

**REZONING APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>NORTH GEORGIA VENTURES CO</u>	NAME: <u>BRADLEY E DUNCAN</u>
ADDRESS: <u>3468 Stonevine Way</u>	ADDRESS: <u>608 EIGHT POINT CT</u>
CITY: <u>Buford</u>	CITY: <u>SUWANEE</u>
STATE: <u>Ga</u> ZIP: <u>30519</u>	STATE: <u>GA</u> ZIP: <u>30024</u>
PHONE: <u>404-202-8888</u>	PHONE: <u>770-833-0682</u>
CONTACT PERSON: <u>JOHN W. PURCELL</u> PHONE: <u>404-202-8888</u>	
CONTACT'S E-MAIL: <u>PLANSOUTH@AOL.COM</u>	

**APPLICANT IS THE:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R-75 REQUESTED ZONING DISTRICT: R-60

PARCEL NUMBER(S): R6240-324 & 325 ACREAGE: 4.16

ADDRESS OF PROPERTY: 2593 & 2488 INGRAM RD DULUTH, GA 30096

PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED HOMES

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>16</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1600 - 2000</u>	Total Building Sq. Ft. _____
Gross Density: <u>3.8</u>	Density: _____
Net Density: <u>3.8</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

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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 ALL THE ADJACENT AREAS ARE SINGLE FAMILY DETACHED HOMES

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

NO IT WILL BE COMPARABLE TO THE HOMES IN THE AREAS

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

YES BUT IS WILL GIVE APPLICANT MORE HOMES TO BUILD IN THIS DESIRABLE LOCATION

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- (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 IT SHOUD NOT

---

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

YES THIS IS A MODERN CONCEPT FOR WITH GREAT BEBEFITS FOR HOME OWNERS

---

- (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:

YES AS DESCRIBED IN LINE ITEM "E"

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LEGAL DESCRIPTION  
EXHIBIT "A"  
4.165+/- ACRES

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LANDLOT 240 OF THE 6<sup>TH</sup> DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO REACH THE P.O.B. START AT THE POINT OF COMMENCEMENT BEING THE NORTHWEST R/W OF GLENWHITE DRIVE AND THE NORTH EAST R/W OF INGRAM ROAD.

RUN THENCE ALONG A NORTHERLY DIRECTION ALONG THE R/W LINE OF INGRAM ROAD A DISTANCE OF 329.32' TO A POINT AND THE TRUE POINT OF BEGINNING;

RUN THENCE ALONG THE R/W OF INGRAM ROAD N 64° 34'20" W A DISTANCE OF 113.79' TO A POINT;

RUN THENCE N 68° 32'51" W A DISTANCE OF 56.33' TO A POINT;

RUN THENCE N 68° 32'51" W A DISTANCE OF 29.37' TO A POINT;

RUN THENCE N 73° 11'42" W A DISTANCE OF 74.10' TO A POINT;

RUN THENCE N 22° 08'28" E A DISTANCE OF 699.48' TO A POINT;

RUN THENCE S 32° 53'38" E A DISTANCE OF 497.05' TO A POINT;

RUN THENCE S 23° 12'10" W A DISTANCE OF 89.69' TO A POINT;

RUN THENCE N 58° 50'08" W A DISTANCE OF 128.00' TO A POINT;

RUN THENCE S 23° 10'21" W A DISTANCE OF 163.69' TO A POINT;

RUN THENCE S 23° 10'21" W A DISTANCE OF 180.00' TO A POINT;

AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 4.165+/- ACRES OF LAND AS PER A COMPOSITE PLAN FOR NORTH GEORGIA VENTURES COMPANY CONTAINING TRACTS 1 AND 2, DATED AUGUST 27, 2020.

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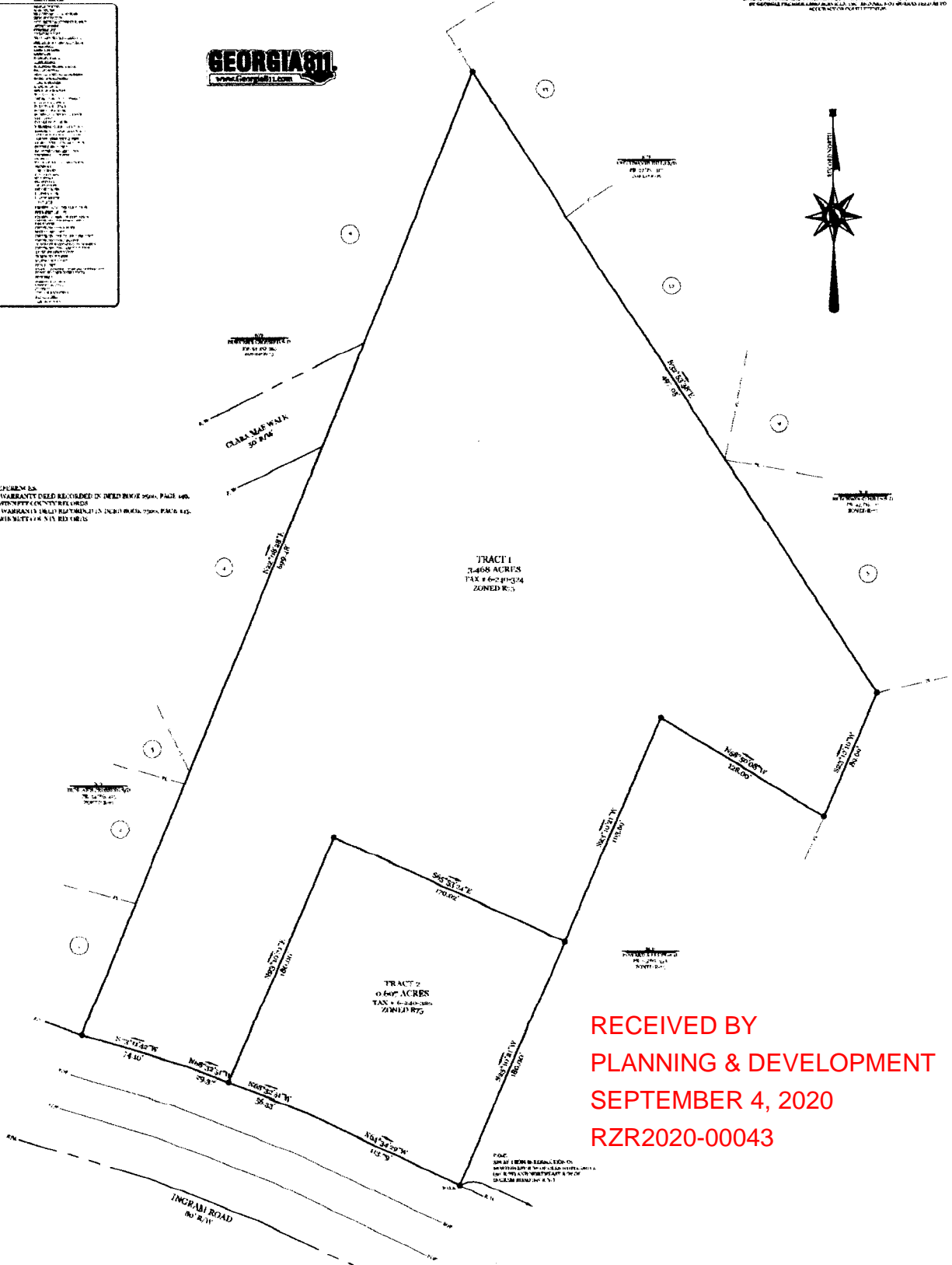
LEGEND

Table with 2 columns: Symbol/Line Style and Description. Lists various boundary types, easements, and survey markers.

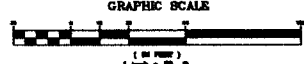


THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE SURVEYING ACT OF 1982...

REFERENCE IS MADE TO THE DEED BOOKS 1994, PAGE 146, AND THE DEED BOOKS 1996, PAGE 142...



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PROFESSIONAL LAND SURVEYING... STATE OF GEORGIA...

THIS PLAN IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED WITHOUT HIS WRITTEN CONSENT...

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE SURVEYING ACT OF 1982...

Table with 3 columns: DATE, NO., DESCRIPTION. Includes fields for Name, District, and Plan No.



COMPOSITE PLAT FOR NORTH GEORGIA VENTURES COMPANY. LOCATED IN LAND LOT 240 OF THE 6th LAND DISTRICT GWINNETT COUNTY, GEORGIA. SCALE 1"=30'

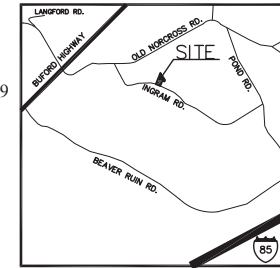
GEORGIA PREMIER LAND SERVICES, INC. PROFESSIONAL LAND SURVEYING. 3100 SHILOH ROAD, DUCKINGHAM, GEORGIA 30530

**GENERAL NOTES:**

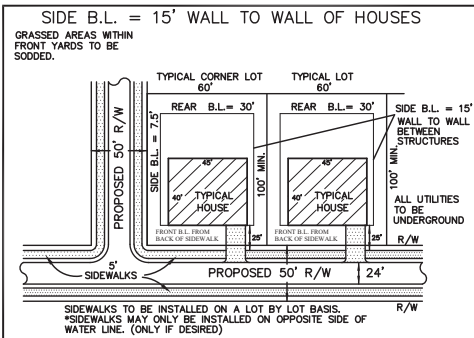
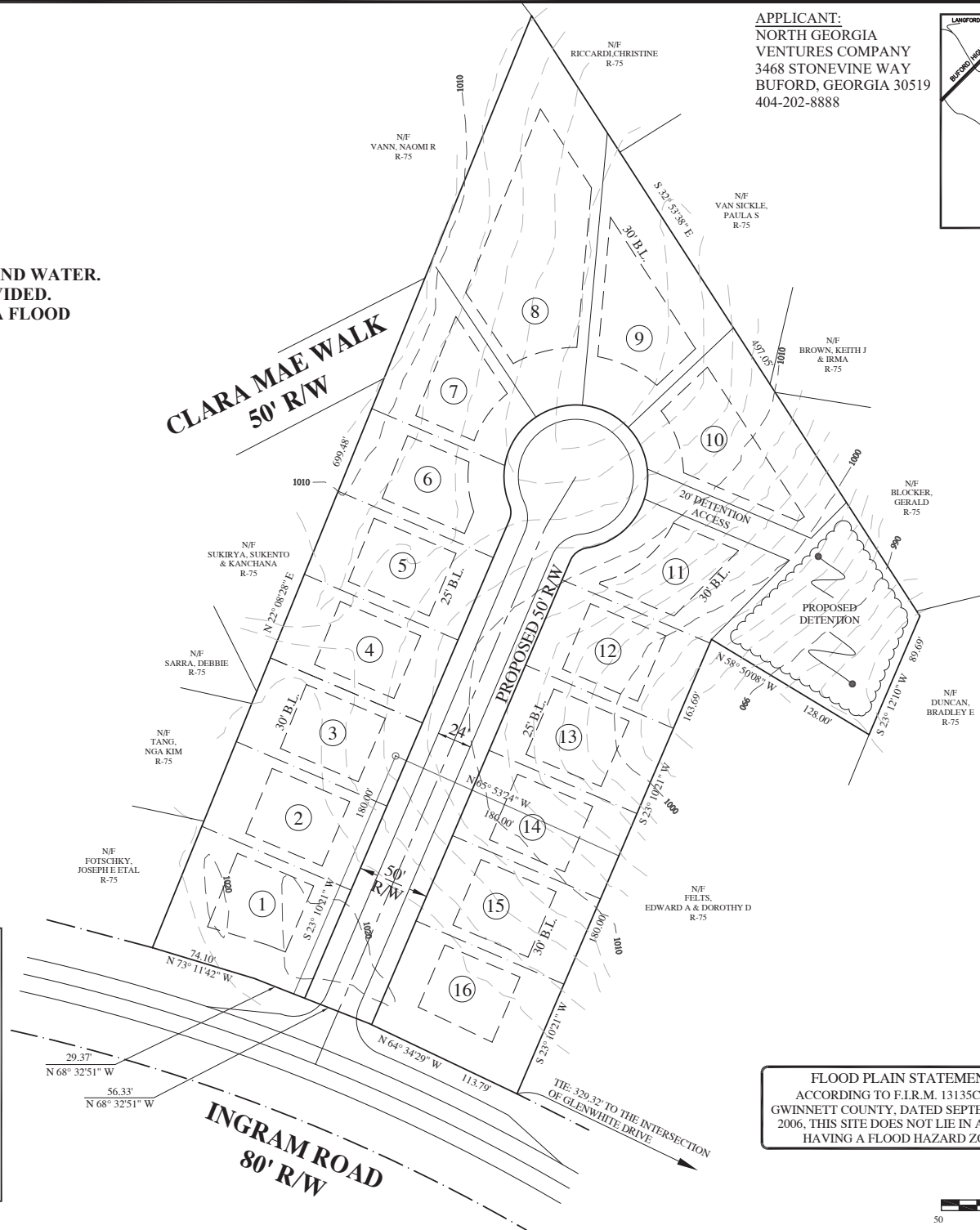
1. PROPOSED USE: DETACHED HOMES.
2. TOTAL ACREAGE: 4.16 +/- ACRES
3. PROPOSED UNITS: 16 LOTS.
4. MINIMUM LOT AREA IS 7,200 S.F.  
60' x 120' LOTS
5. DENSITY: 3.85 UNITS PER ACRE
6. CURRENT ZONING IS R-75.  
PROPOSED ZONING IS R-60.
7. SETBACKS:  
FRONT 25'  
BACK 30'  
SIDE 7.5'
8. SITE TO BE SERVED BY COUNTY SEWER AND WATER.
9. STORM DRAIN DETENTION WILL BE PROVIDED.
10. FLOOD PLAIN INFORMATION FROM FEMA FLOOD  
MAPS PANEL 13135C0083F DATED 9/29/2006

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APPLICANT:  
NORTH GEORGIA  
VENTURES COMPANY  
3468 STONEVINE WAY  
BUFORD, GEORGIA 30519  
404-202-8888



LOCATION MAP  
N.T.S.



TYPICAL LOT LAYOUT  
N.T.S.

FLOOD PLAIN STATEMENT:  
ACCORDING TO F.I.R.M. 13135C0083F  
GWINNETT COUNTY, DATED SEPTEMBER 29,  
2006, THIS SITE DOES NOT LIE IN AN AREA  
HAVING A FLOOD HAZARD ZONE.



EMERSON DESIGN, INC.  
P.O. BOX 104  
BETHLEHEM, GEORGIA 30620  
CELL: 770-363-3239

PLANSOUTH, INC.  
P.O. BOX 5 • JEFFERSON, GEORGIA 30549  
EMAIL: PLANSOUTH@GMAIL.COM  
OFFICE: 404-202-8888

CONCEPT AND ZONING PLAN FOR  
**MORGAN VILLAS**  
LANDLOT 240, 6TH DISTRICT  
GWINNETT COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS



DATE: AUGUST 26, 2020  
SCALE: 1" = 50'  
JOB NO.: 2020.1



DEVELOPMENT • MANAGEMENT • CONSTRUCTION • BUILDING

August 28, 2020

Gwinnett County  
Planning and Zoning Department  
Lawrenceville, Ga

Re: Ingram Rd  
LOI Rezoning Application  
R-75 to R-60

To Whom It May Concern,

North Georgia Ventures is excited about this rezoning application to develop and build this new Single Family detached Residential Project.

This project will be built with modern exterior architecture and comfortable floor plans with 3 & 4 bedroom residences that a family will be proud to own and live in this area of Gwinnett County.

This project will be located in an area of growth with Residential and nearby Commercial facilities to Shop, and Dine in an easily accessible location.

The County has accessible and useful Utilities of Water and Sanitary Sewer that needs to be utilized by the customers and the County's service.

North Georgia Ventures is requesting Gwinnett County to allow this applicant to be considered and to approve this Rezoning request. Should you have any questions, please feel free to contact us.

Thank you.

Sincerely

A handwritten signature in blue ink, appearing to read "John W. Purcell", written over a light blue horizontal line.

Plansouth, Inc.  
John W. Purcell  
Consultant

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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.

*[Handwritten Signature]*

Signature of Applicant

*Sept 2 2020*

Date

**Charles Wood Jr.**

Type or Print Name and Title

*[Handwritten Signature]*

Signature of Notary Public

*9/12/20*

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.

Bradley E. Duncan 9-1-20  
Signature of Property Owner Date

BRADLEY E. DUNCAN OWNER  
Type or Print Name and Title

Becki W. Gowens 9/1/2020  
Signature of Notary Public 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.

*Charles Wood Jr.*      Sept 2 2020      Charles Wood Jr.  
 SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

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

*Sebastian Demberok*      9/12/20  
 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      CHARLES WOOD JR.  
 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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