

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>CKK Development Services</u>	NAME: <u>(See attached)</u>
ADDRESS: <u>270 N Clayton St.</u>	ADDRESS: _____
CITY: <u>Lawrenceville, GA</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: _____ ZIP: _____
PHONE: <u>770-676-6555</u>	PHONE: _____
CONTACT PERSON: <u>Duncan Corley</u> PHONE: <u>770-676-6555</u>	
CONTACT'S E-MAIL: <u>duncan@ekkdev.com</u>	
<p align="center">APPLICANT IS THE:</p> <p><input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER</p>	
PRESENT ZONING DISTRICTS(S): <u>R-100</u> REQUESTED ZONING DISTRICT: <u>R-TH</u>	
PARCEL NUMBER(S): <u>(See attached)</u> ACREAGE: <u>6.80</u>	
ADDRESS OF PROPERTY: <u>5880, 5872 Suwanee Dam Rd. Sugar Hill</u>	
PROPOSED DEVELOPMENT: <u>R-TH</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>54</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1900sf.</u>	Total Building Sq. Ft. _____
Gross Density: <u>7.94 lots/acre</u>	Density: _____
Net Density: <u>7.94 lots/acres</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Property Owner Information

Charles W. Bullock
5872 Suwanee Dam Road, Sugar Hill, GA

The Estate of James L. Bullock
5880 Suwanee Dam Road, Sugar Hill, GA

Michael Brett Bullock
5872 Suwanee Dam Road, Sugar Hill, GA
5880 Suwanee Dam Road, Sugar Hill, GA

Parcel Numbers

Parcel 1: 7-339-011

Parcel 2: 7-339-012A

Parcel 3: 7-339-012

Parcel 4: 7-339-062

Parcel 5: 7-339-061

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RZM '20 037

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 339 OF THE 7TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE RIGHT OF WAY INTERSECTION OF GA. HWY. 20 AND THE RIGHT OF WAY OF SUWANEE DAM ROAD; THENCE PROCEEDING IN A SOUTHWESTERLY DIRECTION ALONG THE RIGHT OF WAY OF SUWANEE DAM ROAD A DISTANCE OF 271.10 FEET TO A POINT; THENCE NORTH 86 DEGREES 03 MINUTES 30 SECONDS WEST A DISTANCE OF 123.43 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE along a curve to the left having a radius of 770.00 feet and an arc length of 112.50 feet, being subtended by a chord of South 11 degrees 45 minutes 35 seconds West for a distance of 112.40 feet TO A POINT;

THENCE along a curve to the left having a radius of 770.00 feet and an arc length of 1.56 feet, being subtended by a chord of South 07 degrees 30 minutes 58 seconds West for a distance of 1.56 feet TO A POINT;

THENCE South 07 degrees 27 minutes 44 seconds West for a distance of 221.47 feet TO A POINT;

THENCE South 07 degrees 27 minutes 29 seconds West for a distance of 149.95 feet TO A POINT;

THENCE North 70 degrees 47 minutes 20 seconds West for a distance of 394.08 feet TO A POINT;

THENCE South 87 degrees 13 minutes 13 seconds West for a distance of 309.11 feet TO A POINT;

THENCE North 00 degrees 02 minutes 01 seconds East for a distance of 408.94 feet TO A POINT;

THENCE South 86 degrees 33 minutes 06 seconds East for a distance of 567.67 feet TO A POINT;

THENCE South 87 degrees 01 minutes 54 seconds East for a distance of 185.59 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 6.80 acres.

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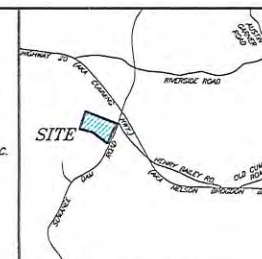
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BOUNDARY SURVEY NOT BY THIS FIRM
THIS DRAWING IS NOT FOR RECORDING.
THIS DRAWING IS NOT FOR CONSTRUCTION.

BLOCK	LOTS
A	54
TOTAL	54

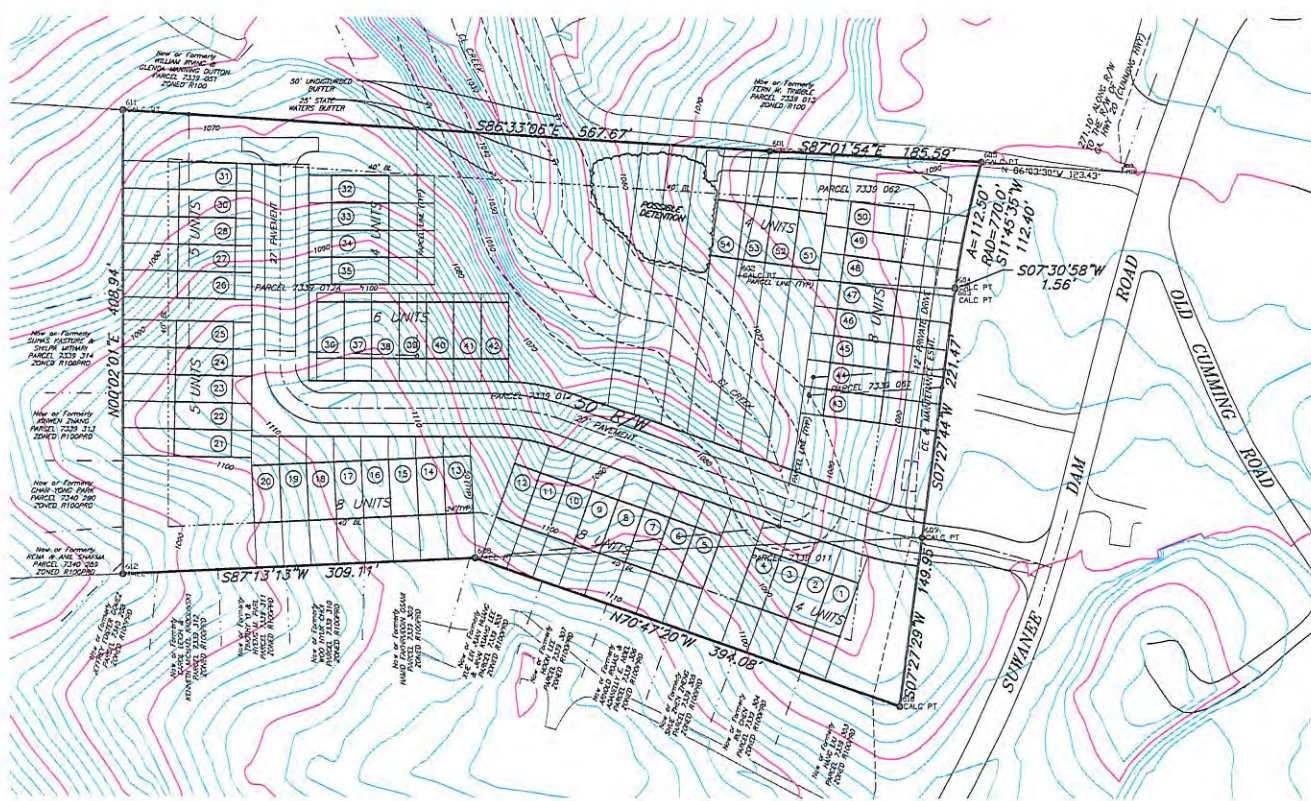
DESIGNER/ENGINEER:
RINGO ABERNATHY & ASSOCIATES, INC.
174 DACULA ROAD
DACULA, GEORGIA 30019
CONTACT: KEVIN RINGO
PHONE: (770)962-8456



VICINITY MAP

- GENERAL NOTES

1. PROPERTY ADDRESS: 5800 SUNNYSIDE BAY ROAD
2. PARCEL IDENTIFICATION: 23-0000000-0000
3. DESIGNATED PROPERTY ZONING: R100
4. EXISTING USE: RESIDENTIAL
5. TOTAL NUMBER OF LOTS: 54 ATTACHED LOTS
6. TOTAL NUMBER OF LOTS: 54 ATTACHED LOTS
7. NET DENSITY: 7.94 LOTS/ACRE
8. MAXIMUM DRAILING SIZE: MAXIMUM LOT SIZE: 24' x 100'
9. MAXIMUM LOTTERY FRONTAGE: 100' FRONT = 40'
10. INTERNAL SETBACKS: 20' BETWEEN BUILDINGS AND INTERIOR DRIVE
11. EXTERIOR SETBACKS: 20' FROM DRIVE TO DRIVE FOR TOWN HOMES
12. MAXIMUM LOT AREA: NO MAXIMUM FOR TOWN HOMES
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RZM '20 037

LEVEL II - 000006300
EXPIRES 02/27/2021
THIS SURVEY WAS
PREPARED IN CONFORMITY
WITH THE TECHNICAL
STANDARDS FOR
PROPERTY SURVEYS IN
GEORGIA AS SET FORTH
IN CHAPTER 169-7 OF
THE RULES OF THE
GEORGIA BOARD OF
REGISTRATION FOR
PROFESSIONAL ENGINEERS
AND LAND SURVEYORS
AND AS SET FORTH IN
THE GEORGIA PLAT ACT
O.C.G.A. 15-6-67.

**RINGO
NATHAN
ASSOCIATES**
CONSULTANTS
SURVEYORS
ENGINEERS
PLANNERS
A ROAD - Dacula, GA. 30019

AB &
174 DADU

COUNTY:	OWENETT
LAND LOT/DISTRICT:	339/7th
PARCEL(S):	011/012/012A/061/062
DATE:	09/16/2020
SCALE:	1" = 50'
JOB NO.:	202627

REZONING PLAN FOR:
DUNCAN CORLEY

REVISED	NO.	DATE

SHEET
1

[illegible]

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, this area is transitioning from res. to commercial.

- (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 has topographic challenges and could not yield out as currently zoned. A TH is the only feasible 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, it's 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 project would provide a great new option for buyers in an area with limited choices.

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October 1, 2020

To: Gwinnett County Planning and Dev.

One Justice Square

446 West Crogan St. Suite 150

Lawrenceville, GA 30046

RE: LOI Rezoning 5880 Suwanee Dam Rd.

Attn: Ms. Kathy Holland

Director, Planning and Development

This Letter of Intent is to request a rezoning of the subject property to R-TH with a buffer reduction to adjacent R-100 property. The buffer reduction is needed due to the steep topography of the site. This will allow us to grade the site out and limit modular walls. We would be willing to install privacy fencing or a landscape buffer post grading activity along R-100 property. The parcel is located at 5880 Suwanee Dam Rd. The property consists of 6.8 +/- acres. It is currently zoned R-100. The property is located in the 7th District, Land Lot 339, parcel numbers 011, 012, 012A, 061 and 062 of unincorporated Gwinnett County.

The subject property is located on Suwanee Dam Rd. just south of GA Hwy 20 in an area that is transitioning from residential to commercial. The requested rezoning would serve as a good transition zoning from the lower density residential to the C2 zoned property at the corner Of Suwanee Dam and Hwy 20. The proposed development would provide a quality housing development in a great area of the County.

The proposed development will consist of 54 residential townhome lots. The town homes will be a minimum of 1,900 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

RZM2020-00037
Received 10-29-20

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

10/1/20

Date

CKK Development, Pres.

Type or Print Name and Title



Signature of Notary Public

10/1/20

Date

Notary Seal



Exp. 4/2023

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OCTOBER 5, 2020
RZM2020-00037

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.

Charles W. Bullock 9/18/2020
Signature of Property Owner Date

Charles W. Bullock

Type or Print Name and Title

Brent Morrison 9/18/20
Signature of Notary Public Date



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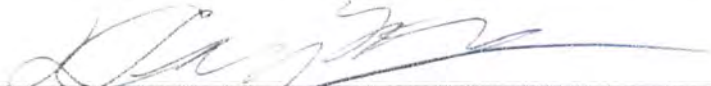
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RZM 20 037


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 9/11/20
Signature of Property Owner Power of Attorney For Date
Mark Bullock
By: Daniel Muchileo Forte

The Estate of James L. Bullock By Mark Bullock, Executor

Type or Print Name and Title

 9/11/20
Signature of Notary Public Date



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RZM 20 037

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Signature of Property Owner

9/11/2020

Date

Michael Brett Bullock

Type or Print Name and Title



Signature of Notary Public

9/11/20

Date



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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.

 10/1/20
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 10/1/20
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 _____
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.**

PARCEL I.D. NUMBER: R7 - 339 - 012A
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

Date

Labri Group, LP, David Harris, General Partner

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)

NAME

TITLE

DATE

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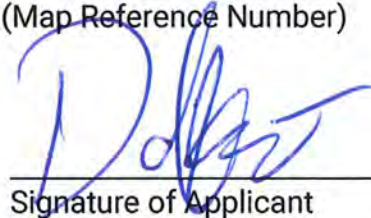
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PARCEL I.D. NUMBER: R7 - 339 - 062
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

10/1/2020
Date

Labri Group, LP, David Harris, General Partner

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

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Judy M Angelo
NAME
10/1/20
DATE

Senior Tax Services Assoc.
TITLE

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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PARCEL I.D. NUMBER: R7 - 339 - 012
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

10/1/2020
Date

Labri Group, LP, David Harris, General Partner

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.*****

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Judy M Angelo
NAME
10/1/20
DATE

Senior Tax Serv. Assoc
TITLE

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PARCEL I.D. NUMBER: R7 - 339 - 011
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

10/1/2020
Date

Labri Group, LP, David Harris, General Partner

Type or Print Name and Title

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Judy M. Angelo
NAME

Senior Tax Serv Assoc
TITLE

10/1/20
DATE

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OCT 02 2020

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: R7 - 339 - 061
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

10/1/2020

Date

Labri Group, LP, David Harris, General Partner

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)

Judy M Angelo

NAME

Senior Tax Serv. Assoc.

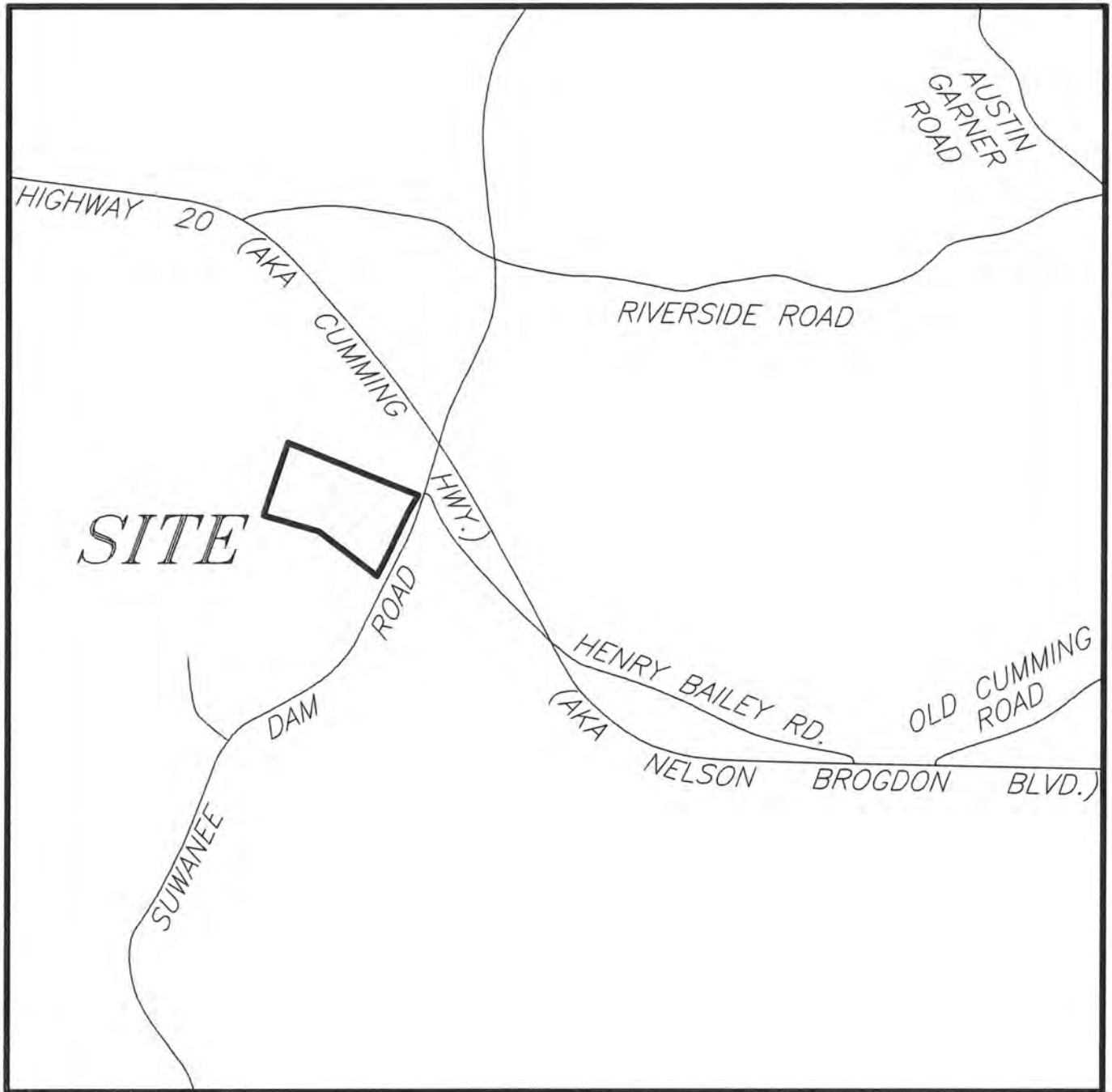
TITLE

10/1/20

DATE

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VICINITY MAP
N.T.S.

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