

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>JEH Homes</u> c/o Mill Creek Consulting	NAME: <u>J.T.Brown & Gregory and Susan Lee</u> c/o Mill Creek Consulting
ADDRESS: <u>4480 Commerce Drive, Suite A</u>	ADDRESS: <u>4480 Commerce Drive, Suite A</u>
CITY: <u>Buford</u>	CITY: <u>Buford</u>
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: <u>GA</u> ZIP: <u>30518</u>
PHONE: <u>770-614-6511</u>	PHONE: <u>770-614-6511</u>
CONTACT PERSON: <u>MITCH PEEVY</u> PHONE: <u>(770) 614-6511</u>	
EMAIL ADDRESS: <u>millcreekconsulting@gmail.com</u>	

*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:		
<u> </u> OWNERS AGENT	<u> </u> PROPERTY OWNER	<u> X </u> CONTRACT PURCHASER
PRESENT ZONING DISTRICT (S): <u>RA-200</u> REQUESTED ZONING DISTRICT: <u>OSC</u>		
LAND DISTRICT (S): <u> 7 </u>	LAND LOT: <u>100</u>	ACREAGE: <u>50.985</u>
ADDRESS OF PROPERTY: <u>2114 & 2110 Gravel Springs Road</u>		
PROPOSED DEVELOPMENT: <u>Single Family Detached Homes</u>		

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>106</u>	NO. OF BUILDINGS/UNITS: <u> </u>
DWELLING UNIT SIZE (SQ. FT.): <u>2,000 ranch</u> <u>2,200 two story</u>	TOTAL GROSS SQUARE FEET: <u> </u>
GROSS DENSITY: <u> 2.08 </u>	DENSITY: <u> </u>
NET DENSITY: <u> 2.20 </u>	

RECEIVED BY
 JUL 03 2014

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RZR '14 0 2 1

Planning & Development

LEGAL DESCRIPTION

50.985 Acres, Georgia State Route #324 (A.K.A. Gravel Springs Road),
Gwinnett County, Georgia

All that tract or parcel of land lying and being in Land Lot 100 of the 7th Land District of Gwinnett County, Georgia containing 50.985 Acres and being more fully shown on the boundary survey for "J.E.H. Homes" prepared by Carter Land Surveyors & Planners, dated 3-12-2014, and being further described as:

Beginning at the intersection of the Southwesterly Right-of-Way (R/W) of Georgia State Route #324 (A.K.A. Gravel Springs Road) and the southerly Land Lot Line of Land Lot 100 of the 7th Land District of Gwinnett County, Georgia which is the TRUE POINT ON BEGINNING:

Thence South 58 DEGREES 15 MINUTES 20 SECONDS West a distance of 1346.37 feet to a 1" O.T.F. (Open Top Pin Found) with Cap;

Thence North 18 DEGREES 59 MINUTES 17 SECONDS West a distance of 159.94 feet to a point;

thence North 18 DEGREES 59 MINUTES 17 SECONDS West a distance of 1657.33 feet to a 2" O.T.F. With Cap;

thence South 59 DEGREES 31 MINUTES 06 SECONDS West a distance of 589.87 feet to a 2" O.T.F.;

thence South 59 DEGREES 39 MINUTES 23 SECONDS West a distance of 83.53 feet to a 1" Square O.T.F.;

thence North 42 DEGREES 08 MINUTES 13 SECONDS West a distance of 544.26 feet to a 3/4" O.T.F.;

thence North 74 DEGREES 05 MINUTES 06 SECONDS West a distance of 102.80 feet to a point in the centerline of Little Ivy Creek which is the property line;

thence along the centerline of Little Ivy Creek the following courses and distances:

South 86 DEGREES 24 MINUTES 06 SECONDS East a distance of 23.72 feet;
North 74 DEGREES 20 MINUTES 04 SECONDS East a distance of 58.82 feet;
North 75 DEGREES 50 MINUTES 52 SECONDS East a distance of 63.56 feet;
North 81 DEGREES 01 MINUTES 59 SECONDS East a distance of 58.93 feet;
South 89 DEGREES 52 MINUTES 56 SECONDS East a distance of 138.37 feet;
North 40 DEGREES 28 MINUTES 49 SECONDS East a distance of 55.92 feet;
South 70 DEGREES 39 MINUTES 09 SECONDS East a distance of 123.17 feet;
South 86 DEGREES 51 MINUTES 26 SECONDS East a distance of 149.98 feet;
South 62 DEGREES 51 MINUTES 20 SECONDS East a distance of 49.52 feet;
North 75 DEGREES 53 MINUTES 55 SECONDS East a distance of 124.73 feet;

RZR '14 0 2 1

RECEIVED BY

JUL 03 2014

Planning & Developer

(Continued)

North 73 DEGREES 16 MINUTES 02 SECONDS East a distance of 84.92 feet;
North 85 DEGREES 21 MINUTES 32 SECONDS East a distance of 140.55 feet;
North 66 DEGREES 18 MINUTES 28 SECONDS East a distance of 70.33 feet;
North 79 DEGREES 59 MINUTES 24 SECONDS East a distance of 52.30 feet;
North 79 DEGREES 59 MINUTES 24 SECONDS East a distance of 52.30 feet;
North 65 DEGREES 01 MINUTES 05 SECONDS East a distance of 23.79 feet;
North 81 DEGREES 52 MINUTES 45 SECONDS East a distance of 80.73 feet;
North 62 DEGREES 26 MINUTES 32 SECONDS East a distance of 28.71 feet;
North 43 DEGREES 12 MINUTES 41 SECONDS East a distance of 77.06 feet;
North 25 DEGREES 33 MINUTES 28 SECONDS East a distance of 38.78 feet;
North 43 DEGREES 42 MINUTES 11 SECONDS East a distance of 65.30 feet;
North 36 DEGREES 08 MINUTES 35 SECONDS East a distance of 105.08 feet;
North 64 DEGREES 36 MINUTES 00 SECONDS East a distance of 38.72 feet;
North 50 DEGREES 53 MINUTES 48 SECONDS East a distance of 28.57 feet
to a point on the Southwesterly Right-of-Way (R/W) of Georgia State
Route #324 (A.K.A. Gravel Springs Road);

Thence leaving the centerline of Little Ivy Creek and along the
Southwesterly Right-of-Way (R/W) of Georgia State Route #324 (A.K.A.
Gravel Springs Road) the following courses and distances:

South 41 DEGREES 15 MINUTES 45 SECONDS East a distance of 38.28 feet
to a point;
North 48 DEGREES 58 MINUTES 10 SECONDS East a distance of 15.00 feet
to a R/W C.M.F. (Concrete Monument Found);

with a curve turning to the right with an arc length of 311.83 feet,
with a radius of 6160.45 feet, with a chord bearing of South
39 DEGREES 30 MINUTES 19 SECONDS East, with a chord length of 311.79
feet to a R/W C.M.F.;

South 56 DEGREES 05 MINUTES 05 SECONDS East a distance of 90.27 feet
to a R/W C.M.F. ;
South 37 DEGREES 06 MINUTES 00 SECONDS East a distance of 49.88 feet
to a R/W C.M.F. ;
South 43 DEGREES 19 MINUTES 37 SECONDS East a distance of 99.66 feet
to a R/W C.M.F. ;

with a curve turning to the right with an arc length of 263.56 feet,
with a radius of 6200.45 feet, with a chord bearing of South
34 DEGREES 48 MINUTES 11 SECONDS East, with a chord length of 263.54
feet to a R/W C.M.F. ;

South 33 DEGREES 18 MINUTES 55 SECONDS East a distance of 103.00 feet
to a R/W C.M.F. ;

with a curve turning to the left with an arc length of 609.52 feet,
with a radius of 5779.58 feet, with a chord bearing of South
36 DEGREES 35 MINUTES 16 SECONDS East, with a chord length of 609.24
feet to a R/W C.M.F. ;

RZR '14 0 2 1

RECEIVED BY

JUL 03 2014

Planning & Development

(Continued)

with a curve turning to the left with an arc length of 230.54 feet,
with a radius of 5779.58 feet, with a chord bearing of South
37 DEGREES 04 MINUTES 29 SECONDS East, with a chord length of 230.53
feet to a 1/2" R.B.F. (Rebar Pin Found);

with a curve turning to the left with an arc length of 159.71 feet,
with a radius of 1911.89 feet, with a chord bearing of South
42 DEGREES 32 MINUTES 39 SECONDS East, with a chord length of
159.67 feet to a point, which is the TRUE POINT ON BEGINNING:

having an area of 2,220,912.1 square feet, 50.985 acres more or less,
and being more fully shown on the survey for "J.E.H. Homes" prepared
by Carter Land Surveyors & Planners, dated 3-12-2014.

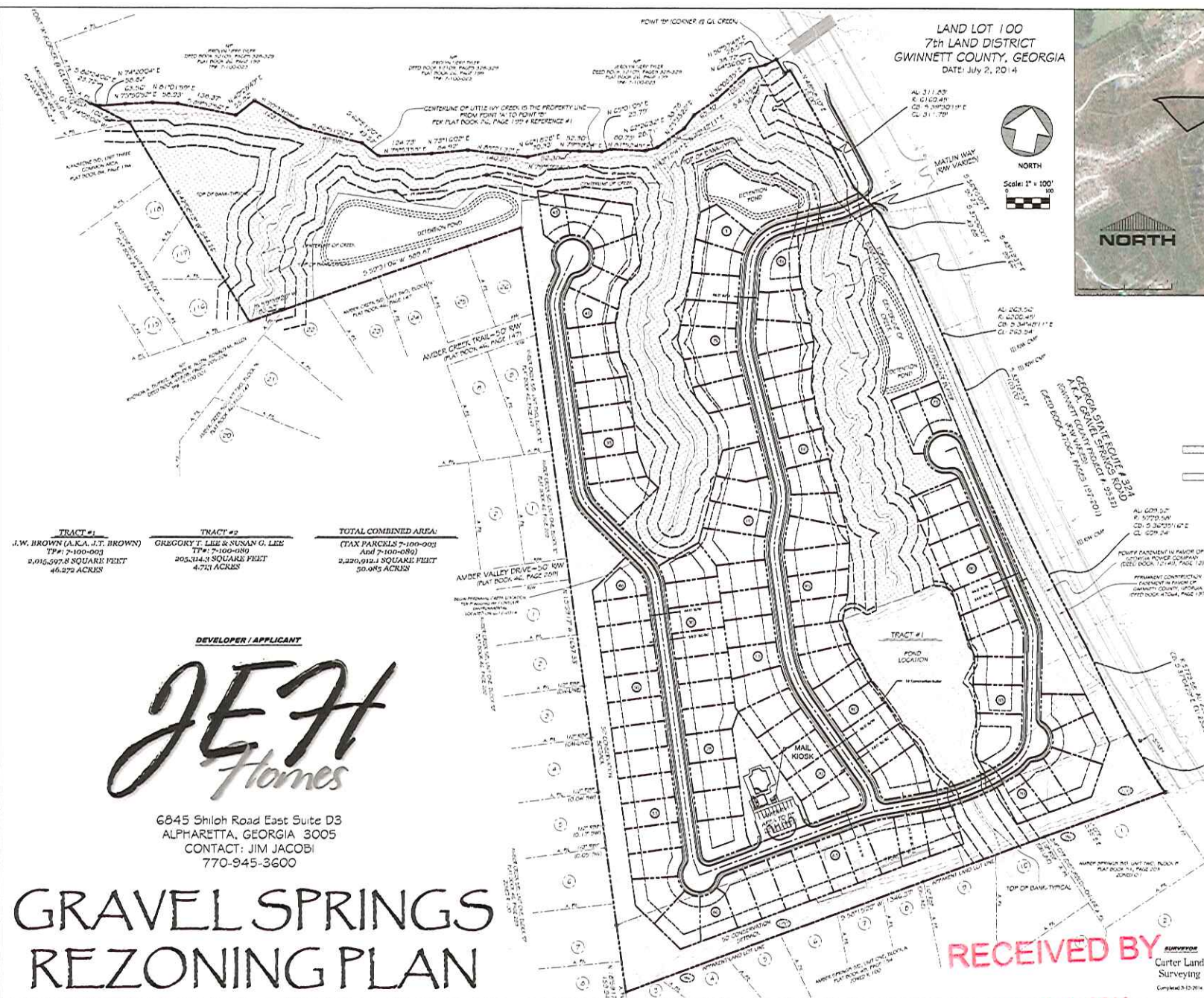
RZR '14 0 2 1

RECEIVED BY

JUL 03 2014

Planning & Development

LAND LOT 100
7th LAND DISTRICT
GWINNETT COUNTY, GEORGIA
DATE: July 2, 2014



TRACT #1
J.W. BROWN (A.K.A. J.T. BROWN)
TP# 7-100-003
2,015,997.8 SQUARE FEET
46.273 ACRES

TRACT #2
GREGORY T. LEE & SUSAN G. LEE
TP# 7-100-009
205,314.3 SQUARE FEET
4.713 ACRES

TOTAL COMBINED AREA:
(TAX PARCELS 7-100-003
And 7-100-009)
2,220,912.1 SQUARE FEET
50.985 ACRES

DEVELOPER / APPLICANT

JEFF Homes

6845 Shiloh Road East Suite D3
ALPHARETTA, GEORGIA 3005
CONTACT: JIM JACOBI
770-945-3600

GRAVEL SPRINGS REZONING PLAN

SITE DATA

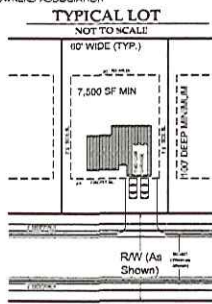
EXISTING ZONING:	AG
PROPOSED ZONING:	ODC
TOTAL AREA:	50.985 Ac. (Gross) 46.06 Ac. (Net)
FLOODPLAIN AREA:	5.01 Ac.
TOTAL LOTS:	100 NEW HOME SITES
LOT DENSITY:	2.06 HOUSES / Ac. (Gross) 2.20 HOUSES / Ac. (Net)
MIN. TOTAL REQ. CONSERVATION SPACE:	12.75 Ac. (25%)
PRIMARY OPEN SPACE PROVIDED:	14.27 Ac. (26%)
MIN. PRIMARY SPACE REQ.:	7.45 Ac. (15%)
SECONDARY OPEN SPACE PROVIDED:	8.56 Ac. (23%)
MIN. SECONDARY SPACE REQ.:	5.1 Ac. (10%)
RED. BUFFER SETBACK AREA:	6.11 Ac.
AMENITY AREA:	0.45 Ac. (0.29 Ac. Impervious)
EXISTING LAKE AREA:	2.11 Ac.
TOTAL OPEN SPACE:	22.85 Ac. (45%)
DETACHED:	50 (Femometer Conservation Area)
EXTENSION:	25'
FRONT:	25'
SIDE:	7.5'
REAR:	30' (INTERIOR)

WATER PROVIDED BY GWINNETT COUNTY

SEWER TO BE PROVIDED BY PUBLIC SEWER SYSTEM AND DIRECTED TO GWINNETT COUNTY

NO TIMBER HAS BEEN HARVESTED ON THIS SITE IN PAST 24 MONTHS

CONSERVATION SPACE TO BE DEEDED TO AND MAINTAINED BY QUALIFIED HOME OWNERS ASSOCIATION



RECEIVED BY

Carter Land Surveying
Completed 3-13-2014



RKS Green Consulting Group
Architecture - Engineering
110 Summer Dr. Suite 107
Cumming, GA 30041
Phone: 770-884-0074
Fax: 770-884-0075
www.RKSGreen.com



JUL 03 2014

RZR '14 0 2 1

Planning & Development

STANDARDS GOVERNING 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:

THE APPLICANT BELIEVES THE PROPOSED USE IS SUITABLE.

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

THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE USE OF THE SURROUNDING PROPERTIES.

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

THE APPLICANT BELIEVES THAT THE SUBJECT PROPERTY DOES NOT HAVE A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREET, TRANSPORTATION FACILITIES, UTILITIES OR SCHOOLS:

THE PROPOSED USE WILL NOT PRODUCE AN ADVERSE AFFECT ON THE EXISTING INFRASTRUCTURE.

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

THE SUBJECT PROPERTY IS DESIGNATED AS EXISTING/EMERGING SUBURBAN

(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 LETTER OF INTENT.

RECEIVED BY

RZR '14 0 2 1

JUL 03 2014

Planning & Development

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article P, Section 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

.....
PLANNING DIVISION USE ONLY
CASE NUMBER _____ RECEIVED BY: _____

RZR '14 0 2 1
RECEIVED BY
JUL 0 3 2014
Planning & Development

REZONING APPLICANT'S LETTER OF INTENT

The Applicant, JEH Homes, requests a rezoning from RA-200 to OSC for the purpose of developing a 106 lot conservation subdivision. The Property is a total of 50.985 acres and the applicant is proposing to retain the existing pond on the property and provide 22.85 acres as undisturbed open space dedicated to the Home Owners Association. The minimum required open space is 12.75 acres or 25% of the property and the applicant is proposing 45% of the property to be left undisturbed. There is no lot within 50 feet of any exterior property line and a small amenity area with a pool is planned in the subdivision. The property is wooded and it has not been timbered in the past 24 months as required by the OSC zoning stipulations. The subject property is located on Highway 324 and is found in the 7th district, land lot 100 in Gwinnett County.

The site plan shows that there will be a single entrance onto Highway 324 that aligns with an existing median break. The minimum heated area for the dwellings will be 2,000 square feet for a ranch and 2,200 square feet for a two story home with a maximum height for the proposed dwellings 35'. The front façade of all dwellings will consist of brick, stone, or fiber cement shake and siding with the remainder of the home the same or fiber cement siding. The homes will feature a traditional architecture style and will all have a two car garage. The price range for the units will start at \$250,000 and go up to the \$300,000 range. The gross density is 2.08 units to the acre and the net density is 2.20 which is in line with other developments along the Highway 324 corridor.

RZR '14 0 2 1
^

RECEIVED BY

JUL 03 2014

Planning & Development

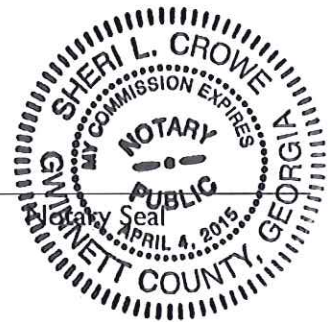
REZONING APPLICANT'S CERTIFICATION

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.

X *James D. Jacobi* 7.3.2014
Signature of Applicant Date

JAMES D. JACOBI V.P.
Type or Print Name and Title


[Signature] 7-3-14
Signature of Notary Public Date




RZR '14 0 2 1
RECEIVED BY
JUL 0 3 2014

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.

X  Susan G. Lee 5/28/14
Signature of Property Owner Date

 Susan G. Lee
Type or Print Name and Title

 Signature of Notary Public
DONNA K. DEAN
Notary Public, Gwinnett, Co., GA.
My Commission Expires 1-13-15
5/28/14 Date Notary Seal

RZR '14 0 2 1
RECEIVED BY
JUL 0 3 2014

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.

X Janice B. Lee 5/27/14
Signature of Property Owner Date

JANICE B. LEE EXEC. ESTATE OF J.T. BROWN
Type or Print Name and Title

[Signature] 5/27/14 7-13-15
Signature of Notary Public Date Notary Seal
DONNA F.
Notary Public, G
My Commission E

RZR '14 0 2 1
RECEIVED BY

JUL 0 3 2014

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.

X James D. Jacobi 7.3.2014 JAMES D. Jacobi V.P.
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 7-3-14
 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 X James D. Jacobi
 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.

RZR '14 0 2 1
 RECEIVED BY
 JUL 03 2014
 Planning & Development

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: 7 - 100 - 089
 (Map Reference Number) District Land Lot Parcel

X *James D. Jacobi* 7.3.2014
 Signature of Applicant Date

JAMES D. JACOBI V.P.
 Type or Print Name and Title

TAX COMMISSIONERS USE ONLY

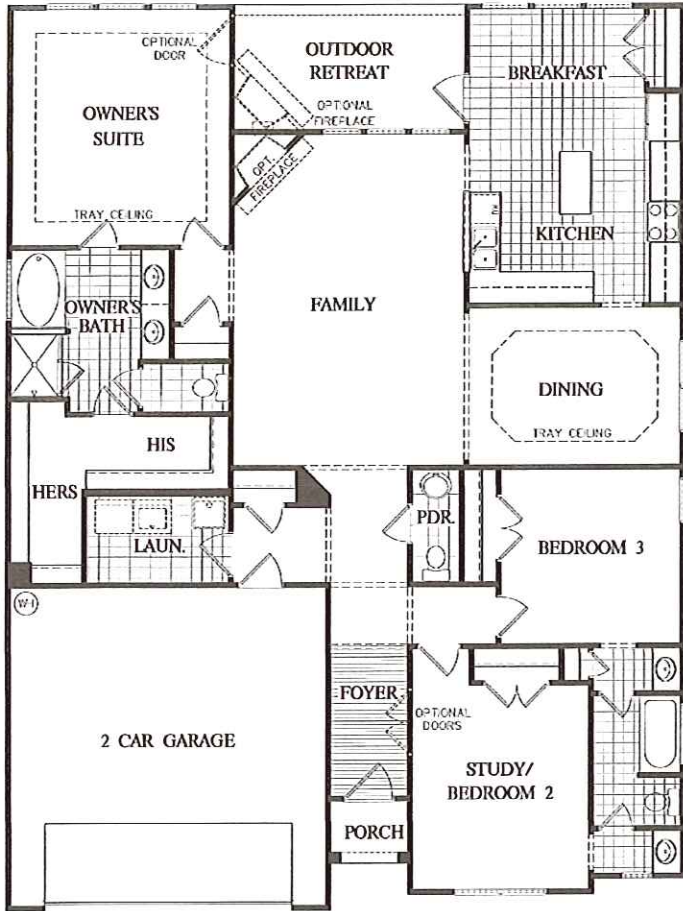
(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Debra Smith *tax services associate*
 NAME TITLE

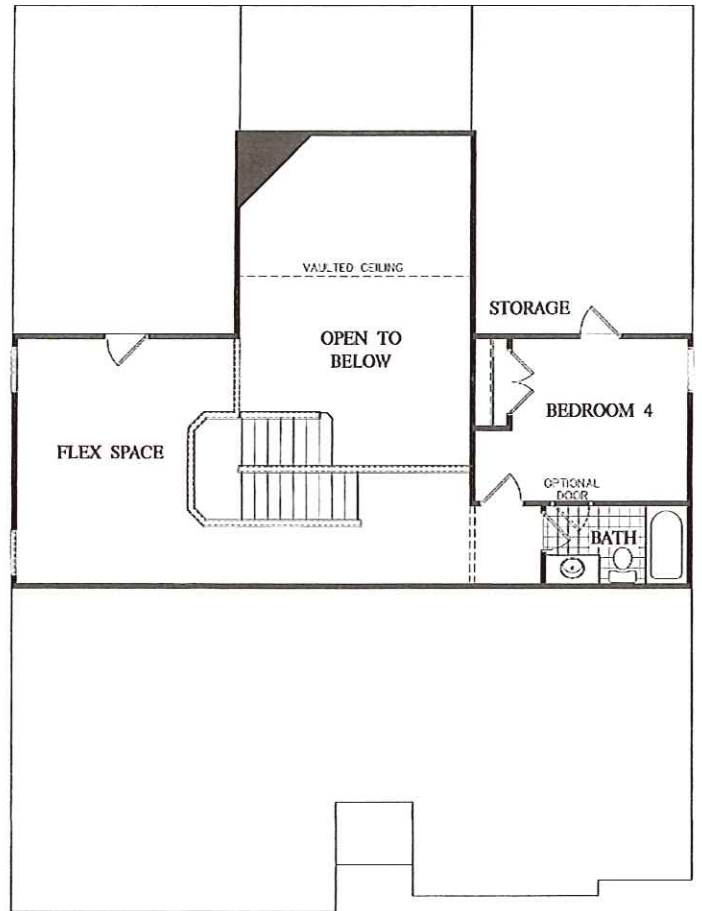
July 3, 2014
 DATE

RZR '14 0 2 1

RECEIVED BY
 JUL 0 3 2014



FIRST FLOOR



OPTIONAL SECOND FLOOR



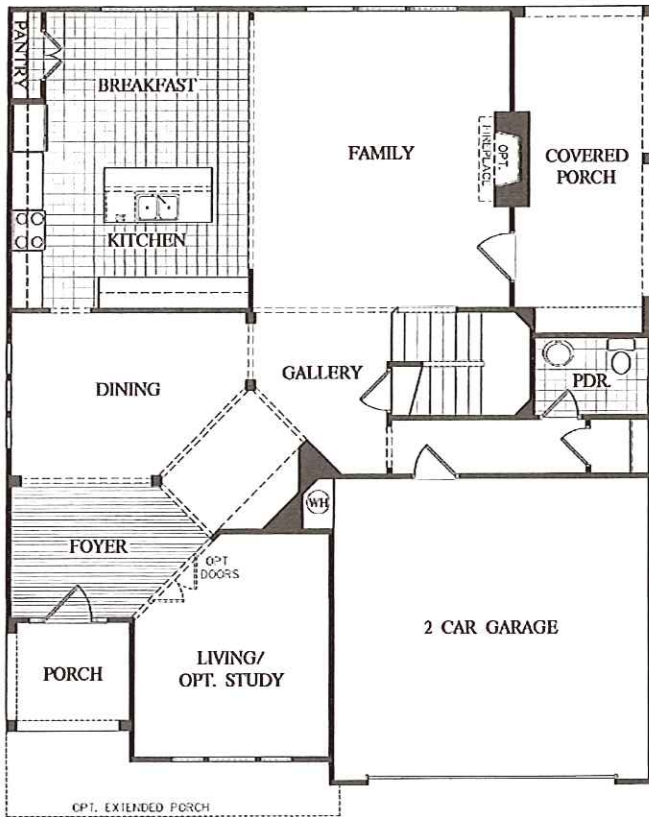
ELEVATION - A



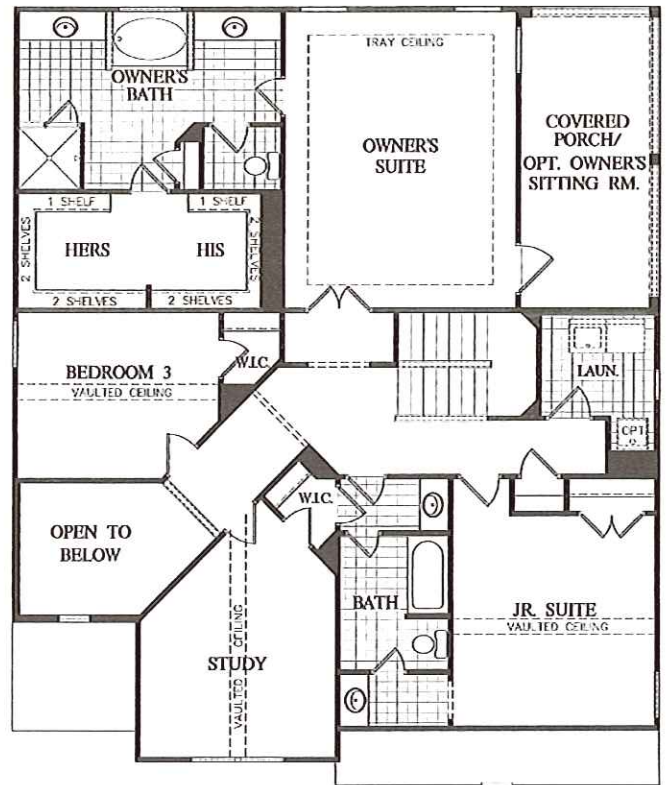
ELEVATION - B



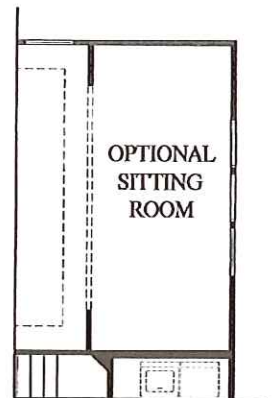
ELEVATION - C



FIRST FLOOR



SECOND FLOOR



ELEVATION - A



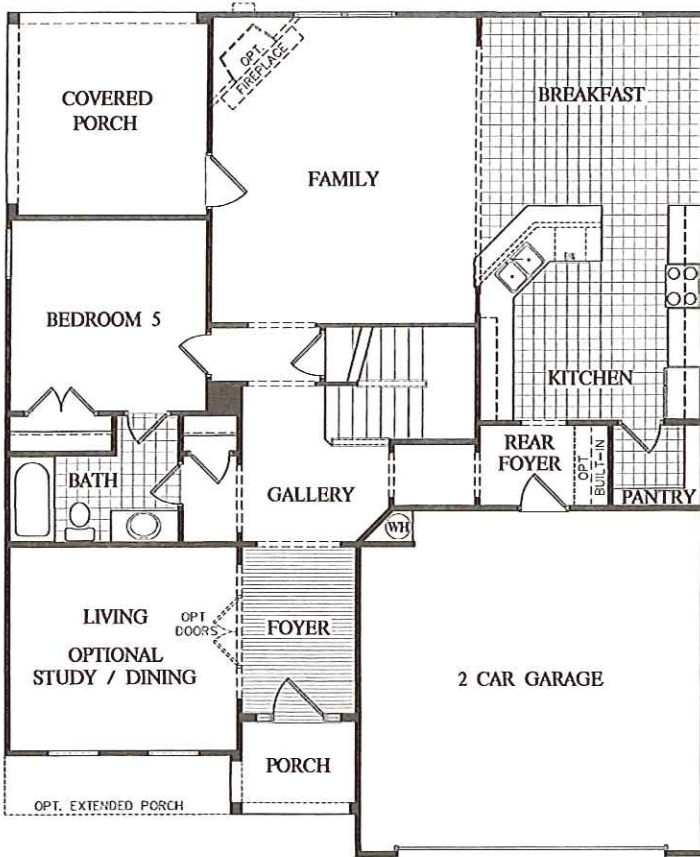
ELEVATION - B



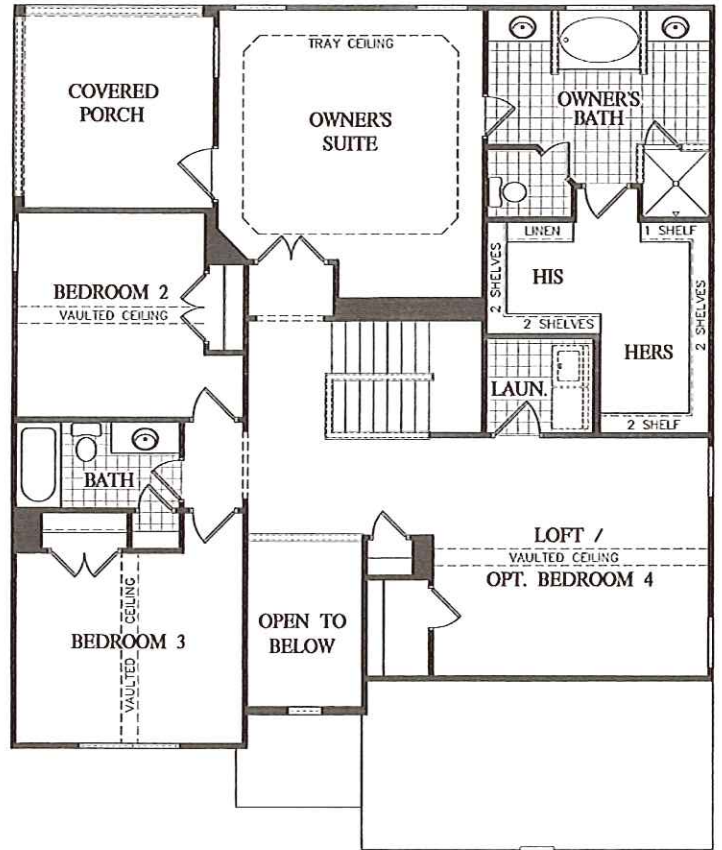
ELEVATION - C

RZR '14 0 2 1





FIRST FLOOR



SECOND FLOOR



ELEVATION - A

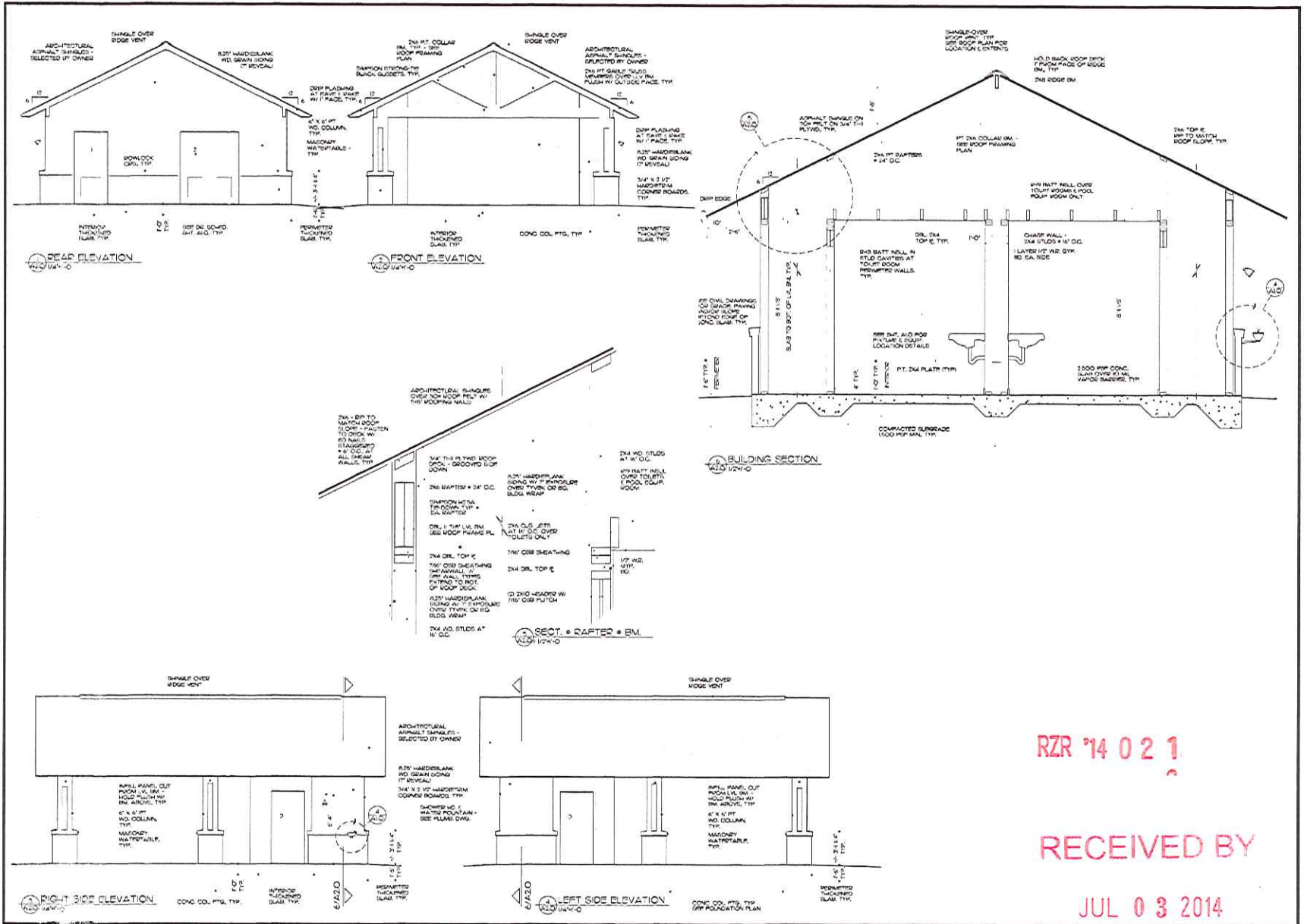


ELEVATION - B



ELEVATION - C

CABANA



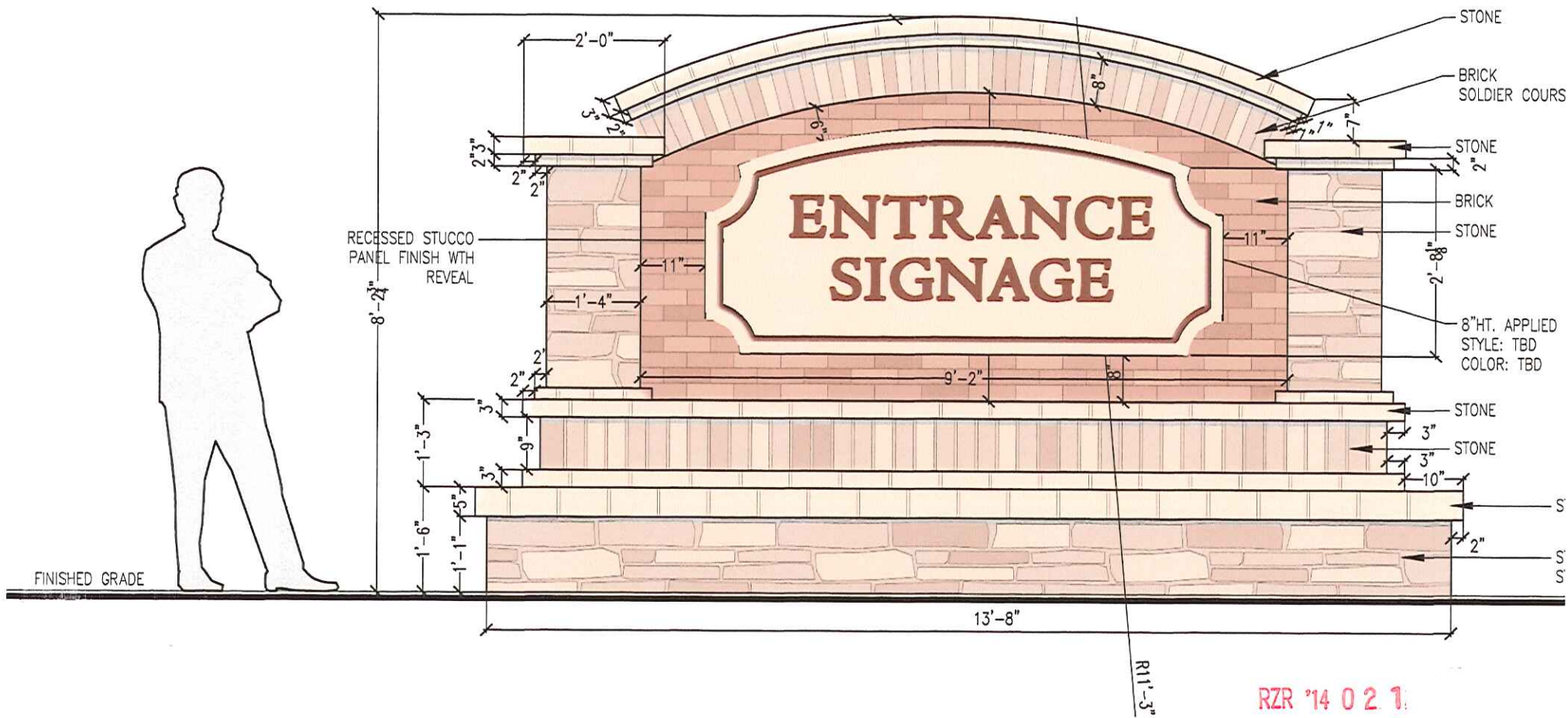
RZR 14 0 2 1

RECEIVED BY

JUL 0 3 2014

Planning & Development

NOTE:
TYPE OF STONE: TBD



MAIN ENTRANCE SIGN

ELEVATION | SECTION

RZR '14 0 2 1
RECEIVED BY

JUL 03 2014

Planning & Development