

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>VHewatt Investments, LLLP</u>	NAME: <u>VHewatt Investments, LLLP</u>
ADDRESS: <u>PO Box 229</u>	ADDRESS: <u>PO Box 229</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>(770) 685-7344</u>	PHONE: <u>(770) 685-7344</u>
CONTACT PERSON: <u>Lee Tucker, Attorney</u> PHONE: <u>770-232-0000 office</u>	
CONTACT'S E-MAIL: <u>ltucker@mptlawfirm.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:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
O-I & R-100	
EXISTING/PROPOSED ZONING: _____	BUILDING/LEASED SQUARE FEET: <u>+/- 19,440 sf</u>
LAND DISTRICT(S): <u>6</u>	LAND LOT(S): <u>082</u> ACREAGE: <u>+/- 2.528 acres</u>
ADDRESS OF PROPERTY: <u>Intersection of Lake Lucerne Road & Five Forks Trickum Road</u>	
SPECIAL USE REQUESTED: <u>Allow for the special uses of Drug Stores, Banks with DT's, Restaurants, Clothing Sales and Apparel, and Sporting Goods Store</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

SUP '14 0 1 0

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Five Forks Trickum Road at Lake Lucerne Road

Legal Description

All that tract or parcel of land lying and being in Land Lot 82 of the 6th District of Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at the southern end of the mitered intersection between the eastern right-of-way line of Lake Lucerne Road and the southern right-of-way line of Five Forks Trickum Road; thence running along said mitered intersection North 17°01'35" East, a distance of 36.16 feet to a point; thence running along said Five Forks Trickum Road right-of-way North 62°54'00" East, a distance of 94.09 feet to a point; thence North 62°20'00" East, a distance of 132.19 feet to a point; thence South 27°40'00" East, a distance of 10.00 feet to a point; thence North 62°20'00" East, a distance of 100.00 feet to a point; thence leaving said Five Forks Trickum Road and running along land now or formerly of David C. Wade, Et.Al. South 27°40'00" East, a distance of 189.40 feet to a point; thence running along land now or formerly of Charles B. & Michelle L. Steinberg and of Amie M. Hinton South 56°16'50" West, a distance of 100.56 feet to a point; thence continuing along said land of Amie M. Hinton South 27°40'01" East, a distance of 40.00 feet to a point; thence South 62°20'00" West, a distance of 39.50 feet to a point; thence South 32°13'30" East, a distance of 116.06 feet to a point; thence running along land now or formerly of Aaron M. Moore South 59°59'10" West, a distance of 220.79 feet to a point on the eastern right-of-way line of said Lake Lucerne Road; thence running along said Lake Lucerne Road right-of-way North 32°36'00" West, a distance of 51.74 feet to a point; thence along a curve to the right for an arc distance of 211.82 feet, said curve having a chord bearing of North 28°14'27" West and a chord distance of 211.61 feet and a radius of 1392.39 feet to a point; thence North 23°53'00" West, a distance of 87.00 feet to the POINT OF BEGINNING.

Said tract contains 2.528 acres more or less.

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SPECIAL USE PERMIT 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 SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:
Yes, the proposed special uses will be suitable and complimentary to the adjacent properties
- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
No, the proposed special uses will not adversely affect the existing use or usability of the adjacent properties, the proposed special uses will be complimentary to the adjacent properties
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
Yes, the O-1 portion is viable but has never been developed since zoned in 1994, the R-100 portion is consistent with the adjacent properties
- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT 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 special uses should not cause an excessive or burdensome use of the existing infrastructure or schools. The traffic generated will be from trips already on the roads.
- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
Yes, the 2030 Unified Plan specifically targets this type of development that is situated at signalized intersections in medium density residential areas
- (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 SPECIAL USE PERMIT:
The proposed development is identified as a Existing/Emerging Subdivision within the 2030 Unified Plan and complies with Policies A.2.5 & A.5.1

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December 4, 2013

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

**Re: Five Forks Road and Lake Lucerne Road – Rezoning & Special Use Permit Letter of Intent
Parcels: R6082 027 & R6082 035
Gwinnett County, GA**

Dear Mr. Lackey,

Together, Inland Group, LLC (“Inland”) and Mahaffey Pickens Tucker, LLP (“MPT”) have been retained by VHewatt Investments, LLC (the “Applicant”) to pursue both a Rezoning and Special Use Permit (“SUP”) Applications for real property located at the intersection of Five Forks Trickum Road and Lake Lucerne Road and further described as Parcels R6082 027 & R6082 035 that is approximately ±2.528 acres (the “Subject Property”). **The Applicant is also the Owner of the Subject Property.** The Subject Property has a split zoning designation that is both O-I and R-100 as part of the previous actions approved by the Board of Commissioners under RZ-94-166.

The Applicant is proposing a change in the zoning from the existing O-I & R-100 to C-1 with a SUP over the entire Subject Property for the additional C-1 uses of a Bank with drive-thru capabilities, Drug Store, Restaurant, Clothing Sales & Apparel, and Sporting Goods. Additionally, we are seeking a residential buffer reduction from 50 feet to 25 feet to create a re-graded and re-planted evergreen buffer with a earthen berm and double staggered row of trees can be installed along the perimeter. Since the previous zoning actions taken by Gwinnett County, GA (the “County”), the Subject Property has remained in its natural state and undeveloped. The surrounding communities have flourished with the expansive residential growth booms witnessed by the County in the late 1990’s and early 2000’s causing the need for Retail/Commercial Development located at signalized intersections. According to readily available traffic counts prepared by the Gwinnett County Department of Transportation, the Average Daily Traffic (“ADT”) for the Subject Property is 20,000 ADT along Five Forks Trickum Road, and 7,400 ADT along Lake Lucerne Road based on the 2012 studies.

The proposed C-1 Retail Development is consistent with the 2030 Unified Plan, is located within an Existing/Emerging Subdivision, and complies with the following Policies:

SUP '14 010

2180 Satellite Boulevard / Suite 400-15 / Duluth, Georgia 30097
(404) 355-6700 Phone (404) 355-6760 Fax
www.inlandgrp.com

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- **Policy A.2.5** – Allow “Corner Stores” within Specified Medium/Higher Density Areas as “Floating Zones”. This Policy provides for nodal retail/commercial development located at intersections within medium density residential areas that typically have residents making frequent vehicle trips. By encouraging the “Corner Store” tools provided in the 2030 Unified Plan, the community will be afforded the opportunities to utilize additional modes of transportation to perform the same trips by using by pedestrian foot power and bicycles.
- **Policy A.5.1** – Improve the Walkability of Gwinnett’s Activity Centers and Neighborhoods. This Policy would be supported on the proposed Retail Development by the implementation of three (3) points of pedestrian networks connecting the internal sidewalks with the external sidewalk in the County right of ways along both Lake Lucerne Road and Five Forks Trickum Road. Additionally, the County in collaboration with the State of Georgia is currently expanding the existing sidewalk networks in the immediate vicinity of the Subject Property further emphasizing the importance of this Policy.

The proposed Retail Development will consist of two (2) smaller scale one-story buildings that will be designed and treated with brick/stone architectural elements consistent with the surrounding residential communities, vehicle surface parking for the frequent quick trips, three (3) points of access for the internal pedestrian networks to connect to the external existing networks, bicycle racks for parking of bicycles and other alternate forms of transportation, large sidewalks along the fronts of the buildings to promote walkability, outdoor dining opportunities, lush landscaping areas, a 25 foot re-graded and re-planted buffer to promote a full year round evergreen buffer to provide both a visual and acoustical buffer to the adjacent residential properties, underground stormwater management to reduce safety and environmental concerns for the users of the property, and is located at a signalized intersection of Five Forks Trickum Road and Lake Lucerne Road. It is intended to lease the proposed ±19,440 square feet of commercial spaces to a compliment of Retail, Restaurant, Professionals, and other Service Commercial users who would benefit the existing residential communities by providing the main services that generate vehicle trips along the surrounding road systems.

We respectfully request your approval of this request for the Rezoning of the Subject Property to C-1 with the allowed Special Uses as mentioned above. The proposed development is consistent with the 2030 Unified Plan and creates the opportunity for a neighborhood retail/commercial development that would directly benefit the surrounding residential communities. We would be more than happy to meet with Staff and the District Representatives on-site to further discuss this proposed development on the Subject Property.

Thank you for your consideration of this request.

Sincerely,



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

cc: Applicant
 Lee Tucker, Mahaffey Pickens Tucker, LLP
 File

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SPECIAL USE PERMIT 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.

Valerie Hewitt 12/2/13
Signature of Applicant Date

For: VHewitt Investments, LLLP
Type or Print Name and Title

Scott A. Moon 12/2/13
Signature of Notary Public Date



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SPECIAL USE PERMIT 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.

Valerie Hewatt 12/2/13
Signature of Property Owner Date

For: VHewatt Investments, LLLP

Type or Print Name and Title

Scott A. Moon 12/2/13
Signature of Notary Public Date



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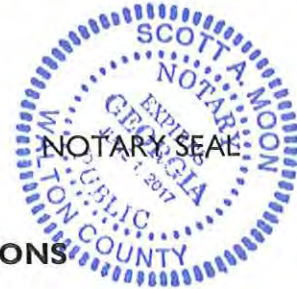
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, 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

 12.2.2013 ERIC JOHANNSEN, PLA FOR INLAND GROUP, LLC
 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE

 12/2/13
 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 Inland Group, LLC, Inland Surveying, LLC, and Inland Contracting, 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)
Jace Brooks	\$1,500.00	November 2013
Lynette Howard	\$1,000.00	November 2011
John Heard	\$1,000.00	September 2011

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

SUP '14 010

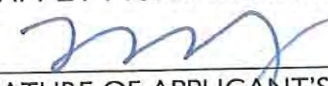
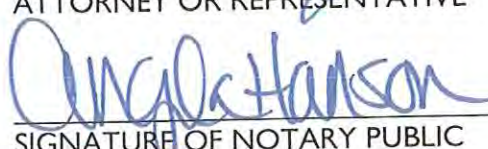
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CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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
MAHAFFEY PICKENS TUCKER, LLP		
	11/02/2013	Lee Tucker, Attorney for Applicant
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
	11/02/2013	
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 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)
*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

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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REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>VHewatt Investments, LLLP</u>	NAME: <u>VHewatt Investments, LLLP</u>
ADDRESS: <u>PO Box 229</u>	ADDRESS: <u>PO Box 229</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>(770) 685-7344</u>	PHONE: <u>(770) 685-7344</u>
CONTACT PERSON: <u>Lee Tucker, Attorney</u> PHONE: <u>770-232-0000 office</u>	
CONTACT'S E-MAIL: <u>ltucker@mptlawfirm.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

O-I & R-100

PRESENT ZONING DISTRICTS(S): _____ REQUESTED ZONING DISTRICT: C-1

LAND DISTRICT(S): 6 LAND LOT(S): 082 ACREAGE: +/- 2.528 acres

ADDRESS OF PROPERTY: Intersection of Lake Lucerne Road and Five Forks Trickum Road

PROPOSED DEVELOPMENT: Neighborhood Retail Uses with Restaurants

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>(2) Buildings</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>+/- 19,440 SF</u>
Gross Density: _____	Density: <u>+/- 7,690 SF / acre</u>
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RZC '14 005

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Five Forks Trickum Road at Lake Lucerne Road

Legal Description

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BEGINNING at the southern end of the mitered intersection between the eastern right-of-way line of Lake Lucerne Road and the southern right-of-way line of Five Forks Trickum Road; thence running along said mitered intersection North 17°01'35" East, a distance of 36.16 feet to a point; thence running along said Five Forks Trickum Road right-of-way North 62°54'00" East, a distance of 94.09 feet to a point; thence North 62°20'00" East, a distance of 132.19 feet to a point; thence South 27°40'00" East, a distance of 10.00 feet to a point; thence North 62°20'00" East, a distance of 100.00 feet to a point; thence leaving said Five Forks Trickum Road and running along land now or formerly of David C. Wade, Et.Al. South 27°40'00" East, a distance of 189.40 feet to a point; thence running along land now or formerly of Charles B. & Michelle L. Steinberg and of Amie M. Hinton South 56°16'50" West, a distance of 100.56 feet to a point; thence continuing along said land of Amie M. Hinton South 27°40'01" East, a distance of 40.00 feet to a point; thence South 62°20'00" West, a distance of 39.50 feet to a point; thence South 32°13'30" East, a distance of 116.06 feet to a point; thence running along land now or formerly of Aaron M. Moore South 59°59'10" West, a distance of 220.79 feet to a point on the eastern right-of-way line of said Lake Lucerne Road; thence running along said Lake Lucerne Road right-of-way North 32°36'00" West, a distance of 51.74 feet to a point; thence along a curve to the right for an arc distance of 211.82 feet, said curve having a chord bearing of North 28°14'27" West and a chord distance of 211.61 feet and a radius of 1392.39 feet to a point; thence North 23°53'00" West, a distance of 87.00 feet to the POINT OF BEGINNING.

Said tract contains 2.528 acres more or less.

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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:

Yes, the proposed Rezoning of the Subject Property will be suitable for the adjacent areas

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

No, the proposed rezoning will not adversely affect the existing use or usability of the adjacent properties, the proposed rezoning will be complimentary to the adjacent properties

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

Yes, the O-I portion is viable but has never been developed since zoned in 1994, the R-100 portion is consistent with the adjacent properties

- (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 Rezoning should not cause an excessive or burdensome use of the existing infrastructure or schools. The traffic generated will be from trips already in the roads.

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Yes, the 2030 Unified Plan specifically targets this type of development that is situated at signalized intersections in medium density residential areas

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December 4, 2013

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

**Re: Five Forks Road and Lake Lucerne Road – Rezoning & Special Use Permit Letter of Intent
Parcels: R6082 027 & R6082 035
Gwinnett County, GA**

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RZC '14 0 0 5

2180 Satellite Boulevard / Suite 400-15 / Duluth, Georgia 30097
(404) 355-6700 Phone (404) 355-6760 Fax
www.inlandgrp.com

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- **Policy A.2.5** – Allow “Corner Stores” within Specified Medium/Higher Density Areas as “Floating Zones”. This Policy provides for nodal retail/commercial development located at intersections within medium density residential areas that typically have residents making frequent vehicle trips. By encouraging the “Corner Store” tools provided in the 2030 Unified Plan, the community will be afforded the opportunities to utilize additional modes of transportation to perform the same trips by using by pedestrian foot power and bicycles.
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Thank you for your consideration of this request.

Sincerely,



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

cc: Applicant
 Lee Tucker, Mahaffey Pickens Tucker, LLP
 File

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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.

Valerie Hewatt

12/2/13

Signature of Applicant

Date

For: VHewatt Investments, LLLP

Type or Print Name and Title

Scott A. Moon

12/2/13

Signature of Notary Public

Date



Notary Seal

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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.

Valerie Hewatt

12/2/13

Signature of Property Owner

Date

For: VHewatt Investments, LLLP

Type or Print Name and Title

Scott A. Moon

12/2/13

Signature of Notary Public

Date



Notary Seal

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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.

Valerie Hewatt 12/2/13 VALERIE HEWATT, manager
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Scott Moon 12/2/13
 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 VALERIE HEWATT
 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)


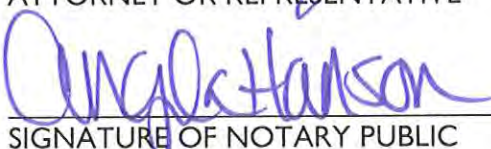
Attach additional sheets if necessary to disclose or describe all contributions.

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SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
MAHAFFEY PICKENS TUCKER, LLP		
	11/02/2013	Lee Tucker, Attorney for Applicant
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
	11/02/2013	
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 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)
*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

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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