

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>H.S.'Chip' Randall</u>	NAME: <u>Dweey & Nancy Loggins & Mark McDaniel</u>
ADDRESS: <u>3055 Orchard Ridge Cir</u>	ADDRESS: <u>1379 & 1399 Herrington Rd</u>
CITY: <u>Duluth</u>	CITY: <u>Lawrenceville</u>
STATE: <u>Ga</u> ZIP: <u>30096</u>	STATE: <u>Ga</u> ZIP: <u>30044</u>
PHONE: <u>404-202-2029</u>	PHONE: <u>404-202-2029</u>
CONTACT PERSON: <u>Chip Randall</u> PHONE: <u>404-202-2029</u>	
CONTACT'S E-MAIL: <u>chiponein@gmail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

R-TH &

PRESENT ZONING DISTRICTS(S): RM-13 REQUESTED ZONING DISTRICT: RM-13

PARCEL NUMBER(S): 7-041-001, 7-042-005 & 7-042-038 ACREAGE: 35.29 acres

ADDRESS OF PROPERTY: 1379 & 1399 Herrington Rd. Lawrenceville, Ga. 30044

PROPOSED DEVELOPMENT: Multi-family residential development

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>330</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>Avg. 1000 sf</u> 1br- 800 sf, 2br 1000 sf& 3br 1200 sf	Total Building Sq. Ft. _____
Gross Density: <u>9.35 u/ac</u>	Density: _____
Net Density: <u>12.8 u/ac</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION

All that tract or parcel of land located at 1379 and 1399 Herrington Road, lying and being in land lot 42 of the 7th District, Gwinnett County, Georgia parcels 005 and 038 and more particularly described as follows;

Commencing at the land lot corner common to land lots 41,42,75 & 76 of the 7th District, Gwinnett County, Georgia; Thence along the land lot line common to land lots 41 & 42 South 39 degrees 24 minutes 41 seconds East a distance of 773.55' to the True Point of Beginning.

THENCE North 41 degrees 11 minutes 05 seconds East for a distance of 891.90' feet to a point; THENCE South 62 degrees 39 minutes 24 seconds East for a distance of 285.39' feet to a point on the westerly right of way of Herrington Road (R\W varies); THENCE along said right of way the following; South 05 degrees 06 minutes 17 seconds West for a distance of 43.99' feet ; THENCE South 33 degrees 41 minutes 35 seconds West for a distance of 10.57' feet ; THENCE South 26 degrees 20 minutes 59 seconds West for a distance of 103.37' feet ; THENCE South 12 degrees 27 minutes 10 seconds West for a distance of 79.34' feet ; THENCE along a curve to the left having a radius of 905.00' feet and an arc length of 17.37' feet, being subtended by a chord of South 15 degrees 55 minutes 34 seconds West for a distance of 17.37' feet ; THENCE South 33 degrees 05 minutes 58 seconds West for a distance of 59.91' feet ; THENCE South 14 degrees 59 minutes 52 seconds West for a distance of 98.79' feet ; THENCE South 03 degrees 59 minutes 24 seconds West for a distance of 87.21' feet ; THENCE South 10 degrees 37 minutes 24 seconds West for a distance of 159.94' feet ; THENCE South 10 degrees 37 minutes 26 seconds West for a distance of 53.30' feet ; THENCE South 07 degrees 55 minutes 47 seconds West for a distance of 63.82' feet ; THENCE leaving said right of way South 60 degrees 24 minutes 15 seconds West for a distance of 466.43' feet of way to a point on the land lot line common to land lots 41 & 42; THENCE North 29 degrees 24 minutes 41 seconds West for a distance of 499.40' feet along said land lot line to the True Point of Beginning.

Said property contains 11.228 acres more or less.

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-- LEGEND --

- BP - BORN FIRE ZONE
- PL - IRON PIN SET
- CL - CONCRETE CURBMENT TOWER
- EVE - POINT OF VIEW
- BL - BUILDING LINE
- LL - LAMP LIGHT LINE
- UL - LAMP LIGHT
- MF - MARKER OR CORNER
- MT - MET 10 SCALE
- CL - CENTER LINE
- BL - BENCH MARK
- TB - TOWER BEACON
- M - MONUMENT
- PT - POINT OF INTERSECTION
- R - ROAD
- DI - DITCH
- E - BENCH ELEVATION
- TL - TELEPHONE LINE
- MY - POWER LINE
- D - DITCH
- S - SAND HOLE
- SO - SANDY SOIL LOCATION
- SC - SERVICE CULVERT
- CE - CONSTRUCTION ELEVATION
- CL - CENTER MARK
- JA - JUNCTION MARK
- MR - ROAD MARK
- HE - HIGH ELEVATION
- FR - FENCE REMAIN
- STP - STRUCTURE FOUNDATION

The goal is a retrace of an existing survey as shown in this and show up
 sections or corners in one point or other corners in one other property boundaries.
 The recording information of the documents in this plan was reviewed which
 created the survey as shown in this plan. RECONSTRUCTION OF THIS PLAN DOES NOT
 WARRANT ANY OF THE LOCAL JURISDICTION LIABILITY OF THE SURVEYOR AND THE
 LOCAL JURISDICTION OF RECONSTRUCTION OF SURVEYING TO BE MAINTAINED BY THE STATE.
 Furthermore, the undersigned and surveyor certifies that this plan complies
 with the minimum technical standards for property survey as shown in the Code of
 the state and regulations of the Georgia Board of Registration for Professional
 Engineers and Land Surveyors and is in full compliance with the Code of the State.



- GENERAL NOTES:**
- The field notes used when this plan was surveyed are a copy of the field notes and are available on file at the office of the Surveyor.
 - This plan has been prepared for the purpose and to the accuracy of the field notes.
 - This reconstruction of the survey is based on the field notes and is not a reconstruction of the original survey.
 - All easements, encroachments, or other rights in this plan shown based on information supplied to the Surveyor. The Surveyor is not responsible for the accuracy of any easements or other rights shown on this plan.
 - The plan is a correct representation of the land shown on the field notes and is not a reconstruction of the original survey. It does not intend to create easements of any kind or otherwise affect the title of the property.
 - The plan is a correct representation of the land shown on the field notes and is not a reconstruction of the original survey. It does not intend to create easements of any kind or otherwise affect the title of the property.
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RETRACEMENT SURVEY FOR:
H. S. RANDALL
 LAND LOTS 41 & 42 7TH DISTRICT
 GWINNETT COUNTY GEORGIA
 1" = 100' JAN2945-18 4-17-18
 FIELD SURVEY 4-16 THRU 4-19-18

35.294 ACRES

PARCELS - 7-041-001
 7-042-005
 7-042-38

M. V. INGRAM ENTERPRISES, INC.
 LAND SURVEYING AND PLANNING
 P.O. BOX 4444
 LAWRENCEVILLE, GEORGIA 30046
 (770) 962-8887

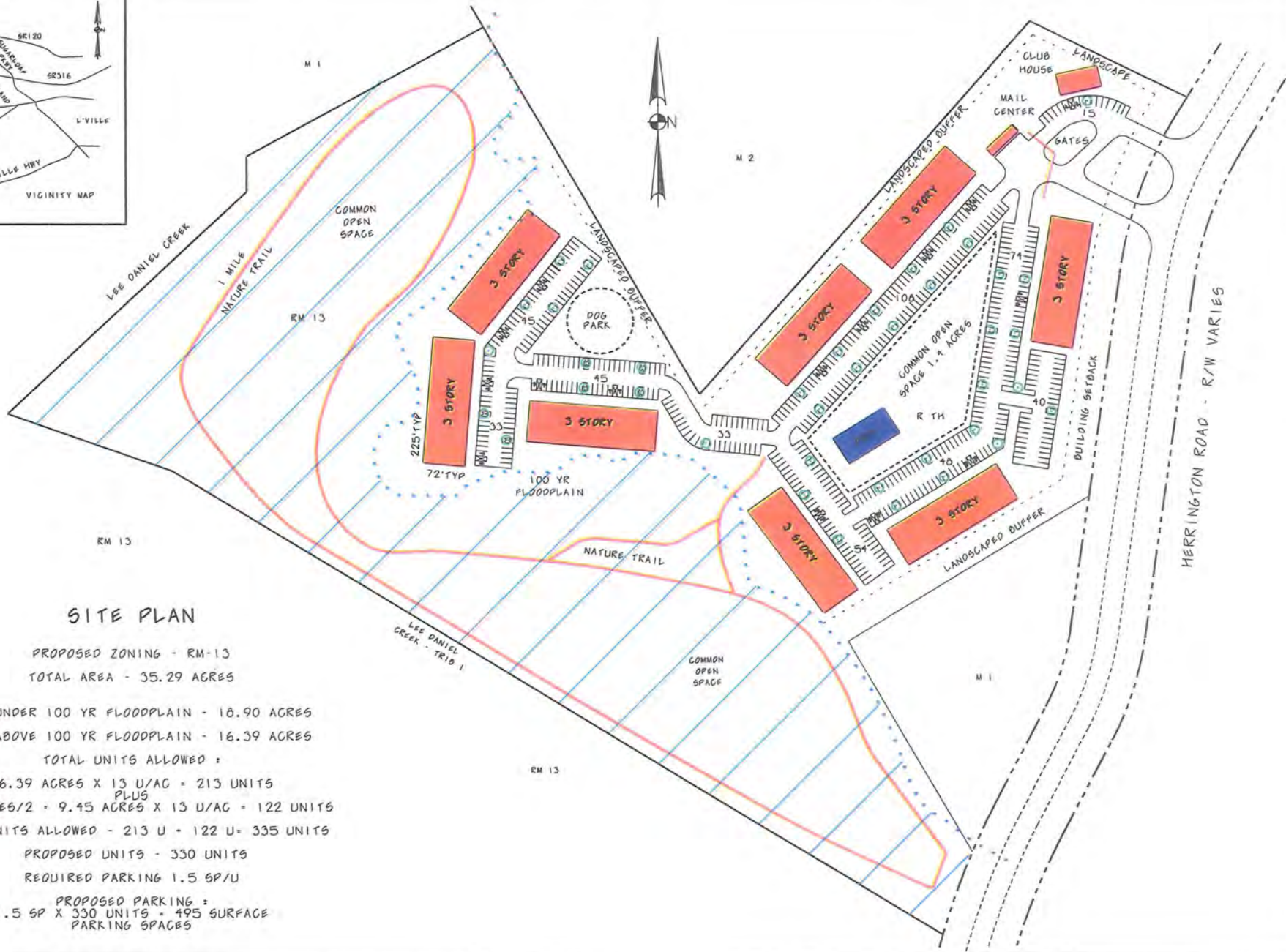
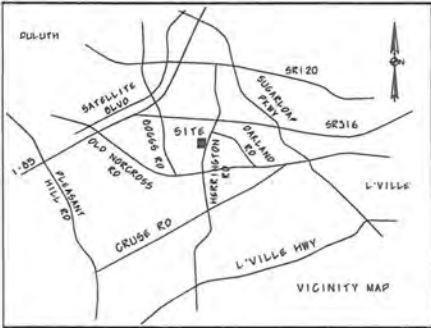
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R/R CALLS

TRAVEL	BEARING	DISTANCE
1-1	S 39° 09' 17" W	42.36'
1-2	S 33° 41' 53" W	76.57'
1-3	S 26° 20' 59" W	103.11'
1-4	S 12° 27' 18" W	75.36'
1-5	S 18° 55' 24" W	77.01'
1-6	S 24° 08' 58" W	55.81'
1-7	S 14° 29' 22" W	85.79'
1-8	S 05° 59' 24" W	62.71'
1-9	S 10° 15' 24" W	100.04'
1-10	S 10° 25' 18" W	52.29'
1-11	S 07° 12' 47" W	62.62'





SITE PLAN

PROPOSED ZONING - RM-13
 TOTAL AREA - 35.29 ACRES

AREA UNDER 100 YR FLOODPLAIN - 18.90 ACRES
 AREA ABOVE 100 YR FLOODPLAIN - 16.39 ACRES
 TOTAL UNITS ALLOWED :
 16.39 ACRES X 13 U/AC = 213 UNITS
 PLUS
 8.9 ACRES/2 = 9.45 ACRES X 13 U/AC = 122 UNITS
 TOTAL UNITS ALLOWED - 213 U + 122 U = 335 UNITS
 PROPOSED UNITS - 330 UNITS
 REQUIRED PARKING 1.5 SP/U
 PROPOSED PARKING :
 1.5 SP X 330 UNITS = 495 SURFACE
 PARKING SPACES

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TYPICAL ELEVATION

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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, The adjacent property is M1, M2 and multi-family. The proposed use is suitable.

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

No it will not adversely affect the nearby property, the proposed use is similar to the adjacent property

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

No, the land is currently being used for several single-family homes. The highest and best use for the land is multi-family.

- (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:

No, The existing infrastructure was built to accommodate this type of use.

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

Yes, the proposed use is in conformity with the land use plan. The area in and around I-85 at SR316 is in need of affordable residential housing.

- (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:

Yes, this development will complete the potential residential development in the area.

Dewey S. & Nancy M. Loggins

and

Mark R. McDaniel

1379 & 1399 Herrington Road, Lawrenceville, Ga.

May 3, 2018

Gwinnett County Department of Planning & Development
446 W. Crogan Street, Suite 250
Lawrenceville, Georgia 30046

RE: Rezoning Application – 11.23 Acres 1379 & 1399 Herrington Rd.
Seventy Land District of Gwinnett County and being in Land Lot 042 Parcels 005 & 038

To whom it may concern:

Please use this Letter of Intent to give details of the proposed use of the above referenced property. The proposed use for the property is a multi-family residential development. This tract will be combined with the adjacent 24.01 acre tract, said tract being located in the 7th Land District Land Lot 41 Parcel 001. The total combined acreage will be 35.30 acres. The proposed development will have 330 multi-family units for the combined tract. The combined tract is encumbered with the 100 year floodplain associated with Lee Daniel Creek along the western property line.

If you have any questions or need additional information please call H.S. 'Chip' Randall at 404-202-2029.

Sincerely,



H.S. Randall

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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.



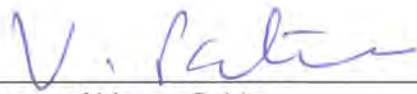
Signature of Applicant

5-1-18

Date

H.S. Randall, III


Type or Print Name and Title



Signature of Notary Public

05/01/2018

Date



Notary Seal

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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.

Mark R. McDaniel 5-1-18
Signature of Property Owner Date

MARK R. MEDANIEL
Type or Print Name and Title

V. Patel 05/01/2018 
Signature of Notary Public Date Notary Seal

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Nancy M. Loggins
Signature of Owner

5-1-18
Date

Dewey S. Loggins
Signature of Property Owner

5-1-18
Date

Nancy M. Loggins

Dewey S. Loggins

Type or Print Name and Title

V. Patel
Signature of Notary Public

05/01/2018
Date

Notary Seal



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CK Foster

Signature of Property Owner

May 21, 2018

Date

CHITTRANJAN K THAKKAR, MANAGER

Type or Print Name and Title

Karlanal Bates

Signature of Notary Public

May 21, 2018

Date

Notary Seal



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.

[Signature] 5-18 H-S. Randall, III
 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

[Signature] 05/01/2018
 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 *[Signature]*
 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)

07 - 041 - 001
District Land Lot Parcel

Signature of Applicant



Date

5/18/18

Type or Print Name and Title

H. S. Randall agent

*****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)

Julie Smith

NAME

TSAI

TITLE

5-18-18

DATE

7

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

PARCEL I.D. NUMBER: 07 - 42 - 038
(Map Reference Number) District Land Lot Parcel

[Signature] 5/3/18
Signature of Applicant Date

H. S. Randall agent
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)

Debra Smith tax services associate
NAME TITLE
May 3 2018
DATE

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