

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>PLANTATION HOMES, LLC</u>	NAME: <u>JOHN MARK BAGBY</u>
ADDRESS: <u>PO BOX 5</u>	ADDRESS: <u>3439 HAMILTON MILL ROAD</u>
CITY: <u>JEFFERSON</u>	CITY: <u>BUFORD</u>
STATE: <u>GA</u> ZIP: <u>30549</u>	STATE: <u>GA</u> ZIP: <u>30519</u>
PHONE: <u>404.202.8888</u>	PHONE: <u>770-945-6327</u>
CONTACT PERSON: <u>JOHN PURCELL</u> PHONE: <u>404.202.8888</u>	
CONTACT'S E-MAIL: <u>PLANSOUTH@AOL.COM</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): RA-200 REQUESTED ZONING DISTRICT: R75-MODIFIED

LAND DISTRICT(S): 7 LAND LOT(S): 182 ACREAGE: 5

ADDRESS OF PROPERTY: HAMILTON MILL ROAD

PROPOSED DEVELOPMENT: S / F DETACHED. ADDING TO EXISTING R75-MODIFIED AC.

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>9</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1800 - 2200</u>	Total Building Sq. Ft. _____
Gross Density: <u>1.8 / AC</u>	Density: _____
Net Density: <u>1.8 / AC</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED
 MAY 08 2013

LEGAL DESCRIPTION
EXHIBIT "A"
5+/- ACRES

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LANLOT 182 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

START AT THE POINT OF BEGINING BEING THE SOUTH WEST R/W INTERSECTION OF SOUTH PUCKETT ROAD AND HAMILTON MILL ROAD.

RUN THENCE ALONG IN A SOUTHERLY DIRECTION ALONG THE R/W LINE OF HAMILTON MILL ROAD A DISTANCE OF 510' TO A POINT AND THE TRUE POINT OF BEGINNING;

RUN THENCE N 15° 48'39" W A DISTANCE OF 621.39' TO A POINT;

RUN THENCE S 74° 11'21" E A DISTANCE OF 374.40' TO A POINT

RUN THENCE S 18° 08'51" E A DISTANCE OF 594.33' TO A POINT; SAID POINT BEING ON THE R/W OF HAMILTON MILL ROAD.

RUN THENCE N 78° 41'20" E A DISTANCE OF 351.26' TO A POINT AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 5+/- ACRES OF LAND AS PER THE CHANGE IN CONDITIONS AND REZONING PLAN FOR PLANTATION HOMES LLC. DATED MAY 2, 2013..

PLANTATION HOMES LLC
MAY 11 3 2013

RZR '13 0 0 4

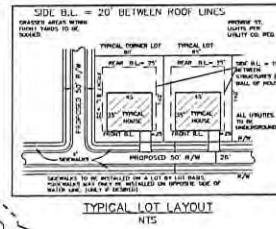
APPLICANT:
 PLANTATION HOMES LLC.
 P.O. BOX 5
 JEFFERSON GA, 30549
 404-202-8888

DESIGNER:
 PLANSOUTH, INC.
 P.O. BOX 5
 JEFFERSON GA, 30549
 404-202-8888
 plansouth@aol.com

LOT CHART	
BLOCK	LOTS
A	104
B	10
C	9
TOTAL	123

BLOCK A LOT AREA (ACRES)			
LOT NO.	SQ. FT.	SQ. FT. PER ACRE	ACRES
1	4,714.4	43,560	0.108
2	4,714.4	43,560	0.108
3	4,714.4	43,560	0.108
4	4,714.4	43,560	0.108
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64	4,714.4	43,560	0.108
65	4,714.4	43,560	0.108
66	4,714.4	43,560	0.108
67	4,714.4	43,560	0.108
68	4,714.4	43,560	0.108

FUTURE DEVELOPMENT (PHASE 2)
 OPEN SPACE 1.65



SPECIAL USE PERMIT NOTES:

- 1. GROSS DENSITY = 2.4 LOTS PER ACRE
 NET DENSITY = 2.9 LOTS PER ACRE
- 2. AVERAGE LOT SIZE IS 65'x140'. TOTAL LOT S.F. TO BE 9,000 S.F. MINIMUM.
- 3. MAXIMUM BUILDING HEIGHT TO BE 35'. HOUSES TO BE 1 AND 2 STORY SINGLE FAMILY HOMES. 3 STORY WITH A BASEMENT.
- 4. BUILDING COVERAGE FOR EACH LOT WILL BE 3800 +/- S.F.
- 5. TOTAL OPEN SPACE REQUIRED = 5.63 ACRES
 TOTAL OPEN SPACE = 7.919 ACRES
- 6. ALL TREES TO REMAIN ON PERIMETER OF PROPERTY AND ANY OTHER AREAS NOT INSIDE THE BUILDING AREAS. EACH LOT WILL HAVE ONE 3" CALIBER TREE PLANTED IN FRONT YARD AND TREES SHOWN PER ZONING PLAN.

GENERAL NOTES:

- 1. PROPOSED CHANGE IN CONDITIONS APPLICATION SITE PLAN FOR 45 ACRES. EXISTING ZONING R75MOD (ZONING NO. RZR-06-017 DATED MAY 5, 2006.).
- 2. PROPOSED CHANGE IN ZONING REQUEST FOR 5+/- ACRES. EXISTING ZONING OF 5+/- ACRES IS RA-200. PROPOSED ZONING OF 5+/- ACRES IS R-75 MODIFIED (SUP).
- 3. TOTAL NUMBER OF LOTS IS 123 TOTAL FOR BOTH APPLICATIONS. GROSS DENSITY = 2.4 LOTS PER ACRE. NET DENSITY = 2.9 LOTS PER ACRE. TOTAL OPEN SPACE = 8.4 ACRES.
- 4. SITE TO COMPLY WITH ZONING REQUIREMENTS AND RESOLUTIONS.
- 5. SETBACKS WILL BE IN COMPLIANCE OF APPROVED ZONING CONDITIONS.
 SETBACKS:
 FRONT = 25'
 REAR = 25'
 SIDE = 15' BETWEEN STRUCTURES. (TO WALL OF HOUSES) (5' MIN. ON 1 SIDE AND 10' ON THE OTHER)
- 6. GWINNETT COUNTY WILL PROVIDE: WATER, SANITARY SEWER AND PUBLIC SAFETY.
- 7. POWER WILL BE PROVIDED BY GEORGIA POWER.
- 8. FIRST STAGE OF POTENTIAL TWO PHASE DEVELOPMENT.

FLOOD PLAIN STATEMENT:
 ACCORDING TO F.I.R.M. 13135C0027F DATED SEPT. 29, 2006 AND 13135C0017G DATED MARCH 4, 2013 GWINNETT COUNTY THIS SITE DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD ZONE A AREA.

REZONING REQUEST FOR 5 ACRES RA200 TO R75MOD WITH S.U.P.

RECEIVED
 MAY 09 2013

DATE: MAY 2, 2013
 SCALE: 1" = 100'
 JOB NO.: 001-2013
 DRAWN BY: E.D., INC.

PLANSOUTH
 DEVELOPMENT • MANAGEMENT • CONSTRUCTION • BUILDING
 P.O. BOX 5 • JEFFERSON, GEORGIA 30549
 plansouth@aol.com • 404-202-8888

CHANGE IN CONDITIONS, REZONING & SUP PLAN
PLANTATION HOMES, LLC.
 LAND LOT 182
 7TH DISTRICT
 GWINNETT COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1		

RZR '13 0 0 4

REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE 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:

YES

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

NO. IT WILL HELP THE ACCESS TRAFFIC FLOW OF THE MASTER PLANNED PROJECT

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

YES / NO

- (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. IT WILL HELP THE ACCESS TRAFFIC FLOW OF THE MASTER PLANNED PROJECT

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

YES

- (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:

YES FOR APPROVAL THE SITE WILL BE ADDING TO AN EXISTING R75-MODIFIED SITE AND IT WILL HELP THE ACCESS TRAFFIC FLOW OF THE MASTER PLANNED PROJECT



Plantation Homes, LLC

MAY 3, 2013

LETTER OF INTENT

* APPLICATION FOR CHANGE IN CONDITIONS (45 ACRES)

RZR-06-017

* APPLICATION FOR REZONING

5 ACRES

HAMILTON MILL ROAD

LL 182 7th DISTRICT

GWINNETT COUNTY, GEORGIA

PLANNING STAFF AND COMMISSIONERS,

WE ARE EXCITED ABOUT THE REBOUND OF THE RESIDENTIAL DEVELOPMENT AND HOUSING MARKET. GWINNETT HAS ALWAYS BEEN A GREAT PLACE TO BE INVOLVED WITH IN THIS PROFESSIONAL BUSINESS AND WE ARE READY FOR PRODUCTION.

* THE CIC APPLICATION IS SUBMITTED ON THE REFERENCED SITE TO CHANGE THE LAYOUT AND DESIGN TO AN EXISTING R75 MODIFIED MASTER PLANNED SITE. THIS WILL BE THE BEGINNING OF THIS PROJECT WHICH WILL HAVE 114 LOTS ON 45 ACRES AND EVENTUALLY POSSIBLY 220+ LOTS TOTAL WITH ADDITIONAL PROPERTY ADDED IN THE FUTURE.

OUR DESIGN DENSITY IS 2.4+ LOTS PER GROSS ACRE WITH 8.4 ACRES OPEN SPACE AROUND THE STREAM AREAS AND PLACES NEEDED.

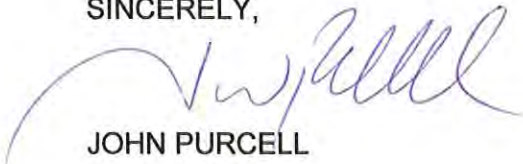
* THE REZONING APPLICATION OF 5 ACRES. WE ARE REQUESTING IT TO BE ADDED TO THE MASTER PLAN WITH 9 LOTS AND A 2 +/- ACRE RECREATIONAL AREA. PLEASE SEE OUR CONCEPT PLAN.

WE PLAN TO BUILD HOMES FROM 1800 SF TO 2200+ SF. THE 1800 SF RANCH (ONE STORY) IS ONE OF OUR MOST POPULAR PLANS THAT WE ARE REQUESTING A CIC TO ALLOW FOR SOME (NOT ALL) THE ONE STORY HOMES TO BE BUILT. WE WOULD AGREE TO A PERCENTANE IF NEEDED.

WE MAY REQUIRE AND REQUEST TO REDUCE SOME BUFFERS ON LOTS THAT WILL BE NEEDED TO ALLOW FOR A CUSTOMERS SPECIFIC PLACEMENT OF THEIR HOME ON A LOT, ETC.

WE LOOK FORWARD TO WORKING WITH GWINNETT COUNTY ON THIS PROJECT / DEVELOPMENT. WE APPRECIATE YOUR TIME AND CONSIDERATION TO THESE REQUESTS. THANK YOU.

SINCERELY,



JOHN PURCELL

RECEIVED
MAY 13 2013

RZR '13 0 0 4

BY:.....

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.

[Handwritten Signature] _____ 5-3-13
Signature of Applicant Date

JOHN PURCELL - MANAGING MEMBER

Type or Print Name and Title

Sandra Ullman _____ 5/3/13 _____
Signature of Notary Public Date Notary Seal

SANDRA ULLMAN
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Commission Expires 4/14/2017

RECORDED
MAY 09 2013

RZR '13 0 0 4

BY:

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.

John M. Bagby

Signature of Property Owner

5-2-13

Date

John M. Bagby

Type or Print Name and Title

Amanda Grannon

Signature of Notary Public

5/2/13

Date

Notary Seal

AMANDA GRANNON
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMM. EXPIRES 5-4-2013

RECEIVED
MAY 09 2013

RZR '13 004

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] 5-3-13 John Purcell
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Sandra Ullman 5/3/13
 SIGNATURE OF NOTARY PUBLIC DATE

SANDRA ULLMAN
 NOTARY PUBLIC
 Gwinnett County
 State of Georgia
 My Commission Expires 4/14/2017
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 _____
 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)

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

RECEIVED
 MAY 08 2013

RZR '13 0 0 4

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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.

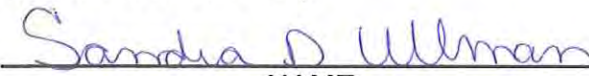
***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 7 182 PART OF 027
(Map Reference Number) District Land Lot Parcel

 5-3-13
Signature of Applicant Date
JOHN PURCELL - MANAGING MEMBER
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)

 GWINNETT COUNTY
NAME TITLE
5/3/13 TAX COMMISSIONER
DATE



RZR '13 0 0 4

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>PLANTATION HOMES, LLC</u> ADDRESS: <u>P.O. BOX 5</u> CITY: <u>JEFFERSON</u> STATE: <u>GA</u> ZIP: <u>30549</u> PHONE: <u>404.202.8888</u>	NAME: <u>JOHN MARK BAGBY</u> ADDRESS: <u>3439 HAMILTON MILL ROAD</u> CITY: <u>BUFORD</u> STATE: <u>GA</u> ZIP: <u>30519</u> PHONE: <u>770-945-6327</u>
CONTACT PERSON: <u>JOHN PURCELL</u> PHONE: <u>404.202.8888</u> CONTACT'S E-MAIL: <u>PLANSOUTH@AOL.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:
<input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>RA-200</u> BUILDING/LEASED SQUARE FEET: _____
LAND DISTRICT(S): <u>7</u> LAND LOT(S): <u>182</u> ACREAGE: <u>5</u>
ADDRESS OF PROPERTY: <u>HAMILTON MILL ROAD</u>
SPECIAL USE REQUESTED: <u>S / F DETACHED. ADDING TO EXISTING R75-MODIFIED AC</u>

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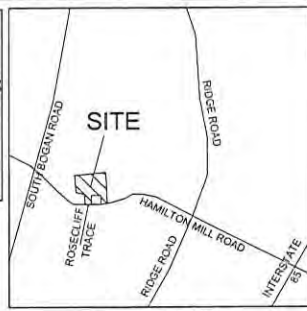
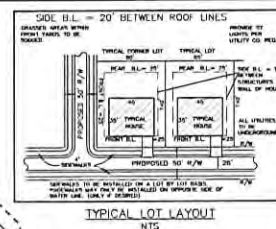
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51	1,100.00	1.06%	1,100.00
52	1,100.00	1.06%	1,100.00
53	1,100.00	1.06%	1,100.00
54	1,100.00	1.06%	1,100.00
55	1,100.00	1.06%	1,100.00
56	1,100.00	1.06%	1,100.00
57	1,100.00	1.06%	1,100.00
58	1,100.00	1.06%	1,100.00
59	1,100.00	1.06%	1,100.00
60	1,100.00	1.06%	1,100.00
61	1,100.00	1.06%	1,100.00
62	1,100.00	1.06%	1,100.00
63	1,100.00	1.06%	1,100.00
64	1,100.00	1.06%	1,100.00
65	1,100.00	1.06%	1,100.00
66	1,100.00	1.06%	1,100.00
67	1,100.00	1.06%	1,100.00
68	1,100.00	1.06%	1,100.00
69	1,100.00	1.06%	1,100.00
70	1,100.00	1.06%	1,100.00
71	1,100.00	1.06%	1,100.00
72	1,100.00	1.06%	1,100.00
73	1,100.00	1.06%	1,100.00
74	1,100.00	1.06%	1,100.00
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77	1,100.00	1.06%	1,100.00
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80	1,100.00	1.06%	1,100.00
81	1,100.00	1.06%	1,100.00
82	1,100.00	1.06%	1,100.00
83	1,100.00	1.06%	1,100.00
84	1,100.00	1.06%	1,100.00
85	1,100.00	1.06%	1,100.00
86	1,100.00	1.06%	1,100.00
87	1,100.00	1.06%	1,100.00
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91	1,100.00	1.06%	1,100.00
92	1,100.00	1.06%	1,100.00
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98	1,100.00	1.06%	1,100.00
99	1,100.00	1.06%	1,100.00
100	1,100.00	1.06%	1,100.00
101	1,100.00	1.06%	1,100.00
102	1,100.00	1.06%	1,100.00
103	1,100.00	1.06%	1,100.00
104	1,100.00	1.06%	1,100.00



FUTURE DEVELOPMENT (PHASE 2)



OPEN SPACE 6.05 ACRES

OPEN SPACE 0.219 ACRES

SPECIAL USE PERMIT NOTES:

- GROSS DENSITY = 2.4 LOTS PER ACRE
 NET DENSITY = 2.0 LOTS PER ACRE
- AVERAGE LOT SIZE IS 65'x140'. TOTAL LOT S.F. TO BE 9,000 S.F. MINIMUM.
- MAXIMUM BUILDING HEIGHT TO BE 35'. HOUSES TO BE 1 AND 2 STORY SINGLE FAMILY HOMES. 3 STORY WITH A BASEMENT.
- BUILDING COVERAGE FOR EACH LOT WILL BE 3800 +/- S.F.
- TOTAL OPEN SPACE REQUIRED = 5.63 ACRES
 TOTAL OPEN SPACE = 7.919 ACRES
- ALL TREES TO REMAIN ON PERIMETER OF PROPERTY AND ANY OTHER AREAS NOT INSIDE THE BUILDING AREAS. EACH LOT WILL HAVE ONE 3" CALIBER TREE PLANTED IN FRONT YARD AND TREES SHOWN PER ZONING PLAN.

GENERAL NOTES:

- PROPOSED CHANGE IN CONDITIONS APPLICATION SITE PLAN FOR 45 ACRES. EXISTING ZONING R75MOD (ZONING NO. RZR-06-017 DATED MAY 5, 2006.).
- PROPOSED CHANGE IN ZONING REQUEST FOR 5 +/- ACRES. EXISTING ZONING OF 5 +/- ACRES IS RA-200. PROPOSED ZONING OF 5 +/- ACRES IS R-75 MODIFIED (SUP).
- TOTAL NUMBER OF LOTS IS 123 TOTAL FOR BOTH APPLICATIONS. GROSS DENSITY = 2.4 LOTS PER ACRE. NET DENSITY = 2.0 LOTS PER ACRE. TOTAL OPEN SPACE = 8.4 ACRES.
- SITE TO COMPLY WITH ZONING REQUIREMENTS AND RESOLUTIONS.
- SETBACKS WILL BE IN COMPLIANCE OF APPROVED ZONING CONDITIONS.
 SETBACKS:
 FRONT = 25'
 REAR = 25'
 SIDE = 15' BETWEEN STRUCTURES. (TO WALL OF HOUSES) (5' MIN. ON 1 SIDE AND 10' ON THE OTHER)
- GWINNETT COUNTY WILL PROVIDE: WATER, SANITARY SEWER AND PUBLIC SAFETY.
- POWER WILL BE PROVIDED BY GEORGIA POWER.
- FIRST STAGE OF POTENTIAL TWO PHASE DEVELOPMENT.



FLOOD PLAIN STATEMENT
 ACCORDING TO F.I.R.M. 13135C0027F DATED SEPT. 29, 2006 AND 13135C0017G DATED MARCH 4, 2013 GWINNETT COUNTY THIS SITE DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD ZONE A AREA.

REZONING REQUEST FOR 5 ACRES RA200 TO R75MOD WITH S.U.P.

RECEIVED
MAY 09 2013
 DT: _____

THREE WORKING DAYS BEFORE PUBLIC HEARING @ CALL 8
 UTILITY PROTECTION 118 THE LAW 1-800-292-7411

GRAPHIC SCALE: 1"=100'

PLANSOUTH
 DEVELOPMENT • MANAGEMENT • CONSTRUCTION • BUILDING
 P.O. BOX 5 • JEFFERSON, GEORGIA 30549
 plansouth@aol.com • 404-202-8888

CHANGE IN CONDITIONS, REZONING & SUP PLAN
PLANTATION HOMES, LLC.
 LAND LOT 182
 7TH DISTRICT
 GWINNETT COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISED



DATE: MAY 2, 2013
 SCALE: 1" = 100'
 JOB NO.: 001-2013
 DWN BY: E.D. INC.

SUP '13 033

SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE 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 SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:
YES

- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
NO IT WILL BE SIMILIAR TO OTHER NEIGHBORHOOS IN THE AREA.

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
YES / NO

- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:
NO IT WILL HELP THE ACCESS OF TRAFFIC FLOW OF THE MASTER PLANNED PROJECT
THE UTILITIES ARE AVAILIABLE AND THE SCHOOLS ARE CLOSE BY FOR ACCESS.

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

- (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 SPECIAL USE PERMIT:
YES. FOR APPROVAL THIS SITE WILL BE ADDING TO AN EXISTING R-75 MODIFIED SITE
AND IT WILL HELP THE ACCESS TRAFFIC FLOW OF THE MASTER PLANNED PROJECT

APPROVED
MAY 08 2013

SUP '13 033

BY:

Plantation Homes, LLC

MAY 3, 2013

LETTER OF INTENT

* APPLICATION FOR CHANGE IN CONDITIONS (45 ACRES)
RZR-06-017

* APPLICATION FOR REZONING # Sup
5 ACRES
HAMILTON MILL ROAD
LL 182 7th DISTRICT
GWINNETT COUNTY, GEORGIA

PLANNING STAFF AND COMMISSIONERS,

WE ARE EXCITED ABOUT THE REBOUND OF THE RESIDENTIAL DEVELOPMENT AND HOUSING MARKET. GWINNETT HAS ALWAYS BEEN A GREAT PLACE TO BE INVOLVED WITH IN THIS PROFESSIONAL BUSINESS AND WE ARE READY FOR PRODUCTION.

* THE CIC APPLICATION IS SUBMITTED ON THE REFERENCED SITE TO CHANGE THE LAYOUT AND DESIGN TO AN EXISTING R75 MODIFIED MASTER PLANNED SITE. THIS WILL BE THE BEGINNING OF THIS PROJECT WHICH WILL HAVE 114 LOTS ON 45 ACRES AND EVENTUALLY POSSIBLY 220+ LOTS TOTAL WITH ADDITIONAL PROPERTY ADDED IN THE FUTURE.

OUR DESIGN DENSITY IS 2.4+ LOTS PER GROSS ACRE WITH 8.4 ACRES OPEN SPACE AROUND THE STREAM AREAS AND PLACES NEEDED.

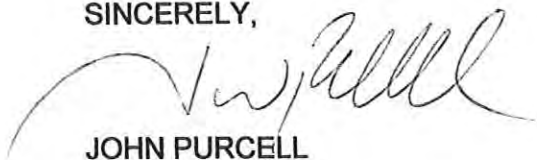
* THE REZONING APPLICATION OF 5 ACRES. WE ARE REQUESTING IT TO BE ADDED TO THE MASTER PLAN WITH 9 LOTS AND A 2 +/- ACRE RECREATIONAL AREA. PLEASE SEE OUR CONCEPT PLAN.

WE PLAN TO BUILD HOMES FROM 1800 SF TO 2200+ SF. THE 1800 SF RANCH (ONE STORY) IS ONE OF OUR MOST POPULAR PLANS THAT WE ARE REQUESTING A CIC TO ALLOW FOR SOME (NOT ALL) THE ONE STORY HOMES TO BE BUILT. WE WOULD AGREE TO A PERCENTANE IF NEEDED.

WE MAY REQUIRE AND REQUEST TO REDUCE SOME BUFFERS ON LOTS THAT WILL BE NEEDED TO ALLOW FOR A CUSTOMERS SPECIFIC PLACEMENT OF THEIR HOME ON A LOT, ETC.

WE LOOK FORWARD TO WORKING WITH GWINNETT COUNTY ON THIS PROJECT / DEVELOPMENT. WE APPRECIATE YOUR TIME AND CONSIDERATION TO THESE REQUESTS. THANK YOU.

SINCERELY,



JOHN PURCELL

RECEIVED
MAY 03 2013

SUP '13 0.33

SEE.....

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.



Signature of Applicant 5-8-13
Date

JOHN PURCELL - MANAGING MEMBER

Type or Print Name and Title



Signature of Notary Public 5-8-13
Date Lori Robinson
Notary Public
Gwinnett County, Georgia
My Commission Expires May 26, 2016
Notary Seal

APPROVED
MAY 08 2013

BY:

SUP '13 0 3 3

SPECIAL USE PERMIT 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.

John M. Bagby 5-8-13
Signature of Property Owner Date

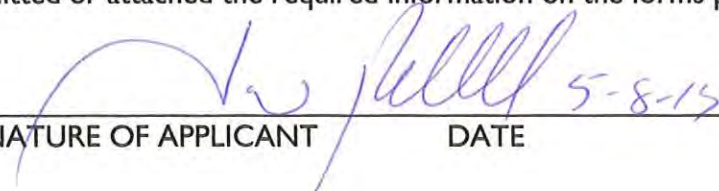
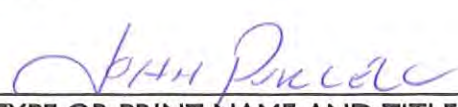
John Mark Bagby
Type or Print Name and Title

Amanda Grannon 5/8/13
Signature of Notary Public Date

Notary Seal
AMANDA GRANNON
NOTARY PUBLIC
GWINNETT COUNTY, GA
MY COMM. EXP. 5-4-2017

CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, 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.


 5-8-13
 

SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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


 5-8-13

SIGNATURE OF NOTARY PUBLIC DATE

Lori Robinson
 Notary Public
 Gwinnett County, Georgia
 My Commission Expires May 28, 2016
 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?

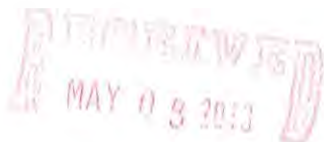
YES NO JOHN PURCELL

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)

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



SUP '13 0 3 3

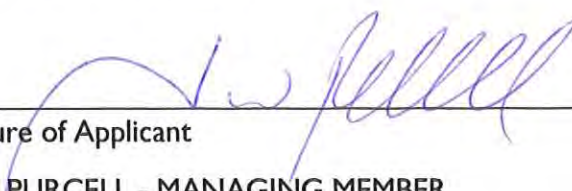
BY:

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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 SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER: 7 - 182 - PART OF 027
(Map Reference Number) District Land Lot Parcel

 5-8-13
Signature of Applicant Date
JOHN PURCELL - MANAGING MEMBER
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
5/8/13
DATE GWINNETT COUNTY
TAX COMMISSIONER

