

DEC. 06 2019

**REZONING APPLICATION**

Planning&amp;Development

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

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Richardson Housing Group</u> <u>c/o Alliance Engineering and Planning</u>	NAME: <u>Mary Petrich Estate</u>
ADDRESS: <u>4480 Commerce Drive, Suite A</u>	ADDRESS: <u>Same</u>
CITY: <u>Buford</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: _____ ZIP: _____
PHONE: <u>770-614-6511</u>	PHONE: _____
CONTACT PERSON: <u>MITCH PEEVY</u> PHONE: <u>(770) 614-6511</u> EMAIL ADDRESS: <u>Mitchpeevy@gmail.com</u>	

\*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:	
____ OWNERS AGENT	____ PROPERTY OWNER <u>X</u> CONTRACT PURCHASER
PRESENT ZONING DISTRICT (S): <u>R-75</u> REQUESTED ZONING DISTRICT: <u>TND</u>	
LAND DISTRICT (S): <u>6</u>	LAND LOT: <u>158</u> ACREAGE: <u>5.141 (Total 10.95)</u>
ADDRESS OF PROPERTY: <u>Vernon Street</u>	
PROPOSED DEVELOPMENT: <u>Single Family and Townhome Subdivision</u>	
RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>27</u>	NO. OF BUILDINGS/UNITS: _____
DWELLING UNIT SIZE (SQ. FT.): <u>1,800 TH</u> <u>2,100 Sm\Med &amp; 2,300 Large</u>	TOTAL GROSS SQUARE FEET: _____
GROSS DENSITY: <u>5.16 Overall</u>	DENSITY: _____
NET DENSITY: <u>5.16 Overall</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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## LAND DESCRIPTION NORTH TRACT

All that tract or parcel of land lying and being in Land Lot 158 of the 6th/ Land District, Gwinnett County, Georgia and being more particularly described as follows:

To find the **POINT OF COMMENCEMENT**, begin at the Intersection of the Northerly Right-of-Way of Vernon Street (60' R/W) and the Easterly Right-of-Way of Freeman Drive (60' R/W); THENCE leaving said Intersection and continuing along said Right-of-Way of Vernon Street the following two (2) courses and distances THENCE North 65 degrees 59 minutes 02 seconds East for a distance of 126.56 feet to a Point; THENCE North 63 degrees 37 minutes 58 seconds East for a distance of 62.29 feet to a Point, said point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established and leaving the aforesaid Right-of-Way of Vernon Street North 25 degrees 28 minutes 18 seconds West for a distance of 209.14 feet to a Point; THENCE North 64 degrees 31 minutes 42 seconds East for a distance of 770.00 feet to a Point; THENCE South 52 degrees 46 minutes 18 seconds East for a distance of 425.80 feet to a Point; THENCE South 09 degrees 14 minutes 18 seconds East for a distance of 78.10 feet to a Point; THENCE South 61 degrees 01 minutes 26 seconds West for a distance of 142.23 feet to a Point on the aforesaid Northerly Right-of-Way of Vernon Street; THENCE continuing along said Right-of-Way the following eight (8) courses and distances North 58 degrees 30 minutes 12 seconds West for a distance of 205.77 feet to a Point; THENCE along a curve to the left having a radius of 219.59 feet and arc length of 73.85 feet being subtended by a chord of North 64 degrees 42 minutes 31 seconds West for a distance of 73.50 feet to a Point; THENCE along a curve to the left having a radius of 106.52 feet and arc length of 71.95 feet being subtended by a chord of South 85 degrees 42 minutes 49 seconds West for a distance of 70.59 feet to a Point; THENCE South 68 degrees 23 minutes 25 seconds West for a distance of 36.55 feet to a Point; THENCE South 65 degrees 38 minutes 01 seconds West for a distance of 61.45 feet to a Point; THENCE South 64 degrees 25 minutes 52 seconds West for a distance of 175.30 feet to a Point; THENCE South 63 degrees 21 minutes 08 seconds West for a distance of 129.20 feet to a Point; THENCE South 63 degrees 37 minutes 58 seconds West for a distance of 174.66 feet to a Point, said point being **THE POINT OF BEGINNING**.

Said property contains 5.141 Acres (223,947 Square Feet).

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STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, 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:

THE APPLICANT BELIEVES THE PROPOSED USE IS SUITABLE.

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

THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE USE OF THE SURROUNDING PROPERTIES.

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

THE APPLICANT BELIEVES THAT THE SUBJECT PROPERTY DOES NOT HAVE A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREET, TRANSPORTATION FACILITIES, UTILITIES OR SCHOOLS:

THE PROPOSED USE WILL NOT PRODUCE 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:

THE SUBJECT PROPERTY IS DESIGNATED AS VIBRANT COMMUNITIES

(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:

SEE LETTER OF INTENT.

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Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

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PLANNING DIVISION USE ONLY

CASE NUMBER \_\_\_\_\_

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## REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Richardson Housing Group, requests a rezoning from R-75 to TND for the purpose of developing a mixed residential use project. The subject property is located on Vernon Street at its intersection with Shady Drive just off Beaver Ruin Road. The property is an assemblage of 5 parcels containing a total of 5.141 acres on the North side of the road and 5.806 acres and 4 parcels on the South side of the road. The total acreage is 10.95. The Developer has proposed a plan for this property that corresponds with the existing area and trends of today as part of this property is vacant and some of it has existing homes on it.

The proposed development features 37% of the property or 4.09 acres to be used for common open space thus exceeding the minimum 20% requirement. A walking path is planned to meander through the open space area. Sidewalks are also planned along both sides of the street in the entire community.

The residential component is proposed to consist of 17 detached homes and 47 townhomes. The front, sides and rear facades of the residential units will feature brick, stone, shake siding or of a concrete lap siding. All of the homes will have at a minimum a 2 car garage. The units will have granite countertops, stainless steel appliances, 9-foot ceilings and many additional upgrades available. The buildings will be two stories tall with a maximum height of thirty-five feet with the price points as follows:

1. Lot type Large will be a minimum 2,300 square feet and start in the \$300's.
2. Lot type Medium will be a minimum 2,100 square feet and start in the \$290's.
3. Lot type Small will be a minimum 2,100 square feet and start in the \$280's.
4. Lot type Townhomes will be a minimum 1,800 square feet and start in the \$260's.

All the grounds and common areas of on the property will be maintained by the mandatory Homeowners Association and this includes the lawns of the detached homes. The townhomes will also have HOA maintenance of their exteriors and roofs, but the detached homes will not.

Richardson Housing Group believes this project will provide a needed variety of housing options for this area of Gwinnett County.

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**REZONING APPLICANT'S CERTIFICATION**

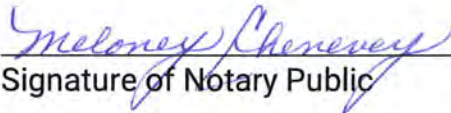
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL 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

11/1/19  
\_\_\_\_\_  
Date

MARK RICHARDSON - PRESIDENT  
\_\_\_\_\_  
Type or Print Name and Title



  
\_\_\_\_\_  
Signature of Notary Public

11/1/19  
\_\_\_\_\_  
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.

*Michael Karl Schenck, Administrator*

Signature of Property Owner

November 8, 2019

Date

Michael Karl Schenck, as Administrator With the Will Annexed of the Estate of

Type or Print Name and Title

Mary A. Petrich, Deceased

*[Signature]*

Signature of Notary Public

November 8, 2019

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.

[Signature] 11/1/19 MARK RICHARDSON - PRESIDENT  
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Meloney Cheney 11/1/19  
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 MARK RICHARDSON  
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:**  
(Map Reference Number)

6 - 158B - 005  
District Land Lot Parcel

X   
Signature of Applicant

11/21/19  
Date

MARK RICHARDSON PRESIDENT  
Type or Print Name and Title

**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

12-2-19  
DATE

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**PARCEL I.D. NUMBER:** 6 - 158B - 006  
(Map Reference Number) District Land Lot Parcel

[Signature] 12/2/19  
Signature of Applicant Date

MARU RICHARDSON PRESIDENT  
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**

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Julie Smith TSA II  
NAME TITLE  
12-2-19  
DATE

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12-2-19

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**PARCEL I.D. NUMBER:** 6 - 158 B - 007  
(Map Reference Number) District Land Lot Parcel

[Signature] 12/2/19  
Signature of Applicant Date

MARK RICHARDSON - PRESIDENT  
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.\*\*\***

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Julie Smith TSA II  
NAME TITLE  
12-2-19  
DATE

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**PARCEL I.D. NUMBER:**  
(Map Reference Number)

6 - 15813 - 008  
District Land Lot Parcel

X   
Signature of Applicant

11/21/19  
Date

MARK RICHARDSON PRESIDENT  
Type or Print Name and Title

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**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

12-2-19  
DATE

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**\*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

**PARCEL I.D. NUMBER:**      6      -      15813      -      009  
(Map Reference Number)      District      Land Lot      Parcel

[Signature]      12/2/19  
Signature of Applicant      Date

MARIA RICHARDSON - PRESIDENT  
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.\*\*\***

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Cherie Smith      TSA II  
NAME      TITLE  
12-2-19  
DATE

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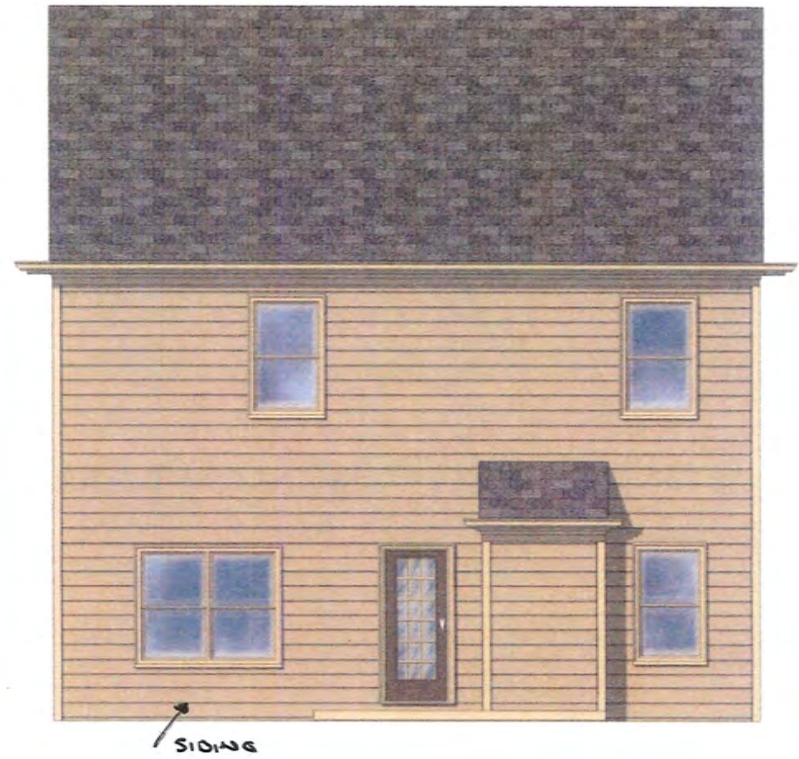
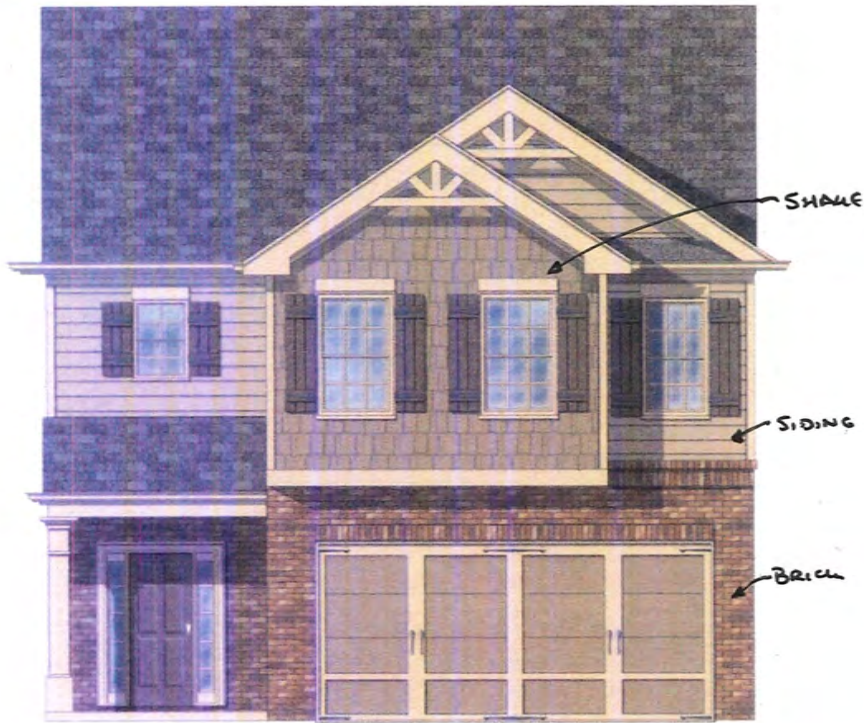
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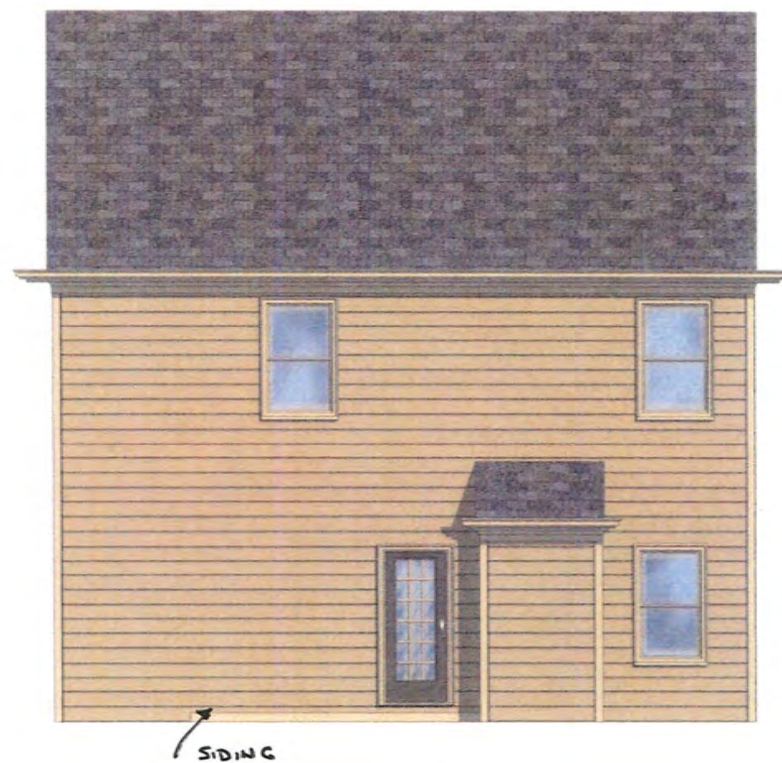
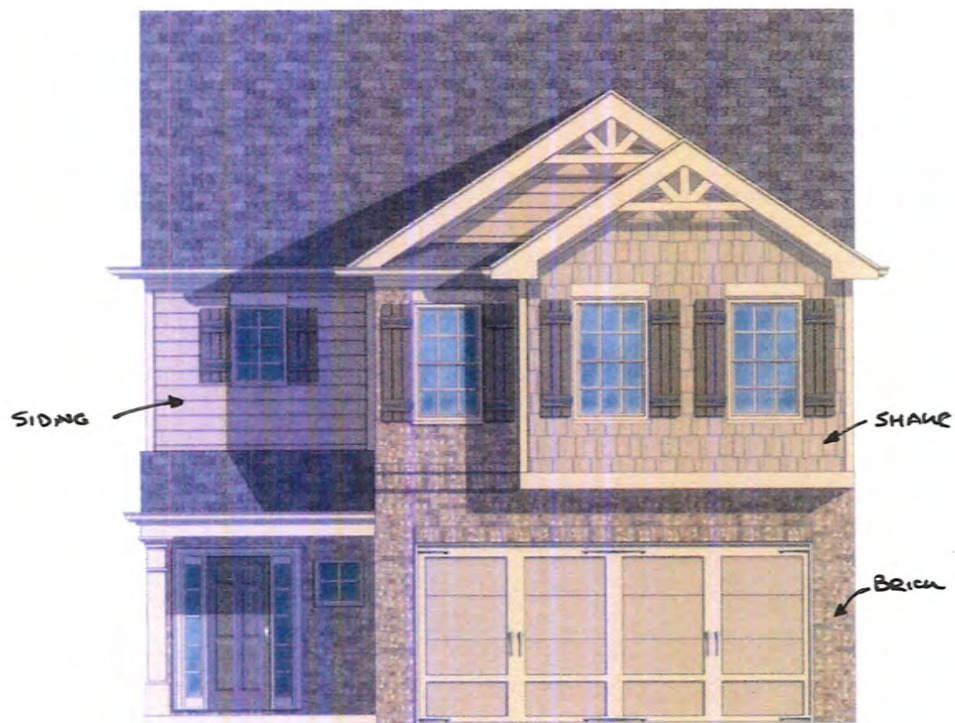
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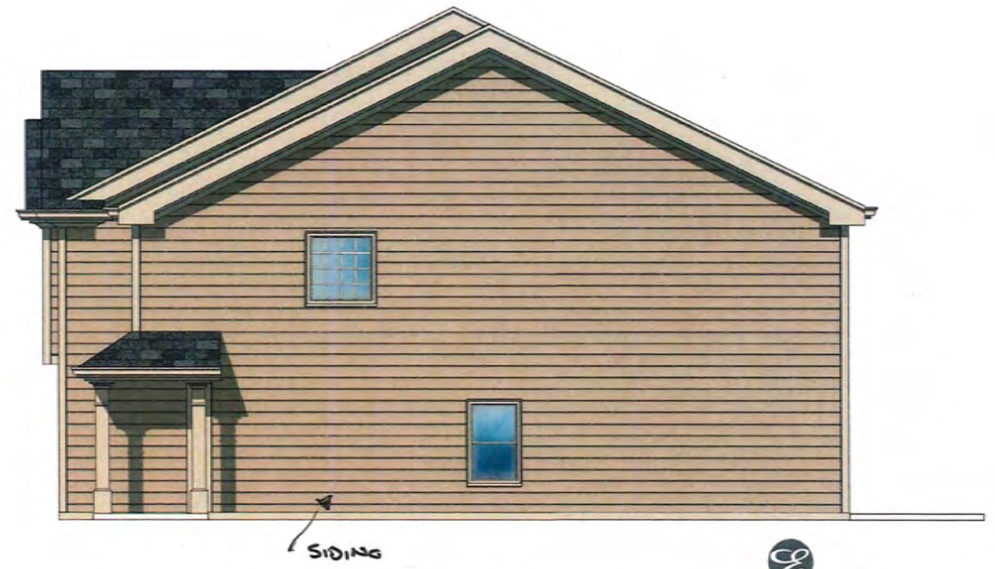
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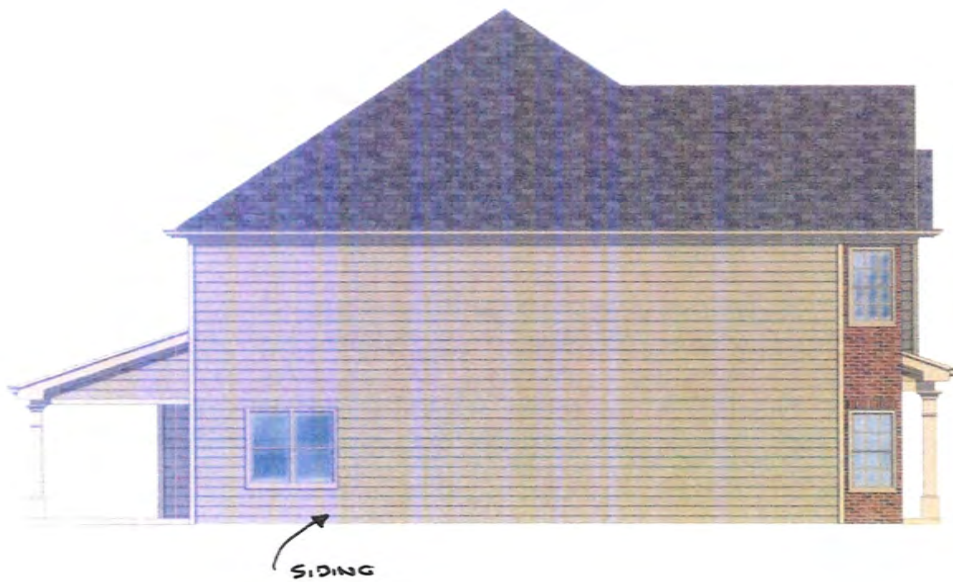
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