

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Exceptional Hospitality</u>	NAME: <u>James M. Williams, Jr. Real Estate</u>
ADDRESS: <u>1852 Rockbridge Road, S.W.</u>	ADDRESS: <u>16470 Freemanville Rd.</u>
CITY: <u>Stone Mountain</u>	CITY: <u>Milton</u>
STATE: <u>GA</u> ZIP: <u>30087</u>	STATE: <u>GA</u> ZIP: <u>30004-2715</u>
PHONE: <u>(678) 514-1913</u>	PHONE: <u>(770) 962-9780</u>
CONTACT PERSON: <u>Robert Jackson Wilson</u> PHONE: <u>(770) 962-9780</u>	
CONTACT'S E-MAIL: <u>jwilson@rjwpclaw.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): M-1 REQUESTED ZONING DISTRICT: C-2

PARCEL NUMBER(S): R6060 074 ACREAGE: 2.68 Acres

ADDRESS OF PROPERTY: West Park Place Blvd.

PROPOSED DEVELOPMENT: Hotel and Coffee Shop

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>2/1</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>1900/57,900</u>
Gross Density: _____	Density: _____
Net Density: _____	

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 60 of the 6th District, Gwinnett County, Georgia, being more particularly described as follows:

Begin at a one inch rod set at the intersection of the Southerly right-of-way of Bermuda Drive (having an apparent 100 foot right-of-way) in the Easterly right-of-way of West Park Place (having an apparent 100 foot right-of-way), from said point of beginning traveling thence along the Southerly right-of-way of Bermuda Drive along a curve to the right having a radius of 2891.59 feet, an arc length of 188.18 feet, being subtended by a chord bearing North 53°38'12" East a distance of 188.15 feet to an iron pin set. Thence, leaving said right-of-way traveling South 28°54'17" East a distance of 520.18 feet to a point, traveling thence South 55°57'23" West a distance of 248.91 feet to a point along the easterly right-of-way of West Park Place, traveling thence along said right-of-way North 25°17'58" West a distance of 271.29 feet to a point, continuing thence along said right-of-way of West Park Place along the curve to the right having a radius of 1104.00 feet an arc distance of 251.79 feet, being subtended by a chord bearing North 18°44'17" West a distance of 251.24 feet to the TRUE POINT OF BEGINNING, said tract containing 2.68 acres as shown on that site plan prepared for Exceptional Hospitality by Roger D. Blackwell dated September 3, 2019, which plat is incorporated herein by reference for a complete description thereof.

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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 development is highly suitable in view of the redevelopment activities occurring in the vicinity and demand for services created by them.

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

No. The use will enhance and complement nearby uses.

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

No. The property has been vacant and unimproved for many years.

- (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. Placing necessary services near users will relieve burdens on streets and transportation infrastructure.

Utility service is adequate. The proposed uses will have no adverse impact on schools

- (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:

Additional hotel and retail space are warranted at this location in view of planned and ongoing development improvements in the vicinity.

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ROBERT JACKSON WILSON, PC

ATTORNEY AT LAW

10 LUMPKIN STREET ■ LAWRENCEVILLE, GEORGIA 30046

770-962-9780

ROBERT JACKSON WILSON

jwilson@rjwplaw.com

September 5, 2019

Ms. Charlotte Nash, Chairman, and
Members of the Board of Commissioners
Gwinnett County Justice and Administration Center
75 Langley Drive
Lawrenceville, GA 30045

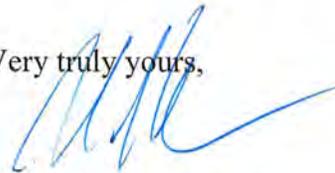
Re: Exceptional Hospitality
Rezoning application
Tax Parcel R6060 074 – West Park Place Blvd.

Dear Chairman Nash and Members of the Board:

This firm represents the Applicant, Exceptional Hospitality, Inc. The applicant seeks rezoning to allow construction of a five-story hotel and coffee shop on the existing 2.6 acre site. The development complements redevelopment activities occurring in the area of West Park Place and Highway 78. The proposed development will provide needed services to other office, industrial, and distribution uses in the vicinity of the property. In addition to the rezoning, the applicant requests a height increase to 68 feet to allow the five-story building and accompanying roof improvements. The site plan provides for sidewalks to enhance walkability and connectivity to nearby uses. The site plan shows a free-standing coffee shop as part of the development. This coffee shop may be sold to a third party and the property subdivided in the future. The use will meet or exceed the supplemental requirements of the UDO for hotels. The applicant respectfully requests approval of the rezoning application to permit these uses to proceed. If you have any questions or need any additional information, please do not hesitate to contact me.

With best regards, I am

Very truly yours,



Robert Jackson Wilson

RJW/bka
cc: Exceptional Hospitality

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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.

Vipul Patel 8/29/19
Signature of Applicant Date

Vipul Patel, President
Type or Print Name and Title

Dee Philon August 29, 2019
Signature of Notary Public 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.

Larry W. Covington 8/28/19
Signature of Property Owner Date

Larry W. Covington, Manager
Type or Print Name and Title

Karlan Joy Reilly 08/28/19
Signature of Notary Public Date Notary Seal



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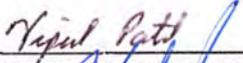
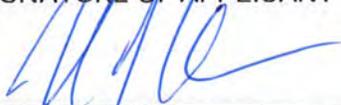
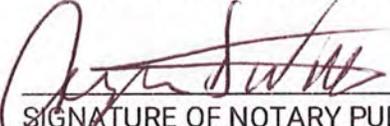
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CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

	8/29/19	Vipul Patel, President
SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
	8/29/19	Robert Jackson Wilson, President
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
	8/29/19	
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 Robert Jackson Wilson
 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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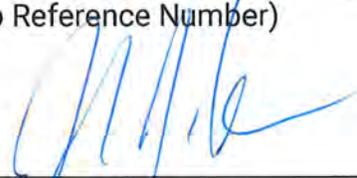
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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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: R6 - 060 - 074
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

 9/13/19

Date

Robert Jackson Wilson, Attorney for Applicant

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)

 Ingrid Espinal

NAME

 TSA #

TITLE

 9/4/20

DATE

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