

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Montecito Development LLC</u>	NAME: <u>Annie C. Rawlins</u>
ADDRESS: <u>2607 Vineville Ave, Ste 205</u>	ADDRESS: <u>5143 Meadowlake Ln.</u>
CITY: <u>Macon</u>	CITY: <u>Dunwoody</u>
STATE: <u>Ga</u> ZIP: <u>31204</u>	STATE: <u>Ga</u> ZIP: <u>30338</u>
PHONE: <u>912-272-5852</u>	PHONE: <u>404-787-3423</u>
CONTACT PERSON: <u>Chip Randall</u> PHONE: <u>404-202-2029</u>	
CONTACT'S E-MAIL: <u>chip@gatrail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): RA 200 REQUESTED ZONING DISTRICT: C2/RA200

PARCEL NUMBER(S): 7-117-024 ACREAGE: 14.3/2.6

ADDRESS OF PROPERTY: 2380 Duluth Highway

PROPOSED DEVELOPMENT: Convenient Store w/ Gas pumps

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>1</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>5200</u>
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

MAY 05 2017

LEGAL DESCRIPTION

All that parcel of land lying and being in Land Lot 117 of the 7th District of Gwinnett County, Georgia, containing 2.589 acres, and said tract being more fully described as follows:

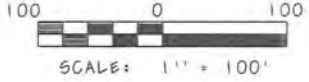
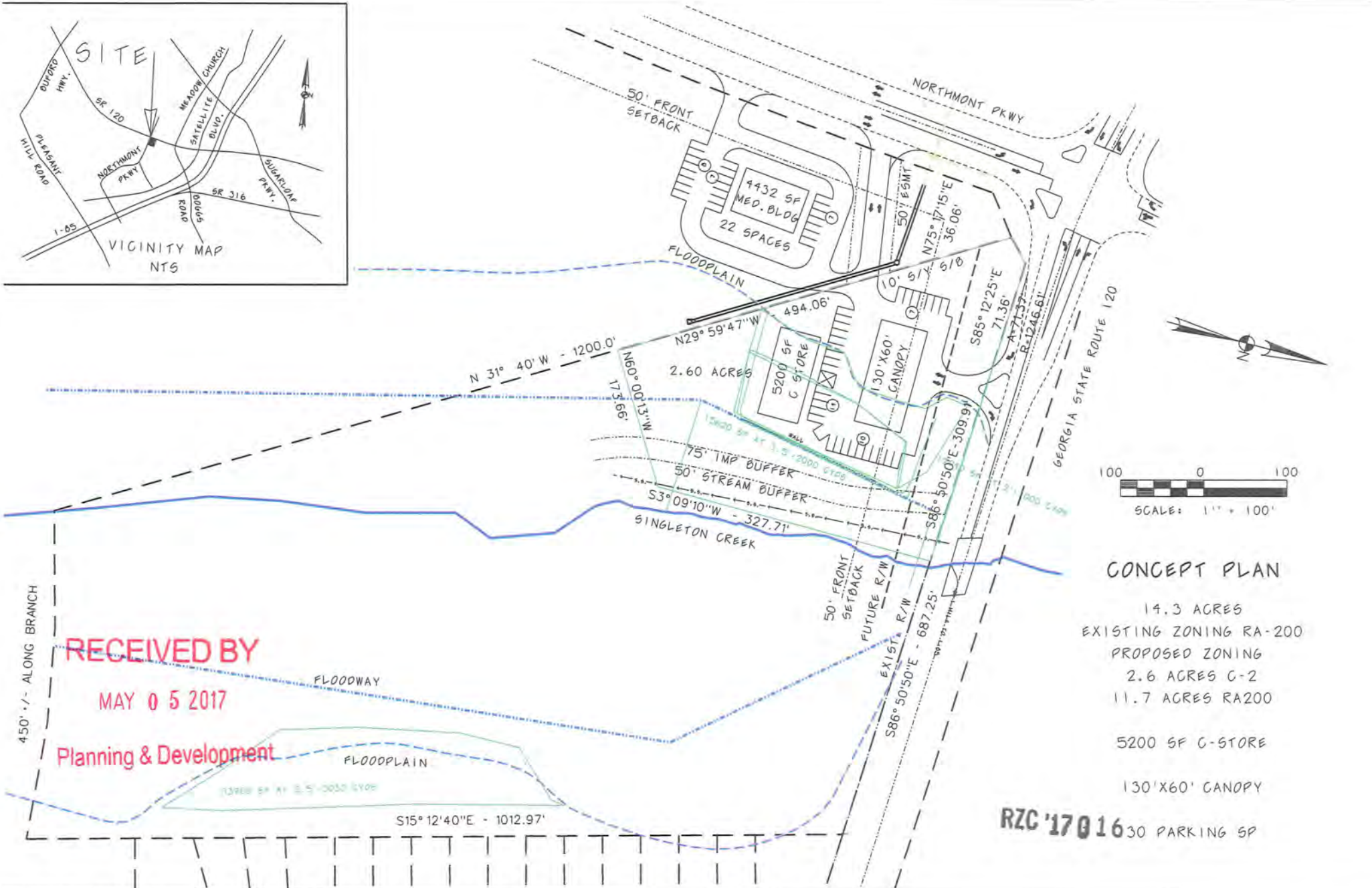
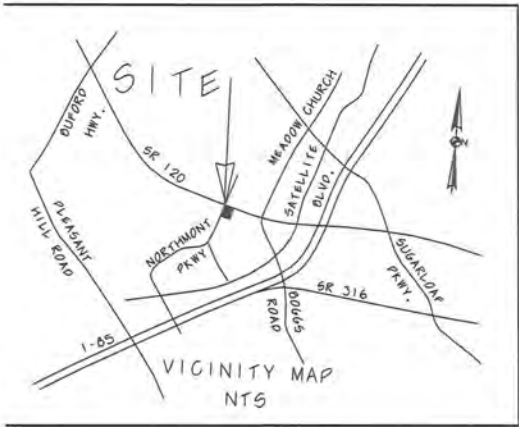
Commencing at the iron pin set on the intersection of the eastern Right of Way line of Northmont Parkway and the southern Right of way line of Georgia State Route 120 having an 80' Right of Way width, said point being the POINT OF BEGINNING; Thence along said southern Right of Way line the following three courses; North 75 degrees 17 minutes 15 seconds East a distance of 36.06 feet; Along an arc 71.37 feet having a radius of 1246.61 feet and chord South 85 degrees 12 minutes 25 seconds East a distance of 71.36 feet; South 86 degrees 50 minutes 50 seconds East a distance of 309.91 feet; Thence leaving said Right of Way line South 03 degrees 09 minutes 10 seconds West a distance of 327.71 feet; Thence South 60 degrees 00 minutes 13 seconds West a distance of 173.66 feet; Thence North 29 degrees 59 minutes 47 seconds West a distance of 494.06 feet to the POINT OF BEGINNING, containing 2.589 acres.

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CONCEPT PLAN

14.3 ACRES
 EXISTING ZONING RA-200
 PROPOSED ZONING
 2.6 ACRES C-2
 11.7 ACRES RA200
 5200 SF C-STORE
 130'x60' CANOPY
 30 PARKING SP

RZC '17016

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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 zoning will permit uses by adjoining property

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

No, the proposed rezoning will not adversely the use or usability of adjacent property

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

The current zoning, RA200, does not have resonable use due to the proximity of Duluth Hwy

- (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 use will not adversely effect adjacent streets, schools or any other facility

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

The proposed use is in conformity with the 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:

This area is approximately 50% developed, a convenient store will be a added benifit for the neighborhood

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Montecito Development LLC

2607 Vineville Ave., suite 205

Macon, Georgia 31204

May 4, 2017

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

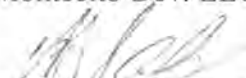
RE: Rezoning Application – 2.60 Acres Northmont Parkway and SR 120,
Seventy District of Gwinnett County and being in Land Lot 117

To whom it may concern:

Please use this Letter of Intent to give details of the proposed use of the above referenced property. The proposed use for the property is a convenient store with gas pumps / including alcohol and tobacco sales. The development will consist of an approximate 5200 square foot single story building with separate canopy for the pump islands. The tract is encumbered with the 100 year floodplain along the eastern property line. We feel the proposed use is consistent with the commercial zoning on the adjacent corner across Northmont Parkway.

If you have any questions or need additional information please call Chip Randall at 404-202-2029.

Sincerely,
Montecito Dev. LLC


Chip Randall on behalf of Montecito Dev. LLC

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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

5/5/2017

Date

H.S. Randall, III

Type or Print Name and Title

Signature of Notary Public

5/5/17

Date



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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.

Annie C. Rawlins 5/5/2017
Signature of Property Owner Date

Annie C. Rawlins
Type or Print Name and Title

Alicia Boggs 5/5/17 Notary Seal
Signature of Notary Public Date Notary Public, Henry County, Georgia
My Commission Expires 12/21/19

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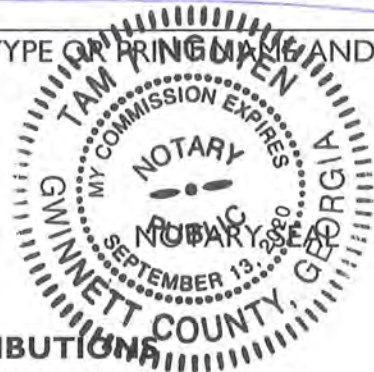
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

H.S. Randall, III 5/12/17 H. S. Randall, III
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Tam T. Nguyen 5/12/17
 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 H. S. Randall, III
 YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL 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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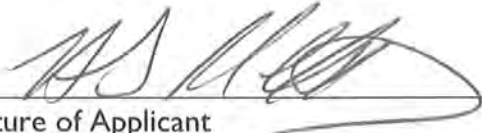
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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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: 7 117 024
(Map Reference Number) District Land Lot Parcel

 5/5/2017
Signature of Applicant Date
H.S. Randall, III
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

 Derrine Pitts 8 TSA II
NAME TITLE
5/5/17
DATE

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