

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Franklin Dee & Jan G. Bryson Jr.</u>	NAME: <u>Same as applicant</u>
ADDRESS: <u>2012 Ema Dell Place</u>	ADDRESS: _____
CITY: <u>Loganville</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30052</u>	STATE: _____ ZIP: _____
PHONE: <u>678-429-3864</u>	PHONE: _____
CONTACT PERSON: <u>Franklin Dee Bryson Jr.</u> PHONE: <u>678-429-3864</u>	
CONTACT'S E-MAIL: <u>fdbgt@comcast.net</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>R100</u> REQUESTED ZONING DISTRICT: <u>RA200</u>	
PARCEL NUMBER(S): <u>R5345 006</u>	ACREAGE: <u>7.66</u>
ADDRESS OF PROPERTY: <u>3339 Indian Shoals Road, Bethlehem, GA 30620</u>	
PROPOSED DEVELOPMENT: <u>Single-family residence</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>1</u>	No. of Buildings/Lots: <u>N/A</u>
Dwelling Unit Size (Sq. Ft.): <u>~3000</u>	Total Building Sq. Ft. _____
Gross Density: <u>+/- 0.13 units per acre</u>	Density: _____
Net Density: <u>+/- 0.13 units per acre</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 Lots 345 and 346 of the 5th District, Gwinnett County, Georgia, being Tract 1A, containing 7.666 acres, more or less, of Waterford Estates, as shown on the plat of survey entitled "Exemption Plat Waterford Estates", dated May 25, 2005, prepared by Von Itter & McGee, Inc., certified by Robert W. Von Itter, GRLS No. 2251, and as recorded in Plat Book 123, page 13, Gwinnett County, Georgia records.

Address: 3339 Indian Shoals Road, Bethlehem, Gwinnett County, GA, 30620

Parcel ID: R5345 006

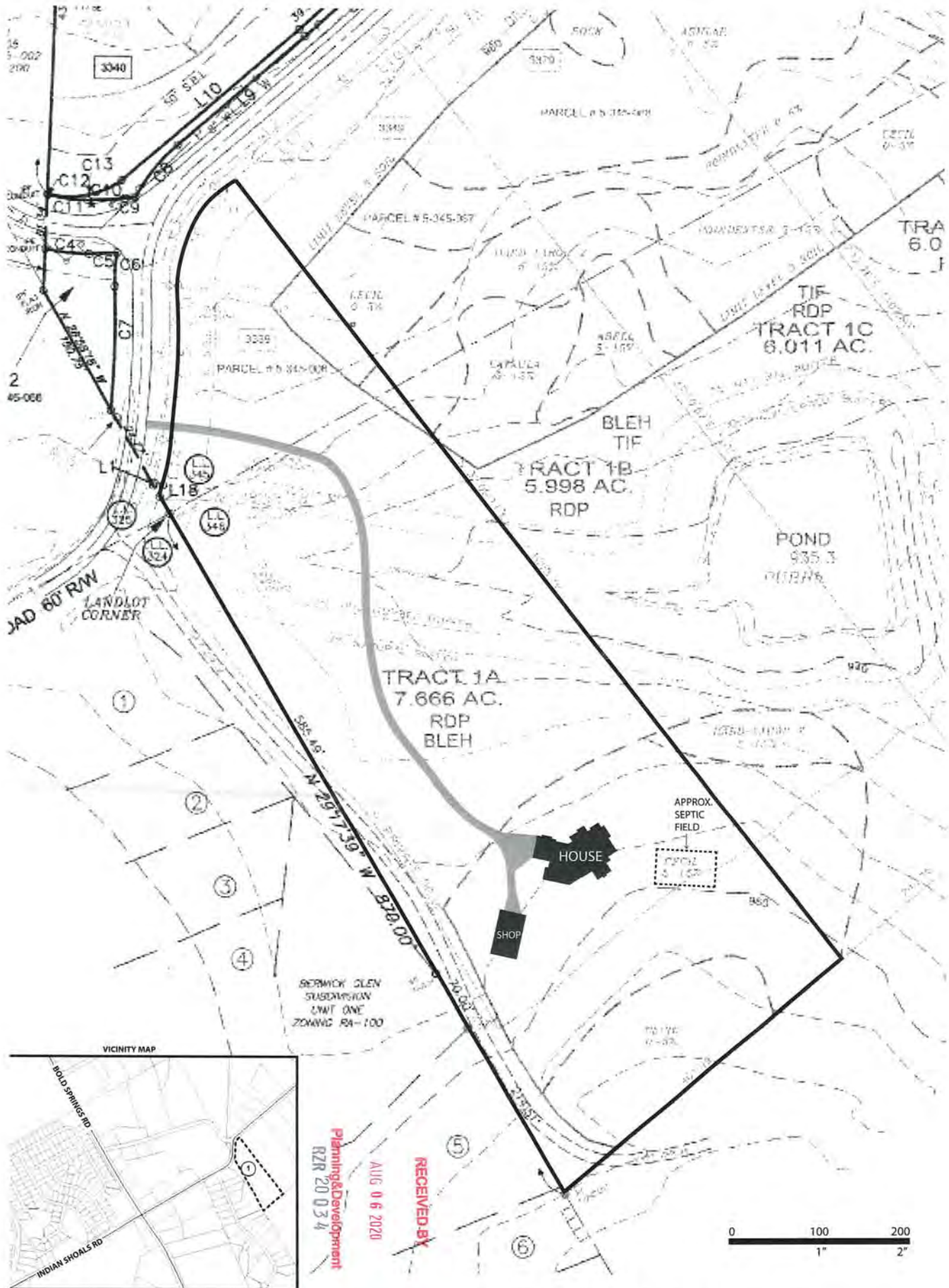
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Concept Site Plan For 3339 Indian Shoals Road (R5345-006)



We hereby submit this Concept Plan as authorized agent/owner of all property shown thereon, and certify that all contiguous property under my ownership or control is included within the boundaries of this Concept Plan, as required by the Unified Development Ordinance.

Signature of Authorized Agent/Owner

Date _____

8/4/2020

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 attachment

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

See attachment

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

See attachment

- (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 attachment

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

See attachment

- (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 attachment

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ATTACHMENT

REZONING APPLICANT'S RESPONSE STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

- A. The proposed rezoning to RA-200 will return the property to its originally intended use for a single-family residence will be consistent with adjacent and nearby property. The proposed use will also maintain the less developed nature of the immediate area, maintaining important green space.
- B. The proposed rezoning of the property to RA-200 for a single-family residence will better suit the current use of adjacent properties and help maintain the area's appeal.
- C. As presently zoned, the property has been turned down for use by several developers, given the limitations of the property for a multi-home development. Rezoning the property to its original RA-200 classification will allow the new owner to make use of the property for a single-family residence which will add to the tax base of the area.
- D. The proposed rezoning of the property and use for a single-family residence will not increase the current burden on the existing infrastructure and in fact, will present much less burden to the local schools, roads, etc. that the current zoning for a large but failed residential development.
- E. The proposed rezoning is in conformity with the policy and intent of the Land Use Plan.
- F. The Applicants submit that the single-family, RA-200 zoning of the adjacent and near-by property would be better served by the approval of this rezoning request and will better preserve the more rural nature of the Indian Shoals area.

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Franklin Dee Bryson Jr.
Jan G. Bryson (Owners)

August 6, 2020

**LETTER OF INTENT FOR REZONING APPLICATION FOR
PARCEL R5345 006, 3339 Indian Shoals Rd.**

Franklin Dee Bryson, Jr., and Jan G. Bryson (the "Applicants") hereby submit this Letter of Intent and attached Rezoning Application (the "Application") for the purpose of returning the 7.66 acres (approximate) tract of land (parcel R5345 006) located at 3339 Indian Shoals Road (the "Property") in eastern Gwinnett County, back to its original RA-200 zoning classification from its current R-100 classification.

In January 2018, the previous owner of the Property along with a developer (June Ivey Development, LLC) submitted a rezoning request to Gwinnett County for the development of a 174-home neighborhood involving this Property. This rezoning request included the subject Property plus an adjacent ~153-acre tract (R5346 004) located on June Ivey Road, with the intent of incorporating the Property as another entrance to the aforementioned 174-home development. This rezoning request (see attached) was approved, changing the zoning classification to R-100 and adding several special stipulations (deceleration lanes and sidewalks, etc.) required for a large neighborhood. However, that development effort was abandoned by the developer in late 2018. Subsequently, the Applicants recently purchased the Property from the previous owner with the intent of building a single-family residence on this parcel.

For this reason, the Applicants are submitting this request to:

- (1) return the property back to its original zoning classification of RA-200 and
- (2) remove any and all stipulations previously placed on the property such that no restrictions beyond those of the UDO currently in effect as of the date of this rezoning request for RA-200-zoned property applies.

This action will bring the Property back in line with the zoning and use of nearby and adjacent properties (example- Parcel R5345 068) on Indian Shoals Road.

The Applicants are proposing the construction of a single-family home of approximately 3,000 sq. ft. or more (probably of Craftsman style, 4+ bedrooms, 3.5+ baths, 2- or 3- car attached garage with a separate detached garage structure of 1500 sq.ft. or more) which will meet or exceed the other homes in the area with regards to size, quality, features, and construction materials. While a final home elevation is not completed, the exterior of the home will be some combination of brick, stone, cedar shake, and some cement fiber board. The detached garage structure will have a matching front façade. The existing fence along Indian Shoals Road at the front of the property will be rebuilt to add appeal to the property and be similar in appearance to the fences on the adjacent and nearby properties along Indian Shoals Road.

The Applicants believe that this proposed use of the Property:

- a) will fit in better with the existing homes in the area, further supporting nearby home values,

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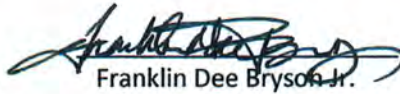
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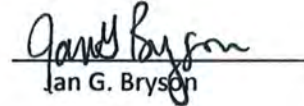
- b) will not result in the increased noise and traffic that the proposed June Ivey development would have generated,
- c) will not further burden the roads, county schools, and other infrastructure in the area, and
- d) will further maintain green space in this area of the county, adding to the peaceful, less congested, more rural feel of this part of Gwinnett County.

The Applicants are long-time residents of Gwinnett county (since 1972) and are excited about the opportunity to build their home on this property. Therefore, the Applicants respectfully request your approval of this rezoning application submitted August 6, 2020.

Thank you very much for your consideration,


Franklin Dee Bryson Jr.

&


Jan G. Bryson

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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

8/3/2020
Date

Franklin Dee Bryson, Jr., Property Owner/Applicant

Type or Print Name and Title


Signature of Notary Public

8-3-2020
Date

Notary Seal



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

8/3/2020
Date

Franklin Dee Bryson, Jr., Property Owner/Applicant

Type or Print Name and Title


Signature of Notary Public

8-3-2020
Date

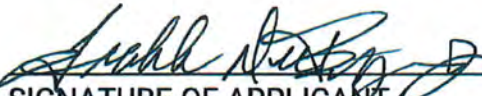
Notary Seal

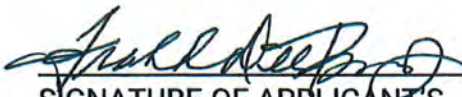



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CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

 8/3/2020 FRANKLIN DEE BRYSON, JR ^{OWNER/} _{APPLICANT}
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

 8/3/2020 FRANKLIN DEE BRYSON JR ^{OWNER/} _{APPLICANT}
SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

 8-3-2020
SIGNATURE OF NOTARY PUBLIC DATE

 NOTARY SEAL

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 Franklin Dee Bryson, Jr., Property Owner/Applicant
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.

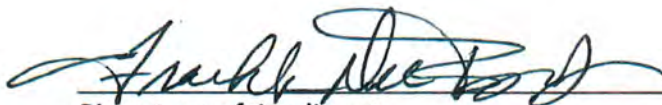
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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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 - 345 & 346 - R5345 006
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

8/3/2020
Date

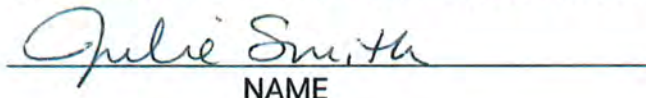
Franklin Dee Bryson, Jr., Property Owner/Applicant

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

TSA II
TITLE

8-3-2020
DATE

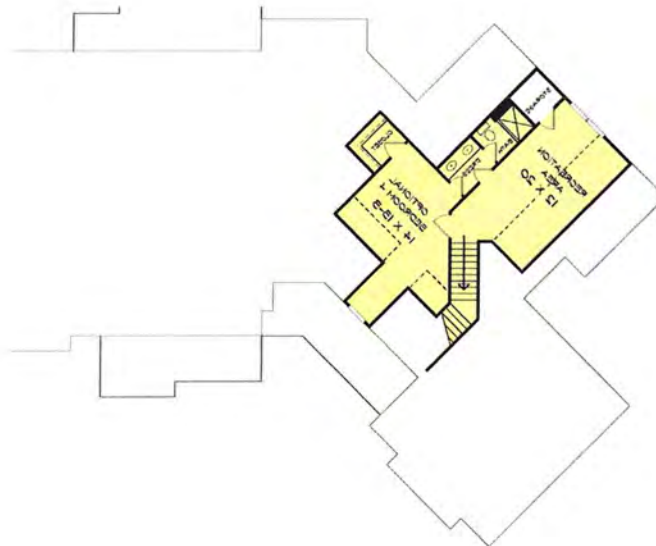
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Representative Proposed Structure
3339 Indian Shoals Road, Bethlehem, GA 30620



Home design is not finalized but this depiction is representative of the style and materials to be incorporated.



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