

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>The Providence Group of Georgia, LLC</u>	NAME: <u>Multiple - see attached for list of owners & addresses</u>
ADDRESS: <u>11340 Lakefield Drive, Suite 250</u>	ADDRESS: _____
CITY: <u>Johns Creek</u>	CITY: <u>Suwanee</u>
STATE: <u>Georgia</u> ZIP: <u>30097</u>	STATE: <u>Georgia</u> ZIP: <u>30024</u>
PHONE: <u>678-218-1725</u>	PHONE: <u>770-813-0711</u>
CONTACT PERSON: <u>Warren Jolly</u> PHONE: <u>678-218-1725</u>	
CONTACT'S E-MAIL: <u>wjolly@theprovidencegroup.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>R100</u> REQUESTED ZONING DISTRICT: <u>TND</u>	
PARCEL NUMBER(S): <u>R7166 001; R7166 043; R7166 047</u> ACREAGE: <u>49.73</u>	
ADDRESS OF PROPERTY: <u>3200 Suwanee Creek Road</u>	
PROPOSED DEVELOPMENT: <u>272 units of residential development / 175 Townhomes & 97 Single Family Homes</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>272</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1800+</u>	Total Building Sq. Ft. _____
Gross Density: <u>5.47 units per acre</u>	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

LAND DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 166 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

COMMENCING at a 1.5" rod found at the corner common to Land Lots 166, 167, 196 & 197, **THENCE** running along the northwesterly line of Land Lot 166 South 60 degrees 26 minutes 04 seconds West a distance of 90.91 feet to a point at the intersection of said northwesterly line of Land Lot 166 and the westerly R/W line of Suwanee Creek Road (60' R/W); said point being the **TRUE POINT OF BEGINNING**.

THENCE from said **TRUE POINT OF BEGINNING** and running along said westerly R/W line of Suwanee Creek Road the following courses and distances: along a curve to the right having a radius of 1981.69 feet and a length of 226.84 feet, said curve having a chord bearing of South 13 degrees 52 minutes 57 seconds East and a chord distance of 226.72 feet to a point; **THENCE** South 10 degrees 36 minutes 12 seconds East a distance of 21.08 feet to a 1.5" rod found; **THENCE** South 10 degrees 36 minutes 12 seconds East a distance of 116.27 feet to a 1/2" rebar found; **THENCE** along a curve to the left having a radius of 93989.22 feet and a length of 213.58 feet, said curve having a chord bearing of South 10 degrees 48 minutes 26 seconds East and a chord distance of 213.58 feet to a point; **THENCE** along a curve to the right having a radius of 1729.96 feet and a length of 410.77 feet, said curve having a chord bearing of South 03 degrees 50 minutes 20 seconds East and a chord distance of 409.81 feet to a 1/2" rebar found; **THENCE** South 02 degrees 20 minutes 56 seconds West a distance of 136.84 feet to a point; **THENCE** leaving said R/W line of Suwanee Creek Road South 86 degrees 16 minutes 07 seconds West a distance of 57.55 feet to a point; **THENCE** South 85 degrees 39 minutes 54 seconds West a distance of 211.69 feet to a point; **THENCE** South 53 degrees 11 minutes 32 seconds West a distance of 179.22 feet to a point; **THENCE** South 38 degrees 43 minutes 30 seconds West a distance of 28.08 feet to a point; **THENCE** South 38 degrees 43 minutes 30 seconds West a distance of 44.19 feet to a point; **THENCE** South 15 degrees 05 minutes 37 seconds West a distance of 72.47 feet to a point; **THENCE** South 10 degrees 52 minutes 32 seconds East a distance of 162.59 feet to a point; **THENCE** South 03 degrees 25 minutes 56 seconds West a distance of 107.26 feet to a 1/2" rebar found; **THENCE** South 59 degrees 29 minutes 08 seconds West a distance of 216.15 feet to a 1/2" rebar and cap found; **THENCE** North 62 degrees 13 minutes 00 seconds West a distance of 199.09 feet to a 1.5" angle iron found; **THENCE** North 81 degrees 56 minutes 40 seconds West a distance of 75.64 feet to 1.5" angle iron found; **THENCE** South 74 degrees 31 minutes 20 seconds West a distance of 318.49 feet to a point; **THENCE** South 87 degrees 29 minutes 20 seconds West a distance of 348.35 feet to a 1/2" rebar and cap found; **THENCE** South 56 degrees 28 minutes 20 seconds West a distance of 236.50 feet to an iron pin set; **THENCE** South 56 degrees 28 minutes 20 seconds West a distance of 57.11 feet to a 1/2" rebar and cap found; **THENCE** South 78 degrees 25 minutes 10 seconds West a distance of 74.71 feet to a point; **THENCE** North 46 degrees 18 minutes 37 seconds West a distance of 97.95 feet to a point; **THENCE** North 24 degrees 51 minutes 55 seconds West a distance of 38.82 feet to a point; **THENCE** North 14 degrees 50 minutes 08 seconds West a distance of 21.02 feet to a point; **THENCE** North 06 degrees 30 minutes 08 seconds West a distance of 87.55 feet to a point; **THENCE** North 08 degrees 48 minutes 21 seconds West a distance of 142.63 feet to a point; **THENCE** North 10 degrees 49 minutes 28 seconds West a distance of 95.54 feet to a point; **THENCE** North 01 degrees 09 minutes 25 seconds West a distance of 36.29 feet to an iron pin set; **THENCE** North 11 degrees 23 minutes 30 seconds East a distance of 414.75 feet to an iron pin set on the northwesterly line of Land Lot 166; **THENCE** running along said Land Lot Line the following courses and distances: North 58 degrees 39 minutes 01 seconds East a distance of 431.26 feet to an iron pin set; **THENCE** North 60 degrees 24 minutes 01 seconds East a distance of 291.79 feet to a 1/2" rebar found; **THENCE** North 60 degrees 24 minutes 01 seconds East a distance of 585.66 feet to a 1/2" rebar found; **THENCE** North 60 degrees 24 minutes 01 seconds East a distance of 23.10 feet to a 1/2" rebar found; **THENCE** North 60 degrees 26 minutes 04 seconds East a distance of 724.48 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 49.653 acres.

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Smallmouth bass (*Micropterus dolomieu*)

1. THIS PLAT HAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS, PERSONS OR ENTITY NAMED IN THE STATE RECORD SAID TO HAVE NOT YET OBTAINED THE NECESSARY PERMISSION FROM THE SURVEYOR GENERAL SAID PERSON AND UNLESS OTHERWISE SPECIFIED, ALL DISTANCES ARE SHOWN AND MEASURED ALONG THE GROUND DISTANCES IN U.S. SURVEY FEET (ENIT METERS = 1 METERS).

2. THE PROJECT HORIZONTAL DRAIN IS RELATIVE TO THE NORTH AMERICAN DRAIN 1983 (NAD83) SURVEY ADJUSTMENT PROJECTED TO THE GEORGIA STATE PLANE COORDINATE SYSTEM (NAD 83) AND THE HORIZONTAL DRAIN IS RELATIVE TO THE NORTH AMERICAN VERTICAL DRAIN OF 1988 (NAVD88) USING THE NATIONAL GEODETIC SURVEY (NAD 83) DATA.

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- [illegible]

THESE DRAWINGS AND THEIR DESCRIPTIONS ARE THE PROPERTY OF THE SUBMITTER AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE DIRECTOR.

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

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

No

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

No, currently vacant. Substantial earthwork to make it viable for any other use.

- (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

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

No. The plan is for agriculture but the topography of the property eliminates this as a use.

- (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:

No

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Gwinnett County Planning & Development
Rezoning Application - Letter of Intent
Suwanee Creek Road Tract – The Providence Group

The intent of this rezoning request is to change the current R100 zoning for the 3 parcels to TND. This will allow for upscale residential townhomes and single-family homes ranging from 1800 SF to 4000 +/- SF, with timeless exteriors and modern interiors.

The site when assembled will consist of 49.732 acres providing a total of 272 residential units. The gross density as proposed will be 5.47 units per acre. The homes to be built will be predominantly 2 story with some 3 story townhomes. The homes will consist of 175 fee simple townhomes and 97 single family homes. Included in this gated community will be a neighborhood swimming pool, open green spaces and pocket parks, as well as community sidewalks and will provide access to the adjacent Peachtree Ridge Park as an additional amenity. With landscape maintenance provided by the homeowner association and the low maintenance construction, buyers will enjoy low maintenance homeownership.

The Providence Group of Georgia LLC has developed and built award winning communities in prime locations all over metro Atlanta. Developing several similar neighborhoods to this proposed, including, Aberly Township and Centennial in North Fulton, Three Bridges and Villages of Huntcrest in Gwinnett and Jamestown in South Forsyth. The Providence Group intends to provide a mixture of product with traditional design that offers diversity in buyer demographics with great amenities making this an exceptional opportunity at this location.

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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.

Warren S. Jolly, Pres. 5-3-2018
Signature of Applicant Date

Warren S. Jolly, President
Type or Print Name and Title

Susan S. Kelley 5/3/18
Signature of Notary Public Date



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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.

Myron B. Baynes Linda A. Baynes 5-1-18
Signature of Property Owner Date

Myron B. Baynes and Linda A. Baynes
Type or Print Name and Title

Joan B. McLaughlin 5-1-18
Signature of Notary Public Date




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Baynes Family, LLC
By: 

Signature of Property Owner
5-1-18

Date

Myron Baynes, Managing Member

Type or Print Name and Title

Joan B. McLaughlin

Signature of Notary Public
5-1-18

Date
Notary Seal



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Baynes Family, LLC
By: *[Signature]* 5-1-18

Signature of Property Owner Date

Myron Baynes, Managing Member

Type or Print Name and Title

[Signature] 5-1-18

Signature of Notary Public Date

[Notary Seal]
JOAN B MCLAUGHLIN
COM. EXP. 12-21-2019
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA

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Signature of Property Owner

4-13-2018

Date

Yu ling Haxter


Type or Print Name and Title



Signature of Notary Public

4-13-18

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.

Warren S Jolly Pm 5-3-2018 Warren S. Jolly, 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

Susan S Kelle 5/3/18
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 Warren S. Jolly
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: _____ - _____ - R7166-045
(Map Reference Number) District Land Lot Parcel

Warren S Jolly 5-4-2018
Signature of Applicant Date

Warren S Jolly, 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)

Julie Smith TSA I
NAME TITLE
5-4-18 RZR '18 017
DATE

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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PARCEL I.D. NUMBER: _____ - _____ - R7166-001
(Map Reference Number) District Land Lot Parcel

Warren S. Jolly 5-4-2018
Signature of Applicant Date

Warren S. Jolly, 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.*****

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Julie Smith TSA I
NAME TITLE
5-4-18
DATE

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PARCEL I.D. NUMBER:
(Map Reference Number)

_____ - _____ - R7166-043
District Land Lot Parcel



Signature of Applicant

5-4-2018

Date

Warren S. Jolly, 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.*****

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NAME

TSAI

TITLE

5-4-18

DATE

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PARCEL I.D. NUMBER: _____ - _____ - R7166-047
(Map Reference Number) District Land Lot Parcel

Warren S. Jolly 5-4-2018
Signature of Applicant Date

Warren S. Jolly, President
Type or Print Name and Title

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Julie Smith TSAI
NAME TITLE
5-4-18
DATE

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Suwanee Creek Tract – Gwinnett County

Single Family – Carriage Collection (50' front loaded lot)

Vintage Collection (40' alley loaded lot)



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Suwanee Creek Tract – Gwinnett County

Townhomes – 22' Alley Fed Courtyards

18' Alley Fed Three Story

27' Two Story Front Load



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