



# Rezoning Application

An application to amend the official zoning map of the City of Lilburn, Georgia

CASE NUMBER: RZ-2018-03  
 Date Received: 9/28/18

Please type or print using BLACK ink

Applicant: H F Holdings, LLC	Property Owner: <u>HFE Investments, LLC</u>
Address: 11 Lumpkin Street	Address: <u>5201 Cobblestone Way NE</u>
City, State & Zip: Lawrenceville, GA 30049	City, State & Zip: <u>Lilburn, GA 30047</u>
Contact Person: Taylor Harris	Owner Contact: <u>Thomas Shafer</u>
Business Phone:	Business Phone:
Email: taylorharris@yahoo.com	Email:
Cell Phone: 404-384-1826	Cell Phone: <u>678.300.9234</u>

APPLICANT IS THE  Owner's Agent  Property Owner  Contract Purchaser

PROPERTY ADDRESS: 242 & 280 Rockbridge Road Lilburn, GA 30047

LAND DISTRICT: 6 LAND LOT(S): 136 & 137 PARCEL(S): 6136 - 002 & 002A ACRE(S): 6.91

CURRENT ZONING: CB PROPOSED ZONING DISTRICT(S): R-2

PROPOSED DEVELOPMENT: Townhomes

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
Number of Lots/Dwelling Units <u>49</u>	Number of Buildings/Lots:
Dwelling Unit Size (sq.ft.): <u>1,400 sf min</u>	Total Gross Square Feet:

Has Applicant filed or intend to file, any other variance, rezoning or waiver applications?  YES  NO  
 If YES, describe: \_\_\_\_\_

Please attach all REQUIRED documents. Refer to Rezoning, SUP and CIC Instructions for deadlines, fees and hearing schedule.

- STANDARDS GOVERNING EXERCISE OF THE ZONING POWER (attached)
- CONFLICT OF INTEREST CERTIFICATION/CAMPAIGN CONTRIBUTIONS (attached)
- APPLICANT/PROPERTY OWNER NOTARIZED CERTIFICATIONS (attached)
- TYPED LEGAL DESCRIPTION OF PROPERTY
- TYPED LETTER OF INTENT
- SITE PLAN/ BOUNDARY SURVEY – 1 full size (to scale) copy and 5 reductions (8.5" x 11") or electronic file
- LIST OF ADJOINING PROPERTY OWNERS – names and mailing addresses

City of Lilburn Planning and Economic Development Department (770) 638-2198 • Fax (770) 921-8854  
 340 Main St. • Lilburn, Georgia 30047 • www.CityofLilburn.com

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**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

Pursuant to Section 1702 of the 1985 Zoning Resolution, the Mayor and Council of the City of Lilburn find that the following standards are relevant in balancing interest in promoting the public health, safety, unrestricted use of property and shall govern the exercise of the zoning power.

- (A) Whether a proposed rezoning (or Special Use Permit) will permit a use that is suitable in view of the use and development of adjacent and nearby property:

Yes. Property has multiple boundaries that are residential

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- (B) Whether a proposed rezoning (or Special Use Permit) will adversely affect the existing use or usability of adjacent or nearby property:

No. Property has multiple boundaries that are residential

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- (C) Whether the property to be affected by a proposed rezoning (or Special Use Permit) has a reasonable economic use as currently zoned:

Yes

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- (D) Whether the proposed rezoning (or Special Use Permit) will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

Proposed use will have less daily traffic.

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- (E) Whether the proposed rezoning (or Special Use Permit) is in conformity with the policy and intent of the Land Use Plan:

It is consistent with adjacent properties

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- (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 (or Special Use Permit):

Proposed development will result in less land area covered by impervious surface.

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**SECTION 36-37A-4: PENALTIES**

Any local government official knowingly failing to make a disclosure required by Code Section 36-85-2 shall be guilty of a misdemeanor. Any applicant for rezoning action knowingly failing to make any disclosures as required by Code Section 36-83-3 shall be guilty of a misdemeanor. (Code 1981, Section 36-67A-4, enacted by Ga. L. 1986, p. 1269, Sec. 1.)

**CONFLICT OF INTEREST CERTIFICATION FOR REZONINGS**

The undersigned below, making application for 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.

Taylor Harris  
Signature of Applicant/Applicant's Attorney or Representative

9-28-18  
Date

Taylor Harris  
Type or Print Name

Rep  
Title

Jeremy A. McElroy  
Notary Public

9/28/18  
Date

(Seal)



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND/OR GIFTS**

Have you, within the two years immediately preceding the filing of this application, made campaign contributions or gifts of an aggregate value that is \$250.00 or more to the Mayor and Council Members or a member of the Lilburn Planning Commission?  YES  NO. If the answer is YES, please complete the following section:

NAME OF OFFICIAL	CONTRIBUTION/GIFT	DESCRIPTION	DATE
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Attach additional sheets if necessary to disclose or describe all contributions and gifts.

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**APPLICANT CERTIFICATION**

The undersigned below is authorized to make this application and is aware that no application or reapplication affecting the same property shall be acted upon within twelve (12) months from the date of last action by the Mayor and Council, unless waived by the Mayor and Council. 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 Mayor and Council. Further, no application may be withdrawn once advertised and must receive final action by the Mayor and Council.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Type or Print Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Date

(Seal)

**PROPERTY OWNER CERTIFICATION**

The undersigned below, or as attached, is the record owner of the property considered in this application and is aware that if an application is denied by the Mayor and Council, no application or reapplication affecting the same land shall be acted upon within twelve (12) months from the date of last action by the Mayor and Council, unless waived by the Mayor and Council. 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 Mayor and Council. Further, no application may be withdrawn once advertised and must receive final action by the Mayor and Council.

*Jenell C. Shafer*  
\_\_\_\_\_  
Signature of Owner

*9-18-18*  
\_\_\_\_\_  
Date

*Jenell C. Shafer*  
\_\_\_\_\_  
Type or Print Name

*manager*  
\_\_\_\_\_  
Title

*Ray Cole*  
\_\_\_\_\_  
Notary Public  
*EXP 4/19/20*

*9/18/18*  
\_\_\_\_\_  
Date

(Seal)

**ADMINISTRATIVE USE ONLY**

CASE NUMBER: RZ-2018-03

DATE COMPLETE: 9/28/18

RECEIVED BY: *(Signature)*

APPLICATION FEE: \$1250

PAID BY/RECEIPT#: CHK# 1024

HEARING DATES: PC 10/25/18 CC 11/12/18

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[Signature]  
Signature of Applicant

9-28-18  
Date

Taylor Harris  
Type or Print Name

Rep  
Title

[Signature]  
Notary Public

9/28/18  
Date

(Seal)



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\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Type or Print Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Date

(Seal)

ADMINISTRATIVE USE ONLY		
CASE NUMBER: RZ- <u>2018-03</u>	DATE COMPLETE: <u>9/28/18</u>	RECEIVED BY: <u>[Signature]</u>
APPLICATION FEE: <u>\$1250</u>	PAID BY/RECEIPT#: <u>chk# 1024</u>	HEARING DATES: PC <u>10/25/18</u> CC <u>11/12/18</u>

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City of Lilburn Georgia  
Planning and Economic Development Dept.  
340 Main Street  
Lilburn, GA 30047

RE: Rezoning Application – Letter of Intent

We are requesting rezoning of Parcels 6136-002 & 002A from CB to R-2. The proposed use of the property will be a townhome community. The existing surrounding properties consist of primarily CB, R-1 & R-2 zonings. Since the number of units proposed is less than what is allowed by zoning, every effort can be made to retain existing vegetation.

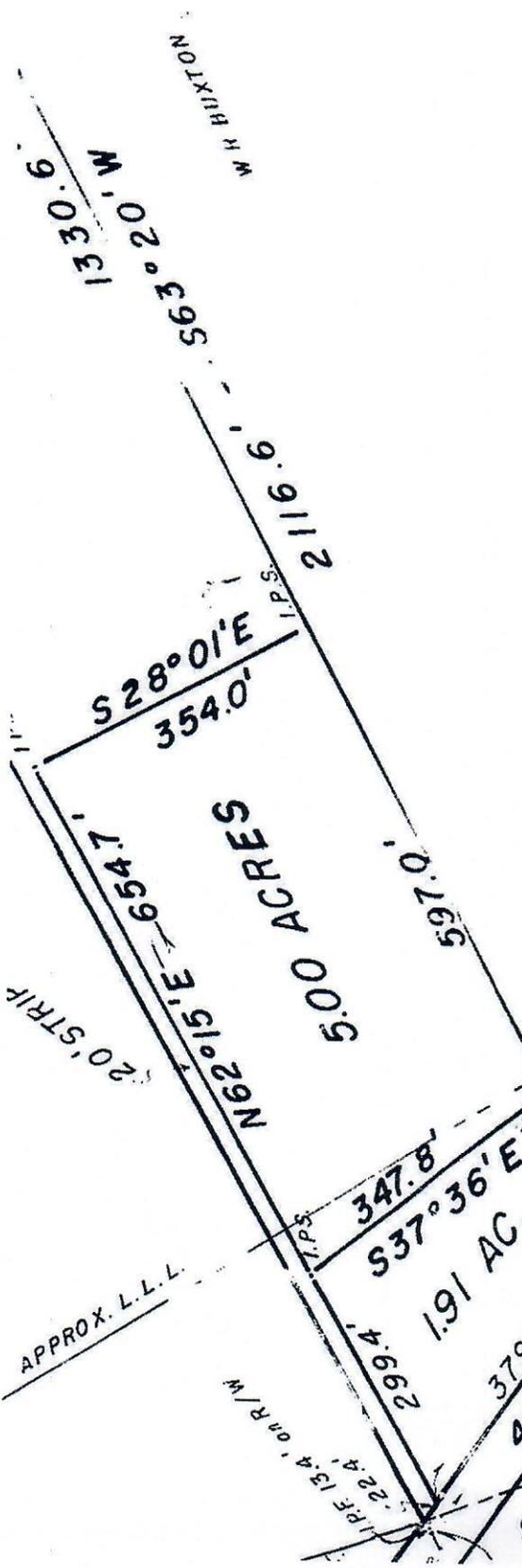
Water service is to be provided by connection to existing Gwinnett County water main along Rockbridge Road. Sanitary Sewer to be provide by connection to existing Gwinnett County sewer line located on the parcel to the south. Sanitary Sewer capacity has been verified for this project Gwinnett County.

Sincerely,



Taylor Harris  
**H F Holdings, LLC**

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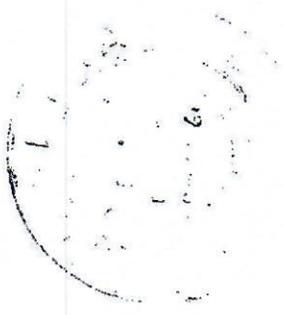
M H HUKXTON

SURVEY FOR:

**MRS. B. L. STANL**

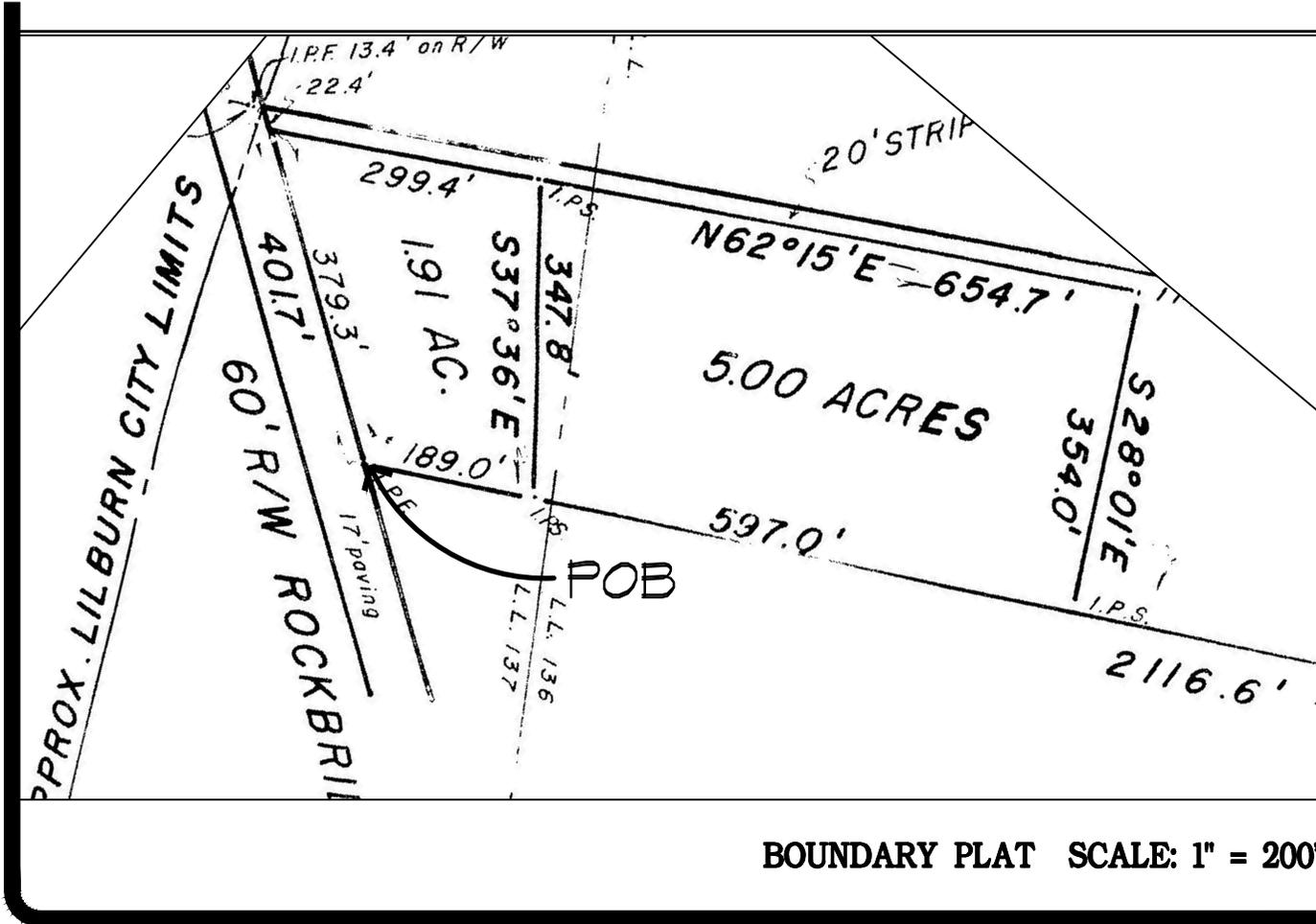
TOTAL ACREAGE,

LAND LOT 136 & 137 6th  
 CITY: LILBURN GWINNETT COUNTY,  
 DATE: APRIL 21, 1966 SC.  
 S.R. FIELDS, GWINNETT COUNTY SU  
 REG. NO. 739 LAWRENCEVILLE,



APPROX. CITY LIMITS  
 60' R/W ROCKBRIDGE ROAD

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BOUNDARY PLAT SCALE: 1" = 200'

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 136 & 137  
6<sup>th</sup> District Gwinnett County, Georgia, and  
being more particularly described as follows:  
BEGINNING at POB; thence North 53°26' West, a distance of  
401.7' feet to a point; thence North 62°15' East, a  
distance of 954.1 feet to a point; thence South  
28°01' East, a distance of 354.0 feet to a point;  
thence South 63.20' West, a distance of 786.0 feet to  
a point, being the POINT OF BEGINNING.  
Said tract contains 6.91 acres or 300,999 square feet.

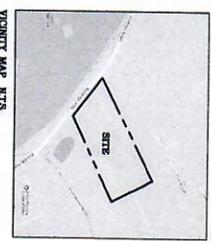
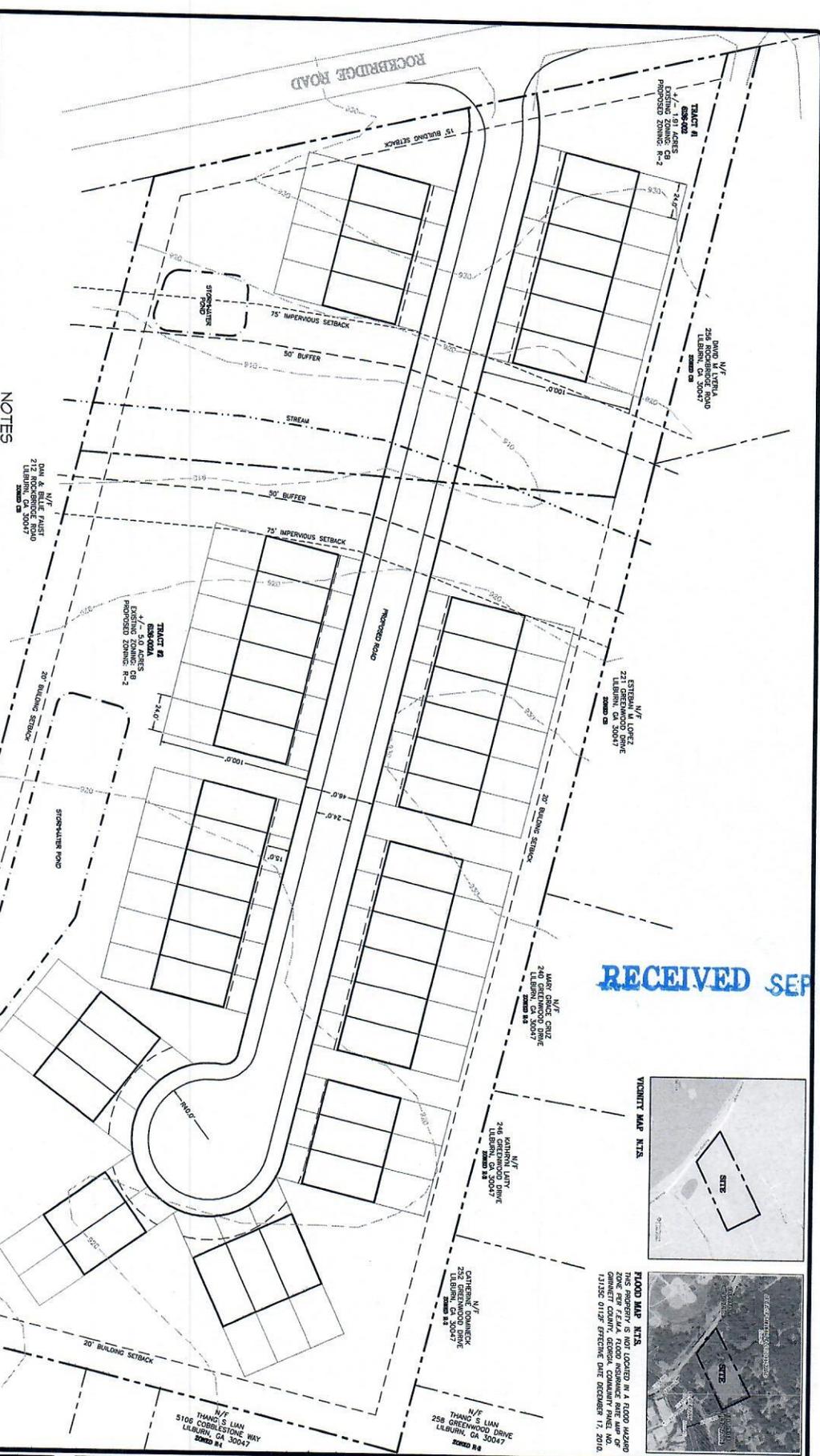
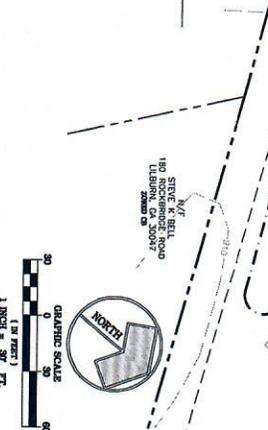
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- BOUNDARY PLAT SCALE 1" = 200'
- NOTES**
- TOTAL SITE AREA = 41.641 ACRES
  - EXISTING ZONING = CB
  - SANITARY SEWER AND WATER PROVIDED BY GWINNETT COUNTY
  - CONTRACT TAKEN FROM A SURVEY BY OTHERS
  - TOPOGRAPHY TAKEN FROM GIS
  - PROPOSED ZONING = R-2
  - USE = TOWNHOUSES
  - BUILDING SETBACKS
  - FRONT = 15'
  - SIDE = 5'
  - REAR = 5'
  - TOTAL UNITS = 48
  - 10 UNITS PER ACRE = 11/19 ALLOWED
  - MINIMUM LOT SIZE = 2000 SF

**BLDG MATRIX**

BUILDING TYPE	NO	TOTAL
6 UNIT	5	30
4 UNIT	0	0
3 UNIT	1	3
2 UNIT	2	2
<b>TOTAL</b>		<b>48</b>



VICINITY MAP N.T.S.

FLOOD MAP N.T.S.

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD OR OTHER COUNTY, GEORGIA, COMMUNITY PANEL NO. 13150 0127. EFFECTIVE DATE DECEMBER 17, 2016.

DATE: 09/27/18  
 DRAWING NO.: B-113  
 SHEET: 1 OF 1

NO.	DATE	DESCRIPTION

REZONING CONCEPTUAL SITE PLAN FOR  
**H F HOLDINGS, LLC**  
 A TOWNHOME COMMUNITY  
 LOCATED IN  
 LAND LOTS 136 & 137 6TH DISTRICT  
 CITY OF LILBURN, GWINNETT COUNTY, GEORGIA

**DAY DESIGN GROUP, Inc.**

CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 SITE PLANNING

770) 271-4676  
 1510) 714-5477

6371 WATLEY PLACE  
 HOUGHTON, GA 30548