REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: PTL, LLC	NAME: CMC Homes, LLC
ADDRESS: PO BOX 720314	ADDRESS: PO BOX 720314
CITY: Atlanta	CITY: Atlanta
STATE: GA ZIP: 30358	STATE: GA ZIP: 30358
PHONE: 4049871224	PHONE: 4049871224

CONTACT PERSON: Andrew Perry PHONE: 4049871224

CONTACT'S E-MAIL: perrydrew@gmail.com

APPLICANT IS THE:

☐ OWNER'S AGENT ☒ PROPERTY OWNER ☐ CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): RM-13 REQUESTED ZONING DISTRICT: R-TH

LAND DISTRICT(S): 7 LAND LOT(S): 126 ACREAGE: 2.518

ADDRESS OF PROPERTY: 2435 & 2445 Whitehead Place Drive, Suwanee, GA 30024

PROPOSED DEVELOPMENT: 16 Single Family Attached Homes

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units 16	No. of Buildings/Lots:
Dwelling Unit Size (Sq. Ft.): 2,100	Total Building Sq. Ft.
Gross Density: 6.35	Density:
Net Density: 6.35	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT of parcel of land lying and being in Land Lot 126 of the 7th District, Gwinnett County, Georgia, being shown as 2.518 acres per that certain Boundary and Topographic Survey for 4RNJ, LLC prepared by Alcovy Surveying and Engineering, Inc., Ronald Calvin Smith, Georgia RLS #2921, dated 04/06/2015, and being more particularly described as follows:

To find the Point of Beginning commence at a one-half inch rebar found at the intersection of the northerly right of way of Whitehead Place Drive (80 foot right of way) with the land lot line common to Land Lots 111 and 126, aforesaid District and County; proceed thence from said intersection along the northerly right of Way of Whitehead Place Drive north 73°13'52" west 132.92 feet to an iron pin set and the POINT OF BEGINNING; and from said POINT OF BEGINNING continue along said right of way the following courses and distances: north 73°25'48" west 97.65 feet to a point; northwesterly along the arc of a curve having a radius of 1233.28 feet, said arc being subtended by a chord bearing north 68°44'57" west and having a chord length of 199.96 feet, an arc distance of 200.18 feet to a point; north 64°06'00" west 69.63 feet to a point; northwesterly along the arc of a curve having a radius of 778.49 feet, said arc being subtended by a chord bearing north 55°29'13" west and having a chord length of 233.02 feet, an arc distance of 233.90 feet to an iron pin set; thence leaving said right of way and proceed north 46°54'53" east 343.88 feet to a point; proceed thence south 29°39'52" east 572.73 feet to the POINT OF BEGINNING.

M\WHITHEADROAD\Survey.Legal(ZoningApplication)

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LEGEND

I.P.F.	= IRON PIN FOUND
I.P.S.	= IRON PIN SET
C.M.F.	= CONCRETE MONUMENT FOUND
O.T.P.	= OPEN TOP PIPE
C.T.P.	= CRIMPED TOP PIPE
R/W	= RIGHT OF WAY
P.L.	= PROPERTY LINE
C.L.	= CENTER LINE
B.S.L.	= BUILDING SETBACK LINE
L.L.	= LAND LOT
L.L.L.	= LAND LOT LINE
G.M.D.	= GEORGIA MILITIA DISTRICT
T.B.M.	= TEMPORARY BENCH MARK
R	= RADIUS
CH.	= CHORD
TAN	= TANGENT
N/F	= NOW OR FORMERLY
D.B.	= DEED BOOK
P.B.	= PLAT BOOK
P.G.	= PAGE
D.E.	= DRAINAGE EASEMENT
S.S.E.	= SANITARY SEWER EASEMENT
F.F.E.	= FINISHED FLOOR ELEVATION
(MH)	= MANHOLE
	= DRAIN INLET
	= FIRE HYDRANT
	= LIGHT POLE
	= POWER POLE
-P-	= POWER LINE
-X-	= FENCE LINE
-W-	= WATER LINE
-G-	= GAS LINE
	= VALVE

GRID NORTH GA. WEST ZONE

NOTE: BEARINGS & ELEVATIONS SHOWN HEREON ARE BASED UPON GPS SURVEY USING CHAMPION TWO EQUIPMENT AND eGPS SOLUTIONS REAL TIME NETWORK ADJUSTMENT AS OF THE FIELD WORK DATE SHOWN.

NOTE:
THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A CHAMPION TWO DUAL FREQUENCY RECEIVER WITH A SCEPTER TWO DATA COLLECTOR RUNNING CARLSON SURVCE SOFTWARE. NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING TRIMBLE VRS REAL TIME NETWORK OPERATED BY eGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3 NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT A 95% CONFIDENCE LEVEL.

2.518 ACRES

BOTH TAX PARCELS

50' 0 50' 100' 150'

GRAPHIC SCALE - FEET

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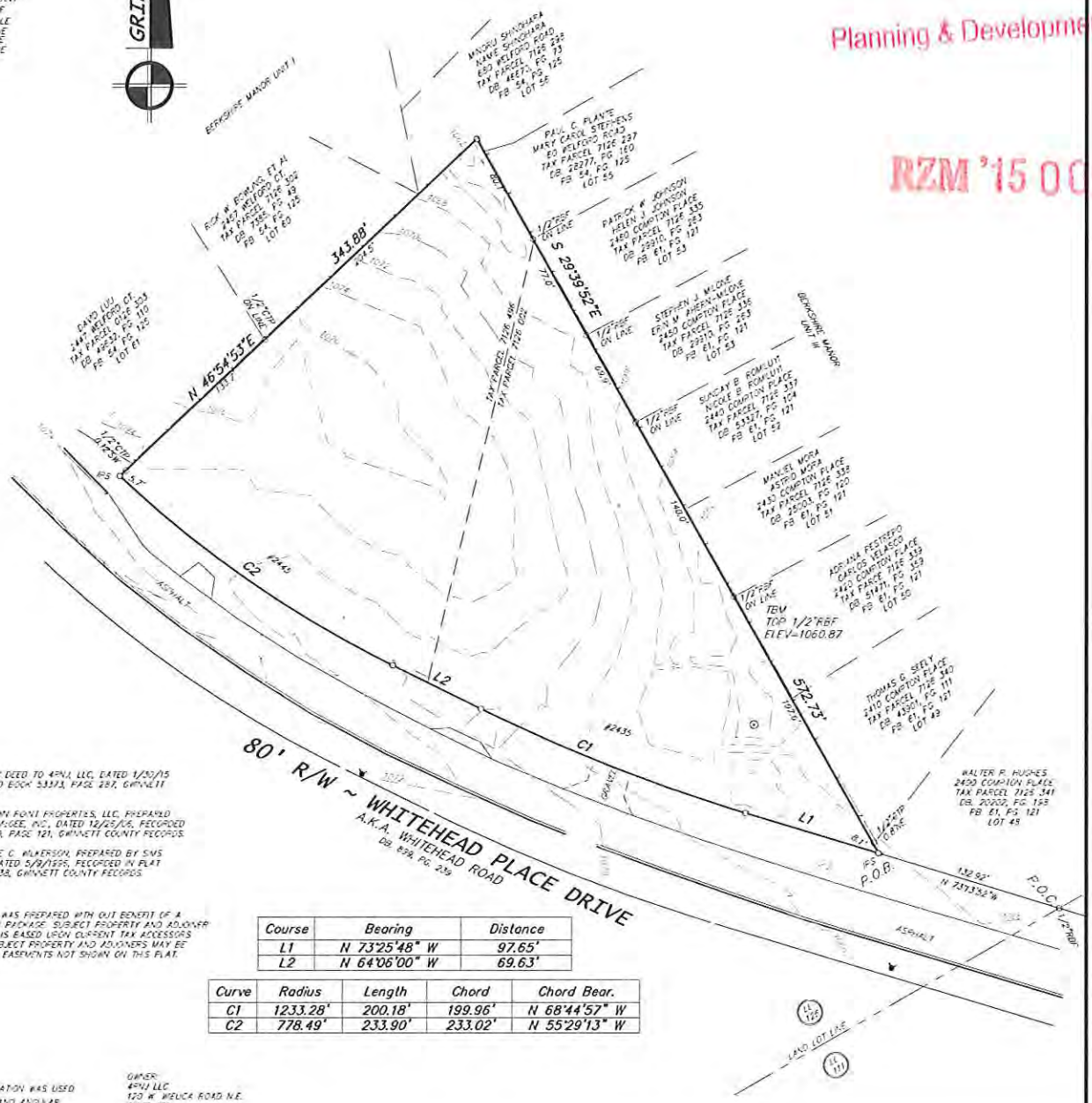


REFERENCES:
1) LIMITED WARRANTY DEED TO 4RNJ, LLC, DATED 1/30/15 RECORDED IN DEED BOOK 53373, PAGE 287, GWINNETT COUNTY RECORDS.
2) SURVEY FOR CROWN POINT PROPERTIES, LLC, PREPARED BY VON ITTER & MCGEE, INC., DATED 12/25/06, RECORDED IN PLAT BOOK 120, PAGE 121, GWINNETT COUNTY RECORDS.
3) SURVEY FOR IRENE C. WILKERSON, PREPARED BY SMS SURVEYING CO., DATED 5/9/1995, RECORDED IN PLAT BOOK 70, PAGE 238, GWINNETT COUNTY RECORDS.

NOTE: THIS SURVEY WAS PREPARED WITH OUT BENEFIT OF A TITLE SEARCH PACKAGE. SUBJECT PROPERTY AND ADJOINER INFORMATION IS BASED UPON CURRENT TAX ACCESSORS RECORDS. SUBJECT PROPERTY AND ADJOINERS MAY BE AFFECTED TO EASEMENTS NOT SHOWN ON THIS PLAT.

Course	Bearing	Distance
L1	N 73°25'48" W	97.65'
L2	N 64°06'00" W	69.63'

Curve	Radius	Length	Chord	Chord Bear.
C1	1233.28'	200.18'	199.96'	N 68°44'57" W
C2	778.49'	233.90'	233.02'	N 55°29'13" W

A TOPCON 225 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 55,680 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 716,735 FEET.

OWNER:
4RNJ LLC
120 W. WELUCA ROAD N.E.
SUITE 101
ATLANTA, GA. 30342

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13135C0055F DATED 9/29/2006

THIS PLAT AND THE SURVEY IT WAS PREPARED BY ARE IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

GEORGIA REGISTERED No. 2921 PROFESSIONAL LAND SURVEYOR RONALD CALVIN SMITH

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:

4RNJ LLC

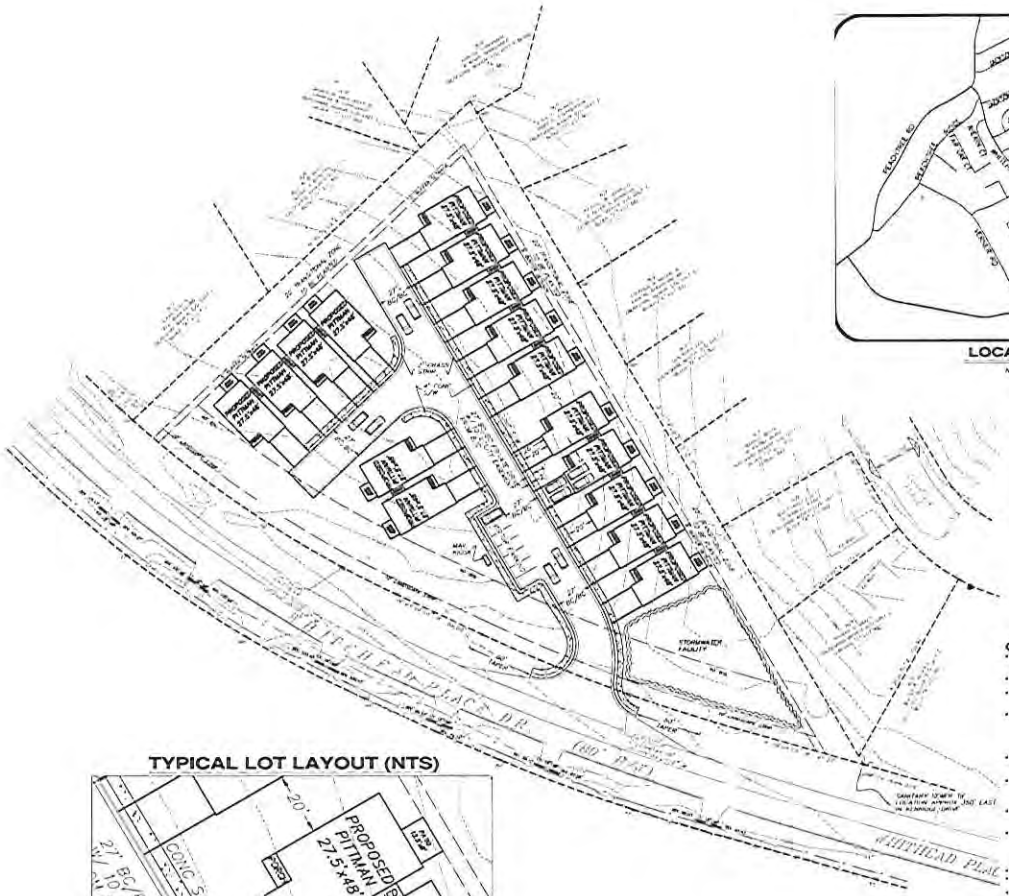
FIELD WORK DATE: 4/2/15 — DATE OF PLAT PREPARATION: 4/6/15

LAND LOT(S) 126 — 7th DISTRICT — GWINNETT COUNTY, GEORGIA

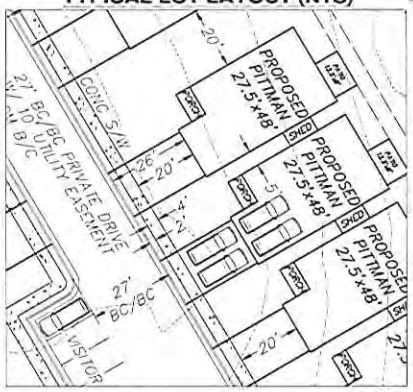
ALCOVY SURVEYING AND ENGINEERING, INC.
2205 HWY. 81 S., LOGANVILLE, GA. 30052
Phone 770-466-4002 - LSF #000759

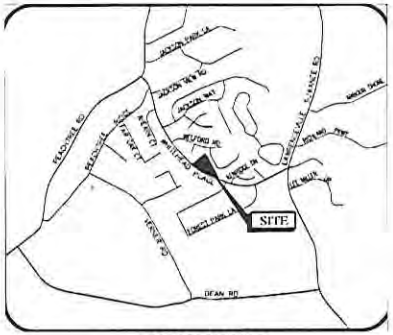
SCALE: 1" = 50'

JOB NO. 06-100



TYPICAL LOT LAYOUT (NTS)





LOCATION MAP

NOT TO SCALE

UNIT MIX

ATTACHED TOWNHOMES	16
TOTAL	16

PARKING

PARKING REQUIRED:
3 SPACES PER UNIT
PARKING PROVIDED:
4 SPACES PER UNIT

GWINNETT SITE NOTES

- 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 46-163(A)
- GRADES SHALL BE NO MORE THAN 10% INTERNATIONAL FIRE CODE, 2000 EDITION, SECTION 503.2.7
- DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS, CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING FLOOD PUMPER (40TH 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 PERIMETER OF THE FACILITY OR ANY PORTION OF THE EXTERIOR WALL OF THE FIRST STORY OF THE BUILDING 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 WIDTH SHALL BE 20 FEET MINIMUM PER INTERNATIONAL FIRE CODE, 2003 EDITION. GWINNETT COUNTY ORDINANCE FOR FIRE PROTECTION AND LIFE SAFETY, SECTION 46-163(D)
- GWINNETT COUNTY POLICE DEPARTMENT WILL PROVIDE AT NO COST A CPTED (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 @ 770-623-4910.
- I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE WITHIN NOT PARCEL IS (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS. MAP #13135C0139F 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 (5)). AN EXCEPTION IS GRANTED TO HOMEOWNERS WHO PERFORM MINOR LAND DISTURBING ACTIVITIES SUCH AS HOME LANDSCAPING, HOME GARDENS, REPAIRS AND MAINTENANCE WORK (ARTICLE 1, SECTION 1.1, PARAGRAPH 3).
- NO BUFFERED STATE WATERS ARE SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS.
- THERE ARE NO 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 I ESA) 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.

R-TH ZONING:
MAXIMUM DENSITY: 8 UNITS/ACRE (6.35 PROPOSED)
MIN. LOT SIZE: NO MINIMUM (TOWNHOME)
MIN. WIDTH: NO MINIMUM (TOWNHOME)
MINIMUM ROAD FRONTAGE: NO MINIMUM
MINIMUM HEAT FRONTAGE FOR CUL-DE-SAC: 50 FEET
MINIMUM UNIT WIDTH: 20 FEET FOR SINGLE CAR GARAGE TOWNHOMES
18 FEET FOR SINGLE CAR GARAGE TOWNHOMES
MAXIMUM HEIGHT: 35 FEET (TOWNHOME)
MINIMUM YARD: MINIMUM 25' GREENSPACE LANDSCAPE STRIP BETWEEN BUILDING AND INTERNAL STREET/DRIVEWAYS.
MINIMUM YARD: FRONT: 30' (MINIMUM) FOR ALL
SIDE: 10' (MINIMUM) FOR ALL
REAR: 40' (MINIMUM) FOR ALL
PARKING: 1 CAR MINIMUM REQUIRED PER TOWNHOME (4 PROVIDED)
UTILITIES: SHALL BE PLACED UNDERGROUND
POST LANDSCAPE STRIP REQUIRED ALONG EXTERIOR ROAD FRONTAGES
EASEMENT REQUESTED FOR 10' LS STRIP ALONG WHITEHEAD
SIDEWALKS: REQUIRED ON BOTH SIDES OF INTERNAL STREETS

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

OWNER/DEVELOPER:
CREEKSIDE COMMUNITIES
PO BOX 720314
ATLANTA, GA 30358
CONTACT: ANDY PERRY
404-987-1224(P) 404-266-0602(F)

NORTH: SCALE:

MAGNETIC

PRELIMINARY PLAT DATA

General			
Zoning	EXISTING: HM-13 PROPOSED: R-TH		
Project Data			
Number of Lots	16 UNITS		
Total Area (Acres)	2.52 ACRES		
Net Area (Acres)	2.52 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 Sewer —	Sewer: WTS	Septic	
Density (Units/Acre)			
Gross*	6.35 UNITS/ACRES		
Net*	6.35 UNITS/ACRES		
Lot & Dwelling Data			
Minimum Lot Size	N/A		
Minimum Dwelling Size	1,200 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 (%)	10%		
Area Required	N/A		
Area Provided	11,000 SF		
Trees			
Ordinance Compliance Option	36 TDU's per Acre	(Trees Per Lot)	Exempt
	Street Trees		
Buffer Trees (Points)			
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 t/a.

DATE
04/10/15

CREEKSIDE AT WHITEHEAD
GWINNETT COUNTY, GEORGIA
PIN 7-126-495/002
LAND LOT: 126
DISTRICT: 7TH

BH&D JOB#: 29592 BH&D FILE NAME: REZONE1

BH&D Engineering, Inc.
280 HERITAGE WALK
WOODSTOCK, GEORGIA 30188
CONTACT: MICHAEL HENDERSON, P.E.
PHONE: (678) 637-1978
EMAIL: MHENDERSON@BHDENG.COM

SUBMITTALS

REVISIONS

SETBACKS
ZONING LAYOUT: THD

FRONT	SIDE	REAR
10'	10'	20'

BUFFERS:
SEE PLAN

SHEET:
REZONING PLAN
C-01

NOT ISSUED FOR CONSTRUCTION

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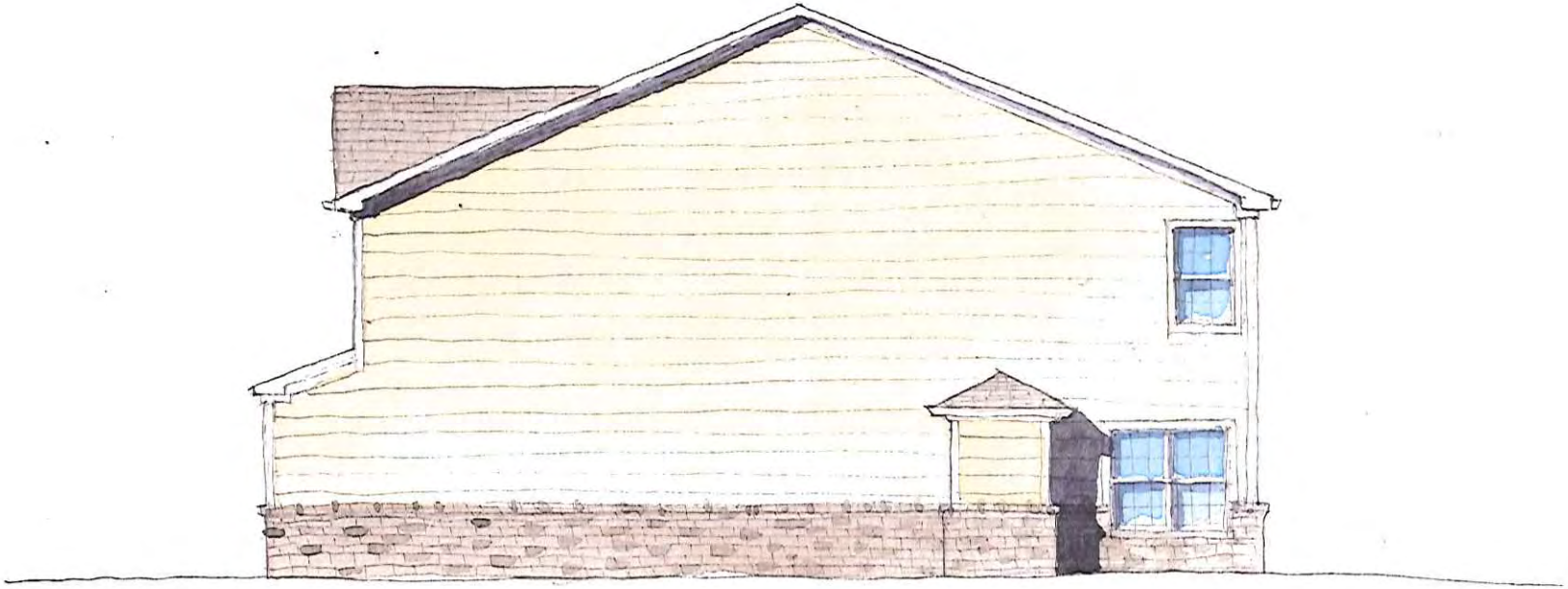

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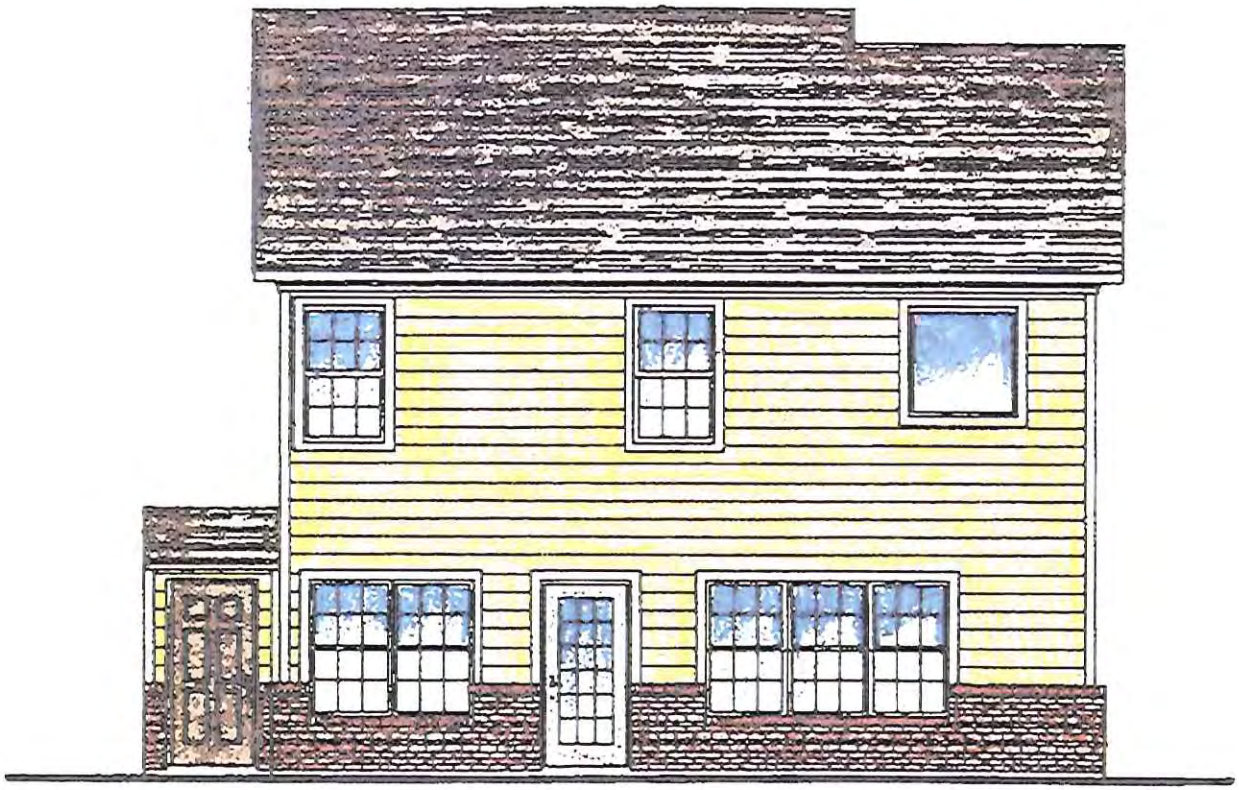

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REZONING APPLICANT'S RESPONSE

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:

Please see the attached SGEZP Exhibit for answers to A-F

(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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2435-2445 Whitehead Place Drive

Rezoning Plan for PTL, LLC
(Standards Governing Exercise of the Zoning Powers)
April 28th, 2015

We respectfully submit this zoning application, with property defined by the legal description in this application, to the zoning classification of R-TH from its present zoning of RM-13.

A) The neighboring properties are primarily R-60 and R-75, with the exception of several RM-13 properties that exist to the east and directly south. This property is currently zoned RM-13. This zoning is comparable to other properties within 1 mile. Our proposed use will be less intense and a slightly better transition point between the medium density and RM properties than as currently zoned.

B) We feel the existing zoning of the property matches the medium to high-density neighborhoods that line Whitehead Place Drive. We do not necessarily feel as currently zoned it adversely affects existing neighborhoods because there is a mix of housing types and neighborhoods. Our proposed zoning should further enhance the neighborhood versus the RM-13 because of our development requirements, our lower density, our higher standards for architectural treatments and our higher square footage offerings.

C) There is demand for rental units in the area. Although the vacancy rates of rental homes built as town home properties are greater than complexes offering amenity packages in the area, there are immediate examples of RM projects that have rental prices and absorption rates making for rent housing a viable use of the property. We are offering as an alternative a property that will better serve the neighborhood. The homes will have higher aesthetic standards and the site will be subject to enhanced landscaping and development regulations. This will positively influence the values of neighboring properties.

D) The proposed use will provide less of a burden on the County infrastructure, schools and buses than the existing zoning.

E) The future land use of the property indicates existing/emerging suburban. We feel 6 homes per acre fits the transitional appearance of this stretch of roadway and 1 mile radius of the subject property. This land use recommendation discourages against multifamily and encourages single-family housing.

F) We feel the existing zoning allows for a slightly higher lot count and similar site plan. We are asking to change the type of ownership, increase lot sizes, reduce the density and will volunteer more architectural conditions than are tied to the property under its current use.

Andrew Perry
PTL, LLC

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2435-2445 Whitehead Place Drive

Rezoning Plan for PTL, LLC
(Letter of Intent)
April 28th, 2015

We respectfully submit this zoning application for property defined by the legal description in this application, to the zoning classification of R-TH from its present zoning of RM-13.

This site was originally approved for development in 2007 and named Villages at Suwanee. As presently zoned and approved, the site would accommodate 17 for rent town homes.

Our proposal is to build 16 for sale town homes. The site is +/- 2.518 acres and provides a slightly lower density of 6.35 units per acre. We will adhere to the original approved plans by buffering adjacent residential properties and providing a front landscape setback along Whitehead Place Drive. We are asking for conditions shown on the attached site plan to reduce the front exterior setbacks from 50' to 40', the side exterior setbacks from 40' to 20', the rear exterior setbacks from 40' to 20' and for a 10' landscape strip along Whitehead Place Drive. We are asking also for permission to build a 2 unit building versus the minimum requirement of 3 units per building. We will not have homes located within 50' of the ROW along Whitehead Place Drive.

R-TH requires 1,200 SF of heated floor area. We will be providing at least 2,100 SF. Every home will have a 2-car garage, maintaining a balance of brick, cement siding, shake, architectural shingles and decorative trim. Our driveway lengths will be no less than 24' from back of curb and we will provide visitor parking within our property. Each home will allow parking for now fewer than 4 cars.

As required by the UDO we will provide sidewalks along the frontage of Whitehead Place Drive. We will also replant the buffer areas as required. Gwinnett County Water Resources serve the property for water and sanitary sewer. All power, phone and cable services to the community will be buried underground.

We are proposing to add attractive elevations and streetscape to a site that has been left partially developed. Our intended use, changing from rental to home ownership, offering enhanced architectural conditions, will also be subject to stricter development guidelines than the plan that is approved and waiting to be built out. With this proposed zoning change, the neighborhood will be enhanced by the benefits that come along with an active HOA and 16 additional stakeholders in that 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

4-29-15
Date

Andrew Perry, Member, PTL
Type or Print Name and Title

Signature of Notary Public

5/1/15
Date

Notary Seal

My Commission Expires Oct. 10, 2015

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REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Signature of Property Owner — Date: 4-29-15

Andrew Perry, Member, CMC Homes

Type or Print Name and Title

Signature of Notary Public — Date: 5/1/2015 — Notary Seal

My Commission Expires Oct. 10, 2015

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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.

	4-30-15	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
	5/1/2015	
SIGNATURE OF NOTARY PUBLIC	DATE	NOTARY SEAL

My Commission Expires Oct. 10, 2015

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

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 - 126 - 002 4496
(Map Reference Number) District Land Lot Parcel

Signature of Applicant — Date: 4-30-15

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)

NAME: [illegible] TITLE: TJA II

DATE: 4/30/2015

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