

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Alphonsa Homes Inc</u>	NAME: <u>Alphonsa Homes Inc</u>
ADDRESS: <u>12 Kilgore Dr SE</u>	ADDRESS: <u>12 Kilgore Dr SE</u>
CITY: <u>Mableton</u>	CITY: <u>Mableton</u>
STATE: <u>Ga</u> ZIP: <u>30126-1935</u>	STATE: <u>Ga</u> ZIP: <u>30126-1935</u>
PHONE: <u>404-663-6217</u>	PHONE: <u>404-663-6217</u>
CONTACT PERSON: <u>Jos Kannukkaden</u> PHONE: <u>404-663-6217</u>	
CONTACT'S E-MAIL: <u>jjkaden@gmail.com</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICTS(S): <u>C2&R100</u> REQUESTED ZONING DISTRICT: <u>OSC</u>	
PARCEL NUMBER(S): <u>4-275-001, 4-275-033</u> ACREAGE: <u>OSC-14.55</u>	
ADDRESS OF PROPERTY: <u>4570 & 4592 Rosebud Rd./Loganville, Ga</u>	
PROPOSED DEVELOPMENT: <u>Residential</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>19-(OSC),</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1400</u>	Total Building Sq. Ft. _____
Gross Density: <u>1.3</u>	Density: _____
Net Density: <u>1.8</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

Proposed OSC Zoning Legal Description

All that tract or parcel of land lying and being in Land Lot 275 of the 4th District of Gwinnett County and Walton County, Georgia and being more particularly described as follows:

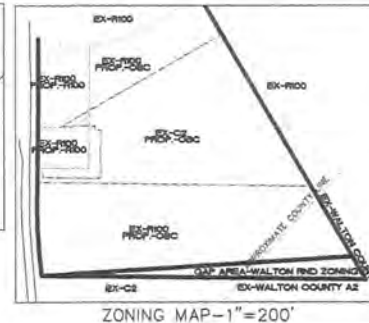
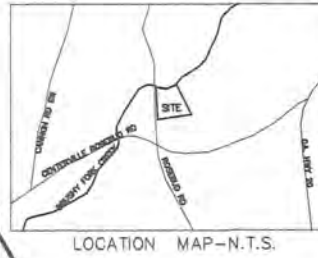
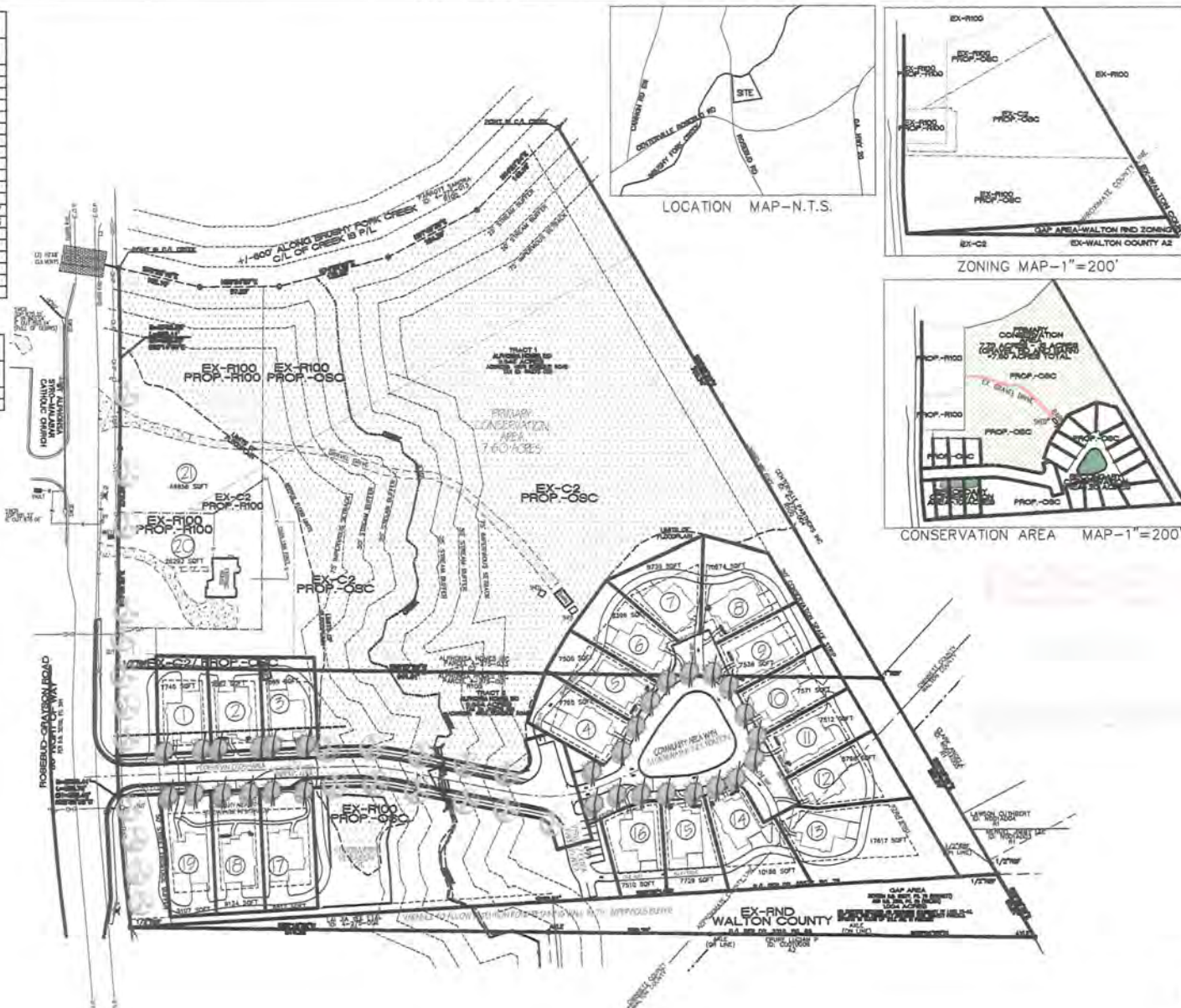
COMMENCING at a concrete monument found at the intersection of the northeasterly right of way of Centerville-Rosebud Road (100 foot right of way) and the easterly right of way of Rosebud-Grayson Road (80 foot right of way); THENCE along the right of way of Rosebud-Grayson Road North 04 degrees 39 minutes 40 seconds West for a distance of 499.11 feet to a ½ inch rebar found, said point being the **POINT OF BEGINNING**;

THENCE continuing along the right of way of Rosebud-Grayson Road the following two courses and distances along a curve turning to the right and having a radius of 2009.41 feet, an arc length of 325.76 feet, and being subtended by a chord bearing of North 02 degrees 38 minutes 38 seconds West for a distance of 325.40 feet to a ½ inch rebar; THENCE North 00 degrees 52 minutes 26 seconds East for a distance of 50.01 feet to a point; THENCE leaving the said right of way South 89 degrees 07 minutes 40 seconds East for a distance of 177.18 feet to a point; THENCE North 00 degrees 24 minutes 07 seconds East for a distance of 427.79 feet to a point on the centerline of Brushy Fork Creek; THENCE continuing along the centerline of Brushy Fork Creek the following four courses and distances North 89 degrees 34 minutes 57 seconds East for a distance of 19.54 feet to a point; THENCE North 74 degrees 50 minutes 05 seconds East for a distance of 138.88 feet to a point; THENCE North 61 degrees 49 minutes 35 seconds East for a distance of 124.39 feet to a point; THENCE North 44 degrees 21 minutes 34 seconds East for a distance of 143.16 feet to a point; THENCE leaving the centerline of Brushy Fork Creek South 30 degrees 03 minutes 25 seconds East for a distance of 793.74 feet to a 1 inch rebar found; THENCE South 30 degrees 03 minutes 49 seconds East for a distance of 282.84 feet to a ½ inch rebar found; THENCE South 86 degrees 28 minutes 14 seconds West for a distance of 1070.51 feet to a ½ inch rebar found on the right of way of Rosebud-Grayson Road, said point being the **POINT OF BEGINNING**.

This contains 14.55 acres or 633807 square feet.

LOT	LOT AREA
1	7745
2	7582
3	7665
4	7765
5	7505
6	8396
7	8739
8	10274
9	7535
10	7571
11	7512
12	8798
13	17617
14	10186
15	7729
16	7510
17	9812
18	9134
19	9107

LOT	LOT AREA
20	28292
21	49856



- VARIANCE # 1:**
ALLOW VARIANCE FROM GWINNETT COUNTY UDO (OSC ZONING) REQUIREMENTS RELATING TO ALLOW 10' ALLEY DRIVE IN 50 FOOT STREET FRONTAGE BUFFER.
- VARIANCE # 2:**
ALLOW VARIANCE FROM GWINNETT COUNTY UDO REQUIREMENTS RELATING TO REDUCE TRANSITIONAL BUFFER AT SOUTHERN PROPERTY LINE BETWEEN OSC AND C2 ZONING TO 10 FEET.
- VARIANCE # 3:**
ALLOW VARIANCE FROM GWINNETT COUNTY UDO REQUIREMENTS RELATING TO ALLOW STORMWATER DETENTION POND WALL IN 75 FOOT IMPERVIOUS BUFFER.
- VARIANCE # 4:**
ALLOW VARIANCE FROM GWINNETT COUNTY UDO REQUIREMENTS (OSC ZONING) RELATING TO ALLOW 5 FOOT FRONT SETBACKS ON LOTS 4-16.
- VARIANCE # 5:**
ALLOW VARIANCE FROM GWINNETT COUNTY UDO REQUIREMENTS (OSC ZONING) RELATING TO ALLOW 5 FOOT SIDE SETBACKS ON LOTS SHOWN ON LOTS 4-16.
- VARIANCE # 6:**
ALLOW VARIANCE FROM GWINNETT COUNTY UDO REQUIREMENTS (OSC ZONING) RELATING TO ALLOW TRANSITIONAL BUFFER OF 30' BETWEEN LOTS 1,3, AND 3 (OSC ZONING) AND R100 ZONING.

SITE INFORMATION

EXISTING ZONING: C2/R-100
PROPOSED ZONING: OSC/R-100
TOTAL AREA: 16.30 ACRES
TOTAL AREA PROPOSED BY REZONING:
OSC - 14.55 ACRES
R-100 - 1.75 ACRES
TOTAL LOTS: 19 (OSC), 2 (R-100)
MAXIMUM NET DENSITY = 2.5
NET DENSITY PROVIDED = 14.54 ACRES - 3.90 ACRES (50% OF FLOODPLAIN AREA) = 10.64 ACRES
19 UNITS/10.64 ACRES = 1.8 UNITS/ACRE
PROPOSED HOUSE SIZES = 1400-1600 SQ.FT.
SETBACKS
FRONT = 25', SIDE = 7.5', REAR = 30'
MINIMUM HEATED FLOOR AREA = 1400 SQ.FT.
MINIMUM % COMMON AREA = 25%
MINIMUM LOT WIDTH = 60'

CONSERVATION AREAS

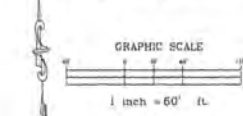
PRIMARY CONSERVATION SPACE
7.60 ACRES = 52.2%
CONSISTS OF FLOODPLAIN AREA, STREAMS AND STREAM BUFFER AREAS AND 50 FOOT CONSERVATION SPACE STRIP
SECONDARY CONSERVATION SPACE
0.30 ACRES = 2.1%
CONSISTS OF RESIDENTIAL COMMUNITY AREAS

REZONING PLAN

FOR:
4570, 4685 ROSEBUD RD, LOCANVILLE GEORGIA
4TH DISTRICT, LAND LOT 275 PARCELS 1 & 33
GWINNETT COUNTY, GEORGIA

OWNER & DEVELOPER: ALPHONSA HOMES INC.

12 KILCORE DR SE
MABLETON, GA. 30126-1936
CONTACT: JOS KANNUKKADEN
PHONE: 404-863-6217
EMAIL: jkaden@gmail.com



DESIGNER:
BULLARD LAND PLANNING, INC.
3780 CANNONWOOD DRIVE
SNELLVILLE, GEORGIA 30039
CONTACT PERSON: BOBBY BULLARD
(678) 544-1293 ~ (770) 378-8857 FAX
email: bobbibullard@bellsouth.net
-BY 129 17-02 -CONS. SERIAL USE 9-16-11

NOT FOR FINAL RECORDING

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 proposed zoning of OSC is suitable in view of the use and development of adjacent and nearby properties.

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

This proposed rezoning will not 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:

The property does have current economic use as residential but is limited due to stream buffers and flood plain.

- (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 proposed rezoning will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This proposed development would create a low density, pedestrian friendly, community.

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

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:

There are existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval

or disapproval of the proposed rezoning. The property has extensive areas that are in stream buffers and flood plain zones thus limiting the area that can be developed.

4570 & 4592 Rosebud Rd.

Alphonsa Homes Inc.
12 Kilgore Dr. SE
Mableton, Ga. 30126-1935

Gwinnett Department of Planning and Development
Planning Division
446 W. Crogan St.
Lawrenceville, Georgia 30046
678-518-6000 Of

RE: Letter of Intent
Subject Parcels 4/275/001&003
August 30th, 2018

To Whom It May Concern,

Enclosed is an application for a rezoning of the above referenced subject properties for a proposed seniors only residential development. The subject properties are zoned R-100(parcel 001) and C2/R100(parcel 033). The adjacent parcels are zoned C2, R100. A portion of Parcel 001 in the southeastern corner (1.44 acres) lies in Walton County and adjoins Walton County Zoning classifications A2 and R1. This Walton County area has just been granted rezoning to RND on 08-07-18 (pending Gwinnett County Rezone to OSC). RND is Walton County's version of the Gwinnett OSC zoning and the same Rezoning concept plan by Bullard Land Planning was submitted and approved by Walton County.

This rezoning application would request a change in zoning to OSC for all of parcel 001 and all of parcel 033 that lies to the east and south of two R100 parcels that will be subdivided from the overall parcel. These 2 new parcels that will front Rosebud Road are currently zoned R100 and would require no zoning change.

This site is perfectly suited and well-adapted for this zoning classification change to an Open Space Conservation District (OSC). The site is bordered on the north by Brushy Fork Creek and is bisected north to south by one of its tributaries. It is a heavily wooded site and would largely remain that way by the minimal area of disturbance that this attached Rezoning Concept Plan would propose. This plan would also create a close-knit community feel with a design that will encourage easily walkable areas and use of conservation and recreational opportunities.

Sincerely,

Jos Kannakkaden
Owner and Applicant

0/2750037

RECEIVED
11/2/2018
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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.

Mohammad Shadman
Signature of Property Owner

5-31-18
Date

JOS J. KANNUKKADEN
Type or Print Name and Title

Susan D Hutchins
Signature of Notary Public

5/31/18
Date



Notary Seal

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JUL 10 2018
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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.



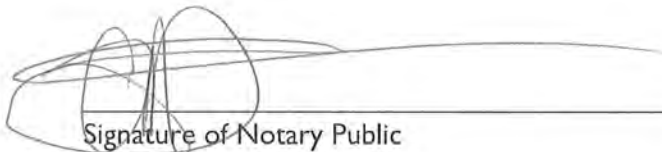
Signature of Applicant

9-7-2018

Date

OWNER JOS J. KANNUKKADEN

Type or Print Name and Title



Signature of Notary Public

9-7-2018

Date



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: 4 - 275 - 033
(Map Reference Number) District Land Lot Parcel

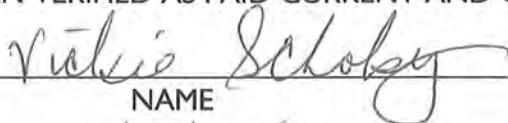
 5/2/2018
Signature of Applicant Date

Jas J. Kannukkaden
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)

 TSA II
NAME TITLE
9/6/18
DATE

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.

Jos Kannukkadon 5-31-18 JOS KANNUKKADON 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

Susan D Hutchins 5/31/18
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 Jos Kannukkadon / Owner
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.

Existing Features Site Analysis Plan

4570 & 4592 Rosebud Rd.

Owner: Alphonsa Homes Inc.
12 Kilgore Dr. SE
Mableton, Ga. 30126-1935

Plan Prepared by:
Bullard Land Planning
3790 Cannonwolde Dr.
Snellville, Ga. 30039
678-344-1293

The following is an existing features site analysis study of the above referenced subject properties. This site analysis was performed by a site visit on 06-19-2018. The site is an undeveloped property except for an existing 2 story brick residential structure that fronts Rosebud Road and an asphalt/gravel drive that leads to an abandoned barn and 2 sheds. The main features of the site are hydrologically related. The northern property line is associated with the path of Brushy Fork Creek which flows southwest-west. The site is then bisected north to south by one of Brushy Fork Creek's tributaries which joins it near the northwest corner of property. Slopes on the site range from 10-20% in areas along the creek and tributary to much flatter 2-8% slopes in the upper floodplain areas and beyond. The site is wooded throughout and it is clear that this entire site has not been timber harvested in at least 10-30 years or more. No protected plant species were found on the site.

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RZR '18 037



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RZR 18037

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RZR 18 037



RZR 18 033
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RZR '18 037

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