

## REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Pulte Group, Inc.</u> <u>c/o Mill Creek Consulting</u>	NAME: <u>David &amp; Stacey Miller, Scott Pfund</u>
ADDRESS: <u>4480 Commerce Drive, Suite A</u>	ADDRESS: <u>c/o Mill Creek Consulting</u>
CITY: <u>Buford</u>	CITY: <u>Buford</u>
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: <u>GA.</u> ZIP: <u>30518</u>
PHONE: <u>770-614-6511</u>	PHONE: _____
CONTACT PERSON: <u>MITCH PEEVY</u> PHONE: <u>(770) 614-6511</u>	
EMAIL ADDRESS: <u>millcreekconsulting@gmail.com</u>	

\*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:		
<u>      </u> OWNERS AGENT	<u>      </u> PROPERTY OWNER	<u>  X  </u> CONTRACT PURCHASER
PRESENT ZONING DISTRICT (S): <u>R-100</u>		REQUESTED ZONING DISTRICT: <u>R-60</u>
LAND DISTRICT (S): <u>7</u>	LAND LOT: <u>082</u>	ACREAGE: <u>10.804</u>
ADDRESS OF PROPERTY: <u>2055 Liberty Bell Place &amp; 2129 Sugar Springs Drive</u>		
PROPOSED DEVELOPMENT: <u>Single Family Detached Subdivision</u>		
RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:	
NO. OF LOTS/DWELLING UNITS: <u>24</u>	NO. OF BUILDINGS/UNITS: _____	
DWELLING UNIT SIZE (SQ. FT.): <u>2,800</u>	TOTAL GROSS SQUARE FEET: _____	
GROSS DENSITY: <u>2.24</u>	DENSITY: _____	
NET DENSITY: <u>2.24</u>		

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PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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A parcel of land lying in Land Lot 82 of the 7<sup>th</sup> District, Gwinnett County, Georgia, said parcel being more particularly described as follows:

Begin at a point marking the common corner of Land Lots 115, 114, 82, and 81; thence run North 60 degrees 09 minutes 47 seconds East along the common line between Land Lots 82 and 114 for a distance of 486.20 feet to a point; thence continue along the last described course and said Lot Line for a distance of 383.66 feet to a point; thence leaving said Common Lot Line run South 29 degrees 28 minutes 30 seconds East for a distance of 570.65 feet to a point on the Northerly Right of Way of Sugar Springs Drive; thence run South 60 degrees 27 minutes 24 seconds West for a distance of 75.91 feet to a point, said point lying on a curve to the left, said curve having a radius of 175.00 feet, a central angle of 43 degrees 25 minutes 40 seconds, a chord bearing of South 38 degrees 38 minutes 16 seconds West, and a chord distance of 129.49 feet; thence run along the arc of said curve and said Right of Way for a distance of 132.64 feet to a point; thence leaving said Right of Way run North 89 degrees 40 minutes 25 seconds West for a distance of 216.33 feet to a point; thence run South 60 degrees 09 minutes 45 seconds West for a distance of 483.90 feet to a point, said point lying on the common land lot line between Land Lots 82 and 81; thence run North 29 degrees 43 minutes 10 seconds West along said common Land Lot line for a distance of 509.07 feet to the POINT OF BEGINNING. Said parcel contains 470,602.9 Square Feet or 10.804 Acres.

Said parcel also being known by Tax ID #: 7082 093 & 7082 038

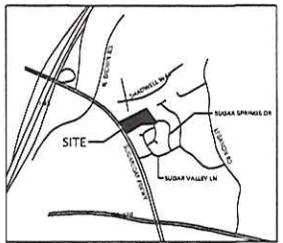
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LOCATION MAP - NTS

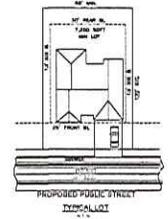
**REZONING DATA:**

TAX PARCEL ID:	7042 003 67802 016	PROPOSED ZONE:	RZ
PROPOSED USE:	RESIDENTIAL, SINGLE-FAMILY DETACHED	PROPOSED ZONING:	R-100
SITE ADDRESS:	SUGARLOAF PARKWAY	PROPOSED METRICKS:	2.24
GRIDIN AREA:	APPROX. 12.88 AC.	FRONT:	33 FEET
SPLITTY FRONT AREA:		SIDE:	33 FEET
NET AREA:		REAR:	30 FEET
EXISTING ZONING:	R-100	500 MIN. LOT AREA:	7,000 S.F.
FRONT:	85 FEET	500 MIN. LOT WIDTH:	60 FEET
SIDE:	10/25 FEET	500 MAX. DENSITY ALLOWED:	4.0 UNITS PER ACRE
REAR:	40 FEET	MIN. HEATED FLR AREA:	1,800 S.F.
MIN. LOT AREA:	13,800 S.F.	MIN. OPEN SPACE REQUIRED:	NA
MIN. LOT WIDTH:	100 FEET	OPEN SPACE PROVIDED:	NA
MAX. DENSITY:	NA		
MIN. HEATED FLR AREA:	1,800 S.F.		



**CARTER & CLARK**  
 SURVEYING PLANNING ENGINEERING  
 1000 SUGAR SPRINGS DR  
 SUITE 100  
 SUGAR VALLEY, CA 94571  
 (925) 255-1100  
 WWW.CARTERANDCLARK.COM

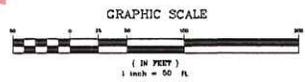
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DESIGNED BY:	DATE:	CHECKED BY:	DATE:
DRAWN BY:	DATE:	APPROVED BY:	DATE:
PROJECT NO.:	DATE:	SCALE:	DATE:
FILE NO.:	DATE:	PROJECT NAME:	DATE:

SUGARLOAF PARKWAY TRACT  
 ZONING CONCEPT PLAN





The Continental  
2000 sq. ft.  
Call Home 1-800-XXX-XXXX

STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY, OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

(A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

THE APPLICANT BELIEVES THE PROPOSED USE IS SUITABLE.

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

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

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

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

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

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

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

THE SUBJECT PROPERTY IS DESIGNATED AS EXISTING/EMERGING SUBURBAN

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING:

SEE LETTER OF INTENT.

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

.....  
PLANNING DIVISION USE ONLY

CASE NUMBER \_\_\_\_\_

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## REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Pulte Group, Inc., requests rezoning on 10.804 acres for the purpose of developing a Single Family detached subdivision. In order to develop the site as proposed, the Applicant respectfully requests a rezoning from R-100 to R-60. The subject property is located at 2055 Liberty Bell Place and 2129 Sugar Springs Drive and is found in the 7th district, land lot 082 in Gwinnett County.

The enclosed site plan indicates 24 units on the subject site. The site plan shows that the project will have one entrance from Sugarloaf Parkway and no connection to the existing subdivisions. The minimum heated square footage for the homes will be 2,800 sf to 4,600sf with a maximum height for the proposed dwellings 35'. The exterior of all dwellings will consist of brick or stone on the front façade with accents of fiber cement siding. The balance of the home may be the same or wood, cedar shake or fiber cement siding. Price range for the units will be from the mid \$300s to the low \$500s. This property will be in walking distance to several restaurants as well as all of the other commercial\ retail uses in the area surrounding Sugarloaf Mills.

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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.

X 

8-6-15

Signature of Applicant

Date

WILLIAM R KELLEY II (REV OF PUCTE)

LAND ACQ MANAGER

Type or Print Name and Title



8/6/15

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.

X Stacey Renee Miller  
Signature of Property Owner

8/5/15  
Date

STACEY RENEE MILLER  
Type or Print Name and Title

OWNER

DAVID J MILLER

OWNER

Jennifer Chambers  
Signature of Notary Public

8-5-15  
Date

JENNIFER CHAMBERS  
NOTARY PUBLIC  
Gwinnett County  
State of Georgia  
My Comm. Expires March 26, 2016  
Notary Seal

Smelch  
exp June 20, 2017  
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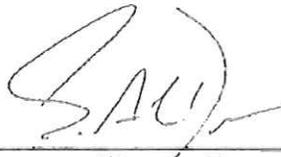
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X 

Signature of Property Owner

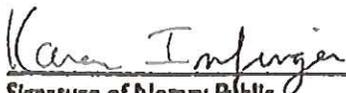
8/4/2015

Date



Type or Print Name and Title

PROPERTY OWNER



Signature of Notary Public

8/4/15

Date

Notary Seal

KAREN MCNOEN  
NOTARY PUBLIC  
GWINNETT COUNTY, GEORGIA  
MY COMMISSION EXPIRES OCTOBER 15, 2011

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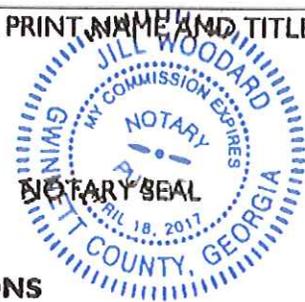
**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

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.

X [Signature] 8-6-15 WILLIAM KELCEY II LAND ACQ MGR  
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 8/6/15  
 SIGNATURE OF NOTARY PUBLIC DATE



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES  NO X WILLIAM R KELCEY II  
 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:** 7 . 82 . 038  
(Map Reference Number)      District      Land Lot      Parcel

X [Signature]      8-6-15  
Signature of Applicant      Date

VILLIAM R KELLEY II      CAMP ACQ MANAGER  
Type or Print Name and Title  
(ACTING REP OF AUCTI)

**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)

[Signature]      TSAI  
NAME      TITLE  
8-7-15  
DATE

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**PARCEL I.D. NUMBER:**  
(Map Reference Number)

7 . 82 . 093  
District Land Lot Parcel

X [Signature]  
Signature of Applicant

8-6-15  
Date

VILLIAM R KELLEY II LAND ACQ MANAGER  
Type or Print Name and Title  
(ACTING REP OF AUCTI)

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[Signature] TSAF  
NAME TITLE  
8-7-15  
DATE

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