

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Nakesstha Pearson</u>	NAME: <u>Nakesstha Pearson</u>
ADDRESS: <u>2905 Meadow Gate Way</u>	ADDRESS: <u>2905 Meadow Gate Way</u>
CITY: <u>Loganville</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> ZIP: <u>30052</u>	STATE: <u>GA</u> ZIP: <u>30052</u>
PHONE: <u>770-568-5661</u>	PHONE: <u>770-568-5661</u>
CONTACT PERSON: <u>Nakesstha Pearson</u> PHONE: <u>770-568-5661</u>	
CONTACT'S E-MAIL: <u>favornfaith@gmail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): RA-200 REQUESTED ZONING DISTRICT: R-100

PARCEL NUMBER(S): R5124038 ACREAGE: 4.12

ADDRESS OF PROPERTY: 2896 Langley Road Loganville, GA 30052

PROPOSED DEVELOPMENT: Single family detached homes

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>3</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. _____
Gross Density: <u>1.37</u>	Density: _____
Net Density: <u>1.37</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 124 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows. Commence at the intersection of the centerline of Langley Road (80' right of way) and the centerline of Langley Creek Drive, proceed thence North 01 degrees 09 minutes 09 seconds West a distance of 52.66 feet to a point on the northeasterly right of way of said Langley Road, said point being the Point of Beginning. Proceed thence, along the right of way of said Langley Road, North 49 degrees 08 minutes 57 seconds West a distance of 88.74 feet; thence, along the arc of a curve having a radius of 1634.41 feet a distance of 176.35 feet, said arc being subtended by a chord having a bearing of North 43 degrees 00 minutes 24 seconds West and a distance of 176.26 feet; thence, leaving the northeasterly right of way of said Langley Road, North 59 degrees 58 minutes 39 seconds East a distance of 734.72 feet; thence, South 30 degrees 50 minutes 06 seconds East a distance of 287.90 feet; thence, South 59 degrees 54 minutes 54 seconds West a distance of 253.17 feet; thence, North 29 degrees 48 minutes 45 seconds West a distance of 91.14 feet; thence, South 59 degrees 53 minutes 47 seconds West a distance of 160.01 feet; thence, South 29 degrees 49 minutes 36 seconds East a distance of 58.25 feet; thence, South 59 degrees 57 minutes 06 seconds West a distance of 257.08 feet to a point on the northeasterly right of way of said Langley Road, said point being the Point of Beginning. Said tract or parcel of land contains 4.119 acres and is further described on a plat of survey prepared by M.V. Ingram Enterprises, Inc. for Nakeisha Pearson, dated June 29, 2018.

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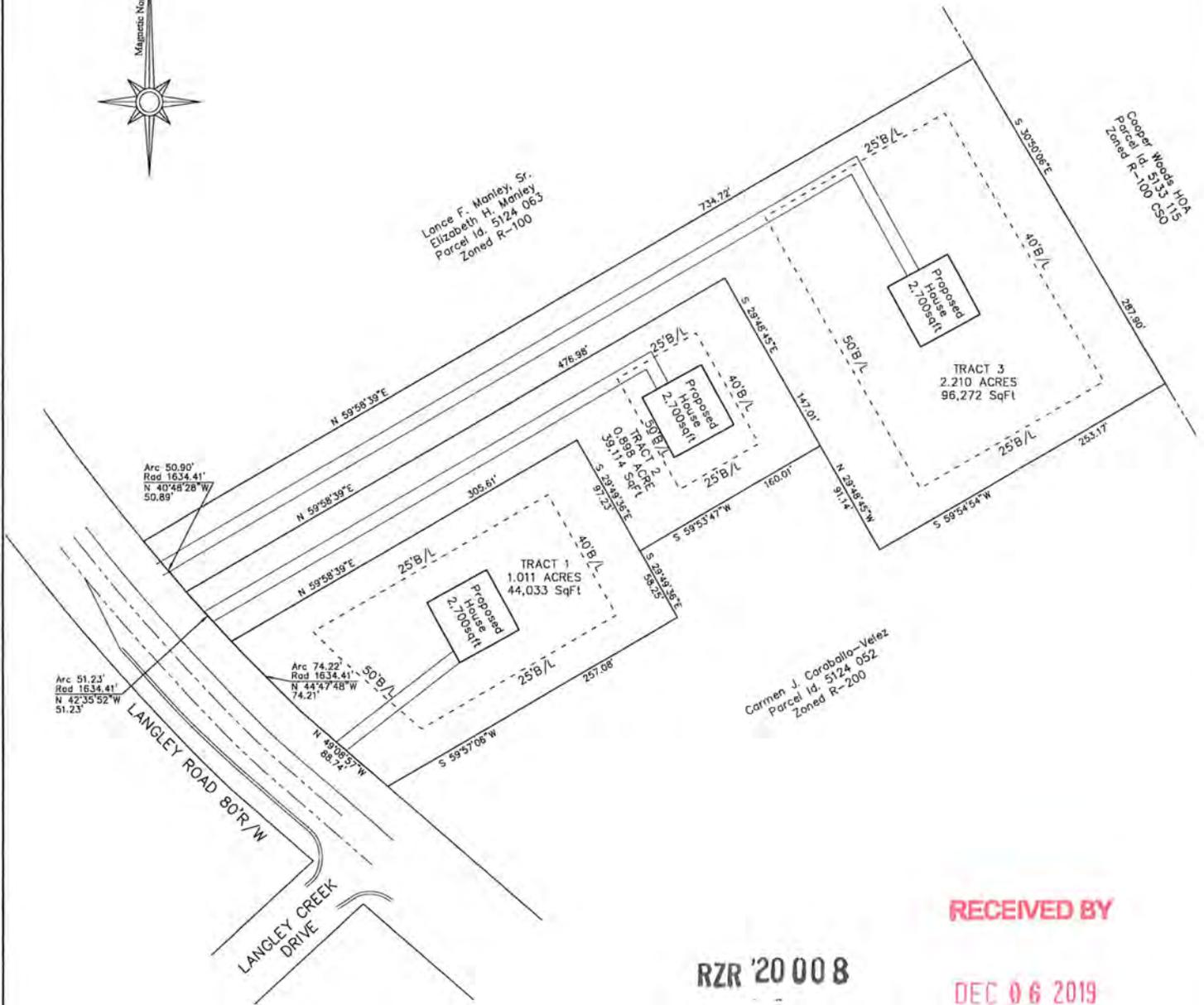
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Notes:

1. The boundary information for this sketch was taken from a Retracement Survey for Nakeisha Pearson, prepared by M.V. Ingram Enterprises, Inc., dated June 29, 2018.
2. This survey was prepared without the benefit of a title search. This property is subject to any concerns of which a title search would reveal.
3. This property is subject to any easements, restrictions, right-of-ways, or any other encumbrances, both public and private.
4. This plat represents that tract of land designated as Map & Parcel 5124 038, according to Gwinnett County Tax Assessors.
5. Reference for subject tract is Deed Book 55350, Page 1.
6. This property does not lie within the 100 Year Flood Limits per F.E.M.A. Flood Insurance Rate Map of Gwinnett County, Map No. 13135Co131F, effective date 9/29/06.



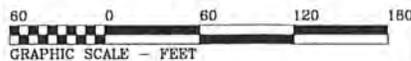
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SITE PLAN
FOR
NAKEISHA PEARSON
LOCATED WITHIN
Land Lot 124, 5th District
Gwinnett County, Georgia
Scale: 1" = 60' November 25, 2019



CARLAN
LAND SURVEYORS
970 SOUTH BROAD STREET
COMMERCE, GA 30529
(706)336-5959



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:

see attach

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

see attach

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

see attach

- (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:

see attach

- (E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

see attach

- (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 attach

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Rezoning Applicant's Response

- A. The property located at 2896 Langley Road was a family property from previous owner. This property was previously rezoned in 2003 from R-100 to RA-200 to accommodate a mobile home on the property. The mobile home is no longer on the property. All the adjacent and nearby properties are zoned R-100. My proposed rezoning will be suitable with adjacent and nearby properties.
- B. All adjacent properties are residential homes and my proposed rezoning is in alignment with existing use or usability of adjacent and nearby properties.
- C. The property currently zoned RA-200 has potential to build only one house. Rezoning the property will allow for three separate lots to build three separate houses.
- D. The proposed rezoning will not result in excessive use of existing streets, transportation facilities, utilities or schools. Rezoning will only result in three separate lots for three residential houses. The rezoning will be in alignment with adjacent and nearby properties.
- E. The proposed rezoning is in conformity with the policy and intent of the land use plan. The proposed rezoning is allowing the property to return to its original land use for R-100.

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F. As stated previously, previous owner rezoned this property in 2003 from R-100 to RA-200 to accommodate a mobile home on the property. The mobile home is no longer on the property.

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Nakeisha Pearson
2905 Meadow Gate Way
Loganville, GA 30052
770-568-5661
favornfaith@gmail.com

December 3, 2019

Letter of Intent

I, Nakeisha Pearson the owner of 2896 Langley Road in Loganville would like to rezone this property. The 4.12 acreage located at 2896 Langley Road is currently zoned RA-200. My proposed plan is to rezone the land to R-100 as adjacent and nearby properties. The 4.12 acreage would be divided into 3 separate lots with individual driveways. The lot sizes would be 1 acres, 0.89 acres and 2.2 acres with houses build to approximately 2700 square feet on each lot.

Respectfully,

Nakeisha Pearson

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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.



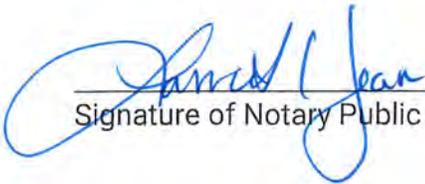
Signature of Applicant

12/2/19

Date

Nakesetta Pearson, Owner

Type or Print Name and Title



Signature of Notary Public

12/02/2019

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.



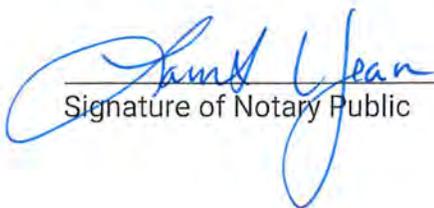
Signature of Property Owner

12/2/19

Date

Wakesato Pearson, Owner

Type or Print Name and Title



Signature of Notary Public

12/02/2019

Date


Notary Seal

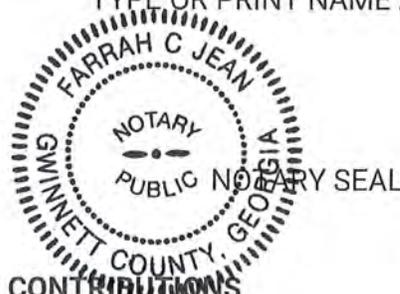
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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] 12/2/19 Nakesha Pearson, 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

[Signature] 12/02/2019
 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 Nakesha Pearson
 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.

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: 5 - 124 - R5124 038
(Map Reference Number) District Land Lot Parcel

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

Xakesha Porsen _____
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 TITLE TSA II
12-2-19 _____
DATE

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