

**ANNEXATION & REZONING APPLICATION**  
**AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP FOR THE CITY OF AUBURN, GA.**

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: Kimberly Woods	NAME: Jeremy Chastain
ADDRESS: 515 Jewell Slaton Road	ADDRESS: 218 Etheridge Road
CITY: Dawsonville	CITY: Auburn
STATE: GA            ZIP: 30534	STATE: GA            ZIP: 30011
PHONE: 706-344-8468	PHONE: 706-614-7880
EMAIL: lightningxpressllc@outlook.com	EMAIL:
permit.xpressllc@gmail.com	
CONTACT PERSON: Kimberly Woods	PHONE: 706-344-8468
EMAIL: Lightningxpressllc@outlook.com permit.xpressllc@gmail.com	

APPLICANT IS: <input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICT(S): R-100 and AG	REQUESTED ZONING DISTRICT: R-100
PARCEL NUMBER(S): AU04 001A	ACREAGE: 8.33 Acres
ADDRESS OF PROPERTY: 218 Etheridge Road Auburn Ga, 30011	
PROPOSED DEVELOPMENT: Rezone from Agricultural to R-100 Single Family Residential for the division of the tract into two parcels.	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
NO. OF LOTS/DWELLING UNITS: 1	NO. OF BUILDINGS/LOTS:
DWELLING UNIT SIZE (SQ.FT.):	TOTAL BUILDING SQ.FT.:
GROSS DENSITY:	DENSITY:
NET DENSITY:	

**\*PLEASE ATTACHED A LETTER OF INTENT EXPLAINING PROPOSED DEVELOPMENT\***

**REZONING APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

PURSUANT TO REQUIREMENTS OF THE ZONING ORDINANCE, THE CITY COUNCIL 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:

(1) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes, This will boost property value. As that it allows a new home to be built .

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

No, This will not affect the existing properties.

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

No, it does not have an economic use as it is zoned. As the property is not being used as agricultural.

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(4) 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 proposed zoning will not affect any of the above stated issues. As these things are already used by this property.

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

Yes, The property already has an existing residential home on it.

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(6) 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 zoning request is so that 1.11 acres can be split off the original 8.33 acres. So that a new residential home can be built on the 1.11 acres.

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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 CITY COUNCIL UNLESS WAIVED BY THE CITY COUNCIL. 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 CITY COUNCIL.

*Kindly L Woods*

2/5/2021

SIGNATURE OF APPLICANT

DATE

Authorized Agent for property owner Jeremy Chastain

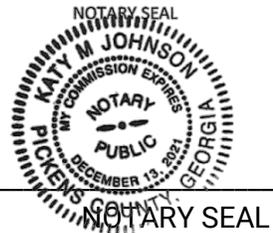
PRINT NAME AND TITLE

*Katy M Johnson*

2/5/2021

SIGNATURE OF NOTARY PUBLIC

DATE



**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 CITY COUNCIL UNLESS WAIVED BY THE CITY COUNCIL. 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 CITY COUNCIL.

Jeremy Chat 2/5/2021  
SIGNATURE OF PROPERTY OWNER DATE

Jeremy Chastain  
PRINT NAME AND TITLE

Katy M Johnson 2/5/2021  
SIGNATURE OF NOTARY PUBLIC DATE



**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.

*Jeremy Chastain* 2/5/2021  
 SIGNATURE OF PROPERTY OWNER DATE

Jeremy Chastain  
 PRINT NAME AND TITLE

*Katy M Johnson* 2/5/2021  
 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 CITY COUNCIL OR A MEMBER OF THE AUBURN PLANNING COMMISSION?

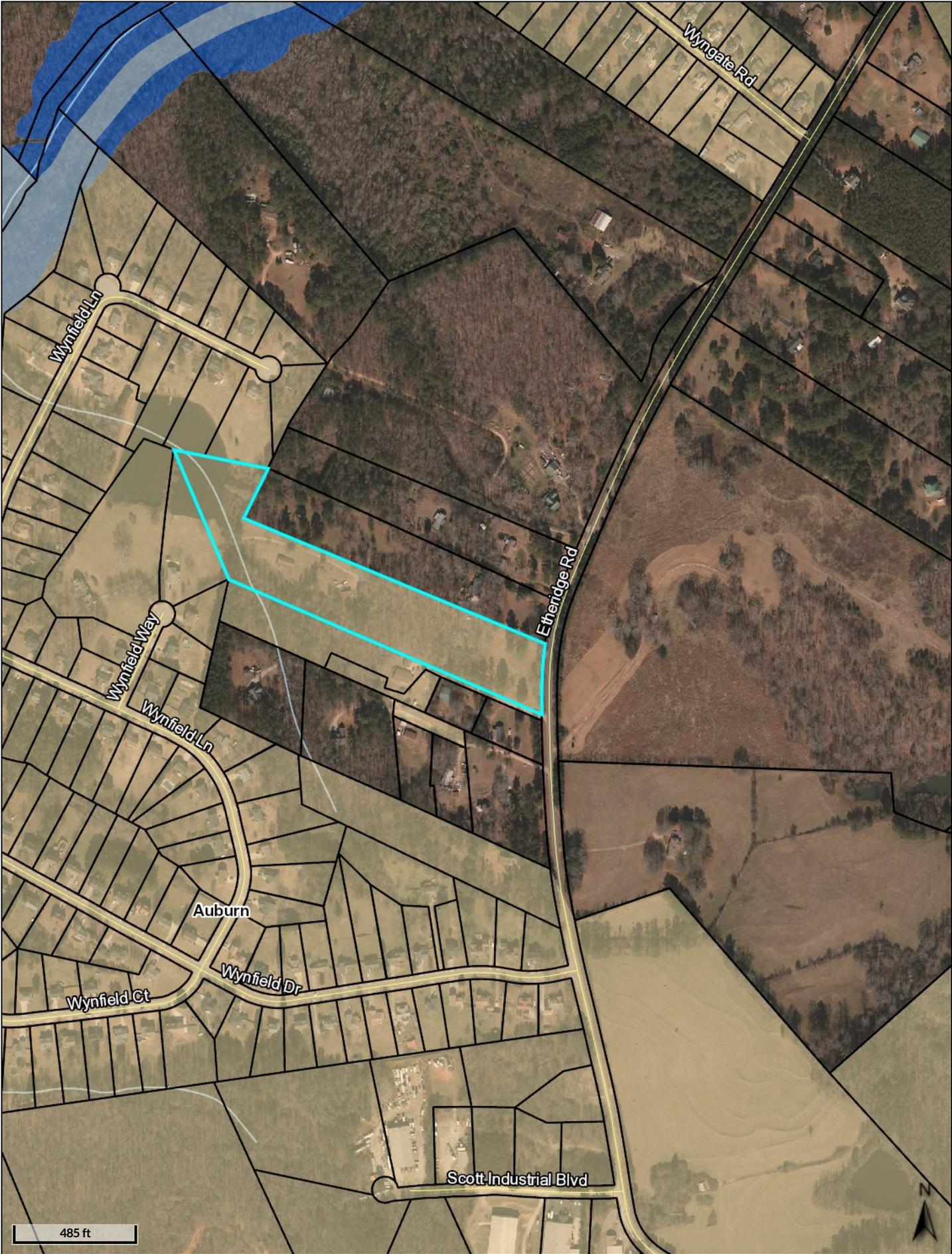
YES  NO

\_\_\_\_\_  
 YOUR NAME

IF THE ANSWER IS YES, PLEASE COMPLETE THE FOLLOWING SECTION:

NAME AND POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (LIST ALL WHICH AGGREGATE TO \$250 OR MORE)	DATE CONTRIBUTION WAS MADE (WITHIN LAST TWO YEARS)

ATTACHED ADDITIONAL SHEETS IF NECESSARY, TO DISCLOSE OR DESCRIBE ALL CONTRIBUTIONS.



Wynfield Ln

Wynfield Ln

Wynfield Way

Wynfield Ln

Auburn

Wynfield Ct

Wynfield Dr

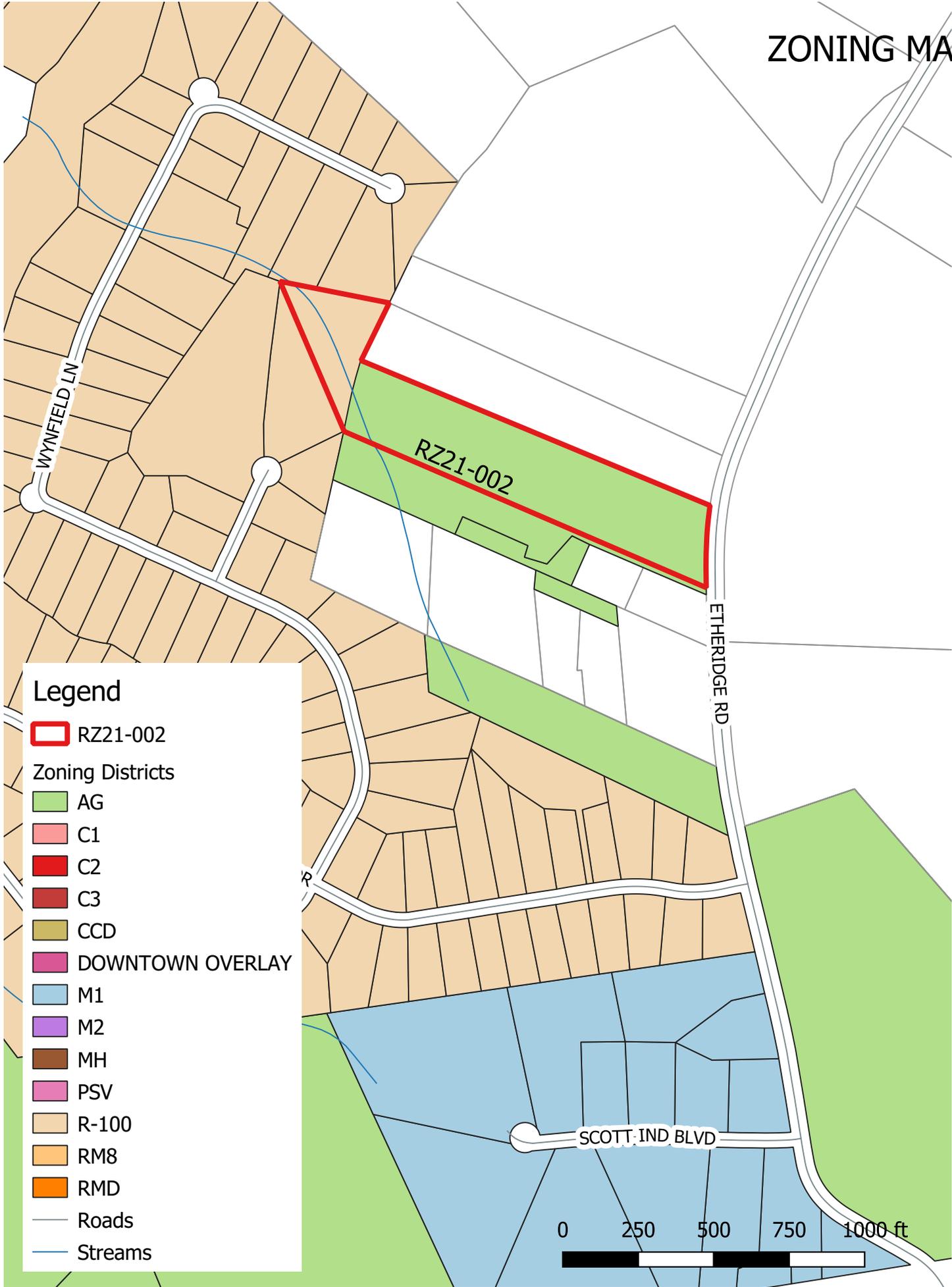
Scott Industrial Blvd

Etheridge Rd

485 ft



# ZONING MAP



AU04 001A And AU04 085

#### Tract 1

All that tract or parcel of land being in G.M.D. 1740 of Barrow County, Georgia and being more particularly described as follows:

Beginning At A Point Along The Westerly Right-Of-Way Of Etheridge Road (60' Right-Of-Way) 1178.69 Feet From The Northerly Right-Of-Way Of Wynfield Drive; Thence Leaving The Right-Of-Way Of Etheridge Road N 67°06'54" W A Distance Of 214.39' To A Point; Thence S 22°15'18" W A Distance Of 191.36' To A Point; Thence N 66°19'04" W A Distance Of 1012.82' To A Point; Thence N 25°14'49" W A Distance Of 525.15' To A Point; Thence S 69°44'06" E A Distance Of 359.16' To A Point; Thence S 25°38'36" W A Distance Of 139.82' To A Point; Thence S 67°06'54" E A Distance Of 1250.48' To A Point Along The Right-Of-Way Of Etheridge Road; Thence Following Said Right-Of-Way With A Curve Turning To The Left With An Arc Length Of 51.81', With A Radius Of 1041.10', With A Chord Bearing Of S 07°44'02" W, With A Chord Length Of 51.80', To A Point; Which Is The Point Of Beginning,

Having An Area Of 314375.5 Square Feet, 7.2171 Acres

#### Tract 2

All that tract or parcel of land being in G.M.D. 1740 of Barrow County, Georgia and being more particularly described as follows:

Beginning At A Point Along The Westerly Right-Of-Way Of Etheridge Road (60' Right-Of-Way) 968 Feet From The Northerly Right-Of-Way Of Wynfield Drive; Thence Leaving The Right-Of-Way Of Etheridge Road N 66°19'04" W A Distance Of 290.51' To A Point; Thence N 22°15'18" E A Distance Of 191.36' To A Point; Thence S 67°06'54" E A Distance Of 214.39' To A Point Along The Right-Of-Way Of Etheridge Road; Thence Following Said Right-Of-Way With A Curve Turning To The Left With An Arc Length Of 149.66', With A Radius Of 1041.10', With A Chord Bearing Of S 02°11'25" W, With A Chord Length Of 149.53', To A Point; Thence S 01°40'03" E A Distance Of 61.03' To A Point; Which Is The Point Of Beginning,

Having An Area Of 48156.9 Square Feet, 1.1055 Acres

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



**AU04 001A**  
**AU04 085**  
**218 ETHERIDGE ROAD**  
**AUBURN GA, 30011**  
**TOTAL AREA**  
**362532 Sq. Feet**  
**8.3226 Acres**  
**ZONING R-100 & AG**

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



OWNER INFORMATION:  
**JEREMY CHASTAIN**  
 706-491-9873

**NOTES**

- ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
  - SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
  - THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF +0.03 FEET.
  - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.
  - EQUIPMENT USED IN THIS SURVEY WAS A CARLSON SURVEYOR + DATA COLLECTOR AND A TOPCON GPT 3003LW TOTAL STATION.
  - FIELD WORK COMPLETED ON JUNE 12, 2020.
  - SETBACKS ARE SHOWN FROM COUNTY CODE INFORMATION.
- GARMON LAND SURVEYING, LLC IS NOT LIABLE FOR ANY DISCREPANCIES.

Course	Bearing	Distance
C1	Rad: 1041.10'	A: 51.81'
	Tan: 25.91'	CA: 2°51'04"
	Chd: S 07°44'02" W	51.80'
C2	Rad: 1041.10'	A: 149.66'
	Tan: 74.96'	CA: 8°14'11"
	Chd: S 02°11'25" W	149.53'



OFFICIAL OF THE PUBLIC SEWER SYSTEM  
 PROVIDING SERVICE TO THE SUBDIVISION

Certificate of approval for recording directly on the plat as follows:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS OF THE CITY OF AUBURN, GEORGIA, AND THAT IT HAS BEEN APPROVED BY THE CITY OF AUBURN FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF BARROW AND/OR GWINNETT COUNTY, GEORGIA.

DATED \_\_\_\_\_  
 PLANNER/ENGINEER OF THE CITY OF AUBURN

Certification of individual private water and/or sewer system directly on the plat as follows:

THE LOTS SHOWN HEREON HAVE BEEN REVIEWED BY THE BARROW AND/OR GWINNETT COUNTY HEALTH DEPARTMENT AND WITH THE EXCEPTION OF LOTS \_\_\_\_\_ ARE APPROVED FOR DEVELOPMENT. EACH LOT IS TO BE REVIEWED BY THE BARROW AND/OR GWINNETT COUNTY HEALTH DEPARTMENT AND APPROVED FOR SEPTIC TANK INSTALLATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.  
 DATED \_\_\_\_\_  
 HEALTH OFFICER

Certification of community or public water system, directly on the plat as follows (if applicable):

I HEREBY CERTIFY THAT THE COMMUNITY OR PUBLIC WATER SUPPLY AND DISTRIBUTION SYSTEMS ARE TO BE INSTALLED, SHOWN IN THE SUBDIVISION PLAT ATTACHED HERETO, MEET THE REQUIREMENTS OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES WATER SUPPLY SECTION.

DATED \_\_\_\_\_  
 GEORGIA DEPARTMENT OF NATURAL

Certification of community or public sewer systems, directly on the plat as follows

(if applicable):  
 I HEREBY CERTIFY THAT THE COMMUNITY OR PUBLIC SEWERAGE COLLECTION AND DISPOSAL SYSTEM INSTALLED OR TO BE INSTALLED, SHOWN IN THE SUBDIVISION PLAT ATTACHED HERETO, MEETS THE REQUIREMENTS OF THE PUBLIC SEWER SYSTEM TO SERVE THESE LOTS.

DATED \_\_\_\_\_

**LEGEND**

- IPS=IRON PIN SET
- RBF=REBAR FOUND
- OTF=OPEN TOP PIPE FOUND
- N/F=NOW OR FORMERLY
- P/L=PROPERTY LINE
- R/W=RIGHT-OF-WAY
- DB=DEED BOOK
- PB=PLAT BOOK
- PG=PAGE
- =POWER POLE
- =FIRE HYDRANT
- =WATER METER

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED 'FUTURE' AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF AUBURN, GEORGIA, HAVE BEEN FULLY COMPLIED WITH.  
 BY NO. \_\_\_\_\_ REGISTERED GEORGIA LAND SURVEYOR, NO. 3230

**OWNER'S CERTIFICATION AND DEDICATION:**

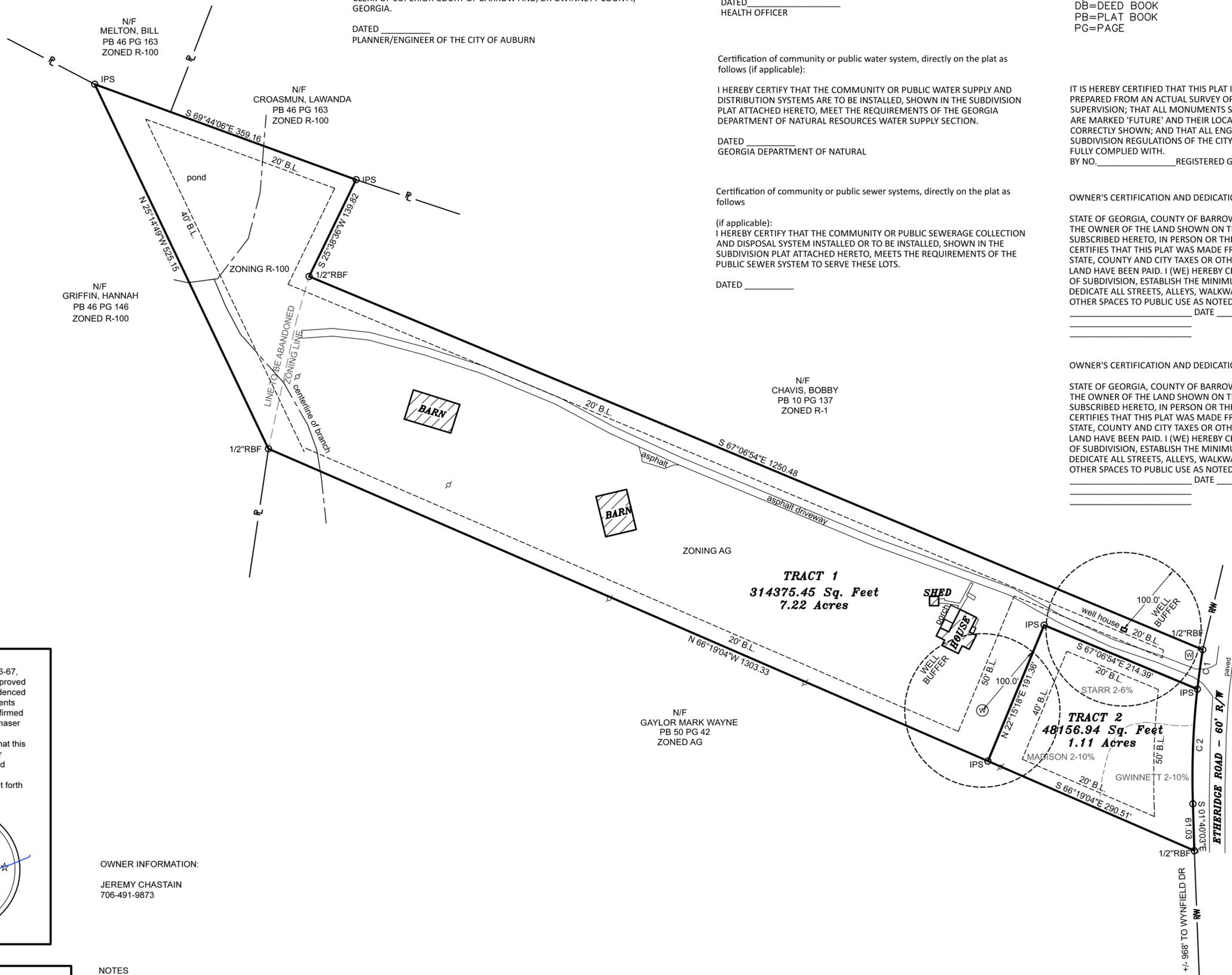
STATE OF GEORGIA, COUNTY OF BARROW AND/OR GWINNETT THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE, COUNTY AND CITY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID. I (WE) HEREBY CERTIFY THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKWAYS, DRAINAGE EASEMENTS, AND OTHER SPACES TO PUBLIC USE AS NOTED.

DATE \_\_\_\_\_

**OWNER'S CERTIFICATION AND DEDICATION:**

STATE OF GEORGIA, COUNTY OF BARROW AND/OR GWINNETT THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE, COUNTY AND CITY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID. I (WE) HEREBY CERTIFY THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKWAYS, DRAINAGE EASEMENTS, AND OTHER SPACES TO PUBLIC USE AS NOTED.

DATE \_\_\_\_\_



EXEMPTION SURVEY FOR:

**JEREMY CHASTAIN**

**C.M.D.:**  
 1740

**DATE:**  
 10/30/2020

**DISTRICT:**  
 SCALE

1"=100'

**COUNTY:**  
 BARROW

**JOB NO.:**  
 2020-120

**GARMON**  
 LAND SURVEYING  
 1920 Railroad Street Statham Ga 30666  
 678-726-7582  
 garmonsurveying@gmail.com  
**DRAWING NAME:**  
 218 ETHERIDGE ROAD

OFFICIAL OF THE PUBLIC SEWER SYSTEM  
PROVIDING SERVICE TO THE SUBDIVISION

Certificate of approval for recording directly on the plat as follows:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS OF THE CITY OF AUBURN, GEORGIA, AND THAT IT HAS BEEN APPROVED BY THE CITY OF AUBURN FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF BARROW AND/OR GWINNETT COUNTY, GEORGIA.

DATED \_\_\_\_\_  
PLANNER/ENGINEER OF THE CITY OF AUBURN

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DATED \_\_\_\_\_

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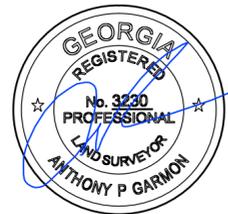
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**AU04 001A**  
**AU04 085**  
**218 ETHERIDGE ROAD**  
**AUBURN GA, 30011**  
**TOTAL AREA**  
**362532 Sq. Feet**  
**8.3226 Acres**  
**ZONING R-100 & AG**

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**OWNER INFORMATION:**

JEREMY CHASTAIN  
706-491-9873

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- FIELD WORK COMPLETED ON JUNE 12, 2020.
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	Tan: 74.96'	CA: 8°14'11"
	Chd: S 02°11'25" W	149.53'



SURVEY FOR:

**TIMOTHY WOESSNER**

**C.M.D.:**  
1740

**DATE:**  
1-29-2021

**DISTRICT:**  
SECTION:

**SCALE:**  
1"=100'

**COUNTY:**  
BARROW

**JOB NO.:**  
2020-120

**GARMON**  
LAND SURVEYING  
1920 Railroad Street Statham Ga 30666  
678-726-7582  
garmonsurveying@gmail.com  
**DRAWING NAME:**  
**218 ETHERIDGE ROAD**

To whom it may concern,

I am requesting 218 Etheridge Road Auburn Ga, 30011 be rezoned from Agricultural/R-100 to just R-100. I am requesting the rezoning so that the tract can be split into two separate parcels, so that my parents can build a new home on the split off parcel. This will allow them to be closer to me as they are getting older in age. I thank you for your consideration in this decision and hope to be approved for rezoning, as this does not affect other homeowners and their lots around me.

Sincerely,  
Jeremy Chastain

  
Signature