

REZONING APPLICATION

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

APPLICANT INFORMATION		OWNER INFORMATION*	
NAME: <u>PTL, LLC</u>	NAME: <u>Carolyn Withrow</u>		
ADDRESS: <u>PO BOX 720314</u>	ADDRESS: <u>802 Rockbridge Road</u>		
CITY: <u>Atlanta</u>	CITY: <u>Norcross</u>		
STATE: <u>GA</u> ZIP: <u>30358</u>	STATE: <u>GA</u> ZIP: <u>30093</u>		
PHONE: <u>404.987.1224</u>	PHONE: <u>404.987.1224</u>		
CONTACT PERSON: <u>Andrew Perry</u> PHONE: <u>404.987.1224</u>			
CONTACT'S E-MAIL: <u>andy@creeksidegeorgia.com</u>			
APPLICANT IS THE:			
<input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER			
PRESENT ZONING DISTRICTS(S): <u>R75</u> REQUESTED ZONING DISTRICT: <u>TND</u>			
LAND DISTRICT(S): <u>6</u> LAND LOT(S): <u>163</u> ACREAGE: <u>13.42</u>			
ADDRESS OF PROPERTY: <u>802 Rockbridge Road</u>			
PROPOSED DEVELOPMENT: <u>45 Fee Simple Lots</u>			
RESIDENTIAL DEVELOPMENT		NON-RESIDENTIAL DEVELOPMENT	
No. of Lots/Dwelling Units <u>45</u>	No. of Buildings/Lots: <u>NA</u>		
Dwelling Unit Size (Sq. Ft.): <u>2000 - 2800 SF</u>	Total Building Sq. Ft. <u>NA</u>		
Gross Density: <u>3.14</u>	Density: <u>NA</u>		
Net Density: <u>3.14</u>			

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY

RZR '14 0 2 3

JUL 09 2014

Planning & Development



3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com

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Planning & Development

LEGAL DESCRIPTION - 14.32 ACRES

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 163 of the 6th District, of Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING at a point (Iron Pin Set #4 Capped Re-Bar) on the southerly right-of-way of Williams Road (80' R/W), said point being located a distance of 181.33 feet from a point created by the intersection of the southerly right-of-way of Williams Road (80' R/W) and the westerly right-of-way of Tug Drive (80' R/W);

FROM SAID TRUE POINT OF BEGINNING, leaving said southerly right-of-way of Williams Road, proceed South 08°29'01" East a distance of 197.40 feet to a point, said point being the centerline of an unnamed creek; Thence proceeding along a traverse line about said centerline of creek the following ten (10) courses: 1) South 68°28'21" East a distance of 19.58 feet, 2) South 73°38'24" East a distance of 36.53 feet; 3) North 60°16'30" East a distance of 54.34 feet; 4) South 70°24'12" East a distance of 31.05 feet; 5) South 56°19'54" East a distance of 42.41 feet; 6) South 80°10'50" East a distance of 27.81 feet; 7) South 86°44'28" East a distance of 58.97 feet; 8) Thence South 43°56'43" East a distance of 35.94 feet; 9) South 51°47'16" East a distance of 54.99 feet; 10) South 63°02'59" East a distance of 13.51 feet to a point, said point being located on the westerly right-of-way of said Tug Drive (80' R/W); Thence, following said westerly right-of-way of Tug Drive, proceed South 26°27'01" East a distance of 238.91 feet to a point (Iron Pin Found, #4 Re-Bar); Thence leaving said westerly right-of-way of said Tug Drive proceed South 39°00'52" West a distance of 307.64 feet to a point (Iron Pin Found 1 inch Open Top); Thence proceed South 33°44'45" East a distance of 200.16 feet to a point (Iron Pin Found 1 inch Open Top); Thence proceed South 39°14'20" West a distance of 133.88 feet to a point (Iron Pin Found 1 inch Open Top); Thence proceed North 64°37'35" West a distance of 232.93 feet to a point (Iron Pin Found, #5 Re-Bar); Thence proceed South 17°35'58" West a distance of 213.09 feet to a point (Iron Pin Found, #4 Re-Bar), said point being located on the northerly right-of-way of Rockbridge Road (80' R/W); Thence following said northerly right-of-way of Rockbridge Road, proceed North 61°12'23" West a distance of 296.46 feet to a point (Iron Pin Set #4 Capped Re-Bar); Thence leaving said northerly right-of-way of Rockbridge Road, proceed North 31°41'37" East a distance of 190.00 feet to a point (Iron Pin Found, #4 Re-Bar); Thence proceed North 55°21'16" West a distance of 108.01 feet to a point (Iron Pin Found, #4 Re-Bar); Thence proceed North 54°33'17" West a distance of 199.69 feet to a point (Iron Pin Found, #4 Re-Bar); Thence proceed North 28°40'16" West a distance of 112.29 feet to a point (Iron Pin Found, #4 Re-Bar); Thence proceed North 15°59'42" East a distance of 361.90 feet to a point (Iron Pin Found 1/2 inch Open Top); Thence proceed North 10°34'53" East a distance of 242.23 feet to a point (Iron Pin Found, #4 Re-Bar), said point being on the southerly right-of-way of said Williams Road (80' R/W); Thence following said southerly right-of-way of Williams Road, proceed along an arc to the left a distance of 227.93 feet, said arc having a radius of 1984.86 feet and being subtended by a chord bearing South 78°52'33" East a distance of 227.80 feet to a point; Thence proceed along an arc to the left a distance of 72.83 feet, said arc having a radius of 489.44 feet and being subtended by a chord bearing South 88°22'32" East a distance of 72.76 feet to a point and the POINT OF BEGINNING.

RZR '14 0 2 3

Together with and subject to all covenants, easements, and restrictions of record.

Tract described herein containing 14.32 acres of land (623,653 Square feet), more or less, described on a survey by Frontline Surveying & Mapping, Inc., job number 50899, dated 06/17/2014, also being known as 802 Rockbridge Road according to the current system of numbering in Gwinnett County, Georgia.

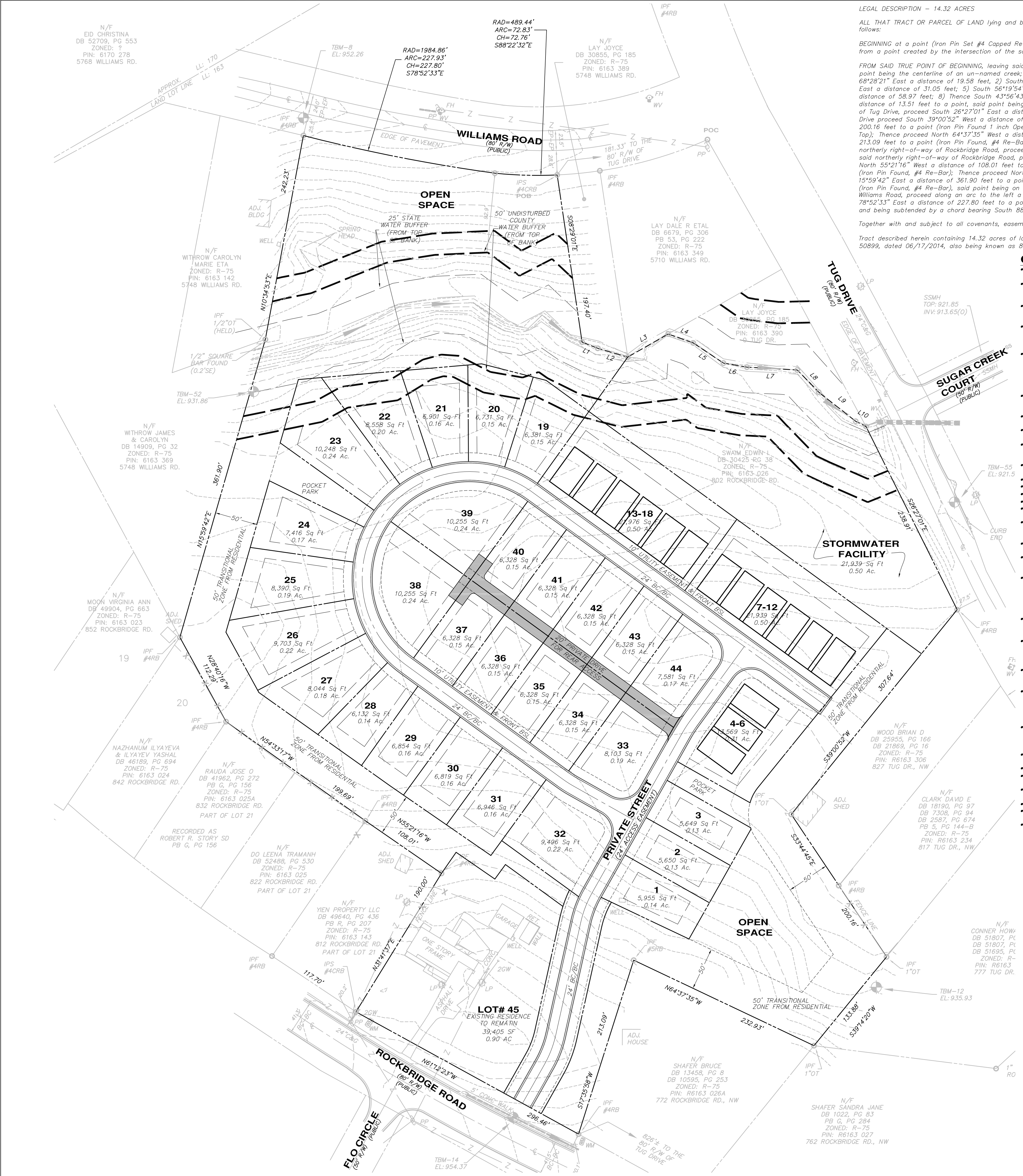


Thomas E. Peay, Jr. Ga. RLS 2402
For the Firm of Frontline Surveying & Mapping, Inc.

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- GWINNETT SITE NOTES**
- CERTIFICATE OF DEVELOPMENT CONFORMANCE IS REQUIRED (I.E. MAINTENANCE AND PERFORMANCE BONDS FOR STREETS & RIGHT-OF-WAY GRASSING.)
 - ALL SITE IMPROVEMENTS, I.E. LANDSCAPING, PAVING, PARKING, ETC. MUST BE COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. DETENTION POND(S) MUST BE CLEANED OUT AND CERTIFIED PRIOR TO C.O.
 - THE OWNER/DEVELOPER HAS MADE INQUIRY TO THE APPROPRIATE AUTHORITIES THAT THE PROPOSED PROJECT IS NOT OVER A LANDFILL OR HAZARDOUS WASTE SITE & THAT THE SITE IS OTHERWISE SUITABLE FOR THE PROPOSED PROJECT.
 - PRIOR TO ISSUANCE OF A BUILDING PERMIT, SITE MUST BE STABILIZED INCLUDING INSTALLATION OF ALL EROSION CONTROL DEVICES, TREE SAVE AREAS MARKED, DETENTION FACILITIES INSTALLED, OR OTHER ITEMS AS REQUIRED BY THE DEVELOPMENT INSPECTOR.
 - CALL 770-697-5320 FOR SITE INSPECTION TO RELEASE BUILDING PERMIT.
 - PRIOR TO ANY BLASTING, PLEASE OBTAIN A BLASTING PERMIT FROM THE GWINNETT COUNTY FIRE MARSHALLS OFFICE. PROVIDE A COPY OF THE PERMIT, INSURANCE AND EXPLOSIVES LICENSE TO THE OFFICIAL RECORD. SCHEDULE A PRE-BLASTING CONFERENCE WITH STAFF TO IDENTIFY AREAS OF BLASTING, DATE AND TIMES, & ANY DEVIATIONS OR VARIATIONS FROM THE APPROVED PLANS MUST BE SUBMITTED TO AND APPROVED BY THE DEPARTMENT PRIOR TO CONSTRUCTION.
 - A PERFORMANCE BOND(S) OF CONSTRUCTION VALUE SHALL BE POSTED FOR COMPLETION OF ANY PUBLIC IMPROVEMENTS THAT WILL NOT BE COMPLETED PRIOR TO ISSUANCE OF C.O. OR FINAL PLAT.
 - DEVELOPMENT PERMIT SHALL BE VALID FOR 6 MONTHS UNLESS THERE IS A LAPSE IN CONSTRUCTION OF DAYS. AT THAT TIME, A NEW PERMIT SHALL BE OBTAINED.
 - NOTE: LIGHTING SHALL BE DESIGNED SO AS TO NOT REFLECT INTO OR CAUSE GLARE IN ANY RESIDENTIAL DEVELOPMENT OR PUBLIC ROADWAY.
 - OVERHANGS: MAXIMUM OF 10' IN NON-RESIDENTIAL DISTRICTS; MAXIMUM 4' IN RESIDENTIAL DISTRICT. IN NO CASE SHALL THE PROPOSED OVERHANG EXTEND INTO THE PUBLIC RIGHT-OF-WAY.
 - A FIVE FOOT SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF RESIDENTIAL STREETS.
 - SEWER "PUBLIC SEWER" PROVIDED BY GWINNETT COUNTY.
 - AN ADDRESS TO INCLUDE A NUMERICAL AND STREET NAME DESIGNATION SHALL BE PROVIDED. INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 505.1, 2003 EDITION.
 - A FIRE FLOW TEST SHALL BE PROVIDED AT TIME OF PRELIMINARY PLAT ON THE NEAREST FIRE HYDRANT TO THE PROPOSED BUILDING. GWINNETT COUNTY ORDINANCE FOR FIRE PROTECTION AND LIFE SAFETY, SECTION 46-38(A).
 - GRADES SHALL BE NO MORE THAN 10% INTERNATIONAL FIRE CODE, 2000 EDITION, SECTION 503.2.
 - DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.2.3, 2003 EDITION.
 - APPROVED FIRE ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY OR ANY PORTION OF THE EXTERIOR WALL OF THE FIRST STORY OF THE BUILDINGS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.2.1, 2003 EDITION.
 - DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS WITH SHALL BE 20 FEET MINIMUM PER INTERNATIONAL FIRE CODE, 2003 EDITION. GWINNETT COUNTY ORDINANCE FOR FIRE PROTECTION AND LIFE SAFETY, SECTION 46-43(0).
 - GWINNETT COUNTY POLICE DEPARTMENT WILL PROVIDE AT NO COST A CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN REVIEW OF ALL SITE AND BUILDING PLANS IF THE OWNER SO DESIRES. FOR ADDITIONAL INFORMATION CONTACT THE CRIME PREVENTION UNIT @ 770-623-2610.
 - I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS. MAP ID 1313500112# EFFECTIVE DATE: SEPTEMBER 29, 2006
 - THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCE REQUIRES THAT A 25 FOOT BUFFER ADJACENT TO ALL STATE WATERS BE MAINTAINED (ARTICLE 4 SECTION 4.3 PARAGRAPH 15). AN EXCEPTION IS GRANTED TO HOMEOWNERS WHO PERFORM MINOR LAND DISTURBING ACTIVITIES SUCH AS HOME LANDSCAPING, HOME GARDENS, REPAIRS AND MAINTENANCE WORK (ARTICLE 3, SECTION 3.1, PARAGRAPH 3).
 - APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY GWINNETT COUNTY OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.
 - DESIGNATED WETLAND AREAS SHOWN HEREON ARE TAKEN FROM FEDERAL WETLAND INVENTORY MAPS.
 - BUFFERED STATE WATERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS.
 - THERE ARE STEEP SLOPE AREAS (25% OR GREATER) THAT ARE NOT CONTAINED WITHIN THE BUFFERS OF BUFFERED STATE WATERS.
 - THERE ARE NO HISTORICAL, ARCHEOLOGICAL OR OTHER SIGNIFICANT FEATURES IDENTIFIED IN THE ENVIRONMENTAL SITE ASSESSMENT (PHASE ONE) REPORT.
 - THERE ARE NO SCENIC VISTAS LOCATED ON SITE.
 - THERE ARE NO CONSERVATION SPACE, OPEN SPACE OR COMMON AREAS ADJACENT TO THE PROJECT.
 - NO TIMBER HARVESTING ACTIVITY HAS OCCURRED ON THE PROPERTY IN THE PREVIOUS 24 MONTHS PRIOR TO THE APPROVAL OF A REZONING APPLICATION OR THE APPROVAL OF A CONCEPT PLAN.



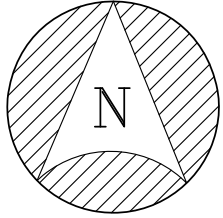
LOCATION MAP

NOT TO SCALE

24 HOUR EMERGENCY CONTACT: ANDY PERRY 404-987-1224

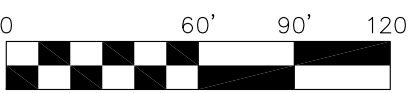
OWNER/DEVELOPER:
CREEKSIDE HOLBROOKE, LLC
PO BOX 720314
ATLANTA, GA 30358
CONTACT: ANDY PERRY
404-987-1224(P) 404-256-0602(F)

NORTH:



MAGNETIC

SCALE:



UNIT MIX

ATTACHED TOWNHOMES	15
SMALL SINGLE FAMILY LOTS:	19
MID-SIZE SINGLE FAMILY LOTS:	5
LARGE SINGLE FAMILY LOTS:	6
TOTAL:	45

PRELIMINARY PLAT DATA

General			
Zoning	EXISTING: R-75 PROPOSED: TND		
Project Data			
Number of Lots	45 LOTS		
Total Area (Acres)	14.32 ACRES		
Net Area (Acres)	14.32 ACRES		
Floodplain Area (Acres)	0.00 ACRES	Floodplain (% of flood plain acres vs total acres)	0.00%
Power/Gas Easement or Right of way (Acres) 0.00 ACRES			
Sanitary Service—	Sewer YES	Septic	
Density (Units/Acre)			
Gross*	3.14 UNITS/ACRES		
Net*	3.14 UNITS/ACRES		
Lot & Dwelling Data			
Minimum Lot Size	5,000 SF		
Minimum Dwelling Size	450 SF		
Recreation/Open Space			
Recreation Area (Acres)			
Required	Yes	No	N/A
Reduced 50%	Yes	No	N/A
Area Required	0.00 ACRES		
Area Provided	0.00 ACRES		
Open Space (Acres)			
Required	Yes	No	N/A
Total Area (%)	20%		
Area Required	2.86 ACRES		
Area Provided	4.39 ACRES		
Trees			
Ordinance Compliance Option	16 TDUs's per Acre	2 Trees Per Lot	Exempt
Buffer Trees Planted	Street Trees		
Trees (Buffer)			
Type			
Width			
Related Cases			
XXX-XXXX-XXXXX			
Approval Date: XX-XX-XXXX			

*Gross Density includes all land excluding nothing. Net Density is the Total Acreage minus 50% of flood hazard area and/or electricity or gas easements or r/w.

DATE
6/30/2014

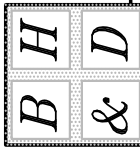
CREEKSIDE AT ROCKBRIDGE

GWINNETT COUNTY, GEORGIA
PIN 6163 026
LAND LOT: 163
DISTRICT: 6TH

BH&D FILE NAME: CSP1

BH&D JOB#: 29444

Engineering, Inc.



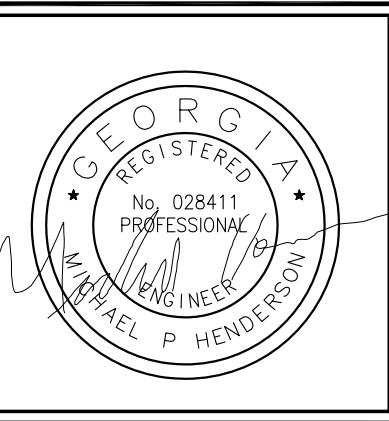
280 HERITAGE WALK
WOODSTOCK, GEORGIA 30188
PHONE: (678) 462-4021 (BRENNEN HICKS)
EMAIL: BHICKS@BHDENG.COM

SUBMITTALS

REVISIONS

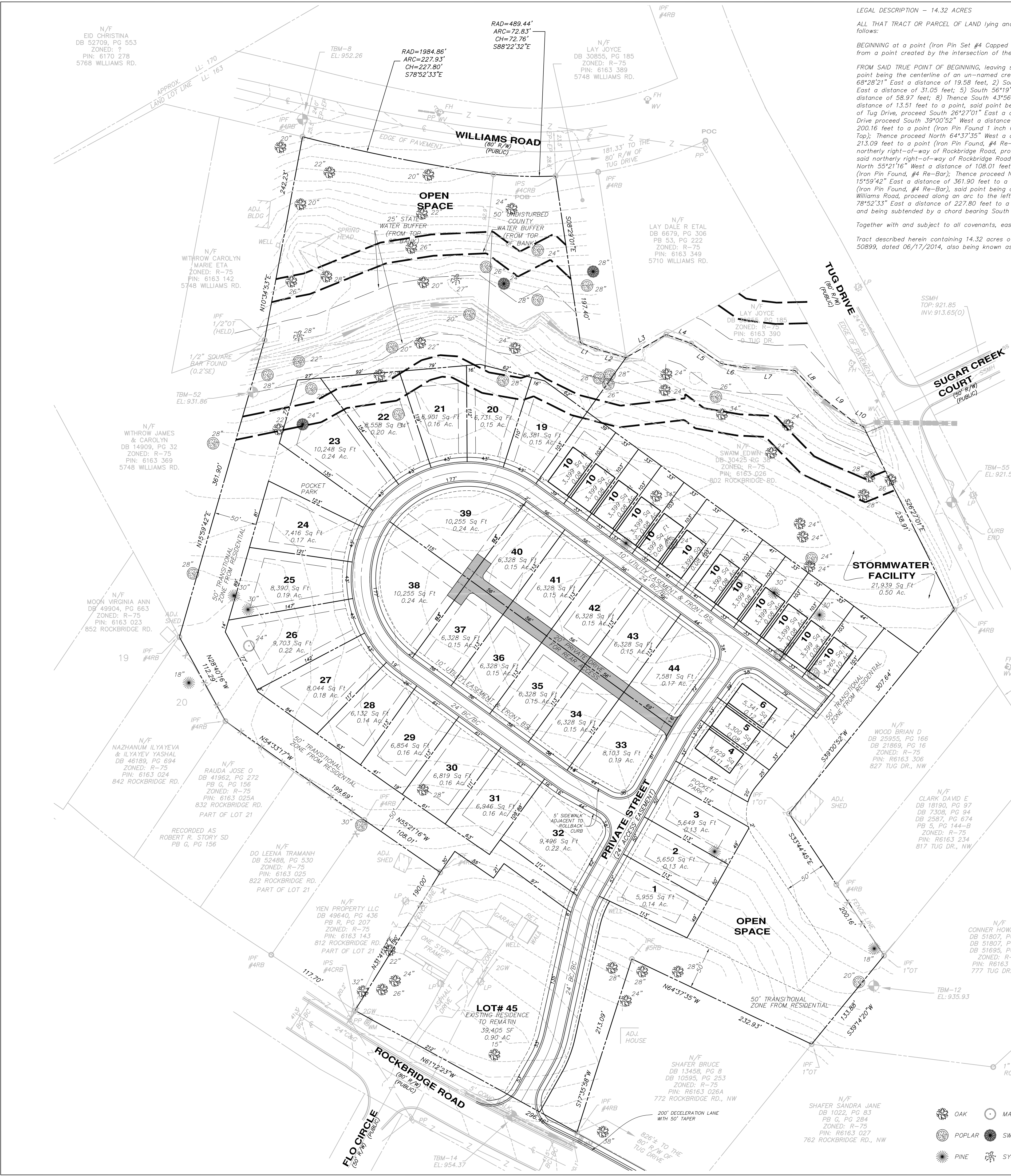
SETBACKS

ZONING LAYOUT: TND
FRONT SIDE REAR
10' 10' 20'
BUFFERS:
SEE PLAN



SHEET:
REZONING
PLAN
C-01

NOT ISSUED FOR CONSTRUCTION



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LOCATION MAP

NOT TO SCALE

PARKING	
PARKING REQUIRED:	1.5 SPACES PER UNIT
PARKING PROVIDED:	2.0 SPACES PER UNIT

UNIT MIX	
ATTACHED TOWNHOMES	15
SMALL SINGLE FAMILY LOTS:	19
MID-SIZE SINGLE FAMILY LOTS:	5
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TOTAL:	45

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 - DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS WITH SHALL BE 20 FEET MINIMUM PER INTERNATIONAL FIRE CODE, 2003 EDITION. GWINNETT COUNTY ORDINANCE FOR FIRE PROTECTION AND LIFE SAFETY, SECTION 46-43(D).
 - GWINNETT COUNTY POLICE DEPARTMENT WILL PROVIDE AT NO COST A CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN REVIEW OF ALL SITE AND BUILDING PLANS IF THE OWNER SO DESIRES. FOR ADDITIONAL INFORMATION CONTACT THE CRIME PREVENTION UNIT @ 770-623-2610.
 - I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS. MAP ID 13135C0112F EFFECTIVE DATE: SEPTEMBER 29, 2006
 - THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCE REQUIRES THAT A 25 FOOT BUFFER ADJACENT TO ALL STATE WATERS BE MAINTAINED (ARTICLE 4 SECTION 4.3 PARAGRAPH 15). AN EXCEPTION IS GRANTED TO HOMEOWNERS WHO PERFORM MAJOR LAND DISTURBING ACTIVITIES SUCH AS HOME LANDSCAPING, HOME GARDENS, REPAIRS AND MAINTENANCE WORK (ARTICLE 3, SECTION 3.1, PARAGRAPH 3).
 - BUFFERED STATE WATERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS.
 - THERE ARE STEEP SLOPE AREAS (25% OR GREATER) THAT ARE NOT CONTAINED WITHIN THE BUFFERS OF BUFFERED STATE WATERS.
 - THERE ARE NO HISTORICAL, ARCHEOLOGICAL OR OTHER SIGNIFICANT FEATURES IDENTIFIED IN THE ENVIRONMENTAL SITE ASSESSMENT (PHASE ONE) REPORT.
 - THERE ARE NO SCENIC VISTAS LOCATED ON SITE.
 - THERE ARE NO CONSERVATION SPACE, OPEN SPACE OR COMMON AREAS ADJACENT TO THE PROJECT.
 - NO TIMBER HARVESTING ACTIVITY HAS OCCURRED ON THE PROPERTY IN THE PREVIOUS 24 MONTHS PRIOR TO THE APPROVAL OF A REZONING APPLICATION OR THE APPROVAL OF A CONCEPT PLAN.

OWNER/DEVELOPER:
CREEKSIDE HOLBROOKE, LLC
PO BOX 720314
ATLANTA, GA 30358
CONTACT: ANDY PERRY
404-987-1224(P) 404-256-0602(F)

NORTH:

SCALE:

General			
Zoning	EXISTING: R-75 PROPOSED: TND		
Project Data			
Number of Lots	45 LOTS		
Total Area (Acres)	14.32 ACRES		
Net Area (Acres)	14.32 ACRES		
Floodplain Area (Acres)	0.00 ACRES	Floodplain (% of flood plain acres vs total acres)	0.00%
Power/Gas Easement or Right of way (Acres) 0.00 ACRES			
Sanitary Service	Sewer YES	Septic	
Density (Units/Acre)			
Gross*	3.14 UNITS/ACRES		
Net*	3.14 UNITS/ACRES		
Lot & Dwelling Data			
Minimum Lot Size	5,000 SF		
Minimum Dwelling Size	450 SF		
Recreation/Open Space			
Recreation Area (Acres)			
Required	Yes	No	N/A
Reduced 50%	Yes	No	N/A
Area Required	0.00 ACRES		
Area Provided	0.00 ACRES		
Open Space (Acres)			
Required	Yes	No	N/A
Total Area (%)	20%		
Area Required	2.86 ACRES		
Area Provided	4.39 ACRES (30.66%)		
Trees			
Ordinance Compliance	16 TDUs's per Acre	2 Trees Per Lot	Exempt
Buffer Trees Planted	Street Trees		
Trees (Buffer)			
Type			
Width			
Related Cases			
XXX-XXXX-XXXXX			
Approval Date: XX-XX-XXXX			

*Gross Density includes all land excluding nothing. Net Density is the Total Acreage minus 50% of flood hazard area and/or electricity or gas easements or r/w.

24 HOUR EMERGENCY CONTACT: ANDY PERRY 404-987-1224

DATE
6/30/2014

CREEKSIDE AT ROCKBRIDGE
GWINNETT COUNTY, GEORGIA
PIN 6163 026
LAND LOT: 163
DISTRICT: 6TH

BH&D
BH&D JOB#: 29444

Engineering, Inc.

280 HERITAGE WALK
WOODSTOCK, GEORGIA 30188
CONTACT: MICHAEL HENDERSON, P.E.
PHONE: (678) 687-1976
EMAIL: MHENDERSON@BHDENG.COM

SUBMITTALS

REVISIONS

SETBACKS

ZONING LAYOUT: TND

FRONT	SIDE	REAR
10'	10'	20'

BUFFERS:
SEE PLAN

SHEET:
REZONING
C-01

GEORGIA
REGISTERED
No. 028411
PROFESSIONAL
ENGINEER
MICHAEL P. HENDERSON

NOT ISSUED FOR CONSTRUCTION

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:

Please see the attached letter in response to this page.

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

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS 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 STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

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

- (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:

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802 Rockbridge Road

Rezoning Plan for PTL, LLC

(Standards Governing the Exercise of the Zoning Power)

July 2nd, 2014

A) There are wide ranges of housing types that surround the proposed development. Immediately around the property are traditional R60 and R75 developments. Within 1-2 miles of the property there are town home and apartment complexes, with commercial nodes within a mile in either direction on Rockbridge Road. We are also offering a range of housing types within our development to fit the housing diversity of the area. We feel this fits the property better than a single residential use and it our intent to make provide the streetscape and quality aesthetics to create a long-term desirable community. As with developments we have completed in the past with streams, the homes are situated as to provide protection of natural areas and tree buffers to neighbors.

B) Based on the architectural plans, landscaping and streetscape we will provide, this property will not adversely affect the usability of adjacent and nearby properties. We feel our development will increase the value of the area based on price points, home styles and attractiveness.

C) The current zoning of the property pre-dates the widening and improvements of Rockbridge Road. This area of Rockbridge Road was surveyed and later subdivided around the middle of the 20th century. In the 1970's through 2000's larger parcels were turned into subdivisions consistent with many of our lot sizes. The Withrow family collectively owns the subject property and also many of the adjacent properties. The timing of this zoning change and the proposed use is a creative way to utilize the improved infrastructure along Rockbridge while maintaining a natural feel to the exterior of the property.

D) Our plan for a 45-home community will not create a negative effect on either the school system or to traffic in this area. We feel it is a relatively small addition and we will work with the County to ensure than any required development standards are met.

E) This property is in line with the future land use that has been designated. There are multiple zonings within less than a mile of this property that have more homes per acre or are even attached. There appears, by zonings that surround this property, to be an equal spread of low to high zoning classifications stemming from Jimmy Carter Boulevard to Lawrenceville Highway. We are asking to fall within this range of housing while providing more open space than communities zoned 10 and 20 years ago.

F) This is a family wishing to sell their property in the coming years to either us or another developer that will propose to disturb the same acreage. If it is another zoning category or even stays R75, the property would preserve less open space compared to our proposal. We will also submit the most appropriate elevations while conserving open space. This property will be developed in the next decade and we are hopeful the County and neighborhood approves our plans.

Sincerely,



Andrew Perry

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Planning & Development

802 Rockbridge Road

Rezoning Plan for PTL, LLC

(Letter of Intent)

July 1st, 2014

We respectfully submit this zoning application, with property defined by the legal description in this application, to the zoning classification of THD from the present zoning of R-75.

We will build a strategic mix of single-family homes, with varying lot sizes and price points. The site plan indicates a development of 45 home sites on 13.42 acres. Approximately 20% of the acreage will remain open space. The site has a minimum lot size requirement of 5,000 SF and a minimum dwelling size of 2,100 SF. However, those minimums are indicative of only 33% of the project. There will be 3 different home types on the property, with the majority of the lot and home sizes in line with the medium density land use already designated for this property.

The neighborhood is pedestrian friendly, with pocket parks, encompassing sidewalks and built as a front porch community. All homes will maintain a balance of brick, cement siding, shake, architectural shingles and decorative trim. Every home will have a 2-car garage, with homes on the interior island containing alleyways for rear entry, front porch facades.

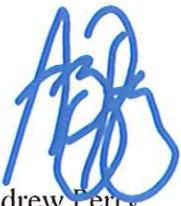
Gwinnett County water and Gwinnett County sewer serve the property. It is located within the very active Lawrenceville Highway-Jimmy Carter corridor. All power, phone and cable services to the community will be buried underground.

We intend for this property to be the case study for how the TND land use works and improves the region around it. We will work closely with staff to provide an attractive mix of elevations, landscaping and clean streetscape for the purpose of improving property values and attracting onlookers.

Rezoning this property will benefit the community due to the creative variation of our site plan, the aesthetics of the product and the long-term appeal of the neighborhood.

Thank you for your time.

Sincerely,



Andrew Perry
PTL, LLC

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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

7-2-14

Date

Andrew Perry, Member

Type or Print Name and Title



Signature of Notary Public

7/2/14

Date



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JUL 09 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.

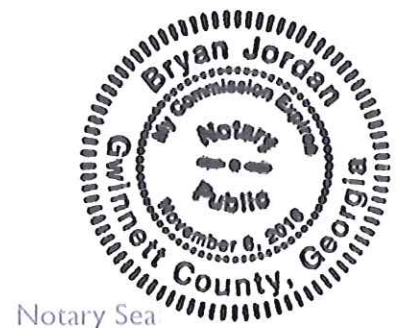
Carolyn Withrow ex
Signature of Property Owner

5-28-14
Date

Carolyn Withrow ex
Type or Print Name and Title

Bryan Jordan
Signature of Notary Public

5/28/14
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.

 7-2-14 Andrew Perry, Member
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 7-2-14
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 Andrew Perry, PTC, 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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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: 6 - 163 - 026
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

Date

Andrew Perry, Member

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)

Rhonda Landry
NAME

Tax Services Assessor
TITLE

July 3, 2014
DATE

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