

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>DARIUS O. FRAN</u>	NAME: <u>DARIUS FRANT</u>
ADDRESS: <u>2181 SEVER Rd.</u>	ADDRESS: <u>1085 TAB ROBERTS Rd.</u>
CITY: <u>Lawrenceville GA. 30043</u>	CITY: <u>Lawrenceville GA.</u>
STATE: <u>GA.</u> ZIP: <u>30043</u>	STATE: <u>GA.</u> ZIP: <u>30043</u>
PHONE: <u>770-527-2756</u>	PHONE: <u>770-527-2756</u>
CONTACT PERSON: <u>DARIUS FRANT</u> PHONE: <u>770-527-2756</u>	
CONTACT'S E-MAIL: <u>dariusof@yahoo.com.</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R-140 REQUESTED ZONING DISTRICT: R-100

PARCEL NUMBER(S): R 7084 038 ACREAGE: 3.905

ADDRESS OF PROPERTY: 1085 TAB ROBERTS Rd.

PROPOSED DEVELOPMENT: R-100

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

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

2 RZR '19 006



3.905 Acres
Tax Parcel R7084 038
Tab Roberts Road

All that tract or parcel of land lying and being in Land Lot 84 of the 7th Land District, Gwinnett County, Georgia and being particularly described as follows:

To find the point of beginning, commence at the intersection of the easterly right of way of Tab Roberts Road (right of way varies) and the northeasterly right of way of Suwanee Valley Road (60' right of way), said point being THE TRUE POINT OF BEGINNING.

THENCE traveling on said easterly right of way of Tab Roberts Road the following calls:

along a curve to the left having a radius of 232.15 feet and an arc length of 45.37 feet being subtended by a chord bearing of North 03 Degrees 24 Minutes 08 Seconds East and a chord distance of 45.30 feet to a point; THENCE North 02 Degrees 11 Minutes 49 Seconds West for a distance of 46.49 feet to a point; THENCE along a curve to the left having a radius of 528.00 feet and an arc length of 54.51 feet being subtended by a chord bearing of North 05 Degrees 46 Minutes 21 Seconds East and a chord distance of 54.48 feet to a point; THENCE North 02 Degrees 48 Minutes 54 Seconds East for a distance of 148.55 feet to a point; THENCE along a curve to the right having a radius of 417.00 feet and an arc length of 367.46 feet being subtended by a chord bearing of North 28 Degrees 03 Minutes 34 Seconds East and a chord distance of 355.69 feet to a point; THENCE along a curve to the right having a radius of 704.36 feet and an arc length of 51.24 feet being subtended by a chord bearing of North 64 Degrees 45 Minutes 51 Seconds East and a chord distance of 51.22 feet to a point, said point marked by a ½ inch rebar pin set; THENCE leaving said right of way and traveling South 30 Degrees 08 Minutes 53 Seconds East for a distance of 461.12 feet to a point, said point marked by a ½ inch rebar pin found; THENCE traveling South 59 Degrees 51 Minutes 57 Seconds West for a distance of 495.93 feet to a point on the northeasterly right of way of Suwanee Valley Road (60 foot right of way), said point marked by a ½ inch rebar pin found; THENCE traveling on said northeasterly right of way North 59 Degrees 24 Minutes 36 Seconds West for a distance of 34.87 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said property is bounded by Tab Roberts Road to the west, Tah Holding LP to the northeast, Lot 5 and Lot 6 (Wynntail Subdivision, Unit One) on the southeast and Suwanee Valley Road to the south.

Said Property contains 3.905 Acres.

Brian R. Sutherland, L.S.

Georgia Premier Land Services, Inc.

3010 Hamilton Mill Road

Buford, Ga. 30519



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 46-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 46-7-47.

GEORGIA PREMIER LAND SERVICES, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING GIS-LIKE SOFTWARE, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.



LOT 6 0.619 ACRES
 LOT 5 0.621 ACRES
 LOT 4 0.613 ACRES
 LOT 3 0.603 ACRES
 LOT 2 0.847 ACRES
 LOT 1 0.602 ACRES
TOTAL AREA 3.905 ACRES

REFERENCES

1. WARRANTY DEED FOR DORIN NEACSU AND DARIUS FRANT RECORDED IN DEED BOOK 2696, PAGE 725 GWINNETT COUNTY RECORDS.
2. FISCAL PLAN FOR WYNN TRAIL SUBDIVISION, UNIT ONE RECORDED IN PLAT BOOK 10, PAGE 285 AFORESAID RECORDS.
3. RIGHT OF WAY DEED RECORDED IN DEED BOOK 533, PAGE 58 AFORESAID RECORDS.
4. RIGHT OF WAY PLANS FOR TAB ROBERTS ROAD PROVIDED BY GWINNETT COUNTY, PROJECT NO. 966, PREPARED BY THE LPA GROUP, TRANSPORTATION CONSULTANTS.

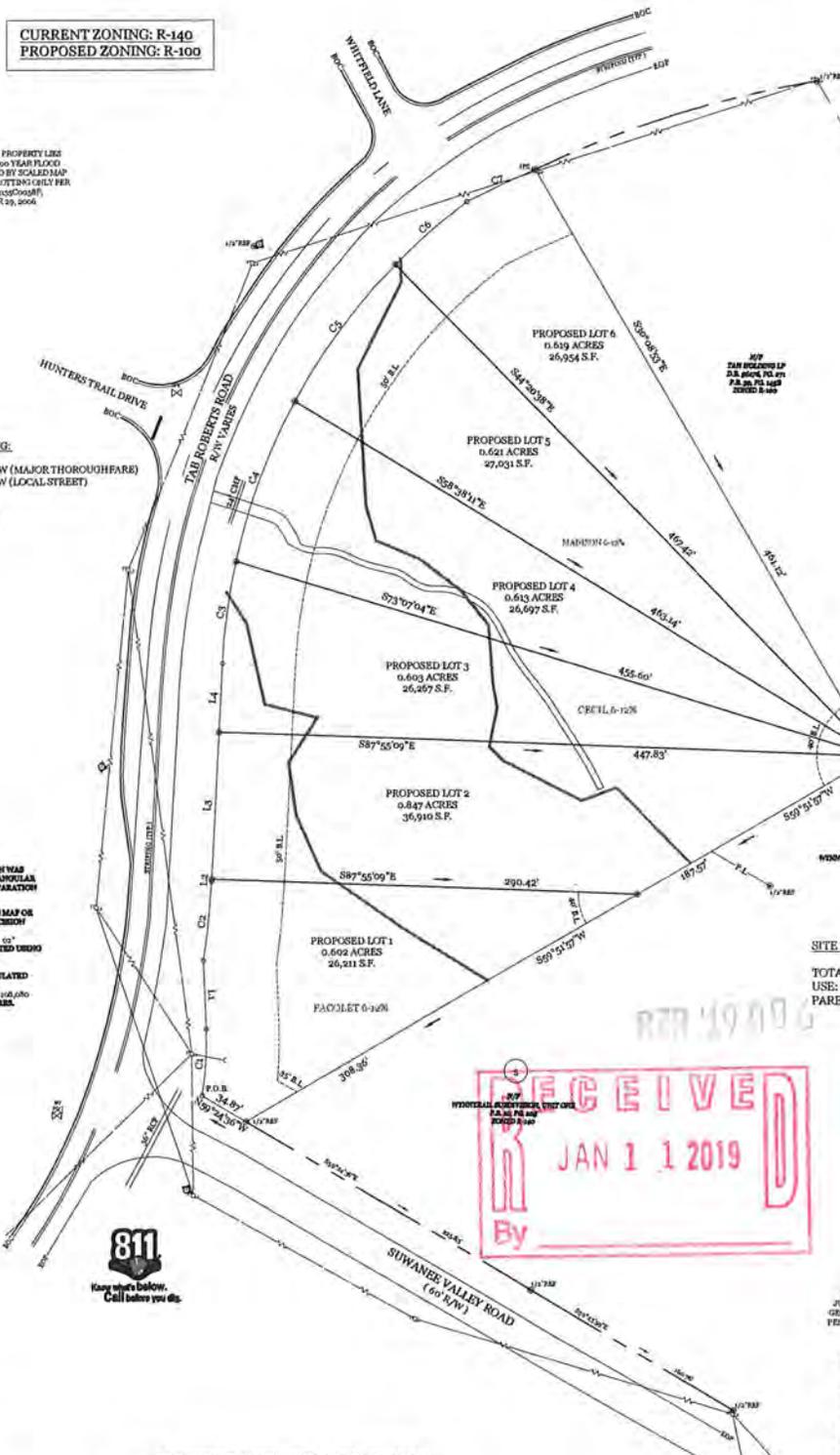
CURRENT ZONING: R-140
PROPOSED ZONING: R-100

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY PER F.I.M. PANEL 103, 1005050001 DATED SEPTEMBER 29, 2004.

SETBACKS FOR R-100 ZONING:

- FRONT YARD - 50' FROM R/W (MAJOR THROUGHFARE)
- 35' FROM R/W (LOCAL STREET)
- SIDE YARDS - ONE YARD 40 FEET
- TWO YARDS 25 FEET
- REAR YARD - 40 FEET

A TOPCON TS-105 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN.
 THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A GROUND PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGLE PRECISION OF ONE SECOND.
 THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSED AND OPEN POLYONS TO ACCURACY WITHIN ONE FOOT IN 10,000 FEET AND CERTAINLY 3.905 ACRES.



SITE NOTES:
 TOTAL SITE AREA: 3.905 ACRES
 USE: PROPOSED SINGLE FAMILY RESIDENTIAL.
 PARENT TAX PARCEL NO. R7084 038



LINE TABLE

LINE	LENGTH	BEARING
L1	45.49	N02°14'07"W
L2	1.73	N02°48'54"E
L3	100.00	N02°48'54"E
L4	45.02	N02°48'54"E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	532.55	45.37	45.30	N02°24'08"E
C2	828.00	54.51	54.45	N02°40'31"E
C3	437.00	69.68	69.59	N02°17'24"E
C4	437.00	115.42	115.04	N102°24'41"E
C5	437.00	115.31	115.84	N45°24'47"E
C6	437.00	64.85	64.78	N45°24'47"E
C7	704.95	51.24	51.22	N04°48'57"E

THE PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.

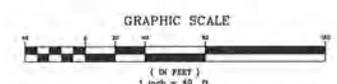
THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, FIRM, OR ENTITY NAMED IN THE CERTIFICATE HEREON AND CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR. HANGSAND #42809.

DISCLAIMER REGARDING THE REPORTED PRESSION, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS BROWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DATA. THIS LOCATION AND AREA INDICATED ON THIS PLAN AND STRUCTURES NOT SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE DISCOVERED. THE OWNER, HIS SUCCESSORS, HIS CREDITORS AND HIS CONTRACTORS SHALL BEARLY DEFECTIVE UNOBTAINING THAT THIS SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. LOCATIONS ARE ACCURATE ONLY WHERE INDICATED.



- LEGEND**
- HTS = HOT TO SCALE
 - HP = 1/2" REBAR PERMIT
 - LL = LAND LOT
 - LL1 = LAND LOT LINE
 - FL = PROPERTY LINE
 - CE = CENTERLINE
 - HP = HIGH PITCH ROAD
 - RP = REBAR PERMIT
 - CTP = CEMENT TOP PIPE
 - OTF = OPEN TOP PIPE
 - BL = BUILDING SETBACK LINE
 - R/W = RIGHT-OF-WAY
 - SE = SANITARY SEWER EASEMENT
 - DE = DRAINAGE EASEMENT
 - MI = MANHOLE
 - CB = CATCH BASIN
 - JB = JUNCTION BOX
 - HW = HEADWALL
 - DI = DRAIN INLET
 - FP = POWER TELEPHONE POLE
 - PH = FIRE HYDRANT
 - IE = INVERT ELEVATION
 - FFL = FIRST FLOOR ELEVATION
 - BFL = BASEMENT FLOOR ELEVATION
 - CFL = CURBAGE FLOOR ELEVATION
 - UTF = UNDERGROUND UTILITY
 - SL = SANITARY SEWER LINE/PIPE
 - SLP = STORM SEWER LINE/PIPE
 - FP = FENCE LINE
 - M/P = NOW OR FORMERLY
 - POR = POINT OF BEGINNING
 - POC = POINT OF COMPLETION



REZONING PLAN FOR:
DORIN NEACSU & DARIUS OVIDIU FRANT
 TAB ROBERTS ROAD
 PARCEL NO. 7084 038

GEORGIA PREMIER LAND SERVICES, INC.
 PROFESSIONAL LAND SURVEYING
 2000 WILDFIELD LANE
 WOODBRIDGE, GEORGIA 30096
 (770) 478-1111
 LAND SURVEY FROM O&A #107

Date: 1/1/2019 Land Lot: 04 District: 04 Sheet No. 1 of 1
 County: GWINNETT, GEORGIA Scale: 1" = 40'
 Project: 1832 Drawn By: AS/RS

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:

NO

- (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:

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:

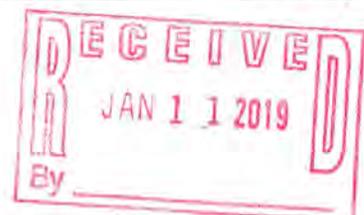
NO

- (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:

IT WILL INCREASE THE VALUE OF SURROUNDING PROPERTIES



REZONING APPLICANT'S LETTER OF INTENT

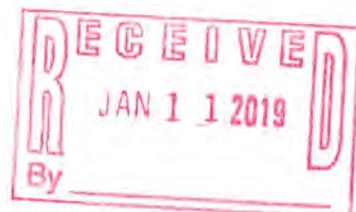
The Applicant DARIUS FRANT requests a rezoning from R-140 to R-100 for separate properties at 1085 TAB ROBERTS RD. in 7th district land lot 84 in Gwinnett County. The property is 3.905 acres and is proposed to have 6 lots.

Sanitary sewer is not available in the area and so all the homes will be on septic tanks making all of the lots larger than 25,500 square feet.

The homes are proposed to be a minimum of 2,600 square feet all having at a minimum a 2 car garage with an option to add a third car garage.

The price point for the homes will start in the \$500's and go up from there.

The front façade of the homes will be a mixture of brick, stone or of a masonry siding and the sides and rear will be the same or of masonry siding.



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.

Don's [Signature]

01-11-2019

Signature of Applicant

Date

DARIUS FRANT

OWNER

Type or Print Name and Title

Angeline Karim

1/11/2019

Signature of Notary Public

Date

ANGALINIE KARIM
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Oct. 20, 2019

Notary Seal

RZR 19006

RECEIVED
JAN 11 2019
By _____

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.

Darius Frant

01-11-2019

Signature of Property Owner

Date

DARIUS FRANT

OWNER

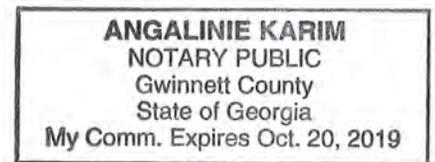
Type or Print Name and Title

Angaline Karim

1/11/2019

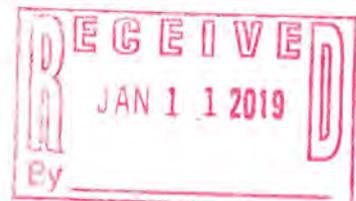
Signature of Notary Public

Date



Notary Seal

RZR '19 006



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.

Darius Frant 01-11-2019 DARIUS FRANT - owner
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Darius Frant 01-11-2019 DARIUS FRANT - owner
 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE

Angaline Karim 1/11/2019
 SIGNATURE OF NOTARY PUBLIC DATE

ANGALINE KARIM
 NOTARY PUBLIC
 Gwinnett County
 State of Georgia
 My Comm. Expires Oct. 20, 2019
 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 DARIUS FRANT
 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.

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