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8/28/2024

REZONING APPLICATION

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
Name: <u>Beverly Davison</u>		Name: <u>Beverly Davison</u>	
Address: <u>2845 Old Peachtree Rd.</u>		Address: <u>2845 Old Peachtree Rd.</u>	
City: <u>Dacula</u>		City: <u>Dacula</u>	
State: <u>Ga.</u> ZIP: <u>30019</u>		State: <u>Ga.</u> ZIP: <u>30019</u>	
Phone: <u>404-402-2516</u>		Phone: <u>404-402-2516</u>	
Email: <u>bevdavisonrealtor@gmail.com</u>		Email: <u>bevdavisonrealtor@gmail.com</u>	
Contact Person: <u>Beverly Davison</u>		Phone: <u>404-402-2516</u>	
Contact's Email: <u>bevdavisonrealtor@gmail.com</u>			
APPLICANT IS THE:			
<input type="checkbox"/> Owner's Agent <input type="checkbox"/> X Property Owner <input type="checkbox"/> Contract Purchaser			
Current Zoning District(s): <u>R-100MOD</u> Requested Zoning District: <u>R-100</u>			
Parcel Number(s): <u>7-023-004</u> Acreage: <u>1.995</u>			
Property Address(es): <u>2845 Old Peachtree Road</u>			
Proposed Development: <u>Minor Subdivision</u>			
Variance(s): <u>no</u> Waiver(s): <u>no</u>			
RESIDENTIAL DEVELOPMENT		NON-RESIDENTIAL DEVELOPMENT	
No. of Dwelling Units: <u>2</u>		No. of Buildings: _____	
Dwelling Unit Sq. Ft.: <u>Ex. 2500 & Prop. 1400</u>		Total Building Sq. Ft.: _____	
Density: <u>1.00</u>		Floor Area Ratio: _____	
Floor Area Ratio (LRR, MRR, HRR): <u>.07 & .05</u>			
MIXED-USE DEVELOPMENT			
No. of Dwelling Units: _____		Dwelling Unit Sq. Ft.: _____	
Total Non-Residential Sq. Ft.: _____		Floor Area Ratio: _____	

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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.

Beverly Davison 7-24-24
Signature of Property Owner Date

Beverly Davison
Type or Print Name and Title

Laura Jean Kratzer 7/24/24 
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 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: 7-023-004
(Map Reference Number)

Beverly Davison 7-25-24
Signature of Applicant Date

Beverly Davison - 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.

T. Finley TSA
Name Title
July 25, 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.

Beverly Davison 8-24-24 Beverly Davison
Signature of Applicant Date Type of Print Name and Title

Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

Laura Jean Kutzler 7-24-24
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?

Yes No Beverly Davison (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.

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September 12, 2024

To: Gwinnett County- Department of Planning and Development

446 West Crogan Street

Lawrenceville Ga 30046

From: Beverly Davison

2845v Old Peachtree Rd

Dacula Ga 30019

This is a letter of intent to rezone my property from R-100 modified to R-100. This will allow me to subdivide the 2-acre parcel into 2 homesites. The purpose in subdividing is to construct a new house adjacent to my residence to provide a home for my elderly parents who require my care. I am also requesting a variance for an outbuilding on the current property that has existed since I purchased the property in 2011. The outbuilding is approximately 390 square feet and currently has the same concrete siding and matches the existing home per UDC code 230.30.12 With regards to the UDC code, 230.1 the existing structure is about 8 inches from the property line. It is located in the rear yard per code 230.30.7

The adjacent existing residential subdivision developments are currently zoned R-100 modified and my property is NOT part of those developments. The rezoning would remove several conditions that are not necessary for my property.

The density of the adjacent developments is approximately 2.5 lots per acre and this proposed rezoning will allow a density of 1.0 lots per acre for my property. The construction of the proposed home will be consistent with county standards.

The request for rezoning is reasonable and the proposed home will be an asset to the community.

Sincerely,

A handwritten signature in cursive script that reads "Beverly Davison". The signature is written in black ink and is positioned below the word "Sincerely,".

Beverly Davison

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STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Pursuant to requirements of the United 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:

All adjacent properties are similarly zoned and used as proposed by this rezoning.

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

Proposed use is same/similar to adjacent and nearby properties and will not adversely affect them.

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

The rezoning will allow a minor residential subdivision and a reasonable economic use.

- (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:

The proposed use is recommended as low density residential and should not cause excessive or burdensome use of existing facilities.

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

The subject parcel is located in the Neighborhood Traditional+ future development area and the proposed rezoning will be in conformity with the intent of the 2045 Unified Plan by providing additional low-density residential use.

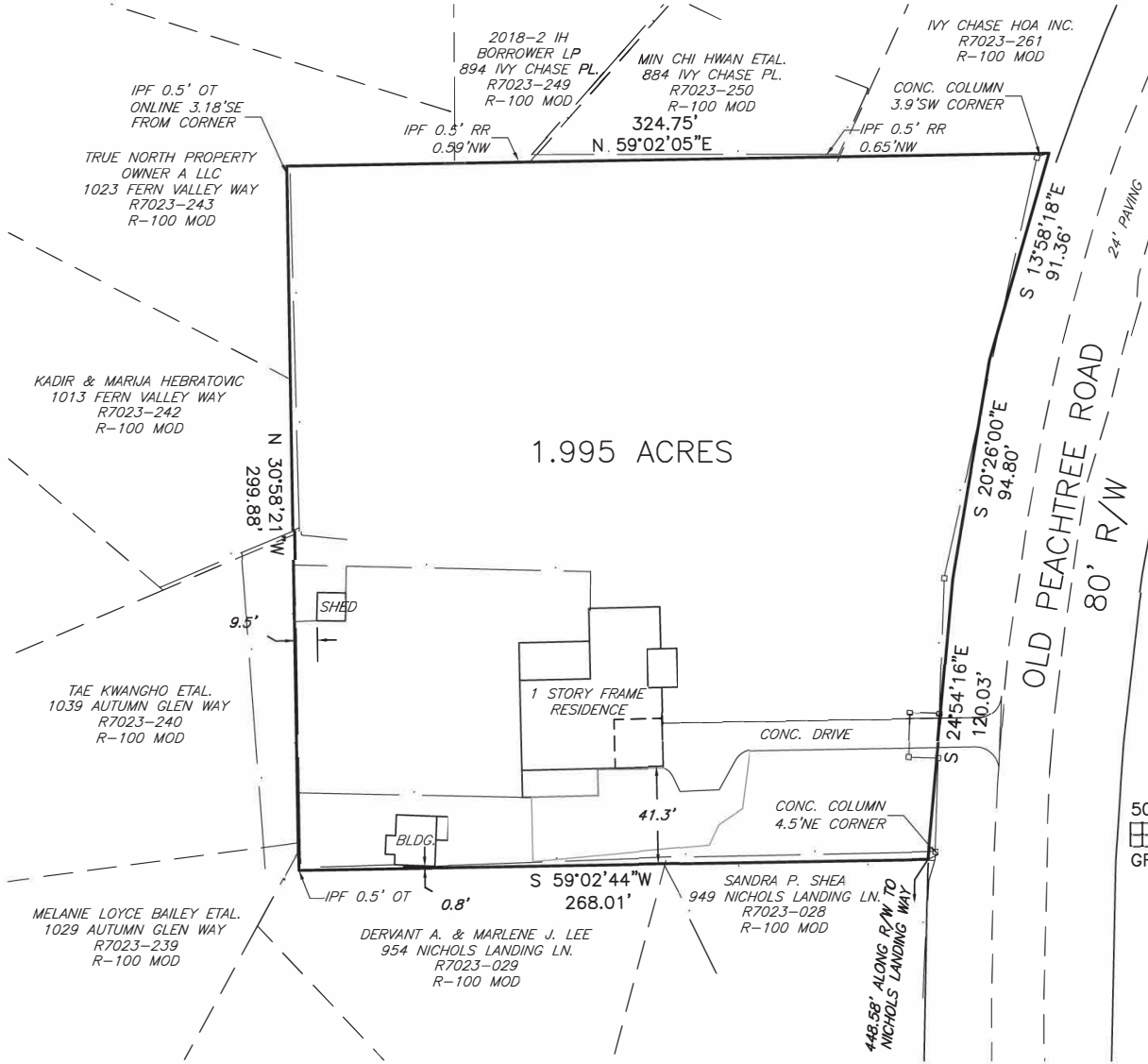
- (F) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning:

The proposed rezoning will be in keeping and conformity with the surrounding area.
(See proposed house plan attached.)

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LEGEND:
IPF = CORNER FOUND
R/W = RIGHT OF WAY
OT = OPEN TUBE
RR = REINFORCING ROD



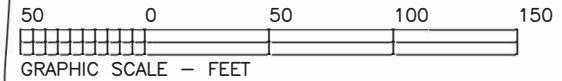
SURVEY NOTES:

1. A TOPCON GTS-2B TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A PRECISION OF ONE FOOT IN 12,480 FEET AND AN ANGULAR ERROR OF 06" PER ANGLE POINT. THERE WAS NO ADJUSTMENT.
3. THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN >100,000 FEET.
4. REFERENCES:

SURVEY FOR NICHOLS & THOMAS MALCOM BY HANNON, MEEKS & BAGWELL SURVEYORS, INC. DATED 6-9-1986.

SURVEY FOR BEVEERLY DAVISON BY W.T. DUNAHOO AND ASSOCIATES, LLC, DATED 1-1-2003

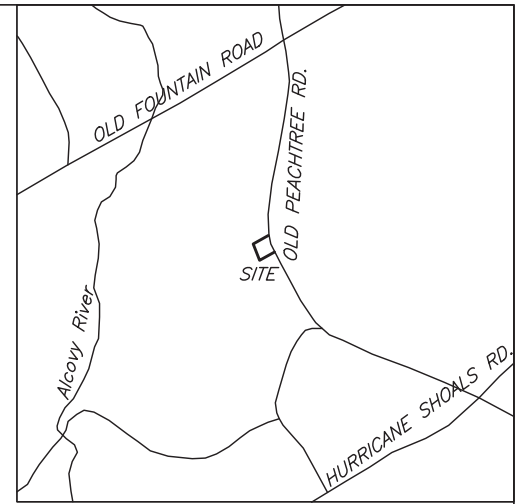
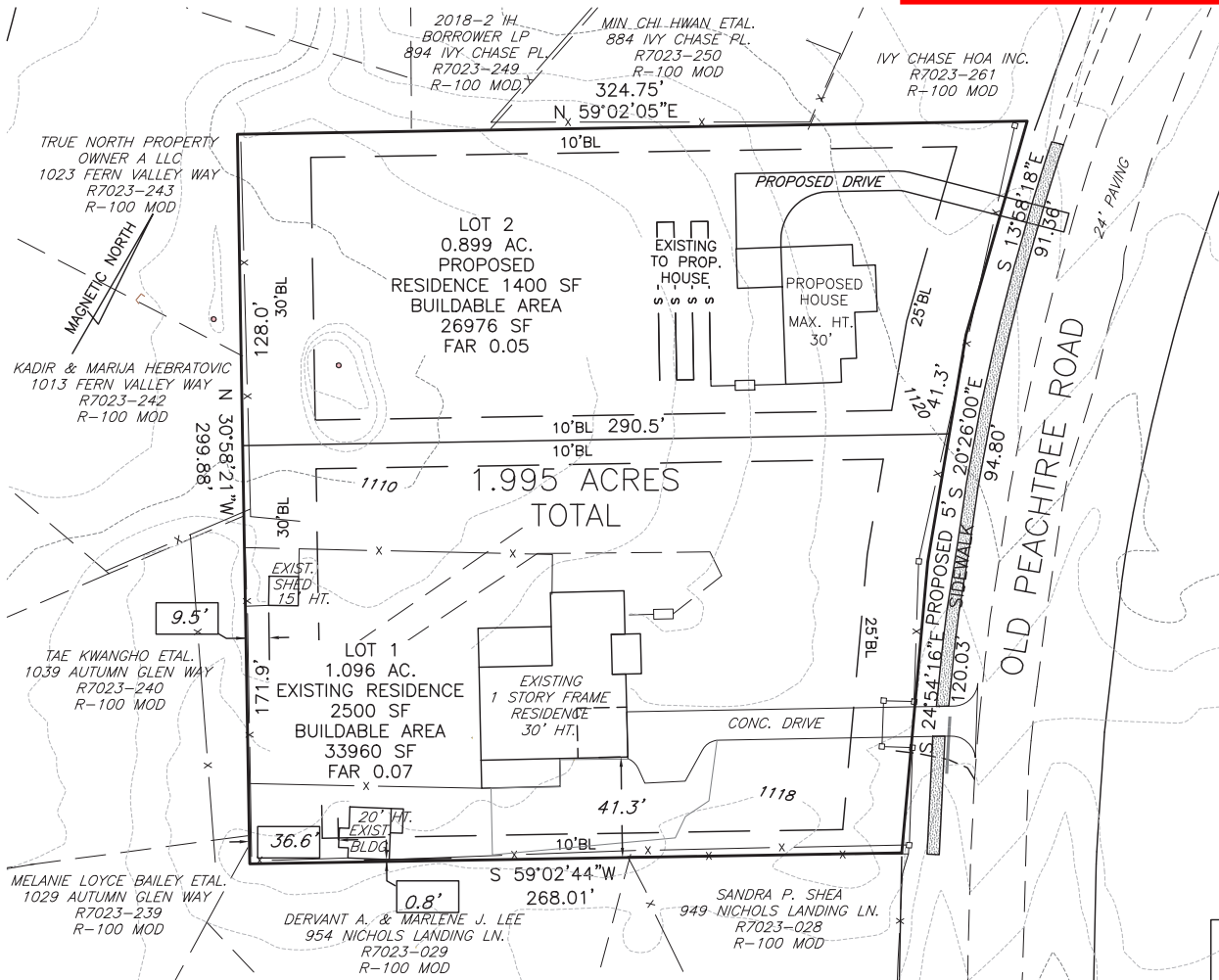
FINAL PLAT FOR IVEY CHASE, UNIT 1, PHASE 2 BY BROCK DESIGN GROUP, DATED 1-28-2004



BOUNDARY SURVEY FOR: BEVERLY DAVISON LAND LOT 23, DISTRICT 7 GWINNETT COUNTY, GEORGIA	
SCALE: 1"=50'	
DATE: 8-27-2024	
WC ELLIS PE., RLS 2772 ANSCOT CT SNELLVILLE, GEORGIA 30078 MOBILE/TEXT (404) 556-6459	
REVISIONS	
SHEET	OF

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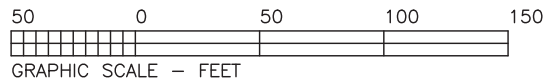
9/9/2024



LOCATION MAP

GENERAL NOTES:

1. SITE IS ZONED R-100-MOD. PROPOSED ZONING IS R-100.
2. SITE AREA IS 1.995 ACRES.
3. EXISTING IMPERVIOUS SURFACE IS 0.16 ACRES. PROPOSED IS 0.08 AC.
4. PROPOSED RESIDENTIAL DENSITY FOR 2 LOTS TOTAL IS 1.0.
5. ALL HOUSES WILL BE SINGLE-FAMILY.
6. SEE SITE PLAN FOR FAR.
7. WATER PROVIDED BY GWINNETT COUNTY.
8. SEWAGE DISPOSAL BY PROPOSED SEPTIC SYSTEMS.
9. NO FLOODPLAIN OR WETLANDS OR WATER COURSES ON SITE.
10. PARCEL 7023-004, 2845 OLD PEACHTREE ROAD.
11. ACCESSORY BUILDINGS SHOWN ARE EXISTING.



SITE PLAN FOR:
BEVERLY DAVISON

SCALE: 1" = 50'
DATE: 8-27-2024

LAND LOT 23, DISTRICT 7
GWINNETT COUNTY, GEORGIA

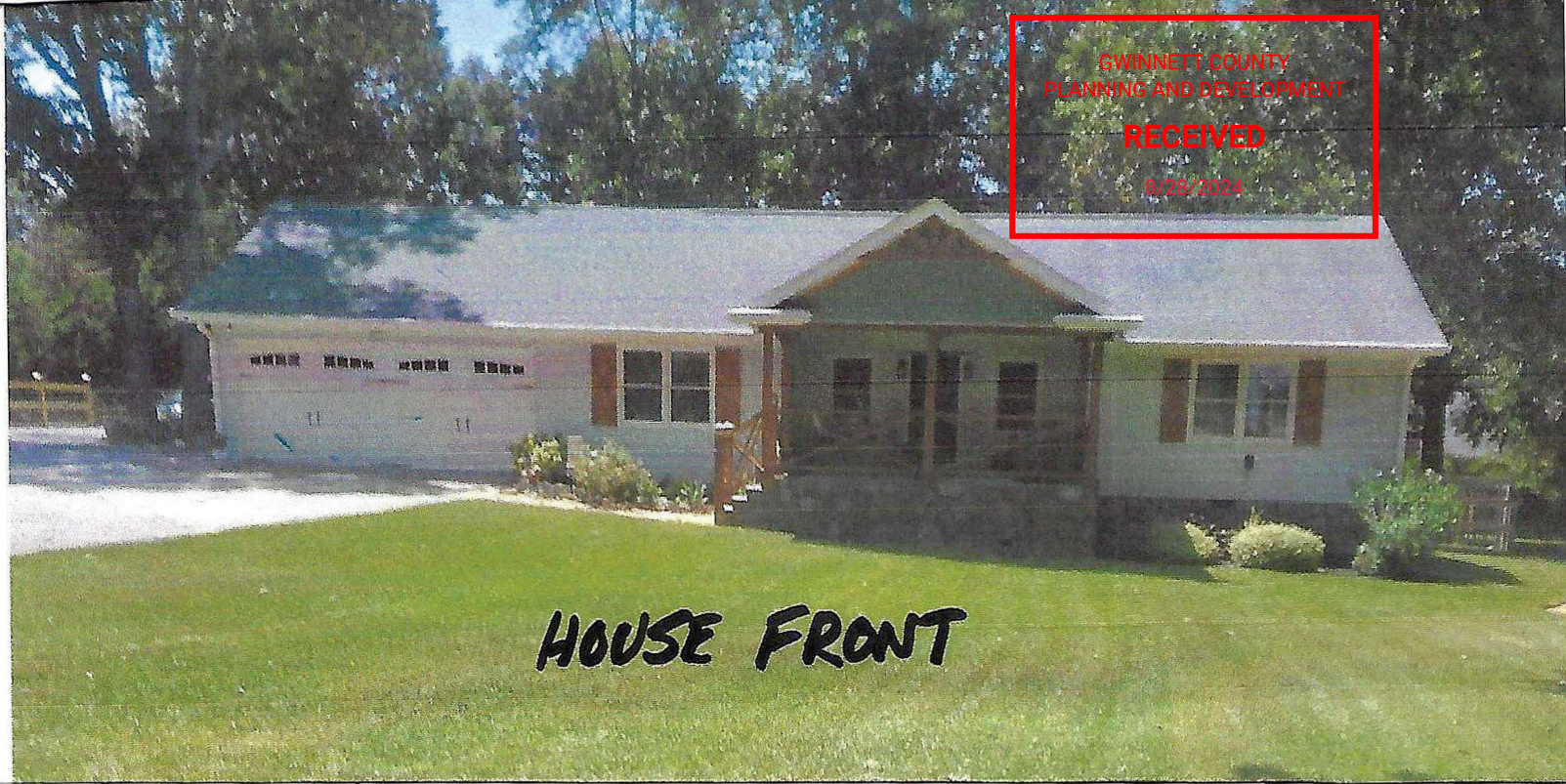
MLE ENGINEERING COMPANY, LLC
786 JOHNSON MILL ROAD
JEFFERSON, GEORGIA 30549
TEL: (770) 241-5424

9-7-24 SHOW PROP. SIDEWALK, NOTE ACCESS. BLDG. DIST. TO PL.
REVISIONS
SHEET OF

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HOUSE FRONT



HOUSE LEFT SIDE

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HOUSE RIGHT SIDE

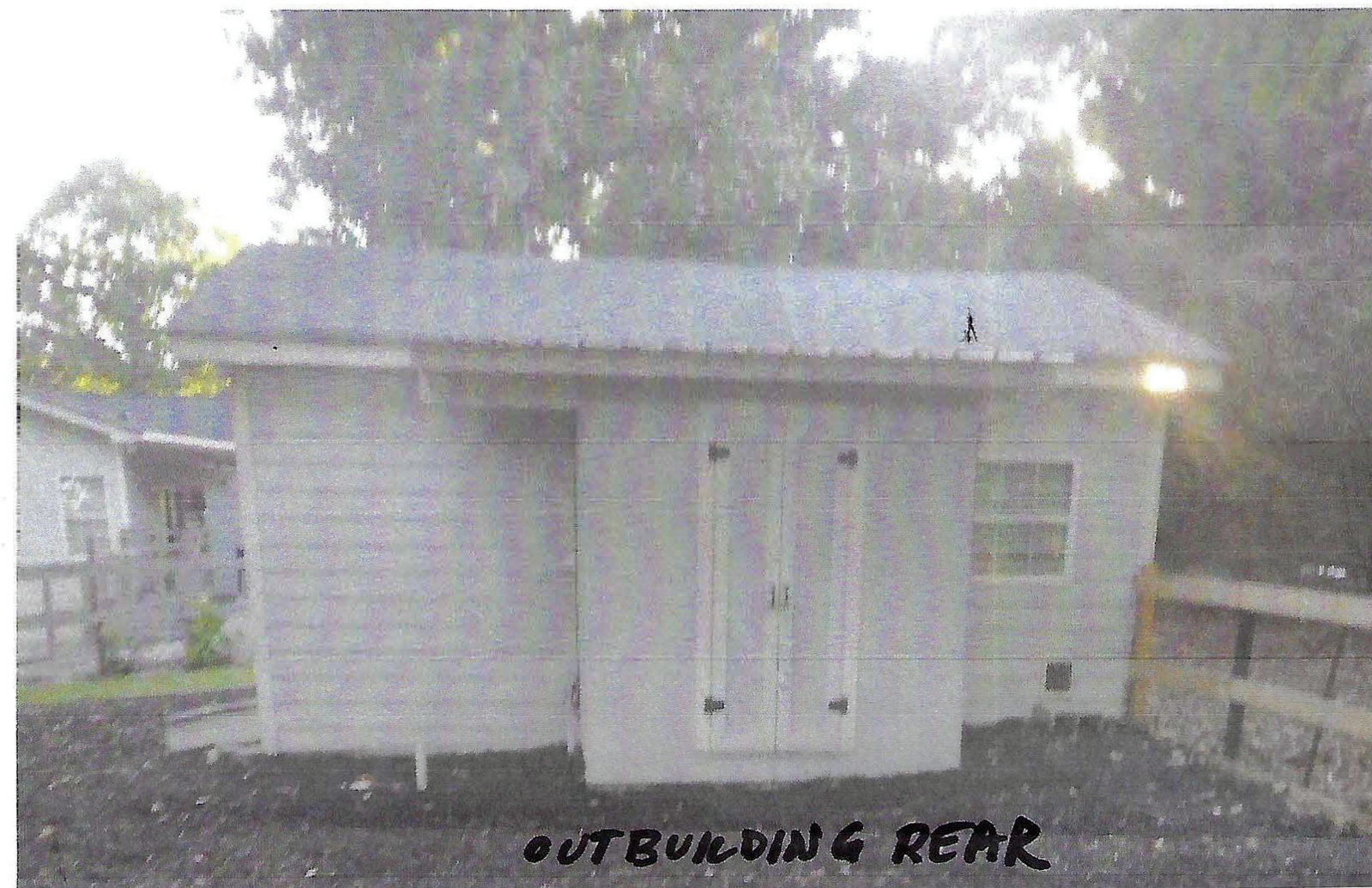


HOUSE REAR

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OUT BUILDING FRONT



OUTBUILDING REAR

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OUT BUILDING RT. SIDE

OUT BUILDING LT. SIDE

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8728-2628



SHED FRONT



SHED LEFT SIDE

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SHED RIGHT SIDE

SHED REAR

Budget-Friendly 3-Bed Farmhouse Plan - 1327 Sq Ft

1,327
Heated S.F.

3
Beds

2
Baths

1
Floors

2
Car Garage



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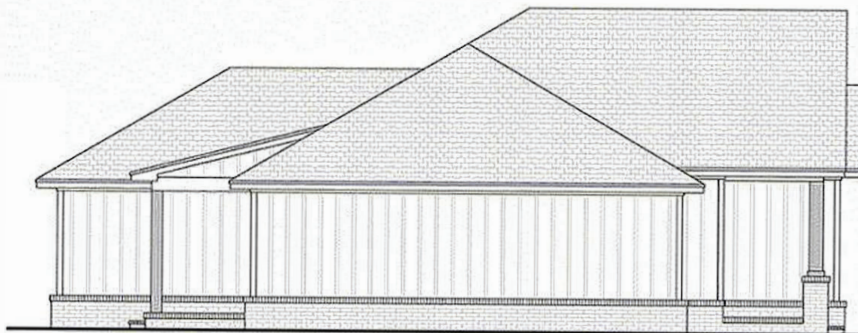
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REAR ELEVATION

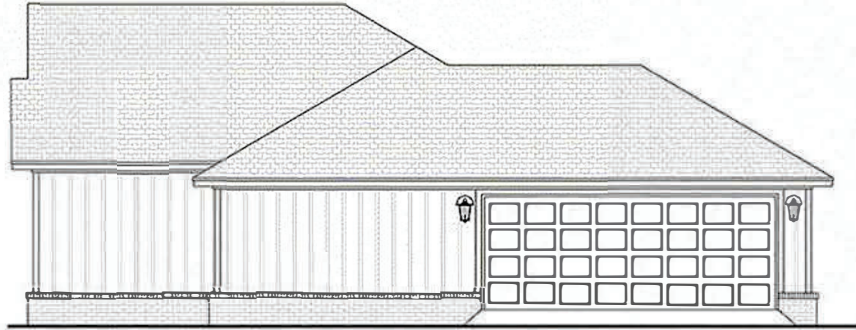


LEFT ELEVATION

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RIGHT ELEVATION

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LEGAL DESCRIPTION

2845 OLD PEACHTREE ROAD

PARCEL R7023-004

ALL THAT TRACT OF LAND LYING AND BEING IN LAND LOT 23 OF THE
7TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF
OLD PEACHTREE ROAD WHICH IS 448.58 FEET NORTH ALONG
SAID RIGHT-OF-WAY LINE FROM THE NORTH RIGHT-OF-WAY LINE OF NICHOLS LANDING
WAY,

THENCE leaving said right-of-way line, S 59°02'44" W for a distance of 268.01 feet to a point;

THENCE N 30°58'21" W for a distance of 299.88 feet to a point;

THENCE N 59°02'05" E for a distance of 324.75 feet to a point;

THENCE S 13°58'18" E for a distance of 91.36 feet to a point;

THENCE S 20°26'00" E for a distance of 94.80 feet to a point;

THENCE S 24°54'16" E for a distance of 120.03 feet to a point;

WHICH IS THE TRUE POINT OF BEGINNING;

Together with and subject to covenants, easements, and restrictions of record.

Containing 86,915 square feet or 1.995 acres more or less.