

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
Rich-West Properties, LLC, c/o Mahaffey NAME: <u>Pickens Tucker, LLP</u>	NAME: <u>Multiple--See attached</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: _____
CITY: <u>Lawrenceville</u>	CITY: _____
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: _____ ZIP: _____
PHONE: <u>770 232 0000</u>	PHONE: _____
CONTACT PERSON: <u>Samuel Kennon</u> PHONE: <u>770 232 0000</u>	
CONTACT'S E-MAIL: <u>skennon@mptlawfirm.com</u>	

APPLICANT IS THE:

☐ OWNER'S AGENT
 ☒ PROPERTY OWNER
 ☒ CONTRACT PURCHASER

R-TH &

PRESENT ZONING DISTRICTS(S): R75 **REQUESTED ZONING DISTRICT:** R-TH

PARCEL NUMBER(S): 6153 104, 6153 096, 6153 067, 6153 067A **ACREAGE:** 15.19

ADDRESS OF PROPERTY: 3075 HWY 29

PROPOSED DEVELOPMENT: Single family townhome community.

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>106</u>	No. of Buildings/Lots: <u>N/A</u>
Dwelling Unit Size (Sq. Ft.): <u>Varies per UDO</u>	Total Building Sq. Ft. <u>N/A</u>
Gross Density: <u>6.98</u>	Density: <u>N/A</u>
Net Density: <u>6.98</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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PROPERTY OWNER LIST

Name	Parcel Number	Address
Rich-West Properties, LLC	6153 067	200 Constitution Boulevard, Lawrenceville GA 30046
Rich-West Properties, LLC	6153 067A	200 Constitution Boulevard, Lawrenceville GA 30046
Rich-West Properties, LLC	6153 096	200 Constitution Boulevard, Lawrenceville GA 30046
Timothy Harrison	6153 104	490 JAMES RD Lawrenceville GA 30044

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Matthew P. Benson
G. Tyler Boyd
Catherine W. Davidson
Gerald Davidson, Jr.*
Rebecca B. Gober
Brian T. Easley
Christopher D. Holbrook

Samuel C. Kennon
Shane M. Lanham
Jeffrey R. Mahaffey
Jessica R. Pickens
Steven A. Pickens
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

LETTER OF INTENT FOR REZONING APPLICATION

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and Attached Rezoning Application on behalf of Rich-West Properties, LLC (the "Applicant"), for the purpose of requesting the rezoning of an approximately 15.19-acre tract (the "Property") situated along Lawrenceville Highway. The Property is currently zoned R-TH and R-75.

The Applicant is requesting to rezone the Property to the R-TH (Single Family Residence Townhouse District) zoning classification in order to develop an attractive townhome community with 106 units and approximately 6.86 acres of common space. Each townhome unit would contain two car garages. The proposed community would have a net density of approximately 6.98 units per acre, which complies with the maximum density set forth for the R-TH zoning classification in the Unified Development Ordinance (the "UDO"). In addition, the proposed townhome development would include attractive homes at a size and quality commensurate with homes in the surrounding area. The townhomes would have a heated floor area of a minimum of 1,600 square feet and front façades of the homes would be constructed of brick, stacked stone, cedar shake, fiber-cement siding, and/or board and batten as depicted in the building elevations submitted with the Application. Furthermore, the Applicant proposes to provide thirty-foot wide landscape buffers along the property lines adjacent to the R-75 zoned properties to provide appropriate screening and separation from those neighborhoods.

Additionally, the proposed development is compatible with surrounding residential land uses. To the north and west of the property is property zoned as R-75 (Single-Family Residence District), and directly to the east of the property is properties zoned as C-2 and C-1 (Neighborhood Business District) which currently situates a few commercial businesses and a Walmart shopping center. The proposed development of townhomes in this area would provide an alternative residential living option for residents who want to remain in a residential character area but also be located near Lawrenceville Highway and the nearby small businesses, schools, and religious institutions. Residents would be able to conveniently travel to many employment, entertainment, retail, and commercial facilities offered around the proposed development. In addition, there already exist townhome communities along Lawrenceville Highway that have zoning classifications of R-TH. As the proposed development would remain in conformity with the residential character of the area while offering residents convenient travel along a major highway and access to commercial opportunities, the proposed rezoning would not cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, or schools. Furthermore, this request simply seeks to add additional land to an R-TH development that the Board of Commissioners approved in May of 2022, further evincing that such a use is compatible with surrounding uses.

The proposed development is in line with the policies of the Gwinnett County 2040 Unified Plan (the “2040 Plan”). According to the 2040 Plan Future Development Map, the Property is classified as within both the Community Mixed-Use Character Area and the Vibrant Communities Character Area. The Community Mixed-Use Character Area is intended to connect areas located along major corridors such as Lawrenceville Highway and to allow for medium to high density residential uses along major intersections. The proposed townhome development is in line with

the 2040 Plan as the 2040 Plan specifically proposes that Community Mixed-Use may contain medium scale developments such as townhomes. Furthermore, the Vibrant Communities Character Area specifically encourages townhomes as a potential development type. In addition, as the proposed development would be situated between the adjacent residential zoned districts and also commercial districts, the development would achieve the “mixed-use” goals that are outlined in the 2040 Plan.

The applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted this 5th day of January, 2022.

MAHAFFEY PICKENS TUCKER, LLP



Samuel C. Kennon
Attorney for Applicant

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JUSTIFICATION FOR REZONING

The portions of the Gwinnett County Unified Development Ordinance (the “UDO”) which classify or may classify the property which is the subject of this Application (the “Property”) into any less intensive zoning classification other than as requested by the Applicant, are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the UDO as applied to the subject Property, which restricts its use to the present zoning classifications, is unconstitutional, illegal, null and void, constituting a taking of the Applicant's and the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

The Property is presently suitable for development under the R-TH classification as requested by the Applicant, and is not economically suitable for development under the present R-75 zoning classification of Gwinnett County. A denial of this Application would constitute an arbitrary and capricious act by the Gwinnett County Board of Commissioners without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Gwinnett County Board of Commissioners to rezone the Property to the R-TH classification with such conditions as agreed to by the Applicant, so as to permit the only feasible economic use of the Property, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated

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property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the subject Property to the R-TH classification, subject to conditions which are different from the conditions by which the Applicant may amend its application, to the extent such different conditions would have the effect of further restricting the Applicant's and the Owner's utilization of the subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Opponents to the request set forth in the Application, or in any amendments to the Application, have waived their rights to appeal any decision of the Gwinnett County Board of Commissioners because they lack standing, have failed to exhaust administrative remedies, and/or because they failed to assert any legal or constitutional objections.

Accordingly, the Applicant respectfully requests that the rezoning application submitted by the Applicant relative to the Property be granted and that the Property be rezoned to the zoning classification as shown on the respective application.

This 5th day of January, 2022.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP



Samuel C. Kennon
Attorneys for Applicant

1550 North Brown Road
Suite 125
Lawrenceville, Georgia 30043
(770) 232-0000

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

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, 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:

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

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

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

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

- (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:

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

- (A) Yes, approval of the proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed residential townhome development will complement existing land uses and development patterns.
- (B) No, approval of the proposed rezoning will not adversely affect the existing use or usability of any of the nearby properties. The proposed use is compatible with surrounding and nearby residential land uses.
- (C) Due to the size, location, layout and dimensions of the subject property, the Applicant submits that the property does not have reasonable economic use as currently zoned.
- (D) No, approval of the proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The Property is conveniently-located near major thoroughfares with access to utilities.
- (E) Yes, approval of the proposed rezoning would be in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. Mixed-Residential development is encouraged by the 2040 Unified Plan policies for the Community Mixed-Use Character Area. The 2040 Plan specifically encourages townhomes as potential development types.
- (F) The Applicant submits that the Property's direct access to Lawrenceville Highway and its close proximity to both residential and commercial development, as well as other factors, provide additional supporting grounds for approval of this Application.

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LAND DESCRIPTION Rezone

All that tract or parcel of land lying and being in Land Lot 175 of the 6th Land District, Gwinnett County, Georgia and being more particularly described as follows:

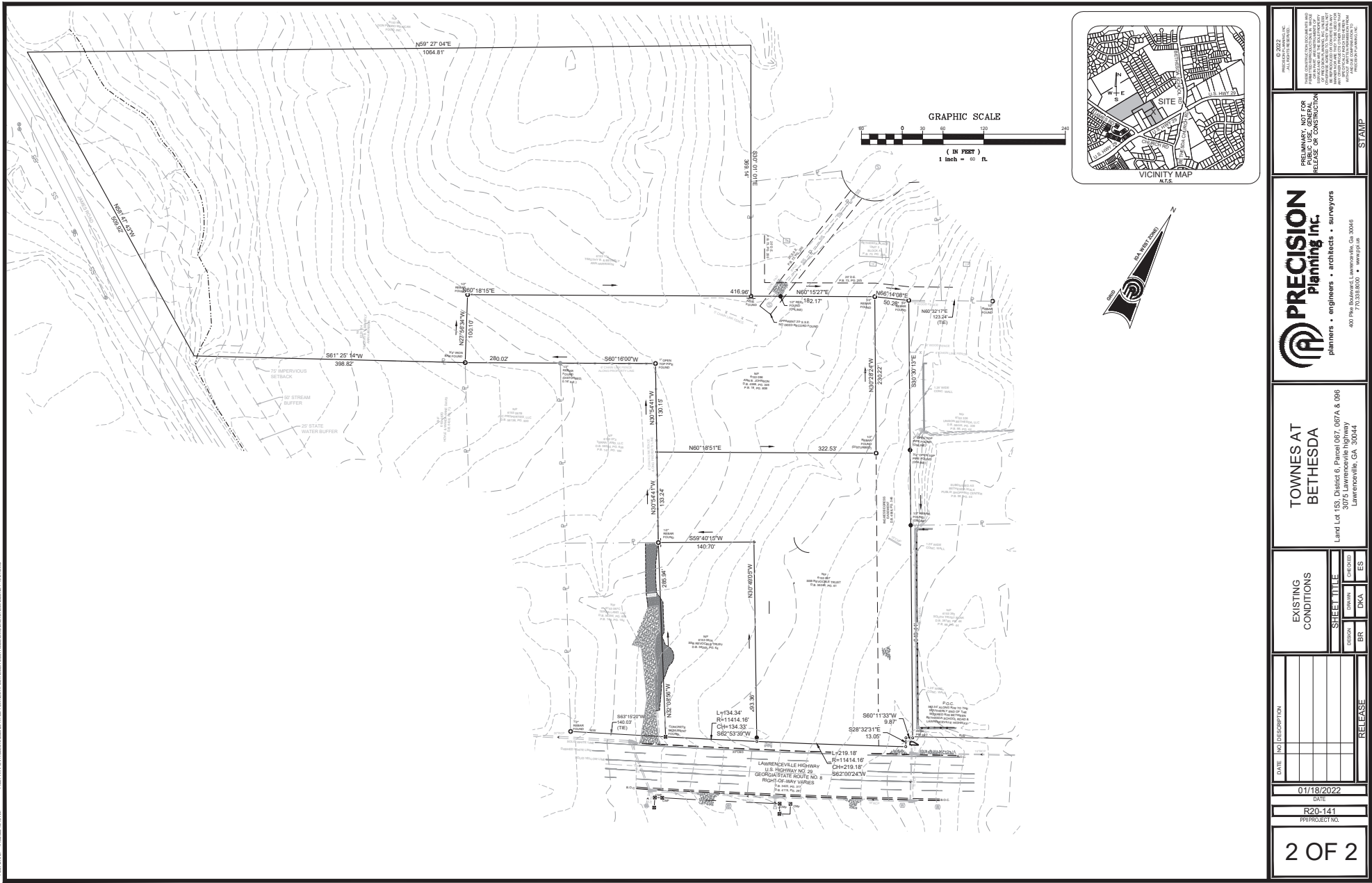
To find **THE POINT OF BEGINNING**, Commence at the Southerly end of the Mitered Right-of-Way of Bethesda School Road (R/W varies) and the Northwesterly Right-of-Way of Lawrenceville Highway (R/W varies); Thence leaving said Intersection and traveling in an Westerly direction along the Northwesterly Right-of-Way of Lawrenceville Highway for 563.54', said point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established and continuing along aforesaid Right-of-Way of Lawrenceville Highway the following four (4) courses and distances South 60 degrees 11 minutes 33 seconds West for a distance of 9.87 feet to a Point; THENCE South 28 degrees 32 minutes 31 seconds East for a distance of 13.05 feet to a Point; THENCE along a curve to the right having a radius of 11414.16 feet and arc length of 219.18 feet being subtended by a chord of South 62 degrees 00 minutes 24 seconds West for a distance of 219.18 feet to a Point; thence with a compound curve to the right having a radius of 11414.16 feet and arc length of 134.34 feet being subtended by a chord of South 62 degrees 53 minutes 39 seconds West for a distance of 134.33 feet to a Concrete Monument; THENCE leaving said Right-of-Way North 32 degrees 08 minutes 56 seconds West for a distance of 285.94 feet to a ½" Rebar Found; THENCE North 30 degrees 54 minutes 41 seconds West for a distance of 133.24 feet to a Point; THENCE North 30 degrees 54 minutes 41 seconds West for a distance of 130.15 feet to a 1" Open Top Pipe Found; THENCE South 60 degrees 16 minutes 00 seconds West for a distance of 280.02 feet to a ¾" Iron Bar Found; THENCE South 61 degrees 25 minutes 14 seconds West for a distance of 398.82 feet to an Axle Found on the Easterly Right-of-Way of James Road (80' R/W); THENCE continuing along said Right-of-Way North 58 degrees 47 minutes 43 seconds West for a distance of 509.92 feet to a Point; THENCE leaving said Right-of-Way North 59 degrees 27 minutes 04 seconds East for a distance of 1064.81 feet to a Point; THENCE South 30 degrees 01 minutes 01 seconds East for a distance of 369.14 feet to an Axle Found; THENCE North 60 degrees 15 minutes 27 seconds East for a distance of 182.16 feet to a ½" Rebar Found; THENCE North 66 degrees 14 minutes 08 seconds East for a distance of 50.28 feet to a ½" Rebar Found; THENCE South 30 degrees 30 minutes 13 seconds East for a distance of 643.41 feet to an Iron Pin Set, said point being **THE POINT OF BEGINNING**.

Said property contains 15.190 Acres.

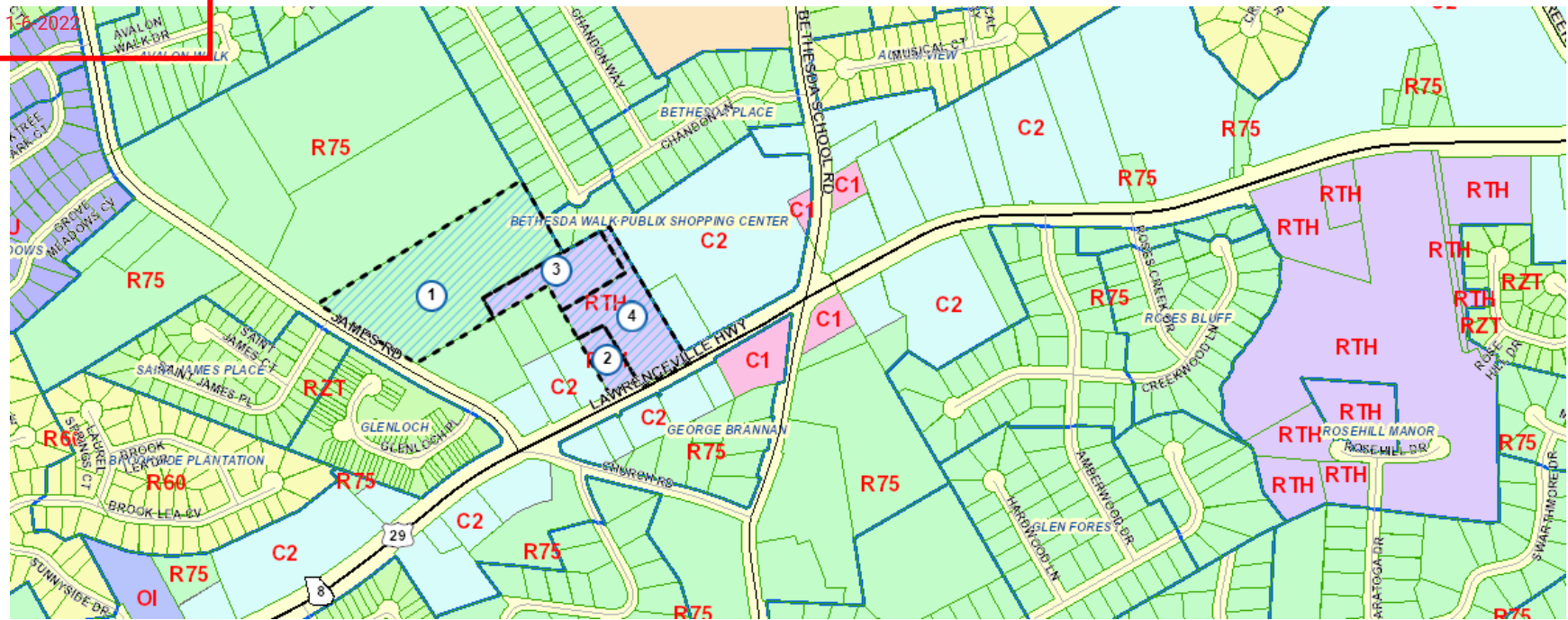
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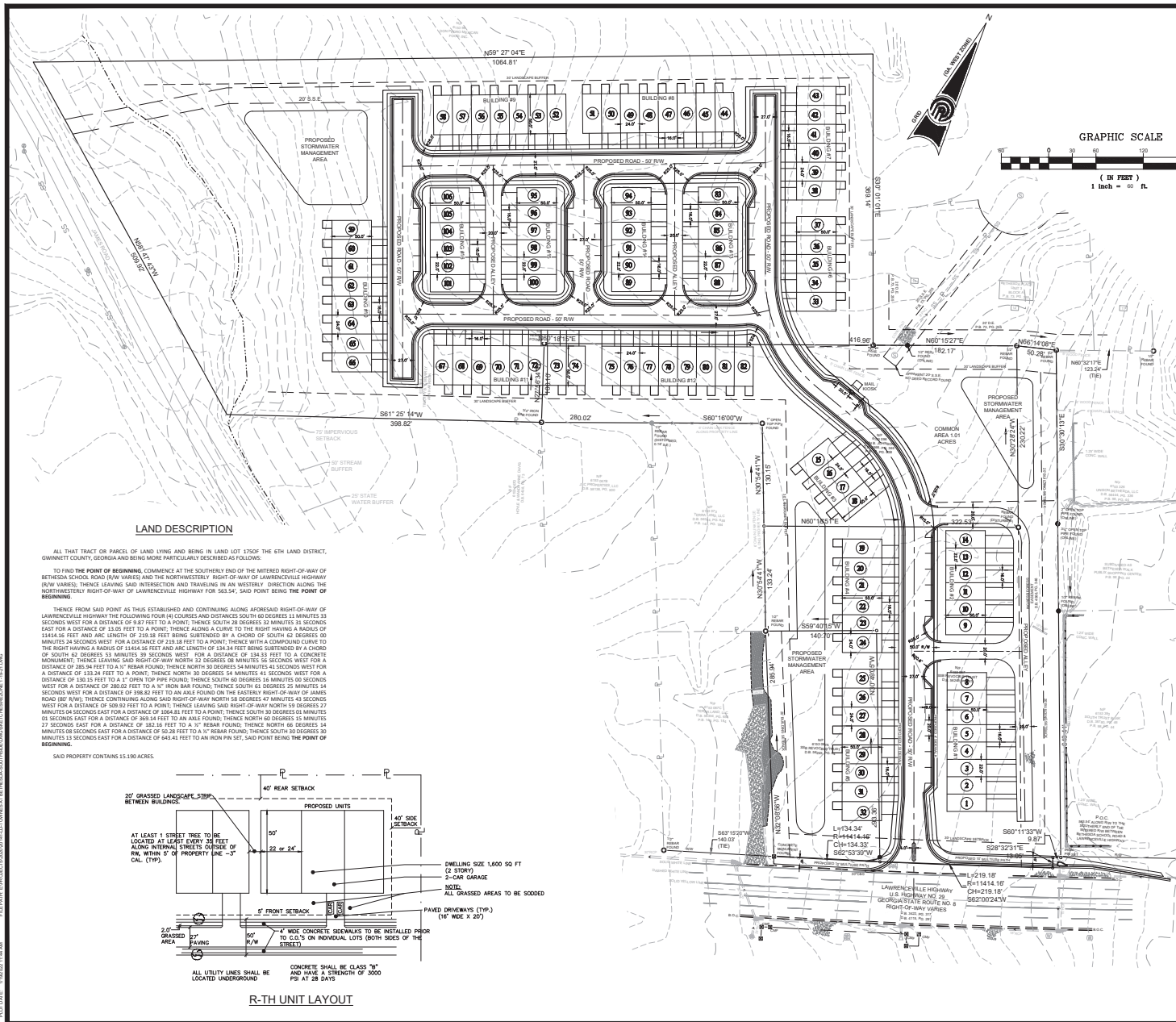
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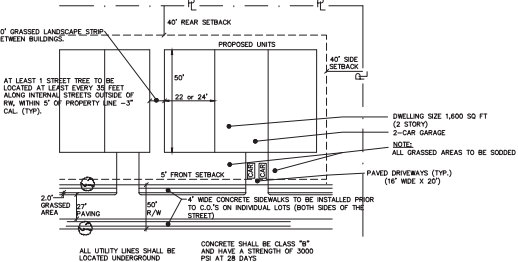


LAND DESCRIPTION

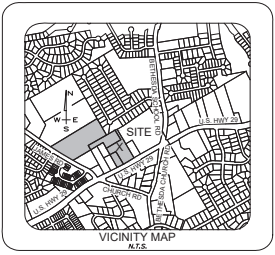
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1750F, THE 6TH LAND DISTRICT, WINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE SOUTHERLY END OF THE METERED RIGHT-OF-WAY OF LAWRENCEVILLE HIGHWAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES SOUTH 82 DEGREES 11 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 9.87 FEET TO A POINT; THENCE SOUTH 28 DEGREES 32 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 33.65 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1444.16 FEET AND ARC LENGTH OF 238.18 FEET BEING SUBTENDED BY A CHORD OF SOUTH 62 DEGREES 00 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 235.18 FEET TO A POINT; THENCE WITH A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 1444.16 FEET AND ARC LENGTH OF 134.34 FEET BEING SUBTENDED BY A CHORD OF SOUTH 42 DEGREES 53 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 134.33 FEET TO A CONCRETE MONUMENT; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 32 DEGREES 08 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 135.24 FEET TO A POINT; THENCE NORTH 30 DEGREES 54 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 280.02 FEET TO A 1/2" IRON BAR FOUND; THENCE SOUTH 60 DEGREES 45 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 398.62 FEET TO AN IRON BAR FOUND; THENCE SOUTH 43 DEGREES 25 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 398.62 FEET TO AN IRON BAR FOUND; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF JAMES ROAD (80' R/W) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 58 DEGREES 47 MINUTES 43 SECONDS 27 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 1004.83 FEET TO A POINT; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 385.44 FEET TO AN IRON BAR FOUND; THENCE NORTH 60 DEGREES 25 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 182.36 FEET TO A 1/2" IRON BAR FOUND; THENCE NORTH 60 DEGREES 25 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 95.28 FEET TO A 1/2" IRON BAR FOUND; THENCE SOUTH 80 DEGREES 30 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 643.41 FEET TO AN IRON PIN SET, SAID POINT BEING THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 15.190 ACRES.



R-TH UNIT LAYOUT



- NOTES
1. CURRENT ZONING RTH & R75, PROPOSED ZONING R-TH (PARCEL #S: 6153 067A, 6153 067, 6153 096, 6153 104)
 2. TOTAL AREA = 15.19 ACRES
 3. NET ACREAGE = 15.19 ACRES
 4. TOTAL LOTS = 106
 5. GROSS DENSITY = 6.98 UNITS/AC
 6. NET DENSITY = 6.98 UNITS/AC
 7. MAX DENSITY = 10 UNITS/AC
 8. COMMON AREA = 6.86 ACRES (298,821 SQ. FT.) 44% PROVIDED
 9. THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES PER FIRM PANEL 13135C0089F, EFFECTIVE SEPTEMBER 29, 2006.
 10. BOUNDARY & TOPOGRAPHIC INFORMATION IS FROM WINNETT COUNTY GIS.
 11. PROPOSED MINIMUM DWELLING SIZE: TOWNHOMES 1600 S.F.
 12. MAXIMUM BUILDING HEIGHT FOR TOWNHOMES = 35 FT
 13. WETLANDS DO NOT EXIST ON OR WITHIN 200 FEET OF THE PROJECT SITE.
 14. PARKING PER UNIT: 2 DOUBLE-CAR GARAGE 1+ CAR DRIVEWAY = MINIMUM 120 PRIVATE PARKING SPACES WITHIN UNITS
 15. OFF STREET PARKING PROVIDED AT A RATIO OF 0.25 SPACE/DWELLING UNIT: 0.25x106 = 27 PARKING SPACES REQUIRED 29 PARKING SPACES PROVIDED
 16. EXTERNAL SETBACKS ALONG PROPERTY ZONED R-75: MINIMUM BUFFER OF 30 FEET PROPOSED BUFFER OF 30 FEET

PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pine Bluff Road, Lawrenceville, GA 30046
770.933.8000 • www.pipinc.com

TOWNESAT
BETHESDA

REZONE

SHEET TITLE

DATE: 01/18/2022

R20-141

PROJECT NO.

1 OF 2

Building Materials: brick, stacked stone, cedar shake, fiber-cement siding, and/or board and batten

Building Height: Maximum of 35 feet



Building Materials: brick, stacked stone, cedar shake, fiber-cement siding, and/or board and batten

Building Height: Maximum of 35 feet

TOWNS AT ROCKFERN EXTERIOR ELEVATIONS

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

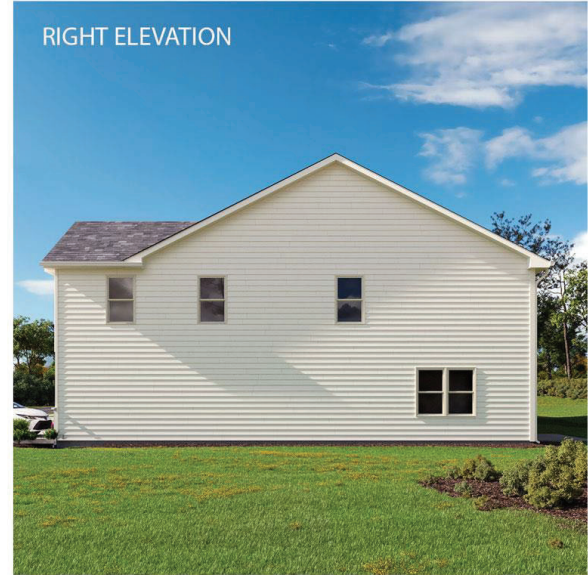
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FRONT ELEVATIONS



RIGHT ELEVATION



REAR ELEVATIONS



LEFT ELEVATION



RHG 12-3-31

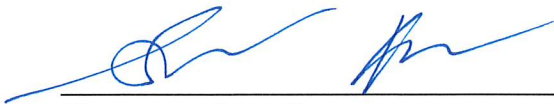
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1-5-2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

REZONING 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.



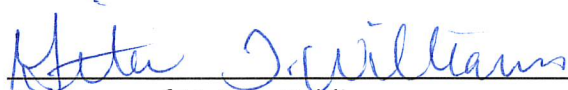
Signature of Applicant

1/5/2022

Date

Sam Kennon, attorney for applicant

Type or Print Name and Title

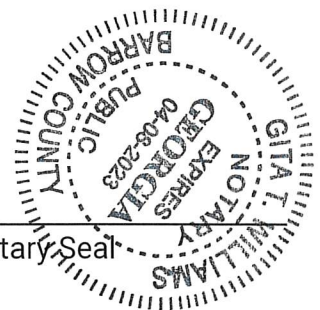


Signature of Notary Public

1/5/2022

Date

Notary Seal



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1-5-2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, making application for a 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 DATE TYPE OR PRINT NAME AND TITLE

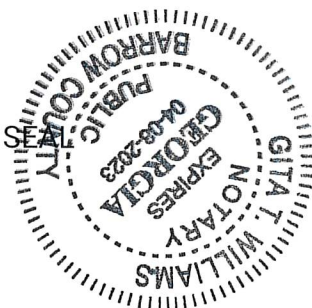
[Signature] 1/5/2022 Sam Kennon, attorney for Applicant

SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

[Signature: Gita T. Williams] 1/5/2022

SIGNATURE OF NOTARY PUBLIC DATE

NOTARY SEAL



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?



YES



NO

Mahaffey Pickens Tucker, LLP

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)
Kirkland Carden, County Commissioner	\$2,800.00	November 18, 2021

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

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Signature of Applicant

11/11/21

Date

MARK RICHARDSON - MANAGER

Type or Print Name and Title



Signature of Notary Public

11-11-21

Date



Notary Seal

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Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN 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.

Tim B Harrison 11-19-21
Signature of Property Owner Date

TIM B HARRISON
Type or Print Name and Title

Jacquelin Slavin Grindle 11/19/21
Signature of Notary Public Date



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1-5-2022

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Signature of Property Owner

12/7/21

Date

MARK RICHARDSON - MANAGER

Type or Print Name and Title



Signature of Notary Public

12/7/21

Date

Notary Seal



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[Signature] 11/11/21 MARK RICHARDSON MANAGER
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]
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?

☒ YES ☐ NO MARK RICHARDSON
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)
NICOLE LOVE HENDRICKSON	\$ 250	10/20/20

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

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1-5-2022

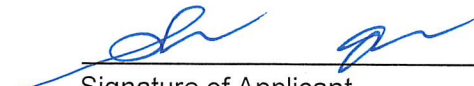
VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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:
(Map Reference Number)

6 - 153 - 067
District Land Lot Parcel


Signature of Applicant

12/29/2021
Date

Sam Kennon, Attorney for Applicant
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)

V Schobey
NAME

TSA II
TITLE

12/29/2021
DATE

RECEIVED

1-5-2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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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:
(Map Reference Number)

6 - District

153 - Land Lot

067A - Parcel


Signature of Applicant

1/5/2022
Date

Sam Kennon, Attorney for Applicant

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Chris Nelson

NAME

Senior Tax Services Associate

TITLE

01-05-2022

DATE

RECEIVED

1-5-2022

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

PARCEL I.D. NUMBER:
(Map Reference Number)

6 - 153 - 096
District Land Lot Parcel

Signature of Applicant

Date

Sam Kennon, Attorney for Applicant
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)

V Scholay
NAME

TSA II
TITLE

12/29/2021
DATE

RECEIVED

1-5-2022

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

PARCEL I.D. NUMBER:
(Map Reference Number)

6 - 153 - 104
District Land Lot Parcel

Signature of Applicant

Date

Sam Kennon, Attorney for Applicant
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