

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>PTL, LLC</u>	NAME: <u>PTL, LLC</u>
ADDRESS: <u>PO BOX 720314</u>	ADDRESS: <u>PO BOX 720314</u>
CITY: <u>Atlanta</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30358</u>	STATE: <u>GA</u> ZIP: <u>30358</u>
PHONE: <u>404.987.1224</u>	PHONE: <u>404.987.1224</u>
CONTACT PERSON: <u>Andy Perry</u> PHONE: <u>404.987.1224</u>	
CONTACT'S E-MAIL: <u>perrydrew@gmail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): RTH REQUESTED ZONING DISTRICT: R-60

PARCEL NUMBER(S): 7126 002, 7126 496 ACREAGE: 2.52

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

PROPOSED DEVELOPMENT: 7 Single Family Homes

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>7</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2100 SF</u>	Total Building Sq. Ft. _____
Gross Density: <u>2.78</u>	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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EXHIBIT "A"
LEGAL DESCRIPTION

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

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

M:\WHITEHEADROAD\Survey Legal\ZoningApplication

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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 responses

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

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

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

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

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

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2435-2445 Whitehead Place Drive

Rezoning Plan for PTL, LLC

(Standards Governing Exercise of the Zoning Powers)

October 6th, 2016

We respectfully submit this zoning application, with property defined by the legal description in this application, to the zoning classification of R-60 from its present zoning of RTH.

- A) The neighboring properties are primarily R-60 and R-75, with the exception of several RM-13 properties that exist to the east and directly south. This property is currently zoned RTH. This zoning is comparable to other properties within 1 mile. Our proposed use will be less intense and a slightly better transition point between the medium density and RM properties than as currently zoned.
- B) We feel the existing zoning of the property matches the medium to high-density neighborhoods that line Whitehead Place Drive. We do not necessarily feel as currently zoned it adversely affects existing neighborhoods because there is a mix of housing types and neighborhoods. Our proposed zoning should further enhance the neighborhood versus the RTH because of our development requirements, our lower density, our higher standards for architectural treatments and our higher square footage offerings.
- C) There is a demand for town homes in the area but we feel the R-60 layout and complete density reduction will be more favorable to our neighbors and a better marketing plan for our company.
- D) The proposed use will provide less of a burden on the County infrastructure, schools and buses than the existing zoning.
- E) The future land use of the property indicates existing/emerging suburban. We feel 7 total homes fits the transitional appearance of this stretch of roadway and 1 mile radius of the subject property. This land use recommendation discourages against multifamily and encourages single-family housing.
- F) We feel the existing zoning allows for more than double the lot count. We are asking to change the type of development, increase lot sizes, reduce the density and will match the architectural conditions than are tied to the property under its current use.


Andrew Perry
PTL, LLC

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2435-2445 Whitehead Place Drive

Rezoning Plan for PTL, LLC

(Letter of Intent)

October 6th, 2016

We respectfully submit this zoning application, with property defined by the legal description in this application, to the zoning classification of R-60 from its present zoning of RTH.

This site was originally approved for development in 2007 and named Villages at Suwanee. As presently zoned and approved, the site would accommodate 16 town homes.

Our proposal is to build 7 for sale single family homes. The site is +/- 2.518 acres and provides a slightly lower density of 2.78 units per acre. We will adhere to the original approved plans by buffering adjacent residential properties and providing a front landscape setback along Whitehead Place Drive. We are not asking for changes to the setback or buffer requirements. We will not have homes located within 50' of the ROW along Whitehead Place Drive.

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

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

Thank you for your time.

Sincerely,



Andrew Perry
PTL, LLC

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REZONING APPLICANT'S CERTIFICATION

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


Signature of Applicant

10-7-16
Date

Andrew Perry, Member

Type or Print Name and Title


Signature of Notary Public

10/7/16
Date

Notary Seal

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My Commission Expires
October 10, 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

10-7-16
~~8-7-16~~

Date

Andrew Perry, Member

Type or Print Name and Title



Signature of Notary Public

10/7/16

Date

Notary Seal

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My Commission Expires
October 10, 2019

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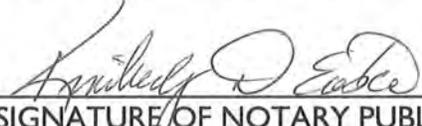
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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 10-7-16 Andrew Perry, Member
 TYPE OR PRINT NAME AND TITLE

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



 SIGNATURE OF NOTARY PUBLIC DATE 10-7-16 My Commission Expires October 10, 2019
 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 Andrew Perry
 YOUR NAME

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

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)
Jace Brooks	2000.00	3/8/16

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

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

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

PARCEL I.D. NUMBER: 7 District - 163 126 Land Lot - 002/496 Parcel
(Map Reference Number)

Signature of Applicant

Date

Andrew Perry
Andrew Perry, Member

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Kate Murphy

NAME

TSA

TITLE

10-7-16

DATE

This is a true and correct copy of a
Gwinnett County Property Tax
for the year of 2016

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Only taxes for 2016 on R7126 002 are due 10-15-16
OCT 07 2016
current-

Richard Steele
Tax Commissioner
Date 10-7-16

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7