

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
Senior Design Group, LLC c/o NAME: <u>Andersen, Tate & Carr, P.C.</u> ADDRESS: <u>1960 Satellite Blvd., Suite 4000</u> CITY: <u>Duluth</u> STATE: <u>GA</u> ZIP: <u>30097</u> PHONE: <u>770-822-0900</u>	NAME: <u>Lois Properties, LLC</u> ADDRESS: <u>2680 Ravenoaks Pl.</u> CITY: <u>Marietta</u> STATE: <u>GA</u> ZIP: <u>30062</u> PHONE: _____
CONTACT PERSON: <u>Melody A. Glouton, Esq.</u> PHONE: <u>770-822-0900</u> CONTACT'S E-MAIL: <u>mglouton@atclawfirm.com</u>	
APPLICANT IS THE: <input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICTS(S): <u>R100</u> REQUESTED ZONING DISTRICT: <u>RTH</u> PARCEL NUMBER(S): <u>R6013 014</u> ACREAGE: <u>6.19</u> ADDRESS OF PROPERTY: <u>3855 Centerville Highway, Snellville</u> PROPOSED DEVELOPMENT: <u>Residential townhome community</u>	
RESIDENTIAL DEVELOPMENT No. of Lots/Dwelling Units <u>48</u> Dwelling Unit Size (Sq. Ft.): <u>1,600 sq. ft.</u> Gross Density: <u>7.75</u> Net Density: <u>7.75</u>	NON-RESIDENTIAL DEVELOPMENT No. of Buildings/Lots: _____ Total Building Sq. Ft. _____ Density: _____

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION

Commencing at the centerline intersection of Centerville Highway (R/W Varies), and Egypt Road (50' R/W) thence in a Southeasterly direction South 56 degrees 21 minutes 57 seconds East a distance of 253.11 feet to a computed point on the southern right-of-way line of Egypt Road (50' R/W), that point being the True Point of Beginning (T.P.O.B.), thence along said right of way South 53 degrees 15 minutes 21 seconds East a distance of 274.34 feet to a computed point, thence South 53 degrees 53 minutes 12 seconds East a distance of 477.71 feet to a 2" Pipe, thence leaving said right-of-way South 33 degrees 51 minutes 46 seconds West a distance of 282.84 feet to a 1/2" Pipe, thence North 60 degrees 32 minutes 14 seconds West a distance of 734.28 feet to a computed point on the eastern right-of-way line of Centerville Highway (R/W Varies) thence along said right of way North 05 degrees 52 minutes 35 seconds East a distance of 310.04 feet to a computed point, thence leaving said right-of-way North 32 degrees 26 minutes 28 seconds East a distance of 40.35 feet to a computed point, thence South 89 degrees 12 minutes 28 seconds East a distance of 71.55 feet to a computed point, thence South 71 degrees 33 minutes 22 seconds East 69.82 feet to a computed point, that point being the True Point of Beginning.

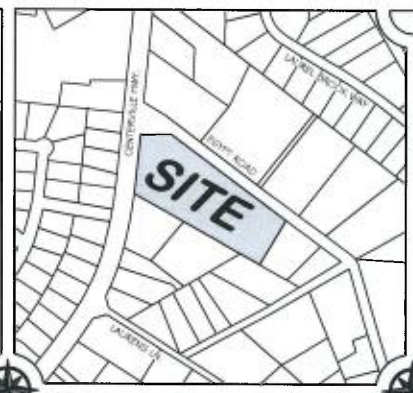
This above described area consists of 6.19 Acres.

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This survey is a retracement of an existing parcel of land and does not subdivide or create a new parcel. The recording information of the document(s), map(s), plat(s) or other instrument(s) which created the parcel(s) are stated hereon. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Further, the undersigned land surveyor certifies that this map, plat, or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act OCGA 15-6-67.

Jerry D. Wood
 Jerry D. Wood, GA. RES. # 2999 Date 1/12/21

SURVEY CLOSURE STATEMENT
 The Field Data upon which this plot is based has a closure precision of one foot in 40,350 feet, and an angular error of 1" per angle point, and was not adjusted.
 This plot has been calculated for closure and is found to be accurate within one foot in 100,000± feet.
 Linear Measurement obtained using TOPCON GPT 3002
 Angular Measurement obtained using TOPCON GPT 3002
 Field Work completed 12/11/20

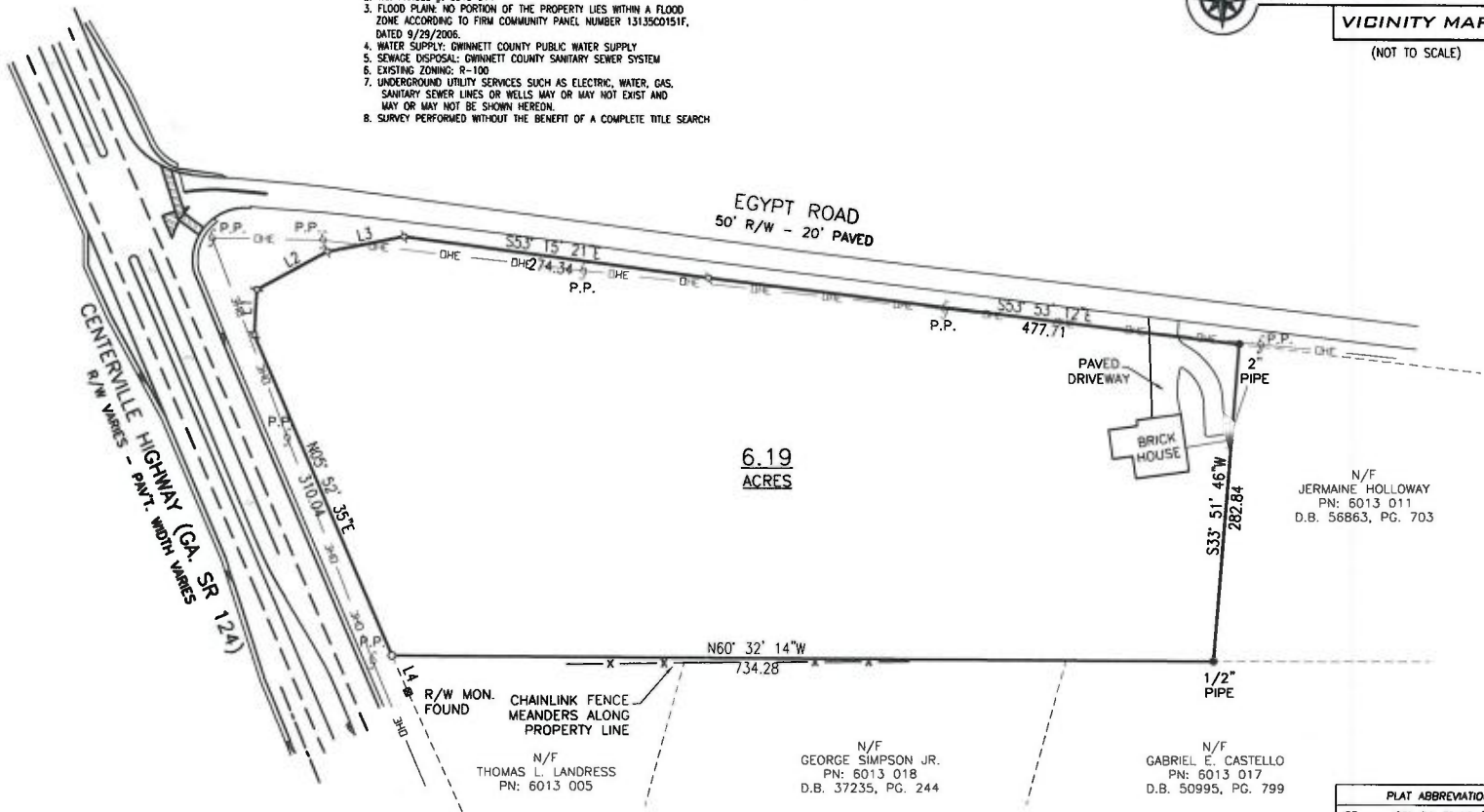


DUSOUTH
 SURVEYING &
 ENGINEERING, INC.
 22 BARNETT WOODS RD
 WATKINSVILLE, GA 30677
 706.310.1961 OFFICE
 706.310.1961 MOBILE
 Email: dusouthsurveying@gmail.com
 Website: www.dusouthsurveying.com

Clerk of Superior Court Filing Information

PROJECT DATA

- TOTAL PROJECT ACREAGE: 6.19 ACRES
- TAX PARCEL #: 6013 014
- FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13135C01511F, DATED 9/29/2006.
- WATER SUPPLY: GWINNETT COUNTY PUBLIC WATER SUPPLY
- SEWAGE DISPOSAL: GWINNETT COUNTY SANITARY SEWER SYSTEM
- EXISTING ZONING: R-100
- UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREDON.
- SURVEY PERFORMED WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH



VICINITY MAP
(NOT TO SCALE)

SURVEY FOR:
SEED CAPITAL, LLC

LAND LOT 13, 6IN DISTRICT
 GWINNETT COUNTY, GEORGIA

CHANGES	DATE

DATE
01-12-21

PROJECT
20-260

BOUNDARY
SURVEY

SHEET
1 OF 1



Line Table

Line #	Length	Direction
L1	40.35	N32° 26' 28"E
L2	71.55	S89° 12' 28"E
L3	69.82	S71° 33' 22"E
L4	32.26	S05° 32' 38"W

MONUMENTATION LEGEND

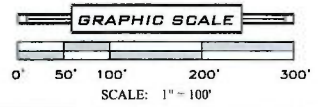
- Depicts Computed Point Only
- Depicts Iron Pin Set
- Depicts Iron Pin Found
- Depicts Monument Set
- ⊗ Depicts Monument Found
- ⊕ Fire Hydrant
- ⊙ Sanitary Sewer
- ⊕ Power Pole
- ⊕ Transformer
- ⊕ Drop Inlet
- ⊕ Light Pole

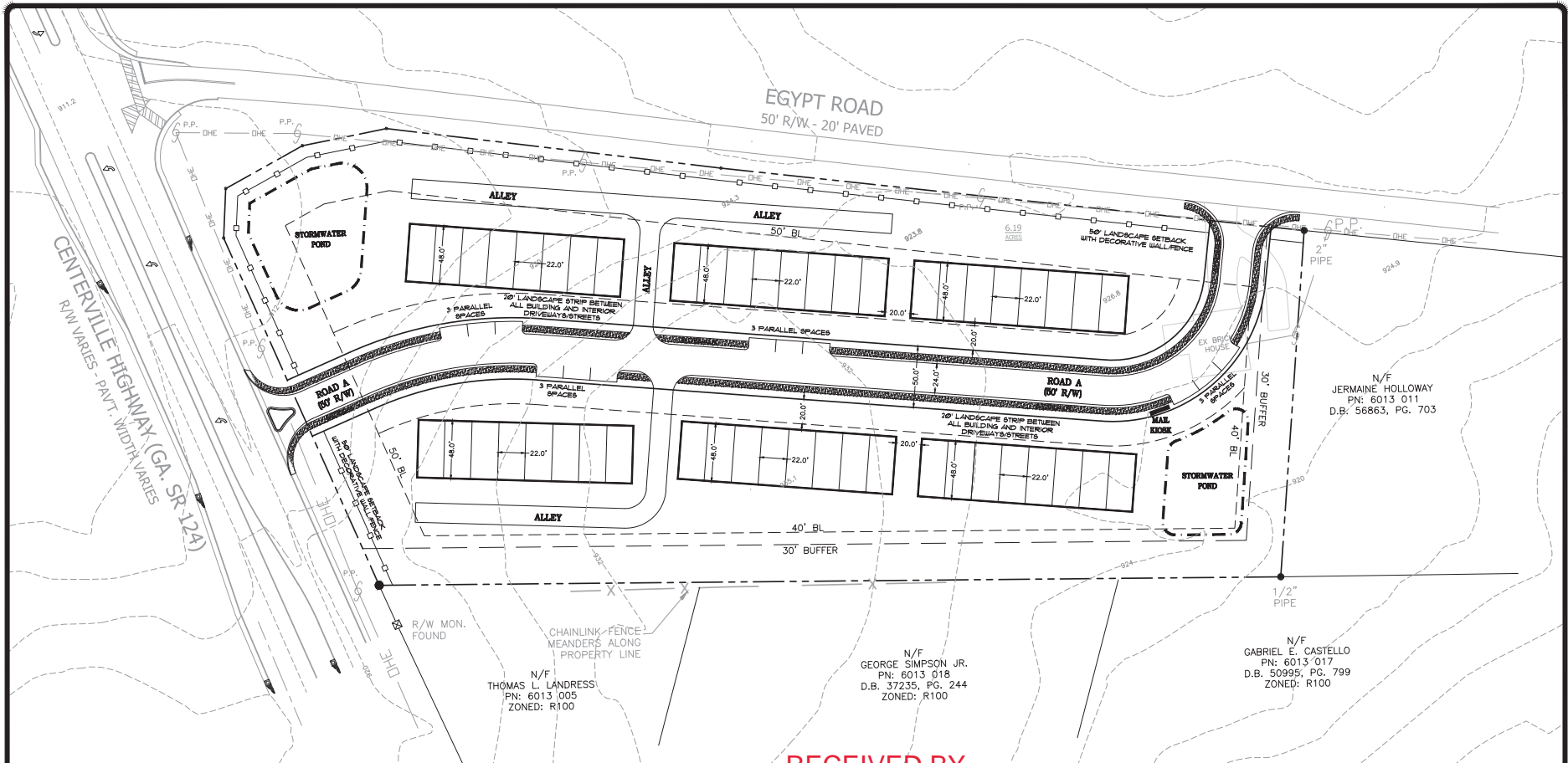
PLAT ABBREVIATIONS

- IPF IRON PIN FOUND (1/2" REBAR)
- IPS IRON PIN SET (1/2" REBAR)
- OTP OPEN TOP PIPE
- CTP CURB TOP PIPE
- CMF CONCRETE MONUMENT FOUND
- LLL LAND LOT LINE
- R/W RIGHT OF WAY
- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- POR POINT OF REFERENCE
- CL CENTERLINE
- PL PROPERTY LINE
- SF SQUARE FOOT
- CONC CONCRETE
- SSMH SANITARY SEWER MANHOLE
- JB JUNCTION BOX
- DI DROP INLET
- SWCB SINGLE WING CATCH BASIN
- DWCB DOUBLE WING CATCH BASIN
- HW HEADWALL
- LP POWER POLE
- LP LIGHT POLE
- UP UTILITY POLE
- WM WATER METER
- WV WATER VALVE
- FH FIRE HYDRANT

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GRID NORTH
 BEARINGS ARE BASED ON
 NORTH AMERICAN DATUM OF 1983
 GEORGIA STATE PLANE COORDINATE SYSTEM
 (WESTERN ZONE)
 ELEVATIONS ARE BASED ON
 NORTH AMERICAN VERTICAL DATUM OF 1985





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OWNER/DEVELOPER
 SENIOR DESIGN GROUP, LLC
 3112 MAIN STREET - SUITE 200
 DULUTH, GA, 30096
 (678) 641-2284

24 HOUR CONTACT
 MR. WAYNE MOREHEAD
 (678) 641-2284

ENGINEERING CONTACT:
 DAY DESIGN GROUP, INC.
 BRYAN H. DAY, ASLA
 (770) 271-4676
 bday@daydesigngroup.com

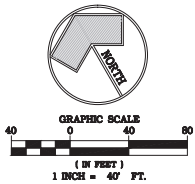
SURVEY CONTACT
 DUSOUTH
 SURVEYING & ENGINEERING, INC
 22 BARRETT SHOALS ROAD
 WATKINSVILLE, GA 30677
 JERRY D. WOOD, RLS
 706-310-1961

BLDG MATRIX

BUILDING TYPE	NO.	TOTAL
8 UNIT	6	48
7 UNIT	0	0
6 UNIT	0	0
5 UNIT	0	0
4 UNIT	0	0
3 UNIT	0	0
TOTAL		48

NOTES

- TOTAL SITE AREA = +/- 6.19 ACRES
- EXISTING ZONING = R-100
- SANITARY SEWER AND WATER PROVIDED BY GWINNETT COUNTY
- BOUNDARY PREPARED BY DUSOUTH SURVEYING & ENGINEERING, INC., DATED 01/12/21.
- TOPOGRAPHY TAKEN FROM GIS
- PROPOSED ZONING = R-TH
- USE = TOWNHOMES
- BUILDING SETBACKS
 FRONT = 50' (external) 20' (interior)
 SIDE = 40' (external)
 REAR = 40' (external)
- TOTAL UNITS = 48
- GROSS/NET DENSITY = 7.15 UNITS PER ACRE (48 UNITS / 6.19 AC)
- MINIMUM UNIT WIDTH = 22'
- A STORM WATER DETENTION FACILITY IS PROPOSED FOR THIS PROJECT & SHALL BE DESIGNED PER THE GWINNETT COUNTY STORMWATER MANUAL, LATEST EDITION.
- PARKING IS PROVIDED IN UNIT GARAGES AND IN FRONT OF THE UNITS OFF THE ROAD
- MAXIMUM BUILDING HEIGHT = 35'
- GUEST PARKING = 12 PROVIDED (48 X 0.25 REQUIRED)



VICINITY MAP N.T.S. from Aera Atlas



FLOOD MAP N.T.S.
 THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE PER F.E.M.A. FLOOD INSURANCE RATE MAPS OF GWINNETT COUNTY, GEORGIA. COMMUNITY PANEL NO. 13135C 0151F & 13135C 0145F EFFECTIVE DATE SEPTEMBER 29, 2006.

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 SITE PLANNING
 P.O. BOX 846
 SUDBURY, VA 23085
 (770) 271-4676 ph.
 (706) 386-8868 fax
 bday@daydesigngroup.com
 www.daydesigngroup.com

REZONING CONCEPTUAL SITE PLAN
 FOR
PARK WAY JAMES
 A TOWNHOME COMMUNITY
 LOCATED IN
 LAWS LOT 13, 675
 3625 CENTERVILLE HWY, GWINNETT COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

DATE: 01/25/21
 DRAWN BY: BHD
 JOB NO.: 21-100

SHEET 1 OF 1

LETTER OF INTENT
AND
RESPONSE TO STANDARDS GOVERNING EXERCISE OF
THE ZONING POWER

the Unified Development Ordinance of Gwinnett County, Georgia
for the
Rezoning Application

of

SENIOR DESIGN GROUP, LLC

for

±6.19 Acres of Land
Located at 3855 Centerville Highway, Snellville, Georgia 30039
Land Lot 13, 6th District of Gwinnett County, Georgia
Tax Parcel ID R6013 014

From R-100 to R-TH

Submitted for Applicant by:

Melody A. Glouton, Esq.
ANDERSEN TATE & CARR, P.C.
One Sugarloaf Centre
1960 Satellite Blvd.
Suite 4000
Duluth, Georgia 30097
770.822.0900
mglouton@atclawfirm.com

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I. INTRODUCTION

This Application for Rezoning is submitted for a 6.19-acre parcel of land located in Land Lot 13 of the 6th District of Gwinnett County, Georgia, Snellville, and known as 3855 Centerville Highway (hereinafter the “Property”). The Property is shown on the survey prepared by Du South Surveying & Engineering dated January 12, 2021 and filed with this Application.

The Property is currently zoned R-100 (Single Family Residence District) pursuant to the Gwinnett County Unified Development Ordinance (the “UDO”). The Applicant, Senior Design Group, LLC (the “Applicant”) now seeks approval to rezone the entire Property to R-TH (Single-Family Residence Townhome District) to develop a distinctive and attractive residential townhome community with approximately 48 units.

This document is submitted as the Letter of Intent, Response to Standard Governing the Exercise of Zoning Power, and other materials required by the Gwinnett County UDO.

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property is a rectangular tract fronting Centerville Highway at the intersection of Egypt Road in Snellville, Georgia. It is bounded on the North by a collection of properties that are all zoned C-2 (General Business District) that continue past the intersection of Centerville Highway and Laurel Falls Drive and extend to the heavily commercialized intersection of Centerville Highway and Annistown Road. Across the street, there are five lots zoned R-100 (Single-Family Residence District) which then transition into O-I (Office-Institutional District), C-1 (Neighborhood Business District), C-2, and C-3 (Highway Business District) as you travel toward the intersection of Centerville Highway and Annistown Road. To the South of the Property, there is C-1, C-2 and M-2 (Heavy Industrial District) zoning classifications. The Property is mostly undeveloped with vegetation. There is a single-family home on the rear of the property with access to Egypt Road. As indicated, the adjacent parcels are zoned C-1, C-2, C-3, M-2, and R-100 and improved with service businesses, gas stations, churches, day cares, urgent care facilities, auto collision and repair, car dealerships, fast food restaurants, grocery stores, and financial institutions.

The Future Development Map of the Gwinnett County 2040 Unified Plan (the “2040 Plan”) classifies this Property as within the “Neighborhood Node Character Area,” of the Gwinnett County Future Development Map. The Neighborhood Node Character Area is intended for smaller commercial/retail nodes at various intersections located throughout the County. Mainly serving the residents of the surrounding residential neighborhoods, these nodes will most likely draw customers from the nearby area. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining retail, low intensity office uses and *medium density residential uses in a pedestrian friendly environment* and allowing nearby residents to safely walk to and within them.

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Potential development types that are specifically encouraged in this Character Area include townhomes. As such, the proposed development is in line with the encouraged land use and also with Theme 4 of the 2040 Plan, which is to “Provide More Housing Choices.” The proposed development would provide residential in-fill development at a density and with architectural character that is compatible with existing development. Accordingly, the proposed development is compatible with the spirit and intent of the 2040 Plan, especially when considering the Property is adjacent to commercial uses and can provide a transitional density into the existing residential communities.

III. PROJECT SUMMARY

As shown on the conceptual site plan prepared by Day Design Group, Inc. dated January 25, 2021 and filed with this Application (hereinafter the “Site Plan”), the Applicant proposes to develop the Property into a distinctive and attractive residential townhome community with approximately 48 units, for a net density of 7.75 units per acre. The Applicant is requesting a buffer reduction from 35’ to 30’ along the property lines adjacent to the R-100 neighborhoods which will allow for grading necessary for stormwater management, detention, and access to Egypt Road. The Applicant will further be seeking a concurrent variance to address the encroachment of the alley in the landscape setback adjacent to Egypt Road. The proposed townhome community would consist of home at a size, quality, and price-point commensurate with or exceeding homes in the surrounding area. The proposed townhomes would be approximately 1,600 square feet, and include both front-entry and rear-entry (single-car and double-car) garages as well as attractive architectural elements which are compatible with the surrounding area. The anticipated price point for the townhomes would range from the high \$200,000 to mid \$300,000. The front facades of the homes would be constructed primarily of brick, stone, shake/siding, and/or board and batten as depicted in the building elevations submitted with the Application. The renderings / elevations of the proposed townhomes are filed with this Application. As a result, the proposed development will be compatible with the surrounding uses and will blend harmoniously into the area.

IV. RESPONSE TO STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

The Applicant provides the following information in response to the required analysis:

(A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

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 Property is located on Centerville Highway at the intersection of Egypt Road. The Property is adjacent the commercial zoned property and across the street from residentially zoned property. The proposed development would provide additional housing options to this growing Neighborhood Node Character Area.

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

No, the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. The proposed zoning classification is compatible with existing residential and commercial uses of adjacent property. In fact, the proposed development would provide an appropriate transition of land uses from commercial to residential.

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

The Applicant submits that due to the size, location, layout, topography, and natural features of the Subject Property, it does not have 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:

No, the proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient access to Centerville Highway and Centerville Rosebud Road. The proposed development would complement the existing commercial and residential uses along Centerville Highway and the surrounding area by providing necessary residential critical mass to support those uses.

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

The proposed rezoning is in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. The subject property is located within the Neighborhood Node Character Area of the 2040 Future Development Map. Encouraged land uses for the Neighborhood Node Character Area specifically include townhomes. The proposed development would be compatible with and successfully co-exist with the surrounding uses.

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER THE APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL:

The Applicant submits that the character of the surrounding development and the existing mix of uses in the area provide supporting reasons for approval of the rezoning. Anticipated growth in Gwinnett County based on the 2040 Comprehensive Plan suggests a strong need for this type of housing. In addition, the Applicant submits that the subject Property's location, size, and dimensions, as well as its proximity to Centerville Highway

and Centerville Rosebud Road provide further support for approval of the proposed rezoning application.

V. JUSTIFICATION FOR REZONING

The Applicant respectfully submits that "The Unified Development Ordinance of Gwinnett County, Georgia" (the "Ordinance"), as amended from time to time, to the extent that it classifies the Property in any zoning district that would preclude development of a residential townhome community, is unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Any existing inconsistent zoning of the Property pursuant to the Ordinance deprives the Applicant and Property owner of any alternative reasonable use and development of the Property. Additionally, all other zoning classifications, including ones intervening between the existing classification and that requested herein, would deprive the Applicant and Property owner of any reasonable use and development of the Property. Further, any attempt by the Gwinnett County Board of Commissioners to impose greater restrictions upon the manner in which the Property will be developed than presently exist would be equally unlawful.

Accordingly, Applicant submits that the current zoning classification and any other zoning of the Property save for what has been requested as established in the Ordinance constitute an arbitrary and unreasonable use of the zoning and police powers because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant and Property owner. All inconsistent zoning classifications between the existing zoning and the zoning requested hereunder would constitute an arbitrary and unreasonable use of the zoning and police powers because they bear or would bear no substantial relationship to the public health, safety, morality, or general welfare of the public and would substantially harm the Applicant and Property owner. Further, the existing inconsistent zoning classification constitutes, and all zoning and plan classifications intervening between the existing inconsistent zoning classification and that required to develop this Project would constitute, a taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States.

Further, the Applicant respectfully submits that failure to approve the requested rezoning change would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Property owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

Finally, the Applicant respectfully submits that the Gwinnett County Board of Commissioners cannot lawfully impose more restrictive standards upon the development of the Property than presently exist, as to do so not only would constitute a taking of the Property as set forth above, but also would amount to an unlawful delegation of their authority, in response to

neighborhood opposition, in violation of Article IX, Section IV, Paragraph II of the Georgia Constitution.

This Application meets favorably with the prescribed test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. See Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322 (1977).

VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this Application to Rezone from R-100 to R-TH be approved. The Applicant welcomes the opportunity to meet with the Gwinnett County Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 4th day of February, 2021.

ANDERSEN, TATE & CARR, P.C.


Melody A. Glouton, Esq.

Enclosures
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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.

Wayne Morehead

1/29/21

Signature of Applicant

Date

Wayne Morehead - Manager

Type or Print Name and Title

Karyl Bentley

1/29/2021

Signature of Notary Public

Date



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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.



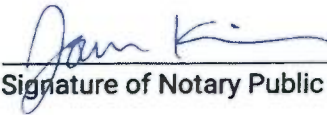
Signature of Property Owner

1.20.21

Date

Anthony Lois member Lois Properties LLC

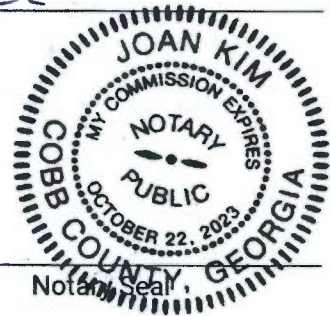
Type or Print Name and Title



Signature of Notary Public

1/20/2021

Date



Notary Seal

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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.

Wayne Morehead 1/29/21 Wayne Morehead - Manager
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Karyl Bentley 1/29/2021
 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 Wayne Morehead
 YOUR NAME

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

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)
Nicole Love/Commissioner	\$250	October 2020

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

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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

Melody A. Glouton *2/4/21* Melody A. Glouton, Attorney for Applicant

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

Angela Gratz *2-4-21*
 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 Andersen, Tate & Carr, P.C.
 YOUR NAME

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

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)
Nicole Love Hendrickson Commissioner	\$1,000	9/30/2020

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

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 PLANNING & DEVELOPMENT
 FEBRUARY 4, 2021
 RZM2021-00012

