

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Core Development Group LLC</u> <u>c/o Alliance Engineering and Planning</u>	NAME: <u>Deborah Joyce Adams, G.F. Hunter</u>
ADDRESS: <u>6095 Atlanta Hwy., Suite 100</u>	ADDRESS: <u>6095 Atlanta Hwy</u>
CITY: <u>Flowery Branch</u>	CITY: <u>Flowery Branch</u>
STATE: <u>GA</u> ZIP: <u>30542</u>	STATE: <u>GA</u> ZIP: <u>30542</u>
PHONE: <u>770-361-8444</u>	PHONE: _____
CONTACT PERSON: <u>MITCH PEEVY</u> PHONE: <u>(770) 361-8444</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:	
____ OWNERS AGENT	____ PROPERTY OWNER <u>X</u> CONTRACT PURCHASER
PRESENT ZONING DISTRICT (S): <u>R-75\100</u>	REQUESTED ZONING DISTRICT: <u>R-TH</u>
LAND DISTRICT (S): <u>7</u>	LAND LOT: <u>066</u> ACREAGE: <u>8.51</u>
ADDRESS OF PROPERTY: <u>563 & 593 Russell Road</u>	
PROPOSED DEVELOPMENT: <u>Single Family Townhome Subdivision</u>	
RESIDENTIAL DEVELOPMENT: NO. OF LOTS/DWELLING UNITS: <u>68</u> DWELLING UNIT SIZE (SQ. FT.): <u>2,000</u> GROSS DENSITY: <u>7.99 units per ac</u> NET DENSITY: <u>7.99 units per ac</u>	NON-RESIDENTIAL DEVELOPMENT: NO. OF BUILDINGS/UNITS: _____ TOTAL GROSS SQUARE FEET: _____ DENSITY: _____

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PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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PROPERTY DESCRIPTION

ALL THAT TRACT AND PARCEL OF LAND lying and being in Land Lot 66 of the 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a point located on the northerly right-of-way line of Russell Road where said right-of-way intersects with the land lot lines of Land Lot 65 and 66, and where an iron pin has been set to mark the true point of beginning; running thence in a westerly direction along the northerly right-of-way line of Russell Road South 77 degrees 14' 46" West a distance of 25.76' to a point; thence following the curvature of the right-of-way a distance of 159.99' to a point, said counter clockwise arc having a radius of 1687.35' and being subtended by a chord bearing and distance of 74 degrees 31'09" west a distance of 159.93'; thence running along the northerly right-of-way line of Russell Road South 73 degrees 29'26" West a distance of 151.76' to a point; thence following the curvature of the right-of-way a distance of 141.42 to a point, said clockwise arc having a radius of 858.56' and being subtended by a chord bearing and distance of 76 degrees 45'03" west a distance of 141.26'; thence running along the northerly right-of-way line of Russell Road South 86 degrees 16'11" west a distance of 15.03' to a point; thence leaving said right-of-way line and running north 21 degrees 26'16" west a distance of 189.30' to a point; thence running north 13 degrees 46'31" west a distance of 388.62' to a point; thence running north 14 degrees 26'07" west a distance of 375.88' to a point; thence running north 59 degrees 41'39" east a distance of 237.93' to a point; thence running south 30 degrees 8'06" east a distance of 250.48' to a point; thence running south 30 degrees 02'58" east a distance of 291.56' to a point; thence running south 30 degrees 02'55" east a distance of 146.29' to a point; thence running south 30 degrees 03'42" east a distance of 325.39' to a point; thence running south 28 degrees 23'03" east a distance of 37.74' to the POINT OF BEGINNING, said tract or parcel containing 8.51 acres.

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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 SUBJECT PROPERTY IS SHOWN AS VIBRANT COMMUNITIES

(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, Core Development Group LLC, requests a rezoning to allow the development of an additional 68 townhomes on 8.51 acres on Russell Road that will connect to the Mason Grove Townhome development. The proposed townhomes will be a minimum of 2,000 square feet of heated space and every home will have a 2-car garage. The fronts facade of the units are proposed to match the existing condition 1.C. for Case number RZM2017-0001 as the units will look just like the current units being built in Mason Grove. The sides and the rear of the homes will consist of concrete siding and again match up to the approved conditions. The proposed density is 7.99 units per acre and is similar to the adjacent townhome projects abutting this property. Access to the property is proposed to be a single street onto Russell Road and two interparcel connections to Mason Grove. The applicant proposes to continue the 50-foot buffer adjacent to Taylor Oaks and Canterbury Cove with the exact same requirements as approved for Mason Grove. A side setback variance is requested along the internal property line with Mason Grove as there is an existing 30-foot buffer in that area. The plan also provides for 4 on street parking spaces and a variance is also requested to reduce the 20' foot grassed area to what is shown on the site plan. The interior streets are proposed to be private and public water and sewer will be provided in that area as a utility easement. The applicant looks forward to meeting with staff or any of our neighbors that have any questions or concerns about the project.

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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 [Signature]
Signature of Property Owner

6-19-20
Date

Floyd Hunter 563 Russell Rd.
Type or Print Name and Title

[Signature]
Signature of Notary Public

6-19-20
Date

Notary Seal



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X Deborah J. Adams
Signature of Property Owner

6-20-20
Date

Deborah Adams 598 Russell Rd. Lilik, GA.
Type or Print Name and Title

[Signature]
Signature of Notary Public

6-20-20
Date

Notary Seal



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REZONING APPLICANT'S CERTIFICATION

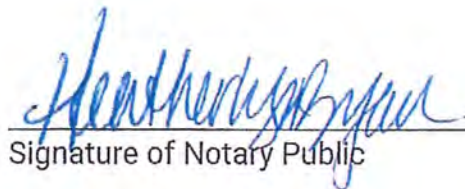
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL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


Signature of Applicant

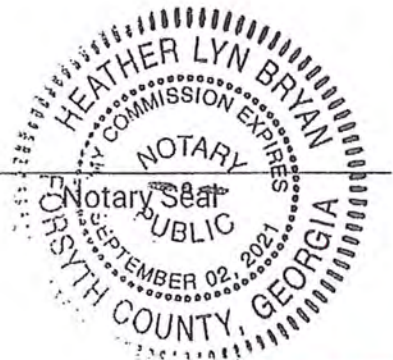
7-1-2020
Date

J. ROBERT RENNO
Type or Print Name and Title

MEMBER


Signature of Notary Public

7/1/2020
Date



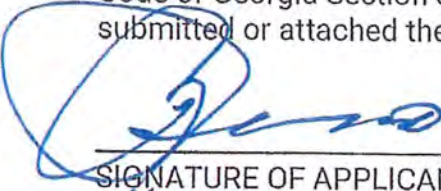
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CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.


SIGNATURE OF APPLICANT

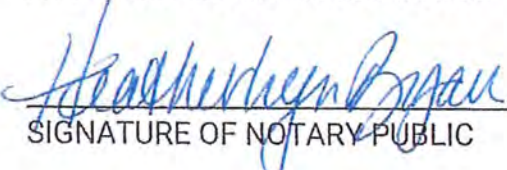
DATE

J. ROBERT RENNO-MEMBER
TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE


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

J. ROBERT RENNO

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)

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Attach additional sheets if necessary to disclose or describe all contributions. JUL 01 2020

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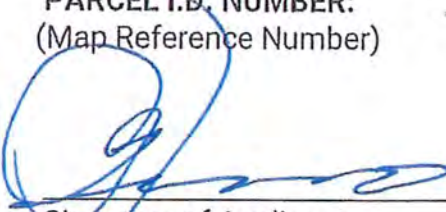
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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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 - 066 - 002
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

7-1-20
Date

ROBERT KENND-MEMBER
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

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DATE

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Visitors can check wait times in advance here.

Chat



ACCOUNT DETAIL

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

Tax Account

Mailing Address:

ADAMS DEBORAH JOYCE
598 RUSSELL RD
LAWRENCEVILLE, GA 30043-6538

☒ [Change Mailing Address](#)

SITUS:

593 RUSSELL RD

Tax District:

COUNTY Unincorporated

Parcel ID

R7066 002

Property Type

Real Property

Last Update

7/1/2020 2:45:24 PM

Legal Description

RUSSELL RD

Tax Bills

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

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Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2019	\$6,438.99	\$6,438.99	\$0.00	\$0.00	10/15/2019	\$0.00
2018	\$6,445.21	\$6,445.21	\$0.00	\$0.00	10/15/2018	\$0.00
2017	\$10,313.20	\$10,313.20	\$0.00	\$0.00	10/15/2017	\$0.00
2016	\$7,474.86	\$7,474.86	\$0.00	\$0.00	10/15/2016	\$0.00
Total						\$0.00

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Print Tax Bill

Click to view and print your Aug 2019 tax bill.

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

Pay Now

No payment due for this account.

Schedule Payments

Schedule Future Payments

View or edit your Scheduled Payments **here**

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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:
(Map Reference Number)

7 - 066 - 014
District Land Lot Parcel

Signature of Applicant

Date

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

RECEIVED BY

DATE

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Visitors can check wait times in advance here.

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ACCOUNT DETAIL

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

Tax Account

Mailing Address:

HUNTER G F
563 RUSSELL RD
LAWRENCEVILLE, GA 30043-3635

☒ [Change Mailing Address](#)

SITUS:

563 RUSSELL RD

Tax District:

COUNTY Unincorporated

Parcel ID

R7066 014

Property Type

Real Property

Last Update

7/1/2020 2:46:18 PM

Legal Description

RUSSELL RD

Tax Bills

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

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Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2019	\$1,073.58	\$1,073.58	\$0.00	\$0.00	10/15/2019	\$0.00
2018	\$1,058.62	\$1,058.62	\$0.00	\$0.00	10/15/2018	\$0.00
2017	\$1,111.22	\$1,111.22	\$0.00	\$0.00	1/1/2018	\$0.00
2016	\$830.32	\$830.32	\$0.00	\$0.00	10/15/2016	\$0.00
Total						\$0.00

Chat

Print Tax Bill

Click to view and print your Aug 2019 tax bill.

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

Pay Now

No payment due for this account.

Schedule Payments

Schedule Future Payments

View or edit your Scheduled Payments **here**

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Townhome Standard Features

Classic Exteriors

- Traditional Elevations with Brick Front
- Poured, Reinforced Concrete Foundations
- Board & Batten Shutters and Window Pediments*
- 3-Tab Shingles
- Brushed Nickel Door Locks and Hardware
- Rear Patio on Slab Homes
- Professionally Landscaped Front Yard
- Four-Sides Sod
- Exterior Water Faucet with Interior Shut-off Valves
- Two-Car Garage Finished with Sheetrock and Paint
- Garage Door Openers with 2 Remotes

Gracious Interiors

- 9' Smooth Finish Ceilings on Main Floor
- 8' Smooth Finish Ceilings on Second Floor
- 3" Plank Shaw® Engineered Hardwood Flooring throughout Main Floor
- Elegant 2-Panel Interior Doors
- Crown Molding in Foyer and Dining Room
- Shaw® Carpet with 6-lb. Pad
- Brushed Nickel Lighting Fixtures
- Ventilated Wire Shelving in Closets and Pantry
- Cultured Marble Vanities and Tile Floors in Full Baths
- Pedestal Sink in Powder Bath
- Brushed Nickel Moen® Fixtures in All Baths
- Glass Shower Enclosures with Brushed Nickel Trim
- Ceiling Fan Pre-wire in Owner's Suite and Great Room

Gourmet Kitchens

- MasterBrand Cabinets with 42" Uppers and Crown Molding
- Stainless Steel Frigidaire® Gallery Appliances including Gas Range, Vented Microhood Combo and Dishwasher
- Granite Countertops with Tile Backsplash - Level 1
- Stainless Steel Double-Bowl Sink
- Moen® Brushed Nickel Pull-out Faucet
- Garbage Disposal
- LED Downlighting
- Pre-plumb for Icemaker

Elegant Owner's Suite

- Trey Ceiling and Vaulted Ceiling in Bath*
- Cultured Marble Double Vanities in Bath
- Brushed Nickel Fixtures by Moen®
- Separate Shower with Glass Door

Quality Construction

- Energy efficient construction standards including:
 - Whole House Sealant Package
 - Carbon Monoxide Detector on Each Floor
 - Low E Insulated Windows
 - Elongated, Water-Saving Commodes
 - Programmable Thermostat on Each Heated Floor
 - R-30 Insulation in Ceiling and Sloped Area
 - R-19 in Garage with Living Area Above
 - R-13 in Exterior Walls
 - 14 Seer Lennox® Cooling Systems
 - Energy Efficient Electric Heat Pump
 - Electrolux® Energy Efficient Appliances
 - Moisture Management Barrier System For House Envelope
 - 3rd Party Inspections for Energy Certification
 - PEX Plumbing Lines
 - Sentricon® Bait System
 - Homebuyers 1-2-10 Warranty
 - Expertise Backed by over 60 Years of Homebuilding Excellence

Home Automation

- Ruckus Wireless ZoneFlex™ R510
- Heat Mapping (Engineering)
- Ruckus ICX® 12-port Ethernet switch
- CAT-6A Wiring
- 42" Structured media enclosure
- Legrand® Surge Protected Receptacle
- Schlage Encode™ Smart WiFi Deadbolt
- Honeywell T6 Pro Smart™ Wi-Fi Thermostat
- Ring® Video Doorbell

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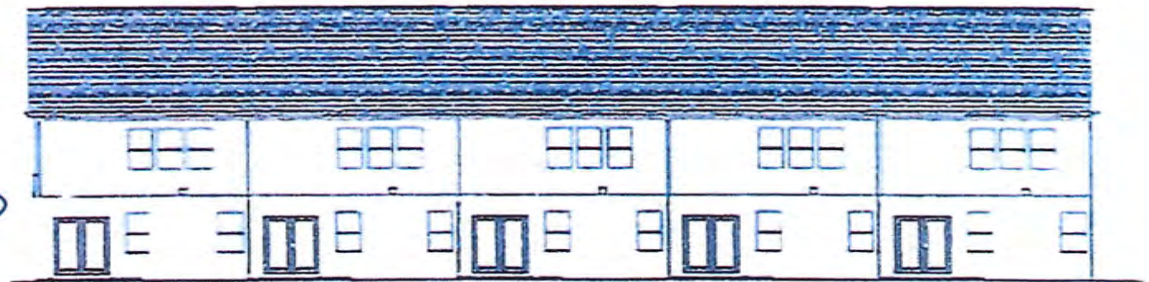
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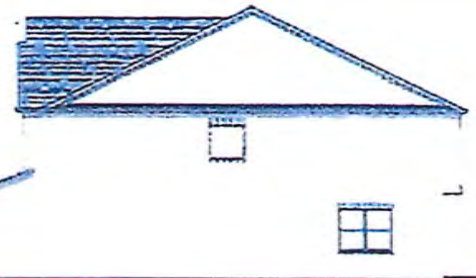
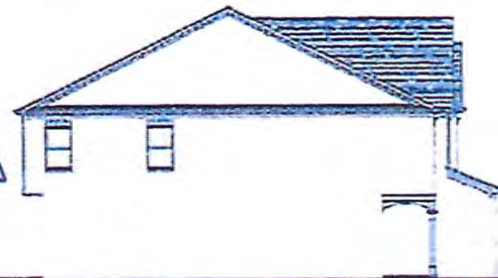
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FRONT ENTRY SIDES & REARS



Concrete
Siding



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