



REZONING APPLICATION FORM
CITY OF CUMMING, GEORGIA

Rezoning Request # 2025142

Amount Paid \$750.00 Receipt # _____

Property Owner: Name: THOMAS McNAULL JR

tommy.mcnauull@gmail.com

Address: 6395 SUNBRIAR DRIVE

CUMMING GA 30040

Phone: 404-725-8530

Applicant: Name: _____

(if different from owner) Address: _____

Phone: _____

Agent: (if applicable) Name: _____ Phone: _____

Existing Zoning: RESIDENTIAL R1A

Proposed Zoning: OP - OFFICE PROFESSIONAL

Existing Use: RESIDENTIAL

Proposed Use: OP - WILL BE AN INSURANCE
AGENCY

Acreage of Site: .24

Location of Property: 406 KELLY MILL ROAD

(street address) CUMMING GA 30040

Tax Map and Parcel # C04 050

Applicants shall submit (7) sets of application as follows in order; Application 3 pages, letter of intent, legal description with notes and bounds, plat survey, required site plans, developments plans, elevation drawings to the Zoning Administrative Officer for distribution to the applicable bodies and/or review agencies. The Zoning Administrative Officer may require more or less copies depending on the nature and extent of required review.

All (7) sets must be on 8 1/2 x 11 inch paper. Do not staple!

Please be advised of the following:

- 1) The applicant is bound by the submitted site plan and letter of intent if this application is approved.
- 2) It is a legal requirement that the public hearing for this Rezoning, be advertised in the legal County organ in addition to posting a rezoning sign on the subject property.

Complete the following information. (This section may be addressed in the letter of intent.)

1. The existing uses and zoning of nearby property and whether the proposed zoning will adversely affect the existing use or usability of nearby property.

402 KELLY MILL RD - M-1

410 KELLY MILL RD - R1A (APPLICANT ALSO OWNS THIS PROPERTY)

WILL NOT ADVERSELY AFFECT NEARBY PROPERTIES

2. The extent to which property values are diminished by the particular zoning restrictions.

ROAD IS TRANSITIONING TO OP.

3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public.

N/A

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.

COMMUNITY BUSINESS OWNER WHO LIVES LOCALLY.

5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district.

CORRIDOR IS TRANSITIONING TO OFFICE USE AS INDICATED BY OTHER OP-ZONED PROPERTIES NEAR 406

6. The length of time the property has been vacant, considered in the context of land development in the area in the vicinity of the property, and whether there are existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the rezoning request.

N/A

7. The zoning history of the subject property.

RESIDENTIAL

8. The extent to which the proposed zoning will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities.

NONE - SMALL BUSINESS OFFICE

9. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan, or other adopted plans.

CORRIDOR IS TRANSITIONING TO OFFICE USE

Property Owner's Certification

I hereby certify that I am the owner of the property described in the attached legal description, that all information contained in this application is true and correct to the best of my knowledge, and that the applicant and/or agent listed above is authorized to act as the applicant and/or agent in the pursuit of the rezoning of this property. I further certify that, within the past two years, the applicant has not made any campaign contributions or made gifts of \$250 or more to members of the Governing Body or Planning Commission who will consider this application, or that if such contributions or gifts have been made, the amount and recipient of such contributions or gifts will be disclosed within ten (10) days after this application is first filed, as required by Title 36, Chapter 85, Georgia Laws.

Signature of Property Owner:

Thomas E. McNaull Jr

Printed Name of Property Owner:

THOMAS E. McNAULL JR

Date of Signature:

NOV 13, 2025

SURVEY BASED DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 13 & 1273, 2nd & 3rd District, 1st Section, City of Cumming, Forsyth County, Georgia being shown a survey by Brian Dobbins, GA RLS 3167 and being more particularly described as follows

Begin at a 1/2" rebar found (N:1529400.27, E:2300576.42) on the Southerly (variable) right-of-way Kelly Mill Road; thence S 18°05'53" E a distance of 139.92' to a 1/2" rebar set; thence S 74°06'38" W a distance of 74.42' to a 1/2" rebar set; thence N 18°03'15" W a distance of 143.89' to a 1/2" rebar found on said Southerly right-of-way; thence along said right-of-way N 77°09'57" E a distance of 74.57' to THE POINT OF BEGINNING

Said tract contains 10,545 square feet or 0.24 acres

