

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Corridor Development, Inc</u> <u>c/o Alliance Engineering and Planning</u>	NAME: <u>C.G. & Vera Petty</u>
ADDRESS: <u>4480 Commerce Drive, Suite A</u>	ADDRESS: <u>Same</u>
CITY: <u>Buford</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: _____ ZIP: _____
PHONE: <u>770-614-6511</u>	PHONE: _____
CONTACT PERSON: <u>MITCH PEEVY</u> PHONE: <u>(770) 614-6511</u> EMAIL ADDRESS: <u>Mitchpeevy@gmail.com</u>	

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:	
<u> </u> OWNERS AGENT <u> </u> PROPERTY OWNER <u> X </u> CONTRACT PURCHASER	
PRESENT ZONING DISTRICT (S): <u>RA-200</u> REQUESTED ZONING DISTRICT: <u>R-TH</u>	
LAND DISTRICT (S): <u> 7 </u> LAND LOT: <u>13 & 14</u> ACREAGE: <u> 28.49 </u>	
ADDRESS OF PROPERTY: <u>834 Petty Road</u>	
PROPOSED DEVELOPMENT: <u>Single Family Townhome Subdivision</u>	
RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>177</u>	NO. OF BUILDINGS/UNITS: _____
DWELLING UNIT SIZE (SQ. FT.): <u>1,800</u>	TOTAL GROSS SQUARE FEET: _____
GROSS DENSITY: <u>6.21</u>	DENSITY: _____
NET DENSITY: <u>6.99</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

WZM '19 00 8

RECEIVED BY
JUN 26 2019
Planning&Development

PROPERTY DESCRIPTION EXHIBIT

All that tract and parcel of Land lying and being in the 7th land district of Lawrenceville, Gwinnett County, Georgia, land lots 13 and 14, Containing 28.49 acres, more or less, and more fully described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at a 5/8-inch rebar found on the line dividing land lot 13 and land lot 27, traveling 669.33 feet Northeasterly along said Land Lot line from the right of way of Hi-Hope Road to a 5/8-inch rebar found; running thence South 43 degrees 00 minutes 48 seconds West a distance of 282.98 feet to an iron pin set; running thence along the Easterly line of property now or formerly owned by Gary Cline Petty, et al, South 06 degrees 57 minutes 08 seconds West a distance of 237.01 feet to a 1/2 -inch rebar found on the Northern right of way of Petty Road (a 60-foot right of way); thence traveling along said right of way of Petty Road South 83 degrees 47 minutes 10 seconds East a distance of 60.33 feet to a point; continuing along the Northern right of way of Petty Road and following the curvature thereof, an arc distance of 86.62 feet (said arc having a radius of 569.22 feet and being subtended by a chord of South 81 degrees 23 minutes 54 seconds East a distance of 86.53 feet) to a 1/2-inch rebar found, which is the TRUE POINT OF BEGINNING;

From said TRUE POINT OF BEGINNING as thus established, BEGIN traveling North 0 degrees 10 minutes 31 seconds West a distance of 80.72 feet to a point; thence traveling North 71 degrees 22 minutes 2 seconds East a distance of 1246.10 feet to a point; thence traveling North 71 degrees 22 minutes 18 seconds East a distance of 641.10 feet to a point; thence traveling South 22 degrees 43 minutes 55 seconds East a distance of 190.91 feet to a point; thence traveling North 70 degrees 23 minutes 13 seconds East a distance of 706.37 feet to a point; thence traveling South 12 degrees 39 minutes 28 seconds West a distance of 496.15 feet to a point; thence traveling South 71 degrees 43 minutes 17 seconds West a distance of 381.24 feet to a point; thence traveling South 72 degrees 17 minutes 55 seconds West a distance of 201.29 feet to a point; thence traveling South 72 degrees 17 minutes 4 seconds West a distance of 408.13 feet to a point; thence traveling South 72 degrees 4 minutes 24 seconds West a distance of 917.09 feet to a point on the Northern right of way of Petty Road; continuing along the Northern right of way of Petty Road North 59 degrees 50 minutes 58 seconds West a distance of 246.87 feet to a point; thence traveling North 57 degrees 37 minutes 34 seconds West a distance of 159.33 feet to a point; thence traveling North 57 degrees 37 minutes 34 seconds West a distance of 159.33 feet to a point; thence traveling along said right of way line or Petty Road North 61 degrees 31 minutes 15 seconds West a distance of 56.88 feet to a point; thence traveling along said right of way of Petty Road, along the arc of a counterclockwise curve, an arc distance of 88.46 feet, having a radius of 770.01 feet, a chord bearing of North 64 degrees 48 minutes 42 seconds West, a chord distance of 88.41' feet, thence traveling along said right of way of Petty Road along the arc of a counterclockwise curve, an arc distance of 78.72 feet, having a radius of 444.28 feet, a chord bearing of North 73 degrees 10 minutes 42 seconds West, a chord distance of 78.61 feet to a 1/2-inch rebar found, which is the TRUE POINT OF BEGINNING.

RZM '19 DU B

RECEIVED BY

JUN 26 2019

Planning&Development

SITE MAP

The map shows a yellow-shaded area labeled "SITE" in the center, surrounded by a network of roads and other land parcels. The label "SITE" is written in bold, black, uppercase letters within the yellow area.

PUBLIC STREETS A, B, C & D
TYPICAL LOT DETAIL
SCALE: 1" = 30'

FEMA NOTE:
NO PORTION OF THIS PROPERTY IS LOCATED IN A
FEMA FLOOD PLAIN AS PER FEMA PANEL NO.
13135C0080F, DATED 06/25/2008.

1. AFFRONT REQUESTS THE MAXIMUM ROAD LENGTH OF A ROAD, BEFORE BEING BROKEN BY AN ALLEY TO BE EXTENDED FROM DEVELOPER STANDARDS AT STREET "A" AND "C".
2. CUL-DE-SACS TO BE USED RATHER THAN STUB-ROADS AT STREET "B" AND STREET "D".
3. CLEARED, GRADED AND REPLANTED BUFFERS AS SHOWN.
4. AFFRONT REQUESTS THE 20' INTERNAL CLEARED OR LANDSCAPED STRIP BETWEEN ALL BUILDINGS AND INTERIOR DRIVEWAYS OR STREETS TO BE REDUCED FROM 20' TO 10' FOR UNITS ADJACENT TO PARALLEL PARKING

P.O.E.
R=644.28'
L=78.72'
CH=78.81'
N73°10'42"W

R=770.01'
L=88.40'
CH=88.41'
CB=N64°40'42"W

AP ALLIANCE
ENGINEERING • PLANNING
LANDSCAPE ARCHITECTURE

CIVIL ENGINEERING • LAND PLANNING • LANDSCAPE ARCHITECTURE
66143 Shiloh Road East #D3 | Alpharetta, GA 30005
770.295.4320 | www.apalliance.com

**SITE ZONING PLANS FOR
834 PETTY ROAD**

J.L. 13 & 14 - DISTRICT 7TH
GWINNETT COUNTY, 30043
LAWRENCEVILLE, GA 30043

Invoice #	Date	Description	LB
Nov. (1)			
Nov. (2)			
Nov. (3)			
Nov. (4)			
Nov. (5)			
Nov. (6)			

Designed by	JRW
Checked by	

Project # 19020



Scale: 1" = 80'

12 ZONING SITE PLAN

06-19-2019

STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, 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 APPLICANT BELIEVES THE PROPOSED USE IS SUITABLE.

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

THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE USE OF THE SURROUNDING PROPERTIES.

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

THE APPLICANT BELIEVES THAT THE SUBJECT PROPERTY DOES NOT HAVE A 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 STREET, TRANSPORTATION FACILITIES, UTILITIES OR SCHOOLS:

THE PROPOSED USE WILL NOT PRODUCE AN ADVERSE AFFECT ON THE EXISTING INFRASTRUCTURE.

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

THE SUBJECT PROPERTY IS DESIGNATED AS WORKPLACE CENTER

(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.

RECEIVED BY

RZM '19 008

JUN 26 2019

Planning&Development

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

.....
PLANNING DIVISION USE ONLY

CASE NUMBER _____

RECEIVED BY: _____

RZM 19 008

RECEIVED BY

JUN 26 2019

Planning&Development

REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Corridor Development, Inc. requests a rezoning for the property located at 834 Petty Road. The property is currently zoned RA-200 and the request is to rezone the property to R-TH to allow the development of 177 townhouses. The proposed density is 6.99 units per acre which is much less than the 8 units per acre allowed. The property is adjacent to The Progress Center and the applicant believes that the townhomes will provide a smooth transition from the intense industrial uses of the adjacent this property to the less intense residential uses to the north of the property. The homes will be a minimum of 1,800 square feet with 3 bedrooms and 2.5 bathrooms in the units. The front façade will consist of a mixture of brick, stone and concrete siding with the sides and rear of the same or of concrete siding. The expected price point will be in the low to mid \$200,000 range. The exterior of the homes as well as all the common space and yard maintenance will be provided by the mandatory HOA. A pool and cabana are proposed at the entrance to the community and the existing pond in that area will also provide some recreation possibilities for the residents. A playground and an event lawn area will also be available in the active recreation area. Also, due to the unique layout of this property, the applicant is asking that street A and C be allowed to be developed as shown without having to have an intersection. The applicant is also requesting that street B and D be allowed to utilize a stub street design instead of a cul-de-sac. Next, the applicant is requesting that they be allowed to clear and grade then replant the proposed buffer along the northern common property line with the adjacent RA-200 property. That area is mostly open pasture area and needs to be planted with a mixture of trees and shrubs to provide any screening at all. Finally, the applicant is proposing to provide 31 on street parking spaces and to do that the request is to allow a reduction from 20 feet to 10 feet for the internal landscape strip between all buildings and the internal streets where those proposed parking space are located..

RECEIVED BY

027M'19 00 8

JUN 26 2019

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.

M R Retter

Signature of Applicant

6/20/19

Date

Matthew Retter

Type or Print Name and Title

Carla W Stueber

Signature of Notary Public



6-20-2019

Date

Notary Seal

RZM '19 008

RECEIVED BY

JUN 26 2019

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.

Matthew Retter 6/20/19 Matthew Retter
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Carla W Stueber 6/20/19
SIGNATURE OF NOTARY PUBLIC DATE NOTARY SEAL

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 Matthew Retter
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.

RECEIVED BY

RZM '19 00 8

JUN 26 2019

Planning Department




ROCKLYN HOMES
The Most Important Home We'll Build Is Yours

MIXTURE OF BRICK, STONE AND CONCRETE SIDING

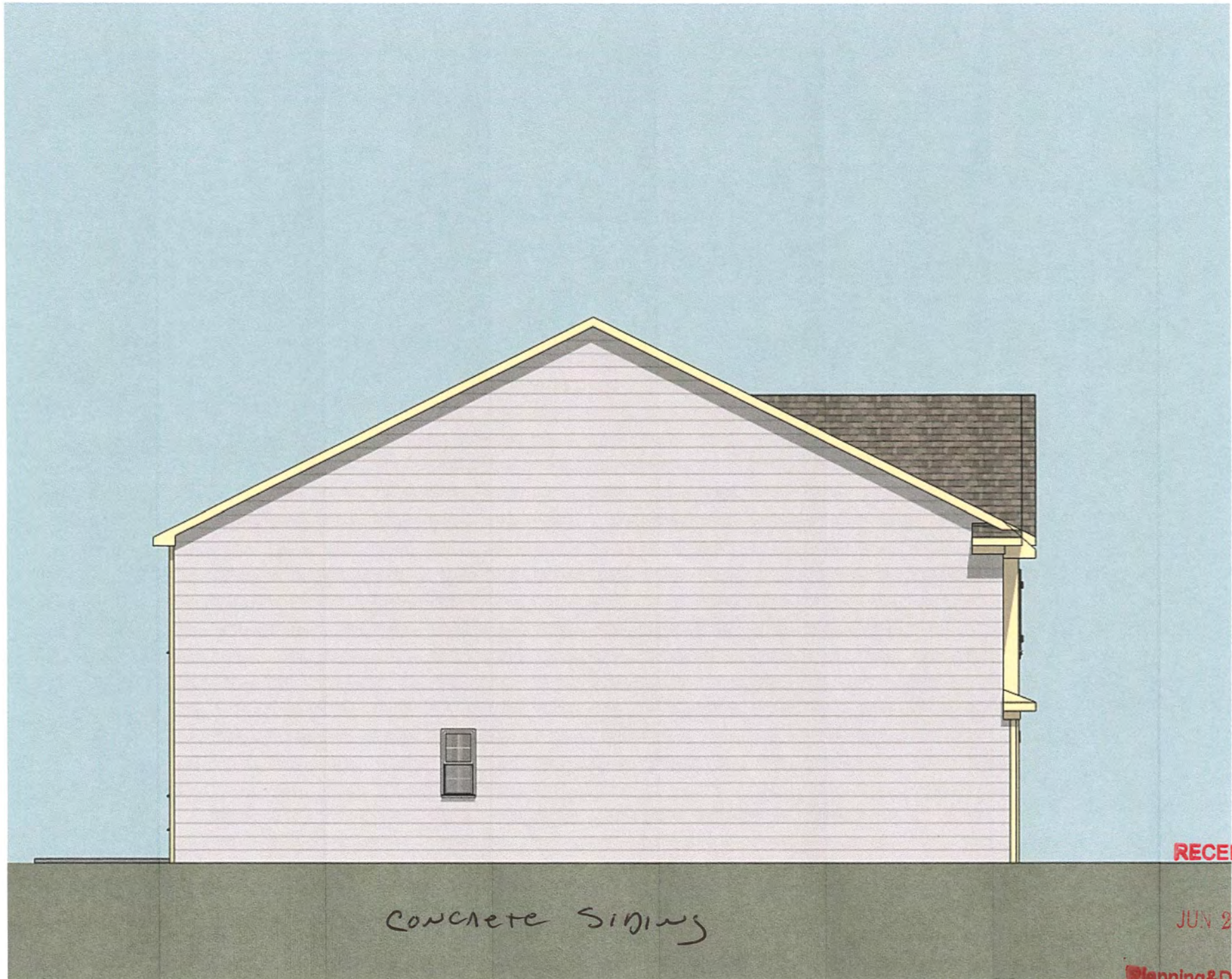
RECEIVED BY

JUN 26 2019

RZM '19 00 8

Planning & Development





RECEIVED BY

JUN 26 2019

Planning & Development

