

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>North Georgia Ventures Company</u>	NAME: <u>Linda J. Spivey</u>
ADDRESS: <u>3843 Hamilton Mill Road</u>	ADDRESS: <u>265 Kubol Drive</u>
CITY: <u>Buford</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30519</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>404-202-8888</u>	PHONE: <u>404-202-8888</u>

CONTACT PERSON: Robert Jackson Wilson PHONE: 770-962-9780
CONTACT'S E-MAIL: jwilson@rjwpclaw.com

APPLICANT IS THE:

☐ OWNER'S AGENT ☐ PROPERTY OWNER ☒ CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R-75 REQUESTED ZONING DISTRICT: O&I
PARCEL NUMBER(S): 6-177-201 ACREAGE: 2.104
ADDRESS OF PROPERTY: 1200 block Pleasant Hill Road
PROPOSED DEVELOPMENT: Senior Living facility

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>140</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>750/1000</u>	Total Building Sq. Ft. _____
Gross Density: <u>23 units per acre</u>	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Planning & Development

RZC '18 009

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>North Georgia Ventures Company</u>	NAME: <u>Mary Guthrie</u>
ADDRESS: <u>3843 Hamilton Mill Road</u>	ADDRESS: <u>1206 Pleasant Hill Rd</u>
CITY: <u>Buford</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30519</u>	STATE: <u>GA</u> ZIP: <u>30096</u>
PHONE: <u>404-202-8888</u>	PHONE: <u>770-381-1781</u>
CONTACT PERSON: <u>Robert Jackson Wilson</u> PHONE: <u>770-962-9780</u>	
CONTACT'S E-MAIL: <u>jwilson@rjwpclaw.com</u>	
<p align="center">APPLICANT IS THE:</p> <p><input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER</p>	
PRESENT ZONING DISTRICT(S): <u>O&I</u> REQUESTED ZONING DISTRICT: <u>O&I</u>	
PARCEL NUMBER(S): <u>6-177-421</u> ACREAGE: <u>3.996</u>	
ADDRESS OF PROPERTY: <u>1206 Pleasant Hill Road</u>	
PROPOSED DEVELOPMENT: <u>Senior Living facility</u>	
<p align="center">RESIDENTIAL DEVELOPMENT</p> No. of Lots/Dwelling Units <u>140</u> Dwelling Unit Size (Sq. Ft.): <u>750/1000</u> Gross Density: <u>23 units per acre</u> Net Density: _____	<p align="center">NON-RESIDENTIAL DEVELOPMENT</p> No. of Buildings/Lots: _____ Total Building Sq. Ft. _____ Density: _____

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LEGAL DESCRIPTION
EXHIBIT "A"
TRACT "A"
3.996+/- ACRES

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LANLOT 182 AND 177 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

START AT THE POINT OF BEGINING BEING THE SOUTH EAST R/W INTERSECTION OF PLEASANT HILL ROAD AND MEADOW LANE.

RUN THENCE ALONG IN A SOUTHERLY DIRECTION ALONG THE R/W LINE OF PLEASANT HILL ROAD A DISTANCE OF 265' TO A POINT AND THE TRUE POINT OF BEGINNING;

RUN THENCE N 87° 24'05" E A DISTANCE OF 266.20' TO A POINT;

RUN THENCE N 60° 41'50" E A DISTANCE OF 160.32' TO A POINT;

RUN THENCE S 29° 18'05" E A DISTANCE OF 315.33' TO A POINT;

RUN THENCE S 60° 44'06" W A DISTANCE OF 270.01' TO A POINT;

RUN THENCE S 75° 48'25" E A DISTANCE OF 314.36' TO A POINT; SAID POINT BEING ON THE R/W OF PLEASANT HILL ROAD.

RUN THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 763.51' FOR A DISTANCE OF 56.64'. SAID CURVE HAVING A CHORD BEARING OF N 04° 41'27" W.

RUN THENCE N 02° 33'59" W A DISTANCE OF 337.43' TO A POINT AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 3.96+/- ACRES OF LAND AS PER THE BOUNDARY SURVEY FOR GUTHRIE/BALES JOINT VENTURE. DATED APRIL 22, 1996.

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LEGAL DESCRIPTION
EXHIBIT "A"
TRACT "B"
2.104+/- ACRES

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LANLOT 177 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

START AT THE POINT OF BEGINING BEING THE CENTERLINE INTERSECTION OF PLEASANT HILL ROAD AND ARC.

RUN THENCE S 21° 21'12" E A DISTANCE OF 200.02' TO A POINT AND THE TRUE POINT OF BEGINNING;
RUN THENCE N 76° 10'54" E A DISTANCE OF 225.93' TO A POINT;
RUN THENCE S 13° 49'12" E A DISTANCE OF 159.84' TO A POINT;
RUN THENCE S 14° 16'22" E A DISTANCE OF 230.04' TO A POINT;
RUN THENCE S 13° 29'43" E A DISTANCE OF 40.03' TO A POINT;
RUN THENCE S 75° 33'49" W A DISTANCE OF 163.96' TO A POINT; SAID POINT BEING ON THE R/W OF PLEASANT HILL ROAD.
RUN THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 763.82' FOR A DISTANCE OF 234.15'. SAID CURVE HAVING A CHORD BEARING OF N 31° 06'03" W.
RUN THENCE N 12° 15'20" W A DISTANCE OF 209.05' TO A POINT AND THE POINT OF BEGINNING.

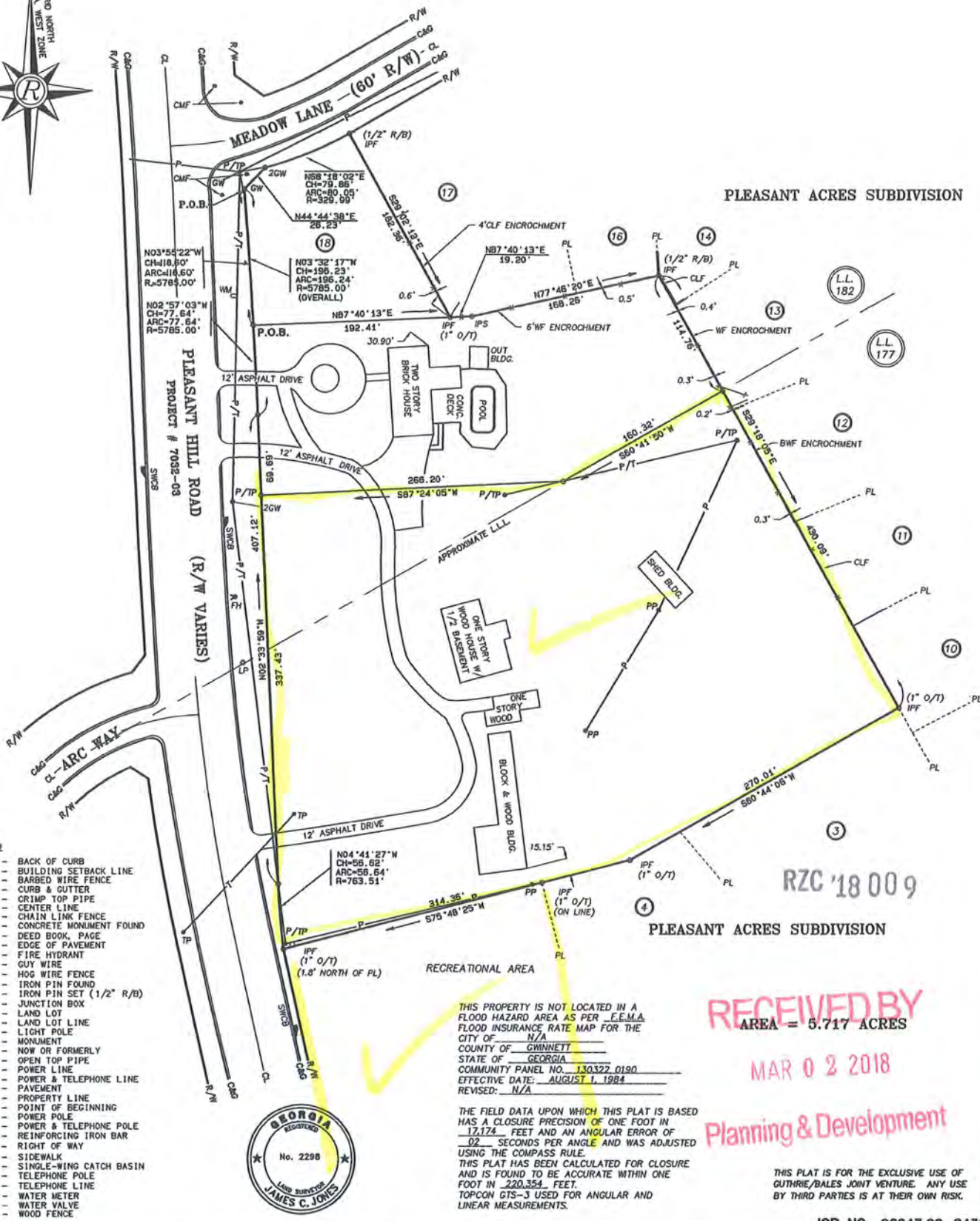
SAID TRACT OF LAND CONTAINS 2.140+/- ACRES OF LAND AS PER THE RETRACTMENT SURVEY FOR NORTH GEORGIA VENTURES COMPANY, DATED JANUARY 3, 2018.

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- LEGEND**
- BC - BACK OF CURB
 - BL - BUILDING SETBACK LINE
 - BWF - BARBED WIRE FENCE
 - C&G - CURB & GUTTER
 - C/T - CRIMP TOP PIPE
 - CL - CENTER LINE
 - CLF - CHAIN LINK FENCE
 - CMF - CONCRETE MONUMENT FOUND
 - DB, PG - DEED BOOK, PAGE
 - EP - EDGE OF PAVEMENT
 - FH - FIRE HYDRANT
 - GW - GUY WIRE
 - HWF - HOG WIRE FENCE
 - IPF - IRON PIN FOUND
 - IPS - IRON PIN SET (1/2" R/B)
 - JB - JUNCTION BOX
 - LL - LAND LOT
 - LLL - LAND LOT LINE
 - LP - LIGHT POLE
 - MON - MONUMENT
 - N/F - NOW OR FORMERLY
 - O/T - OPEN TOP PIPE
 - P/- - POWER LINE
 - P/T/- - POWER & TELEPHONE LINE
 - PAV/T - PAVEMENT
 - PL - PROPERTY LINE
 - POB - POINT OF BEGINNING
 - PP - POWER POLE
 - P/TP - POWER & TELEPHONE POLE
 - R/B - REINFORCING IRON BAR
 - R/W - RIGHT OF WAY
 - S/W - SIDEWALK
 - SWCB - SINGLE-WING CATCH BASIN
 - T/- - TELEPHONE POLE
 - TM - TELEPHONE LINE
 - WM - WATER METER
 - WV - WATER VALVE
 - WF - WOOD FENCE

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF N/A COUNTY OF GWINNETT STATE OF GEORGIA COMMUNITY PANEL NO. 130322.0180 EFFECTIVE DATE: AUGUST 1, 1984 REVISED: N/A

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,174 FEET AND AN ANGULAR ERROR OF .02 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 220,354 FEET. TOPCON GTS-3 USED FOR ANGULAR AND LINEAR MEASUREMENTS.

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AREA = 5.717 ACRES
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THIS PLAT IS FOR THE EXCLUSIVE USE OF GUTHRIE/BALES JOINT VENTURE. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

JOB NO. 96043.00-2436

SHEET 11 OF 11
DATE 4-22-96
SCALE 1"=60'
JOB NO. 96043.00
DRAWN BY: JCS
DWG NO. S-000146

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND WAS PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.
JAMES C. JONES
REGISTERED LAND SURVEYOR
GRAPHIC SCALE
0' 30' 60' 120'

NO.	DATE	DESCRIPTION
1	4/29/96	ADD TIE
REVISIONS		

BOUNDARY SURVEY FOR
GUTHRIE/BALES JOINT VENTURE
LOCATED IN
LAND LOTS 177 & 182 6TH DISTRICT
GWINNETT COUNTY, GEORGIA

rochester
rochester & associates, inc.
Atlanta (770) 718-0000 • Greenville (770) 634-5100
Birmingham (205) 746-5100
425 oak st., n.w. gainesville, ga. 30501

LEGEND

1	1/4" = 1' SCALE
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A TOPCON ES-105 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,360 FEET AND AN ANGULAR ERROR OF -07" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 12,360 FEET AND CONTAINS 2.140 ACRES.

P.O.C. CENTERLINE EXTENSION OF ARL WAY AND PLEASANT HILL ROAD.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS (REF.) REPRESENTATIONS WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON TESTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED ONE YEAR FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC FLOODING ONLY PER F.I.R.M. PANEL NO. 1305000001 AND 1305000002, DATED SEPTEMBER 29, 2006.

CLIENT IS ADVISED TO CONTACT THE LOCAL ISSUING AUTHORITY FOR DETERMINATION OF STATE WATERS.

PERMANENT FLOOD HAZARD EASEMENT PER 11-151/PG. 253

2.140 ACRES

PLEASANT HILL ROAD RIGHT OF WAY VARIES DB. 11754/PG. 257

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 186-7 OF THE 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. 13-6-67.

- REFERENCES:
- 1) QUITCLAIM DEED RECORDED IN DEED BOOK 54595, PAGE 865, GWINNETT COUNTY RECORDS.
 - 2) FINAL PLAT FOR PLEASANT ACRES SUBDIVISION RECORDED IN PLAT BOOK 68, PAGE 60, AFORESAID RECORDS (SUBJECT PROPERTY SHOWN AS "RECREATIONAL AREA").
 - 3) PLANS PROVIDED BY GWINNETT COUNTY TRANSPORTATION DEPARTMENT, PLEASANT HILL ROAD, PREPARED BY PIEDMONT OLSEN HENSLEY, PROJECT NUMBER 7032-03, LAST REVISED 12/13/1996.

STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.

THE PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR OBSTRUCTION TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

RETRACEMENT SURVEY FOR:

North Georgia Ventures Company

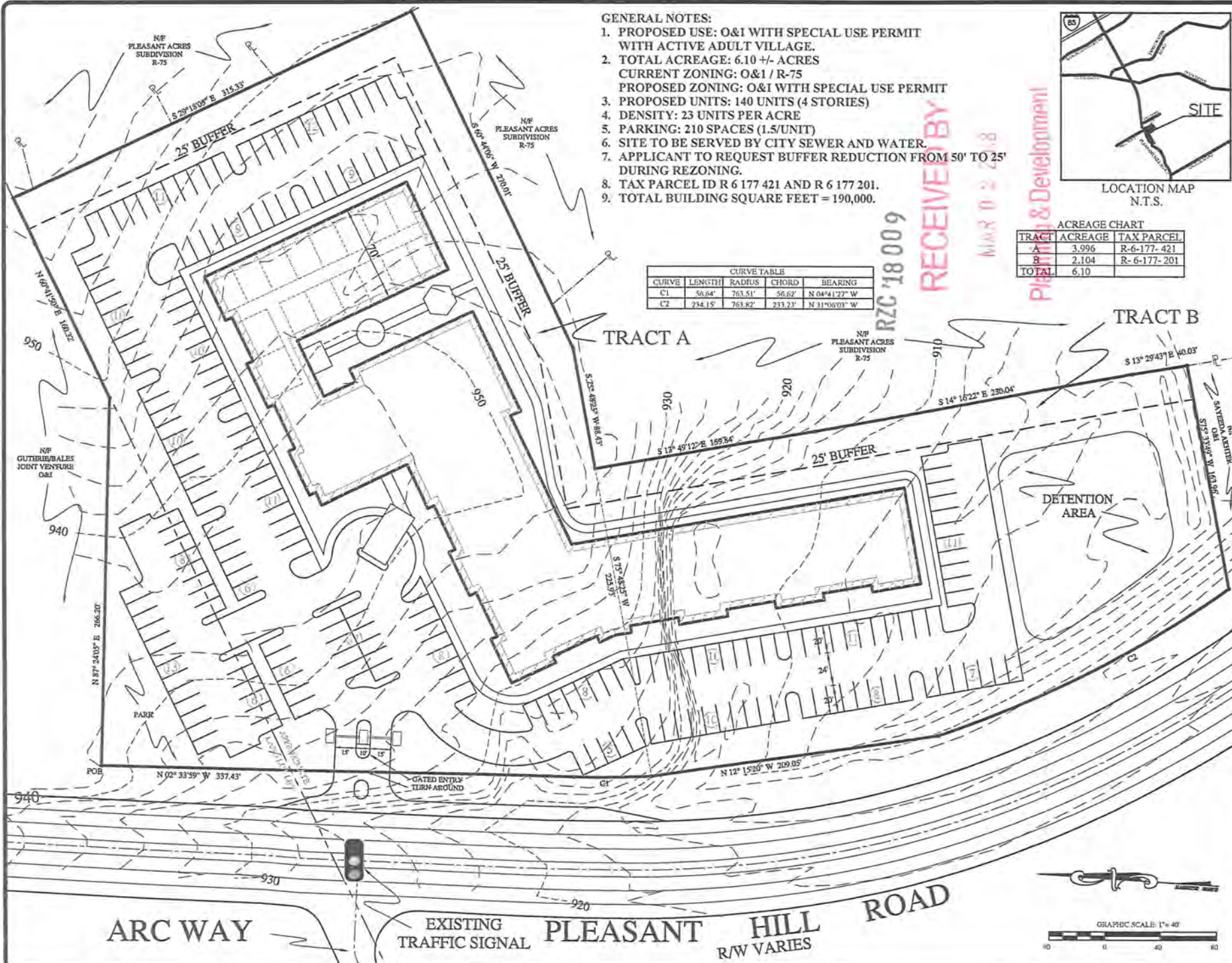
Sheet No.	1 of 1
Date:	1/2/2018
Land Lot:	177
County:	GWINNETT, GEORGIA
Project:	180004
District:	6th
Scale:	1"=40'
Drawn By:	BS

No.	By	Date	Revision
1	BS	1/9/18	NAME CHANGE



GEORGIA PREMIER LAND SERVICES, INC.
PROFESSIONAL LAND SURVEYING
4000 HAMILTON MILL ROAD
BUTLER, GEORGIA 30519
(770) 614-3004 FAX (770) 614-3056
LAND SURVEY FIRM COA #177

DATE OF FIELDWORK: 1/2/2018



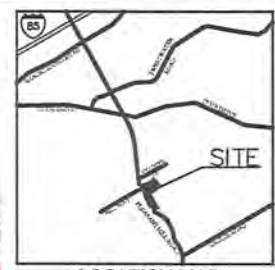
- GENERAL NOTES:**
1. PROPOSED USE: O&I WITH SPECIAL USE PERMIT WITH ACTIVE ADULT VILLAGE.
 2. TOTAL ACREAGE: 6.10 +/- ACRES
CURRENT ZONING: O&I / R-75
PROPOSED ZONING: O&I WITH SPECIAL USE PERMIT
 3. PROPOSED UNITS: 140 UNITS (4 STORIES)
 4. DENSITY: 23 UNITS PER ACRE
 5. PARKING: 210 SPACES (1.5/UNIT)
 6. SITE TO BE SERVED BY CITY SEWER AND WATER.
 7. APPLICANT TO REQUEST BUFFER REDUCTION FROM 50' TO 25' DURING REZONING.
 8. TAX PARCEL ID R 6 177 421 AND R 6 177 201.
 9. TOTAL BUILDING SQUARE FEET = 190,000.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	50.64'	763.51'	56.62'	N 04°41'27" W
C2	234.15'	763.82'	233.23'	N 31°06'03" W

ACREAGE CHART

TRACT	ACREAGE	TAX PARCEL
A	3.996	R-6-177-421
B	2.104	R-6-177-201
TOTAL	6.10	



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EMERSON DESIGN, INC.
P.O. BOX 8 JEFFERSON, GEORGIA 30659
OFFICE: 404-332-0888

PLANSOUTH, INC.
P.O. BOX 8 JEFFERSON, GEORGIA 30659
OFFICE: 404-332-0888

REZONING CONCEPT PLAN
NORTH GEORGIA VENTURES COMPANY
LANDLOT 177 AND 182
6TH DISTRICT
GWINNETT COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS

DATE: FEB. 18, 2018
SCALE: 1" = 40'
JOB NO. 18002

GRAPHIC SCALE: 1" = 40'

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; senior residential facility suitable in view of neighboring residential and commercial properties.

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

No; the use will add value to neighboring properties by providing needed services in close proximity to 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 has been vacant and unused or remains in its current use for many years.

- (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 senior residential facility will relieve burdens on streets, transportation facilities and schools and complement nearby uses.

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

Yes.

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

The growing demand and need for senior residential facilities in close proximity to residential and commercial uses warrant approval of the proposed rezoning.

ROBERT JACKSON WILSON, PC

ATTORNEY AT LAW

10 LUMPKIN STREET ■ LAWRENCEVILLE, GA 30046
770-962-9780

ROBERT JACKSON WILSON

jwilson@rjwpclaw.com

March 2, 2018

Ms. Charlotte Nash, Chairman, and
Members of the Board of Commissioners
Gwinnett County Justice and Administration Center
75 Langley Drive
Lawrenceville, GA 30045

Re: Letter of Intent--Retirement Community
1206 Pleasant Hill Road (R6177 421 and R6177 201)
Rezoning and Special Use Permit

Dear Chairman Nash and Members of the Board:

This firm represents the Applicant and owner in the rezoning and special use permits applications in the above-referenced property. The applicant proposes a Senior Residential/Retirement Community in O&I zoning with a Special Use Permit. The application covers two (2) parcels of property. One has been vacant and unimproved for many years. The other has been in the Guthrie family for more than 100 years. It was formerly a cabinetry shop. It currently serves as a family residence.

The increasing demand for active senior residential living and retirement facilities in close proximity to nearby commercial and residential uses provides support to warrant approval of the applications. The property has access to a traffic signal at the intersection of Pleasant Hill Road and Arc Way. This existing signal makes the site ideal for the proposed use. The close proximity to residential subdivisions makes the site highly desirable for retirement living in close proximity to children and other family members. The applicant has also filed a Special Use Permit seeking to permit the height of the building to be increased to four stories. The applicant also seeks a reduction in the rear buffer from 50 feet to 25 feet as shown on the site plan. For these reasons, we respectfully request that the applications be approved. If you have any questions or need any additional information, please do not hesitate to contact me.

With best regards, I am

Very truly yours,



Robert Jackson Wilson

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Planning & Development

RJW/bka

RZC '18 018

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]
Signature of Applicant

3-1-18
Date

Charles E. Wood, Jr Vice President
Type or Print Name and Title

[Signature]
Signature of Notary Public

3-1-18
Date



Notary Seal

RZC '18 009

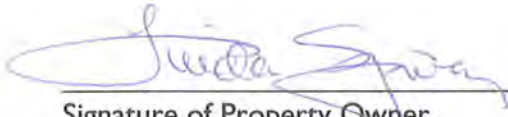
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REZONING PROPERTY OWNER'S CERTIFICATION

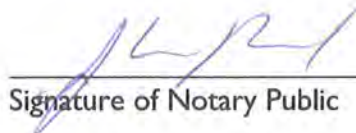
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE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

2-28-18

Date

LINDA SPIVEY
Type or Print Name and Title


Signature of Notary Public

02-28-2018

Date



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REZONING PROPERTY OWNER'S CERTIFICATION

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Signature of Property Owner

3/2/2018

Date

Mary Guthrie, Owner

Type or Print Name and Title



Signature of Notary Public

3/2/18

Date



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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.

Charles E. Wood ^{VP} 3-1-18 *Charles E. Wood, Applicant*
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Robert Jackson Wilson 3-1-18 *Robert Jackson Wilson, Attorney*
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

C. J. Smith 3-1-18
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

Charles E. Wood

YOUR NAME

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

NAME AND OFFICIAL 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: 6 - 177 - 201
(Map Reference Number) District Land Lot Parcel


 2/27/18
Signature of Applicant Date

Robert Jackson Wilson Attorney for Applicant
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)

 Tax Services Associate I
NAME TITLE
2/27/2018
DATE

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

PARCEL I.D. NUMBER: 6 - 177 - 421
(Map Reference Number) District Land Lot Parcel

 2/27/18
Signature of Applicant Date

Robert Jackson Wilson Attorney for Applicant
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)

 Tax Services Associate I
NAME TITLE
2/27/2018
DATE

RECEIVED BY

MAR 08 2018

RZC '18 009

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