

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Inland, LLC</u>	NAME: <u>** See Attached Sheet **</u>
ADDRESS: <u>2180 Satellite Boulevard, Ste 400-15</u>	ADDRESS: _____
CITY: <u>Duluth</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30097</u>	STATE: _____ ZIP: _____
PHONE: <u>404-277-4230 cell</u>	PHONE: _____
CONTACT PERSON: <u>Eric Johansen, RLA</u> PHONE: <u>678-571-4843 cell</u>	
CONTACT'S E-MAIL: <u>eric@inlandllc.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): R-100 REQUESTED ZONING DISTRICT: OSC

LAND DISTRICT(S): 6 LAND LOT(S): 073, 082 ACREAGE: +/- 93.3 acres

ADDRESS OF PROPERTY: 1396, 1406, 1426, 1436, 1446 Oleander Drive, Lilburn, GA 30047

PROPOSED DEVELOPMENT: Residential Community

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>222 Lots</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1,400 sf (min)</u>	Total Building Sq. Ft. _____
Gross Density: <u>+/- 2.38 Lots/Acre</u>	Density: _____
Net Density: <u>+/- 2.63 Lots/Acre</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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PROPERTY DESCRIPTION

OLEANDER DRIVE SITE

All that tract or parcel of land lying and being in Land Lots 72, 73, 82, & 83 of the 6th District, Gwinnett County, Georgia and being more particularly described as follow.

Beginning at the intersection of the centerline of Yellow River with the Northeastern most property line of lot 6 of Bent River Subdivision as shown in Plat Book 5 Page 199 of the Gwinnett County land records and thence running;

1. North 61° 07' 46" West, 151.90 feet to a point; thence,
2. South 58° 50' 32" West, 164.29 feet to a point; thence
3. South 58° 56' 22" West, 244.68 feet to a point; thence,
4. North 28° 02' 09" West, 372.28 feet to a point; thence,
5. North 39° 23' 30" West, 400.29 feet to a point; thence,
6. North 18° 45' 36" East, 100.20 feet to a point; thence,
7. North 24° 58' 49" West, 1070.77 feet to a point; thence,
8. North 57° 38' 40" West, 81.91 feet to a point; thence,
9. North 75° 30' 35" West, 143.32 feet to a point; thence,
10. North 56° 17' 48" West, 148.72 feet to a point; thence,
11. North 05° 54' 09" East, 175.08 feet to a point; thence,
12. North 08° 03' 24" East, 159.76 feet to a point; thence,
13. North 08° 13' 14" East, 39.74 feet to a point; thence,
14. South 85° 43' 48" East, 4.81 feet to a point; thence,
15. 227.06 feet along the arc of a curve deflecting to the right and having a radius of 2824.79 feet and a chord bearing and distance of North 09° 43' 47" East, 227.00 feet to a point; thence,
16. North 11° 41' 43" East, 10.09 feet to a point; thence,

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17. 40.00 feet along the arc of a curve deflecting to the right and having a radius of 2824.79 feet and a chord bearing and distance of North 11° 55' 08" East, 40.00 feet to a point; thence,
18. North 77° 03' 43" East, 426.73 feet to a point; thence,
19. North 25° 47' 10" West, 229.74 feet to a point; thence,
20. North 33° 56' 29" East, 155.14 feet to a point; thence,
21. South 41° 54' 58" East, 4.03 feet to a point; thence,
22. South 48° 17' 35" East, 56.45 feet to a point; thence,
23. South 68° 54' 09" East, 64.96 feet to a point; thence,
24. South 73° 45' 26" East, 80.62 feet to a point; thence,
25. South 69° 39' 25" East, 55.47 feet to a point; thence,
26. South 69° 28' 47" East, 1.21 feet to a point; thence,
27. North 89° 51' 53" East, 52.06 feet to a point; thence,
28. South 56° 08' 41" East, 19.39 feet to a point; thence,
29. South 89° 14' 08" East, 54.47 feet to a point; thence,
30. North 86° 26' 09" East, 27.98 feet to a point; thence,
31. North 54° 00' 19" East, 23.99 feet to a point; thence,
32. South 51° 26' 49" East, 52.34 feet to a point; thence,
33. South 66° 25' 55" East, 67.70 feet to a point; thence,
34. North 71° 59' 38" East, 24.98 feet to a point; thence,
35. South 87° 22' 05" East, 56.35 feet to a point; thence,
36. South 31° 50' 29" East, 64.03 feet to a point; thence,
37. South 25° 00' 51" East, 28.49 feet to a point; thence,
38. South 27° 34' 59" West, 27.26 feet to a point; thence,

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39. South 18° 35' 59" East, 45.46 feet to a point; thence,
40. South 77° 19' 32" East, 47.74 feet to a point; thence,
41. South 01° 42' 41" West, 57.71 feet to a point; thence,
42. South 17° 37' 05" East, 87.21 feet to a point; thence,
43. South 33° 02' 25" East, 82.40 feet to a point; thence,
44. South 41° 09' 14" East, 94.73 feet to a point; thence,
45. South 53° 49' 35" East, 64.70 feet to a point; thence,
46. South 54° 44' 50" East, 131.36 feet to a point; thence,
47. South 57° 08' 39" East, 96.27 feet to a point; thence,
48. South 56° 49' 17" East, 104.68 feet to a point; thence,
49. South 50° 58' 12" East, 122.18 feet to a point; thence,
50. South 52° 39' 28" East, 95.36 feet to a point; thence,
51. South 52° 09' 20" East, 92.45 feet to a point; thence,
52. South 52° 11' 19" East, 88.86 feet to a point; thence,
53. South 48° 00' 46" East, 98.22 feet to a point; thence,
54. South 50° 16' 52" East, 94.92 feet to a point; thence,
55. South 53° 43' 42" East, 96.83 feet to a point; thence,
56. South 58° 16' 35" East, 72.63 feet to a point; thence,
57. South 60° 59' 54" East, 118.15 feet to a point; thence,
58. South 59° 59' 42" East, 138.14 feet to a point; thence,
59. South 57° 29' 17" East, 60.60 feet to a point; thence,
60. South 45° 48' 25" East, 56.40 feet to a point; thence,
61. South 29° 54' 49" East, 94.60 feet to a point; thence,

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62. South 06° 23' 26" East, 70.64 feet to a point; thence,
63. South 02° 39' 47" West, 120.88 feet to a point; thence,
64. South 10° 21' 45" West, 99.91 feet to a point; thence,
65. South 10° 37' 11" West, 73.14 feet to a point; thence,
66. South 14° 48' 14" West, 81.32 feet to a point; thence,
67. South 22° 57' 29" West, 87.83 feet to a point; thence,
68. South 30° 47' 03" West, 61.45 feet to a point; thence,
69. South 36° 24' 15" West, 69.08 feet to a point; thence,
70. South 47° 14' 45" West, 40.54 feet to a point; thence,
71. South 66° 54' 54" West, 37.24 feet to a point; thence,
72. South 66° 51' 15" West, 80.01 feet to a point; thence,
73. South 61° 35' 41" West, 62.57 feet to a point; thence,
74. South 61° 51' 30" West, 109.55 feet to a point; thence,
75. South 63° 46' 05" West, 86.40 feet to a point; thence,
76. South 49° 55' 10" West, 17.69 feet to a point; thence,
77. South 56° 23' 03" West, 76.82 feet to a point; thence,
78. South 50° 34' 20" West, 98.15 feet to a point; thence,
79. South 47° 51' 16" West, 143.54 feet to a point; thence,
80. South 47° 44' 03" West, 68.68 feet to a point; thence,
81. South 38° 14' 53" West, 152.28 feet to a point; thence,
82. South 22° 32' 51" West, 38.24 feet to the point of beginning, containing 4,065,120 square feet or 93.3223 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

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24 HOUR CONTACT: MR. CHAZ WATERS (404) 277-4230 cell chaz@inlandilc.com



Inland solutions - construction management 2100 Garden Boulevard Suite 400 - 15 Duluth, Georgia 30097 404-254-6700 phone 404-254-6700 fax www.inlandilc.com

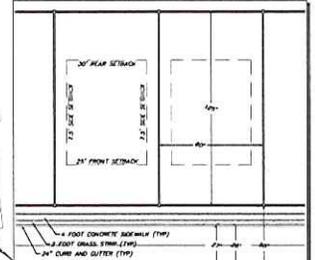
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SITE LOCATION MAP:

GENERAL NOTES:

- 1. THE PLANNING AND DESIGNATION MAP FOR THE PREPARATION OF THE ZONING MAP PLAN WAS OBTAINED FROM SEVERAL SOURCES... 2. THE PLANNING AND DESIGNATION MAP FOR THE PREPARATION OF THE ZONING MAP PLAN WAS OBTAINED FROM SEVERAL SOURCES... 3. THE PLANNING AND DESIGNATION MAP FOR THE PREPARATION OF THE ZONING MAP PLAN WAS OBTAINED FROM SEVERAL SOURCES...



TYPICAL LOT LAYOUT (30 SCALE)

OSC LOT STANDARDS table with columns for setback type and distance in feet.

REVISIONS:

Revisions table with columns for No., Date, and Description.

REZONING SITE PLAN - I

Scale and Date information table.



LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCELS OF LAND LYING AND BEING IN LAND LOTS 7, 7A, 8, & 8A OF THE 8300 BLOCK, GANNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINS AT THE INTERSECTION OF THE CENTERLINE OF YELLOW RIVER WITH THE NORTHEAST CORNER OF THE INTERSECTION OF LOT 1 OF SAID TRACT SUBDIVISION AS SHOWN IN PLAT BOOK 188 OF THE THIRTIETH COUNTY LAND RECORDS AND THENCE RUNS...

SITE DATA CHART:

Site Data Chart table listing zoning, tax parcels, area, density, and conservation area requirements.

COMMON AREA SUMMARY:

Common Area Summary table listing gross area, total conservation areas, and density bonus calculations.

CONSERVATION LEGEND:

Conservation Legend table defining symbols for total primary and secondary conservation areas.

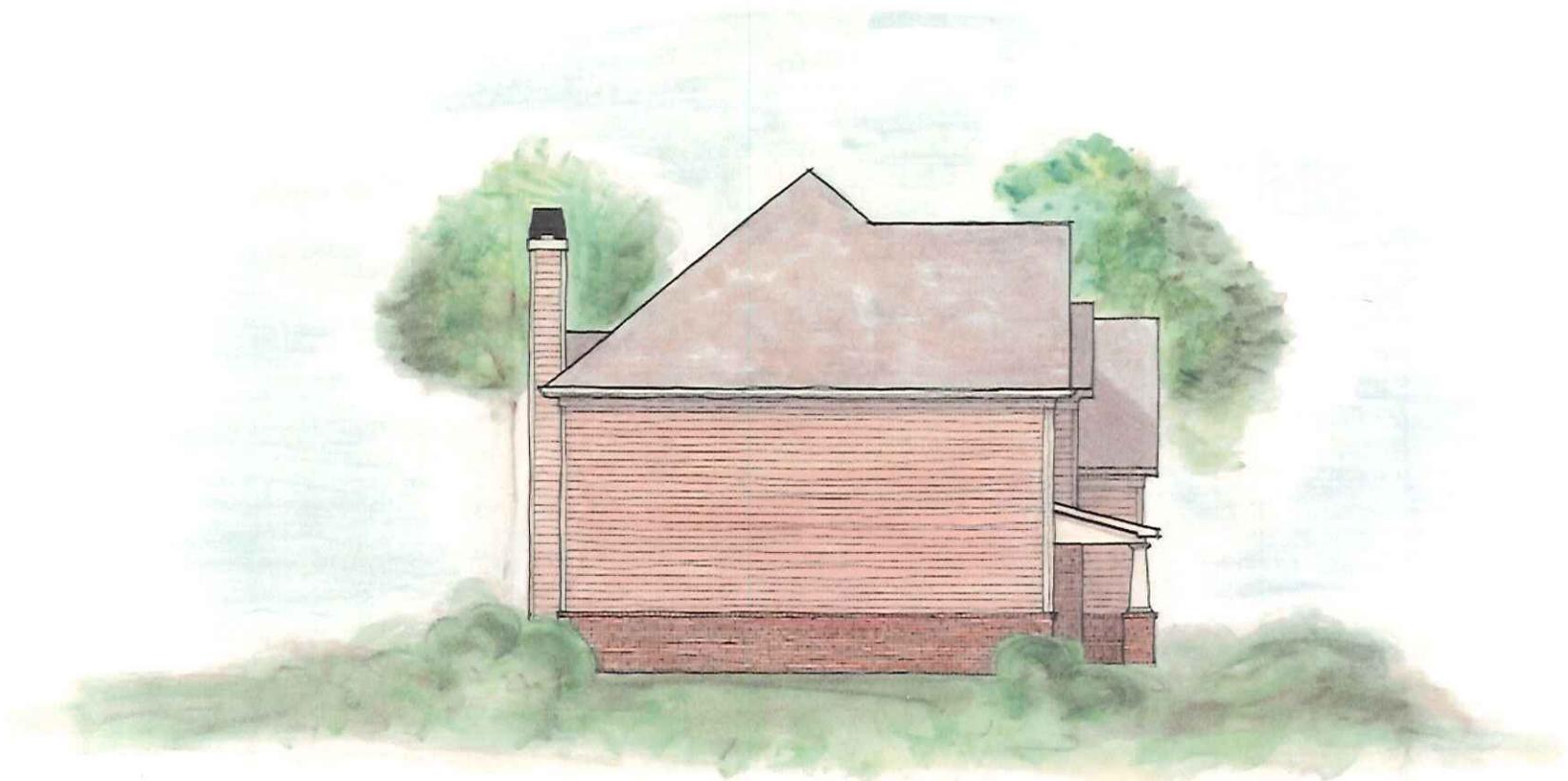


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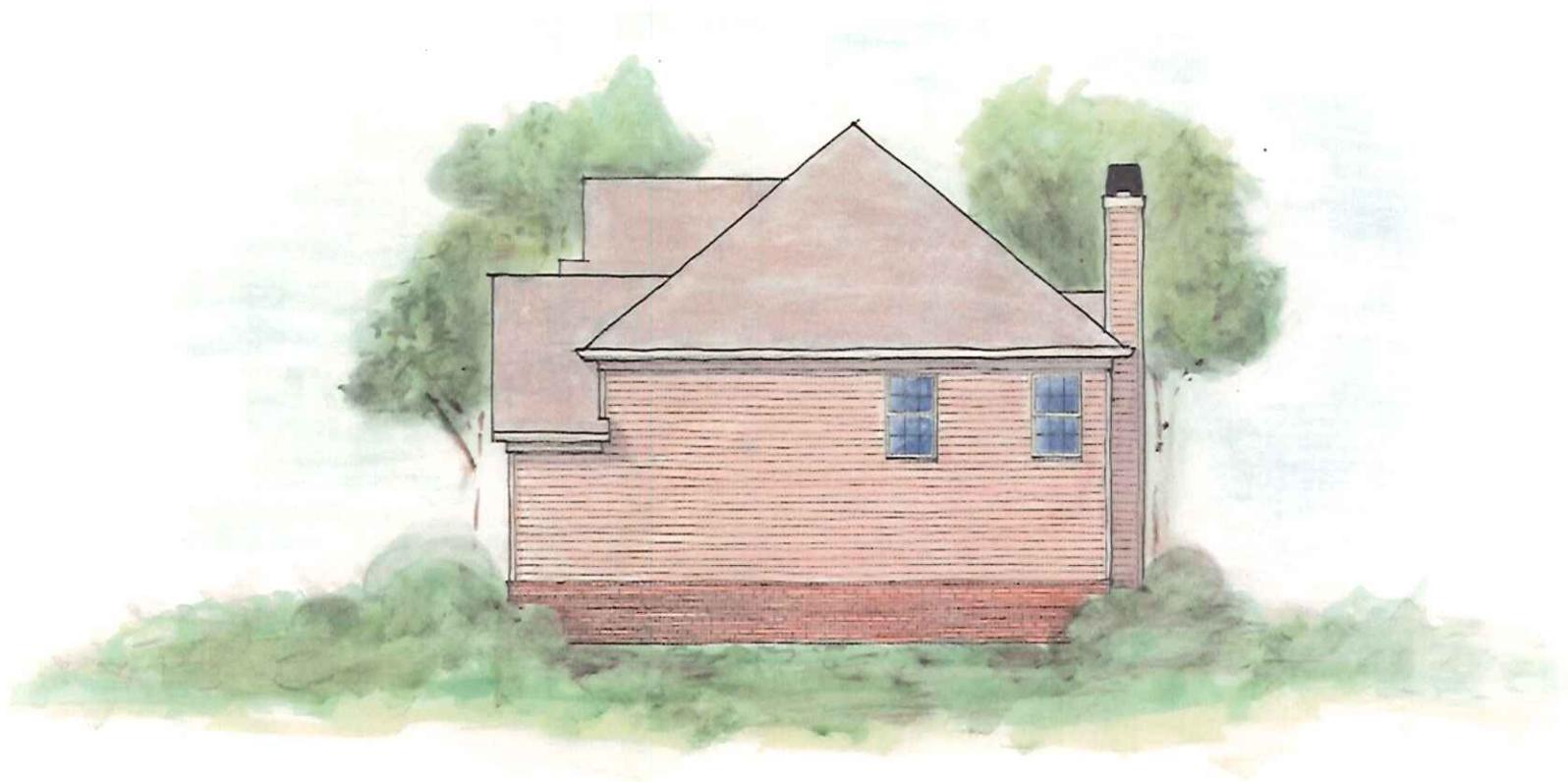


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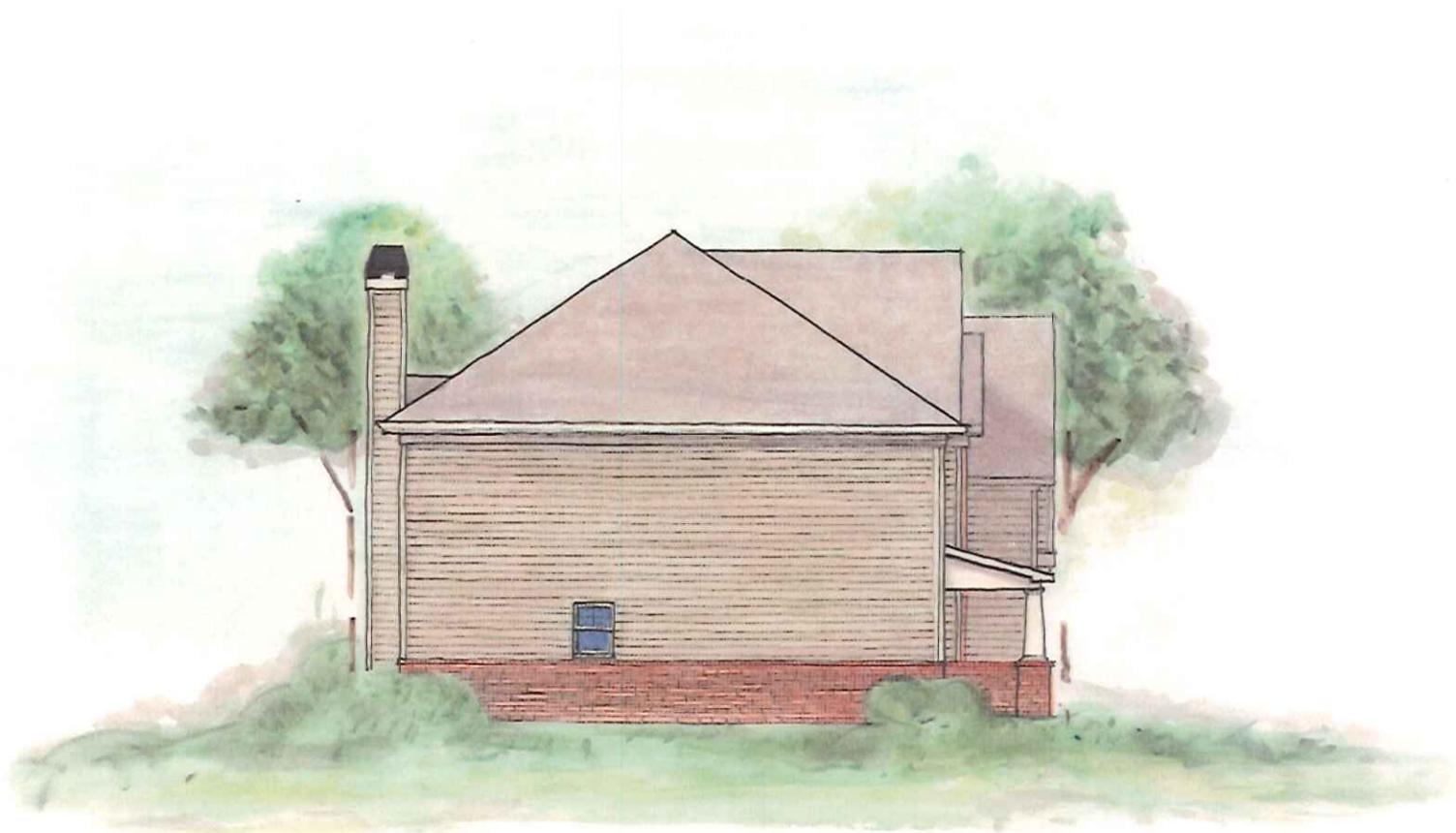


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REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

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 community will present a use that is suitable with respect to the adjacent and surrounding residential properties

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

No, the proposed rezoning of the Subject Property will NOT adversely affect or impact the surrounding residential properties

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

Yes, the Subject Property does have a reasonable economic use as currently zoned R-100

- (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 residential community will not cause an excessive or burdensome use of the existing infrastructure in the immediate and surrounding area. Yes, there will be an increase in traffic as Oleander Drive currently has an ADT of 719 based on 2014 GC DOT traffic data.

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

Yes, the Subject Property is located in an Existing/Emerging Suburban Character Area. The proposed OSC residential community would be compatible and complimentary for policy and intent of the Gwinnett County 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:

The Subject Property is bordered by the Yellow River and also has a stream bi-secting the overall property. These natural resources provide lush green space areas and natural buffers to the adjacent and surrounding residential properties. This property is perfect for an OSC development.

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August 6, 2015

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

**Re: Oleander Drive Residential Development– Rezoning Letter of Intent
Parcels: R6073 180, R6073 268, R6082 004, R6082 034, R6082 087, & R6082 188
Gwinnett County, GA**

Dear Mr. Lackey,

Inland Group, LLC (“Inland”) has been retained by Inland, LLC (the “Applicant”) to pursue a Rezoning Application (the “Application”) for real property located at the 1396, 1406, 1426, 1436, and 1446 Oleander Drive, Lilburn, GA 30047 and further described as Parcels R6073 180, R6073 268, R6082 004, R6082 034, R6082 087, & R6082 188 that are approximately ±93.3 acres (the “Subject Property”). **The Applicant is Contract Purchaser of the Subject Property.** The Subject Property is currently zoned R-100 and is surrounded by other similarly zoned residential properties within an established residential community that is nestled along the Yellow River and Garner Creek.

Our finished development could include some flood plain cut and fill compensation, as well as, numerous stream crossings to aid in vehicular circulation. Additionally, we may seek USACOE approvals for mitigation of wetlands that could be located along the banks of the Yellow River and other bodies of water scattered throughout the proposed development. All of these proposed items will be addressed during the engineering of the Subject Property after a successful Rezoning has been achieved.

The Applicant is proposing a Rezoning of the Subject Property to OSC for a residential development that will accentuate the natural features of the site to include but not be limited to the Yellow River, rolling topography, and large protected areas along the stream buffer and floodplain areas that surround the proposed residential homes. These natural amenities provide opportunities for passive recreation and connectivity to other proposed Gwinnett County trail systems. Our proposed plan includes 222 residential lots that are a minimum lot size of 7,500 square feet, 60’ wide by 125’ deep, over 30% of the acreage preserved in its natural state, sidewalks on both sides of the proposed neighborhood streets with connectivity to Oleander Drive, swim and tennis amenities, lush landscaping, and evergreen buffering from the neighboring properties. Currently, we are proposing a Primary Conservation Area consisting of ±24.4 acres and a Secondary Conservation Area consisting of ±12.9 acres (see Rezoning site plan for breakdown of these areas). The proposed residential net density for the proposed

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AUG 07 2015 2180 Satellite Boulevard / Suite 400-15 / Duluth, Georgia 30097
(404) 355-6700 Phone (404) 355-6760 Fax

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development is 2.63 units per acre (as submitted). The maximum density permitted under OSC with the Bonus Density factored in is 2.7 units per acre which would equate to 227 residential lots.

The proposed residential houses for the OSC development will consist of full masonry front elevations that will include brick, stone, and a mixture of both materials types either together or separate. Additionally the front elevations will include wood and metals accent along with residential style windows and doors. The side elevations will include a masonry water table that matches or compliments the front elevation up to a maximum height of 30 inches tall from the FFE of the first floor elevation. The balance of the side elevations will include wood, cement siding, and stucco type finishes. The rear elevations will include wood, cement siding, and stucco type finishes that match the pre-dominant side elevation building material. Most residential homes will have a craftsman style finish with treatments and paint schemes that are within the earth tone color palate. All residential homes will include a minimum two-car garage with some having single garage doors and others having double garage doors. A completed home in this proposed residential development will cost in excess of \$400,000.00 or more depending on finishes, and basements.

Currently, the Subject Property is not served by public sanitary sewer, and the nearest public sanitary service is approximately 6,000 linear feet away following the Yellow River to an adjacent apartment complex. After meeting with Gwinnett County Water and Sewer officials, we are proposing to provide gravity flow sanitary sewer to the Subject Property and have budgeted over \$1,500,000.00 to extend an 8 inch service to the southeast corner of the Subject Property. This proposed sewer solution will entail numerous easements from the adjacent land owners and those will be up to the Applicant to obtain after the Rezoning of the Subject Property from R-100 to OSC. The Yellow River, within the limits of the Subject Property, has been classified as an Impaired Stream Segment due to the increased levels of fecal content of the thousands of septic sewer properties in this part of Gwinnett County. Extending sanitary sewer to the Subject Property is a must for the proposed development to be created, but it also greatly improves the current utilities of Gwinnett County and will bring this much needed infrastructure to this part of Lilburn, GA.

We respectfully request your approval of this request for the Rezone from R-100 to OSC for the proposed residential development on the Subject Property. The proposed use on the Subject Property is consistent with the 2030 Unified Plan and creates an opportunity for a long term infrastructure improvement in an area that has been determined to be Impaired. Furthermore, there are other similar developments within five miles of the Subject Property being currently constructed with similar type residential structures and amenities. 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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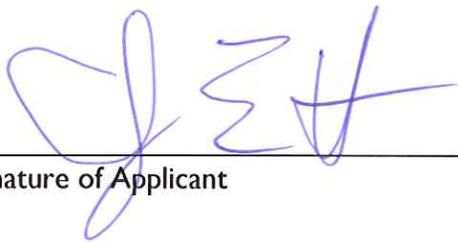
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REZONING APPLICANT'S CERTIFICATION

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

7/1/2015
Date

Chaz Waters, Manager of Inland, LLC

Type or Print Name and Title



Signature of Notary Public

7/1/2015
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.



Signature of Property Owner

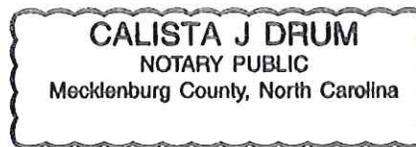
6/17/2015

Date

Steve A. Johnson, etal, Property Owner

Type or Print Name and Title

Parcel R6082 004



 6/17/15

Signature of Notary Public Date

Notary Seal

My Commission expires 7/16/19 

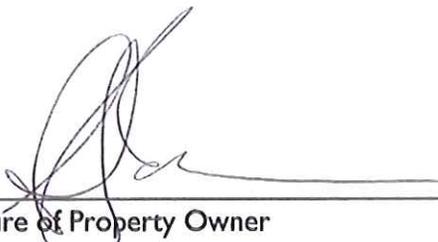
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Signature of Property Owner

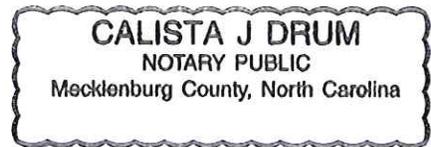
6/17/2015

Date

Steve A. Johnson, etal, Property Owner

Type or Print Name and Title

Parcel R6082 034





Signature of Notary Public

6/17/15

Date

Notary Seal

My Commission expires 3/14/19

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6/12/15

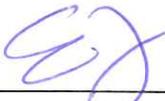
Signature of Property Owner

Date

Robert McClure, III, Property Owner

Type or Print Name and Title

Parcel R6073 268



6/17/2015

Signature of Notary Public

Date



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Robert McClure

6/17/15

Signature of Property Owner

Date

Robert McClure, III, Property Owner

Type or Print Name and Title

Parcel R6082 188

EJ

6/17/2015

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.

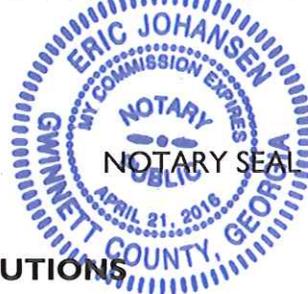
Chaz Waters, Manager of Inland, LLC

 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 7/1/2015

 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, Chaz Waters, Inland Group, LLC & Inland, 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)
Jace Brooks	\$2,000.00	June 2015
John Heard	\$2,000.00	June 2015, March 2014
Lynette Howard	\$500.00	April 2014

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

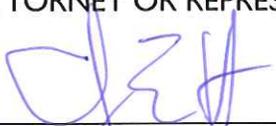
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RZR'15 021

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
	6/22/2015	Eric Johansen, RLA, Inland Group, LLC
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
	6/22/15	CHAZ WATERS NOTARY PUBLIC GWINNETT COUNTY, GEORGIA
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, Chaz Waters, Inland Group, LLC & Inland, 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)
Jace Brooks	\$2,000.00	June 2015
John Heard	\$2,000.00	June 2015, March 2014
Lynette Howard	\$500.00	April 2014

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

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Planning & Development

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Chaz Waters, Manager of Inland, LLC

 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Eric Johansen, RLA, Inland Group, LLC

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

 SIGNATURE OF NOTARY PUBLIC DATE NOTARY SEAL

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YES NO Eric Johansen, Chaz Waters, Inland Group, LLC & Inland, LLC
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