

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Woodward Mill Development, LLC</u>	NAME: <u>JBP, Jr. Family Trust</u>
ADDRESS: <u>390 Brogdon Road</u>	ADDRESS: <u>4236 Sardis Church Road</u>
CITY: <u>Suwanee</u>	CITY: <u>Buford</u>
STATE: <u>GA</u> ZIP: <u>30024</u>	STATE: <u>GA</u> ZIP: <u>30519</u>
PHONE: <u>(770) 351-7357 cell</u>	PHONE: <u>(404) 272-5753 cell</u>
CONTACT PERSON: <u>Eric Johansen, RLA, Inland Group, LLC</u> PHONE: <u>678-571-4843 cell</u>	
CONTACT'S E-MAIL: <u>eric@inlandllc.com</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): <u>R-75</u> REQUESTED ZONING DISTRICT: <u>OSC</u>	
LAND DISTRICT(S): <u>7</u> LAND LOT(S): <u>232</u> ACREAGE: <u>+/- 32.74 acres</u>	
ADDRESS OF PROPERTY: <u>3978 (001) & 4064 (001A) Woodward Mill Road, Buford, GA 30518</u>	
PROPOSED DEVELOPMENT: <u>A Residential Subdivision</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>80 lots</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2,400 hsf min.</u>	Total Building Sq. Ft. _____
Gross Density: <u>80 / 32.74 = 2.44 lots/ac</u>	Density: _____
Net Density: <u>80 / 32.11 = 2.49 lots/ac</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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***Pass Property
Legal Description***

All that tract or parcel of land lying and being in Land Lot 232 of the 7th District of Gwinnett County, and being more particularly described as follows:

BEGINNING at an Iron Pin Set at the intersection of the southeastern right-of-way line of Old Suwanee Road (60'R/W) with the southwestern right-of-way line of Woodward Mill Road (60'R/W); thence running along said Woodward Mill Road right-of-way South 58°57'41" East, a distance of 87.05 feet to a point; thence South 56°37'04" East, a distance of 63.24 feet to a point; thence South 51°05'42" East, a distance of 61.81 feet to a point; thence South 45°26'48" East, a distance of 62.39 feet to a point; thence South 42°21'45" East, a distance of 129.22 feet to a point; thence South 40°36'17" East, a distance of 165.00 feet to a point; thence South 38°41'43" East, a distance of 103.89 feet to a point; thence South 37°07'20" East, a distance of 104.24 feet to a point; thence South 36°45'45" East, a distance of 148.84 feet to a point; thence South 36°08'22" East, a distance of 99.02 feet to a point; thence South 35°53'22" East, a distance of 149.60 feet to a point; thence South 35°37'24" East, a distance of 99.89 feet to a point; thence South 35°04'26" East, a distance of 102.61 feet to a point; thence South 35°41'00" East, a distance of 203.00 feet to a point; thence South 35°50'46" East, a distance of 323.05 feet to a point; thence South 38°41'09" East, a distance of 98.85 feet to a point; thence South 45°30'00" East, a distance of 101.00 feet to a point; thence South 48°36'27" East, a distance of 107.66 feet to an Iron Pin Set; thence leaving said Woodward Mill Road and running along land now or formerly of GA. Dept. Of Transportation North 83°43'12" West, a distance of 1161.68 feet to a point; thence North 82°52'48" West, a distance of 187.69 feet to a point; thence running along a barbed wire fence and land now or formerly of Howington Holdings, LLC North 22°29'50" West, a distance of 1330.39 feet to a point on the southeastern right-of-way line of said Old Suwanee Road; thence running along said Old Suwanee Road right-of-way North 54°09'30" East, a distance of 194.55 feet to a point; thence North 55°39'18" East, a distance of 101.02 feet to a point; thence North 56°16'00" East, a distance of 231.00 feet to the POINT OF BEGINNING.

Said tract contains 32.74 acres more or less and is described per a Survey for J. B. P., Jr. Family Trust & The Kim Firm, LLC prepared by W.T. Dunahoo and Associates, dated 10/14/08, and recorded at PB 125 PG 41.

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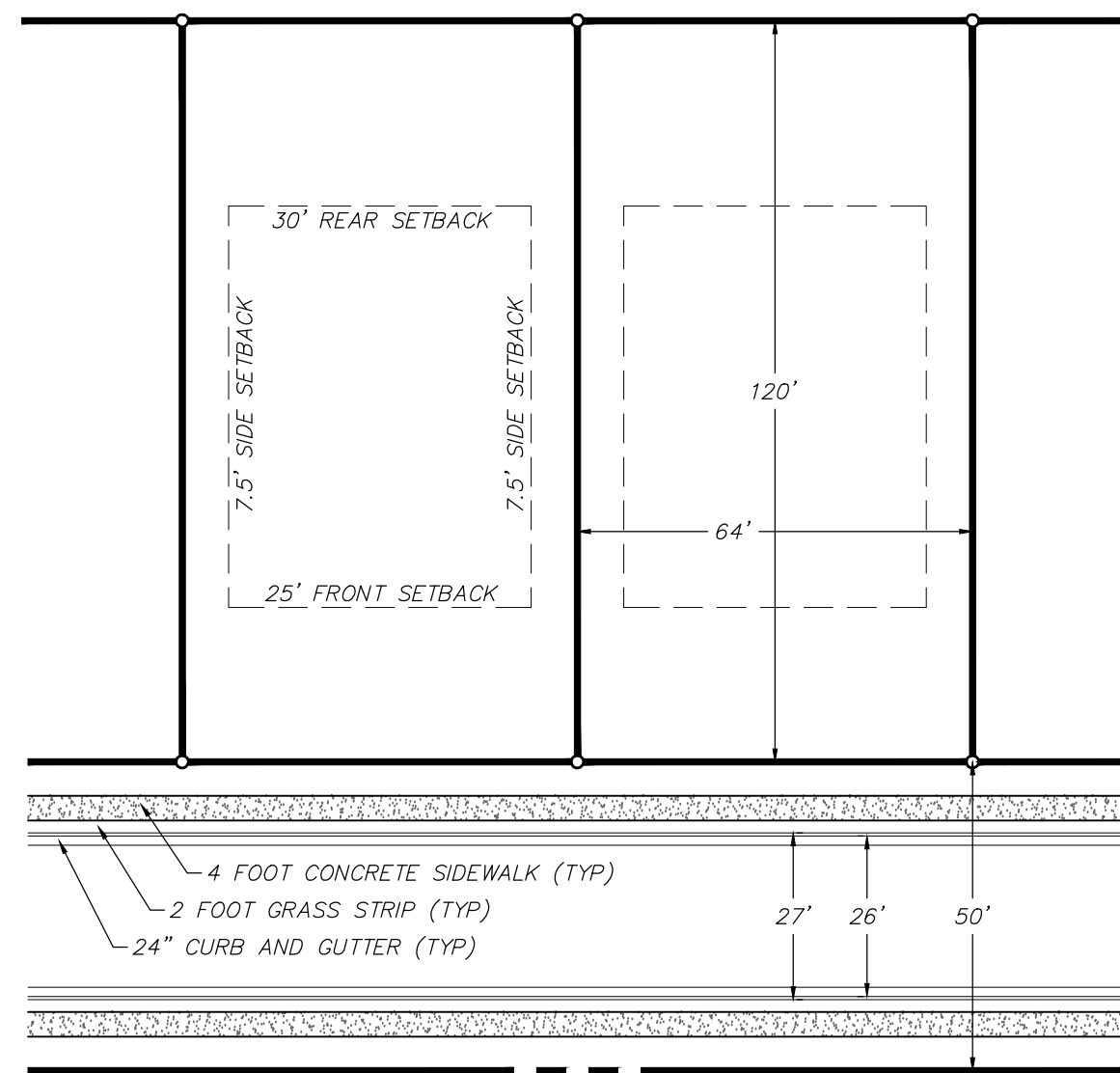
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The map shows the study site (a shaded area labeled 'SITE') located near the intersection of the Hurontario Highway and the Credit River. The site is situated between the Hurontario Highway and the Credit River. The map also shows the location of the City of Toronto and the Credit River. The site is located near the intersection of the Hurontario Highway and the Credit River.

GENERAL NOTES:

6. A FLORA SURVEY OF THE SUBJECT PROPERTY WAS PERFORMED BY ONE BARK CONSULTING ARBORIST DATED JULY 1, 2014. THERE ARE NO ENDANGERED SPECIES LOCATED WITHIN THE SUBJECT PROPERTY PER THE FINDINGS OF THIS REPORT.



THERE ARE PROPOSED LOTS THAT EXCEED THIS SIZE, BUT THE MINIMUM LOTS WILL ALL MEET THIS STANDARD

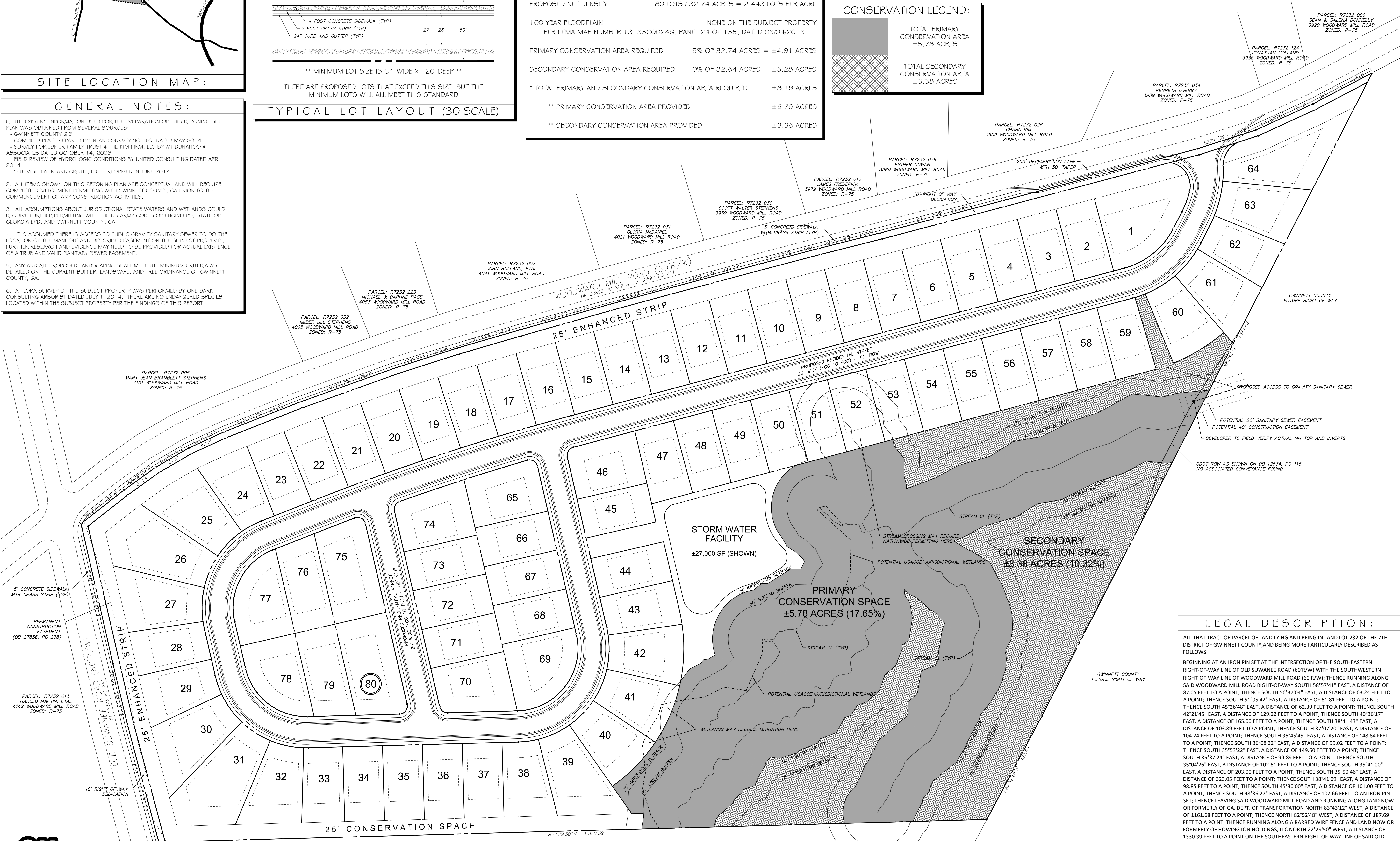
TYPICAL LOT LAYOUT (30 SCALE)

EXISTING ZONING OF THE SUBJECT PROPERTY	R-75
PROPOSED ZONING DISTRICT	OSC (OPEN SPACE CONSERVATION)
ADDRESS OF THE SUBJECT PROPERTY	3978 WOODWARD MILL ROAD # 4064 WOODWARD MILL ROAD
TAX PARCEL IDENTIFICATIONS	R7232 001 (3978) # R7232 001A (4064)
GROSS AREA OF THE SUBJECT PROPERTY	± 32.74 ACRES
- NET AREA AFTER THE 10' ROW DEDICATION	± 32.11 ACRES
MAXIMUM DENSITY PERMITTED (WITHOUT DENSITY BONUSES)	2.5 UNITS PER ACRE
- 2.5 UNITS PER ACRE X 32.74 ACRES =	81.85 UNITS
PROPOSED UNITS (WITHOUT DENSITY BONUSES)	80 LOTS (AS SHOWN)
PROPOSED NET DENSITY	80 LOTS / 32.74 ACRES = 2.443 LOTS PER ACRE
100 YEAR FLOODPLAIN	NONE ON THE SUBJECT PROPERTY
- PER FEMA MAP NUMBER 13135C0024G, PANEL 24 OF 155, DATED 03/04/2013	
PRIMARY CONSERVATION AREA REQUIRED	15% OF 32.74 ACRES = ± 4.91 ACRES
SECONDARY CONSERVATION AREA REQUIRED	10% OF 32.84 ACRES = ± 3.28 ACRES
* TOTAL PRIMARY AND SECONDARY CONSERVATION AREA REQUIRED	± 8.19 ACRES
** PRIMARY CONSERVATION AREA PROVIDED	± 5.78 ACRES
** SECONDARY CONSERVATION AREA PROVIDED	± 3.38 ACRES

GROSS AREA OF THE SUBJECT PROPERTY	± 32.74 ACRES
NET AREA AFTER 10' ROW DEDICATION	± 32.11 ACRES
TOTAL CONSERVATIONS AREAS PROVIDED - PROPOSED PRIMARY & SECONDARY CONSERVATION AREAS	± 9.16 ACRES
TOTAL AREA OF THE 25' ENHANCED STRIP & 25' CONSERVATION STRIP	± 1.92 ACRES
TOTAL AREA OF THE DETENTION FACILITY LOT	± 1.31 ACRES
** TOTAL COMMON AREAS	± 12.39 ACRES
** PERCENTAGE OF COMMON AREAS	12.39 / 32.74 = 37.84%

FRONT YARD SETBACK	25 FEET
REAR YARD SETBACK	30 FEET
SIDE YARD SETBACK	7.5 FEET
ENHANCED LANDSCAPE STRIP	
- WOODWARD MILL ROAD	25 FEET
- OLD SUWANEE ROAD	25 FEET
CONSERVATION SPACE	
- ADJACENT TO R-75 ZONED PROPERTY	25 FEET
MINIMUM LOT WIDTH	60 FEET
MINIMUM LOT SIZE	7,200 SQUARE FEET

	TOTAL PRIMARY CONSERVATION AREA ±5.78 ACRES
	TOTAL SECONDARY CONSERVATION AREA ±3.38 ACRES



BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE SOUTHEASTERN RIGHT-OF-WAY LINE OF OLD SUWANNEE ROAD (60R/W) WITH THE SOUTHWESTERN RIGHT-OF-WAY LINE OF WOODWARD MILL ROAD (60R/W); THENCE RUNNING ALONG SAID WOODWARD MILL ROAD RIGHT-OF-WAY SOUTH 55°57'41" EAST, A DISTANCE OF 87.05 FEET TO A POINT; THENCE SOUTH 56°39'04" EAST, A DISTANCE OF 63.24 FEET TO A POINT; THENCE SOUTH 56°39'04" EAST, A DISTANCE OF 10.01 FEET TO A POINT; THENCE SOUTH 45°25'48" EAST, A DISTANCE OF 62.39 FEET TO A POINT; THENCE SOUTH 42°21'45" EAST, A DISTANCE OF 129.22 FEET TO A POINT; THENCE SOUTH 40°36'17" EAST, A DISTANCE OF 165.00 FEET TO A POINT; THENCE SOUTH 38°41'43" EAST, A DISTANCE OF 103.89 FEET TO A POINT; THENCE SOUTH 37°07'20" EAST, A DISTANCE OF 103.89 FEET TO A POINT; THENCE SOUTH 36°08'22" EAST, A DISTANCE OF 99.90 FEET TO A POINT; THENCE SOUTH 35°32'32" EAST, A DISTANCE OF 149.60 FEET TO A POINT; THENCE SOUTH 35°37'24" EAST, A DISTANCE OF 99.89 FEET TO A POINT; THENCE SOUTH 35°04'26" EAST, A DISTANCE OF 102.61 FEET TO A POINT; THENCE SOUTH 35°41'00" EAST, A DISTANCE OF 203.00 FEET TO A POINT; THENCE SOUTH 35°50'46" EAST, A DISTANCE OF 123.05 FEET TO A POINT; THENCE SOUTH 38°58'00" EAST, A DISTANCE OF 98.85 FEET TO A POINT; THENCE SOUTH 45°30'00" EAST, A DISTANCE OF 101.00 FEET TO A POINT; THENCE SOUTH 48°36'27" EAST, A DISTANCE OF 107.66 FEET TO AN IRON PIN SET; THENCE LEAVING SAID WOODWARD MILL ROAD AND RUNNING ALONG LAND NOW OR FORMERLY OF GA. DEPT. OF TRANSPORTATION NORTH 83°43'12" WEST, A DISTANCE OF 120.00 FEET TO A POINT; THENCE SOUTH 83°43'12" WEST, A DISTANCE OF 142.69 FEET TO A POINT; THENCE RUNNING ALONG A BARBED WIRE FENCE AND LAND NOW OR FORMERLY OF HOWINGTON HOLDINGS, LLC NORTH 22°29'50" WEST, A DISTANCE OF 1330.39 FEET TO A POINT ON THE SOUTHEASTERN RIGHT-OF-WAY LINE OF SAID OLD SUWANNEE ROAD; THENCE RUNNING ALONG SAID OLD SUWANNEE ROAD RIGHT-OF-WAY SOUTH 55°39'18" EAST, A DISTANCE OF 101.02 FEET TO A POINT; THENCE NORTH 56°16'00" EAST, A DISTANCE OF 231.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 32.74 ACRES MORE OR LESS AND IS DESCRIBED PER A SURVEY FOR J. B. P., JR. FAMILY TRUST & THE KIM FIRM, LLC PREPARED BY W.T. DUNAHOO AND ASSOCIATES, DATED 10/14/08, AND RECORDED AT PB 125 PG 41.

land solutions - construction management
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(404) 355-6760 fax
www.inlandgrp.com

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DESIGN PROFESSIONAL SEAL

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE



GSWCC LEVEL 11 CERTIFICATION #0000026876

PROJECT DESIGN TEAM:

PROJECT NAME:

A RESIDENTIAL COMMUNITY

PERMIT NUMBER:

PROJECT ADDRESS:

INTERSECTION OF WOODWARD MILL ROAD
AND OLD SUWANEE ROAD

TAX PARCELS:
R7232 001
R7232 001A

UNINCORPORATED GWINNETT COUNTY, GA

OWNER / DEVELOPER:

WOODWARD MILL
DEVELOPMENT, LLC.

390 BROGDON ROAD
SUWANEE, GA 30024
(855) 770-HOME office
(678) 298-7165 fax

REVISIONS:

NUM	DATE	REVISION DESCRIPTION
-1	07/03/14	SUBMIT REZONING TO GC

SHEET TITLE:

REZONING
SITE PLAN

SCALE: 1" = 60'

DATE: JUNE 29, 2014

PROJECT: 14-012

SHEET NUMBER



MAGNETIC NORTH

RZ1



Know what's **below**.
Call before you dig.

EXISTING CONDITIONS:

THE SUBJECT PROPERTY IS LOCATED AT THE INTERSECTION OF OLD SUWANNEE ROAD AND WOODWARD ROAD AND HAS BEEN UTILIZED MOST RECENTLY AS FARMING PASTURE LAND FOR THE PASS FAMILIES. THE SUBJECT PROPERTY IS CURRENTLY ZONED R-75, IS APPROXIMATELY ± 32.84 ACRES IN OVERALL SIZE, AND IS LOCATED WITHIN UNINCORPORATED BOUNDARIES OF GWINNETT COUNTY, GEORGIA.

THE SUBJECT PROPERTY IS BORDERED BY RESIDENTIAL PROPERTIES ON ALL SIDES THAT WOULD BE ZONED R-75 PER THE LATEST RECORDS SEARCH OBTAINED FROM THE GWINNETT COUNTY GIS DATABASE.

A FLORA SURVEY WAS CONDUCTED ON THE SUBJECT PROPERTY BY ONE BARK CONSULTING ARBORIST DATED JULY 1, 2014.

A REVIEW OF THE EXISTING HYDROLOGIC FEATURES WAS CONDUCTED ON THE SUBJECT PROPERTY BY UNITED CONSULTING DATED APRIL 2014.

THE PROPOSED DEVELOPMENT WILL CONNECT TO THE GRAVITY FED SANITARY SEWER SYSTEM LOCATED WITHIN GWINNETT COUNTY, GA.

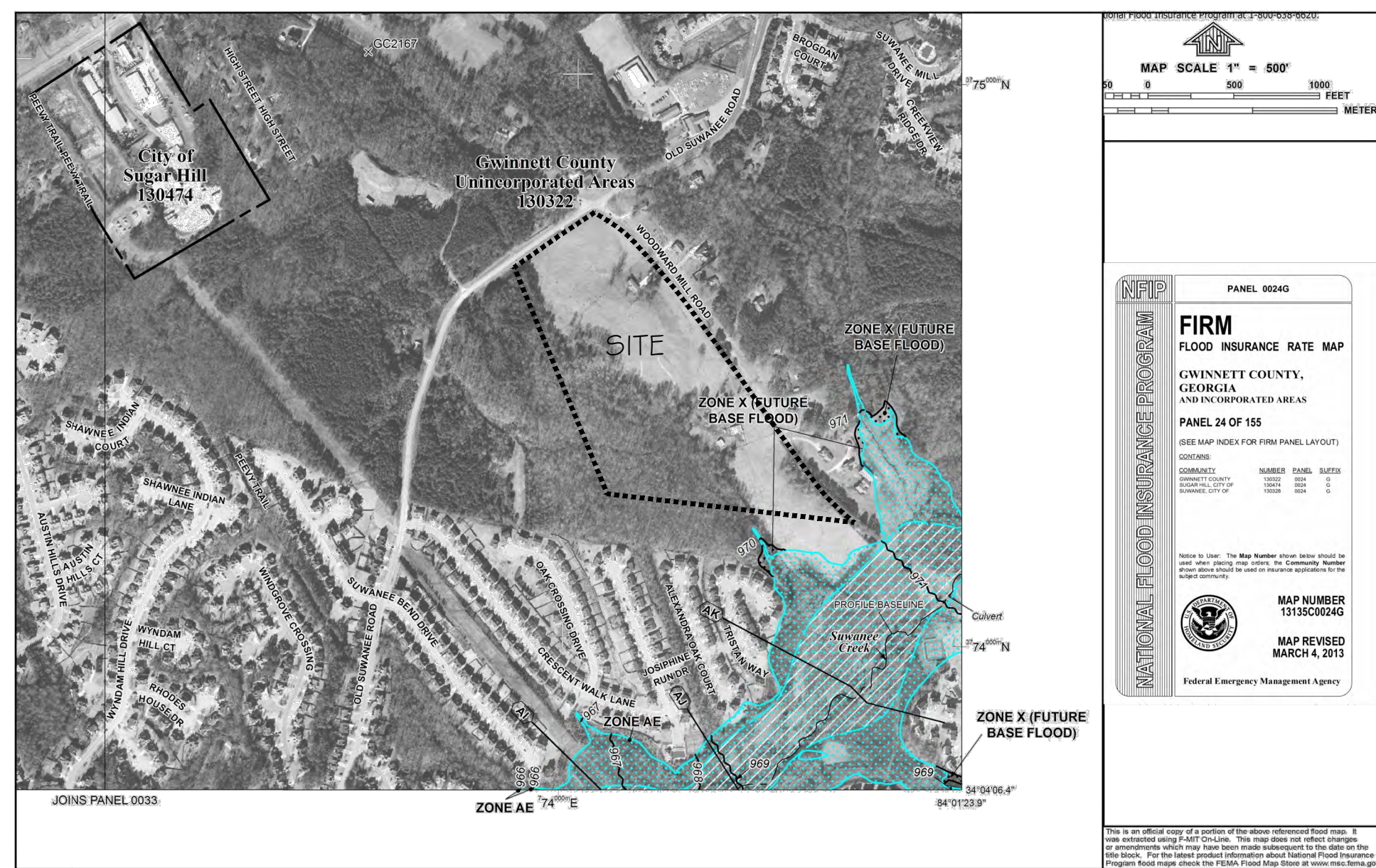
THE EXISTING STRUCTURES ON THE SUBJECT PROPERTY WILL ALL BE REMOVED AS PART OF THE MASS GRADING ASSOCIATED WITH THE DEVELOPMENT OF THE PROPOSED RESIDENTIAL SUBDIVISION.

THE MAJORITY OF THE STREAMS ON THE SUBJECT PROPERTY WILL BE PROTECTED BY THE GWINNETT COUNTY, GA 50 FOOT STREAM BUFFER AND ASSOCIATED 75 FOOT IMPERVIOUS SETBACK.

THERE ARE NO SIGNIFICANT STEEP SLOPES (GREATER THAN 25 PERCENT) LOCATED WITH THE SUBJECT PROPERTY.


THERE IS NO 100 YEAR FLOOD PLAIN LOCATED ON OR WITHIN THE SUBJECT PROPERTY PER FEMA MAP 13135C0024G, PANEL 24 OF 155, DATED MARCH 4, 2013.

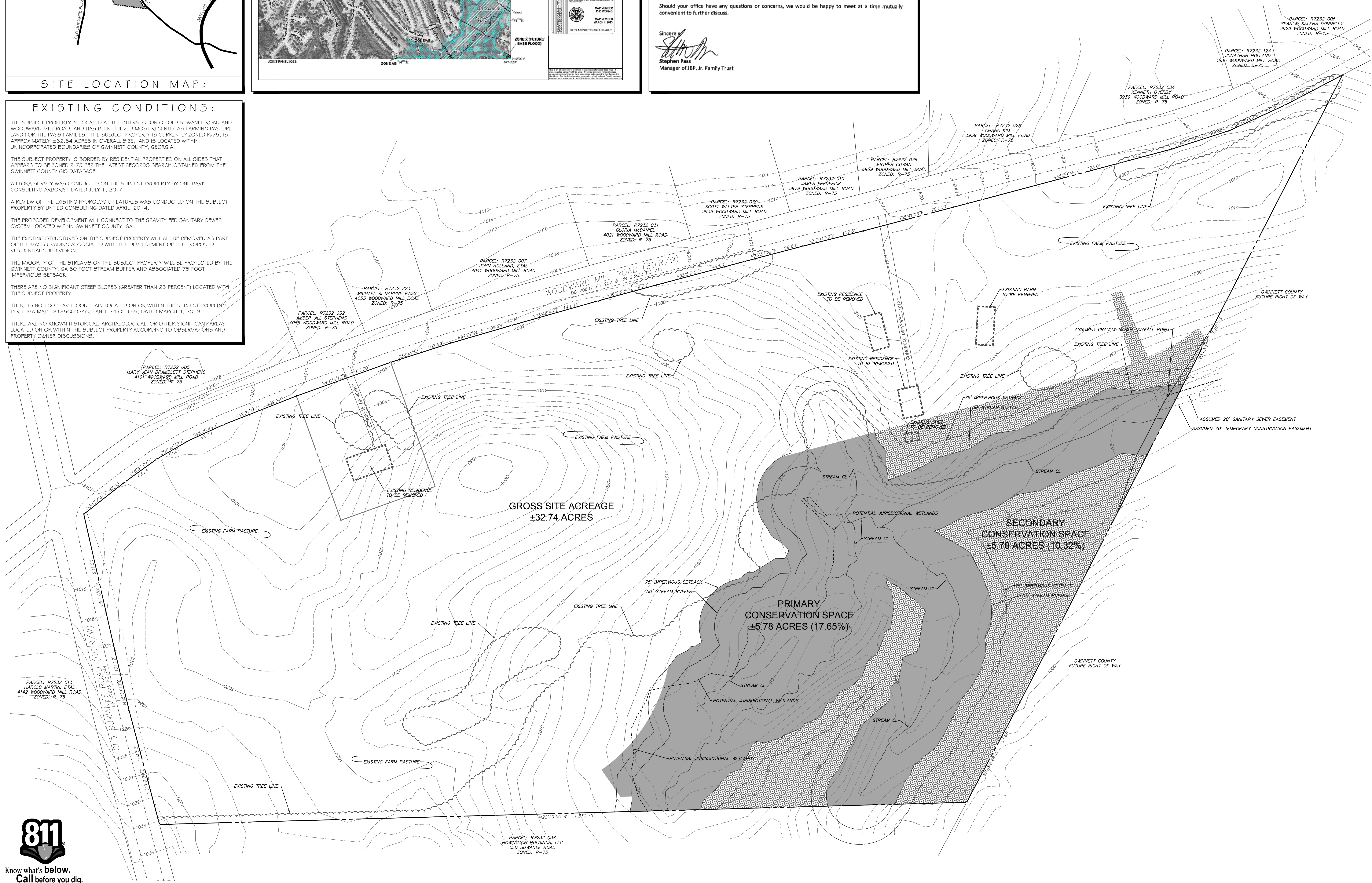
THERE ARE NO KNOWN HISTORICAL, ARCHAEOLOGICAL, AND/OR OTHER SIGNIFICANT AREAS LOCATED ON OR WITHIN THE SUBJECT PROPERTY ACCORDING TO OBSERVATIONS AND PROPERTY OWNER DISCUSSIONS.



Re: **Pass Property – 24 Month Timber Harvesting Certification**
3978 Woodward Mill Road & 4064 Woodward Mill Road
Tax Parcels – R7232 001 & R7232 001A (the “Subject Property”)

This letter shall serve as official certification to Gwinnett County, GA that the above referenced Subject Property has **NOT** been associated with any Timber Harvesting with the last twenty four (24) months prior to the Application of the proposed OSC Zoning designation in July 2014.

Sincerely,

Stephen Pass
Manager of JBP, Jr. Family Trust



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Suite 400 - 15
Duluth , Georgia 30097
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THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE

A circular professional seal for Eric Johansen. The outer ring contains the text "GEORGIA" at the top and "ERIC JOHANSEN" at the bottom. Inside this ring, the word "REGISTERED" is at the top and "LANDSCAPE ARCHITECT" is at the bottom. In the center of the seal, it says "No. 001515" and "PROFESSIONAL". Two five-pointed stars are positioned on the left and right sides of the central text.

PROJECT DESIGN TEAM:

PROJECT NAME:

A RESIDENTIAL COMMUNITY

PERMIT NUMBER:

PROJECT ADDRESS:

INTERSECTION OF WOODWARD MILL ROAD
AND OLD SUWANEE ROAD

TAX PARCELS:
R7232 001
R7232 001A

UNINCORPORATED GWINNETT COUNTY, GA

OWNER / DEVELOPER:

WOODWARD MILL
DEVELOPMENT, LLC.

390 BROGDON ROAD
SUWANEE, GA 30024
(855) 770-HOME office
(678) 298-7165 fax

REVISIONS:

NUM	DATE	REVISION DESCRIPTION
-1	07/03/14	SUBMIT REZONING TO GC

SHEET TITLE:	
--------------	--

EXISTING FEATURES SITE ANALYSIS PLAN



SCALE: 1" = 60'

DATE: JUNE 29, 2014

PROJECT: 14-012

	SHEET NUMBER
--	--------------

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MAGNETIC NORTH	
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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:

Yes, the proposed Residential rezoning of the Subject Property will be suitable with the adjacent R-75 zoned residential communities

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

No, the proposed Residential rezoning will not adversely affect the nearby R-75 zoned properties. We believe it will further strengthen the surrounding property values and continue to raise the bar for the immediate and nearby communities that will continue to develop in this area.

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

Yes, the Subject Property is currently zoned R-75 and has a reasonable economic use as currently zoned. Due to the vast amounts of stream buffers and setbacks on the Subject Property, the likelihood of the property ever developing as R-75 is very low.

- (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:

No the proposed use will not cause an excessive or burdensome use of the existing streets (Old Suwanee Road & Woodward Mill Road) as both roads have cut through commuter traffic already. Additionally, we do not expect any issues with the utilities or surrounding school clusters as both are currently underserved.

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

Yes the proposed use is in conformity with the current Gwinnett County Land Use Plan as this area is currently all Residentially zoned and will continue to remain so with our proposed request.

- (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:

Again, the Subject Property has a vast amount of development challenges, mainly a Stream Buffer, two road frontages, and rolling topography. Our proposed use of OSC is the ideal zoning classification to convert these development challenges into positive features of the development.

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July 2, 2014

Gwinnett County Board of Commissioners
c/o Bryan Lackey
Director of Planning and Development
446 West Crogan Street
Lawrenceville, GA 30045

Re: Pass Property – Rezoning Permit Letter of Intent
Parcels: R7232 001 & R7232 001A
Gwinnett County, GA

Dear Mr. Lackey,

Inland Group, LLC ("Inland") has been retained by Woodward Mill Development, LLC (the "Applicant") to pursue a Rezoning Application (the "Application") for real property located at the intersection of Old Suwanee Road and Woodward Mill Road and further described as Parcels R7232 001 & R7232 001A that is approximately ±32.74 gross acres (the "Subject Property"). **The Applicant is also the Contract Purchaser of the Subject Property.** The Subject Property is currently zoned R-75 and is completely surrounded by other similarly zoned R-75 residential properties.

The Applicant is proposing a Rezoning change from the existing R-75 designation to a proposed OSC (Open Space Conservation District) designation per the recent changes approved under the Unified Development Ordinance of Gwinnett County, GA (the "County"). We believe that OSC is the appropriate choice for a proposed Zoning classification on the Subject Property due to the extensive amount of stream buffers and associated setbacks, the rolling topography on the existing pasture lands, the adjacent Gwinnett County right of way land (former Outer Loop property) and the duel road frontages which present screening issues for the proposed homes. The combination of these development challenges and more, continue to remove portions of the Subject Property that would have been utilized as a family estate/farm (as the Pass Family currently uses the property) but have no ability to be used by a residential developer that is creating a single family community. By permitting the Subject Property to be rezoned and used as an OSC property, the development standards associated with said zoning classification would promote the preservation of these features and allow for the necessary density to adequately development and market the proposed houses.

*** We understand there are some potential changes being considered by the Board of Commissioners concerning the OSC zoning designation. The proposed Rezoning Site Plan accompanying this Application was designed*

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RZR '14 022

consistent with the proposed changes as we understood them to be. Should the proposed changes not be approved as we understand them to be, or additional restrictions be placed within the OSC regulations, the Applicant reserves the right to properly amend its proposed Application, even after submittal to the County for review and consideration.

We are proposing eighty (80) single family residential lots that will have a minimum lot size of 64' wide by 120' deep. These proposed lots will be developed with a two story house that will consist of a minimum $\pm 2,400$ heated square feet. In certain cases where the lots allow for a larger lot size there is the potential for larger houses to be constructed incorporating either basements or wider/deeper products. All proposed residential structures will feature a two car garage, brick and stone front elevations, brick and stone water tables up to 40" tall on the side elevations with the balance being a cement siding type product above, and all cement siding type products on the rear elevations. Additionally, there will be accents of architectural trim products appropriately constructed where necessary to blend building materials together. Attached with this Application are similar type housing products the Applicant would like to propose for the Subject Property. The proposed similar elevations are named as follows: The Addison, The Fernwood II, The Hillgrove, and The Jacobs III. We believe these proposed housing products will blend in with the surrounding residential communities, compliment the architectural styles of the adjacent areas, and will have selling prices in excess of \$300,000.00 during the 1st Phase of development, and then continuing to rise as the balance of the houses are constructed.

The proposed development will feature public paved roads that will be constructed to County standards and maintained by the County after completion of the development, a master detention and water quality facility located on common areas within the development, underground utilities, sidewalks on both sides of the streets, a deceleration lane on Woodward Mill Road, over 8 acres of preserved stream buffers, additional green spaces, a enhanced landscape strip along the road frontages that will be planted with lush evergreen screening plant materials, and smaller variety pocket parks and green space opportunities where space will permit located within the community.

We respectfully request your approval of this request for the Rezoning of the Subject Property to OSC. The proposed development is consistent with the 2030 Unified Plan and creates an opportunity for a first class community located within the Lanier Cluster of Gwinnett County Public Schools. We are available to meet with the County staff and District Representatives at any time to further discuss the merits of this Application upon request.

Thank you for your consideration of this Application.

Sincerely,



Eric Johansen, RLA
Inland Group, LLC
Agent for the Applicants

cc: Applicant
File

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RZR '14 022

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.

[Handwritten Signature]

7/3/14

Signature of Applicant

Date

REIMER RIETZ, MANAGER

Type or Print Name and Title

[Handwritten Signature]

7/3/14

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



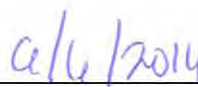
Date

Stephen Pass, Trustee of the JBP, Jr. Family Trust

Type or Print Name and Title



Signature of Notary Public



Date



RZR '14 0 2 2


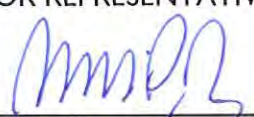
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CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
	7.3.2014	Eric Johansen, Member of Inland Group, LLC
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
	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 Eric Johansen, Member of Inland Group, LLC
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)
John Heard	\$250.00	03/2014
Jace Brooks	\$500.00	11/2013
Lynette Howard	\$250.00	04/2014

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

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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.

mmfj 7/3/14 RENER RIETIG, MANAGER
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

shlw 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 RENER RIETIG
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)

RZR '14 022

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

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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: 7 - 232 - 001
(Map Reference Number) District Land Lot Parcel

 07.03.2014
Signature of Applicant Date

ERIC J. HANSE - AGENT FOR THE 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 TITLE

July 3, 2014
DATE **RZR '14 0 2 2**

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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.**


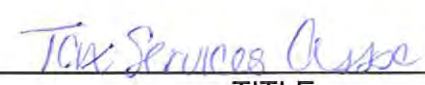
PARCEL I.D. NUMBER: 7 - 232 - 001A
(Map Reference Number) District Land Lot Parcel

 07-03-2014
Signature of Applicant Date

ERIC JOHANST - Agent for the 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 TITLE

July 3, 2014 RZR '14 0 2 2
DATE

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June 29, 2014

Bryan Lackey
Director of Planning and Development
Gwinnett County
One Justice Square
446 West Crogan Street
Lawrenceville, GA 30046

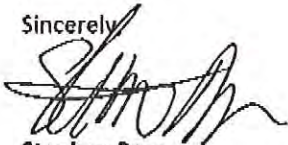
Re: Pass Property – 24 Month Timber Harvesting Certification
3978 Woodward Mill Road & 4064 Woodward Mill Road
Tax Parcels – R7232 001 & R7232 001A (the "Subject Property")

Dear Mr. Lackey,

This letter shall serve as official certification to Gwinnett County, GA that the above referenced Subject Property has NOT been associated with any Timber Harvesting with the last twenty four (24) months prior to the Application of the proposed OSC Zoning designation in July 2014.

Should your office have any questions or concerns, we would be happy to meet at a time mutually convenient to further discuss.

Sincerely,



Stephen Pass
Manager of JBP, Jr. Family Trust

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Flora Inspection Summary

Date of visit: July 1, 2014

Property: **Woodward Mill Tract(s)
at or near 3978 Woodward Mill Road
Suwanee GA 30024**

Request by: Eric Johansen, RLA | Inland Group, LLC
2180 Satellite Boulevard
Suite 400-15
Duluth, GA 30097

Assignment

Perform a general flora survey of the subject project, within the proposed disturbed areas, with an emphasis on species that are listed as endangered or threatened by the Georgia Department of Natural Resources.

Methodology

An inspection of the subject parcel was conducted, using visual techniques and basic instruments standard for arboricultural inspection. The buttress roots, trunk, limbs, branches, twigs, leaves, and surrounding environment of the trees were reviewed.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. The inspection applies to conditions only at the time of my visit. Likewise, remedial treatments cannot be guaranteed. Clients may choose to accept or disregard the recommendations of the arborists, or to seek additional advice.

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Findings

Zone A

Description: Pasture with sporadic hardwoods

Use: Pasture

Dominant species:

Fescue and Bermuda grasses, associated weedy grasses such as crabgrass and Dallisgrass

Clovers

Thistle

Horsenettle

Sporadic open-grown hardwoods, such as Sweetgum, oak, and persimmon

Zone B

Description: Rural Residential

Use: Homestead

Dominant species:

Ornamental trees and shrubs, including Cypress, Maple, Dogwood, fruit trees, privet and foundation plantings

Zone C

Description: Upland Piedmont Forest

Use: None

Dominant species:

Sweetgum, Oak, maple, yellow pine, Dogwood and Tulip poplar

Zone D

Description: Bottomland Piedmont Forest

Use: Passive

Dominant species:

Tulip poplar, Oak, Maple, Sweetgum, and Birch

Asian privet *Ligustrum sinense*

Discussion

No evidence of plants found in the Georgia DNR endangered and threatened species list were observed on this site.

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Certification

I certify that all of the statements made in this report are true, complete and correct to the best of my knowledge and belief, and are made in good faith.

1-31



Jesse Milton

ISA Board Certified Master Arborist #SO-1170B

Georgia Soil and Water Conservation Commission Level 1B Certified Inspector #26905

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