

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>SR Homes, LLC</u>	NAME: <u>Please see attached list</u>
ADDRESS: <u>1424 North Brown Road, Ste 100</u>	ADDRESS: _____
CITY: <u>Lawrenceville</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30043-8107</u>	STATE: _____ ZIP: _____
PHONE: <u>678 252-2500</u>	PHONE: _____
CONTACT PERSON: <u>Tracey Mason</u> PHONE: <u>(770) 963-6909</u>	
CONTACT'S E-MAIL: <u>TraceyDMason@gmail.com</u>	
APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICTS(S): <u>R-100 & R-ZT</u> REQUESTED ZONING DISTRICT: <u>R-60</u>	
LAND DISTRICT(S): <u>7th</u> LAND LOT(S): <u>72</u> ACREAGE: <u>12.457</u>	
ADDRESS OF PROPERTY: <u>Sever Road and Chadwick Lake Drive</u>	
PROPOSED DEVELOPMENT: <u>Single Family Residential - Detached</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>34</u>	No. of Buildings/Lots: <u>N/A</u>
Dwelling Unit Size (Sq. Ft.): <u>Single Story: 2,350 Sq. Ft.;</u> <u>Two Story: 3,000 Sq. Ft.</u>	Total Building Sq. Ft. <u>N/A</u>
Gross Density: <u>2.73 units per acre</u>	Density: <u>N/A</u>
Net Density: <u>2.73 units per acre</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Property Owners
Total of 12.457 Acres
Sever Road and Chadwick Lake Drive

Parcel I.D. # 7072 – 056
(5.355 acres)

The Estate of Georgia Bishop Slayton
c/o H. Dale Slayton
151 Forest Lake Road
Lawrenceville, GA 30046

Parcel I.D. # 7072 – 004A
And # 7072 – 390
(total of 7.102 acres)

McKendree Properties, L.P.
Attn: Don Hutchings
33971 Selva Road
Suite 260
Dana Point, CA 92629

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All that tract or parcel of land lying and being in Land Lot 72 of the 7th District, Gwinnett County, containing **12.457** +/- acres, as shown on a Boundary Survey for McKendree Properties, LP, by Development Consultants Group, Inc., dated May 7, 2008, and being more particularly described as follows:

Beginning at a point at the intersection of the Easterly right-of-way of Sever Road (80-foot right-of-way) and the northerly miter of Chadwick Lake Drive (right-of-way varies), said point being the **TRUE POINT OF BEGINNING**; Thence North 22 degrees 55 minutes 18 seconds West, 93.13 feet along the Easterly right-of-way of Sever Road; Thence continuing along said right-of-way North 22 degrees 55 minutes 18 seconds West, 321.98 feet to a point; Thence continuing along said right-of-way North 22 degrees 55 minutes 18 seconds West, 271.26 feet to a ½" iron pin found; Thence departing said right-of-way North 59 degrees 53 minutes 25 seconds East, 955.03 feet to ½" iron pin found; Thence South 03 degrees 01 minutes 50 seconds East, 202.16 feet to a ½" iron pin found; Thence South 17 degrees 06 minutes 35 seconds East, 90.70 feet to a point; Thence South 17 degrees 06 minutes 35 seconds East, 26.68 feet to a ½" iron pin found; Thence South 32 degrees 46 minutes 12 seconds West, 275.00 feet to a ½" iron pin found; Thence South 57 degrees 13 minutes 48 seconds East, 150.00 feet to a point on the northerly right-of-way of Chadwick Lake Drive; Thence continuing along said right-of-way South 32 degrees 46 minutes 11 seconds West, 72.53 feet to a point; Thence continuing along said right-of-way South 32 degrees 46 minutes 11 seconds West, 3.02 feet to a point; Thence continuing along said right-of-way along the arc of a curve to the right, said curve having a distance of 224.99 feet, a radius of 975.00 feet and a chord bearing of South 39 degrees 22 minutes 50 seconds West and distance of 224.49 feet to a point; Thence continuing along said right-of-way South 45 degrees 59 minutes 28 seconds West, 217.88 feet to a point; Thence continuing along said right-of-way along the arc of a curve to the right, said curve having a distance of 108.61 feet, a radius of 475.00 feet and a chord bearing of South 52 degrees 32 minutes 30 seconds West and distance of 108.37 feet to a point; Thence continuing along said right-of-way along the arc of a curve to the right, said curve having a distance of 42.04 feet, a radius of 114.00 feet and a chord bearing of South 69 degrees 39 minutes 18 seconds West and distance of 41.80 feet to a point; Thence continuing along said right-of-way along the arc of a curve to the left, said curve having a distance of 48.30 feet, a radius of 211.00 feet and a chord bearing of South 73 degrees 39 minutes 38 seconds West and distance of 48.19 feet to a point; Thence continuing along said right-of-way South 67 degrees 06 minutes 12 seconds West, 40.28 feet to a point; Thence continuing along said right-of-way along the arc of a curve to the right, said curve having a distance of 39.26 feet, a radius of 25.00 feet and a chord bearing of North 67 degrees 52 minutes 58 seconds West and distance of 35.35 feet to the **TRUE POINT OF BEGINNING**.

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PREPARED FOR
SR HOMES LLC
 101 W. MOBILE BLVD. #200
 UNIVERSITY MICROFILM

DATE	DESCRIPTION
7/27/14	PRELIMINARY
8/11/14	REVISED
8/26/14	REVISED
9/29/14	REVISED
10/21/14	REVISED
11/17/14	REVISED
12/10/14	REVISED
1/13/15	REVISED
2/10/15	REVISED
3/9/15	REVISED
4/7/15	REVISED
5/5/15	REVISED
6/2/15	REVISED
7/1/15	REVISED
7/27/15	REVISED
8/24/15	REVISED
9/18/15	REVISED
10/15/15	REVISED
11/10/15	REVISED
12/8/15	REVISED
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2/2/16	REVISED
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8/29/16	REVISED
9/26/16	REVISED
10/23/16	REVISED
11/20/16	REVISED
12/18/16	REVISED
1/15/17	REVISED
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4/7/17	REVISED
5/5/17	REVISED
6/2/17	REVISED
7/2/17	REVISED



CHADWICK LAKE

REVISIONS

DATE

DESCRIPTION

BY

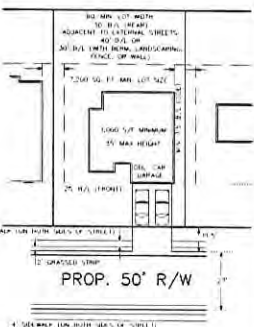
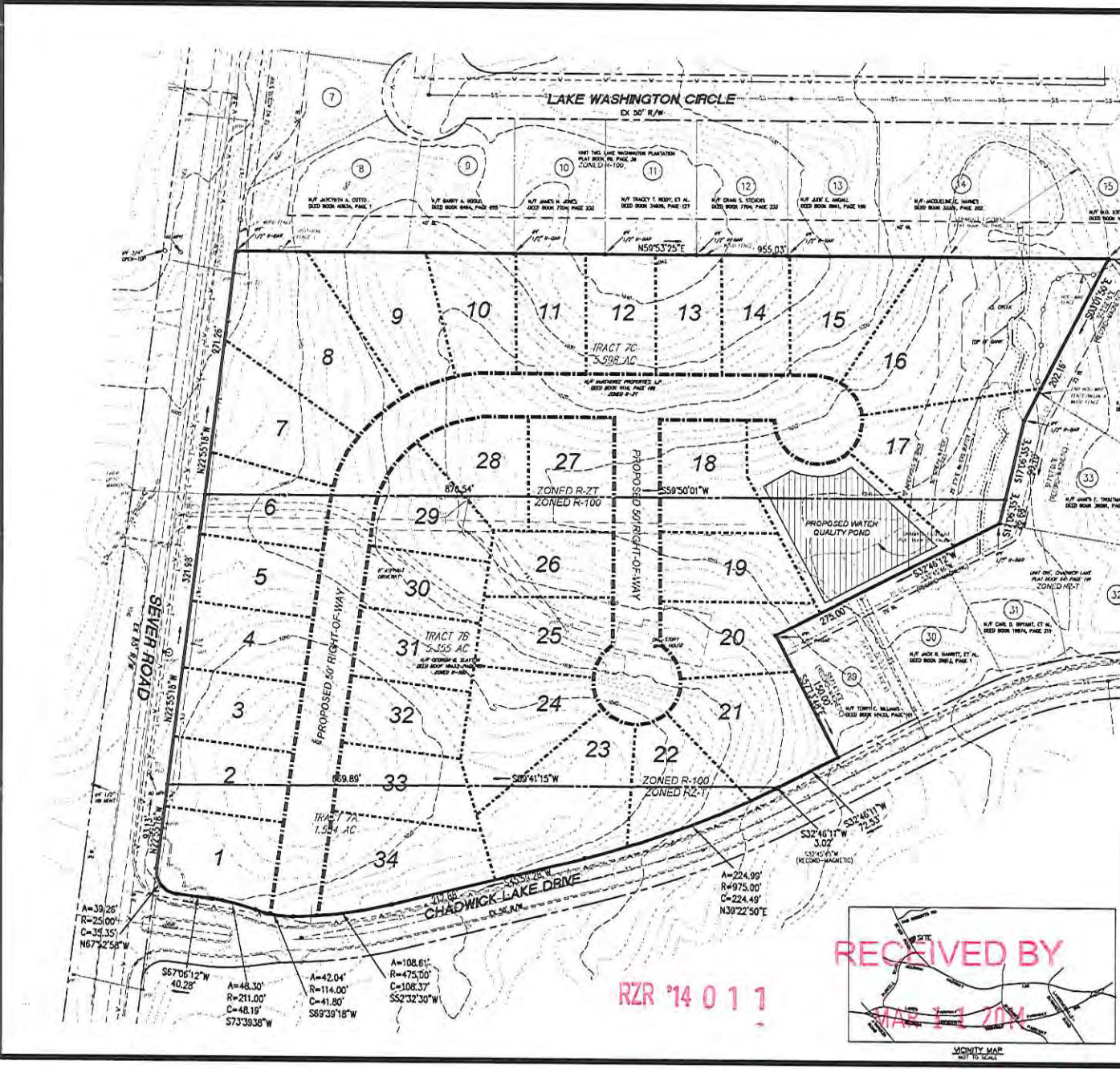
DATE

DESCRIPTION

BY

FEZONING EXHIBIT

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN FEET.



TRACTS 7A AND 7C:
 AREA: 7.102 ACRES
 EXISTING ZONING: R-2T
 PROPOSED ZONING: R-60

TRACT 7B:
 AREA: 5.355 ACRES
 EXISTING ZONING: R-100
 PROPOSED ZONING: R-60

TYPICAL LOT DIMENSIONS: 75' X 130'
TYPICAL LOT AREA: 9,750 SQ. FT.

TOTAL LOTS PROPOSED: 34
TOTAL ACERAGE: 12.457

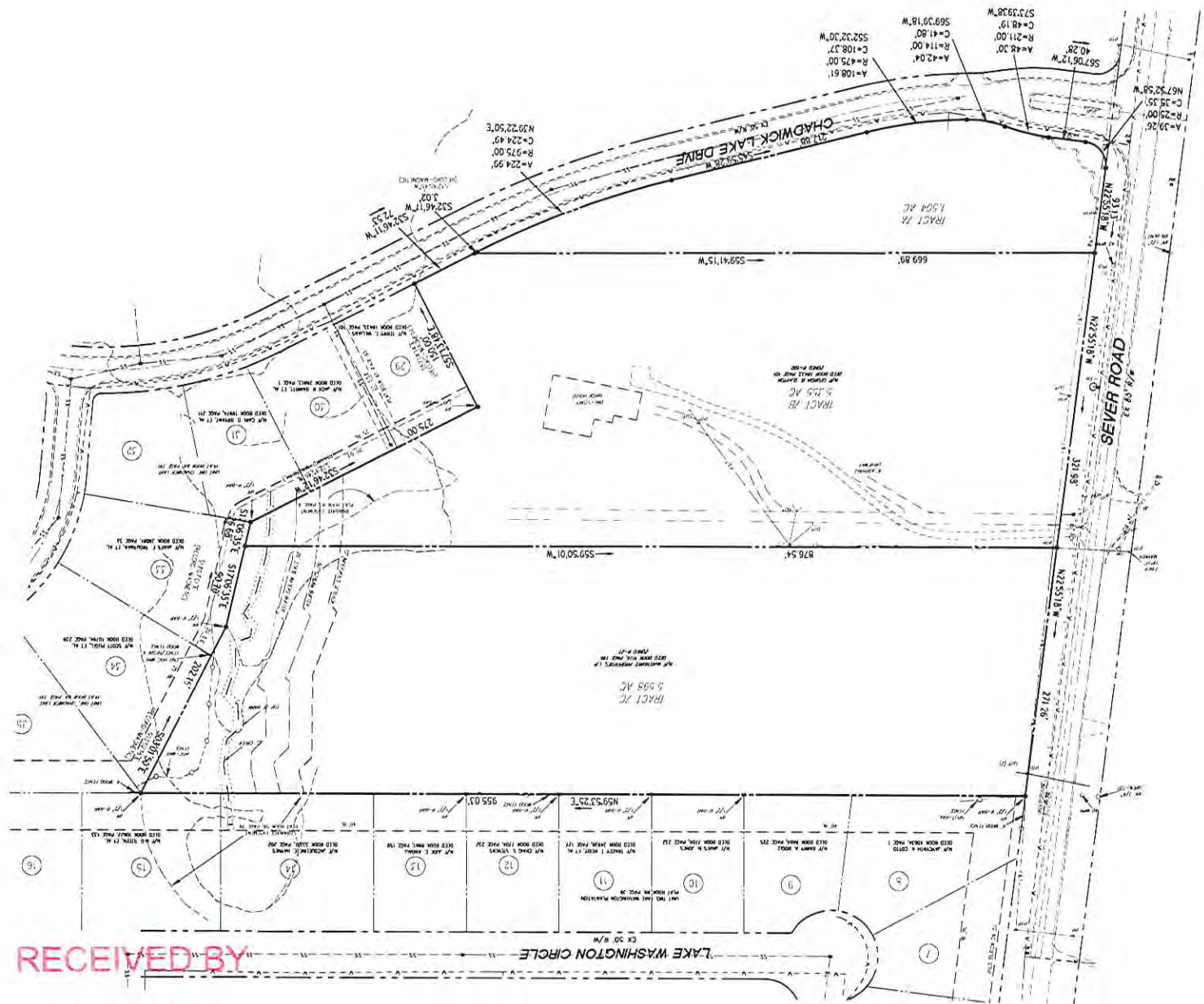
LOCATIONS OF UNDERGROUND UTILITIES ARE TAKEN FROM VISIBLE EVIDENCE OR CONSTRUCTION PLANS AND ARE APPROXIMATE. OTHER UNDERGROUND UTILITIES MAY BE LOCATED ON THIS PROPERTY.

THIS PROPERTY LIES IN ZONE "C", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER FEMA COMMUNITY PANEL NO. 1013500072 F, DATED SEPTEMBER 29, 2006.

ABBREVIATIONS	LEGEND	LINE TYPES
APPN = APPROXIMATE	EL = SPOT ELEVATION	—○—○— = BRANCH/POLE
CC = CHECK OF CORNER	FM = FROM THE SET - 1/7" REDRAW	—○—○— = FENCE
CE = CENTERLINE	GA = GROUND ADJUSTMENT	—○—○— = GAS LINE
CD = CURB DRIVE	GL = GROUND LEVEL	—○—○— = LAKE LOT LINE
CL = CENTERLINE	LD = LINE LIST LINE	—○—○— = PLANNED POLYLINE
CM = CENTERLINE	LI = LINE LIST LINE	—○—○— = POWER LINE
CP = CURB POINT	LP = LINE POINT	—○—○— = SANITARY SEWER LINE
CR = CURB RADIUS	LC = LINE CLOSURE	—○—○— = SEWER DRAINAGE LINE
CS = CENTERLINE	LC = LINE CLOSURE	—○—○— = TELEPHONE LINE
CT = CENTERLINE	LD = LINE LIST LINE	—○—○— = WAREHOUSE LINE/POINT
CV = CURB VERGEMENT	LI = LINE LIST LINE	—○—○— = WATER LINE
CW = CURB WIDTH	LC = LINE CLOSURE	—○—○— = PROPERTY CORNER
CA = CENTERLINE	LD = LINE LIST LINE	
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REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, 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:

The proposed zoning of R-60 detached is a suitable use in view of the use and development of the adjacent and nearby property. Our land plan is based on lots that will accommodate homes comparable in size to those of the surrounding communities.

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

The proposed zoning of R-60 detached will not adversely affect the existing use of adjacent or nearby properties. The proposed development will contain quality single-family homes.

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

The property does not have a reasonable economic use as currently zoned because of the site's size and topographical characteristics

- (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:

With only 34 proposed lots, this development will not be burdensome on use of the streets, transportation, utilities, or schools.

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

The land use plan recommends residential uses for the subject property.

- (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:

There is a great demand for residential housing in the area and the subject property is well suited for a residential community.

Letter of Intent
Sever Road near Chadwick Lake Drive

The proposed use of the property is Single Family Residential. 5.355 acres is currently zoned R-100. The two adjoining parcels are currently zoned R-ZT. The total acreage included in this application is 12.457 acres.

Under the 2014 Unified Development Ordinance we feel that the highest and best use for the property is R-60.

The number of lots for the 3 parcels shown on the attached Rezoning Exhibit is 34. This will give a Gross Density and Net Density for the 3 parcels of 2.73 units per acre.

We are proposing that single story homes will be a minimum of 2,350 Sq. Ft. and two story homes will be a minimum of 3,000 Sq. Ft.

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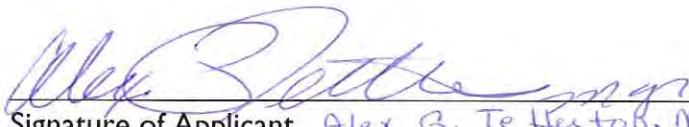
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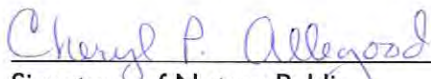
REZONING APPLICANT'S CERTIFICATION

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.

SR Homes, LLC


Signature of Applicant Alex G. Tetterton, Manager Date 3/7/2014

Alex G. Tetterton, Manager
Type or Print Name and Title


Signature of Notary Public Date 3/7/2014



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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.

McKendree Properties, LP

D.W. Hutchings

3/8/2014

Signature of Property Owner
BY: D. W. Hutchings, President
Countryside Properties, Inc.
General Partner

Date

*DONALD W. HUTCHINGS' PRESIDENT
COUNTRYSIDE PROPERTIES, INC.
GENERAL PARTNER*

Type or Print Name and Title

SEE ATTACHED CERTIFICATE

Signature of Notary Public

Date

Notary Seal

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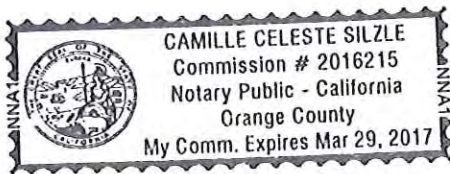
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California

County of ORANGE

On Mar. 08, 2014 before me, Camille Celeste Silzle Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Donald Whitney Hutchings xxx
Name(s) of Signer(s)



Place Notary Seal Above

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Camille Silzle
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Rezoning Property Owner's Certification Document Date: 03/08/2014

Number of Pages: 2 inc. notary pg. Signer(s) Other Than Named Above: NA

Capacity(ies) Claimed by Signer(s)

Signer's Name: Donald Whitney Hutchings
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: President

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____

Signer Is Representing: self

Signer Is Representing: _____

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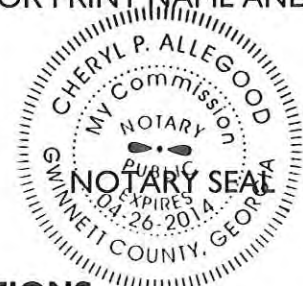
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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

Alex G. Tetterton 3/9/2014
 SIGNATURE OF APPLICANT DATE
 SR Homes, LLC
 Alex G. Tetterton, Manager
 TYPE OR PRINT NAME AND TITLE

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

Cheryl P. Allegood 3/7/2014
 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 Alex G. Tetterton, Manager, SR Homes, LLC
 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)

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Attach additional sheets if necessary to disclose or describe all contributions. MAR 11 2014

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

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

PARCEL I.D. NUMBER: 7th - 072 - 004-A
 (Map Reference Number) District Land Lot Parcel

Alex G. Tetterton 3/10/2014
 Signature of Applicant Date
 Alex G. Tetterton, 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)

Ronda Lambrey Tax Services Assoc.
 NAME TITLE
3/11/14 _____
 DATE

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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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: 7th - 072 - 056
(Map Reference Number) District Land Lot Parcel

Alex G. Tetterton 3/7/2014
Signature of Applicant Date

Alex G. Tetterton, 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)

Kenyon D. Martin **KDM** **GWINNETT COUNTY**
NAME TITLE
TAX COMMISSIONER

3-7-2014
DATE

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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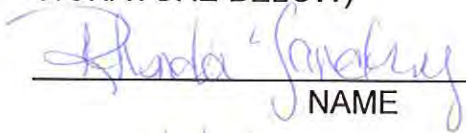
PARCEL I.D. NUMBER: 7th - 072 - 390
(Map Reference Number) District Land Lot Parcel

 3/10/2014
Signature of Applicant Date
Alex G. Tetterton, 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)

 Tax Services Assoc.
NAME TITLE
3/11/14 _____
DATE

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