

SPECIAL USE PERMIT APPLICATION

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

| APPLICANT INFORMATION | OWNER INFORMATION* |
|---|--|
| NAME: <u>Pulte Group, Inc.</u> | NAME: <u>Henry S. Van Os</u> |
| ADDRESS: <u>2475 Northwinds Pkwy, Suite 600</u> | ADDRESS: <u>P.O. Box 1308</u> |
| CITY: <u>Alpharetta</u> | CITY: <u>Alpharetta</u> |
| STATE: <u>Georgia</u> ZIP: <u>30009</u> | STATE: <u>Georgia</u> ZIP: <u>30009-1308</u> |
| PHONE: <u>678-245-5256</u> | PHONE: <u>404-869-6545</u> |
| CONTACT PERSON: <u>Garen Smith</u> PHONE: <u>678-245-5256</u> | |
| CONTACT'S E-MAIL: <u>Garen.Smith@PulteGroup.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>R-100</u> | BUILDING/LEASED SQUARE FEET: <u>N/A</u> |
| LAND DISTRICT(S): <u>7</u> | LAND LOT(S): <u>117 & 120</u> ACREAGE: <u>9.982</u> |
| ADDRESS OF PROPERTY: <u>2374 Meadow Church Way, Duluth, GA 30097</u> | |
| SPECIAL USE REQUESTED: <u>R-100 CSO - Conservation Subdivision</u> | |

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY

MAR 01 2013

SUP '13 02 1

Planning & Development

LEGAL DESCRIPTION
Van Os Property 9.982 Acre Tract

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 117 & 120 of the 7th District of Gwinnett County, Georgia and being more particularly described as follows:

Commencing at a 1/2" rebar found at the common corner of Land Lots 116, 117, 120, & 121; thence along the line common to Land Lots 116 & 117 South 29 degrees 51 minutes 37 seconds East a distance of 268.20 feet to a 1/2" rebar found on the westerly right-of-way line of Meadow Church Road (Variable width right-of-way); thence following said right-of-way line South 17 degrees 38 minutes 36 seconds West a distance of 20.04 feet to a 3/8" rebar found, said point being the **POINT OF BEGINNING**; thence continuing along said right-of-way line and running South 17 degrees 50 minutes 08 seconds West a distance of 436.91 feet to a 1/2" rebar found; thence continuing along said right-of-way line and running South 17 degrees 23 minutes 31 seconds West a distance of 287.36 feet to a 1" open top pipe found; thence leaving said right-of-way line and running North 59 degrees 24 minutes 40 seconds West a distance of 446.92 feet to an iron pin set; thence North 29 degrees 57 minutes 21 seconds West a distance of 388.37 feet to a 1 3/4" open top pipe found; thence North 29 degrees 55 minutes 36 seconds West a distance of 102.00 feet to an iron pin set; thence North 60 degrees 36 minutes 53 seconds East a distance of 540.14 feet to an iron pin set; thence South 29 degrees 23 minutes 07 seconds East a distance of 102.00 feet to a 3/8" rebar found; thence South 67 degrees 09 minutes 57 seconds East a distance of 356.49 feet to the **POINT OF BEGINNING**.

Said Tract containing 9.982 acres of land.

Q:\Legals\04\04056\04056 Legal Van Os Property 9.982 acres.rtf
January 5, 2005

RECEIVED BY

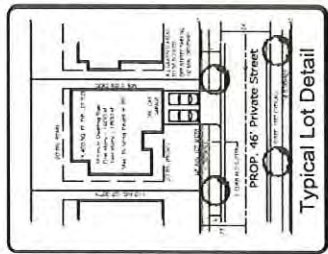
SUP '13 0 2 1

MAR 0 1 2013

Planning & Development



Overall CSO Plan
Bentwood at Sugarloaf



SITE PLAN
Bentwood
at
Sugarloaf
Phase Ten

LL 117 & 120, 7th District
Parcel # 7-117-028
Gwinnett County
RECEIVED BY
City of Atlanta
Job #1111

March 1, 2013
Scale: 1" = 60'
County Project #
City of Atlanta
Job #1111

| Lot Width | Lot Depth | Lot Area | Lot Width | Lot Depth | Lot Area |
|-----------|-----------|----------|-----------|-----------|----------|
| 1 | 100 | 10,000 | 100 | 100 | 10,000 |
| 2 | 100 | 10,000 | 100 | 100 | 10,000 |
| 3 | 100 | 10,000 | 100 | 100 | 10,000 |
| 4 | 100 | 10,000 | 100 | 100 | 10,000 |
| 5 | 100 | 10,000 | 100 | 100 | 10,000 |
| 6 | 100 | 10,000 | 100 | 100 | 10,000 |
| 7 | 100 | 10,000 | 100 | 100 | 10,000 |
| 8 | 100 | 10,000 | 100 | 100 | 10,000 |
| 9 | 100 | 10,000 | 100 | 100 | 10,000 |
| 10 | 100 | 10,000 | 100 | 100 | 10,000 |
| 11 | 100 | 10,000 | 100 | 100 | 10,000 |
| 12 | 100 | 10,000 | 100 | 100 | 10,000 |
| 13 | 100 | 10,000 | 100 | 100 | 10,000 |
| 14 | 100 | 10,000 | 100 | 100 | 10,000 |
| 15 | 100 | 10,000 | 100 | 100 | 10,000 |
| 16 | 100 | 10,000 | 100 | 100 | 10,000 |
| 17 | 100 | 10,000 | 100 | 100 | 10,000 |
| 18 | 100 | 10,000 | 100 | 100 | 10,000 |
| 19 | 100 | 10,000 | 100 | 100 | 10,000 |
| 20 | 100 | 10,000 | 100 | 100 | 10,000 |
| 21 | 100 | 10,000 | 100 | 100 | 10,000 |
| 22 | 100 | 10,000 | 100 | 100 | 10,000 |
| 23 | 100 | 10,000 | 100 | 100 | 10,000 |
| 24 | 100 | 10,000 | 100 | 100 | 10,000 |
| 25 | 100 | 10,000 | 100 | 100 | 10,000 |
| 26 | 100 | 10,000 | 100 | 100 | 10,000 |
| 27 | 100 | 10,000 | 100 | 100 | 10,000 |
| 28 | 100 | 10,000 | 100 | 100 | 10,000 |
| 29 | 100 | 10,000 | 100 | 100 | 10,000 |
| 30 | 100 | 10,000 | 100 | 100 | 10,000 |
| 31 | 100 | 10,000 | 100 | 100 | 10,000 |
| 32 | 100 | 10,000 | 100 | 100 | 10,000 |
| 33 | 100 | 10,000 | 100 | 100 | 10,000 |
| 34 | 100 | 10,000 | 100 | 100 | 10,000 |
| 35 | 100 | 10,000 | 100 | 100 | 10,000 |
| 36 | 100 | 10,000 | 100 | 100 | 10,000 |

SITE NOTES
1. General Site Area
2. Overall Site Area
3. Overall Site Area
4. Existing Zoning
5. Proposed Zoning
6. Proposed Zoning
7. Lot Requirements
8. Proposed Zoning
9. Proposed Zoning
10. Proposed Zoning
11. Proposed Zoning
12. Proposed Zoning
13. Proposed Zoning
14. Proposed Zoning
15. Proposed Zoning
16. Proposed Zoning
17. Proposed Zoning
18. Proposed Zoning
19. Proposed Zoning
20. Proposed Zoning
21. Proposed Zoning
22. Proposed Zoning
23. Proposed Zoning
24. Proposed Zoning
25. Proposed Zoning
26. Proposed Zoning
27. Proposed Zoning
28. Proposed Zoning
29. Proposed Zoning
30. Proposed Zoning
31. Proposed Zoning
32. Proposed Zoning
33. Proposed Zoning
34. Proposed Zoning
35. Proposed Zoning
36. Proposed Zoning

OVERALL CSO SITE DATA
Zoning = H-100 (CSO)
Gross Site Area = 142,000 AC
Prop. Plan Area = 142,000 AC
Total Project Area = 142,000 AC
Gross Density = 1.84 Units/Ac
Net Density = 2.14 Units/Ac



EXISTING UTILITIES
1. Based on the information of the subject property, no existing utilities are shown on the subject property.
2. This property does not contain any existing utilities.
3. The subject property is not a utility property.
4. The subject property is not a utility property.
5. The subject property is not a utility property.
6. The subject property is not a utility property.
7. The subject property is not a utility property.
8. The subject property is not a utility property.
9. The subject property is not a utility property.
10. The subject property is not a utility property.
11. The subject property is not a utility property.
12. The subject property is not a utility property.
13. The subject property is not a utility property.
14. The subject property is not a utility property.
15. The subject property is not a utility property.
16. The subject property is not a utility property.
17. The subject property is not a utility property.
18. The subject property is not a utility property.
19. The subject property is not a utility property.
20. The subject property is not a utility property.
21. The subject property is not a utility property.
22. The subject property is not a utility property.
23. The subject property is not a utility property.
24. The subject property is not a utility property.
25. The subject property is not a utility property.
26. The subject property is not a utility property.
27. The subject property is not a utility property.
28. The subject property is not a utility property.
29. The subject property is not a utility property.
30. The subject property is not a utility property.
31. The subject property is not a utility property.
32. The subject property is not a utility property.
33. The subject property is not a utility property.
34. The subject property is not a utility property.
35. The subject property is not a utility property.
36. The subject property is not a utility property.

ESSENTIAL ENGINEERING SERVICES
PLANNING, ENGINEERING, ARCHITECTURAL, SURVEYING, LANDSCAPE ARCHITECTURE
1800 Laurel Springs Parkway - Suite 1105
Lawrenceville, Georgia 30046
Phone: 770-962-1111
www.essentialeng.com

OWNER / DEVELOPER
PulteGroup
Gwinnett South
11111 Peachtree Dunwoody Road
Atlanta, GA 30338
Phone: 404-274-1234
www.pultegroup.com

34 HOUR - EMERGENCY CONTACT
Essential Engineering Services, L.L.C.
1800 Laurel Springs Parkway - Suite 1105
Lawrenceville, Georgia 30046
Phone: 770-962-1111
www.essentialeng.com

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:

see attached response

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

see attached response

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

see attached response

- (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:

see attached response

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

see attached response

- (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:

see attached response

RECEIVED BY

MAR 01 2013

SUP '13 02 1

- (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:
The subject property is a remnant portion of an adjacent property that has been previously developed as an R-100 CSO subdivision. The proposed use is suitable for the property and adjacent and/or nearby properties.
- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
Adjacent properties consist of single-family residential homes, daycare facility, and commercial/retail developments. The proposed special use permit will not adversely affect these existing uses or usability of the adjacent or nearby properties.
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
The subject property has reasonable use as a single family residential development; however, if developed as a stand alone development, the property is better suited to accommodate a higher density single-family residential or multi-family residential development due to the small size of the parcel.
- (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:
The special use permit will not cause an excessive burden on streets, transportation facilities, utilities or schools.
- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
According to the Gwinnett County 2030 Unified Plan, the subject property is located in an existing/emerging suburban residential area. Therefore, approval of the special use permit is in conformance with the Unified 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 SPECIAL USE PERMIT:
As stated in response A above, the subject property is a remnant portion of an adjacent property that has been previously developed as an R-100 CSO subdivision. The owner of the overall property retained this portion as the primary home exists on this portion. The owner currently wants to sell the remainder of the land, and allow it to be developed as part of the adjacent development.

RECEIVED BY

MAR 01 2013

SUP '13 02 1

Planning & Development



March 1, 2013

LETTER OF INTENT
R-100 CSO - SPECIAL USE PERMIT
2374 Meadow Church Way

Pulte Group, Inc., the special use permit applicant, submits this application for an R-100 CSO single-family subdivision on a 9.982 acre parcel located at 2374 Meadow Church Way, Duluth, Georgia 30097. The proposed development will consist of 35 single-family homes.

The subject property is a remnant portion of an adjacent property that has been previously developed as an R-100 CSO subdivision (Bentwood at Sugarloaf – Phases 1-9). It is the intention of the applicant to annex this property into this existing CSO development adjacent to the site. The proposed development will be considered Phase 10 of the Bentwood at Sugarloaf development. The net density for the overall development will be 2.14 units per acre.

The Home Owners Association documents will be amended to include this property. As such, the overall development will adhere to all applicable Conservation Subdivision Overlay district requirements.

The proposed use of the subject property is an appropriate use of this parcel and the approval of this special use permit request will not cause an excessive burden on the adjacent and/or nearby properties.

Submitted by:
PULTE GROUP, INC.

A handwritten signature in blue ink, appearing to read "Garen Smith".

Garen Smith
Director of Land Acquisition

RECEIVED BY

MAR 01 2013

SUP '13 02 1

Planning & Development

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.

Garen W. Smith 2/28/13
Signature of Applicant Date

Garen W. Smith Director of Land Acquisition
Type or Print Name and Title Pulte Group, Inc.

Leslie A. Dekle 2.28.13
Signature of Notary Public Date



RECEIVED BY

SUP #13 0 2 1

MAR 0 1 2013

Planning & Development

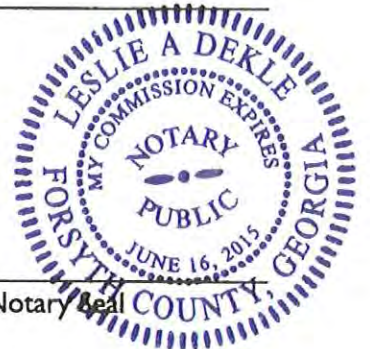
SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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.

Henry Van Os _____ *2/28/13*
Signature of Property Owner Date

Type or Print Name and Title

Leslie A. Dekle _____ *2.28.13*
Signature of Notary Public Date Notary Seal



RECEIVED BY SUP '13 0 2 1
MAR 0 1 2013
Planning & Development

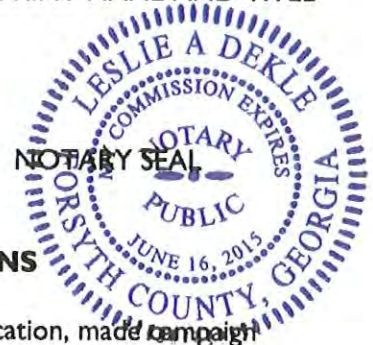
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

Garen W Smith 2/28/13 Garen Smith, Dir. of Land Acq, Public Works
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Leslie A Dekle 2.28.13
 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 Garen W Smith
 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 BY

SUP '13 0 2 1

MAR 01 2013

Planning & Development

