

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Angela Utayev</u>	NAME: <u>Angela Utayev</u>
ADDRESS: <u>861 Bailey Woods Rd</u>	ADDRESS: <u>861 Bailey Woods 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>770-401-1588</u>	PHONE: <u>770-401-1588</u>
CONTACT PERSON: <u>Angela Utayev</u> PHONE: <u>770-401-1588</u>	
CONTACT'S E-MAIL: <u>myschloss@gmail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): RA200 REQUESTED ZONING DISTRICT: R100

PARCEL NUMBER(S): R2001D593 ACREAGE: 1.439

ADDRESS OF PROPERTY: 861 Bailey Woods Rd. Dacula

PROPOSED DEVELOPMENT: Single Family Detached

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>2</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>3500+</u>	Total Building Sq. Ft. _____
Gross Density: _____	Density: _____
Net Density: _____	

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PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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RZR '19 016

Exhibit "A"

All that tract or parcel of land lying and being in Georgia Militia District 1587 (Rocky Creek), Gwinnett County, Georgia, being Tract 2, as shown on an exemption plat for The Estate of Glyn O. Bailey recorded in Plat Book 143, page 84, Gwinnett County, Georgia Records prepared by Zachary R. Garrett, Georgia RLS #3169, dated May 24, 2018, and more particularly described as follows;

Commencing at the centerline intersection of Bailey Woods Road and Georgia Hwy 324 (Auburn Road); Thence along the centerline of Bailey Woods Road 2,285 feet to a point; Thence leaving said centerline of road S 27°13'06"W, 30.00 feet to a ½ inch open top pipe found on the northern right-of-way margin of Bailey Woods Road (being 60 feet wide at this point), Thence along said right-of-way margin of Bailey Woods Road S 62°46'54"E, 30.47 feet to a point; Thence continuing along said right-of-way margin along a curve to the left, said curve having a radius of 2599.53 feet and being subtended by a chord of S 69°03'32"E, 139.67 feet long to a point; Thence S 70°51'08"E, 97.40 feet to a ½ inch rebar set, said point being the POINT OF BEGINNING;

Thence along said right-of-way margin S 70°51'08"E, 148.13 feet to a point; Thence continuing along said right-of-way margin along a curve to the right, said curve having a radius of 2358.55 feet and being subtended by a chord of S 69°16'06"E, 134.99 feet long to a ½" rebar found; Thence leaving said right-of-way margin S 28°51'32"W, 307.88 feet to a ½ inch rebar found; Thence N 39°18'41"W, 273.64 feet to a ½" rebar set; Thence N 19°52'26"E, 164.07 feet to the POINT OF BEGINNING;

Said tract containing 62,682.84 square feet, (1.439 acres);

END OF DESCRIPTION.

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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 the proposed Single Family Detached Homes will be consistent with the nearby adjacent residential developments.

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

No the proposed Single Family Detached homes will not affect the adjacent and nearby communities.

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

No as zoned the property would not have an economic use due to the all the challenges with this parcel this is the best use for it.

- (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 the proposed use will not have 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:

Yes, R100 is intended for this type of property.

- (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:

No.

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3

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Planning & Development

5/3/2019

Gwinnett County Board of Commissioners
c/o Kathy Holland Planning Director
446 West Crogan Street
Lawrenceville, Georgia 30045

RE: 861 Bailey Woods Rd. Rezoning Application
LETTER OF INTENT

Dear Kathy Holland and Planning Department,

Respectfully I submit this application to rezone approximately 1.439 acres, from its current zoning of RA200 to R100 to allow for 2 single family detached homes. The Property is located at 861 Bailey Woods Rd. tract 2, Dacula.

The proposed zoning and site plan is consistent with similarly developed, residential communities in the immediate area, many of which are zoned R100. Quality single family homes will help raise property values and support the schools and nearby commercial development.

The homes will be a minimum of 3500 sq.ft., and will be built with quality materials. The proposed homes will include a two or three car garages with facades of brick, stone, board and batten, and/or concrete cement or shake siding.

I respectfully request your approval of this request for Rezoning from RA200 to R100 to permit this proposed single family detached homes.

Respectfully submitted,



Angela Utayev

Owner

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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

2/1/19 ~~1/30/19~~

Date

Angela Utayev- Owner

Type or Print Name and Title

Signature of Notary Public

2.1.19

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.



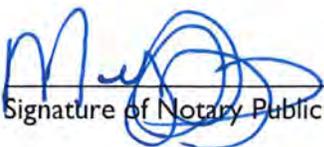
Signature of Property Owner

2/1/19 1/30/19

Date

Angela Utayev - owner

Type or Print Name and Title



Signature of Notary Public

2/1/19

Date



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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.

 2/1/19 Angela Utayev - 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

 2.1.19
 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 _____
 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)

Attach additional sheets if necessary to disclose or describe all contributions.

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HOUSEPLANS

Questions about this plan? Visit Houseplans today or call 1-800-913-2350

You can view this plan at <https://www.houseplans.com/plan/3932-square-feet-4-bedroom-4-bathroom-2-garage-colonial-39939>

Plan #25-4487



3932 sq/ft 4 Bedrooms 4 Baths 2 Stories 2 Garages

Pricing

Plan Set	
5 Copy Set	\$1535.00
8 Copy Set	\$1580.00
PDF Set	\$1620.00
CAD Set	\$2195.00
Reproducible Set	\$3070.00
Foundation	
Basement	+\$0.00
Additional Construction Sets	
	+\$50.00/each
Material List	
	+\$165.00
Right-Reading Reverse	
	+\$150.00

House Features

*FRONT - BRICK
BACK & SIDES - concrete
siding*

Styles Classifications

Colonial House Plans

Specifications

Basement	0 sq/ft
Garage	660 sq/ft
Lower Floor	0 sq/ft
Main Floor	1721 sq/ft
Upper Floor	2211 sq/ft

Depth	45'
Height	38'
Width	68'

Primary Pitch	8/12, 10/12
Roof Framing	Truss
Roof Load	50
Secondary Pitch	16/12

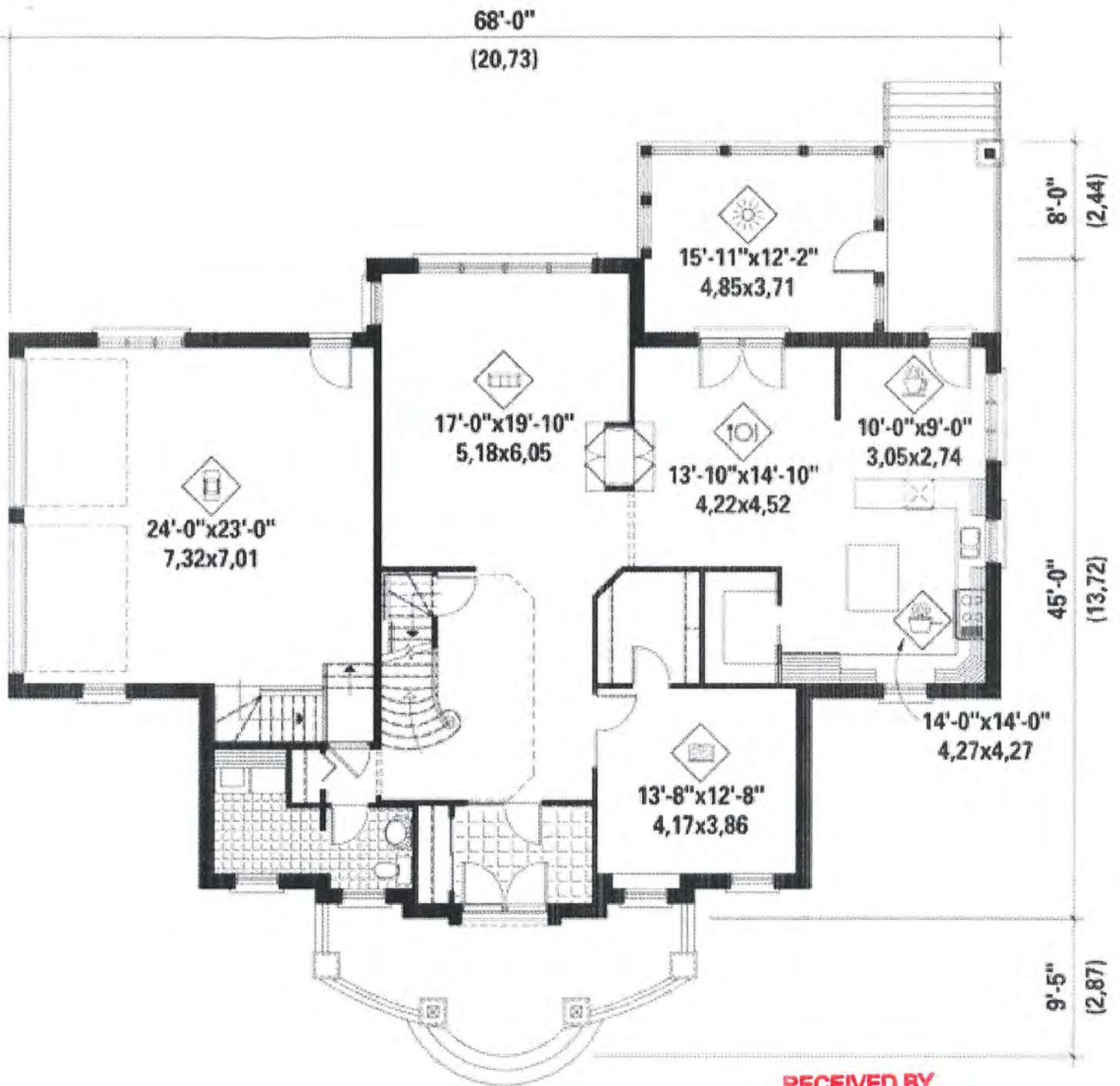
Main Ceiling	9'
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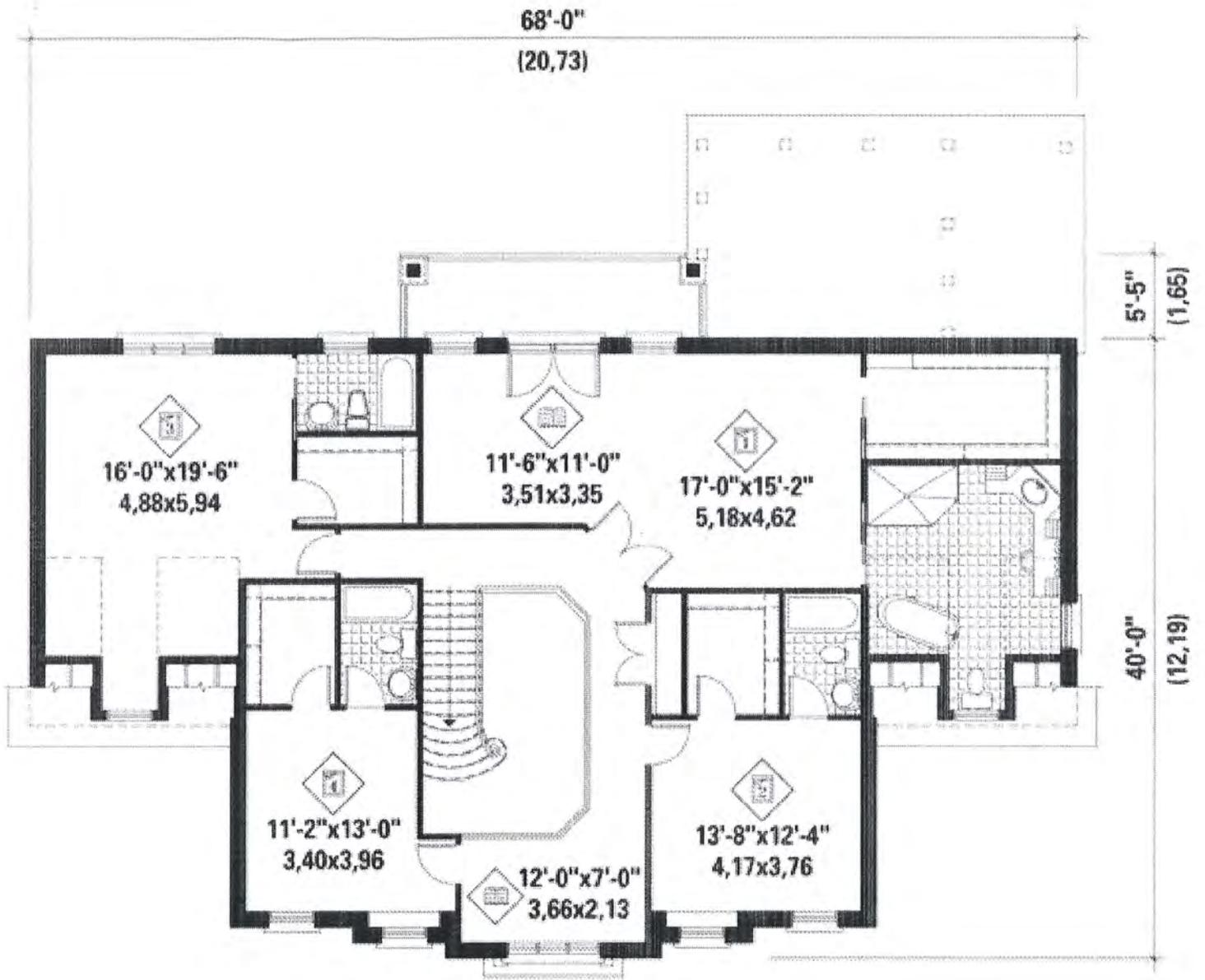


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