

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: The Pacific Group, Inc.	NAME: Please see the attached.
ADDRESS: c/o Mahaffey Pickens Tucker, LLP	ADDRESS: c/o Mahaffey Pickens Tucker, LLP
CITY: 1550 N. Brown Rd, St. 125, Lawrenceville GA	CITY: 1550 N. Brown Rd, St. 125, Lawrenceville GA
STATE: Georgia ZIP: 30043	STATE: Georgia ZIP: 30043
PHONE: 770-232-0000	PHONE: 770-232-0000
CONTACT PERSON: Jeffrey R. Mahaffey, Attorney PHONE: 770-232-0000	
CONTACT'S E-MAIL: jmahaffey@mptlawfirm.com	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

O-1 and

PRESENT ZONING DISTRICT(S) R-100 REQUESTED ZONING DISTRICT: R-60

LAND DISTRICT(S): 5th LAND LOT(S): 13 & 14 ACREAGE: 70.70 acres

ADDRESS OF PROPERTY: Hutchins Road, Lawrenceville, Georgia 30044

PROPOSED DEVELOPMENT: 169 single-family residential lots

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>169</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. _____
Gross Density: <u>2.39</u> units per acre	Density: _____
Net Density: <u>2.85</u> units per acre	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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List of owners

Michael Scott Britt

Hollis Kelly Britt, Jr.

Tracey Marie Britt

Donald Van Britt

Adrienne Britt Levesgve

Robert H. Cain

Grace B. Cain

Robert Marcus Cain

Brenda B. Cain

Richard Mayhve

Mitzi Mayhve

Marcia Mussman

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Property Line Description

All that tract or parcel of land lying and being in Land Lots 13 & 14 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at the point of intersection of the northeasterly land lot line of Land Lot 13 and the northwesterly right-of-way of Hutchins Road (80' R/W)

Thence along said land lot line forming the boundary between the lands of Adolfo A. Torrens, et al. to the southwest and Ansley Brook Subdivision (PB 20, Pg 190) to the northeast, North 29 degrees 17 minutes 47 seconds West, 585.08 feet to an axle found, said point being the TRUE POINT OF BEGINNING;

Thence along the northerly boundaries of said lands of Torrens and the lands of Larissa B. Calvert (DB 43605, Pg 115) South 51 degrees 21 minutes 08 seconds West, 345.95 feet to a #4 rebar found;

Thence along the northwesterly boundaries of the following parcels:

lands of Larissa Calvert (DB 43065, Pg 115),

lands of Susan Hawthorne and James E. Hawthorne (DB 51826, Pg 807),

lands of Robert L. Hood (DB 5013, Pg 183),

lands of Randy Davis and Cheryl Davis (DB 27411, Pg 52) and

lands of Scott Keith and Grace Keith (DB 52468, Pg 222),

South 51 degrees 23 minutes 02 seconds West, 1056.60 feet to a #4 rebar found on the northerly right-of-way of Hutchins Road (80' R/W);

Thence along said northerly right-of-way North 75 degrees 38 minutes 48 seconds West, 186.19 feet to a #3 rebar found at the easterly boundary of the lands of Brian M. Trapp (DB 48130, Pg 464);

Thence departing said northerly right-of-way along the boundary of said lands of Trapp the following courses and distances:

North 51 degrees 42 minutes 54 seconds East, 150.30 feet to a point;

South 75 degrees 45 minutes 18 seconds East, 74.92 feet to a point;

North 51 degrees 42 minutes 54 seconds East, 400.00 feet to a point;

North 75 degrees 45 minutes 18 seconds West, 175.00 feet to a point;

South 51 degrees 42 minutes 54 seconds West, 375.63 feet to a point on the easterly boundary of the lands of Tanya L. Smith (DB50635, Pg 637);

Thence along the boundary of said lands of Smith the following courses and distances:

North 38 degrees 39 minutes 21 seconds West, 166.28 feet to a point;

South 40 degrees 18 minutes 40 seconds West, 265.47 feet to a point on said northerly right-of-way of Hutchins Road;

Thence along said northerly right-of-way the following courses and distances:

North 75 degrees 38 minutes 48 seconds West, 20.99 feet to a point;

along a curve to the right, an arc distance of 71.23 feet, said curve having a radius of 1216.51 feet and being subtended by a chord of 71.22 feet, at North 73 degrees 58 minutes 09 seconds West, to a point on the easterly boundary of the lands of Richard J. Nelson III and Theresa Nelson (DB 34303, Pg 160);

Thence departing said northerly right-of-way along the boundary of said lands of Nelson the following courses and distances:

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North 23 degrees 03 minutes 26 seconds East, 207.72 feet to a point;
North 39 degrees 33 minutes 51 seconds West, 83.46 feet to a point;
South 75 degrees 26 minutes 47 seconds West, 154.54 feet to a point;
South 32 degrees 08 minutes 21 seconds West, 154.26 feet to a #4 rebar found in a 1" open top pipe;

Thence along said right-of-way the following courses and distances:

North 61 degrees 52 minutes 27 seconds West, 447.13 feet to a point;
along a curve to the left, an arc distance of 182.72 feet, said curve having a radius of 604.23 feet and being subtended by a chord of 182.02 feet, at North 70 degrees 32 minutes 14 seconds West, to a point (a #4 rebar is found 0.47' to the north) at the point of intersection of said northerly right-of-way of Hutchins Road and the southeasterly right-of-way of Brittney Place (60' R/W);

Thence along said southeasterly right-of-way North 59 degrees 08 minutes 20 seconds East, 394.60 feet to a point at the end of said southeasterly right-of-way;

Thence traversing the end of said right-of-way North 30 degrees 51 minutes 40 seconds West, 60.00 feet to a #4 rebar found on the northwesterly right-of-way of Brittney Place (60' R/W);

Thence along said northwesterly right-of-way South 59 degrees 08 minutes 20 seconds West, 439.20 feet to a #4 rebar found at the northerly boundary of the lands of Glen B. Payne;

Thence departing said northwesterly right-of-way along the northerly boundary of said lands of Payne, North 62 degrees 08 minutes 17 seconds West, 253.66 feet to a #4 rebar found at the easterly boundary of the lands of Gwinnett County (DB 48288, Pg 719);

Thence along said easterly boundary of the lands of Gwinnett County the following courses and distances:

along a curve to the left, an arc distance of 107.28 feet, said curve having a radius of 258.10 feet and being subtended by a chord of 106.51 feet, at North 10 degrees 46 minutes 29 seconds East, to a point;

North 01 degrees 07 minutes 57 seconds West, 49.91 feet to a point at the centerline of the Yellow River;

Thence along the centerline of the Yellow River 3150 feet more or less in a northeasterly direction, said call being subtended by the following courses and distances along said centerline:

North 49 degrees 07 minutes 53 seconds East, 94.56 feet to a point;
North 52 degrees 35 minutes 45 seconds East, 170.78 feet to a point;
North 46 degrees 40 minutes 37 seconds East, 198.38 feet to a point;
North 10 degrees 01 minutes 32 seconds East, 187.50 feet to a point;
South 70 degrees 40 minutes 51 seconds East, 122.20 feet to a point;
North 50 degrees 06 minutes 34 seconds East, 127.67 feet to a point;
South 74 degrees 07 minutes 39 seconds East, 268.65 feet to a point;
South 86 degrees 02 minutes 09 seconds East, 98.55 feet to a point;
North 68 degrees 04 minutes 42 seconds East, 99.09 feet to a point;
North 32 degrees 40 minutes 04 seconds East, 99.00 feet to a point;
North 23 degrees 48 minutes 28 seconds East, 199.70 feet to a point;
North 42 degrees 41 minutes 44 seconds East, 199.35 feet to a point;
North 40 degrees 54 minutes 29 seconds East, 184.80 feet to a point;
North 05 degrees 06 minutes 28 seconds West, 91.64 feet to a point;
North 43 degrees 01 minutes 10 seconds West, 99.01 feet to a point;

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North 02 degrees 33 minutes 36 seconds East, 80.84 feet to a point;
North 49 degrees 42 minutes 51 seconds East, 55.23 feet to a point;
North 14 degrees 43 minutes 58 seconds East, 171.74 feet to a point;
North 09 degrees 36 minutes 46 seconds East, 154.94 feet to a point;
North 13 degrees 16 minutes 41 seconds West, 69.53 feet to a point;
North 17 degrees 47 minutes 55 seconds East, 166.32 feet to a point;
North 14 degrees 44 minutes 05 seconds East, 90.97 feet to a point;
North 69 degrees 23 minutes 04 seconds East, 58.36 feet to a point at southwesterly boundary of the lands of Horris L. Nash;
Thence departing said centerline of the Yellow River along the southwesterly boundary of the Lands of Nash, Ansley Brook Subdivision Units Five and Two (PB 32, Pg 142 & PB22, Pg 29)
South 29 degrees 16 minutes 30 seconds East, 970.04 feet to a #4 rebar found;
Thence continuing along said southwesterly boundary of Ansley Brook Subdivision Unit Two
South 29 degrees 17 minutes 14 seconds East, 822.01 feet to a #5 rebar found;
Thence along the southwesterly boundary of Ansley Brook Subdivision Unit One (PB 20, Pg 190) South 29 degrees 05 minutes 22 seconds East, 368.65 feet to an axle found, said point being the TRUE POINT OF BEGINNING;

Said tract or parcel of land contains 70.735 acres.

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SITE LOCATION MAP N.T.S.



LEGEND

1-8	EXIST. POWER POLE
9-10	EXIST. POWER POLE W/OUT BASE
11-12	EXIST. LIGHT STANDARDS
13-14	EXIST. ELECTRIC MISC. OR TRANSFORMER
15-16	EXIST. WATER MISC.
17-18	EXIST. WATER VALVE
19-20	EXIST. SEWER/UTILITY STRUCTURE
21-22	EXIST. TELEPHONE/STAIRWAY
23-24	EXIST. TELEPHONE BOX
25-26	EXIST. GAS METER
27-28	EXIST. GAS VALVE
29-30	EXIST. SANITARY SEWER MANHOLE
31-32	EXIST. SANITARY SEWER MANHOLE
33-34	EXIST. SANITARY SEWER/STORM SEWER MANHOLE
35-36	EXIST. GARDEN BASSIN
37-38	EXIST. DRIVE WEIR
39-40	EXIST. STORM WATER LAKE
41-42	EXIST. SAND BOX SECTION
43-44	EXIST. SAND TRACT
45-46	EXIST. SANDY SAND USE
47-48	EXIST. SANDY SAND USE
49-50	EXIST. SANDY SAND USE
51-52	EXIST. SANDY SAND USE
53-54	EXIST. SANDY SAND USE
55-56	EXIST. SANDY SAND USE
57-58	EXIST. SANDY SAND USE
59-60	EXIST. SANDY SAND USE
61-62	EXIST. SANDY SAND USE
63-64	EXIST. SANDY SAND USE
65-66	EXIST. SANDY SAND USE
67-68	EXIST. SANDY SAND USE
69-70	EXIST. SANDY SAND USE
71-72	EXIST. SANDY SAND USE
73-74	EXIST. SANDY SAND USE
75-76	EXIST. SANDY SAND USE
77-78	EXIST. SANDY SAND USE
79-80	EXIST. SANDY SAND USE
81-82	EXIST. SANDY SAND USE
83-84	EXIST. SANDY SAND USE
85-86	EXIST. SANDY SAND USE
87-88	EXIST. SANDY SAND USE
89-90	EXIST. SANDY SAND USE
91-92	EXIST. SANDY SAND USE
93-94	EXIST. SANDY SAND USE
95-96	EXIST. SANDY SAND USE
97-98	EXIST. SANDY SAND USE
99-100	EXIST. SANDY SAND USE
101-102	EXIST. SANDY SAND USE
103-104	EXIST. SANDY SAND USE
105-106	EXIST. SANDY SAND USE
107-108	EXIST. SANDY SAND USE
109-110	EXIST. SANDY SAND USE
111-112	EXIST. SANDY SAND USE
113-114	EXIST. SANDY SAND USE
115-116	EXIST. SANDY SAND USE
117-118	EXIST. SANDY SAND USE
119-120	EXIST. SANDY SAND USE
121-122	EXIST. SANDY SAND USE
123-124	EXIST. SANDY SAND USE
125-126	EXIST. SANDY SAND USE
127-128	EXIST. SANDY SAND USE
129-130	EXIST. SANDY SAND USE
131-132	EXIST. SANDY SAND USE
133-134	EXIST. SANDY SAND USE
135-136	EXIST. SANDY SAND USE
137-138	EXIST. SANDY SAND USE
139-140	EXIST. SANDY SAND USE
141-142	EXIST. SANDY SAND USE
143-144	EXIST. SANDY SAND USE
145-146	EXIST. SANDY SAND USE
147-148	EXIST. SANDY SAND USE
149-150	EXIST. SANDY SAND USE
151-152	EXIST. SANDY SAND USE
153-154	EXIST. SANDY SAND USE
155-156	EXIST. SANDY SAND USE
157-158	EXIST. SANDY SAND USE
159-160	EXIST. SANDY SAND USE
161-162	EXIST. SANDY SAND USE
163-164	EXIST. SANDY SAND USE
165-166	EXIST. SANDY SAND USE
167-168	EXIST. SANDY SAND USE

GRAPHIC SCALE - IN FEET

GEORGIA 811
Utility Protection Center, Inc.
Call before you dig.

SITE DATA:

OVERALL SITE:	70.70 ACRES
NET SITE AREA:	54.30 ACRES
GREEN COMMON AREA:	24.10 ACRES
NET COMMON AREA:	13.53 ACRES
TOTAL PLOTTABLE AREA:	22.80 ACRES
REGULATORY AREA:	2.65 ACRES

ZONING:

EXISTING ZONING: O61 / R100
PROPOSED ZONING DISTRICT: R-68

LOT SUMMARY:

TOTAL LOTS:	168 LOTS
NET DISTRICT:	245 UNITS/ACRE
MIN. LOT SIZE:	7,200 SF
MIN. LOT WIDTH:	65 FEET WIDE

SETBACK:

FRONT:	25'
SIDE:	7.5'
REAR:	30'

TERRATORY
Development Consultants
475 Tabler Co. Road, Suite 101, Cumming, Georgia 30006
Phone (770)772-0001 Fax (770)772-0017

OWNER/DEVELOPER:
The Pacific Group, Inc.
5755 DUPREE DRIVE, SUITE 130
ATLANTA, GEORGIA 30327
678-409-8557

24-HOUR CONTACT
KEVIN SEIFERT
678-409-8557

PROJECT:
HUTCHINS ROAD TRACT
LOCATED IN LAND LOTS 13 and 14 of the 5th District, Gwinnett County, Georgia
Postal Information: Suwanee, 30024

SHEET TITLE:
ZONING PLAN

DRAWING DATE: 12/03/13
DRAWING SCALES
HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: 1/4"

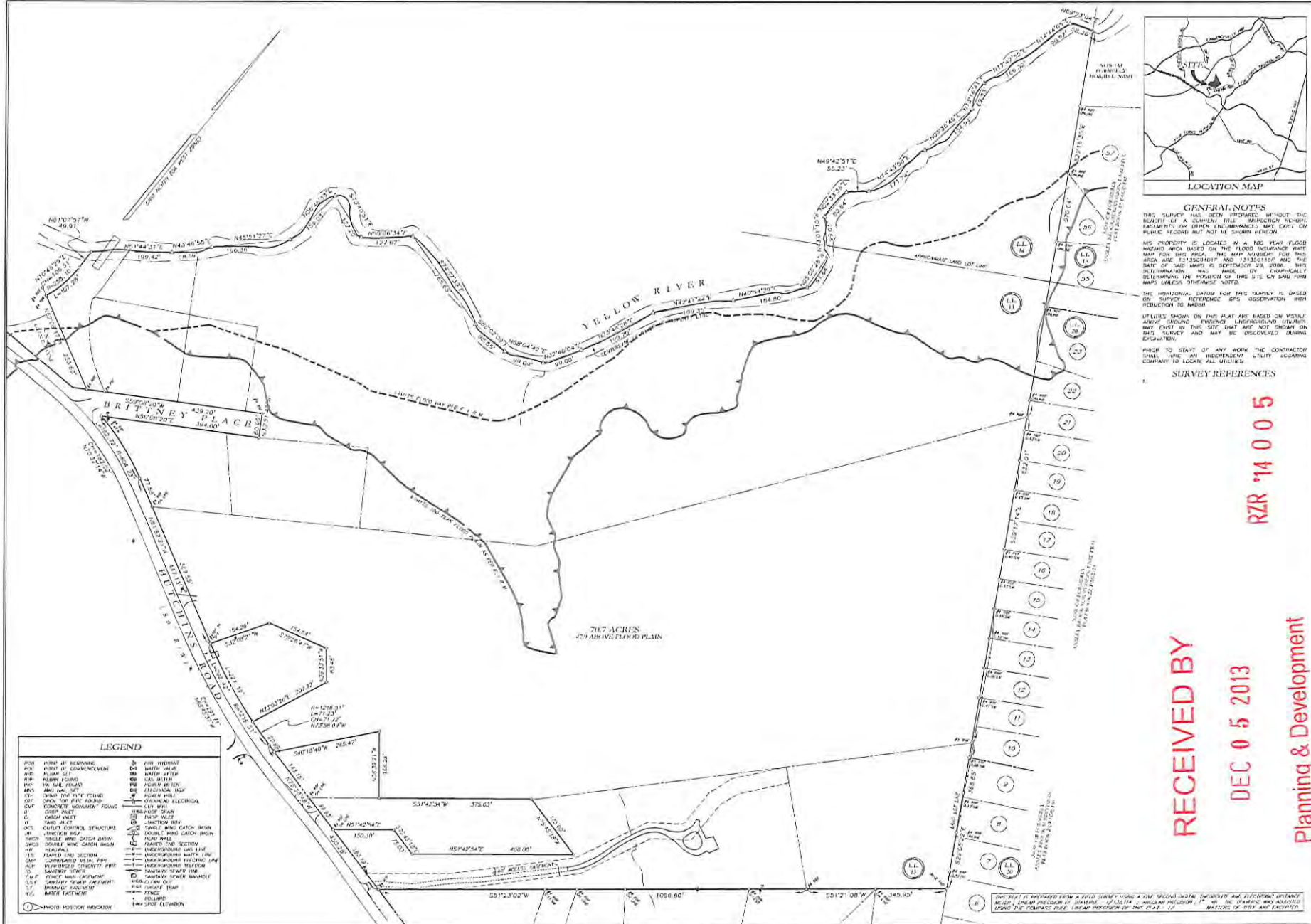


SHEET REVISIONS

NO.	DESCRIPTION	DATE

SHEET: C1.1

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GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION PERMIT, EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORDS BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA, THE MAP NUMBER FOR THIS AREA ARE 133020101 AND 133220101 AND THE DATE OF SAID MAPS IS SEPTEMBER 29, 2006. THIS DETERMINATION WAS MADE BY CONSULTING DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON SURVEY REFERENCE GPS OBSERVATION WITH REDUCTION TO MEAN.

UTILITIES SHOWN ON THIS PLAN ARE BASED ON VISIBLE ABOVE GROUND EVIDENCE. UNDERGROUND UTILITIES MAY EXIST IN THIS SITE THAT ARE NOT SHOWN ON THIS SURVEY AND MAY BE DISCOVERED DURING EXCAVATION.

PRIOR TO START OF ANY WORK THE CONTRACTOR SHALL FIRST LOCATE ALL UTILITIES.

SURVEY REFERENCES

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SURVEY FOR:
PACIFIC GROUP, INC.
 5550 PERE DRIVE
 ATLANTA, GEORGIA 30337
 MR. KEVIN SEIBERT
 678-498-8857

DATE	REVISION

BOUNDARY SURVEY OF
HUTCHINS ROAD PARCELS
 LOCATED IN
 LAND LOT 11, DISTRICT
 GWINNETT COUNTY, GEORGIA
 NOVEMBER 23, 2013

Gunnin
 LAND SURVEYING, LLC
 1580 N. HUNTER ROAD, SUITE 505
 DUNWOODY, GEORGIA 30135
 770.434.2328
 www.gunninland.com

SHEET	OF
1	1

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 the attached.

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

Please see the attached.

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

Please see the attached.

- (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 the attached.

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

Please see the attached.

- (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 the attached.

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STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

- (A) Yes, the proposed Rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property. A large part of the property surrounding the subject property is also zoned for single-family residential. Therefore, the proposed rezoning is compatible with the zonings and uses currently in effect or contemplated for adjacent and nearby properties.
- (B) No, the proposed Rezoning will not adversely affect the existing use or usability of adjacent or nearby property but, to the contrary, will be compatible and consistent with such uses as currently exist or as are contemplated in the future.
- (C) No, the property which is the subject of this proposed Rezoning has little or no reasonable economic use as zoned for O-I and R-100, but would have great economic use and development potential if zoned to R-60.
- (D) No, the proposed Rezoning will not result in a use which will or could cause an excessive or burdensome use of the existing streets, transportation facilities, utilities or schools.
- (E) Yes. The proposed rezoning is in conformity with the intent of the Land Use Plan in that we have proposed to develop residentially zoned property in an Existing/Emerging Suburban Area.
- (F) Yes, the existing zonings of adjacent and nearby properties give additional supporting grounds for the approval of the requested rezoning. Additionally, the property has little to no reasonable economic use under its current zoning thereby giving additional support for the approval of this Application.

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Jeffrey R. Mahaffey
Steven A. Pickens
R. Lee Tucker, Jr.
Matthew P. Benson
Gerald Davidson, Jr.,
of Counsel

Andrew D. Stancil
E. Michelle Rothmeier
Shawn F. Bratton
Alissa L. Cummo
Justin A. Abernathy
Austen T. Mabe
J. David Gussio
Jill H. Harris,
of Counsel

**LETTER OF INTENT FOR REZONING APPLICATION
OF THE PACIFIC GROUP, INC.**

Mahaffey Pickens Tucker, LLP submits this Rezoning Application on behalf of the Applicant, The Pacific Group, Inc. (the "Applicant"), for the purpose of rezoning an approximate 70.70 acre tract situated along Hutchins Road in Lawrenceville, Georgia (the "Property") to the R-60 zoning classification. The Property is currently zoned O-I and R-100.

The Applicant proposes to develop a single-family residential community, including 169 detached residential homes, approximately 24.10 acres of common area and approximately 2.05 acres of recreation area for the community. The homes will be developed at a net density of approximately 2.85 units per acre, well-below the maximum density of 4.0 units per acre prescribed in the R-60 zoning classification.

The Applicant is a real estate development company concentrating in metropolitan Atlanta and the southeastern United States and has been operating since 1986. With a history of more than 250 new housing and commercial property developments comprising in excess of 12,500 acres, the Applicant has abundant experience in developing quality communities in the Atlanta area. Local knowledge and experience, strategic land selection, professional planning and detailed execution set the Applicant's real estate portfolio apart.

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NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

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TELEPHONE 770 232 0000
FACSIMILE 678 518 6880
www.mptlawfirm.com

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The community will consist of homes at a size, quality and price point commensurate with or exceeding homes in the adjoining communities. The proposed residences shall be traditional and European in style and architecture and shall have a minimum two car, attached garage. Additionally, the architectural style and composition of the exterior of the homes shall consist of brick, stacked stone, cedar shake-type, hardi-plank shake-type, or hardi-plank siding, or combinations thereof. As the Applicant is in the final stages of implementing its design considerations for the homes in the proposed subdivision, it anticipates the submission to Gwinnett County of plans and other considerations, including approximate size and architectural renderings, in the near future, prior to any public hearings on this rezoning request.

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted this 5th day of December, 2013.

MAHAFFEY PICKENS TUCKER, LLP



Jeffrey R. Mahaffey
Attorneys for 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.

MAS

12/2/13

Signature of Applicant

Date

The Pacific Group, Inc.

Michael Kilgallon, PRESIDENT

Type or Print Name and Title

Sandy M. Kidd

12/2/13

Signature of Notary Public

Date



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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.

Michael Scott Britt

12/3/13

Signature of Property Owner

Date

Michael Scott Britt

Type or Print Name and Title

Tracey Staylor Brown
Notary Public
Gwinnett County
STATE OF GEORGIA
MY COMM. EXP. 7-1-14

Tracey Staylor Brown

12 3 13

Signature of Notary Public

Date

Notary Seal

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Hollis Kelly Britt, Jr. 12/3/13
Signature of Property Owner Date

Hollis Kelly Britt, Jr.

Type or Print Name and Title

[Signature] 12/3/13 
Signature of Notary Public Date Notary Seal

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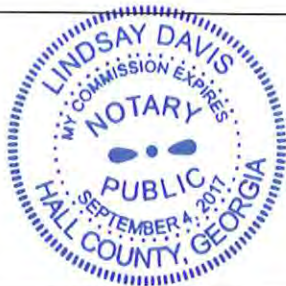
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Tracey Marie Britt 12-3-13
Signature of Property Owner Date

Tracey Marie Britt
Type or Print Name and Title

[Signature] 12/3/13 [Notary Seal]
Signature of Notary Public Date Notary Seal



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RZR *14 0 0 5

REZONING PROPERTY OWNER'S CERTIFICATION

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



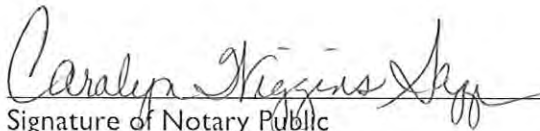
Signature of Property Owner

12/3/13

Date

Donald Van Britt

Type or Print Name and Title



Signature of Notary Public

12/3/13

Date



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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.

Adrienne Britt Levesque

Signature of Property Owner

12.3.13

Date

Adrienne Britt Levesque

Type or Print Name and Title

Carolyn Wiggins Sapp

Signature of Notary Public

12/3/13

Date



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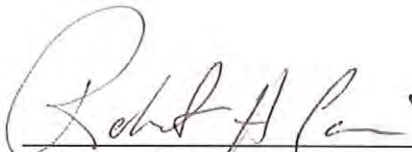
DEC 05 2013

RZR '14 005

Planning & Development

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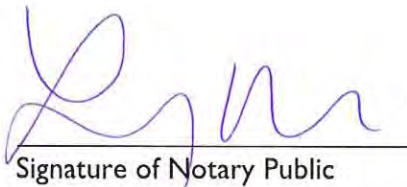
Signature of Property Owner

12-3-13

Date

Robert H. Cain

Type or Print Name and Title



Signature of Notary Public

12/3/13

Date



Notary Seal

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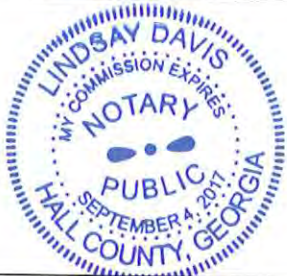
Planning & Development

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Grace B. Cain 12/3/13
Signature of Property Owner Date

Grace B. Cain
Type or Print Name and Title

[Signature] 12/3/13 
Signature of Notary Public Date Notary Seal

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Robert Marcus Cain

Signature of Property Owner

12-3-13

Date

Robert Marcus Cain

Type or Print Name and Title

[Signature]

Signature of Notary Public

12/3/13

Date



Notary Seal

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REZONING PROPERTY OWNER'S CERTIFICATION

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Brenda B. Cain

12-3-2013

Signature of Property Owner

Date

Brenda B. Cain

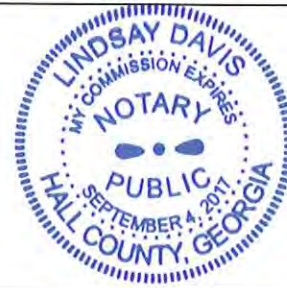
Type or Print Name and Title

[Signature]

12/3/13

Signature of Notary Public

Date



Notary Seal

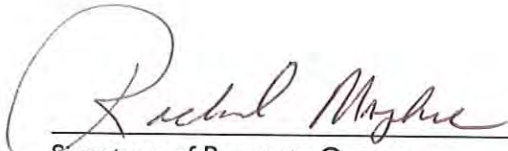
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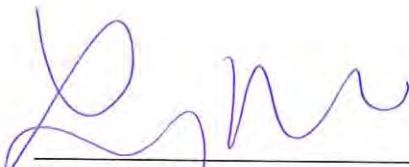
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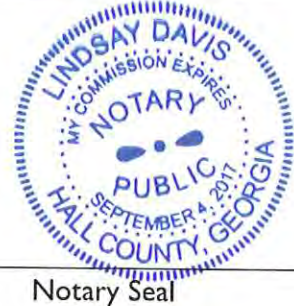

Signature of Property Owner

12-3-2013
Date

Richard Mayhew 
Type or Print Name and Title


Signature of Notary Public

12/3/13
Date



Notary Seal

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RZR '14 005

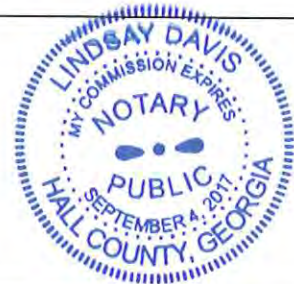
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Mitzi Mayhew 12-3-2013
Signature of Property Owner Date

Mitzi Mayhew
Type or Print Name and Title

Lindsay Davis 12/3/13
Signature of Notary Public Date Notary Seal



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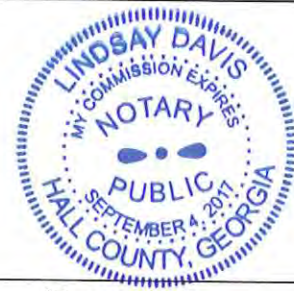
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Marcia Mussman 12/3/13
Signature of Property Owner Date

Marcia Mussman
Type or Print Name and Title

[Signature] 12/3/13
Signature of Notary Public Date



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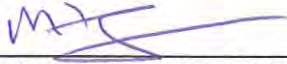
DEC 05 2013

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RZR '14 0 0 5

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.

	12/2/13	The Pacific Group, Inc. Michael Kilgallon, PRESIDENT
SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
--	------	------------------------------

	12/2/13
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 Michael Kilgallon
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.

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Planning & Development

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.

SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

[Handwritten Signature] 12/4/13 Attorney for Applicant

SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

[Handwritten Signature] 12/4/13

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 Please see attached.
 YOUR NAME

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

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)
<i>Please see attached.</i>		

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

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DEC 05 2013

Planning & Development

RZR 14 0 0 5

**CONFLICT OF INTEREST CERTIFICATION FOR REZONING/CHANGE IN
CONDITIONS AND SPECIAL USE PERMIT APPLICATIONS**

MAHAFFEY PICKENS TUCKER, LLP

<u>NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL</u>	<u>CONTRIBUTIONS</u>	<u>DATE</u>
Jace Brooks	\$1000	07/02/2012
Tommy Hunter	\$1000	09/06/2012
John Heard	\$ 500	10/24/2012
Tommy Hunter	\$ 500	10/30/2012
Tommy Hunter	\$1000	08/22/2012

LEE TUCKER, ATTORNEY AT LAW, PC

<u>NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL</u>	<u>CONTRIBUTIONS</u>	<u>DATE</u>
Jace Brooks	\$ 500	07/02/2012

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Planning & Development

RZR '14 005

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONINGS

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) District 5 - Land Lot 013 - Parcel 129

E. Michelle Rothmeier (15) 12/3/13
SIGNATURE OF APPLICANT DATE

E. Michelle Rothmeier, 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)

NAME Rhonda Spelman TITLE Tax Services Assoc.
DATE 12/3/13

CASE NUMBER _____ RZR '14 0 0 5

RECEIVED BY _____
DATE
DEC 05 2013
RECEIVED
Planning & Development

RECEIVED
DEC 03 2013
PROPERTY TAX DIVISION
TAX COMMISSIONER'S OFFICE

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONINGS

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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: _____
(Map Reference Number) District 5 - Land Lot 013 - Parcel 131

E. Michelle Rothmeier 12/03/13
SIGNATURE OF APPLICANT DATE

E. Michelle Rothmeier, 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)

NAME Rhonda Jackson TITLE Tax Services Assoc
DATE 12/3/13

CASE NUMBER _____

RZR '14 0 0 5



RZR '14 0 0 5

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DEC 03 2013

PROPERTY TAX DIVISION
TAX COMMISSIONER'S OFFICE

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONINGS

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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: 5 - 013 - 134
(Map Reference Number) District Land Lot Parcel
E. Michelle Rothmeier 12/3/13
SIGNATURE OF APPLICANT DATE

E. Michelle Rothmeier, 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)

NAME Rhonda Jackson TITLE Tax Services Assoc
DATE 12/3/13

CASE NUMBER RZR '14 0 0 5



RECEIVED

DEC 03 2013

PROPERTY-TAX DIVISION
TAX COMMISSIONER'S OFFICE

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONINGS

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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: 5 - 013 - 136
(Map Reference Number) District Land Lot Parcel
E. Michelle Rothmeier 12/3/13
SIGNATURE OF APPLICANT DATE

E. Michelle Rothmeier, 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)

NAME Rhonda Jackson TITLE Tax Services Assoc.
DATE 12/3/13

CASE NUMBER _____

RZR '14 0 0 5



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DEC 03 2013
PROPERTY TAX DIVISION
TAX COMMISSIONER'S OFFICE

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONINGS

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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: _____
(Map Reference Number) District 5 Land Lot 013 Parcel 143
E. Michelle Rothmeier 12/3/13
SIGNATURE OF APPLICANT DATE

E. Michelle Rothmeier, 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)

NAME Phyllis Jackson TITLE Tax Services Assoc
DATE 12/3/13

CASE NUMBER _____

RZR '14 0 0 5

RECEIVED BY
DATE
DEC 03 2013
RECEIVED
Planning & Development

RECEIVED
DEC 03 2013
PROPERTY TAX DIVISION
TAX COMMISSIONER'S OFFICE

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONINGS

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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: _____
(Map Reference Number) District 5 - Land Lot 013 - Parcel 144

E. Michelle Rothmeier (Signature) 12/3/13
SIGNATURE OF APPLICANT DATE

E. Michelle Rothmeier, 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)

NAME Rhonda Jackson TITLE Tax Services Assoc.
DATE 12-3-13

CASE NUMBER _____ **RZR '14 0 0 5**

DATE RECEIVED BY
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DEC 05 2013
Planning & Development

RECEIVED
DEC 03 2013
PROPERTY TAX DIVISION
TAX COMMISSIONER'S OFFICE

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PARCEL I.D. NUMBER: _____
(Map Reference Number) District 5 - Land Lot 013 - Parcel 147
E. Michelle Rothmeier (LS) 12/3/13
SIGNATURE OF APPLICANT DATE

E. Michelle Rothmeier, 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)

NAME Rhonda Jackson TITLE Tax Services Assoc.
DATE 12/3/13

CASE NUMBER _____

RZR '14 0 0 5



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DEC 03 2013
PROPERTY TAX DIVISION
TAX COMMISSIONER'S OFFICE

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PARCEL I.D. NUMBER: 5 - 013 - 164
(Map Reference Number) District Land Lot Parcel
E. Michelle Rothmeier 12/3/13
SIGNATURE OF APPLICANT DATE

E. Michelle Rothmeier, 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)

NAME Rhonda Jackson TITLE Tax Services Assoc.
DATE 12/3/13

CASE NUMBER RZR '14 005



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DEC 03 2013

PROPERTY TAX DIVISION
TAX COMMISSIONER'S OFFICE

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PARCEL I.D. NUMBER: 5 - 013 - 181
(Map Reference Number) District Land Lot Parcel
E. Michelle Rothmeier (15) 12/3/13
SIGNATURE OF APPLICANT DATE

E. Michelle Rothmeier, 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)

NAME Rhonda Ogden TITLE Tax Services Assoc.
DATE 12/3/13

CASE NUMBER _____ **RZR '14 005**



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DEC 03 2013

PROPERTY TAX DIVISION
TAX COMMISSIONER'S OFFICE

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PARCEL I.D. NUMBER: 5 - 013 - 218
(Map Reference Number) District Land Lot Parcel

E. Michelle Rothmeier 12/3/13
SIGNATURE OF APPLICANT DATE

E. Michelle Rothmeier, 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)

NAME Rhonda Jackson TITLE Tax Services Assoc.
DATE 12/3/13

CASE NUMBER _____ RZR '14 0 0 5



RZR '14 0 0 5

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PROPERTY TAX DIVISION
TAX COMMISSIONER'S OFFICE