

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Smithton Homes LLC</u>	NAME: <u>Dewey J Bentley ETAL</u>
ADDRESS: <u>4763 Township Chase</u>	ADDRESS: <u>2841 Centerville Rosebud Rd</u>
CITY: <u>Marietta</u>	CITY: <u>Snellville</u>
STATE: <u>Ga</u> ZIP: <u>30066</u>	STATE: <u>GA</u> ZIP: <u>30039</u>
PHONE: <u>770-652-0044</u>	PHONE: _____
CONTACT PERSON: <u>Bernie Smith</u> PHONE: <u>770-652-0044</u>	
CONTACT'S E-MAIL: <u>bsmith@masterworksatlanta.com</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): <u>R100</u> REQUESTED ZONING DISTRICT: <u>OSC</u>	
PARCEL NUMBER(S): <u>R4301-001</u>	ACREAGE: <u>25.78</u>
ADDRESS OF PROPERTY: <u>2841 Centerville Rosebud Rd</u>	
PROPOSED DEVELOPMENT: <u>Single Family Detached</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>28</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1800</u>	Total Building Sq. Ft. _____
Gross Density: <u>1.086 U/A</u>	Density: _____
Net Density: <u>1.237 U/A</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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RZR '17 026

Planning & Development

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Smithton Homes LLC</u>	NAME: <u>Jerry W Bentley</u>
ADDRESS: <u>4763 Township Chase</u>	ADDRESS: <u>2841 Centerville Rosebud Rd</u>
CITY: <u>Marietta</u>	CITY: <u>Snellville</u>
STATE: <u>Ga</u> ZIP: <u>30066</u>	STATE: <u>GA</u> ZIP: <u>30039</u>
PHONE: <u>770-652-0044</u>	PHONE: _____
CONTACT PERSON: <u>Bernie Smith</u> PHONE: <u>770-652-0044</u>	
CONTACT'S E-MAIL: <u>bsmith@masterworksatlanta.com</u>	

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<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
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REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Smithton Homes LLC</u>	NAME: <u>Jeffrey D Cooper</u>
ADDRESS: <u>4763 Township Chase</u>	ADDRESS: <u>4530 Haynes Circle</u>
CITY: <u>Marietta</u>	CITY: <u>Snellville</u>
STATE: <u>Ga</u> ZIP: <u>30066</u>	STATE: <u>GA</u> ZIP: <u>30039</u>
PHONE: <u>770-652-0044</u>	PHONE: _____
CONTACT PERSON: <u>Bernie Smith</u> PHONE: <u>770-652-0044</u>	
CONTACT'S E-MAIL: <u>bsmith@masterworksatlanta.com</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
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PROPOSED DEVELOPMENT: <u>Single Family Detached</u>	

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Planning & Development

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Smithton Homes LLC</u>	NAME: <u>Karen Atha Cooper</u>
ADDRESS: <u>4763 Township Chase</u>	ADDRESS: <u>4530 Haynes Circle</u>
CITY: <u>Marietta</u>	CITY: <u>Snellville</u>
STATE: <u>Ga</u> ZIP: <u>30066</u>	STATE: <u>GA</u> ZIP: <u>30039</u>
PHONE: <u>770-652-0044</u>	PHONE: _____
CONTACT PERSON: <u>Bernie Smith</u> PHONE: <u>770-652-0044</u>	
CONTACT'S E-MAIL: <u>bsmith@masterworksatlanta.com</u>	

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Centerville Rosebud

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LEGAL DESCRIPTION

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Beginning at a Intersection of the Northerly Right of way of Centerville Rosebud Rd. (R/W Varies) and the Easterly Right of way of Haynes Circle (30' R/W), said point being the POINT OF BEGINNING; thence running along the westerly right of way of Haynes Circle and a curve to the left along having a radius of 921.70 feet for a distance of 163.60 feet, (said curve being subtended by a chord of N.17°04'27"E., for a distance of 163.38 feet) to a point; thence leaving said right of way and running S.84°48'05"E., for a distance of 249.39 feet to a point; thence running N.23°28'47"E., for a distance of 202.00 feet to a point; thence running N.84°43'05"E., for a distance of 159.16 feet to a point; thence running N.30°46'04"W., for a distance of 332.58 feet to a point located on the common Land Lot Line of Land Lots 300 and 301; thence running along the afore-mention Land Lot Line N.59°48'03"E., for a distance of 345.80 feet to a point; thence running N.59°50'51"E., for a distance of 833.68 feet to a point to a point located on the west bank of Haynes Creek; thence running along the bank of Haynes Creek in a southerly and southeasterly direction along the following courses S.01°21'31"E., for a distance of 30.29 feet to a point; thence running S.01°04'28"W., for a distance of 59.07 feet to a point; thence running S.03°55'17"E., for a distance of 49.23 feet to a point; thence running S.01°37'32"E., for a distance of 54.17 feet to a point; thence running S.00°25'26"E., for a distance of 37.16 feet to a point; thence running S.08°14'55"E., for a distance of 79.06 feet to a point; thence running S.04°55'17"E., for a distance of 39.55 feet to a point; thence running S.03°17'17"E., for a distance of 46.08 feet to a point; thence running S.36°03'47"E., for a distance of 3.24 feet to a point; thence running S.05°50'49"E., for a distance of 62.54 feet to a point; thence running S.10°26'12"E., for a distance of 60.22 feet to a point; thence running S.01°19'30"E., for a distance of 52.58 feet to a point; thence running S.16°44'02"E., for a distance of 13.56 feet to a point; thence running S.20°18'03"E., for a distance of 44.84 feet to a point; thence running S.37°05'31"E., for a distance of 47.32 feet to a point; thence running S.59°45'10"E., for a distance of 46.31 feet to a point; thence running S.80°09'09"E., for a distance of 26.70 feet to a point; thence running N.75°02'53"E., for a distance of 45.86 feet to a point; thence running N.86°04'17"E., for a distance of 33.72 feet to a point; thence running N.80°11'34"E., for a distance of 41.25 feet to a point; thence running S.89°49'01"E., for a distance of 45.52 feet to a point; thence running S.74°42'46"E., for a distance of 46.18 feet to a point; thence running S.68°02'05"E., for a distance of 29.72 feet to a point; thence running S.70°35'31"E., for a distance of 51.74 feet to a point; thence running S.75°27'32"E., for a distance of 29.54 feet to a point; thence running S.74°36'26"E., for a distance of 36.80 feet to a point; thence running S.43°45'53"E., for a distance of 48.06 feet to a point; thence running S.03°03'23"E., for a distance of 35.15 feet to a point; thence running S.07°42'37"E., for a distance of 84.72 feet to a point; thence running S.72°18'39"W., for a distance of 293.46 feet to a point; thence running N.17°45'52"W., for a distance of 153.15 feet to a point; thence running S.73°57'06"W., for a distance of 199.99 feet to a point; thence running S.75°34'08"W., for a distance of 200.04 feet to a point; thence running S.75°29'14"W., for a distance of 100.16 feet to a point; thence running S.77°50'20"W., for a distance of 100.47 feet to a point; thence running S.17°42'28"E., for a distance of 436.21 feet to a point located on the northerly right of way of Centerville Rosebud Road; thence running along the northerly right of way of Centerville Rosebud Road and a curve to the right having a radius of 7997.55 feet for a distance of 174.29 feet, (said curve being subtended by a chord of S.78°00'29"W., for a distance of 174.29) to a point; thence leaving said right of way and running N.18°47'31"W., for a distance of 377.13 feet to a point; thence running S.77°53'25"W., for a distance of 235.13 feet to a point; thence running S.18°47'39"E., for a distance of 372.66 feet to a point located on the northerly right of way of Centerville Rosebud Road; thence running S.80°03'50"W., for a distance of 22.34 feet to a point; thence continue along the northerly right of way of Centerville Rosebud Road and a curve to the right having a radius of 370.95 feet for a distance of 213.60 feet, (said curve being subtended by a chord of N.83°26'26"W., for a distance of 210.66) to a point; thence continue running N.66°56'42"W., for a distance of 116.56 feet to a point; thence continue running along the northerly right of way of Centerville Rosebud Road and a curve to the right having a radius of 7679.01 feet for a distance of 105.39 feet, (said curve being subtended by a chord of N.66°33'06"W., for a distance of 105.39) to a point; thence continue running along the northerly

right of way of Centerville Rosebud Road and a curve to the right having a radius of 7679.01 feet for a distance of 309.81 feet, (said curve being subtended by a chord of N.65°00'01"W., for a distance of 309.81) to a point; thence running N.63°50'48"W., for a distance of 49.92 feet to a point also being the POINT OF ENDING.

END OF DESCRIPTION.

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GENERAL SITE NOTES

PROPOSED USE: SINGLE FAMILY RESIDENTIAL
CURRENT ZONING - R-100
PROPOSED ZONING - OSC
TOTAL AREA - 25.78 AC
AREA WITHIN FLOODPLAIN - 6.29 AC
25.78 AC - 3.14 AC (50% FLOOD PLAIN) = 22.635 AC
NET DENSITY AREA - 22.635 AC

OSC ZONING REQUIREMENTS

MINIMUM LOT SIZE - 7,500 SF.
MINIMUM LOT WIDTH - 60'
MAXIMUM BLDG. HEIGHT - 35 FT
MINIMUM DWELLINGS - 1,400 SF
ALLOWABLE DENSITY - 2.5 UNITS PER ACRE (56.59/57 UNITS)
MINIMUM OPEN SPACE 25%

PROPOSED SITE REQUIREMENTS

TOTAL RESIDENTIAL UNITS PROPOSED - 28
PROPOSED NET DENSITY - 1,237 UNITS PER ACRE
MINIMUM LOT SIZE - 7,500 SF.
AVERAGE LOT SIZE - 12,976 SF.
TOTAL OPEN SPACE - 15.38 AC (59.6%)
OPEN SPACE DETAILS:
PRIMARY - 7.20 AC (27.9%)
SECONDARY - 8.16 AC (31.7%)

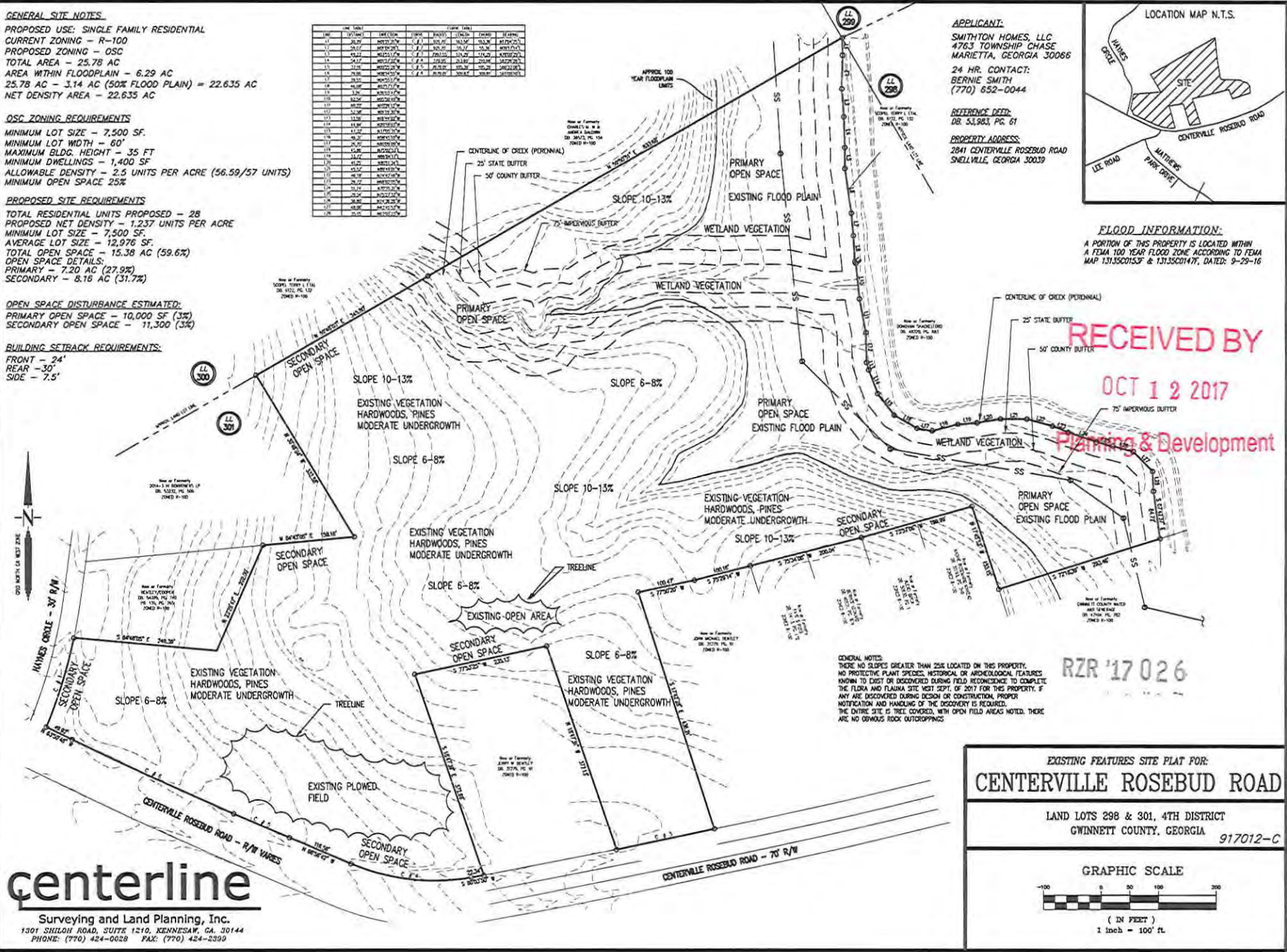
OPEN SPACE DISTURBANCE ESTIMATED:

PRIMARY OPEN SPACE - 10,000 SF (3%)
SECONDARY OPEN SPACE - 11,300 (3%)

BUILDING SETBACK REQUIREMENTS:

FRONT - 24'
REAR - 30'
SIDE - 7.5'

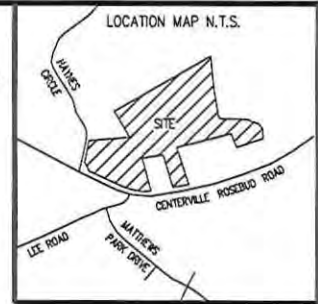
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
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3	10/1/16	REVISION	3	10/1/16	REVISION
4	10/1/16	REVISION	4	10/1/16	REVISION
5	10/1/16	REVISION	5	10/1/16	REVISION
6	10/1/16	REVISION	6	10/1/16	REVISION
7	10/1/16	REVISION	7	10/1/16	REVISION
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28	10/1/16	REVISION	28	10/1/16	REVISION
29	10/1/16	REVISION	29	10/1/16	REVISION
30	10/1/16	REVISION	30	10/1/16	REVISION



APPLICANT:
SMITHSON HOMES, LLC
4763 TOWNSHIP CHASE
MARIETTA, GEORGIA 30066
24 HR. CONTACT:
BERNIE SMITH
(770) 652-0044

REFERENCE DEED:
DB: 53,983, PG. 61

PROPERTY ADDRESS:
2841 CENTERVILLE ROSEBUD ROAD
SNELLVILLE, GEORGIA 30039



FLOOD INFORMATION:
A PORTION OF THIS PROPERTY IS LOCATED WITHIN
A FEMA 100 YEAR FLOOD ZONE ACCORDING TO FEMA
MAP 1313500153F & 1313500147F, DATED: 9-29-16

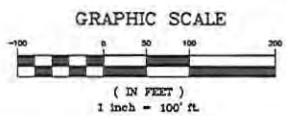
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GENERAL NOTES:
THERE NO SLOPES GREATER THAN 25% LOCATED ON THIS PROPERTY.
NO PROTECTIVE PLANT SPECIES, HISTORICAL OR ARCHEOLOGICAL FEATURES
KNOWN TO EXIST OR DISCOVERED DURING FIELD RECONSIDERATION TO COMPLETE
THE FLORA AND FAUNA SITE VISIT SEPT. OF 2017 FOR THIS PROPERTY. IF
ANY ARE DISCOVERED DURING DESIGN OR CONSTRUCTION, PROPER
NOTIFICATION AND HANDLING OF THE DISCOVERY IS REQUIRED.
THE ENTIRE SITE IS TREE COVERED, WITH OPEN FIELD AREAS NOTED. THERE
ARE NO OBVIOUS ROCK OUTCROPPINGS.

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EXISTING FEATURES SITE PLAT FOR: CENTERVILLE ROSEBUD ROAD

LAND LOTS 298 & 301, 4TH DISTRICT
GWINNETT COUNTY, GEORGIA 917012-C



centerline
Surveying and Land Planning, Inc.
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2399

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 Single Family Detached Community will be consistent with the nearby adjacent residential developments.

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

No the proposed Single Family Detached home community will not affect the adjacent and nearby communities.

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

No as zoned the property would not have an economic use due to the all the challenges with this parcel this is the best use for it.

- (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 use will not have an adverse affect on the existing infrastructure.

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

Yes the OSC is intended for this type of property.

- (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:

See Letter of Intent

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RZR 17026

Smithton Homes LLC

October 4, 2017

VIA HAND DELIVERY

Gwinnett County Board of Commissioners
c/o Jerry Oberholtzer
Planning Manager
446 West Crogan Street
Lawrenceville, Georgia 30045

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RE: 2841 Centerville Rosebud Road Rezoning Application
LETTER OF INTENT

Dear Mr. Oberholtzer and Planning Department,

Respectfully we submit this application to rezone approximately 25.78 acres (see attached survey) from its current zoning of R100 to OSC to allow for 28 quality professional and family targeted single family detached homes. We feel that the proposed community is ideally located in an influential part of Gwinnett County. The purpose and intent is to preserve and protect natural and environmental resources with value added conservation space.

We are proposing that twenty eight (28) residential homes at a net density of 1.237 units per acre, well below the maximum density of 2.5 units per acre threshold allowed for OSC with over 31% open space. The homes will be a minimum of 1800 sq.ft. and will be built with quality materials with alternating architectural elevations. The proposed homes will include a two car garages covered entrances with facades of brick, stone, board and batten, and/or fiber cement or shake siding. Surrounding development and existing homes would not face major negative impacts as a result of the proposed development in part because of the substantial buffering required under the UDO in conjunction with extensive additional buffering preserved on the west side by the Applicant as conservation space.

The proposed zoning and site plan is consistent with similarly developed, residential communities in the immediate area, many of which are zoned R100. As outlined in the 2030

Unified Plan and Future Development Map, the Subject Property and surrounding areas are designated as *Rural Estate Areas*, consistently found to be appropriate for OSC. Quality single family homes will help raise property values and support the schools and nearby commercial development.

The Subject property contains a mixture of hardwoods and pines and Haynes Creek. The engineer laid this out to provide the community with 31.7% open space so that we could preserve and protect the natural environmental resources and provide the opportunity for walking trails so the neighborhood could enjoy the protected area.

The proposed development was designed so that homes would be concentrated away from the creek limiting land disturbance across this area. The proposed development would enhance land, water, air and tree resources by minimizing the area of land disturbance and would significantly contribute to the protection of the surrounding creeks.

We respectfully request your approval of this request for Rezoning from R100 to OSC to permit this proposed residential community.

Respectfully submitted,

Bernie Smith,
Smithton Homes LLC

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Gwinnett County Board of Commissioners
c/o Jerry Oberholtzer
Planning Manager
446 West Crogan Street
Lawrenceville, Georgia 30045

RE: 2841 Centerville Rosebud Rd Rezoning Application
Certification that no Timber Harvesting Activity has taken place in the previous 24 months.

There has been no Timber Harvesting Activity for at least 24 months prior to the submittal of this application.

 9/28/2017
Dewey Bentley Owner Date

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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.



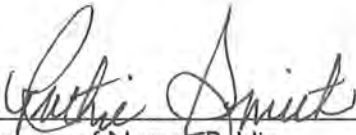
Signature of Applicant

10/4/2017

Date

Bernie Smith President

Type or Print Name and Title



Signature of Notary Public

10/4/2017

Date



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RZR '17 026

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.

Dewey J Bentley 9/28/2017
Signature of Property Owner Date

DEWEY J BENTLEY
Type or Print Name and Title

Brigit D Hall 9/28/17 
Signature of Notary Public Date Notary Seal

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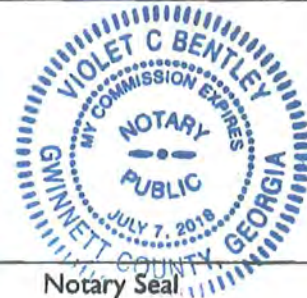
REZONING PROPERTY OWNER'S CERTIFICATION

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.

Jerry W Bentley 9-30-17
Signature of Property Owner Date

JERRY W. BENTLEY
Type or Print Name and Title

Violet C. Bentley 9-30-17
Signature of Notary Public Date Notary Seal



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REZONING PROPERTY OWNER'S CERTIFICATION

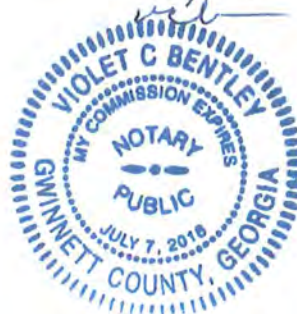
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE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

Jeffrey D. Cooper 9-29-17
Signature of Property Owner Date

JEFFREY D COOPER
Type or Print Name and Title

Violet C. Bentley 9-29-17 my commission expires
Signature of Notary Public Date

Notary Seal
July 7, 2018.
July 7, 2018



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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.

Karen Atha 9-26-2017
Signature of Property Owner Date


Karen Atha owner
Type or Print Name and Title

[Signature] 26 Sep 2017
Signature of Notary Public Date Notary Seal

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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.

 10/4/2017 Bernie Smith President
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 10/4/2017
SIGNATURE OF NOTARY PUBLIC DATE



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 Bernie Smith
YOUR NAME

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

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

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

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

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

PARCEL I.D. NUMBER: 4 - 298 & 301 - R4301 001
(Map Reference Number) District Land Lot Parcel

 10/4/2017


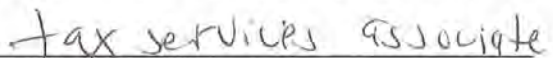
Signature of Applicant Date
Bernie Smith President

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)

NAME TITLE

10.5.2017

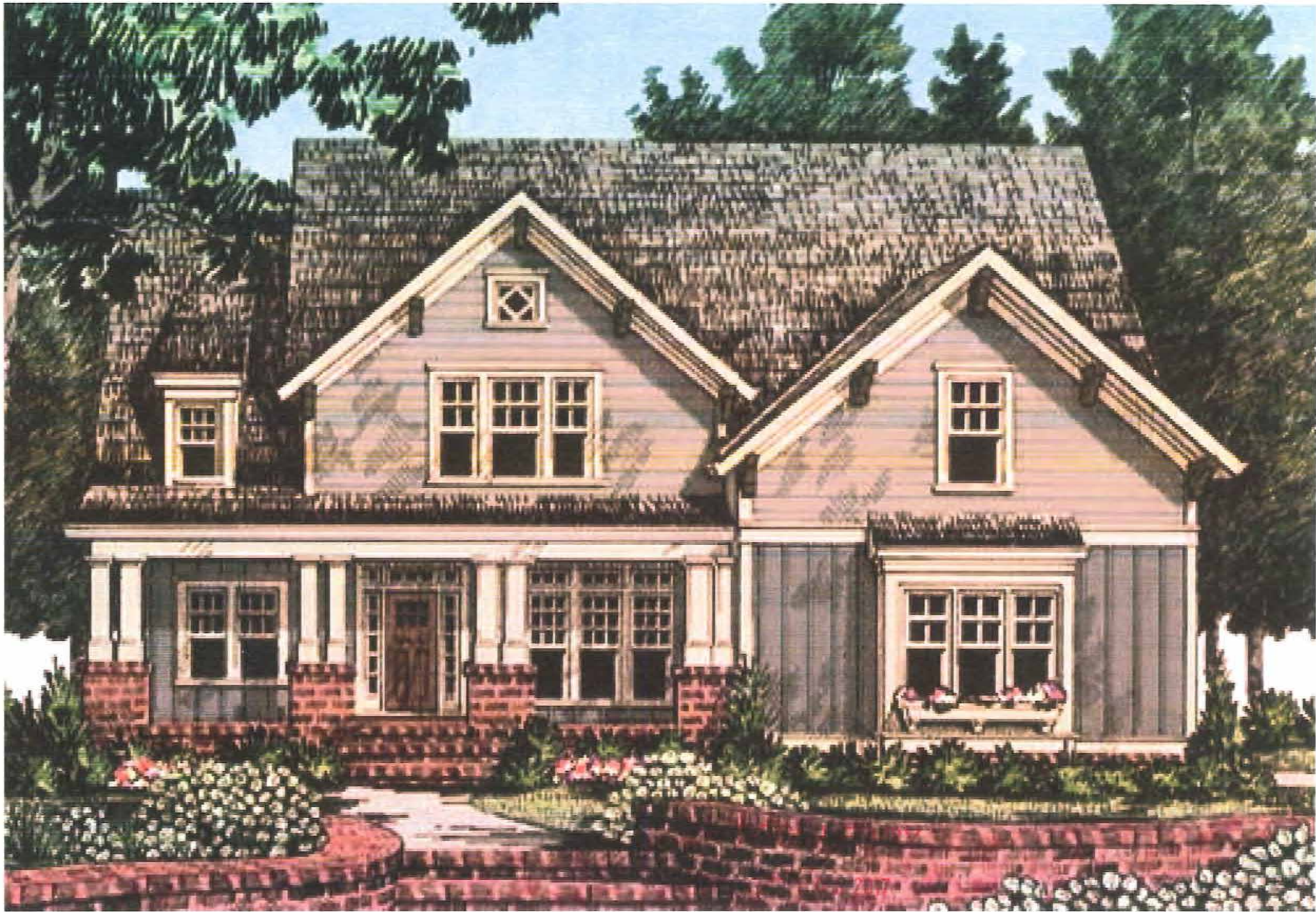
DATE

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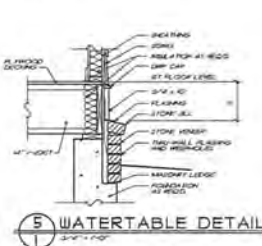
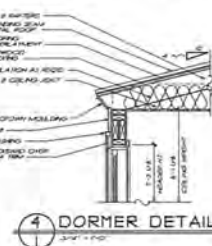
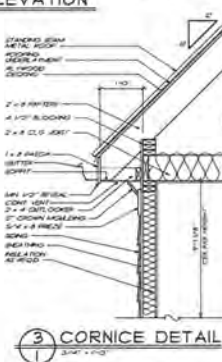
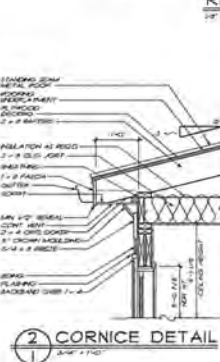
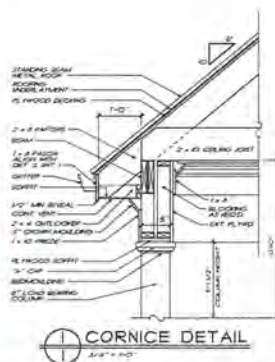
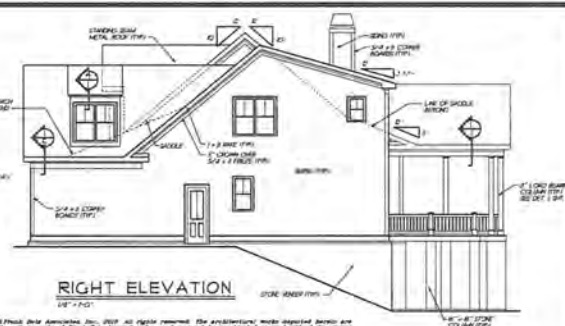
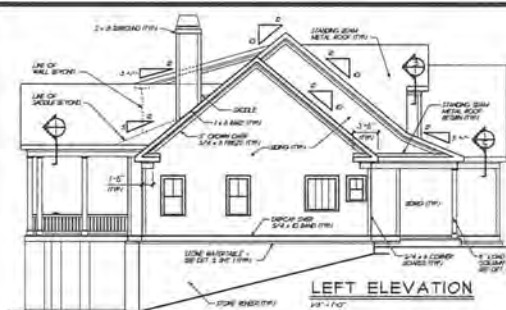
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WARRANTY AND LIABILITY

There are no noncancelable sales or closed buyer agreements with either United or Applied. United has a minority of stock in Applied, but the two companies are not affiliated. All sales are on a noncancelable basis. All sales are on a noncancelable basis. All sales are on a noncancelable basis.

NOTE: ELEVATIONS REFLECT A BASEMENT FOUNDATION IF ANOTHER FOUNDATION IS USED. BUILDER SHOULD DISREGARD FOUNDATION SHOWN

NOTE ATTIC VENTILATION PER
LOCAL CODES AND REQUIREMENTS

NOTE WHEN TWO ROOFS INTERSECT WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALLS AS REQ'D TO LINE UP FASCIAS AT A MINIMUM OF 1'-0" OVERLAPING

NOTE RAFTERS ARE
PITCHED FROM TOP
OF CEILING JOISTS
SEE DETAILS

FRANK BETZ ASSOCIATES, INC. ASSUMES NO LIABILITY
FOR ANY CHANGES OR MODIFICATIONS MADE TO THIS
PLAN BY OTHERS.

REVISIONS	DATE	BY
NOT REQUIRED	11/28/97	ALB

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 authorization in writing by FBA, Inc.

BERNIE SMITH
POWDER SPRINGS / MARIETTA, GA.

Southern Living
Design Collection

www.frankbetz.com

ELEVATIONS / DETAILS

THE ANSONBOROUGH

FRANK BETZ
ASSOCIATES, INC.

AGENCIES OF CUSTOM AND STOCK HOMEPLANS
3150 GEORGE BUSHIE PARKWAY
SUITE 190
KENNESAW, GEORGIA 30144
770-317-0444 FAX-717-3003

TRY:	DOF	PRC	JOH
	ALA		JOH

DATE: 3/26/2017