

**REZONING APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>C K K Development</u>	NAME: <u>Bettie Brooks/ Mary B. Harmon</u>
ADDRESS: <u>174 Dacula Rd</u>	ADDRESS: <u>1987 Hewatt Rd</u>
CITY: <u>Dacula</u>	CITY: <u>Lilburn</u>
STATE: <u>GA</u> ZIP: <u>30019</u>	STATE: <u>GA</u> ZIP: <u>30047</u>
PHONE: <u>770-962-8456</u>	PHONE: <u>770-362-3458</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 DISTRICT(S): R-100 REQUESTED ZONING DISTRICT: R-60

LAND DISTRICT(S): 6 LAND LOT(S): 066 ACREAGE: 14.74

ADDRESS OF PROPERTY: 1987 Hewatt Rd. Lilburn 30047

PROPOSED DEVELOPMENT: R-60 Single family subdivision

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>49</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2,200 sf minimum</u>	Total Building Sq. Ft. _____
Gross Density: <u>3.32</u>	Density: _____
Net Density: <u>3.32</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

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# LEGAL DESCRIPTION

ALL THAT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 66 OF THE 6TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE R/W MITER OF HEWATT ROAD (80'R/W) WHERE THE R/W OF McDaniel CONNECTOR TERMINATES (R/W VARIES), SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE South 15 degrees 35 minutes 12 seconds West for a Distance of 35.12 feet TO A POINT;  
THENCE South 60 degrees 58 minutes 16 seconds West for a Distance of 552.54 feet TO A POINT;  
THENCE North 29 degrees 18 minutes 18 seconds West for a Distance of 783.74 feet TO A POINT;  
THENCE North 29 degrees 22 minutes 08 seconds West for a Distance of 202.89 feet TO A POINT;  
THENCE North 61 degrees 17 minutes 45 seconds East for a Distance of 270.74 feet TO A POINT;  
THENCE North 32 degrees 03 minutes 59 seconds East for a Distance of 78.46 feet TO A POINT;  
THENCE North 16 degrees 28 minutes 57 seconds West for a Distance of 199.87 feet TO A POINT;  
THENCE North 38 degrees 28 minutes 57 seconds West for a Distance of 36.20 feet TO A POINT;  
THENCE North 06 degrees 38 minutes 16 seconds East for a Distance of 29.90 feet TO A POINT;  
THENCE North 61 degrees 17 minutes 45 seconds East for a Distance of 48.21 feet TO A POINT;  
THENCE North 48 degrees 54 minutes 16 seconds East for a Distance of 18.88 feet TO A POINT;  
THENCE North 60 degrees 17 minutes 10 seconds East for a Distance of 13.72 feet TO A POINT;  
THENCE North 55 degrees 50 minutes 27 seconds East for a Distance of 64.64 feet TO A POINT;  
THENCE North 62 degrees 25 minutes 48 seconds East for a Distance of 43.80 feet TO A POINT;  
THENCE North 74 degrees 49 minutes 07 seconds East for a Distance of 40.92 feet TO A POINT;  
THENCE along a curve to the left having a radius of 4923.12 Feet and an arc length of 71.96 feet, being subtended by a chord Of South 15 degrees 07 minutes 35 seconds East for a distance of 71.96 feet TO A POINT;  
THENCE along a curve to the left having a radius of 1860.01 Feet and an arc length of 287.17 feet, being subtended by a chord Of South 24 degrees 48 minutes 24 seconds East for a distance of 286.88 feet TO A POINT;  
THENCE South 28 degrees 36 minutes 33 seconds East for a Distance of 58.32 feet TO A POINT;  
THENCE South 28 degrees 42 minutes 15 seconds East for a Distance of 447.51 feet TO A POINT;  
THENCE along a curve to the right having a radius of 26701.85 Feet and an arc length of 246.09 feet, being subtended by a chord Of South 28 degrees 50 minutes 32 seconds East for a distance of 246.09 feet TO A POINT;

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THENCE along a curve to the left having a radius of 65355.66 Feet and an arc length of 143.96 feet, being subtended by a chord Of South 29 degrees 43 minutes 28 seconds East for a distance of 143.96 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 14.74 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:

yes

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

No, it will be a quality new development that should improve values of near by properties.

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

No, due to the creek running down the middle it is not developable with 10-100 lot sizes and set backs.

- (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, it is a relatively small development that should have little impact.

- (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:

The proposed subdivision would be a good use of the land, as opposed to some of the nearby industrial uses.

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August 3, 2017  
To: Gwinnett County Planning and Dev.  
One Justice Square  
446 West Crogan St. Suite 150  
Lawrenceville, GA 30046  
RE: LOI Rezoning 1987 Hewatt Rd.  
Attn: Mr. Jerry Oberholtzer  
Manager, Current Planning

This Letter of Intent is to request a rezoning of the subject property R-60. The parcels are located at 1987 Hewatt Rd. The property consists of 14.74 +/- acres. It is currently zoned R-100. The assembled property is located in the 6<sup>th</sup> District, Land Lot 066, parcel numbers 252 and 003 of unincorporated Gwinnett County.

The proposed development will consist of 49 single family lots. The homes will be a minimum of 2,200 square feet. All homes will include a double car garage and have attractive architecture. Front elevations will consist primarily of brick, stacked stone, or shake with fiber cement siding accents. The sides and rear of the homes will feature a 3' brick or stacked stone water table.

Applicant respectfully requests approval of the submitted rezoning application.

C K K Development Services, LLC

  
Dunean Corley  
President

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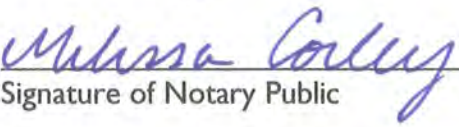
**REZONING APPLICANT'S CERTIFICATION**

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

8/3/17  
\_\_\_\_\_  
Date

Joshua (Duncan) Corley Pres.  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

8/3/17  
\_\_\_\_\_  
Date

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

Bettie J. Brooks 7-4-17

BETTIE J. BROOKS

Ellen Stover 7-4-17

ELLEN STOVER

Doris B. Bryan by Elaine Bryan, POA, 7/4/2017

DORIS BRYAN

Mary Harmon by Charles C. Harmon (POA) 7-4-17

Signature of Property Owner Mary Harmon

Date

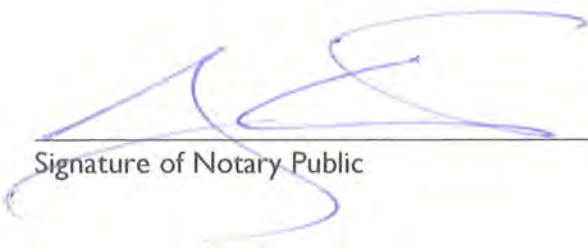
BETTIE J. BROOKS

MARY HARMON

DORIS B. BRYAN

ELLEN STOVER

Type or Print Name and Title



Signature of Notary Public

7/4/2017

Date

Notary Seal

George Cleveland  
NOTARY PUBLIC  
Fulton County, GEORGIA  
My Comm. Expires April 10, 2017

3/23/2021

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**REZONING PROPERTY OWNER'S CERTIFICATION**

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Bettie J. Brooks  
Signature of Property Owner

7-4-2017  
Date

BETTIE J. BROOKS - OWNER  
Type or Print Name and Title

[Signature]  
Signature of Notary Public

7/4/2017  
Date

Notary Seal

George Cleveland  
NOTARY PUBLIC  
Fulton County, GEORGIA  
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3/23/2021

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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]                      8/3/17                      Joshua (Duncan) Corley Pres.  
 SIGNATURE OF APPLICANT                      DATE                      TYPE OR PRINT NAME AND TITLE

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

Melissa Corley                      8/3/17  
 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:**  
(Map Reference Number)

6 - 066 - 003  
District Land Lot Parcel

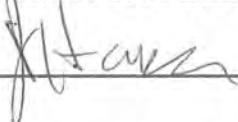
  
Signature of Applicant

8/3/17  
Date

Joshua (Duncan) Corley Pres.  
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)

  
NAME

TSA II  
TITLE

8-3-17  
DATE

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

**PARCEL I.D. NUMBER:** 6 - 066 - 252  
(Map Reference Number) District Land Lot Parcel

[Signature] Signature of Applicant 8/3/17 Date  
Joshua (Duncan) Corley Pres. 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)

[Signature] NAME TSA II TITLE  
8-3-17 DATE

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