

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>Nooruddin Panjwani/Shereza Tajuddin</u>
ADDRESS: <u>174 Dacula Rd</u>	ADDRESS: <u>2455 Five Forks Trickum Rd</u>
CITY: <u>Dacula</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30019</u>	STATE: <u>GA</u> ZIP: <u>30044</u>
PHONE: <u>770-962-8456</u>	PHONE: <u>770-330-5582 / 770-912-2672</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): 5 LAND LOT(S): 021 ACREAGE: 10.24

ADDRESS OF PROPERTY: 592 Arnold Rd./ 2455 Five Forks Trickum Rd, Lawrenceville

PROPOSED DEVELOPMENT: R-60 Single family subdivision

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>34</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2,200 & 2,400 minimum</u>	Total Building Sq. Ft. _____
Gross Density: <u>3.26</u>	Density: _____
Net Density: <u>3.26</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 21 OF THE 5TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE NORTHERN VARIABLE R/W OF FIVE FORKS TRICKUM ROAD AND THE EASTERLY 80' R/W OF ARNOLD ROAD; THENCE CONTINUING IN A NORTHERLY DIRECTION ALONG THE EASTERLY RIGHT OF WAY OF ARNOLD ROAD A DISTANCE OF 264.83 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE North 30 degrees 53 minutes 25 seconds West for a Distance of 319.93 feet TO A POINT;
THENCE along a curve to the right having a radius of 295.00 Feet and an arc length of 45.02 feet, being subtended by a chord Of North 26 degrees 31 minutes 04 seconds west for a distance of 44.98 feet TO A POINT;
THENCE along a curve to the right having a radius of 89.06 Feet and an arc length of 70.76 feet, being subtended by a chord Of North 00 degrees 36 minutes 54 seconds east for a distance of 68.91 feet TO A POINT;
THENCE North 23 degrees 22 minutes 32 seconds East for a Distance of 61.89 feet TO A POINT;
THENCE along a curve to the left having a radius of 223.44 Feet and an arc length of 38.16 feet, being subtended by a chord Of North 18 degrees 28 minutes 59 seconds east for a distance of 38.11 feet TO A POINT;
THENCE North 54 degrees 44 minutes 37 seconds East for a Distance of 275.56 feet TO A POINT;
THENCE South 50 degrees 20 minutes 25 seconds East for a Distance of 224.10 feet TO A POINT;
THENCE North 39 degrees 48 minutes 38 seconds East for a Distance of 204.80 feet TO A POINT;
THENCE South 50 degrees 10 minutes 58 seconds East for a Distance of 651.00 feet TO A POINT;
THENCE South 50 degrees 46 minutes 59 seconds West for a Distance of 210.06 feet TO A POINT;
THENCE South 60 degrees 57 minutes 24 seconds West for a Distance of 257.26 feet TO A POINT;
THENCE South 60 degrees 29 minutes 16 seconds West for a Distance of 123.43 feet TO A POINT;
THENCE North 25 degrees 46 minutes 21 seconds West for a Distance of 246.57 feet TO A POINT;
THENCE South 64 degrees 54 minutes 39 seconds West for a Distance of 128.72 feet TO A POINT;
THENCE South 63 degrees 14 minutes 54 seconds West for a Distance of 182.40 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 10.42 acres more or less.

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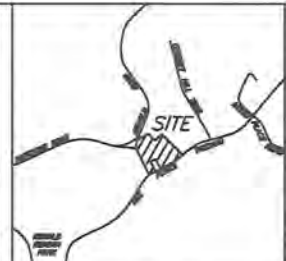
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TOTAL AREA: 10.42 ACRES±
 BOUNDARY SURVEY NOT BY THIS FIRM
 THIS DRAWING IS NOT FOR RECORDING.
 THIS DRAWING IS NOT FOR CONSTRUCTION.

- LEGEND:**
- 1. LOT
 - 2. BOUNDARY SURVEY
 - 3. RIGHT OF WAY
 - 4. EASEMENT
 - 5. DRIVE
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- GENERAL NOTES:**
1. THIS PLAN IS PREPARED BY THE ENGINEER AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
 2. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE PLAN.
 3. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREAS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE PLAN.
 4. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE PLAN.
 5. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE ADJACENT ROADS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE PLAN.
 6. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE ADJACENT UTILITIES AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE PLAN.
 7. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE ADJACENT ZONING AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE PLAN.
 8. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE ADJACENT EASEMENTS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE PLAN.
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LOT CHART

BLOCK	LOTS
A	34

VICINITY MAP
 N.T.S.

OWNER/DEVELOPER:
 COK DEVELOPMENT, LLC
 174 DACULA ROAD
 DACULA, GA 30019
 24 HR CONTACT: DUNCAN CORLEY
 PHONE: (770)962-8458

DESIGNER/ENGINEER:
 RINGO-ABERNATHY & ASSOC.
 174 DACULA ROAD
 DACULA, GEORGIA 30019
 24 HR CONTACT: KEVIN RINGO
 PHONE: (770)962-8458



COMPLAINTS
 RINGO-ABERNATHY & ASSOCIATES
 174 DACULA ROAD - DACULA, GA 30019
 Phone: (770) 962-8458

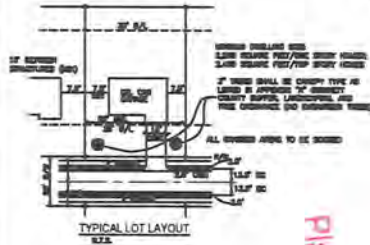
OWNER: RINGO-ABERNATHY & ASSOC.

COUNTY:	LAND LOT/DISTRICT:	PARCELS:	DATE:	SCALE:	JOB NO.:
DAWSON	31/750	006 & 072	07/24/17	1" = 50'	17013

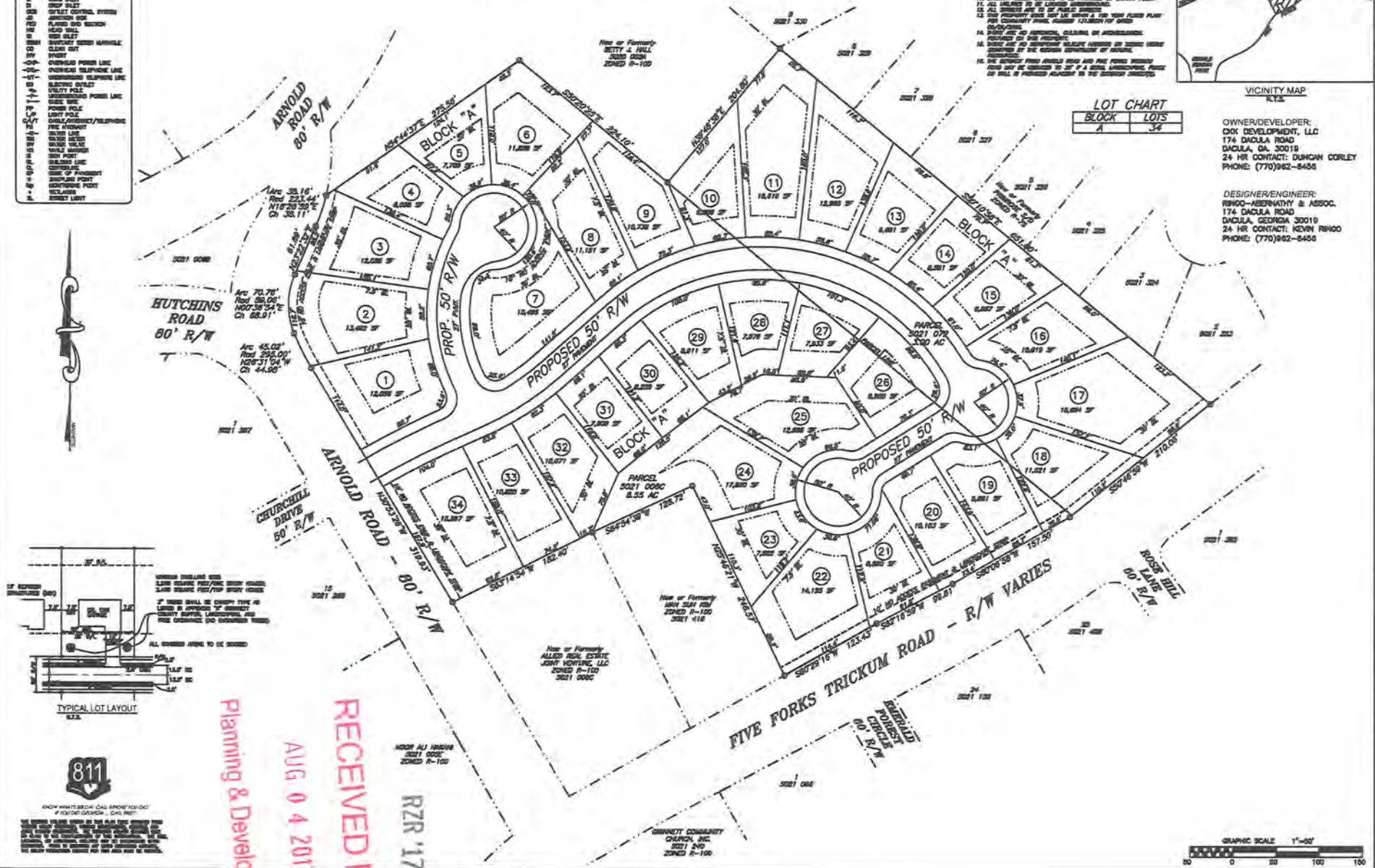
REZONING PLAN FOR:
 ARNOLD ROAD PROJECT

REVISIONS	NO.	DATE

SHEET
1



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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 area is primarily residential.

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

No, the proposed development should serve to raise property values in the immediate area.

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

No, due to the unique shape of the property it could not be developed as currently zoned due to poor yield.

- (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 and should have very little impact. The entrance is located on Arnold Rd. to reduce traffic in part on Five Forker Trickum Rd.

- (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 development would provide quality new housing in this area of Gwinnett with few choices for new homes.

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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 592 Arnold Rd.
Attn: Mr. Jerry Oberholtzer
Manager, Current Planning

This Letter of Intent is to request a rezoning of the subject property R-60 with a modified lot width of 70' at the building line. The parcels are located at 592 Arnold Rd. and 2455 Five Forks Trickum Rd. The property consists of 10.24 +/- acres. It is currently zoned R-100. The assembled property is located in the 5th District, Land Lot 021, parcel numbers 072 and 006C of unincorporated Gwinnett County.

The proposed development will consist of 34 single family lots. The homes will be a minimum of 2,200 square feet for a one story and 2,400 square feet for a two story homes. 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



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.



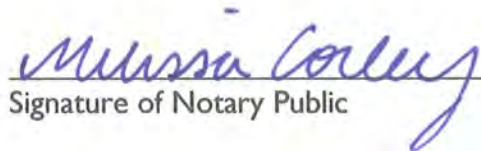
Signature of Applicant

8/3/17

Date

Joshua Demond Corley President.

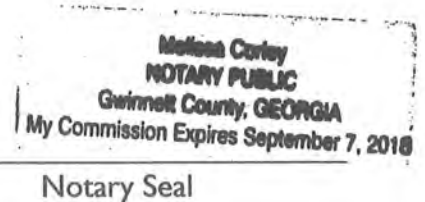
Type or Print Name and Title



Signature of Notary Public

8/3/17

Date


Notary Seal

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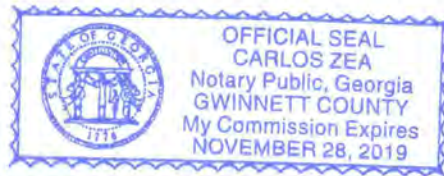
REZONING PROPERTY OWNER'S CERTIFICATION

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.

Sherye Tajuddin 6/16/17
Signature of Property Owner Date

Sherye Tajuddin President
Type or Print Name and Title

[Signature] 6/16/17
Signature of Notary Public Date Notary Seal



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REZONING PROPERTY OWNER'S CERTIFICATION

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Signature of Property Owner

7/14/17

Date

Noorudin Panjwani

MANAGER

Type or Print Name and Title

Patricia A Hulseay
Notary Public, Gwinnett County, GA
My Commission Expires July 28, 2019

Signature of Notary Public

7-14-2017

Date

Notary Seal

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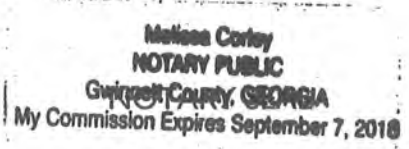
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

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

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

 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)

5 - 021 - 006C
District Land Lot Parcel

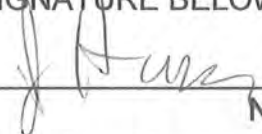

Signature of Applicant

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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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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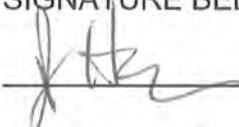
***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: _____ - _____ - R5021-072
(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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