



PUBLIC HEARING APPLICATION
REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS

A properly completed application and fees are due at the time of submittal. **An incomplete application will not be accepted.** Original signatures are required for the Application.

REQUIRED ITEMS	NUMBER OF COPIES	REQUIRED	PROVIDED
Completed Application Form	• 1 original	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Boundary Survey with Legal Description	• 1 full size copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan	• 1 full size Copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Architectural Elevations	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Letter of Intent	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Applicant Certification with Notarized Signature	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Property Owner Certification with Notarized Signature	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Standards Governing Exercise of the Zoning Power	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Verification of Paid Property Taxes (most recent year)	• One (1) Copy (per tax parcel)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Electronic copy of complete package	• One (1) copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Application Fee	• Make checks payable to the City of Peachtree Corners	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Community Information Meeting Certification	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Specimen Tree Survey	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
ADDITIONAL EXHIBITS (IF REQUIRED)			
Additional site plan requirements for the RM Districts, R-TH, R-ZT, Modified, CSO, OBP, MUD or MUO rezoning requests	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Traffic Study	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Development of Regional Impact Review Form	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Other Information Needed to Review Application (as determined by Community Development staff)	• _____	<input type="checkbox"/>	<input type="checkbox"/>
	• _____	<input type="checkbox"/>	<input type="checkbox"/>

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF PEACHTREE CORNERS, GEORGIA

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>Derrick Cheek</u>	NAME: <u>Gail Cheek</u>
ADDRESS: <u>6133 Forest Hills Pl.</u>	ADDRESS: <u>5700 Lob Ct.</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Norcross</u>
STATE: <u>GA</u> ZIP: <u>30092</u>	STATE: <u>GA</u> ZIP: <u>30092</u>
PHONE: <u>770-616-6329</u>	PHONE: <u>770-448-8657</u>
E-MAIL: <u>rickcheek@comcast.net</u>	E-MAIL: _____

APPLICANT CONTACT, IF DIFFERENT THAN ABOVE

CONTACT PERSON: _____ PHONE: _____

CONTACT'S E-MAIL: _____

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): OI REQUESTED ZONING DISTRICT: R-TH

LAND DISTRICT(S): 6th LAND LOT(S): 304/591 ACREAGE: 1.64

ADDRESS OF PROPERTY: 3770 Holcomb Bridge Road

PROPOSED DEVELOPMENT: 6 Unit Townhomes

Staff Use Only This Section

Case Number: _____ Hearing Date: P/C _____ C/C _____ Received Date: _____

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Description:

RESIDENTIAL DEVELOPMENT

NON-RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units 6

No. of Buildings/Lots: _____

Dwelling Unit Size (Sq. Ft.): 2400

Total Bldg. Sq. Ft.: _____

Gross Density: _____

FEE SCHEDULE

1. Rezoning, Change-in-Conditions and Special Use Permit Fees – Residential Zoning Districts
(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

A. For the following single-family residential zoning districts: RA-200, R-140, R-LL, R-100, R-75, RL, MHS.

- 0 - 5 Acres = \$ 500
- > 5 - 10 Acres = \$ 1,000
- > 10 - 20 Acres = \$ 1,500
- > 20 - 100 Acres = \$ 2,000
- > 100 - Acres = \$ 2,500 plus \$40 for each additional acre over 100
- Maximum Fee: \$10,000

B. For the following single and multifamily residential zoning districts: R-TH, RMD, RM-6, RM-8, RM-10, RM-13, R-SR, MH, R-60, R-ZT, R-75 MODIFIED or CSO, and R-100 MODIFIED or CSO.

- 0 - 5 Acres = \$ 850
- > 5 - 10 Acres = \$1,600
- > 10 - 20 Acres = \$2,100
- > 20 - 100 Acres = \$2,600
- > 100 - Acres = \$3,200 plus \$40 for each additional acre over 100

2. Rezoning, Change-in-Conditions and Special Use Permit Fees - Non-Residential Zoning Districts
(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

For the following office, commercial and industrial zoning districts: C-1, C-2, C-3, O-1, OBP, M-1, M-2, HS, NS.

- 0 - 5 Acres = \$ 850
- > 5 - 10 Acres = \$1,600
- > 10 - 20 Acres = \$2,100
- > 20 - 100 Acres = \$2,600
- > 100 - Acres = \$3,200 plus \$50 for each additional acre over 100

3. Mixed-Use (MUD and MUO) or High Rise Residential (HRR)

Application Fee – \$1,200 plus \$75 per acre (maximum fee - \$10,000)

- 4. Chattahoochee Corridor Review (involving a public hearing) - \$150.
- 5. Buffer Reduction (Greater than 50%) Application Fee - \$500.
- 6. Zoning Certification Letter - \$100 (per non-contiguous parcel).
- 7. Comprehensive Plan Amendment - \$1,000

APPLICANT'S CERTIFICATION

The undersigned below states under oath that they are 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 city council unless waived by the city 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 city council.

Derrick Cheek 1-29-21
Signature of Applicant Date
Derrick Cheek
Type or Print Name and Title

[Signature] 2/2/21
Signature of Notary Public Date



PROPERTY OWNER'S CERTIFICATION

The undersigned below states under oath that they are 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 city council unless waived by the city 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 city council. As the property owner, I authorize the above noted applicant to act on my behalf with regard to this application.

Gail M Cheek 2-1-21
Signature of Property Owner Date

Type or Print Name and Title

[Signature] 2/2/21
Signature of Notary Public Date



APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Pursuant to section 1702 of the 2012 zoning resolution, the city council 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. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?

Yes

- B. Will this proposed rezoning, special use permit, or change in conditions will adversely affect the existing use or usability of adjacent or nearby property?

No

- C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned?

No

- D. Will the proposed rezoning, special use permit, or change in conditions will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

No

- E. Will the proposed rezoning, special use permit, or change in conditions is in conformity with the policy and intent of the land use plan?

Yes

- F. Are 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, special use permit, or change in conditions?

Yes the property has a creek and many set back requirements

DISCLOSURE REPORT FORM
CONFLICT OF INTEREST CERTIFICATION/CAMPAIGN CONTRIBUTIONS

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL?

CHECK ONE: YES NO
 (If yes, please complete the "Campaign Contributions" section below)

Derrick Cheek
 Print Name

1. CAMPAIGN CONTRIBUTIONS

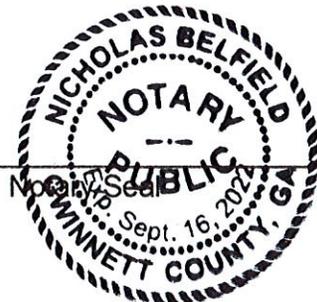
Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

2. THE UNDERSIGNED ACKNOWLEDGES THAT THIS DISCLOSURE IS MADE IN ACCORDANCE WITH THE OFFICIAL CODE OF GEORGIA, SECTION 36-67A-1 ET. SEQ. CONFLICT OF INTEREST IN ZONING ACTIONS, AND THAT THE INFORMATION SET FORTH HEREIN IS TRUE TO THE UNDERSIGNED'S BEST KNOWLEDGE, INFORMATION AND BELIEF.

Derrick Cheek 1-29-21 Derrick Cheek
 Signature of Applicant Date Type or Print Name and Title

 Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

[Signature] 2/2/2021
 Signature of Notary Date



VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF PEACHTREE CORNERS 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 A PUBLIC HEARING APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.

PARCEL I.D. NUMBER: 6th - 304/591 - R 6304-019
(Map Reference Number) District Land Lot Parcel

Derrick Cheek 1-29-21
Signature of Applicant Date

Derrick Cheek
Type or Print Name and Title

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

Tag Offices open at 9 a.m. beginning March 1.

As a result of ensuring a COVID-safe process for customers and associates, tag office waits are longer.



Check wait times and required paperwork in advance.



TIFFANY P. PORTER
GWINNETT COUNTY
TAX COMMISSIONER



ACCOUNT DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#)

Tax Account

Mailing Address:

CHEEK GAIL N
5700 LOB CT
PEACHTREE CORNERS , GA 30092-1964

[✉ Change Mailing Address](#)

SITUS:

3770 HOLCOMB BRIDGE RD

Tax District:

PEACHTREE CORNERS

Parcel ID

R6304 019

Property Type

Real Property

Last Update

3/24/2021 11:25:53 AM

Legal Description

HOLCOMB BRIDGE RD



Print Tax Bill

Click here to view and print your Oct 2020 tax bill.

* This bill is good through Dec 1, 2020 only.



Tax Bills

Note: Four years of tax information is available online. Email tax@gwinnettcountry.com to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2020	\$1,006.60	\$0.00	\$0.00	\$22.25	12/1/2020	\$1,028.85
2019	\$967.65	\$1,130.51	\$1.50	\$0.60	10/15/2019	\$7.46
2018	\$971.85	\$971.85	\$0.00	\$0.00	10/15/2018	\$0.00
2017	\$980.00	\$985.49	\$0.00	\$0.00	10/15/2017	\$0.00
Total						\$1,036.31

Pay Now

Select a payment option:

- Total Due
- Oldest Due
- Partial

\$1,036.31

\$7.46

ADD TO CART

Schedule Payments





Your payment has been successfully scheduled.

Account Information

Payment Type: Property Taxes
Address: 3770 Holcombbridge rd PEACHTREE CORNERS GA 30092
US
Phone Number:
Email Address: rickcheek@comcast.net
Parcel Number: R6304 019
Payment Amount: \$1036.31
Payment Date: 03/25/2021

03/24/2021 12:21:17 [EST]

Your payment has been successfully scheduled. You will receive an email confirming the date and time of your scheduled payment.

Payment Information

Total Amount: \$1036.31

Account Number: XXX2003
Routing Number: 061101375
Account Type: Commercial/Corporate
Derrick Cheek
6133 Forest Hills Place Peachtree Corners GA 30092

February 1, 2021

Letter of Intent

City of Peachtree Corners
Community Development
310 Technology Parkway
Peachtree Corners, GA

RE: Proposed 6-unit Residential Townhomes

Dear Peachtree Corners Community Development:

Our company, Site Development, Inc., on behalf of the property owner Gail N Cheek and Mission Homes LLC, is proposing a project within the City of Peachtree Corners. The project is located at 3770 Holcomb Bridge Rd., Peachtree Corners. The project includes 1.64 acres and is currently zoned O-I with a proposed zoning of R-TH to construct six (6) residential townhomes. Disturbed area = +/- 0 .8 acres.

Domestic water provided by Gwinnett County DPU

Gravity feed sanitary sewer provided by Gwinnett County DPU

The site contains state waters with buffers

The site does not lie within a special flood hazard per FEMA panel 13135C0066H dated March 4, 2013

Public Hearing Application attached with required items and fees.

Sincerely,



Derrick Cheek

Site Development, Inc

(770) 616-6329



Case Number: _____ Received Date: _____ Hearing Date: _____

**Variance Application from the Zoning Resolution
(Zoning Board of Appeals)**

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Applicant Information	Property Owner Information
Name <u>Derrick Cheek</u> Address (all correspondence will be mailed to this address): <u>6133 Forest Hills Pl.</u> City <u>Peachtree Corners</u> State <u>GA</u> Zip <u>30092</u> Phone <u>770-616-6329</u>	Name <u>Gail Cheek</u> Address <u>5700 Lob Ct</u> City <u>Norcross</u> State <u>GA</u> Zip <u>30092</u> Phone <u>770-448-8657</u>
Contact Person Name: <u>Derrick Cheek</u> Phone: <u>770-616-6329</u> Email Address: <u>rickcheek@comcast.net</u>	
Applicant is the (please check or circle one of the following): <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser	

Address of Property 3770 Holcomb Bridge Rd

Subdivision or Project Name _____ Lot & Block _____

District, Land Lot, & Parcel (MRN) 6th LL/304-591 R6304-019

Proposed Development 6 Unit Townhomes

Permit Number (if construction has begun) _____

Variance Requested _____

A complete application includes the following:

- Application Form (1 original and 1 electronic copy)
- Site Plan and/or Boundary Survey (1 original, 1 8 1/2"x11" or 11"x17" reduction and 1 electronic copy.)
- Letter of Intent (1 original and 1 electronic copy)
- Signed & notarized Certification page
- Application Fee
- Adjacent owner(s) written support (1 original and 1 electronic copy)
- Additional Documentation as needed

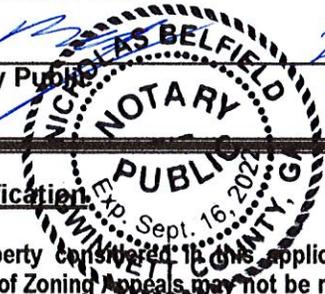


Applicant Certification

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for a variance denied by the Board of Zoning Appeals may not be made earlier than 12 months from the date of original application (Article XVI, Section 1608).

Notary Seal

Signature of Applicant Derrick Cheek Date 1-29-21
 Typed or Printed Name & Title _____
 Signature of Notary Public N. Belfield Date 2/2/21



Property Owner Certification

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for a variance denied by the Board of Zoning Appeals may not be made earlier than 12 months from the date of original application (Article XVI, Section 1608). I, as the property owner, authorize the above noted applicant to represent me with regards to this application.

Notary Seal

Signature of Property Owner Gail N Cheek Date 2-1-21
 Typed or Printed Name & Title _____
 Signature of Notary Public N. Belfield Date 2/2/21

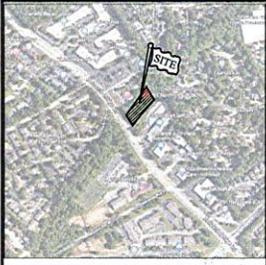


Community Development Use Below

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

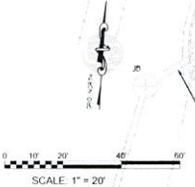
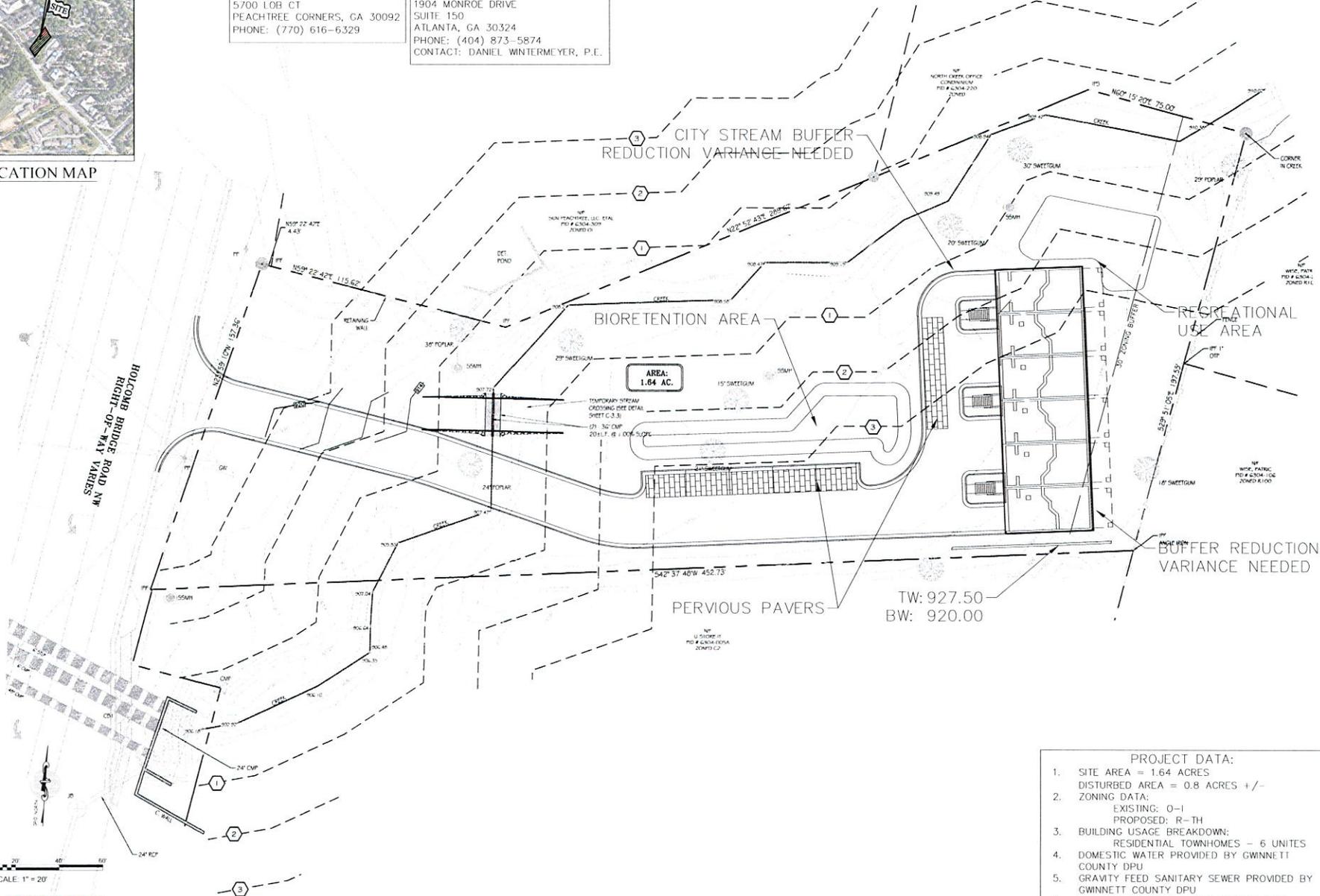
Variance Description: _____



LOCATION MAP

OWNER / DEVELOPER:
 GAIL N CHEEK
 5700 LOB CT
 PEACHTREE CORNERS, GA 30092
 PHONE: (770) 616-6329

CIVIL ENGINEER:
 URBAN ENGINEERS
 1904 MONROE DRIVE
 SUITE 150
 ATLANTA, GA 30324
 PHONE: (404) 873-5874
 CONTACT: DANIEL WINTERMEYER, P.E.



PROJECT DATA:	
1.	SITE AREA = 1.64 ACRES DISTURBED AREA = 0.8 ACRES +/-
2.	ZONING DATA: EXISTING: O-1 PROPOSED: R-TH
3.	BUILDING USAGE BREAKDOWN: RESIDENTIAL TOWNHOMES - 6 UNITS
4.	DOMESTIC WATER PROVIDED BY GWINNETT COUNTY DPU
5.	GRAVITY FEED SANITARY SEWER PROVIDED BY GWINNETT COUNTY DPU
6.	THE SITE CONTAINS STATE WATERS WITH BUFFERS
7.	THE SITE DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD PER FEMA PANEL 13135C0066H DATED MARCH 4, 2013



Urban Engineers, Inc.
 1904 MONROE DRIVE, N.E., SUITE 150
 ATLANTA, GEORGIA 30324
 PHONE: (404) 873-5874
 www.urbanengineers.net



REVISIONS	
DATE	DESCRIPTION

ZONING CONCEPT PLAN
 SITE DEVELOPMENT GROUP
 3770 HOLCOMB BRIDGE ROAD
 PEACHTREE CORNERS

PROJECT No:	22007-4
DATE:	5/24/23
DISTRICT:	8 TH
COUNTY:	GWINNETT
SCALE:	1" = 20'
DATE:	1-30-21

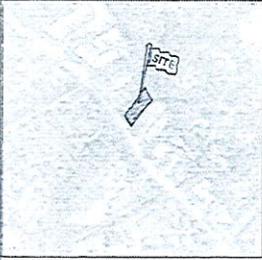
DRAWING No: **C-1.0**

1/16/2023 2:00PM 100 - Holcomb Bridge Road 22007-4 - Zoning Plan 1/16

TREE SURVEY

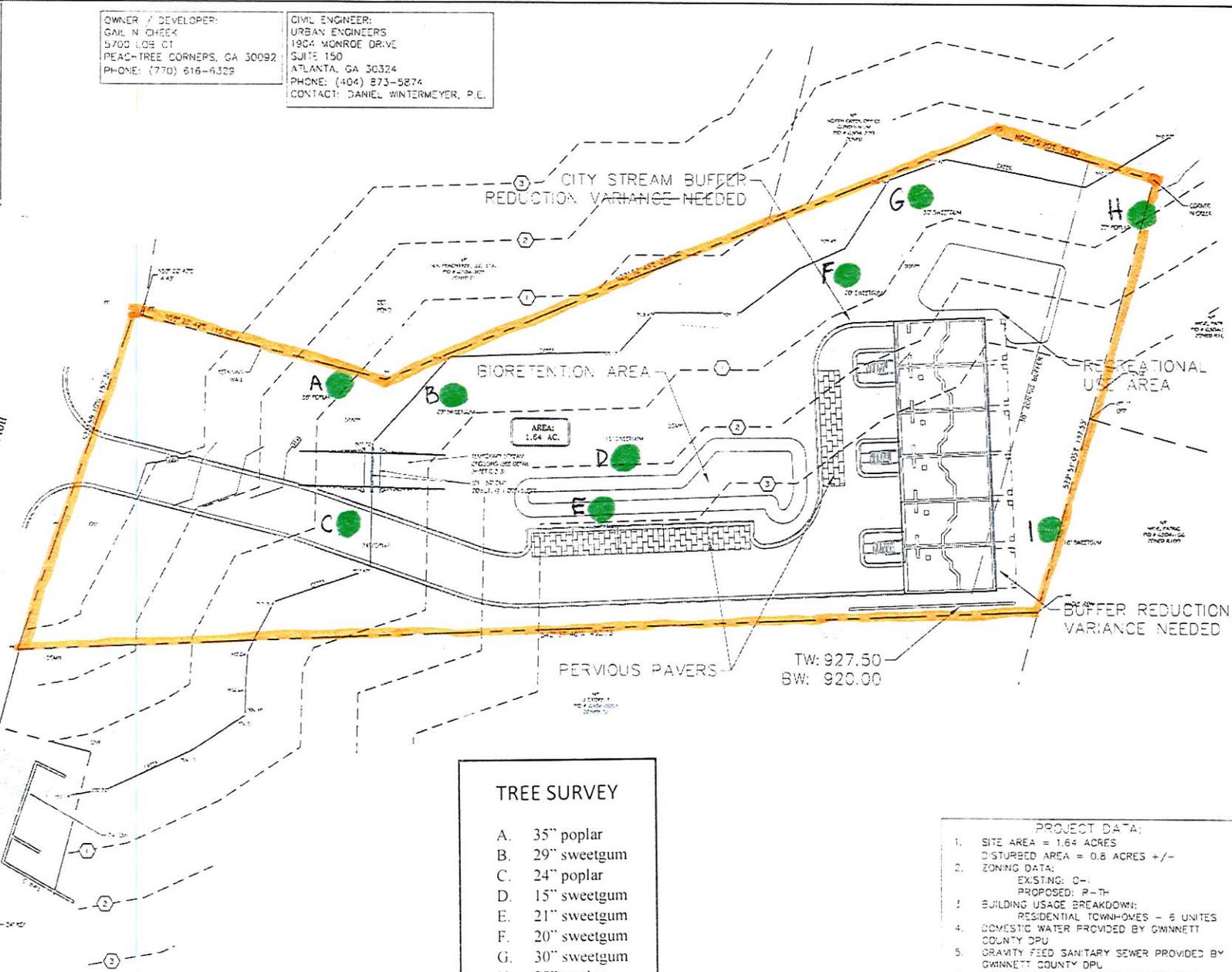
OWNER / DEVELOPER:
GAIL N. CHEEK
5700 LOB CT
PEACH-TREE CORNERS, GA 30092
PHONE: (770) 616-6329

CIVIL ENGINEER:
URBAN ENGINEERS
1904 MONROE DRIVE
SUITE 150
ATLANTA, GA 30324
PHONE: (404) 873-5874
CONTACT: DANIEL WINTERMEYER, P.E.



LOCATION MAP

HOLCOMB BRIDGE ROAD NW
RIGHT-OF-WAY VARIANCE



TW: 927.50
BW: 920.00

TREE SURVEY

- A. 35" poplar
- B. 29" sweetgum
- C. 24" poplar
- D. 15" sweetgum
- E. 21" sweetgum
- F. 20" sweetgum
- G. 30" sweetgum
- H. 29" poplar
- I. 18" sweetgum

- PROJECT DATA:
1. SITE AREA = 1.64 ACRES
DISTURBED AREA = 0.8 ACRES +/-
 2. ZONING DATA:
EXISTING: O-1
PROPOSED: P-TH
 3. BUILDING USAGE BREAKDOWN:
RESIDENTIAL TOWNHOMES - 6 UNITS
DOMESTIC WATER PROVIDED BY GWINNETT COUNTY DPU
GRAVITY FEED SANITARY SEWER PROVIDED BY GWINNETT COUNTY DPU
 4. DOMESTIC WATER PROVIDED BY GWINNETT COUNTY DPU
 5. GRAVITY FEED SANITARY SEWER PROVIDED BY GWINNETT COUNTY DPU
 6. THE SITE CONTAINS STATE WATERS WITH BUFFERS
 7. THE SITE DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD PER FEMA PANEL 13135C0066H DATED MARCH 4, 2013

SCALE 1" = 20'



Urban Engineers, Inc.
1904 MONROE DRIVE, N.E., SUITE 150
ATLANTA, GEORGIA 30324
PHONE: (404) 873-5874



REVISIONS	DATE	BY	DESCRIPTION

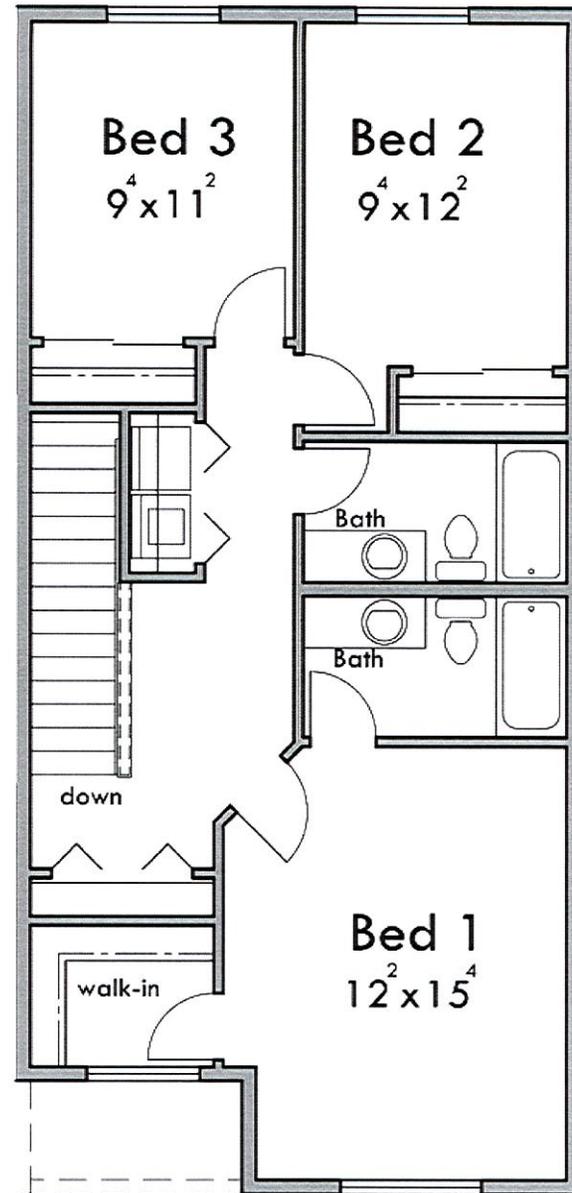
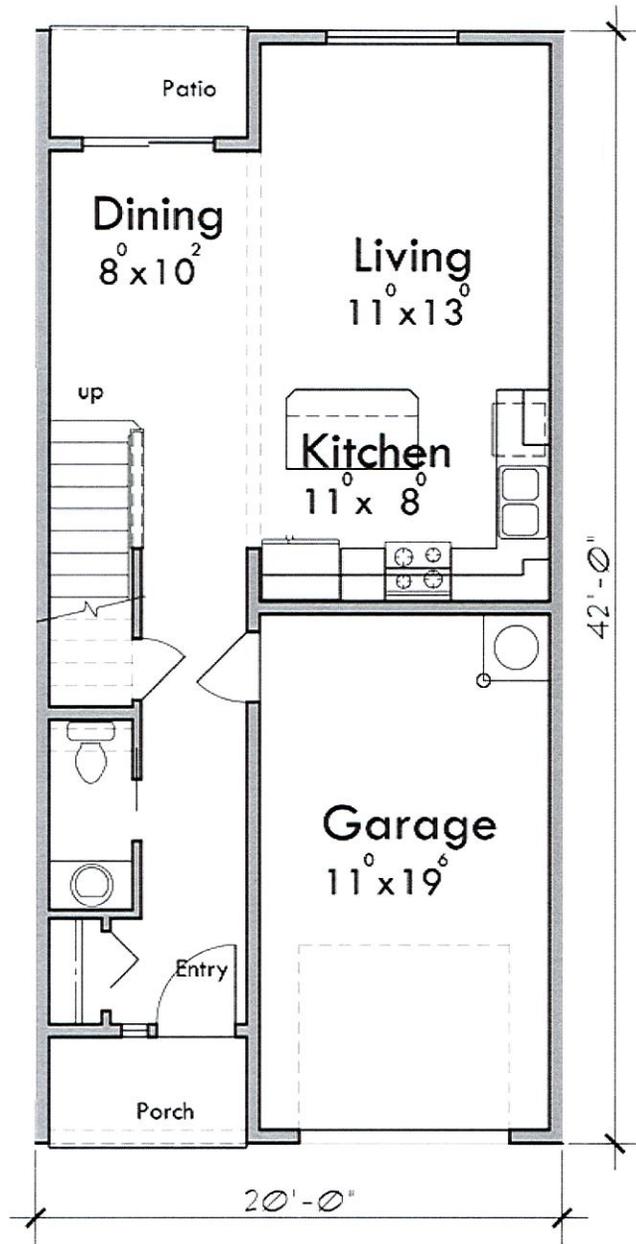
ZONING CONCEPT PLAN
SITE DEVELOPMENT GROUP
3770 HOLCOMB BRIDGE ROAD
PEACH TREE CORNERS

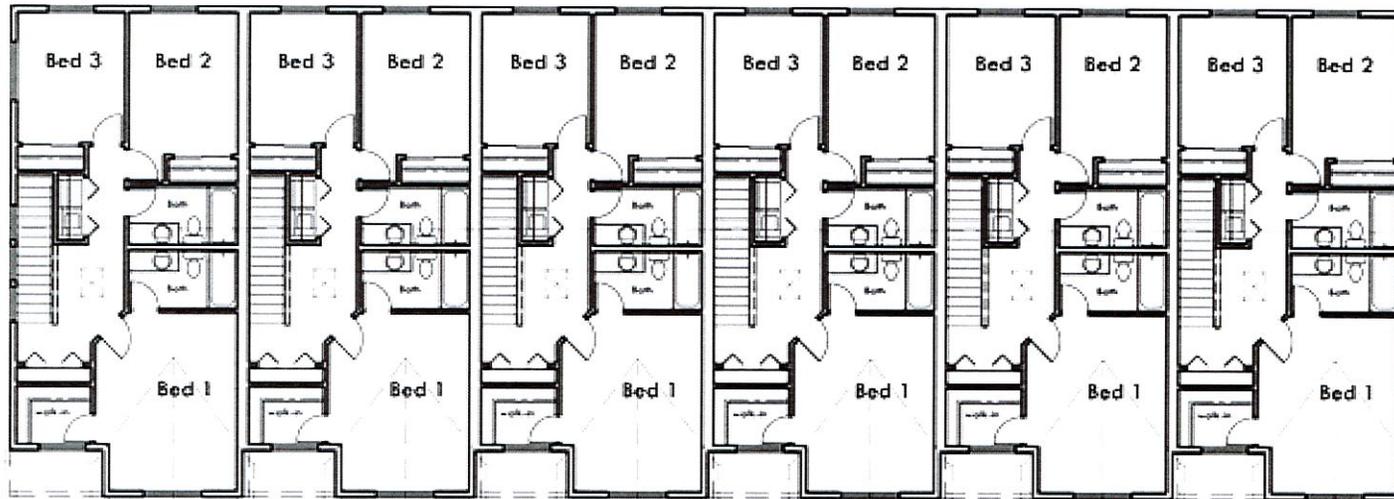
PROJECT NO.	22007-4
DATE	JUL 18, 2011
PROJECT	8.10
COUNTY	GWINNETT
SCALE	1" = 20'

Proposed Elevations

March 1, 2021



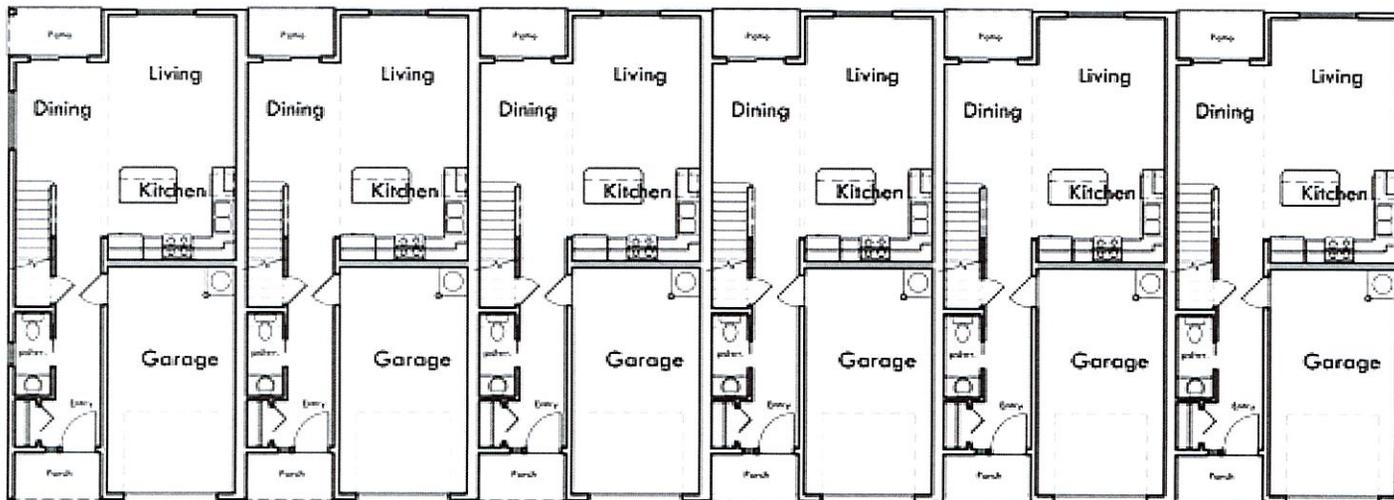




Unit "C" Unit "B" Unit "B" Unit "B" Unit "B" Unit "A"

Upper Floor 6 Unit Layout

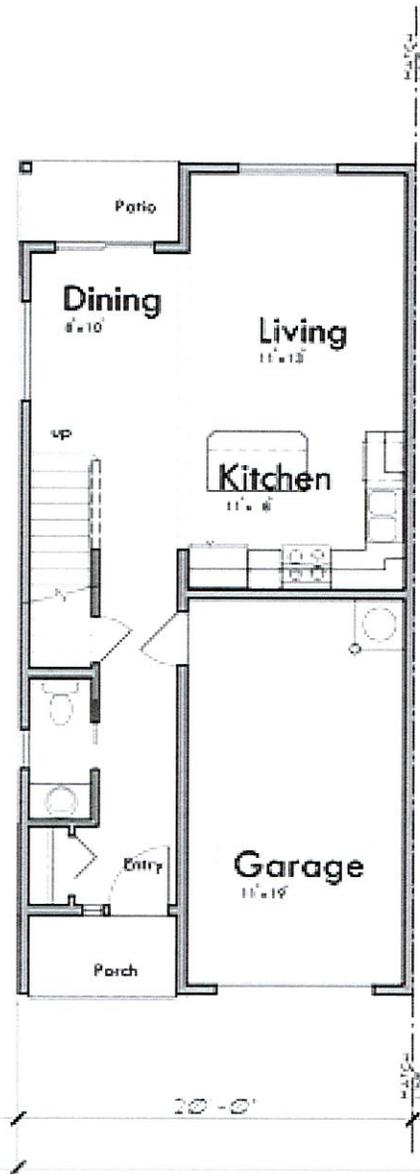
© www.houseplans.pro



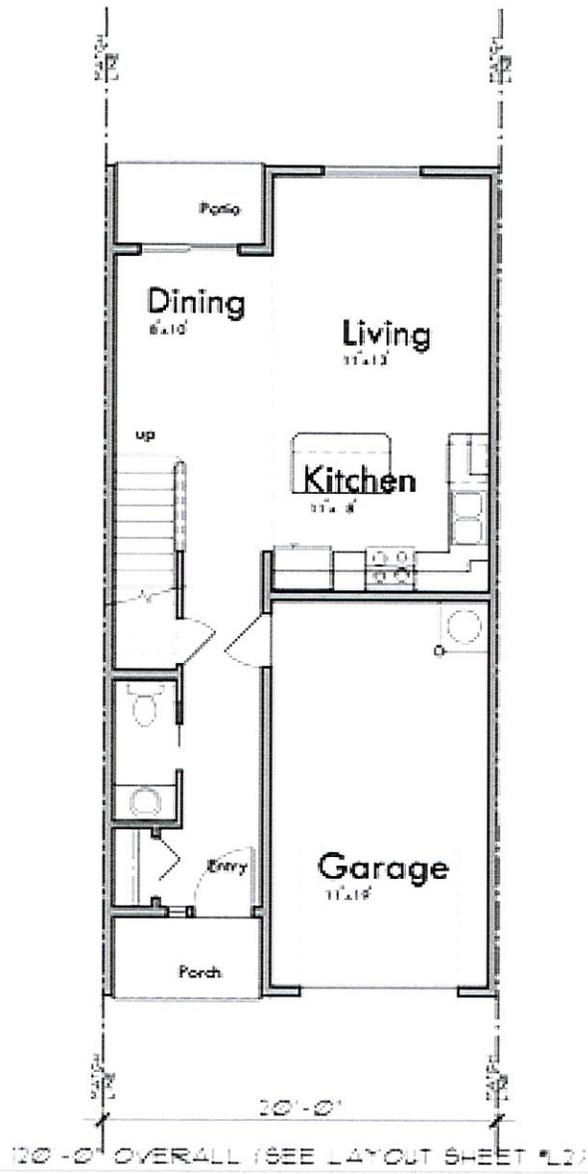
Unit "C" Unit "B" Unit "B" Unit "B" Unit "B" Unit "A"

Main Floor 6 Unit Layout

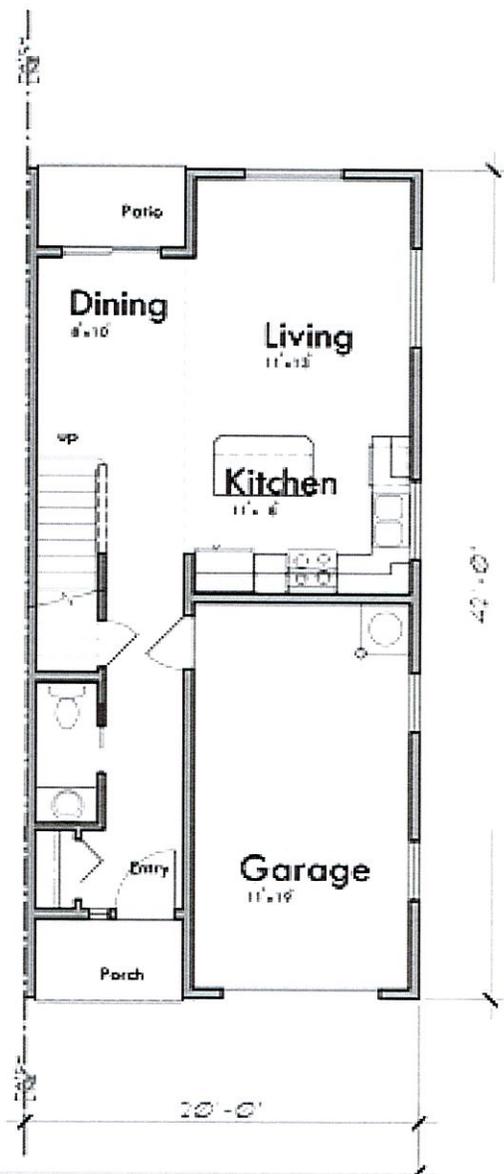
© www.houseplans.pro



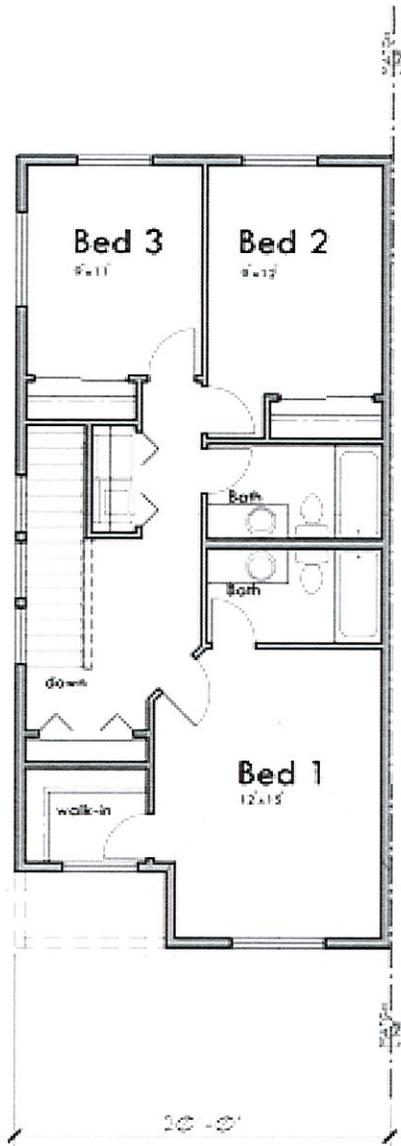
Main Floor Plan "Unit C"



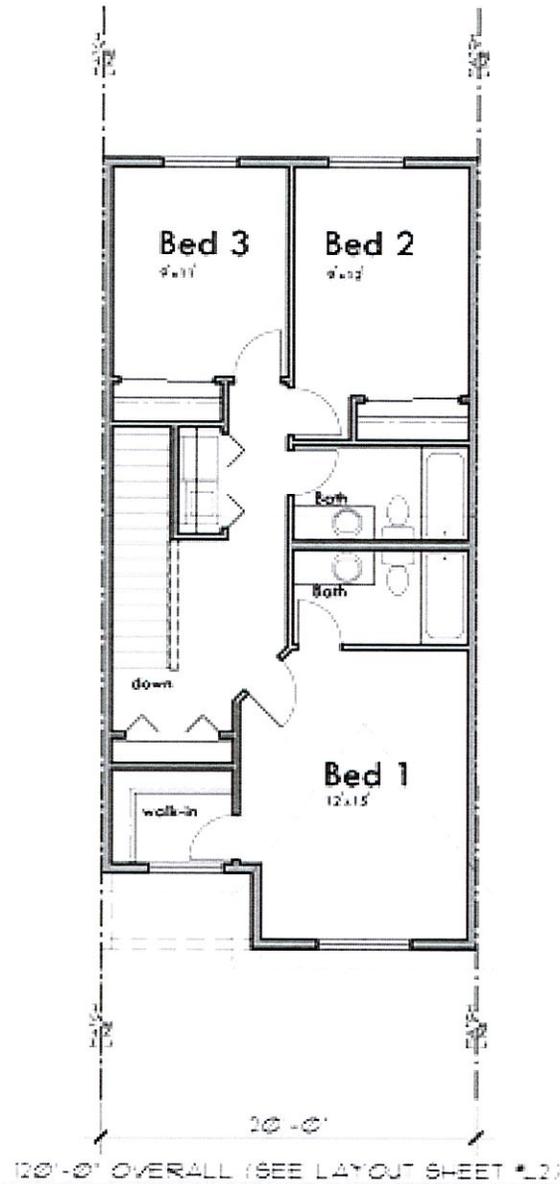
Main Floor Plan "Unit B"



Main Floor Plan "Unit A"

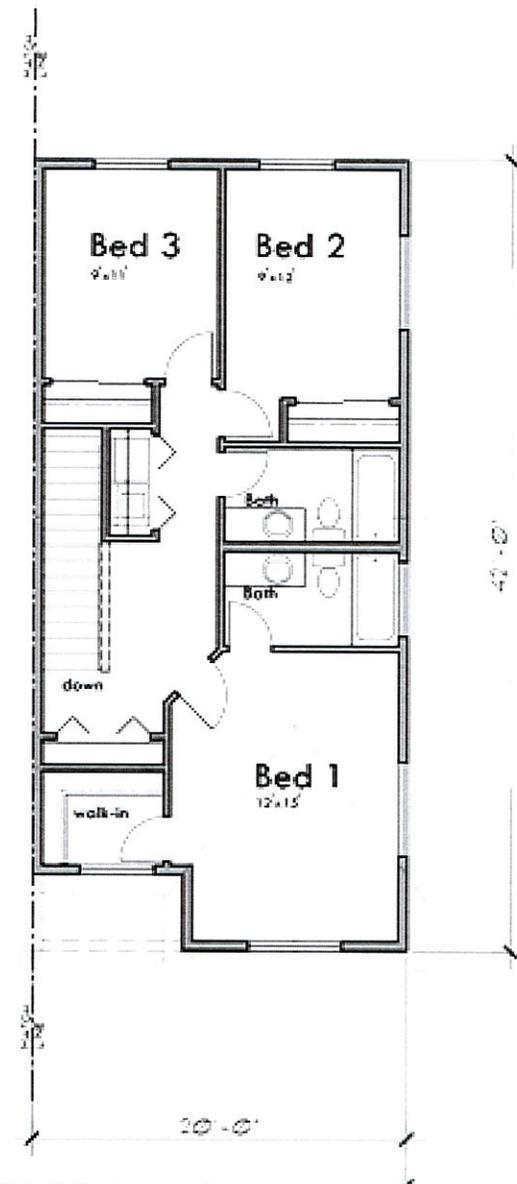


Upper Floor Plan "Unit C"



20'-0" OVERALL (SEE LAYOUT SHEET #L2)

Upper Floor Plan "Unit B"



Upper Floor Plan "Unit A"