

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Roque Márquez</u>	NAME: <u>Roque Márquez</u>
ADDRESS: <u>2974 S Rockbridge Rd.</u>	ADDRESS: <u>2954 S Rockbridge Rd.</u>
CITY: <u>Stone Mountain</u>	CITY: <u>Stone Mountain</u>
STATE: <u>GA</u> ZIP: <u>30087</u>	STATE: <u>GA</u> ZIP: <u>30087</u>
PHONE: <u>770.630.9926</u>	PHONE: <u>770.630.9926</u>
CONTACT PERSON: <u>Roque Márquez</u> PHONE: <u>470.899.4621</u>	
CONTACT'S E-MAIL: <u>pablojdelao@gmail.com</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICTS(S): <u>MH</u> REQUESTED ZONING DISTRICT: <u>R-100</u>	
PARCEL NUMBER(S): <u>6040 010</u> ACREAGE: <u>1.94</u>	
ADDRESS OF PROPERTY: <u>2954 S Rockbridge Rd.</u>	
PROPOSED DEVELOPMENT: <u>Single-family home</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>1</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2,500</u>	Total Building Sq. Ft. _____
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY

RZR '20 035

AUG 06 2020

EXHIBIT "A"

(Legal Description)

ALL THAT TRACT or parcel of land lying and being in Land Lot 40 of the 6th District, Gwinnett County, Georgia and being 1.94 acres, more or less, as shown on that Boundary Survey for Premier Property Management by Bullard Land Planning, GRLS #2901, dated September 19, 2006, and being more particularly described as follows:

BEGINNING at the point with the intersection of the centerline of Marsh Lane (60-foot-right-of-way) and the centerline of Rockbridge Road (right-of-way varies); thence North 25°28'09" West for a distance of 139.70 feet to a point on the northeasterly right-of-way of Rockbridge Road and the POINT OF BEGINNING.

From the POINT OF BEGINNING as thus established, run thence along the northeasterly right-of-way of Rockbridge Road and following the curvature thereof an arc distance of 333.32 feet to a #4 rebar found, said arc having a radius of 3,785.33 feet and being subtended by a chord bearing and distance North 38°58'55" West, 333.21 feet; thence along the curve of an arc for a distance of 317.76 feet to a point and distance North 60°06'53" East; thence South 37°46'48" East for a distance of 204.98 feet to thence South 36°51'50" West for a distance of 319.15 feet to back the POINT OF THE BEGINNING.

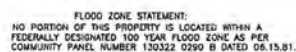
RECEIVED BY

RZR '20 035

AUG 06 2020

Planning&Development

- N/F
STONE MOUNTAIN
CWS, LLC
DB:22010 PG.103



FIELD PRECISION:

"THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,992 FT, AND AN ANGULAR ERROR OF 07 SECONDS PER ANGULAR POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

PLAT PRECISION:

PLAT PRECISION:
"THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND
IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 3,275,685 FEET"

EQUIPMENT:

EQUIPMENT:
ANGULAR & LINEAR - NIKON TOTAL STATION OTM-522

GRAPHIC SCALE

60 0 15 30 60

1 inch = 60 ft

Planning & Development

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, adjacent property owners are in accordance with this proposed rezoning. (Refer to letter of intent and consent forms)

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

Please refer to consent forms signed by adjacent property owners

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

Yes, the property has been appraised by the county and if and when this rezoning is approved, it will be inhabitable.

- (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 lot is private property and it will not not be a burden to the environment it is a part of.

- (E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Yes, this rezoning will make sure that I am in compliance with the county in order for it to be inhabitable; it is up to the standards the county has set forth to be considered a property of substantial value.

- (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, none that I am aware of.

RECEIVED BY

RZR '20 035

AUG 06 2020

8/01/20

Letter of Intent

To Whom It May Concern:

I, Roque Marquez, respectfully request to have my property, 2954 South Rockbridge Rd. Stone Mountain, GA 30087 reviewed to convert the parcel zoned as MH to R100. I request this today because the structure is essentially a single-family home. Its current specifications do not match that of a mobile home; so, I am prepared to meet all the requirements of the Unified Development Ordinance for it to be considered a single family home. I have already invested significant funds into incrementing the value of the structure and its surrounding land to bring this property up to the county's standard. To add, after reviewing the UDO's Section 270-100, I can say that my property is a great candidate for this change.

Acreage: 2.2100 acres

Zoning requested: R100

Lots/dwellings proposed: This is one lot with one dwelling

Number of parking spaces:

Building height:

In support of my case, the surrounding properties are all zoned as single-family residences. My property essentially matches the standards of those nearby and it is private property. I have attached letters of consent which show my adjoining neighbors agree that they are not troubled by making this requested zone change; actually, they endorse this change because ultimately it will help increase property values.

This investment significantly impacts my family and it would be a tremendous help to our quality of life. In the case that I can not receive approval from the county for this amendment, I would have to scrap the entire project and cut severe losses. I hope you all consider this contribution to the community and hopefully align with my humble request. Thank you for your consideration!

Respectfully,

Roque Marquez

RECEIVED BY

RZR '20 035

AUG 06 2020

Planning&Development

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

8/3/20

Date

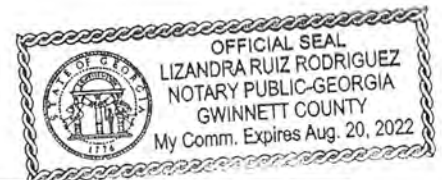
Roque Marquez

Type or Print Name and Title

Signature of Notary Public

8/3/2020

Date



Notary Seal

RZR '20 035

RECEIVED BY

AUG 06 2020

Planning&Development

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.



Signature of Property Owner

8/3/20
Date

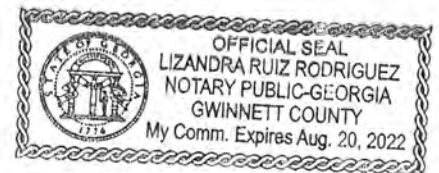
Roque Marquez

Type or Print Name and Title



Signature of Notary Public

8/3/2020
Date



Notary Seal

RECEIVED BY

RZR '20 035

AUG 06 2020

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.



SIGNATURE OF APPLICANT

8/3/20
DATE

Roque Marquez

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

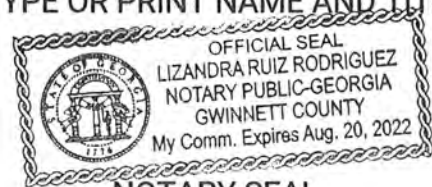
DATE

TYPE OR PRINT NAME AND TITLE



SIGNATURE OF NOTARY PUBLIC

8/3/2020
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

Roque Marquez

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.

RECEIVED BY

RZR '20 035

AUG 06 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: _____ - _____ - R6040-010
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

8/3/20
Date

Roque Marquez

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 Schobey
NAME

TSA II
TITLE

8/3/2020
DATE

RECEIVED BY

RZR '20 035

AUG 06 2020

Planning&Development

REZONING CONSENT FORM

To: Gwinnett County Department of Planning and Development

One Justice Square

446 W Crogan Street

Suite 150

Lawrenceville, GA 30046

Subject: Rezoning Request for (Roque Marquez)

Property Address: 2954 South Rockbridge Rd. Stone Mountain, GA 30087

Parcel Number: R6040 010

Description of Rezoning Request: Amend the parcel zoned as MH to a SFH zone

ABUTTING PROPERTY OWNER(S):

I (We), ^{joint} Jose & Armida Pinon, as owner(s) of 2965 S. Rockbridge Rd, located nearby 2954 South Rockbridge Rd. Stone Mountain, GA 30087, have no objections to the granting of the Variance as described above.

Notary Public:

Lizandra Ruiz Rodriguez

Signature

8/3/2020

Date

Jose C. Pinon Monroy
Signature Date

8/3/2020

Jose C. Pinon Monroy
Printed Name

Armida Marquez
Signature Date

8/3/2020

Armida Marquez
Printed Name

Expiration Aug, 20, 2022
Seal



RZR '20 035

RECEIVED BY

AUG 06 2020

Planning&Development

REZONING CONSENT FORM

To: Gwinnett County Department of Planning and Development

One Justice Square

446 W Crogan Street

Suite 150

Lawrenceville, GA 30046

Subject: Rezoning Request for (Roque Marquez)

Property Address: 2954 South Rockbridge Rd. Stone Mountain, GA 30087

Parcel Number: R6040 010

Description of Rezoning Request: Amend the parcel zoned as MH to a SFH zone

ABUTTING PROPERTY OWNER(S):

I (We), ^{name} Lesly Cadet, as owner(s) of 2955 S Rockbridge Rd. Sm. Mt. 30087, located nearby 2954 South Rockbridge Rd. Stone Mountain, GA 30087, have no objections to the granting of the Variance as described above.

Notary Public:

Signature

Date

8/3/2020

Signature Date

Printed Name

LESLEY CADET

Signature Date

Printed Name

Expiration August 20, 2022
Seal



RZR '20 035

RECEIVED BY

AUG 06 2020

Planning&Development

REZONING CONSENT FORM

To: Gwinnett County Department of Planning and Development

**One Justice Square
446 W Crogan Street
Suite 150**

Lawrenceville, GA 30046

Subject: Rezoning Request for (Roque Marquez)

Property Address: 2954 South Rockbridge Rd. Stone Mountain, GA 30087

Parcel Number: R6040 010

Description of Rezoning Request: Amend the parcel zoned as MH to a SFH zone

ABUTTING PROPERTY OWNER(S):

I (We), ^{neighbor} Eneidith Salas, as owner(s) of
2945 S Rockbridge Rd. Sm. MM. 1614, located nearby
2954 South Rockbridge Rd. Stone Mountain, GA 30087,
have no objections to the granting of the Variance as described above.

Notary Public:

Lizandra Ruiz Rodriguez
Signature

8/3/2020
Date

08/03/2020

Signature Date

Eneidith Salas

Printed Name

Eneidith

Signature Date

Printed Name

Expiration Aug, 20, 2022
Seal



RZR '20 035

RECEIVED BY

AUG 06 2020

Planning&Development

REZONING CONSENT FORM

To: Gwinnett County Department of Planning and Development

One Justice Square
446 W Crogan Street
Suite 150

Lawrenceville, GA 30046

Subject: Rezoning Request for (Roque Marquez)

Property Address: 2954 South Rockbridge Rd. Stone Mountain, GA 30087

Parcel Number: R6040 010

Description of Rezoning Request: Amend the parcel zoned as MH to a SFH zone

ABUTTING PROPERTY OWNER(S):

I (We), ^x Roberto Phillips, as owner(s) of Felicita Phillips, located nearby 2915 Marsh Ln. SW, 2954 South Rockbridge Rd. Stone Mountain, GA 30087, ^{Stone Mountain, GA 30087} have no objections to the granting of the Variance as described above.

Notary Public:

[Signature]
Signature

8/4/2020
Date

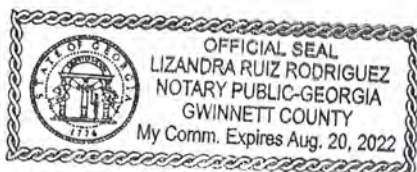
Signature Date

[Signature]
Roberto Phillips
Printed Name

Signature Date

[Signature]
Felicita Phillips
Printed Name

Expiration Aug, 20, 2022
Seal



RZR 20 035

RECEIVED BY

AUG 06 2020

Planning & Development