REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: JBW Investments, LLC	NAME: Ronnie F. Plunkett
ADDRESS: 6083 Shadburn Ferry Road	ADDRESS: 389 Blue Grass Drive
CITY: Buford	CITY: Jefferson
STATE: GA ZIP: 30518	STATE: GA ZIP: 30549
PHONE: 404-803-5000 cell	PHONE:

CONTACT PERSON: Eric Johansen, RLA with Inland Group PHONE: 678-571-4843 cell

CONTACT'S E-MAIL: eric@inlandllc.com

APPLICANT IS THE:

☐ OWNER'S AGENT ☐ PROPERTY OWNER ☒ CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): M1 & R-100 REQUESTED ZONING DISTRICT: O-I w/ SUP

LAND DISTRICT(S): 7th LAND LOT(S): 218 ACREAGE: 5.92 acres

ADDRESS OF PROPERTY: 1798 Plunketts Road & 3707 Blue Ridge Drive, Buford, GA 30519

PROPOSED DEVELOPMENT: Retirement Community, Independent Living

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units 200 units	No. of Buildings/Lots: 1 Building
Dwelling Unit Size (Sq. Ft.): 624 - 1BR 936 - 2BR	Total Building Sq. Ft. +/- 180,000 SF
Gross Density: 33.78	Density: 180,000 / 5.92 = 30,406 sf/acre
Net Density:	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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PLUNKETTS ROAD AND BLUE RIDGE DRIVE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 218 OF THE 7TH DISTRICT OF GWINNETT COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ALONG THE WESTERLY RIGHT-OF-WAY OF PLUNKETTS ROAD (80' R/W); THENCE ALONG SAID RIGHT-OF-WAY SOUTH 44°23'00" WEST, A DISTANCE OF 110.00 FEET TO AN POINT; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 43°37'37" WEST, A DISTANCE OF 214.53 FEET TO A POINT AT THE INTERSECTION OF PLUNKETTS ROAD (80' R/W) AND BLUE RIDGE DRIVE (60' R/W); THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF BLUE RIDGE DRIVE NORTH 88°12'59" WEST, A DISTANCE OF 340.91 FEET TO A POINT; THENCE SOUTH 87°02'54" WEST, A DISTANCE OF 63.39 FEET TO A POINT; THENCE LEAVING RIGHT-OF-WAY OF BLUE RIDGE DRIVE NORTH 31°12'06" EAST, A DISTANCE OF 371.55 FEET TO A POINT; THENCE SOUTH 86°57'00" WEST, A DISTANCE OF 170.00 FEET TO A POINT; THENCE NORTH 35°18'42" EAST, A DISTANCE OF 525.43 FEET TO A POINT; THENCE SOUTH 30°37'55" EAST, A DISTANCE OF 593.86 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 5.921 ACRES.

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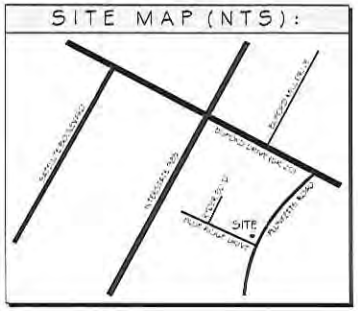
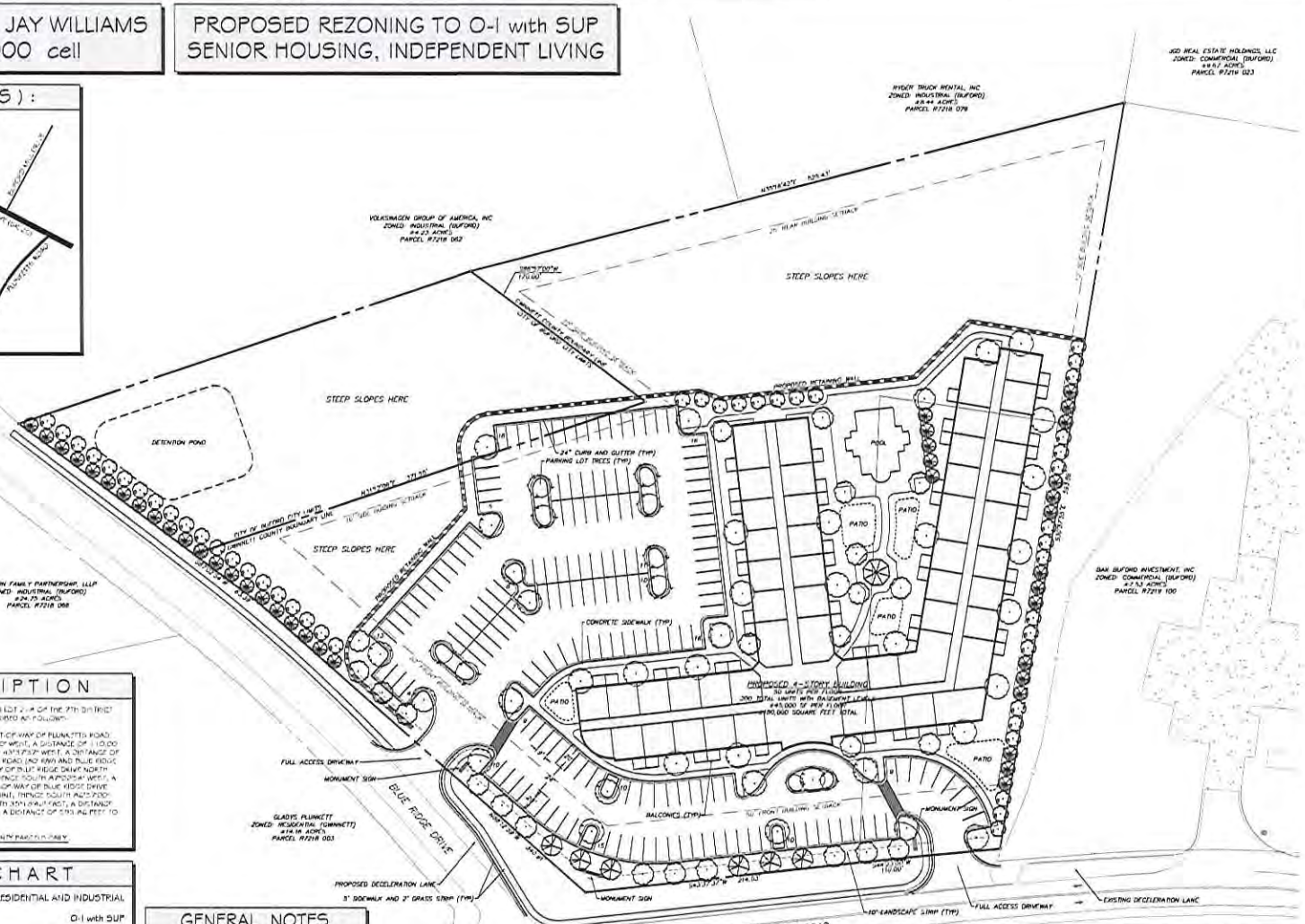
PROJECT CONTACT: JAY WILLIAMS
(404) 805-5000 cell

PROPOSED REZONING TO O-I with SUP
SENIOR HOUSING, INDEPENDENT LIVING

SITE MAP (NTS):





LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT [illegible] OF THE 7TH DISTRICT OF GWINNETT COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ALONG THE WESTERLY RIGHT-OF-WAY OF PLUNKETTS ROAD (80' R/W), THENCE ALONG SAID RIGHT-OF-WAY SOUTH 44°25'00" WEST, A DISTANCE OF 1,110.00 FEET TO AN POINT; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 43°37'37" WEST, A DISTANCE OF 214.53 FEET TO A POINT AT THE INTERSECTION OF PLUNKETTS ROAD (80' R/W) AND BLUE RIDGE DRIVE (50' R/W); THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF BLUE RIDGE DRIVE NORTH 44°[illegible]' WEST, A DISTANCE OF 340.91 FEET TO A POINT; THENCE SOUTH 45°[illegible]' WEST, A DISTANCE OF 63.33 FEET TO A POINT; THENCE LEAVING RIGHT-OF-WAY OF BLUE RIDGE DRIVE NORTH 31°[illegible]' EAST, A DISTANCE OF 321.55 FEET TO A POINT; THENCE SOUTH 82°[illegible]' WEST, A DISTANCE OF 170.00 FEET TO A POINT; THENCE NORTH 35°[illegible]' EAST, A DISTANCE OF 525.43 FEET TO A POINT; THENCE SOUTH 30°[illegible]' EAST, A DISTANCE OF 593.46 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 5.192 ACRES FOR THE GWINNETT COUNTY PARCEL ONLY.

SITE DATA CHART

EXISTING ZONING	RESIDENTIAL AND INDUSTRIAL
PROPOSED ZONING DESIGNATION	O-I with SUP
PROPOSED USE OF SUBJECT PROPERTY	RETIREMENT HOUSING (INDEPENDENT LIVING COMMUNITY
TAX PARCELS	R7218 004 (GWINNETT COUNTY) R7218 053 (GWINNETT COUNTY) R7218 064 (CITY OF BUFORD)
AREA OF SUBJECT PROPERTIES	±5.92 ACRES (GWINNETT COUNTY) ±1.20 ACRES (CITY OF BUFORD)
** TOTAL AREA **	±7.12 ACRES
PROPOSED BUILDING HEIGHT	4 STORIES WITH BASEMENT LEVELS
PROPOSED UNITS	200 UNITS ** MIXTURE OF 1 BR AND 2BR UNITS **
PARKING SPACES REQUIRED (BASED ON ROOMING/BOARDING HOUSE)	1 SPACE / 4 BEDS (MINIMUM) 1 SPACE / 1.5 BEDS (MAXIMUM)
PARKING SPACES PROVIDED	185 PARKING SPACES

GENERAL NOTES

1. THE SUBJECT PROPERTY IS LOCATED WITHIN BOTH UNINCORPORATED GWINNETT COUNTY, GEORGIA, AND THE CITY OF BUFORD, GEORGIA. BOTH OF THESE ENTITIES AUTHORITIES HAVE REPRESENTATIVE JURISDICTION OVER THOSE PORTIONS OF THE PROPOSED SENIOR HOUSING DEVELOPMENT.

2. THE EXISTING INFORMATION USED FOR THE PREPARATION OF THIS CONCEPTUAL SITE PLAN WAS OBTAINED FROM LEGAL DESCRIPTIONS AND BOUNDARY SURVEYS OF THE SUBJECT PROPERTY PROVIDED BY THE PROPERTY OWNERS AND THEIR RESPECTIVE AGENTS, GWINNETT COUNTY GIS, AND READILY AVAILABLE AERIAL PHOTOGRAPHY. NO FIELD SURVEY DATA WAS USED, AND THE SUBJECT PROPERTY SHOULD BE SURVEYED BY A LICENSED SURVEYOR PRIOR TO DEVELOPMENT PERMITTING AND CONSTRUCTION ON THE SUBJECT PROPERTY.

3. ALL PROPOSED ITEMS DEPICTED ON THIS REZONING SITE PLAN ARE CONCEPTUAL IN NATURE AND ALL ITEMS MUST MEET THE CURRENT STANDARDS OF THE UNIFIED DEVELOPMENT ORDINANCE OF GWINNETT COUNTY AT THE TIME OF PERMITTING AND CONSTRUCTION.

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811 Know what's below. Call before you dig.

INLAND GROUP
land solutions - construction management
2180 Satellite Boulevard
Suite 400 - 15
Duluth, Georgia 30097
404-355-6700 phone
404-355-6760 fax
www.inlandgrp.com

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THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE

GEORGIA REGISTERED No. 08515 PROFESSIONAL ENGINEER ERIC JOHANSSON

BLUE RIDGE DR & PLUNKETTS ROAD
a
SENIOR HOUSING DEVELOPMENT

for:
JBW INVESTMENTS, LLC
6083 SHADBURN FERRY ROAD
BUFORD, GA 30518
(404) 803-5000 cell
johnwilliams12345@comcast.net

INTERSECTS 7218 004
7218 053 & 7218 064
GWINNETT COUNTY & CITY OF BUFORD, GEORGIA

REVISIONS:

NUM	DATE	REVISION
1	[illegible]	SUBMITTAL TO GC

SHEET TITLE:
REZONING SITE PLAN

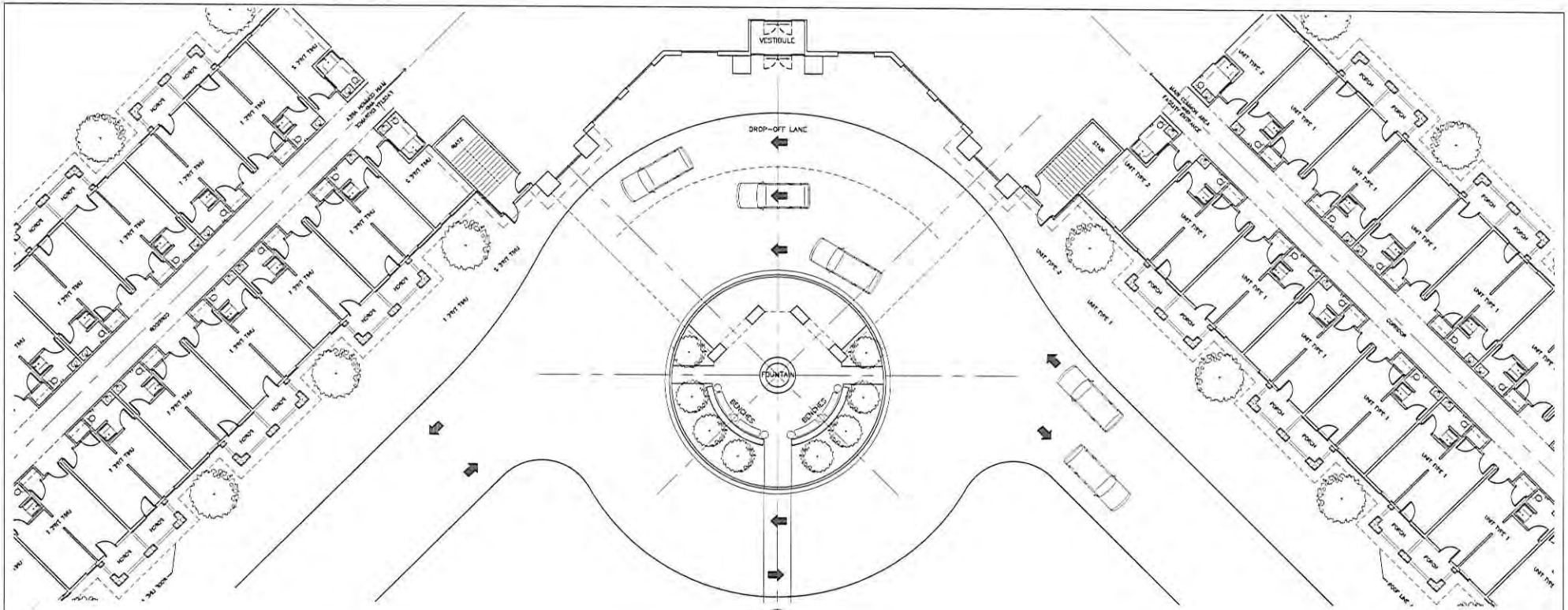
0 40 80 120

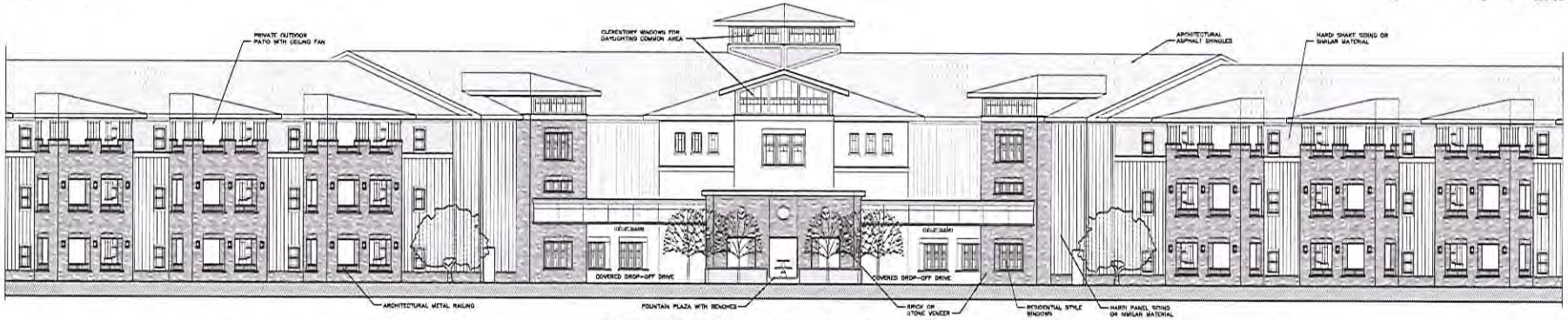
SCALE 1" = 40'
DATE: DECEMBER 29, 2015
PROJECT: 15-030

MAGNETIC

SHEET NUMBER: 1

NTS-REZONING CONCEPTUAL





CONCEPT PLAN & ELEVATION

OCTOBER 01, 2009

INLAND GROUP, LLC
PLANNING | DESIGN | CONSTRUCTION MANAGEMENT
5300 OAKBROOK PARKWAY
BUILDING 300 SUITE 305
NORCROSS, GEORGIA 30093
VOICE 404.385.6700
FAX 404.385.6780

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FRONT ELEVATION

PRELIMINARY FRONT ELEVATION

DEVELOPED BY:

INLAND GROUP

PLUNKET ROAD ASSISTED LIVING

BUFORD, GEORGIA

MaxDesign Group Project #D16-106

27 JANUARY 2016

MaxDesignGroup
Architecture · Planning · Interiors

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 development will be suitable compared to the immediate and surrounding Commercial, Industrial, and Residential uses

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

NO, the proposed development will not adversely affect the immediate and surrounding properties, as the immediate and surrounding uses are widely varied in their uses, topography, County vs City jurisdictions, economic values, and overall building architecture

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

NO, the Subject Property does not have a reasonable economic use as currently zoned due to the fact that the immediate and surrounding properties have all been developed as Commercial or Industrial uses. Additionally, both street frontages are heavily dominated with cut-thru traffic.

(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 development will utilize existing infrastructure already in place, the roads are already dominated with commercial and cut thru traffic patterns, and the Senior Development that is aged restricted should little to NO impact on the County school systems.

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

YES, this area has been identified as Regional Mixed-Use, and the proposed Senior Housing Development is exactly that. The proposed development will compliment the existing mixture of Commercial, Industrial, and Residential uses in the immediate and surrounding area.

(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 proposed Senior Housing Development will present a use that is virtually absent from the Mall or Georgia and City of Buford corridor. The proposed development will blend into the immediate and surrounding area and will provide a viable housing alternative to the aging population of Gwinnett County.

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December 29, 2015

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

Re: Rezoning and Special Use Permit – Letter of Intent
1798 Plunketts Road, Buford, GA 30519
3707 Blue Ridge Drive, Buford, GA 30519
Tax Parcels: R7218 004 & R7218 053
Gwinnett County, GA

Dear Ms. Holland,

Inland Group, LLC ("Inland") has been retained by JBW Investments, LLC (the "Applicant") to pursue a Rezoning and Special Use Permit Applications (the "Application") for real property located at the 1798 Plunketts Road, Buford, GA 30519, and 3707 Blue Ridge Drive, Buford, GA 30519, and further described as Gwinnett County Tax Parcels R7218 004 and R7218 053 that are approximately ±5.92 acres (the "Subject Property"). **The Applicant is Contract Purchaser of the Subject Property,** and the Subject Property is presently owned by the Plunkett family. The Subject Property is currently zoned R-100 and M-1 due to past actions of others, the development of the Blue Ridge Industrial Park, the construction of Blue Ridge Drive, and annexation efforts from the City of Buford, Georgia (the "City") for the immediate and surrounding properties.

The Applicant is requesting a Rezoning from the existing R-100 and M-1 zoning designations to O-I (Office Institutional District) and a Special Use Permit ("SUP") to allow the Subject Property to be used for a **Retirement Community, Independent Living**. The Subject Property is the only remaining Gwinnett County, Georgia (the "County") parcels of land remaining between Blue Ridge Drive and Buford Drive due to recent annexation efforts of the City. The Subject Property has been previously used as a primary residence for the Plunkett family on Parcel R7218 004, but over the last few years the structure and property have not been utilized for residential purposes and most recently has been marketed for sale as commercial property with commercial property values assessed to the same property. The

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immediate and surrounding area is characterized by existing Commercial and Industrial uses, and Plunketts Road has been discovered to be one of the County secret cut thru roads connecting Buford Drive to Satellite Boulevard and beyond.

The Applicant has assembled three parcels of land for the proposed Retirement Community, Independent Living facility. Two of the parcels are located within the County and one of the parcels is located within the City (the only parcels being considered by this Application is the County property). Currently, the Subject Property is NOT buildable due to the severe slopes that exist, falling from Plunketts Road toward Interstate 985 accounting for ±80 feet of grade change from the front of the Subject Property to the back. The Applicant is currently under contract on the adjacent Commercial property to the north and has plans to remove up to 100,000 cubic yards of earthen materials that would ultimately be placed on the Subject Property leveling it out and creating the development opportunity as proposed by this Application. Considering the immediate and surrounding land uses of Commercial and Industrial, as well as, all of the same lands are located within the City, the Subject Property provides a unique opportunity for the County to expand its current housing options for the aging population. The Average Daily Traffic ("ADT") of Buford Drive and Plunketts Road is in excess of 80,000 vehicles per day, and the ADT of Plunketts Road between Buford Drive and Satellite Boulevard is in excess of 20,000 vehicles per day.

The Applicant is proposing to construct a four (4) story Independent Living facility that would be age restricted to 55 years of age and older consisting of two hundred (200) units for the Subject Property. The proposed Independent Living facility would be developed and managed by a leader within the Senior Housing industry and would provide a much needed housing option for this northern portion of the County. The proposed structure would be constructed with exterior materials to include but not be limited to brick, stone, steel, glass, hardy boards, stucco, and EIFS materials. The common elements of the facility would include but not be limited to expansive sidewalk networks, common gardens, patios, gazebos, benches, pools, lush landscaping, pocket parks, and other common areas consistent with a facility of this type. Internally, these facilities typically have common areas that consist of coffee bars, movie rooms, workout facilities, reading rooms, fire places, recreational rooms, and other common areas consistent with a facility of this type.

Given the location of the Subject Property, the future residents of this facility are less than five minutes away from the Mall of Georgia for shopping and dining options, and less than two minutes away from the Gwinnett County Heritage Center for recreational opportunities. For those future residents traveling North/South, Interstate 985 is less than two minutes away, and Interstate 85 is less than five minutes away. For those future residents traveling East/West, Buford Drive (aka State Route 20) is less than one minute away. The Subject Property is properly situated very close to all major travel arteries of the County, and virtually all shopping, dining, and recreational opportunities the County has to offer are less than five minutes away for all to use and enjoy.

We are requesting a height increase from 35 feet tall to 70 feet tall, as this increase will accommodate the proposed architecture to support the proposed four (4) story facility. The majority of the internal common areas will be located within an open basement level that will open up into the exterior common areas previously mentioned above. The Applicant has provided a basic level of architecture depicting a three story building for conceptual purposes only to the County. As the architecture for this facility is developed, the Applicant will share that with the County for review and consideration of the Application.

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We respectfully request your approval of this request for the proposed Rezoning Application and the Special Use Permit Application to permit the following additional uses on the Subject Property; **Retirement Community, Independent Living**. The proposed use on the Subject Property is consistent with the 2030 Unified Plan designating this area of the County as Regional Mixed-Use, and this proposed facility creates an opportunity for a long term housing option for the aging population in the northern portion of the County. 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 Applicant

cc: JBW Investments, LLC
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.

Signature of Applicant — Date: 12·29·2015

John B. Williams - manager of JBW Investments, LLC

Type or Print Name and Title

Signature of Notary Public — Date: 12·29·2015 — Notary Seal

CHAZ WATERS
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA

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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 Phil N Plunkett
x Jeffrey Harold Plunkett
x JoAnn Plunkett Chambers
Ronnie F. Plunkett 12-28-15

Signature of Property Owner Date

Ronnie F. Plunkett / owner

Type or Print Name and Title

JoAnn Plunkett Chambers - Property owner
Phil N Plunkett " "
Jeffrey Harold Plunkett " "

Rachel Little Day 12/28/15

Signature of Notary Public Date Notary Seal

RACHEL LITTLE DAY NOTARY EXPIRES GEORGIA DEC. 16, 2018 PUBLIC JACKSON COUNTY

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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.

	12.29.2015	John B. Williams, manager
SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
	12-29-2015	Eric Johansen, RLA, agent
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
	12.29.2015	
SIGNATURE OF NOTARY PUBLIC	DATE	NOTARY SEAL

CHAZ WATERS NOTARY PUBLIC GWINNETT COUNTY, GEORGIA

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 John B. Williams, Eric Johansen as Member of Inland Group, 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 - D1	$2,000.00	June 2015
Lynette Howard - D2	$500.00	April 2014
John Heard - D4	$3,000.00	June 2015, March 2014

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: (Map Reference Number) 7 (District) - 218 (Land Lot) - 004 (Parcel)

John B. Williams (w/ permission) 12.29.2015
Signature of Applicant Date

John B. Williams - Manager of JBW Investments, LLC
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)

Debra Smith — NAME
tax services associate — TITLE
12.31.2015 — DATE

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: (Map Reference Number) 7 (District) - 218 (Land Lot) - 053 (Parcel)

John B. Williams (w/ permission) 12-29-2015
Signature of Applicant Date

John B. Williams - Manager of JBW Investments, LLC
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)

Debra Smith — NAME
tax services associate — TITLE
12.31.2015 — DATE

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SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: JBW Investments, LLC	NAME: Ronnie F. Plunkett
ADDRESS: 6083 Shadburn Ferry Road	ADDRESS: 389 Blue Grass Drive
CITY: Buford	CITY: Jefferson
STATE: GA ZIP: 30518	STATE: GA ZIP: 30549
PHONE: 404-803-5000 cell	PHONE:

CONTACT PERSON: Eric Johansen, Agent PHONE: 678-571-4843 cell

CONTACT'S E-MAIL: eric@inlandllc.com

*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:

☐ OWNER'S AGENT ☐ PROPERTY OWNER ☒ CONTRACT PURCHASER

EXISTING/PROPOSED ZONING: O-I BUILDING/LEASED SQUARE FEET: +/- 180,000 SF

LAND DISTRICT(S): 7th LAND LOT(S): 218 ACREAGE: +/- 5.92 acres

ADDRESS OF PROPERTY: 1798 Plunketts Road & 3707 Blue Ridge Drive, Buford, GA 30519

SPECIAL USE REQUESTED: To permit the use of Retirement Community, Independent Living, in a multi-story building up to 4 stories tall above the finished grades

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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SUP '16 017

PLUNKETTS ROAD AND BLUE RIDGE DRIVE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 218 OF THE 7TH DISTRICT OF GWINNETT COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ALONG THE WESTERLY RIGHT-OF-WAY OF PLUNKETTS ROAD (80' R/W); THENCE ALONG SAID RIGHT-OF-WAY SOUTH 44°23'00" WEST, A DISTANCE OF 110.00 FEET TO AN POINT; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 43°37'37" WEST, A DISTANCE OF 214.53 FEET TO A POINT AT THE INTERSECTION OF PLUNKETTS ROAD (80' R/W) AND BLUE RIDGE DRIVE (60' R/W); THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF BLUE RIDGE DRIVE NORTH 88°12'59" WEST, A DISTANCE OF 340.91 FEET TO A POINT; THENCE SOUTH 87°02'54" WEST, A DISTANCE OF 63.39 FEET TO A POINT; THENCE LEAVING RIGHT-OF-WAY OF BLUE RIDGE DRIVE NORTH 31°12'06" EAST, A DISTANCE OF 371.55 FEET TO A POINT; THENCE SOUTH 86°57'00" WEST, A DISTANCE OF 170.00 FEET TO A POINT; THENCE NORTH 35°18'42" EAST, A DISTANCE OF 525.43 FEET TO A POINT; THENCE SOUTH 30°37'55" EAST, A DISTANCE OF 593.86 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 5.921 ACRES.

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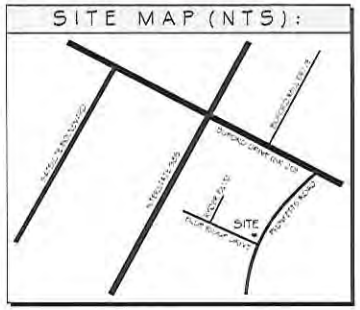
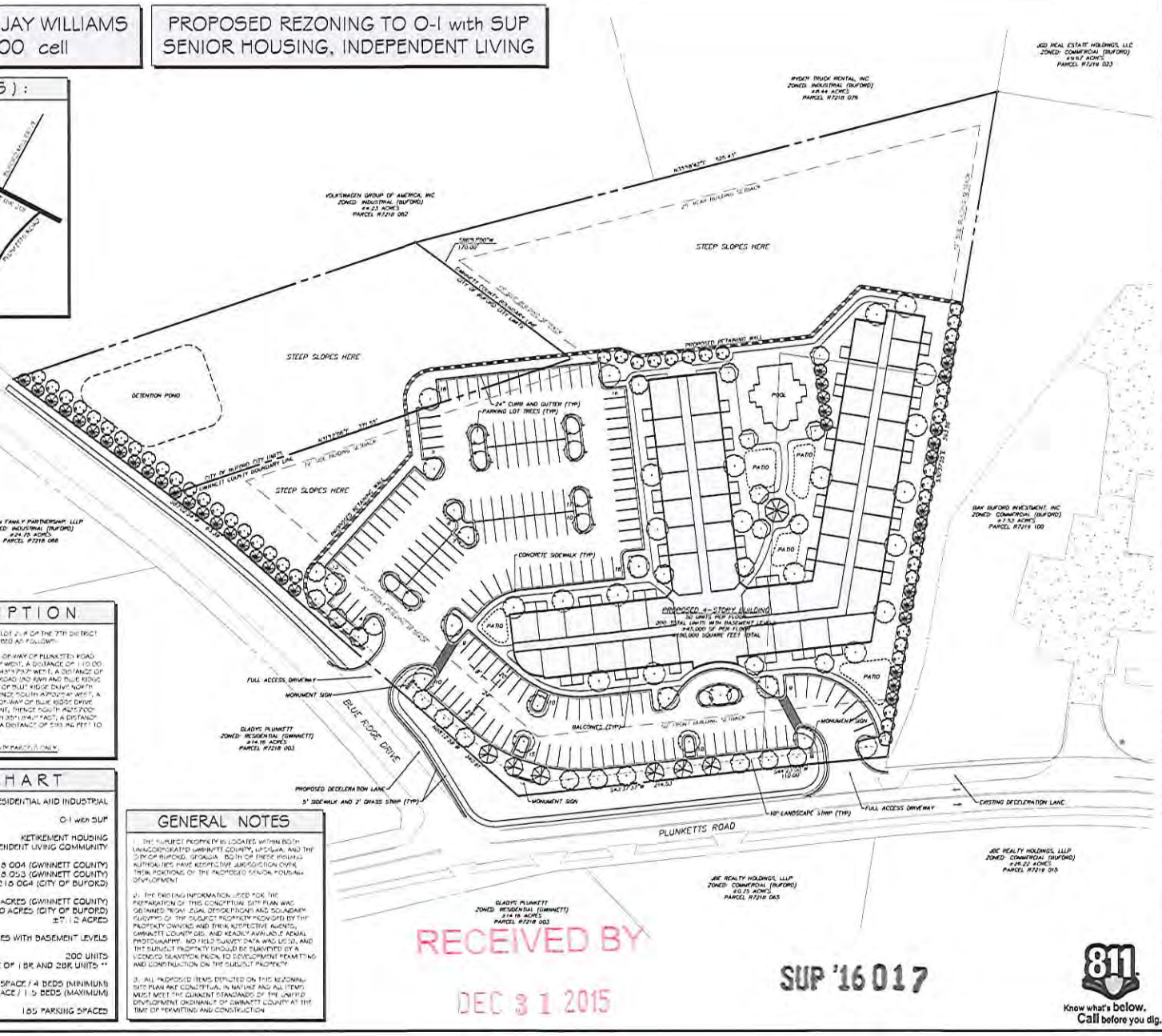
PROJECT CONTACT: JAY WILLIAMS
(404) 805-5000 cell

PROPOSED REZONING TO O-I with SUP
SENIOR HOUSING, INDEPENDENT LIVING

SITE MAP (NTS):





LEGAL DESCRIPTION

ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOT 214 OF THE 7TH DISTRICT OF GWINNETT COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ALONG THE WESTERLY RIGHT-OF-WAY OF PLUNKETTS ROAD (AKA KWY), THENCE ALONG SAID RIGHT-OF-WAY SOUTH 44°43'00" WEST, A DISTANCE OF 110.00 FEET TO AN POINT, THENCE ALONG SAID RIGHT-OF-WAY SOUTH 43°47'32" WEST, A DISTANCE OF 214.53 FEET TO A POINT AT THE INTERSECTION OF PLUNKETTS ROAD (AKA KWY) AND BLUE RIDGE DRIVE (AKA KWY), THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF BLUE RIDGE DRIVE NORTH 89°-25'0" WEST, A DISTANCE OF 342.91 FEET TO A POINT, THENCE SOUTH 42°03'44" WEST, A DISTANCE OF 63.30 FEET TO A POINT, THENCE LEAVING RIGHT-OF-WAY OF BLUE RIDGE DRIVE NORTH 31°-00'00" EAST, A DISTANCE OF 371.55 FEET TO A POINT, THENCE NORTH 42°57'00" WEST, A DISTANCE OF 1,170.00 FEET TO A POINT, THENCE NORTH 35°19'40" EAST, A DISTANCE OF 525.43 FEET TO A POINT, THENCE SOUTH 30°07'55" EAST, A DISTANCE OF 593.86 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 5.92 ± ACRES FOR THE GWINNETT COUNTY PARCEL ONLY.

SITE DATA CHART

EXISTING ZONING	RESIDENTIAL AND INDUSTRIAL
PROPOSED ZONING DESIGNATION	O-I with SUP
PROPOSED USE OF SUBJECT PROPERTY	RETIREMENT HOUSING INDEPENDENT LIVING COMMUNITY
TAX PARCELS	R7218 004 (GWINNETT COUNTY) R7218 053 (GWINNETT COUNTY) R7218 064 (CITY OF BUFORD)
AREA OF SUBJECT PROPERTIES	±5.92 ACRES (GWINNETT COUNTY) ±1.20 ACRES (CITY OF BUFORD)
** TOTAL AREA **	±7.12 ACRES
PROPOSED BUILDING HEIGHT	4 STORIES WITH BASEMENT LEVELS
PROPOSED UNITS	200 UNITS ** MIXTURE OF 1 BR AND 2BR UNITS **
PARKING SPACES REQUIRED (BASED ON ROOMING/BOARDING HOUSE)	1 SPACE / 4 BEDS (MINIMUM) 1 SPACE / 1.5 BEDS (MAXIMUM)
PARKING SPACES PROVIDED	185 PARKING SPACES

GENERAL NOTES

1. THE SUBJECT PROPERTY IS LOCATED WITHIN BOTH UNINCORPORATED GWINNETT COUNTY, MICHIGAN, AND THE CITY OF BUFORD, GEORGIA. BOTH OF THESE PROPER AUTHORITIES HAVE RESPECTIVE JURISDICTION OVER THEIR PORTIONS OF THE PROPOSED SENIOR HOUSING DEVELOPMENT.

2. THE EXISTING INFORMATION USED FOR THE PREPARATION OF THIS CONCEPTUAL SITE PLAN WAS OBTAINED FROM LEGAL DESCRIPTIONS AND BOUNDARY SURVEYS OF THE SUBJECT PROPERTY PROVIDED BY THE PROPERTY OWNERS AND THEIR RESPECTIVE AGENTS, GWINNETT COUNTY GIS, AND READILY AVAILABLE AERIAL PHOTOGRAPHY. NO FIELD SURVEY DATA WAS USED, AND THE SUBJECT PROPERTY SHOULD BE SURVEYED BY A LICENSED SURVEYOR PRIOR TO DEVELOPMENT PERMITTING AND CONSTRUCTION ON THE SUBJECT PROPERTY.

3. ALL PROPOSED ITEMS DEPICTED ON THIS REZONING SITE PLAN ARE CONCEPTUAL IN NATURE AND ALL ITEMS MUST MEET THE CURRENT STANDARDS OF THE UNIFIED DEVELOPMENT ORDINANCE OF GWINNETT COUNTY AT THE TIME OF PERMITTING AND CONSTRUCTION.

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811 Know what's below. Call before you dig.

INLAND GROUP
land solutions - construction management
2180 Satellite Boulevard
Suite 400 - 15
Duluth, Georgia 30097
404-355-6700 phone
404-355-6760 fax
www.inlandgrp.com

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GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 881515 ERIC JOHANSEN

SMALL LEVEL 1 LEGALIZATION REQUIREMENTS

BLUE RIDGE DR & PLUNKETTS ROAD
a
SENIOR HOUSING DEVELOPMENT

for:
JBW INVESTMENTS, LLC
6083 SHADBURN FERRY ROAD
BUFORD, GA 30518
(404) 603-5000 cell
johnwilliams12345@comcast.net

TAX PARCELS: R7218 004, R7218 053, R7218 064
GWINNETT COUNTY, GEORGIA
CITY OF BUFORD, GEORGIA

REVISIONS:

NUM	DATE	REVISION
1	12/31/15	SUBMITTAL TO GSC

SHEET TITLE:
REZONING SITE PLAN

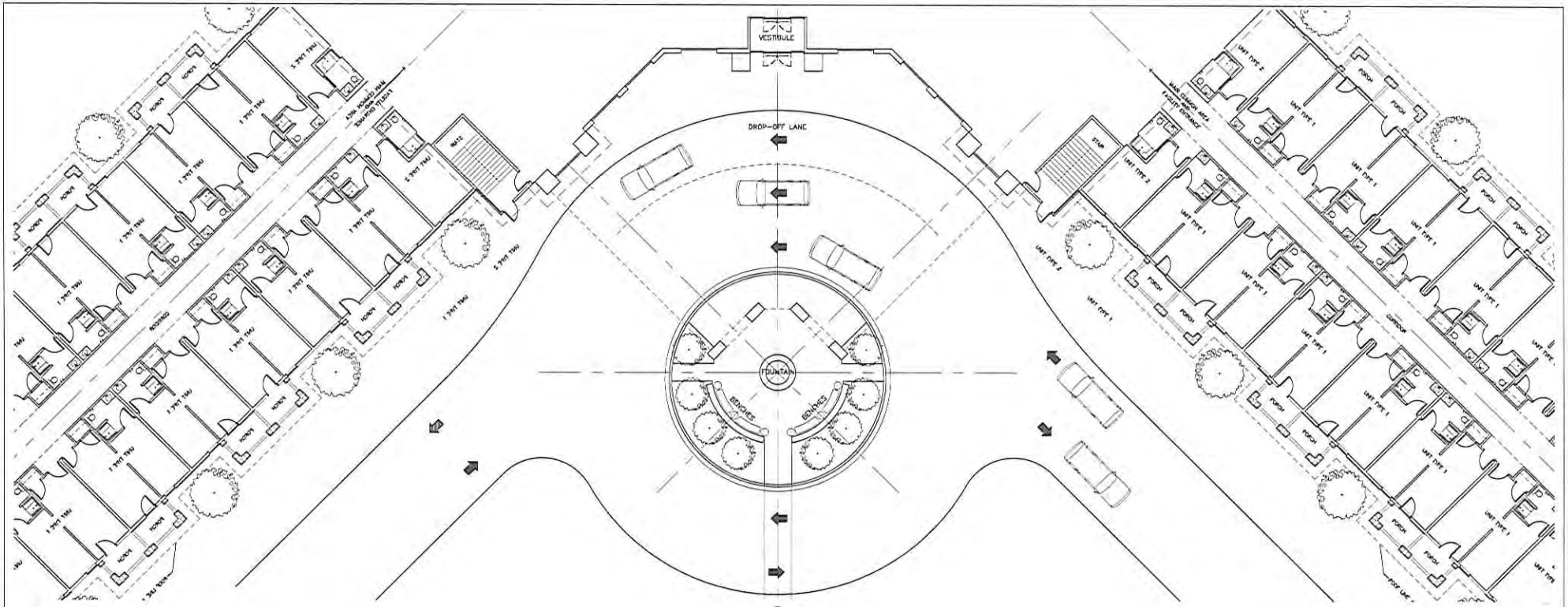
0 40 80 120

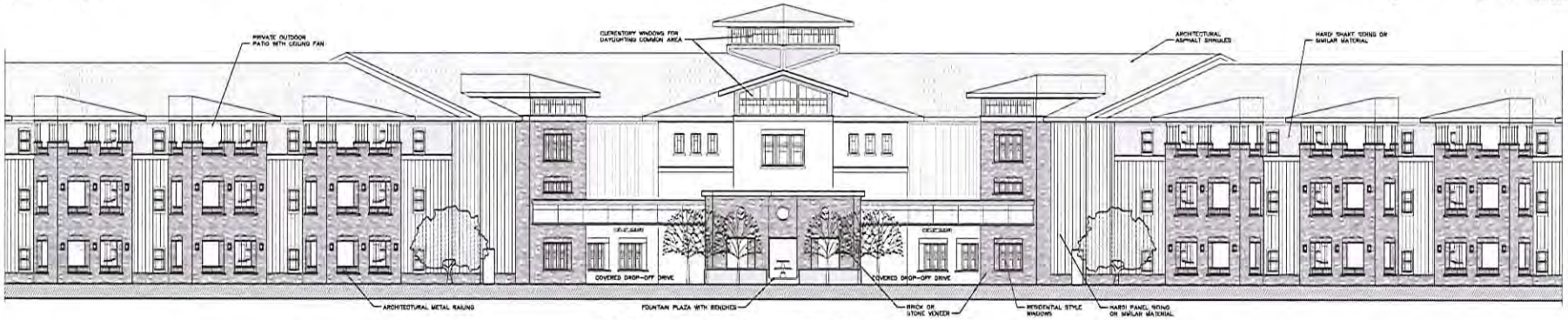
SCALE: 1" = 40'
DATE: DECEMBER 29, 2015
PROJECT: 15-030

MAGNETIC

SHEET NUMBER: 1

NOT RELEASED FOR CONSTRUCTION





CONCEPT PLAN & ELEVATION

OCTOBER 01, 2009

INLAND GROUP, LLC
PLANNING | DESIGN | CONSTRUCTION MANAGEMENT
5300 OAKBROOK PARKWAY
BUILDING 300 SUITE 366
NORCROSS, GEORGIA 30093
VOICE 404.355.6700
FAX 404.355.6760

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FRONT ELEVATION

PRELIMINARY FRONT ELEVATION

DEVELOPED BY:

INLAND GROUP

PLUNKET ROAD ASSISTED LIVING

BUFORD, GEORGIA

MaxDesign Group Project #D16-106

27 JANUARY 2016

MaxDesignGroup
Architecture · Planning · Interiors

SPECIAL USE PERMIT APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENT 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 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 development will be suitable compared to the immediate and surrounding Commercial, Industrial, and Residential uses

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

NO, the proposed development will not adversely affect the immediate and surrounding properties, as the immediate and surrounding uses are widely varied in their uses, topography, County vs City jurisdictions, economic values, and overall building architecture

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

NO, the Subject Property does not have a reasonable economic use as currently zoned due to the fact that the immediate and surrounding properties have all been developed as Commercial or Industrial uses. Additionally, both street frontages are heavily dominated with cut-thru traffic.

(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 development will utilize existing infrastructure already in place, the roads are already dominated with commercial and cut thru traffic patterns, and the Senior Development that is aged restricted should little to NO impact on the County school systems.

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

YES, this area has been identified as Regional Mixed-Use, and the proposed Senior Housing Development is exactly that. The proposed development will compliment the existing mixture of Commercial, Industrial, and Residential uses in the immediate and surrounding area.

(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 Senior Housing Development will present a use that is virtually absent from the Mall or Georgia and City of Buford corridor. The proposed development will blend into the immediate and surrounding area and will provide a viable housing alternative to the aging population of Gwinnett County.

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December 29, 2015

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

Re: Rezoning and Special Use Permit – Letter of Intent
1798 Plunketts Road, Buford, GA 30519
3707 Blue Ridge Drive, Buford, GA 30519
Tax Parcels: R7218 004 & R7218 053
Gwinnett County, GA

Dear Ms. Holland,

Inland Group, LLC ("Inland") has been retained by JBW Investments, LLC (the "Applicant") to pursue a Rezoning and Special Use Permit Applications (the "Application") for real property located at the 1798 Plunketts Road, Buford, GA 30519, and 3707 Blue Ridge Drive, Buford, GA 30519, and further described as Gwinnett County Tax Parcels R7218 004 and R7218 053 that are approximately ±5.92 acres (the "Subject Property"). **The Applicant is Contract Purchaser of the Subject Property,** and the Subject Property is presently owned by the Plunkett family. The Subject Property is currently zoned R-100 and M-1 due to past actions of others, the development of the Blue Ridge Industrial Park, the construction of Blue Ridge Drive, and annexation efforts from the City of Buford, Georgia (the "City") for the immediate and surrounding properties.

The Applicant is requesting a Rezoning from the existing R-100 and M-1 zoning designations to O-I (Office Institutional District) and a Special Use Permit ("SUP") to allow the Subject Property to be used for a **Retirement Community, Independent Living**. The Subject Property is the only remaining Gwinnett County, Georgia (the "County") parcels of land remaining between Blue Ridge Drive and Buford Drive due to recent annexation efforts of the City. The Subject Property has been previously used as a primary residence for the Plunkett family on Parcel R7218 004, but over the last few years the structure and property have not been utilized for residential purposes and most recently has been marketed for sale as commercial property with commercial property values assessed to the same property. The

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(404) 355-6700 Phone (404) 355-6760 Fax
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immediate and surrounding area is characterized by existing Commercial and Industrial uses, and Plunketts Road has been discovered to be one of the County secret cut thru roads connecting Buford Drive to Satellite Boulevard and beyond.

The Applicant has assembled three parcels of land for the proposed Retirement Community, Independent Living facility. Two of the parcels are located within the County and one of the parcels is located within the City (the only parcels being considered by this Application is the County property). Currently, the Subject Property is NOT buildable due to the severe slopes that exist, falling from Plunketts Road toward Interstate 985 accounting for ±80 feet of grade change from the front of the Subject Property to the back. The Applicant is currently under contract on the adjacent Commercial property to the north and has plans to remove up to 100,000 cubic yards of earthen materials that would ultimately be placed on the Subject Property leveling it out and creating the development opportunity as proposed by this Application. Considering the immediate and surrounding land uses of Commercial and Industrial, as well as, all of the same lands are located within the City, the Subject Property provides a unique opportunity for the County to expand its current housing options for the aging population. The Average Daily Traffic ("ADT") of Buford Drive and Plunketts Road is in excess of 80,000 vehicles per day, and the ADT of Plunketts Road between Buford Drive and Satellite Boulevard is in excess of 20,000 vehicles per day.

The Applicant is proposing to construct a four (4) story Independent Living facility that would be age restricted to 55 years of age and older consisting of two hundred (200) units for the Subject Property. The proposed Independent Living facility would be developed and managed by a leader within the Senior Housing industry and would provide a much needed housing option for this northern portion of the County. The proposed structure would be constructed with exterior materials to include but not be limited to brick, stone, steel, glass, hardy boards, stucco, and EIFS materials. The common elements of the facility would include but not be limited to expansive sidewalk networks, common gardens, patios, gazebos, benches, pools, lush landscaping, pocket parks, and other common areas consistent with a facility of this type. Internally, these facilities typically have common areas that consist of coffee bars, movie rooms, workout facilities, reading rooms, fire places, recreational rooms, and other common areas consistent with a facility of this type.

Given the location of the Subject Property, the future residents of this facility are less than five minutes away from the Mall of Georgia for shopping and dining options, and less than two minutes away from the Gwinnett County Heritage Center for recreational opportunities. For those future residents traveling North/South, Interstate 985 is less than two minutes away, and Interstate 85 is less than five minutes away. For those future residents traveling East/West, Buford Drive (aka State Route 20) is less than one minute away. The Subject Property is properly situated very close to all major travel arteries of the County, and virtually all shopping, dining, and recreational opportunities the County has to offer are less than five minutes away for all to use and enjoy.

We are requesting a height increase from 35 feet tall to 70 feet tall, as this increase will accommodate the proposed architecture to support the proposed four (4) story facility. The majority of the internal common areas will be located within an open basement level that will open up into the exterior common areas previously mentioned above. The Applicant has provided a basic level of architecture depicting a three story building for conceptual purposes only to the County. As the architecture for this facility is developed, the Applicant will share that with the County for review and consideration of the Application.

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We respectfully request your approval of this request for the proposed Rezoning Application and the Special Use Permit Application to permit the following additional uses on the Subject Property; **Retirement Community, Independent Living**. The proposed use on the Subject Property is consistent with the 2030 Unified Plan designating this area of the County as Regional Mixed-Use, and this proposed facility creates an opportunity for a long term housing option for the aging population in the northern portion of the County. 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 Applicant

cc: JBW Investments, LLC
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.

Signature of Applicant — Date: 12.29.2016

John B. Williams - manager of JBW Investments, LLC

Type or Print Name and Title

Signature of Notary Public — Date: 12.29.2015 — Notary Seal

CHAZ WATERS
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA

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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 Phil N Plunkett
x Jeffrey Harold Plunkett
x Jo Ann Plunkett Chambers
Ronnie F. Plunkett 12-28-15

Signature of Property Owner — Date

Ronnie F. Plunkett / owner

Type or Print Name and Title

Jo Ann Plunkett Chambers - Property owner
Phil N Plunkett " "
Jeffrey Harold Plunkett " "

Rachel Little Day 12/28/15

Signature of Notary Public — Date — Notary Seal

RACHEL LITTLE DAY NOTARY EXPIRES GEORGIA DEC. 16, 2018 PUBLIC GWINNETT COUNTY

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RZC '16 007
SUP '16 017
SUP '16 021

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.

	12.29.2015	John B. Williams, manager
SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
	12.29.2015	Eric Johansen, RLA, agent
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
	12.29.2015	
SIGNATURE OF NOTARY PUBLIC	DATE	

CHAZ WATERS NOTARY PUBLIC GWINNETT COUNTY, GEORGIA
NOTARY SEAL

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 John B. Williams, Eric Johansen as member of Inland Group, 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 - D1	$2,000.00	June 2015
Lynette Howard - D2	$500.00	April 2014
John Heard - D4	$3,000.00	June 2015, March 2014

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

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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 SPECIAL USE PERMIT REQUEST.**

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

7	218	004
District	Land Lot	Parcel

12.29.2015

Signature of Applicant — Date

John B. Williams - manager of JBW Investments, LLC

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)

Debra Smith — NAME

tax service associate — TITLE

12.31.2015 — DATE

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

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

7	218	053
District	Land Lot	Parcel

Signature of Applicant — Date: 12.29.2015

John B. Williams - manager of JBW Investments, LLC

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)

Debra Smith — NAME

tax service associates — TITLE

12.31.2015 — DATE

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SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: JBW Investments, LLC	NAME: Ronnie F. Plunkett
ADDRESS: 6083 Shadburn Ferry Road	ADDRESS: 389 Blue Grass Drive
CITY: Buford	CITY: Jefferson
STATE: GA ZIP: 30518	STATE: GA ZIP: 30549
PHONE: 404-803-5000 cell	PHONE:

CONTACT PERSON: Eric Johansen, Agent PHONE: 678-571-4843 cell

CONTACT'S E-MAIL: eric@inlandllc.com

*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:

☐ OWNER'S AGENT ☐ PROPERTY OWNER ■ CONTRACT PURCHASER

EXISTING/PROPOSED ZONING: O-I BUILDING/LEASED SQUARE FEET: +/- 180,000 SF

LAND DISTRICT(S): 7th LAND LOT(S): 218 ACREAGE: +/- 5.92 acres

ADDRESS OF PROPERTY: 1798 Plunketts Road & 3707 Blue Ridge Drive, Buford, GA 30519

SPECIAL USE REQUESTED: To permit the height of the proposed Retirement Community, Independent Living overall structure to be constructed up to a maximum of 4 stories and 70 feet tall

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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PLUNKETTS ROAD AND BLUE RIDGE DRIVE
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 218 OF THE 7TH DISTRICT OF GWINNETT COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ALONG THE WESTERLY RIGHT-OF-WAY OF PLUNKETTS ROAD (80' R/W); THENCE ALONG SAID RIGHT-OF-WAY SOUTH 44°23'00" WEST, A DISTANCE OF 110.00 FEET TO AN POINT; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 43°37'37" WEST, A DISTANCE OF 214.53 FEET TO A POINT AT THE INTERSECTION OF PLUNKETTS ROAD (80' R/W) AND BLUE RIDGE DRIVE (60' R/W); THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF BLUE RIDGE DRIVE NORTH 88°12'59" WEST, A DISTANCE OF 340.91 FEET TO A POINT; THENCE SOUTH 87°02'54" WEST, A DISTANCE OF 63.39 FEET TO A POINT; THENCE LEAVING RIGHT-OF-WAY OF BLUE RIDGE DRIVE NORTH 31°12'06" EAST, A DISTANCE OF 371.55 FEET TO A POINT; THENCE SOUTH 86°57'00" WEST, A DISTANCE OF 170.00 FEET TO A POINT; THENCE NORTH 35°18'42" EAST, A DISTANCE OF 525.43 FEET TO A POINT; THENCE SOUTH 30°37'55" EAST, A DISTANCE OF 593.86 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 5.921 ACRES.

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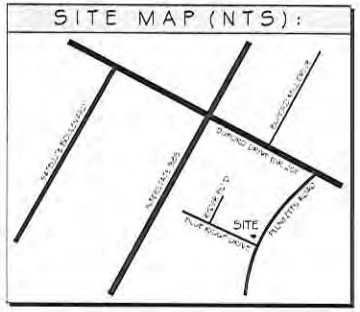
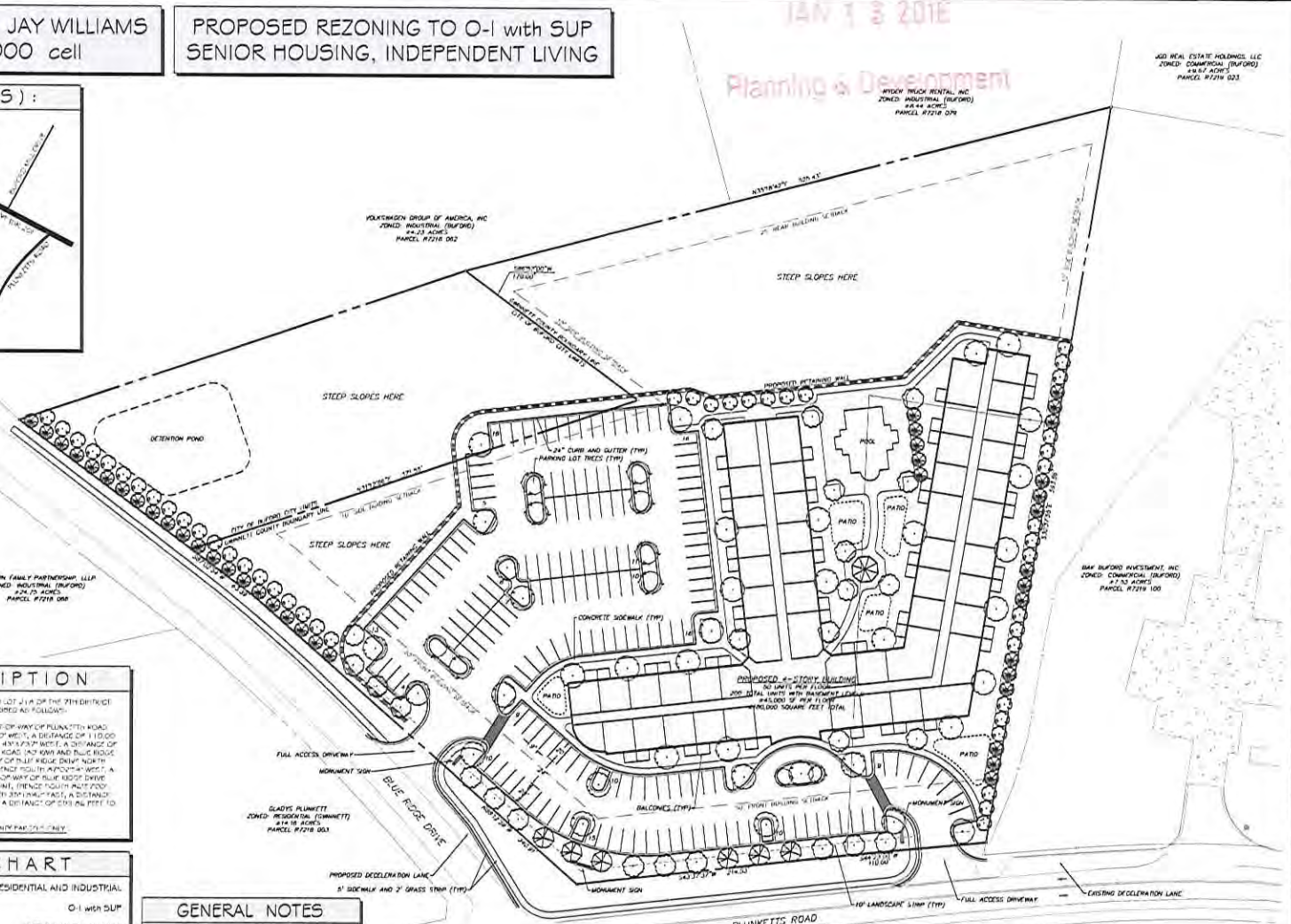
PROJECT CONTACT: JAY WILLIAMS
(404) 805-5000 cell

PROPOSED REZONING TO O-I with SUP
SENIOR HOUSING, INDEPENDENT LIVING

SITE MAP (NTS):





LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 219 OF THE 7TH DISTRICT OF GWINNETT COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ALONG THE WESTERLY RIGHT-OF-WAY OF PLUNKETTS ROAD (140' R/W), THENCE ALONG SAID RIGHT-OF-WAY SOUTH 44°27'00" WEST, A DISTANCE OF 110.00 FEET TO A POINT, THENCE ALONG SAID RIGHT-OF-WAY SOUTH 43°33'37" WEST, A DISTANCE OF 214.53 FEET TO A POINT AT THE INTERSECTION OF PLUNKETTS ROAD (140' R/W) AND BLUE RIDGE DRIVE (60' R/W), THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF BLUE RIDGE DRIVE NORTH 88°12'00" WEST, A DISTANCE OF 340.01 FEET TO A POINT, THENCE SOUTH 42°07'47" WEST, A DISTANCE OF 60.00 FEET TO A POINT, THENCE LEAVING RIGHT-OF-WAY OF BLUE RIDGE DRIVE NORTH 31°12'00" EAST, A DISTANCE OF 321.55 FEET TO A POINT, THENCE SOUTH 88°12'00" WEST, A DISTANCE OF 1,470.05 FEET TO A POINT, THENCE NORTH 35°13'46" EAST, A DISTANCE OF 525.43 FEET TO A POINT, THENCE SOUTH 30°37'55" EAST, A DISTANCE OF 593.86 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 8.042 ACRES FOR THE GWINNETT COUNTY PARCELS ONLY.

SITE DATA CHART

EXISTING ZONING	RESIDENTIAL AND INDUSTRIAL
PROPOSED ZONING DESIGNATION	O-I with SUP
PROPOSED USE OF SUBJECT PROPERTY	RETIREMENT HOUSING INDEPENDENT LIVING COMMUNITY
TAX PARCELS	R7218 004 (GWINNETT COUNTY) R7218 053 (GWINNETT COUNTY) R7218 064 (CITY OF BUFORD)
AREA OF SUBJECT PROPERTIES	±5.92 ACRES (GWINNETT COUNTY) ±1.20 ACRES (CITY OF BUFORD)
** TOTAL AREA **	±7.12 ACRES
PROPOSED BUILDING HEIGHT	4 STORIES WITH BASEMENT LEVELS
PROPOSED UNITS	200 UNITS ** MIXTURE OF 1 BR AND 2BR UNITS **
PARKING SPACES REQUIRED (BASED ON ROOMING/BOARDING HOUSE)	1 SPACE / 4 BEDS (MINIMUM) 1 SPACE / 1.5 BEDS (MAXIMUM)
PARKING SPACES PROVIDED	165 PARKING SPACES

GENERAL NOTES

1. THE SUBJECT PROPERTY IS LOCATED WITHIN BOTH UNINCORPORATED GWINNETT COUNTY, GEORGIA, AND THE CITY OF BUFORD, GEORGIA. BOTH OF THESE GOVERNING AUTHORITIES HAVE RESPECTIVE JURISDICTION OVER THEIR PORTIONS OF THE PROPOSED SENIOR HOUSING DEVELOPMENT.

2. THE EXISTING INFORMATION USED FOR THE PREPARATION OF THIS CONCEPTUAL SITE PLAN WAS OBTAINED FROM LEGAL DESCRIPTIONS AND BOUNDARY SURVEYS OF THE SUBJECT PROPERTY PROVIDED BY THE PROPERTY OWNERS AND THEIR RESPECTIVE AGENTS, GWINNETT COUNTY GIS, AND READILY AVAILABLE AERIAL PHOTOGRAPHY. NO FIELD SURVEY DATA WAS USED, AND THE SUBJECT PROPERTY SHOULD BE SURVEYED BY A LICENSED SURVEYOR PRIOR TO DEVELOPMENT PERMITTING AND CONSTRUCTION ON THE SUBJECT PROPERTY.

3. ALL PROPOSED ITEMS DEPICTED ON THIS REZONING SITE PLAN ARE CONCEPTUAL IN NATURE AND ALL ITEMS MUST MEET THE CURRENT STANDARDS OF THE UNIFIED DEVELOPMENT ORDINANCE OF GWINNETT COUNTY AT THE TIME OF PERMITTING AND CONSTRUCTION.

811
Know what's below.
Call before you dig.

INLAND GROUP
land solutions • construction management
2180 Satellite Boulevard
Suite 400 - 15
Duluth, Georgia 30097
404-355-6700 phone
404-355-6760 fax
www.inlandgrp.com

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THIS DOCUMENT IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE

GEORGIA REGISTERED PROFESSIONAL ARCHITECT No. 801515 ERIC JOHANSEN

GENERAL LEGEND & CONSTRUCTION NOTES APPROVALS

BLUE RIDGE DR & PLUNKETTS ROAD
a
SENIOR HOUSING DEVELOPMENT

for:
JBW INVESTMENTS, LLC
6083 SHADBURN FERRY ROAD
BUFORD, GA 30518
(404) 803-5000 cell
johnwilliams1234@comcast.net

TAX PARCELS: R7218 004
R7218 053 & R7218 064
GWINNETT COUNTY, GEORGIA
CITY OF BUFORD, GEORGIA

REVISIONS:

NUM	DATE	REVISION
1	12/14/15	PRELIMINARY REVIEW

SHEET TITLE:
REZONING SITE PLAN

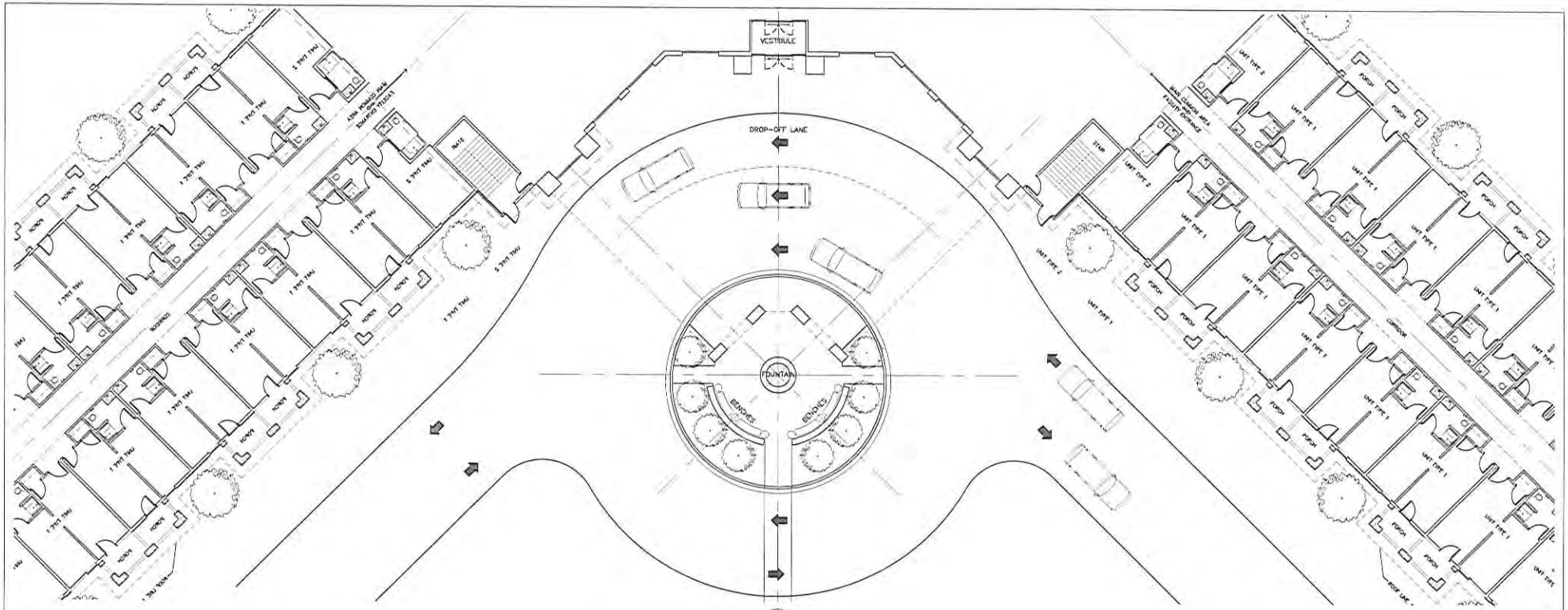
0 40 80 120

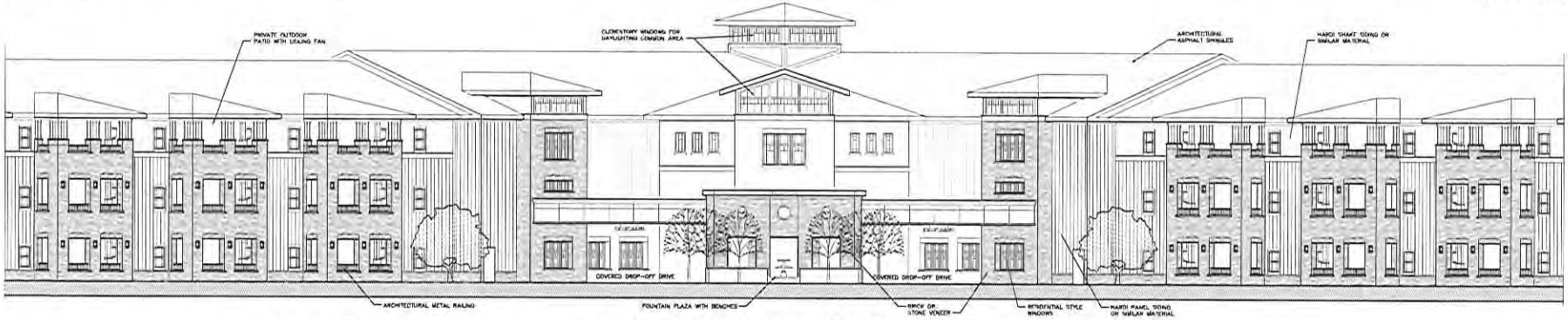
SCALE: 1" = 40'
DATE: DECEMBER 29, 2015
PROJECT: 15-030

MAGNETIC

SHEET NUMBER
1

NOT RELEASED FOR CONSTRUCTION





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CONCEPT PLAN & ELEVATION

OCTOBER 01, 2009

INLAND GROUP, LLC
PLANNING | DESIGN | CONSTRUCTION MANAGEMENT
5300 OAKBROOK PARKWAY
BUILDING 300 SUITE 368
NORCROSS, GEORGIA 30093
VOICE 404.355.6700
FAX 404.355.6760

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FRONT ELEVATION

PRELIMINARY FRONT ELEVATION

DEVELOPED BY:

INLAND GROUP

PLUNKET ROAD ASSISTED LIVING

BUFORD, GEORGIA

MaxDesign Group Project #D16-106

27 JANUARY 2016

MaxDesignGroup
Architecture · Planning · Interiors

SPECIAL USE PERMIT APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENT 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 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 development will be suitable compared to the immediate and surrounding Commercial, Industrial, and Residential uses

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

NO, the proposed development will not adversely affect the immediate and surrounding properties, as the immediate and surrounding uses are widely varied in their uses, topography, County vs City jurisdictions, economic values, and overall building architecture

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

NO, the Subject Property does not have a reasonable economic use as currently zoned due to the fact that the immediate and surrounding properties have all been developed as Commercial or Industrial uses. Additionally, both street frontages are heavily dominated with cut-thru traffic.

(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 development will utilize existing infrastructure already in place, the roads are already dominated with commercial and cut thru traffic patterns, and the Senior Development that is aged restricted should little to NO impact on the County school systems.

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

YES, this area has been identified as Regional Mixed-Use, and the proposed Senior Housing Development is exactly that. The proposed development will compliment the existing mixture of Commercial, Industrial, and Residential uses in the immediate and surrounding area.

(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 Senior Housing Development will present a use that is virtually absent from the Mall or Georgia and City of Buford corridor. The proposed development will blend into the immediate and surrounding area and will provide a viable housing alternative to the aging population of Gwinnett County.

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December 29, 2015

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

Re: Rezoning and Special Use Permit – Letter of Intent
1798 Plunketts Road, Buford, GA 30519
3707 Blue Ridge Drive, Buford, GA 30519
Tax Parcels: R7218 004 & R7218 053
Gwinnett County, GA

Dear Ms. Holland,

Inland Group, LLC ("Inland") has been retained by JBW Investments, LLC (the "Applicant") to pursue a Rezoning and Special Use Permit Applications (the "Application") for real property located at the 1798 Plunketts Road, Buford, GA 30519, and 3707 Blue Ridge Drive, Buford, GA 30519, and further described as Gwinnett County Tax Parcels R7218 004 and R7218 053 that are approximately ±5.92 acres (the "Subject Property"). **The Applicant is Contract Purchaser of the Subject Property,** and the Subject Property is presently owned by the Plunkett family. The Subject Property is currently zoned R-100 and M-1 due to past actions of others, the development of the Blue Ridge Industrial Park, the construction of Blue Ridge Drive, and annexation efforts from the City of Buford, Georgia (the "City") for the immediate and surrounding properties.

The Applicant is requesting a Rezoning from the existing R-100 and M-1 zoning designations to O-I (Office Institutional District) and a Special Use Permit ("SUP") to allow the Subject Property to be used for a **Retirement Community, Independent Living**. The Subject Property is the only remaining Gwinnett County, Georgia (the "County") parcels of land remaining between Blue Ridge Drive and Buford Drive due to recent annexation efforts of the City. The Subject Property has been previously used as a primary residence for the Plunkett family on Parcel R7218 004, but over the last few years the structure and property have not been utilized for residential purposes and most recently has been marketed for sale as commercial property with commercial property values assessed to the same property. The

2180 Satellite Boulevard / Suite 400-15 / Duluth, Georgia 30097
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www.inlandgrp.com

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immediate and surrounding area is characterized by existing Commercial and Industrial uses, and Plunketts Road has been discovered to be one of the County secret cut thru roads connecting Buford Drive to Satellite Boulevard and beyond.

The Applicant has assembled three parcels of land for the proposed Retirement Community, Independent Living facility. Two of the parcels are located within the County and one of the parcels is located within the City (the only parcels being considered by this Application is the County property). Currently, the Subject Property is NOT buildable due to the severe slopes that exist, falling from Plunketts Road toward Interstate 985 accounting for ±80 feet of grade change from the front of the Subject Property to the back. The Applicant is currently under contract on the adjacent Commercial property to the north and has plans to remove up to 100,000 cubic yards of earthen materials that would ultimately be placed on the Subject Property leveling it out and creating the development opportunity as proposed by this Application. Considering the immediate and surrounding land uses of Commercial and Industrial, as well as, all of the same lands are located within the City, the Subject Property provides a unique opportunity for the County to expand its current housing options for the aging population. The Average Daily Traffic ("ADT") of Buford Drive and Plunketts Road is in excess of 80,000 vehicles per day, and the ADT of Plunketts Road between Buford Drive and Satellite Boulevard is in excess of 20,000 vehicles per day.

The Applicant is proposing to construct a four (4) story Independent Living facility that would be age restricted to 55 years of age and older consisting of two hundred (200) units for the Subject Property. The proposed Independent Living facility would be developed and managed by a leader within the Senior Housing industry and would provide a much needed housing option for this northern portion of the County. The proposed structure would be constructed with exterior materials to include but not be limited to brick, stone, steel, glass, hardy boards, stucco, and EIFS materials. The common elements of the facility would include but not be limited to expansive sidewalk networks, common gardens, patios, gazebos, benches, pools, lush landscaping, pocket parks, and other common areas consistent with a facility of this type. Internally, these facilities typically have common areas that consist of coffee bars, movie rooms, workout facilities, reading rooms, fire places, recreational rooms, and other common areas consistent with a facility of this type.

Given the location of the Subject Property, the future residents of this facility are less than five minutes away from the Mall of Georgia for shopping and dining options, and less than two minutes away from the Gwinnett County Heritage Center for recreational opportunities. For those future residents traveling North/South, Interstate 985 is less than two minutes away, and Interstate 85 is less than five minutes away. For those future residents traveling East/West, Buford Drive (aka State Route 20) is less than one minute away. The Subject Property is properly situated very close to all major travel arteries of the County, and virtually all shopping, dining, and recreational opportunities the County has to offer are less than five minutes away for all to use and enjoy.

We are requesting a height increase from 35 feet tall to 70 feet tall, as this increase will accommodate the proposed architecture to support the proposed four (4) story facility. The majority of the internal common areas will be located within an open basement level that will open up into the exterior common areas previously mentioned above. The Applicant has provided a basic level of architecture depicting a three story building for conceptual purposes only to the County. As the architecture for this facility is developed, the Applicant will share that with the County for review and consideration of the Application.

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We respectfully request your approval of this request for the proposed Rezoning Application and the Special Use Permit Application to permit the following additional uses on the Subject Property; **Retirement Community, Independent Living**. The proposed use on the Subject Property is consistent with the 2030 Unified Plan designating this area of the County as Regional Mixed-Use, and this proposed facility creates an opportunity for a long term housing option for the aging population in the northern portion of the County. 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 Applicant

cc: JBW Investments, LLC
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.

John B. Williams (w/permission) 01.07.2016

Signature of Applicant Date

John B. Williams - manager of JBW Investments, LLC

Type or Print Name and Title

Shannon Leigh DeLore 1-7-16

Signature of Notary Public Date Notary Seal

SHANNON LEIGH DELORE
MY COMMISSION EXPIRES
NOTARY
PUBLIC
AUGUST 23, 2019
BARROW COUNTY, GEORGIA

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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 Phil N Plunkett
x Jeffrey Harold Plunkett
x Jo Ann Plunkett Chambers
Ronnie F. Plunkett 12-28-15

Signature of Property Owner — Date

Ronnie F. Plunkett / owner

Type or Print Name and Title

Jo Ann Plunkett Chambers - Property owner
Phil N Plunkett " "
Jeffrey Harold Plunkett " "

Rachel Little Day 12/28/15

Signature of Notary Public — Date — Notary Seal

RACHEL LITTLE DAY NOTARY PUBLIC EXPIRES GEORGIA DEC. 16, 2018 JACKSON COUNTY

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RZC '16 007
SUP '16 017
SUP '16 021

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.

John B. Williams	01.07.2016	John B. Williams, manager
SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
	JAN 7, 2016	Eric Johansen, RLA, agent
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
Shannon Leigh DeLore	1-7-16	
SIGNATURE OF NOTARY PUBLIC	DATE	NOTARY SEAL

SHANNON LEIGH DELORE
MY COMMISSION EXPIRES
NOTARY PUBLIC
AUGUST 23, 2019
BARROW COUNTY, GEORGIA

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 John B. Williams, Eric Johansen as member of Inland Group, 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 - D1	$2,000.00	June 2015
Lynette Howard - D2	$500.00	April 2014
John Heard - D4	$3,000.00	June 2015, March 2014

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: (Map Reference Number) 7 (District) - 218 (Land Lot) - 004 (Parcel)

John B. Williams (w/ permission) 12.29.2015
Signature of Applicant Date

John B. Williams - Manager of JBW Investments, LLC
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)

Debra Smith — NAME
tax services associate — TITLE
12.31.2015 — DATE

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SUP '16 021

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: (Map Reference Number) 7 (District) - 218 (Land Lot) - 053 (Parcel)

John B. Williams (w/ permission) 12.29.2015
Signature of Applicant Date

John B. Williams - Manager of JBW Investments, LLC
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)

Debra Smith — NAME
tax services associate — TITLE
12.31.2015 — DATE

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