

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>John & Cindy Crews</u>	NAME: <u>same</u>
ADDRESS: <u>3662 Bowbridge Lane</u>	ADDRESS: _____
CITY: <u>Snellville</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30039</u>	STATE: _____ ZIP: _____
PHONE: <u>770 355 8440</u>	PHONE: _____
CONTACT PERSON: <u>Cindy Crews</u> PHONE: <u>770 355 8440</u>	
CONTACT'S E-MAIL: <u>CindyPcrews@gmail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): R100 REQUESTED ZONING DISTRICT: O-T

PARCEL NUMBER(S): R 6033 284 ACREAGE: 4.3985

ADDRESS OF PROPERTY: 2815 Centerville Hwy. Snellville
GA 30078

PROPOSED DEVELOPMENT: Office

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>N/A</u>	No. of Buildings/Lots: <u>1</u>
Dwelling Unit Size (Sq. Ft.): <u>N/A</u>	Total Building Sq. Ft.: <u>2,744.48</u>
Gross Density: <u>N/A</u>	Density: _____
Net Density: <u>N/A</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED BY

Written Description

All that tract or parcel of land lying and being in Land Lot 33 of the 6th District, Gwinnett County, Georgia, being more particularly described as follows:

Beginning at the intersection of the Northwesterly right-of-way of Georgia Highway No. 124 and the Land Lot Line common to Land Lot 33 and Land Lot 50, and thence traveling Southeast along the right-of-way of Georgia Highway No. 124 a distance of 1144.3' to an Iron Pin Set and the Point of Beginning. Thence continuing along said right-of-way South 17°26'48" East a distance of 83.39' to an Iron Pin Set; Thence continuing along said right-of-way South 13°51'07" East a distance of 199.97' to an Iron Pin Set; Thence South 60°35'53" West a distance of 694.16' to an Open Top Pipe Found; Thence North 16°04'38" West a distance of 281.49' to a ½" Pipe Found; Thence North 60°34'11" East 700.18' to an Iron Pin Set, also being the Point of Beginning.

Said Parcel containing 4.3985 Acres or 191,598 Square Feet.

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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

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

Limited Use

- (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:

Approval Should Be Granted Due To Current Zoning and Use of Adjacent Property

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John & Cindy Crews
3662 Bowbridge Lane
Snellville, GA 30039

2/14/19

Gwinnett County
Department of Planning and Development
446 West Crogan St., Suite 250
Lawrenceville, GA 30046

Re: Letter of Intent

To Whom It May Concern:

Our intent is to request rezoning for proposed development of office. Would like to convert the property from the current zoning of R100 to OI. Currently property is 2193 square feet on a 4.46 acre lot.

Cindy Crews will be the point of contact to answer any questions or provide any documentation needed regarding this application. She can be reached at 770 355 8440 or cindypcrews@gmail.com

Sincerely,



Cindy Crews
Co-Owner

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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.

John T. Crews
Cindy P Crews _____ *2/11/19*
Signature of Applicant Date

John T. Crews, owner
Cindy P Crews, co-owner
Type or Print Name and Title

[Signature] _____ *02/11/19*
Signature of Notary Public Date



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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.

John T. Crews

Cindy P Crews

Signature of Property Owner

2/11/19

Date

John T. Crews Co owner
Cindy P Crews Co owner

Type or Print Name and Title

Marie Coleman

Signature of Notary Public

02/11/19

Date



Notary Seal

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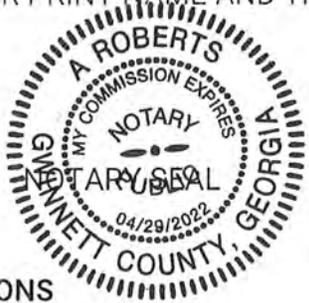
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

John T Crews 2/27/19 John Crews, Coowner
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE
Cindy Crews 2/27/19 Cindy Crews, Coowner

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

[Signature] 02/27/19
 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 John T Crews
 YOUR NAME Cindy Crews

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: 6th - 55 - R6033 284
(Map Reference Number) District Land Lot Parcel

John T Crews
Signature of Applicant Date 12/12/18
John T Crews
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)

Debra Smith tax service associate
NAME TITLE
December 12, 2018
DATE

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