

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Barbara Horrobin</u>	NAME: <u>Barbara Horrobin</u>
ADDRESS: <u>5598 Shadburn Ferry Rd</u>	ADDRESS: <u>5598 Shadburn Ferry Rd</u>
CITY: <u>Buford</u>	CITY: <u>Buford</u>
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: <u>GA</u> ZIP: <u>30518</u>
PHONE: <u>678-362-4459</u>	PHONE: <u>678-362-4459</u>
CONTACT PERSON: <u>Barbara Horrobin</u> PHONE: <u>678-362-4459</u>	
CONTACT'S E-MAIL: <u>bjohnston380@gmail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R100 REQUESTED ZONING DISTRICT: RA 200

PARCEL NUMBER(S): R7326 013 ACREAGE: 7.43

ADDRESS OF PROPERTY: 5598 Shadburn Ferry Rd

PROPOSED DEVELOPMENT: None

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>1 (current)</u>	No. of Buildings/Lots: <u>N/A</u>
Dwelling Unit Size (Sq. Ft.): <u>1354</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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File 4822KD

Exhibit "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 326 OF THE 7TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, BEING 7.17 ACRES ALONG CREEK TRAVERSE MORE OR LESS AND 7.433 TOTAL ACRES MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIN SET AT THE INTERSECTION OF SHADBURN FERRY ROAD AND SHOAL CREEK ROAD AT THE EASTERLY 80' RIGHT OF WAY OF SHOAL CREEK ROAD AND THE SOUTHERLY 60' RIGHT OF WAY OF SHADBURN FERRY ROAD, SAID IRON PIN SET BEING THE TRUE POINT OF BEGINNING; RUNNING THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE RIGHT OF WAY OF SHADBURN FERRY ALONG AN ARC OF A CURVE, SAID CURVE HAVING AN ARC LENGTH OF 22.32 FEET AND A RADIUS OF 1067.08 FEET BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 69 DEGREES 35 MINUTES 11 SECONDS EAST AND A CHORD DISTANCE OF 22.32 FEET TO A POINT; RUNNING THENCE PROCEEDING SOUTH 70 DEGREES, 11 MINUTES, 07 SECONDS EAST A DISTANCE OF 133.30 FEET TO A POINT; RUNNING THENCE ALONG AN ARC OF A CURVE, SAID ARC DISTANCE BEING 115.95 FEET AND A RADIUS OF 1528.66 FEET BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 68 DEGREES 00 MINUTES 44 SECONDS EAST AND A CHORD DISTANCE OF 115.93 FEET TO AN IRON PIN SET ON THE APPROXIMATE LAND LOT LINE OF LL 326 AND LL 327 ON THE SOUTHERLY 60' RIGHT OF WAY OF SHADBURN FERRY ROAD; RUNNING THENCE ALONG SAID LOT LINE SOUTH 28 DEGREES 38 MINUTES 03 SECONDS EAST A DISTANCE OF 258.17 FEET TO A 1/2" REBAR FOUND; RUNNING THENCE SOUTH 28 DEGREES 37 MINUTES 10 SECONDS EAST A DISTANCE OF 124.95 FEET TO A 1/2" REBAR FOUND; THENCE PROCEEDING SOUTH 06 DEGREES 57 MINUTES 38 SECONDS EAST A DISTANCE OF 344.13 FEET TO A POINT (POINT A) LOCATED IN THE CENTER LINE OF THE CREEK RUNNING THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID CENTER LINE AND FOLLOWING THE MEANDERINGS THEREOF, A DISTANCE OF 633.8 FEET MORE OR LESS TO A POINT (POINT B) ON THE CENTERLINE OF THE CREEK; THE AFORESAID POINT A AND POINT B BEING CONNECTED BY TRAVERSE LINES COMMENCING AT POINT A AND TERMINATING AT POINT B AS FOLLOWS: SOUTH 26 DEGREES, 43 MINUTES, 58 SECONDS EAST A DISTANCE OF 92.49 FEET; SOUTH 28 DEGREES 19 MINUTES 16 SECONDS WEST A DISTANCE OF 114.99 FEET; SOUTH 30 DEGREES 00 MINUTES 56 SECONDS WEST A DISTANCE OF 92.36 FEET; SOUTH 12 DEGREES 41 MINUTES 48 SECONDS WEST A DISTANCE OF 102.46 FEET; SOUTH 32 DEGREES 04 MINUTES 58 SECONDS WEST A DISTANCE OF 106.72 FEET; SOUTH 07 DEGREES 30 MINUTES 17 SECONDS EAST A DISTANCE OF 58.06

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FEET TO POINT B ON THE CENTERLINE OF THE CREEK; RUNNING THENCE PROCEEDING NORTH 17 DEGREES 40 MINUTES 00 SECONDS WEST A DISTANCE OF 1116.31 FEET TO AN IRON PIN SET; RUNNING THENCE ALONG AN ARC OF A CURVE SAID CURVE HAVING AN ARC DISTANCE OF 55.46 FEET AND A RADIUS OF 153.28 FEET BEING SUBTENDED BY A CHORD BEARING OF NORTH 13 DEGREES 14 MINUTES 50 SECONDS EAST A DISTANCE OF 55.16 FEET TO A POINT; RUNNING THENCE ALONG AN ARC OF A CURVE SAID CURVE HAVING AN ARC DISTANCE OF 97.71 FEET AND A RADIUS OF 386.10 FEET BEING SUBTENDED BY A CHORD BEARING OF NORTH 04 DEGREES 23 MINUTES 07 SECONDS WEST A DISTANCE OF 97.45 FEET TO A POINT; RUNNING THENCE NORTH 11 DEGREES 39 MINUTES 08 SECONDS WEST A DISTANCE OF 72.99 FEET TO AN IRON PIN SET, IRON PIN BEING THE TRUE POINT OF BEGINNING.

AS MORE PARTICULARLY DESCRIBED ON A SURVEY FOR BARBARA JOHNSTON, PREPARED BY RINGO ABERNATHY AND ASSOCIATES, KEVIN V. RINGO, SURVEYOR, GEORGIA REGISTERED LAND SURVEYOR NUMBER 2278, DATED AUGUST 03, 2011, SAID SURVEY BEING ATTACHED AS EXHIBIT "B" AND BEING INCORPORATED BY REFERENCE.

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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. Use will remain the same.

(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:

No.

(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:

No.

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To Whom it may Concern,

I would like to rezone my property for agricultural use. I currently use the property for my home and my personal horses but would like rezoning so that I can acquire the proper stable license and insurance to accommodate additional horses in the future.

The property is 7.43 acres.

Request agricultural zoning RA200

Request only one lot and one dwelling

4 parking spaces

No buildings to exceed 2 stories in height

No requested change in buffers

Thank you,

Barbara Johnston Horrobin

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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.



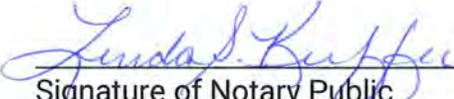
Signature of Applicant

7/9/19

Date

Barbara Johnston Horrobin

Type or Print Name and Title



Signature of Notary Public

7/9/2019

Date

Notary Seal

**Linda S Kieffer
Notary Public
Gwinnett County, Georgia
My Commission Expires
August 9, 2022**

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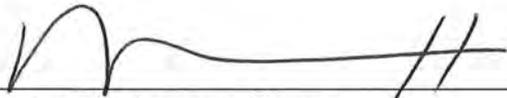
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REZONING PROPERTY OWNER'S CERTIFICATION

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.



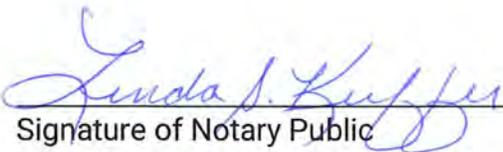
Signature of Property Owner

7/9/19

Date

Barbara Johnston Horrobin

Type or Print Name and Title



Signature of Notary Public

7/9/2019

Date

Notary Seal

Linda S Kieffer
Notary Public
Gwinnett County, Georgia
My Commission Expires
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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.

[Signature] 7/9/19 Barbara Johnston Horrobin
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 7/9/2019
 SIGNATURE OF NOTARY PUBLIC DATE

Linda S Kieffer
 Notary Public
 Gwinnett County, Georgia
 My Notary Seal Expires
 August 9, 2022

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 Barbara Johnston Horrobin
 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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