

RZM2020-0008

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: The Providence Group of Georgia, LLC c/o Andersen, Tate & Carr, P.C. 1960 Satellite Blvd., Suite 4000 ADDRESS: _____ CITY: Duluth STATE: GA ZIP: 30097 PHONE: 770-822-0900	NAME: Multiple, please see attached ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ PHONE: _____
CONTACT PERSON: Melody A. Glouton, Esq. PHONE: 770-822-0900 CONTACT'S E-MAIL: mglouton@atclawfirm.com	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICTS(S): ^{C-2 & R75} REQUESTED ZONING DISTRICT: RM24 PARCEL NUMBER(S): see attached list ACREAGE: 12.294 ADDRESS OF PROPERTY: 4271 Woodward Mill Road, Buford ; 765 Buford Highway, Buford PROPOSED DEVELOPMENT: 250 multi-family residential units	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: 250	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): 900 SF (average)	Total Building Sq. Ft. _____
Gross Density: 20.3 units per acre	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

Woodward Mill Road RM
Property Owners Information

Howington Holdings, LLC
704 Dogwood Circle
Norcross, GA 30071
Tracts 1A, 1C, 1H
Parcel R7256 134
Parcel R7256 129
Parcel R 7256 047

Carl E Howington
704 Dogwood Circle
Norcross, GA 30071
Tract 1B
Parcel R7256 017

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DESCRIPTION OF

12.294 acres Tract (Future Apartment Complex)

All that tract or parcel of land lying and being in Land Lot 256 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a 1/2 inch rebar set at the intersection of the northeastern right of way line of Woodward Mill Road (right of way width varies), formerly known as Suwanee Creek Road and Martins Bottom Road, and the southern right of way line of U.S. Highway 23 (200 foot right of way width), also known as Georgia State Route 13 and Buford Highway; thence proceeding along said right of way line of U.S. Highway 23 the following courses and distances: North 58 degrees 29 minutes 20 seconds East a distance of 393.50 feet to a 1/2 inch rebar found, North 61 degrees 18 minutes 01 seconds East a distance of 150.08 feet to a 1 inch open top pipe found and along a curve to the right with a radius of 6832.00 feet and an arc length of 738.04 feet (said curve having a chord bearing of North 65 degrees 20 minutes 46 seconds East and a chord distance of 737.69 feet) to a point; thence leaving U.S. Highway 23 and proceeding South 23 degrees 05 minutes 59 seconds East a distance of 461.25 feet to a point; thence South 66 degrees 54 minutes 01 seconds West a distance of 556.35 feet to a point; thence South 48 degrees 14 minutes 48 seconds West a distance of 113.70 feet to a point; thence South 29 degrees 35 minutes 35 seconds West a distance of 228.90 feet to a point on the northeastern right of way line of Woodward Mill Road; thence proceeding along said right of way line of Woodward Mill Road the following courses and distances: North 60 degrees 24 minutes 25 seconds West a distance of 18.87 feet to a 1/2 inch rebar set, North 60 degrees 36 minutes 49 seconds West a distance of 67.15 feet to a 1/2 inch rebar set, North 61 degrees 18 minutes 25 seconds West a distance of 213.40 feet to a 1/2 inch rebar set, North 62 degrees 30 minutes 46 seconds West a distance of 107.42 feet to a 1/2 inch rebar set, North 64 degrees 15 minutes 40 seconds West a distance of 40.25 feet to a 1/2 inch rebar set, North 40 degrees 35 minutes 16 seconds West a distance of 35.44 feet to a 1/2 inch rebar set, North 65 degrees 03 minutes 06 seconds West a distance of 141.89 feet to a 1/2 inch rebar set and along a curve to the right with a radius of 760.00 feet and an arc length of 71.76 feet (said curve having a chord bearing of North 62 degrees 20 minutes 58 seconds West and a chord distance of 71.74 feet) to the Point of Beginning.

Said tract contains 535,537 square feet or 12.294 acres.

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[illegible]

[illegible]

SITE DATA:

SITE DATA:	
SITE AREA	12.294 ACRES
PROJECT SITE AREA	12.294 ACRES
OPEN SPACE	2.45 ACRES(20%)
FLOORPLAN (APPROXIMATE)	NA
ZONING	
EXISTING ZONING	G-2 & B73
PROPOSED ZONING	RM-24
ZONING JURISDICTION	GWINNETT COUNTY
DEVELOPMENT TYPE	
TOTAL UNITS	250
TOTAL DENSITY	20.3 U/A
DEVELOPMENT STANDARDS	
MAXIMUM BUILDING HEIGHT	35'
FRONT YARD	5 FEET
REAR YARD	5 FEET
SIDE YARD	15 FEET
MINIMUM BUILDING SEPARATION	15 FEET
MINIMUM LOT SIZE	NA

BUFFERS	
SIDE/REAR _____	NONE
FRONT _____	NONE
PARKING	
REQUIRED _____	1.5 PER UNIT

NOTES

1. SPEED LIMIT OF WOODWARD MILL ROAD IS 35 MPH AND SPEED LIMIT OF BUFORD HIGHWAY IS 50 MPH.
2. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR COUNTY OF GWINNETT, THERE IS NO FLOODING DESIGNATED AS SPECIAL FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).
4. WATERS OF THE STATE ARE WITHIN 200' OF THIS PROPERTY.
5. THE KATYHOVACHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
6. GWINNETT COUNTY FIRE DEPARTMENT SHALL APPROVE ROAD CLOSURE FOR THE PROPOSED DEVELOPMENT.
7. WATER SERVICE SHALL BE PROVIDED BY GWINNETT COUNTY. EXISTING WATER SERVICE WILL BE USED.
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY GWINNETT COUNTY. EXISTING SEWER SERVICE WILL BE TAPPED ON SITE.
9. THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREETS.

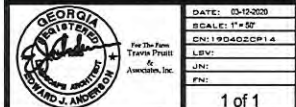
VARIANCES:
NO VARIANCES AT THIS TIME.

ZONING PLAN

WOODWARD MILL

Land Lot 256 and Land Lot 257, 7th District

Gwinnett County, Georgia



1 of 1

1. The site was prepared for the exclusive use of the person, persons, or entity named in the title block. Said site does not include any unattached person, persons, or entity named in the surveying plan or said person.
2. The person named herein has been duly authorized by all instances of title, heretofore, then or hereafter, and by the State of Nevada, any and no state or guarantees or representations regarding information shown herein pertaining to the title, rights of way, easements, interests, representations, and other similar matters.
3. Unless otherwise specified, all distances are shown as horizontal ground distances and are in feet and inches (12 = 1 foot).
4. The project horizontal control is as defined in the North American Datum 1983 (NAD83) 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone. Vertical control is related to the North American Vertical Datum of 1988 (NAVD83) using the National Geospatial Survey (NGS) Geoid 2015.

Planned Easement:

By filing, granting only, this property does not lie within a 100' water bed hazard zone and is located as shown on a map defined by the F.E.M.A Flood Insurance Rate Study for the County, Georgia, effective date of March 1, 2015.

1315026020, effective date March 1, 2015.

REFERENCE DOCUMENTS:

1. Survey plat for Oak Hillswood recorded in Plat Book 14, Page 228.
2. Survey plat for James Hillswood Jantz recorded in Patton-Bell & Associates, dated January 1, 1978, revised March 24, 1975, referenced in Deed Book 1048, Page 113.
3. Survey plat for Oak Hillswood recorded in Patton-Bell & Associates, dated January 1, 1978, revised March 24, 1975, referenced in Deed Book 1039, Page 103.
4. Survey plat for Marvin Reed recorded in Plat Book 14, Page 228B.
5. Survey plat for Marvin Reed recorded in Plat Book 14, Page 231A.
6. Survey plat for Oak Hillswood Church recorded in Plat Book 13, Pages 134.
7. Survey plat for Oak Hillswood recorded in Plat Book 73, Page 22.
8. Final plat of Woodrose Brooke recorded in Plat Book 102, Page 296.
9. Final plat for HTF Hillswood recorded in Plat Book 102, Page 297.
10. Survey plat for Old Woodway II Phase 2 recorded in Plat Book 137, Page 127.
11. Final subdivision plat for Manor at Woodrose referenced in Plat Book 146, Page 276.


OWNER/DEVELOPER

thePROVIDENCEgroup

Warren Jolly

11340 Lakeside Drive
Building II, Suite 200

John Crow, Georgia 30097
Tele: (678) 475-1800



4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com

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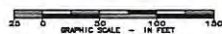
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TND ZONING LOT CATEGORY PER ZONING CONDITIONS					
TYPE	LOT AREA (SF)	DESIGNATION	NORTH	SOUTH	HEATED FLOOR AREA
DETACHED MID-SIZE	7,500	A	8		2,800 SF MIN.
DETACHED SMALL-SIZE	5,000 - 7,499	B	8		2,000 SF MIN.
DETACHED OTHER	4,000 - 4,999	C	24		1,600 SF MIN.
ATTACHED TOWNHOUSE LARGE	2,000 - 5,999	D	49		1,600 SF MIN.
ATTACHED TOWNHOUSE SMALL	1,000 - 1,999	E	92	82	
TOTAL LOTS			220	82	
RM-24 ZONING					
TOTAL UNITS		F			



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.

- (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:

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:

Yes. The anticipated growth in Gwinnett County over the next few years according to the 2040 Comprehensive Plan suggests a strong need for housing.

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ANDERSEN | TATE | CARR

Melody A. Glouton
Email: mglouton@atclawfirm.com

Telephone: 770.822.0900
Direct Dial: 770.339.0475
Direct Fax: 770.236.9719

March 19, 2020

VIA HAND DELIVERY

Gwinnett County Planning and Development
c/o Kathy Holland, Director of Planning and Development
446 West Crogan Street
Lawrenceville, GA 30046-2440

**RE: LETTER OF INTENT FOR REZONING APPLICATION OF THE
PROVIDENCE GROUP OF GEORGIA, LLC (Buford Highway and Woodward
Mill Road, Buford, Georgia) (RZM2020-0008)**

Dear Director and Staff:

Andersen Tate & Carr, P.C. submits this Revised Letter of Intent on behalf of The Providence Group of Georgia, LLC (the "Applicant") for the purpose of requesting the rezoning of an approximate 12.294 acre-tract (the "Property") located at Buford Highway and Woodward Mill Road in Buford, Georgia.

The Property consists of multiple parcels that have been assembled for the purpose of this proposed development. Those parcels include R7256 017 (R-75), R7256 034 (C-2), and R7256 047 (R-75). The Applicant is requesting to rezone the Property from the existing C-2 and R-75 zoning classifications to the Multifamily Residential District (RM-24) zoning classification of the Gwinnett County Unified Development Ordinance (the "UDO") to develop a distinctive and attractive multi-family residential community with approximately 250 units. The proposed development is part of a larger community being proposed by the Applicant and would be served by three entrances: one on Buford Highway and two on Woodward Mill Road. A copy of the updated site plan is enclosed herein for your convenience.

The proposed gated community would include a mixture of one, two and three-bedroom units, with no more than 5% of the of the total units being three-bedroom floorplans. The proposed development would provide various amenities for residents, including recreational options such as a fitness center, pool, co-working spaces, and outdoor patio area with grilling stations and fire pits.

The proposed development is compatible with the policies set forth in the Gwinnett County 2040 Unified Plan (the "2040 Plan"). The 2040 Plan classifies this Property as within the Established Neighborhoods Character Area. The Established Neighborhoods Character Area

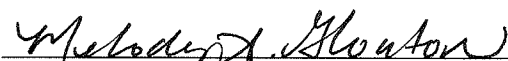
designates areas that are currently well-established neighborhoods and single-family residential areas that are unlikely to undergo any significant changes or redevelopment in the next twenty years. Most importantly, the 2040 Plan encourages and anticipates single-family residential, mixed residential developments, and townhomes as potential development types in the Established Neighborhood Character Area. As such, the proposed development is in line with these encouraged land uses and also with Theme 4 of the 2040 Plan, which is to “Provide More Housing Choices.” The proposed development would provide residential in-fill development at a density and with architectural character that is compatible with existing development. Accordingly, the proposed development is compatible with the spirit and intent of the 2040 Plan, especially when considering the Property is adjacent to existing commercial uses, which promotes mixed-use developments, townhomes, and multi-family housing. Accordingly, the proposed development would complement the existing land-use mix by providing high-end multi-family residences in a walkable environment, while also providing an appropriate transitional use from existing commercial and light manufacturing uses along Buford Highway to residential uses.

The Providence Group of Georgia, LLC is one of Atlanta’s most respected names in homebuilding and has developed and built award-winning communities in prime locations all over metro-Atlanta, including many developments in Gwinnett County. The Applicant has successfully developed several similar communities, such as Abberley Township in Johns Creek, Centennial in North Fulton, Three Bridges and Villages at Huntcrest in Gwinnett County, and Jamestown in South Forsyth. The Providence Group of Georgia, LLC, intends to provide a mixture of product with traditional design that offers diversity in buyer demographics with exceptional amenities.

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted this 19th day of March, 2020.

ANDERSEN TATE & CARR, P.C.


Melody A. Glouton, Esq.
Attorneys for Applicant

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MARCH 19, 2020
RZM2020-00008

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 1/2/2020
Signature of Applicant Date

Warren S. Jolly, President

Type or Print Name and Title

Susan S. Kelley 1-2-2020
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.

Carl Howington
Signature of Property Owner

12/27/19
Date

Carl E Howington, Owner

Type or Print Name and Title

Coleen Tomlinson
Signature of Notary Public

12/27/19
Date

Notary Seal

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REZONING PROPERTY OWNER'S CERTIFICATION

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Carl E Howington
Signature of Property Owner

12/27/19
Date

Carl E Howington, Manager Howington Holdings, LLC

Type or Print Name and Title

Coleen Tomlinson
Signature of Notary Public

12/27/19
Date

Notary Seal

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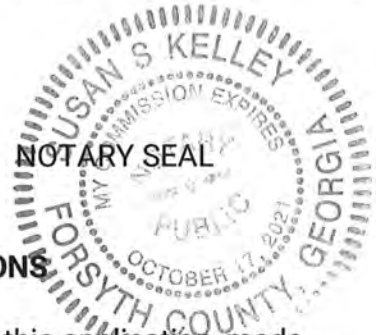
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

Warren S. Jolly 1/2/2020 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. Kelley 1/2/2020
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 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: 7 - 256 - 047
(Map Reference Number) District Land Lot Parcel

Warren Jolly Per 1/2/2020
Signature of Applicant Date

Warren 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)

Lovell Hunley TSA-I
NAME TITLE
1-3-20
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: 7 - 256 - 017
(Map Reference Number) District Land Lot Parcel

Warren Jolly 1/2/2020
Signature of Applicant Date
Warren 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)

Robbie Schoby TSA II
NAME TITLE
12/30/19
DATE

JAN 03 2020

7

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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: 7 - 256 - 134
(Map Reference Number) District Land Lot Parcel

Warren Jolly 1-2-2020
Signature of Applicant Date
Warren 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)

Ingrid Espinel TSA II
NAME TITLE
12/30/19
DATE
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JAN 03 2020

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