

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>BCR Investments, LLC</u>	NAME: <u>Please See Attached</u>
ADDRESS: <u>5230 Belle Wood Court, Suite A</u>	ADDRESS: _____
CITY: <u>Buford</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: _____ ZIP: _____
PHONE: <u>770-232-0000</u>	PHONE: _____
CONTACT PERSON: <u>Jeff Mahaffey and/or Wes Turner</u> PHONE: <u>770-232-0000</u>	
CONTACT'S E-MAIL: <u>jmahaffey@mptlawfirm.com and wturner@mptlawfirm.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

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

LAND DISTRICT(S): 3 LAND LOT(S): 003 ACREAGE: 45.07

ADDRESS OF PROPERTY: 4521, 4501, 4485, 4465, 4439 & R3003-026 Hog Mountain Road

PROPOSED DEVELOPMENT: Single Family Residential

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>69</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2,400 minimum</u>	Total Building Sq. Ft. _____
Gross Density: <u>1.53</u>	Density: _____
Net Density: <u>1.53</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LAND DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 003 of the 3rd District, Gwinnett County, Georgia and being more particularly described as follows:

To find the True Point of Beginning commence at the southeastern intersection of the right-of-way of Braselton Highway (Highway 124-Apparent 80' Right-of-Way) and the right-of-way of Hog Mountain Road; THENCE commence along the right of way of Hog Mountain Road (Apparent 80' Right-of-Way) in a Southwesterly direction for 794' +/- to a point; said point being THE TRUE POINT OF BEGINNING; THENCE leaving said right-of-way of Hog Mountain Road in the direction South 62 degrees 29 minutes 42 seconds East for a distance of 149.95' to a point; THENCE South 62 degrees 11 minutes 06 seconds East for a distance of 164.22' to a point; THENCE South 62 degrees 35 minutes 55 seconds East for a distance of 152.91' to a point; THENCE South 62 degrees 16 minutes 05 seconds East for a distance of 153.93' to a point; THENCE South 62 degrees 45 minutes 06 seconds East for a distance of 59.49' to a point; THENCE along the centerline of the creek South 20 degrees 13 minutes 28 seconds West for a distance of 48.75' to a point; THENCE South 17 degrees 28 minutes 20 seconds East for a distance of 46.09' to a point; THENCE South 11 degrees 54 minutes 12 seconds East for a distance of 58.11' to a point; THENCE South 30 degrees 15 minutes 37 seconds East for a distance of 42.30' to a point; THENCE South 10 degrees 43 minutes 15 seconds West for a distance of 51.89' to a point; THENCE South 69 degrees 34 minutes 59 seconds East for a distance of 21.98' to a point; THENCE South 03 degrees 50 minutes 47 seconds West for a distance of 38.56' to a point; THENCE South 11 degrees 11 minutes 26 seconds East for a distance of 15.75' to a point; THENCE South 18 degrees 20 minutes 36 seconds East for a distance of 64.41' to a point; THENCE South 42 degrees 41 minutes 42 seconds East for a distance of 7.34' to a point; THENCE South 32 degrees 00 minutes 58 seconds East for a distance of 81.53' to a point; THENCE South 49 degrees 37 minutes 22 seconds East for a distance of 31.51' to a point; THENCE South 14 degrees 45 minutes 54 seconds West for a distance of 48.92' to a point; THENCE South 12 degrees 01 minutes 31 seconds East for a distance of 140.17' to a point; THENCE South 46 degrees 26 minutes 32 seconds East for a distance of 84.72' to a point; THENCE South 16 degrees 53 minutes 12 seconds East for a distance of 111.24' to a point; THENCE South 15 degrees 02 minutes 31 seconds East for a distance of 113.15' to a point; THENCE South 06 degrees 35 minutes 19 seconds East for a distance of 90.84' to a point; THENCE South 31 degrees 22 minutes 23 seconds West for a distance of 105.92' to a point; THENCE South 15 degrees 01 minutes 08 seconds West for a distance of 47.83' to a point; THENCE South 20 degrees 28 minutes 51 seconds West for a distance of 93.16' to a point; THENCE South 72 degrees 15 minutes 21 seconds East for a distance of 42.52' to a point; THENCE South 12 degrees 31 minutes 05 seconds East for a distance of 115.68' to a point; THENCE South 59 degrees 04 minutes 45 seconds East for a distance of 38.08' to a point; THENCE South 06 degrees 40 minutes 26 seconds West for a distance of 136.85' to a point; THENCE South 09 degrees 56 minutes 27 seconds West for a distance of 41.28' to a point; THENCE South 47 degrees 42 minutes 30 seconds East for a distance of 44.76' to a point; THENCE South 22 degrees 44 minutes 07 seconds East for a distance of 79.49' to a point; THENCE South 69 degrees 07 minutes 34 seconds East for a distance of 13.67' to a point; THENCE South 00 degrees 38 minutes 34 seconds West for a distance of 40.45' to a point; THENCE South 34 degrees 16 minutes 16 seconds East for a distance of 44.11' to a point; THENCE South 51 degrees 32 minutes 02 seconds East for a distance of 40.06' to a point; THENCE South 24 degrees 56 minutes 45 seconds East for a distance of 8.61' to a point; THENCE South 10 degrees 25 minutes 27 seconds East for a distance of 56.04' to a point; THENCE South 77 degrees 30 minutes 05 seconds East for a distance of 15.69' to a point;

THENCE South 60 degrees 12 minutes 49 seconds East for a distance of 13.18' to a point;
THENCE South 34 degrees 32 minutes 17 seconds East for a distance of 47.22' to a point;
THENCE South 21 degrees 52 minutes 25 seconds East for a distance of 22.90' to a point;
THENCE South 38 degrees 00 minutes 47 seconds East for a distance of 39.34' to a point;
THENCE South 05 degrees 51 minutes 20 seconds West for a distance of 9.76' to a point;
THENCE South 21 degrees 12 minutes 16 seconds West for a distance of 26.19' to a point;
THENCE South 77 degrees 17 minutes 03 seconds West for a distance of 24.12' to a point;
THENCE North 70 degrees 16 minutes 40 seconds West for a distance of 14.08' to a point;
THENCE North 69 degrees 03 minutes 36 seconds West for a distance of 134.64' to a point;
THENCE North 65 degrees 17 minutes 51 seconds West for a distance of 41.28' to a point;
THENCE North 65 degrees 11 minutes 41 seconds West for a distance of 25.34' to a point;
THENCE North 65 degrees 18 minutes 40 seconds West for a distance of 116.11' to a point;
THENCE North 65 degrees 16 minutes 51 seconds West for a distance of 138.99' to a point;
THENCE North 65 degrees 32 minutes 22 seconds West for a distance of 51.63' to a point;
THENCE North 65 degrees 37 minutes 36 seconds West for a distance of 146.29' to a point;
THENCE North 65 degrees 38 minutes 15 seconds West for a distance of 101.82' to a point;
THENCE North 65 degrees 40 minutes 28 seconds West for a distance of 100.14' to a point;
THENCE North 65 degrees 33 minutes 33 seconds West for a distance of 102.43' to a point;
THENCE North 65 degrees 38 minutes 46 seconds West for a distance of 101.53' to a point;
THENCE North 65 degrees 36 minutes 49 seconds West for a distance of 99.91' to a point;
THENCE North 65 degrees 35 minutes 34 seconds West for a distance of 41.45' to a point;
THENCE North 65 degrees 46 minutes 20 seconds West for a distance of 60.31' to a point;
THENCE North 65 degrees 35 minutes 59 seconds West for a distance of 100.75' to a point;
THENCE North 65 degrees 45 minutes 57 seconds West for a distance of 101.71' to a point;
THENCE North 65 degrees 40 minutes 28 seconds West for a distance of 60.49' to a point;
THENCE North 48 degrees 35 minutes 54 seconds East for a distance of 508.66' to a point;
THENCE North 53 degrees 39 minutes 34 seconds West for a distance of 227.09' to a point;
THENCE North 52 degrees 44 minutes 50 seconds West for a distance of 201.95' to a point;
THENCE North 53 degrees 18 minutes 12 seconds West for a distance of 231.35' to a point;
THENCE North 54 degrees 06 minutes 59 seconds West for a distance of 152.84' to a point; Said point being on the Right of Way of Hog Mountain Road (Apparent 60' Right-of-Way); Thence continue along the Right-of-Way of Hog Mountain Road North 19 degrees 28 minutes 32 seconds East for a distance of 102.88' to a point; THENCE along a curve to the right having a radius of 700.00 feet and an arc length of 202.85 feet and being subtended by a chord of North 27 degrees 46 minutes 38 seconds East for a distance of 202.14 feet to a point; THENCE along a curve to the right having a radius of 2700.00 feet and an arc length of 342.18 feet and being subtended by a chord of North 39 degrees 42 minutes 34 seconds East for a distance of 341.95 feet to a point; THENCE North 43 degrees 20 minutes 24 seconds East for a distance of 378.73' to a point; said point being THE TRUE POINT OF BEGINNING.

Said property contains 45.07 +/- acres.

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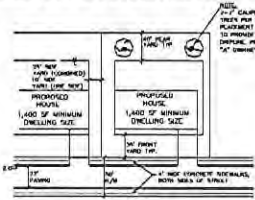
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- GENERAL NOTES:
- TOTAL AREA: 61.67 ACRES
 - TOTAL NUMBER OF LOTS: 163
 - EXISTING ZONE: RA-300
 - PROPOSED ZONE: R-100 (SINGLE FAMILY RESIDENTIAL)
 - ADENSITY: 10 DENSITY
 - MINIMUM LOT AREA: 1/4 ACRE (10,890 SQ. FT.)
 - MINIMUM LOT WIDTH: 133 FEET
 - MINIMUM LOT DEPTH: 100 FEET

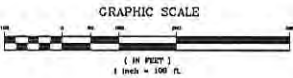
- A PORTION OF THIS PHASE OF DEVELOPMENT IS LOCATED IN A DESIGNATED FLOODPLAIN ACCORDING TO FEMA FLOOD PANEL 131202002L, DATED MARCH 4, 2013 AND PANEL 131202002L, DATED MARCH 4, 2013.
- EMMETT COUNTY DOES NOT ENFORCE FLOODING ORDINANCES. IT IS THE RESPONSIBILITY OF THE HOMEOWNERS TO ENSURE COMPLIANCE WITH THE FLOODING ORDINANCES.
- MADE BY: EMMETT COUNTY
- ALL LOTS TO BE SERVED BY EMMETT COUNTY GRAVITY FLOW SANITARY SEWER.
- MADE BY: EMMETT COUNTY
- ALL COMMON AREA TO BE DECIDED TO AND MAINTAINED BY A SEPARATE HOMEOWNERS ASSOCIATION.



R-100 TYPICAL LOT LAYOUT (NOT TO SCALE)

- NOTES:
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - A MINIMUM OF TWO (2) TREES, AT LEAST 2 INCHES IN DIAMETER BE MEASURED AT 4.5 FEET FROM THE TRUNK TO THE SCALAR OF OCCUPANCY.

LINE	LENGTH	BEARING
L1	48.75	S202°32'00"W
L2	48.00	S12°28'00"E
L3	30.11	S11°34'32"E
L4	42.30	S30°33'37"E
L5	21.88	S10°31'32"W
L6	21.88	S89°28'28"W
L7	38.56	S62°26'47"W
L8	15.75	S11°11'26"E
L9	61.41	S52°23'12"E
L10	7.34	S42°41'42"E
L11	81.53	S52°30'58"E
L12	31.51	S42°22'24"E
L13	48.92	S14°42'42"E
L14	140.17	S12°31'31"E
L15	84.72	S49°28'32"E
L16	111.24	S10°31'31"E
L17	113.15	S10°32'31"E
L18	90.84	S66°33'10"E
L19	105.92	S32°22'23"E
L20	47.60	S10°31'31"E
L21	93.16	S26°28'51"E
L22	42.52	S21°13'21"E
L23	115.68	S12°21'12"E
L24	34.06	S59°34'53"E
L25	130.80	S08°48'20"E
L26	41.28	S20°22'07"E
L27	44.76	S17°42'30"E
L28	79.49	S22°44'57"E
L29	134.67	S09°17'51"E
L30	46.45	S20°22'07"E
L31	44.11	S34°18'11"E
L32	40.96	S12°32'42"E
L33	6.81	S24°26'07"E
L34	56.04	S10°23'17"E
L35	15.69	S77°38'50"E
L36	13.18	S00°32'57"E
L37	43.22	S24°30'17"E
L38	22.90	S12°32'25"E
L39	39.34	S30°30'47"E
L40	41.76	S20°21'28"E
L41	26.78	S13°32'18"E
L42	24.12	S77°27'07"E
L43	140.00	S07°16'47"E
L44	154.64	N00°01'30"W
L45	41.28	N53°17'51"W
L46	24.34	N50°11'41"W
L47	181.11	N07°16'47"W
L48	134.99	N03°16'51"W
L49	51.83	N82°32'22"W
L50	146.76	N03°17'51"W
L51	101.62	N02°28'15"W
L52	100.14	N01°40'38"W
L53	100.43	N02°33'20"W
L54	181.53	N03°16'47"W
L55	61.90	N52°30'47"W
L56	41.85	N85°30'24"W
L57	60.52	N03°16'47"W
L58	100.75	N01°20'28"W
L59	101.71	N02°43'52"W
L60	60.44	N02°46'24"W



LEGEND

1	PROPOSED LOT
2	EXISTING LOT
3	PROPOSED DRIVEWAY
4	EXISTING DRIVEWAY
5	PROPOSED WALKWAY
6	EXISTING WALKWAY
7	PROPOSED FENCE
8	EXISTING FENCE
9	PROPOSED UTILITY
10	EXISTING UTILITY
11	PROPOSED SANITARY SEWER
12	EXISTING SANITARY SEWER
13	PROPOSED WATER MAIN
14	EXISTING WATER MAIN
15	PROPOSED EROSION CONTROL
16	EXISTING EROSION CONTROL
17	PROPOSED FLOODPLAIN
18	EXISTING FLOODPLAIN
19	PROPOSED COMMON AREA
20	EXISTING COMMON AREA
21	PROPOSED TRAIL
22	EXISTING TRAIL
23	PROPOSED ROAD
24	EXISTING ROAD
25	PROPOSED RAILROAD
26	EXISTING RAILROAD
27	PROPOSED POWER LINE
28	EXISTING POWER LINE
29	PROPOSED TELEPHONE LINE
30	EXISTING TELEPHONE LINE
31	PROPOSED GAS LINE
32	EXISTING GAS LINE
33	PROPOSED CABLE TV LINE
34	EXISTING CABLE TV LINE
35	PROPOSED FLOODPLAIN
36	EXISTING FLOODPLAIN
37	PROPOSED COMMON AREA
38	EXISTING COMMON AREA
39	PROPOSED TRAIL
40	EXISTING TRAIL
41	PROPOSED ROAD
42	EXISTING ROAD
43	PROPOSED RAILROAD
44	EXISTING RAILROAD
45	PROPOSED POWER LINE
46	EXISTING POWER LINE
47	PROPOSED TELEPHONE LINE
48	EXISTING TELEPHONE LINE
49	PROPOSED GAS LINE
50	EXISTING GAS LINE
51	PROPOSED CABLE TV LINE
52	EXISTING CABLE TV LINE

BLOCK & LOT CHART

BLOCK	NO OF LOTS
A	20
B	22
TOTAL	92

PROJECT NAME: STONEMASTER CREEK
 LOCATED IN LOTS 600 & 601, EMMETT COUNTY, OREGON
 87454528183 & 810 OF EMMETT COUNTY, OREGON

CLIENT NAME:

LAND DEVELOPMENT, INC.
 3200 ANDREWS PARK DR. S.W. SACKS, OR 97139
 (503) 462-1500 FAX (503) 462-8338



STAMP

DATE: 4/21/14

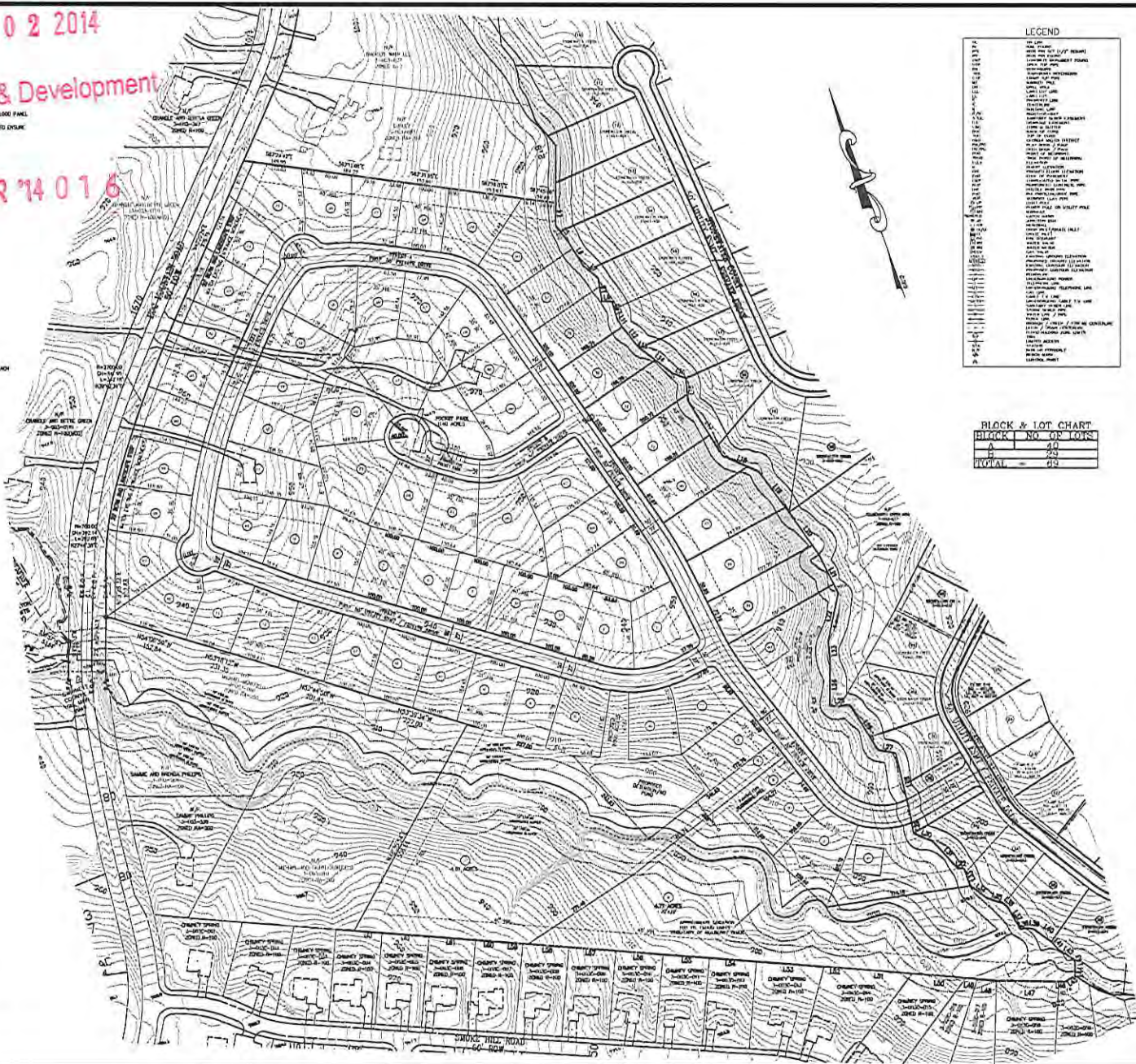
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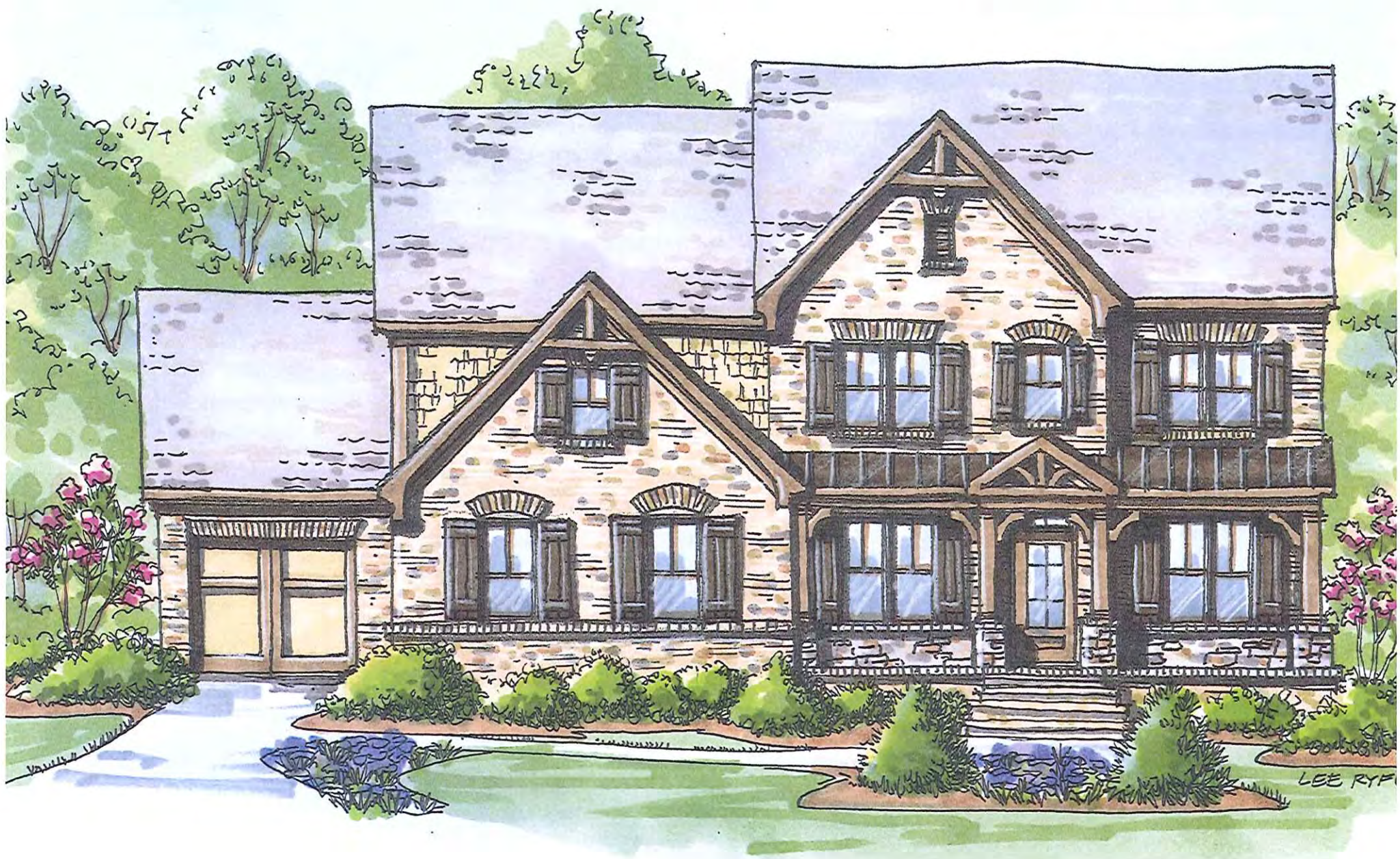
JOB NUMBER:

REASONING EXHIBIT R-100

SHEET TITLE: 1

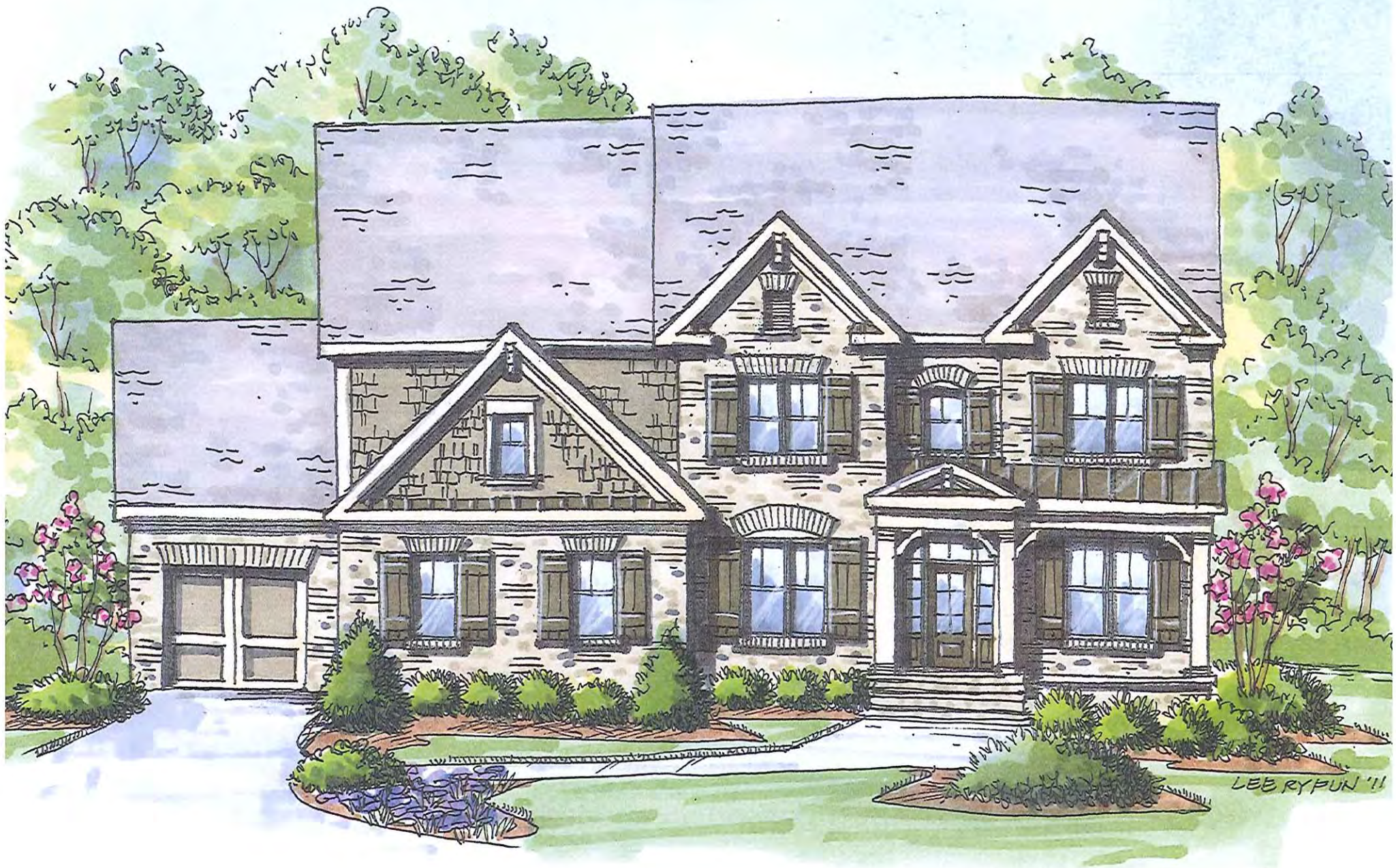
SHEET NUMBER:





LEE RYF





LEE RYFON '11



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 Attached

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

Please See Attached

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

Please 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:

Please See Attached

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

Please 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:

Please See Attached

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

- (A) The subject property is surrounded by residential developments. The proposed zoning of a single family residential subdivision will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- (B) No. The rezoning will not adversely affect the existing use or usability of adjacent or nearby property. Rather, the proposed rezoning and development is consistent with adjacent and nearby properties and seeks to enhance the character of the area by providing a unique residential development.
- (C) No. In light of the size and shape of the property, the property has no reasonable economic use as zoned RA-200. The Applicant's requested use as a single family residential development under the R-100 zoning classification will permit a more suitable and appropriate development allowing for the "highest and best use" for the property as well as providing diversification among housing in the area.
- (D) The proposed development is located in an area with public water and sewer availability and convenient access to major thoroughfares. The proposed development will not cause excessive use of local fire departments, police protection, or solid waste collection/disposal services provided by the County. Additionally, the rezoning will not cause excessive use of existing streets, transportation facilities, utilities, or schools.
- (E) Yes. The proposed rezoning conforms to the intent and spirit of the Gwinnett County 2030 Unified Plan because it provides single family residences within an Existing/Emerging Suburban Character Area as well as increasing additional residential housing choices.
- (F) Yes. The existing zonings of adjacent and nearby properties give additional supporting grounds for the approval of the requested rezoning. The proposed development will feature lot dimensions consistent to that of the surrounding properties. Rezoning this property to R-100 will bring a diverse array of housing to the area which fulfills the intent of the 2030 Unified Plan by providing additional housing choices.

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

Christopher D. Holbrook
 Jeffrey R. Mahaffey
 Steven A. Pickens
 Andrew D. Stancil
 Kenneth W. Stroud
 R. Lee Tucker, Jr.
 Wesley C. Turner
 *of Counsel

LETTER OF INTENT FOR REZONING
APPLICATION OF BCR INVESTMENTS, LLC

The Applicant, BCR Investments, LLC submits this Rezoning Application for the purpose of rezoning to the R-100 (Single Family Residence District) zoning classification a 45.07 +/- acre tract located at 4521, 4501, 4485, 4465, 4439 and parcel number R3003-026 Hog Mountain Road, Buford, Gwinnett County, Georgia (hereafter, the "Property").

The Property, which is currently undeveloped, is zoned RA-200. The Applicant has requested to rezone the Property to the R-100 zoning classification in order to extend development of the Stonewater subdivision. As seen on the attached site plan, the Applicant has proposed an addition of 69 lots to a current single family residential subdivision by the name of Stonewater.

The adjacent properties are currently zoned R-100 Modified and R-100. As indicated on the site plan, the lot dimensions of the proposed development are consistent with the lot dimensions of the surrounding R-100 Modified and R-100 properties. Therefore, rezoning the property to R-100 will provide continuity to the subdivision and surrounding area based on the quality of homes and lot dimensions. Furthermore, the Applicant will abide by the Conditions of Zoning applied to the adjacent property as follows:

- A. Single-family detached dwellings and accessory uses
- B. Minimum heated floor area per dwelling unit shall be 2,400 square feet
- C. Homes shall be constructed primarily of brick, stone or stucco on the front

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043
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 FACSIMILE 678 518 6880
 www.mptlawfirm.com

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facades. The balance of the home may be the same, or of wood or fiber-cement siding.

D. All homes shall have two car garages

E. All grassed areas on dwellings shall be sodded

F. Provision of underground utilities

G. Front setback to be 35'; Rear setback to be 40'; Side setbacks to be 10' (1 yard) or 25' (2 yards).

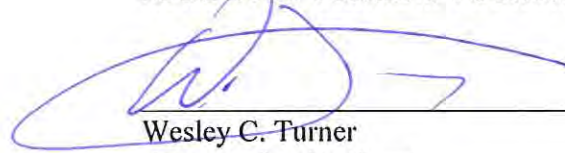
The Applicant respectfully submits that the proposed use would be the best possible development of the Property and would further provide the community with a much needed benefit. The use and development of the Property as RA-200 is not economically viable or physically feasible and is not the highest and best use of the Property. The operation of the Property as an R-100 single-family residential subdivision under the guidelines of Gwinnett County is appropriate for the subject tract, is consistent with the Existing/Emerging Suburban Area under the Gwinnett County 2030 Unified Plan, and is consistent with the surrounding properties.

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 this Application.

This 2nd day of May, 2014.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP



Wesley C. Turner
Attorney for Applicant

RZR '14 016

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REZONING APPLICANT'S CERTIFICATION

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




Signature of Applicant

5/1/14

Date

Wes Turner, Attorney for Applicant

Type or Print Name and Title



Signature of Notary Public

05/1/14

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.

Robert C. Smith *Katherine M. Smith 4/30/14*

Signature of Property Owner Date

Type or Print Name and Title
Robert C. & Katherine Smith (4485 Hog Mountain Road)

Adrienne L. Nunnally *4/30/14*

Signature of Notary Public Date



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**PROPERTY
OWNER'S
REZONING APPLICANT'S CERTIFICATION**

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Grady Gurley 5-1-2014
Signature of Applicant Date

GRADY GURLEY
Type or Print Name and Title
Grady Gurley (4521 Hog Mountain Road)

Barbara J. O'Rourke 5-1-2014
Signature of Notary Public Date Notary Seal



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REZONING PROPERTY OWNER'S CERTIFICATION

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Lawrence V. Youngker 4-30-14
Signature of Property Owner Date

Type or Print Name and Title
Lawrence V. Youngker (4465 Hog Mountain Road)

Adrienne L. Nunnally 4-30-14
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.


Signature of Property Owner: _____ Agent _____ Date 4/29/14

Eric Chafin Agent
Type or Print Name and Title
Beatrice Buoni (4501 Hog Mountain Road)


Signature of Notary Public _____ Date 4-29-14



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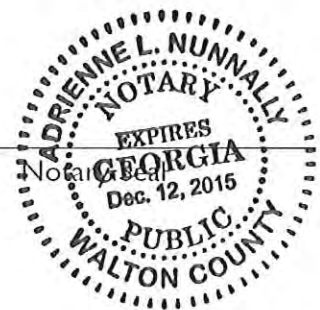
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Eric Sp Agent 4/29/14
Signature of Property Owner Date

Eric Sp Agent
Type or Print Name and Title
Mendoza Kwok (Hog Mountain Road, Parcel No. R3003 026)


Adrienne L. Nunnally 4-29-14
Signature of Notary Public Date




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REZONING PROPERTY OWNER'S CERTIFICATION

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Signature of Property Owner
Date: 4-29-2014

MICHAEL O. BENEFIELD (OWNER)
Type or Print Name and Title
Michael O. Benefield (4439 Hog Mountain Road, Parcel No. R3003 088)


Signature of Notary Public
Date: 4-29-14



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 4-29-2014
Signature of Property Owner Date

MICHAEL O BENEFIELD (OWNER)
Type or Print Name and Title
Michael O. & Laurie S. Benefield (4439 Hog Mountain Road,
Parcel No. R3003 110)

 4-29-14
Signature of Notary Public Date



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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.

 5/1/14 Attorney for Applicant
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 5/1/14
 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 BCR Investments, 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)

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

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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
	5/1/14	Wes Turner, Attorney for Applicant MAHAFFEY PICKENS TUCKER, LLP

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

	5/1/14
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 Wes Turner and Mahaffey Pickens Tucker, LLP
 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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**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
Lynette Howard	\$1000	03/20/2014

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

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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: 3 003 026
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

5/1/14

Date

Attorney for Applicant (Wes Turner)
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

TSA II
TITLE

5-2-2014
DATE

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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: 3 003 067
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

5/1/14

Date

Wes Turner 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

TSA II

TITLE

5-2-2014

DATE

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PROPERTY TAX DIVISION
TAX COMMISSIONER'S OFFICE

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: 3 003 074
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

5/1/14
Date

Attorney for Applicant (Wes Turner)
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)


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DATE

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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: 3 003 075
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

5/1/14

Date

Wes Turner 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

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5-2-2014
DATE

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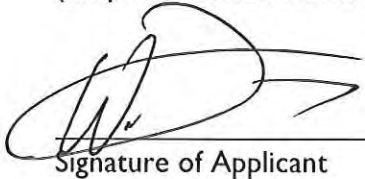


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***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 3 003 078
(Map Reference Number) District Land Lot Parcel




Signature of Applicant

5/1/14
Date

Wes Turner 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)


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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: 3 003 110
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

5/1/14

Date

Wes Turner Attorney for Applicant

Type or Print Name and Title

TAX COMMISSIONERS USE ONLY

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