

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Old Norcross Investments, Inc.</u>	NAME: <u>Old Norcross Investments, Inc.</u>
ADDRESS: <u>4411 Suwanee Dam Road, Suite 450</u>	ADDRESS: <u>4411 Suwanee Dam Road, Suite 450</u>
CITY: <u>Suwanee</u>	CITY: <u>Suwanee</u>
STATE: <u>GA.</u> ZIP: <u>30024</u>	STATE: <u>GA.</u> ZIP: <u>30024</u>
PHONE: <u>770.614.1471</u>	PHONE: <u>770.614.1471</u>
CONTACT PERSON: <u>Iva Hoyle, McNally & Patrick, Inc.</u> PHONE: <u>770.963.8520 Ext. 105</u>	
CONTACT'S E-MAIL: <u>iva@mcnallypatrick.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): R-75 ^{R-100/} REQUESTED ZONING DISTRICT: R-100 CSO

LAND DISTRICT(S): 7 LAND LOT(S): 231 ACREAGE: 62 .036 Acres

ADDRESS OF PROPERTY: 4111 Old Suwanee Road, Suwanee, GA.

PROPOSED DEVELOPMENT: Single Family Residential

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>109</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1800 1st 2000 2 st</u>	Total Building Sq. Ft. _____
Gross Density: <u>1.75 D. U. /AC.</u>	Density: _____
Net Density: <u>1.82 D. U. / AC</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

62.036 Acres
Old Suwanee Road

All that tract or parcel of land containing 62.036 acres lying in Land Lot 231 of the 7th District of Gwinnett County, Georgia as shown on plat of survey for Marilyn C. Barrett and Jimmy C. Barrett dated August 23, 1995 by Richard Webb & Associates, being more particularly described as follows:

Beginning at a ¾" open top pipe located on the southeastern 80' R/W of Old Suwanee Road at its intersection with the Land Lot Line common to Land Lots 231 and 232 of the 7th District of Gwinnett County, Georgia, thence northeasterly along said right of way following a curve to the left an arc distance of 365.03', said arc having a radius of 519.91' and being subtended by a chord bearing and distance of North 40 degrees 21 minutes 29 seconds East for 357.58' to a point on said right way marked by an 8" corner post; thence leaving said right of way South 66 degrees 24 minutes 05 seconds East for a distance of 2,460.69' to a #4 r-bar found; thence South 53 degrees 40 minutes 33 seconds East for a distance of 481.20' to a #4 r-bar found on the Land Lot Line common to Land Lots 231 and 216; thence along said Land Lot Line South 59 degrees 22 minutes 31 seconds West for a distance of 1,759.97' to a tall 2" open top pipe found; thence leaving said Land Lot Line North 30 degrees 34 minutes 27 seconds West for a distance of 1,044.64' to a ¾" rod w/bolt found; thence South 58 degrees 19 minutes 23 seconds West for a distance of 211.58' to a 1" open top pipe found on the Land Lot Line common to Land lots 231 and 232; thence along said Land Lot Line North 30 degrees 28 minutes 19 seconds West for a distance of 1,105.51' to the ¾" open top pipe found on the southeasterly 80' R/W of Old Suwanee Road at the Point of Beginning.

RZR '13 0 0 5

A=365.03'
R=519.91'
CHD=840'21"29"E
357.58'

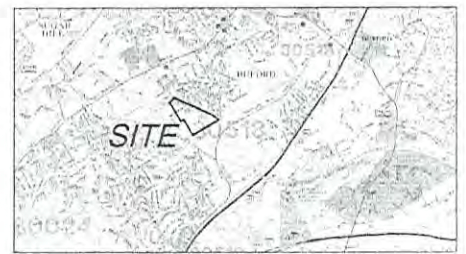
OLD SUWANEE
ROAD 80' R/W

Abandoned House
Abandon Home
Storage Buildings
Abandoned Bus

Abandoned
Car

TRASH PILE - non hazardous
To be removed during
construction

Abandoned
Part-a-jon



LOCATION MAP

DEVELOPER
OLD NICKERBOSS INVESTMENTS, INC.
4411 SUWANEE DAM ROAD, SUITE 450
SUWANEE, GA. 30024

LEGEND

- VEGETATION**
SITE IS HEAVILY FORESTED WITH MIXED PINE, HARDWOOD AND BURN PINE
MUCH OF WHICH IS IN A FLOOD PLAIN
NOTE: NO KNOWN HAZARDOUS ACTIVITY HAS OCCURRED ON THIS PROPERTY IN
THE PAST FEW DECADES
- FLOOD PLAIN**
THIS SITE IS LOCATED IN A FLOOD HAZARD AREA
AS PER GEORGIA TTI COUNTY COMPAINT PART NO. 10025
MAY 1988 (REVISION DATED 3-14-01) AND REVISION DATED 6-29-04
- WETLANDS**
NO WETLANDS EXIST ON SITE PER THE NATIONAL WETLANDS INVENTORY
MAP
- SLOPES**
THE SITE IS LOCATED ON A SLOPE OF 10% TO 15%
ALL SLOPES ARE TO BE REGRADED TO A 5% SLOPE
- ARCHAEOLOGICAL/HISTORICAL FEATURES**
THERE ARE NO KNOWN ARCHAEOLICAL OR HISTORICAL SITES
WITHIN THE PROJECT BOUNDARY (SOURCE: ALL COUNTY OF
GEORGIA DEPARTMENT OF NATURAL RESOURCES, STATE
WETLANDS REGULATORY OFFICE)
- WILDLIFE HABITATS/SCENIC VISTAS**
NO KNOWN SIGNIFICANT WILDLIFE HABITATS, SIGNIFICANT SCENIC OR AIR
WILDLIFE RESOURCES, POTENTIAL PLANT OCCURRENCES
IDENTIFIED BY GEORGIA DNR'S NATURAL HERITAGE DISTRICT
CONSERVATION PLAN DATED ON OCTOBER 12, 2014. POTENTIAL
LOOK FOR WILDLIFE CONSERVATION SPACE AND SCENIC VISTAS PER THE
CONSERVATION PLAN DATED 10/12/14 PER THE AERIAL PHOTO
DISCUSS THAT SOME EXIST ALONG SUWANEE CREEK.
- EXISTING STRUCTURES**
EXISTING BUILDING ON SITE AND ONE BUILDING, ALL EXISTING
STRUCTURES TO BE REMOVED.
- FASMENTS**
NO FASMENTS EXIST ON THIS PROPERTY (SOURCE: DEWNETT COUNTY RECORDS)
- SURROUNDING AREA**
THE SURROUNDING AREA IS CHARACTERIZED BY RURAL COUNTRY
W/ WETLANDS. PLANNED CONSERVATION SPACE WILL CONNECT WITH
THE EXISTING CONSERVATION SPACE LOCATED IN THE ADJACENT RUS CO
SUBDIVISION. (SOURCE: DEWNETT COUNTY RECORDS)

EXISTING FEATURES SITE ANALYSIS
TWIN BRIDGES

LAND LOT 21, 1TH DISTRICT
DEWNETT COUNTY, GEORGIA
DATE: JUNE 28, 2013



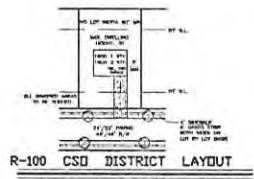
GRAPHIC SCALE
SCALE: 1"=100'

SHEET 1 OF 2

RZR 13.000
5
McNally & Patrick, Inc.

1505 HWY. 29 SOUTH - LAWRENCEVILLE, GA. 30044
PHONE: (770)963-8520 FAX: (770)963-3984
CONTACT: IVA HOYLE

A=365.03'
R=519.01'
CHD=N40°21'29"E
357.58'



LOCATION MAP

PLANNING AND DEVELOPMENT

1. THIS PLAN IS FOR PERMANENT PURPOSES ONLY AND IS NOT INTENDED TO EFFECT AN AT-REAR REARING. THIS PLAN IS SUBMITTED TO EXPRESS THE NATURE, CHARACTER, AND TYPE OF DEVELOPMENT DESIRED BY THE APPLICANT.
2. DEMOGRAPHIC DATA BY GWINNETT COUNTY GIS.
3. SUBMITTANT DATA AS PER SURVEY BY BROWN AND ASSOCIATES, INC. DATE: 08-20-2004.
4. A 5-FOOT SETBACK IS REQUIRED ALONG PROPERTY BOUNDARIES OF 50' SUNKANE ROAD AT THE POINT OF CONSTRUCTION OF 5/8" (11.2.2.1-7).
5. A 4-FOOT SETBACK IS REQUIRED ALONG EACH (11) FRONTAGE AT THE POINT OF CONSTRUCTION OF HOUSE ON A LOT-LOT BASIS.
6. WATER QUALITY CONTROL FLOOD CONTROL.
7. ELEVATION: GWINNETT COUNTY GROUND FLOOD CONTROL.
8. CONSTRUCTION SPACE SHALL BE DEDICATED IN 100% BY A MANUFACTURED PROPERTY OWNERS ASSOCIATION OR OTHER (SEE) APPROVED AS APPROVED BY THE B.C.C.
9. A 50 FOOT BUFFER WITH 75 FOOT WATERSHED SETBACK REQUIRED ON ADJACENT STREAMS.
10. ALL EXISTING STRUCTURES TO BE REMOVED.

STORM WATER MANAGEMENT

1. THIS SITE IS LOCATED IN A F.I.M. FLOOD HAZARD AREA AS PER GWINNETT COUNTY PANEL 150322 MAP # 1310000207, SEPTEMBER 9, 2004.
2. THERE ARE NO WETLANDS ON THIS SITE.
3. A STORM WATER MANAGEMENT STUDY SHALL BE REQUIRED FOR THIS PROJECT.
4. A 50-FOOT UNDEVELOPED BUFFER AND A 75-FOOT WATERSHED SETBACK RELATIVE TO ALL STREAMS SHALL BE MAINTAINED UNLESS AN APPROPRIATE STREAM BUFFER VARIANCE IS OBTAINED.

LOT	FLX	WIDTH	AREA	WIDTH	AREA
1	A	75.2	55	A	67.9
2	A	81.5	55	A	66.0
3	A	71.4	59	A	66.0
4	A	85.7	59	A	66.0
5	A	85.7	59	A	66.0
6	A	86.1	59	A	66.0
7	A	86.5	62	A	63.5
8	A	87.2	61	A	61.1
9	A	89.2	64	A	61.7
10	A	88.0	65	A	61.4
11	A	53.8	67	A	69.5
12	A	72.0	67	A	66.0
13	A	65.0	68	A	59.8
14	A	66.0	69	A	66.0
15	A	69.0	70	A	66.0
16	A	66.0	71	A	66.2
17	A	69.0	72	A	73.8
18	A	66.0	72	A	74.1
19	A	66.0	74	A	75.4
20	A	67.0	74	A	75.4
21	A	66.0	76	A	76.7
22	A	66.0	77	A	76.0
23	A	69.0	78	A	70.0
24	A	73.9	79	A	70.0
25	A	76.0	83	A	70.0
26	A	75.9	81	A	77.1
27	A	76.0	81	A	76.9
28	A	76.0	81	A	76.9
29	A	76.0	84	A	66.0
30	A	76.0	85	A	66.0
31	A	76.1	86	A	66.0
32	A	76.1	87	A	74.5
33	A	76.1	91	A	66.0
34	A	76.1	93	A	66.0
35	A	76.1	99	A	70.0
36	A	76.0	94	A	70.0
37	A	77.4	92	A	71.7
38	A	75.6	94	A	69.9
39	A	67.8	94	A	62.0
40	A	75.8	95	A	69.9
41	A	66.4	96	A	61.8
42	A	67.8	96	A	70.0
43	A	67.8	98	A	70.0
44	A	67.8	98	A	66.9
45	A	69.0	103	A	76.0
46	A	76.5	101	A	65.5
47	A	66.0	102	A	65.0
48	A	66.0	104	A	61.9
49	A	66.0	105	A	61.9
50	A	66.2	105	A	61.9
51	A	61.1	106	A	60.9
52	A	65.1	105	A	61.9
53	A	64.5	105	A	73.7
54	A	62.2	105	A	61.4

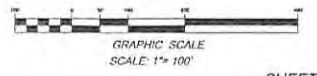


TOTAL 8,102.15
AVERAGE 74.53
NO FLOODPLAIN IN ANY LOT

REZONING SKETCH DATA	
EXISTING ZONING: R75	PROPOSED ZONING: R-100 CSD
NUMBER OF LOTS: 109	
GROSS AREA: 62.036 ACRES	
NET AREA: 49.84 ACRES	
FLOODPLAIN AREA: 4.3 ACRES (6.9%)	
AREA IN ELEC/GAS EASEMENTS: 0.0 ACRE	
SANITARY SERVICE: SEWER	
GROSS DENSITY: 1.75 DU/AC	
NET DENSITY: 1.82 DU/AC	
MIN. LOT SIZE: NONE	
MIN. DWELLING SIZE: 1800 S.F. 1STY., 2000 S.F. 2STY.	
RECREATION AREA REQUIRED: 1.00 AC (50% / 6%)	
RECREATION AREA PROVIDED: 1.00 AC	
AREA REQUIRED: 40% - 24.81 ACRES	
AREA PROVIDED: 41% - 25.4 ACRES	
ORINANCE COMPLIANCE: STREET TREES	
BUFFER TREES PLANTED: 0	

McNally & Patrick, Inc.

1505 HWY. 29 SOUTH - LAWRENCEVILLE, GA. 30044
PHONE: (770)963-8520 FAX: (770)963-3984
CONTACT: IVA HOYLE



RZR 19 0 0 5

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 (OR SPECIAL USE PERMIT) WILI PERMIT USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Residential landuses surround the area to include subdivisions and single family lot homes. An existing subdivsion zoned R-75 CSO is located on the eastern side of the subject property. The proposed character and scale of the planned residential community will compliment the surrounding area.

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

Development of the site as a residential community will be consistent with the surrounding landuses.

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

The site, as currently zoned, does have an economic use. The proposed residential conservation community is more suited to the site.

(D) WHETHER THE PROPOSED REZONING (OR 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 development will impact existing facilities and services. However any improvements needed as a result of the proposed project will be incurred by the developer. Water is available via an existing water line located in the along Old Suwanee Road. Sanitary sewer crosses the site in two (2) locations.

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

The Gwinnett County 2030 Future Development Plan recommends Residential Area – Existing / Emerging Suburban.

(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 (OR SPECIAL USE PERMIT):

Approval of subdivisions within the surrounding area support the applicant's request. The existing site conditions support the applicant's request and ensure the protection of natural resources to be located within the conservation areas.

RZR '13 0 0 5

**LETTER OF INTENT TO REZONING APPLICATION
OF TWIN BRIDGES, 4111 OLD SUWANEE ROAD (R-100 CSO)**

June 28, 2013

Gwinnett County Department of
Planning and Development
One Justice Square
446 West Crogan Street
Lawrenceville, GA. 30045

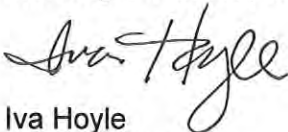
**Re: 62.036 Acres
4111 Old Suwanee Road
Parcel 7-231-019
Gwinnett County, Ga.**

Dear Planning Department:

The applicant is requesting to rezone 62.036 acres from R-75 to R-100 with an accompanying Special Use Permit for CSO. The site is located at 4111 Old Suwanee Road in Gwinnett County, Georgia. The subject property consists of one parcel. The applicant proposes to subdivide the site into 109 lots with 25.4 acres (41%) to be dedicated as conservation space. The net density of the site will be 1.82 dwelling units / acre. Homes will be constructed with a minimum of 1800 square feet for one-story and 2000 square feet for two-story dwelling. The architectural exteriors of the homes will be brick, stacked stone, cedar shake stucco or fiber cement siding. Each home will include a double car garage. Access to the development is via one entrance off of Old Suwanee Road.

The property is located within an area that is characterized with subdivisions and single lot homes. The development, as a CSO community, will provide the 50-foot buffer that will ensure the protection of the mature hardwoods along the project boundaries and blend with the land use character of the area. An existing R-75 CSO community is located along the eastern boundary of the subject site. Accordingly, the proposed conservation space will link with the existing conservation space in the adjacent subdivision – Morning Brook. The applicant therefore respectfully requests your approval of the rezoning and SUP application.

Sincerely,
McNally & Patrick, Inc.



Iva Hoyle
Project Manager

RZR '13 0 0 5

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

6-20-13

Date

J.C. White, President of Norcross Investments, Inc.

Type or Print Name and Title



Signature of Notary Public

6/20/13

Date

Notary Seal

my commission expires 12/1/14

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

6-20-13

Date

J.C. White, President Old Norcross Investments

Type or Print Name and Title



Signature of Notary Public
my commission expires 1/21/14

6/20/13

Date

Notary Seal

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.

J.C. White 6-20-13 J.C. White, Pres. Old News Investments
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Iva Kirk Hoyle 6-20-13 Iva Kirk Hoyle, Represent.
 SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

[Signature] 6/20/13
 SIGNATURE OF NOTARY PUBLIC DATE NOTARY SEAL
mycommission expires 2/2/14

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 J.C. White
 YOUR NAME

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

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

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

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 - 231 - 019
(Map Reference Number) District Land Lot Parcel




Signature of Applicant

Date

 JC White President, Old Norcross Investments, Inc.
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

**GWINNETT COUNTY
TAX COMMISSIONER**

TITLE

 6/25/13
DATE

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Old Norcross Investments, Inc.</u> ADDRESS: <u>4411 Suwanee Dam Rd. Suite 450</u> CITY: <u>Suwanee</u> STATE: <u>GA</u> ZIP: <u>30024</u> PHONE: <u>770.614.1471</u>	NAME: <u>Old Norcross Investments, Inc.</u> ADDRESS: <u>4411 Suwanee Dam Rd, Suite 450</u> CITY: <u>Suwanee</u> STATE: <u>GA</u> ZIP: <u>30024</u> PHONE: <u>770.614.1471</u>
CONTACT PERSON: <u>Iva Hoyle, McNally & Patrick, Inc.</u> PHONE: <u>963.8520 ext. 105</u> CONTACT'S E-MAIL: <u>iva@mcnallypatrick.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 checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>R-75 / R-100</u> BUILDING/LEASED SQUARE FEET: <u>1800 s.f. min.</u>	
LAND DISTRICT(S): <u>7</u> LAND LOT(S): <u>231</u> ACREAGE: <u>62</u>	
ADDRESS OF PROPERTY: <u>4111 Old Suwanee Road, Buford, GA. 30518</u>	
SPECIAL USE REQUESTED: <u>Single Family Residential R-100 CSO</u>	
<hr/>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

SUP '13 0 3 8

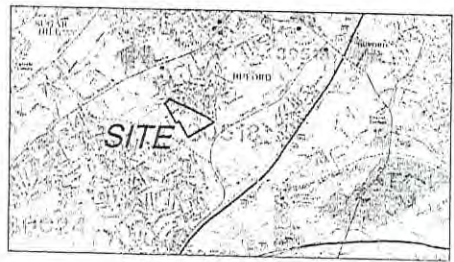
62.036 Acres
Old Suwanee Road

All that tract or parcel of land containing 62.036 acres lying in Land Lot 231 of the 7th District of Gwinnett County, Georgia as shown on plat of survey for Marilyn C. Barrett and Jimmy C. Barrett dated August 23, 1995 by Richard Webb & Associates, being more particularly described as follows:

Beginning at a ¾" open top pipe located on the southeastern 80' R/W of Old Suwanee Road at its intersection with the Land Lot Line common to Land Lots 231 and 232 of the 7th District of Gwinnett County, Georgia, thence northeasterly along said right of way following a curve to the left an arc distance of 365.03', said arc having a radius of 519.91' and being subtended by a chord bearing and distance of North 40 degrees 21 minutes 29 seconds East for 357.58' to a point on said right way marked by an 8" corner post; thence leaving said right of way South 66 degrees 24 minutes 05 seconds East for a distance of 2,460.69' to a #4 r-bar found; thence South 53 degrees 40 minutes 33 seconds East for a distance of 481.20' to a #4 r-bar found on the Land Lot Line common to Land Lots 231 and 216; thence along said Land Lot Line South 59 degrees 22 minutes 31 seconds West for a distance of 1,759.97' to a tall 2" open top pipe found; thence leaving said Land Lot Line North 30 degrees 34 minutes 27 seconds West for a distance of 1,044.64' to a ¾" rod w/bolt found; thence South 58 degrees 19 minutes 23 seconds West for a distance of 211.58' to a 1" open top pipe found on the Land Lot Line common to Land lots 231 and 232; thence along said Land Lot Line North 30 degrees 28 minutes 19 seconds West for a distance of 1,105.51' to the ¾" open top pipe found on the southeasterly 80' R/W of Old Suwanee Road at the Point of Beginning.

A=365.03'
R=519.91'
CHD=N47°21'29"E
357.56'

OLD SUWANEE ROAD 80' ROW



LOCATION MAP

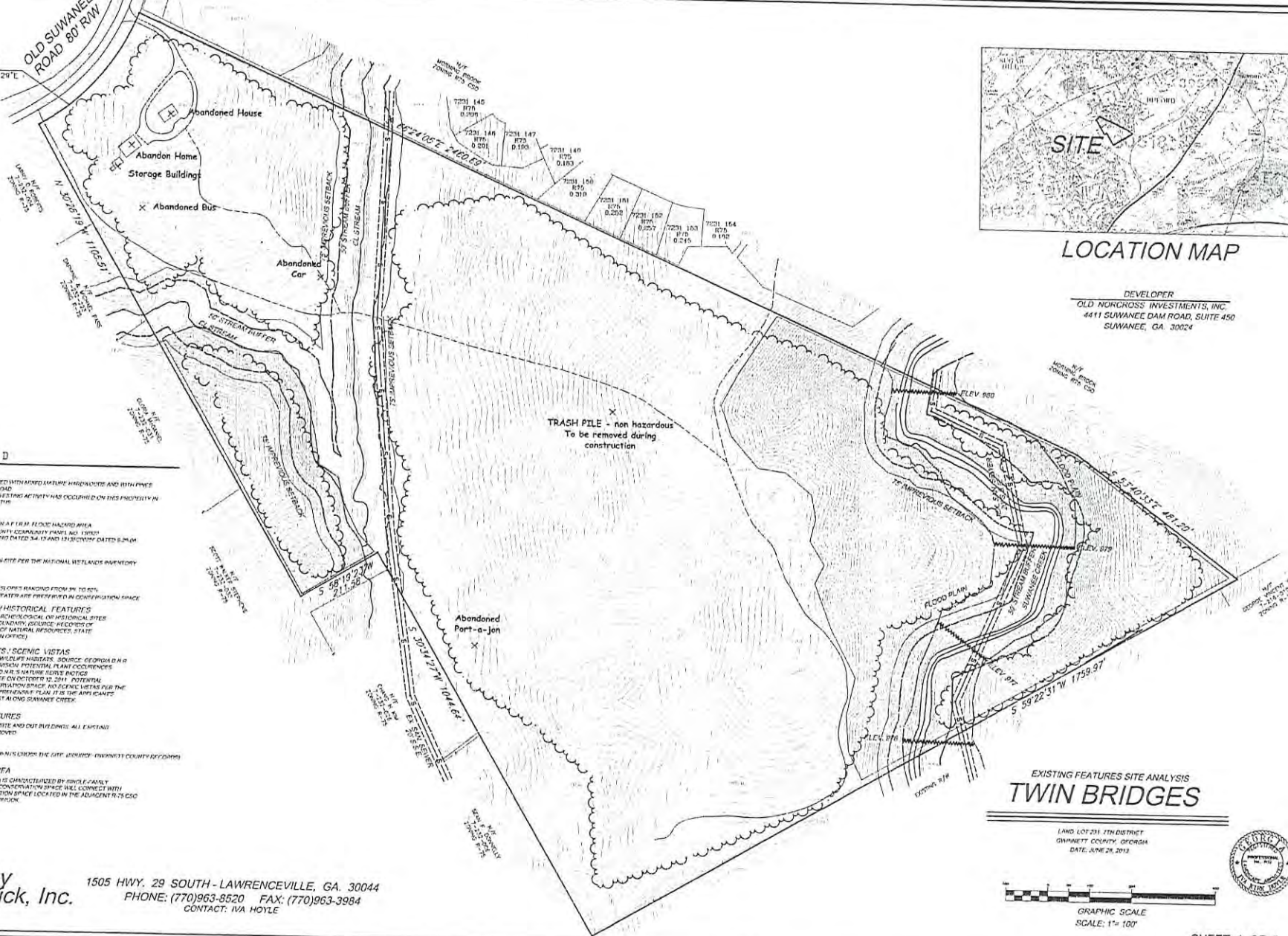
DEVELOPER
OLD NORCROSS INVESTMENTS, INC.
4411 SUWANEE DAM ROAD, SUITE 450
SUWANEE, GA 30024



LEGEND

- VEGETATION**
SITE IS HEAVILY FORESTED WITH MIXED HARDWOODS AND WITH PINE WOODS ALONG SUWANEE ROAD.
NOTE: NO RECENT HARVESTING ACTIVITY HAS OCCURRED ON THIS PROPERTY IN THE PAST 24 MONTHS.
- FLOOD PLAIN**
THE SITE IS LOCATED IN A FLOOD HAZARD AREA AS PER SUWANEE COUNTY COMMUNITY MAP NO. 1987 MAP NUMBER 1340200 DATED 3-4-13 AND 13-13-13 DATED 8-20-13.
- WETLANDS**
NO WETLANDS EXIST ON SITE PER THE NATIONAL WETLANDS PATTERNOY ROW.
- SLOPES**
THE SITE CONSISTS OF SLOPES RANGING FROM 4% TO 20% ALL SLOPES ARE PREPARED IN CONSERVATION SPACE.
- ARCHAEOLOGICAL/HISTORICAL FEATURES**
THERE ARE NO KNOWN ARCHAEOLOGICAL OR HISTORICAL SITES WITHIN THE PROJECT BOUNDARY. SOURCE: RECORDS OF GEORGIA DEPARTMENT OF NATURAL RESOURCES, STATE HISTORIC PRESERVATION OFFICE.
- WILDLIFE HABITATS/SCENIC VISTAS**
NO KNOWN SIGNIFICANT WILDLIFE HABITATS. SOURCE: GEORGIA DNR WILDLIFE DESIGN SPECIFICATION POTENTIAL PLANT OCCURRENCES IDENTIFIED BY GEORGIA DNR'S NATURE SERVICE POTENTIAL ECOLOGICAL ASSESSMENT ON OCTOBER 12, 2011. POTENTIAL LOCATION WITHIN CONSERVATION SPACE AND SCENIC VISTAS PER THE SUWANEE COUNTY COMPREHENSIVE PLAN. IT IS THE APPLICANT'S RESPONSIBILITY TO CHECK WITH SUWANEE COUNTY.
- EXISTING STRUCTURES**
EXISTING BUILDINGS ON SITE AND OUT BUILDINGS ALL EXISTING STRUCTURES TO BE REMOVED.
- FENCES**
SANITARY SEWER LATERALS CROSS THE SITE. SOURCE: SUWANEE COUNTY RECORDS.
- SURROUNDING AREA**
THE SURROUNDING AREA IS CHARACTERIZED BY RURAL COUNTRY RESIDENTIAL PLANNED CONSERVATION SPACE WILL CONNECT WITH THE EXISTING CONSERVATION SPACE LOCATED IN THE ADJACENT P-13-CSD SUBDIVISION. (ADJACENT BLOCK).

SUP 13 0 3 8



EXISTING FEATURES SITE ANALYSIS
TWIN BRIDGES

LAND LOT 231 7TH DISTRICT
SUWANEE COUNTY, GEORGIA
DATE: APRIL 26, 2013



GRAPHIC SCALE
SCALE: 1" = 100'

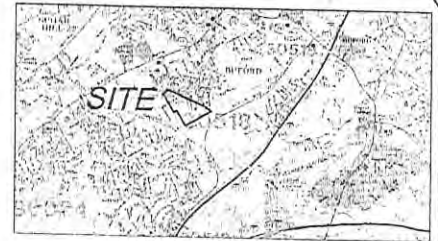
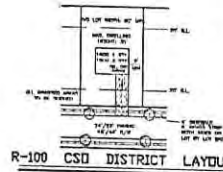


McNally & Patrick, Inc.

1505 HWY. 29 SOUTH-LAWRENCEVILLE, GA. 30044
PHONE: (770)963-8520 FAX: (770)963-3984
CONTACT: IVA HOYLE

A=365.03'
R=518.91'
CHD=N40°21'29"E
357.56'

OLD SUWANEE
ROAD 80' RW



LOCATION MAP

PLANNING AND DEVELOPMENT

1. THIS PLAN IS FOR REZONING PURPOSES ONLY AND IS NOT INTENDED TO INDICATE AN ASSURED DESIGN. THIS PLAN IS SUBMITTED TO EXPRESS THE NATURE, CHARACTER, AND TYPE OF DEVELOPMENT DESIRED BY THE APPLICANT.
2. TOPOGRAPHIC DATA BY CHERRY CREEK GIS.
3. LEGISLATIVE DATA AS PER SURVEY BY HOWARD KEHR & ASSOC., INC. DATE: 08-23-2018.
4. A 3' ELEVATION IS REQUIRED ALONG PROPERTY BOUNDARY OF OLD SUWANEE ROAD AT TIME OF CONSTRUCTION OF 5.0' (PM 11.2.4-7)
5. A 4' ELEVATION IS REQUIRED ALONG EACH LOT BOUNDARY AT THE WATER CONDUIT COUNTY PUBLIC UTILITY.
6. CONSTRUCTION OF FLOODPLAIN FLOW BARRIERS.
7. CONSERVATION SPACE SHALL BE OWNED BY THE APPLICANT BY A MEMORANDUM PROPERTY OWNERS ASSOCIATION OR OTHER ENTITY APPROVED IN ADVANCE BY THE B.C.C.
8. A 10' FOOT BUFFER WITH 75' FEET IMPERVIOUS TRACK REQUIRED ON JURISDICTIONAL STREAM.
9. ALL EXISTING STRUCTURES TO BE REMOVED.

STORM WATER MANAGEMENT

1. THIS SITE IS LOCATED IN A FIRM FLOOD HAZARD AREA AS PER CHERRY CREEK COUNTY PANEL 130020001, SEPTEMBER 9, 2018.
2. THERE ARE NO WETLANDS ON THIS SITE.
3. A STREAM BUFFER MANAGEMENT STUDY SHALL BE REQUIRED FOR THIS PROJECT.
4. A 10' FOOT BUFFER WITH 75' FEET IMPERVIOUS TRACK ADJACENT TO ALL STREAMS SHALL BE MAINTAINED UNLESS AN APPROPRIATE STREAM BUFFER WADWATER IS OBTAINED.

LOT	BLK	AREA	AREA
1	A	25.0	67.8
2	A	61.5	60.0
3	A	25.4	60.0
4	A	80.7	60.0
5	A	27.2	60.0
6	A	59.3	60.0
7	A	29.2	60.0
8	A	25.8	60.0
9	A	29.2	60.0
10	A	25.8	60.0
11	A	25.8	60.0
12	A	25.8	60.0
13	A	25.8	60.0
14	A	25.8	60.0
15	A	25.8	60.0
16	A	25.8	60.0
17	A	25.8	60.0
18	A	25.8	60.0
19	A	25.8	60.0
20	A	25.8	60.0
21	A	25.8	60.0
22	A	25.8	60.0
23	A	25.8	60.0
24	A	25.8	60.0
25	A	25.8	60.0
26	A	25.8	60.0
27	A	25.8	60.0
28	A	25.8	60.0
29	A	25.8	60.0
30	A	25.8	60.0
31	A	25.8	60.0
32	A	25.8	60.0
33	A	25.8	60.0
34	A	25.8	60.0
35	A	25.8	60.0
36	A	25.8	60.0
37	A	25.8	60.0
38	A	25.8	60.0
39	A	25.8	60.0
40	A	25.8	60.0
41	A	25.8	60.0
42	A	25.8	60.0
43	A	25.8	60.0
44	A	25.8	60.0
45	A	25.8	60.0
46	A	25.8	60.0
47	A	25.8	60.0
48	A	25.8	60.0
49	A	25.8	60.0
50	A	25.8	60.0
51	A	25.8	60.0
52	A	25.8	60.0
53	A	25.8	60.0
54	A	25.8	60.0

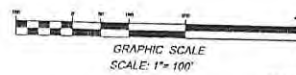
TOTAL 11,912.15
AVERAGE 74.33
NO FLOODPLAIN IN ANY LOT

REZONING SKETCH DATA	
EXISTING ZONING: R75	PROPOSED ZONING: R-100 CSD
NUMBER OF LOTS: 109	
GROSS AREA: 62.026 ACRES	
NET AREA: 59.84 ACRES	
FLOODPLAIN AREA: 4.3 ACRES (6.9%)	
AREA IN ELEC/GAS EASEMENTS: 0.0 ACRE	
SANITARY SERVICE: SEWER	
GROSS DENSITY: 1.75 DU/AC	
NET DENSITY: 1.62 DU/AC	
MIN. LOT SIZE: NONE	
MIN. DWELLING SIZE: 1600' S.F. 1STY., 2000 S.F. 2STY.	
RECREATION AREA REQUIRED: 1.86 AC (50% / 6%)	
RECREATION AREA PROVIDED: 1.88 AC	
AREA REQUIRED: 40% - 24.81 ACRES	
AREA PROVIDED: 41% - 25.4 ACRES	
ORINANCE COMPLIANCE: STREET TREES	
BUFFER TREES PLANTED: 0	

DEVELOPER
OLD NOKERROSS INVESTMENTS
4111 SUWANEE DAM ROAD, SUITE 450
SUWANEE, GA. 30024

REZONING SKETCH TWIN BRIDGES

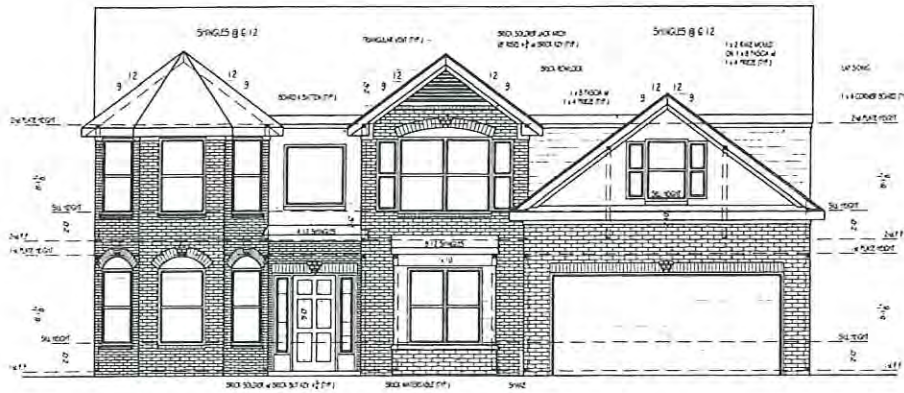
LAND LOT 231 7TH DISTRICT
GWINNETT COUNTY, GEORGIA
DATE: JUNE 28, 2018



SUP 13 0 3 8



1505 HWY. 29 SOUTH - LAWRENCEVILLE, GA. 30044
PHONE: (770)963-8520 FAX: (770)963-3884
CONTACT: IVA HOYLE



FRONT ELEVATION C5

SCALE: 1/8" = 1'-0"



FRONT ELEVATION C6

SCALE: 1/8" = 1'-0"



FRONT ELEVATION C7

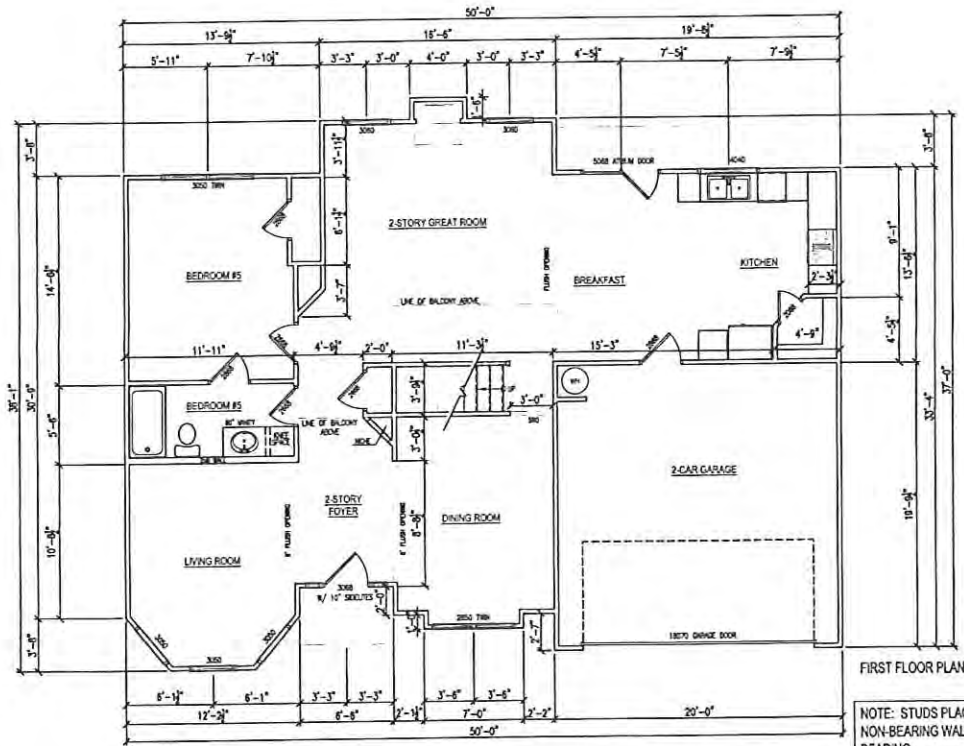
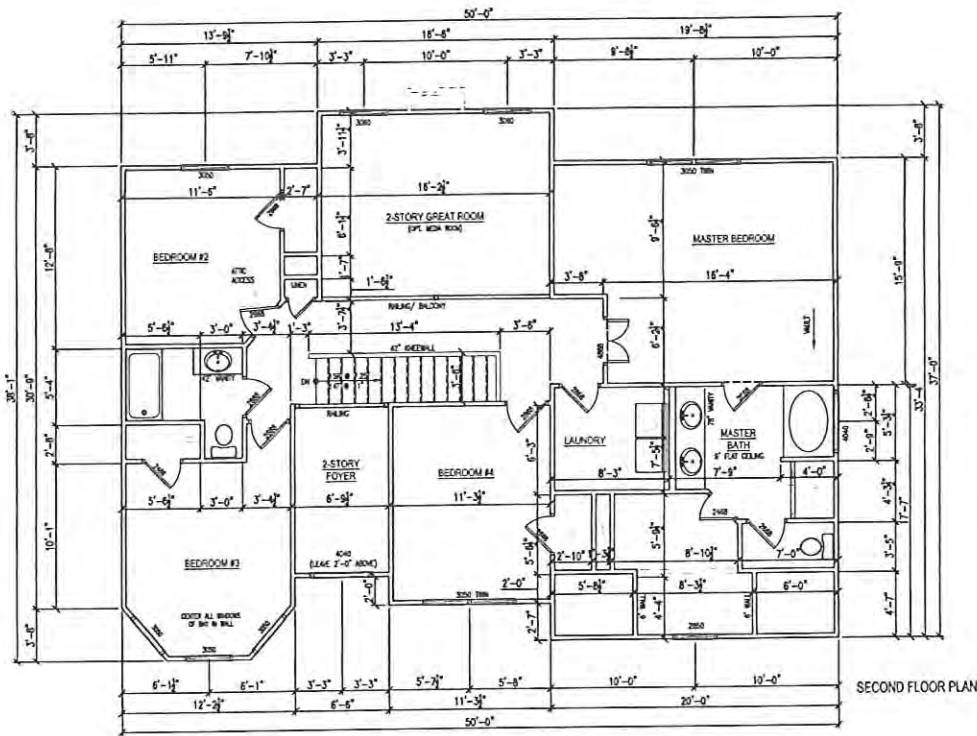
SCALE: 1/8" = 1'-0"

**2510 GEORGIAN
FRONT ELEVATIONS C5, C6 & C7**

**DATE:
5/14/13**

**ELEVATION:
C**

SUP '13 0 3 8



AREA:	
Heated	2521 s.f.
Un-Heated	378 s.f.
(w/ Bonus)	(2721 s.f.)
TOTAL	2899 s.f. (3099)

2510 Georgian Base Plan

REVISION AKA 2510
 PLAN NAME Georgian
 DATE 08/27/12

C
 FLOOR PLAN
 SCALE: 1/8" = 1'-0"



3020 CLAIRE

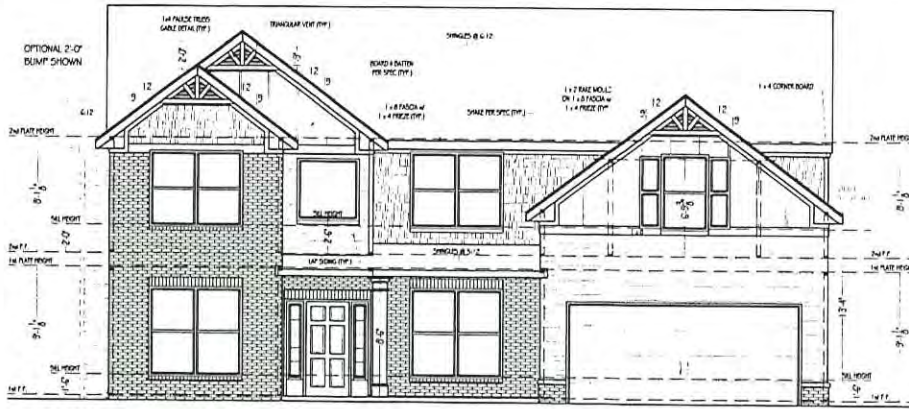
FRONT ELEVATION

SCALE: 1/4" = 1'

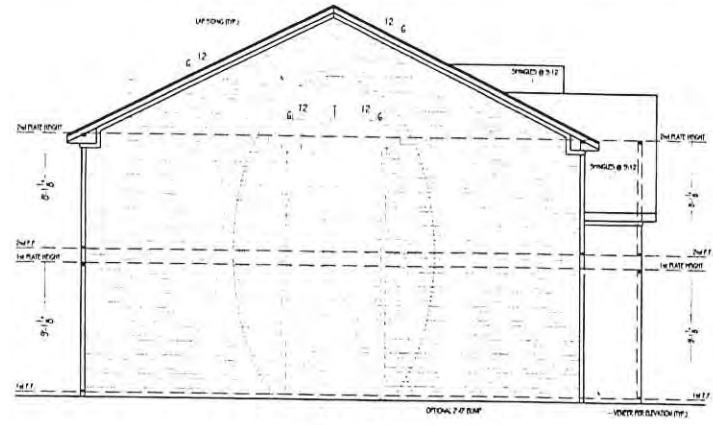
DATE: 6/24/13

ELEVATION: A6

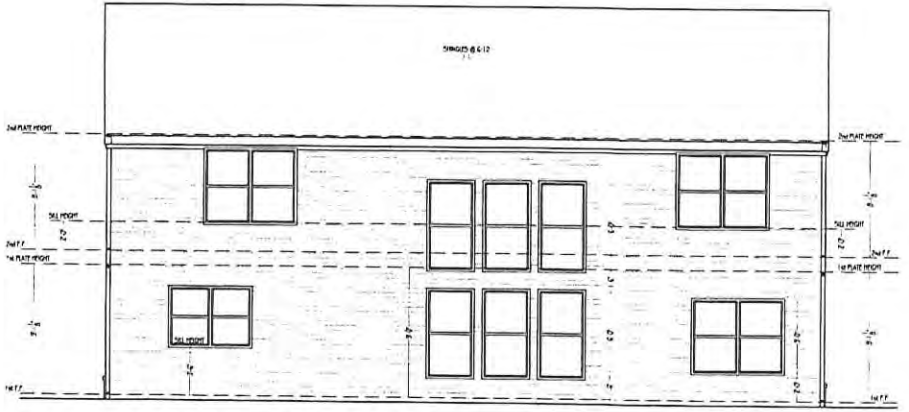
8 2 0 3 1. d0S



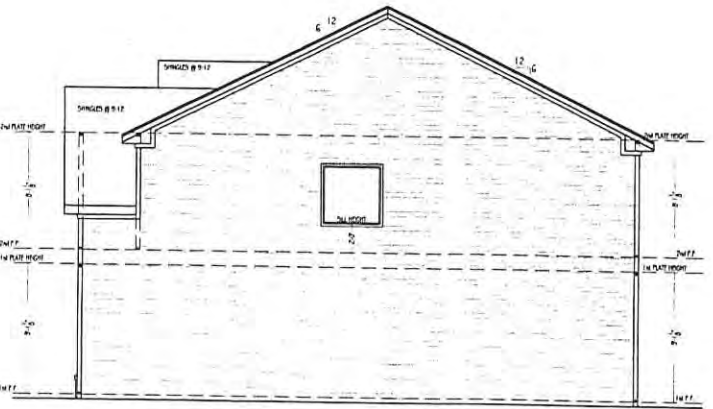
FRONT ELEVATION F3
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
SUB CONDITION SHOWN



REAR ELEVATION
SCALE: 1/8" = 1'-0"
SUB CONDITION SHOWN



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
SUB CONDITION SHOWN

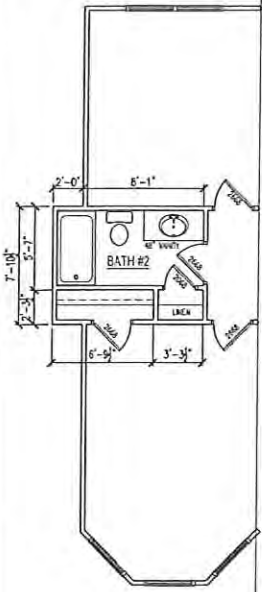
3020 CLAIRE

ELEVATIONS FOR PERMITTING

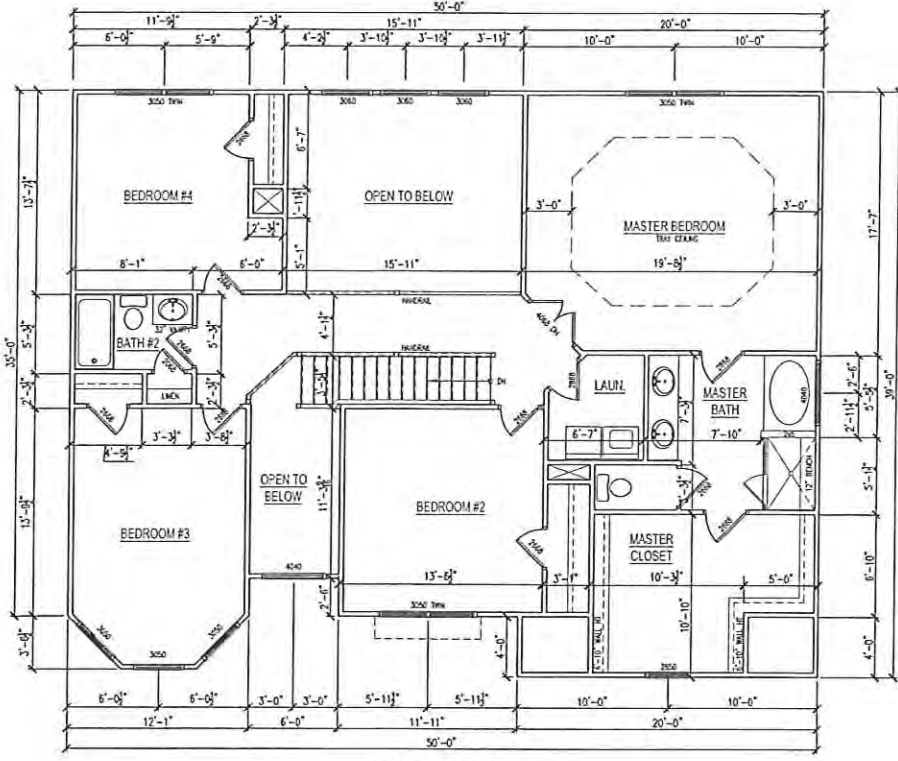
DATE:
6/24/13

ELEVATION:
F3

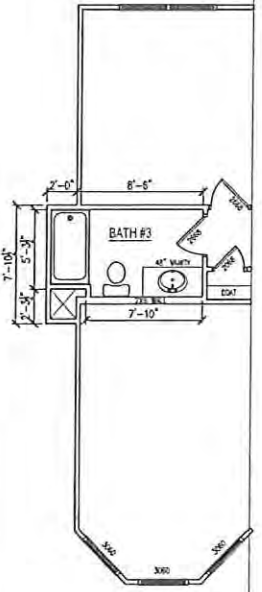
SUP '13 0 3 8



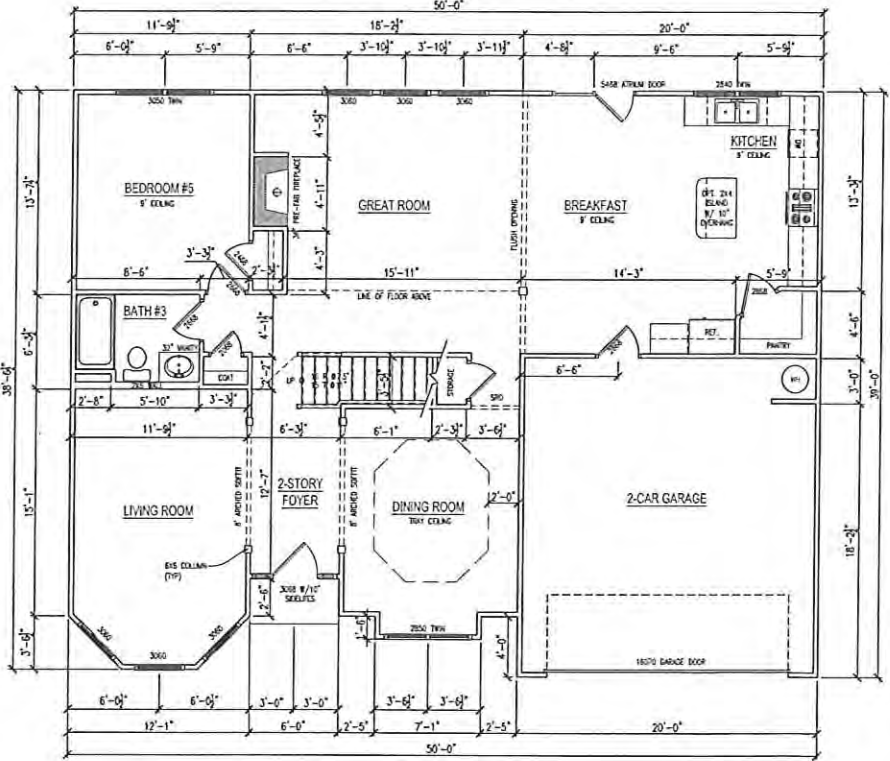
SECOND FLOOR PLAN
W/ OPTIONAL 2'-0" BUMP



SECOND FLOOR PLAN



FIRST FLOOR PLAN
W/ OPTIONAL 2'-0" BUMP



FIRST FLOOR PLAN

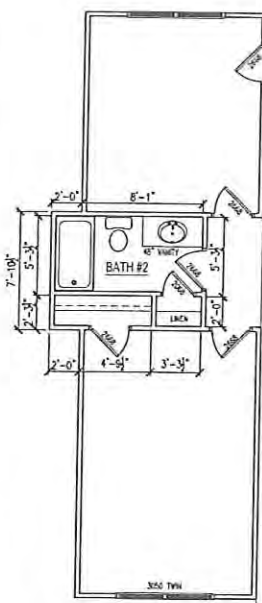
AREA:	
Heat (w/ bump)	2825 s.f.
Un-Heated	406 s.f.
(w/ Bonus	207 s.f.)
TOTAL	3231 s.f.(3438)

2795 Claire Base Plan

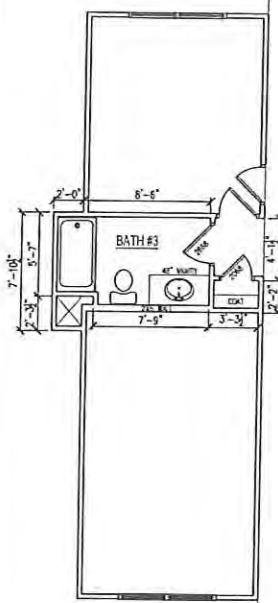
REVISION:	A.K.A. 2795
PLAN NAME:	CLAIRE
DATE:	06/28/12

C

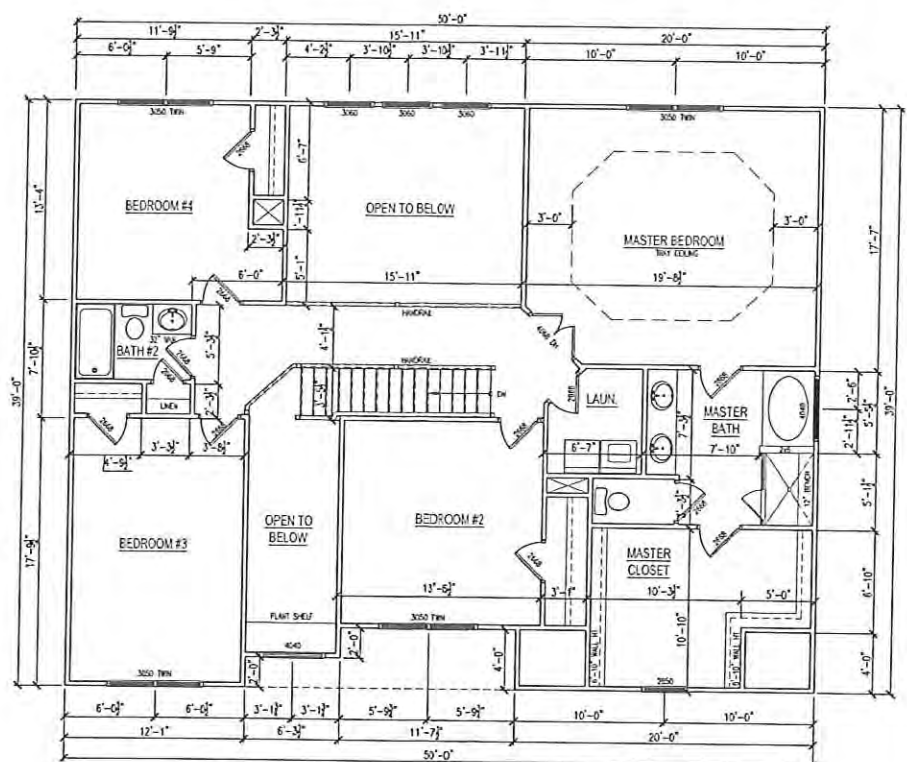
FLOOR PLAN
SCALE 1/8" = 1'-0"



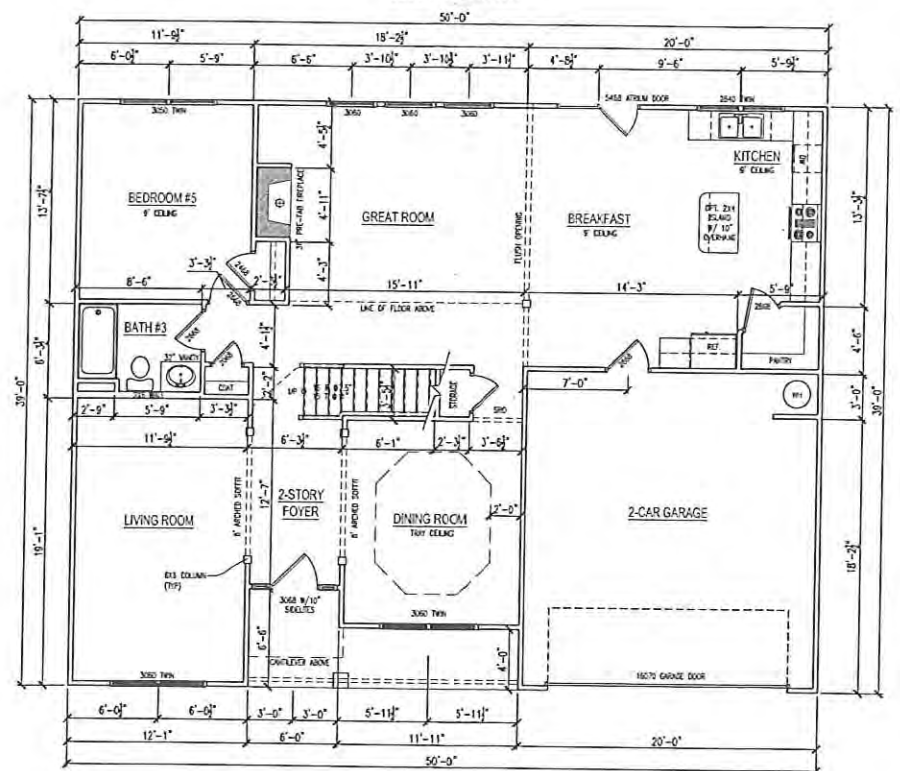
SECOND FLOOR PLAN
W/ OPTIONAL 2'-0" BUMP



FIRST FLOOR PLAN
W/ OPTIONAL 2'-0" BUMP



SECOND FLOOR PLAN



FIRST FLOOR PLAN

AREA:	
Heat (w/ bump)	2844 s.f.
Un-Heated	406 s.f.
w/ Bonus	(207 s.f.)
TOTAL	3250 s.f. (3457)

2795 Claire Base Plan

SUBDIVISION	A.K.A. 2795
PLAN NAME	CLAIRE
DATE	06/28/12

F

FLOOR PLAN
SCALE 1/8" = 1'-0"

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

Residential landuses surround the area to include subdivision and single lot homes. An existing subdivision zoned R-75 CSO is located on the eastern side of the subject property. The proposed character and scale of the planned residential community will compliment the surrounding area.

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

Development of the site as a residential community will be consistent with the surrounding landuses.

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

The site, as currently zoned, does have an economic use. The proposed residential conservation community is more suited to the site.

(D) WHETHER THE PROPOSED REZONING (OR 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 development will impact existing facilities and services. However any improvements needed as a result of the proposed project will be incurred by the developer. Water is available via an existing water line located in the along Old Suwanee Road. Sanitary sewer crosses the site in two (2) locations.

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

The Gwinnett County 2030 Future Development Plan recommends Residential Area – Existing / Emerging Suburban.

(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 (OR SPECIAL USE PERMIT):

Approval of subdivisions within the surrounding area support the applicant's request. The existing site conditions support the applicant's request and ensure the protection of natural resources to be located within the conservation areas.

**LETTER OF INTENT TO REZONING APPLICATION
OF TWIN BRIDGES, 4111 OLD SUWANEE ROAD (R-100 CSO)**

June 28, 2013

Gwinnett County Department of
Planning and Development
One Justice Square
446 West Crogan Street
Lawrenceville, GA. 30045

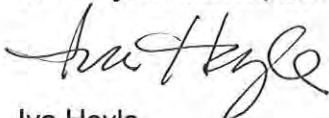
**Re: 62.036 Acres
4111 Old Suwanee Road
Parcel 7-231-019
Gwinnett County, Ga.**

Dear Planning Department:

The applicant is requesting to rezone 62.036 acres from R-75 to R-100 with an accompanying Special Use Permit for CSO. The site is located at 4111 Old Suwanee Road in Gwinnett County, Georgia. The subject property consists of one parcel. The applicant proposes to subdivide the site into 109 lots with 25.4 acres (41%) to be dedicated as conservation space. The net density of the site will be 1.82 dwelling units / acre. Homes will be constructed with a minimum of 1800 square feet for one-story and 2000 square feet for two-story dwelling. The architectural exteriors of the homes will be brick, stacked stone, cedar shake stucco or fiber cement siding. Each home will include a double car garage. Access to the development is via one entrance off of Old Suwanee Road.

The property is located within an area that is characterized with subdivisions and single lot homes. The development, as a CSO community, will provide the 50-foot buffer that will ensure the protection of the mature hardwoods along the project boundaries and blend with the land use character of the area. An existing R-75 CSO community is located along the eastern boundary of the subject site. Accordingly, the proposed conservation space will link with the existing conservation space in the adjacent subdivision – Morning Brook. The applicant therefore respectfully requests your approval of the rezoning and SUP application.

Sincerely,
McNally & Patrick, Inc.



Iva Hoyle
Project Manager

SUP '13 0 3 8

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.

Jo White

Signature of Applicant

6/20/13

Date

Jo White Pres Old Norcross Investments, Inc

Type or Print Name and Title

[Handwritten Signature]

Signature of Notary Public

6/20/13

Date

Notary Seal

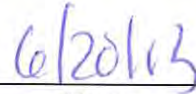
my commission expires 12/14

SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

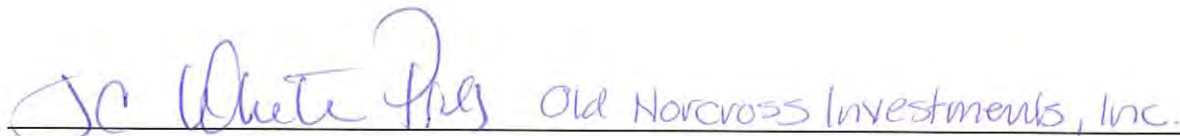
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE 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.



Signature of Property Owner



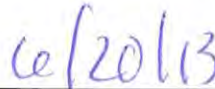
Date



Type or Print Name and Title



Signature of Notary Public



Date

Notary Seal



