REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: T&M Properties V, LLC	NAME: See attached owner list
ADDRESS: 1550 N Brown Rd, Ste 125	ADDRESS: 1550 N Brown Rd, Ste 125
CITY: Lawrenceville	CITY: Lawrenceville
STATE: Georgia ZIP: 30043	STATE: Georgia ZIP: 30043
PHONE: 770.232.0000	PHONE: 770.232.0000

CONTACT PERSON: Shane Lanham or Jeff Mahaffey PHONE: 770.232.0000

CONTACT'S E-MAIL: slanham@mptlawfirm.com or jmahaffey@mptlawfirm.com

APPLICANT IS THE:

☐ OWNER'S AGENT ☐ PROPERTY OWNER ☒ CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): RZT REQUESTED ZONING DISTRICT: M-1

LAND DISTRICT(S): 7 LAND LOT(S): 172 ACREAGE: +/- 51.87

ADDRESS OF PROPERTY: Horizon Drive

PROPOSED DEVELOPMENT: Light Industrial Building(s)

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: N/A	No. of Buildings/Lots: 2 buildings, 1 lot
Dwelling Unit Size (Sq. Ft.): N/A	Total Building Sq. Ft. +/- 529,100
Gross Density: N/A	Density: +/- 10,201 sf /acre
Net Density: N/A	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Property Owner List

Parcel #	Property Owner	Address
7172 001	Pinebloom Gwinnett I, LLC	1230 Peachtree St NE, Ste 3750, Atlanta, GA 30309
7172 009	Pointebrand II, LLC	3328 Peachtree St NE, Ste 400, Atlanta, GA 30326
7173 004	Pointebrand III, LLC	3328 Peachtree St NE, Ste 400, Atlanta, GA 30326

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LEGAL DESCRIPTION

HORIZON 200 & 300 (OVERALL ±51.87 ACRE TRACT)

All that tract or parcel of land lying and being located in Land Lot 172 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

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*To find the **TRUE POINT OF BEGINNING** commence at an iron pin (#4 rebar) located at the intersection of the southeasterly right-of-way of Interstate 85 and the common line between Land Lot 171 and 172 and running thence N49°34'48"E along the said southeasterly right-of-way of Interstate 85 for a distance of 456.31 feet to an iron pin located in the centerline of a creek which is the **TRUE POINT OF BEGINNING**; thence from said **TRUE POINT OF BEGINNING** as thus established, leaving said centerline of creek and running N49°34'48"E along the southeasterly right-of-way of Interstate 85 for a distance of 82.31 feet to an iron pin (#4 rebar); thence running N53°36'41"E and continuing along the southeasterly right-of-way of Interstate 85 for a distance of 889.52 feet to an iron pin (#4 rebar); thence running N56°31'03"E and continuing along the southeasterly right-of-way of Interstate 85 for a distance of 429.44 feet to an iron pin (#4 rebar); thence leaving said right-of-way and running S48°21'10"E for a distance of 392.37 feet to an iron pin (#4 rebar); thence running S48°21'10"E for a distance of 544.87 feet to an iron pin (#4 rebar); thence running S32°34'55"E for a distance of 615.06 feet to an iron pin (#4 rebar); thence running S25°52'27"W for a distance of ±200.46 feet to a point located in the centerline of a creek said point being designated as Point "A"; thence running in a northwesterly direction along the centerline of said creek and following the meanderings thereof for a distance of ±1618 feet to a point located at the intersection of the centerline of said creek with the centerline of another creek, said intersection point being designated as Point "B", (Point "B" being located N73°37'49"W – 1280.89 feet from Point "A"); thence leaving said Point "B" and running*

in a northwesterly direction along the centerline of said creek for the following courses and distances, N35°33'25"W-40.54 feet, N46°36'23"W-47.18 feet, N41°01'38"W-32.51 feet, N55°45'36"W-30.19 feet, N48°31'18"W-25.55 feet, N51°05'20"W-24.56 feet, N57°15'22"W-26.04 feet, N53°18'02"W-28.45 feet, N45°55'35"W-28.99 feet, N40°50'40"W-18.94 feet, N50°07'38"W-16.87 feet, N84°37'46"W-20.40 feet, S04°44'24"E-8.47 feet,S07°19'31"W-21.16 feet, S43°08"58"W-17.77 feet, S57°47'33"W-22.70 feet, S66°48'49"W-29.51 feet, N51°56'47"W-24.13 feet, N55°28'29"W-12.24 feet, S88°36'12"W-9.18 feet, N58°58'36"W-11.62 feet, N41°53'46"W-18.86 feet, N11°23'14"E-20.25 feet, N15°43'55"E-22.43 feet, N53°02'02"E-14.87 feet, S52°16'24"E-10.90 feet, S48°19'41"E-13.37 feet, S67°00'47"E-14.77 feet, N01°43'01"E-18.63 feet, N27°32'02"W-22.19 feet, N41°42'53"W-32.66 feet, S71°11'39"W-25.04 feet, S69°22'06"W-19.63 feet, N76°02'31"W-16.50 feet, N69°11'19"W-37.30 feet, N63°33'48"W-42.91 feet, N65°17'25"W-29.05 feet, N53°50'56"W-17.21 feet, N38°06'22"W-20.96 feet, N23°14'24"W-23.33 feet, N50°01'02"W-19.57 feet, N60°12'04"W-46.28 feet, S87°46'07"W-10.54 feet, S49°48'10"W-10.58 feet, S12°27'52"W-19.37 feet, S31°36'17"W-6.71 feet, N89°21'21"W-20.04 feet, N56°30'16"W-20.17 feet, N50°48'31"W-11.63 feet, N25°35'31"E-37.44 feet, N03°49'12"E-13.36 feet, N75°44'24"W-30.73 feet, N38°40'06"W-33.36 feet, N76°24'40"W-27.05 feet, N89°35'05"W-33.27 feet, N59°57'43"W-14.71 feet, N41°34'23"W-29.34 feet, N63°31'53"W-34.26 feet, N13°44'26"E-15.71 feet, N24°15'03"W-44.30 feet, N13°18'31"W-20.94 feet, N67°43'14"W-37.61 feet, N31°26'26"W-25.54 feet, N14°55'26"E-18.33 feet, N09°19'34"W-67.98 feet, N17°24'29"W-54.06 feet, N02°07'46"W-32.50 feet, N18°36'45"E-25.08 feet, N55°40'52"E-28.64 feet and N01°11'51"E-23.08 feet to an iron pin (#4 rebar) located on the southeasterly right-of-way of Interstate 85, said iron pin being the ***TRUE POINT OF BEGINNING****. Said tract contains ±51.87 acres (±2,259,412 sq. ft.).*

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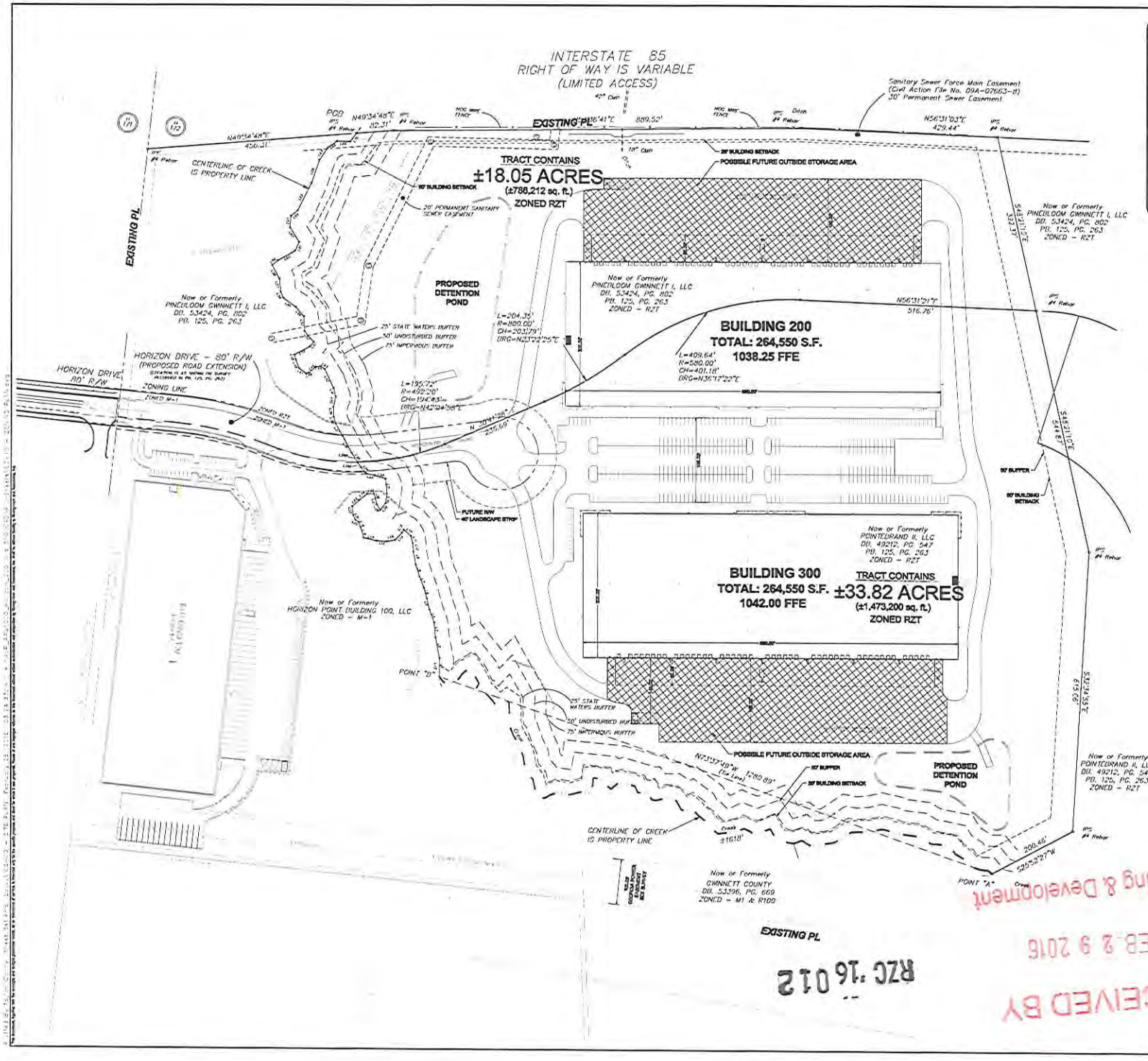

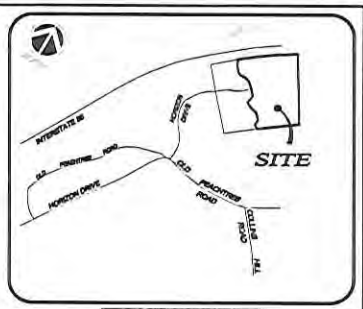

VICINITY MAP

NOT TO SCALE

SITE NOTES:

ZONING:		REZONING TO M-1
BUILDING HEIGHT:		1 STORIES
GROSS SITE ACREAGE:		91.87 ACRES
FLOOD PLAIN ACREAGE:		0.0 ACRES
NET SITE ACREAGE:		91.87 ACRES
BUILDING SETBACK:	FRONT YARD :	50 FT
	SIDE YARD :	25 FT
	REAR YARD :	50 FT
LANDSCAPE SETBACK:		40 FT

1. SURVEY INFORMATION PROVIDED BY CENTERLINE SURVEYING SYSTEMS, INC. DATED 2-28-16

1. SAID DESCRIBED PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 0035 G, WITH A DATE OF IDENTIFICATION OF MARCH 04, 2013, FOR COMMUNITY NO. 130322, IN GWINNETT COUNTY, GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS LOCATED.

GEORGIA811

GRAPHIC SCALE IN FEET 0 40 80 160

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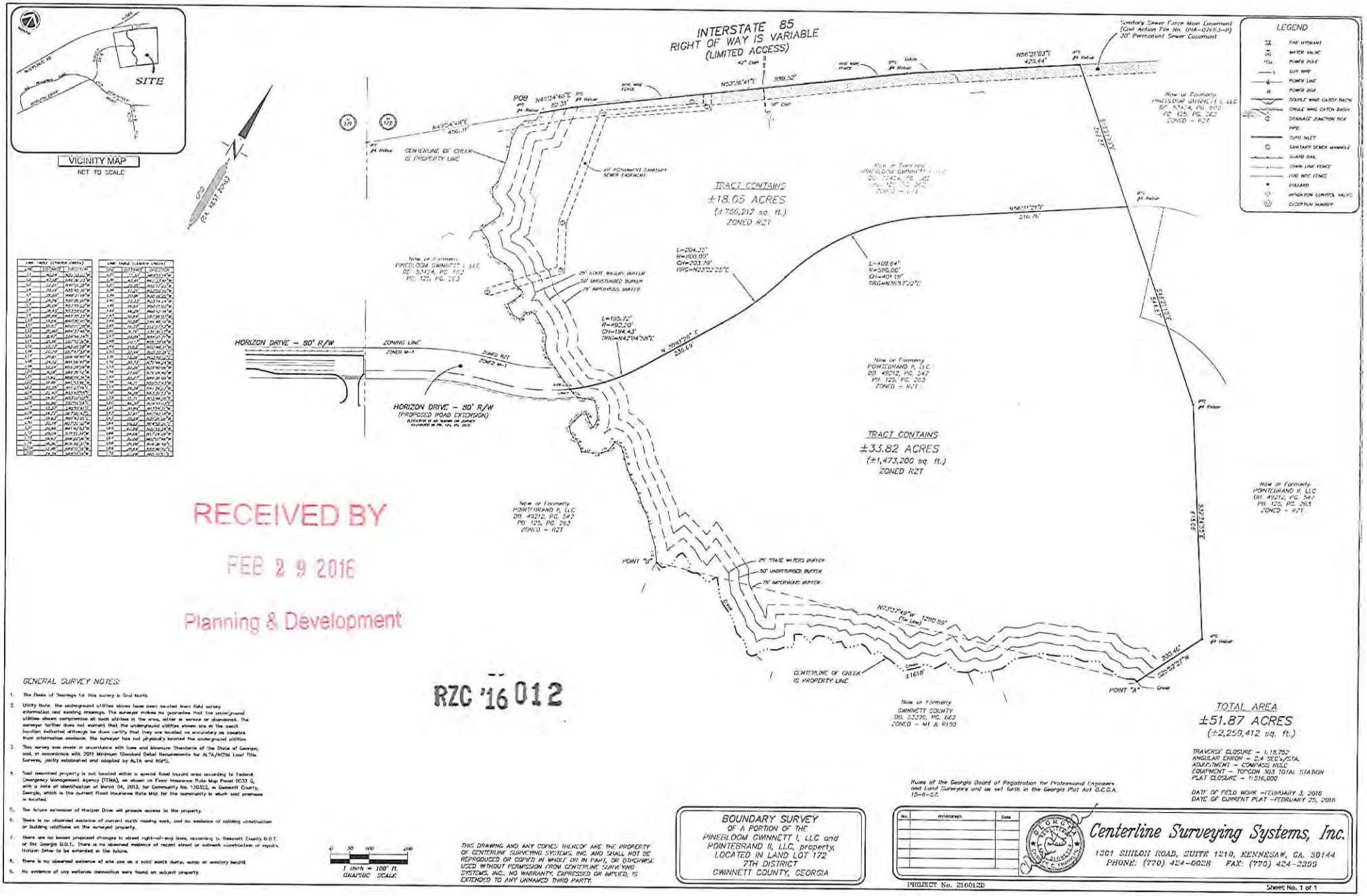
Kimley»Horn
10 ROSWELL STREET, SUITE 210
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4200
WWW.KIMLEY-HORN.COM

CLIENT: TAYLOR&MATHIS
143 Town Park Drive, Suite 175
Kennesaw, GA 30144

PROJECT: HORIZON POINTE BUILDING 200 & 300
HORIZON DRIVE
7th DISTRICT, LAND LOT 172, PARCEL NO. 7172 009

TITLE: ZONING EXHIBIT

DATE 02/25/16
PROJECT NO. 0199000000
SHEET NUMBER X-1.0



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GENERAL SURVEY NOTES:

1. The Basis of Bearings for this survey is Grid North.
2. Utility Note: the underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
3. This survey was made in accordance with laws and Minimum Standards of the State of Georgia, and, in accordance with 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS.
4. Said described property is not located within a special flood hazard area according to Federal Emergency Management Agency (FEMA), as shown on Flood Insurance Rate Map Panel 0033 G, with a date of identification of March 04, 2013, for Community No. 130322, in Gwinnett County, Georgia, which is the current Flood Insurance Rate Map for the community in which said premises is located.
5. The future extension of Horizon Drive will provide access to the property.
6. There is no observed evidence of current earth moving work, and no evidence of building construction or building additions on the surveyed property.
7. There are no known proposed changes in street right-of-way lines, according to Gwinnett County D.O.T. or the Georgia D.O.T. There is no observed evidence of recent street or sidewalk construction or repairs. Horizon Drive to be extended in the future.
8. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
9. No evidence of any wetlands disturbation were found on subject property.

THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF CENTERLINE SURVEYING SYSTEMS, INC. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART, OR OTHERWISE USED WITHOUT PERMISSION FROM CENTERLINE SURVEYING SYSTEMS, INC. NO WARRANTY, EXPRESSED OR IMPLIED, IS EXTENDED TO ANY UNNAMED THIRD PARTY.

BOUNDARY SURVEY

OF A PORTION OF THE
PINEBLOOM GWINNETT I, LLC and
POINTEBRAND II, LLC, property,
LOCATED IN LAND LOT 172
7TH DISTRICT
GWINNETT COUNTY, GEORGIA

TOTAL AREA
±51.87 ACRES
(±2,259,412 sq. ft.)

TRAVERSE CLOSURE – 1:18,752
ANGULAR ERROR – 2.4 "DEC's/STA.
ADJUSTMENT – COMPASS RULE
EQUIPMENT – TOPCON 303 TOTAL STATION
PLAT CLOSURE – 1:516,000

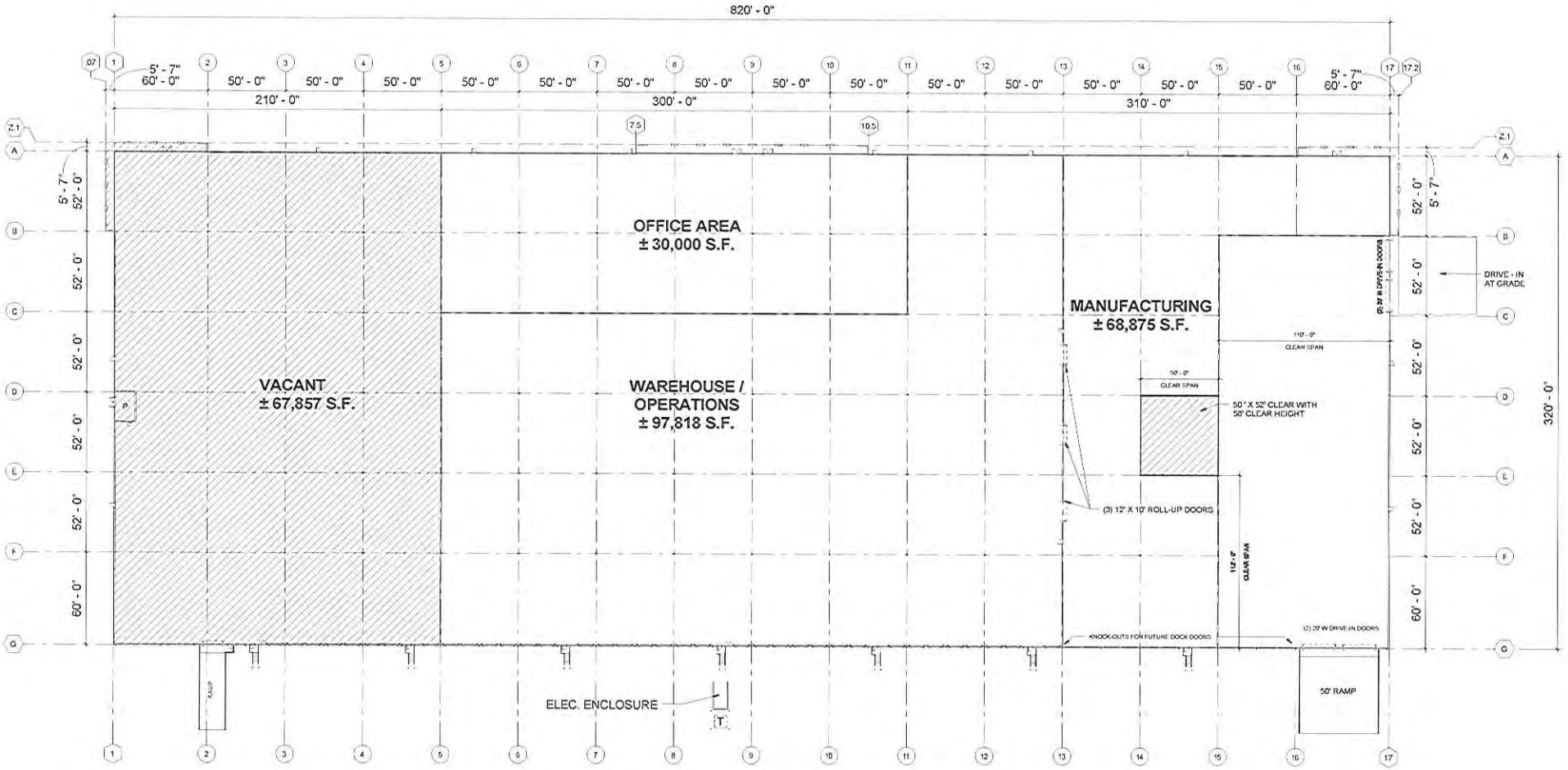
DATE OF FIELD WORK –FEBRUARY 3, 2016
DATE OF CURRENT PLAT –FEBRUARY 25, 2016

Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

No.	REVISIONS	Date

Centerline Surveying Systems, Inc.
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2399

PROJECT No. 216012B



1 OVERALL FLOOR PLAN
1" = 20'-0"

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TOTAL BUILDING S.F. = ± 264, 550 S.F.
AZZ/ WSI S.F. = ± 196, 693 S.F.

OVERALL FLOOR PLAN

Randall-Paulson Architects, Incorporated 85A Mill Street, Roswell, Georgia 30075 p. 770.650.7558 f. 770.650.7559

HORIZON POINTE BUILDINGS 200 AND 300

23 - FEB - 2016

TAYLOR&MATHIS

FRONT OFFICE PERSPECTIVE

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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 attached

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

Please see attached

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

Please see attached

(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:

Please see attached

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

Please see attached

(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:

Please see attached

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STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

(A) The proposed Rezoning will permit a use that is suitable in light of the use and development of adjacent and nearby property. The subject Property is located in an industrial area of the county and is bordered by Interstate 85.

(B) The proposed Rezoning will not adversely affect the existing use or usability of adjacent or nearby property. The proposed development will be compatible and consistent with such uses as currently exist or as are contemplated in the future.

(C) The property which is the subject of this proposed Rezoning has limited reasonable economic use as zoned for RZT uses in light of the adjacent and surrounding properties zoned for light industrial uses.

(D) No, the proposed Rezoning will not result in a use which will or could cause an excessive or burdensome use of the existing streets, transportation facilities, utilities or schools. The transportation network in this area has been improved greatly in the last few years and is capable of handling any traffic to be generated by the development of this property under the proposed Rezoning.

(E) Yes. The proposed rezoning to M-1 is in conformity with the intent of the Land Use Plan in that it provides a use consistent with nearby properties in close proximity to economic centers and regional accessibility. Also, the subject tract is adequately served by transportation thoroughfares providing appropriate ingress and egress to and from the property.

(F) Yes, the existing zonings of adjacent and nearby properties, along with the fact that the subject tract is located near a major interstate give additional supporting grounds for the approval of the requested rezoning.

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Mahaffey Pickens Tucker, LLP
ATTORNEYS AT LAW

Matthew P. Benson
Alissa L. Cummo
Kelly O. Faber
Amanda F. Henningsen
Christopher D. Holbrook
Joshua P. Johnson
Gerald Davidson, Jr.*

Shane M. Lanham
Austen T. Mabe
Jeffrey R. Mahaffey
Steven A. Pickens
Andrew D. Stancil
Kenneth W. Stroud
R. Lee Tucker, Jr.
*Of Counsel

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LETTER OF INTENT FOR

REZONING APPLICATION OF T&M PROPERTIES V, LLC

Mahaffey Pickens Tucker, LLP submits the attached rezoning and special use permit applications (the "Applications") on behalf of T&M Properties V, LLC, relating to a proposed development on an approximately 51.87 acre tract (hereinafter, the "Property") in northern Gwinnett County. The Property is located on a proposed extension of Horizon Drive adjacent to Interstate 85 at its exchange with Interstate 985. The Property is vacant and is currently zoned RZT. The Applicant is requesting to rezone the Property to the M-I zoning classification in order to develop the Property for light industrial and/or office warehouse uses. Currently, the Applicant plans to develop the Property to include two buildings, each with approximately 264,550 square feet, for a total area of 529,100 square feet as shown on the site plan (the "Site Plan") submitted with the Applications. Based on the Site Plan, the gross density of the proposed development would be approximately 10,286 square feet per acre. The Applicant is also requesting a Special Use Permit for a building height increase of greater than ten feet pursuant to The Gwinnett County Unified Development Ordinance (the "UDO") Section 230-20.9(C).

The subject Property is bordered on the west by property zoned M-I and on the south by Rock Springs Park. According to County GIS maps, portions of the park are zoned R-100, O-I, and M-I. The property to the east of the subject Property is vacant and is zoned RZT. In order to

mitigate any potential effects of the proposed development, the Applicant has included a buffer along the eastern property line. As shown on the Site Plan, t he proposed buffer would be fifty feet at its thinnest point and would be left natural or undisturbed. The owner of the property to the east has consented to the proposed development. To the north, the subject property is bounded by Interstate 85. Across I-85 is land zoned R-100 and owned by the Gwinnett County Department of Water Resources.

Buildings on the subject Property would be designed to match the architecture of existing buildings along Horizon Drive as shown on the building elevations submitted with the Applications. The architecture of the proposed buildings is similar in style to the architecture of the building located on adjacent property which was approved by the Board of Commissioners for an affiliate of the Applicant in 2015 (bearing case number RZC2015-0004). The requested special use permit for building height increase is limited to a fifty by fifty-two foot portion of the southerly building ("Building 300") as shown on the Site Plan. The building height increase is required to accommodate a piece of manufacturing equipment utilized by a prospective tenant. The main roof height of building 300 will be approximately forty feet with an exterior wall/parapet height of forty-four feet. However, the machine requires a 58-foot interior clearance which would result in a small tower projecting from the main roof. The total height of the tower would be approximately sixty-two feet. The proposed tower would be located towards the inner portions of Building 300 reducing its visibility. In conjunction with the light industrial and/or office warehouse uses planned for the subject Property, the Applicant is proposing to include two defined outdoor storage areas in the rear of each building. Though outdoor storage is permitted by right in M-I, the Applicant proposes to fence and screen the outdoor storage areas to mitigate any risk of negative effects on neighboring property.

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The Applicant respectfully submits that the proposed development is consistent with the Gwinnett County 2030 Unified Plan and would be compatible with adjacent properties. The existing light industrial and/or office warehouse uses along Horizon Drive within the city limits of Suwanee provide additional supporting grounds for approval of the Applications. The Applicant welcomes the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Applications filed herewith. The Applicant respectfully requests your approval of the Applications.

This 25th day of February, 2016.

Respectfully Submitted,

MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham
Attorneys for Applicant

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JUSTIFICATION FOR REZONING AND SPECIAL USE PERMIT APPLICATIONS OF T&M PROPERTIES V, LLC

The portions of the Gwinnett County Unified Development Ordinance (the "UDO") which classify or may classify the property (the "Property") which is the subject of the rezoning and special use permit applications submitted herewith (the "Applications") into any less intensive zoning classification other than as requested by the Applicant, or that prohibit the development of the Property as set forth in the Applications, are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the UDO as applied to the subject Property, which restricts its use to the present zoning classification is unconstitutional, illegal, null and void, constituting a taking of the Applicant's and the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

The Property is presently suitable for development under the M-1 classification as requested by the Applicant, and is not economically suitable for development under the present RZT zoning classification of Gwinnett County. A denial of the Applications would constitute an arbitrary and capricious act by the Gwinnett County Board of Commissioners without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and

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Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Gwinnett County Board of Commissioners to rezone the Property to the M-1 classification and grant the requested special use permit with such conditions as agreed to by the Applicant, so as to permit the only feasible economic use of the Property, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the subject Property to the M-1 classification or grant of the requested special use permit, subject to conditions which are different from the conditions by which the Applicant may amend its application, to the extent such different conditions would have the effect of further restricting the Applicant's and the Owner's utilization of the subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Likewise, a refusal by the Gwinnett County Board of Commissioners to permit the Applicant to withdraw the Applications without prejudice would be an arbitrary and capricious act by the Gwinnett County Board of Commissioners without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Accordingly, the Applicant respectfully requests that the rezoning application submitted by the Applicant relative to the Property be granted and that the Property be rezoned to the zoning

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classification as shown on the respective application.

This 25th day of February, 2016.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham
Attorneys for Applicant

1550 North Brown Road
Suite 125
Lawrenceville, Georgia 30043
(770) 232-0000

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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: 2/25/16

Shane Lanham, Attorney for the Applicant

Type or Print Name and Title

Signature of Notary Public — Date: 2/25/2016

WENDY M FRANK NOTARY PUBLIC GWINNETT COUNTY, GA EXPIRES GEORGIA April 13, 2019

Notary Seal

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REZONING PROPERTY OWNER'S CERTIFICATION

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

Signature of Property Owner — Date: 2/26/16

Shane Lanham, Attorney for Pinebloom Gwinnett I, LLC

Type or Print Name and Title

Signature of Notary Public — Date: 2/26/16 — Notary Seal

WENDY M FRANK NOTARY PUBLIC GWINNETT COUNTY, GA EXPIRES GEORGIA April 13, 2019

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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: 2/26/16

Shane Lanham, Attorney for Pointebrand II, LLC

Type or Print Name and Title

Signature of Notary Public — Date: 2/26/16

WENDY M FRANK NOTARY PUBLIC GWINNETT COUNTY, GA EXPIRES GEORGIA April 13, 2019

Notary Seal

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Planning & Development

RZC '16 012

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: 2/26/16

Shane Lanham, Attorney for Pointebrand III, LLC

Type or Print Name and Title

Signature of Notary Public — Date: 2/26/16

WENDY M FRANK NOTARY PUBLIC GWINNETT COUNTY, GA EXPIRES GEORGIA April 13, 2019

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CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
	2/25/16	Shane M. Lanham, Attorney for Applicant
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
	2/25/2016	
SIGNATURE OF NOTARY PUBLIC	DATE	NOTARY SEAL

WENDY M. FRANK NOTARY PUBLIC GWINNETT COUNTY, GA EXPIRES GEORGIA April 13, 2019

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?

[X] YES [ ] NO Mahaffey Pickens Tucker, LLP

YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to $250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)
See attached.		

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

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CONFLICT OF INTEREST CERTIFICATION FOR REZONING/CHANGE IN CONDITIONS AND SPECIAL USE PERMIT APPLICATIONS

MAHAFFEY PICKENS TUCKER, LLP

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Lynette Howard	$1000	03/21/2014
Tommy Hunter	$1000	03/05/2015
Jace Brooks	$1000	03/05/2015
John Heard	$1000	03/31/2015
Jace Brooks	$1000	09/29/2015
Tommy Hunter	$1000	01/27/2016

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Updated 02/03/2016

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) - 172 (Land Lot) - 001 (Parcel)

Signature of Applicant — 2/24/16 (Date)

Shane Lanham, Attorney for the Applicant

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

2-24-2016 — DATE

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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) - 172 (Land Lot) - 009 (Parcel)

Signature of Applicant — Date: 2/24/16

Shane Lanham, Attorney for the Applicant

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

2-24-2016
DATE

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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) - 173 (Land Lot) - 004 (Parcel)

Signature of Applicant — 2/24/16 (Date)

Shane Lanham, Attorney for the Applicant

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

2-24-2016 — DATE

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