



**REZONING APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Samantha McHan</u>	NAME: <u>Neil McHan</u>
ADDRESS: <u>2851 Briscoe Rd.</u>	ADDRESS: <u>2851 Briscoe Rd.</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>678-315-8955</u>	PHONE: <u>678-315-8527</u>

CONTACT PERSON: Samantha PHONE: 678-315-8955  
CONTACT'S E-MAIL: bufordmommy@yahoo.com

**APPLICANT IS THE:**

☐ OWNER'S AGENT ☒ PROPERTY OWNER ☐ CONTRACT PURCHASER

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

PARCEL NUMBER(S): 5197 219 ACREAGE: 7.28

ADDRESS OF PROPERTY: 2851 Briscoe Rd. Loganville, GA  
30052

PROPOSED DEVELOPMENT: none

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>1</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1800</u>	Total Building Sq. Ft. _____
Gross Density: <u>.13 lots/acre</u>	Density: _____
Net Density: <u>.15 lots/acre</u>	

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



**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, there are properties down the street  
with large lots and livestock.

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

The rezoning should have no affect on  
nearby properties.

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

It is currently our family home and  
will remain that way.

- (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:

The rezoning will not affect the above  
items since we are not building or adding  
anything.

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

The property is a little over 7 acres  
and this is a good use of the 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:

We have a small homestead and would  
like to keep it.

**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.

Samantha McLean  
Signature of Applicant

8/18/2021  
Date

Samantha McLean  
Type or Print Name and Title

Angeline Karim  
Signature of Notary Public

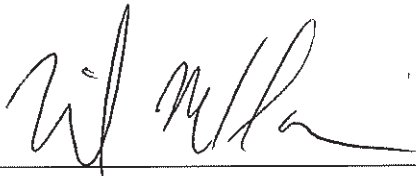
8/18/2021  
Date

Notary Seal

**ANGALINIE KARIM**  
NOTARY PUBLIC  
Gwinnett County  
State of Georgia  
My Comm. Expires Oct. 20, 2023

**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

8/18/2021

Date

Neil McHan

Type or Print Name and Title



Signature of Notary Public

8/18/2021

Date

Notary Seal

**ANGALINIE KARIM**  
NOTARY PUBLIC  
Gwinnett County  
State of Georgia  
My Comm. Expires Oct. 20, 2023



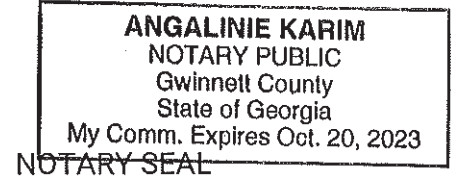
**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

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.

Samantha McHan    8/18/2021    Samantha McHan  
 SIGNATURE OF APPLICANT    DATE    TYPE OR PRINT NAME AND TITLE

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

Angaline Karim    8/18/2021  
 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    Samantha McHan  
 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:  
(Map Reference Number)

R - 5197 - 219  
District Land Lot Parcel

Samantha McHan  
Signature of Applicant

8/18/2021  
Date

Samantha McHan  
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)

Judy McAngelo  
NAME  
8/18/21  
DATE

Tax Associate  
TITLE

2021 Taxes are not due until 10/15/21



TRACT TABLE			TAX PARCEL #
TRACT	AREA	ADDRESSED	
A	7.28 AC.	2851 BRISCOE ROAD	5197 219
B	2.00 AC.	2881 BRISCOE ROAD	5197 221

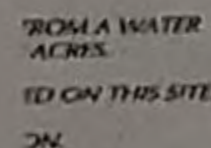
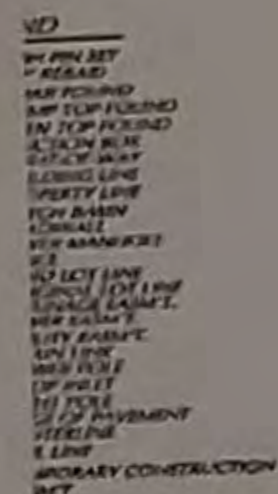
NOTE: PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT GWINNETT COUNTY POLICY.

Mudra Hara Ltd  
SIGNATURE OF OWNER

MICHAEL THOMAS TILL

NAME OF OWNER

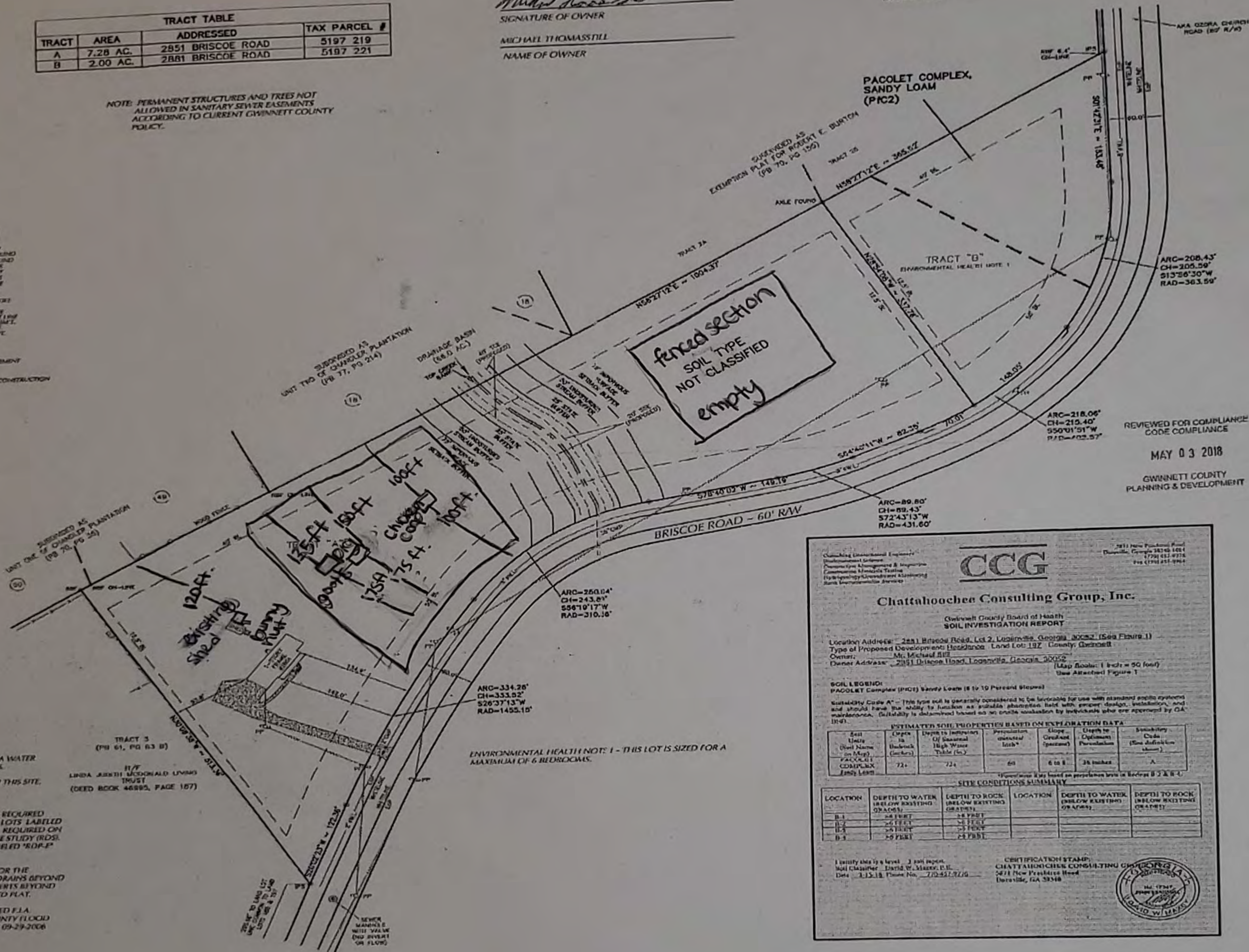
5-3-18  
DATE SIGNED



\*DPH IS REQUIRED  
 THOSE LOTS LABELED  
 VIT IS REQUIRED ON  
 VINAGE STUDY (RDS).  
 IS LABELED \*RDP-P\*

ITY FOR THE  
TIAL DRAINS BEYOND  
CURBENTS BEYOND  
ORDERED PLAT.

NOTED F.L.A.  
COUNTY FLOOD  
DATE: 09-29-2006

REVIEWED FOR COMPLIANCE  
CODE COMPLIANCE

MAY 03 2018

GWINNETT COUNTY  
PLANNING & DEVELOPMENT

Chemical Characterization Engineers  
Instrumentation Science  
Computer Graphics Engineering & Information  
Communications Networks Testing  
High-Speed Systems Analysis and Assembly  
Data Communications Systems

CCG

2811 John P. ...  
Dunwoody, Georgia 30346  
4772 433-4378  
Fax 4772 433-4378

## Chattahoochee Consulting Group, Inc.

Swirell County Board of Health  
SOIL INVESTIGATION REPORT

Location Address: 2551 Bruce Road, Lot 2, Loganville, Georgia 30052 (See Figure 1)

Type of Proposed Development: Residential - Single-Family  
 Owner: Mr. Michael A. Lee

Owner Address: 2151 Dilson Road, Louisville, KY 40218 (1)

SOIL LEGEND:  
 100% AT Complex (100%) Sandy Loam (5 to 10 Percent Slopes)

**Sustainability Grade A** – This type soil is generally considered to be favorable for use with standard profile systems and should have the ability to function as suitable absorption field with proper design, installation, and maintenance. Reliability is determined based on an on-site evaluation by individuals who are approved by CA HSD.

ESTIMATED SOIL PROPERTIES BASED ON EXPLORATION DATA

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Soil Units (Soil Name on Map)	Depth to Underrock (inches)	Depth to Intersection of Seasonal High Water Table (in.)	Population density/ inhab*	Slope Gradient (percent)	Depth to Optimum Pore saturation	Satisfactory Cuts (Soil description shown)
FA-1, A-1 COMPLEX	72+	72+	60	6 to 8	36 inches	A

\*Korosi data is based on propelan tests in Rectap B 2 & B-4

## SITE CONDITIONS SUMMARY

SITE CONDITIONS SUMMARY					
LOCATION	DEPTH TO WATER (BELOW EXISTING GRADE)	DEPTH TO ROCK (BELOW EXISTING GRADE)	LOCATION	DEPTH TO WATER (BELOW EXISTING GRADE)	DEPTH TO ROCK (BELOW EXISTING GRADE)
B-1	24 FEET	24 FEET			
B-2	26 FEET	26 FEET			
B-3	24 FEET	25 FEET			
B-4	26 FEET	25 FEET			

I certify this is a legal & true report.  
Not Classifier David W. Kline, B.H.  
Date 3-15-19 Phone No. 702-427-9710

CERTIFICATION STAMP  
CHATTAHOOCHEE CONS  
5671 New Providence Road  
Doraville, GA 30340





## Letter of Intent

To whom it may concern,

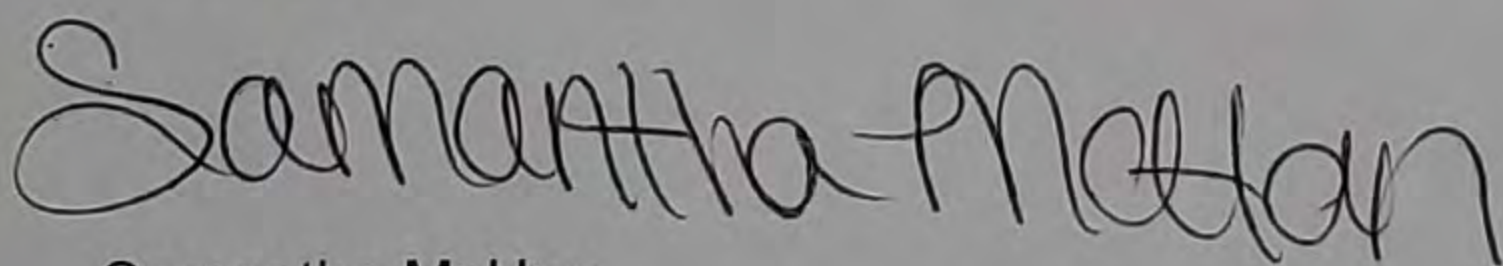
I, Samantha McHan, along with the additional property owner, Neil McHan, would like to rezone our property at 2851 Briscoe Road, from residential R100 to agricultural RA200. This is for Tract A, in the Exemption Plat dated 04/30/2018. We would like to continue to have and expand our small hobby farm/homestead for personal utility. Our property is a little over 7 acres and we believe this would be the perfect fit for the land. In our area are large lots and existing livestock. This was what drew us to purchasing a home in the area. It is our desire to rezone to protect our hobby farm and our animals. They have become part of the family and we truly enjoy caring for them. Rezoning the property would also give us more time to clean up and clear out the fell trees on the property. With seven acres with about half heavily wooded it has been a big job.

We currently have an outdoor shed for feed and supplies (this came with the house), a bunny hut, goat pen, chicken coops, and 2 water totes for animal shelters. We started our hobby farm with goats as a way to eradicate/control the kudzu that had taken over a large portion of the property. We also found out we had a large number of ticks so after researching we purchased chickens to help control them. We then added rabbits, we use their waste as fertilizer on our plants. We lastly got a pig to help dig up the roots of kudzu. This seemed the safest way to use the land as well as making the property usable. We felt this was the best option not just for our family, but also for our neighbors since using roundup and insecticide to eradicate the kudzu and ticks would not only be dangerous when our children inevitability go outside barefoot, but having a stream we were also concerned about keeping those items out of the water.

Rezoning would allow us the ability to free range our chickens so they could eat more ticks. We believe this would also benefit the neighbors since tick borne diseases have become more prevalent in the recent years. We would also be able to get a rooster to protect our hens from predators.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in black ink that reads "Samantha McHan". The signature is written in a cursive, flowing style.

Samantha McHan



**EXHIBIT A**

All that tract or parcel of land lying and being in Land Lot 197 of the 5th District of Gwinnett County, Georgia, containing an aggregate of 7.28 acres, and being more particularly shown and delineated as Tract "A" containing 7.28 acres as shown by a Plat of Survey prepared for Michael Thomas Still by Chattahoochee Consulting Group, Inc., dated May 4, 2018, said plat being of record in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, in Plat Book 141, Page 300, which said plat and the recording thereof are by reference hereto incorporated herein for a more complete and detailed description.

NTM