

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 c/o Andersen, Tate & Carr, P.C.</u>	NAME: <u>Wood Commerce Group, LLC</u>
ADDRESS: <u>1960 Satellite Blvd., Suite 4000</u>	ADDRESS: <u>110 Peachtree Industrial Blvd</u>
CITY: <u>Duluth</u>	CITY: <u>Sugar Hill</u>
STATE: <u>GA</u> ZIP: <u>30097</u>	STATE: <u>GA</u> ZIP: <u>30518</u>
PHONE: <u>770-822-0900</u>	PHONE: <u>770-945-5059</u>
CONTACT PERSON: <u>Melody A. Glouton, Esq.</u> PHONE: <u>770-822-0900</u>	
CONTACT'S E-MAIL: <u>mglouton@atclawfirm.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>RA-200</u> REQUESTED ZONING DISTRICT: <u>RM-13</u>	
PARCEL NUMBER(S): <u>R6180 001A</u> ACREAGE: <u>33.644</u>	
ADDRESS OF PROPERTY: <u>3157 Club Drive, Lawrenceville, GA</u>	
PROPOSED DEVELOPMENT: <u>Multi-Family 1 & 2 Bedroom Apartments</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>354</u>	No. of Buildings/Lots: <u> </u>
Dwelling Unit Size (Sq. Ft.): <u>600 SF +</u>	Total Building Sq. Ft. <u> </u>
Gross Density: <u>10.41</u>	Density: <u> </u>
Net Density: <u>13.1</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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**LAND DESCRIPTION OF
Club Drive West Lot**

All that tract or parcel of land lying and being in Land Lots 180 AND 181, 6th District, Gwinnett County, Georgia and being more particularly described as follows:

COMMENCING at a ½" rebar found at the intersection of the southwest corner of Land Lot 40, 7th District, Gwinnett County, Georgia, the northwest Corner of Land Lot 39, 7th District, Gwinnett County, Georgia and the northeasterly line of Land Lot 179, 6th District, Gwinnett County, Georgia (said point being on the District Line between the 6th and 7th Districts, Gwinnett County, Georgia) THENCE leaving said point South 35 degrees 10 minutes 00 seconds West a distance of 390.43 feet to a point; THENCE North 52 degrees 58 minutes 28 seconds West a distance of 179.96 feet to a point; THENCE South 37 degrees 01 minutes 49 seconds West a distance of 967.53 feet to a point; THENCE North 83 degrees 37 minutes 34 seconds West a distance of 150.81 feet to a point; THENCE North 85 degrees 15 minutes 26 seconds West a distance of 142.21 feet to a point; THENCE North 83 degrees 44 minutes 41 seconds West a distance of 224.06 feet to a point; THENCE North 83 degrees 52 minutes 31 seconds West a distance of 106.33 feet to a point; THENCE North 13 degrees 41 minutes 15 seconds West a distance of 209.50 feet to a point; THENCE North 77 degrees 10 minutes 26 seconds East a distance of 358.95 feet to a point; THENCE North 34 degrees 23 minutes 34 seconds East a distance of 85.47 feet to a point; THENCE North 76 degrees 19 minutes 11 seconds West a distance of 1723.38 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

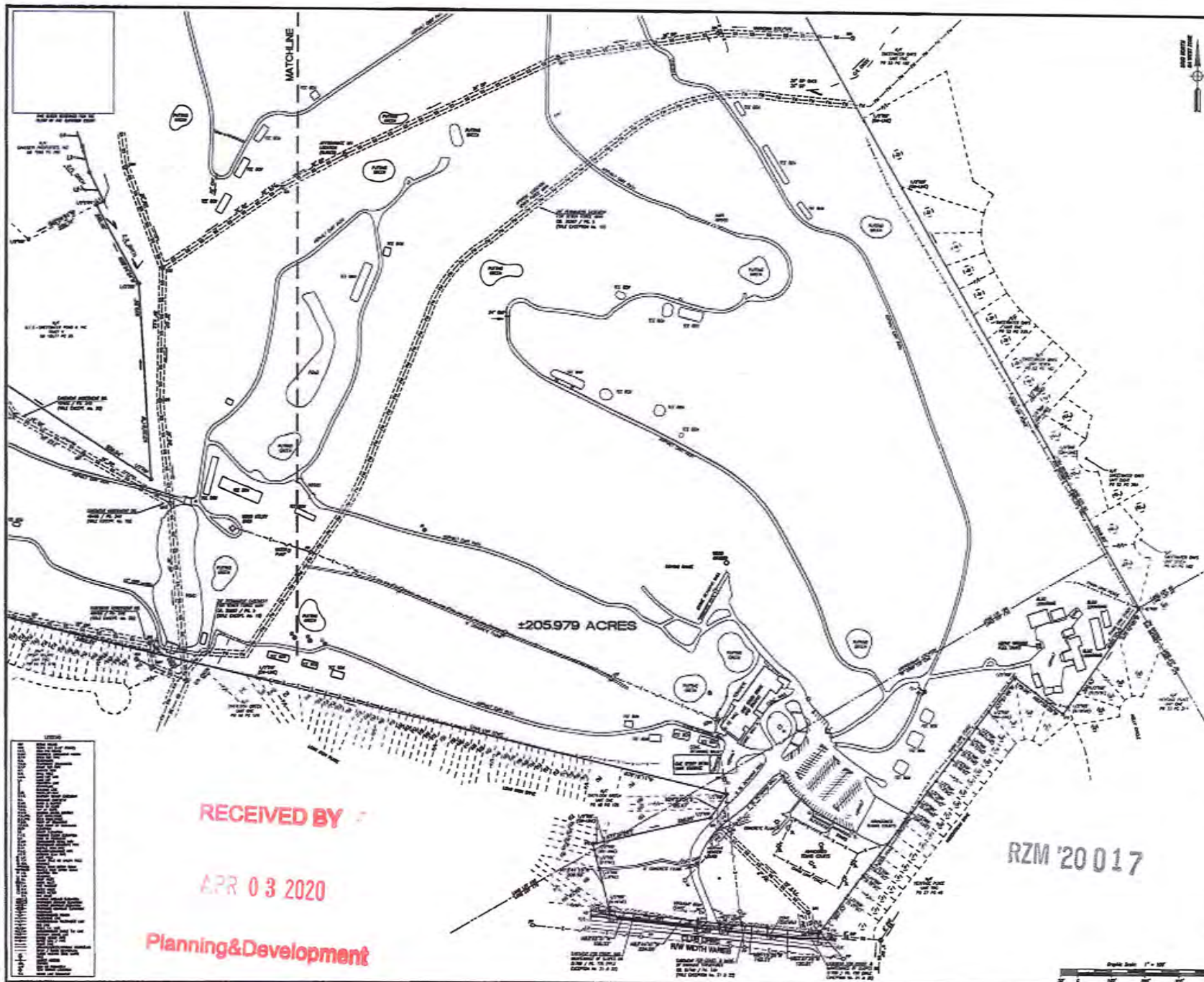
THENCE from said **TRUE POINT OF BEGINNING** North 76 degrees 19 minutes 11 seconds West a distance of 676.86 feet to a point; THENCE South 85 degrees 35 minutes 38 seconds West a distance of 337.23 feet to a point; THENCE along a curve to the left having a radius of 982.25 feet and a length of 585.24 feet, said curve having a chord bearing of North 82 degrees 14 minutes 00 seconds West and a chord distance of 576.62 feet to a point; THENCE South 80 degrees 41 minutes 59 seconds West a distance of 546.32 feet to a point; THENCE North 35 degrees 02 minutes 10 seconds West a distance of 22.47 feet to a point; THENCE North 35 degrees 02 minutes 10 seconds West a distance of 422.33 feet to a point; THENCE North 61 degrees 33 minutes 08 seconds East a distance of 644.83 feet to a point; THENCE South 89 degrees 06 minutes 12 seconds East a distance of 267.07 feet to a point; THENCE North 84 degrees 41 minutes 41 seconds East a distance of 216.54 feet to a point; THENCE North 29 degrees 54 minutes 49 seconds West a distance of 192.39 feet to a point; THENCE South 89 degrees 30 minutes 23 seconds East a distance of 677.97 feet to a point; THENCE South 57 degrees 12 minutes 14 seconds East a distance of 826.94 feet to a point; THENCE South 03 degrees 36 minutes 01 seconds East a distance of 525.06 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 1,465,522 square feet or 33.644 acres.

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Planning & Development



3074 BRISTOL INDUSTRIAL WAY
SUITE A
BUDFORD, GEORGIA 30518
(770) 271-2885
www.dpega.com

PREPARED FOR:

**WOOD COMMERCE
GROUP, LLC**
110 PEACHTREE IN. BLVD
SUGAR HILL, GA 30518

PROJECT NAME:

**NORTHWOODS
COUNTRY CLUB**

TASK:

**ALTA/NPS
LAND TITLE SURVEY**



PROJECT INFORMATION:

NORTHWOODS COUNTRY CLUB

Project Name:

19-021

Project Number:

2107 CLUB DRIVE

Project Location:

175, 180, 181, & 205

Land Lot No. 05

05

District:

LANIERVILLE

OWENETT COUNTY, GEORGIA

County, State

DATE:

REVISION:

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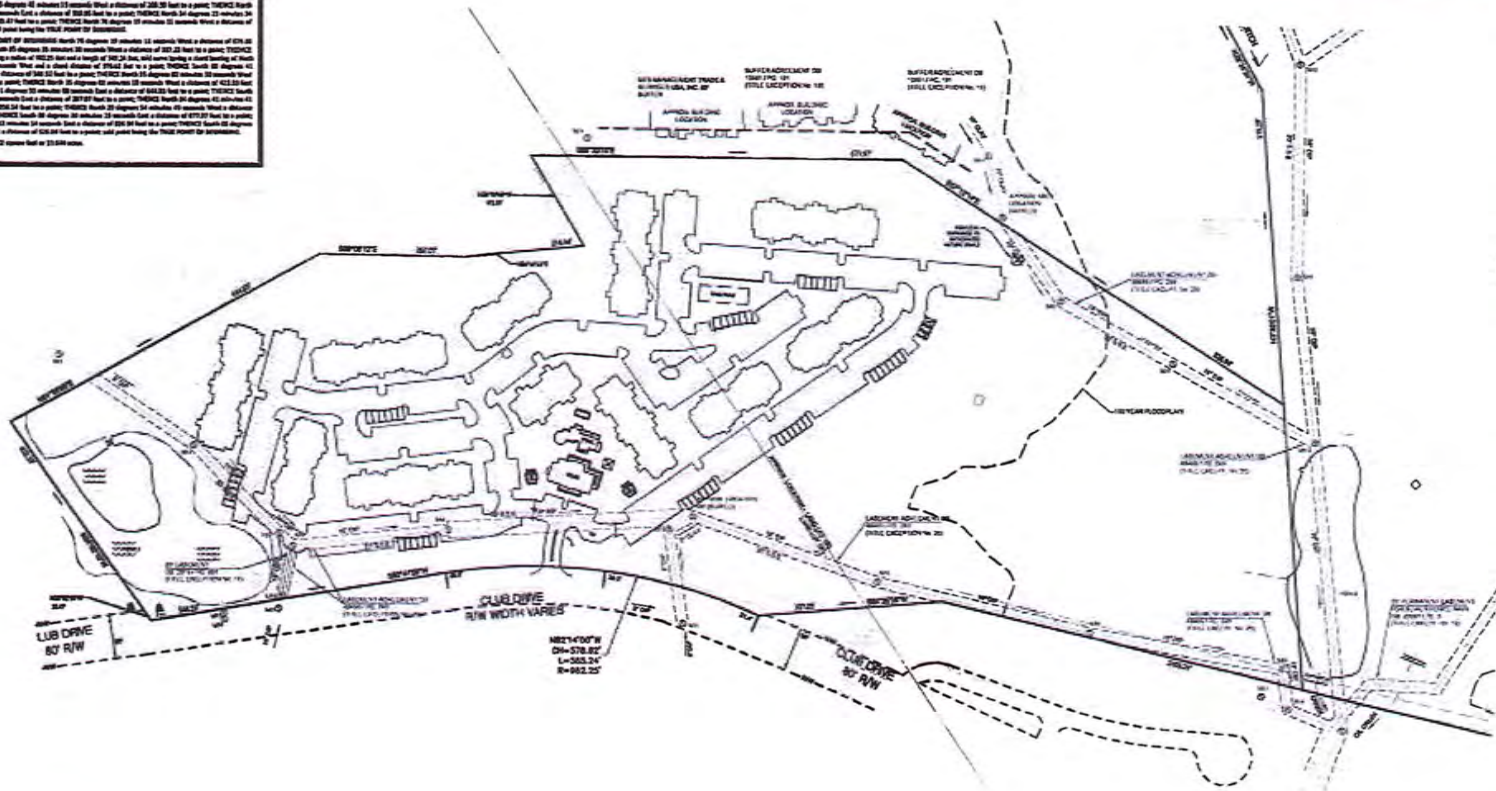
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LAND DESCRIPTION OF CLAIM DRIVE TRACT

All full-time or part-time employees working in L and L are 100% HSA-eligible. Employees in the L and L are 100% HSA-eligible. Employees in the L and L are 100% HSA-eligible.

[illegible]

THENCE from said PLAT 09 OF SECTION 16, TOWNSHIP 16 NORTH, RANGE 12 EAST, MONROE COUNTY, MISSISSIPPI, to a point THENCE NORTH 85 DEGREES 30 MINUTES 10 SECONDS WEST a distance of 70.22 feet to a point; THENCE along a curve to the left having a radius of 1162.50 feet and a length of 349.24 feet, with center bearing a true bearing of 110 DEGREES 15 MINUTES 10 SECONDS EAST, to a point; THENCE NORTH 85 DEGREES 30 MINUTES 10 SECONDS WEST a distance of 100.00 feet to a point; THENCE NORTH 85 DEGREES 30 MINUTES 10 SECONDS WEST a distance of 362.50 feet to a point; THENCE NORTH 85 DEGREES 30 MINUTES 10 SECONDS WEST a distance of 22.00 feet to a point; THENCE NORTH 85 DEGREES 30 MINUTES 10 SECONDS WEST a distance of 612.50 feet to a point; THENCE NORTH 41 DEGREES 15 MINUTES 10 SECONDS EAST a distance of 544.00 feet to a point; THENCE NORTH 41 DEGREES 15 MINUTES 10 SECONDS EAST a distance of 100.00 feet to a point; THENCE NORTH 41 DEGREES 15 MINUTES 10 SECONDS EAST a distance of 236.54 feet to a point; THENCE NORTH 41 DEGREES 15 MINUTES 10 SECONDS EAST a distance of 182.79 feet to a point; THENCE NORTH 30 DEGREES 30 MINUTES 10 SECONDS EAST a distance of 677.97 feet to a point; THENCE NORTH 30 DEGREES 30 MINUTES 10 SECONDS EAST a distance of 226.94 feet to a point; THENCE NORTH 30 DEGREES 30 MINUTES 10 SECONDS EAST a distance of 100.00 feet to a point; said corner, said point, said line and said distance are the true and correct boundaries of the above described land.



REFERENCE DOCUMENTS

Notes:
This Zoning Plan is based on boundary and topo information from a survey for Wood Commerce Group, LLC, by OPE Development Planning & Engineering, Inc. dated 05-05-2019.

CREATIVE DEVELOPER

thePROVIDENCEgroup

Warren Jolly

11940 Lakeside Drive
Suite 100, E. Bay, CA 94603

Julius Creek, Georgia 30087
Tel: 877/8 478-1800



4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6799
www.travispruitt.com



SITE DATA:

SITE AREA	30.8 ACRES
FLOODPLAIN (APPROXIMATE)	8.8 ACRES
RESIDENTIAL DENSITY	13.5 UNITS

1

EXISTING ZONING _____ RA-200
PROPOSED ZONING _____ RA-13
ZONING JURISDICTION _____ GWINNETT COUNTY

TOTAL UNITS: _____

DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS
 GRADE 4-5, 6-7, 8-9, 10-12

MOONSHIN BUILDING HEIGHT	50
FRONT YARD	6 FEET
REAR YARD	10 FEET
SIDE YARD	8 FEET
MINIMUM BUILDING SEPARATION	10 FEET
MINIMUM LOT SIZE	NA

SUFFERS

COMMON AREA CALCULATIONS

AMENITY AREA _____

COMMON AREA (15% GROSS SITE AREA) _____ 4.8 ACRES

[illegible]

MULTI-FAMILY = 1.5 PER UNIT X 354 _____

NOTES

1. SPEED LIMIT OF CLARK DRIVE IS 35 MPH.
2. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY, WETLANDS ARE LOCATED ON THIS SITE.
3. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR GWINNETT COUNTY PANEL NO. 13136C0010, DATED SEPTEMBER 29, 2008, THE PROPERTY DOES FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).
4. WATERSHED OF THE PROPERTY WITHIN 2007 OF THIS PROPERTY.
5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2007 OF THIS PROPERTY.
6. GWINNETT COUNTY FIRE DEPARTMENT SHALL APPROVE ROAD AND INTERSECTIONS.
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.

ZONING PLAN

NORTHWOODS
WEST

218 Oct 2019

Land Lot 179, 180, 181 and 205, 6th District

Oglethorpe County, Georgia



DATE: 04-03-2008
SCALE: 1:100
DWG: PD-4-32CPO4
LBY:
JN:
TNS:
1 of 1

1 of 1

Graphic scale bar showing 0 to 300 feet.

**THE PROVIDENCE GROUP OF GEORGIA'S RESPONSE TO
STANDARDS GOVERNING THE EXERCISE OF ZONING POWER**

- 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, approval of the proposed development will permit a use that is suitable in view of the use and development of adjacent and nearby property. The subject property is located in a residential area and surrounded by townhomes, detached single family homes and apartments.

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

No, approval of the proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby properties. The proposed development is compatible with existing land use and surrounding development.

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

The Applicant submits that due to the size, location, layout, topography, and natural features of the Subject Property, it does not have reasonable economic use as currently zoned. The land is a former golf course and currently vacant.

- 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, approval of the proposed rezoning will not result in an excessive or burdensome use of the existing streets, transportation facilities, utilities, or schools. The property is located off of Club Drive with access to utilities.

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

The proposed rezoning is in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. The subject property is located within both the Vibrant Communities and Established Neighborhoods Character Areas on the 2040 Future Development Map. Encouraged land uses for

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these character areas specifically include single-family residential, multi-family housing, and townhomes.

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

The Applicant submits that the character of the surrounding development and the existing mix of uses in the area provide supporting reasons for approval of the rezoning. Anticipated growth in Gwinnett County based on the 2040 Comprehensive plan suggests a strong need for this type of 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

April 2, 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 (3157 Club Drive, Lawrenceville, Georgia)**

Dear Director and Staff:

Andersen Tate & Carr, P.C. submits this Letter of Intent and attached rezoning application on behalf of The Providence Group of Georgia, LLC (the "Applicant") for the purpose of requesting the rezoning of an approximate 33.64 acre-tract (the "Property") located at 3157 Club Drive in Lawrenceville, Georgia. The Property was formerly known as Northwood County Club and Golf course. The tax parcel ID for the Property is R6180 001A.

The Applicant is requesting to rezone the Property from the existing RA-200 (Agriculture-Residence District) zoning classification to the RM-13 (Multifamily Residential District) zoning classification of the Gwinnett County Unified Development Ordinance (the "UDO") to develop a distinctive and attractive multifamily residential community with approximately 354 units. The proposed development is part of a larger community being proposed by the Applicant and would be served by one entrance on Club Drive. This phase of the community is identified as Northwoods West. A copy of the site plan is enclosed herein for your convenience.

The proposed gated community allow for the development of an upscale multifamily project providing residences of one and two-bedroom units, with an average residence of 900 square feet. The proposed development would provide various amenities for residents, including recreational options such as a fitness center, pool, dog park, co-working spaces, and outdoor patio area with grilling stations and fire pits. The proposed development also provides internal sidewalks and internal pocket parks which promote connectivity, as well as create recreational and walkable environments for the residents. The centrally-located amenity would also create an activity center and gathering place for residents to foster a sense of community.

The purpose of the RM-13 zoning classification is intended primarily for multifamily dwellings with a maximum density of 13 units per acre in area where public water supply and sewerage facilities are available and where there is convenient access to collector streets, major

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thoroughfares or state or interstate highways. 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 uniquely situated within two Character Areas: Vibrant Communities and Established Neighborhoods.

The Vibrant Communities Character Area is intended to serve as a transition between neighborhood nodes and mixed-use activity centers and surrounding, established single-family residential areas, and is generally located away from the primary intersections where the various types of activity centers and nodes are located. Under Vibrant Communities Character Areas, new development may contain a mix of housing types, including small lot single-family housing, multi-family housing, townhomes, and senior housing. Single family residential, mixed residential developments, and townhomes and apartments are specifically encouraged within the Vibrant Communities Character Area.

Accordingly, 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 surrounding development. As such, the proposed development is harmonious with the spirit and intent of the 2040 Plan, especially when considering the Property is near existing commercial uses at Pleasant Hill Road, which promotes mixed-residential developments, townhomes, single family and multifamily housing. Accordingly, the proposed development would complement the existing land-use mix by providing high-end residences in a walkable environment, while also providing an appropriate transitional use from existing commercial uses along Pleasant Hill Road 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 2nd day of April, 2020.

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ANDERSEN TATE & CARR, P.C.

Melody A. Glouton
Melody A. Glouton, Esq.
Attorneys for Applicant

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Direct Dial: 770.339.0475
Direct Fax: 770.236.9719

April 2, 2020

VIA E-MAIL DELIVERY

Gwinnett County
Attn: Kathy Holland, Director of Planning and Development
446 West Crogan Street
Lawrenceville, Ga 30046

**RE: JUSTIFICATION FOR REZONING FOR THE PROVIDENCE GROUP
OF GEORGIA, LLC (3157 Club Drive, Lawrenceville, Georgia)**

Dear Chairman and Commissioners:

This letter is written on behalf of The Providence Group of Georgia, LLC (the "Applicant"), in connection with the rezoning application for property located at 3157 Club Drive, Lawrenceville, Georgia (the "Subject Property").

Constitutional Objections

The portions of the Gwinnett County Unified Development Ordinance, as amended, (the "UDO") which classify or may classify the Subject Property which is the subject of the rezoning application into any more or less intensive zoning classification, development and/or conditions other than as requested by the Applicant are, and would be, unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the UDO, as applied to the Subject Property, which restricts its use to the present zoning classification, is unconstitutional, illegal, null and void, constituting a taking of the Applicant's 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, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant any economically viable use of the Subject Property while not substantially advancing legitimate state interests. Under *Lathrop v. Deal*, the application of the UDO in a way that constitutes a taking shall be deemed a waiver of sovereign immunity.¹

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¹ *Lathrop v. Deal*, 301 Ga 408, 880-881 S.E. 2d 867 (2017)

The Subject Property is presently suitable for development under the RM-13 classification as requested by the Applicant and is not economically suitable for development under its present RA-200 zoning classification of Gwinnett County. A denial of the requested rezoning would constitute an arbitrary and capricious act by the Gwinnett County Board of Commissioners without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Gwinnett County Board of Commissioners to rezone the Subject Property to RM-13 zoning classification, with only such additional conditions as agreed to by the Applicant, so as to permit the only feasible economic use of the Subject Property, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution.

Any rezoning of the Subject Property to the RM-13 classification, subject to conditions which are different from the requested conditions by which the Applicant may amend its application, to the extent such different conditions would have the effect of further restricting the Applicant's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions as set forth hereinabove.

Accordingly, the Applicant respectfully requests that the rezoning application submitted by the Applicant relative to the Subject Property be granted and that the Subject Property be rezoned to the zoning classification as shown on the respective application.

Respectfully,

ANDERSEN, TATE & CARR, P.C.



Melody A. Glouton

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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 4/2/20
Signature of Applicant Date

Warren S. Jolly, President

Type or Print Name and Title

Jim Kelly 4/2/2020 
Signature of Notary Public Date Notary Seal

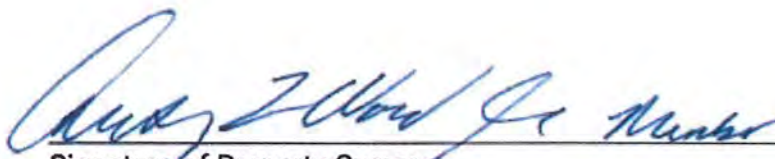
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REZONING PROPERTY OWNER'S CERTIFICATION

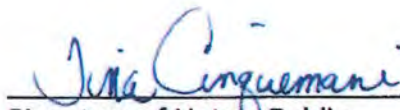
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.


Signature of Property Owner

03/04/2020

Date

Wood Commerce Group, LLC Anthony L. Wood, Jr. Member
Type or Print Name and Title


Signature of Notary Public

03/04/2020

Date

09/21/2021

Notary Seal

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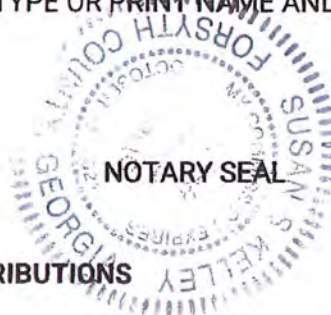
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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 4/2/20 Warren S. Jolly Pres
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Warren S. Jolly 4/2/20 Warren S. Jolly Pres
SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

Susan S. Kelley 4/2/2020
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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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.

SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

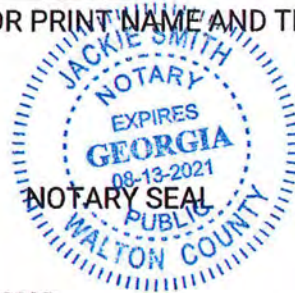
Melody A. Glouton 4/2/2020

Melody A. Glouton, Attorney for Applicant

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

Jackie Smith 4/2/2020

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

Andersen, Tate & Carr, P.C.

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 - 180 - 001A
(Map Reference Number) District Land Lot Parcel

Warren S Jolly 4/2/20
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)

NAME TITLE

DATE

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7

RZM '20017

In-person services suspended indefinitely. Utilize e-services, kiosks and drop boxes.

Customer service is available 8 a.m. to 5 p.m. weekdays.

[Click here for the vehicle registration extension bulletin for your vehicle\(s\).](#)

Chat



ACCOUNT DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#)

Tax Account

Mailing Address:

WOOD COMMERCE GROUP LLC
110 PEACHTREE INDUSTRIAL BLVD
SUGAR HILL, GA 30518-6288

☒ [Change Mailing Address](#)

SITUS:

3157 CLUB DR

Tax District:

COUNTY Unincorporated

Parcel ID

R6180 001A

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Property Type

Real Property

Last Update

4/2/2020 10:33:25 AM

RZM '20 017

Legal Description

OFF CLUB DRIVE

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Tax Bills

Note: Four years of tax information is available online. Email tax@gwinnettcountry.com to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2019	\$61,813.12	\$61,813.12	\$0.00	\$0.00	3/1/2020	\$0.00
2018	\$48,383.27	\$48,383.27	\$0.00	\$0.00	6/1/2019	\$0.00
2017	\$55,384.98	\$55,384.98	\$0.00	\$0.00	10/15/2017	\$0.00
2016	\$54,964.14	\$54,964.14	\$0.00	\$0.00	10/15/2016	\$0.00
Total						\$0.00

Print Tax Bill

Click to view and print your Aug 2019 tax bill.

* This bill is good through Oct 15, 2019 only.

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Pay Now

No payment due for this account.

Schedule Payments

[Schedule Future Payments](#)

View or edit your Scheduled Payments [here](#)



Click [here](#) to cancel your Paperless Billing enrollment

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