

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Tok H Yi</u>	NAME: <u>Tok H Yi</u>
ADDRESS: <u>160 Maddox Rd</u>	ADDRESS: <u>160 Maddox Rd</u>
CITY: <u>Buford</u>	CITY: <u>Buford</u>
STATE: <u>Georgia</u> ZIP: <u>30518</u>	STATE: <u>Georgia</u> ZIP: <u>30518</u>
PHONE: <u>404-604-0899</u>	PHONE: <u>404-604-0899</u>
CONTACT PERSON: <u>Tok H Yi</u> PHONE: <u>404-604-0899</u>	
CONTACT'S E-MAIL: <u>tokhyung@gmail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R-75+ REQUESTED ZONING DISTRICT: RA-200

LAND DISTRICT(S): 7 LAND LOT(S): 228 ACREAGE: 5.06 AC

ADDRESS OF PROPERTY: 160 Maddox Rd, Buford, Georgia 30518

PROPOSED DEVELOPMENT: Agricultural purposes

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>1</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. _____
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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OK52253 PG0627



EXHIBIT "A"
DESCRIPTION OF PROPERTY

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 228 OF THE 7TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, BEING 5.06 ACRES MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGIN AT THE INTERSECTION OF THE CENTERLINE OF GEORGIA HIGHWAY NUMBER 20 AND MADDOX ROAD RUNNING THENCE NORTHEASTERLY ALONG THE CENTERLINE OF MADDOX ROAD A DISTANCE OF 3022 FEET TO A POINT RUNNING THENCE 30 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE TRUE POINT OF BEGINNING; RUNNING THENCE IN A SOUTHERN DIRECTION 65 DEGREES 45 MINUTES EAST A DISTANCE OF 42.5 FEET TO AN IRON PIN FOUND, RUNNING THENCE NORTH 56 DEGREES 45 MINUTES EAST A DISTANCE OF 620.5 FEET TO AN IRON PIN FOUND; RUNNING THENCE NORTH 30 DEGREES 58 MINUTES WEST A DISTANCE OF 132.3 FEET TO AN IRON PIN FOUND, RUNNING THENCE NORTH 58 DEGREES 41 MINUTES EAST A DISTANCE OF 441.7 FEET TO AN IRON PIN FOUND; RUNNING THENCE NORTH 31 DEGREES 36 MINUTES WEST A DISTANCE OF 156.3 FEET TO AN IRON PIN FOUND, RUNNING THENCE SOUTH 56 DEGREES 13 MINUTES WEST A DISTANCE OF 758.7 FEET TO A BEECH TREE; RUNNING THENCE SOUTH 48 DEGREES 56 MINUTES WEST A DISTANCE OF 266.4 FEET TO AN IRON PIN FOUND, RUNNING THENCE SOUTH 37 DEGREES 53 MINUTES WEST A DISTANCE OF 68.6 FEET TO A POINT, RUNNING THENCE SOUTH 62 DEGREES 17 MINUTES EAST A DISTANCE OF 187.8 FEET TO AN IRON PIN FOUND; RUNNING THENCE SOUTH 52 DEGREES 04 MINUTES WEST A DISTANCE OF 98.7 FEET TO AN IRON PIN SET, AND THE TRUE POINT OF BEGINNING

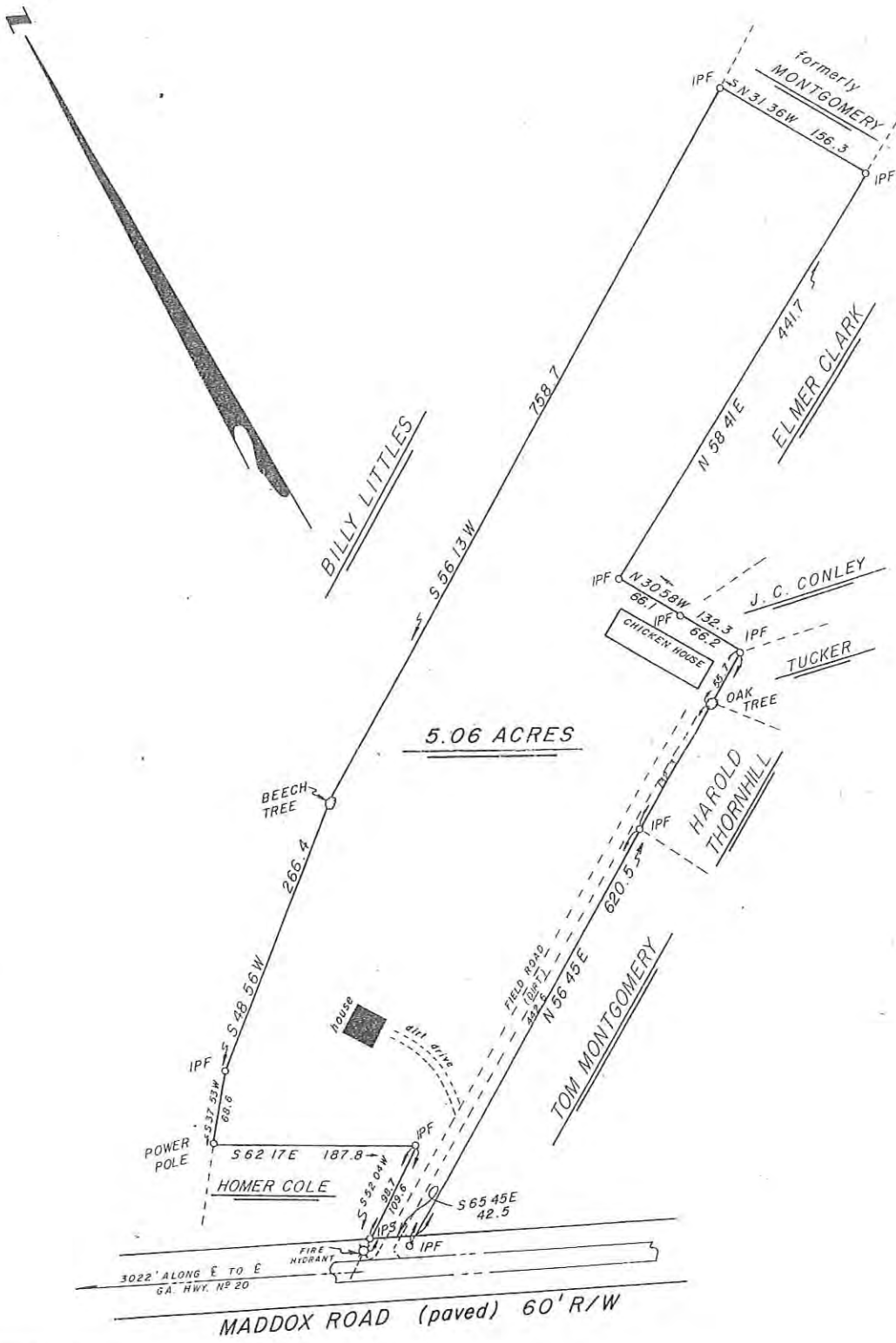
AS MORE PARTICULARLY DESCRIBED ON A SURVEY FOR DONALD CLINTON, PREPARED BY W. T. DUNAHOO AND ASSOCIATES, W. T. DUNAHOO, SURVEYOR, GEORGIA REGISTERED LAND SURVEYOR NUMBER 1577, DATED JUNE 05, 1974, SAID SURVEY BEING ATTACHED AS EXHIBIT "B" AND BEING INCORPORATED BY REFERENCE

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5.06 ACRES

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W. T. Dunahoo
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 1577
 Member of Surveying and Mapping Society of Georgia



SURVEY FOR STATE OF GEORGIA

DONALD CLINTON

LAND LOT 228 - 7th LAND DISTRICT

CITY	GMD	COUNTY	SCALE	DATE
		GWINNETT	1" = 100'	6-5-74

W. T. DUNAHOO AND ASSOCIATES, INC.

ATLANTA HWY. PH-867-3911 WINDER, GEORGIA

R/W - RIGHT OF WAY
 IPS - IRON PIN SET
 IPF - IRON PIN FOUND
 CL - CENTER LINE

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

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, 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.

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

No.

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

Yes.

- (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.

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

No.

- (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.

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Mr. Tok H. Yi
3234 Willow Glen Tr
Suwanee, Georgia 30024

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September 18, 2013

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

To: Commissioners,

I am sending this letter of intent as it is required as part of the **rezoning** application for Gwinnett County Department of Planning & Development - Planning Division.

From this zoning change, I look to use my property for agricultural purposes and look to grow and sell several types of trees and naturally made honey from the beehives.

The acreage or size of the tract or overall property is **5.06 acres**.

As far as the zoning classification is concerned, I look to change the present or current zoning district from **R-100** (Single-Family Residence District) to **RA-200** (Agriculture-Residence District).

As far as dwelling units are concerned, there will be no others constructed and the house that was there will be the only place of residence.

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As far as the density in terms of acres for the proposed agricultural use is concerned, it will consist of a total of **2 acres**.

This area of 2 acres will cover and start from the currently elevated or hill portion of the cleared land and all the way to the end where this cleared land ends or where the current natural forest line-border starts.

Furthermore, within this 2 acres of the cleared land and above at the start on the currently elevated land will be one greenhouse. Next to this greenhouse will be the several beehives.

After the greenhouse and facing towards the end of the currently cleared land, there is going to be an area within the 2 acres which will be consisting of various planted trees and in particular: bee-flower trees, persimmon trees, and jujube trees.

As far as parking spaces go, the driveway spaces at the house are all that are likely going to be used and at the most there usually will only be one or two guest vehicles allowed with there being a total of at most of three vehicles(with mine included).

Please note that guest vehicles will never be parked on Maddox Road.

Sincerely,



Mr. Tok H. Yi

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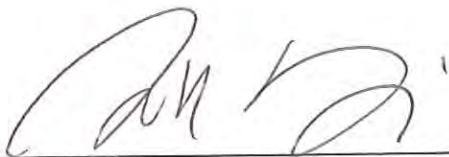
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REZONING APPLICANT'S CERTIFICATION

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

Sep 16, 2013

Date

Tok H Yi → OWNER

Type or Print Name and Title

KIMBERLY BICHHONG TA
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Oct. 17, 2015



Signature of Notary Public

9.16.2013

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.

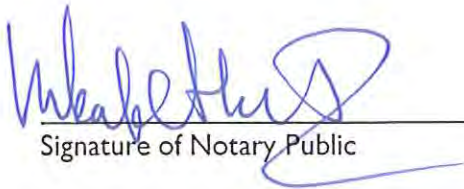


Signature of Property Owner

Sep. 16, 2013
Date

Tok H Yi → OWNER

Type or Print Name and Title



Signature of Notary Public

9.16.2013
Date

KIMBERLY BICHHONG TA
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Oct. 17, 2015

Notary Seal

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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.

[Signature] Sep. 16, 2013 TOK H YI
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE

[Signature] 9.16.13
 SIGNATURE OF NOTARY PUBLIC DATE

KIMBERLY BICHHONG TA
 NOTARY PUBLIC
 Gwinnett County
 State of Georgia
 My Comm. Expires Oct. 17, 2015
 NOTARY SEAL

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 TOK H YI
 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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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: 7 - 228 - 019
(Map Reference Number) District Land Lot Parcel

[Signature] Sep. 16 2013
Signature of Applicant Date

Tok H Yi
Type or Print Name and Title
Title: OWNER

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)

Kenyon D. Martin GWINNETT COUNTY TAX COMMISSIONER
NAME TITLE
9-16-2013
DATE

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