

**REZONING APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Inland, LLC</u>	NAME: <u>BA Appling &amp; Hana Eid</u>
ADDRESS: <u>2180 Satellite Boulevard, Suite 400-15</u>	ADDRESS: <u>2180 Lakeway Dr &amp; 5932 Williams Road</u>
CITY: <u>Duluth</u>	CITY: <u>Dacula &amp; Norcross</u>
STATE: <u>GA</u> ZIP: <u>30097</u>	STATE: <u>GA</u> ZIP: <u>30019 &amp; 30093</u>
PHONE: <u>404-277-4230 cell</u>	PHONE: _____
CONTACT PERSON: <u>Eric Johansen, RLA</u> PHONE: <u>678-571-4843 cell</u>	
CONTACT'S E-MAIL: <u>eric@inlandllc.com</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICTS(S): <u>RA-200</u> REQUESTED ZONING DISTRICT: <u>R-SR (detached)</u>	
LAND DISTRICT(S): <u>2 &amp; 3</u> LAND LOT(S): <u>001</u> ACREAGE: <u>+/- 14.96 acres</u>	
ADDRESS OF PROPERTY: <u>1402 &amp; 1432 Auburn Road, Dacula, GA 30019</u>	
PROPOSED DEVELOPMENT: <u>Senior Residential Development - detached dwellings</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>52 Lots</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1,600 sf (min)</u>	Total Building Sq. Ft. _____
Gross Density: <u>3.48 units/acre</u>	Density: _____
Net Density: <u>n/a</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

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**Appling & Zohbe Tracts  
Auburn-Hog Mountain Road**

All that tract or parcel of land lying and being in Georgia Militia District No. 1749, and being more particularly described as follows:

BEGINNING at point on the northeastern right-of-way line of Auburn-Hog Mountain Road (S.R. 324; 60'R/W); thence running along land now or formerly of Gwinnett Metro Baptist New Church Foundation, Inc. North 62°51'49" East, a distance of 932.82 feet to a point; thence running along Hamilton Mill Subdivision South 29°23'21" East, a distance of 343.52 feet to a point; thence North 63°07'40" East, a distance of 181.48 feet to a point; thence South 44°54'20" East, a distance of 335.00 feet to a point; thence continuing along said Hamilton Mill Subdivision then along land now or formerly of Ten Thousand Buddhas Summit Monastery Corp. South 63°07'40" West, a distance of 1026.55 feet to a point on the northeastern right-of-way line of said Auburn-Hog Mountain Road; thence running along said Auburn-Hog Mountain Road right-of-way North 44°54'20" West, a distance of 335.00 feet to a point; thence North 43°45'04" West, a distance of 354.14 feet to the POINT OF BEGINNING.

Said tract contains 14.96 acres more or less.

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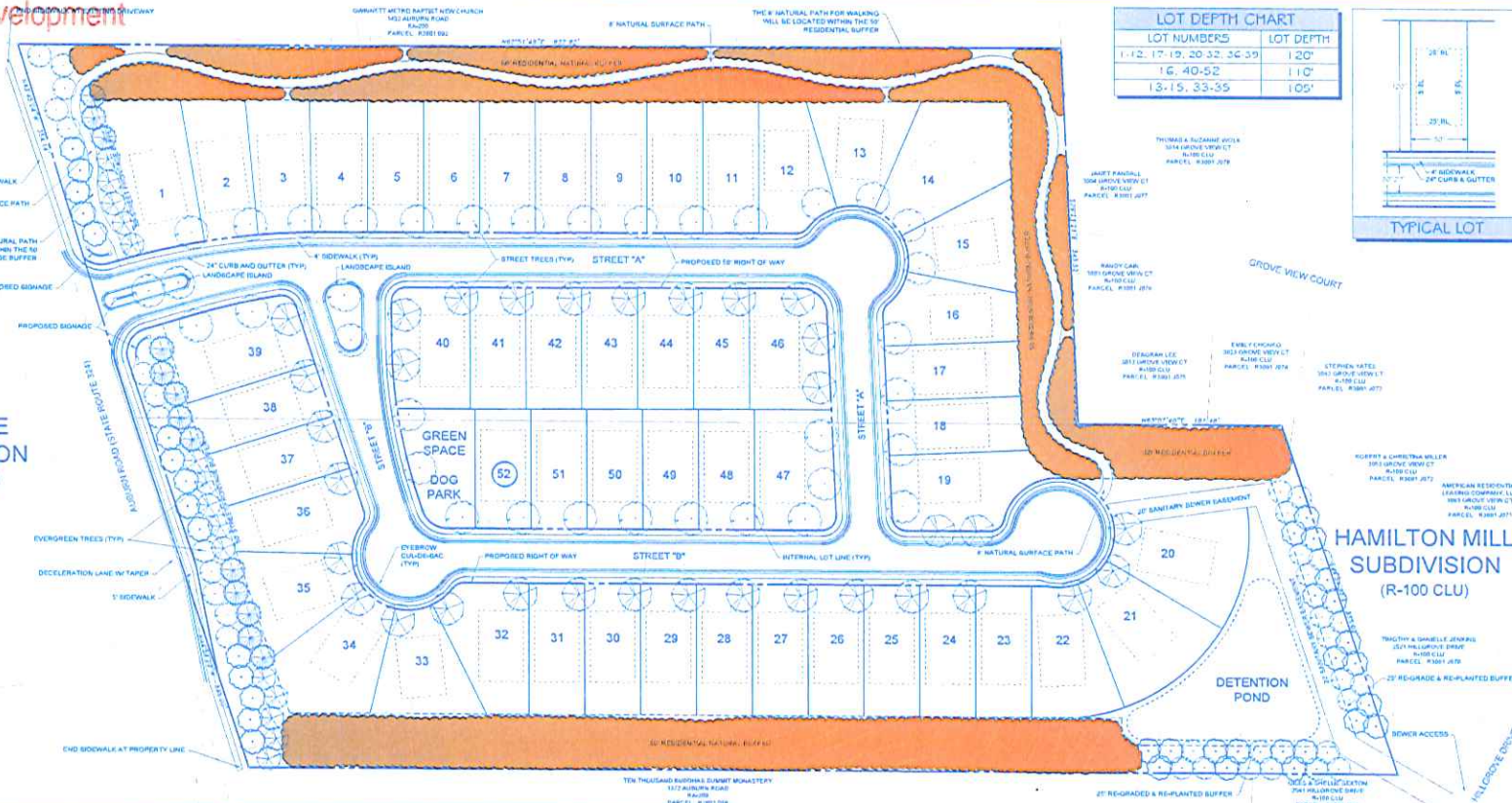
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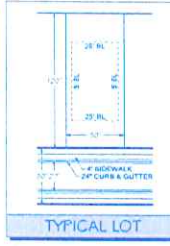
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BELFAIRE SUBDIVISION (R-100 MOD)



**LOT DEPTH CHART**

LOT NUMBERS	LOT DEPTH
1-12, 17-19, 20-32, 36-39	120'
16, 40-52	110'
13-15, 33-35	105'



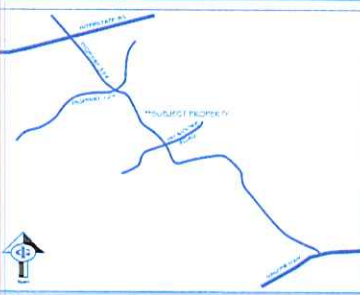
**INLAND GROUP**  
 land solutions - for construction management  
 2180 Satellite Boulevard  
 Suite 400-15  
 Duluth, Georgia 30097  
 404-355-6700 phone  
 404-355-6700 fax  
 www.inlandgroup.com

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THIS SHALL BE A PART OF THE CONTRACT DOCUMENTS AND SHALL BE OPEN TO THE PUBLIC FOR REVIEW.

**GEORGIA**  
 PROFESSIONAL ENGINEER  
 10000 Peachtree Dunwoody Road, Suite 100  
 Atlanta, Georgia 30339  
 (404) 455-1111

24 HOUR PROJECT CONTACT  
 MR. CHAZ WATERS  
 (404) 277-4230 cell



OVERLAY DISTRICT  
 HIGHWAY 124 / 324 / HAMILTON MILL ROAD

**SITE DATA CHART**

PARCEL TAX IDENTIFICATION	PARCELS R2001 001 & R3001 107
AREA OF PARCEL	± 14.96 ACRES
EXISTING ZONING OF PARCELS	RA-200
ADDRESS OF PARCEL	1402 & 1432 AUBURN ROAD, Dacula, GA 30019
PROPOSED DEVELOPMENT	R-SR (SENIOR ORIENTED RESIDENCE DISTRICT)
PROPOSED DEVELOPMENT SIZE	± 14.96 ACRES
PROPOSED LOT SIZE	DETACHED RESIDENTIAL LOTS (50' WIDE X 120' DEEP)
PROPOSED HOUSE SIZES	1,600 SF MINIMUM HEATED
PROPOSED RESIDENTIAL DENSITY	52 LOTS / 14.96 ACRES = 3.48 LOTS / ACRE
VARIANCES REQUESTED	1. TO PROVIDE A 25' RESIDENTIAL BUFFER THAT IS RE-GRADED AND RE-PLANTED AROUND THE PROPOSED DETENTION POND AREA TO ACCOMMODATE THE REQUIRED UTILITIES NEEDED FOR THIS DEVELOPMENT.

**TRAFFIC COUNTS**

THE AVERAGE DAILY TRAFFIC (ADT) FOR STATE HIGHWAY 324, BASED ON READILY AVAILABLE TRAFFIC DATA FROM THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION WEBSITE IS AS FOLLOWS:

YEAR	ADT
2014	16,600 ADT
2012	16,200 ADT
2010	16,120 ADT
2013	16,600 ADT
2011	16,300 ADT
2009	16,090 ADT

- GENERAL NOTES**
1. THE SUBJECT PROPERTY IS LOCATED WITHIN THE HIGHWAY 124, 324, AND HAMILTON MILL ROAD OVERLAY DISTRICT, AND MUST COMPLY WITH THE CURRENT STANDARDS OF THE OVERLAY DISTRICT AND THE UNIFIED DEVELOPMENT ORDINANCE AT THE TIME OF PERMITTING.
  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 GO, AND READY 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.

**MANDATORY HOA**

THE R-SR DISTRICT SHALL REQUIRE A MANDATORY HOMEOWNERS ASSOCIATION. THE ASSOCIATION SHALL PUNISH AND ADHERE TO FINES AND PRECEDENTS THAT THE COMMUNITY IS INTENDED TO PROVIDE. INCLUDING FOR PERSONS 55 AND OVER, INCLUDING MANDATORY SURVEYS OF APPLICANTS VERIFYING COMPLIANCE WITH THE 55 AND OVER OCCUPANCY REQUIREMENTS AS PERMITTED BY 42 USC SECTION 5402, (2)(2)(C) OF THE FEDERAL FAIR HOUSING ACT, FOR FURTHER INFORMATION ON THIS REQUIREMENT, PLEASE REVIEW GWINNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE SECTION 210-10.10.

- PROJECT UTILITIES**
1. THE PROPOSED COMMERCIAL DEVELOPMENT WILL BE CONNECTED TO GWINNETT COUNTY GRAVITY FLOW SANITARY SEWER.
  2. THE PROPOSED COMMERCIAL DEVELOPMENT WILL BE CONNECTED TO GWINNETT COUNTY WATER.
  3. THE PROPOSED COMMERCIAL DEVELOPMENT WILL HAVE ON-SITE DETENTION, WATER QUALITY, AND CHANNEL PROTECTION UTILIZING EITHER AN ABOVE GROUND FACILITY OR AN UNDERGROUND FACILITY. THIS HAS YET TO BE DETERMINED AT THIS POINT.
  4. GAS, PHONE, ELECTRIC AND OTHER COMMON INFRASTRUCTURE WILL BE PROVIDED BY THE CARRIERS ESTABLISHED IN THE IMMEDIATE AND SURROUNDING AREA.

**AUBURN ROAD**  
 A SENIOR RESIDENTIAL DEVELOPMENT

**INLAND, LLC**  
 2180 SATELLITE BOULEVARD  
 SUITE 400-15  
 DULUTH, GA 30097  
 (404) 355-6700 office  
 (404) 355-6760 fax

**HAMILTON MILL SUBDIVISION (R-100 CLU)**

**REVISIONS:**

NO.	DATE	REVISIONS
1	03/01/2016	ISSUED FOR PERMITTING

**REZONING SITE PLAN**

SCALE: 1" = 50'  
 DATE: MARCH 2, 2016  
 PROJECT: 15-026

**PROJECT UTILITIES**

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3. THE PROPOSED COMMERCIAL DEVELOPMENT WILL HAVE ON-SITE DETENTION, WATER QUALITY, AND CHANNEL PROTECTION UTILIZING EITHER AN ABOVE GROUND FACILITY OR AN UNDERGROUND FACILITY. THIS HAS YET TO BE DETERMINED AT THIS POINT.

4. GAS, PHONE, ELECTRIC AND OTHER COMMON INFRASTRUCTURE WILL BE PROVIDED BY THE CARRIERS ESTABLISHED IN THE IMMEDIATE AND SURROUNDING AREA.





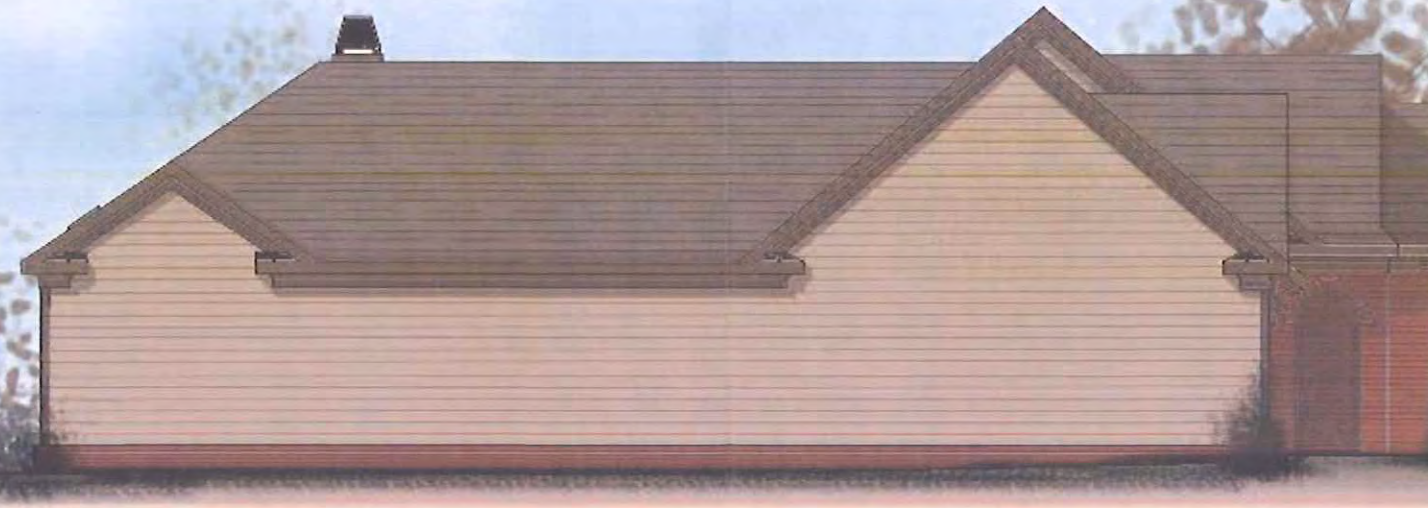




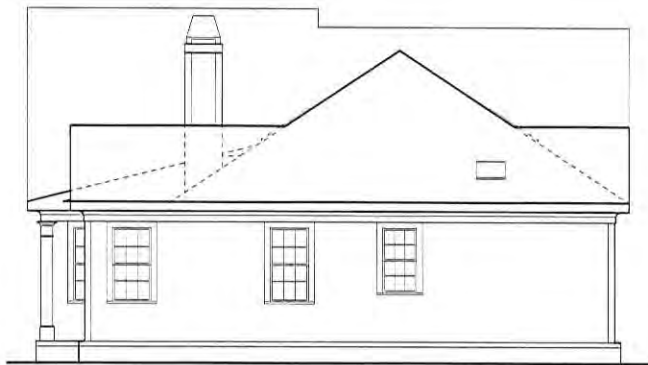
RIGHT ELEVATION



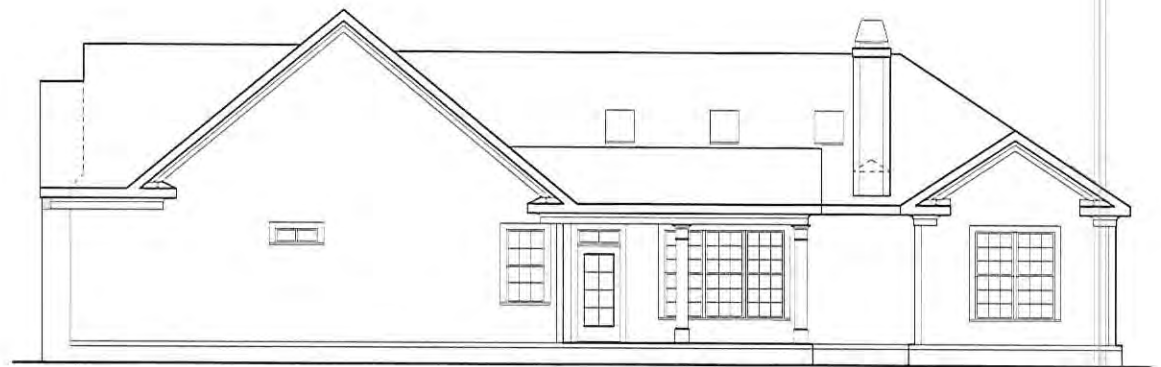
REAR ELEVATION



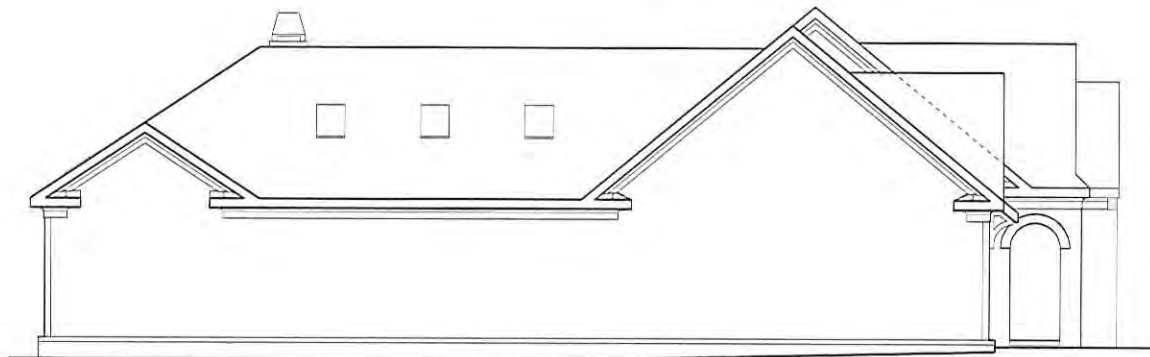
LEFT ELEVATION



REAR ELEVATION  
1/8" = 1'-0"



RIGHT ELEVATION  
1/8" = 1'-0"



LEFT ELEVATION  
1/8" = 1'-0"



**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 Senior oriented development will be consistent with the nearby and adjacent residential and commercial uses

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

No, the proposed Senior oriented development will no adversely affect the adjacent and nearby residential and commercial uses

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

No, the property as currently zoned RA-200, does not have a reasonable economic use. The immediate and surrounding area has dramatically changed over time making the Subject Properties obsolete with respect to their proposed uses.

- (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 Senior oriented development will not cause any excessive or burdensome uses of the streets, utilities, schools, or related infrastructure in the immediate or surrounding areas.

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

Yes, the proposed use is in conformity with the policy and intent of the current land use plans of Gwinnett County

- (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:

Yes, the immediate and surrounding area around the Subject Property has changed over the years making the proposed use compatible and complementary to the area, additionally if zoned R-SR, then the impact to the school system will remain low.

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March 1, 2016

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

**Re: Auburn Road Senior Residential Development– Rezoning Letter of Intent**  
**Parcels: R2001 001 & R3001 107**  
**Gwinnett County, GA**

Dear Ms. Holland,

Inland Group, LLC (“Inland”) has been retained by Inland, LLC (the “Applicant”) to pursue a Rezoning Application (the “Application”) for real property located at the 1402 and 1432 Auburn Road (SR 324), Dacula, GA 30019 and further described as Parcels R2001 001 & R3001 107 that are approximately ±14.96 acres (the “Subject Property”). **The Applicant is Contract Purchaser of the Subject Property.** The Subject Property is currently zoned RA-200 and is surrounded by a mixture of residential and commercial uses within the Auburn Road corridor.

The Applicant is proposing a Rezoning of the Subject Property to R-SR (Senior Oriented Residence District) for a residential development that will age restricted per the current Gwinnett County Unified Development Ordinance. The proposed R-SR development is ideally located in an affluent residential where families with children are presented in the surrounding residential communities throughout the Hamilton Mill and Dacula areas. The proposed development would provide an alternate housing option for the immediate area where “Grandma” and “Grandpa” can relocate to be around their grandchildren. The Applicant is proposing to develop and construct a DETACHED senior residential community with single family dwellings that are approximately 40’ wide structures located on residential lots that are 50’ wide at the front building setback line. The total number of residential lots is 52 lots, thus providing a proposed density for the overall development of 3.48 lots per acre on the Subject Property.

The proposed residential houses for the R-SR development will be a mixture of traditional architecture and craftsman style architecture. The proposed architect is consistent with the adjacent residential properties and will meet the intent and regulations of the related Overlay District. Proposed building materials would include brick, stone, hardi, stucco, glass, wood and metal accent. The proposed dwelling units will mainly be one story units with the ability for bonus room and pop up buildouts over the garages. A completed unit in this development will be in excess of \$250,000.00 or more per lot.



We respectfully request your approval of this request for the Rezoning from RA-200 to R-SR for the proposed residential development on the Subject Property. The proposed use on the Subject Property is consistent with the current Unified Plan and creates an opportunity to provide an alternate housing option for the aging population that should not increase the current school systems. The residents of the proposed units will be Gwinnett County tax payers, and will continue to shop, eat, and support the local businesses of the surrounding communities. We are available to meet with the County staff and District Representatives at any time to further discuss the merits of this Application upon request.

Thank you for your consideration of this Application.

Sincerely,



Eric Johansen, RLA  
**Inland Group, LLC**  
Agent for the Applicants

cc: Applicant  
File

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RZR '16 0000

**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.

CHAZ WATERS 03/01/2016  
Signature of Applicant Date

Chaz Waters , Manager

Type or Print Name and Title

EJ 03/01/2016  
Signature of Notary Public Date Notary Seal



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**REZONING PROPERTY OWNER'S CERTIFICATION**

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

(s) Alice Carver  
Signature of Property Owner  
ALICE CARVER, Executor

9-24-2015  
Date

B.A. APPLING C/O Alice Carver, Executor  
Type or Print Name and Title

Cathy A Moore 9/24/15  
Signature of Notary Public Date




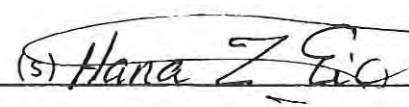
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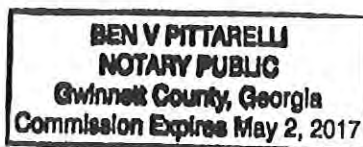
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(s)  (s)  9-27-2015  
Signature of Property Owner's Date  
MOHAMMED ZOHBE HANA Z. EID

MOHAMMED ZOHBE HANNAH Z. EID (Co-Owners)  
Type or Print Name and Title

 9-27-2015  
Signature of Notary Public Date Notary Seal  
Ben V. Pittarelli



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RZR '16 008



**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

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

*Chaz Waters*

03/01/2016 Chaz Waters, Manager

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

03/01/2016 Eric Johansen, Manager

SIGNATURE OF APPLICANT'S  
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE

*[Signature]*

03/01/2016

SIGNATURE OF NOTARY PUBLIC

DATE



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

Chaz Waters, Eric Johansen, Inland "companies"

YOUR NAME

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

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)
Jace Brooks	\$2,000.00	June 2015
John Heard	\$2,000.00	June 2015, March 2014
Lynette Howard	\$500.00	April 2014

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

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03/01/2016 Chaz Waters, Manager

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE



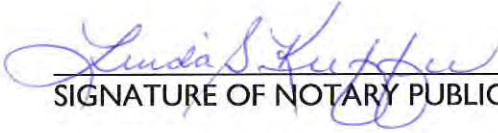
03/01/2016

Eric Johansen, Manager

SIGNATURE OF APPLICANT'S  
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE



3/4/2016

SIGNATURE OF NOTARY PUBLIC

DATE



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YES



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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:**                      2                      -                      001                      -                      001  
(Map Reference Number)                      District                      Land Lot                      Parcel



Signature of Applicant

03/01/2016

Date

Chaz Waters, Manager

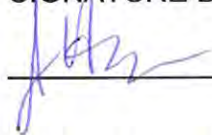
Type or Print Name and Title

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**TAX COMMISSIONERS USE ONLY**

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)



NAME

TSAI

TITLE

3-4-16

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:**                      3                      -                      001                      -                      107  
(Map Reference Number)                      District                      Land Lot                      Parcel

Chaz Waters                      03/01/2016  
Signature of Applicant                      Date  
**Chaz Waters, Manager**  
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)

[Signature]                      TSAI  
NAME                      TITLE  
3-4-16  
DATE

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