

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Elizabeth Ruiz</u>	NAME: <u>Elizabeth Ruiz</u>
ADDRESS: <u>4945 Donald Dr</u>	ADDRESS: <u>4945 Donald Dr</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>678-517-6726</u>	PHONE: <u>678-517-6726</u>
CONTACT PERSON: <u>Elizabeth Ruiz</u> PHONE: <u>678-517-6726</u>	
CONTACT'S E-MAIL: <u>elyyo37@hotmail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R100 REQUESTED ZONING DISTRICT: RA-200 ~~Agricultural~~

PARCEL NUMBER(S): R4216009 ACREAGE: 3.62

ADDRESS OF PROPERTY: 4945 DONALD DR, LOGANVILLE, GA 30052

PROPOSED DEVELOPMENT: Allow roosters on property

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>1</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2,040</u>	Total Building Sq. Ft. _____
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

8/16/21 12:00PM

Date: March 11, 2021

From:

Elizabeth Ruiz

Property Owner

Subject: Rezoning Application

To Whom it may concern,

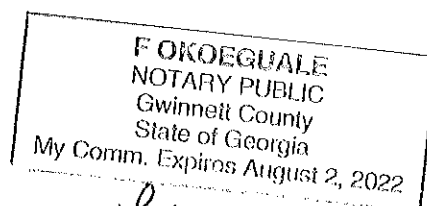

This letter is to inform you of my intention to request rezoning of the property located at 4945 Donald Dr, Loganville, Ga 30052 from Residential R100 to Agricultural. This property was built back in 1993 as a horse farm in 3.66 acres.

My husband and I bought this property almost 2 years ago with the intention to keep using it for this purpose for our kids to grow enjoying nature and a small farm feeling since they all love horses. At this moment, we are boarding a horse in a barn, however, we are considering to own one in a future if our kids keep interested on learning. As of today, we have some hens, sheep and would like also to have a rooster, however, we learnt that this would require rezoning our parcel.

If you have any questions or concerns regarding this matter, please do not hesitate to reach me out at 678-517-6726 or my email address elyyo37@hotmail.com.

Sincerely,

Elizabeth Ruiz



Fokoeguale

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 property counts with enough acreage to keep a rooster and/or chickens.

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

No, it will not affect at all

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

No, it does not have any economic use that may affect others

- (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 rezoning request is not related in this matter

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

Yes, I just would like to be able to legally have a rooster in my property

- (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:

No, it will not change any other conditions, basically, all should remain the same, my neighbors also have roosters.

GWINNETT COUNTY

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Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2020

REZONING APPLICANT'S CERTIFICATION

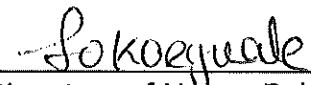
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL 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 03/11/2021
Date

ELIZABETH RUIZ

Type or Print Name and Title



Signature of Notary Public 03/11/2021
Date Notary Seal

F OKOEGUALE
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires August 2, 2022

GWINNETT COUNTY

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8/16/21 12:00PM

Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2020

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.



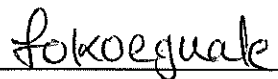
Signature of Property Owner

03/11/2021

Date

ELIZABETH RUIZ

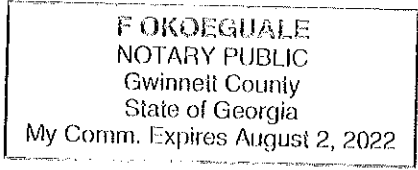
Type or Print Name and Title



Signature of Notary Public

03/11/2021


Date



Notary Seal

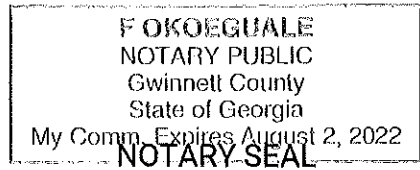
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.


 _____ 03/11/2021 ELIZABETH RUIZ
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 3/11/2021
 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 _____ ELIZABETH RUIZ
 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.

GWINNETT COUNTY

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LEGAL DESCRIPTION

4945 Donald Dr. Loganville, Georgia 30052

All that tract or parcel of land lying and being in Land Lot 216, 4th District, Walton County, Georgia, and being more particularly described as follows:

Commencing at a point located at the intersection of the centerline of Beaver Road and the Southeast right-of-way of Old Loganville Road; thence along said right-of-way in a Northeasterly direction a distance of 249.97 feet to a point; thence leaving said right-of-way South 70°59'06" East a distance of 1,159.25 feet to a nail found in a post and THE TRUE POINT OR PLACE OF BEGINNING. From thus established point of beginning North 60°24'25" East a distance of 300.17 feet to a ½ inch rebar found; thence South 29°44'33" East a distance of 128.20 feet to a ½ inch rebar found; thence South 00°36'54" East a distance of 467.46 feet to a ½ inch rebar found on the Northerly right-of-way of the cul-de-sac of Donald Drive; thence along said right-of-way, following a curve to the left, said curve having an arc distance of 96.28 feet and a radius of 75.00 feet and being subtended by a chord bearing South 52°48'35" West a distance of 89.81 feet to a ½ inch rebar found; thence leaving said right-of-way North 38°12'04" West a distance of 187.91 feet to a ½ inch rebar found; thence North 56°17'36" West a distance of 302.06 feet to a "X" found in concrete; thence North 32°50'26" East a distance of 201.74 feet to THE TRUE POINT OR PLACE OF BEGINNING.

Said tract or parcel of land containing 3.632 acres.

WINNETT COUNTY
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SCALE: 1" = 30'



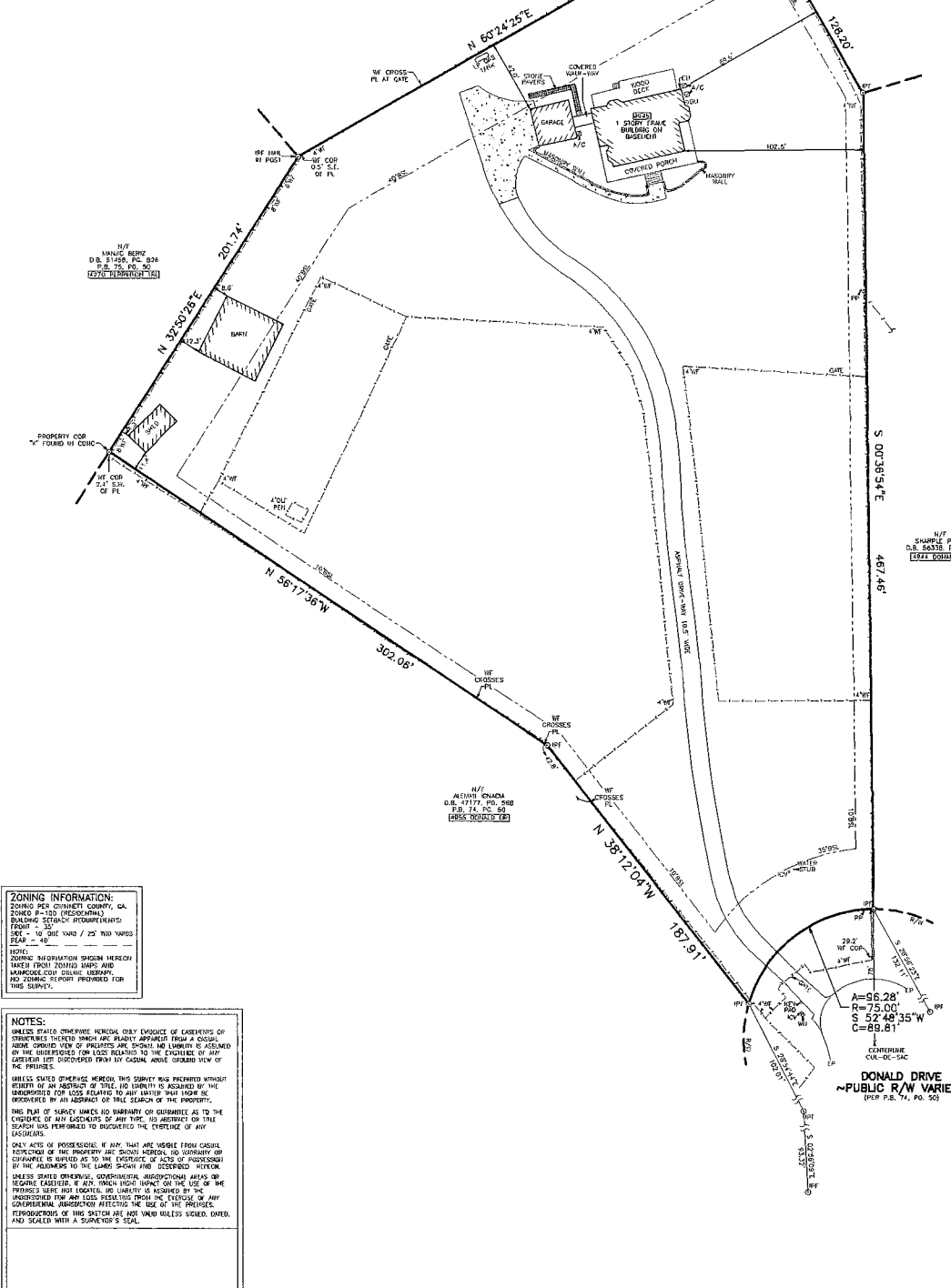
AREA
6.632 ACRES
56,210 SQ. FEET

NOTES:
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND A 1/2" ELECTRONIC DISTANCE METER.
THE FIELD DATA WHICH SHOWS THIS MAP OR PLAN IS BASED ON A CLASSIC TRIANGULATION OF ONE FOOT IN 45,000 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT AND WAS OBTAINED BY LEAST SQUARES.
THE MAP OR PLAN HAS BEEN CALCULATED FOR ACCURACY AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 3,000.00 FEET.
ALL MSH PINS LABELED AS SET OR FOUND (MS OR FS) ARE 1/2" REBAR PINS.
DUE TO THE PRESENCE OF THESE PINS, INFORMATION REGARDING THE REQUIRED PRECISION, SIZE CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREIN. THERE IS NO WARRANTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREIN MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE DISCOVERED. THE SURVEYOR HAS EMPLOYED HIS CONDUCTANCE AND HIS CONDUCTANCE SHALL NEITHER REPRESENT NOR GUARANTEE THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF SUFFICIENCY OF THE INFORMATION SHOWN HEREIN.

FLOOD HAZARD STATEMENT:
THIS PROPERTY DOES NOT LIE WITHIN THE 1% ANNUAL FLOOD (100-YEAR FLOOD) FEDERAL FLOOD INSURANCE AREA AS PER PANEL 10, 13133C STATE DATE: SEPTEMBER 29, 2005

LEGEND

A	APC
B	BEARING
C	CHORD
D	DEP. CORNER
E	EDGE-OF-VIEW
F	FIXED OBJECT
G	FIXED OBJECT
H	FIXED OBJECT
I	FIXED OBJECT
J	FIXED OBJECT
K	FIXED OBJECT
L	FIXED OBJECT
M	FIXED OBJECT
N	FIXED OBJECT
O	FIXED OBJECT
P	FIXED OBJECT
Q	FIXED OBJECT
R	FIXED OBJECT
S	FIXED OBJECT
T	FIXED OBJECT
U	FIXED OBJECT
V	FIXED OBJECT
W	FIXED OBJECT
X	FIXED OBJECT
Y	FIXED OBJECT
Z	FIXED OBJECT



ZONING INFORMATION:
ZONED PER WINNETT COUNTY, GA. ZONING P-100 (RESIDENTIAL).
MINIMUM LOT AREA: 10,000 SQ. FT.
MINIMUM LOT WIDTH: 25 FEET.
MINIMUM FRONT YARD SETBACK: 10 FEET.
MINIMUM SIDE YARD SETBACK: 5 FEET.
MINIMUM REAR YARD SETBACK: 5 FEET.
MINIMUM FRONT SETBACK: 10 FEET.
MINIMUM SIDE SETBACK: 5 FEET.
MINIMUM REAR SETBACK: 5 FEET.
MINIMUM FRONT SETBACK: 10 FEET.
MINIMUM SIDE SETBACK: 5 FEET.
MINIMUM REAR SETBACK: 5 FEET.

NOTES:
UNLESS STATED OTHERWISE, NOTHING SHALL BE CONSIDERED AS A WARRANTY OR GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN HEREIN.
THE SURVEYOR HAS EMPLOYED HIS CONDUCTANCE AND HIS CONDUCTANCE SHALL NEITHER REPRESENT NOR GUARANTEE THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF SUFFICIENCY OF THE INFORMATION SHOWN HEREIN.
THE SURVEYOR HAS EMPLOYED HIS CONDUCTANCE AND HIS CONDUCTANCE SHALL NEITHER REPRESENT NOR GUARANTEE THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF SUFFICIENCY OF THE INFORMATION SHOWN HEREIN.

NOTES:
THIS SURVEY WAS PREPARED BY ADAM & LEE LAND SURVEYING, INC. IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF PROFESSIONAL SURVEYORS.
THE SURVEYOR HAS EMPLOYED HIS CONDUCTANCE AND HIS CONDUCTANCE SHALL NEITHER REPRESENT NOR GUARANTEE THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF SUFFICIENCY OF THE INFORMATION SHOWN HEREIN.

UTILITIES PROTECTION CENTER
811
IT'S THE LAW!

PROJECT DESCRIPTION:
RE-ZONING PLAN FOR ELIZABETH RUIZ
4345 DONALD DRIVE, LOGANVILLE, GEORGIA 30052
COUNTY: WINNETT
LINDA LEE: 216
SERIES: 114

ADAM & LEE LAND SURVEYING
5640 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770)554-8995
www.adamandlee.com FAX: (770)554-8134

LEGAL REFERENCES:
D.B. 56769, PG. 346

DATE: 08/16/2021
BY: DJM
FILED: 08/16/2021
IN: GCS
SCALE: 1" = 30'
SHEET: 1 OF 1
21156