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REZONING APPLICATION

4/15/2024

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Florentina Fisteag</u>	Name: <u>Florentina Fisteag</u>
Address: <u>1264 Lob Lolly way</u>	Address: <u>1264 Lob Lolly way</u>
City: <u>Lawrenceville</u>	City: <u>Lawrenceville</u>
State: <u>GA</u> ZIP: <u>30043</u>	State: <u>GA</u> ZIP: <u>30043</u>
Phone: <u>678-668-4731</u>	Phone: <u>678-668-4731</u>
Email: <u>fisteagzffm@yahoo.com</u>	Email: <u>fisteagzffm@yahoo.com</u>
Contact Person: <u>Florentina Fisteag</u> Phone: <u>678-668-4731</u>	
Contact's Email: <u>fisteagzffm@yahoo.com</u>	

APPLICANT IS THE:

Owner's Agent Property Owner Contract Purchaser

Current Zoning District(s): RA 200 Requested Zoning District: R 100

Parcel Number(s): R 7060 005 Acreage: 1.88

Property Address(es): 2129 Old Peachtree Road Lawrenceville
GA 30043

Proposed Development: Subdivide lots

Variance(s): _____ Waiver(s): _____

RESIDENTIAL DEVELOPMENT

No. of Dwelling Units: 3

Dwelling Unit Sq. Ft.: 3,500

Density: 1.6 units per acre

Floor Area Ratio (LRR, MRR, HRR): _____

NON-RESIDENTIAL DEVELOPMENT

No. of Buildings: _____

Total Building Sq. Ft.: _____

Floor Area Ratio: _____

MIXED-USE DEVELOPMENT

No. of Dwelling Units: _____ Dwelling Unit Sq. Ft.: _____

Total Non-Residential Sq. Ft.: _____ Floor Area Ratio: _____

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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 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, will have 3 beautiful homes, matching the surroundings with the next neighborhood homes

- (B) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property:

No, it will not, the surrounding areas are also single homes and the proposal will match

- (C) Whether the property to be affected by a proposed rezoning has reasonable economic use as currently zoned:

Yes, it will help economic and increase the area

- (D) Whether the proposed rezoning will result in a use which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

No, it will not, the 3 homes will not cause a large increase to this factor

- (E) Whether the proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Map:

Yes, it is
It will create more housing options

- (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:

It's on the main road, it doesn't affect the surrounding, but improve the area

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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 six (6) months from the date of last action by the Board of Commissioners.

[Handwritten Signature]

Signature of Property Owner

3/8/2024

Date

Florentina Fisteag owner

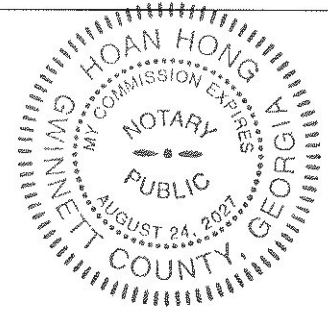
Type or Print Name and Title

[Handwritten Signature]

Signature of Notary Public

March 8th, 2024

Date



Notary Seal

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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 six (6) months from the date of last action by the Board of Commissioners.

Florentina G.

Signature of Applicant

3/8/2024
Date

Florentina Fisteag owner

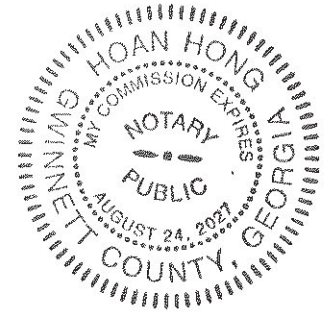
Type or Print Name and Title

[Signature]

Signature of Notary Public

March 8th, 2024

Date



Notary Seal

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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 Gwinnett County Tax Commissioner. In no case shall an application or reapplication for rezoning be processed without such property verification.

A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.

Parcel I.D. Number: R 7060 005
(Map Reference Number)

Florentina S.
Signature of Applicant

3/8/2024
Date

Florentina Fistay owner
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. THIS FORM MUST BE SIGNED BY A REPRESENTATIVE OF THE TAX COMMISSIONER'S OFFICE.

TAX COMMISSIONERS USE ONLY

Payment of all property taxes billed to date for the above referenced parcel has been verified as paid current and confirmed by the signature below.

Mathy Lyles
Name
3/8/2024
Date

TSA
Title

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REZONING APPLICAN'S LETTER OF INTENT

The Applicant and Owner , Florentina Fisteag requests a rezoning for the property located at 2129 Old Peachtree Road Lawrenceville, GA 30043

The property is currently zoned RA-200 and the request is to rezone the property to R-100 to allow the development of 3 single family homes.

The character of these homes is in compliance with single family houses surrounding the properties , which are zoned R-100.

Also, on the east and west of the property are zoned the same.

The homes will be a minimum of 3,500 s.f. for a two story home. The homes will be Hardiplank with Brick , Stone Accents and on Septic System.

This will increase the value of the area and by allowing others to see new infrastructure being built since it's right on the main road, it will be a great represent for the neighborhood around.

I, the applicant , respectfully request your approval of this application.

Thank you !

Respectfully submitted,

Florentina Fisteag



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Back - Hardiplank

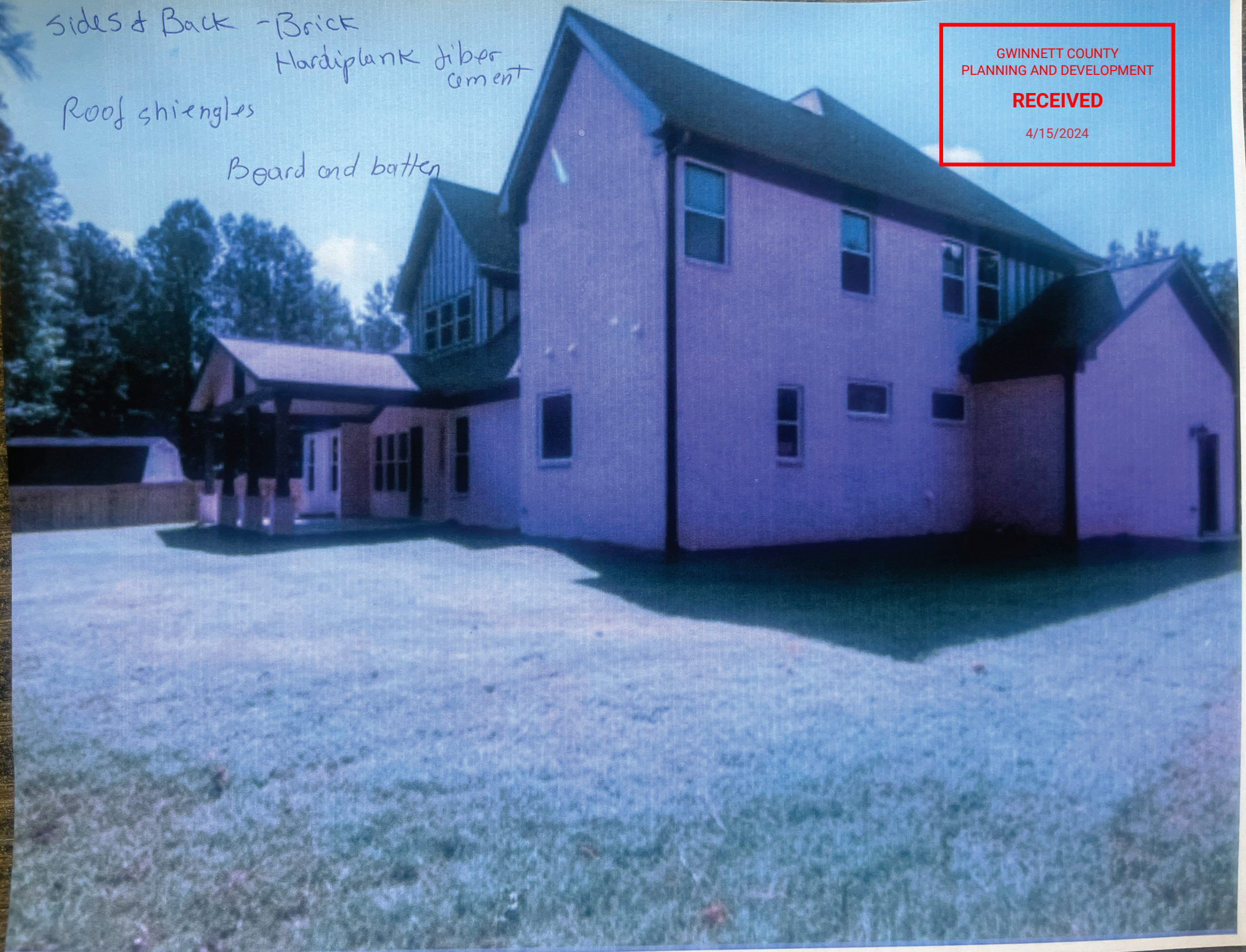
Board and batten
fiber cement

Roof - shingles



Sides & Back - Brick
Hardiplank fiber
cement
Roof shingles
Board and batten

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roof shingles

Sides - Brick
Hardyplank
(fiber cement)
board and batten
fiber cement

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Sides - Brick
Roof shingles

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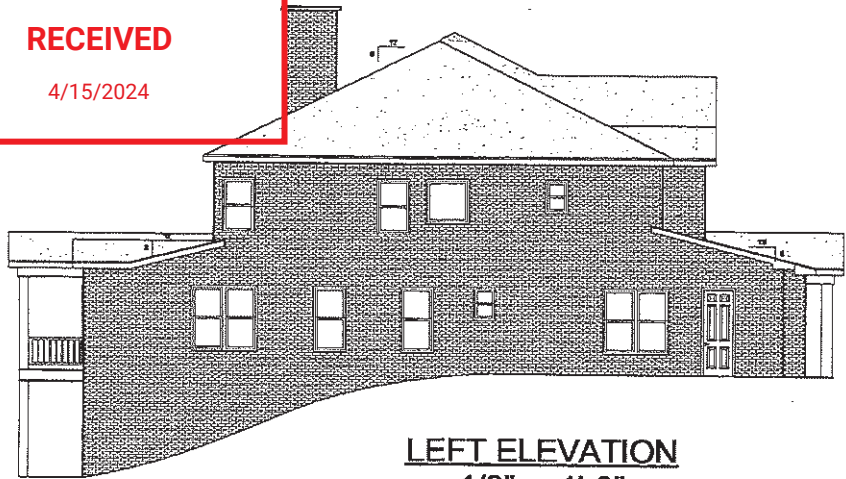
Front - Brick
Hardiplank
(fiber-cement)

Roof - shingles
Board and
batten
(fiber cement)

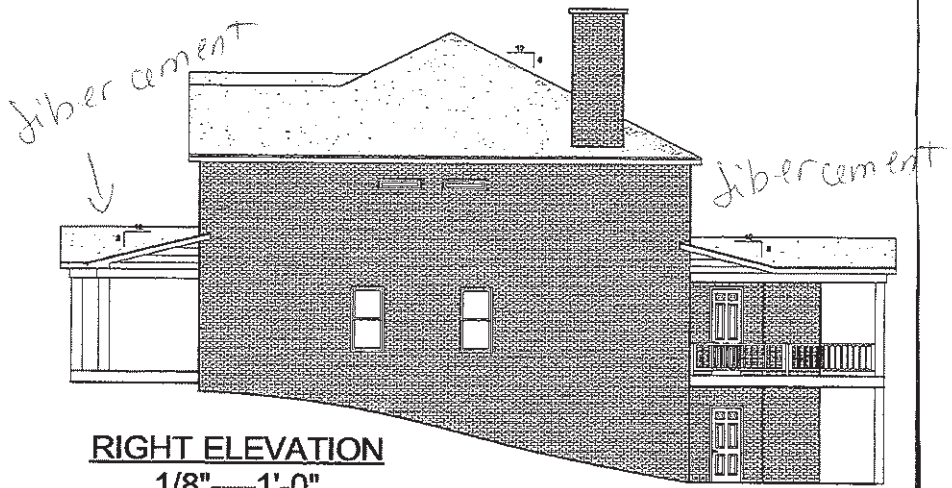
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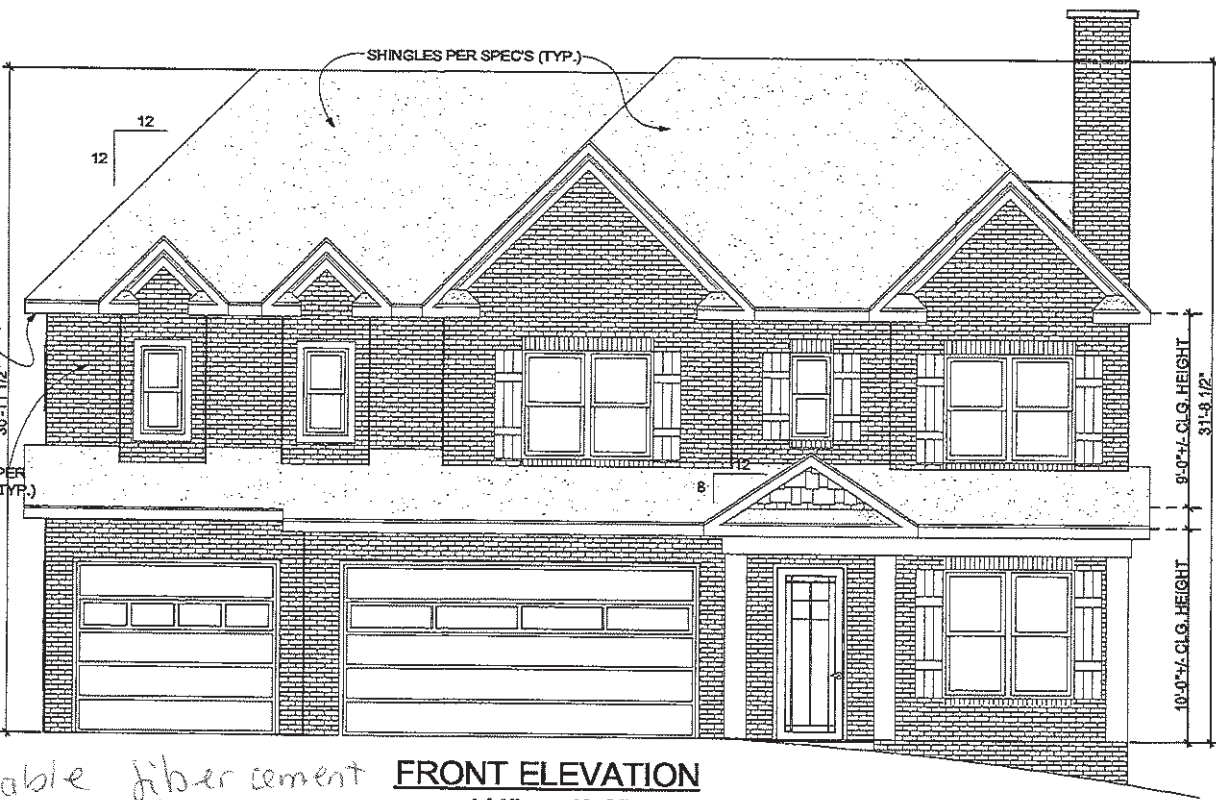
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LEFT ELEVATION
 1/8" — 1'-0"



RIGHT ELEVATION
 1/8" — 1'-0"



FRONT ELEVATION
 1/4" — 1'-0"



REAR ELEVATION
 1/8" — 1'-0"

1928 COLLINS HILL RD.

Gable: fiber cement shake

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).-RELEASED FOR CONSTRUCTION

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**Old Peachtree Road
Tax Parcel No. 7060 005**

All that tract or parcel of land lying and being in Land Lot 60 of the 7th Land District, Gwinnett County, Georgia and being particularly described as follows:

To find the point of beginning, commence at the intersection of the easterly right of way of Peachcrest Drive (50' right of way) and the southerly right of way of Old Peachtree Road (80' right of way), if extended to form a point; THENCE traveling on said southerly right of way of Old Peachtree Road in a generally southeasterly direction for a distance of 467.42 feet to a point, said point marked by a ½ inch rebar pin with cap found, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, continuing on said right of way the following three (3) courses and distances: THENCE South 83 Degrees 44 Minutes 53 Seconds East for a distance of 100.26 feet to a point; THENCE South 82 Degrees 37 Minutes 17 Seconds East for a distance of 216.29 feet to a point; THENCE South 81 Degrees 29 Minutes 41 Seconds East for a distance of 147.83 feet to a point, said point marked by a ½ inch rebar pin found;

THENCE leaving said right of way South 41 Degrees 52 Minutes 18 Seconds West for a distance of 310.12 feet to a point, said point marked by a 1 inch open top pipe found; THENCE South 13 Degrees 35 Minutes 28 Seconds East for a distance of 245.60 feet to a point, said point marked by a ½ inch rebar pin found; THENCE North 30 Degrees 24 Minutes 03 Seconds West for a distance of 614.73 feet to a point on the southerly right of way of Old Peachtree Road (80' right of way), said point marked by a ½ inch rebar pin with cap found, said point being THE TRUE POINT OF BEGINNING.

Said property contains 1.884 Acres.