

**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>Jeffrey C. Threat</u>
ADDRESS: <u>270 N Clayton Street</u>	ADDRESS: <u>2131 Skye Isles Pass</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30045</u>
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@ckkdev.com</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): <u>R-100</u> REQUESTED ZONING DISTRICT: <u>R-TH</u>	
PARCEL NUMBER(S): <u>R51162 035</u> ACREAGE: <u>13.32</u>	
ADDRESS OF PROPERTY: <u>Loganville Hwy., Loganville</u>	
PROPOSED DEVELOPMENT: <u>R-TH</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>91 lots</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1,800</u>	Total Building Sq. Ft. _____
Gross Density: <u>6.83 units/acre</u>	Density: _____
Net Density: <u>6.83 units/acre</u>	

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PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

DEC 07 2020

## LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 162 OF THE 5TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A POINT IN THE CENTERLINE OF WILLOW WIND DRIVE WITH THE RIGHT OF WAY OF GRAYSON HIGHWAY, (GA. HWY. NO. 20); THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY OF GRAYSON HIGHWAY A DISTANCE OF 1088.20' TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE North 58 degrees 08 minutes 27 seconds East for a distance of 944.93 feet TO A POINT IN THE CENTERLINE OF BAY CREEK ROAD;

THENCE South 41 degrees 01 minutes 53 seconds East for a distance of 195.96 feet TO A POINT IN THE CENTERLINE OF BAY CREEK ROAD;

THENCE South 47 degrees 04 minutes 43 seconds East for a distance of 370.34 feet TO A POINT IN THE CENTERLINE OF BAY CREEK ROAD;

THENCE South 58 degrees 08 minutes 27 seconds West for a distance of 1175.78 feet TO A POINT ON THE EASTERLY RIGHT OF WAY OF GRAYSON HIGHWAY;

THENCE North 21 degrees 19 minutes 42 seconds West for a distance of 560.24 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 13.32 acres more or less.

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RZM 21006



- LEGEND:**
- POB POINT OF BEGINNING
  - LL LAND LOT LINE
  - R/W RIGHT OF WAY
  - N/F NOW OR FORMERLY
  - OTF CRIMP TOP FOUND
  - RBF REBAR FOUND
  - OTF OPEN TOP FOUND
  - RBS REBAR SET
  - CMP CORRUGATED METAL PIPE
  - RCF REINFORCED CONCRETE PIPE
  - DIP DUCTILE IRON PIPE
  - PVC POLYVINYLCHLORIDE PIPE
  - SWCB SINGLE WING CATCH BASIN
  - DWCB DOUBLE WING CATCH BASIN
  - CI CURB INLET
  - DI DROP INLET
  - OCS OUTLET CONTROL SYSTEM
  - JB JUNCTION BOX
  - FES FLARED END SECTION
  - HW HEAD WALL
  - WI WIER INLET
  - SSMH SANITARY SEWER MANHOLE
  - CO CLEAN OUT
  - INV INVERT
  - OHP- OVERHEAD POWER LINE
  - OTL- OVERHEAD TELEPHONE LINE
  - UT- UNDERGROUND TELEPHONE LINE
  - EO ELECTRIC OUTLET
  - UP UTILITY POLE
  - UGP UNDERGROUND POWER LINE
  - GW GUIDE WIRE
  - PP POWER POLE
  - L/P LIGHT POLE
  - C/I/T CABLE/INTERNET/TELEPHONE
  - FH FIRE HYDRANT
  - WM WATER METER
  - WV WATER VALVE
  - VM VALVE MARKER
  - SI SIGN POST
  - BL BUILDING LINE
  - CL CENTERLINE
  - EP EDGE OF PAVEMENT
  - MP SAMPLING POINT
  - MONITORING POINT
  - WETLANDS
  - STREET LIGHT

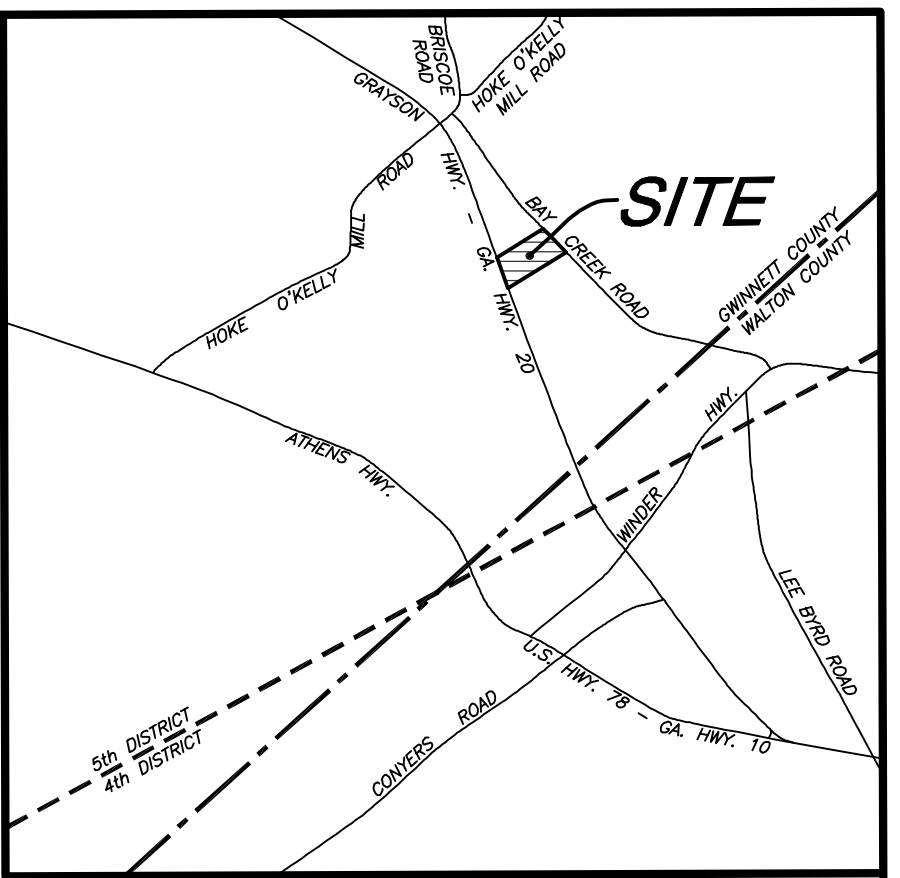
TOTAL AREA: 13.32± ACRES

- THIS DRAWING IS NOT FOR RECORDING.
- THIS DRAWING IS NOT FOR CONSTRUCTION.
- NOT SURVEYED BY THIS FIRM

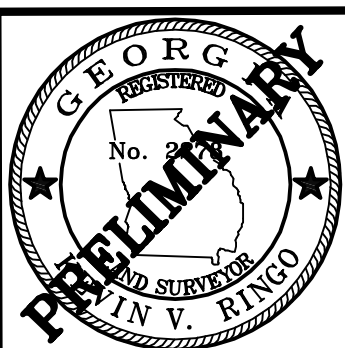
REFERENCE MATERIAL:  
PLAT OF SURVEY FOR MARVIN SKOGEN, PREPARED BY VON ITTER & ASSOCIATES DATED NOVEMBER 26, 1983 AND RECORDED IN PLAT BOOK 24, PAGE 141.

Now or Formerly  
LIVING WORD BAPTIST CHURCH, INC.  
PARCEL 5162 039  
ZONED OI

Now or Formerly  
PETER & LOUISE BITOMASO  
PARCEL 5162 037  
ZONED RA200



VICINITY MAP  
N.T.S.



LEVEL II - 0000083083  
EXPIRES 02/27/2021

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 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.

**CONSULTANTS**  
**RINGO ABERNATHY & ASSOCIATES**  
174 DACULA ROAD - DACULA, GA 30019  
Phone (770) 962-8456

COUNTY:	GWINNETT
LAND LOT(S)/DISTRICT:	162/5th
PARCEL(S):	035
DATE:	11/12/2020
SCALE:	1" = 50'
JOB NO.:	20303

**REZONING PLAN FOR:**  
**C.K.K. DEVELOPMENT**  
BAY CREEK ROAD & GA. HWY. NO. 20

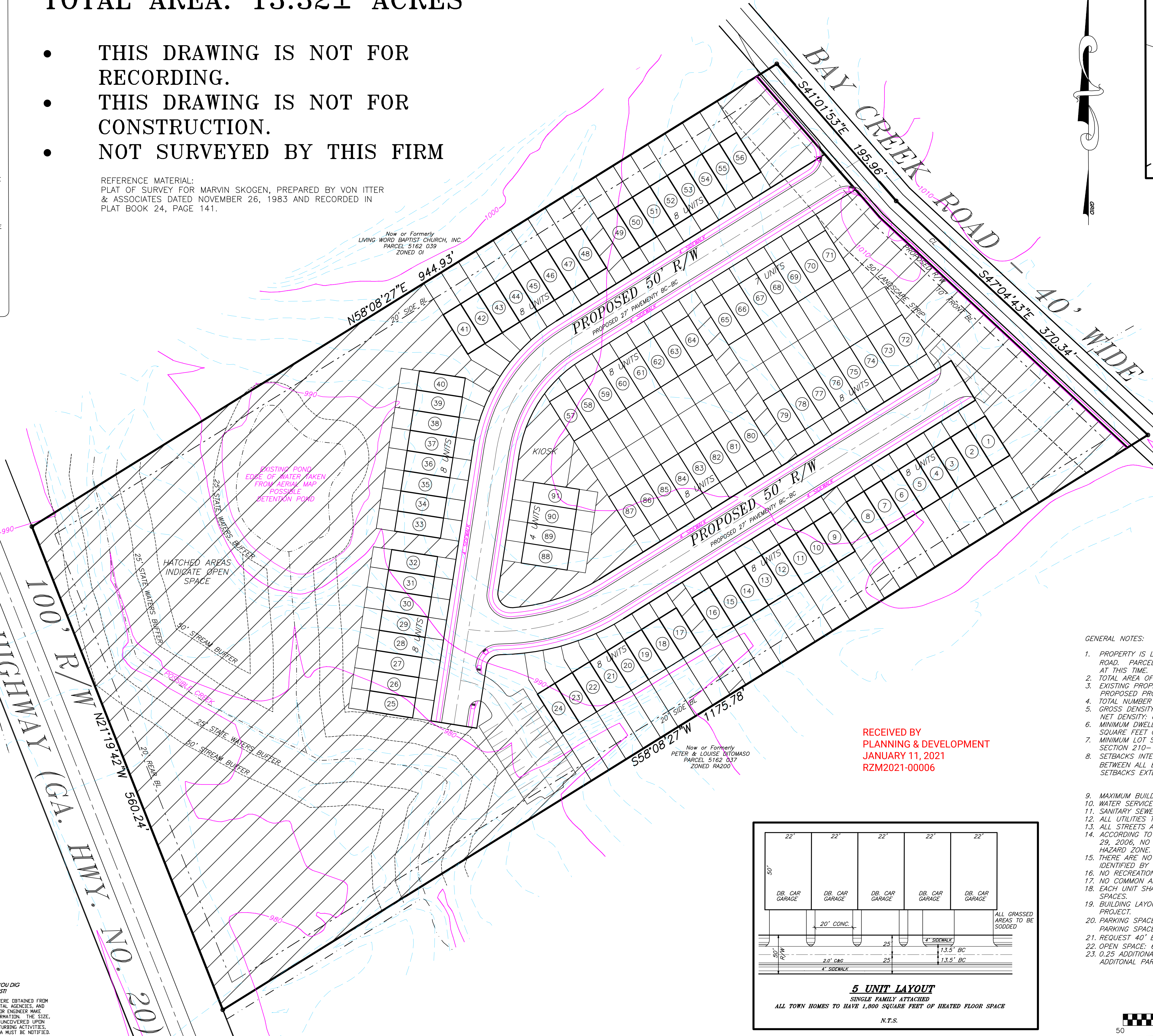
REVISIONS	NO.	DATE

GRAYSON HIGHWAY (GA. HWY. NO. 20)  
100' R/W  
N21°19'42"W 560.24'

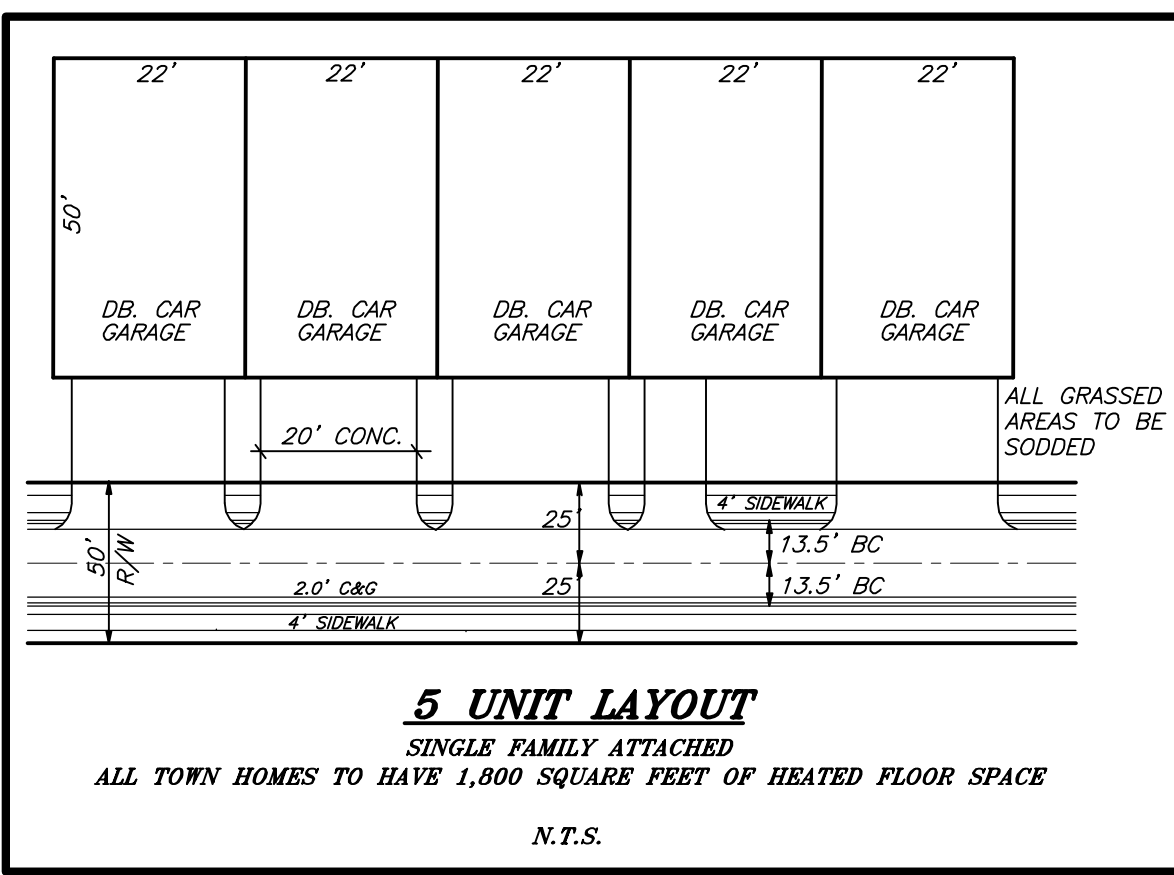


KNOW WHAT'S BELOW. CALL BEFORE YOU DIG  
IF YOU DIG GEORGIA... CALL FIRST!

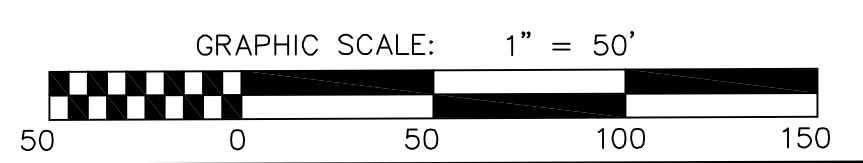
THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENTAL AGENCIES, AND ABOVE GROUND OBSERVATION. THE SURVEYOR AND/OR ENGINEER MAKE NO CLAIM TO THE COMPLETENESS OF THIS INFORMATION. THE SIZE, LOCATION, OR ADDITIONAL UTILITIES MAY BE UNCOVERED UPON EXCAVATION. PRIOR TO BEGINNING ANY EARTH DISTURBING ACTIVITIES, THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.



- GENERAL NOTES:
- PROPERTY IS LOCATED BETWEEN HIGHWAY 20 AND BAY CREEK ROAD. PARCEL #5162 035. PARCEL HAS NO STREET ADDRESS AT THIS TIME.
  - TOTAL AREA OF PROPERTY: 13.32± ACRES
  - EXISTING PROPERTY ZONING: R-100  
PROPOSED PROPERTY ZONING: R-TH
  - TOTAL NUMBER OF UNITS: 91
  - GROSS DENSITY: 6.83 UNITS PER ACRE  
NET DENSITY: 6.83 UNITS PER ACRE
  - MINIMUM DWELLING SIZE: ALL TOWN HOMES SHALL HAVE 1,800 SQUARE FEET OF HEATED FLOOR SPACE.
  - MINIMUM LOT SIZE: NO MINIMUM LOT SIZE PER GWINNETT UDO, SECTION 210-100.
  - SETBACKS INTERNAL: 20' GRASSED OR LANDSCAPED STRIP BETWEEN ALL BUILDINGS AND INTERIOR DRIVEWAYS/STREETS.  
SETBACKS EXTERNAL: FRONT = 10 FEET  
REAR = 20 FEET  
SIDE = 20 FEET
  - MAXIMUM BUILDING HEIGHT = 35 FEET.
  - WATER SERVICE TO BE PROVIDED BY GWINNETT COUNTY.
  - SANITARY SEWER SERVICE TO BE PROVIDED BY GWINNETT COUNTY.
  - ALL UTILITIES TO BE LOCATED UNDERGROUND.
  - ALL STREETS ARE TO BE PUBLIC STREETS.
  - ACCORDING TO FIRM PANEL NO. 13135C0132F, DATED SEPTEMBER 29, 2006, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD ZONE.
  - THERE ARE NO SIGNIFICANT WILDLIFE HABITATS OR SCENIC VISTAS IDENTIFIED BY THE GEORGIA DEPARTMENT OF NATURAL RESOURCES.
  - NO RECREATION AREA IS PROPOSED FOR THIS SITE.
  - NO COMMON AREA REQUIRED.
  - EACH UNIT SHALL HAVE 2 OR MORE OFF STREET PARKING SPACES.
  - BUILDING LAYOUT SUBJECT TO CHANGE DURING DESIGN PHASE OF PROJECT.
  - PARKING SPACES REQUIRED: 207 (91 x 2 + 27 ADDITIONAL PARKING SPACES PROVIDED AS SHOWN).
  - REQUEST 40' BUFFER REDUCTION TO 0'.
  - OPEN SPACE: 6.19± ACRES (46.5% OF SITE IS OPEN SPACE).
  - 0.25 ADDITIONAL PARKING SPACES REQUIRED PER UNIT. 27 ADDITIONAL PARKING SPACES REQUIRED AND PROVIDED.



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JANUARY 11, 2021  
RZM2021-00006





**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, it is consistent with the area.

- (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 current zoning would not provide a reasonable economic 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, the property is just off of a major Highway. Schools and utilities are available.

- (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 proposed zoning should be approved because it would provide needed housing in the area at a reasonable price point.

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December 2, 2020

To: Gwinnett County Planning and Dev.

One Justice Square

446 West Crogan St. Suite 150

Lawrenceville, GA 30046

RE: LOI Rezoning 13.32 ac.

Attn: Ms. Ashley Nichols

Manager, Current Planning

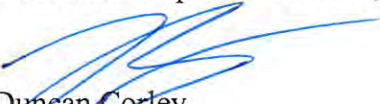
This Letter of Intent is to request a rezoning of the subject property R-TH. The parcel is located on Loganville Hwy and Bay Creek Road. The property consists of 13.3 +/- acres. It is currently zoned R-100. The property is located in the 5<sup>th</sup> District, Land Lot 162, parcel number 037 of unincorporated Gwinnett County.

The subject property is directly adjacent to O&I zoned property. The requested rezoning would serve as a good transition zoning from the O&I zoned property and provide quality housing for young professionals.

The proposed development will consist of 91 residential townhome lots. The town homes will be a minimum of 1,800 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



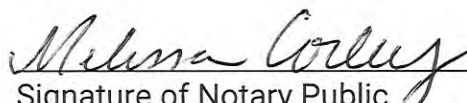
**REZONING APPLICANT'S CERTIFICATION**

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

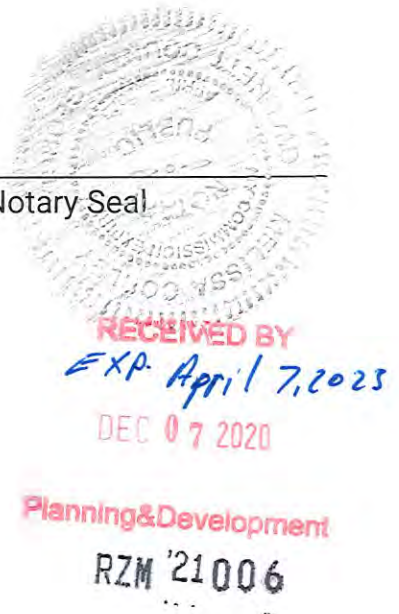
12/3/20  
\_\_\_\_\_  
Date

CKK Dev. Joshua (Duncan) Corley Pres.  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

12/3/20  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Notary Seal



**REZONING PROPERTY OWNER'S CERTIFICATION**

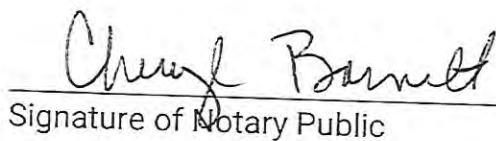
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE 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

12/1/2020  
Date

Jeffery Threatt  
Type or Print Name and Title



  
Signature of Notary Public

12/1/2020  
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.

 12/3/20 Joshua (Duncan) Corley - Pres.  
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 12/3/20  
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

Joshua (Duncan) Corley

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:** 5 - 162 - 035  
(Map Reference Number) District Land Lot Parcel

[Signature] 12/4/20  
Signature of Applicant Date  
City Dev. Duncan Corley  
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)

Jesslyn M. [Signature] TSA  
NAME TITLE  
12/4/20  
DATE  
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