

**REZONING APPLICATION**

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

NAME: <u>JOSE RAMOS</u>	NAME: <u>JOHN STEVEN TAYLOR</u>
ADDRESS: <u>4181 LANTERN HILL DR.</u>	ADDRESS: <u>282 JEWELERS RDG SW</u>
CITY: <u>Dacula</u>	CITY: <u>LILBURN</u>
STATE: <u>GA</u> ZIP: <u>30019</u>	STATE: <u>GA.</u> ZIP: <u>30047</u>
PHONE: <u>770-294-1251</u>	PHONE: _____
CONTACT PERSON: <u>ALEJANDRO RAMOS</u> PHONE: <u>770-560-2149</u>	
CONTACT'S E-MAIL: <u>JR PAINTING INC @ GMAIL .COM.</u>	

**APPLICANT IS THE:**

OWNER'S AGENT     PROPERTY OWNER     CONTRACT PURCHASER

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

PARCEL NUMBER(S): R3007187 ACREAGE: 2.43

ADDRESS OF PROPERTY: \_\_\_\_\_

PROPOSED DEVELOPMENT: DIVIDING LAND INTO 3 RESIDENTIAL LOTS

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>3</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>3200+</u>	Total Building Sq. Ft. _____
Gross Density: <u>0.81</u>	Density: _____
Net Density: <u>0.81</u>	

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

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2.438 Acres  
Spout Springs Road

All that tract or parcel of land lying in Duncans G.M.D. No, 1749 of Gwinnett County, Georgia designated as Tract 7, Block "C" of Mother Nature Mini Farms containing 2.438 acres as shown on plat of survey for Walt Bussey as prepared by McNally, Patrick & Cole, Inc. dated August 11, 1978, bearing the seal of Lloyd C. McNally, Jr., Georgia Registered Land Surveyor No. 2040, being more particularly described as follows:

Beginning at an iron pin set on the southeastern 80' Right of Way of Spout Springs Road (formerly known as Lawrenceville -Thompson Mill Road ) at the intersection with the southwestern 60' Right of Way of Old Flowery Branch Road (formerly known as Flowery Branch Road), thence proceed S49°50'40"E for a distance of 392.08' along the latter mentioned roadway to an iron pin set at the northeast corner of property designated as a portion of Tract 8 of Mother Nature Mini Farms now or formerly owned by Geoffrey I. Smith, Sr.; thence leaving said right of way along the common line of tracts 7 and 8, S48°59'50"W for a distance of 337.09' to an iron pin set at the southeast corner of Tract 6; thence N27°46'35"W along the common line of Tracts 6 and 7 and the property now or formerly owned by Rebekah H. Morgan for a distance of 452.41 ' to an iron pin set on the southeastern 80' Right of Way of Spout Springs Road; thence N65°59'50"E along said right of way for a distance of 181.23' to the iron pin set at the intersection of southwestern 60' Right of Way of Old Flowery Branch Road at the Point of Beginning.

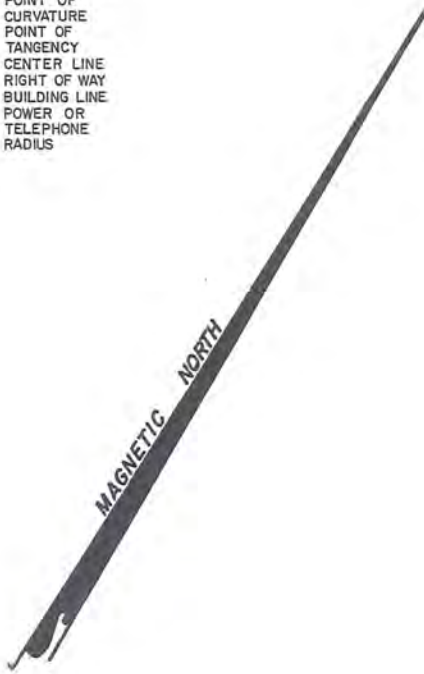
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- M.T. = MARKED TREE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- C.L. = CENTER LINE
- R/W = RIGHT OF WAY
- B.L. = BUILDING LINE
- - = POWER OR TELEPHONE
- R. = RADIUS



**LAWRENCEVILLE 80' R/W**  
**(A.K.A. SPOUT SPRINGS ROAD)**  
 22' PAVING



TRACT 7, BLOCK "C"  
 MOTHER NATURE MINI FARMS



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EXHIBIT "A"

SURVEY FOR:

**WALT BUSSEY**

**McNALLY, PATRICK & COLE, INC.**  
 195 PIKE STREET — STARK BLDG.  
 LAWRENCEVILLE, GEORGIA 30245

PHONE: 404/963-8520

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.  
*Lloyd C. McNally, Jr.*

DUNCANS  
 2.438 ACRES  
 GWINNETT

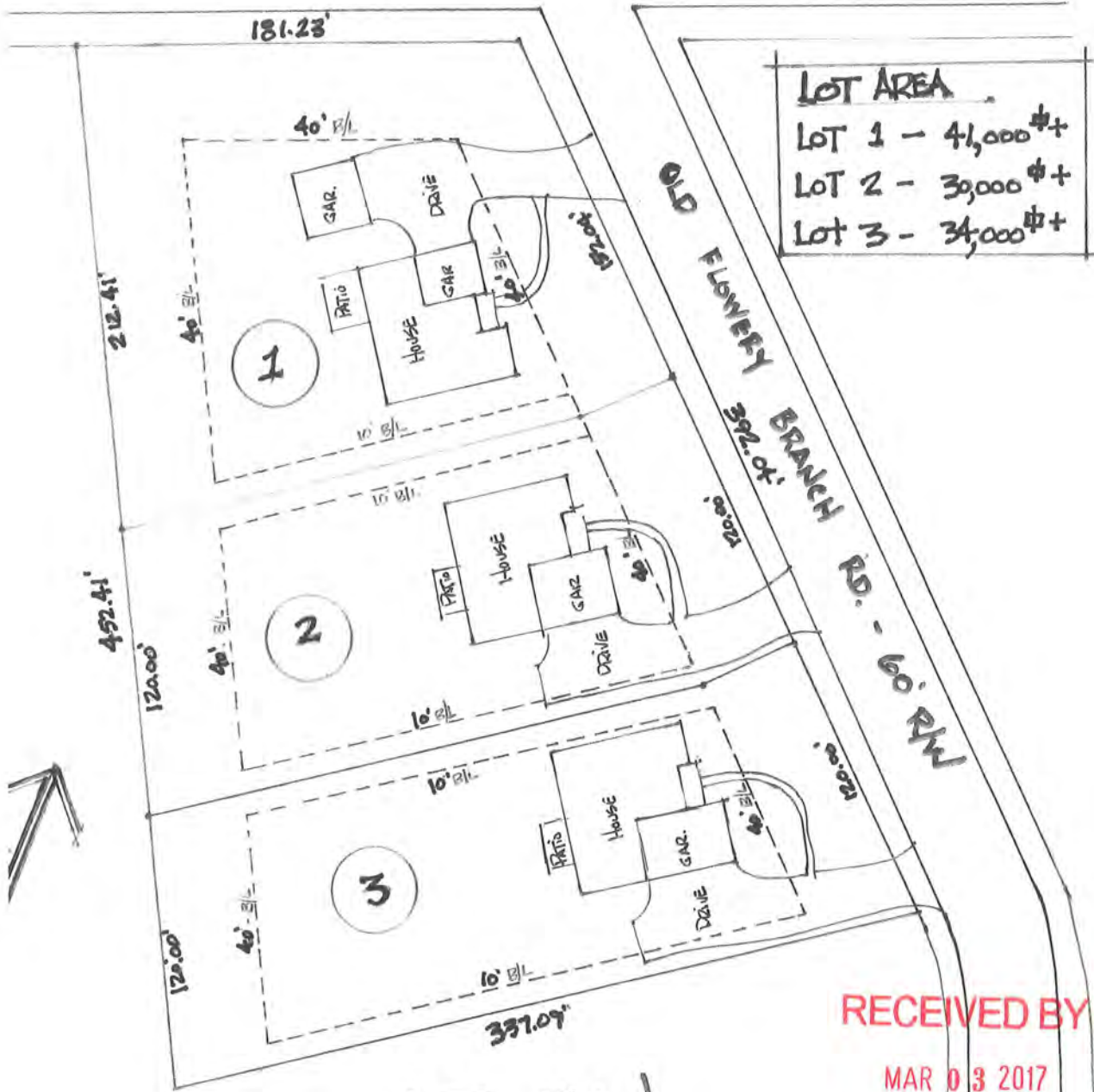
G.M.D.  
 COUNTY,

NO. 1749  
 GEORGIA

DATE: 8-11-78  
 SCALE: 1" = 100'



SPOUT SPRINGS ROAD - 80' R/W



LOT AREA			
LOT 1	-	41,000	sq. ft.
LOT 2	-	30,000	sq. ft.
LOT 3	-	34,000	sq. ft.

**SITE PLAN**  
SCALE: 1" = 50'

2.438 ACRES  
3200 SQ. FT. HEATED AREA HOME (MINIMUM)

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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 IT WILL SUITABLE

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

REZONING WILL NOT ADVERSELY AFFECT THE EXISTING PROPERTIES

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

REZONING WILL NOT AFFECT THE ECONOMIC TO THE SURROUNDING PROPERTIES

- (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:

ONLY 3 NEW HOMES - WILL NOT CAUSE ANY BURDEN ON THE ABOVE CONCERNS

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

YES, RESIDENTIAL

- (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 CHANGING

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**LETTER OF INTENT**

**FOR REZONING**

February 28, 2017

Gwinnett County Department of Planning and Development

446 West Grogan Street

Lawrenceville Ga. 30046-2440

Re; Re/Zoning Application

Letter of Intent

This is a rezoning application is to rezone this 2.438 acres parcel currently zoned RA-200 to R-100 with the intent to divide this property into 3 building home sites, within all of the R-100 zoning county guide lines. The homes will be 3200 + square feet of heated area, 5 bedrooms and septic tanks, based on approval by Environmental Health Dept.

We see this request to be suitable to all neighbors. If you have any questions, about this application, please call Wayne Slappey (Realtor)

770-560-4335.

Thanks

Jose Ramos

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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.

JOSE RAMOS 2/15/17  
Signature of Applicant Date

JOSE RAMOS CONTRACT PURCHASER  
Type or Print Name and Title

Cindy K. Clark 2/15/17  
Signature of Notary Public Date



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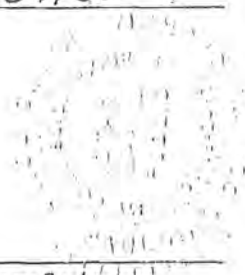
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**REZONING PROPERTY OWNER'S CERTIFICATION**

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.

 2/16/17  
Signature of Property Owner Date

Steven Taylor Seller  
Type or Print Name and Title

 2-16-17   
Signature of Notary Public 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 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:**      3      .      007      .      R3007187  
(Map Reference Number)      District      Land Lot      Parcel

JOSE RAMOS      2-15-17  
Signature of Applicant      Date

JOSE RAMOS - PROPERTY PURCHASER  
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)

[Signature]      Director P&D      TSA II  
NAME      TITLE  
3/3/17  
DATE

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**MAR 08 2017**

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**RZR 17009**