

**REZONING APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>ATLANTA MAXIM REALTY INTERNATIONAL C/O KIA LAM</u> ADDRESS: <u>6251 SMITHPOINTE DR</u> CITY: <u>PEACHTREE CORNERS</u> STATE: <u>GA</u> ZIP: <u>30092</u> PHONE: <u>678-291-0119</u>	NAME: <u>KIA LAM, TAM VAN NGUYEN</u> ADDRESS: <u>6251 SMITHPOINTE DR</u> CITY: <u>PEACHTREE CORNERS</u> STATE: <u>GA</u> ZIP: <u>30092</u> PHONE: <u>678-291-0119</u>
CONTACT PERSON: <u>TIM LE</u> PHONE: <u>678-291-0119</u>	
CONTACT'S E-MAIL: <u>TIM.LE@AMRIMAIL.COM</u>	
<p style="text-align: center;"><b>APPLICANT IS THE:</b></p> <input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICTS(S): <u>O-I</u> REQUESTED ZONING DISTRICT: <u>R-100</u>	
PARCEL NUMBER(S): <u>6058 002</u> ACREAGE: <u>0.60</u>	
ADDRESS OF PROPERTY: <u>2297 ROCKBRIDGE RD, STONE MOUNTAIN GA 30087</u> PROPOSED DEVELOPMENT: <u>SINGLE FAMILY RESIDENCE</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>ONE (1)</u>	No. of Buildings/Lots: <u>N/A</u>
Dwelling Unit Size (Sq. Ft.): <u>1718</u>	Total Building Sq. Ft. <u>N/A</u>
Gross Density: _____ Net Density: _____	Density: _____
<p style="color: red; font-size: 1.2em;"><b>RECEIVED BY</b></p>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

## LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 58, 6th District of Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at an iron pin found on the Southwesterly side of Rockbridge Road one hundred thirty two (132) feet northwesterly as measured along the Southwesterly side of Rockbridge Road from the corner formed by the intersection of the Southwesterly side of Rockbridge Road with the Northwesterly side of Pounds Drive North; run thence Northwesterly along the Southwesterly side of Rockbridge Road one hundred twenty five (125) feet to an iron pin found; run thence Southwesterly at an interior angle of 109 degrees 06 minutes with the last preceding course two hundred forty (240) feet to an iron pin found; run thence Southeasterly at an interior angle of 92 degrees 40 minutes with the last preceding course eighty seven and eight tenths (87.8) feet to an iron pin found; run thence northeasterly two hundred eighty six and six tenths (286.6) feet to the southwesterly side of Rockbridge Road and the point of beginning.

Subject Property Address: 2297 Rockbridge Rd., Stone Mountain, GA 30087

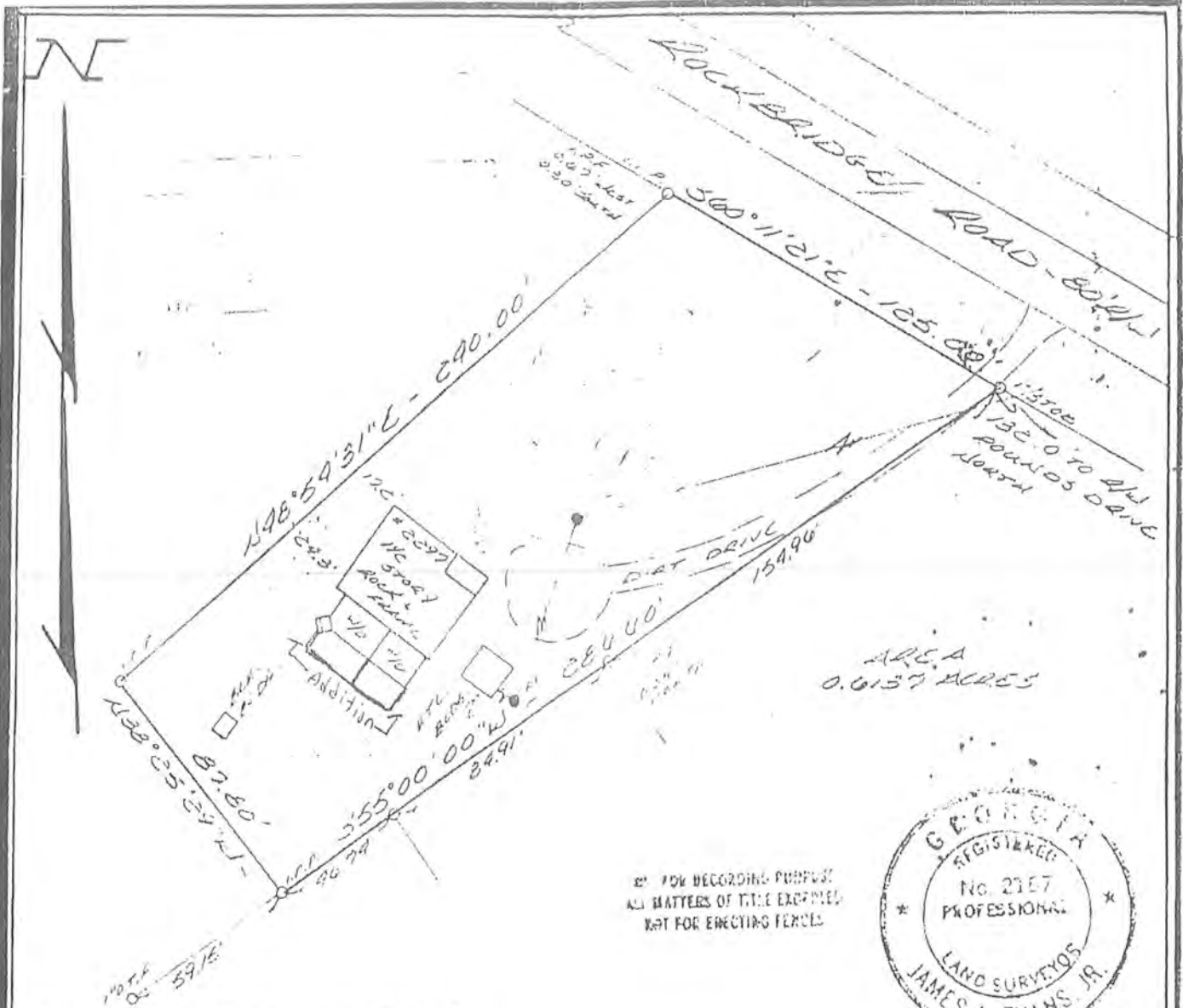
Parcel ID: R6058 002

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I have this date, examined the "FIA OFFICAL FLOOD HAZARD MAP" and found referenced lot (IS NOT) in an area having special flood hazards. #2297 ROCKBRIDGE ROAD

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED.

*James A. Evans, Jr.*

**J. A. EVANS**  
 SURVEYING CO., INC.  
 SMYRNA, GEORGIA  
 PH. 435-7155

LEVIN W. POWLEY  
 AND  
 CORINE T. POWLEY

LOT	BLOCK	REVISIONS
DELE BOOK 1500 PAGE 159		
LAND LOT 58		
DISTRICT - UE		CC DRAWN B.F. CRO
COUNTY - GWINNETT		JOB NO.
STATE - GEORGIA		
DATE: 10-21-87 SCALE: 1" = 50'		383187

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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. PROPERTY WAS ZONED R-100 PRIOR TO 1996 AND ADJACENT TO R-100 ZONING DISTRICT.
- (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
- (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
- (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:  
NO

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## REZONING APPLICANT'S LETTER OF INTENT

2297 ROCKBRIDGE ROAD, STONE MOUNTAIN GA

The applicant and owners, Amy Lam and Tam Van Nguyen, respectfully request the rezoning of 0.60 acre tract, located at 2297 Rockbridge Road, Stone Mountain from O-I zoning classification to R-100 zoning classification for the purpose of renovating an existing single-family residence.

The property was rezoned in 1996 from R-100 to O-I pursuant to REZ1996-00150 for the construction of a medical office. It appears; however, no site or building improvements were made pursuant to the conditions of REZ1996-00150.

In 2013, the current owners purchased the property and have been marketing it for office uses without success. The R-100 zoning classification would allow the owners the opportunity to make repair and market the property for residential uses.

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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.



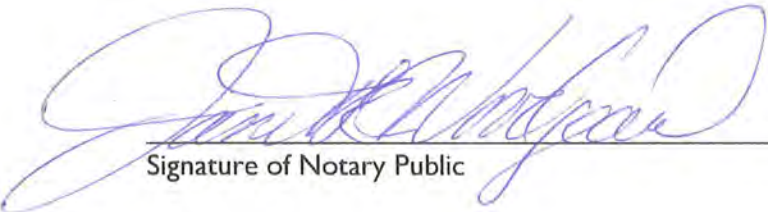
Signature of Applicant

7/2/18

Date

Tung (Tim) Le

Type or Print Name and Title



Signature of Notary Public

7/2/2018

Date



Notary Seal

Expires 11-22-2019

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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.

Kia Lam 7/2/18  
Signature of Property Owner Date

Kia Lam  
Type or Print Name and Title

[Signature] 7/2/2018  
Signature of Notary Public Date



EX 11-22-19 [Signature]

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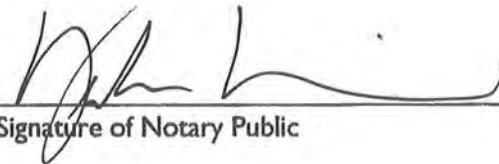
Signature of Property Owner

7/3/18

Date

TAM NGUYEN CO-OWNER

Type or Print Name and Title



Signature of Notary Public

7/3/2018

Date

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
John Rosario, Notary Public  
City of Allentown, Lehigh County  
My Commission Expires May 27, 2019

Notary Seal

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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:** R 6 - 58 - 002  
(Map Reference Number) District Land Lot Parcel

[Signature] \_\_\_\_\_  
Signature of Applicant Date 7/2/18

Tung O. Le \_\_\_\_\_  
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)

[Signature] \_\_\_\_\_  
NAME TITLE TSA I  
7-6-18 \_\_\_\_\_  
DATE

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