

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>RIDGELINE LAND PLANNING, INC.</u>	NAME: <u>Byron HUGH HOSCH</u>
ADDRESS: <u>533 ROSEWOOD CIRCLE</u>	ADDRESS: <u>3000 HOSCH VALLEY RD</u>
CITY: <u>WILDEAR</u>	CITY: <u>BUFORD</u>
STATE: <u>GA</u> ZIP: <u>30680</u>	STATE: <u>GA</u> ZIP: <u>30519</u>
PHONE: <u>678-618-2037</u>	PHONE: <u>770-945-3971</u>
CONTACT PERSON: <u>HOLT PERSINGER</u> PHONE: <u>678-618-2037</u>	
CONTACT'S E-MAIL: <u>HOLT@RIDGELINEPLANNING.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	<u>AGENT</u>
EXISTING/PROPOSED ZONING: <u>RA200 / R100CSO</u>	BUILDING/LEASED SQUARE FEET: <u>1,600 / 1800</u>
LAND DISTRICT(S): <u>GMD 1397</u>	LAND LOT(S): <u>1002, 1003</u> ACREAGE: <u>52.153</u>
ADDRESS OF PROPERTY: <u>3069 OLD THOMPSON MILL RD, BUFORD GA 30519</u>	
SPECIAL USE REQUESTED: <u>CSO</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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SURVEYED LEGAL DESCRIPTION - TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN GMD 1397, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT AN IRON PIN SET AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF HOSCH VALLEY ROAD (HAVING AN 80 FOOT RIGHT OF WAY WIDTH) AND THE SOUTHERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD (HAVING AN 80 FOOT RIGHT OF WAY WIDTH). THENCE RUNNING ALONG A PROJECTION OF THE NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 89.93', WITH A RADIUS OF 348.49', WITH A CHORD BEARING OF N 25°46'32" W, WITH A CHORD LENGTH OF 89.68' TO AN IRON PIN SET AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF SAID OLD THOMPSON MILL ROAD WITH THE NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD; THENCE RUNNING ALONG THE NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 63.82', WITH A RADIUS OF 348.49', WITH A CHORD BEARING OF N 38°24'53" W, WITH A CHORD LENGTH OF 63.73', TO AN IRON PIN SET AT THE TRUE POINT OF BEGINNING;

THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND CONTINUING ALONG SAID RIGHT OF WAY THE FOLLOWING BEARINGS AND DISTANCES:

WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 55.17', WITH A RADIUS OF 348.49', WITH A CHORD BEARING OF N 48°11'45" W, WITH A CHORD LENGTH OF 55.11' TO A POINT;
THENCE N 51°08'34" W A DISTANCE OF 96.01' TO A POINT;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 273.59', WITH A RADIUS OF 2462.15', WITH A CHORD BEARING OF N 49°31'36" W, WITH A CHORD LENGTH OF 273.45' TO A POINT;
THENCE N 47°34'47" W A DISTANCE OF 209.50' TO AN IRON PIN SET;
THENCE LEAVING SAID RIGHT OF WAY N 56°40'11" E A DISTANCE OF 338.26' TO AN IRON PIN SET; THENCE N 58°31'16" E A DISTANCE OF 824.72' TO A POINT IN THE CENTERLINE OF A CREEK; THENCE RUNNING ALONG SAID CENTERLINE OF A CREEK THE FOLLOWING BEARINGS AND DISTANCES:
S 36°19'30" E A DISTANCE OF 9.08';
THENCE S 36°11'23" W A DISTANCE OF 26.10';
THENCE S 28°30'10" W A DISTANCE OF 55.54';
THENCE S 17°10'43" E A DISTANCE OF 27.69';
THENCE S 07°01'44" E A DISTANCE OF 21.97';
THENCE S 25°21'51" W A DISTANCE OF 16.07';
THENCE S 25°15'16" E A DISTANCE OF 43.89';
THENCE S 39°17'53" E A DISTANCE OF 56.91';
THENCE S 14°04'28" E A DISTANCE OF 73.93';
THENCE S 19°58'28" E A DISTANCE OF 33.55';
THENCE S 31°21'52" E A DISTANCE OF 76.21';
THENCE S 18°11'11" E A DISTANCE OF 61.64';
THENCE S 32°20'01" E A DISTANCE OF 84.75';
THENCE S 31°01'39" E A DISTANCE OF 178.24' TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY OF SAID OLD THOMPSON MILL ROAD;
THENCE RUNNING ALONG SAID RIGHT OF WAY WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 383.05', WITH A RADIUS OF 488.61', WITH A CHORD BEARING OF S 56°58'57" W, WITH A CHORD LENGTH OF 373.32' TO POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 168.33', WITH A RADIUS OF 662.43', WITH A CHORD BEARING OF S 44°32'45" W, WITH A CHORD LENGTH OF 167.87' TO AN IRON PIN SET; THENCE LEAVING SAID RIGHT OF WAY N 37°19'58" W A DISTANCE OF 169.51' TO AN IRON PIN SET; THENCE S 52°39'26" W A DISTANCE OF 278.77' TO AN IRON PIN SET WHICH IS THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 14.501 ACRES (BEING 631,665.9+/- SQUARE FEET), INCLUDING AREA WITHIN ALL EASEMENTS.

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SURVEYED LEGAL DESCRIPTION - TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN GMD 1397, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT AN IRON PIN SET AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF HOSCH VALLEY ROAD (HAVING AN 80 FOOT RIGHT OF WAY WIDTH) AND THE SOUTHERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD (HAVING AN 80 FOOT RIGHT OF WAY WIDTH) THENCE RUNNING ALONG A PROJECTION OF THE NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 89.93', WITH A RADIUS OF 348.49', WITH A CHORD BEARING OF N 25°46'32" W, WITH A CHORD LENGTH OF 89.68' TO AN IRON PIN SET AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF SAID OLD THOMPSON MILL ROAD WITH THE NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD; THENCE RUNNING ALONG THE NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD THE FOLLOWING BEARINGS AND DISTANCES:
WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 63.82', WITH A RADIUS OF 348.49', WITH A CHORD BEARING OF N 38°24'53" W, WITH A CHORD LENGTH OF 63.73' TO AN IRON PIN SET;
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 55.17', WITH A RADIUS OF 348.49', WITH A CHORD BEARING OF N 48°11'45" W, WITH A CHORD LENGTH OF 55.11' TO A POINT;
THENCE N 51°08'34" W A DISTANCE OF 96.04' TO A POINT;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 273.59', WITH A RADIUS OF 2462.15', WITH A CHORD BEARING OF N 49°31'36" W, WITH A CHORD LENGTH OF 273.45' TO A POINT;
THENCE CONTINUING ALONG SAID RIGHT OF WAY N 47°34'47" W A DISTANCE OF 209.50' TO AN IRON PIN SET;
THENCE N 47°34'47" W A DISTANCE OF 131.69' TO A 1/2" REBAR FOUND;
THENCE LEAVING SAID RIGHT OF WAY N 06°28'15" E A DISTANCE OF 29.11' TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING;

THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED N 06°28'15" E A DISTANCE OF 630.83' TO A 1 1/2" HEX ROD FOUND;
THENCE N 46°38'18" W A DISTANCE OF 532.73' TO A 1/2" OPEN TOP FOUND;
THENCE N 36°03'38" E A DISTANCE OF 906.47' TO A 1 1/2" OPEN TOP FOUND; THENCE S 05°21'31" W A DISTANCE OF 69.89' TO A POINT LOCATED IN THE CENTERLINE OF PRISON CAMP CREEK; THENCE RUNNING ALONG CENTERLINE OF SAID CREEK THE FOLLOWING BEARINGS AND DISTANCES:
S 57°52'05" E A DISTANCE OF 18.87';
THENCE S 66°00'17" E A DISTANCE OF 125.97';
THENCE N 76°47'17" E A DISTANCE OF 183.29';
THENCE N 83°40'04" E A DISTANCE OF 117.00';
THENCE N 84°39'30" E A DISTANCE OF 193.76';
THENCE S 79°37'44" E A DISTANCE OF 73.86';
THENCE S 33°46'09" W A DISTANCE OF 44.10';
THENCE S 14°46'07" W A DISTANCE OF 26.50';
THENCE S 46°45'24" E A DISTANCE OF 26.13';
THENCE S 71°12'04" E A DISTANCE OF 74.57';
THENCE S 51°41'02" E A DISTANCE OF 124.32';
THENCE S 57°48'13" E A DISTANCE OF 69.73';
THENCE S 64°12'49" E A DISTANCE OF 90.30';
THENCE S 89°29'58" E A DISTANCE OF 49.21';
THENCE N 38°56'46" E A DISTANCE OF 14.57';
THENCE N 37°45'04" E A DISTANCE OF 56.31';
THENCE N 44°59'59" E A DISTANCE OF 53.46';
THENCE N 82°12'32" E A DISTANCE OF 37.49';
THENCE S 46°40'38" E A DISTANCE OF 34.08';
THENCE S 62°29'38" E A DISTANCE OF 28.82';
THENCE S 80°47'41" E A DISTANCE OF 55.67';
THENCE N 42°29'22" E A DISTANCE OF 72.31' TO THE POINT OF INTERSECTION OF THE CENTERLINE OF A CREEK FROM THE SOUTHWEST; THENCE RUNNING ALONG THE CENTERLINE OF SAID CREEK FROM THE SOUTHWEST THE FOLLOWING BEARINGS AND DISTANCES:
S 07°52'43" E A DISTANCE OF 97.81';
THENCE S 33°43'31" W A DISTANCE OF 96.56';
THENCE S 21°11'22" W A DISTANCE OF 86.23';
THENCE S 29°37'38" W A DISTANCE OF 103.54';
THENCE S 30°29'19" W A DISTANCE OF 67.37';
THENCE S 22°39'41" W A DISTANCE OF 91.57';
THENCE S 25°58'55" W A DISTANCE OF 101.65';
THENCE S 31°30'39" W A DISTANCE OF 91.99';
THENCE S 49°16'19" W A DISTANCE OF 38.23';
THENCE S 40°37'13" W A DISTANCE OF 9.77';
THENCE S 00°31'56" W A DISTANCE OF 37.40';
THENCE S 06°37'52" W A DISTANCE OF 20.06';
THENCE S 22°29'47" W A DISTANCE OF 53.55';
THENCE LEAVING SAID CENTERLINE OF CREEK S 58°31'16" W A DISTANCE OF 963.04' TO AN IRON PIN SET; THENCE S 56°40'11" W A DISTANCE OF 354.47' TO AN IRON PIN SET WHICH IS THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 36.779 ACRES (BEING 1,602,106.9+/- SQUARE FEET), INCLUDING AREA WITHIN ALL EASEMENTS.

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SURVEYED LEGAL DESCRIPTION - TRACT 3

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN GMD 1397, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT AN IRON PIN SET AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF HOSCH VALLEY ROAD (HAVING AN 80 FOOT RIGHT OF WAY WIDTH) AND THE SOUTHERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD (HAVING AN 80 FOOT RIGHT OF WAY WIDTH) THENCE RUNNING ALONG A PROJECTION OF THE NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 89.93', WITH A RADIUS OF 348.49', WITH A CHORD BEARING OF N 25°46'32" W, WITH A CHORD LENGTH OF 89.68' TO AN IRON PIN SET AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF SAID OLD THOMPSON MILL ROAD WITH THE NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD, SAID IRON PIN SET BEING THE TRUE POINT OF BEGINNING:

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND CONTINUING ALONG SAID NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 63.82', WITH A RADIUS OF 348.49', WITH A CHORD BEARING OF N 38°24'53" W, WITH A CHORD LENGTH OF 63.73' TO AN IRON PIN SET; THENCE LEAVING SAID RIGHT OF WAY N 52°39'26" E A DISTANCE OF 278.77' TO AN IRON PIN SET; THENCE S 37°19'58" E A DISTANCE OF 169.51' TO AN IRON PIN SET ON THE NORTHERLY RIGHT OF WAY OF SAID OLD THOMPSON MILL ROAD; THENCE RUNNING ALONG SAID RIGHT OF WAY WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 78.45', WITH A RADIUS OF 662.43', WITH A CHORD BEARING OF S 55°13'05" W, WITH A CHORD LENGTH OF 78.40' TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 226.07', WITH A RADIUS OF 475.98', WITH A CHORD BEARING OF S 79°50'08" W, WITH A CHORD LENGTH OF 223.95' TO AN IRON PIN SET WHICH IS THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.873 ACRES (BEING 38,062.0+/- SQUARE FEET), INCLUDING AREA WITHIN ALL EASEMENTS.

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HOSCH TRACT

RIDGELINE
LAND PLANNING, INC.
833 Richardson Court, Marietta, GA 30067
770.428.2222

CONCEPT
PLAN

SHEET TITLE

DATE AND DESCRIPTION

10/01/13
DATE

JOB NUMBER

C-2

SUMMARY

PARCELS 1002 013, 1002 165, 1003 183
CURRENT ZONING RA200
PROPOSED ZONING R100 CDO
AREA 52.153 ACRES

PROPOSED NO. LOTS 104
PROPOSED GROSS DENSITY 104 UNITS/52.153AC = 1.99 U/AC
PROPOSED NET DENSITY 52.153-D.75 = 46.363, 104/46.363 = 2.24 U/ACU/AC
(1.56AC FLOOD AREA = 5098.5 TSAC)

GROSS ACREAGE = 52.153AC
NET ACREAGE = 46.363AC

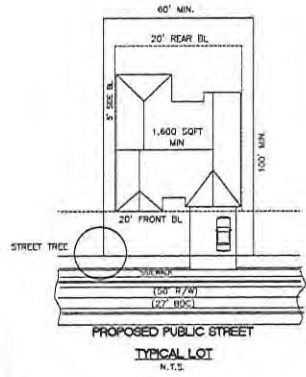
MAX ALLOWED DENSITY: 23 UNITS/AC
MIN LOT WIDTH: 60'
PROPOSED OPEN SPACE 71.20AC (40.65%)
REQUIRED OPEN SPACE 20.51AC (4.0%)

APPROX. PRIMARY CONSERVATION AREA = 13.44AC
APPROX. SECONDARY CONSERVATION AREA = 1.16AC

SETBACKS:
FRONT: 20'
SIDE: 5'
REAR: 20'

TOPOGRAPHIC INFORMATION BASED ON GWINNETT COUNTY GIS
WATER AND SEWER TO BE PROVIDED BY GWINNETT COUNTY

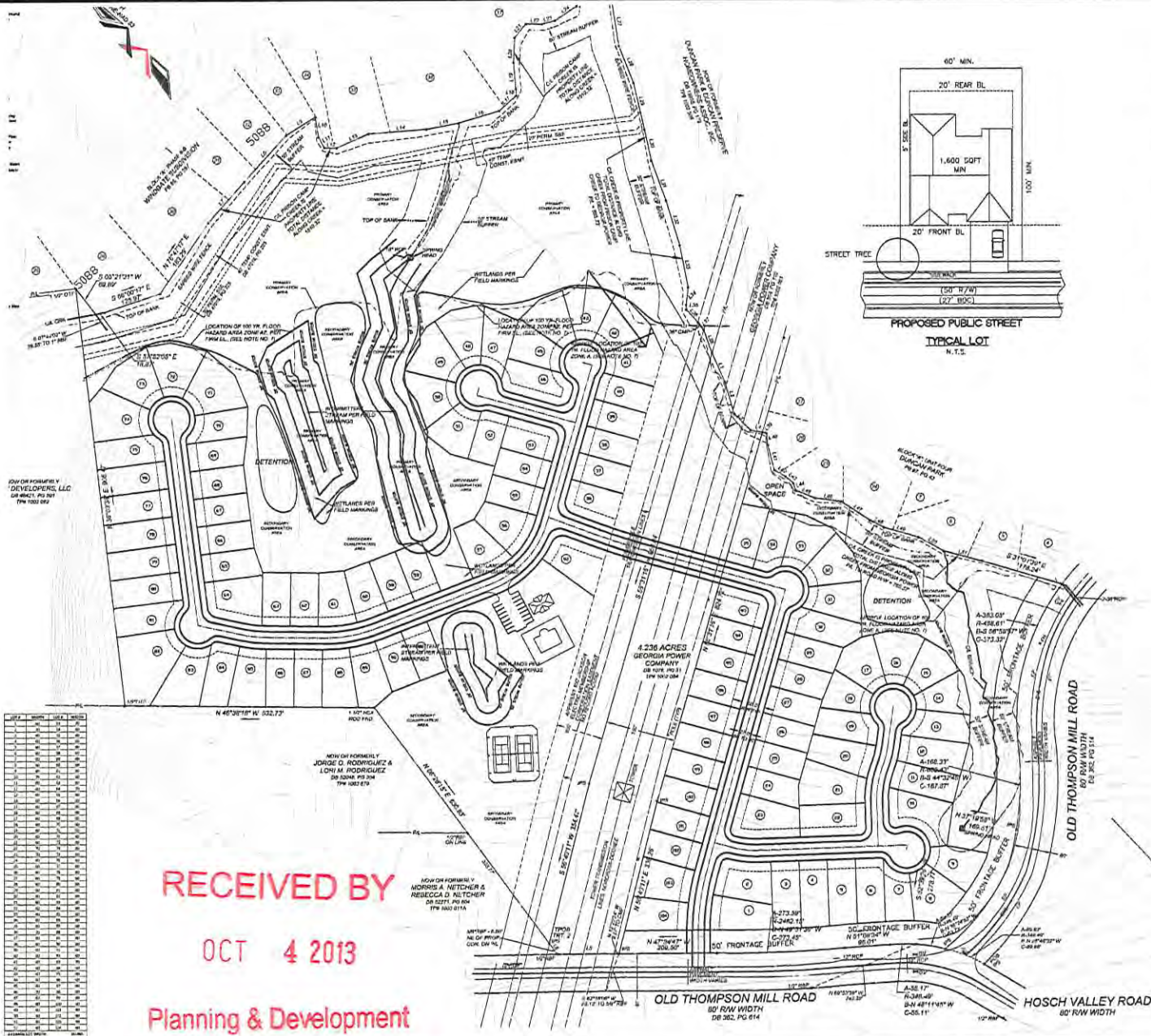
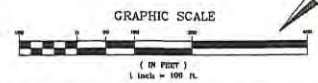
A PORTION OF THIS SITE LIES WITHIN A SPECIAL FLOOD HAZARD ZONE (ZONE AE AND ZONE A) AS IDENTIFIED ON FIRM COMMUNITY PANEL NO. 1335C0018G, DATED 3-4-2013.
AREA IN FLOODPLAIN = 11.58AC OR 22.20% N FLOODPLAIN



PROPOSED PUBLIC STREET
TYPICAL LOT
N.T.S.

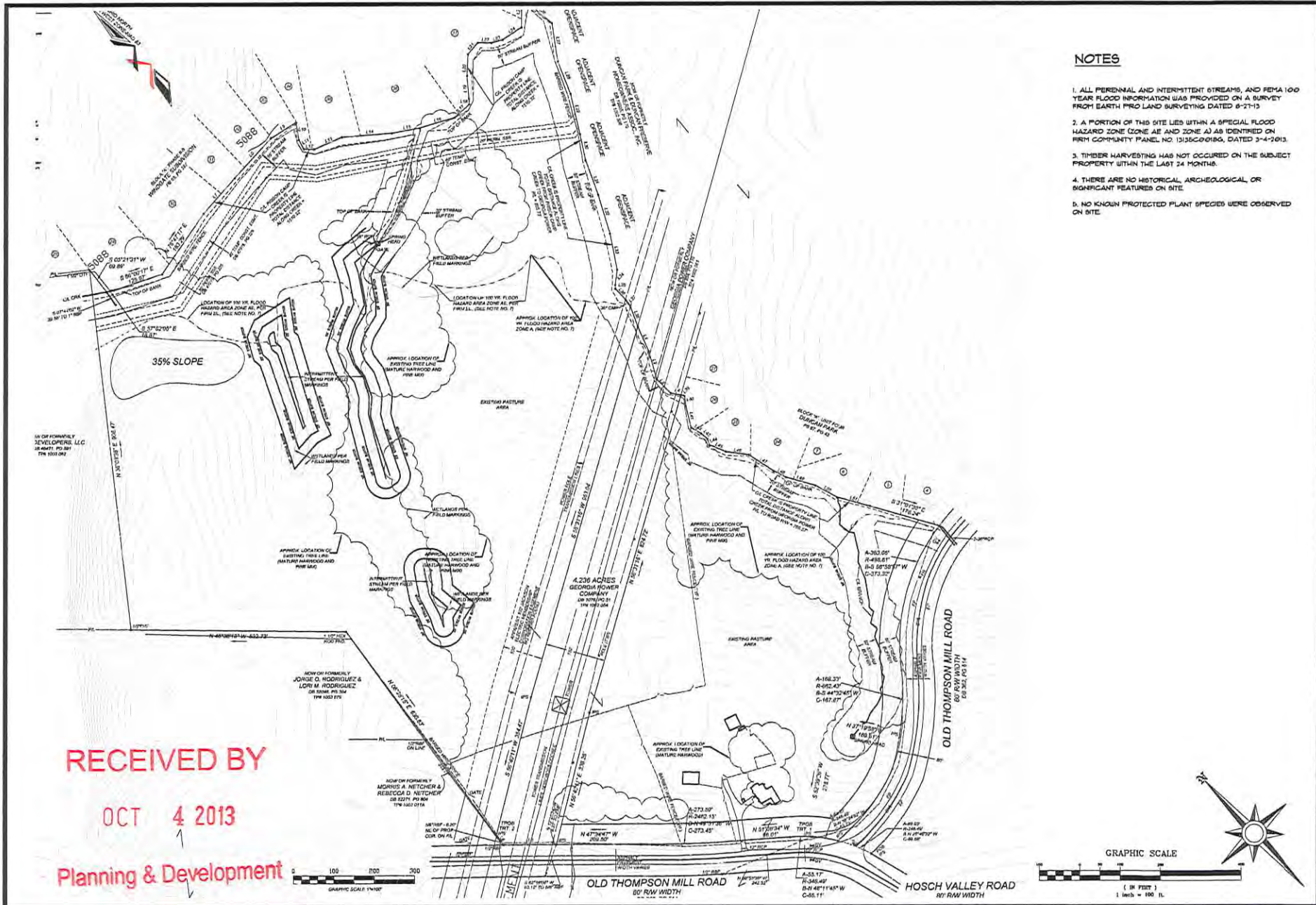
NOTES

1. ALL PERENNIAL AND INTERMITTENT STREAMS, AND FEMA 100 YEAR FLOOD INFORMATION WAS PROVIDED ON A SURVEY FROM EARTH PRO LAND SURVEYING DATED 8-21-13
2. A PORTION OF THIS SITE LIES WITHIN A SPECIAL FLOOD HAZARD ZONE (ZONE AE AND ZONE A) AS IDENTIFIED ON FIRM COMMUNITY PANEL NO. 1335C0018G, DATED 3-4-2013.
3. TIMBER HARVESTING HAS NOT OCCURRED ON THE SUBJECT PROPERTY WITHIN THE LAST 24 MONTHS.
4. THERE ARE NO HISTORICAL, ARCHEOLOGICAL, OR SIGNIFICANT FEATURES ON SITE.
5. NO KNOWN PROTECTED PLANT SPECIES WERE OBSERVED ON SITE.



LOT NO.	AREA (SQ. FT.)	AREA (AC.)
1	1,234	0.028
2	1,234	0.028
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99	1,234	0.028
100	1,234	0.028

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NOTES

1. ALL PERENNIAL AND INTERMITTENT STREAMS, AND FEMA 100 YEAR FLOOD INFORMATION WAS PROVIDED ON A SURVEY FROM BARTH PRO LAND SURVEYING DATED 8-27-13
2. A PORTION OF THIS SITE LIES WITHIN A SPECIAL FLOOD HAZARD ZONE (ZONE AE AND ZONE A) AS IDENTIFIED ON FIRM COMMUNITY PANEL NO. 13135C00190, DATED 3-4-2013.
3. TIMBER HARVESTING HAS NOT OCCURRED ON THE SUBJECT PROPERTY WITHIN THE LAST 24 MONTHS.
4. THERE ARE NO HISTORICAL, ARCHEOLOGICAL, OR SIGNIFICANT FEATURES ON SITE.
5. NO KNOWN PROTECTED PLANT SPECIES WERE OBSERVED ON SITE.



HOSCH TRACT

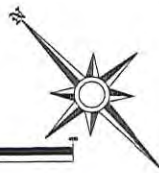
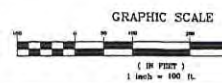
RIDGELINE
LAND PLANNING, INC.
133 PINEHURST DRIVE, SUITE 100
DUNWOODY, GA 30329
TEL: 770-404-1000
WWW.RIDGELINELANDPLANNING.COM

EXISTING FEATURES
SITE ANALYSIS PLAN
SHEET TITLE

DATE	NO.	DESCRIPTION
10/01/13		

C-1

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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.

SEE ATTACHED

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:

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

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

- (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:

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

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

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SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

- A. The subject property is bordered on the east and west by R100MOD properties.
The property to the north is zoned R100. The proposed R100CSO single Family development will be compatible with the surrounding developments.
- B. The proposed Zoning is compatible with the adjacent property.
- C. The proposed zoning offers a more advantageous economic value to the owner.
The proposed zoning also offers a more advantageous economic value to the county tax base.
- D. Any impact to existing services will be offset by development fees and increased tax revenues.
- E. The Gwinnett County 2030 Future Development Plan recommends Residential-existing/emerging suburban.
- F. Existing and proposed Single Family residential developments adjacent to this property along with water and sewer availability support approval of the rezoning request.

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Letter of Intent

to rezone 52.153 acres

The applicant is requesting to rezone 52.153 acres from RA200 to R100-CSO. The site is located at 3069 Old Thompson Mill Road in Gwinnett County, Georgia. The subject property consists of 3 parcels. The applicant is proposing a 104 lot R100-CSO single family subdivision with a minimum of 40% open space. Gross density for the development is 1.99 units per acre. The net density is 2.24 units per acre. Homes will be constructed with a minimum square footage of 1,600 for one story and 1,800 for two story homes. Homes shall be constructed of brick, stacked stone, cedar shake, stucco, or fiber cement siding on four sides. Soffits may be constructed of vinyl. All homes shall have a double car garage.

By providing a 50 foot frontage buffer along with the 40% conservation area that is contiguous to the open space to the north this development will aid in the goal of connected open space within the area. The applicant respectfully requests your approval of the rezoning application.

Sincerely,

Ridgeline Land Planning, Inc.



Holt Persinger, RLA

President

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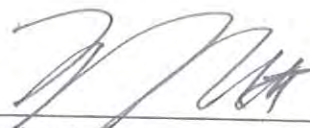
OCT 4 2013

Planning & Development

SPECIAL USE PERMIT

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

10/2/13
Date

HOLT PERSINGER / RIDGECREST LAND PLANNING, INC, PRESIDENT
Type or Print Name and Title



Signature of Notary Public

10-2-13
Date

Notary Seal

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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.

B. Hugh Horsch

Signature of Property Owner

10-2-13

Date

B. Hugh Horsch owner

Type or Print Name and Title

[Signature]

Signature of Notary Public

10-2-13

Date

Notary Seal

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B. Hush Hosch

Signature of Property Owner

10-2-13

Date

B. Hush Hosch owner

Type or Print Name and Title

L. P.

Signature of Notary Public

10-2-13

Date

Notary Seal

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Melanie A. Hodgkins 10-2-13
Signature of Property Owner Date

Melanie A. Hodgkins
Type or Print Name and Title

Lyn P 10-2-13 [Seal]
Signature of Notary Public Date Notary Seal

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Cody K. Hosch
Signature of Property Owner

10-2-13
Date

Cody Hosch
Type or Print Name and Title

[Signature]
Signature of Notary Public

10-2-13
Date

Notary Seal

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Jamie Hosch
Signature of Property Owner

10-2-13
Date

Jamie Hosch
Type or Print Name and Title

[Signature]
Signature of Notary Public

10-2-13
Date

Notary Seal

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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: GMD 1397 - 1002 - 019
(Map Reference Number) District Land Lot Parcel

[Signature] 10/2/13
Signature of Applicant Date

Holt Performance / Redevelopment Land Planning, Inc. - President
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)

Duane Exum [Signature]
NAME TITLE
Delinquent Tax Officer

10/3/2013
DATE

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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: 6MD 1397 - 1002 - 765
(Map Reference Number) District Land Lot Parcel

[Signature] _____ 10/2/13
Signature of Applicant Date

Holt Performance / Redevelopment Land Planning, Inc. - President
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)

[Signature] _____ Delinquent Tax Officer
NAME TITLE
10/3/2013
DATE

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

PARCEL I.D. NUMBER: 6MD1397 - 1003 - 183
(Map Reference Number) District Land Lot Parcel

[Signature] _____ 10/2/13
Signature of Applicant Date

Holt Properties / Ripburne Land Planning, Inc. - President
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)

[Signature] _____ Delinquent Tax Officer
NAME TITLE
10/3/2013
DATE

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REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>RIDGE LINE LAND PLANNING, INC</u>	NAME: <u>BYRON HUGH HOSEH</u>
ADDRESS: <u>533 PERSEUS CIRCLE</u>	ADDRESS: <u>3000 HOSEH VALLEY RD</u>
CITY: <u>WINSTON</u>	CITY: <u>BUFORD</u>
STATE: <u>GA</u> ZIP: <u>30680</u>	STATE: <u>GA</u> ZIP: <u>30519</u>
PHONE: <u>678-618-2037</u>	PHONE: <u>770-945-3971</u>
CONTACT PERSON: <u>HOLT PERSINGER</u> PHONE: <u>678-618-2037</u>	
CONTACT'S E-MAIL: <u>HOLT@RIDGELINEPLANNING.COM</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER *AGENT*

PRESENT ZONING DISTRICT(S): R200 REQUESTED ZONING DISTRICT: R100 CSO
5 MP 1397

LAND DISTRICT(S): _____ LAND LOT(S): 1002, 1003 ACREAGE: 52.153

ADDRESS OF PROPERTY: 3009 OLD THOMPSON MILL RD, BUFORD GA 30519

PROPOSED DEVELOPMENT: SINGLE FAMILY RESIDENTIAL

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>104</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1,600 / 1,800</u>	Total Building Sq. Ft. _____
Gross Density: <u>1.99 U/AC</u>	Density: _____
Net Density: <u>2.24 U/AC</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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SURVEYED LEGAL DESCRIPTION - TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN GMD 1397, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT AN IRON PIN SET AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF HOSCH VALLEY ROAD (HAVING AN 80 FOOT RIGHT OF WAY WIDTH) AND THE SOUTHERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD (HAVING AN 80 FOOT RIGHT OF WAY WIDTH). THENCE RUNNING ALONG A PROJECTION OF THE NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 89.93', WITH A RADIUS OF 348.49', WITH A CHORD BEARING OF N 25°46'32" W, WITH A CHORD LENGTH OF 89.68' TO AN IRON PIN SET AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF SAID OLD THOMPSON MILL ROAD WITH THE NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD; THENCE RUNNING ALONG THE NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 63.82', WITH A RADIUS OF 348.49', WITH A CHORD BEARING OF N 38°24'53" W, WITH A CHORD LENGTH OF 63.73', TO AN IRON PIN SET AT THE TRUE POINT OF BEGINNING;

THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND CONTINUING ALONG SAID RIGHT OF WAY THE FOLLOWING BEARINGS AND DISTANCES:

WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 55.17', WITH A RADIUS OF 348.49', WITH A CHORD BEARING OF N 48°11'45" W, WITH A CHORD LENGTH OF 55.11' TO A POINT;
THENCE N 51°08'34" W A DISTANCE OF 96.01' TO A POINT;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 273.59', WITH A RADIUS OF 2462.15', WITH A CHORD BEARING OF N 49°31'36" W, WITH A CHORD LENGTH OF 273.45' TO A POINT;
THENCE N 47°34'47" W A DISTANCE OF 209.50' TO AN IRON PIN SET;
THENCE LEAVING SAID RIGHT OF WAY N 56°40'11" E A DISTANCE OF 338.26' TO AN IRON PIN SET; THENCE N 58°31'16" E A DISTANCE OF 824.72' TO A POINT IN THE CENTERLINE OF A CREEK; THENCE RUNNING ALONG SAID CENTERLINE OF A CREEK THE FOLLOWING BEARINGS AND DISTANCES:

S 36°19'30" E A DISTANCE OF 9.08';
THENCE S 36°11'23" W A DISTANCE OF 26.10';
THENCE S 28°30'10" W A DISTANCE OF 55.54';
THENCE S 17°10'43" E A DISTANCE OF 27.69';
THENCE S 07°01'44" E A DISTANCE OF 21.97';
THENCE S 25°21'51" W A DISTANCE OF 16.07';
THENCE S 25°15'16" E A DISTANCE OF 43.89';
THENCE S 39°17'53" E A DISTANCE OF 56.91';
THENCE S 14°04'28" E A DISTANCE OF 73.93';
THENCE S 19°58'28" E A DISTANCE OF 33.55';
THENCE S 31°21'52" E A DISTANCE OF 76.21';
THENCE S 18°11'11" E A DISTANCE OF 61.64';
THENCE S 32°20'01" E A DISTANCE OF 84.75';
THENCE S 31°01'39" E A DISTANCE OF 178.24' TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY OF SAID OLD THOMPSON MILL ROAD;
THENCE RUNNING ALONG SAID RIGHT OF WAY WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 383.05', WITH A RADIUS OF 488.61', WITH A CHORD BEARING OF S 56°58'57" W, WITH A CHORD LENGTH OF 373.32' TO POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 168.33', WITH A RADIUS OF 662.43', WITH A CHORD BEARING OF S 44°32'45" W, WITH A CHORD LENGTH OF 167.87' TO AN IRON PIN SET; THENCE LEAVING SAID RIGHT OF WAY N 37°19'58" W A DISTANCE OF 169.51' TO AN IRON PIN SET; THENCE S 52°39'26" W A DISTANCE OF 278.77' TO AN IRON PIN SET WHICH IS THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 14.501 ACRES (BEING 631,665.9+/- SQUARE FEET), INCLUDING AREA WITHIN ALL EASEMENTS.

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SURVEYED LEGAL DESCRIPTION - TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN GMD 1397,
GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT AN IRON PIN
SET AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF HOSCH
VALLEY ROAD (HAVING AN 80 FOOT RIGHT OF WAY WIDTH) AND THE
SOUTHERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD (HAVING AN
80 FOOT RIGHT OF WAY WIDTH) THENCE RUNNING ALONG A PROJECTION
OF THE NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD
WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 89.93',
WITH A RADIUS OF 348.49', WITH A CHORD BEARING OF N 25°46'32" W,
WITH A CHORD LENGTH OF 89.68' TO AN IRON PIN SET AT THE
INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF SAID OLD
THOMPSON MILL ROAD WITH THE NORTHWESTERLY RIGHT OF WAY OF
OLD THOMPSON MILL ROAD; THENCE RUNNING ALONG THE
NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD THE
FOLLOWING BEARINGS AND DISTANCES:

WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 63.82',
WITH A RADIUS OF 348.49', WITH A CHORD BEARING OF N 38°24'53" W,
WITH A CHORD LENGTH OF 63.73' TO AN IRON PIN SET;
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF
55.17', WITH A RADIUS OF 348.49', WITH A CHORD BEARING OF N 48°11'45"
W, WITH A CHORD LENGTH OF 55.11' TO A POINT;
THENCE N 51°08'34" W A DISTANCE OF 96.01' TO A POINT;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH
OF 273.59', WITH A RADIUS OF 2462.15', WITH A CHORD BEARING OF N
49°31'36" W, WITH A CHORD LENGTH OF 273.45' TO A POINT;
THENCE CONTINUING ALONG SAID RIGHT OF WAY N 47°34'47" W A
DISTANCE OF 209.50' TO AN IRON PIN SET;
THENCE N 47°34'47" W A DISTANCE OF 131.69' TO A 1/2" REBAR FOUND;
THENCE LEAVING SAID RIGHT OF WAY N 06°28'15" E A DISTANCE OF 29.11'
TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING;

THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED
N 06°28'15" E A DISTANCE OF 630.83' TO A 1 1/2" HEX ROD FOUND;
THENCE N 46°38'18" W A DISTANCE OF 532.73' TO A 1/2" OPEN TOP FOUND;
THENCE N 36°03'38" E A DISTANCE OF 906.47' TO A 1 1/2" OPEN TOP
FOUND; THENCE S 05°21'31" W A DISTANCE OF 69.89' TO A POINT
LOCATED IN THE CENTERLINE OF PRISON CAMP CREEK; THENCE
RUNNING ALONG CENTERLINE OF SAID CREEK THE FOLLOWING
BEARINGS AND DISTANCES:

S 57°52'05" E A DISTANCE OF 18.87';
THENCE S 66°00'17" E A DISTANCE OF 125.97';
THENCE N 76°47'17" E A DISTANCE OF 183.29';
THENCE N 83°40'04" E A DISTANCE OF 117.00';
THENCE N 84°39'30" E A DISTANCE OF 133.76';
THENCE S 79°37'44" E A DISTANCE OF 73.86';
THENCE S 33°46'09" W A DISTANCE OF 44.10';
THENCE S 14°46'07" W A DISTANCE OF 26.50';
THENCE S 46°46'24" E A DISTANCE OF 26.13';
THENCE S 71°12'04" E A DISTANCE OF 74.57';
THENCE S 51°41'02" E A DISTANCE OF 124.32';
THENCE S 57°48'13" E A DISTANCE OF 69.73';
THENCE S 64°12'49" E A DISTANCE OF 90.30';
THENCE S 89°29'58" E A DISTANCE OF 49.21';
THENCE N 38°56'46" E A DISTANCE OF 14.57';
THENCE N 37°45'01" E A DISTANCE OF 56.31';
THENCE N 44°59'59" E A DISTANCE OF 53.46';
THENCE N 82°12'32" E A DISTANCE OF 37.49';
THENCE S 46°40'38" E A DISTANCE OF 34.08';
THENCE S 62°29'38" E A DISTANCE OF 28.82';
THENCE S 80°47'41" E A DISTANCE OF 55.67';
THENCE N 42°29'22" E A DISTANCE OF 72.31' TO THE POINT OF
INTERSECTION OF THE CENTERLINE OF A CREEK FROM THE
SOUTHWEST; THENCE RUNNING ALONG THE CENTERLINE OF SAID
CREEK FROM THE SOUTHWEST THE FOLLOWING BEARINGS AND
DISTANCES:

S 07°52'43" E A DISTANCE OF 97.81';
THENCE S 33°43'31" W A DISTANCE OF 96.56';
THENCE S 21°11'22" W A DISTANCE OF 86.23';
THENCE S 29°37'38" W A DISTANCE OF 103.54';
THENCE S 30°29'19" W A DISTANCE OF 67.37';
THENCE S 22°39'41" W A DISTANCE OF 91.57';
THENCE S 25°58'55" W A DISTANCE OF 101.65';
THENCE S 31°30'39" W A DISTANCE OF 91.99';
THENCE S 49°16'19" W A DISTANCE OF 38.23';
THENCE S 40°37'13" W A DISTANCE OF 9.77';
THENCE S 00°31'56" W A DISTANCE OF 37.40';
THENCE S 06°37'52" W A DISTANCE OF 20.06';
THENCE S 22°29'47" W A DISTANCE OF 53.55';
THENCE LEAVING SAID CENTERLINE OF CREEK S 58°31'16" W A DISTANCE
OF 963.04' TO AN IRON PIN SET; THENCE S 56°40'11" W A DISTANCE OF
354.47' TO AN IRON PIN SET WHICH IS THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 36.779 ACRES (BEING
1,602,106.9 +/- SQUARE FEET), INCLUDING AREA WITHIN ALL
EASEMENTS.

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SURVEYED LEGAL DESCRIPTION - TRACT 3

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN GMD 1397, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT AN IRON PIN SET AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF HOSCH VALLEY ROAD (HAVING AN 80 FOOT RIGHT OF WAY WIDTH) AND THE SOUTHERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD (HAVING AN 80 FOOT RIGHT OF WAY WIDTH) THENCE RUNNING ALONG A PROJECTION OF THE NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 89.93', WITH A RADIUS OF 348.49', WITH A CHORD BEARING OF N 25°46'32" W, WITH A CHORD LENGTH OF 89.68' TO AN IRON PIN SET AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF SAID OLD THOMPSON MILL ROAD WITH THE NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD, SAID IRON PIN SET BEING THE TRUE POINT OF BEGINNING:

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND CONTINUING ALONG SAID NORTHWESTERLY RIGHT OF WAY OF OLD THOMPSON MILL ROAD WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 63.82', WITH A RADIUS OF 348.49', WITH A CHORD BEARING OF N 38°24'53" W, WITH A CHORD LENGTH OF 63.73' TO AN IRON PIN SET; THENCE LEAVING SAID RIGHT OF WAY N 52°39'26" E A DISTANCE OF 278.77' TO AN IRON PIN SET; THENCE S 37°19'58" E A DISTANCE OF 169.51' TO AN IRON PIN SET ON THE NORTHERLY RIGHT OF WAY OF SAID OLD THOMPSON MILL ROAD; THENCE RUNNING ALONG SAID RIGHT OF WAY WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 78.45', WITH A RADIUS OF 662.43', WITH A CHORD BEARING OF S 55°13'05" W, WITH A CHORD LENGTH OF 78.40' TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 226.07', WITH A RADIUS OF 475.98', WITH A CHORD BEARING OF S 79°50'08" W, WITH A CHORD LENGTH OF 223.95' TO AN IRON PIN SET WHICH IS THE TRUE POINT OF BEGINNING.

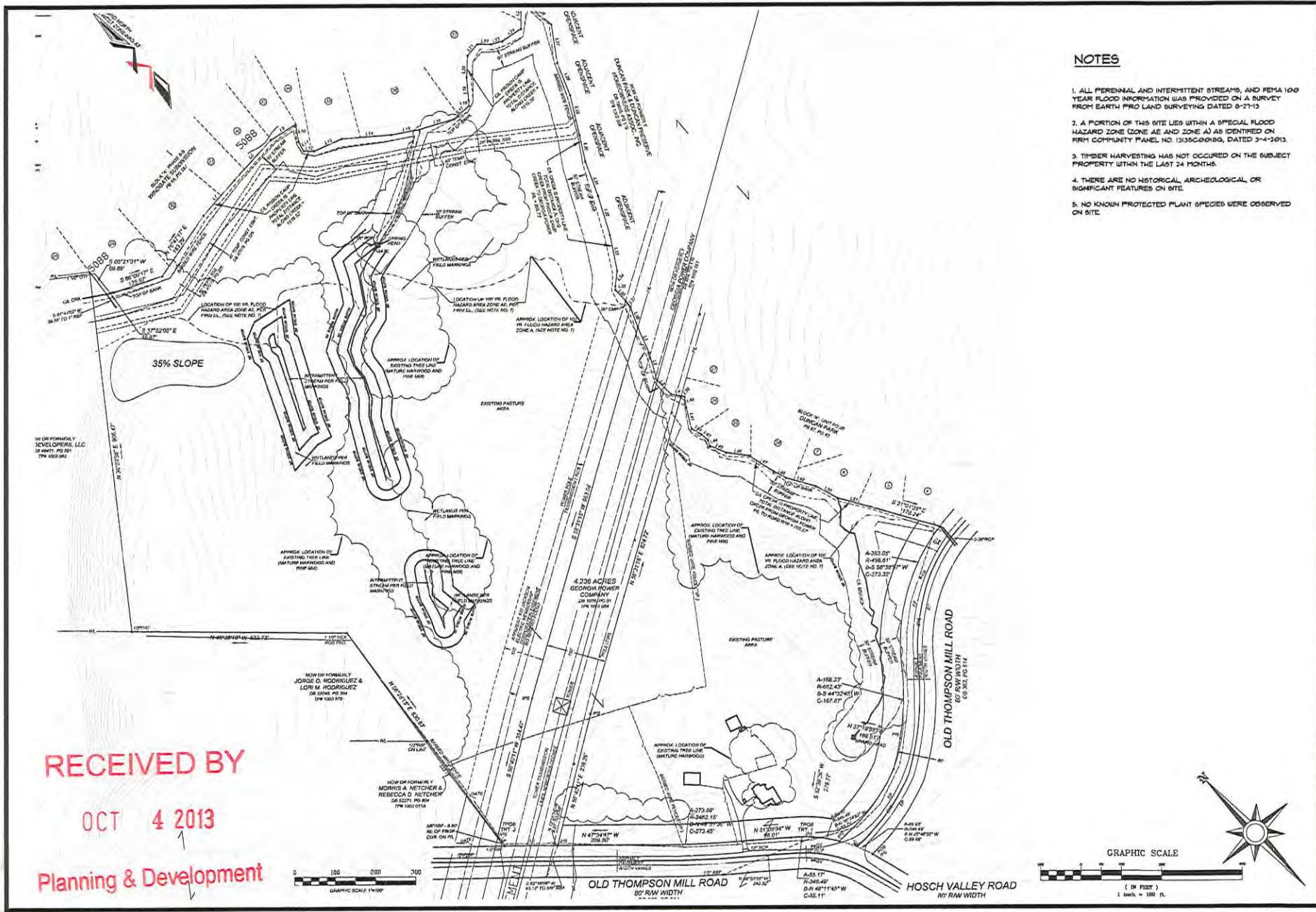
SAID TRACT OR PARCEL OF LAND CONTAINS 0.873 ACRES (BEING 38,062.0+/- SQUARE FEET), INCLUDING AREA WITHIN ALL EASEMENTS.

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NOTES

1. ALL PERENNIAL AND INTERMITTENT STREAMS, AND FEMA 100 YEAR FLOOD INFORMATION WAS PROVIDED ON A SURVEY FROM BARTH PRO LAND SURVEYING DATED 8-27-13
2. A PORTION OF THIS SITE LIES WITHIN A SPECIAL FLOOD HAZARD ZONE (ZONE AE AND ZONE A) AS IDENTIFIED ON FIRM COMMUNITY PANEL NO. 13135C00180, DATED 3-4-2013.
3. TIMBER HARVESTING HAS NOT OCCURRED ON THE SUBJECT PROPERTY WITHIN THE LAST 24 MONTHS.
4. THERE ARE NO HISTORICAL, ARCHEOLOGICAL, OR SIGNIFICANT FEATURES ON SITE.
5. NO KNOWN PROTECTED PLANT SPECIES WERE OBSERVED ON SITE.



HOSCH TRACT

RIDGELINE
LAND PLANNING, INC.
533 Broomfield Drive • Marietta, GA 30066
404.875.0000 • www.ridgeline-land.com

EXISTING FEATURES
SITE ANALYSIS PLAN

SHEET TITLE

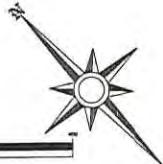
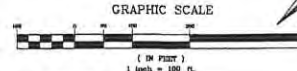
DATE

10/01/13
DATE

JOB NUMBER

C-1

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RZR '13 012

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.

SEE ATTACHMENTS

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

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

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

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

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

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

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

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STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

- A. The subject property is bordered on the east and west by R100MOD properties.
The property to the north is zoned R100. The proposed R100CSO single Family development will be compatible with the surrounding developments.
- B. The proposed Zoning is compatible with the adjacent property.
- C. The proposed zoning offers a more advantageous economic value to the owner.
The proposed zoning also offers a more advantageous economic value to the county tax base.
- D. Any impact to existing services will be offset by development fees and increased tax revenues.
- E. The Gwinnett County 2030 Future Development Plan recommends Residential-existing/emerging suburban.
- F. Existing and proposed Single Family residential developments adjacent to this property along with water and sewer availability support approval of the rezoning request.

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Letter of Intent
to rezone 52.153 acres

The applicant is requesting to rezone 52.153 acres from RA200 to R100-CSO. The site is located at 3069 Old Thompson Mill Road in Gwinnett County, Georgia. The subject property consists of 3 parcels. The applicant is proposing a 104 lot R100-CSO single family subdivision with a minimum of 40% open space. Gross density for the development is 1.99 units per acre. The net density is 2.24 units per acre. Homes will be constructed with a minimum square footage of 1,600 for one story and 1,800 for two story homes. Homes shall be constructed of brick, stacked stone, cedar shake, stucco, or fiber cement siding on four sides. Soffits may be constructed of vinyl. All homes shall have a double car garage.

By providing a 50 foot frontage buffer along with the 40% conservation area that is contiguous to the open space to the north this development will aid in the goal of connected open space within the area. The applicant respectfully requests your approval of the rezoning application.

Sincerely,
Ridgeline Land Planning, Inc.



Holt Persinger, RLA
President

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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.




Signature of Applicant

10/2/13

Date

HOLT PERSINGER / RIDGELINE LAND PLANNING, INC, PRESIDENT

Type or Print Name and Title



Signature of Notary Public

10-2-13

Date

Notary Seal

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REZONING PROPERTY OWNER'S CERTIFICATION

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B. Hugh Horsch

Signature of Property Owner

10-2-13

Date

B. Hugh Horsch owner

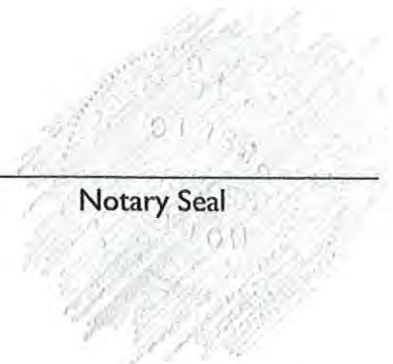
Type or Print Name and Title

[Signature]

Signature of Notary Public

10-2-13

Date



Notary Seal

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B. Hush Hosch

Signature of Property Owner

10-2-13

Date

B. Hush Hosch owner

Type or Print Name and Title

L. P.

Signature of Notary Public

10-2-13

Date

Notary Seal

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Melanie A. Hodgkins 10-2-13
Signature of Property Owner Date

Melanie A. Hodgkins
Type or Print Name and Title

Lyn P 10-2-13
Signature of Notary Public Date



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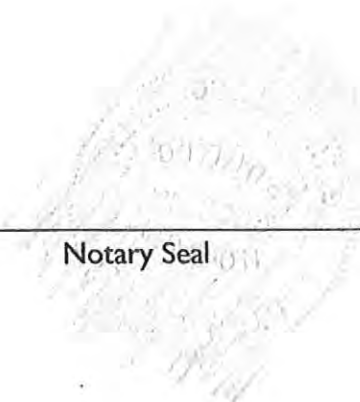
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Cody K. Hosh 10-2-13
Signature of Property Owner Date

Cody Hosh
Type or Print Name and Title

[Signature] 10-2-13
Signature of Notary Public Date



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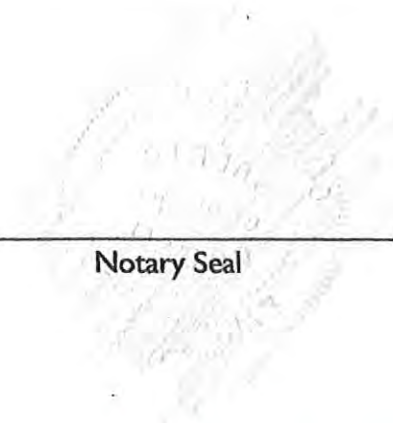
Jammi Hosch
Signature of Property Owner

10-2-13
Date

Jammi Hosch
Type or Print Name and Title

[Signature]
Signature of Notary Public

10-2-13
Date



Notary Seal

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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: GMD 1397 - 1002 - 019
(Map Reference Number) District Land Lot Parcel

[Signature] _____
Signature of Applicant Date

HOLT PERSINGER / RIDGEMAR LAND PLANNING, INC. ; PRESIDENT
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)

[Signature] _____ Delinquent Tax Officer _____
NAME TITLE
10/3/13 _____
DATE

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

PARCEL I.D. NUMBER: 6MD1397 - 1002 - 765
(Map Reference Number) District Land Lot Parcel

[Signature] _____ 10/2/13
Signature of Applicant Date

HOLT PERSINGER / RIDGELINE LAND PLANNING, INC. ; PRESIDENT
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)

[Signature] _____ Delinquent Tax Officer
NAME TITLE
10/3/13
DATE

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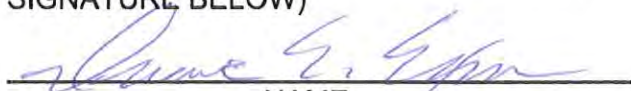
PARCEL I.D. NUMBER: 6MD 1397 - 1003 - 183
(Map Reference Number) District Land Lot Parcel

 10/2/13
Signature of Applicant Date

HOLT PERSINGER / RIDGEMAR LAND PLANNING, INC. ; PRESIDENT
Type or Print Name and Title

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 Delinguent Tax Officer
NAME TITLE

10/3/2013
DATE

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