

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Green Community Development, LLC</u>	NAME: <u>Sandra Cain</u>
ADDRESS: <u>5456 Peachtree Blvd. Ste 410</u>	ADDRESS: <u>723 Old Peachtree Rd</u>
CITY: <u>Atlanta</u>	CITY: <u>Lawrencville</u>
STATE: <u>GA</u> ZIP: <u>30341</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>770-457-3300</u>	PHONE: <u>770-963-7761</u>
CONTACT PERSON: <u>Christopher M. Hunt , Sr.</u> PHONE: <u>770-457-3300</u>	
CONTACT'S E-MAIL: <u>cmh@greencommunitydev.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): R-100 REQUESTED ZONING DISTRICT: R-TH

LAND DISTRICT(S): 7 LAND LOT(S): 131 ACREAGE: 2.0

ADDRESS OF PROPERTY: 723 Old Peachtree Road

PROPOSED DEVELOPMENT: R-TH II Townhouses

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>11</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2,000+</u>	Total Building Sq. Ft. _____
Gross Density: <u>6 UPA</u>	Density: _____
Net Density: <u>6 UPA</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Legal Description
723 Old Peachtree Road

All that tract and parcel of land lying in Land Lot 131, District 7, Gwinnett County Georgia and being more particularly described as follows;

Beginning at a point on the northerly Right of Way of Old Peachtree Road, said point being 617.63 feet from the intersection of the Right of Way of Tech Center Parkway (80' R/W) and the Right of Way of Old Peachtree Road (R/W Varies) and being the TRUE POINT OF BEGINNING;

Thence continuing along said Right of Way of Old Peachtree Road N 80°16'12"W a distance of 232.18 feet to a point;

Thence leaving said Right of Way N 04°25'20"E a distance of 416.06 feet to a point;

Thence S 71°19'02" E a distance of 213.56 feet to a point;

Thence S 00°49'27"W a distance of 385.69 feet to a point on the northerly Right of Way of Old Peachtree Road and the point of beginning.

Said tract contains 2.00 acres as shown on a survey for Sandra Cain prepared by Diversified Technical Group, LLC. dated 9/11/07 and revised 7/25/13 (project on. 07253).

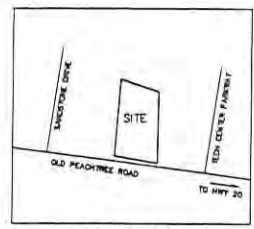
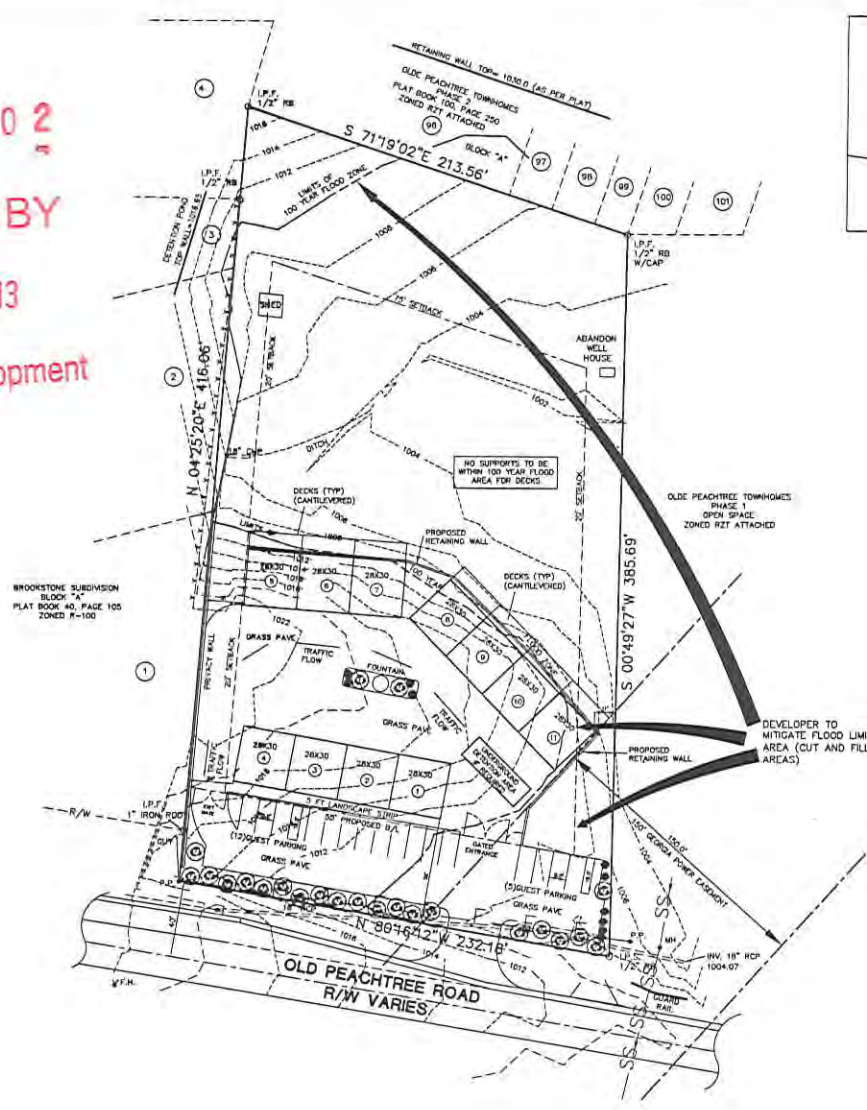
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LEGEND

R/W	RIGHT OF WAY	FES	FLAIED CHD SECTION
INT	INTERSECT	JB	JUNCTION BOX
WM	WATER METER	HW	HEADWALL
BL	BUILDING LINE	CL	CENTER LINE
PL	PROPERTY LINE	DD	DRAINAGE DIRECTION
FI	FIRE HYDRANT	HN	HOUSE NUMBER
V	VALVE	IFD	IRON PIN FOUND
ML	MANHOLE	IRN	IRON PIN SET
MB	METER MAIN	EP	ELECTRIC POWERS
DL	DRAINAGE EASTMENT	RC	RADIUS OF CURVATURE
SE	SEWER EASEMENT	SMC	DOUBLE WING CATCH BASIN
GL	GAS LINE	SWC	SINGLE WING CATCH BASIN
PP	POWER POLE	PI	POWERT POLE
ML	MAIL IN CAMP	INV	INVERT
LP	LIGHT POLE	DI	DROP INLET
EE	EXISTING ELEVATION	PE	PROPOSED ELEVATION

Location Map

AREA: 2.00 AC.

EXISTING ZONING: R-100
 PROPOSED ZONING R-TH SINGLE FAMILY RESIDENCE

REZONING NOTES:

1. SITE AREA: 2.00 ACRES
2. MAXIMUM DENSITY: EIGHT (8) UNITS PER ACRE
3. PROPOSED DENSITY: SIX (6) UNITS PER ACRE
4. NET DENSITY: 6.00 UNITS PER ACRE
5. TYPICAL UNIT WIDTH: 24 FEET
6. MAXIMUM HEIGHT: 35 FEET
7. FRONT SETBACK: 75 FEET (REDUCED TO 55 FEET)
8. SIDE SETBACK: 35 FEET
9. REAR SETBACK: 75 FEET
10. PARKING SPACES REQUIRED PER UNIT: 2 REQUIRED. PARKING SPACES PROPOSED: 39 TOTAL SPACES (3.54 PER UNIT) INCLUDES 5 CAR GARAGE EACH UNIT AND 17 GUEST PARKING SPACES
11. ALL UTILITIES TO BE PLACED UNDERGROUND
12. REASONABLES TO BE FEE SIMPLE
13. COMMON SPACE PROPOSED: 77,880 SQ. FT. (1.76 ACRES)

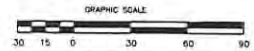
FLOOD AREA CALCULATIONS:
 TOTAL FLOOD AREA: 33,444 SQ. FT. OR 0.76 ACRES
 FLOOD AREA TO BE RECLAIMED: 7,055 SQ. FT. OR 0.16 ACRES
 NET FLOOD AREA: 50,391 SQ. FT. OR 1.15 ACRES (TO REMAIN)
 NET BUILDABLE AREA: 24,807 SQ. FT. OR 0.56 ACRES (INCLUDES RECLAIMED FLOOD AREA)

General Notes:

1. BOUNDARY SURVEY AS PER IRON PINS FOUND AND REFERENCE PLATS AS SHOWN.
2. SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
3. PROPERTY ZONED R-100
4. FLOOD LIMITS SHOWN AS PER A FIELD RUN TOPO DATED JULY 25, 2013.
5. A PORTION OF SUBJECT PROPERTY LIES WITHIN A 100 YEAR FLOOD DISTRICT AS PER F.I.R.M. PANEL NO. 13135C 0045F, EFFECTIVE DATE SEPTEMBER 29, 2006. BASE FLOOD ELEVATION IS 1010.0

SURVEYOR'S CERTIFICATE

I, J. SCOTT SMITH, A GEORGIA REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT, AS TO THE PROPERTY LINES AND IMPROVEMENTS SHOWN HEREON, THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PROPERTY DESCRIBED HEREON, EITHER BY ME, OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXISTED AT THE TIME THE FIELD SURVEY WAS CONDUCTED AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY REPRESENTED. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAD A CLOSURE PRECISION (BEFORE ADJUSTMENT) OF 1 FOOT IN 22,973 FEET WITH AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES ADJUSTMENT. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 752,160 FEET. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREON WAS A TOPCON 3053 TOTAL STATION.
 BY: *J. Scott Smith*
 J. SCOTT SMITH - Georgia Land Surveyor No. 3014



REVISIONS	DATE	BY	DESCRIPTION

DIVERSIFIED TECHNICAL GROUP, L.L.C.
 LAND SURVEYORS - LAND PLANNERS
 2300 BRADSTON HIGHWAY - SUITE 10-400
 DALLAS, GEORGIA 30134
 PH: 770.416.1234
 WWW.DIVERSIFIEDTECHNICAL.COM



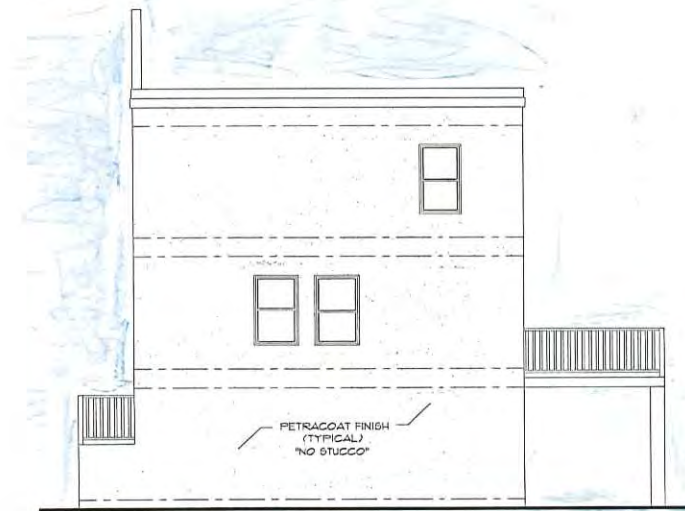
Rezoning Exhibit
Brown Stones on Old Peachtree
 LAND LOTS(S): 131 DISTRICT: 7
 GWINNETT COUNTY, GEORGIA

DATE DRAWN: 7/21/13
 SCALE: 1" = 30'
 SHEET TITLING
Zoning Exhibit

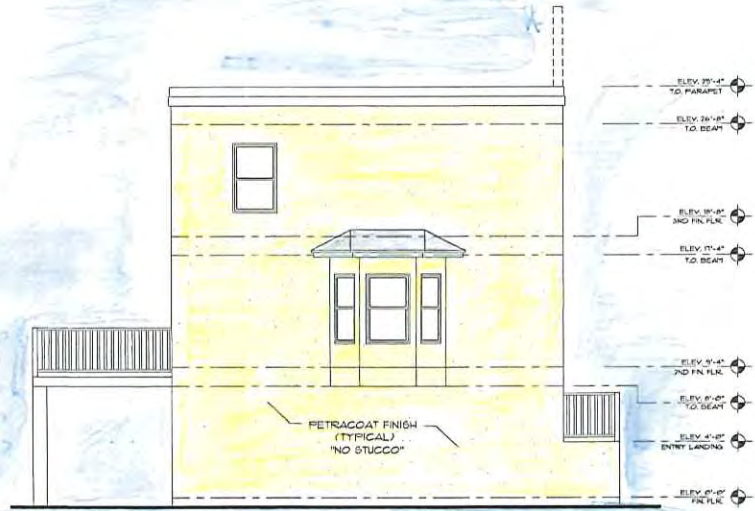
PROJECT NUMBER
13164
1
 DRAWING NUMBER
 SHEET 1 OF 1

703 Old Peachtree Road
 Tax Parcel: 7-131-014





B RIGHT ELEVATION
1/4"=1'-0"



A LEFT ELEVATION
1/4"=1'-0"



B REAR ELEVATION **B**
1/4"=1'-0"

W.A. RUFFEL LLC
RESIDENTIAL ARCHITECTURE
DESIGN SERVICES
14355 ACRES BLVD
KOKOA, HAWAII 96741
OFFICE: (808) 425-2222
EMAIL: hruffel@wa-ruffel.com

**HEART CRAFT HOMES
TOWNHOME ELEVATIONS**

JOB NUMBER: 029-13
DESIGNER: W.A.R.
DRAWN BY: W.A.R.
PLAN REVIEW:
SUBMITTALS:
DESIGN DEV. #1
10/29/13

REVISIONS:

ELEVATIONS

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

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

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

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

Yes (See attached full application supporting rezoning as requested)

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

No

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

No

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

No

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

No

- (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:

No

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STATEMENT OF INTENT

and
Other Materials
for
Rezoning Application
per Section 1702
of 1985 Zoning Resolution

by

Green Community Development, LLC

Project:

Brownstones on Old Peachtree

for

2.0 Acres of Land located in
Land Lot 131, 7th District
of Gwinnett County, Georgia

From R-100 to Townhouses RTH

September 28, 2013

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I. Introduction

This Application seeks the conditional rezoning of 2.0 acres of land located Land Lots 131, 7th District, known as 723 Old Peachtree Road Lawrenceville Georgia 30542, to permit the development for an 11 unit quality townhouse development. The proposed density of 11 units is in compliance with the current Comprehensive Land Use Plan and density ratios with IRF regions.

The Applicant files the engineered site plan, rendering of units, and if required a list of Conditions it is willing to assume in conjunction with the rezoning and development of this property.

Gwinnett County will be proud of this first of a kind LEED Platinum USGBC, passive solar townhouses to replace existing mobile home.

Approving this zoning is actually helpful for Gwinnett county in upgrading the current high density residential zonings in the area where the comprehensive zoning map supports. Approving this zoning will bolster Gwinnett's reputation that it is not capricious and arbitrary but rather adheres to zoning plans and standards. This is proven smart and green zoning with an acre of green space.

This property can become a show place for trend setting that will help set a standard for Gwinnett. It is perfectly situated on a two acres larger tract on a major thoroughfare. Because the Conditions of Zoning set such a high standard, the proposed development will establish a desirable known standard to help increase values. The undesired economic alternative for this property if improperly forced to remain a mobile home is to the neglect of much needed affordable housing for empty nesters and professionals for only more environmentally unfriendly housing that negatively impacts the neighborhood.

This document is submitted as a Statement of Intent with regard to this Application, a preservation of the Applicant's Constitutional rights, and a written Justification for the Application. This document also is intended to address and substantiate the requisite responses to the state "Steinberg Act", O.C.G.A. § 36-67-1 et seq. A plat of the property with seal has been filed contemporaneously with the Application, along with other required materials.

II AREA CHARACTERISTICS

The Subject Property is located on the northern side of Peachtree Road, near I-85 and Mall of Georgia Area that is already well established high density residential. The entire area is high density residential. The only abutting single family residential home is a corner lot on the busy Old Peachtree Road and will not be negatively impacted in anyway given privacy wall, buffers, etc. and only will be appreciated in property values. All along Old Peachtree Road on both sides of streets are numerous zonings consisting Townhouses, Apartments, Churches, Schools, Commercial and a minority single family residential that would only be positively effected by this zoning.

The Gwinnett County government has already sanctioned redevelopment in this area for projects quite similar to the one proposed for the Subject Property.

III. HISTORY

The Subject Property has been a mobile homes with many of the surrounding tracts in same comprehensive land use map already zoned for high densities and commercial. The current zoning is inappropriate for the needs of Gwinnett County.

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IV IMPACT ANALYSIS PER Section 27-832

A. THE PROPOSED ZONING IS CONSISTENT WITH THE POLICY AND INTENT OF THE COMPREHENSIVE LAND USE PLAN, AND THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY.

The countywide Comprehensive Land Use Plan which Gwinnett County adopted consists of a text and series of maps. In this instance the Application complies fully with the Plan Map, that sanctions THR development as Applicant desires. Moreover, the Application satisfies the Plan's general long-range goals as set forth in the text, including:

- (a) Appropriate use and management of land, water, soils, forest, mineral, historic and human resources and planned and orderly growth consistent with the County's resources and ability to extend or provide necessary public services and facilities to accommodate and support such development;
- (b) Limitation of growth in areas that cannot sustain increased development due to environmental or infrastructure constraints; and
- (c) Planned growth consistent with County resources and the ability to extend or provide necessary public services and facilities to accommodate and support development.

The Applicant's proposed use will promote all of the above goals, policies and objectives, among others. The Applicant's overall project constitutes a high-quality and first-class use. The project is located in that portion of Gwinnett County which has a very strong need for housing to accommodate the needs of the community and commercial Gwinnett area. The population of this area is projected to increase and given the already high demand for housing this project is perfectly located for easy access for family visits and emergency care. Applicant's proposed development is consistent with such development trends and projections. Redevelopment of this quality should encourage similar infill in this area and would stabilize it.

In addition to compliance with these general goals, this request is consistent with specific short term objectives and Policies of the new Plan as follows:

Objective: Maintain and improve the individual character and identity of neighborhoods and communities.

(Housing and Land Use)

Policies:

1. Protect established single family residential neighborhoods from encroachment by incompatible development.
2. Encourage appropriate transitions between various residential districts by an appropriate intermediate land uses.
3. Encourage clustering of neighborhood and community shopping and office facilities in nodes with defined boundaries the are convenient to population concentrations and major transportation facilities.

Objective: Provide opportunities for quality, affordable, safe and sanitary housing to all residents of Gwinnett County.

Policies:

1. While meeting infill and historic guidelines, identify and encourage new and innovative approaches to quality residential developments that expand housing opportunities and minimize public and private costs.

Objective: Develop appropriate mix of dwelling types, sizes and prices to meet current and projected housing needs of the County's residents.

Policies:

1. Encourage level and type of residential development compatible with physical limitations of the land and the surrounding natural and built environment.

In summary, the development's design and use of appropriate density, landscaping, buffers, privacy fence and other conditions voluntarily assumed only enhances the values of adjacent or proximate properties. The project at issue represents a consistent use commensurate with other existing uses on adjacent and nearby sites, in an area that is convenient to shopping and office uses. The proposed use therefore is suitable vis-a-vis the policies.

B. THE ZONING PROPOSAL WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT OR NEARBY PROPERTY.

The Subject Property is entirely consistent with surrounding developments and is complimentary to abutting residential housing. The proposed development will have a positive impact on the surrounding area and will help maintain residential integrity with high property values. The intended final appearance of this small development will exceed in quality and environmental benefit as comparable projects in this community. Appropriate attention to scale, buffering, setbacks and landscaping has been given to ensure that this project will blend harmoniously with its surroundings.

C. THE SUBJECT PROPERTY TO BE EFFECTED BY THE ZONING PROPOSAL DOES NOT HAVE A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

The requested zoning complies with the comprehensive land use plan. Given the nature of the Subject property having far less desirable mobile home, and that immediately surrounding properties have been granted zonings for townhouses and apartments are in high demand, the Applicant on behalf of the property owner, respectfully submits that the current zoning economically penalizes the property owner and prohibits her from realizing reasonable economic return which is "balanced" by public welfare concerns. On behalf of the Applicant, the land prices will not support a low density development on such a busy road and so much land, so as to allow a reasonable economic return from development.

Accordingly, the Applicant, on behalf of the owner of the tract of land at issue in this rezoning application (the "Property"), respectfully submits that the Zoning Ordinance of Gwinnett County, Georgia, as amended from time to time and known as the "Gwinnett County Zoning Ordinance", to the extent that it classifies the Property in any zoning district which would preclude the development of this project (or to the extent conditions inconsistent with the requested zoning might be imposed), is unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Any existing inconsistent zoning of the Property pursuant to the Gwinnet Zoning Ordinance deprives the current owner of any alternative reasonable use and development of the Property. Additionally, all other zoning classifications, including ones intervening between the existing classification and those requested herein, would deprive the current owner of any reasonable use and development of the Property. Further, an attempt by the Board of Commissioners to impose greater restrictions upon the manner in which the property will be developed than presently exist would be equally unlawful.

Accordingly, Applicant submits that the current zoning classification and any other zoning of the Property save for what has been requested Townhouses by it as established in the Gwinnett County Zoning Ordinance constitute an arbitrary and unreasonable use of the zoning

All inconsistent zoning classifications between the existing zoning and the zoning requested hereunder would constitute an arbitrary and unreasonable use of the zoning and police powers because

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they bear or would bear no substantial relationship to the public health, safety, morality or general welfare of the public and would substantially harm the Property owner. Further, the existing inconsistent zoning classifications constitute, and all zoning and plan classifications intervening between the existing inconsistent zoning classification and that required to develop this project would constitute a taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Due Process Clause of the Fourteenth Amendment of the United States Constitution and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

Further, the Applicant respectfully submits that the Board of Commissioner's failure to approve the requested zoning change would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Property owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

Finally, the Applicant respectfully submits that the Board of Commissioners cannot lawfully impose more restrictive standards upon the development of the property than presently exist as to do so not only would constitute a taking of the property as set forth above, but also would amount to an unlawful delegation of their authority, in response to neighborhood opposition, in violation of Article M Section IV, Paragraph II of the Georgia Constitution.

This Application meets favorably the prescribed test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power, Guhl vs. Holcomb Bridge Road, 238 Ga. 322 (1977).

But the issue even more important than the economics is serving the needs of this community, and the demand for a different type of housing product, which this Application's purpose is to provide, is also the only financially viable option for both property owners and Applicant.

D. THE PROPOSED ZONING WILL NOT RESULT IN A USE THAT WILL OR COULD CAUSE AN EXCESSIVE BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS.

The demographic group of young professionals and empty nesters being served in this small development would have a negligible impact in ratio to the tax income increase given the size of roadways and exiting traffic. This project, if approved, certainly will not effect existing streets, transportation facilities, utilities or schools given its small scale serving the niche demographic group as compared to the available capacity of all streets, transportation facilities, utilities and schools. The proposed use will not have a negative impact or cause an excessive or burdensome use of existing utilities. According to Gwinnett's recent studies, water, sewer and drainage facilities are all sufficient to permit Applicant's proposed use. Sewer lines are adjacent to the Property and sewer capacity is available to service this project. Further, the main water line serving the Property is adequate to handle the property's water needs. There are ample resources necessary to provide electric, gas, water and telephone utilities to the project.

E. THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN.

The Townhouse category is compatible along this major commercial corridor of Old Peachtree between I-85 to west and other main thoroughfares. The use for townhouses makes it even more compatible. It is a rare tract that provides green space while still easy access and parking for visitors.

F. OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL.

The Subject property is located near I-85 and Mall of Georgia among commercial zonings. Its relative ease of access, coupled with the development which has occurred in this area, have resulted in this node of commercial generating an extremely high demand for housing as proposed by Applicant.

To the Applicant's best knowledge, there are no known existing nor changing conditions that would negatively effect the use and development of this land.

The requested zoning proposal should be approved because it meets an important need of housing for the citizens of Gwinnett County and will not result in a use which will, or could, cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools

THE ZONING PROPOSAL WILL NOT ADVERSELY EFFECT ANY HISTORIC BUILDINGS, SITES, DISTRICTS, OR ACHAEOLOGICAL RESOURCES.

In conclusion, for the foregoing reasons, the Applicant respectfully requests that the Rezoning Application at issue be approved. The Applicant also invites and welcomes any comments from Board of Commissioners, Staff or other officials so that such recommendations or input might be incorporated as conditions for approval of the Application.

Sincerely,



Christopher M. Hunt, Applicant
Green Community Development, LLC
5456 Peachtree Blvd., Ste 410
Atlanta, Georgia 30341-2235
(770) 457-3300
cmh@greencommunitydev.com

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JUSTIFICATION FOR REZONING

TO: Gwinnett County Commissioners and Planning Commission

Dear Gwinnett County Commissioners,

The following Application for rezoning is justified for the following reasons (which will be explained in more detail in following pages):

1. Subject Property does not have reasonable economic value under its current zoning with single mobile home on two acres that has extreme topographical challenges.
2. The request of rezoning to more appropriate townhouses is consistent with adjoining properties as well as numerous other properties on same street.
3. This Application is requesting a plan consistent with the Comprehensive Land Use Plan.
4. The Application, if approved, would only be advantageous to the community in many ways and will have no known negative impact. Just a few of the advantages are helping meet the growing need for empty nesters and young professionals. It will set a new standard for green development and construction fulfilling Gwinnett's smart green growth and meeting the need low maintenance housing. It will increase the tax base and raise property values with minimal burden on infrastructure.
5. The quality of this LEED Platinum project will enhance the image of Gwinnett County and help attract similar quality projects into Gwinnett. The roof top garden increases the green space and usability of the property.

Thank you for your consideration and support at the Rezoning hearings. If you should have any questions or comments, please do not hesitate to call me (770) 457-3300.

Sincerely,



Christopher M. Hunt, Applicant
Green Community Development, LLC
5456 Peachtree Blvd., Ste. 410
Atlanta, Georgia 30341-2235
(770) 457-3300
cmh@greencommunitydev.com

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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.

Christophe M. Hunt 4 Oct 13
Signature of Applicant Date

CHRISTOPHER M. HUNT SR
Type or Print Name and Title

Rebecca Petty 10/4/13 
Signature of Notary Public Date Notary

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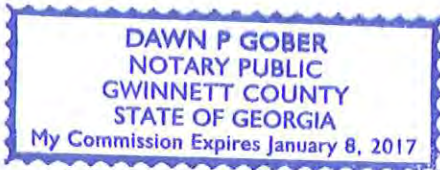
REZONING PROPERTY OWNER'S CERTIFICATION

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.

Sandra Cain 7-01-13
Signature of Property Owner Date

SANDRA CAIN
Type or Print Name and Title

Dawn P Gober 7-1-13
Signature of Notary Public 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: 7 - 131 - R7131-014
(Map Reference Number) District Land Lot Parcel

Sandra Cain
Signature of Applicant Date 7-01-13

SANDRA CAIN
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)

Kenny D. Mat **GWINNETT COUNTY TAX COMMISSIONER**
NAME TITLE

10-4-13
DATE

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Planning & Development