

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>C K K Development LLC</u>	NAME: <u>See Attached</u>
ADDRESS: <u>174 Dacula Rd</u>	ADDRESS: _____
CITY: <u>Dacula</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30019</u>	STATE: _____ ZIP: _____
PHONE: <u>770-962-8456</u>	PHONE: _____
CONTACT PERSON: <u>Duncan Corley</u> PHONE: <u>770-962-8456</u>	
CONTACT'S E-MAIL: <u>duncancorley@comcast.net</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICTS(S): <u>RL</u> REQUESTED ZONING DISTRICT: <u>R-SR</u>	
LAND DISTRICT(S): <u>7</u> LAND LOT(S): <u>362</u> ACREAGE: <u>24.36</u>	
ADDRESS OF PROPERTY: <u>1784, 1785, 2252, Buford Dam RD</u>	
PROPOSED DEVELOPMENT: <u>Senior oriented Residence</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>97</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2,000</u>	Total Building Sq. Ft. _____
Gross Density: <u>3.98</u>	Density: _____
Net Density: <u>3.98</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Rezoning Owners information Buford Dam Rd.

IH Kennedy Group LLC (Joe Kennedy)
5485 Golf Club Dr.
Braselton, GA 30517-2430
Phone: 770-356-8090

Stella Mooney
3455 Farmers Academy Rd.
Carnesville, GA 30521-2402
Phone: 706-384-4608

Phillip & Holly Bagwell
6553 Old Garrett Rd.
Buford, GA 30518-1153
Phone: 678-860-3669

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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 361 AND 362, OF THE 7TH DISTRICT, GEINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DIECRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE OF OLD GARRETT ROAD (ON RIGHT-OF-WAY) AND THE 80 FOOT RIGHT-OF-WAY BUFORD DAM ROAD, THENCE PROCEEDING IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 585.21 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING:

THENCE North 71 degrees 40 minutes 47 seconds West for a distance of 9.48 feet TO A POINT

THENCE North 66 degrees 30 minutes 57 seconds West for a distance of 319.18 feet to a POINT;

THENCE North 75 degrees 42 minutes 28 seconds West for a distance of 142.83 feet to a POINT;

THENCE North 85 degrees 41 minutes 10 seconds West for a distance of 77.64 feet to a POINT;

THENCE South 86 degrees 29 minutes 38 seconds West for a distance of 89.45 feet to a POINT;

THENCE South 78 degrees 50 minutes 00 seconds West for a distance of 68.99 feet to a POINT;

THENCE South 75 degrees 02 minutes 36 seconds West for a distance of 66.14 feet to a POINT;

THENCE South 74 degrees 13 minutes 59 seconds West for a distance of 126.32 feet to a POINT;

THENCE South 73 degrees 53 minutes 08 seconds West for a distance of 59.86 feet to a POINT;

THENCE South 70 degrees 31 minutes 26 seconds West for a distance of 98.50 feet to a POINT;

THENCE South 67 degrees 10 minutes 42 seconds West for a distance of 123.78 feet to a POINT;

THENCE South 66 degrees 06 minutes 46 seconds West for a distance of 136.59 feet to a POINT;

THENCE South 66 degrees 22 minutes 06 seconds West for a distance of 43.43 feet to a POINT;

THENCE North 10 degrees 37 minutes 04 seconds West for a distance of 193.65 feet to a POINT;

THENCE North 67 degrees 08 minutes 51 seconds East for a distance of 284.63 feet to a POINT;

THENCE North 11 degrees 10 minutes 15 seconds East for a distance of 155.06 feet to a POINT;

THENCE North 84 degrees 01 minutes 10 seconds West for a distance of 56.82 feet to a POINT;

THENCE North 07 degrees 46 minutes 15 seconds East for a distance of 563.93 feet to a POINT;

THENCE in an Easterly direction along centerline of a creek for a distance of 324.0± to a POINT;

THENCE South 76 degrees 51 minutes 31 seconds East for a distance of 356.84 feet to a POINT;

THENCE South 05 degrees 59 minutes 04 seconds East for a

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distance of 59.95 feet to a POINT;
THENCE South 56 degrees 39 minutes 33 seconds East for a
distance of 68.23 feet to a POINT;
THENCE South 31 degrees 38 minutes 33 seconds East for a
distance of 102.93 feet to a POINT;
THENCE North 25 degrees 46 minutes 57 seconds East for a
distance of 192.55 feet to a POINT;
THENCE North 19 degrees 32 minutes 18 seconds West for a
distance of 186.88 feet to a POINT;
THENCE North 40 degrees 16 minutes 42 seconds East for a
distance of 151.01 feet to a POINT;
THENCE South 50 degrees 45 minutes 36 seconds East for a
distance of 43.33 feet to a POINT;
THENCE South 78 degrees 00 minutes 53 seconds East for a
distance of 56.73 feet to a POINT;
THENCE South 87 degrees 53 minutes 59 seconds East for a
distance of 38.48 feet to a POINT;
THENCE South 03 degrees 24 minutes 57 seconds West for a
distance of 208.12 feet to a POINT;
THENCE South 63 degrees 39 minutes 15 seconds East for a
distance of 444.40 feet to a POINT;
THENCE South 07 degrees 32 minutes 09 seconds West for a
distance of 30.27 feet to a POINT;
THENCE South 03 degrees 47 minutes 40 seconds West for a
distance of 33.96 feet to a POINT;
THENCE South 02 degrees 11 minutes 48 seconds West for a
distance of 29.01 feet to a POINT;
THENCE South 00 degrees 52 minutes 39 seconds West for a
distance of 24.25 feet to a POINT;
THENCE South 00 degrees 03 minutes 15 seconds West for a
distance of 20.51 feet to a POINT;
THENCE North 72 degrees 56 minutes 11 seconds West for a
distance of 275.63 feet to a POINT;
THENCE South 18 degrees 54 minutes 22 seconds West for a
distance of 124.99 feet to a POINT;
THENCE South 77 degrees 17 minutes 47 seconds East for a
distance of 299.58 feet to a POINT;
THENCE South 16 degrees 47 minutes 04 seconds West for a
distance of 26.43 feet to a POINT;
THENCE South 19 degrees 29 minutes 30 seconds West for a
distance of 22.08 feet to a POINT;
THENCE South 24 degrees 59 minutes 32 seconds West for a
distance of 22.49 feet to a POINT;
THENCE South 31 degrees 58 minutes 34 seconds West for a
distance of 20.77 feet to a POINT;
THENCE South 31 degrees 08 minutes 22 seconds West for a
distance of 29.49 feet to a POINT;
THENCE South 24 degrees 31 minutes 16 seconds West for a
distance of 28.32 feet to a POINT;
THENCE South 21 degrees 15 minutes 02 seconds West for a
distance of 19.31 feet to a POINT;
THENCE South 19 degrees 01 minutes 32 seconds West for a
distance of 23.01 feet to a POINT;
THENCE North 55 degrees 49 minutes 46 seconds West for a

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distance of 94.58 feet to a POINT;

THENCE South 35 degrees 28 minutes 27 seconds West for a distance of 351.52 feet to a POINT;

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

Said property contains 24.4 acres more or less.

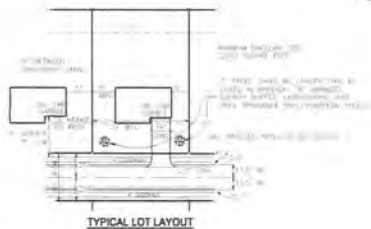
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774 MAPLE WALK
MAPLE, CA 90074
14 HR CONTACT - TUESDAY (ONLY)
PHONE 714-961-8452

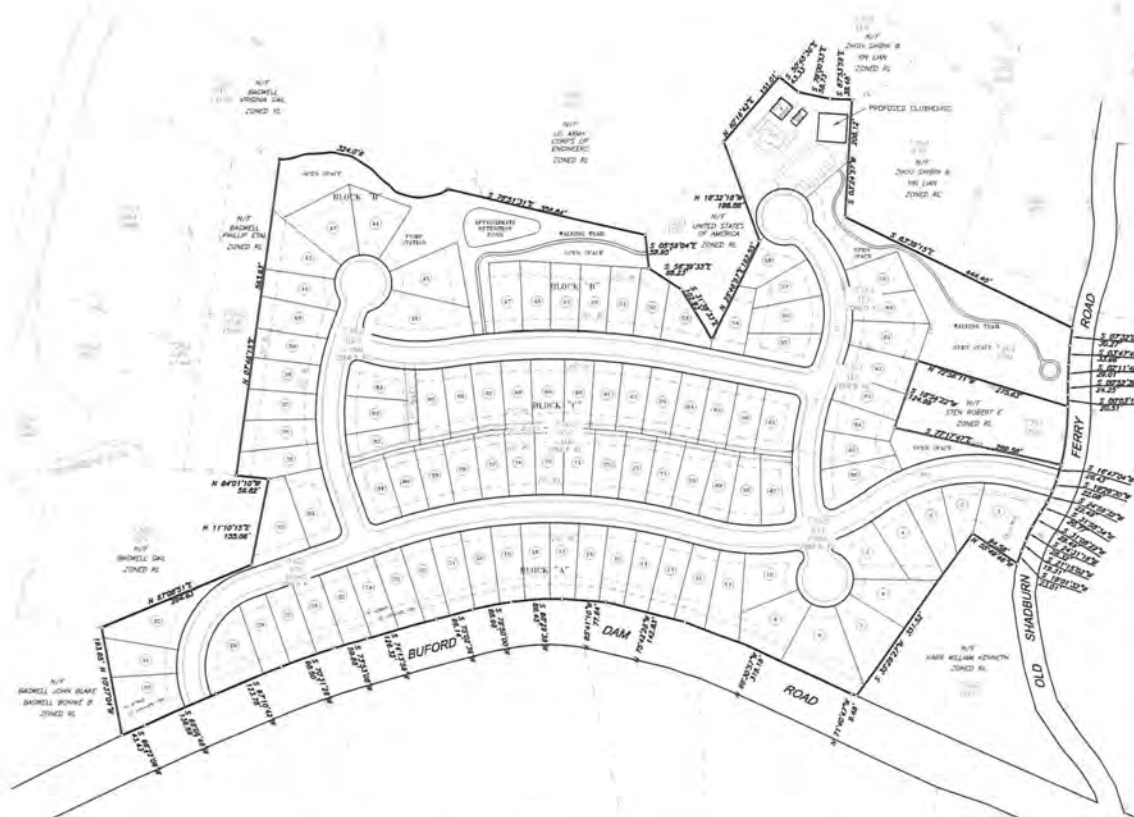
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BLOCK	LOTS
A	29
B	37
C	31
TOTAL	97

[illegible]

ESR/ACTIVE ADULT CONCEPT

FILE NUMBER 441. PREPARED BY CONSUMERS AFFAIRS DIVISION, BUREAU OF THE BUREAU OF CONSUMER AFFAIRS, U.S. DEPARTMENT OF COMMERCE, WASHINGTON, D.C. 20540. DATE OF PUBLICATION: 1974. PRICE: \$0.50. THIS PAMPHLET IS ONE OF THE NATIONAL BOARD OF EDUCATION'S "CONSUMER EDUCATION" SERIES. IT IS AVAILABLE FROM THE NATIONAL BOARD OF EDUCATION, 1815 M STREET, N.W., WASHINGTON, D.C. 20036. ORDER FORM: NBE-74-001. ORDER FORM: NBE-74-001.



BOUNDARY SURVEY NOT BY THIS FIRM
THIS DRAWING IS NOT FOR RECORDING.
THIS DRAWING IS NOT FOR CONSTRUCTION.



Figure 1 consists of two circular seal advertisements for Georgia. The top seal features the text 'GEORGIA' at the top, 'JOHN V. BINGO' at the bottom, and 'PROFESSIONAL' in the center. The bottom seal features the text 'GEORGIA' at the top, 'PROFESSIONAL' at the bottom, and 'JOHN V. BINGO' in the center. Both seals include a star on the left side.

2
RINGO
ABERNATHY
& ASSOCIATES
CONSULTANTS
ARCHITECTS
ENGINEERS
PLANNERS
174 DACULA ROAD DAVILA GA 30019
EX2025-87-18-2015

COUNTY	WINNETT
DISTRICT/LANDLOT	7th / 362
PARCEL(S)	029 030 031 069 & 070
DATE	04/26/17
SCALE	1" = 100'
SHEET NO.	17012

REZONING EXHIBIT FOR:
BUFORD DAM ROAD
C.K.K. DEVELOPMENT

REVISED	NO.	DATE

SHEET
1
OF 1

RZR '17 018

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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 property is in a primarily residential area.

- (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:

No, the current zoning is out dated and does not allow for the best use of the property.

- (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, the requested zoning is R-5A which should have no impact on schools. Impact on roads and utilities will be minimal.

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

Yes, it is designated as a residential area.

- (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 rezoning should be approved to provide a quality place with access to great amenities for active adults to live.

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July 6, 2017

To: Gwinnett County Planning and Dev.

One Justice Square

446 West Crogan St. Suite 150

Lawrenceville, GA 30046

RE: LOI Rezoning Request 1784 for Buford Dam Rd.

Attn: Mr. Jerry Oberholtzer

Manager, Current Planning

This Letter of Intent is to request a rezoning of the subject property to Senior Oriented Residence District (R-SR) . The parcels are located on Buford Dam Rd in between Old Shadburn Ferry and Garrett Rd. The property consists of 24.36 +/- acres. It is currently zoned RL. The assembled property is located in the 7th District, Land Lot 362, parcel numbers 069, 070, 029, 030 and 031 of unincorporated Gwinnett County.

The proposed R-SR Development would provide a great choice for retiring or empty nester Gwinnettians to be near great amenities like Lake Lanier and parks, while being close to their grandchildren. Though the proposed development will have almost no impact to schools it is very close to N. Gwinnett, Buford and Lanier High Schools. The development would provide quality housing options for seniors in a beautiful part of the county.

The proposed development will consist of 97 detached lots. The homes will be a minimum of 2,000 finished 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. All homes will comply with ADA standards for accessibility. Alleys will be utilized to provide rear entry for the main block of the development. Cul-de-sacs have been minimized and only used where necessary. A homeowner's association will be set up to comply with restrictions as set out in section 210-90.10 of the UDO.

Applicant respectfully requests approval of the submitted rezoning application.

C K K 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

7/6/17

Date

Joshua (Duncan) Corley

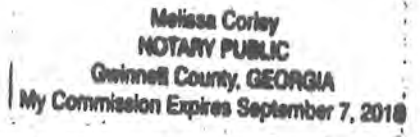
Type or Print Name and Title



Signature of Notary Public

7/6/17

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 D. Dwyer - Managing Partner

James D. Dwyer - Managing Partner
Signature of Property Owner

6/13/17

Date

James D. Dwyer - Managing Partner 6-13-17

Joe H. Kennedy - Managing Partner
Type or Print Name and Title

Connie Mullinax 6-13-17
Signature of Notary Public

Date



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Stella Mooney
Signature of Property Owner

6-29-17
Date

Stella Mooney
Type or Print Name and Title

6-29-17

Shirley Proctor
Signature of Notary Public

6-29-17
Date



Notary Seal

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REZONING PROPERTY OWNER'S CERTIFICATION

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Philip J. Bagwell
Signature of Property Owner

6-29-17
Date

Philip J. Bagwell Owner
Type or Print Name and Title

Sulma Martinez
Signature of Notary Public

6/29/17
Date



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REZONING PROPERTY OWNER'S CERTIFICATION

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Holly Bagwell 6-29-17
Signature of Property Owner Date

Holly Bagwell owner
Type or Print Name and Title

Sulma Martinez 6/29/17
Signature of Notary Public Date



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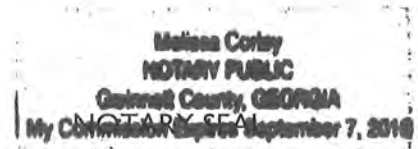
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

[Signature] 7/6/17 Joshua (Duncan) Corley
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Melissa Corley 7/6/17
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 Joshua (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.

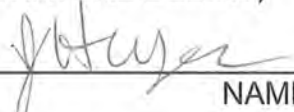
***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: _____ - _____ - R7362-030
(Map Reference Number) District Land Lot Parcel

 6/28/17
Signature of Applicant Date
Joshua Duncan 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)

 TSA II
NAME TITLE
6-28-17
DATE

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