

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>CKK Development Services</u>	NAME: <u>Lane Bridges</u>
ADDRESS: <u>174 Dacula Rd.</u>	ADDRESS: <u>699 Hoke O'Kelly Mill Rd</u>
CITY: <u>Dacula</u>	CITY: <u>Loganville</u>
STATE: <u>Ga</u> ZIP: <u>30019</u>	STATE: <u>Ga.</u> ZIP: <u>30052</u>
PHONE: <u>770.962.8456</u>	PHONE: <u>770.466.8110</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): R-100 REQUESTED ZONING DISTRICT: R-60

LAND DISTRICT(S): 5 LAND LOT(S): 131 ACREAGE: 19.67

ADDRESS OF PROPERTY: 699 Hoke O'Kelly Mill Rd

PROPOSED DEVELOPMENT: R-60 Single Family

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>54</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2200</u>	Total Building Sq. Ft. _____
Gross Density: <u>2.74</u>	Density: _____
Net Density: <u>2.74</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 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.

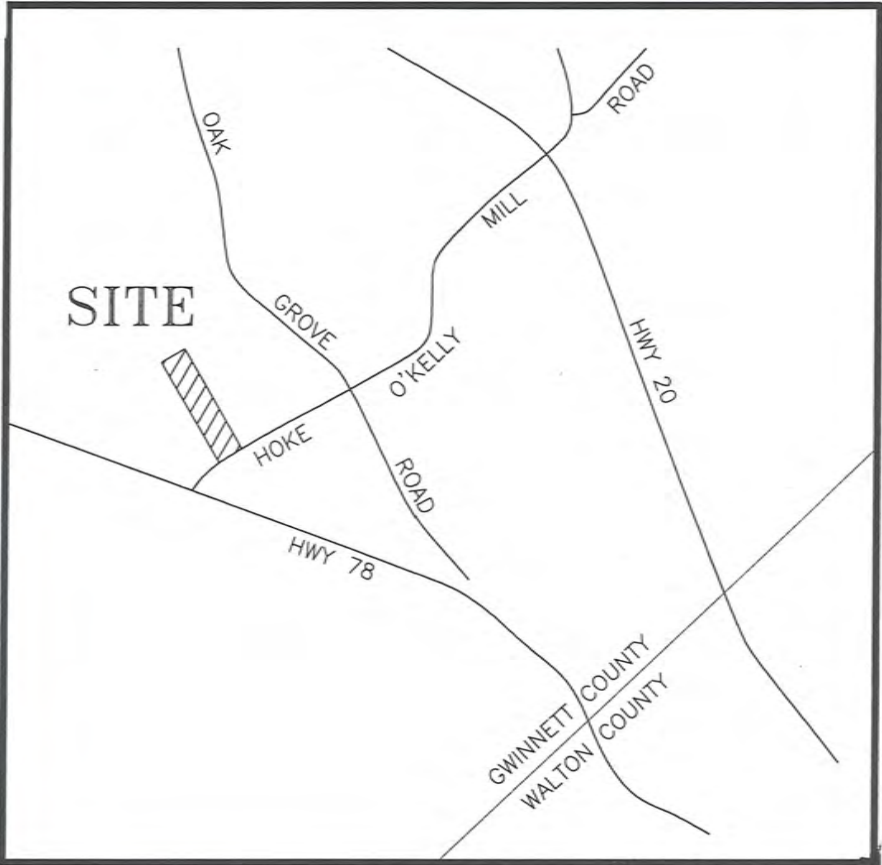
Said property contains 19.67 acres more or less.

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VICINITY MAP
N.T.S.

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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, the proposed rezoning will provide a good transitional zoning.

- (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:

subject property not developable as R-100 due to creek's 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:

No, Proposed development is relatively small.

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

Yes

- (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 off the surrounding zonings of RZT, CSO, & Commercial on 3 sides of the subject property; thus supporting requested rezoning.

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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

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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

9/2/16

Date

Joshua Duncan Corley

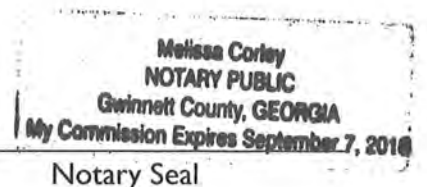
Type or Print Name and Title

Melissa Corley

Signature of Notary Public

9/2/16

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.

Lane C. Bridges
Signature of Property Owner

AUG 25, 2016
Date

LANE C. BRIDGES, OWNER
Type or Print Name and Title

Melissa Corley
Signature of Notary Public

8/25/16
Date

Melissa Corley
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires September 7, 2018

Notary Seal

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