

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>KATE BELL</u>	NAME: <u>C E SMITH</u>
ADDRESS: <u>1391 SIMS RD SE</u>	ADDRESS: <u>9630 BUFORD DR</u>
CITY: <u>WINDER</u>	CITY: <u>LAWRENCEVILLE</u>
STATE: <u>GA</u> ZIP: <u>30680</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>678-773-0505</u>	PHONE: <u>770-963-7116</u>
CONTACT PERSON: <u>KATE BELL</u> PHONE: <u>678 773-0505</u>	
CONTACT'S E-MAIL: <u>JBEBELL0131@GMAIL.COM</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): DL REQUESTED ZONING DISTRICT: CR

PARCEL NUMBER(S): R7013-005 ACREAGE: 1.02

ADDRESS OF PROPERTY: 815a HI-HOPE RD, LAWRENCEVILLE, GA 30043

PROPOSED DEVELOPMENT: TO OPERATE A BAIL BONDING COMPANY

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>1</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>1,701 (entire)</u>
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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AUG 13 2019

WARRANTY DEED

STATE OF GEORGIA COUNTY OF GWINNETT

THIS INDENTURE, Made the 31ST day of MARCH, in the year one thousand nine hundred EIGHTY-SIX, between

RICHARD D. CORBIN

of the County of GWINNETT, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

C. E. SMITH

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of -----TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS----- (\$10.00----) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 13 of the 7th Land District, Guinnett County, Georgia, containing 1.01 acres as shown on a plat of survey for GEORGE ROBINSON by S. R. Fields, Surveyor, dated May 18, 1983, revised July 7, 1983, and more particularly described as follows:

BEGINNING at an iron pin on the easterly right of way of Hi-Hope Road, formerly Prison Camp Road (80-foot right of way), located a distance of 844.9 feet in a southerly direction along right of way from the point where said right of way is intersected by the land lot line common to Land Lots 13 and 27 of said district; thence North 59 degrees 29 minutes 52 seconds East a distance of 290.62 feet to an iron pin; run thence South 27 degrees 51 minutes 07 seconds East a distance of 151.27 feet to an iron pin; run thence South 61 degrees 04 minutes 56 seconds West 313.80 feet to a point on the easterly right of way of Hi-Hope Road; thence in a northerly and northwesterly direction along the easterly right of way of Hi-Hope Road, a distance of 145.69 feet to an iron pin and the point of beginning.

GWINNETT CO., GEORGIA
REAL ESTATE TRANSFER TAX
\$ 35.00
Date 4-11-86
L. P. [Signature]
Clerk of Superior Court

FILED
CLERK OF SUPERIOR COURT
GWINNETT COUNTY, GEORGIA
208 APR 11 PM 6:07
GARY R. WATTS, CLERK

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.



Signed, sealed and delivered in presence of:
Richard D. Corbin (Seal)
[Signature] (Seal)
[Signature] (Seal)

23539

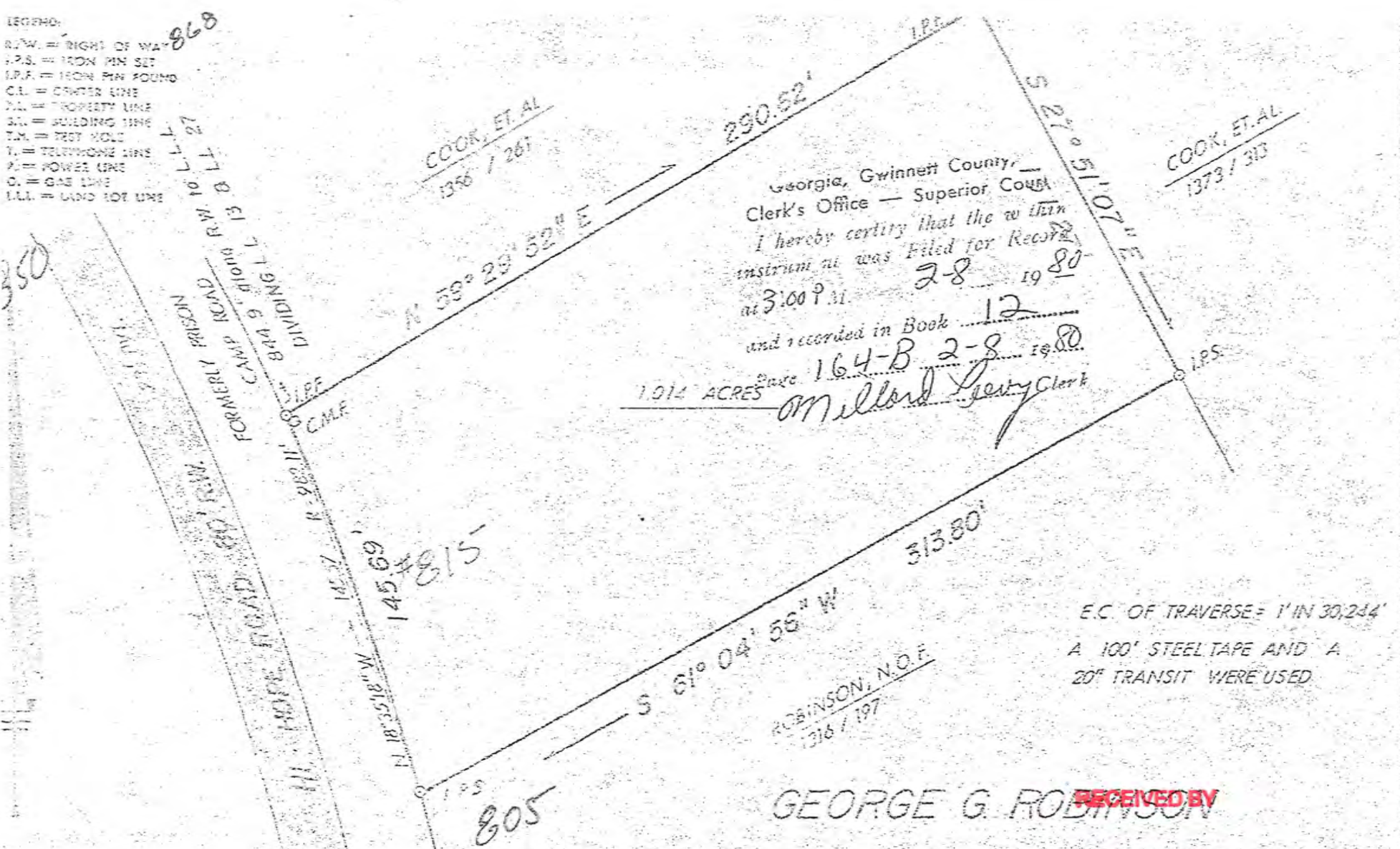
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LEGEND:
 R.W. = RIGHT OF WAY
 I.P.S. = IRON PIN SET
 I.P.F. = IRON PIN FOUND
 C.L. = CENTER LINE
 P.L. = PROPERTY LINE
 B.L. = BUILDING LINE
 T.M. = TIE MILE
 T. = TELEPHONE LINE
 P. = POWER LINE
 G. = GAS LINE
 L.L. = LAND LOT LINE



Georgia, Gwinnett County,
 Clerk's Office — Superior Court
 I hereby certify that the within
 instrument was Filed for Record
 at 3:00 P.M. 2-8-1980
 and recorded in Book 12

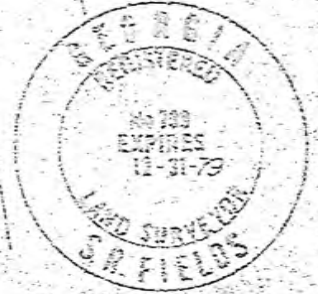
1.014 ACRES Page 164-B 2-8-1980
 Millard Gertz Clerk

E.C. OF TRAVERSE = 1' IN 30,234
 A 100' STEEL TAPE AND A
 20" TRANSIT WERE USED

ROBINSON, N.O.F.
 1316 / 197

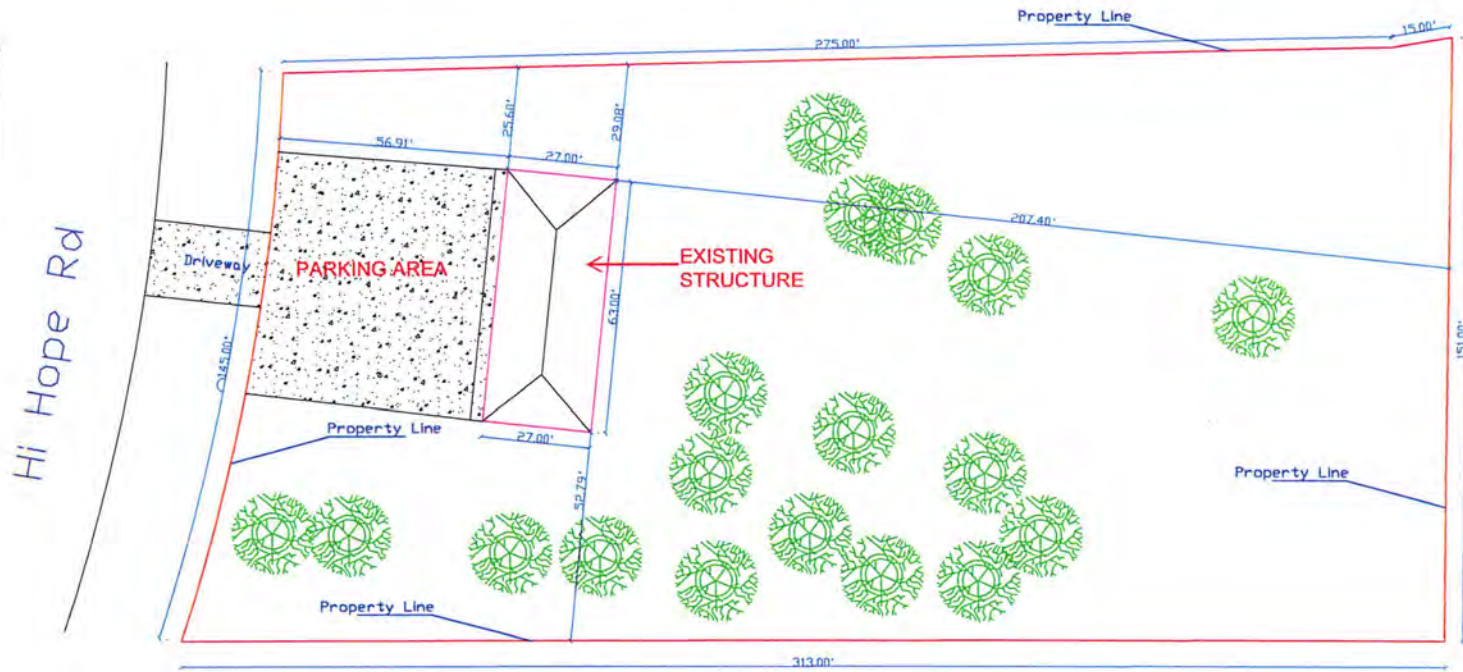
GEORGE G. ROBINSON RECEIVED BY

AUG 13 1989



LAND LOT 13
 CITY: LAWRENCEVILLE
 DATE: 12-27-79
 S. R. FIELDS, GWINNETT COUNTY SURVEYOR, REG. NO. 739
 COUNTY: GWINNETT
 STATE: GEORGIA
 DISTRICT: 7th
 SCALE: 1" = 50'
 GEORGIA

IN MY OPINION THIS PLAT IS A CORRECT
 REPRESENTATION OF THE LAND PLATTED
 AND HAS BEEN PREPARED IN CONFORMITY
 WITH THE UNIFORM STANDARDS AND
 REQUIREMENTS OF LAW
 S.R. Fields
 MEMBER OF ASH REG. LAND SURVEYORS



Hi Hope Rd

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815 Hi Hope Rd
Lawrenceville, GA 30043
scale 1"=30'

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:

YES

- (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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8/2/2019

To: Gwinnett Zoning

From: Kate Adams Bell

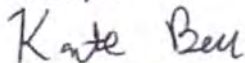
3154 Lawrenceville Suwanee Rd. Suite 103

Suwanee, GA 30024

Subject: Letter of Intent

I am proposing to use the said property located at 815 Hi Hope Rd Lawrenceville, GA 30043 for the operation of a bail bonding company. The bail bonds company will be providing bail bonds services to the community. Over the past several years, Northeast Bail Bonds has operated in the same capacity at the proposed location. The property is currently zoned O-I; we are proposing change the zoning to C-2 so that we provide bail bonds service from this location. The business will provide services from this location 365 days a year and will be open 24 hours a day. A total of 6 employees will be providing bail bonds services. In addition, there will be 6 customer parking spaces. I earnestly beg and pray that your committee take into consideration the aforementioned.

Thank you.



Kate Adams Bell

Buckhead Bail Bonding, LLC

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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.

Kate A Bell

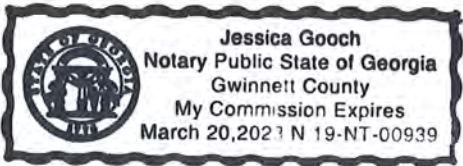
Signature of Applicant

8/7/19

Date

Kate A. Bell, Owner

Type or Print Name and Title



Jessica Gooch

Signature of Notary Public

8/7/19

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.

This is a violation of my constitutional rights as a U.S. Citizen.

[Handwritten Signature]

8-8-19

Signature of Property Owner

Date

C.E. Smith Property Owner

Type or Print Name and Title



Jessica Gooch

8/8/19

Signature of Notary Public

Date

Notary Seal

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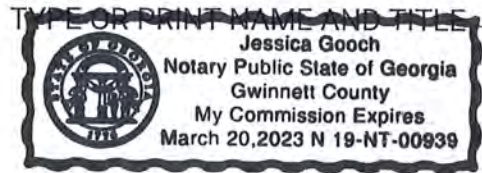
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

Kate A. Bell 8/7/19 Kate A. Bell, Owner
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

 SIGNATURE OF APPLICANT'S DATE
 ATTORNEY OR REPRESENTATIVE

Jessica Gooch 8/7/19
 SIGNATURE OF NOTARY PUBLIC DATE



NOTARY SEAL

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 KATE ADAMS BELL
 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.**

R 7013-005

PARCEL I.D. NUMBER: 7 - 13 - _____
(Map Reference Number) District Land Lot Parcel

Kate A. Bell
Signature of Applicant

8/7/19
Date

Kate Adams Bell, President Buckhead Bail Bonding LLC
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)

Vickie Schokky
NAME
8/7/19
DATE

ISA II
TITLE

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