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REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION
NAME: Cecil Breedlove c\o Mill Creek Consulting	NAME: Cecil Breedlove c\o Mill Creek Consulting
ADDRESS: 4480 Commerce Drive, Suite A	ADDRESS: 4480 Commerce Drive, Suite A
CITY: Buford	CITY: Buford
STATE: GA ZIP: 30518	STATE: GA ZIP: 30518
PHONE: 770-614-6511	PHONE: 770-614-6511

CONTACT PERSON: MITCH PEEVY PHONE: (770) 614-6511
EMAIL ADDRESS: millcreekconsulting@gmail.com

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:

_____ OWNERS AGENT X PROPERTY OWNER __CONTRACT PURCHASER

PRESENT ZONING DISTRICT (S): RA-200 & R-ZT REQUESTED ZONING DISTRICT: R-60

LAND DISTRICT (S): 7 LAND LOT: 142 ACREAGE: 2.31

ADDRESS OF PROPERTY: 2770 Gravel Springs Road

PROPOSED DEVELOPMENT: Single Family Detached Homes

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: 8	NO. OF BUILDINGS/UNITS: _____
DWELLING UNIT SIZE (SQ. FT.): 2,000	TOTAL GROSS SQUARE FEET: _____
GROSS DENSITY: 3.46	DENSITY: _____
NET DENSITY: 3.46	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LAND DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 142 the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the True Point of Beginning commence at the southeastern intersection of the right-of-way of Gravel Springs Road Highway 324 (Right-of-Way Varies) and the right-of-way of Brown Road (Apparent 60' Right-of-Way); THENCE commence along the right of way of Gravel Springs Road in a Southeasterly direction for 620'+/- to a point; said point being THE TRUE POINT OF BEGINNING; THENCE commence along the right of way of Gravel Springs Road along a curve to the right having a radius of 1028.53 feet and an arc length of 18.97 feet and being subtended by a chord of South 79 degrees 40 minutes 46 seconds East for a distance of 18.97' feet to a point; THENCE along a curve to the right having a radius of 916.78 feet and an arc length of 248.96 feet and being subtended by a chord of South 73 degrees 03 minutes 48 seconds East for a distance of 248.20 feet to a point; THENCE leaving said right-of-way of Gravel Springs Road/Hwy324 in the direction South 10 degrees 03 minutes 12 seconds West for a distance of 339.20' to a point; THENCE North 71 degrees 15 minutes 27 seconds West for a distance of 138.19' to a point; THENCE North 80 degrees 16 minutes 42 seconds West for a distance of 50.63' to a point; THENCE North 71 degrees 15 minutes 27 seconds West for a distance of 130.00' to a point; THENCE North 18 degrees 44 minutes 33 seconds East for a distance of 333.34' to a point; said point being THE TRUE POINT OF BEGINNING.

Said property contains 2.31 +/- acres.

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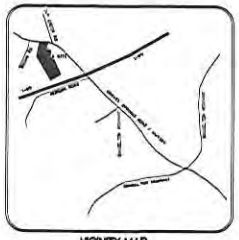


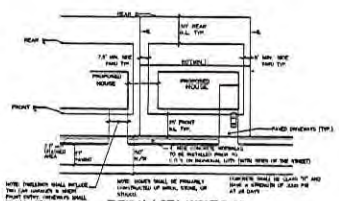
VICINITY MAP
N.T.S.

GENERAL NOTES:
PARCEL R-142-004

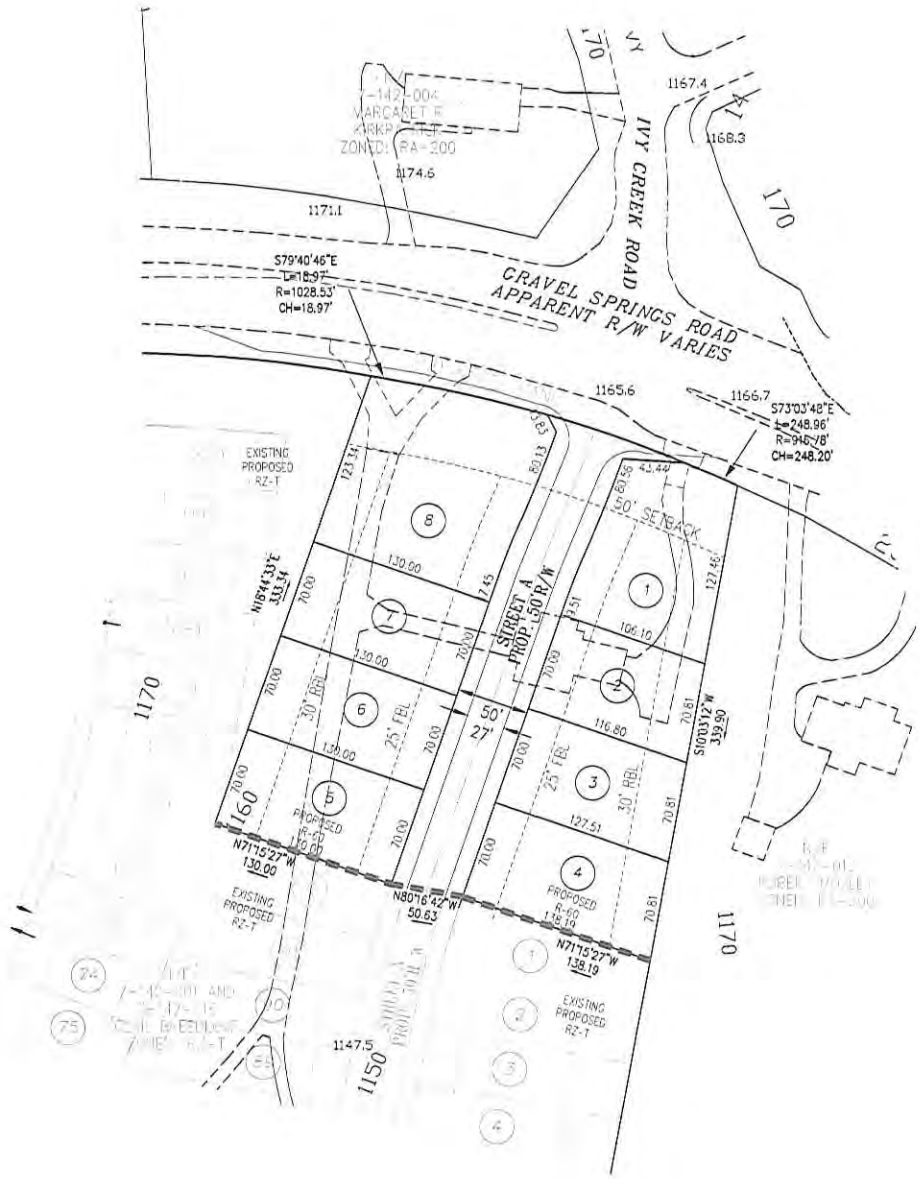
1. TOTAL ACREAGE: 2.31 ACRES
2. TOTAL NUMBER OF LOTS: 8
3. PROPOSED ZONING = R-60
4. YARD REQUIREMENTS: R-60
   FRONT = 25 FEET
   REAR = 30 FEET
   SIDE = 7.5 FEET
   MINIMUM LOT WIDTH = 60 FEET
   MINIMUM LOT AREA = 7,200 SF
   MAXIMUM DENSITY = 4.0 UNITS PER ACRE
   MINIMUM HEATED FLOOR AREA = 1,100
   MAXIMUM BUILDING HEIGHT = 35 FEET
5. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL 13135C 0036F DATED SEPTEMBER 29, 2006.
6. WATER PROVIDED BY GWINNETT COUNTY.
7. ALL LOTS TO BE SERVED BY GWINNETT COUNTY APPROVED SEPTIC SYSTEMS.

BLOCK & LOT CHART

BLOCK	NO. OF LOTS
A	8
TOTAL	8



TYPICAL LOT LAYOUT R-60
N.T.S.



LEGEND

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

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PROJECT NAME GRAVEL SPRINGS ROAD/HWY 324 TRACT
LOCATED IN LAND LOT 142 OF 7th DISTRICT, PARCEL R142 004
GWINNETT COUNTY, GEORGIA

CLIENT NAME
CECIL BELLHOUSE
2812 GRAVEL SPRINGS RD.
BUFORD, GEORGIA 30518

LAND DEVELOPMENT ENGINEERING, INC.
2550 MAGNOLIA HILLS WALL, DACULA, GA 30019
(678) 442-8242 FAX (678) 442-8243

STAMP

KHH
DRAWN BY

3/1/15
DATE

07-030
JOB NUMBER

REZONING EXHIBIT (R-60)
SHEET TITLE

1
SHEET NUMBER

STANDARDS GOVERNING 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:
THE APPLICANT BELIEVES THE PROPOSED USE IS SUITABLE.

(B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE USE OF THE SURROUNDING PROPERTIES.

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
THE APPLICANT BELIEVES THAT THE SUBJECT PROPERTY DOES NOT HAVE A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREET, TRANSPORTATION FACILITIES, UTILITIES OR SCHOOLS:
THE PROPOSED USE WILL NOT PRODUCE AN ADVERSE AFFECT ON THE EXISTING INFRASTRUCTURE.

(E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
THE SUBJECT PROPERTY IS DESIGNATED AS EXISTING/EMERGING SUBURBAN

(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:
SEE LETTER OF INTENT.

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REZONING APPLICANT'S LETTER OF INTENT

The Applicant and Owner, Cecil Breedlove, requests a rezoning of 2.31 acres from R-ZT and RA-200 to R-60. The property is adjacent to a 27 acre tract already owned by the applicant that was rezoned to R-ZT in 2006 (RZR-06-041). The applicant was recently able to acquire this tract and this will allow the new subdivision to align with the median break at Ivy Crest Road. This will be a much safer alternative than the residents trying to make U-turns to be able to enter their subdivision. The look and type of homes will be the same as approved in the original rezoning request.

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Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article P, Section 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

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PLANNING DIVISION USE ONLY

CASE NUMBER _____ RECEIVED BY:_____

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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.

X Cecil Breedlove — 3-5-2015

Signature of Applicant — Date

Cecil Breedlove — ~~Owner~~ applicant

Type or Print Name and Title

Jeri Ann Peevy — 3/5/15

Signature of Notary Public — Date — Notary Seal

JERI ANN PEEVY
MY COMMISSION EXPIRES
JAN. 31 2017
GWINNETT CO., GEORGIA
NOTARY PUBLIC

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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.

X Cecil Breedlove 3-5-2015

Signature of Property Owner Date

Cecil Breedlove Owner

Type or Print Name and Title

Jeri Ann Peevy 3/5/15

Signature of Notary Public Date

JERI ANN PEEVY
MY COMMISSION EXPIRES JAN. 31 2017
GWINNETT CO., GEORGIA
NOTARY PUBLIC
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.

X Cecil Breedlove 3-5-2015 Cecil Breedlove Owner

SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Jeri Ann Peevy 3/5/15

SIGNATURE OF NOTARY PUBLIC DATE

JERI ANN PEEVY
MY COMMISSION EXPIRES
JAN. 31 2017
NOTARY SEAL
GWINNETT CO., GEORGIA
NOTARY PUBLIC

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 X Cecil Breedlove

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 - 142 - 001
(Map Reference Number) District Land Lot Parcel

X Cecil Breedlove 3-5-2015
Signature of Applicant Date

Cecil Breedlove Owner
Type or Print Name and Title

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] TSA II
NAME TITLE

3/6/15
DATE

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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 - 142 - 016
(Map Reference Number) District Land Lot Parcel

X Cecil Breedlove 3-5-2015
Signature of Applicant Date

Cecil Breedlove owner
Type or Print Name and Title

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)

B Lindsey TSA II
NAME TITLE

3/6/15
DATE

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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 - 142 - 021
(Map Reference Number) District Land Lot Parcel

X Cecil Breedlove 3-5-2015
Signature of Applicant Date

Cecil Breedlove Owner
Type or Print Name and Title

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)

B Landry TSA II
NAME TITLE

3/6/15
DATE

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