

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Jacoby Development, Inc.</u>	NAME: <u>OFS Brightwave Solutions, Inc.</u>
ADDRESS: <u>171 17th Street NW, Suite 1550</u>	ADDRESS: <u>2000 Northeast Expressway</u>
CITY: <u>Atlanta</u>	CITY: <u>Norcross</u>
STATE: <u>Georgia</u> ZIP: <u>30363</u>	STATE: <u>Georgia</u> ZIP: <u>30071</u>
PHONE: <u>(770) 399-9930</u>	PHONE: <u>(770) 798-2000</u>
CONTACT PERSON: <u>Michael L. Sullivan</u> PHONE: <u>(770) 356-3769</u>	
CONTACT'S E-MAIL: <u>sullydawg@outlook.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): M-2 REQUESTED ZONING DISTRICT: MU-R

LAND DISTRICT(S): 6 LAND LOT(S): 216, 217 & 222 ACREAGE: 107.5 acres

ADDRESS OF PROPERTY: 6305 Crescent Drive, Norcross, Georgia 30071

PROPOSED DEVELOPMENT: Mixed-Use: film studio, university, hotels, office, retail, residential

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>SEE SITE PLAN</u>	No. of Buildings/Lots: <u>SEE SITE PLAN</u>
Dwelling Unit Size (Sq. Ft.): <u>SEE SITE PLAN</u>	Total Building Sq. Ft.: <u>SEE SITE PLAN</u>
Gross Density: <u>SEE SITE PLAN</u>	Density: <u>SEE SITE PLAN</u>
Net Density: <u>SEE SITE PLAN</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Tract 1 Description

Tract 1

A tract of land situated in Land Lots 216 and 217, 6th District, Gwinnett County, Georgia, the bearings which are based on State Plane Grid (Georgia West Zone), and being more particularly described as follows:

Begin at no.4 rebar found marking the intersection of the southwesterly right-of-line of Brookhollow Parkway (100-foot right-of-way) with the easterly line of lands now or formerly owned by NM Majestic Holdings, LLC (Deed Book 47419 Page 691); said point having State Plane Grid Values of 1425430.79 North and 2282836.10 East; thence along said right-of-way line for the following courses and distances: S51°16'07"E for a distance of 230.03 feet; S51°12'30"E for a distance of 215.88 feet; southeasterly 243.50 feet along the arc of curve, concave to the northeast, having and central angle of 42°48'36", a radius of 325.90 feet, and a chord bearing and distance of S72°36'49"E and 237.88 feet; S15°09'49"E for a distance of 9.62 feet to intersection with the westerly line of Jimmy Carter Boulevard (variable right-of-way) thence along said right-of-way line for the following courses and distances: S30°57'02"E for a distance of 259.80 feet; S15°07'45"E for a distance of 265.00 feet; S74°50'09"W for a distance of 3.52 feet; thence, S12°50'59"E for a distance of 168.91 feet to a rebar found; thence, S11°06'32"E for a distance of 17.39 feet to a rebar found; thence, S12°52'35"E for a distance of 98.96 feet to a rebar found; thence, S15°09'50"E for a distance of 10.30 feet to intersection with the northerly right-of-way line of Crescent Drive; thence along said right-of-way line for the following courses and distances: S28°58'05"W for a distance of 79.42 feet; S74°50'10"W for a distance of 9.70 feet; southwesterly 146.35 feet along the arc of curve, concave to the southeast, having and central angle of 33°09'42", a radius of 252.86 feet, and a chord bearing and distance of S58°15'17"W and 144.32 feet; N48°19'33"W for a distance of 24.12 feet; S18°33'47"W for a distance of 41.48 feet; S25°18'48"W for a distance of 64.09 feet; thence, S32°03'47"W for a distance of 59.52 feet; thence, S82°33'24"E for a distance of 28.62 feet; thence, S06°00'07"W for a distance of 12.73 feet; S04°33'34"W for a distance of 213.82; S02°16'08"W for a distance of 100.08 feet; S04°33'34"W for a distance of 273.60 feet; southwesterly 194.79 feet along the arc of curve, concave to the northwest, having and central angle of 45°16'48", a radius of 246.48 feet, and a chord bearing and distance of S27°11'58"W and 189.76 feet; S51°22'02"W for a distance of 42.68 feet; S61°21'57"W for a distance of 41.85 feet; N30°42'50"W for a distance of 15.00 feet; S59°52'10"W for a distance of 14.28 feet; S28°28'44"E for a distance of 14.98 feet; southeasterly 259.03 feet along the arc of curve, concave to the northwest, having and central angle of 19°45'49", a radius of 750.95 feet, and a chord bearing and distance of S70°53'45"W and 257.75 feet; S80°46'39"W for a distance of 2773.43 feet; thence N06°09'15"W along the easterly line of lands now or formerly owned by Bronco Enterprises (DB 47419 PG 688) for a distance of 436.83 feet; thence along a proposed subdivisional line for the following courses and distances: N80°47'28"E for a distance of 178.11 feet; thence S09°12'32"E a distance of 30.00 feet; N80°47'28"E for a distance of 59.00 feet; N09°12'32"W for a distance of 566.00 feet; S80°47'28"W for a distance of 8.30 feet; N09°12'32"W for a distance of 12.90 feet; N80°47'28"E for a distance of 8.30 feet; N09°11'50"W for distance of 214.20 feet;

Tract 1 Description

N80°43'51"E for a distance of 125.06 feet; N80°31'19"E for a distance of 318.22 feet; S09°13'10"E for a distance of 808.91 feet; N80°46'50"E for a distance of 1046.53; N09°09'55"W for a distance of 188.40 feet; N80°43'50"E for a distance of 210.14 feet; S09°16'34"E for a distance of 44.46 feet; N80°43'26"E for a distance of 270.82 feet; N09°16'34"W for a distance of 282.36 feet; N09°12'43"W for a distance of 317.48 feet; N09°12'43"W for a distance of 189.45 feet; thence, S80°43'56"W for a distance of 818.60 feet; N09°16'34"W for a distance of 191.73 feet; N38°01'22"E for a distance of 52.59 feet; N09°15'33"W for a distance of 587.77 feet to intersection with said NM Majestic lands; thence along said lands for the following courses and distances: N80°46'42"E for a distance of 1353.11 feet; N38°47'57"E for a distance of 255.53 feet to the **Point of Beginning** of said Tract. Containing 103.472 acres or 4,507,270 square feet. This description based on a survey prepared by AMEC dated May 13, 2013.

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Tract 2 Description

Tract 2

A tract of land situated in Land Lot 216, 6th District, Gwinnett County, Georgia, the bearings which are based on State Plane Grid (Georgia West Zone), and being more particularly described as follows:

Commence at no.4 rebar found marking the intersection of the southwesterly right-of-line of Brookhollow Parkway (100-foot right-of-way) with the easterly line of lands now or formerly owned by NM Majestic Holdings, LLC (Deed Book 47419 Page 691); said point having State Plane Grid Values of 1425430.79 North and 2282836.10 East; thence S38°47'57"W along said easterly line for a distance of 255.53 feet to a no. 4 rebar found; thence S42°11'36"E for a distance of 1475.84 feet to a point on the northerly right-of-way line of Crescent Drive (variable right-of-way) and the **Point of Beginning** of the Tract herein described; thence S59°02'31"E along said right-of-way line for a distance of 79.42 feet to intersection with the westerly right-of-way line of Jimmy Carter Boulevard (variable right-of-way); thence along said line for the following courses and distances: S14°54'36"E for a distance of 224.70 feet; S16°48'00"E for a distance of 99.75 feet; thence, S14°54'36"E for a distance of 48.79 feet to intersection with the northerly line of a private drive; thence along said drive for the following courses and distances: S50°01'05"W for a distance of 71.65 feet; S39°58'55"E for a distance of 30.00 feet; S50°01'05"W for a distance of 40.00 feet; thence, S39°58'55"E for a distance of 40.00 feet; S50°01'05"W for a distance of 380.00 feet; N39°58'55"W for a distance of 38.56 feet to intersection of said line the easterly right-of-way line of said Crescent Drive; thence along said line for the following courses and distances: N04°48'47"E for a distance of 292.91 feet; N13°54'13"E for a distance of 101.27 feet; N04°48'48"E a distance of 213.82 feet; northeasterly 187.49 feet along the arc of curve, concave to the southeast, having and central angle of 70°16'59", a radius of 152.85 feet, and a chord bearing and distance of N39°57'06"E and 175.96 feet; N75°04'29"E for a distance of 9.70 feet to the **Point of Beginning** of said Tract. Containing 3.825 acres or 166,600 square feet. This description based on a survey prepared by AMEC dated May 13, 2013.

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AREA	CATEGORY	USDC PARKING #/EQUIPMENTS	GROSS FLOOR AREA/UNITS	PARKING PROVIDED
A	VOID	1 per 2,400 SF	164,800 SF	138
B	INSTITUTIONAL	1 per 1,600 sq ft	10,160,000 SF	440
C	OFFICE	1 per 500 SF	1,540,000 SF	500
D	RETAIL	1 per 500 SF	126,000 SF	126
E	HOTEL	1 per 1,000 SF	1,000,000 SF	333
F	MULTIFAMILY RESIDENTIAL/STUDENT HOUSING	15 per 1,000 sq ft	1,700,000 sq ft	2550

Residential Unit	Square Footage (Minimum)
Student Housing	200
Multi-family	475

Common Area	Area	% of Redeveloped Area (107.10 AC)
Gathering Space	7.12	6.7
Street Scapes	5.38	5.0
Water Features	1.35	1.3
Total	13.85	13.0

LAND USE	GROSS FLOOR AREA/UNITS	PERCENT	DENSITY	BLDG HEIGHT
STUDIO (EXISTING)	464,800 SF	92	0.060	EXISTING
OFFICE/INSTITUTIONAL (EXISTING)	206,870 SF	5.0	0.060	EXISTING
OFFICE	2,240,200 SF	44.5	0.445	16 STORY
RETAIL	189,000 SF	3.0	0.030	2 STORY
HOTEL	224,000 SF (210 ROOMS)	4.4	0.044	20 STORY
MULTIFAMILY RESIDENTIAL	1,140,000 SF (1,100 UNITS)	23	0.230	6 STORY
STUDENT HOUSING	448,070 SF (776 UNITS)	8.9	0.089	6 STORY
TOTAL	5,053,845 SF	100	0.8	3 UNITS/AC

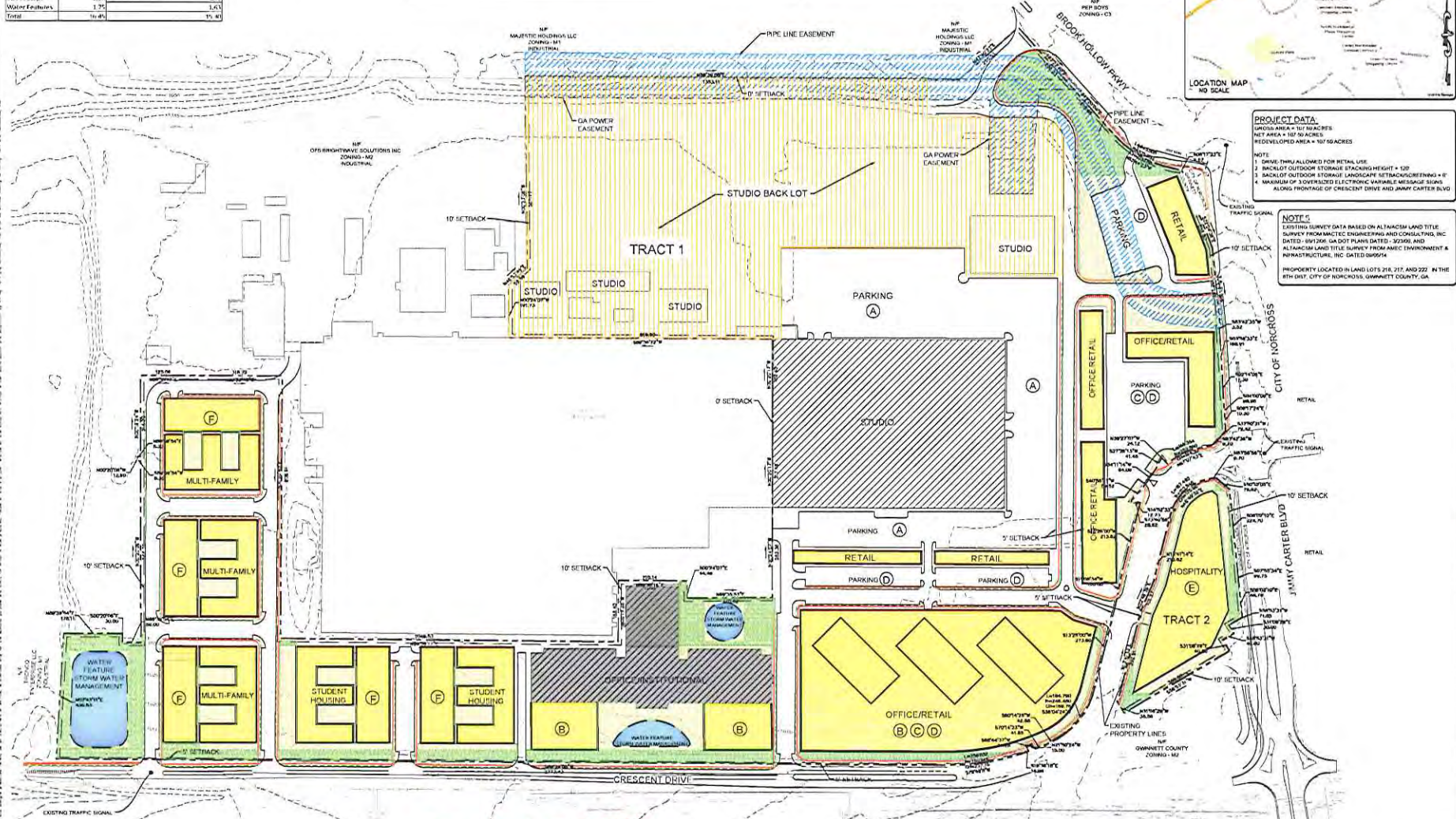
LEGEND:

- NEW CONSTRUCTION
- EXISTING ACQUIRED
- STUDIO BACKLOT
- COMMON AREA
- UTILITY EASEMENTS
- STREET TREES
- BIDWALKS
- PROPERTY LINE
- BUILDING SETBACK

CONTACTS:

APPLICANT: JACOBY DEVELOPMENT, INC
171 17TH STREET NW
SUITE 1150
ATLANTA, GA 30339
CONTACT: TIGDAD M. ADDISON
PHONE: 770-309-5030

ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC
617 WEST PEACHTREE STREET
THE ELLIOTT CORP., SUITE 601
ATLANTA, GA 30308
CONTACT: JOSEPH DAVIS, P.E.
PHONE: (404) 201-6130



PROJECT DATA:
GROSS AREA = 107.10 ACRES
NET AREA = 107.10 ACRES
REDEVELOPED AREA = 107.10 ACRES

NOTE 1: DRIVE TRAIL ALLOWED FOR RETAIL USE
NOTE 2: BACKLOT OUTDOOR STORAGE STACKING HEIGHT = 10' 0"
NOTE 3: BACKLOT OUTDOOR STORAGE LANDSCAPE SETBACK/SCREENING = 10'
NOTE 4: MAXIMUM OF 3 OVERLAPPING ELECTRONIC VARIABLE MESSAGE SIGNS ALONG FRONTAGE OF CRESCENT DRIVE AND JIMMY CARTER BLVD

NOTE 5: EXISTING SURVEY DATA BASED ON ATLANTA'S LAND TITLE SURVEY FROM INCTEC ENGINEERING AND CONSULTING, INC DATED - 09/12/09, GA DOT PLANS DATED - 07/30/09, AND ATLANTA'S LAND TITLE SURVEY FROM AMEC ENVIRONMENT & INFRASTRUCTURE, INC DATED 08/09/04

PROPERTY LOCATED IN LAND LOTS 218, 217, AND 222 IN THE 8TH DIST. CITY OF NORCROSS, GWINNETT COUNTY, GA.

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Kimley-Horn
617 WEST PEACHTREE STREET, SUITE 601
ATLANTA, GEORGIA 30308
TEL: (404) 415-6130

JACOBY DEVELOPMENT
REZONING SITE PLAN

ATLANTA MEDIA CENTER
GWINNETT COUNTY, GEORGIA

GRAPHIC SCALE IN FEET
0 50 100

SCALE: 1" = 120'
SCALE TO: JTD
DESIGNED BY: JTD
DRAWN BY: JTD
CHECKED BY: JTD
DATE: 09/23/2014
SHEET NUMBER: CZ-01

REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

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

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

PLEASE SEE EXHIBIT "B" ATTACHED HERETO

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

PLEASE SEE EXHIBIT "B" ATTACHED HERETO

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

PLEASE SEE EXHIBIT "B" ATTACHED HERETO

- (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:

PLEASE SEE EXHIBIT "B" ATTACHED HERETO

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

PLEASE SEE EXHIBIT "B" ATTACHED HERETO

- (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:

PLEASE SEE EXHIBIT "B" ATTACHED HERETO

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EXHIBIT "B"
APPLICANT'S RESPONSE

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

Jacoby Development envisions redeveloping a significant portion of the Property into a large scale mixed-use complex containing state of the art movie production studios, Class-A office buildings suitable for corporate headquarters, a college campus focused on the film production industry, student housing associated with the college, multi-family residential units and commercial/retail and restaurant space to support all of the uses within the project uses as well as in the surrounding community.

The project's size and unique location on I-85 close to I-285 will make this project one of the most desirable locations for Class A office space and a destination of choice for companies looking to relocate to or within Metro Atlanta. The unique combination of "live/work/play/learn" opportunities and "lights, camera, action" that this project will contain uniquely position this project to become a key driver of economic development and job creation opportunities for Gwinnett County.

All of the proposed uses are entirely consistent with the use and development of adjacent and surround properties.

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

The proposed uses within this mixed-use project are entirely consistent with the use and development of adjacent and surround properties and will not adversely affect the existing use or usability of adjacent or nearby property. Moreover, the "redevelopment halo" that this project will likely create will enhance not only the use and usability of the nearby properties but also their value and marketability.

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

The Property is currently zoned M-2 and has an economic value that is based on an industrial use of the property. Jacoby Development proposes to rezone the Property under the Gwinnett County Unified Development Ordinance as MU-R, which will significantly increase the economic use and redevelopment opportunities available for the Property. The increased opportunities available under MU-R, combined with the Property's visibility and access to and from I-85, Jimmy Carter Blvd. and I-285 will help to maximize the economic potential of the Property after rezoning.

(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:

The OFS site and its surrounding infrastructure was designed to support the full-time operations of a manufacturing plant (originally, Western Electric, then Bell Labs, Lucent Technologies and finally, OFS) that until recently employed several thousand people and multiple shifts for almost four decades. This use pre-dates most of the streets, transportation facilities and utilities that developed as a result of the growth and development that the original Western Electric plant and

its successor operations fostered. Based on the greatly reduced workforce now on the site, there should be underutilized available capacity within the surrounding roadway and utility networks that could accommodate the increased demand that the proposed project will create.

Moreover, this proposed redevelopment is currently the subject of review as a Development of Regional Impact ("DRI"). As part of the DRI review process, the Atlanta Regional Commission and the Georgia Regional Transportation Authority will review existing traffic conditions in the area as well as the projected traffic impacts of the proposed project and may make recommendations on how best to accommodate any traffic impacts.

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

The proposed mixed-use development would be entirely consistent with both the policy and intent of the Gwinnett 2030 Unified Plan and is, in fact, precisely the type of development that the Unified Plan seeks to encourage in this area. Moreover, the proposed redevelopment would further all five of the Unified Plan's themes of: (1) maintaining Gwinnett's economic and fiscal health, (2) fostering redevelopment, (3) promoting mobility and accessibility, (4) providing more housing choices, and (5) keeping Gwinnett a preferred place.

(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:

The Property was developed and zoned for manufacturing and heavy industrial uses at a time when the surrounding area was fundamentally different than it is now. To say that conditions in the surrounding area have changed a lot in the area surrounding this property since the late 1960's (when the property was developed) and early 1970's (when the Zoning Ordinance was enacted) is an understatement. But just as the original development of this property changed the character of the surrounding area and fostered a certain kind of economic development, so to can the redevelopment of this property foster a new and better kind of economic redevelopment in this part of Gwinnett County.

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LETTER OF INTENT
FOR MIXED USE REDEVELOPMENT (MU-R) REZONING APPLICATION
JACOBY DEVELOPMENT, INC.

Interstate 85 / Jimmy Carter Boulevard / Crescent Drive

The Applicant, Jacoby Development, Inc. (hereinafter, the "Applicant"), submits this Rezoning Application in order to request rezoning of an approximately 107.5 acre portion of an approximately 169.33 acre tract of land located on Jimmy Carter Boulevard, Crescent Drive and Brook Hollow Parkway at Interstate 85 (the 107.5 acre portion is hereinafter referred to as the "Property"). The subject Property covered by this Application is currently zoned M-2 with no conditions and the Applicant is requesting that it be rezoned to the MU-R zoning classification of the Gwinnett County Unified Development Ordinance (hereinafter, "UDO").

Jacoby Development envisions redeveloping the Property into the "Atlanta Media Campus" which would include a large scale mixed-use complex containing state of the art movie production studios, Class-A office buildings suitable for corporate headquarters, the campus of one or more colleges focused on training the workforce for Georgia's film production industry, student housing associated with the college, multi-family residential units and commercial/retail and restaurant space to complement and support all of the foregoing uses within the project, as well as those in the surrounding community.

The project's size and unique location on I-85 close to I-285 will make the Atlanta Media Campus one of the Atlanta region's most desirable locations for Class A office space and a destination of choice for companies looking to relocate to or within Metro Atlanta. The unique combination of "live/work/play/learn" lifestyle opportunities with the added attraction of "lights, camera, action" that this project will contain will uniquely position this project to become a key driver of economic development and job creation opportunities for Gwinnett County. The "redevelopment halo" that this project will likely create will enhance the value and marketability of properties in this area.

The proposed MU-R rezoning is a less intensive zoning classification than the current M-2/Heavy Industrial zoning of the Property (which does not have any associated conditions of zoning, since the current industrial use of the Property predates the enactment of the original 1970 Gwinnett County Zoning Resolution) and the resulting mixed-use development would be entirely consistent with the use and development of adjacent properties, which are a mixture of heavy and light industrial, retail/commercial and office uses. Moreover, it is precisely the type of development that the Gwinnett 2030 Unified Plan seeks to encourage in this area and furthers all five of the Unified Plan's themes of (1) maintaining Gwinnett's economic and fiscal health, (2) fostering redevelopment, (3) promoting mobility and accessibility, (4) providing more housing choices, and (5) keeping Gwinnett a preferred place. In fact, it is not an overstatement to say that redevelopment of this specific Property as this type of mixed-use development was actually one of the primary intended goals that both the Unified Plan as well as the Unified Development Ordinance were intended to encourage.

Redevelopment of the subject Property into a mixed-use development presents multiple significant engineering and site development challenges and overcoming those challenges in an economically viable way is daunting, to say the least. But Jacoby Development is no ordinary land development company. Reclamation of difficult sites and turning them into vibrant mixed-use developments is what Jacoby does. Jacoby was a leader in environmentally-friendly and sustainable development long before it became a trend. Jacoby's decade-long redevelopment of the Atlantic Station site amply demonstrates that they have both the vision and experience to

create a truly transformative project as well as the drive and capability to make that vision a reality that will have a ripple effect on redevelopment throughout this part of Gwinnett County.

This site has often been referred to as having the potential to become "Gwinnett's Atlantic Station." It therefore seems entirely appropriate that the developer of the original Atlantic Station would be the one who will finally make that potential real.

CONCLUSION

This proposed mixed-use development would take an almost 50 year old heavy industrial site and make it a vibrant, upscale community, with exciting live/work/play/learn opportunities for a lifestyle and environment unlike anything currently available in Gwinnett County.

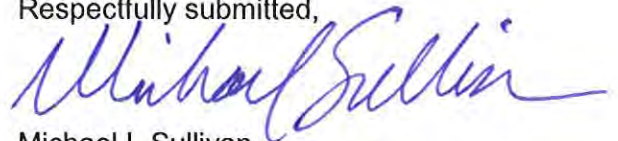
The introduction of higher-end residential and new commercial uses will revitalize this area and provide dramatic and positive incentives for further revitalization in the Gwinnett Village/Jimmy Carter Boulevard corridor, as well as a much needed base of new customers for the numerous commercial uses in the area, energizing the commercial base in the Gwinnett Village/Jimmy Carter Blvd, corridor and creating a new demand for higher-end restaurants, shops and services in the area.

Applicant and its representatives welcome the opportunity to meet with the staff of the Gwinnett County Department of Planning and Development to answer any questions or to address any concerns.

Applicant respectfully requests your approval of this Application.

This 5th day of September, 2014.

Respectfully submitted,



Michael L Sullivan
Attorney for the Applicant

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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.

Michael Sullivan

Signature of Applicant

9/5/14

Date

Michael L. Sullivan, Attorney for Applicant

Type or Print Name and Title



Allishad J. Rochester

Signature of Notary Public

9/5/14

Date

Notary Seal

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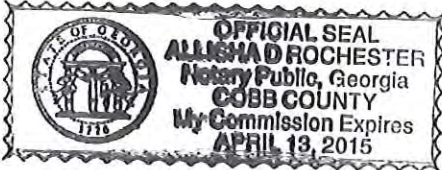
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REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Ashish Gandhi 9/5/14
Signature of Property Owner Date

ASHISH GANDHI SR.V.P. CFO & TREASURER
Type or Print Name and Title

Allisha D. Rochester 9/5/14 
Signature of Notary Public Date Notary Seal

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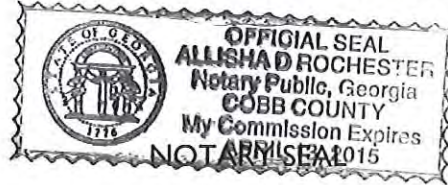
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Michael Sullivan 9/5/14 Michael Sullivan, Attorney
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Ashish Gandhi 9/5/14 ASHISH GANDHI
 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE

Allishad Rochester 9/5/14
 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 Jacoby Development, Inc.
 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.

RECEIVED BY

SEP 5 2014

RZC '14 0 2 0

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: 6 216 018
(Map Reference Number) District Land Lot Parcel

Michael Sullivan

9/5/14

Signature of Applicant

Date

Michael L. Sullivan, Attorney for Applicant

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)

Diane Fox Doffe

TSA II

NAME

TITLE

9-5-2014

DATE

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Planning & Development



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