

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: 4RNJ2, LLC	NAME: Redeemed Christian Church of God Inc
ADDRESS: PO BOX 720314	ADDRESS: PO BOX 720314
CITY: Atlanta	CITY: Atlanta
STATE: GA ZIP: 30358	STATE: GA ZIP: 30358
PHONE: 4049871224	PHONE: 4049871224
CONTACT PERSON: Andrew Perry PHONE: 4049871224	
CONTACT'S E-MAIL: perrydrew@gmail.com	
<p align="center">APPLICANT IS THE:</p> <p><input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER</p>	
PRESENT ZONING DISTRICTS(S): C2/R75 REQUESTED ZONING DISTRICT: RTH	
PARCEL NUMBER(S): 6259 035 ACREAGE: 7.33	
ADDRESS OF PROPERTY: 4312 Buford Highway Norcross GA 30093	
PROPOSED DEVELOPMENT: 4312 Buford Highway Norcross GA 30093	
<p align="center">RESIDENTIAL DEVELOPMENT</p> No. of Lots/Dwelling Units: 34 Dwelling Unit Size (Sq. Ft.): 2,000 SF Gross Density: 4.64 Net Density: 6.34	<p align="center">NON-RESIDENTIAL DEVELOPMENT</p> No. of Buildings/Lots: _____ Total Building Sq. Ft. _____ Density: _____

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RZM '20 030

AUG 07 2020



3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com

LEGAL DESCRIPTION - 4312 Buford Highway - 7.33 ACRES


ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 259 of the 6th District, of Gwinnett County, Georgia and being more particularly described as follows:

TO LOCATE THE POINT OF BEGINNING, commence at a point located on the southeasterly portion of a mitered intersection located at the intersection of the southwesterly right-of-way of West Mount Tabor Circle (Variable R/W) and the southeasterly right-of-way of Buford Highway (also known as U.S. Highway 25, also known as Georgia State Route 13) (Variable R/W); Thence following said mitered portion of right-of-way, proceed North $77^{\circ}13'14''$ West a distance of 6.40 feet to a point (Concrete Monument Found), said point being at the northwesterly portion of said mitered right-of-way; Thence following said southeasterly right-of-way of Buford Highway, proceed South $49^{\circ}13'54''$ West a distance of 43.08 feet to a point (Iron Pin Found, #4 Re-Bar), said point being the TRUE POINT OF BEGINNING.

THENCE, from said Point of Beginning thus established, leaving said southeasterly right-of-way of Buford Highway, proceed South $33^{\circ}47'01''$ East a distance of 203.62 feet to a point (Iron Pin Found, 1 inch Open Top); Thence proceed South $48^{\circ}56'05''$ West a distance of 98.99 feet to a point (1/2 inch Square Bar Found); Thence proceed South $29^{\circ}30'29''$ East a distance of 278.16 feet to a point (Iron Pin Found, #4 Re-Bar); Thence proceed South $28^{\circ}46'17''$ East a distance of 272.69 feet to a point (Iron Pin Found, #4 Re-Bar); Thence proceed South $45^{\circ}09'07''$ West a distance of 405.11 feet to a point (Iron Pin Found, #4 Re-Bar); Thence proceed North $29^{\circ}07'24''$ West a distance of 581.30 feet to a point (Iron Pin Found, 1 inch Open Top); Thence proceed North $34^{\circ}33'17''$ West a distance of 191.22 feet to a point (Iron Pin Set, #4 Capped Re-Bar), said point being located on said southeasterly right-of-way of Buford Highway; Thence following said southeasterly right-of-way of Buford Highway, proceed North $49^{\circ}05'59''$ East a distance of 200.56 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed North $34^{\circ}50'40''$ East a distance of 40.61 feet to a point (Concrete Monument Found); Thence proceed North $49^{\circ}00'41''$ East a distance of 260.91 feet to a point, said point being the POINT OF BEGINNING.

Together with and subject to all covenants, easements, and restrictions of record.

Tract described herein containing 7.33 acres of land (319,269 Square feet), more or less, shown on a survey titled Boundary Retracement Survey & Topographic Survey for Creekside Georgia by Frontline Surveying & Mapping, Inc., job number 71787, dated 06/24/2020, also being known as 4312 Buford Highway according to the current system of numbering in Gwinnett County, Georgia.


Thomas E. Peay, Jr. Ga. RLS 2402

For the Firm of Frontline Surveying & Mapping, Inc.

W:\DOCUMENTS\Legal\72331 - Legal Description - 4312 Buford Hwy - 7.33 AC.doc
8/4/2020 5:12:44 PM

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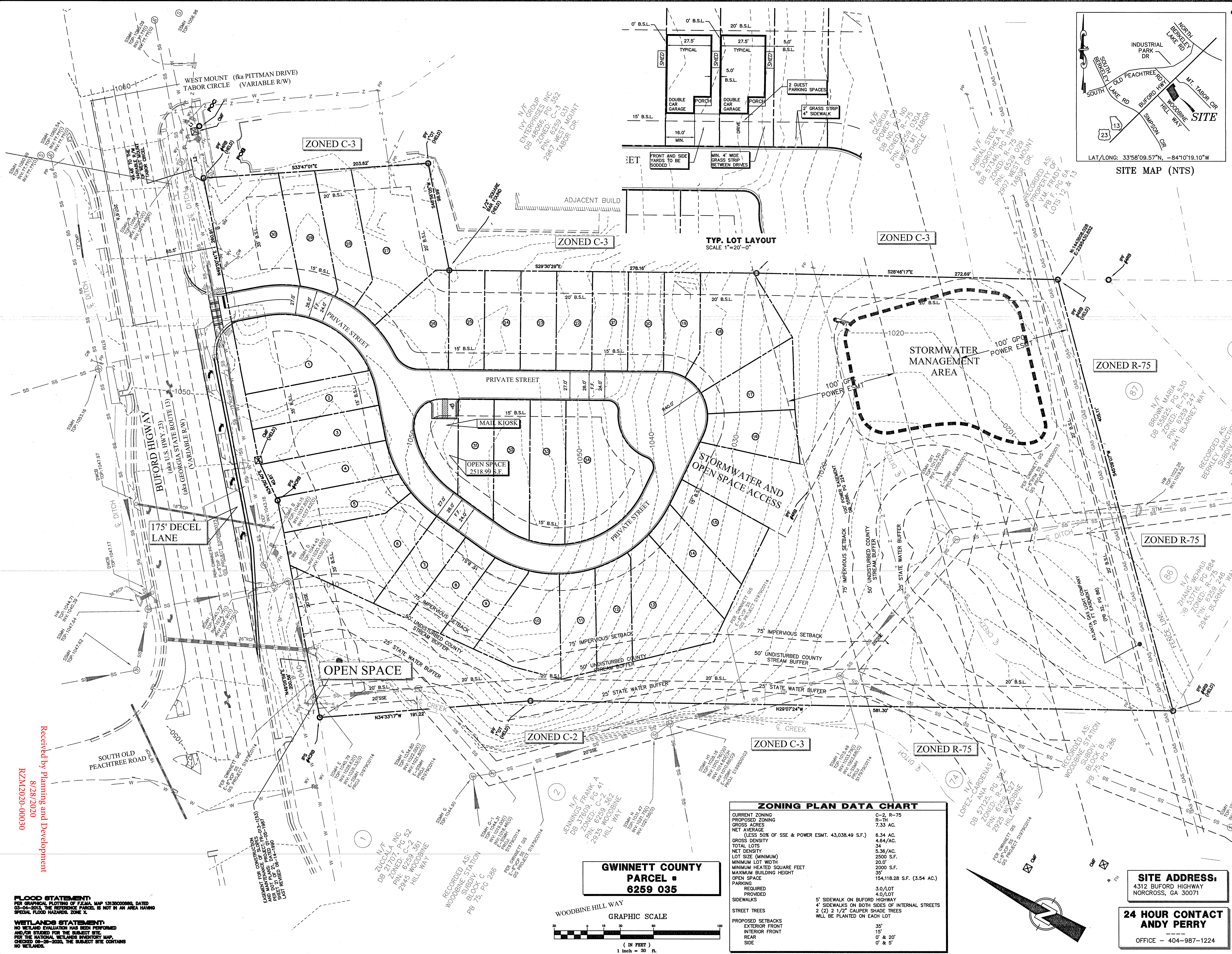
Planning&Development

8/28/2020 10:07 AM J:\A\A\2000\0001\0001\REZONE.dwg SHEET 1

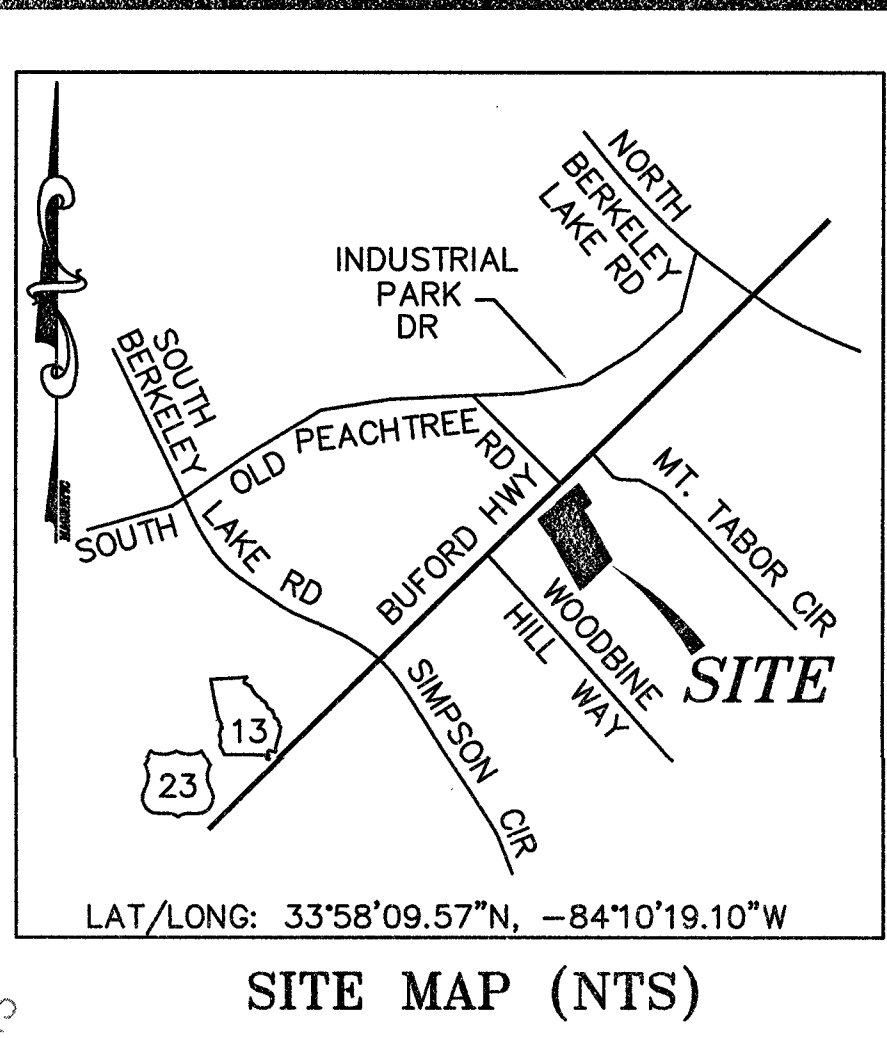
FLOOD STATEMENT:
PER GRAPHICAL PLOTTING OF F.E.M.A. MAP 13135C00080, DATED 03-04-2013, THE REFERENCE PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARD ZONE 1.

WETLAND STATEMENT:
NO WETLAND EVALUATION HAS BEEN PERFORMED AND/OR STUDIED FOR THE SUBJECT SITE. PER THE NATIONAL WETLANDS INVENTORY MAP, CHECKED 05-28-2003, THE SUBJECT SITE CONTAINS NO WETLANDS.

Received by Planning and Development
8/28/2020
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ZONING PLAN DATA CHART	
CURRENT ZONING	C-2, R-75
PROPOSED ZONING	R-75
GROSS ACRES	7.33 AC.
NET AVERAGE (LESS 50% OF SSE & POWER ESMT. 43,038.49 S.F.)	6.34 AC.
GROSS DENSITY	4.64/AC.
TOTAL LOTS	5.36/AC.
LOT SIZE (MINIMUM)	2500 S.F.
MINIMUM LOT WIDTH	20.0'
MINIMUM HEATED SQUARE FEET	2000 S.F.
MAXIMUM BUILDING HEIGHT	35'
OPEN SPACE	154,118.28 S.F. (3.54 AC.)
PARKING	3.0/LOT
REQUIRED	4.0/LOT
PROVIDED	4.0/LOT
SIDEWALKS	5' SIDEWALK ON BUFORD HIGHWAY 4' SIDEWALKS ON BOTH SIDES OF INTERNAL STREETS
STREET TREES	2 (2) 2 1/2" CALIPER SHADE TREES WILL BE PLANTED ON EACH LOT
PROPOSED SETBACKS	35'
EXTERIOR FRONT	15'
INTERIOR FRONT	0' & 20'
REAR	0' & 5'
SIDE	0' & 5'



REVISIONS

NO.	DESCRIPTION	BY
1	INITIAL	ST-1

THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND MAY NOT BE USED OR REPRODUCED WITHOUT HIS WRITTEN PERMISSION

J. Pananaster, Inc.
Engineering & Development Consultants
Landscape Architects
255 MILLER PARKWAY, SUITE 630
DUNWOODY, GA 30097
(770) 455-5551
WWW.PANANASTER.COM

4812 LLC
P.O. BOX 723314
ATLANTA, GA 30358
404-887-1224

REZONING PLAN - 4312 BUFORD HIGHWAY

CREEKSIDE GEORGIA
LL 249, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA

DRAWN BY
X
CHECKED BY
JL
DATE
07-30-20
SCALE
1" = 20'
JOB NO.
00-00
CAD FILE
20001-REZONE.dwg

SHEET
1

SITE ADDRESS:
4312 BUFORD HIGHWAY
NORCROSS, GA 30071

24 HOUR CONTACT
ANDY PERRY
OFFICE - 404-987-1224

4312 Buford Highway

Rezoning Plan for 4RNJ2, LLC

(Standards Governing the Exercise of the Zoning Power)

August 6th, 2020

A) Surrounding the property are many different commercial and residentially zoned properties. We are going to offer R-TH with a single family detached appearance that we feel will transition well between single-family detached neighborhoods, existing townhome developments and immediately adjacent commercially zoned properties.

B) Based on the architectural plans and streetscape we will provide, this property will not adversely affect the usability of adjacent and nearby properties. We feel our development will increase the value of the area based on price points, home styles and attractiveness. We will also have a significant power easement and stream buffer separating us from the neighboring residential neighborhoods.

C) As currently zoned the property has not attracted any reasonable commercial interest. The power easements and stream buffers mentioned before lend the site to a more dense graded area with larger pockets of open space suitable for a higher density zoning category.

D) Our plan for a 34-home community will not create a negative effect on either the school system or traffic in this area. We feel it is a relatively small addition on a major thoroughfare and we will work with the County to ensure that any development standards are met.

E) This property is in line with the designated future land use. There are multiple zonings within less than a mile of this property that have more homes per acre or are town homes. We will fall within this mix of property sizes while increasing the housing value around us.

F) Gwinnett County is only going to continue to see population growth. There are areas of the County that more appropriately service the need for infill development to meet the demands of that growth. High traffic areas, such as Buford Highway and nearby Pleasant Hill Road, make the property a good candidate for redevelopment.

Sincerely,



Andrew Perry

RZM '20 030

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4312 Buford Highway

Rezoning Plan for 4RNJ2, LLC

(Letter of Intent)

August 6th, 2020

We respectfully submit this zoning application for this property, defined by the legal description herein containing +/- 7.33 acres, to the zoning classification of R-TH from its present zoning of C2 and R-75.

We plan to develop the neighborhood with a single family detached appearance. The site plan shows a development of 34 home sites on 7.33 acres. There will be approximately 52% open space provided. The community has a minimum lot size requirement of 2,500 SF and a minimum dwelling size of 2,000 SF. Those minimums reflect only a portion of the lot sizes, as most are larger. We are requesting a 35' front landscape setback along Buford Highway and a 20' rear setback along the commercially zoned properties to the north. Our site is separated from the residential neighbors to the south by both stream buffers and overhead utility easements.

The neighborhood will be pedestrian friendly with 4' sidewalks along the private roadway within the community and 5' sidewalks along Buford Highway. It will be constructed as a front porch community with separation between the homes presenting them as detached single family. All homes will have a mix of brick, fiber cement siding products, architectural style shingles and decorative trim. All homes will have 2-car garages.

Gwinnett County Water Resources service this property for both water and sewer. All power, phone and cable services within the community will be buried underground.

The development is situated on a major thoroughfare in Buford Highway and close to Pleasant Hill Road, Peachtree Industrial and Beaver Run Road. Gwinnett County is going to continue to experience population growth and we feel that quality infill development makes the most sense on transportation routes like these.

This property has remained undeveloped and has not attracted commercial use. Residentially the property is viable with a higher zoning category due to the hydrology and utility easement features. By changing the zoning from C-2 and R-75, this site will more align with the higher density sites that have been developed in the last couple of decades along this road. We plan on maintaining a single-family detached price point and appearance to provide the quality infill that will benefit the area.

Thank you for your time.

Sincerely,



Andrew Perry

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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.



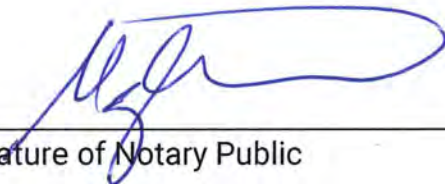
Signature of Applicant

8-6-20

Date

Andrew Perry Monka

Type or Print Name and Title



Signature of Notary Public

8/6/20

Date



Notary Seal

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REZONING PROPERTY OWNER'S CERTIFICATION


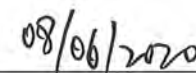
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE 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.

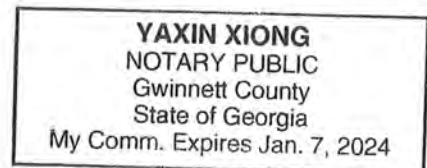
Signature of Property Owner Date

JOSEPH TAKON DR. CEO

Type or Print Name and Title

Signature of Notary Public Date



Notary Seal

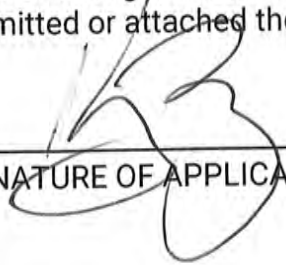
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CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

 **10-27-20** Andrew Perry, Member

SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 **10/27/2020**

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

Andrew Perry

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 10-27-20
RZM2020-00030

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: 6 259 035
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

8-6-20

Date

Andrew Perry, Member

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)

Ingrid Umazor
NAME

TSA II
TITLE

8/06/2020
DATE

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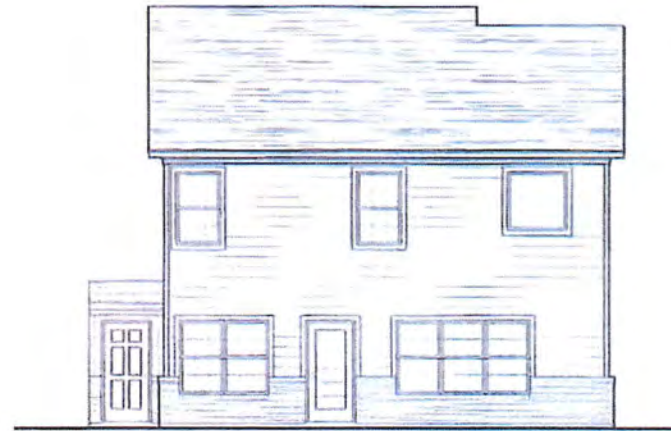
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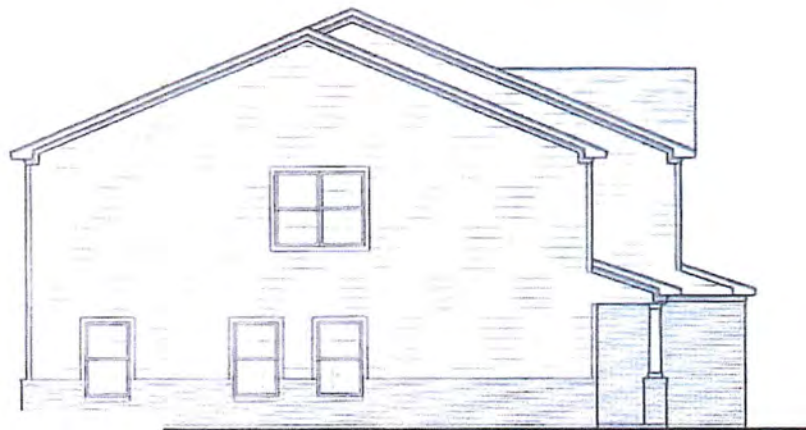
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1 FRONT ELEVATION - PITTMAN
A1 SCALE 1/8" = 1'-0"



2 REAR ELEVATION - PITTMAN
A1 SCALE 1/8" = 1'-0"



3 LEFT ELEVATION - PITTMAN



4 RIGHT ELEVATION - PITTMAN
A1 SCALE 1/8" = 1'-0"

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SHEET NO:

A1

1 OF 9