

**REZONING APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>PTL, LLC</u>	NAME: <u>Crapo Family</u>
ADDRESS: <u>PO BOX 720314</u>	ADDRESS: <u>3373 Pittard Road</u>
CITY: <u>Atlanta</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30358</u>	STATE: <u>GA</u> ZIP: <u>30096</u>
PHONE: <u>404.987.1224</u>	PHONE: <u>404.987.1224</u>
CONTACT PERSON: <u>Andrew Perry</u> PHONE: <u>404.987.1224</u>	
CONTACT'S E-MAIL: <u>andy@creeksidegeorgia.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): RA-200 REQUESTED ZONING DISTRICT: RZT

LAND DISTRICT(S): 6 LAND LOT(S): 265 ACREAGE: 7.28

ADDRESS OF PROPERTY: 3373 Pittard Road

PROPOSED DEVELOPMENT: 28 Single Family Detached Homes

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>28</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2100 (Min)</u>	Total Building Sq. Ft. _____
Gross Density: <u>3.85</u>	Density: _____
Net Density: <u>3.85</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

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RZR '14 0 0 3

Legal Description

All that tract or parcel of land lying and being in Land Lot 265, 6<sup>th</sup> District, Gwinnett County, Georgia, consisting of 7.28 acres, more or less, and being more particularly described as follows:

To arrive at the True Point of Beginning, begin at a point located at northwesterly right-of-way intersection of Davenport Road and Pittard Road, said point being the True Point of Beginning, thence continuing along the right-of-way of Pittard Road in a northwesterly direction an arc distance of 243.47 feet, having a radius of 498.90 feet and being subtended by a chord bearing and distance of North 64 degrees 23 minutes 48 seconds West a distance of 241.06 feet to a point, thence continuing along said right-of-way an arc distance of 53.84 feet, having a radius of 3,839.66 feet, and being subtended by a chord bearing and distance of North 78 degrees 46 minutes 44 seconds West a distance of 53.84 feet to a point, thence leaving said right-of-way North 12 degrees 03 minutes 06 seconds East a distance of 150.60 feet, thence North 83 degrees 12 minutes 12 seconds West a distance of 158.71 feet to a point, thence North 12 degrees 02 minutes 29 seconds East a distance of 423.12 feet to a point, thence South 76 degrees 50 minutes 32 seconds East to a point located on the western right-of-way of Davenport Road, thence continuing along the right-of-way of Davenport Road in a southeasterly South 09 degrees 14 minutes 47 seconds East a distance of 21.72 feet, thence continuing along said right-of-way an arc distance of 101.00 feet, having a radius of 3,176.08 feet, and being subtended by a chord bearing and distance of South 08 degrees 20 minutes 07 seconds East a distance of 101.00 feet to a point, thence continuing along said right-of-way an arc distance of 198.24 feet, having a radius of 322.67 feet and being subtended by a chord bearing and distance of South 10 degrees 10 minutes 36 seconds West a distance of 195.14 feet to a point, thence continuing along said right-of-way an arc distance of 182.95 feet, having a radius of 560.35 feet and being subtended by a chord bearing and distance of South 37 degrees 07 minutes 05 seconds West a distance of 182.14 feet to a point, thence continuing along said right-of-way an arc distance of 159.13, having a radius 3,297.39 feet and being subtended by a chord bearing and distance of South 47 degrees 51 minutes 59 seconds West a distance of 159.12 feet to a point located at the northwesterly right-of-way intersection of Davenport Road and Pittard Road, said point being the True Point of Beginning.

Said tract or parcel of land being more particularly described on Rezoning Plan for PTL, LLC, prepared by BH&D Engineering, Inc., dated October 18, 2013.

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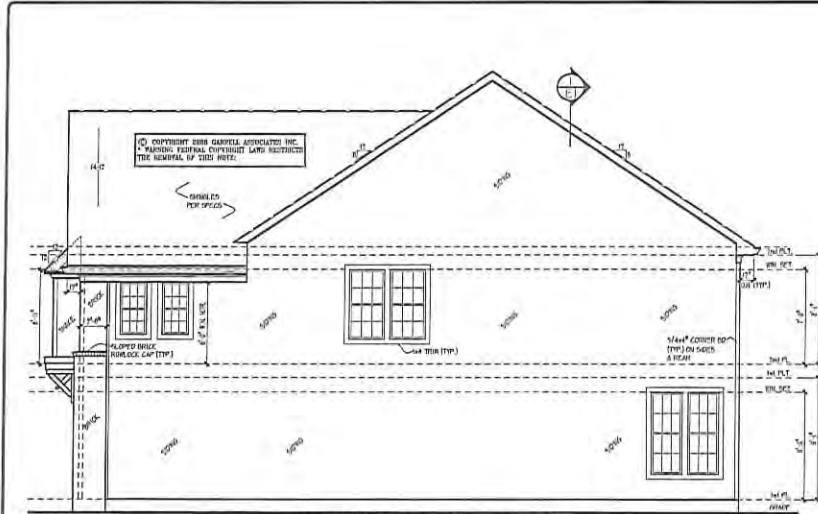
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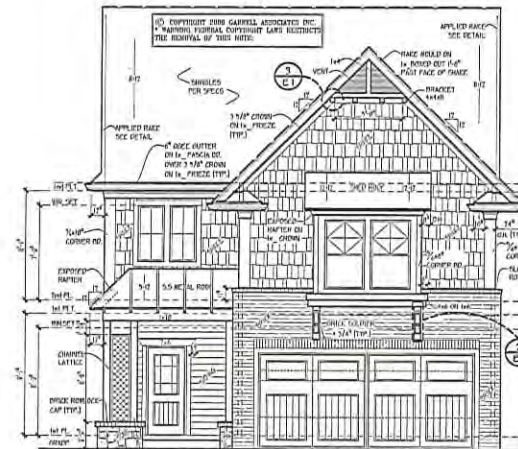




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RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

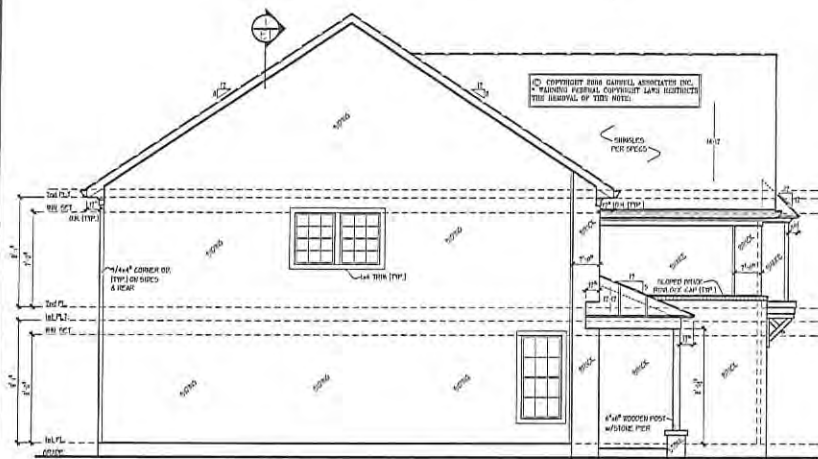
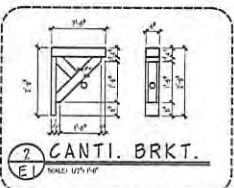
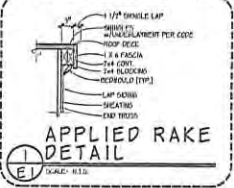
**BUILDER PLEASE NOTE - REVISE PER**  
 SEELESS REVISIONS IN WRITING. SEE LICENSE TO BUILD FROM  
 THIS GARRELL ASSOCIATES, INC. COPYRIGHT PROTECTED PLAN  
 EXPIRES ONE (1) YEAR FROM THE DATE FILED. IT IS UNLAWFUL  
 TO FURNISH OR REPRODUCE THIS PLAN AFTER EXPIRATION DATE.  
 REVISION OR REVISE PER MAY APPLY.  
 PLAN FORCED TO: \_\_\_\_\_ SIGNED: \_\_\_\_\_  
 PROJECT: \_\_\_\_\_ GARRELL ASSOCIATES, INC. (P.L.L.C.)  
 DATE: \_\_\_\_\_ (NO BLACK INK)

**GENERAL NOTES**  
 1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND ALL APPLICABLE LOCAL ORDINANCES.  
 2. ALL MATERIALS SHALL BE APPROVED BY THE APPLICABLE AGENCIES.  
 3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.  
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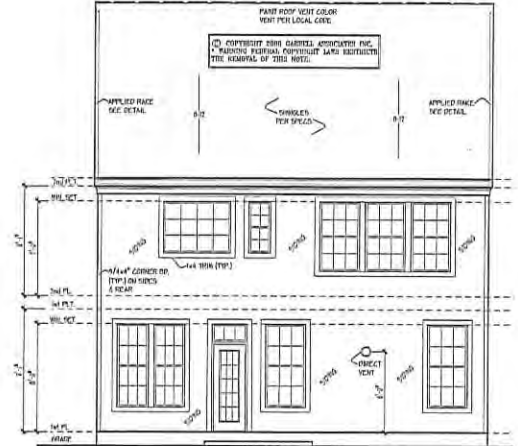
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SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"

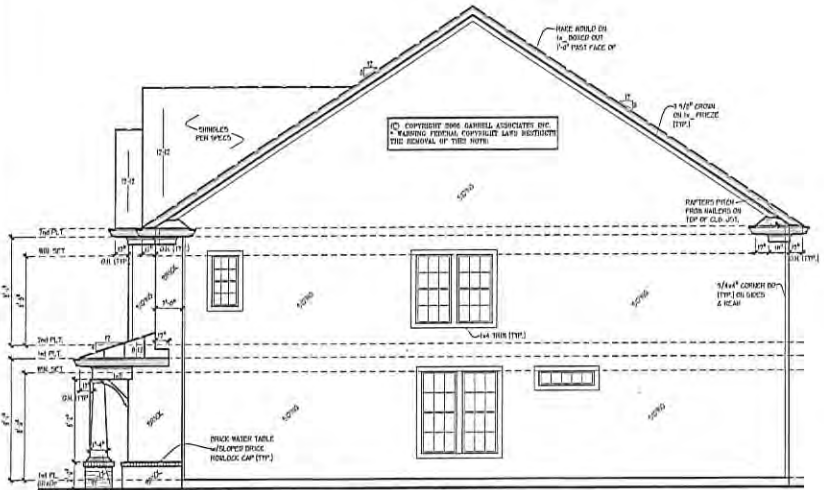
CREESIDE COMMUNITIES  
**GARRELL ASSOCIATES INC.**  
 1000 WEST 10TH AVENUE, SUITE 100  
 DENVER, COLORADO 80202  
 TEL: 303.733.1111 FAX: 303.733.1112  
 WWW.GARRELLASSOCIATES.COM

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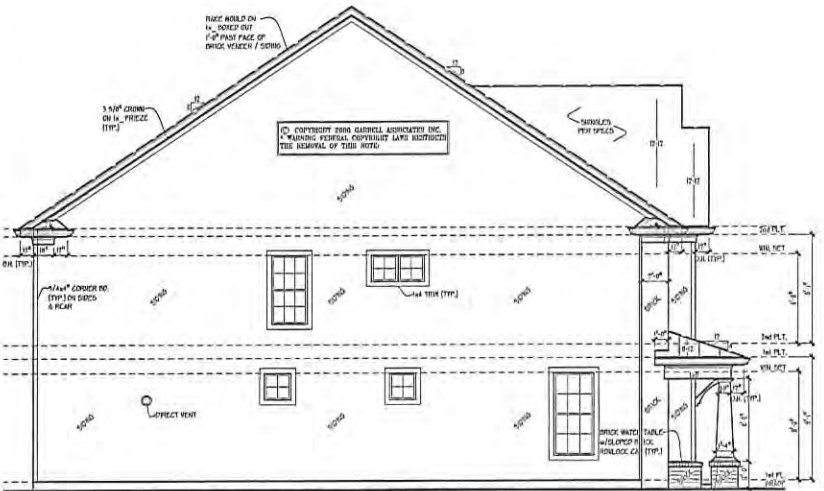
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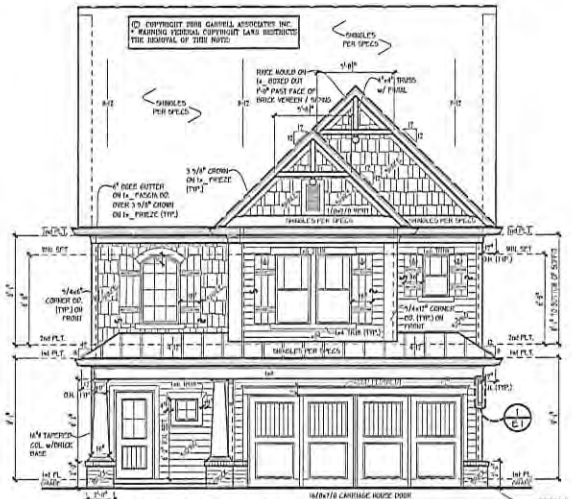
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RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS, UNLESS OTHERWISE SPECIFIED.

2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.

3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS, UNLESS OTHERWISE SPECIFIED.

4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS, UNLESS OTHERWISE SPECIFIED.

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10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS, UNLESS OTHERWISE SPECIFIED.

**PLEASE NOTE: REMOVE PIPE**

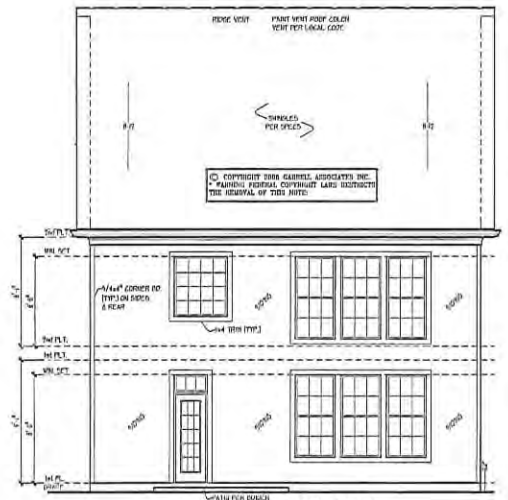
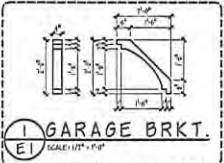
UNLESS OTHERWISE NOTED, THE LEXING TO BE REMOVED FROM THIS GARRELL ASSOCIATES, INC. COPYRIGHT PROTECTED PLAN EXISTING ONE (1) YEAR FROM THE DATE HEREIN IS TO BE REMOVED TO POINT OR FULLY FROM THIS PLAN AFTER EXPIRATION DATE.

PLAN ISSUED TO: \_\_\_\_\_ SIGNED: \_\_\_\_\_

PROJECT: \_\_\_\_\_ DATE: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

DATE: \_\_\_\_\_



REAR ELEVATION  
SCALE: 1/4" = 1'-0"

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CREKESIDE COMMUNITIES

GARRELL ASSOCIATES, INC.

CHASTAIN, ELEVATION 'A'

ELEVATIONS

11/10/06

REV. NO. REV. DATE/INT.

BY: [Signature]

THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF GARRELL ASSOCIATES, INC. AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF GARRELL ASSOCIATES, INC.

FILE LOCATION: [Signature]

06393

DRAWN BY: [Signature] CHECKED BY: [Signature]

VR E1

**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:

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

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

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- (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:

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

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- (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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RZR '14 003



# 3373 Pittard Road

## Rezoning Plan for PTL, LLC

(Letter of Intent)

November 11<sup>th</sup>, 2013

We respectfully submit this rezoning application for the purpose of rezoning the subject property, defined by the legal description attached to this application and containing +/- 7.28 acres, to the zoning classification of RZT from its present zoning of RA-200.

We intend to develop a single-family detached, craftsman style community. The site plan indicates a development of 28 home sites on 7.28 acres. Approximately 46% of the acreage will remain open space. The density is 3.85 homes per acre. The site has a minimum lot size requirement consistent if not in excess of typical RZT communities. All homes will be constructed with a combination of brick, fiber cement siding products, architectural style shingles and decorative trim. All homes shall have 2- car garages. The homes and community will be constructed for long-term appeal and the elevations submitted are the result of several municipal design review board hearings.

The property will be served by County water, County sanitary sewer and is conveniently located on the corner of Davenport Road, less than 1 mile from Buford Highway. Pleasant Hill Road is approximately 1.5 miles to the South and I-85 is approximately 3 miles to the East. All power, phone and cable services to the community will be buried underground.

The updated Gwinnett County landscaping and development codes create a standard of quality in new developments. We will utilize the standards as a basis to create an attractive site for this corner of Davenport Road. We will exceed the current expectations with the elevations and streetscape we will build and have submitted. While there are similar or higher zoning classifications within a mile of this property, the product and density we are proposing only increase the value of the neighborhood.

The rezoning of this property will benefit the community because of the product we propose to build, the open space provided in our development and the long-term appeal this community will have.

Thank you for your time.

Sincerely,



Andrew Perry  
PTL, LLC

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# 3373 Pittard Road

**Rezoning Plan for PTL, LLC**  
**(Standards Governing the Exercise of the Zoning Power)**  
**November 11<sup>th</sup>, 2013**

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A) This proposed development is in line with the zoning classifications of at least 4 other larger communities within 2 miles of the subject property. Behind our development are at least 2 larger developments that were completed in the mid-90s with similar lot sizes, smaller homes and fewer architectural requirements than what we are proposing. Our intent is to create a subdivision that will look great decades from now and this will be accomplished with a desirable mix of materials and a well-planned streetscape. The homes will be situated in a way to provide buffers to surrounding residential and the community will be developed with the protection of natural stream and tree buffers.

B) We believe as the applicant, the developer and future builder that this community will not adversely affect the usability of adjacent and nearby properties. It is our intention to develop a community that will enhance the entire area. The site plan and architectural plans we have proposed support this.

C) The current zoning of the property pre-dates the construction of Pittard Road. This area was surveyed in 1946 as a collection of 8-10 acre properties that have since been subdivided. This property will be sold and subdivided at some point in the next 5-10 years with the existing home being demolished. We feel this is the right plan and time to execute an architecturally desirable community that will maintain nearly 46% of the natural topography and wooded area.

D) Our plan for a 28-home community in our opinion will not create a negative effect on either the school system or to the traffic of this area. We do not feel it is a large addition and our attention to product and development will enhance the area.

E) This property is in line with the future land use that has been designated. There are multiple zonings within several blocks of this property that have more homes per acre or are even attached. There appears, by zonings that surround this property, to be an equal spread of low to high zoning classifications stemming from Buford Highway to Davenport Road to Pleasant Hill Road. We are asking to be somewhere in the middle while contributing about half of our site to open space.

F) This is a family that wishes to sell their property in the coming years to either us or another developer that wishes to achieve the same type of density. We are attempting to submit the most appropriate elevations while conserving open space. This property will be developed in the next decade and we are hopeful the County and neighborhood approves of our plans.

Sincerely,



Andrew Perry

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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

11-12-13  
\_\_\_\_\_  
Date

Andrew Perry, Member, PTL, LLC

\_\_\_\_\_  
Type or Print Name and Title

X   
\_\_\_\_\_  
Signature of Notary Public

11-12-13  
\_\_\_\_\_  
Date

  
Notary Seal

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RZR '14 003

**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.

Jesse Roberto Rupp  
Signature of Property Owner

10/21/2013  
Date

JESSE ROBERT RUPP  
Type or Print Name and Title

[Signature]  
Signature of Notary Public

10.21.13  
Date

Notary Public, Gwinnett County, Georgia  
My Commission Expires Jan. 23, 2016

Notary Seal

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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.

Phyllis Ellenor Crapo 10-21-13  
Signature of Property Owner Date

Phyllis Ellenor Crapo  
Type or Print Name and Title

[Signature] 10-21-13 Notary Public, Gwinnett County, Georgia  
Signature of Notary Public Date My Commission Expires Jan. 23, 2016  
Notary Seal

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[Redacted]  
RZR '14 003



3373 Pittard Road  
Duluth GA 30096

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 8.2008

**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING**

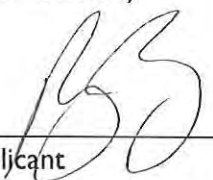
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING 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:**  
(Map Reference Number)

6 - 265 - 057  
District Land Lot Parcel

Signature of Applicant



Date

11-10-13

Andrew Perry, Member of PTL, LLC

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)

Kenya D. Moore  
NAME

**GWINNETT COUNTY  
TAX COMMISSIONER**  
TITLE

11-12-13  
DATE

**RECEIVED BY**

**NOV 13 2013**

Planning & Development

  
**RZR 14 00 3**