

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Quyp Development Services, LLC</u> <u>c/o Alliance Engineering and Planning</u>	NAME: <u>Dwain N. Kilgore & Grace N. Kilgore</u> <u>c/o Alliance Engineering and Planning</u>
ADDRESS: <u>4480 Commerce Drive, Suite A</u>	ADDRESS: <u>4480 Commerce Drive, Suite A</u>
CITY: <u>Buford</u>	CITY: <u>Buford</u>
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: <u>GA</u> ZIP: <u>30518</u>
PHONE: <u>770-614-6511</u>	PHONE: _____
CONTACT PERSON: <u>MITCH PEEVY</u> PHONE: <u>(770) 614-6511</u>	
EMAIL ADDRESS: <u>mitchpeevy@gmail.com</u>	

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:	
<input type="checkbox"/> OWNERS AGENT	<input type="checkbox"/> PROPERTY OWNER
<input checked="" type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICT (S): <u>RA-200</u>	REQUESTED ZONING DISTRICT: <u>OSC</u>
LAND DISTRICT (S): <u>2</u>	LAND LOT: <u>003</u> ACREAGE: <u>56.576</u>
ADDRESS OF PROPERTY: <u>120 Auburn Road and 3637 Bailey Road</u>	
PROPOSED DEVELOPMENT: <u>Single Family Subdivision</u>	
RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>141</u>	NO. OF BUILDINGS/UNITS: _____
DWELLING UNIT SIZE (SQ. FT.): <u>2,400</u>	TOTAL GROSS SQUARE FEET: _____
GROSS DENSITY: <u>2.49</u>	DENSITY: _____
NET DENSITY: <u>2.69</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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All that tract or parcel of land lying and being in GMO 1587, Land Lot 3 of the 2nd Land District, Gwinnett County, Georgia and being more particularly described as follows;
To find THE TRUE POINT OF BEGINNING, commence at the intersection of the northwest right of way of Bailey Road (80 foot right of way) and the northeast right of way of Auburn Road (a.k.a. Highway 324 - 60 foot right of way at this point), said point marked by a 1/2 inch rebar pin found;
THENCE traveling on said northeast right of way of Auburn Road North 49 Degrees 39 Minutes 00 Seconds West for a distance of 27.12 feet to a point; THENCE continuing on said right of way along a curve to the left having a radius of 7636.05 feet and an arc length of 104.85 feet being subtended by a chord bearing of North 50 Degrees 02 Minutes 36 Seconds West and a chord distance of 104.85 feet to a point, said point marked by a 1/2 inch rebar pin found.
Thence from rebar pin found, continuing on said right of way of Auburn Road (right of way varies) the following five (5) courses and distances:
along a curve to the left having a radius of 7636.05 feet and an arc length of 276.40 feet being subtended by a chord bearing of North 51 Degrees 28 Minutes 25 Seconds West and a chord distance of 276.38 feet to a point; THENCE North 52 Degrees 30 Minutes 38 Seconds West for a distance of 543.29 feet to a point; THENCE along a curve to the right having a radius of 4540.70 feet and an arc length of 389.37 feet being subtended by a chord bearing of North 50 Degrees 03 Minutes 15 Seconds West and a chord distance of 389.25 feet to a point; THENCE North 47 Degrees 35 Minutes 51 Seconds West for a distance of 791.66 feet to a point; THENCE North 48 Degrees 11 Minutes 21 Seconds East for a distance of 11.17 feet to a point, said point marked by a 1/2 inch rebar pin with cap found;
THENCE leaving said right of way and traveling North 48 Degrees 11 Minutes 21 Seconds East for a distance of 197.42 feet to a point, said point marked by a 1/2 inch rebar pin found; THENCE North 48 Degrees 09 Minutes 21 Seconds East for a distance of 887.45 feet to a point, said point marked by a 1/2 inch rebar pin found; THENCE North 48 Degrees 10 Minutes 31 Seconds East for a distance of 121.04 feet to a point in the centerline of Rock Creek (said line witnessed by a 1/2 inch rebar found 9.85 feet from the centerline creek); THENCE traveling on said centerline of Rock Creek the following seventy-eight (78) courses and distances:
South 55 Degrees 02 Minutes 40 Seconds East for a distance of 5.18 feet to a point; THENCE South 63 Degrees 49 Minutes 53 Seconds East for a distance of 27.51 feet to a point; THENCE South 69 Degrees 14 Minutes 52 Seconds East for a distance of 37.50 feet to a point; THENCE South 50 Degrees 18 Minutes 56 Seconds East for a distance of 34.30 feet to a point; THENCE South 55 Degrees 48 Minutes 47 Seconds East for a distance of 18.11 feet to a point; THENCE South 59 Degrees 36 Minutes 05 Seconds East for a distance of 30.25 feet to a point; THENCE South 59 Degrees 44 Minutes 41 Seconds East for a distance of 38.33 feet to a point; THENCE South 74 Degrees 51 Minutes 09 Seconds East for a distance of 33.65 feet to a point; THENCE South 57 Degrees 56 Minutes 38 Seconds East for a distance of 31.65 feet to a point; THENCE South 44 Degrees 51 Minutes 34 Seconds East for a distance of 33.04 feet to a point; THENCE South 54 Degrees 11 Minutes 10 Seconds East for a distance of 32.15 feet to a point; THENCE South 42 Degrees 29 Minutes 35 Seconds East for a distance of 26.75 feet to a point; THENCE South 82 Degrees 35 Minutes 14 Seconds East for a distance of 19.57 feet to a point; THENCE South 49 Degrees 19 Minutes 06 Seconds East for a distance of 29.83 feet to a point; THENCE South 68 Degrees 44 Minutes 21 Seconds East for a distance of 21.11 feet to a point; THENCE South 67 Degrees 13 Minutes 04 Seconds East for a distance of 33.47 feet to a point; THENCE South 60 Degrees 01 Minutes 46 Seconds East for a distance of 31.35 feet to a point; THENCE South 71 Degrees 10 Minutes 15 Seconds East for a distance of 26.61 feet to a point; THENCE South 71 Degrees 45 Minutes 30 Seconds East for a distance of 27.00 feet to a point; THENCE South 68 Degrees 15 Minutes 53 Seconds East for a distance of 23.15 feet to a point; THENCE South 33 Degrees 53 Minutes 50 Seconds East for a distance of 47.15 feet to a point; THENCE South 24 Degrees 00 Minutes 15 Seconds East for a distance of 26.42 feet to a point; THENCE South 55 Degrees 09 Minutes 25 Seconds West for a distance of 21.97 feet to a point; THENCE South 59 Degrees 34 Minutes 24 Seconds West for a distance of 17.22 feet to a point; THENCE South 14 Degrees 44 Minutes 32 Seconds East for a distance of 34.47 feet to a point; THENCE South 73 Degrees 40 Minutes 55 Seconds East for a distance of 12.35 feet to a point; THENCE South 45 Degrees 15 Minutes 29 Seconds East for a distance of 30.88 feet to a point; THENCE South 13 Degrees 43 Minutes 46 Seconds East for a distance of 18.62 feet to a point; THENCE South 53 Degrees 08 Minutes 54 Seconds East for a distance of 23.83 feet to a point; THENCE South 27 Degrees 08 Minutes 19 Seconds East for a distance of 16.11 feet to a point; THENCE South 30 Degrees 42 Minutes 15 Seconds East for a distance of 30.60 feet to a point; THENCE South 68 Degrees 25 Minutes 29 Seconds East for a distance of 11.23 feet to a point; THENCE

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South 30 Degrees 13 Minutes 23 Seconds East for a distance of 45.72 feet to a point; THENCE
South 36 Degrees 03 Minutes 15 Seconds East for a distance of 50.81 feet to a point; THENCE
South 35 Degrees 45 Minutes 38 Seconds East for a distance of 22.80 feet to a point; IBENCE
South 24 Degrees 15 Minutes 11 Seconds East for a distance of 41.69 feet to a point; THENCE
South 58 Degrees 38 Minutes 21 Seconds East for a distance of 32.63 feet to a point; IBENCE
South 54 Degrees 54 Minutes 15 Seconds East for a distance of 16.45 feet to a point; THENCE
North 78 Degrees 37 Minutes 25 Seconds East for a distance of 12.77 feet to a point; THENCE
North 55 Degrees 00 Minutes 39 Seconds East for a distance of 14.43 feet to a point; THENCE
South 71 Degrees 05 Minutes 29 Seconds East for a distance of 40.11 feet to a point; THENCE
South 21 Degrees 53 Minutes 19 Seconds East for a distance of 21.37 feet to a point; THENCE
South 29 Degrees 09 Minutes 09 Seconds East for a distance of 17.82 feet to a point; TI-IENCE
South 61 Degrees 09 Minutes 58 Seconds East for a distance of 22.90 feet to a point; TI-IENCE
South 20 Degrees 15 Minutes 01 Seconds East for a distance of 24.25 feet to a point; THENCE
South 46 Degrees 54 Minutes 40 Seconds East for a distance of 23.38 feet to a point; IBENCE
South 13 Degrees 13 Minutes 21 Seconds East for a distance of 25.79 feet to a point; THENCE
South 60 Degrees 56 Minutes 24 Seconds East for a distance of 37.22 feet to a point; IBENCE
South 55 Degrees 12 Minutes 12 Seconds East for a distance of 25.97 feet to a point; THENCE
South 26 Degrees 25 Minutes 32 Seconds East for a distance of 40.64 feet to a point; IBENCE
South 55 Degrees 09 Minutes 01 Seconds East for a distance of 10.10 feet to a point; THENCE
South 34 Degrees 52 Minutes 38 Seconds East for a distance of 39.10 feet to a point; TI-IENCE
South 40 Degrees 20 Minutes 14 Seconds East for a distance of 37.51 feet to a point; THENCE
South 14 Degrees 25 Minutes 19 Seconds East for a distance of 24.46 feet to a point; THENCE
South 37 Degrees 39 Minutes 44 Seconds East for a distance of 47.02 feet to a point; TI-IENCE
South 44 Degrees 34 Minutes 45 Seconds East for a distance of 14.87 feet to a point; TI-IENCE
South 80 Degrees 33 Minutes 18 Seconds East for a distance of 17.43 feet to a point; THENCE
North 70 Degrees 53 Minutes 45 Seconds East for a distance of 32.48 feet to a point; THENCE
North So Degrees 25 Minutes 07 Seconds East for a distance of 38.77 feet to a point; THENCE
North 57 Degrees 15 Minutes 39 Seconds East for a distance of 10.39 feet to a point; THENCE
South 79 Degrees 55 Minutes 19 Seconds East for a distance of 12.91 feet to a point; THENCE
South 34 Degrees 54 Minutes 21 Seconds East for a distance of 20.47 feet to a point; IBENCE
South 10 Degrees 29 Minutes 29 Seconds West for a distance of 34.33 feet to a point; THENCE
South 36 Degrees 05 Minutes 49 Seconds East for a distance of 67.53 feet to a point; TI-IENCE
South 29 Degrees 18 Minutes 42 Seconds East for a distance of 27.24 feet to a point; IBENCE
South 11 Degrees 21 Minutes 54 Seconds West for a distance of 20.25 feet to a point; TI-IENCE
South 02 Degrees 03 Minutes 56 Seconds West for a distance of 14.17 feet to a point; IBENCE
South 43 Degrees 30 Minutes 39 Seconds West for a distance of 17.10 feet to a point; THENCE
South 66 Degrees 44 Minutes 22 Seconds East for a distance of 10.97 feet to a point; IBENCE
North 72 Degrees 03 Minutes 30 Seconds East for a distance of 12.10 feet to a point; THENCE
South 73 Degrees 29 Minutes 59 Seconds East for a distance of 17.49 feet to a point; THENCE
North 38 Degrees 36 Minutes 18 Seconds East for a distance of 16.19 feet to a point; THENCE
South 57 Degrees 57 Minutes 43 Seconds East for a distance of 13.58 feet to a point; THENCE
South 02 Degrees 22 Minutes 27 Seconds West for a distance of 19.50 feet to a point; THENCE
South 34 Degrees 05 Minutes 25 Seconds East for a distance of 31.68 feet to a point; THENCE
South 04 Degrees 16 Minutes 07 Seconds East for a distance of 27.53 feet to a point; TI-IENCE
South 39 Degrees 09 Minutes 47 Seconds East for a distance of 25.19 feet to a point; IBENCE
South 44 Degrees 26 Minutes 19 Seconds East for a distance of 13.07 feet to a point;
THENCE leaving said centerline Rock Creek and traveling (said line witnessed by a 1 inch open
top pipe found 9.03 feet from centerline of creek) North 49 Degrees 26 Minutes 07 Seconds East
for a distance of 279.98 feet to a point on the westerly right of way of Bailey Road (80 foot right
of way), said point marked by a ½ inch rebar pin set; THENCE traveling on said westerly, then
north westerly right of way of Bailey Road the following six (6) courses and distances:
along a curve to the left having a radius of 876.86 feet and an arc length of 126.63 feet being
subtended by a chord bearing of South 14 Degrees 11 Minutes 24 Seconds West and a chord
distance of 126.52 feet to a point; THENCE along a curve to the left having a radius of 195.44
feet and an arc length of 11.81 feet being subtended by a chord bearing of South 30 Degrees 23
Minutes 11 Seconds West and a chord distance of 11.81 feet to a point; THENCE along a curve
to the right having a radius of 2370.68 feet and an arc length of 286.74 feet being subtended by a
chord bearing of South 32 Degrees 07 Minutes 14 Seconds West and a chord distance of 286.57
feet to a point; THENCE along a curve to the left having a radius of 4159.63 feet and an arc
length of 139.89 feet being subtended by a chord bearing of South 34 Degrees 37 Minutes 20

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Seconds West and a chord distance of 139.88 feet to a point; THENCE South 33 Degrees 39 Minutes 32 Seconds West for a distance of 342.93 feet to a point; THENCE along a curve to the right having a radius of 2136.43 feet and an arc length of 338.24 feet being subtended by a chord bearing of South 38 Degrees 11 Minutes 40 Seconds West and a chord distance of 337.89 feet to a point, said point marked by a ½ inch rebar pin found; THENCE traveling on said right of way along a curve to the right having a radius of 2136.43 feet and an arc length of 22.59 feet being subtended by a chord bearing of South 43 Degrees 01 Minutes 58 Seconds West and a chord distance of 22.59 feet to a point; THENCE continuing South 43 Degrees 20 Minutes 09 Seconds West for a distance of 106.35 feet to a point, said point marked by a ½ inch rebar pin found, said point being THE TRUE POINT OF BEGINNING.

Said property contains +/- 56.576 acres to centerline of creek.

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AUBURN ROAD SITE ANALYSIS PLAN

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Total combined Area:
56.576 Gross Acres; 52.461 Net Acres

Date of ecological survey:
March 23, 2018

Historical, archeological or other significant features:
None observed on site during site investigation

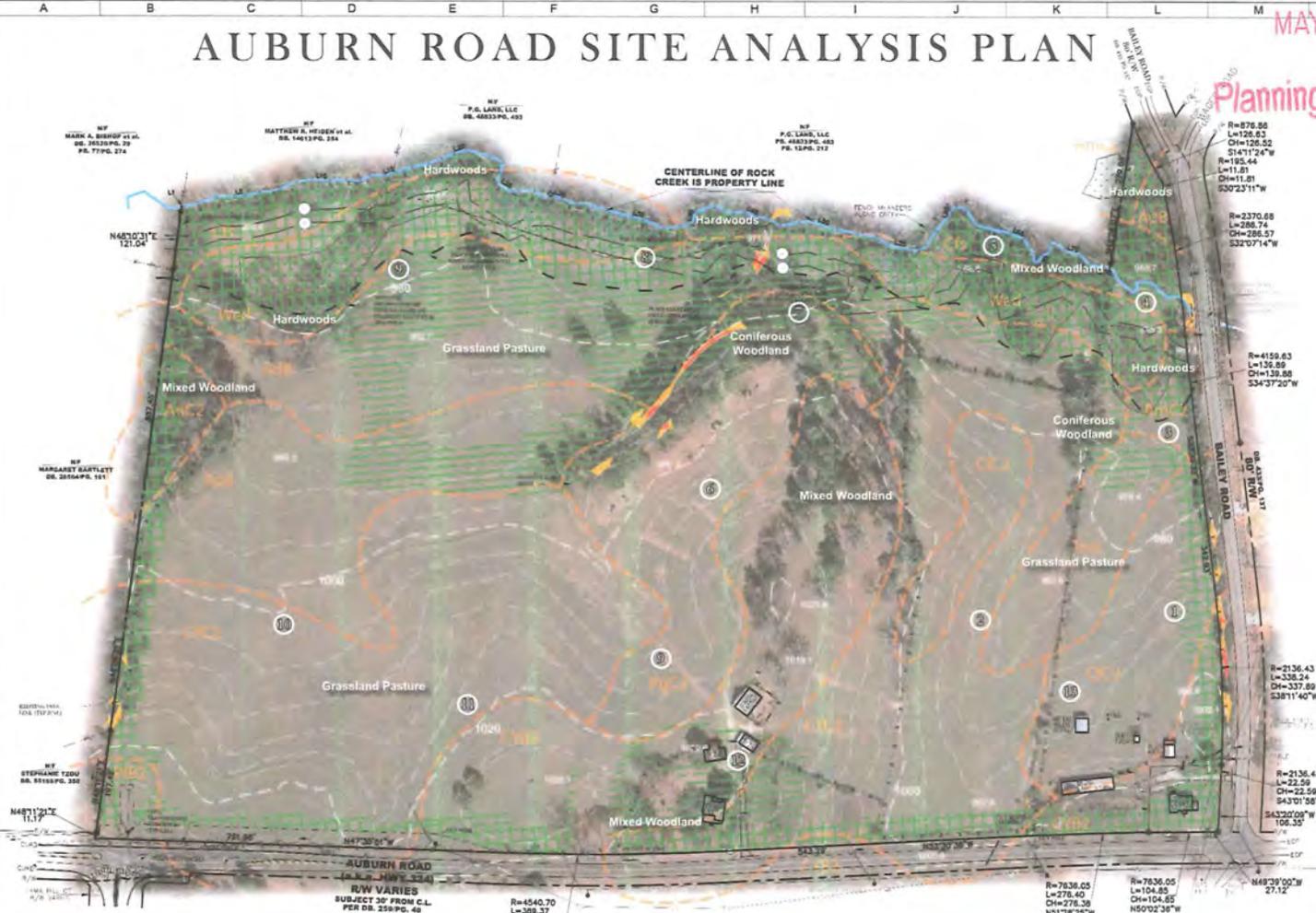
Timber harvesting activities in the previous 24 months:
No timber harvesting activities

Protected species (5 mile radius of site):
Flora: Harper Wild Ginger (*Hexarylis shuttleworthii* Var. Harperi)
Puck's Opossum (*Sciurus pusillus*)
Fauna: Northern long-eared Bat (*Myotis septentrionalis*)
Red-cockaded Woodpecker (*Picoides borealis*)

Site description:
The site property consists of a ±56.576-acre tract of land located to the northeast of Auburn Road and Northwest of Bailey Road, in Dacula, Gwinnett County, Georgia. The central coordinates for the site are latitude 34.019072 North and longitude - 83.869802 West. The property is presently undeveloped pastured land. The surrounding area is presently mostly residential. The nearest named water body is Rock Creek, which forms the northern property boundary. The property is located within the Upper Oconee Watershed - Hydrologic Unit Code (HUC) 03070101.

Contour Environmental LLC delineated Rock Creek as a Southeastery trending perennial stream, approximately 4 to 6 feet wide. An ephemeral stream noted on the site drains into the floodplain of Rock Creek and is approximately 2 to 3 feet wide. Three separate forested wetland areas were also identified on the Northern portion of the site and are mostly within flood some AE. These wetland areas appear to be influenced by seasonal groundwater fluctuation. Together, these hydraulic areas form diverse riparian and vegetative corridors serving as a gateway for local fauna to migrate.

The site contains some pockets of coniferous, deciduous and mixed woodlands between the fenced pasture. Based on a review of topography, the site is located on a gently rolling slope, grading downward generally to the northeast low point of 963 feet above mean sea level (amsl). The topographic high point is located in the Southern portion of the site and is 1,026 feet (amsl). No rock outcroppings were observed on the property during the site visit. The current site overview is characterized with grazing cattle on pastured land.



20' CONTIGUOUS BUFFER AND 50' BUFFER FROM TOP OF DAM
 50' COUNTY ENCLOSED BUFFER AND 75' BUFFER FROM TOP OF DAM

MAP SYMBOL	DESCRIPTION	REMARKS
1	Primary Conservation Space	Area of high ecological value, including wetlands and riparian areas.
2	Secondary Conservation Space	Area of moderate ecological value, including woodlands and grasslands.
3	Slopes Greater Than 20% & Less Than 40%	Areas of moderate erosion risk.
4	Slopes Greater Than 40%	Areas of high erosion risk.
5	Wetlands Delineated	Areas of high ecological value, including wetlands and riparian areas.

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LANDSCAPE ARCHITECTURE

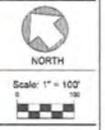
ONE ENGINEERING + LAND PLANNING + LANDSCAPE ARCHITECTURE
6845 STATE STREET, SUITE 100, ALPHARETTA, GA 30205
770.225.4720 | INFO@ALLIANCE-PA.COM

QUPV
DEVELOPMENT
SERVICES, LLC

120 AUBURN ROAD, AUBURN, GA
LL 3 - DISTRICT 2
GWINNETT COUNTY, GA

Site Construction Plans for
120 Auburn Road

Designer: [Name] Date: [Date]
 Reviewer: [Name] Date: [Date]
 Checked by: [Name] Date: [Date]
 Project #: 77-777-777



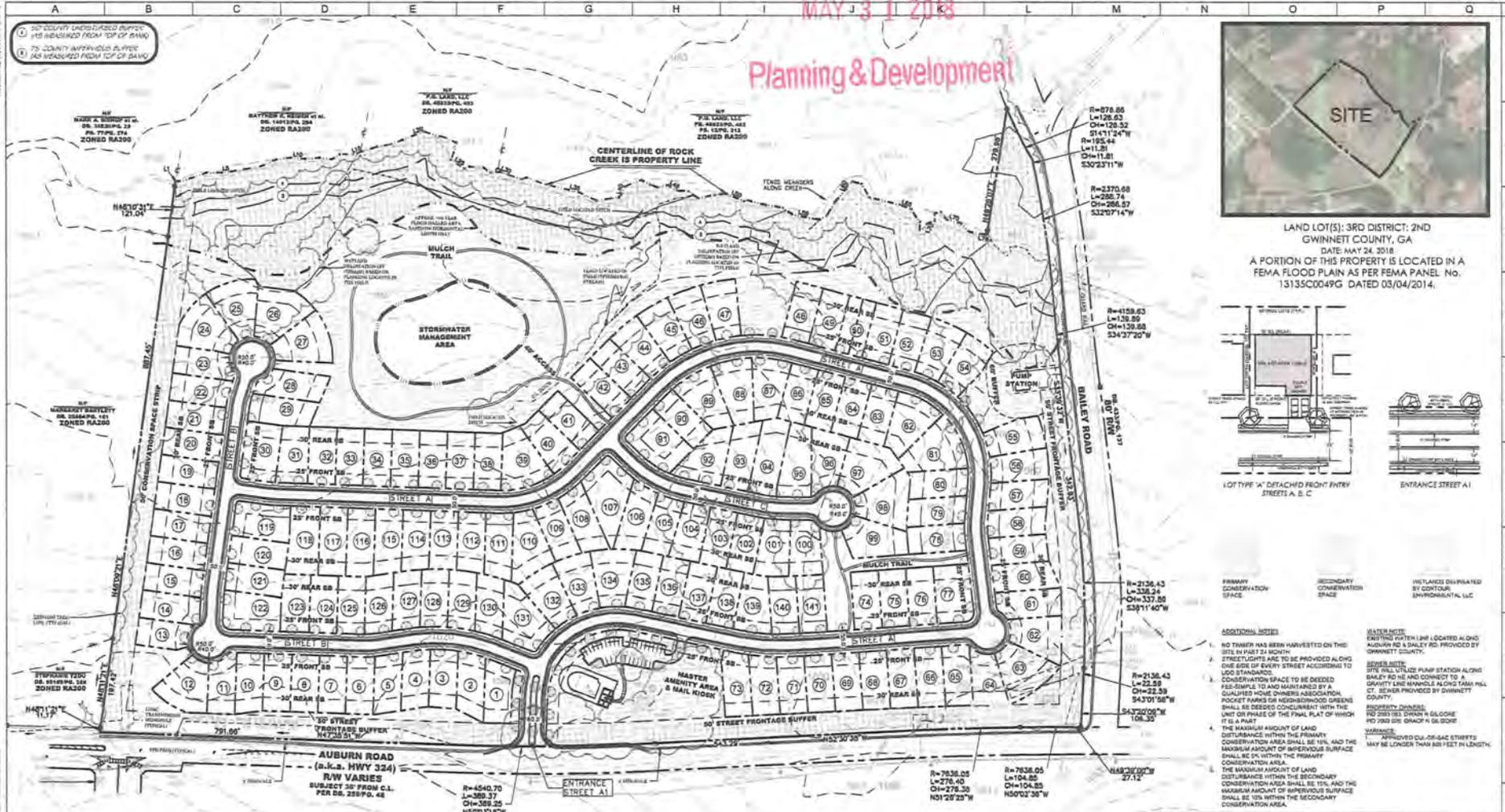
SITE ANALYSIS

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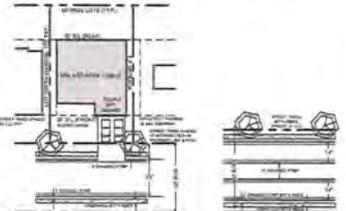
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LAND LOT(S): 3RD DISTRICT: 2ND GWINNETT COUNTY, GA
 DATE: MAY 24, 2018
 A PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER FEMA PANEL NO. 13135C0049G DATED 03/04/2014.



ADDITIONAL NOTES:

- NO TREES HAVE BEEN HARVESTED ON THE SITE IN PAST 24 MONTHS.
- STREET LIGHTS ARE TO BE PROVIDED ALONG ONE SIDE OF EVERY STREET ACCORDING TO L&D STANDARDS.
- CONSERVATION SPACE TO BE DEEDED, FENCED, AND MAINTAINED BY A QUALIFIED HOME OWNERS ASSOCIATION. POCKET PARKS OR NEIGHBORHOOD GREENS SHALL BE DEEDED CONCURRENT WITH THE UNIT OR PHASE OF THE FINAL PLAT OF WHICH IT IS A PART.
- THE MAXIMUM AMOUNT OF LAND DISTURBANCE WITHIN THE PRIMARY CONSERVATION AREA SHALL BE 10% AND THE MAXIMUM AMOUNT OF SUPERVISORY SURFACE SHALL BE 10% WITHIN THE PRIMARY CONSERVATION AREA.
- THE MAXIMUM AMOUNT OF LAND DISTURBANCE WITHIN THE SECONDARY CONSERVATION AREA SHALL BE 10% AND THE MAXIMUM AMOUNT OF SUPERVISORY SURFACE SHALL BE 10% WITHIN THE SECONDARY CONSERVATION AREA.

WATER NOTE:
 EXISTING CATCH BASIN 1 LOCATED AT 0+00 AUBURN RD. SHALL BE PROVIDED BY GWINNETT COUNTY.

SEWER NOTE:
 SITE WILL UTILIZE PUMP STATION ALONG BALEY RD. AND CONNECT TO A SEWER LINE IN WOODLAND CREEK TRAIL. ALL CT. SEWER PROVIDED BY GWINNETT COUNTY.

PROPERTY OWNER:
 100 DUBOIS DRIVE N. SUITE 100
 PHOENIX, AZ 85026

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 LANDSCAPE ARCHITECTURE

ONE DUBOIS DRIVE, SUITE 100, PHOENIX, AZ 85026
 602.975.4201 | WWW.ALLIANCEAZ.COM

QUIP
 DEVELOPMENT SERVICES, LLC

100 AUBURN ROAD, AUBURN, GA 30817
 L.L. 3 - DISTRICT 2
 GWINNETT COUNTY, GA

Site Construction Plans for
 120 Auburn Road

LINE	LENGTH	BEARING
L1	5.18	S55°07'40"E
L2	27.51	S62°34'37"E
L3	27.50	S68°14'52"E
L4	34.30	S50°18'56"E
L5	16.11	S55°08'01"E
L6	30.25	S59°36'05"E
L7	38.35	S59°14'41"E
L8	33.65	S74°51'08"E
L9	31.85	S57°36'38"E
L10	33.04	S44°11'34"E
L11	32.15	S54°11'07"E
L12	28.75	S42°30'34"E
L13	19.57	S87°34'14"E
L14	28.43	S48°12'04"E
L15	31.11	S68°14'17"E
L16	31.47	S78°33'18"E
L17	29.42	S47°28'21"E
L18	34.33	S127°28'27"W
L19	27.24	S38°02'45"E
L20	27.24	S67°03'24"E
L21	30.35	S117°21'54"W
L22	14.17	S61°03'58"E
L23	40.84	S32°22'32"E
L24	17.10	S45°00'30"W
L25	18.97	S66°44'22"E
L26	19.10	S27°04'30"E
L27	17.48	S73°28'38"E
L28	16.18	S45°38'18"E
L29	15.58	S32°52'43"E
L30	14.56	S44°54'54"E
L31	19.50	S27°03'24"E
L32	31.68	S34°55'35"E
L33	27.53	S04°18'07"E
L34	22.80	S38°00'47"E
L35	18.77	S44°28'19"E

TRACT "1"
 56.186 ACRES
 (TO CENTERLINE OF CREEK)
 TAX # R2003 263
 120 AUBURN ROAD
 NW D'WAN N HOLLOW

TRACT "2"
 0.390 ACRES
 TAX # R2003 029
 360 BALEY ROAD
 NW GRACE N HOLLOW

LINE	LENGTH	BEARING
L1	5.18	S55°07'40"E
L2	27.51	S62°34'37"E
L3	27.50	S68°14'52"E
L4	34.30	S50°18'56"E
L5	16.11	S55°08'01"E
L6	30.25	S59°36'05"E
L7	38.35	S59°14'41"E
L8	33.65	S74°51'08"E
L9	31.85	S57°36'38"E
L10	33.04	S44°11'34"E
L11	32.15	S54°11'07"E
L12	28.75	S42°30'34"E
L13	19.57	S87°34'14"E
L14	28.43	S48°12'04"E
L15	31.11	S68°14'17"E

LINE	LENGTH	BEARING
L16	31.47	S78°33'18"E
L17	31.20	S90°01'46"E
L18	28.61	S71°10'15"E
L19	27.00	S71°45'30"E
L20	23.51	S66°13'51"E
L21	47.15	S33°55'07"E
L22	26.42	S74°00'13"E
L23	21.27	S90°20'34"W
L24	17.22	S59°34'24"W
L25	34.47	S74°04'33"E
L26	12.35	S73°49'35"E
L27	30.88	S45°15'28"E
L28	16.82	S14°47'44"E
L29	23.83	S53°08'53"E
L30	16.11	S27°38'18"E

LINE	LENGTH	BEARING
L31	30.60	S30°47'13"E
L32	11.23	S88°25'24"E
L33	45.72	S30°32'31"E
L34	50.81	S38°01'10"E
L35	22.80	S35°24'36"E
L36	41.69	S24°51'11"E
L37	32.65	S48°38'21"E
L38	18.45	S45°41'57"E
L39	12.22	S67°37'26"E
L40	14.45	S65°00'28"E
L41	40.11	S71°52'27"E
L42	21.37	S61°33'19"E
L43	17.82	S38°38'28"E
L44	22.80	S61°38'28"E
L45	24.25	S60°13'07"E

LINE	LENGTH	BEARING
L46	23.38	S46°54'40"E
L47	25.78	S33°32'17"E
L48	37.22	S60°36'24"E
L49	29.97	S50°21'27"E
L50	40.84	S32°22'32"E
L51	10.10	S65°02'01"E
L52	38.10	S34°52'38"E
L53	37.81	S42°00'47"E
L54	24.48	S14°28'12"E
L55	47.02	S47°30'44"E
L56	24.97	S44°54'54"E
L57	17.43	S60°33'18"E
L58	32.48	S70°54'52"E
L59	38.77	S68°25'07"E
L60	16.30	S47°16'32"E

LINE	LENGTH	BEARING
L61	13.31	S78°33'18"E
L62	20.42	S47°34'21"E
L63	34.33	S127°28'27"W
L64	27.53	S38°02'45"E
L65	27.24	S67°03'24"E
L66	30.35	S117°21'54"W
L67	14.17	S61°03'58"E
L68	40.84	S32°22'32"E
L69	17.10	S45°00'30"W
L70	18.97	S66°44'22"E
L71	19.10	S27°04'30"E
L72	17.48	S73°28'38"E
L73	16.18	S45°38'18"E
L74	15.58	S32°52'43"E
L75	14.56	S44°54'54"E
L76	27.53	S04°18'07"E
L77	22.80	S38°00'47"E
L78	18.77	S44°28'19"E

MULCH TRAIL DETAIL: N.T.S.
 Trail max 4 ft wide; Trail max 15% longitudinal slope. Trail meanders through open space with minimal clearing outside stream buffers. Areas within stream buffer will be mulched where necessary for erosion control at grade.

Stream Channel
 Wooden foot bridge to be set outside top of bank (if future trail connections require creek crossing).

LINE	LENGTH	BEARING
L79	13.31	S78°33'18"E
L80	20.42	S47°34'21"E
L81	34.33	S127°28'27"W
L82	27.53	S38°02'45"E
L83	27.24	S67°03'24"E
L84	30.35	S117°21'54"W
L85	14.17	S61°03'58"E
L86	40.84	S32°22'32"E
L87	17.10	S45°00'30"W
L88	18.97	S66°44'22"E
L89	19.10	S27°04'30"E
L90	17.48	S73°28'38"E
L91	16.18	S45°38'18"E
L92	15.58	S32°52'43"E
L93	14.56	S44°54'54"E
L94	27.53	S04°18'07"E
L95	22.80	S38°00'47"E
L96	18.77	S44°28'19"E

LINE	LENGTH	BEARING
L97	13.31	S78°33'18"E
L98	20.42	S47°34'21"E
L99	34.33	S127°28'27"W
L100	27.53	S38°02'45"E
L101	27.24	S67°03'24"E
L102	30.35	S117°21'54"W
L103	14.17	S61°03'58"E
L104	40.84	S32°22'32"E
L105	17.10	S45°00'30"W
L106	18.97	S66°44'22"E
L107	19.10	S27°04'30"E
L108	17.48	S73°28'38"E
L109	16.18	S45°38'18"E
L110	15.58	S32°52'43"E
L111	14.56	S44°54'54"E
L112	27.53	S04°18'07"E
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L128	15.58	S32°52'43"E
L129	14.56	S44°54'54"E
L130	27.53	S04°18'07"E
L131	22.80	S38°00'47"E
L132	18.77	S44°28'19"E

Site Construction Plans for
 120 Auburn Road

ZONING SITE PLAN

STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, 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:

THE APPLICANT BELIEVES THE PROPOSED USE IS SUITABLE.

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

THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE USE OF THE SURROUNDING PROPERTIES.

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

THE APPLICANT BELIEVES THAT THE SUBJECT PROPERTY DOES NOT HAVE A 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 STREET, TRANSPORTATION FACILITIES, UTILITIES OR SCHOOLS:

THE PROPOSED USE WILL NOT PRODUCE 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 LAND USE PLAN STATES THE PROPERTY IS DESIGNATED AS RURAL ESTATE AREA.

(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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Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

.....
PLANNING DIVISION USE ONLY

CASE NUMBER _____

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REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Quyp Development Services, LLC, requests rezoning on 56.5768 acres for the purpose of developing a Single Family detached subdivision. In order to develop the site as proposed, the Applicant respectfully requests a rezoning from RA-200 to OSC.

The enclosed site plan indicates 141 units on the subject site. The site plan shows that the project will have one entrance from Highway 324 with no access to Bailey Road. The minimum heated square footage for the homes will be 2,400 sf with a maximum height for the proposed dwellings 35'. The exterior of all dwellings will consist of a mixture of brick, stone or fiber cement siding on the front façade. The balance of the home may be the same or wood, cedar shake or fiber cement siding. Price range for the homes will be from the high \$200s to the low \$300's. Sidewalks will be installed along both sides of the interior streets as well as along the entire frontage of Highway 324. The applicant also plans to build a mulch trail throughout the open space area that will provide an access to the creek. The project is proposed to be a conservation subdivision due to the streams and the many large trees on the property. The minimum required open space is 14.14 acres or 25% of the property and the layout provides 19.8 acres or 35% of the property thus exceeding the minimum requirements.

Finally, the applicant is providing the 50 foot buffer around the property except for where the sanitary sewer pump station will be accessed from Bailey Road. All common areas and open space will be owned and maintained by the mandatory Homeowners Association. There is also a proposed cabana and pool planned for the amenity area as you enter the proposed development.

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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.

x  _____ 4/27/18
Signature of Applicant Date

ERNEST AMPONSAH PROJECT MANAGER

Type or Print Name and Title

 _____ 4-27-18 _____
Signature of Notary Public Date Notary Seal



SAMANTHA FRAZIER
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
March 24, 2020

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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.

X Dwain Kilgore
Signature of Property Owner

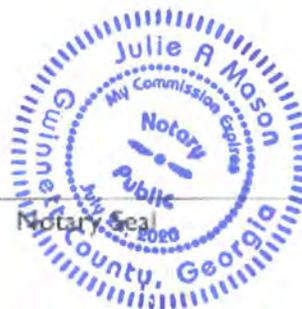
4-10-18
Date

Dwain Kilgore, owner

Type or Print Name and Title

Julie A. Mason
Signature of Notary Public

4-10-2018
Date



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REZONING PROPERTY OWNER'S CERTIFICATION

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X Beverly Kilgore
Signature of Property Owner

4-10-18
Date

Beverly Kilgore, owner

Type or Print Name and Title

Kimberly A. Gaines
Signature of Notary Public

4/10/18
Date



Notary Public, Barrow County, Georgia
My Commission Expires Jan. 26, 2021

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X Sheila Tanner
Signature of Property Owner

4-11-18
Date

7-11 SHEILA
Sheila Tanner, owner
Type or Print Name and Title

Vicki N. Worley
Signature of Notary Public

4-11-18
Date



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REZONING PROPERTY OWNER'S CERTIFICATION

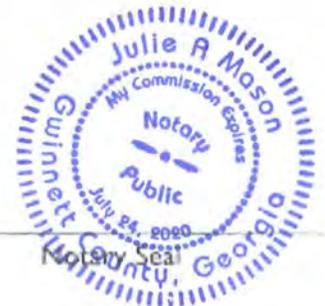
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X Dwain Kilgore 4-10-18
Signature of Property Owner Date

Dwain Kilgore, Executor of the Estate of Grace Kilgore

Type or Print Name and Title

Julie A Mason 4-10-2018
Signature of Notary Public Date



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X Sheila Tanner
Signature of Property Owner

4-11-18
Date

SHEILA
Sheila Tanner, Executor of the Estate of Grace Kilgore
Type or Print Name and Title

Vicki N. Worley
Signature of Notary Public

4-11-18
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.

<i>[Signature]</i>	4/27/18	ERNEST AMPONSAH (PROJECT MANAGER)
SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
<i>[Signature]</i>	4/27/18	ERNEST AMPONSAH (PROJECT MANAGER)
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
<i>[Signature]</i>	4/27/18	
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 X ERNEST AMPONSAH
 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: 2 - 003 - 026
(Map Reference Number) District Land Lot Parcel

x [Signature] 4/27/18
Signature of Applicant Date
ERNEST AMPONSAH PROJECT 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)

Cordrick Pomey Senior TSA
NAME TITLE
5/31/18
DATE

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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: 2 - 003 - 263
(Map Reference Number) District Land Lot Parcel

x [Signature] 4/27/18
Signature of Applicant Date
ERNEST AMPONSAH PROJECT 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)

Cordrick Ramsey Senior TSA
NAME TITLE
5/31/18
DATE

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120 Auburn Road

Character Images



Amenities Pool/Cabana

PERSPECTIVE IS ARTISTIC
REPRESENTATION AND MAY
VARY FROM FINAL PRODUCT



Streetscape



Mail Kiosk



Lawn Benches



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120 Auburn Road

Character Example of Front Entry Homes Architecture



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ELEVATIONS ARE AN ARTISTIC REPRESENTATION
AND MAY VARY FROM FINAL PRODUCT



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120 Auburn Road

Character Example of Two Story Homes Architecture



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ELEVATIONS ARE AN ARTISTIC REPRESENTATION AND MAY VARY FROM FINAL PRODUCT



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