

RZR2016-00015
REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>CKK Development LLC</u>	NAME: <u>James Lee (Ted)</u>
ADDRESS: <u>174 Dacula Rd</u>	ADDRESS: <u>116 Golden Circle SW</u>
CITY: <u>Dacula</u>	CITY: <u>Lilburn</u>
STATE: <u>GA</u> ZIP: <u>30019</u>	STATE: <u>GA</u> ZIP: <u>30047</u>
PHONE: <u>770-962-8456</u>	PHONE: <u>678-859-3838</u>
CONTACT PERSON: <u>Duncan Corley</u> PHONE: <u>770-962-8456</u>	
CONTACT'S E-MAIL: <u>duncancorley@comcast.net</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R100 REQUESTED ZONING DISTRICT: R60

LAND DISTRICT(S): 6 LAND LOT(S): 087 ACREAGE: 11.00

ADDRESS OF PROPERTY: 3210 Five Forks Trickum Rd.

PROPOSED DEVELOPMENT: R60 single family neighborhood

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>41</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2,200</u>	Total Building Sq. Ft. _____
Gross Density: <u>3.7</u>	Density: _____
Net Density: <u>3.7</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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L E G A L D E S C R I P T I O N

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 87 OF THE 6TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE SOUTHERLY 80' RIGHT OF WAY OF FIVE FORKS TRICKUM ROAD AND THE EASTERLY 60' RIGHT OF WAY OF AMBER RIDGE; THENCE PROCEEDING IN AN EASTERLY DIRECTION ALONG THE RIGHT OF WAY OF FIVE FORKS TRICKUM ROAD A DISTANCE OF 275.67 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE along a curve to the left having a radius of 2303.00 feet and an arc length of 180.28 feet, being subtended by a chord of North 31 degrees 22 minutes 08 seconds East for a distance of 180.24 feet TO A POINT;
THENCE North 29 degrees 07 minutes 36 seconds East for a distance of 557.11 feet TO A POINT;
THENCE South 29 degrees 48 minutes 11 seconds East for a distance of 946.39 feet TO A POINT;
THENCE South 59 degrees 33 minutes 55 seconds West for a distance of 624.10 feet TO A POINT;
THENCE North 30 degrees 53 minutes 38 seconds West for a distance of 578.95 feet TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

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

Said property contains 11.00 acres.

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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, it is located in an area of mixed res. development with an RZT neighborhood directly across the street.

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

No, the proposed development is a small single family neighborhood that will have very little impact on surrounding property.

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

No, the current zoning does not allow for enough lots to support required infrastructure to develop the site.

- (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:

The proposed development will not have an excessive impact due to its small number of proposed homes.

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

Yes, it is an area with mixed use, primarily residential with nearby CZ + OI zoning. R-6D would conform well.

- (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 subdivision would support the demand for quality new housing in this desirable area of Gwinnett Co. with limited options.

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May 27, 2016

To: Gwinnett County Planning and Dev.

One Justice Square

446 West Crogan St. Suite 150

Lawrenceville, GA 30046

RE: LOI Rezoning Request for 3210 Five Forks Trickum Rd.


Attn: Mr. Geoff West

This Letter of Intent is to request a rezoning of the subject property to R-60. The parcel is located on Five Forks Trickum Road, about $\frac{3}{4}$ of a mile south of the intersection of Oak Road, and consists of 10.996 +/- acres. It is currently zoned R-100 without conditions. The tax ID is 6-087-007. The proposed development would fit as an infill neighborhood. It is located in an area with low to medium density development and O/I – commercial development in the immediate area.

The proposed development will consist of 41 lots with single story homes a minimum of 2,200 square feet and two story homes a minimum 2,400 square feet. All homes would include a double car garage and have attractive architecture with building materials consisting of brick, stacked stone, shake or fiber cement siding.

Applicant respectfully requests approval of the submitted rezoning application.

CKK Development Services, LLC



Duncan Corley
President

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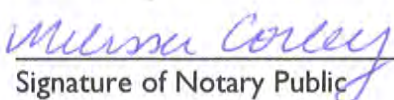
REZONING APPLICANT'S CERTIFICATION

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.

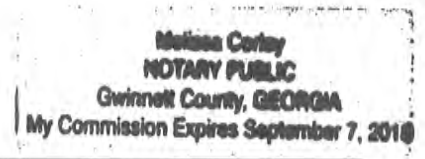

Signature of Applicant

5/27/16
Date

Josh (Duncan) Corley
Type or Print Name and Title


Signature of Notary Public

5/27/16
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.

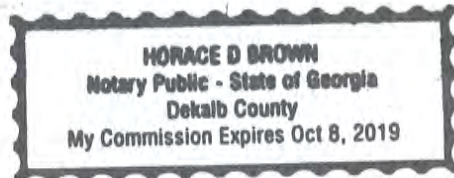
James Theodore Lee 5-25-16
Signature of Property Owner Date

Theda Louise Lee 5-25-16

JAMES Theodore Lee OWNER 5-25-16
Type or Print Name and Title

Theda Louise Lee OWNER 5-25-16

[Signature] 5-25-16
Signature of Notary Public Date Notary Seal




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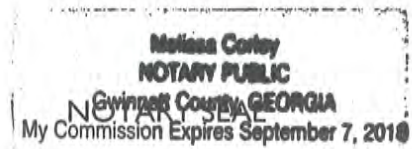
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

 5/27/14 Josh (Duncan) Corley President
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 5/27/14
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 Josh (Duncan) Corley
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: 6 - 087 - 007
(Map Reference Number) District Land Lot Parcel

 _____
Signature of Applicant Date 5/25/16

Josh (American) Corley
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)

Cordrick Roney _____ SR. TSA _____
NAME TITLE
5/25/16 _____
DATE

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