

RECEIVED

JAN 09 2026

CITY OF CUMMING

REZONING APPLICATION FORM
CITY OF CUMMING, GEORGIA

Rezoning Request No. 2026 008
Date Paid _____ Receipt# _____
Amount Paid _____

Property Owner: Name: Francisco Isai Lopez Calderon

Address: 336 Shady Lane Circle
Canton, GA 30115

Phone: 678-791-8964

Applicant: Name: Melda Duckworth

(if different from owner) Address: 415 Peachtree Parkway Suite 250 PMB 1098
Cumming GA 30042

Phone: 770-845-5523 *melda@ecomindgroup.com*

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

Existing Zoning: OP

Proposed Zoning: R1

Existing Use: Land

Proposed Use: Single Family House

Acreage of Site: 0.79

Location of Property: 514 Kelly Mill Rd., lot 13, Parcel No 128609

(street address) Cumming GA 30040

Tax Map and Parcel # 128609

Applicants shall submit (2) sets of application as follows in order; Application 3 pages, letter of intent, legal description with metes 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 22 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.

The neighboring properties are R1/R1A/OP/M1
Since the area is populated with combination of
R1/R1A & OP, we kindly request of rezoning
our lot to R1 please.

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

Re-zoning will add value to the property

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

The extent will NOT create any ^{negative} impact to public
health, safety, morals or general welfare of the public.
It will be promote and add great value and safety.

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

Property owner wants to maintain, build beautiful
single family house for his family. It is vacant land
right now and if current zoning changes it will add
great value and safety to the area.

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

The Kelly Mill Rd is ~~surrounded~~ great neighborhood
with many single family houses. Our lot will be
great addition.

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.

As our knowledge this property was vacant and never been developed.

7. The zoning history of the subject property.

none

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.

The extent will have no impact or burdensome to the existing streets, transportation facilities, utilities, schools, parks or other public facilities.

It will add safety the the public since it will be maintained and kept safe for family.

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

Yes the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan, and other adopted plans

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: Francisca Lopez

Printed Name of Property Owner: Francisca Lopez

Date of Signature:

EXHIBIT "A"

File No.: W-C-15876-25-NF

All that tract or parcel of land lying and being in Land Lot 13 of the 2nd District, 1st Section, Forsyth County, Georgia, being Tract 2, as shown on Survey for Linda Bryant, prepared by Richard Webb & Associates, recorded in Plat Book 128, Page 252, Forsyth County Records, which Survey and the plat recording thereof are incorporated herein by reference and made a part of this description.

LESS AND EXCEPT that portion of the above described property conveyed by Limited Warranty Deed dated 10/10/2025, filed for record 10/15/2025, recorded in Deed Book 11665, Page 237, aforesaid records.

FOR INFORMATIONAL PURPOSES ONLY: Said property is known by address as 516 Kelly Mill Road, according to the present system of numbering property in Forsyth County, Georgia.

DATE OF SURVEY: 10/11/06
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A OPEN TRAVEL. AN ANGULAR ERROR OF SECONDS PER STATION AND A DISTANCE ERROR OF INCHES PER SQUARED METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 132,442 FEET.

PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS. APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE FORSYTH COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT.
 THERE ARE NO APPARENT STATE WATERS LOCATED ON THIS PROPERTY.

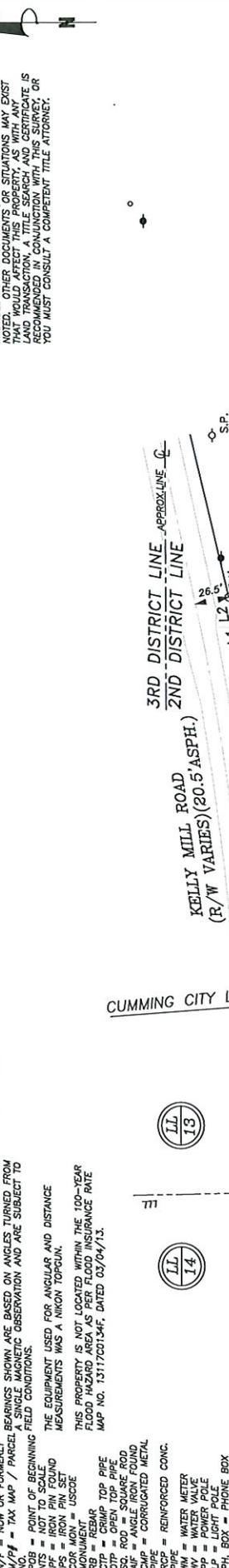
THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY RICHARD WEBB & ASSOCIATES AS LAND SURVEYORS. ALL DATA USED FOR THIS SURVEY WAS OBTAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF UNLAWFUL CONVEYANCES, OTHER DOCUMENTS OR STATUTES MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS ADVISED TO BE OBTAINED BY THE CLIENT OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

TOTAL = 0.770 ACRES
33,558.333 SQUARE FEET
MAP/PARCEL 128 525

LEGEND
 BOC = BACK OF CURB
 BSL = BUILDING SETBACK
 L = PROPERTY LINE
 R/W = RIGHT OF WAY
 LL = LAND LOT
 LLL = LAND LOT LINE
 N/F = NOW OR FORMERLY
 IPF# = TAX MAP / PARCEL
 POB = POINT OF BEGINNING
 NTS = NOT TO SCALE
 IPF = IRON PIN FOUND
 MON = MONUMENT
 COR = CORNER
 RB = REBAR
 OTF = OPEN TOP PIPE
 SQ. = SQUARE
 AF = ANGLE IRON FOUND
 SMC = CORRUGATED METAL
 PIPE = REINFORCED CONC.
 W/M = WATER METER
 W/P = WATER PIPE
 LP = LIGHT POLE
 PH. BOX = PHONE BOX
 U/G = UNDERGROUND
 MB = MAILBOX
 SS = SANITARY SEWER
 MH = MAN-HOLE FLOOR ELEV.
 FH = FIRE HYDRANT
 G = GAS LINE
 P = POWER LINE
 S = SANITARY SEWER
 FM = FENCE
 MAIN = TELEPHONE LINE
 T = TELEPHONE LINE
 X = FENCE LINE

NOTES & REFERENCES:
 1. PLAT FOR LINDA BRYANT BY RICHARD WEBB DATED 8/22/06 LAST REV. 7/28/10.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD ZONE AND INSURANCE RATE MAP NO. 1311720134F, DATED 03/04/13.



PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS. APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE FORSYTH COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT.
 THERE ARE NO APPARENT STATE WATERS LOCATED ON THIS PROPERTY.

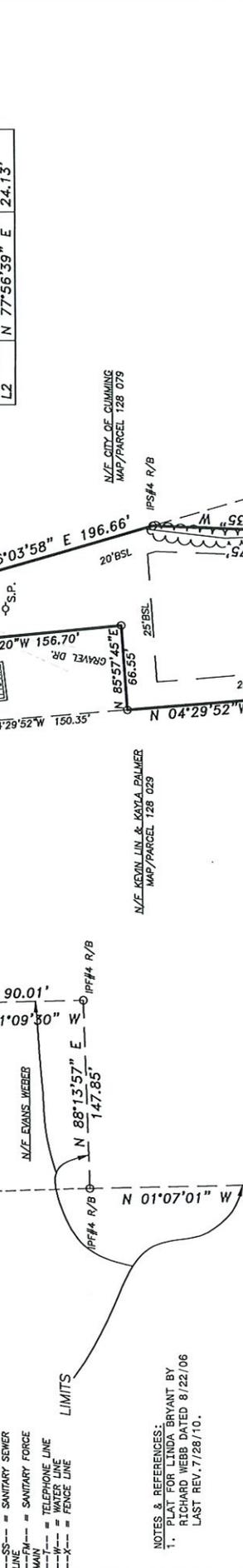
THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY RICHARD WEBB & ASSOCIATES AS LAND SURVEYORS. ALL DATA USED FOR THIS SURVEY WAS OBTAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF UNLAWFUL CONVEYANCES, OTHER DOCUMENTS OR STATUTES MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS ADVISED TO BE OBTAINED BY THE CLIENT OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

TOTAL = 0.770 ACRES
33,558.333 SQUARE FEET
MAP/PARCEL 128 525

PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS. APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE FORSYTH COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT.
 THERE ARE NO APPARENT STATE WATERS LOCATED ON THIS PROPERTY.

NOTES & REFERENCES:
 1. PLAT FOR LINDA BRYANT BY RICHARD WEBB DATED 8/22/06 LAST REV. 7/28/10.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD ZONE AND INSURANCE RATE MAP NO. 1311720134F, DATED 03/04/13.



PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS. APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE FORSYTH COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT.
 THERE ARE NO APPARENT STATE WATERS LOCATED ON THIS PROPERTY.

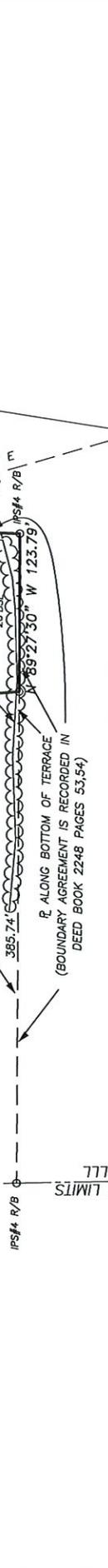
THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY RICHARD WEBB & ASSOCIATES AS LAND SURVEYORS. ALL DATA USED FOR THIS SURVEY WAS OBTAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF UNLAWFUL CONVEYANCES, OTHER DOCUMENTS OR STATUTES MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS ADVISED TO BE OBTAINED BY THE CLIENT OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

TOTAL = 0.770 ACRES
33,558.333 SQUARE FEET
MAP/PARCEL 128 525

PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS. APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE FORSYTH COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT.
 THERE ARE NO APPARENT STATE WATERS LOCATED ON THIS PROPERTY.

NOTES & REFERENCES:
 1. PLAT FOR LINDA BRYANT BY RICHARD WEBB DATED 8/22/06 LAST REV. 7/28/10.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD ZONE AND INSURANCE RATE MAP NO. 1311720134F, DATED 03/04/13.



PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS. APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE FORSYTH COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT.
 THERE ARE NO APPARENT STATE WATERS LOCATED ON THIS PROPERTY.

THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY RICHARD WEBB & ASSOCIATES AS LAND SURVEYORS. ALL DATA USED FOR THIS SURVEY WAS OBTAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF UNLAWFUL CONVEYANCES, OTHER DOCUMENTS OR STATUTES MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS ADVISED TO BE OBTAINED BY THE CLIENT OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

TOTAL = 0.770 ACRES
33,558.333 SQUARE FEET
MAP/PARCEL 128 525

PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS. APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE FORSYTH COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT.
 THERE ARE NO APPARENT STATE WATERS LOCATED ON THIS PROPERTY.

NOTES & REFERENCES:
 1. PLAT FOR LINDA BRYANT BY RICHARD WEBB DATED 8/22/06 LAST REV. 7/28/10.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD ZONE AND INSURANCE RATE MAP NO. 1311720134F, DATED 03/04/13.

REGISTERED PROFESSIONAL LAND SURVEYOR
RICHARD J. WEBB

TECHNICAL LAND SERVICES, INC. 4/19/0
 Land Surveying Consultants
 P.O. BOX 561 CUMMING GA, 30028 (770)-886-6103
 100 KELLY MILL ROAD CUMMING GA, 30040
 Email: rjwebb@tlsoffices.com

JOB NO.
15286

SURVEYOR'S CERTIFICATE
 I, the undersigned, being a duly qualified and licensed Surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the person claiming to be the owner of the land surveyed, and that the same is in accordance with the original survey as shown to me by the person claiming to be the owner of the land surveyed, and that the same is in accordance with the original survey as shown to me by the person claiming to be the owner of the land surveyed.

By: *Richard J. Webb*
 Registered Georgia Land Surveyor No. 2507

SURVEY FOR:
QING ZHANG ZHIMIN LIU
 CITY OF CUMMING
 LAND LOT 13
 2ND DISTRICT 1ST SECTION
 FORSYTH COUNTY, GEORGIA
 OCTOBER 9, 2015

GRAPHIC SCALE - 1"=60'
 0 80 120 180



R1 Setback
Front = 50'
Side = 25'
Rear = 40'