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REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Michelle Bennett</u>	NAME: <u>Michelle Bennett</u>
ADDRESS: <u>6277 Magnolia</u>	ADDRESS: <u>2130 Rockbridge Rd</u>
CITY: <u>St mt</u>	CITY: <u>St mt</u>
STATE: <u>GA</u> ZIP: <u>30087</u>	STATE: <u>GA</u> ZIP: <u>30087</u>
PHONE: <u>6-791-5165</u>	PHONE: <u>6-791-5165</u>
CONTACT PERSON: <u>Michelle Bennett</u> PHONE: <u>6-791-5165</u>	
CONTACT'S E-MAIL: <u>bennettpch@hotmail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): OI REQUESTED ZONING DISTRICT: R-100

PARCEL NUMBER(S): 6058 009G ACREAGE: 0.46

ADDRESS OF PROPERTY: 2130 ROCKBRIDGE ROAD SW, STONE MOUNTAIN, 30087

PROPOSED DEVELOPMENT: COMMUNITY LIVING ARRANGEMENT IN EXISTING BLDG

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>1 / 1</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2008</u>	Total Building Sq. Ft. _____
Gross Density: <u>2.17</u>	Density: _____
Net Density: <u>2.17</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:

PROPOSED USE IS SUITABLE IN PROXIMITY TO ADJACENT RESIDENTIAL USES AND COMPLEMENTS EXISTING OR USES.

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

THERE WILL BE NO NEGATIVE IMPACT ON ADJACENT OR NEARBY PROPERTIES. THE PROPOSED COMMUNITY LIVING ARRANGEMENT IS COMPATIBLE WITH ADJACENT USES AND NO CHANGE IN THE APPEARANCE OF THE BUILDING IS PROPOSED.

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

THE PROPOSED SPECIAL USE WILL HAVE IMMEDIATE ECONOMIC VIABILITY WITH NO CHANGE TO THE PROPERTY. THE USES PERMITTED UNDER CURRENT ZONING ARE LIKELY TO BE MUCH MORE CHALLENGING TO ESTABLISH REASONABLE ECONOMIC USE.

- (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 PROPOSED SPECIAL USE WILL HAVE LESS IMPACT ON STREETS, UTILITIES AND TRANSPORTATION FACILITIES THAN FOR THE USES PERMITTED UNDER OR ZONING. THERE WILL BE NO IMPACT ON SCHOOLS

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

THE SPECIAL USE IS IN CONFORMITY WITH THE REQUESTED R-100 ZONING WHICH IS CONSISTENT WITH ADJACENT AND NEARBY R-100 ZONING

- (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 APPLICANT SUBMITS THAT THE EXISTING MIX OF ADJACENT RESIDENTIAL AND OR USES PROVIDES STRONG SUPPORT FOR THE COMPATIBILITY AND APPROVAL OF THE APPLICATION.

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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.

Michelle Bennett

Signature of Applicant

2-21-2024

Date

Michelle Bennett
Owner

Type or Print Name and Title

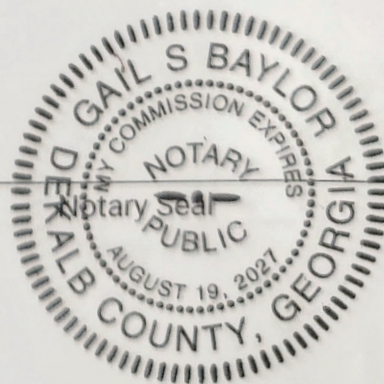
2-21-2024

Gail S Baylor

Signature of Notary Public

2/21/2024

Date



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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.

Michelle Bennett
Signature of Property Owner

2-21-2024
Date

Michelle Bennett owner
Type or Print Name and Title

Gail S. Baylor
Signature of Notary Public

2/21/2024
Date



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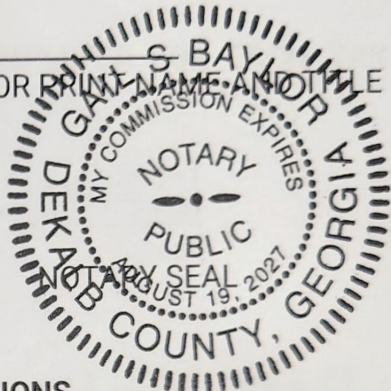
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

Michelle Bennett 2-21-2024 Michelle Bennett
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE Owner

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

Paul S. Bayh 2/21/2024
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 Michelle Bennett
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:
(Map Reference Number)

6 - 058 - 009G
District Land Lot Parcel

Michelle Bennett
Signature of Applicant

2-21-2024
Date

Michelle Bennett
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)

Kately Lyles
NAME

TSA
TITLE

2/22/24
DATE

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Gwinnett County Department of Planning & Development
1 Justice Square
Lawrenceville, Georgia 30045

Re: Letter of Intent 2130 Rockbridge Road

0.46 acres located on Parcel 6058 009G

Located in Commission District 3 Gwinnett County, Georgia.

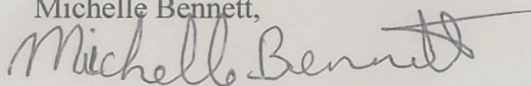
To Whom It May Concern:

It is my desire to have the referenced property rezoned from OI to R-100 classification Community Living Arrangement (CLA) in the existing building with a total floor space (including patio) of 2008 square feet and a total conditioned space of 1809 square feet.

The proposed CLA will house up to 3 residents in the existing building with no structural modifications. There is a single 1-story existing building on the 0.46 acres lot giving a computed density of 2.17 units per acre. Base on Section 210.140.26 my property does not meet the required acre, for CLA the one acre minimum, I'm requesting a variance, to allow me to operate a CLA home a t this location.

Sincerely:

Michelle Bennett,



ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

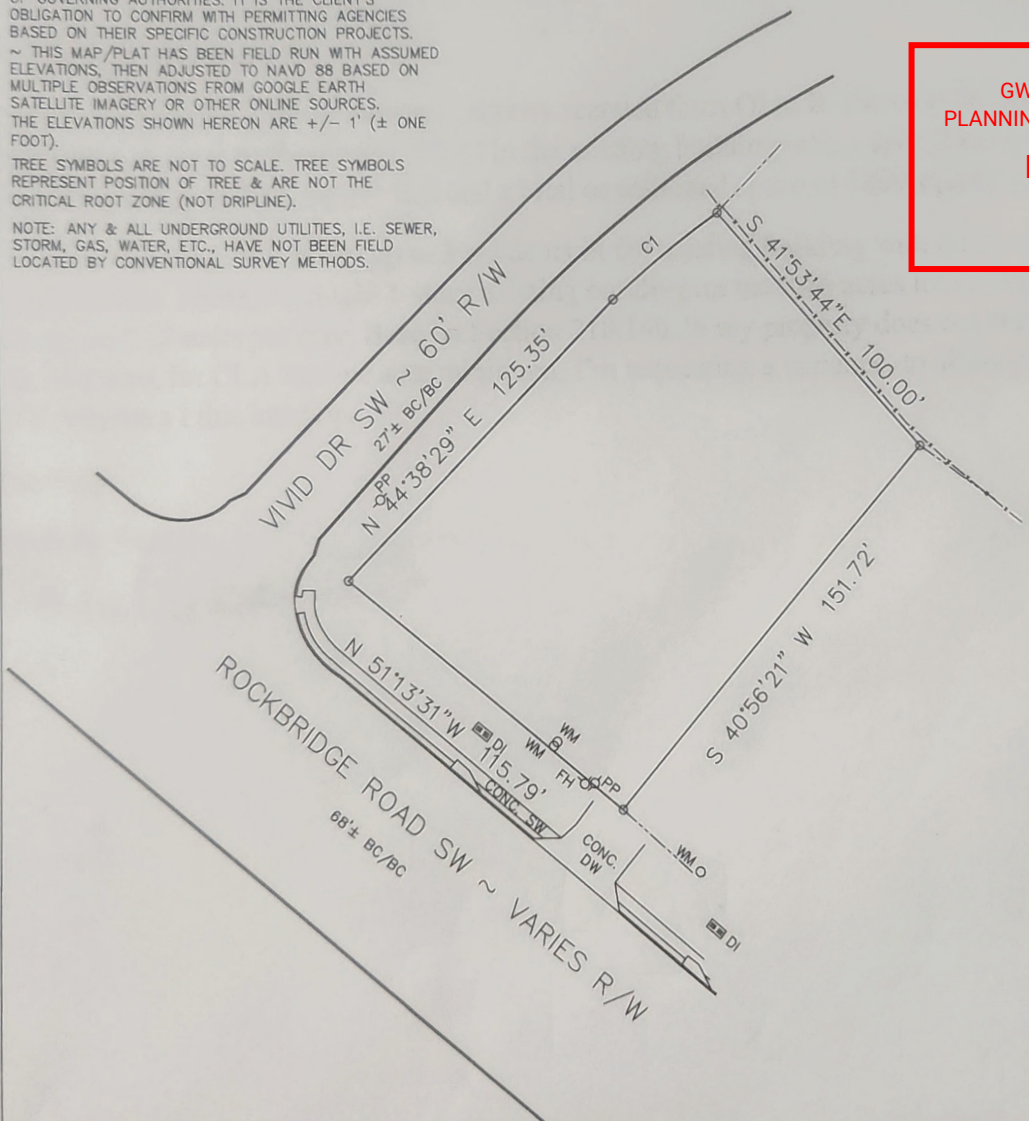
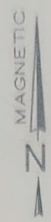
NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.

* L E G E N D *

- AKA ALSO KNOWN AS
- APP AS PER DEED
- APP AS PER PLAT
- BSL BUILDING (SETBACK) LINE
- CP COMPUTED POINT
- CTP CRIMP TOP PIPE FOUND
- D DEED (BOOK/PAGE)
- DW DRIVEWAY
- EP EDGE OF PAVEMENT
- FFE FINISH FLOOR ELEVATION
- FKA FORMERLY KNOWN AS
- IPF IRON PIN FOUND
- L ARC LENGTH
- LL LAND LOT
- LLL LAND LOT LINE
- N NEIGHBOR'S
- N/E NOW OR FORMERLY
- NAIL NAIL FOUND
- P PLAT (BOOK/PAGE)
- PCB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R RADIUS LENGTH
- R/W RIGHT-OF-WAY
- RBF REINFORCING BAR FOUND (1/2" UNO)
- RBS 1/2" REINFORCING BAR SET
- SW SIDEWALK
- SSE SANITARY SEWER EASEMENT
- SSCO SANITARY SEWER CLEANOUT
- X- FENCE LINE
- WALL

CURVE	RADIUS	LENGTH	CHORD	CH-BEARING
C1	323.93'	44.31'	44.28'	N 51°52'04"E



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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PROPERTY ADDRESS:
2130 ROCKBRIDGE RD SW,
STONE MOUNTAIN, GA 30087

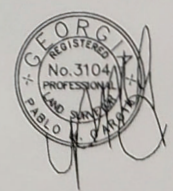
LAND AREA:
17,614 SF
0.398 AC

ZONING: O1

0 40
SCALE 1" = 40'

PLAT PREPARED FOR:
2130 ROCKBRIDGE RD

LOT	BLOCK	UNIT	SUBDIVISION	BY:
LAND LOT 58	6th DISTRICT		PARCEL ID: R6058009G	
GWINNETT COUNTY, GEORGIA			FIELD DATE: 09-27-2022	NH
CITY OF STONE MOUNTAIN			DRAWN DATE: 09-29-2022	AE
REFERENCE: PLAT BOOK XXXXX, PAGE XXX			ALL MATTERS OF TITLE ARE EXCEPTED. NOT TO BE RECORDED NOR USED TO CONVEY PROPERTY.	
REFERENCE: DEED BOOK 59496, PAGE 439				



SURVEY SYSTEMS ATLANTA
660 LAKE DR. SW, SNELLVILLE, GA 30039
COA #LSF000867, JOBORDERS@SURVEYSATLANTA.COM
CELL 678-591-6064 ~ OFFICE 404-760-0010

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF +/- 1 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 30,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

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OWNER/CONTACT INFORMATION
MICHELLE BENNETT
2140 ROCKBRIDGE ROAD,
STONE MOUNTAIN, GA 30087







LOCATION
2130 ROCKBRIDGE RD
STONE MOUNTAIN,
GA 30087

SHEET TITLE
BOUNDARY PLAN

DRN BY: R.L.H.
CKD BY: E.C.G.
DATE: 02/27/22
SCALE: AS NOTED

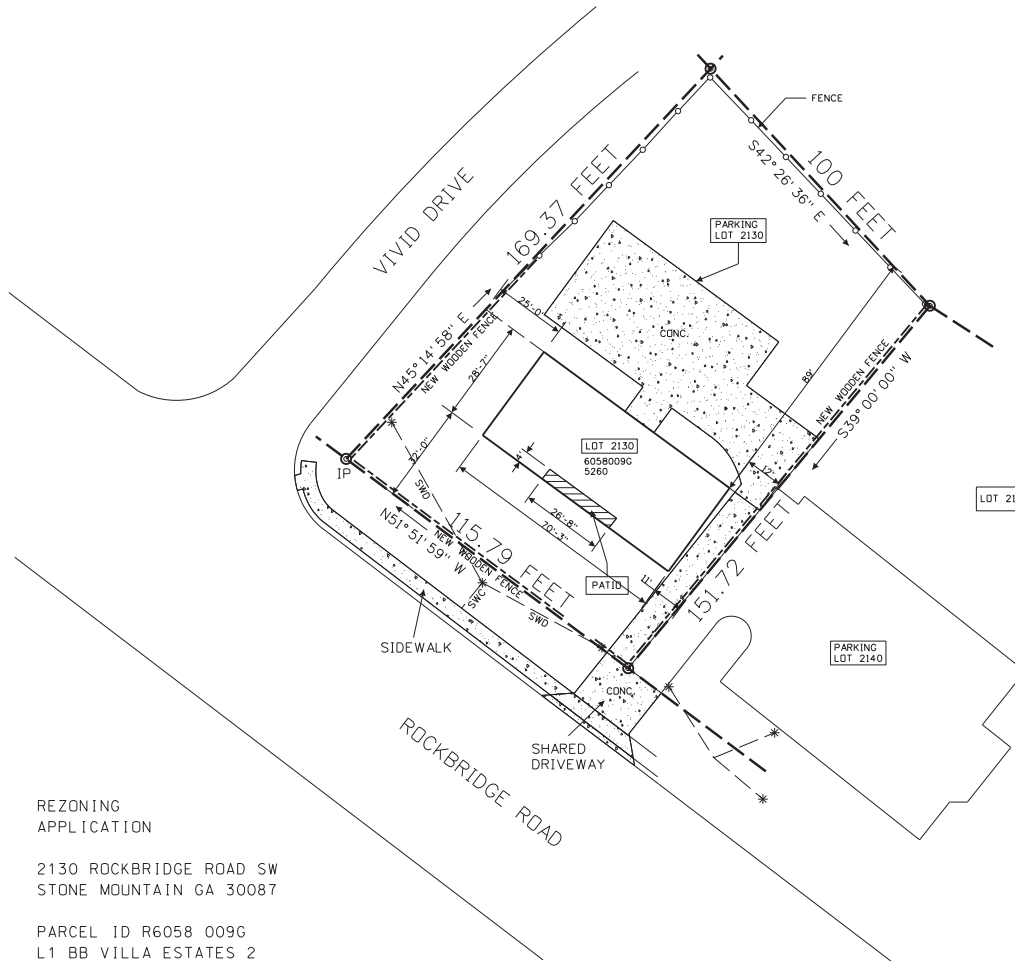
A2

LEGEND

-  BUILDING
-  PATIO
-  PAVED AREA
-  BOUNDARY LINE
-  EXIST. CHAINLINK FENCE
-  NEW WOODEN FENCE

ABBREVIATIONS

- | | |
|--------------------------------|----------------------------|
| • POUNDS OR NUMBER | LWH HILDEWATT HOUR |
| AC AIR CONDITIONING | MAX MAXIMUM |
| APN ASSESSOR'S PARCEL | MIN MINIMUM |
| APPRX APPROXIMATELY | MISC MISCELLANEOUS |
| AVG AVERAGE | NI NEW |
| B.O. BOTTOM OF | NTS NOT TO SCALE |
| B/T BETWEEN | OSB ORIENTED STRANDBOARD |
| BD BOARD | OC ON CENTER |
| BM BENCHMARK | PERF PERFORATED |
| CLG CEILING | PERP PERPENDICULAR |
| CLR CLEAR | POLYISO POLYISOCYANURATE |
| CMU CONCRETE MASONRY UNIT | PT PRESSURE-TREATED |
| CD CLEANOUT | PTD PAINTED |
| CONC CONCRETE | QTY QUANTITY |
| CONT CONTINUOUS | R RADIUS OR RISER |
| CW COLD WATER | RCP REFLECTED CEILING PLAN |
| • PENNY (NAILS) | REF REFRIGERATOR |
| D DRYER | REQD REQUIRED |
| DEMO DEMOLISH | RM ROOM |
| DIA DIAMETER | SD SMOKE DETECTOR |
| DIM DIMENSION | SF SQUARE FOOT |
| DN DOWN | SM SIMILAR |
| DW DISHWASHER | SPEC SPECIFICATION |
| EX EXISTING | SYM SYMMETRICAL |
| EL ELEVATION | SWC STORM WATER CONDUIT |
| ELEC ELECTRICAL | SWD STORM WATER DITCH |
| EPS EXPANDED POLYSTYRENE | T.O. TOP OF |
| EQ EQUAL | T&G TONGUE AND GROOVE |
| EXT EXTERIOR | THRU THROUGH |
| FD FLOOR DRAIN | TYP TYPICAL |
| FIN FINISH | UNO UNLESS OTHERWISE NOTED |
| FT FOOT | V VOLT, DR VALVE |
| GALV GALVANIZED | VERT VERTICAL |
| GC GENERAL CONTRACTOR | W WATT |
| GFCI G. F. CIRCUIT INTERRUPTER | W WASHER |
| GLULAM GLUE-LAMINATED | W/ WITH |
| GYP GYPSUM | W/D WASHER & DRYER |
| HB HOSE BIB | W/O WITHOUT |
| HW HOT WATER | WC WATER CLOSET |
| INT INTERIOR | WO WOOD |
| IP IRON PIN | WH WATER HEATER |
| | WP WEATHERPROOF |
| | XPS EXTRUDED POLYSTYRENE |



REZONING APPLICATION

2130 ROCKBRIDGE ROAD SW
STONE MOUNTAIN GA 30087

PARCEL ID R6058 009G
L1 BB VILLA ESTATES 2

CONSTRUCTION TYPE VA UNSPRINKLERED
PARKING SPACES - 7 (REQUIRED: 5 TO 10)
ACCESSIBLE PARKING (VAN) - 1

TOTAL BUILDING AREA 2008 SF
CONDITIONED SPACE 1809 SF
BUILDING HEIGHT = 14'-8"

-- BOUNDARY PLAN
A2 1"=20'-0"

NOTES:	ENGINEER/ARCHITECT

GWINNETT COUNTY
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21D170116 Page 2 of 2

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 58 of the 6th District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found at the intersection of Vivid Drive (having a 60 foot right of way) and RockbrIdge Road (having a 120 foot right of way) and running thence northeasterly along the right of way of Vivid Drive, a distance of 29.27 feet to an iron pin placed and THE TRUE POINT OF BEGINNING; running thence North 45 degrees 14 minutes 58 seconds east a distance of 169.37 feet to an iron pin set; running thence South 42 degrees 26 minutes 36 seconds east, a distance of 100.00 feet to an iron pin found; running thence South 39 degrees 00 seconds west, a distance of 151.72 feet to an iron pin found; running thence North 51 degrees 51 minutes 59 seconds west, a distance of 115.79 feet to an iron pin found and THE POINT OF BEGINNING.

As a matter of information only, the Tax Parcel Identification Number is 6-058-009G.