

**SPECIAL USE PERMIT APPLICATION**

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GEORGIA

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Prime Interest Development Inc</u> <u>c/o Mill Creek Consulting</u>	NAME: <u>Frances S Lindsey Trust</u>
ADDRESS: <u>4480 Commerce Drive, Suite A</u>	ADDRESS: <u>4450 Shallowfield Ln SW</u>
CITY: <u>Buford</u>	CITY: <u>Lilburn</u>
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: <u>GA</u> ZIP: <u>30047</u>
PHONE: <u>770-614-6511</u>	PHONE: _____
CONTACT PERSON: <u>MITCH PEEVY</u> PHONE: <u>(770) 614-6511</u> CONTACT'S E-MAIL: <u>millcreekconsulting@gmail.com</u>	

\*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:		
<u>      </u> OWNERS AGENT	<u>      </u> PROPERTY OWNER	<u>  X  </u> CONTRACT PURCHASER
PRESENT ZONING DISTRICT (S): <u>R-100</u>		REQUESTED ZONING DISTRICT: <u>SUP for a R-100 Modified Subdivision</u>
LAND DISTRICT (S): <u>  6  </u>	LAND LOT (S): <u> 300 </u>	ACREAGE: <u> 10.1 </u>
ADDRESS OF PROPERTY: <u>4885 Bush Road</u>		
PROPOSED DEVELOPMENT: <u>Single Family Subdivision</u>		

LETTER OF INTENT  
 PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

***Legal Description:***

All that tract or Parcel of Land Lying and being in Land Lots 300 and 318 of the 6<sup>th</sup> District of Gwinnett County, Georgia , being a total of 10.1 acres of land. Plat of property recorded in plat book 94, page 254, Gwinnett County, Georgia. The tract of land is described as follows:

Beginning at a Point on the Northwesterly Right of Way of Bush Road ( A 60' Right of Way) being approximately 1,999.78 feet from the intersection and Right Of Way of Medlock Bridge Road. This point along Northern side of Said Right of Way of Bush Road is the TRUE POINT OF BEGINNING; thence turning along said Right of Way of Bush Road a chord bearing of North 62 degrees 57 minutes 34 seconds East a chord distance of 446.05 feet, ( a radius of 2,035.99 and a Arc of 446.95 feet) to a point; thence along Said Right of Way North 55 degrees 08 minutes 46 seconds a distance of 378.06 feet to a point; thence turning North 32 degrees 52 minutes 58 seconds a distance of 1,074.52 feet to a point; thence turning South 04 degrees 13 minutes 38 seconds East a distance of 862.39 feet to a point; thence turning South 84 degrees 28 minutes 41 seconds West a distance of 355.49 feet to a point; thence turning South 21 degrees 15 minutes 16 seconds East a distance of 458.13 and back to the TRUE POINT OF BEGINNING.

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**Said Tract containing 10.1 Acres**



STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, THE BOARD OF COMMISSIONERS 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) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

THE APPLICANT BELIEVES THE PROPOSED USE IS SUITABLE.

(B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE USE OF THE SURROUNDING PROPERTIES.

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

THE APPLICANT BELIEVES THAT THE SUBJECT PROPERTY DOES NOT HAVE A REASONABLE ECONOMIC USE WITHOUT THE SPECIAL USE PERMIT.

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREET, TRANSPORTATION FACILITIES, UTILITIES OR SCHOOLS:

THE PROPOSED USE WILL NOT PRODUCE AN ADVERSE AFFECT ON THE EXISTING INFRASTRUCTURE.

(E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

THE SUBJECT PROPERTY IS DESIGNATED AS LOW DENSITY RESIDENTIAL .

(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:

SEE LETTER OF INTENT.

.....  
PLANNING DIVISION USE ONLY

CASE NUMBER \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

## REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Prime Interest Development Inc., requests a Special Use Permit to allow an R-100 modified subdivision on 10.1 acres. The subject property is located on Bush Road and is found in the 6<sup>th</sup> district land lot 300 in Gwinnett County and the soon to be new City of Peachtree Corners.

The enclosed site plan indicates 19 units on the subject site. The site plan also shows that the project will have one entrance from Bush Road. The minimum square footage for the dwellings will be 2,400 s.f. with a maximum height for the proposed dwellings 35' or two stories. The exterior of all dwellings will consist of accents of brick, stone, or stucco on the front façade with the remaining sides and rear the same or of a concrete masonry siding. Price range for the units will be from the high \$200s to the low \$300s. Lot reductions total 1.41 acres and 3.89 acres of open space are provided or about 38.5% of the property will be left undisturbed and will be deeded to the mandatory home owners association. The proposed density is less than 2 units an acre at 1.88. Sidewalks will be installed along the entire frontage of Bush Road as well as along the interior streets.

SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

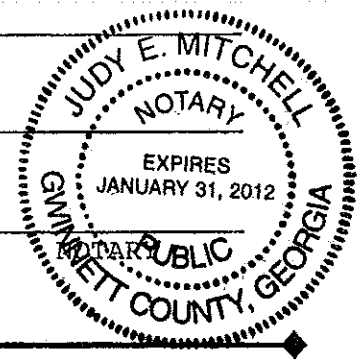
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION.  
THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION  
AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS  
FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS  
UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL  
AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX  
(6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF  
COMMISSIONERS.

X Mary D. Orr 1/5/12  
SIGNATURE OF APPLICANT DATE

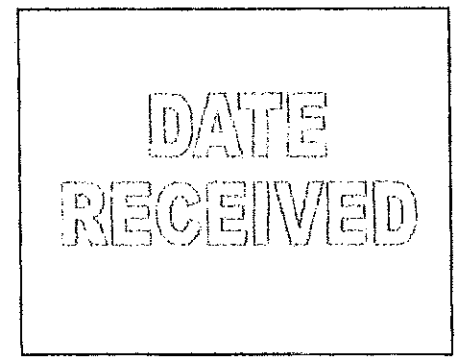
Mary D. Orr - President  
TYPE OR PRINT NAME AND TITLE

Judy E. Mitchell 1-5-12  
SIGNATURE OF NOTARY PUBLIC DATE

SEAL



CASE NUMBER \_\_\_\_\_





**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMITS**

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.

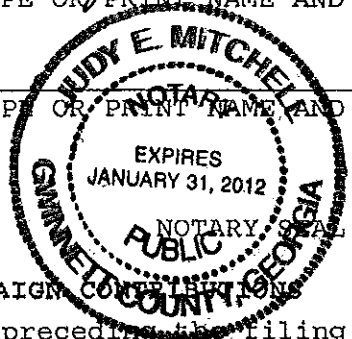
X Mary D. Orr 11/5/12  
 SIGNATURE OF APPLICANT DATE

Mary D. Orr - President  
 TYPE OR PRINT NAME AND TITLE

\_\_\_\_\_  
 SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE

\_\_\_\_\_  
 TYPE OR PRINT NAME AND TITLE

Judy E. Mitchell 1-5-12  
 SIGNATURE OF NOTARY PUBLIC DATE



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

No (yes/no)

X Mary D. Orr  
 YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all Which Aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within Last Two Years)
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

CASE NUMBER \_\_\_\_\_



VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMITS

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY 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 AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

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

PARCEL I.D. NUMBER: RC - 300 - 007A  
(Map Reference Number) District Land Lot Parcel

SIGNATURE OF APPLICANT X *Marty D. Orr* DATE 12/1/11

TYPE OR PRINT NAME AND TITLE Marty D. Orr - President

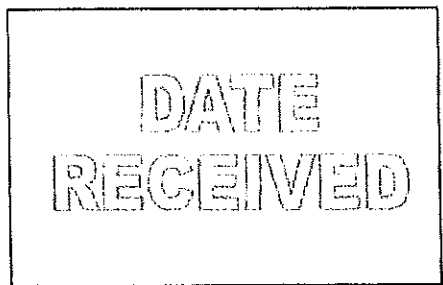
◆ TAX COMMISSIONERS USE ONLY ◆

(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 Jessica Richardson TITLE ISA II  
DATE 01-00-12

◆

CASE NUMBER \_\_\_\_\_



VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMITS

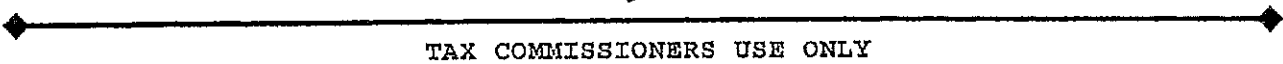
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\* Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.

PARCEL I.D. NUMBER: R 6 - 300 - 009  
(Map Reference Number) District Land Lot Parcel

SIGNATURE OF APPLICANT X Marty D. Orr DATE 12/1/11

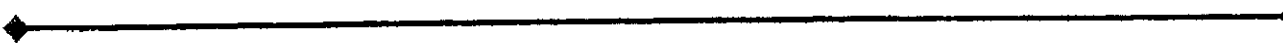
TYPE OR PRINT NAME AND TITLE Marty D. Orr - President



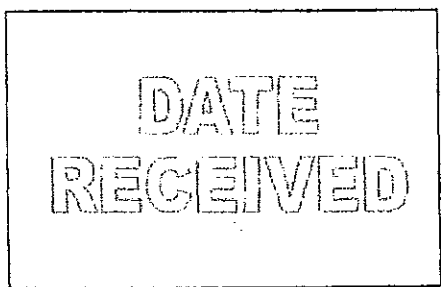
TAX COMMISSIONERS USE ONLY

(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 Jessica Richardson TITLE ISA#  
DATE 01-06-12



CASE NUMBER \_\_\_\_\_



VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMITS

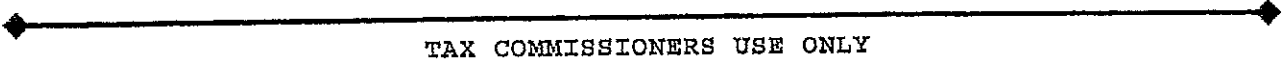
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\* Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.

PARCEL I.D. NUMBER:     R 6     -     300     -     449      
(Map Reference Number)                      District                      Land Lot                      Parcel

SIGNATURE OF APPLICANT X *Mary Ann*                      DATE 12/1/11

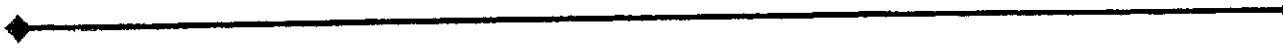
TYPE OR PRINT NAME AND TITLE Mary D. Don-Provident



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 *Jessica Richardson*                      TITLE *RA#*  
DATE *01-04-12*



CASE NUMBER \_\_\_\_\_

