

**REZONING APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Claudiu Ratiu</u>	NAME: <u>Claudiu Ratiu</u>
ADDRESS: <u>3103 Hog Mountain</u>	ADDRESS: <u>3103 Hog Mountain Rd</u>
CITY: <u>Dacula</u>	CITY: <u>Dacula</u>
STATE: <u>GA</u> ZIP: <u>30019</u>	STATE: <u>GA</u> ZIP: <u>30019</u>
PHONE: <u>678 772 4472</u>	PHONE: <u>678 772 4472</u>
CONTACT PERSON: <u>Claudiu Ratiu</u> PHONE: <u>678 772 4472</u>	
CONTACT'S E-MAIL: <u>claudiuratiu@yahoo.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): 01 REQUESTED ZONING DISTRICT: R 100

PARCEL NUMBER(S): R3001 137, R3001 035 ACREAGE: 3.053

ADDRESS OF PROPERTY: 3103 Hog Mountain Rd 30019

PROPOSED DEVELOPMENT: Single Family Home

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>2</u>	No. of Buildings/Lots: <u>0</u>
Dwelling Unit Size (Sq. Ft.): <u>2500</u>	Total Building Sq. Ft. _____
Gross Density: _____	Density: _____
Net Density: _____	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

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All that tract or parcel of land lying and being in G.M.D. 1749, City of Dacula, Gwinnett County, Georgia being 3.053 acres of the combined tracts 3 and 4 as more particularly described on a concept plan for "Claudiu Ratiu" dated 8-1-2018 by W.T. Dunahoo and Associates, LLC certified by W.T. Dunahoo G.R.L.S No 1577 and being particularly described as follows:

To find the point of beginning, begin at an iron pin on the North Right of Way of Hog Mountain Road, said point being 1284.0 feet as measured along the Right of Way from the intersection of the centerline of Ashton Pointe Drive to an iron pin found, thence leaving the right of way of Hog Mountain Road North 25 degrees 04 minutes 11 seconds East 222.70 feet to a point, this being the true point of beginning.

From the true point of beginning thus established, run thence North 25 degrees 04 minutes 11 seconds East 251.75 feet to a point, thence North 25 degrees 04 minutes 11 seconds East 65.85 feet to an iron pin found, thence North 43 degrees 23 minutes 37 seconds East 242.74 feet to an iron pin found, thence North 55 degrees 55 minutes 19 seconds East 276.19 feet to an iron pin found, thence South 18 degrees 02 minutes 19 seconds West 595.64 feet to a point, thence North 71 degrees 57 minutes 41 seconds West 101.46 feet to a point, thence South 66 degrees 13 minutes 56 seconds West 125.12 feet to a point, thence South 21 degrees 46 minutes 50 seconds West 81.04 feet to a point, thence North 68 degrees 13 minutes 10 seconds West 112.65 feet to a point, this being the being the true point of beginning.

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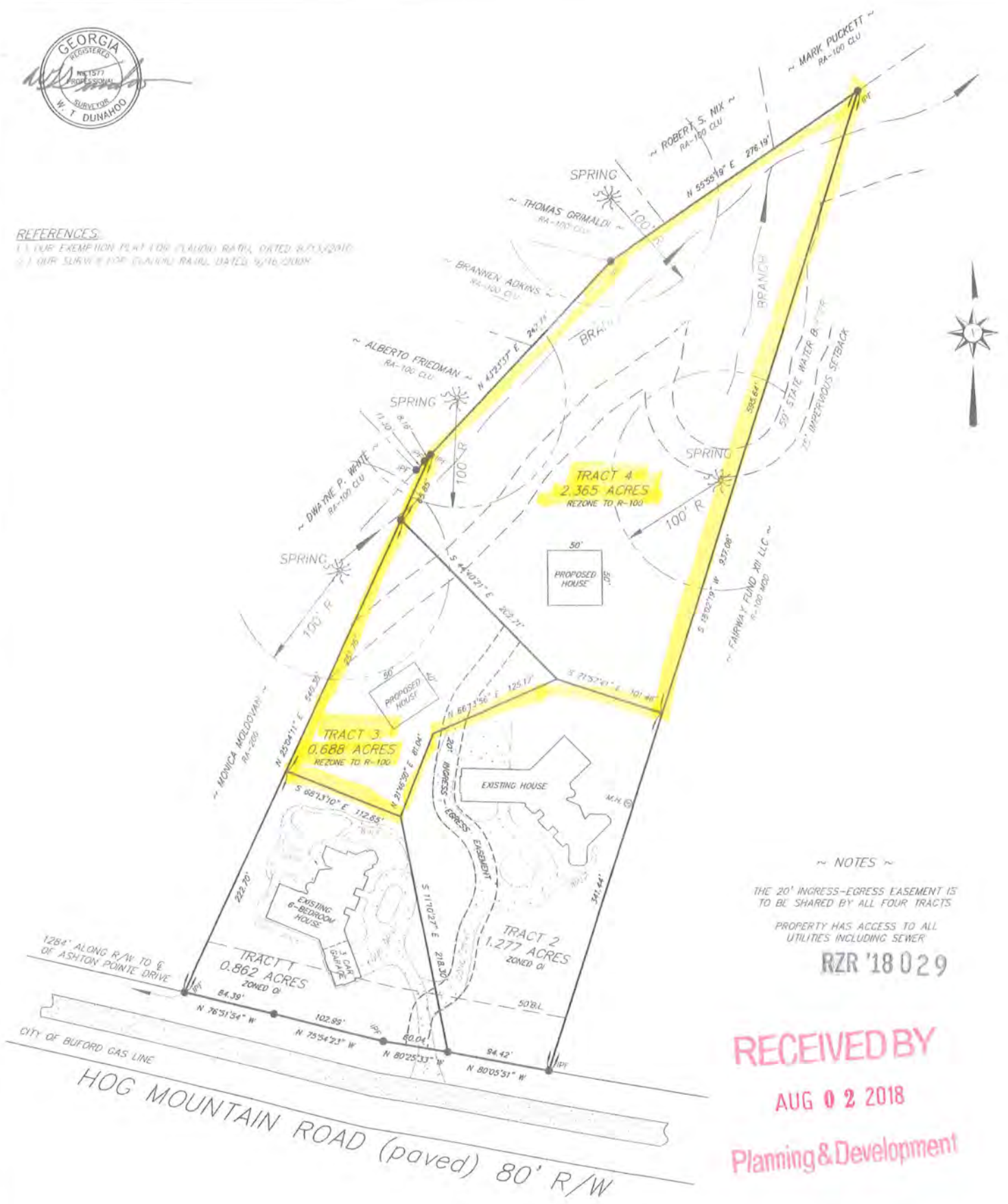
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**REFERENCES:**

- 1) OUR EXEMPTION PLAN FOR CLAUDIU RATIU, DATED 8/13/2018
- 2) OUR SURVEY FOR CLAUDIU RATIU, DATED 8/16/2018



**NOTES**

THE 20' INGRESS-EGRESS EASEMENT IS TO BE SHARED BY ALL FOUR TRACTS

PROPERTY HAS ACCESS TO ALL UTILITIES INCLUDING SEWER

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NOT FOR RECORD  
 ...TOTAL AREA 5.192 ACRES...

CONCEPT SKETCH FOR STATE OF GEORGIA

**CLAUDIU RATIU**

CITY	GMD	COUNTY	SCALE	DATE
Dacula	1749	GINNETT	1"=60'	8/1/2018

W. T. DUNAHOO AND ASSOCIATES, L.L.C.

- LEGEND**
- R/W = RIGHT OF WAY
  - (\*\*\*\*) = ADDRESS
  - IPS = IRON PIN SET (1/2" OPEN TOP)
  - IPF = IRON PIN FOUND (1/2" REDBAR)
  - M.H. = MANHOLE



**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 it will not adversely affect existing use

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

yes

- (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

- (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:

See letter of intent, no other change in conditions.

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August 02, 2018

Letter of Intent

My name is Claudiu Ratiu, and I'm submitting this letter of intent, along with supporting application package and attached documentation, to request the division of my lot; and rezoning of the new established Tract:3 sized at 0.688 and Tract #4 sized at 2.365 acres to be rezoned from OI to R100. Currently the property is divided into 2 lots and the current zoning is OI. We would like to divide the total lot into 4 lots with Tract 1 and 2 to remain zoned as OI, and Tract 3 and 4 to be rezoned as R100.

Tract #1 is sized at 0.862 acres and remains zoned as OI.

Tract #2 is sized at 1.277 acres, and remains zoned as OI.

Tract #3 is sized at 0.688 acres and must be rezoned to R100.

Tract #4 is sized at 2.365 acres and must be rezoned at R100.

Sometimes in the future we would like to build a single-family residence with two-car garage of approximately 2500 sf.

The address is 3093 and 3103 Hog Mountain Rd. Dacula, GA 30019, and is serviced by all public utilities that include public water and sewer.

Tract #1 and Tract#2 will give Tract #3 and Tract#4 ingress-egress easement for life.

Thank you  
Claudiu Ratiu – Owner  
678-772-4472  
[claudiuratiu@yahoo.com](mailto:claudiuratiu@yahoo.com)

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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.

*Claud Ratu*

*8/2/18*

Signature of Applicant

Date

*Claudiu Ratu*

Type or Print Name and Title

*Linda S. Kieffer*

*8/2/2018*

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.

*Claudia Ratia*

*8/2/18*

Signature of Property Owner

Date

*Claudia Ratia*

Type or Print Name and Title

*Linda S. Kieffer*

*8/2/2018*

Signature of Notary Public

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.

Claudia Patru      8/2/18      Claudia Patru Owner  
 SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

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

Linda S. Keeffer      8/2/2018  
 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    Claudia Patru  
 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)
NONE	NONE	NONE

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:**      3 - 001 - 137  
(Map Reference Number)      District      Land Lot      Parcel

Claudia Ratin      8/2/18  
Signature of Applicant      Date

Claudia Ratin owner  
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)

Debra Smith      tax services associate  
NAME      TITLE  
August 2, 2018  
DATE

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**\*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

**PARCEL I.D. NUMBER:** 3 - 001 - 035  
(Map Reference Number) District Land Lot Parcel

Claudia Ratiu 8/2/18  
Signature of Applicant Date

Claudia Ratiu owner  
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.\*\*\***

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Debra Smith tax service associate  
NAME TITLE

August 2, 2018  
DATE

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