

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Copart, Inc</u>	NAME: <u>Lynn & Patricia Moon</u>
ADDRESS: <u>14185 Dallas Parkway</u>	ADDRESS: <u>6239 Centerville Rosebud Rd</u>
CITY: <u>Dallas</u>	CITY: <u>Loganville</u>
STATE: <u>TX</u> ZIP: <u>75254</u>	STATE: <u>GA</u> ZIP: <u>30052</u>
PHONE: <u>972.391.5489</u>	PHONE: <u>770.318.8683</u>
CONTACT PERSON: <u>Michael Carson</u> PHONE: <u>972.391.5488</u>	
CONTACT'S E-MAIL: <u>Mike.Carson@copart.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R100 REQUESTED ZONING DISTRICT: M-2

PARCEL NUMBER(S): 4272001 ACREAGE: ~~80.7~~ 43.3

ADDRESS OF PROPERTY: 6239 Centerville Rosebud Rd; Loganville, GA 30052

PROPOSED DEVELOPMENT: Expansion of existing Copart facility for additional vehicle storage.

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>0</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>0</u>
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY

SEP 01 2017

RZC '17 025

Legal Description

All that 43.3 acres shown as Gwinnett County Tax Parcel R4272 001 on a Retracement Survey for Copart, Inc, dated 6/30/17, prepared by Alcovy Surveying & Engineering, Inc, said tract of land lying and being in Land Lot 272 & 273 of the 4th District of Gwinnet County, Georgia, and being more particularly as follows:

Commencing from a 1/2 inch rebar at the intersection of Land Lots 273, 247, 248, 272, running thence along Land Lot Line common to Land Lot 272 & Land Lot 273 South 60 degrees 11 minutes 36 seconds West a distance of 418.05 feet to a 1/2 inch rebar, running thence 60 degrees 14 minutes 01 seconds West a distance of 422.95 feet to an iron pin set, said iron pin set being the **Point of Beginning**, running thence South 60 degrees 14 minutes 01 seconds West a distance of 61.30 feet to an 1/2 inch rebar, leaving a foresaid easement running thence South 60 degrees 08 minutes 59 seconds West a distance of 101.74 feet to an open top pipe, running thence South 59 degrees 54 minutes 50 seconds a distance of 887.87 feet to a calculated corner of 10 feet diameter 4 feet high pile of rocks, running thence South 29 degrees 19 minutes 59 seconds East a distance of 931.00 feet to a 1/2 inch rebar, running thence South 49 degrees 22 minutes 23 seconds West a distance of 1405.72 feet to a 1/2 inch rebar, running thence North 30 degrees 04 minutes 16 seconds West a distance of 630.29 feet to a 1/2 inch rebar, running thence North 25 degrees 47 minutes 54 seconds West a distance of 117.93 feet to a calculated corner, running thence North 02 degrees 32 minutes 33 seconds West a distance of 284.95 feet to a calculated corner, running thence North 41 degrees 05 minutes 27 seconds East a distance of 225.00 feet to a calculated corner, running thence North 34 degrees 13 minutes 27 seconds East a distance of 229.60 feet to a calculated corner, running thence North 03 degrees 49 minutes 27 seconds East a distance 373.90 feet to a calculated corner, running thence South 30 degrees 47 minutes 21 seconds East a distance of 81.47 feet to a point in the center of a creek, running thence along center of creek North 15 degrees 22 minutes 39 seconds East a distance of 32.19 feet to a point, running thence North 23 degrees 19 minutes 25 seconds West a distance of 32.94 feet to a point, running thence North 22 degrees 35 minutes 01 seconds East a distance of 22.39 feet to a point, running thence North 32 degrees 48 minutes 59 seconds East a distance of 32.65 feet to a point, running thence North 33 degrees 03 minutes 48 seconds East a distance of 41.60 feet to a point, running thence North 33 feet 03 minutes 48 seconds East a distance of 8.31 feet to a point, running thence North 38 degrees 43 minutes 10 seconds East a distance of 24.71 feet to a point, running thence North 64 degrees 14 minutes 13 seconds East a distance of 19.21 feet to a point, running thence North 77 degrees 13 minutes 18 seconds East a distance of 30.80 feet to a point, running thence 55 degrees 47 minutes 13 seconds East a distance of 51.01 feet to a point, running thence North 61 degrees 23 minutes 03 seconds East a distance of 52.04 feet to a point, running thence North 65 degrees 34 minutes 15 seconds East a distance of 59.93 feet to a point, running thence North 71 degrees 21 minutes 51 seconds East a distance of 48.54 feet to a point, running thence North 66 degrees 07 minutes 03 seconds a distance of 134.17 feet to a point, running thence North 56 degrees 04 minutes 00 seconds East a distance of 25.58 feet to a point, running thence North 71 degrees 35 minutes 40 seconds East a distance of 56.02 feet to a point, running thence North 77 degrees 37 minutes 44 seconds East a distance of 13.30 feet to a point, running thence North 77 degrees 37 minutes 44 seconds East a distance of 54.06 feet to a point, running

RECEIVED BY

SEP 01 2017

Planning & Development

RZC '17 025

thence North 70 degrees 45 minutes 15 seconds East a distance of 46.50 feet to a point, running thence North 17 degrees 51 minutes 55 seconds East a distance of 44.07 feet to a point, running thence North 72 degrees 17 minutes 44 seconds East a distance of 88.28 feet to a point, running thence North 68 degrees 02 minutes 16 seconds East a distance of 46.64 feet to a point, running thence North 61 degrees 42 minutes 46 seconds East a distance of 54.44 feet to a point, running thence North 70 degrees 59 minutes 00 seconds East a distance of 82.16 feet to a point, running thence North 36 degrees 26 minutes 48 seconds East a distance of 48.01 feet to a point, running thence North 36 degrees 26 minutes 48 seconds East a distance of 10.34 feet to a point, running thence North 41 degrees 22 minutes 47 seconds East a distance of 57.82 feet to a point, running thence North 51 degrees 17 minutes 25 seconds East a distance of 101.28 feet to a point, running thence North 50 degrees 50 minutes 48 seconds East a distance of 52.07 feet to a point, running thence North 36 degrees 10 minutes 42 seconds East a distance of 53.26 feet to a point, running thence North 41 degrees 29 minutes 09 seconds East a distance of 60.27 feet to a point, running thence North 43 degrees 52 minutes 27 seconds East a distance of 158.89 feet to point, thence leaving said creek South 48 degrees 57 minutes 37 seconds East a distance of 410.20 feet to an iron pin set on the land lot line common to Land Lot 272 and Land Lot 273 and **Point of Beginning**.

RECEIVED BY

SEP 01 2017

Planning & Development

RZC '17 025



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

REZONING FROM A TO M-2

TOTAL SITE AREA = 90.6 ± ACRES
 AREA TO BE REZONED "TRACT 3" = 43.3± ACRES
 PROPOSED USE = EXPANSION OF COPART FACILITY
 MINIMUM LOT SIZE = 1 AC.

APPLICABLE ORDINANCE: UDC CHAPTER 210-240
 UDC CHAPTER 230-130.3

- D. AUTOMOBILE, TRUCK OR VEHICLE STORAGE LOTS SHALL BE SUBJECT TO THE FOLLOWING REQUIREMENTS AND RESTRICTIONS:
1. THE ENTIRE LOT SHALL BE SURROUNDED BY A 15-FOOT IN DEPTH BUFFER ADJACENT TO ANY MIXED-USED OR RESIDENTIAL ZONING DISTRICT.
 2. A SECURITY FENCE OR WALL IS REQUIRED ENCLOSED THE LOT. THE SECURITY FENCE OR WALL SHALL MEET THE REQUIREMENTS OF SECTION 230.80.
 3. NO OUTDOOR SOUND AMPLIFICATION DEVICE IS PERMITTED.
 4. NO INOPERABLE OR JUNK VEHICLES ARE PERMITTED.
 5. OUTDOOR LIGHTING SHALL CONSIST OF CUT-OFF LUMINAIRES THAT SHALL BE DIRECTED INWARD SO AS NOT TO DIRECT LIGHT ONTO ADJACENT RESIDENTIAL PROPERTY. WHEN ADJACENT TO RESIDENTIALLY-ZONED PROPERTY, ANY OUTDOOR LIGHT FIXTURES SHALL NOT EXCEED 35 FEET IN HEIGHT.

NOTES:

1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY GARNON LAND SURVEYING LLC.
2. THERE ARE NO NW WETLAND ON THE SITE.
3. BRUSHY FORK CREEK IS THE NORTHWEST PROPERTY LINE.
4. A PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.L.R.M. PANEL 131350C0147V DATED SEPT. 29, 2006.
5. THERE ARE NO PEDESTRIAN OR BIKE TRAIL PROPOSED.
6. THE PROJECT WILL BE SERVED BY WALTON COUNTY WATER.
7. THE PROJECT WILL BE SERVED BY A SEPTIC SYSTEM.

"NOT FOR FINAL RECORDING"
TOTAL AREA = 90.6± ACRES

PARCEL(S) 42 22 001 ZONED R100

PAVEMENT LEGEND

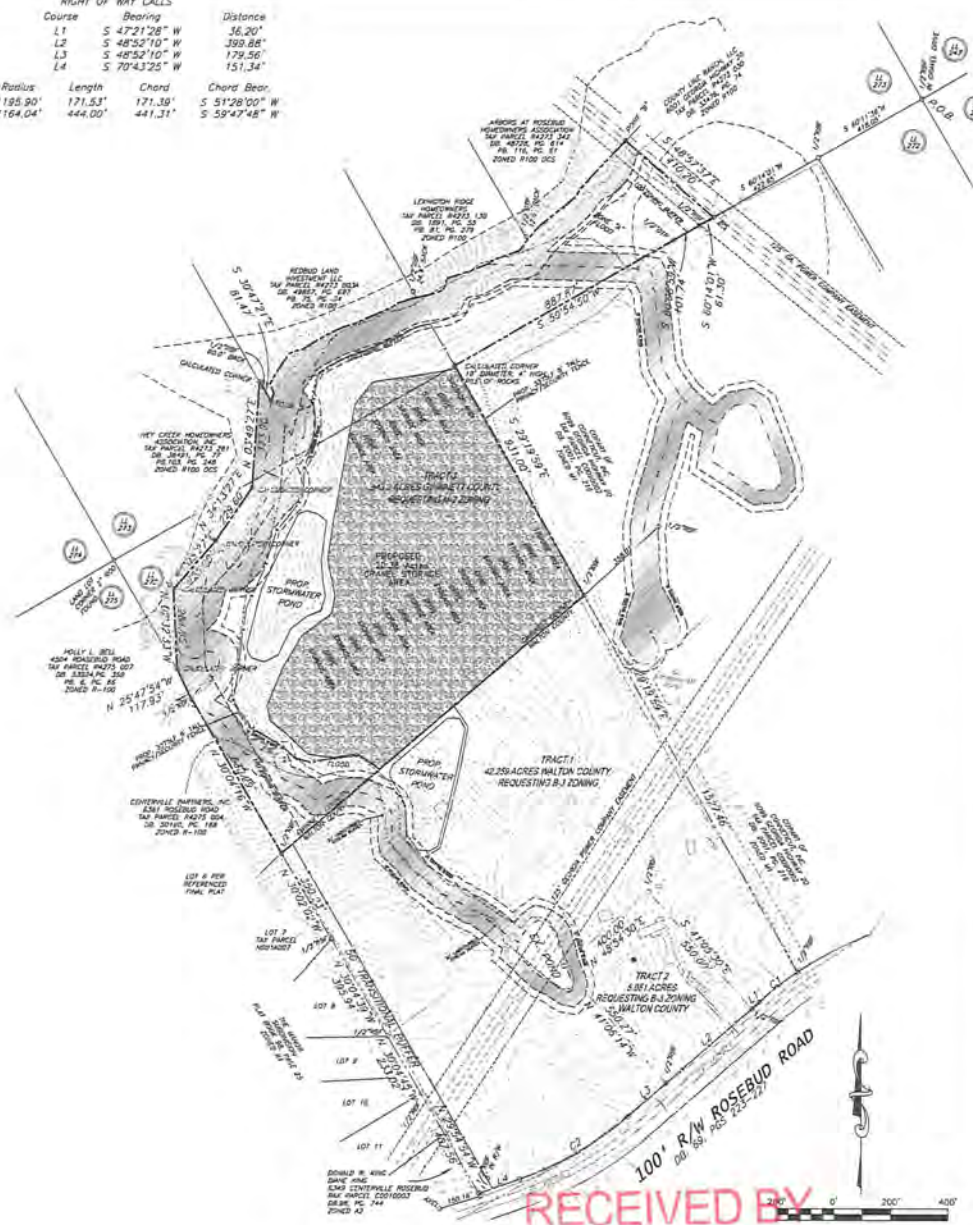
- GRAVEL**
- A. 4.0 INCH CLEAN NO FINES 1.5"-2.0" NO.10
 - B. 8.0 INCHES OF CRUSHED STONE BASE COURSE (SAB) COMPACTED TO A MINIMUM OF 95%
 - C. STABILIZED SUBGRADE
 RAW SUBGRADE 30% (IN 2" OR COMPACTED FILL) COMPACTED TO A MINIMUM OF 95% OF ASTM D 698 DENSITY
-

GRAVEL
 (FOR WEEDS DRIVEWAYS & PARKING ONLY)
 NO SCALE

RIGHT OF WAY CALLS

Course	Bearing	Distance
L1	S 47°1'28" W	16.20'
L2	S 48°52'10" W	309.88'
L3	S 48°52'10" W	179.56'
L4	S 70°43'25" W	151.34'

Curve	Radius	Length	Chord	Chord Bear.
C1	1185.50'	171.53'	171.38'	S 51°28'00" W
C2	1164.04'	444.00'	441.31'	S 59°47'48" W



RECEIVED BY

SEP 01 2017

Planning & Development

ALCOVY
 SURVEYING & ENGINEERING, INC.
 P.O. BOX 718 HUNTSVILLE, AL
 2005 Highway 81 South
 Loganville, Georgia 30057
 Phone: 770-466-4000
 Fax: 770-466-4296

This drawing and any permitted reproductions, in whole or part, are the sole property of Alcovy Surveying & Engineering, Inc. and shall not be reproduced or conveyed in any way without the written permission of Alcovy Surveying & Engineering, Inc.



REZONE REQUEST

COPART EXPANSION MOON'S PROPERTY GWINNETT

PARCELS: 4272 001
 LAND LOT: 272 AND 273
 DISTRICT: 4TH
 6229 CENTERVILLE-ROSEBUD RD.
 GWINNETT COUNTY, GA

7/25/2017
 1"=200'

OWNER

GIDEAN & PATRICIA MOON
 6239 CENTERVILLE ROSEBUD ROAD
 LOGANVILLE, GA 30052

DEVELOPER

COPART OF CONNECTICUT, INC.
 14185 DALLAS PKWY SUITE 400
 DALLAS, TX 75254
 24 HOUR - EMERGENCY CONTACT
 BUCKLEY CARSON
 636-239-8615

REVISIONS

NO.	DATE	DESCRIPTION

JOB NO. #13-048
 RZ-1G

RZC '17 025

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:
The existing uses of nearby property are B-3 (Walton County General Business District) and M1 to the north and R100 and R1 (Walton County Single Family Residential) to the south and west of the subject project. The property east of the project belongs to the same owner as the subject property which is within Walton County and is currently zoned A-1 and is in the process of requesting B-3 zoning.
- (B) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property:
The proposed land use change represents a fair balance and will not adversely affect the existing use or usability of adjacent or nearby property. This area is emerging as a commercial/light industrial district, with surrounding tracts are already zoned M1. Furthermore, any area next to existing residential property will be buffered with zoning buffer and creek buffer.
- (C) Whether the property to be affected by a proposed rezoning has reasonable economic use as currently zoned:
The property is currently zoned R100 and A1 for the Walton County portion of the tract. The owner cannot develop their land in a similar fashion as nearby properties, which are currently zoned B2, B3, M1 which are properties with road frontage on Hwy 20.
- (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 is an expansion to the existing Copart Facility which does not increase demand for utility, school or traffic to the existing area.
- (E) Whether the proposed rezoning is in conformity with the policy and intent of the land use plan:
Gwinnett County 2030 Unified Plan Future Development Map which show this area being mostly rural estate area. Land within Gwinnett County in this area does not have frontage on GA Hwy. 20, while this property does.
- (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:
If rezoned, the property will be developed in accordance to the M2 standard which allow for the expansion of an existing use and will not be creating any pocket zoning.

RECEIVED BY

SEP 01 2017

Planning & Development

RZC '17 025

August 24, 2017

Gwinnett County
Department of Planning and Development
Planning Division
446 West Crogan St.
Suite 250
Lawrenceville, GA 30046

SUBJECT: Letter of Intent, Hwy 20 Copart Expansion of the Moon's Property

To Whom It May Concern,

A rezone of 43.3 acres is requested for the subject project, for the purpose of expanding the existing Copart facility. The subject property is a part of larger 90.6 acre parcel, of which 43.3 acres is in Gwinnett County and the remaining 47.31 acres in Walton County.

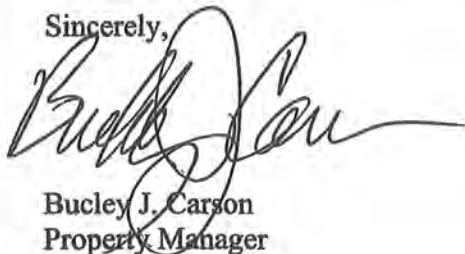
The property in Gwinnett County is currently zoned R100. The proposed rezoning request will change the zoning classification of all land area in Gwinnett County to M2.

The proposed use of the property is to expand its current gravel vehicles storage facility. The proposed facility will be used to storage vehicles for auction.

We look forward to developing this project in Gwinnett County, as we feel it fits with the current development patterns in the area, and will complement the needs of both Gwinnett County and our proposed business.

For questions or further information please contact me 936-239-6615.

Sincerely,



Bucley J. Carson
Property Manager

RECEIVED BY
SEP 01 2017
Planning & Development

RZC 17 025

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



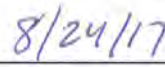
Date

Michael Carson/ VP Property & Facilities

Type or Print Name and Title



Signature of Notary Public



Date



RECEIVED BY

SEP 01 2017

Planning & Development

RZC '17 U25

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.

Gideon Lynn Moon 8-31-17
Signature of Property Owner Date

Gideon Lynn Moon / owner
Type or Print Name and Title

Kimberly Johnson 8/31/17 
Signature of Notary Public Date Notary Seal

RECEIVED BY

SEP 01 2017

Planning & Development

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.

[Signature] 8/23/2017 Michael Carson/VP Property & Facilities

 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 8/24/17

 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 Michael Carson

 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.

RECEIVED BY

SEP 01 2017

Planning & Development

RZC '17 025

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: 42 - 72 - 001
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

8/23/2017

Date


Michael Carson/ VP Property & Facilities

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)

 Daidre Pitts TSA II

NAME TITLE

8/29/17

DATE

** 2017 taxes are available and due by 10/15/17, but taxes are current through 2016.*

RECEIVED BY
SEP 01 2017