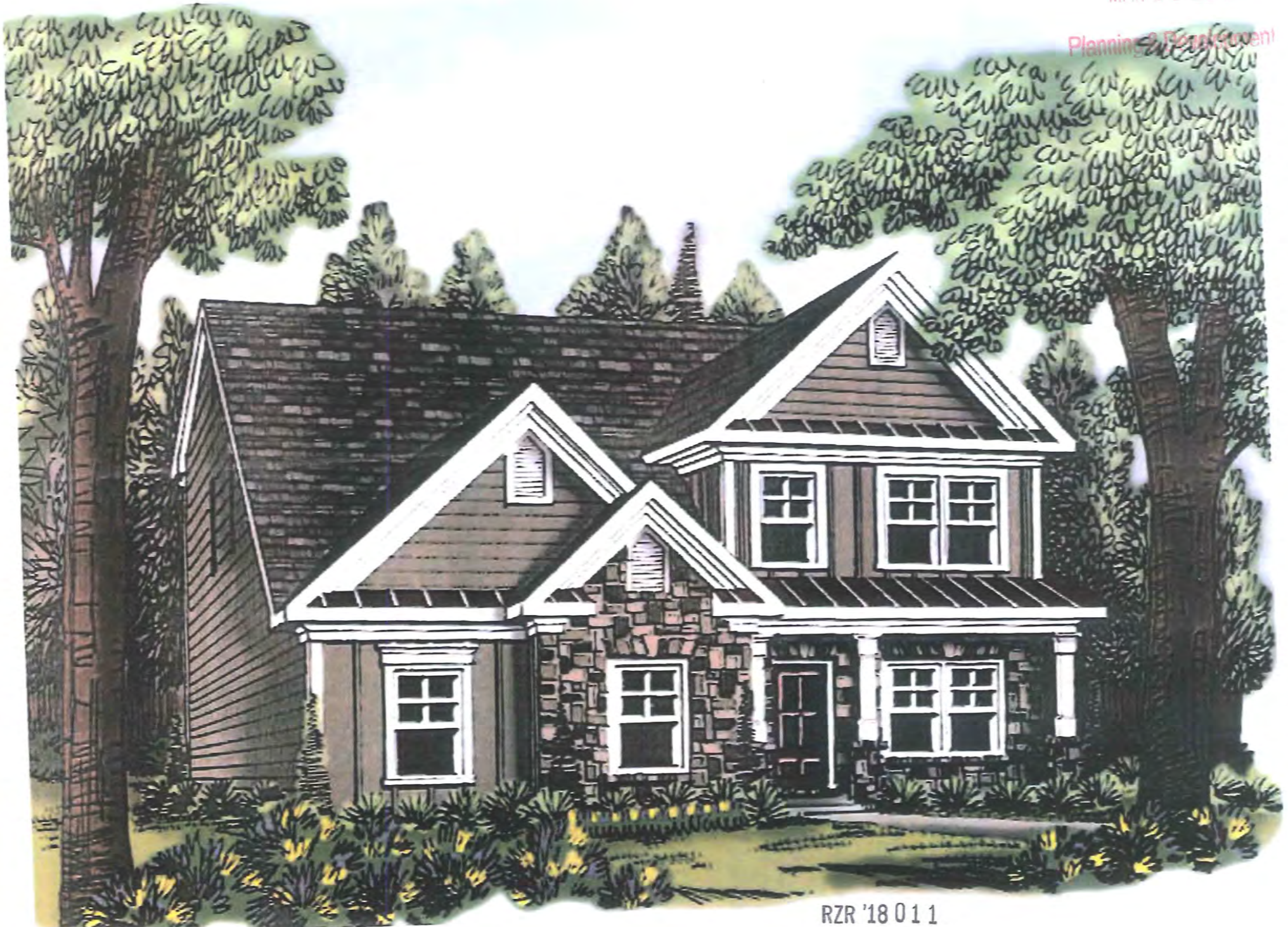
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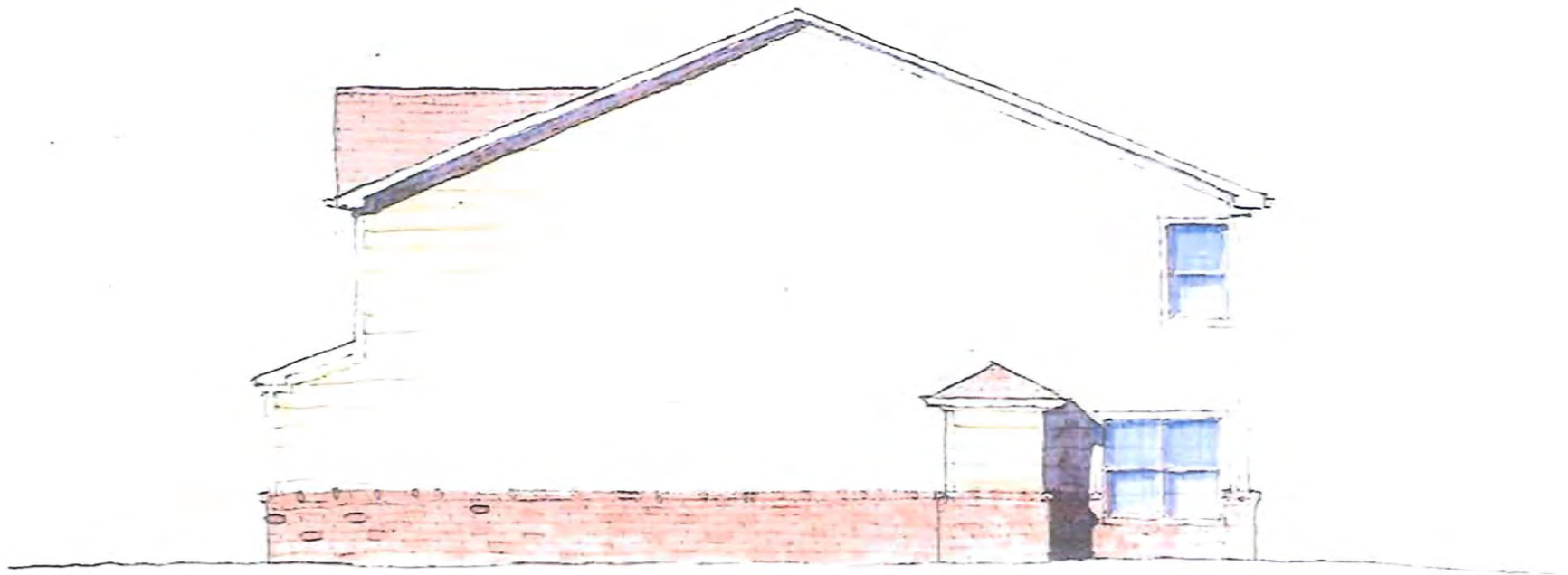
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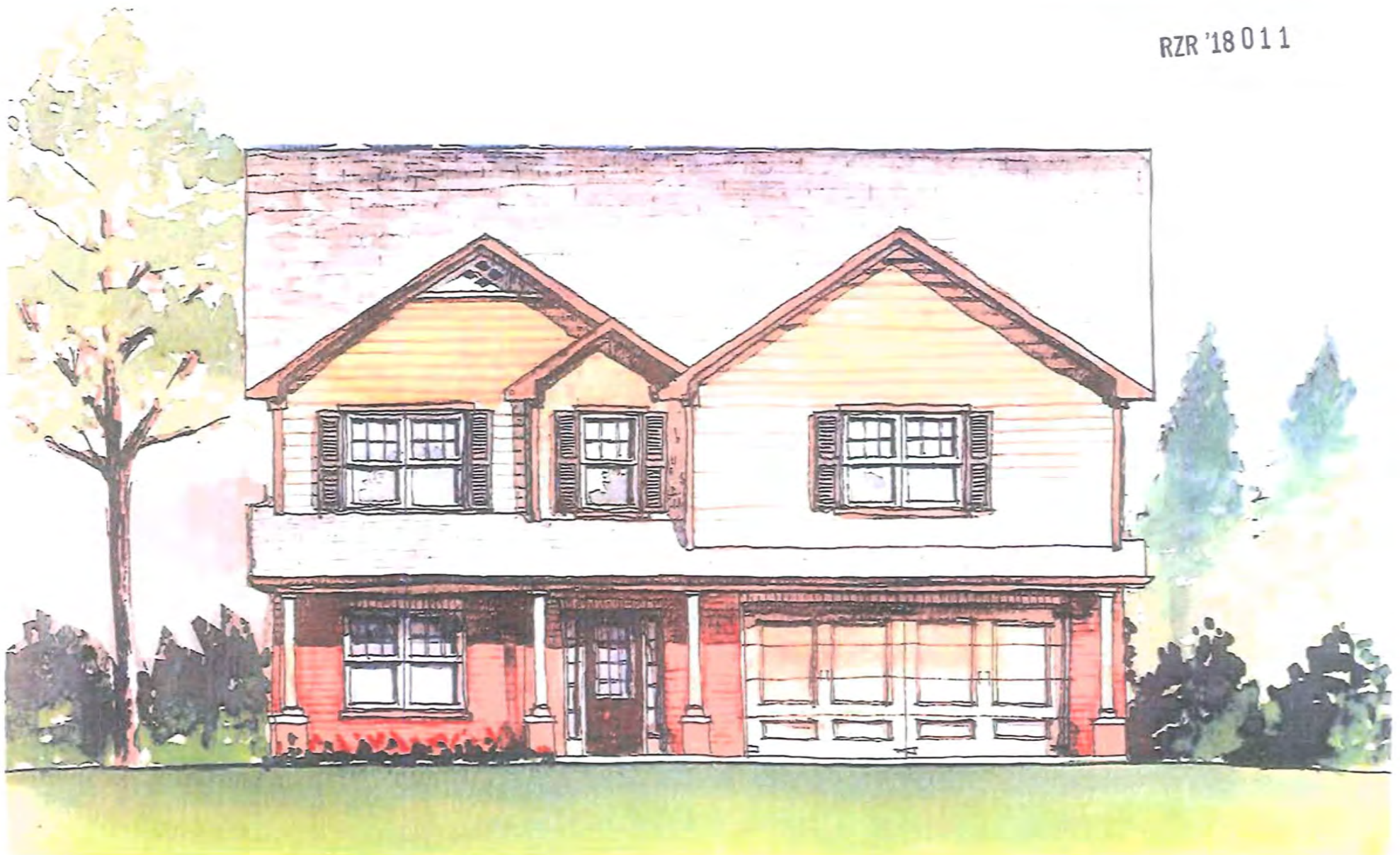


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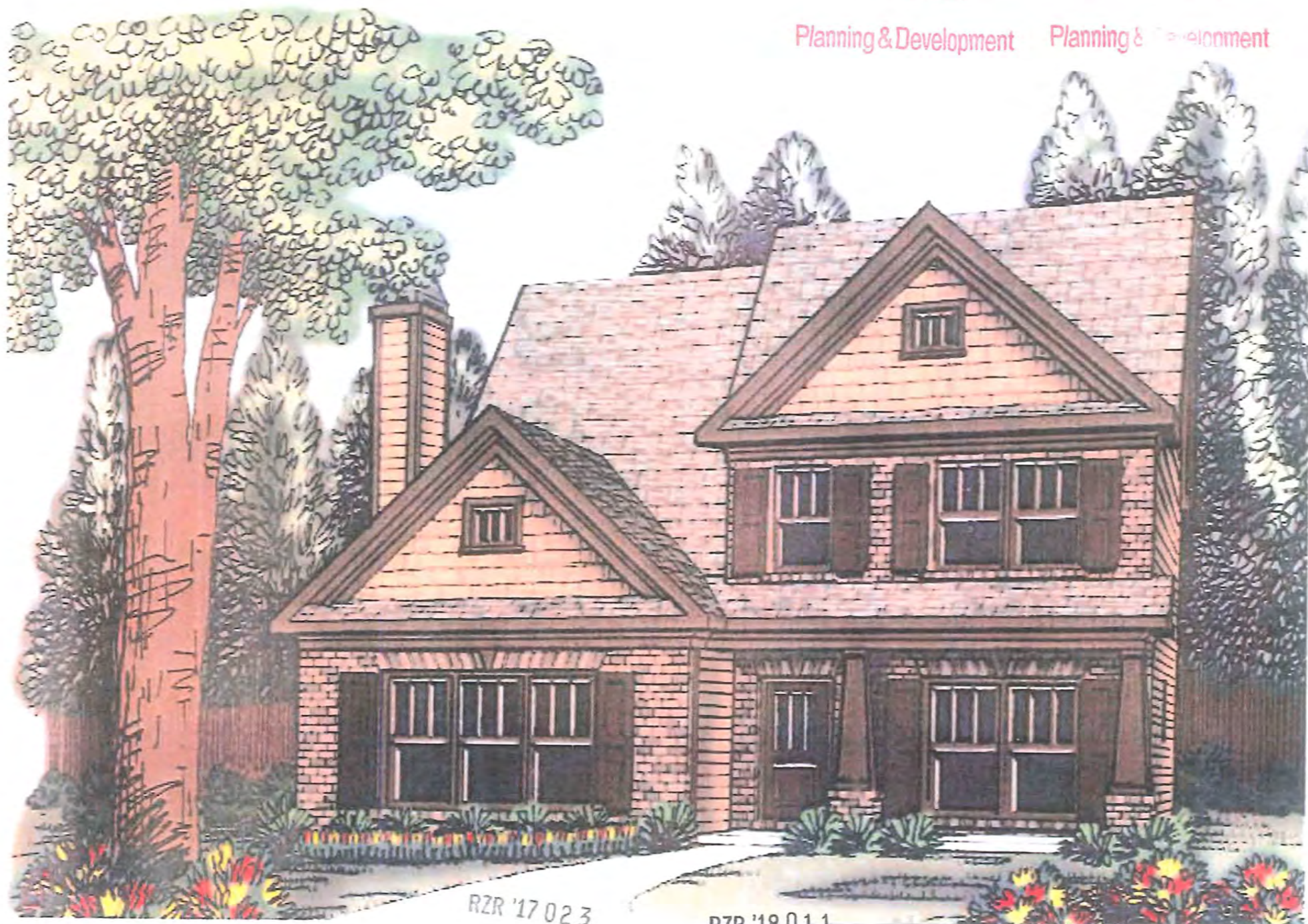
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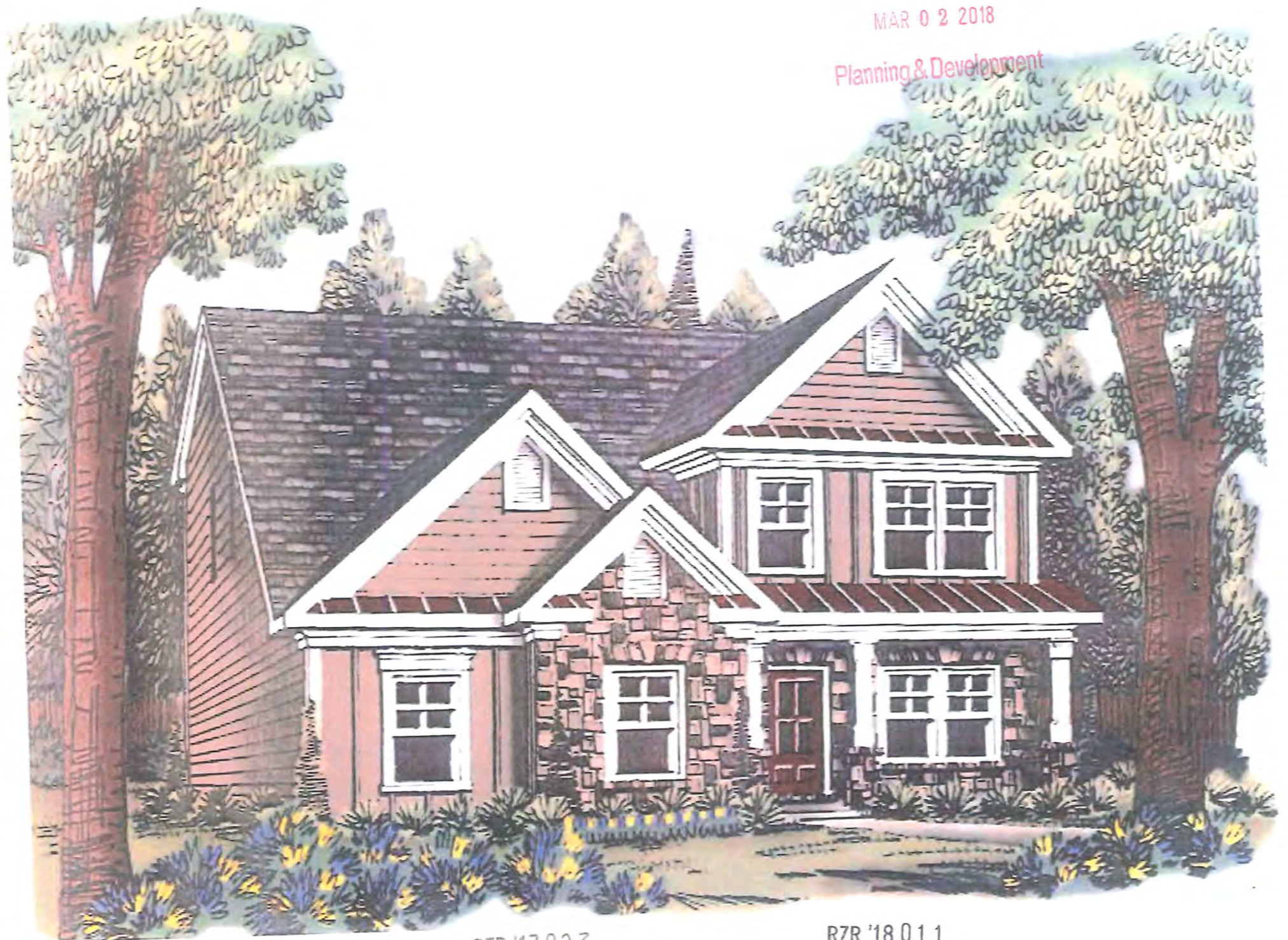
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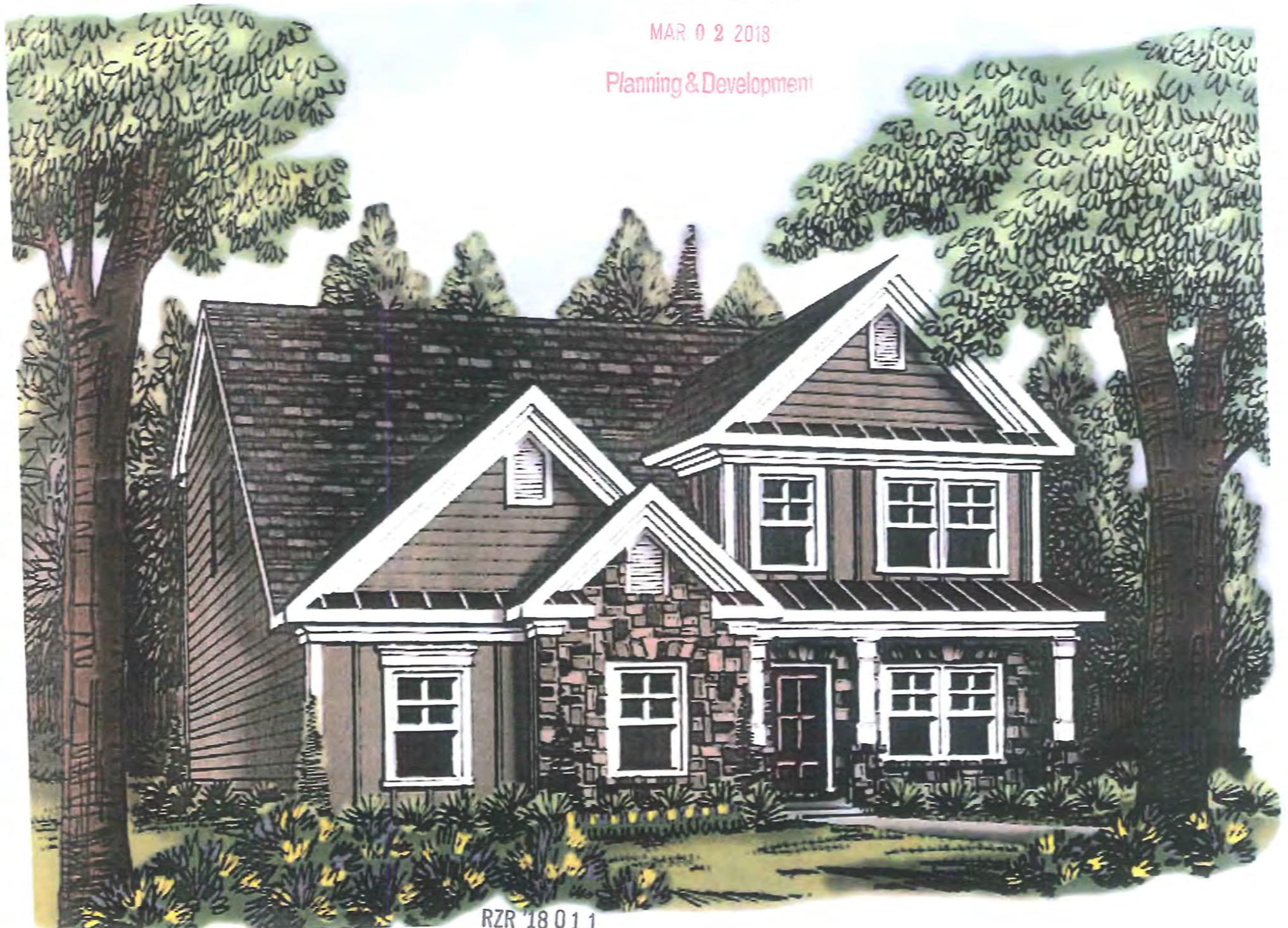
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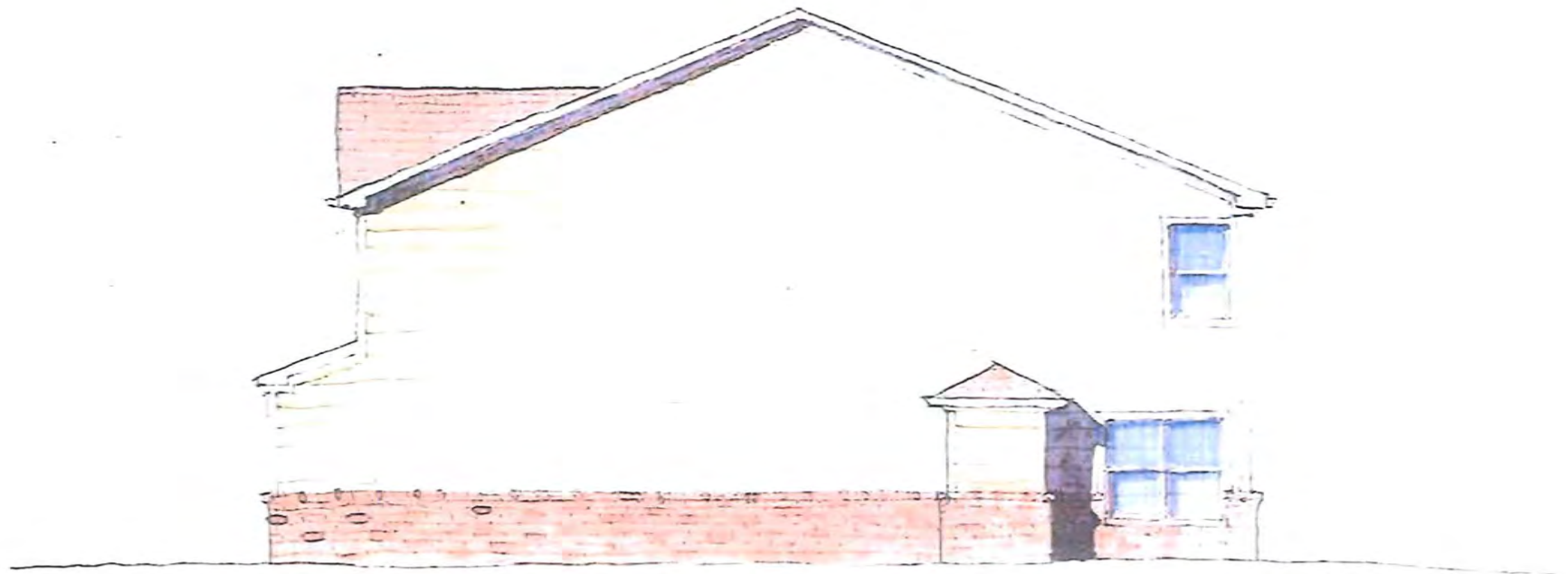
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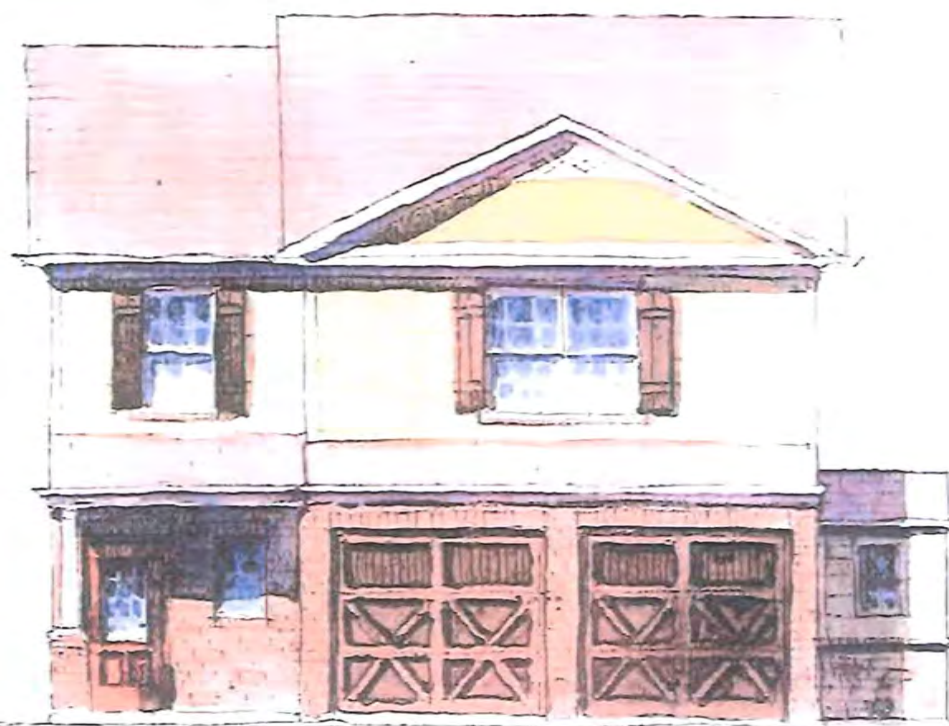
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