

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Steve Pennington</u>	NAME: <u>Steve Pennington</u>
ADDRESS: <u>2045 Meyers Drive</u>	ADDRESS: <u>2045 Meyers Drive</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>(770) 633-0943</u>	PHONE: <u>(770) 633-0943</u>
CONTACT PERSON: <u>Dustin Pennington</u> PHONE: <u>770-377-3750</u>	
CONTACT'S E-MAIL: <u>dustin@mynewbridge.church</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICT(S): <u>R-SR</u> REQUESTED ZONING DISTRICT: <u>R100</u>	
PARCEL NUMBER(S): <u>5-272-003, 5-272-012</u> ACREAGE: <u>14.598</u>	
ADDRESS OF PROPERTY: <u>2050 Hurricane Shoals Rd.</u>	
PROPOSED DEVELOPMENT: <u>Single-Family Detached Dwellings</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>4</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2400</u>	Total Building Sq. Ft. _____
Gross Density: <u>0.27</u>	Density: _____
Net Density: <u>0.27</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Contact Information for the Applicant/Owner:

Steve Pennington
2045 Meyers Drive
Lawrenceville, Georgia 30045-3466
(770) 633-0943
dustin@mynewbridge.church
sdpapache1942@gmail.com

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LAND DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 272 of the 5TH district, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a point formed by the intersection of the Westerly Right-of-Way of Beckenham Walk Drive (Apparent 50' Right-of-Way) and the Southerly right-of-way of Hurricane Shoals Road (Apparent 80' right-of-way); THENCE traveling along the Southerly right-of-way of Hurricane Shoals Road (Apparent 80' right-of-way) in a Southwesterly direction for a distance of 646.36 feet +/- to the said property corner; point being THE TRUE POINT OF BEGINNING.

THENCE leaving said Right-of-Way of Hurricane Shoals, South 29 degrees 13 minutes 27 seconds East for a distance of 786.65 feet to a Point; THENCE South 60 degrees 46 minutes 53 seconds West for a distance of 813.07 feet to a ½" Rebar Found; THENCE North 30 degrees 19 minutes 34 seconds West for a distance of 779.99 feet to a ½" Rebar Found along the Southerly Right-of-Way of Hurricane Shoals Road (apparent 80' Right-of-Way); THENCE continuing along said Right-of-Way, along a curve to the right having a radius of 8800.60 feet and arc length of 366.13 feet being subtended by a chord of North 57 degrees 51 minutes 48 seconds East for a distance of 366.10 feet to a Point; thence with a compound curve to the right having a radius of 3991.91 feet and arc length of 192.76 feet being subtended by a chord of North 60 degrees 26 minutes 02 seconds East for a distance of 192.74 feet to a Point; thence with a compound curve to the right having a radius of 3991.91 feet and arc length of 179.22 feet being subtended by a chord of North 63 degrees 06 minutes 12 seconds East for a distance of 179.21 feet to a Point; thence with a compound curve to the right having a radius of 2625.17 feet and arc length of 90.83 feet being subtended by a chord of North 64 degrees 23 minutes 54 seconds East for a distance of 90.82 feet to a Point; said point being THE TRUE POINT OF BEGINNING.

Said property contains 14.598 Acres.

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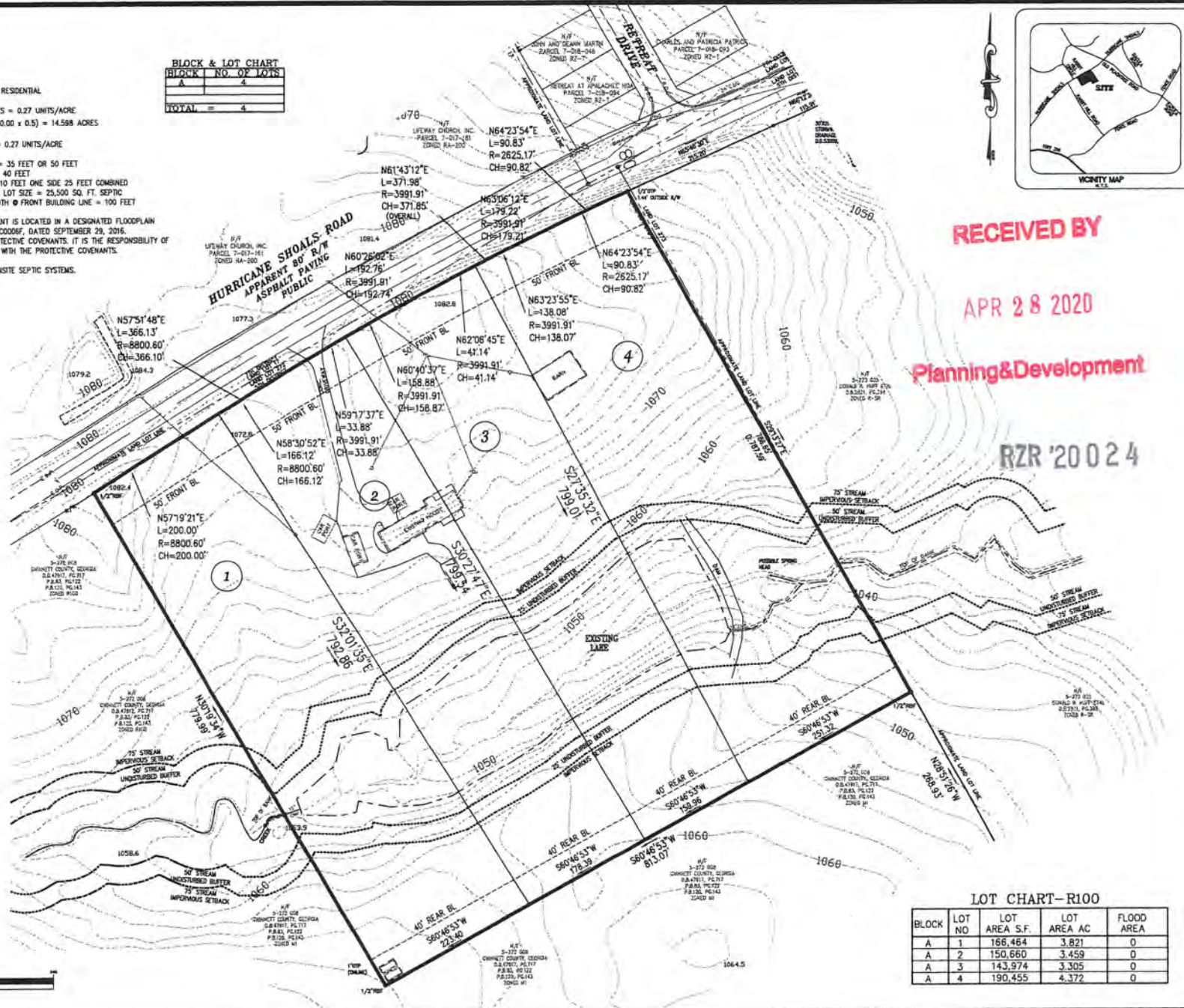
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GENERAL NOTES:

1. TOTAL ACREAGE: 14.598 ACRES
TRACT 5-272-003 9.989 ACRES
TRACT 5-272-012 4.609 ACRES
2. TOTAL NUMBER OF LOTS: 4
3. EXISTING ZONING: R-SR
4. PROPOSED ZONING: R-100 SINGLE FAMILY RESIDENTIAL DENSITY:
GROSS DENSITY = 4 UNITS / 14.598 ACRES = 0.27 UNITS/ACRE
NET ACREAGE: GROSS ACREAGE 14.598 - (0.00 x 0.5) = 14.598 ACRES
FLOOD AREA = 0.00 ACRES
NET DENSITY = 4 UNITS/ 14.598 ACRES = 0.27 UNITS/ACRE
5. YARD REQUIREMENTS: R-100
FRONT = 35 FEET OR 50 FEET
REAR = 40 FEET
SIDE = 10 FEET ONE SIDE 25 FEET COMBINED
MINIMUM LOT SIZE = 25,500 SQ. FT. SEPTIC
MIN. WIDTH @ FRONT BUILDING LINE = 100 FEET
6. NO PORTION OF THIS PHASE OF DEVELOPMENT IS LOCATED IN A DESIGNATED FLOODPLAIN ACCORDING TO F.U.R.M. FLOOD PANEL 1303500006F, DATED SEPTEMBER 29, 2016.
7. GWINNETT COUNTY DOES NOT ENFORCE PROTECTIVE COVENANTS. IT IS THE RESPONSIBILITY OF THE HOMEOWNERS TO ENSURE COMPLIANCE WITH THE PROTECTIVE COVENANTS.
8. WATER PROVIDED BY GWINNETT COUNTY.
9. ALL UNITS TO BE SERVED BY INDIVIDUAL ONSITE SEPTIC SYSTEMS.

BLOCK	NO. OF LOTS
A	4
TOTAL	4



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BLOCK	LOT NO	LOT AREA S.F.	LOT AREA AC	FLOOD AREA
A	1	166,464	3.821	0
A	2	150,660	3.459	0
A	3	143,974	3.305	0
A	4	190,455	4.372	0

PROJECT NAME: HURRICANE SHOALS TRACT
LOCATED IN LAND RECORDS BOOK 603 PAGE 016
GWINNETT COUNTY, GEORGIA
CLIENT NAME:

LAND DEVELOPMENT
ENGINEERING, INC.

LDPE



STAMP

KDH

DRAWN BY

4/17/20

DATE

18-001

JOB NUMBER

REASONING

EXHIBIT-1

R-100

SHEET TITLE

1

SHEET NUMBER

D. L. DAVIS, P.E.

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; the proposed use will permit a use that is suitable in the view of adjacent and nearby property. The adjacent property includes residential uses, institutional uses including the church, and the County's Rabbit Hill Park.

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

No; the proposed development will not adversely affect the existing use or usability of any nearby properties.

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

No; the property does not have a reasonable economic use as currently zoned in light of the character of surrounding uses and the Owners efforts to market the property 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 STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

No; the proposed development will actually relieve infrastructure systems and schools. The very low-intensity used proposed will generate fewer vehicle trips than other types of development.

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

Yes; the proposed use is in conformity with the Policy of Intent of the County's Unified Plan.

- (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:

The close proximity to Rabbit Hill Park, the church, and nearby commercial and residential uses provides additional support for the application.

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Letter of Intent

April 24, 2020

Ms. Charlotte Nash, Chairman, and
Members of the Board of Commissioners
Gwinnett County Justice and Administration Center
75 Langley Drive
Lawrenceville, GA 30045

Re: Letter of Intent - 2050 Hurricane Shoals Road
R-100 Rezoning Application

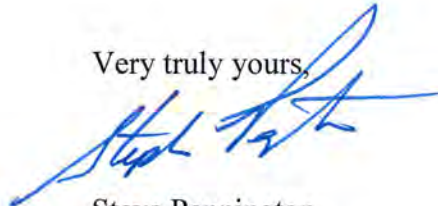
Dear Chairman Nash and Members of the Board:

I am requesting rezoning of my property on Hurricane Shoals Road to R-100 single family residential as shown on the site plan submitted. This property was rezoned to R-SR in 2018 for a senior residential subdivision. I have tried to market and sell the property for R-SR without success for the past two years. The presence of the lake on the property presented challenges for development of a larger subdivision.

The proposed rezoning would allow for four (4) estate lots. This proposed use meets the policies of the County's Land Use Plan. The property's close proximity to Rabbit Hill Park encourages walkability and promotes healthier lifestyles. The proposed rezoning and uses would generate substantially fewer vehicle trips, provide for off-peak vehicle trips and benefit surrounding neighbors and the schools. For all these reasons, I respectfully request approval of the rezoning application to R-100. I provide the following notice to satisfy the requirements of State law: any rezoning to a lower density classification or the attachment of any conditions of zoning not agreed to by the Owner would constitute an unconstitutional action in violation of the Owner's constitutional rights. If you have any questions or need any additional information, please do not hesitate to contact me.

With best regards, I am

Very truly yours,



Steve Pennington

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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



Date

Steve Pennington, Owner

Type or Print Name and Title



Signature of Notary Public



Date



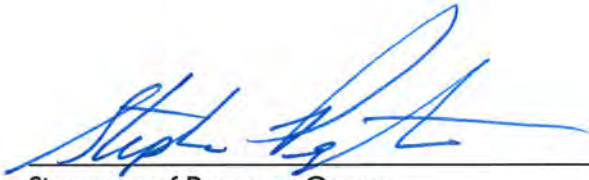
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REZONING PROPERTY OWNER'S CERTIFICATION

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

4/23/20

Date

Steve Pennington, Owner

Type or Print Name and Title



Signature of Notary Public

4/23/2020

Date



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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.

 4/23/20 Steve Pennington, Applicant
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 4/23/20
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 Steve Pennington
YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL 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: 5 - 272 - 012
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

4/23/20
Date

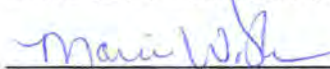
Steve Pennington, Owner

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)


NAME


TITLE

4-28-20
DATE

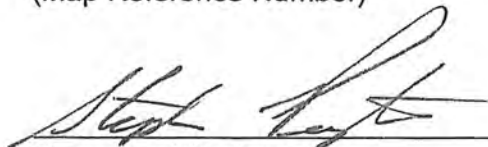
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***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 5 - 272 - 003
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

4/23/20

Date

Steve Pennington, Owner

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)

Maria W. [Signature]

NAME

Director, Property Tax

TITLE

4-28-20

DATE

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