

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>4WS Properties, LLC</u> c/o Mahaffey Pickens Tucker, LLP	NAME: <u>4WS Properties, LLC</u> c/o Mahaffey Pickens Tucker, LLP
ADDRESS: <u>1550 North Brown Road</u>	ADDRESS: <u>1550 North Brown Road</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>(770)232-0000</u>	PHONE: <u>(770)232-0000</u>
CONTACT PERSON: <u>Jeff Mahaffey</u> PHONE: <u>(770)232-0000</u>	
CONTACT'S E-MAIL: <u>jmahaffey@mptlawfirm.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): RA-200 REQUESTED ZONING DISTRICT: R-100 Mod.

LAND DISTRICT(S): 3 LAND LOT(S): 03 ACREAGE: 22.14

ADDRESS OF PROPERTY: 1425 Mount Moriah Road

PROPOSED DEVELOPMENT: Single Family Subdivision

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>44</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2,500</u>	Total Building Sq. Ft. _____
Gross Density: <u>1.99</u>	Density: _____
Net Density: <u>1.99</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Legal Description

All that tract or parcel of land lying and being in Land Lot 3, 3rd. District and G.M.D. 1749 Gwinnett County, Georgia and being more particularly described as follows:

COMMENCING at a point in the centerline intersection of Highland Point Drive and Mount Moriah Road thence South 73°19'54" East, 43.12 feet to the **POINT OF BEGINNING**; thence North 69°47'35" East, 11.84 feet to an Iron Pin Found (1/2" rebar); thence North 69°47'35" East, 924.25 feet to an Iron Pin Found (1/2" rebar); thence South 75°55'01" East, 513.06 feet to an Iron Pin Found (1/2" rebar); thence South 03°14'21" East, 812.61 feet to an Iron Pin Found (1/2" rebar); thence North 66°18'08" West, 739.47 feet to an Iron Pin Found (3/4" rebar); thence South 11°40'46" West, 604.93 feet to an Iron Pin Found (1/2" rebar); thence South 11°40'46" West, 12.82 feet to an Iron Pin Found (1/2" rebar) on the Northerly right of way of Mount Moriah Road (60' R/W); thence along said right of way the following courses and distances 325.66 feet along a curve, said curve having a chord of North 38°58'11" West 325.66 feet and a radius of 14666.21 feet to a point; thence 290.66 feet along a curve, said curve having a chord of North 35°02'08" West 290.50 feet and a radius of 2518.36 feet to a point; thence 312.37 feet along a curve, said curve having a chord of North 30°29'20" West 312.34 feet and a radius of 7215.36 feet to a point; thence North 29°14'55" West, 183.81 feet to the **POINT OF BEGINNING**.

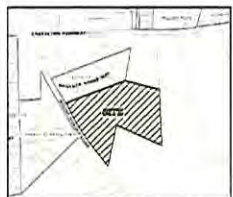
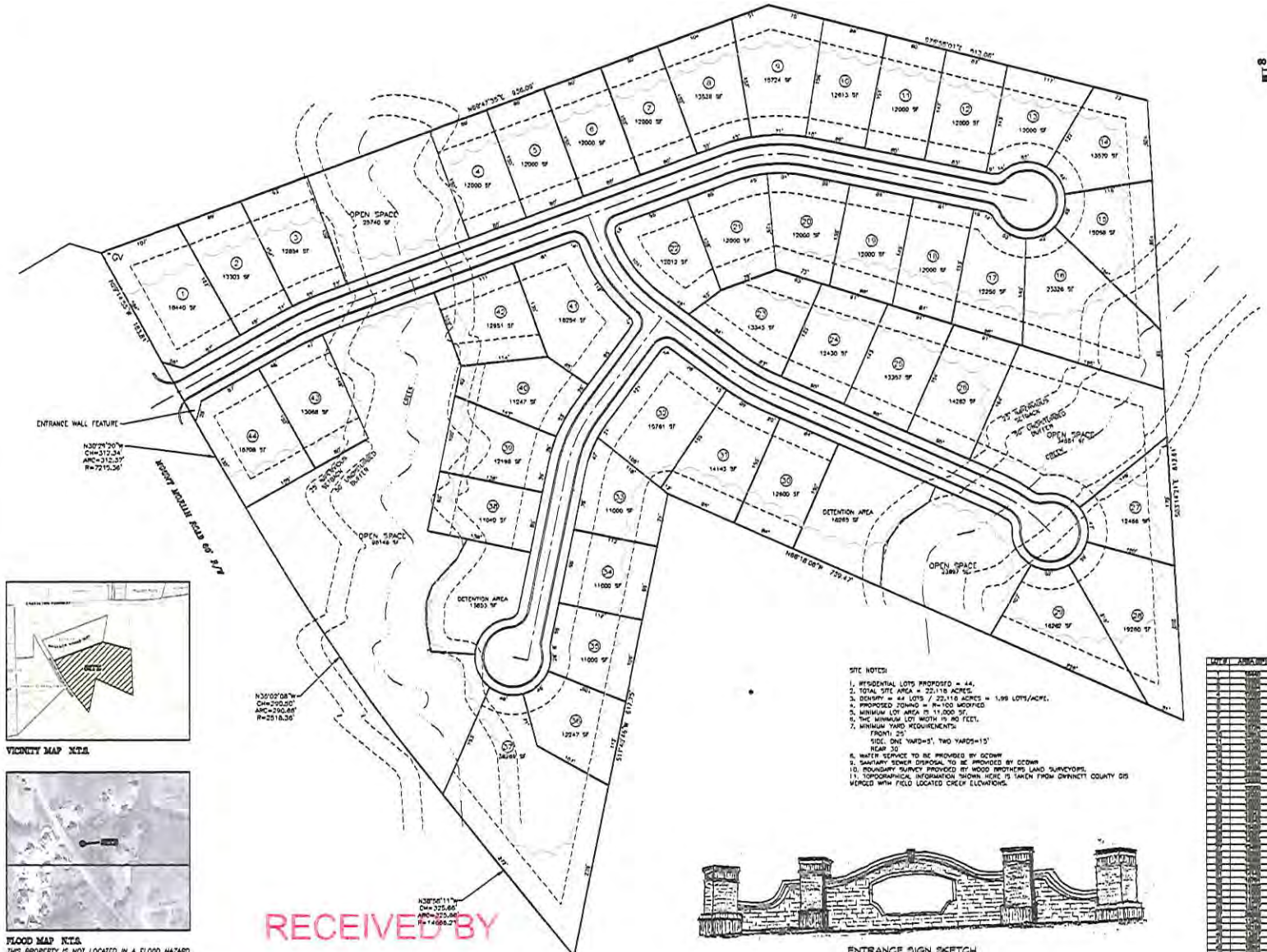
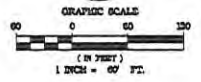
Said tract contains 22.116 acres.

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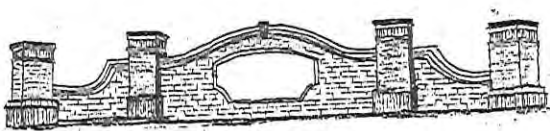
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- SITE NOTES:
1. RESIDENTIAL LOTS PROPOSED = 44.
 2. TOTAL SITE AREA = 22.118 ACRES.
 3. DENSITY = 44 LOTS / 22.118 ACRES = 1.99 LOTS/ACRE.
 4. PROPOSED ZONING = R-100 UNIFIED.
 5. MINIMUM LOT AREA IS 11,200 SF.
 6. THE MINIMUM LOT WIDTH IS 60 FEET.
 7. MINIMUM YARD REQUIREMENTS:
 FRONT 25'
 SIDE ONE YARD=5', TWO YARDS=15'
 REAR 30'
 8. WATER SERVICE TO BE PROVIDED BY OWNER.
 9. SANITARY SEWER DISPOSAL TO BE PROVIDED BY OWNER.
 10. BOUNDARY SURVEY PROVIDED BY HOOD PROOFERS LAND SURVEYORS.
 11. TOPOGRAPHICAL INFORMATION SHOWN HERE IS TAKEN FROM CHIMNEY COUNTY GIS MAPPED WITH FIELD LOCATED CHEP ELEVATIONS.



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DATE	BY	DESCRIPTION	NO.	DATE	DESCRIPTION
01/30/14	RWD/TMD		1		

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 SITE PLANNING

210 S.W. 83
 SUITE 201
 AUSTIN, TEXAS 78738
 TEL: 787-437-6148
 FAX: 787-437-4818
 WWW.CIVILSITES.COM

DAY
 DESIGN
 GROUP, Inc.

CONCEPTUAL SITE PLAN
 FOR
MOUNT MORIAH ROAD TRACT
 10 ACRES, 36
 LOTS LOT 3 AND DISTRICT
 CHIMNEY COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1		

DATE:	01/30/14
DRAWN BY:	RWD/TMD
JOB NO.:	14-02
SHEET	1
OF	1

RZR 14 0 0 9



FRONT ELEVATION - A

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

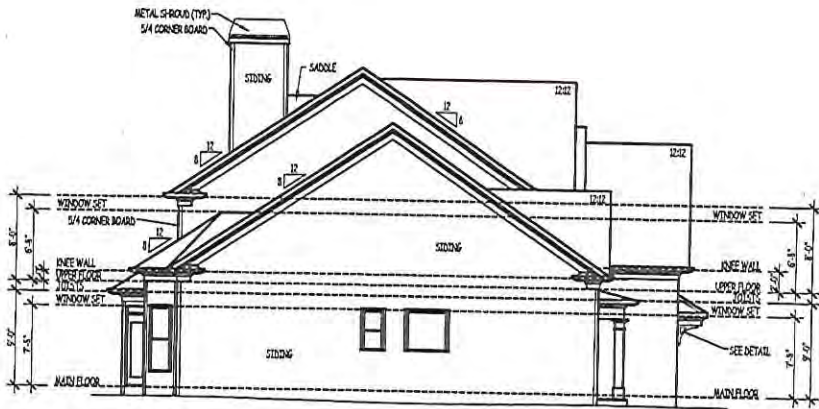
- GENERAL NOTES:**
1. THESE PLANS ARE DESIGNED TO MEET THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS WITH THE GEORGIA STATE AMENDMENTS.
 2. BUILDER IS RESPONSIBLE TO SEE THAT THE HOUSE IS BUILT IN STRICT COMPLIANCE WITH CITY, COUNTY, STATE AND FEDERAL CODES IN THE AREA THE HOUSE IS TO BE CONSTRUCTED.
 3. BUILDER MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO DESIGNER FOR JUSTIFICATION AND/OR CORRECTIONS. BUILDER SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
 4. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
 5. ALL LOAD BEARING WALLS, BEAM SUPPORTS AND RAFTER BRACING SHOULD CARRY LOAD THRU ALL LEVELS TO FOUNDATION AND BE SUPPORTED BY GRADE BEAMS OR FOOTINGS DESIGNED TO CARRY LOADS.
 6. ALL ANGLED WALLS ARE 45° UNLESS NOTED OTHERWISE.
 7. ALL STRUCTURAL BEAMS AND WALLS ARE TO BE DESTROYED BY A LOCAL CONTRACTOR.

RZR '14 009

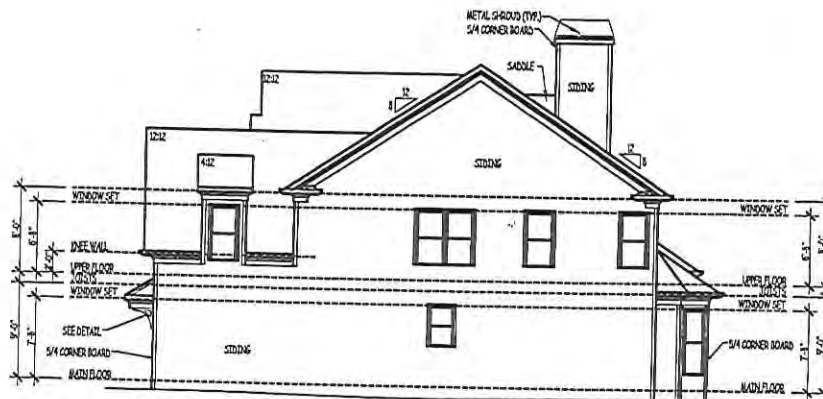


REAR ELEVATION
SCALE 1/8" = 1'-0"

NOTE FOUNDATION WALLS BETWEEN WALLS.
ISMT WINDOWS AND DOORS SUBJECT TO CHANGE
DUE TO SITE CONDITIONS

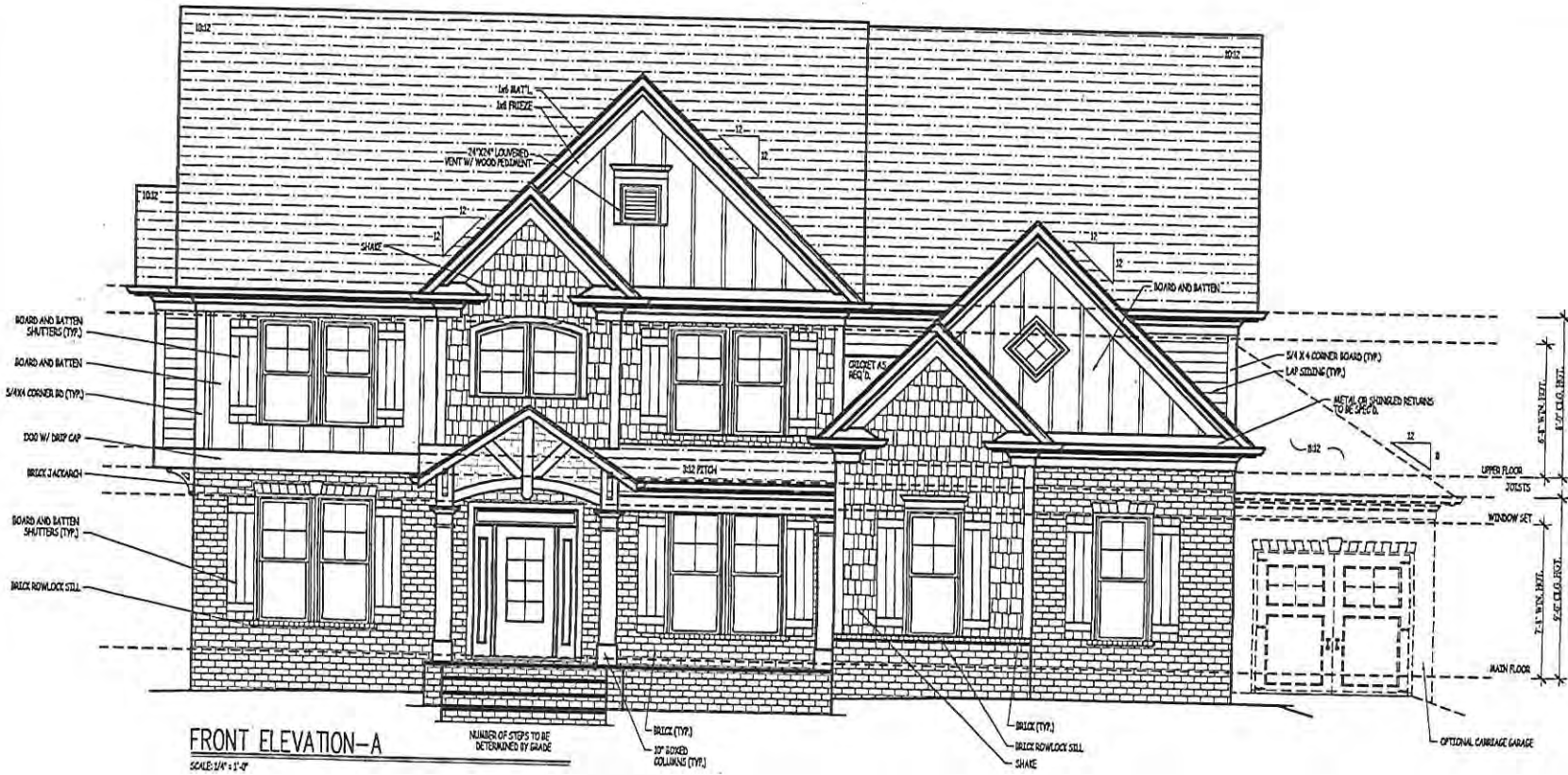


LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"

RZR '14 009



FRONT ELEVATION-A

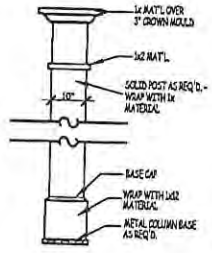
SCALE: 3/4" = 1'-0"

NUMBER OF STEPS TO BE DETERMINED BY GRADE

BRICK (TYP.)
12" SLOPED COLUMN (TYP.)

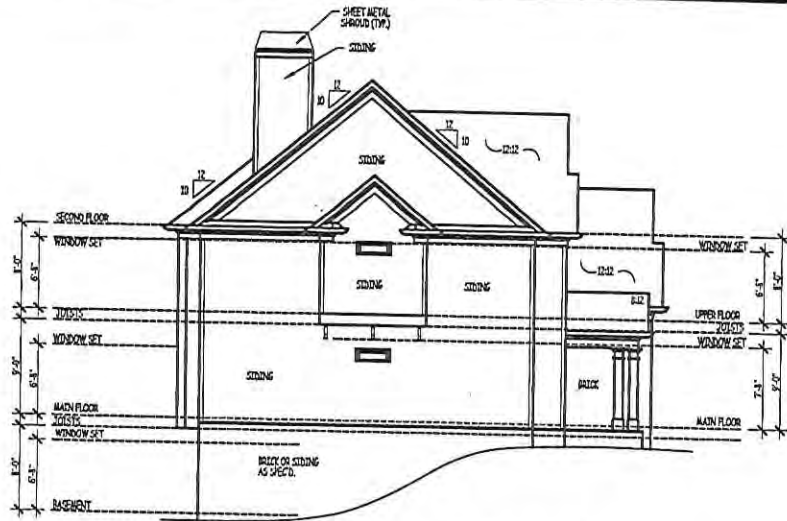
BRICK (TYP.)
SHAKE

- GENERAL NOTES:**
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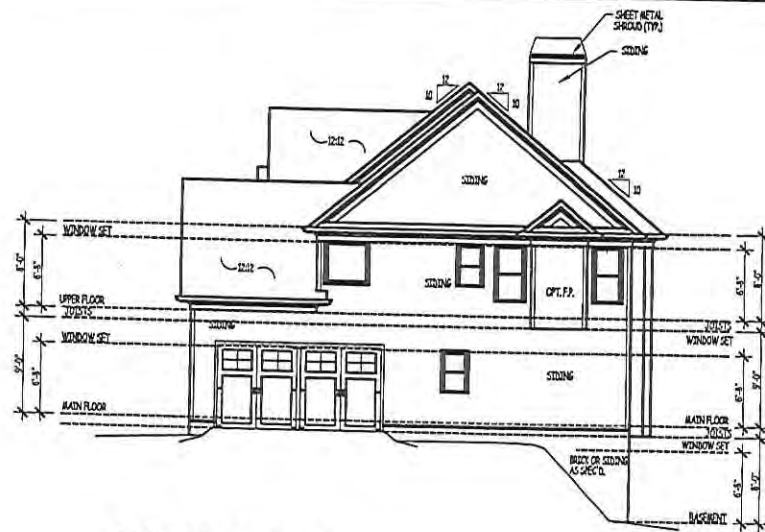
COLUMN DETAIL
SCALE: 1/2" = 1'-0"

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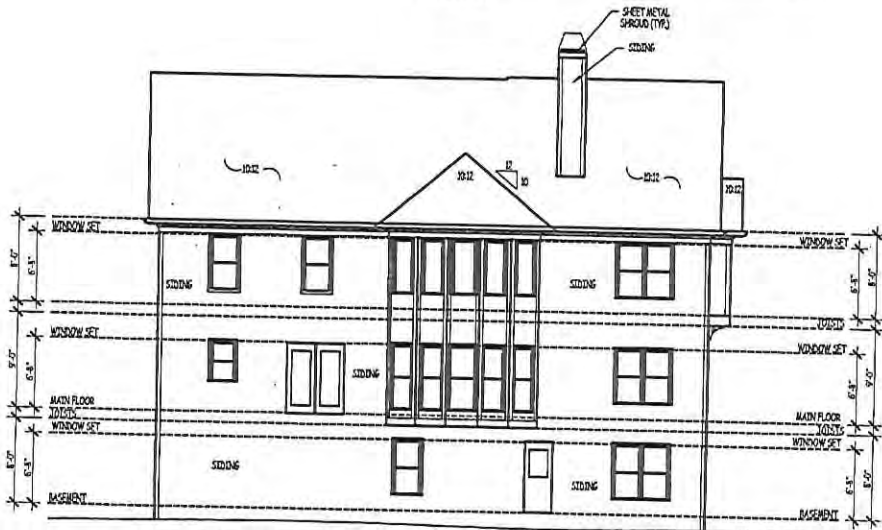
LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"



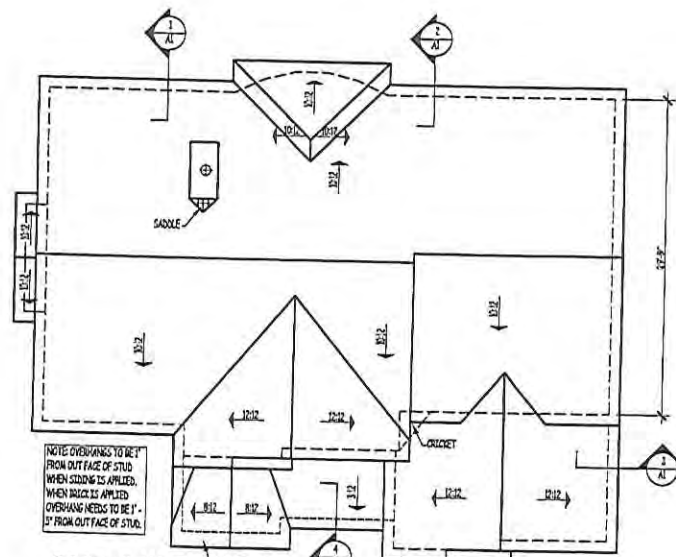
RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"



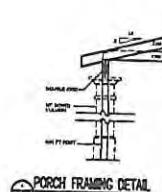
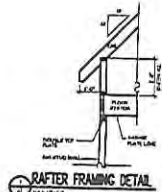
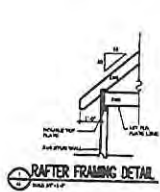
REAR ELEVATION

SCALE 1/8" = 1'-0"



ROOF PLAN-A

SCALE 1/8" = 1'-0"





FRONT ELEVATION - A

SCALE 1/4" = 1'-0"

1/2" X 1/2" X 2" STONE BASE
W/ TAPERED COLUMN

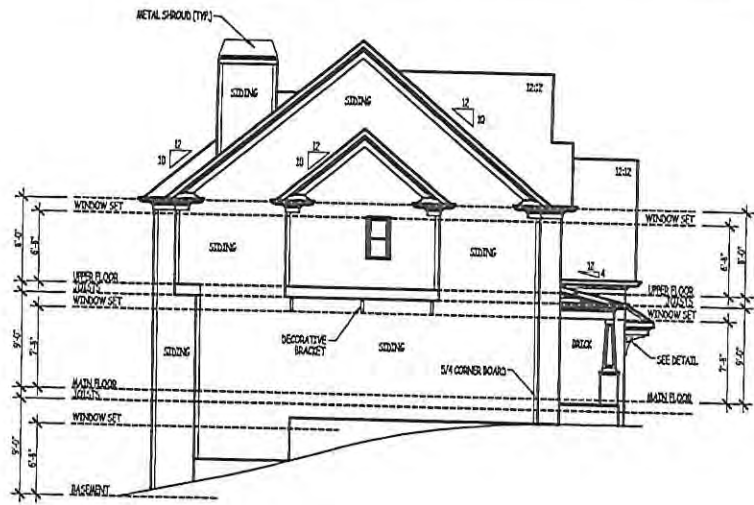
NO. OF STEPS TO BE
RETURNED BY GRADE

SEE DETAIL

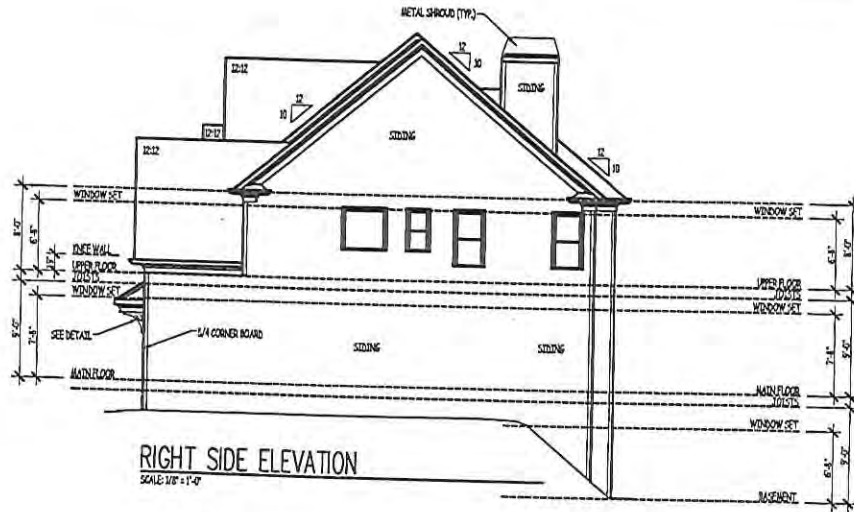
GENERAL NOTES:

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3. BUILDER MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO DESIGNER FOR JUSTIFICATION AND/OR CORRECTIONS. BUILDER SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
4. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
5. ALL LOAD BEARING WALLS, BEAM SUPPORTS AND RAFTER BRACING SHOULD CARRY LOAD THRU ALL LEVELS TO FOUNDATION AND BE SUPPORTED BY GRAD BEAMS OR FOOTINGS DESIGNED TO CARRY LOADS.
6. ALL ANGLED WALLS ARE 45° UNLESS NOTED OTHERWISE.
7. ALL STRUCTURAL BEAMS AND WALLS ARE TO BE DESIGNED BY A LOCAL CONTRACTOR.

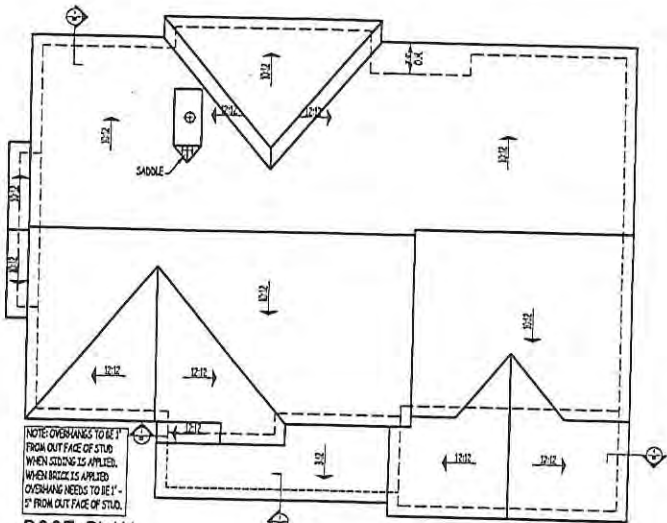
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LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"



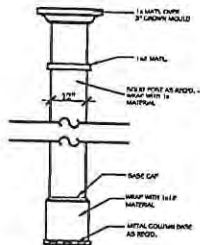
NOTE: OVERHANGS TO BE 1" FROM OUT FACE OF STUD WHEN SIDING IS APPLIED. WHEN BRICK IS APPLIED OVERHANGS NEED TO BE 1" FROM OUT FACE OF STUD.

ROOF PLAN
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"

NOTE: FOUNDATION WALLS, RETAINING WALLS, REAR WINDOWS AND DOORS SUBJECT TO CHANGE DUE TO SITE CONDITIONS



BOXED COLUMN DETAIL
SCALE: 1/2"=1'-0"



FRONT ELEVATION

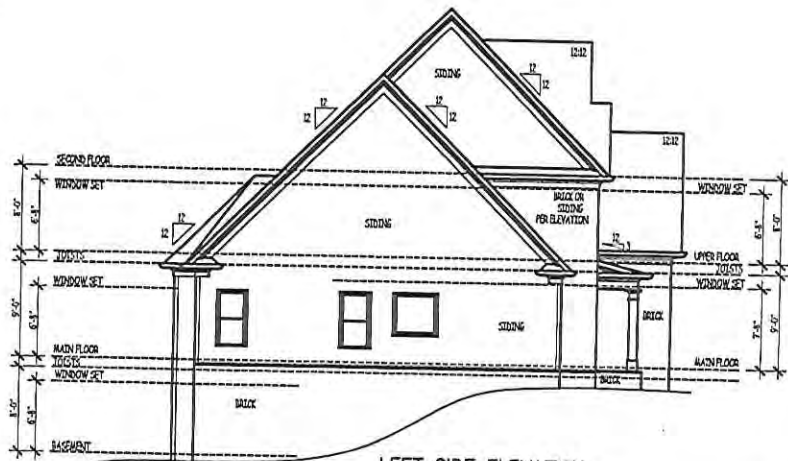
SCALE: 1/4"=1'-0"

- GENERAL NOTES
1. THESE PLANS ARE DESIGNED TO MEET THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS WITH THE ALABAMA STATE AMENDMENTS.
 2. BUILDER IS RESPONSIBLE TO SEE THAT THE HOUSE IS BUILT IN STRICT COMPLIANCE WITH CITY, STATE AND FEDERAL CODES IN THE AREA THE HOUSE IS TO BE CONSTRUCTED.
 3. BUILDER MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ARCHITECT FOR CORRECTION AND/OR COMMENTS. BUILDER SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
 4. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
 5. ALL LOAD BEARING WALLS, BEAM SUPPORTS AND RAFTER BRACING SHOULD CARRY LOAD UP TO ALL LEVELS TO FOUNDATION AND BE SUPPORTED BY BRAM HEADS OR FOOTINGS ACCORDING TO CODES/CLAS.
 6. ALL FINISH WALLS ARE 4" UNLESS NOTED OTHERWISE.
 7. ALL STRUCTURAL BEAMS AND WALLS ARE TO BE DESIGNED BY A LOCAL CONTRACTOR.

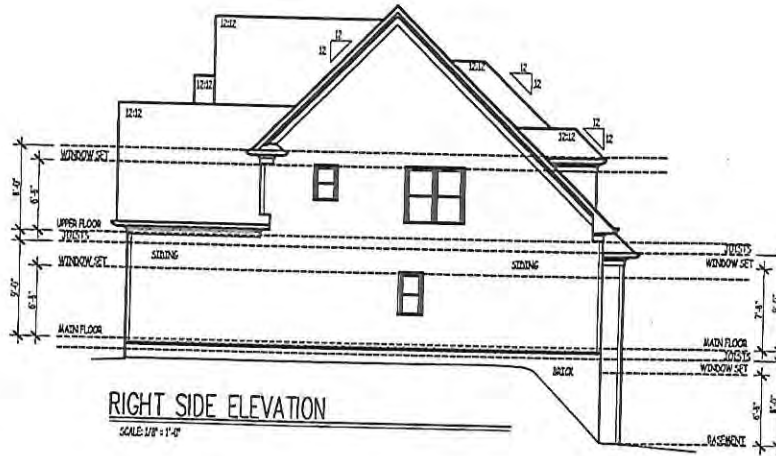
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REAR ELEVATION
SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"

GENERAL NOTES:

1. THESE PLANS ARE DESIGNED TO MEET THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS WITH THE GEORGIA STATE AMENDMENTS.

2. BUILDER IS RESPONSIBLE TO SEE THAT THE HOUSE IS BUILT IN STRICT COMPLIANCE WITH CITY, COUNTY, STATE AND FEDERAL CODES IN THE AREA THE HOUSE IS TO BE CONSTRUCTED.

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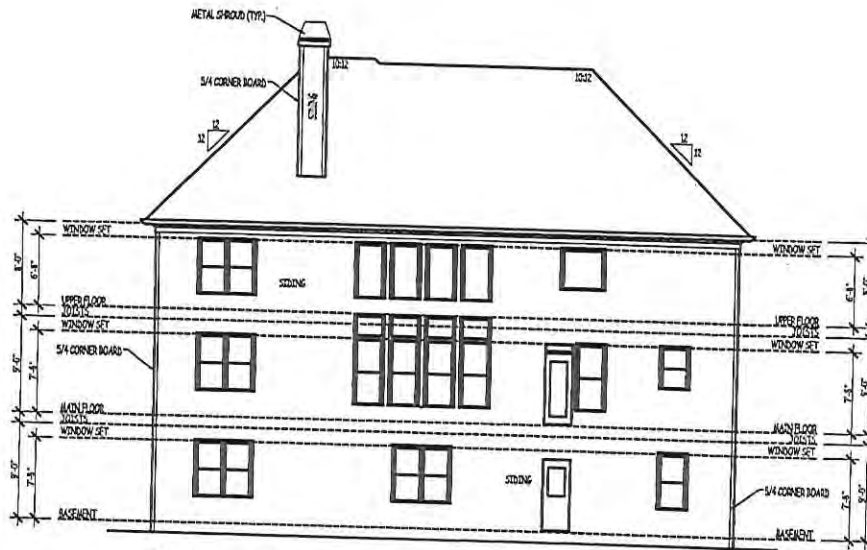
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7. ALL STRUCTURAL BEAMS AND WALLS ARE TO BE DESIGNED BY A LOCAL CONTRACTOR.

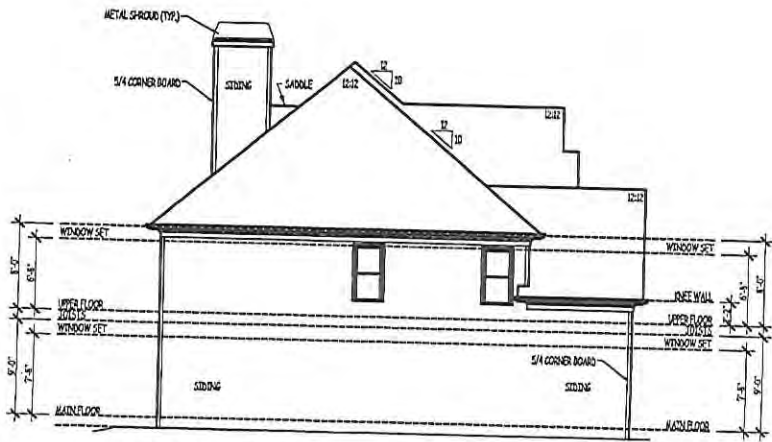


FRONT ELEVATION-A
SCALE: 1/4" = 1'-0"

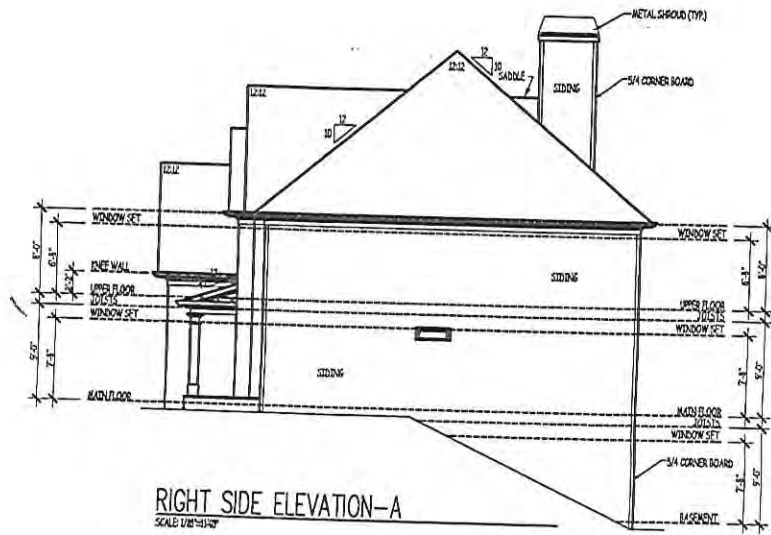


REAR ELEVATION-A
SCALE 1/8" = 1'-0"

NOTE: FOUNDATION WALLS, RETAINING WALLS,
EAST WINDOWS AND DOORS SUBJECT TO CHANGE
DUE TO SITE CONDITIONS



LEFT SIDE ELEVATION-A
SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION-A
SCALE 1/8" = 1'-0"

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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:

See attached.

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

See attached.

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

See 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:

See attached.

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

See 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:

See attached.

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

- (A) Yes. The subject property is located on Mount Moriah Road near its intersection with Braselton Highway. The subject property is surrounded by commercial and residential developments. The proposed development of a single family subdivision will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- (B) No. The rezoning and related special use permit will not adversely affect the existing use or usability of adjacent or nearby property. Rather, the proposed rezoning and development would be consistent with the adjacent and nearby property and provide an enhancement to the area.
- (C) No, in light of market conditions, the property has no reasonable economic use as zoned for RA-200. The Applicant's requested use as a single family residential development under the R-100 Modified zoning classification will permit a more suitable and appropriate development allowing for the "highest and best use" of the property.
- (D) No. This property is located in an area with public water and sewer availability and convenient access to major roadways. The development of the property as proposed will not unduly tax the water and sewer facilities in place in the area. Further, the rezoning will not cause excessive use of existing streets, transportation facilities, utilities, or schools.
- (E) Yes. The proposed rezoning to R-100 Modified is in conformance with the intent of the Land Use Plan in that it provides single family residences bordering an Existing/Emerging Suburban Character Area.
- (F) Yes. The existing zonings of adjacent and nearby properties give additional supporting grounds for the approval of the requested rezoning. As mentioned above, the property has no reasonable economic use under its current zoning providing additional support for the approval of this Application.

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Justin A. Abernathy
Matthew P. Benson
Shawn F. Bratton
Alissa L. Cummo
Amanda C. Floyd
J. David Gussio
Gerald Davidson, Jr.*
Jill H. Harris*

Christopher D. Holbrook
Austen T. Mabe
Jeffrey R. Mahaffey
Steven A. Pickens
E. Michelle Rothmeier
Andrew D. Stancil
Kenneth W. Stroud
R. Lee Tucker, Jr.
*of Counsel

**LETTER OF INTENT FOR REZONING AND SPECIAL
USE PERMIT APPLICATIONS OF 4WS PROPERTIES, LLC**

Mahaffey Pickens Tucker, LLP, submits this Rezoning Application and related Special Use Permit Application on behalf of 4WS Properties, LLC for the purpose of rezoning an approximate 22.14 acre tract (the "Property") located at Mount Moriah Road, near its intersection with Braselton Highway. The Property is currently zoned RA-200.

The Applicant respectfully requests a rezoning from RA-200 to the R-100 Modified zoning classification to allow for the development of a single family residence subdivision, as depicted on the site plan included with this Rezoning Application. In its current state the use and development of the property as RA-200 is not the highest and best use. The Applicant submits, the proposed development will further the intent of the Gwinnett County 2030 Unified Plan and will be compatible with the surrounding and adjacent properties. Operation of the Property as a modified single-family residential development under the guidelines of Gwinnett County is appropriate for the subject tract, is consistent with the surrounding property and will afford the owner the opportunity to increase the number of allowed uses on site so as to provide a needed amenity for the surrounding area.

The proposed development will enhance the area by bringing high quality development to this part of Gwinnett County. This rezoning proposes a use that is ideally suited to and consistent with uses in the surrounding area. The Applicant submits, the proposed development will attract new residents, increasing the tax base without


overburdening County schools and infrastructure. Furthermore, rezoning the Property will protect and promote the quality of life of the surrounding community, as well as allow the Property to be developed to its highest and best use. By implementing a development in general accordance to that of the site plan filed herewith, the applicant is able to preserve the natural features of the property, providing an amenity to the residents and community at large.

The Applicant welcomes 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 Application filed herewith. The Applicant respectfully requests your approval of these Applications.

This 6th of February, 2014.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP



Justin A. Abernathy
Applicant

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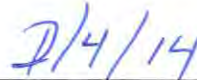
Planning & Development

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.

4WS Properties, LLC

By: 
Signature of Applicant


Date

Jeff Sutton, Manager

Type or Print Name and Title


Signature of Notary Public


Date



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Planning & Development

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.


4WS Properties, LLC

By: 
Signature of Property Owner


Date

Jeff Sutton, Manager

Type or Print Name and Title


Signature of Notary Public


Date



RZR '14 0 0 9

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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.

4WS Properties, LLC

By: [Signature] 2/4/14 Jeff Sutton, Manager
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 02/04/14
 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 4WS Properties, LLC by Jeff Sutton, Manager
 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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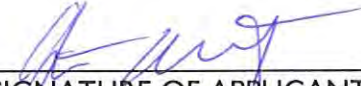

FEB 07 2014

Planning & Development

RZR '14 0 0 9

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SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
	2/4/14	Mahaffey Pickens Tucker, LLP Justin Abernathy
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
	02/04/14	
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 Mahaffey Pickens Tucker, LLP by Justin Abernathy
 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)
	Please see attached.	

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

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 Planning & Development
 RZR 14 0 0 9

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

MAHAFFEY PICKENS TUCKER, LLP

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
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
John Heard	\$1000	01/09/2014

LEE TUCKER, ATTORNEY AT LAW, PC

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

RZR '14 0 0 9

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Planning & Development

Updated 01/16/2014

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: 30 03 065
(Map Reference Number) District Land Lot Parcel

4WS Properties, LLC

By: 

Signature of Applicant

2/4/14
Date

Jeff Sutton, Manager

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

**GWINNETT COUNTY
TAX COMMISSIONER**

TITLE

2-14-2014
DATE

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RZR '14 0 0 9

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SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: 4WS Properties, LLC ADDRESS: c/o Mahaffey Pickens Tucker, LLP 1550 N. Brown Road Suite 125 CITY: Lawrenceville STATE: GA ZIP: 30043 PHONE: (770)232-000	NAME: 4WS Properties, LLC ADDRESS: c/o Mahaffey Pickens Tucker, LLP 1550 N. Brown Road Suite 125 CITY: Lawrenceville STATE: GA ZIP: 30043 PHONE: (770)232-0000
CONTACT PERSON: Jeff Mahaffey PHONE: (770)232-0000 CONTACT'S E-MAIL: jmahaffey@mptlawfirm.com	

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
RA-200 / R-100 Mod.	
EXISTING/PROPOSED ZONING: _____	BUILDING/LEASED SQUARE FEET: _____
LAND DISTRICT(S): ³ _____	LAND LOT(S): ⁰³ _____ ACREAGE: 22.14
ADDRESS OF PROPERTY: 1425 Mount Moriah Road	
SPECIAL USE REQUESTED: Applicant requests a SUP for the purpose of developing a R-100 Modified single family subdivision	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

Legal Description

All that tract or parcel of land lying and being in Land Lot 3, 3rd. District and G.M.D. 1749 Gwinnett County, Georgia and being more particularly described as follows:

COMMENCING at a point in the centerline intersection of Highland Point Drive and Mount Moriah Road thence South 73°19'54" East, 43.12 feet to the **POINT OF BEGINNING**; thence North 69°47'35" East, 11.84 feet to an Iron Pin Found (1/2" rebar); thence North 69°47'35" East, 924.25 feet to an Iron Pin Found (1/2" rebar); thence South 75°55'01" East, 513.06 feet to an Iron Pin Found (1/2" rebar); thence South 03°14'21" East, 812.61 feet to an Iron Pin Found (1/2" rebar); thence North 66°18'08" West, 739.47 feet to an Iron Pin Found (3/4" rebar); thence South 11°40'46" West, 604.93 feet to an Iron Pin Found (1/2" rebar); thence South 11°40'46" West, 12.82 feet to an Iron Pin Found (1/2" rebar) on the Northerly right of way of Mount Moriah Road (60' R/W); thence along said right of way the following courses and distances 325.66 feet along a curve, said curve having a chord of North 38°58'11" West 325.66 feet and a radius of 14666.21 feet to a point; thence 290.66 feet along a curve, said curve having a chord of North 35°02'08" West 290.50 feet and a radius of 2518.36 feet to a point; thence 312.37 feet along a curve, said curve having a chord of North 30°29'20" West 312.34 feet and a radius of 7215.36 feet to a point; thence North 29°14'55" West, 183.81 feet to the **POINT OF BEGINNING**.

Said tract contains 22.116 acres.

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FRONT ELEVATION - A

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

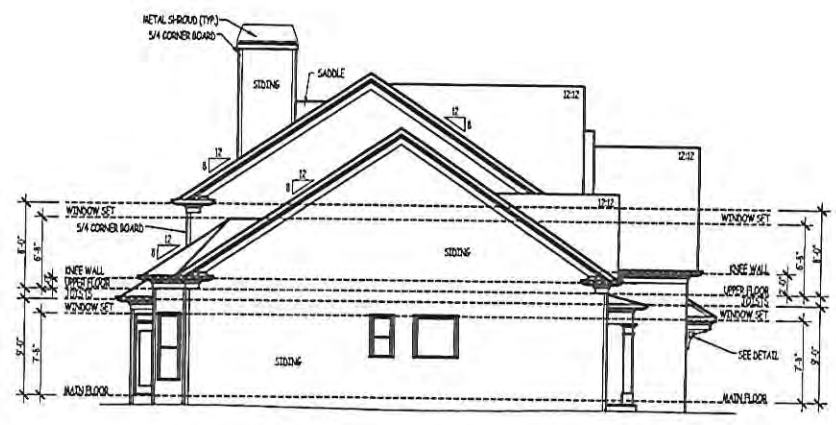
- GENERAL NOTES:**
1. THESE PLANS ARE DESIGNED TO MEET THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS WITH THE GEORGIA STATE AMENDMENTS.
 2. BUILDER IS RESPONSIBLE TO SEE THAT THE HOUSE IS BUILT IN STRICT COMPLIANCE WITH CITY, COUNTY, STATE AND FEDERAL CODES IN THE AREA THE HOUSE IS TO BE CONSTRUCTED.
 3. BUILDER MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO DESIGNER FOR JUSTIFICATION AND/OR CORRECTIONS. BUILDER SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
 4. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
 5. ALL LOAD BEARING WALLS, BEAM SUPPORTS AND RAFTER BRACING SHOULD CARRY LOAD THRU ALL LEVELS TO FOUNDATION AND BE SUPPORTED BY GRADE BEAMS OR FOOTINGS DESIGNED TO CARRY LOADS.
 6. ALL ANGLED WALLS ARE 45° UNLESS NOTED OTHERWISE.
 7. ALL STRUCTURAL BEAMS AND WALLS ARE TO BE DESIGNED BY A LOCAL CONTRACTOR.

SUP '14 019

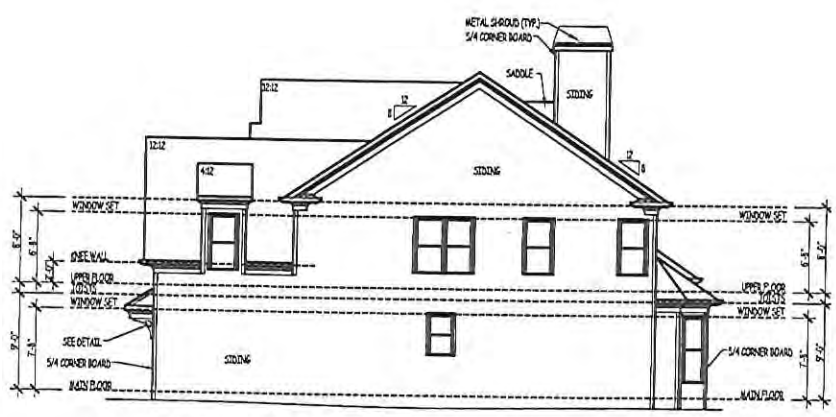


REAR ELEVATION
SCALE: 1/8" = 1'-0"

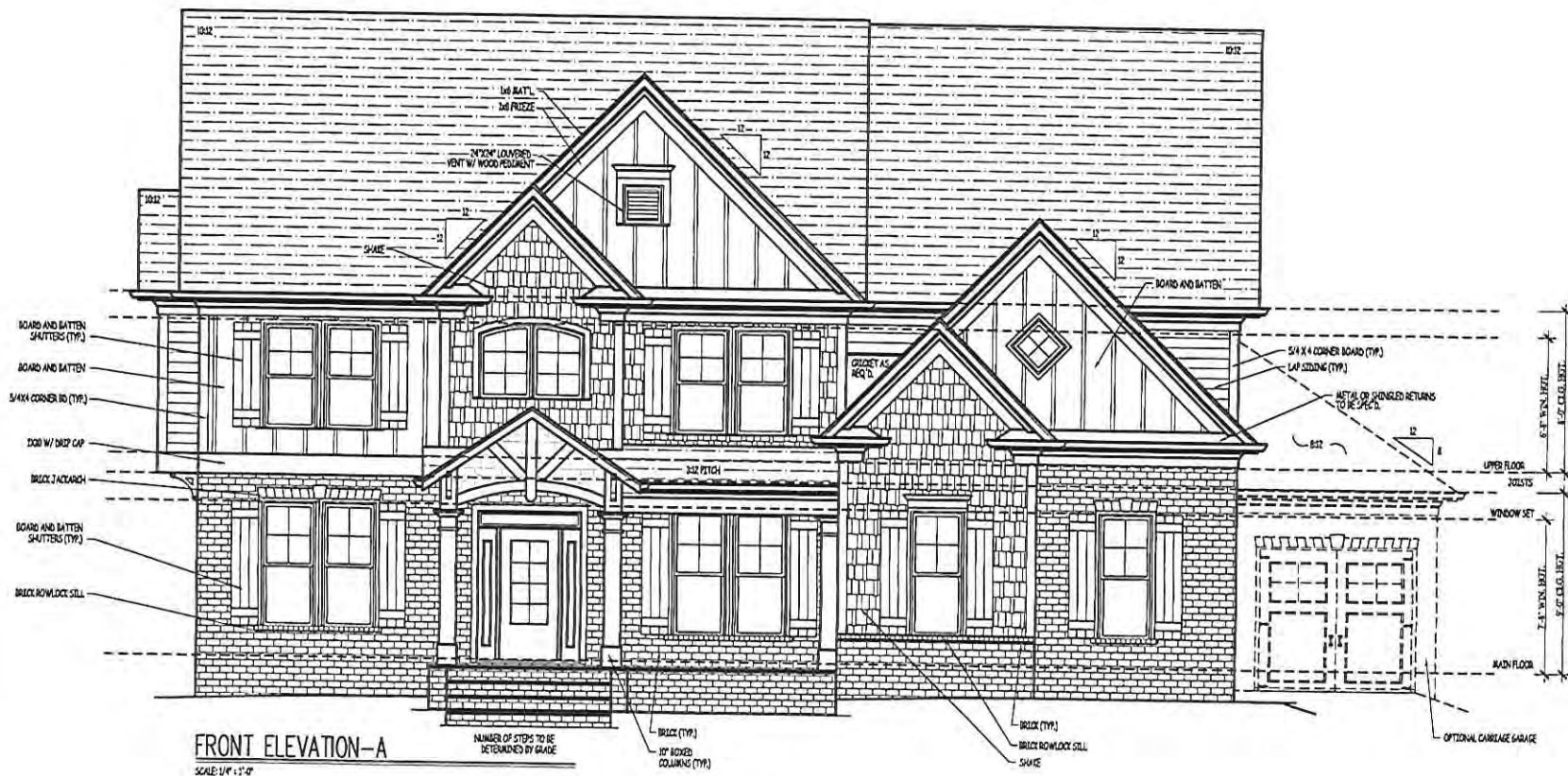
NOTE: FOUNDATION WALLS, RETAINING WALLS,
BOAT WINDOWS AND DOORS SUBJECT TO CHANGE
DUE TO SITE CONDITIONS



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

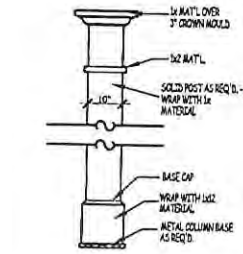


RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

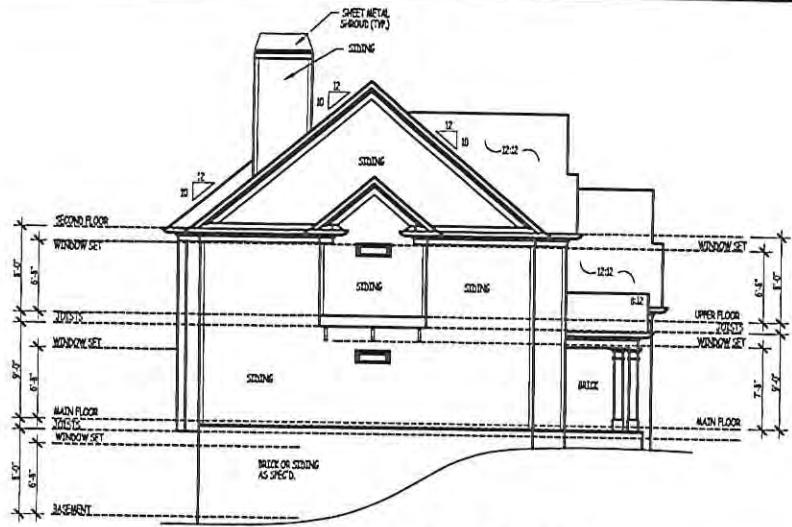


FRONT ELEVATION-A
SCALE: 1/4" = 1'-0"

- GENERAL NOTES**
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 7. ALL STRUCTURAL BEAMS AND WALLS ARE TO BE DESIGNED BY A LOCAL CONTRACTOR.

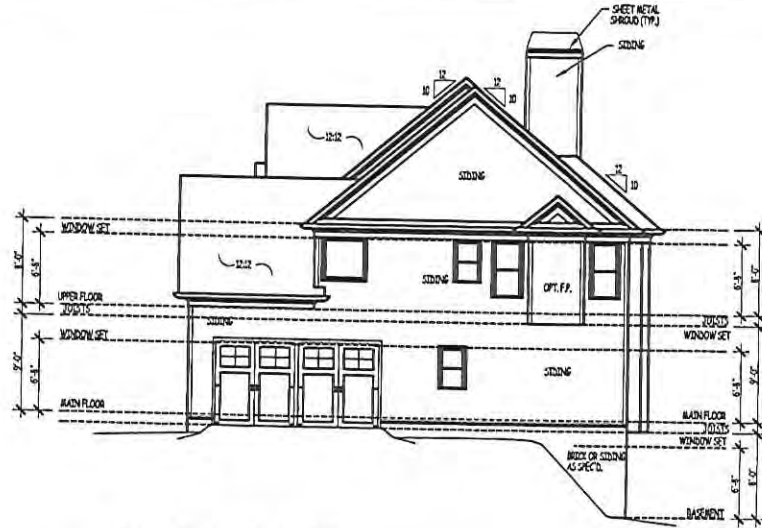


COLUMN DETAIL
SCALE: 1/2" = 1'-0"



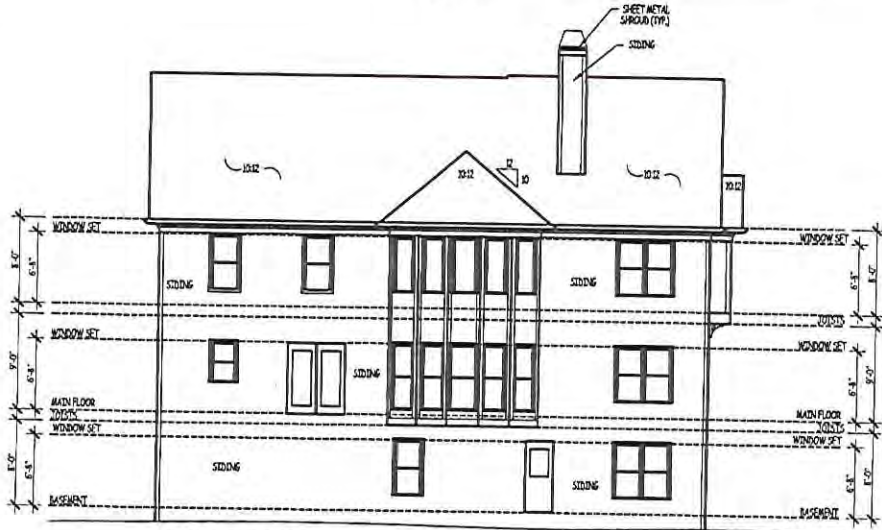
LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"



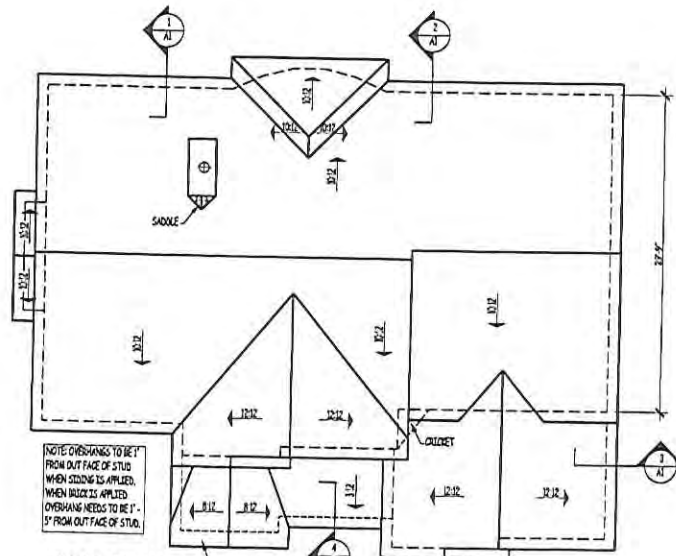
RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"



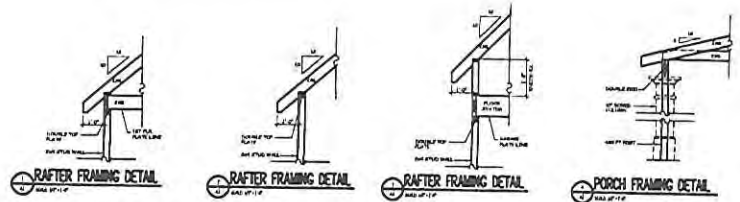
REAR ELEVATION

SCALE 1/8" = 1'-0"



ROOF PLAN-A

SCALE 1/8" = 1'-0"



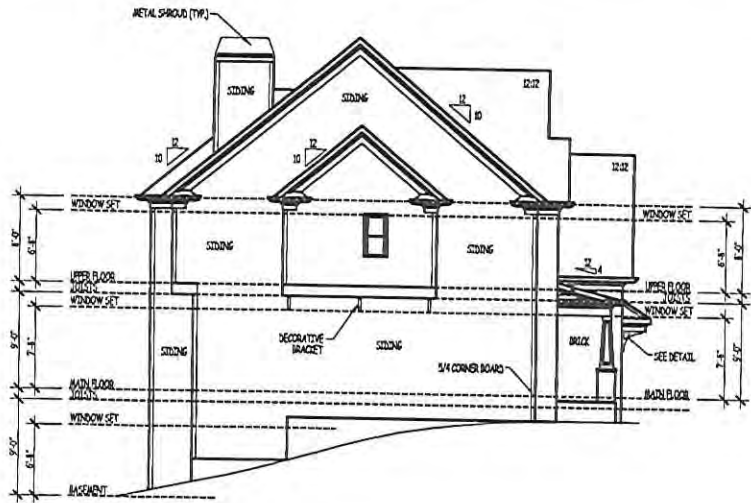


FRONT ELEVATION-A

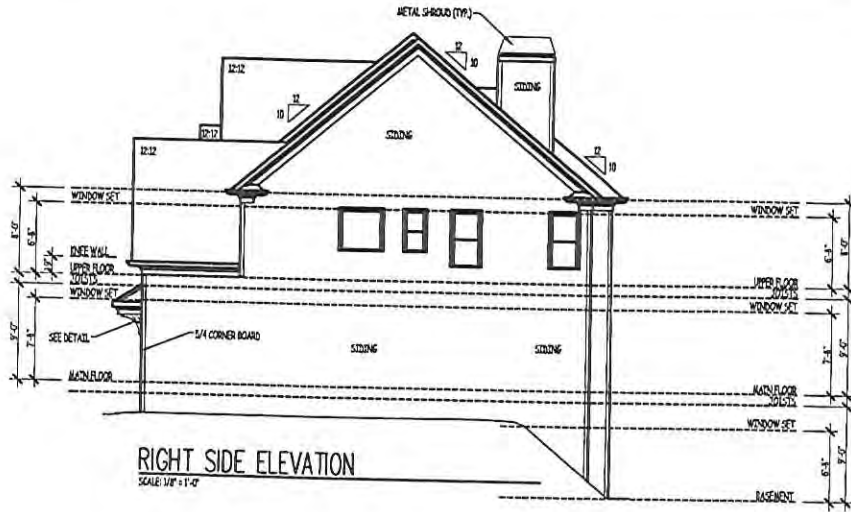
SCALE 1/4" = 1'-0"

- GENERAL NOTES:**
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 2. BUILDER IS RESPONSIBLE TO SEE THAT THE HOUSE IS BUILT IN STRICT COMPLIANCE WITH CITY, COUNTY, STATE AND FEDERAL CODES IN THE AREA THE HOUSE IS TO BE CONSTRUCTED.
 3. BUILDER MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO DESIGNER FOR JUSTIFICATION AND/OR CORRECTIONS. BUILDER SHALL ASSUME RESPONSIBILITY FOR BRACKS THAT ARE NOT REPORTED.
 4. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
 5. ALL LOAD BEARING WALLS, BEAM SUPPORTS AND RAFTER BRACING SHOULD CARRY LOAD THRU ALL LEVELS TO FOUNDATION AND BE SUPPORTED BY GRAF BEAMS OR FOOTINGS DESIGNED TO CARRY LOADS.
 6. ALL ANGLED WALLS ARE 45° UNLESS NOTED OTHERWISE.
 7. ALL STRUCTURAL BEAMS AND WALLS ARE TO BE DESIGNED BY A LOCAL CONTRACTOR.

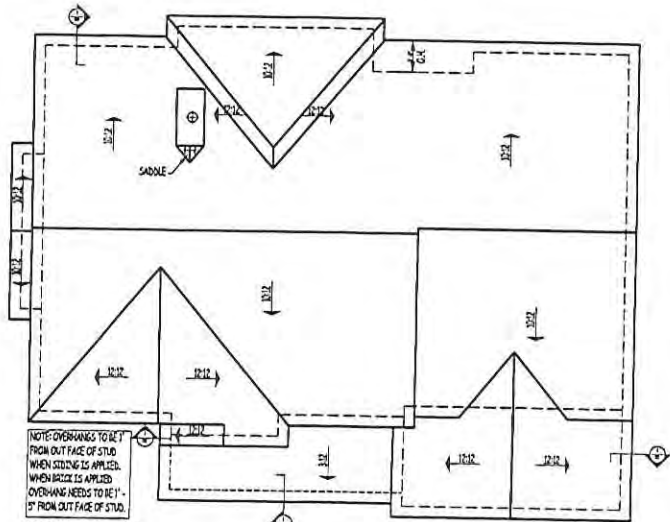
SUP '14 0 1 9



LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"

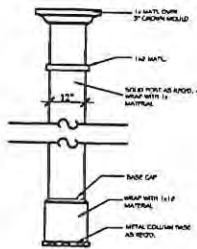


ROOF PLAN
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"

SUP '14 01 9



BOXED COLUMN DETAIL
SCALE: 1/2" = 1'-0"



FRONT ELEVATION

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

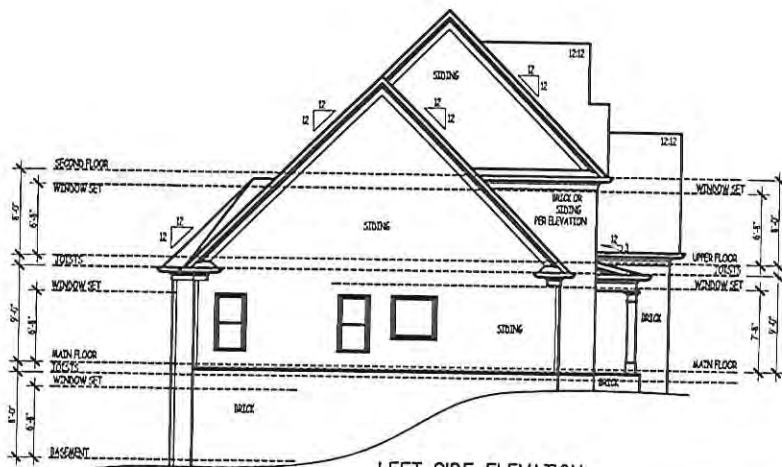
- GENERAL NOTES**
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 2. BUILDERS ARE RESPONSIBLE TO SEE THAT THE HOUSE IS BUILT IN STRICT COMPLIANCE WITH CITY, COUNTY, STATE AND FEDERAL CODES IN THE AREA THE HOUSE IS TO BE CONSTRUCTED.
 3. BUILDERS MUST VERIFY ALL CONNECTIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO BE CORRECTED FOR STRUCTURAL AND/OR CONNECTIONS. BUILDERS SHALL ASSUME RESPONSIBILITY FOR DISCREPANCIES THAT ARE NOT REPORTED.
 4. ALL DIMENSIONS SHOULD BE MEASURED OR CALCULATED AND NEVER SCALED.
 5. ALL LOAD BEARING WALLS, BEAM SUPPORTS AND RAFTER BRACING SHOULD CARRY LOADS THROUGH ALL LEVELS TO FOUNDATION AND BE SUPPORTED BY GRADE BEAMS OR FOOTINGS DESIGNED TO CARRY LOADS.
 6. ALL WELDED WALLS ARE 16" UNLESS NOTED OTHERWISE.
 7. ALL STRUCTURAL BEAMS AND WALLS ARE TO BE DESIGNED BY A LICENSED CONTRACTOR.

SUP '14 0 1 9



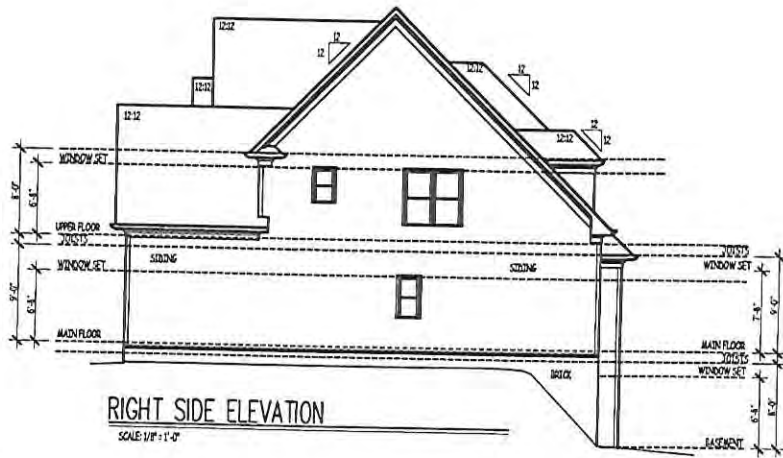
REAR ELEVATION

SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION

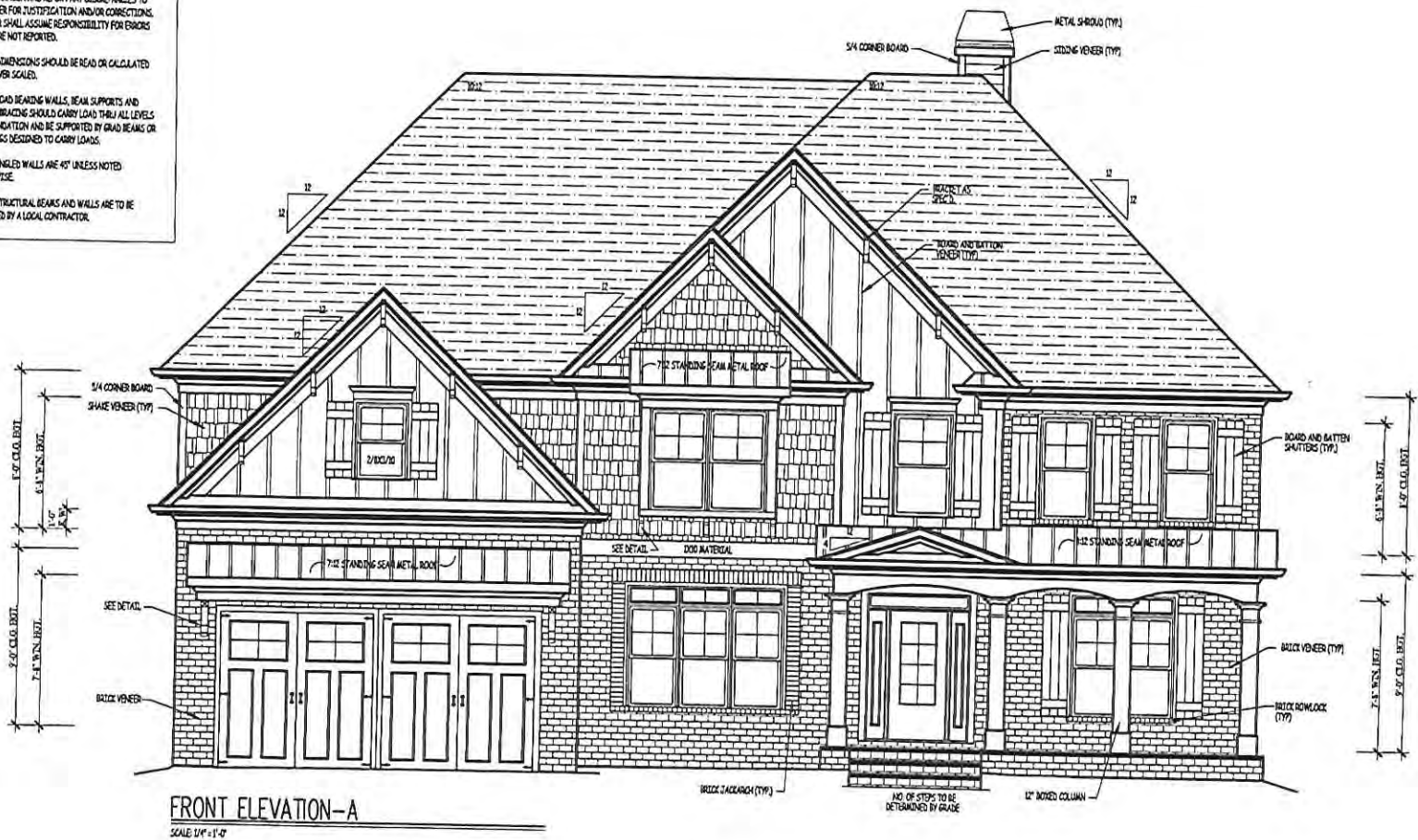
SCALE 1/8" = 1'-0"



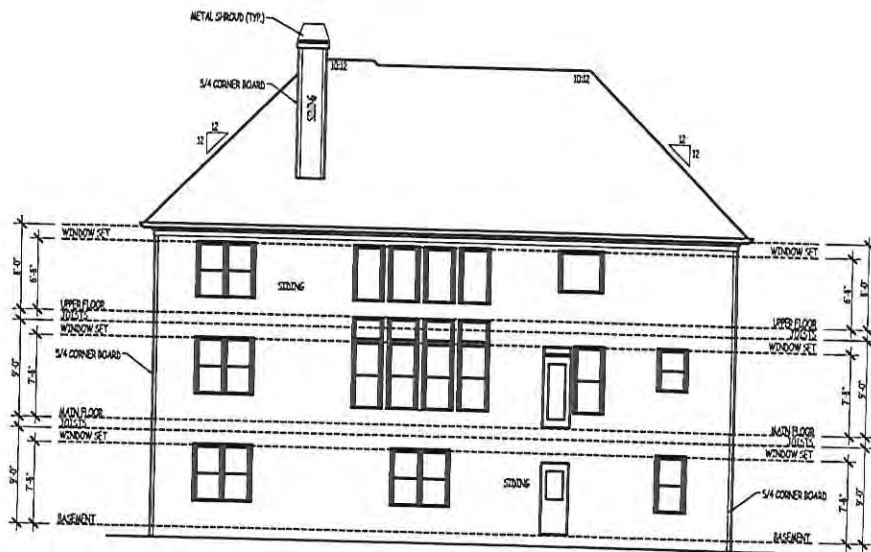
RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"

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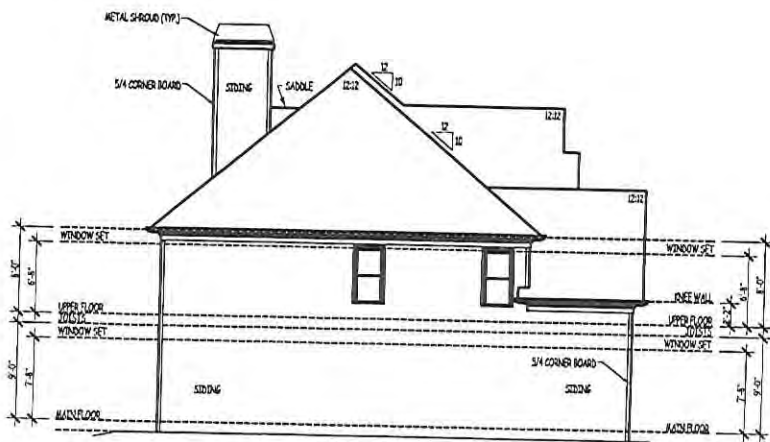


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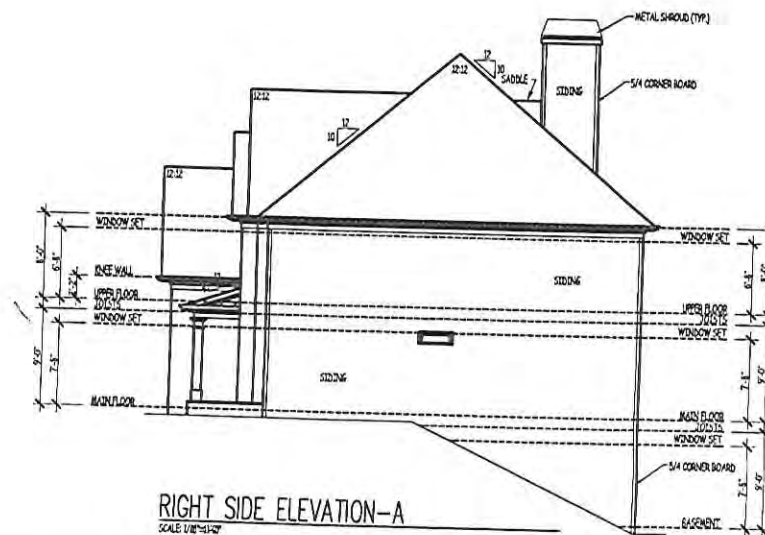


REAR ELEVATION-A
SCALE: 1/8" = 1'-0"

NOTE: FOUNDATION WALLS, RETAINING WALLS,
LEFT WINDOWS AND DOORS SUBJECT TO CHANGE
DUE TO SITE CONDITIONS



LEFT SIDE ELEVATION-A
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION-A
SCALE: 1/8" = 1'-0"

SUP '14 019

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

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

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

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

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

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

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

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

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

- (A) Yes. The subject property is located on Mount Moriah Road near its intersection with Braselton Highway. The subject property is surrounded by commercial and residential developments. The proposed development of a single family subdivision will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- (B) No. The rezoning and related special use permit will not adversely affect the existing use or usability of adjacent or nearby property. Rather, the proposed rezoning and development would be consistent with the adjacent and nearby property and provide an enhancement to the area.
- (C) No, in light of market conditions, the property has no reasonable economic use as zoned for RA-200. The Applicant's requested use as a single family residential development under the R-100 Modified zoning classification will permit a more suitable and appropriate development allowing for the "highest and best use" of the property.
- (D) No. This property is located in an area with public water and sewer availability and convenient access to major roadways. The development of the property as proposed will not unduly tax the water and sewer facilities in place in the area. Further, the rezoning will not cause excessive use of existing streets, transportation facilities, utilities, or schools.
- (E) Yes. The proposed rezoning to R-100 Modified is in conformance with the intent of the Land Use Plan in that it provides single family residences bordering an Existing/Emerging Suburban Character Area.
- (F) Yes. The existing zonings of adjacent and nearby properties give additional supporting grounds for the approval of the requested rezoning. As mentioned above, the property has no reasonable economic use under its current zoning providing additional support for the approval of this Application.

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SUP '14 019

Justin A. Abernathy
Matthew P. Benson
Shawn F. Bratton
Alissa L. Cummo
Amanda C. Floyd
J. David Gussio
Gerald Davidson, Jr.*
Jill H. Harris*

Christopher D. Holbrook
Austen T. Mabe
Jeffrey R. Mahaffey
Steven A. Pickens
E. Michelle Rothmeier
Andrew D. Stancil
Kenneth W. Stroud
R. Lee Tucker, Jr.
*of Counsel

**LETTER OF INTENT FOR REZONING AND SPECIAL
USE PERMIT APPLICATIONS OF 4WS PROPERTIES, LLC**

Mahaffey Pickens Tucker, LLP, submits this Rezoning Application and related Special Use Permit Application on behalf of 4WS Properties, LLC for the purpose of rezoning an approximate 22.14 acre tract (the "Property") located at Mount Moriah Road, near its intersection with Braselton Highway. The Property is currently zoned RA-200.

The Applicant respectfully requests a rezoning from RA-200 to the R-100 Modified zoning classification to allow for the development of a single family residence subdivision, as depicted on the site plan included with this Rezoning Application. In its current state the use and development of the property as RA-200 is not the highest and best use. The Applicant submits, the proposed development will further the intent of the Gwinnett County 2030 Unified Plan and will be compatible with the surrounding and adjacent properties. Operation of the Property as a modified single-family residential development under the guidelines of Gwinnett County is appropriate for the subject tract, is consistent with the surrounding property and will afford the owner the opportunity to increase the number of allowed uses on site so as to provide a needed amenity for the surrounding area.

The proposed development will enhance the area by bringing high quality development to this part of Gwinnett County. This rezoning proposes a use that is ideally suited to and consistent with uses in the surrounding area. The Applicant submits, the proposed development will attract new residents, increasing the tax base without

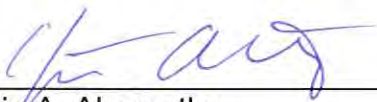
overburdening County schools and infrastructure. Furthermore, rezoning the Property will protect and promote the quality of life of the surrounding community, as well as allow the Property to be developed to its highest and best use. By implementing a development in general accordance to that of the site plan filed herewith, the applicant is able to preserve the natural features of the property, providing an amenity to the residents and community at large.

The Applicant welcomes 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 Application filed herewith. The Applicant respectfully requests your approval of these Applications.

This 6th of February, 2014.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP



Justin A. Abernathy
Applicant

SUP '14 019

RECEIVED BY

FEB 07 2014

Planning & Development

SPECIAL USE PERMIT 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.

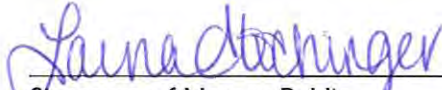
4WS Properties, LLC

By: 
Signature of Applicant

02/04/14
Date

Jeff Sutton, Manager

Type or Print Name and Title


Signature of Notary Public

02/04/14
Date



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SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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


4WS Properties, LLC

By: 
Signature of Property Owner

02/04/14
Date

Jeff Sutton, Manager

Type or Print Name and Title


Signature of Notary Public

02/04/14
Date



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CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, 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.

4WS Properties, LLC

By: [Signature] 02/04/14 Jeff Sutton, Manager
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 02/04/14
 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 4WS Properties, LLC by Jeff Sutton, Manager
 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)

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

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 SUP '14 019

CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, 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

 Mahaffey Pickens Tucker, LLP

[Signature] 2/4/14 Justin Abernathy
 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE

[Signature] 2/04/14
 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 Mahaffey Pickens Tucker, LLP by Justin Abernathy

 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)
	Please see attached.	

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

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SUP '14 019

**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
John Heard	\$1000	01/09/2014

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

SUP '14 0 1 9

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Updated 01/16/2014

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

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

PARCEL I.D. NUMBER: 3 03 065
(Map Reference Number) District Land Lot Parcel

4WS Properties, LLC

By: 

Signature of Applicant

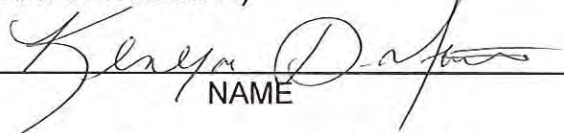
2/4/14
Date

Jeff Sutton, Manager

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

**GWINNETT COUNTY
TAX COMMISSIONER**
TITLE

2-4-2014
DATE

RECEIVED BY