REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: CKK Development Gerne	SNAME: Lane Bridges
ADDRESS: 174 Dacula Rd.	ADDRESS: 699 Hoke O'Kelly Mill
CITY: Dacula	CITY: Loganville
STATE: <u>Ga</u> ZIP: <u>30019</u>	STATE: Ga ZIP: 30052
PHONE: 770, 962, 8456	PHONE: 770.466.8110
CONTACT PERSON: Duncan Corl	PHONE: 110,962.8456
CONTACT'S E-MAIL: <u>Auneancorle</u>	ey Colomeast. net
OWNER'S AGENT PROPERTY OV	
PRESENT ZONING DISTRICTS(S): R-100 REC	QUESTED ZONING DISTRICT: R-60
LAND DISTRICT(S): 5 LAND LOT(S): 13	31ACREAGE:
ADDRESS OF PROPERTY: 699 Hoke	O'Kelly Mill Rd
PROPOSED DEVELOPMENT: R-60 9	ingle Family
RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units	No. of Buildings/Lots:
Dwelling Unit Size (Sq. Ft.): 2200	Total Building Sq. Ft.
Gross Density: 2.74	Density:
Net Density: 2.74	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 131 OF THE 5TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

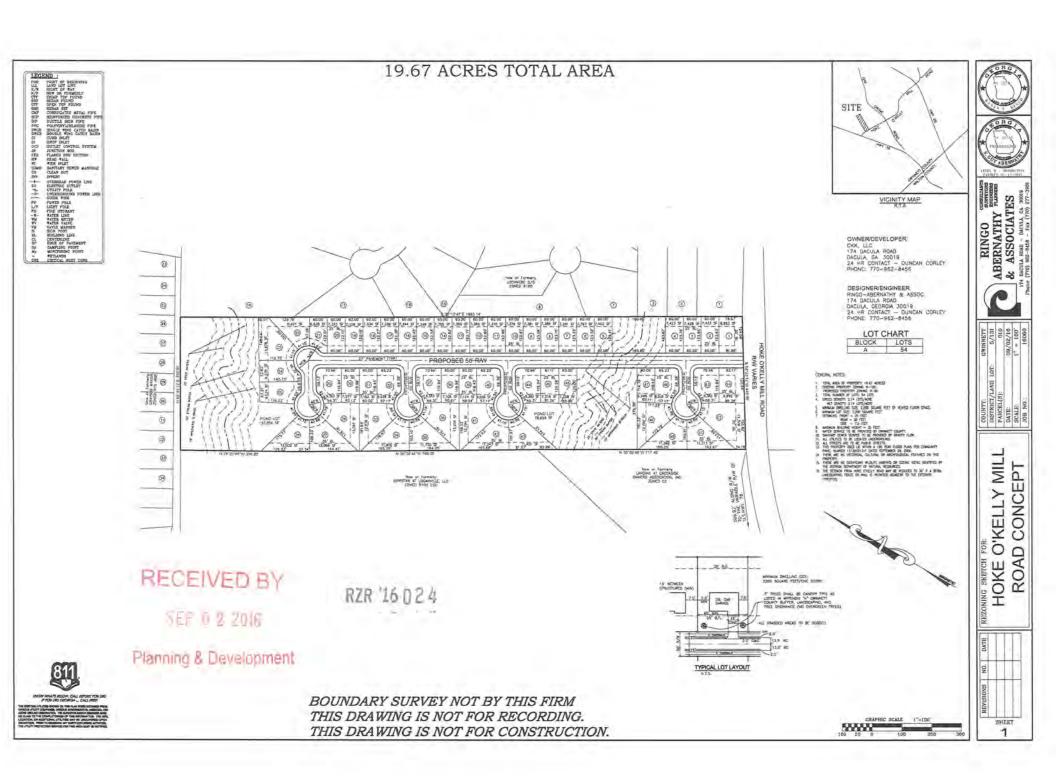
COMMENCING AT THE MITER POINT ON THE VARIABLE RIGHT OF WAY OF U.S. HWY. 78 AND HOKE O'KELLY ROAD; THENCE PROCEEDING ALONG THE VARIABLE RIGHT OF WAY OF HOKE O'KELLY ROAD IN A NORTH EASTERLY DIRECTION A DISTANCE OF 506.92 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE North 30 degrees 09 minutes 48 seconds West for a distance of 717.45 feet TO A POINT;
THENCE North 30 degrees 39 minutes 48 seconds West for a distance of 790.20 feet TO A POINT;
THENCE North 29 degrees 25 minutes 48 seconds West for a distance of 396.80 feet TO A POINT;
THENCE North 59 degrees 49 minutes 12 seconds East for a distance of 450.00 feet TO A POINT;
THENCE South 30 degrees 12 minutes 47 seconds East for a distance of 1893.14 feet TO A POINT;
THENCE South 58 degrees 23 minutes 12 seconds West for a distance of 449.96 feet TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

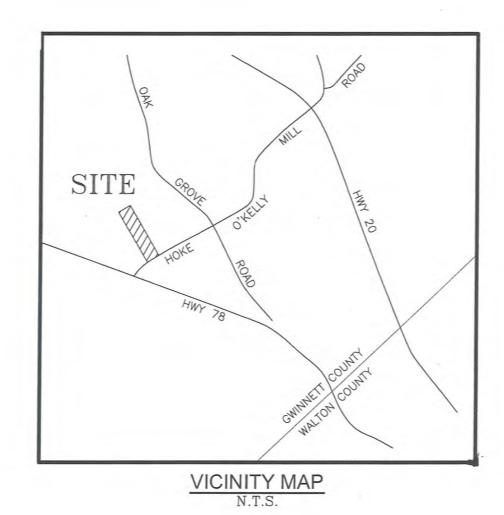
Together with and subject to covenants, easements, and restrictions of record.

Said property contains 19.67 acres more or less.





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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: 40, the proposed regoning well provide a good trunsitional
(B)	WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
(C)	WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED: THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED: TO CITCUITS and Flood plain.
(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: Vo Vroposed development is relatively Small.
(E)	WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
(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: There are grounds for approval based of the surrounding Tonings of lett, CSD, & Commercial on 3 Sides of The subject property; thus supporting Real States of Tequested reconning. SEP 0 2 2016
ZR '10	5 0 2 4 Planning & Development
	FIREIGHTO M DEACHODING II

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September 2, 2016

Gwinnett County Planning and Dev. One Justice Square 446 West Crogan St. Suite 150 Lawrenceville, GA 30046

RE: LOI Rezoning Request for 699 Hoke O'Kelly Mill 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 Hoke O'Kelly Mill Road, about ½ mile north of Hwy 78, and consists of 19.67 +/- acres. It is currently zoned R-100 without conditions. The tax ID is 5 131 010. The proposed development would fit as an infill neighborhood. It is located in an area with low to medium density development and commercial development in the immediate area.

The proposed development will consist of 54 lots. Homes will be constructed with a minimum square footage of 2,200. 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



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

Date

Type or Print Name and Title

Signature of Notary Public

9/2/16 Date Melissa Cortey
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires September 7, 2016

Notary Seal

RZR '16024

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SEP 0 2 2016

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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.

Lane C. Bridges		AUG 25,2016
Signature of Property Owner		Date
LANE C. BRIDGES, OWNER Type or Print Name and Title		=======================================
miliona Contein	8/25/110	Meliesa Corley NOTARY PUBLIC Guinnett County, GEORGIA My Commission Explore September 7, 2018
Signature of Notary Public	Date	Notary Seal

RZR '16 0 2 4

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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, <u>Conflict of Interest in Zoning Actions</u>, and has submitted or attached the required information on the forms provided.

SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
Mulina Corley SIGNATURE OF NOTARY PUBLIC	9/2/14 DATE	Melissa Corley NOTARY PUBLIC NOTARY PUBLIC NOTARY FOR FOR THE CONTROL My Commission Expires September 7, 2016
DISCLOSURE	OF CAMPAIGN	CONTRIBUTIONS
Have you, within the two years immed contributions aggregating \$250.00 or a member of the Gwinnett County Plan	nore to a member	e filing of this application, made campaign of the Board of Commissioners or a
YES NO JOS	free Ocuse	and Conley

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.

PARCEL I.D. NUMBER:	5	- /3/	010	
(Map Reference Number)	District	Land Lot	Parcel	
05			5/25/16	
Signature of Applicant			Date	
Islan (Dancar) Co	ley			
Type or Print Name and Title	lex			
Type or Print Name and Title	lef			
Type or Print Name and Title	lef			
	AX COMMISSION	IERS USE ONLY		
Т			HE ABOVE REFEREN	ICE
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