

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Bonnie & Jaime Leonard</u>	NAME: <u>Bonnie, Jaime Leonard</u>
ADDRESS: <u>6275 Stewart Rd.</u>	ADDRESS: <u>6275 Stewart 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>770-823-2338</u>	PHONE: <u>770-823-2338</u>
CONTACT PERSON: <u>Bonnie Leonard</u> PHONE: <u>770-823-2338</u>	
CONTACT'S E-MAIL: <u>Kastana2001@yahoo.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

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

PARCEL NUMBER(S): R7351 034 ACREAGE: 2.06

ADDRESS OF PROPERTY: 6275 Stewart Rd. Buford, GA 30518

PROPOSED DEVELOPMENT: No changes /Keep as a horse farm.

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>1</u>	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

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BK 20222 PG 0074

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA

1st

GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX

00 MAR 22 AM 8:00

\$ 110.50
TOM LAWLER CLERK OF
SUPERIOR COURT

TOM LAWLER, CLERK

FILE NO.00-G5820

WARRANTY DEED

STATE OF GEORGIA, COUNTY OF GWINNETT

This Indenture made this 25th day of February, in the year Two Thousand, between DAVID C. BROCK and SUSAN T. BROCK, of the County of Gwinnett, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and BONNIE LEONARD and JAIME LEONARD, as Joint Tenants With Right Of Survivorship, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 351 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING THE PROPERTY KNOWN AS 6275 STEWART ROAD, BUFORD, GEORGIA BY THE CURRENT POSTAL NUMBERING SYSTEM, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE OF BUFORD DAM ROAD AND RUNNING SOUTHERLY ALONG THE CENTERLINE OF STEWART ROAD (50-FOOT RIGHT-OF-WAY) A DISTANCE OF 789.10 FEET, THENCE RUN 75 DEGREES 52 MINUTES 20 SECONDS EAST FROM THE CENTERLINE OF STEWART ROAD, A DISTANCE OF 32.96 FEET TO AN IRON PIN FOUND AND THIS BEING THE TRUE POINT OF BEGINNING, FROM SAID TRUE POINT OF BEGINNING RUN SOUTH 75 DEGREES 52 MINUTES 20 SECONDS EAST, A DISTANCE OF 695 FEET, MORE OR LESS, TO THE CENTERLINE OF THE CREEK, BEING THE EASTERN PROPERTY LINE OF SAID PROPERTY, CONTINUE IN A SOUTHEASTERLY WAY, FOLLOWING THE MEANDERINGS OF THE CREEK THEREOF, A DISTANCE OF 170 FEET, MORE OR LESS, TO A 1/2 INCH REBAR, THENCE RUN NORTH 71 DEGREES 34 MINUTES 25 SECONDS WEST, A DISTANCE OF 537.74 FEET TO A 1/2 INCH REBAR, THENCE RUN SOUTH 82 DEGREES 25 MINUTES 06 SECONDS WEST, A DISTANCE OF 134.73 FEET TO AN IRON PIN SET, THENCE RUN NORTH 21 DEGREES 22 MINUTES 16 SECONDS WEST, FOLLOWING THE CURVATURE OF STEWART ROAD (ARC OF 195.62 FEET, CHORD OF 194.81 FEET, RADIUS OF 620.24 FEET) TO CLOSE AT AN IRON PIN FOUND AND THE TRUE POINT OF BEGINNING, AND HAVING ACREAGE OF 2.06, MORE OR LESS. THIS BEING THE SAME PROPERTY SHOWN BY THE SURVEY PREPARED BY O. EUGENE KAY, RLS #1943 OF SURVEY CONCEPTS, INC. FOR DAVID C. BROCK & SUSAN I. BROCK, DATED OCTOBER 14, 1996.


SUBJECT to restrictive covenants and general utility easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Witness
Notary Public


 (Seal)
DAVID C. BROCK

 (Seal)
SUSAN T. BROCK

(Seal)

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THIS PROPERTY DOES NOT LIE IN A F.I.A. FLOOD HAZARD AREA ACCORDING TO THE F.I.A. FLOOD PLAIN MAPS.

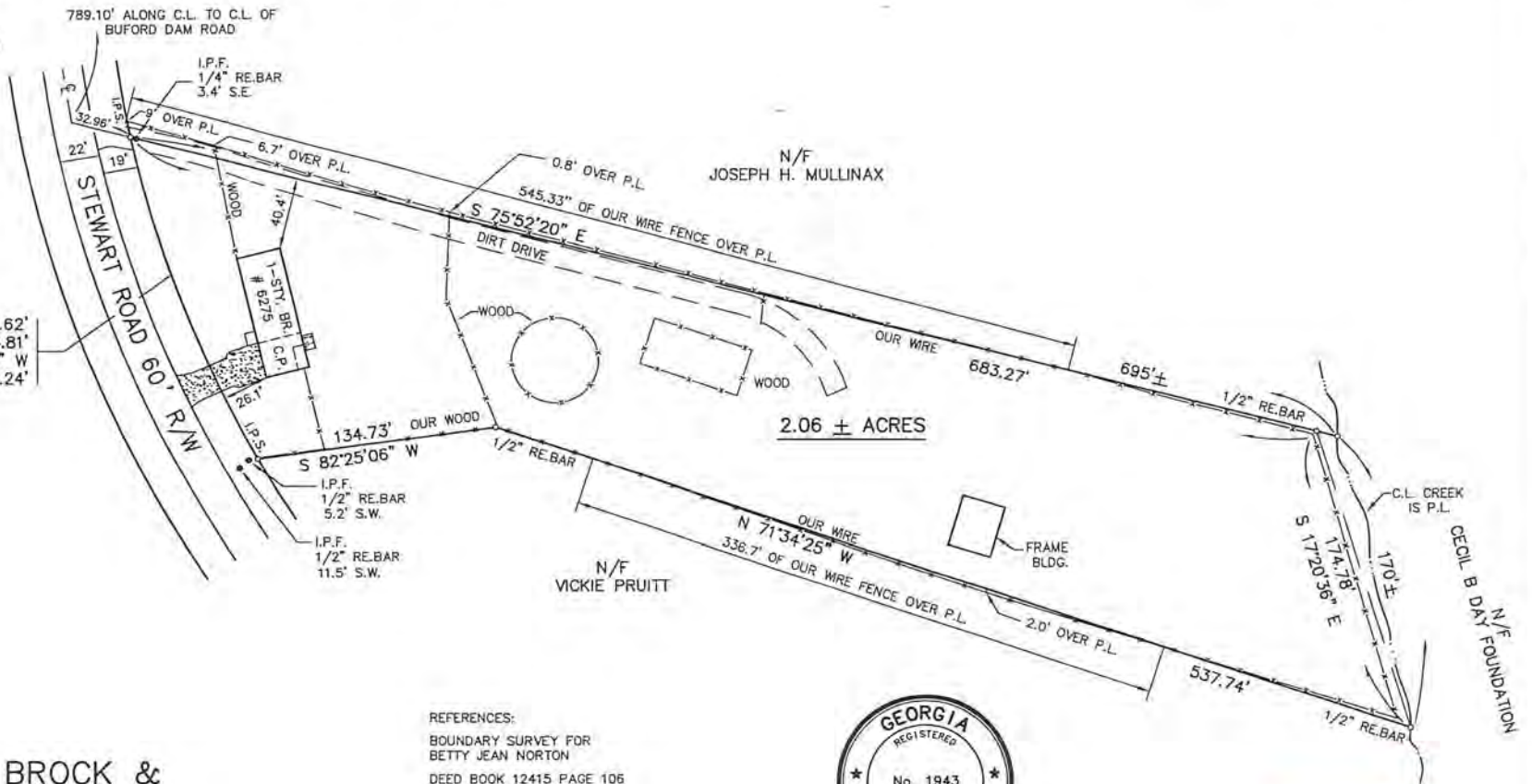
- LEGEND
- I.P.S. IRON PIN SET (1/2" RE. BAR)
 - I.P.F. IRON PIN FOUND
 - R/W RIGHT-OF-WAY
 - B.L. BUILDING LINE
 - P.L. PROPERTY LINE
 - C.B. CATCH BASIN
 - H.W. HEADWALL
 - M.H. MANHOLE
 - X- FENCE
 - L.L.L. LAND LOT LINE
 - D.E. DRAINAGE EASMT.
 - S.E. SEWER EASMT.
 - C.L. CHAIN LINK

THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND FOUND ACCURATE TO WITHIN ONE FOOT IN 223,737 FEET.

NOTE: FENCES SHOULD NOT BE PLACED USHO SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.



ARC=195.62'
CH=194.81'
N 21°22'16" W
RAD=620.24'



SURVEY FOR
**DAVID C. BROCK &
 SUSAN I. BROCK**
 LAND LOT 351 7th DIST.
 GWINNETT COUNTY, GEORGIA
 SCALE: 1"= 60' OCTOBER 14, 1996

- REFERENCES:
- BOUNDARY SURVEY FOR BETTY JEAN NORTON
 - DEED BOOK 12415 PAGE 106
 - DEED BOOK 2845, PAGE 484
 - DEED BOOK 1296, PAGE 40
 - SURVEY FOR ROBERT & VICKI PRUITT PLAT BOOK 16 PAGE 174 DATED 9/5/81



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

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SURVEY CONCEPTS, INC.

3675 HEWATT COURT * SUITE B
SNELLVILLE, GEORGIA 30278

FAX (770) 736-4623

(770) 736-7666

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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 / Currently adjacent property is Gwinnett County Green space on three sides of property.

- (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:

There are existing conditions supporting grounds for Approval.

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October 9, 2019

Letter of Intent

To: Gwinnett County Planning Commission

Property Address: 6275 Stewart Rd. Buford, GA 30518

Tax Parcel: R7351 034

Subject: Rezoning Application: 6275 Stewart Rd. Buford, GA 30518

This Application is for the Rezoning of the subject property 6275 Stewart Rd. from an R-100 to an RA-200. Owner desires to keep 4 Horses on current property as was Grandfathered in February 2000. The property has always had horses at this location, even prior too February of 2000.

It understood that to be permitted to keep horses on said property the zoning would need to be changed to RA-200. Currently this property is adjacent to Gwinnett County "Green Space" on all three sides.

This application is not intended to request any newly "proposed" structures or changes to any of the existing structures or buffers as shown on Survey/Site plan included.

- One, One story Frame/Brick House
- One Horse/stable Barn

In Summary, the requested rezoning to RA-200 is to allow owners to keep existing horses on property as they have been per the Grandfather clause advised in February of 2000 by Gwinnett County.

Bonnie Leonard 770-823-2338 Email: Kastana2001@yahoo.com

Jaime Leonard 678-591-8994 Email: Kensie026@Gmail.com

Respectfully submitted this day of October 9, 2019.

October 9, 2019

Bonnie Leonard

Date

October 9, 2019

Jaime Leonard

Date

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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.

Bonnie Leonard *Jaime Leonard*

Signature of Applicant

10-9-19

Date

Bonnie Leonard and Jaime Leonard

Type or Print Name and Title

Julie A Mason

Signature of Notary Public

10-9-2019

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.

Bonnie Leonard Jaime Leonard

Signature of Property Owner

10-9-19

Date

Bonnie Leonard and Jaime Leonard

Type or Print Name and Title

Julie Amason

Signature of Notary Public

10-9-19

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.

Bonnie Leonard 10-9-19 Bonnie Leonard
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE
Jaime Leonard

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

Julie Amason 10-9-2019
 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 Bonnie Leonard and Jaime Leonard
 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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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: 7 - 351 - 73510 ~~034~~
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

Date

Bonnie Leonard

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)

Julie Smith
NAME

TSA II
TITLE

10-9-19
DATE

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