



Rezoning Application

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

CASE NUMBER: RZ-2018-04
 Date Received: 11/29/18

Please type or print using BLACK ink

Applicant: Action Technology ^{Solutions} Consultants, LLC	Property Owner: Gwinnett Community Bank
Address: 11 Lumpkin Street	Address: 2775 Buford Hwy
City, State & Zip: Lawrenceville, GA 30049	City, State & Zip: Duluth, GA 30096
Contact Person: Taylor Harris	Owner Contact: John Martin, President
Business Phone:	Business Phone: 770-476-2775
Email: taylorharris@yahoo.com	Email: jmartin@gwinnettcommunitybank.com
Cell Phone: 404-384-1826	Cell Phone:

APPLICANT IS THE Owner's Agent Property Owner Contract Purchaser

PROPERTY ADDRESS: 5284 Lawrenceville Highway Lilburn, GA 30047

LAND DISTRICT: 6 LAND LOT(S): 146 PARCEL(S): 146 - 003, 036, ~~042~~ ACRE(S): 4.89 - 4.21

CURRENT ZONING: O/I & R-1 PROPOSED ZONING DISTRICT(S): R-2 + CB

PROPOSED DEVELOPMENT: Townhomes, Single Family Detached, CB

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
Number of Lots/Dwelling Units: <u>33</u>	Number of Buildings/Lots: <u>one lot</u>
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") on electronic file
- LIST OF ADJOINING PROPERTY OWNERS – names and mailing addresses

RECEIVED

NOV 29 2018

[Signature]

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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CASE NUMBER: RZ-2018-04
 Date Received: 11/29/18

Please type or print using BLACK ink

Applicant: Action Technology ^{Solutions} Consultants, LLC	Property Owner: Jack Staples
Address: 11 Lumpkin Street	Address: 5374 N. Fork Drive
City, State & Zip: Lawrenceville, GA 30049	City, State & Zip: Lilburn, GA 30047
Contact Person: Taylor Harris	Owner Contact:
Business Phone:	Business Phone:
Email: taylorharris@yahoo.com	Email: jackstaples@usa.net
Cell Phone: 404-384-1826	Cell Phone: 770.856.1471

APPLICANT IS THE Owner's Agent Property Owner Contract Purchaser

PROPERTY ADDRESS: 5284 Lawrenceville Highway Lilburn, GA 30047

LAND DISTRICT: 6 LAND LOT(S): 146 PARCEL(S): 6146 - 003, 036, 042 ACRE(S): 4.89 4.21

CURRENT ZONING: O/I & R-1 PROPOSED ZONING DISTRICT(S): R-2 & CB

PROPOSED DEVELOPMENT: Townhomes, Single Family Detached, CB

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
Number of Lots/Dwelling Units: 33	Number of Buildings/Lots: <u>one lot</u>
Dwelling Unit Size (sq.ft.): 1,400 sf min	Total Gross Square Feet: <u>N/A</u>

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.

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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

- (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

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

Yes

- (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.

- (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

- (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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NOV 29 2018
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CHAPTER 67A
CONFLICT OF INTEREST IN ZONING ACTIONS

SECTION 36-37A-1: DEFINITIONS

SECTION 36-37A-2: DISCLOSURE OF FINANCIAL INTERESTS

SECTION 36-37A-3: DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

SECTION 36-37A-4: PENALTIES

Effective Date: This Chapter became effective July 1, 1984.

Cross References: Codes of ethics and conflicts of interest, T. 45, Ch. 10.

Code Commission Notes: Ga. L. 1986, p. 1269, Sec. 1 and Ga. L. 1986, p. 1496, Sec. 1, both enacted as Chapter 85 of Title 36. The chapter enacted by Ga. L. 1986, p. 1269, Sec. 1 was redesignated as Chapter 67A of Title 36 pursuant to Sec. 26-9-3.

SECTION 36-37A-1: DEFINITIONS

As used in this chapter, the term:

- (1) "Applicant" means any individual or business entity applying for rezoning action.
- (2) "Business entity" means any corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust.
- (3) "Financial interest" means all direct ownership interests of the total assets or capital stock of a business entity where such ownership interest is 10 percent or more.
- (4) "Local government" means any County or municipality of this State.
- (5) "Local government official" means any member of the governing authority of a local government or any member of a planning or zoning commission.
- (6) "Member of the family" means the spouse, mother, father, brother, sister, son, or daughter of a local government official.
- (7) "Property interest" means the direct or indirect ownership of real property and includes any percentage of ownership less than total ownership.
- (8) "Real property" means any tract or parcel of land and, if developed, any buildings or structures located on the land.
- (9) "Rezoning action" means action by local government adopting an amendment to a zoning ordinance which has the effect of rezoning real property from one zoning classification to another. (Code 1981, Sec. 36-67A-1, enacted by Ga. L. 1986, p. 1269, Sec. 1.)

SECTION 36-37A-2: DISCLOSURE OF FINANCIAL INTERESTS

A local government official who:

- (1) Has a property interest in any real property affected by a rezoning action upon which that official is authorized to vote;
- (2) Has a financial interest in any business entity which has a property interest in any real property affected by a rezoning action upon which that official is authorized to vote; or
- (3) Has a member of the family having any interest described in paragraph (1) or (2) of this Code Section shall immediately disclose the nature and extent of such interest, in writing of the governing authority of the local government in which the local government official is a member. Such disclosures shall be a public record and available for public inspection at any time during normal working hours. (Code 1981, Section 36-67A-2, enacted by Ga. L. 1986, p. 1269, Sec. 1.)

SECTION 36-37A-3: DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

- (A) When any applicant for rezoning action has made within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the applicant and the attorney representing the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (1) The name of the local government official to whom the campaign contribution or gift was made; and
 - (2) The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution; and
 - (3) An enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of the application for the zoning change.
- (B) The disclosure required by subsection (1) of this Code section shall be filed within ten days after the application for the rezoning action is first filed. (Code 1981, Section 36-67A-3, enacted by Ga. L. 1986, p. 1269, Sec. 1.)

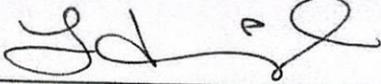
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SECTION 36-37A-4: PENALTIES

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.



Signature of Applicant/Applicant's Attorney or Representative

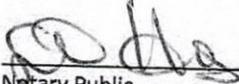
10-30-2018

Date

Taylor Harris

Type or Print Name

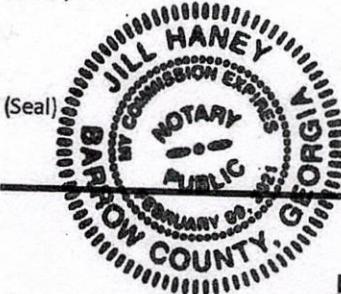
Title



Notary Public

10-30-18

Date

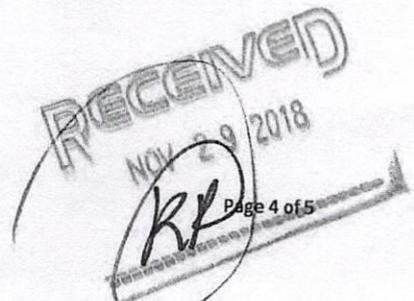


DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND/OR GIFTS

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.



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]
Signature of Applicant

10-30-2018
Date

Taylor Harris

Type or Print Name

Title

[Signature]
Notary Public

10-30-18
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.

[Signature]
Signature of Owner

10/30/2018
Date

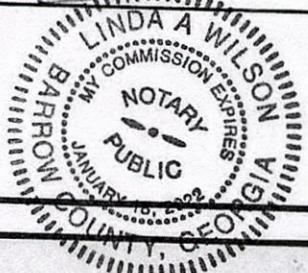
John T. Martin
Type or Print Name

President
Title

[Signature]
Notary Public

10/30/18
Date

(Seal)



ADMINISTRATIVE USE ONLY

CASE NUMBER: RZ-2018-04
APPLICATION FEE: \$1,000

DATE COMPLETE: 11/29/18
PAID BY/RECEIPT#: 2022

RECEIVED BY: [Signature]
HEARING DATES: PC 12/27 cc 1/14



APPLICANT CERTIFICATION

The undersigned below is authorized to make this application and is aware that an 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 unless 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
(Seal) _____

Date _____

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Bobbie Jean Stables Pallock
Signature of Owner _____

Date 1-15-19

Bobbie Jean Stables Pallock
Type or Print Name _____

Title 1-15-19

Shelley
Notary Public
(Seal) _____

Date 1-15-19



ADMINISTRATIVE USE ONLY

CASE NUMBER: _____ DATE COMPLETE: _____ RECEIVED BY: _____
 APPLICATION FEE: _____ PAID/RECEIPT# _____ HEARING DATE(S): _____
 ADMINISTRATIVE VARIANCE DIRECTOR'S APPROVAL: _____ AV APPROVAL DATE: _____



Concept photo. Finishes vary.