

**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>Charlotte Chaffin</u>
ADDRESS: <u>270 N. Clayton St</u>	ADDRESS: <u>2855 Rosebud Rd</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30052</u>
PHONE: <u>770-962-8456</u>	PHONE: <u>706-947-1624</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-TH

LAND DISTRICT(S): 5 LAND LOT(S): 124 ACREAGE: 8.0

ADDRESS OF PROPERTY: 2855 Rosebud Rd.

PROPOSED DEVELOPMENT: R-TH Townhomes

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>64</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1,800</u>	Total Building Sq. Ft. _____
Gross Density: <u>8.0</u>	Density: _____
Net Density: <u>8.0</u>	

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

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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 LOTS 101 & 124 OF THE 5TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE CENTERLINE INTERSECTION OF ROSEBUD ROAD AND COOPER ROAD; THENCE PROCEEDING SOUTH 02 DEGREES 43 MINUTES 27 SECONDS WEST 1558.81 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE along a curve to the right having a radius of 1869.86 feet and an arc length of 258.22 feet, being subtended by a chord of South 07 degrees 27 minutes 44 seconds West for a distance of 258.02 feet TO A POINT;

THENCE South 11 degrees 25 minutes 00 seconds West for a distance of 288.80 feet TO A POINT;

THENCE South 60 degrees 35 minutes 41 seconds West for a distance of 390.30 feet TO A POINT;

THENCE North 30 degrees 18 minutes 39 seconds West for a distance of 28.42 feet TO A POINT;

THENCE South 58 degrees 45 minutes 00 seconds West for a distance of 424.41 feet TO A POINT;

THENCE North 06 degrees 29 minutes 50 seconds East for a distance of 501.75 feet TO A POINT;

THENCE North 60 degrees 20 minutes 37 seconds East for a distance of 864.31 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 8.06 acres.

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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 proposed rezoning is consistent with the 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 property is too small to be developed as an R-100 subdivision

- (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 proposed rezoning is for a relatively small development.

- (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 property is adjacent to apartments, the proposed rezoning provides a good transition to a less intensive zoning.

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June 30, 2018

To: Gwinnett County Planning and Dev.  
One Justice Square  
446 West Crogan St. Suite 150  
Lawrenceville, GA 30046  
RE: LOI Rezoning 2855 Rosebud Rd.  
Attn: Mr. Jerry Oberholtzer  
Manager, Current Planning

This Letter of Intent is to request a rezoning of the subject property R-TH. The parcel is located at 2855 Rodebud Rd. The property consists of 8.00 +/- acres. It is currently zoned R-100. The property is located in the 5<sup>th</sup> District, Land Lot 124, parcel number 003 of unincorporated Gwinnett County.

The subject property is adjacent to a residential multi family development. The requested rezoning would serve as a good transition zoning from the RM zoned property and provide quality housing for young professionals.

The proposed development will consist of 64 residential townhome lots. The town homes will be a minimum of 1,800 square feet. All units will include a two-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 townhomes 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 6/27/18  
\_\_\_\_\_  
Date

*Joshua Duncan Corley*  
\_\_\_\_\_  
Type or Print Name and Title

*Melissa Corley*  
\_\_\_\_\_  
Signature of Notary Public 6/27/18  
\_\_\_\_\_  
Date Notary Seal

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

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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.

*Charlotte V. Chaffin*  
\_\_\_\_\_  
Signature of Property Owner

*6-27-18*  
\_\_\_\_\_  
Date

*Charlotte V. Chaffin - Owner*  
\_\_\_\_\_  
Type or Print Name and Title

*Pam M. Wright*  
\_\_\_\_\_  
Signature of Notary Public

*6/27/2018*  
\_\_\_\_\_  
Date



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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<sup>th</sup> - 12<sup>th</sup> - 002  
District Land Lot Parcel

  
Signature of Applicant

6/27/18  
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)

Cordrick Ramey  
NAME

Senior TSA  
TITLE

6/29/18  
DATE

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