REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION
NAME: Revive Land Group c\o Alliance Engineering and Planning	NAME: Sherri Denise Brown Trust, Sheila Brown Croft, Mary June Edwards, Jerry Masters
ADDRESS: 6095 Atlanta Hwy., Suite 100	ADDRESS: 6095 Atlanta Highway
CITY: Flowery Branch	CITY: Flowery Branch
STATE: GA ZIP: 30542	STATE: GA ZIP: 30542
PHONE: 770-361-8444	PHONE:
CONTACT PERSON: MITCH PEEVY PHONE: (770) 361-8444 EMAIL ADDRESS: Mitchpeevy@gmail.com	

*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 X CONTRACT PURCHASER

PRESENT ZONING DISTRICT (S): RA-200 REQUESTED ZONING DISTRICT: R-TH

LAND DISTRICT (S): 7 LAND LOT: 178 ACREAGE: 20.211

ADDRESS OF PROPERTY: 3007, 3013 & 3041 Gravel Springs Road

PROPOSED DEVELOPMENT: Single Family Townhome Subdivision

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: 151	NO. OF BUILDINGS/UNITS:
DWELLING UNIT SIZE (SQ. FT.): 1,700	TOTAL GROSS SQUARE FEET:
GROSS DENSITY: 7.47 units per ac	DENSITY:
NET DENSITY: 7.47 units per ac	

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PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Tract 3 Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 178 of the 7th, District, City of Buford, Gwinnett County, Georgia and being more particularly described as follows:

Commencing from an iron pin set at the intersection of the Easterly Right-of-Way Line of Cedar Glade Lane (Private) and the Northerly Right-of-Way Line of Gravel Springs Road (Public, Variable R/W); thence leaving said intersection and continuing along the Northerly Right-of-Way Line of Gravel Springs Road the following courses and distances: South 82 degrees 03 minutes 55 seconds East, a distance of 54.04 feet to a point; thence South 07 degrees 56 minutes 05 seconds West, a distance of 10.00 feet to a point; thence South 82 degrees 03 minutes 55 seconds East, a distance of 57.00 feet to a concrete monument; thence North 02 degrees 55 minutes 55 seconds West, a distance of 7.69 feet to a concrete monument; thence South 82 degrees 52 minutes 57 seconds East, a distance of 88.35 feet to a concrete monument; thence North 15 degrees 40 minutes 08 seconds West, a distance of 55.03 feet to a concrete monument; thence South 82 degrees 24 minutes 35 seconds East, a distance of 56.15 feet to a concrete monument; thence South 08 degrees 05 minutes 30 seconds West, a distance of 50.73 feet to a concrete monument; thence South 83 degrees 03 minutes 57 seconds East, a distance of 65.27 feet to a concrete monument, said pin being the TRUE POINT OF BEGINNING.

Thence leaving said Northerly Right-of-Way Line of Gravel Springs Road North 09 degrees 36 minutes 21 seconds East, a distance of 388.39 feet an iron pin found; thence North 09 degrees 33 minutes 43 seconds East, a distance of 184.71 feet to an iron pin set; thence North 09 degrees 31 minutes 52 seconds East, a distance of 842.74 feet to a 1x5 concrete marker found; thence South 33 degrees 07 minutes 52 seconds East, a distance of 506.55 feet 1" open top pipe found; thence South 11 degrees 15 minutes 08 seconds West, a distance of 1033.43 feet iron pin set on the Northerly Right-of-Way Line of Gravel Springs Road; thence following along said Northerly Right-of-Way Line of Gravel Springs Road the following courses and distances: along a curve turning to the right with an arc length of 20.67 feet, having a radius of 1372.39 feet, being subtended by a chord bearing of South 88 degrees 24 minutes 36 seconds West, and a chord length of 20.67 feet to a point; thence North 84 degrees 00 minutes 11 seconds West, a distance of 111.69 feet to a point; thence North 83 degrees 26 minutes 29 seconds West, a distance of 181.47 feet to a concrete marker; thence North 10 degrees 22 minutes 14 seconds East, a distance of 9.91 feet to a concrete marker, said pin being the TRUE POINT OF BEGINNING.

Said tract 3 containing 9.328 acres.

Tract 4 Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 178 of the 7th, District, City of Buford, Gwinnett County, Georgia and being more particularly described as follows:

Commencing from an iron pin set at the intersection of the Easterly Right-of-Way Line of Cedar Glade Lane (Private) and the Northerly Right-of-Way Line of Gravel Springs Road (Public, Variable R/W); thence leaving said intersection and continuing along the Northerly Right-of-Way Line of Gravel Springs Road the following courses and distances: South 82 degrees 03 minutes 55 seconds East, a distance of 54.04 feet to a point; thence South 07 degrees 56 minutes 05 seconds West, a distance of 10.00 feet to a point; thence South 82 degrees 03 minutes 55 seconds East, a distance of 57.00 feet to a concrete monument; thence North 02 degrees 55 minutes 55 seconds West, a distance of 7.69 feet to a concrete monument; thence South 82 degrees 52 minutes 57 seconds East, a distance of 88.35 feet to a concrete

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monument; thence North 15 degrees 40 minutes 08 seconds West, a distance of 55.03 feet to a concrete monument; thence South 82 degrees 24 minutes 35 seconds East, a distance of 56.15 feet to a concrete monument; thence South 08 degrees 05 minutes 30 seconds West, a distance of 50.73 feet to a concrete monument; thence South 83 degrees 03 minutes 57 seconds East, a distance of 65.27 feet to a concrete monument; thence South 10 degrees 22 minutes 14 seconds West, a distance of 9.91 feet to a concrete monument; thence South 83 degrees 26 minutes 29 seconds East, a distance of 181.47 feet to a point; thence South 84 degrees 00 minutes 11 seconds East, a distance of 111.69 feet to a point; thence along a curve turning to the left with an arc length of 20.67 feet, having a radius of 1372.39 feet, being subtended by a chord bearing of North 88 degrees 24 minutes 36 seconds East, and a chord length of 20.67 feet to an iron pin set, said pin being the TRUE POINT OF BEGINNING.

Thence leaving said Northerly Right-of-Way Line of Gravel Springs Road North 11 degrees 15 minutes 08 seconds East, a distance of 1033.43 feet 1" open top pipe; thence South 33 degrees 10 minutes 15 seconds East, a distance of 508.01 feet to a #4 rebar found; thence South 15 degrees 50 minutes 08 seconds West, a distance of 557.92 feet to an iron pin set on the Northerly Right-of-Way Line of Gravel Springs Road; thence following along said Northerly Right-of-Way Line of Gravel Springs Road along a curve turning to the right with an arc length of 332.21 feet, having a radius of 1372.39 feet, being subtended by a chord bearing of South 81 degrees 02 minutes 37 seconds West, and a chord length of 331.40 feet to an iron pin set, said pin being the TRUE POINT OF BEGINNING.

Said tract 4 containing 6.196 acres.

Tract 5 Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 178 of the 7th, District, City of Buford, Gwinnett County, Georgia and being more particularly described as follows:

Commencing from an iron pin set at the intersection of the Westerly Right-of-Way Line of Brockenhurst Drive (Private) and the Northerly Right-of-Way Line of Gravel Springs Road (Public, Variable R/W); thence leaving said intersection and following along said Northerly Right-of-Way Line of Gravel Springs Road South 59 degrees 32 minutes 48 seconds West, a distance of 148.99 feet to a #4 rebar set, said pin being the TRUE POINT OF BEGINNING.

thence continuing along said Northerly Right-of-Way Line of Gravel Springs Road the following courses and distances: South 59 degrees 32 minutes 48 seconds West a distance of 3.28 feet to a point; thence along a curve turning to the right with an arc length of 358.80 feet, having a radius of 1372.39 feet, being subtended by a chord bearing of South 66 degrees 38 minutes 16 seconds West a distance of 357.78 feet to a #4 rebar set; thence leaving said Northerly Right-of-Way Line of Gravel Springs Road North 15 degrees 50 minutes 08 seconds East a distance of 281.46 feet to a #4 rebar found; thence North 77 degrees 03 minutes 15 seconds East a distance of 200.02 feet to a #4 rebar found; thence South 19 degrees 05 minutes 11 seconds East a distance of 182.06 feet to a #4 rebar set on said Northerly Right-of-Way Line of Gravel Springs Road, said pin being the TRUE POINT OF BEGINNING.

Said tract 5 containing 1.385 acres.

Tract 6 Legal Description

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ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 178 of the 7th, District, City of Buford, Gwinnett County, Georgia and being more particularly described as follows:

Commencing from an iron pin set at the intersection of the Westerly Right-of-Way Line of Brockenhurst Drive (Private) and the Northerly Right-of-Way Line of Gravel Springs Road (Public, Variable R/W), said pin being the TRUE POINT OF BEGINNING.

Thence leaving said intersection and following along said Northerly Right-of-Way Line of Gravel Springs Road South 59 degrees 32 minutes 48 seconds West, a distance of 148.99 feet to a #4 rebar set; thence leaving said Northerly Right-of-Way Line of Gravel Springs Road North 19 degrees 05 minutes 11 seconds West, a distance of 182.06 feet to a #4 rebar found; thence South 77 degrees 03 minutes 15 seconds West, a distance of 200.02 feet to a #4 rebar found; thence North 15 degrees 50 minutes 08 seconds East, a distance of 276.46 feet to a #4 rebar found; thence North 33 degrees 10 minutes 15 seconds West, a distance of 450.10 feet to a #4 rebar set; thence South 56 degrees 03 minutes 43 seconds East, a distance of 198.25 feet to a #4 rebar set; thence South 54 degrees 29 minutes 32 seconds East, a distance of 369.34 feet to a #4 rebar set on said Westerly Right-of-Way Line of Brockenhurst Drive; thence following along said Westerly Right-of-Way Line of Brockenhurst Drive South 13 degrees 29 minutes 32 seconds East, a distance of 379.73 feet to a #4 rebar set, said pin being the TRUE POINT OF BEGINNING.

Said tract 6 containing 3.302 acres.

Overall Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 178 of the 7th, District, City of Buford, Gwinnett County, Georgia and being more particularly described as follows:

Commencing from an iron pin set at the intersection of the Easterly Right-of-Way Line of Cedar Glade Lane (Private) and the Northerly Right-of-Way Line of Gravel Springs Road (Public, Variable R/W); thence leaving said intersection and continuing along the Northerly Right-of-Way Line of Gravel Springs Road the following courses and distances: South 82 degrees 03 minutes 55 seconds East, a distance of 54.04 feet to a point; thence South 07 degrees 56 minutes 05 seconds West, a distance of 10.00 feet to a point; thence South 82 degrees 03 minutes 55 seconds East, a distance of 57.00 feet to a concrete monument; thence North 02 degrees 55 minutes 55 seconds West, a distance of 7.69 feet to a concrete monument; thence South 82 degrees 52 minutes 57 seconds East, a distance of 88.35 feet to a concrete monument; thence North 15 degrees 40 minutes 08 seconds West, a distance of 55.03 feet to a concrete monument; thence South 82 degrees 24 minutes 35 seconds East, a distance of 56.15 feet to a concrete monument; thence South 08 degrees 05 minutes 30 seconds West, a distance of 50.73 feet to a concrete monument; thence South 83 degrees 03 minutes 57 seconds East, a distance of 65.27 feet to a concrete monument, said pin being the TRUE POINT OF BEGINNING.

Thence leaving said Northerly Right-of-Way Line of Gravel Springs Road North 09 degrees 36 minutes 21 seconds East, a distance of 388.39 feet an iron pin found; thence North 09 degrees 33 minutes 43 seconds East, a distance of 184.71 feet to an iron pin set; thence North 09 degrees 31 minutes 52 seconds East, a distance of 842.74 feet to a 1x5 concrete marker found; thence South 33 degrees 07 minutes 52 seconds East, a distance of 506.55 feet 1" open top pipe found; thence South 33 degrees 10 minutes 15 seconds East, a distance of 57.92 feet to a #4 rebar set; thence South 56 degrees 03 minutes 43 seconds East, a distance of 198.25 feet to a #4 rebar set; thence South 54 degrees 29 minutes 32

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seconds East, a distance of 369.34 feet to a #4 rebar set on the Westerly Right-of-Way Line of Brockenhurst Drive (Private Drive); thence following along said Westerly Right-of-Way Line of Brockenhurst Drive South 13 degrees 29 minutes 32 seconds East, a distance of 379.73 feet to a #4 rebar set at the intersection said Westerly Right-of-Way Line of Brockenhurst Drive and said Northerly Right-of-Way Line of Gravel Springs Road; thence following along said Northerly Right-of-Way Line of Gravel Springs Road the following courses and distances: South 59 degrees 32 minutes 48 seconds West, a distance of 148.99 feet to a #4 rebar set; thence South 59 degrees 32 minutes 48 seconds West a distance of 3.28 feet to a point; thence along a curve turning to the right with an arc length of 358.80 feet, having a radius of 1372.39 feet, being subtended by a chord bearing of South 66 degrees 38 minutes 16 seconds West a distance of 357.78 feet to a #4 rebar set; thence along a curve turning to the right with an arc length of 332.21 feet, having a radius of 1372.39 feet, being subtended by a chord bearing of South 81 degrees 02 minutes 37 seconds West, and a chord length of 331.40 feet to an iron pin set; thence along a curve turning to the right with an arc length of 20.67 feet, having a radius of 1372.39 feet, being subtended by a chord bearing of South 88 degrees 24 minutes 36 seconds West, and a chord length of 20.67 feet to a point; thence North 84 degrees 00 minutes 11 seconds West, a distance of 111.69 feet to a point; thence North 83 degrees 26 minutes 29 seconds West, a distance of 181.47 feet to a concrete marker; thence North 10 degrees 22 minutes 14 seconds East, a distance of 9.91 feet to a concrete marker, said pin being the TRUE POINT OF BEGINNING.

Said Overall containing 20.211 acres.

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NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR CITY OF BUFORD & GWINNETT COUNTY, GEORGIA INCORPORATED AREAS, COMMUNITY PANEL NUMBERS 130323 & 130322, MAP NUMBER 13135 C 0026 F, PANEL 26 OF 155, EFFECTIVE DATE SEPTEMBER 26, 2005 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN MARCH 2015. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.

4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

5. THE UNDERGROUND UTILITIES SHOWN HEREON WERE DETERMINED BY LOCATING PAINT MARKINGS CREATED BY SUBSURFACE UTILITY INVESTIGATIONS, LLC. – PHONE– (770) 557-4147.

6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.

7. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

Curve Table

Curve #	Length	Radius	Chord Distance	Chord Bearing
C1	20.67	1,372.39	20.67	S88° 24' 35"W
C2	312.27	1,372.39	311.43	S81° 22' 37"W
C3	359.93	1,372.39	357.78	S66° 39' 16"W

The field data upon which this map or plat is based has a closure precision of one foot in 32,180 feet and an angular error of 00° 00' 03" per angle point and was adjusted using the compass adjustment rule.

This map or plat has been calculated for closure and is found to be accurate to within one foot in SEE ABOVE feet.

EQUIPMENT USED:

ANGULAR: TOPCON TOTAL STATION

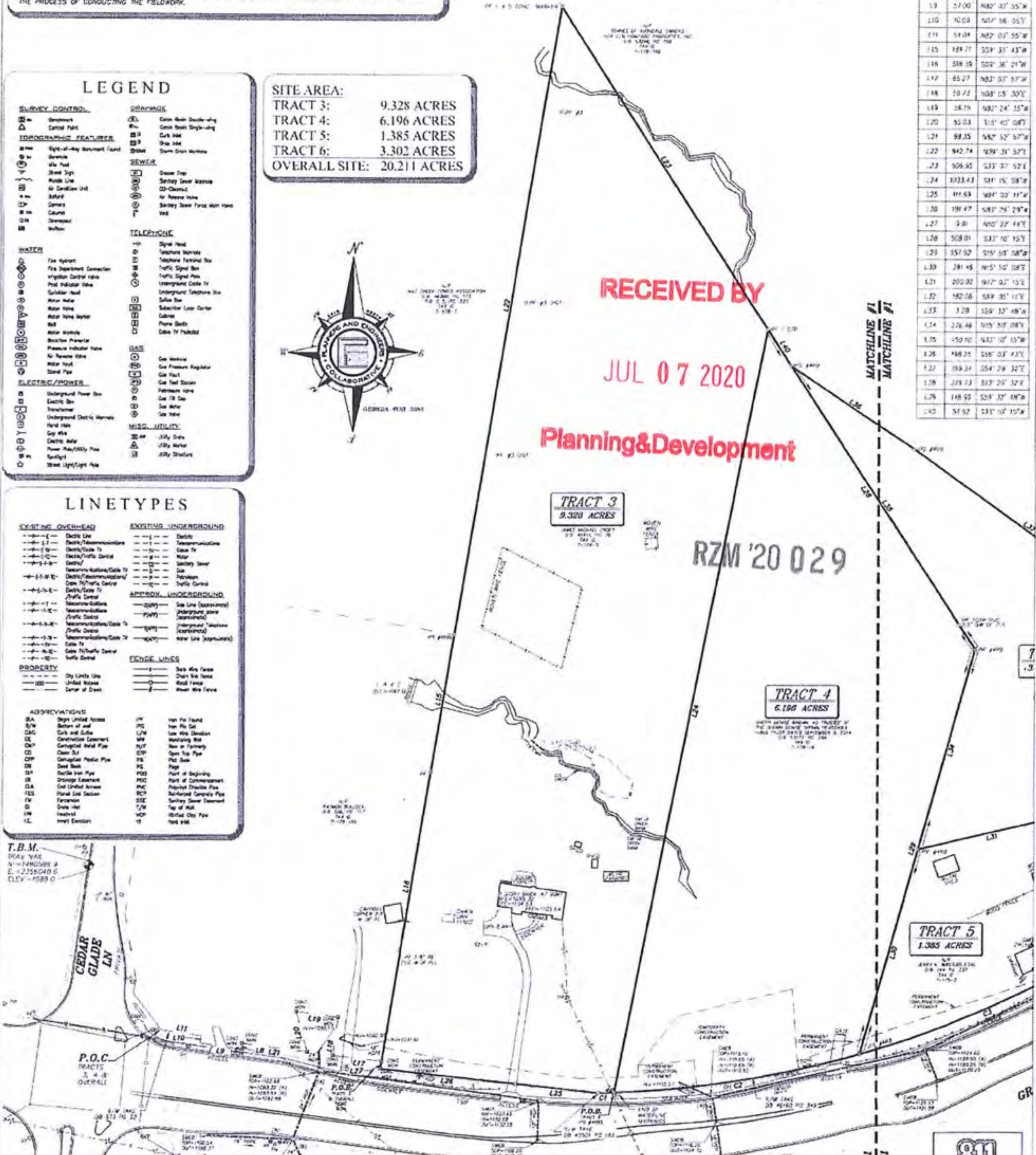
LINEAR: TOPCON TOTAL STATION

TRACT CLOSURES:
TRACT 3: 1/ 532,396
TRACT 4: 1/ 3,628,000
TRACT 5: 1/ 347,322
TRACT 6: 1/ 59,924,350

SITE MAP (NTS)

Line Table

Line #	Length	Direction
L8	7.69	S02° 55' 55"E
L9	57.00	N82° 03' 55"W
L10	10.00	N07° 56' 05"E
L11	54.04	N82° 03' 55"W
L15	184.71	S09° 31' 43"W
L16	598.19	S09° 36' 21"W
L17	65.27	N83° 03' 57"W
L18	50.75	N08° 05' 30"E
L19	36.15	N82° 24' 35"W
L20	55.03	S15° 40' 08"E
L21	98.35	N82° 52' 57"W
L22	942.74	N09° 31' 57"E
L23	506.95	S35° 37' 52"E
L24	1033.43	S11° 15' 58"W
L25	111.69	N84° 03' 11"W
L26	191.47	S83° 29' 29"W
L27	9.91	N10° 27' 44"E
L28	509.01	S33° 10' 15"E
L29	357.92	S15° 50' 08"W
L30	281.46	N15° 50' 08"E
L31	200.00	N77° 02' 15"E
L32	182.06	S17° 05' 11"E
L33	3.28	S59° 32' 49"W
L34	276.46	N15° 50' 08"E
L35	450.10	N33° 10' 15"W
L36	468.21	S56° 03' 43"E
L37	359.34	S54° 29' 32"E
L38	375.73	S13° 29' 32"E
L39	148.95	S59° 32' 08"W
L40	57.92	S33° 10' 15"W



SHEET 1 OF 2

PLANNERS AND ENGINEERS COLLABORATIVE
"WE PROVIDE SOLUTIONS"

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1	02/11/20	REMOVE TRACTS 1 & 2	VN

BOUNDARY RETRACEMENT SURVEY
FOR
THE REVIVE LAND GROUP

LAND LOT(S) 178
DISTRICT 7TH
CITY OF BUFORD
GWINNETT COUNTY GEORGIA

DRAWN BY: VN
CHECKED BY: JR
FILE NO.: 15058.01
DATE: 08/05/19
SCALE: 1"=60'
DATE OF FIELD WORK: 08/02/19

LEGAL DESCRIPTION TRACT 3

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Said tract 3 containing 3.328 acres.

LEGAL DESCRIPTION TRACT 4

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Thence leaving said Northerly Right-of-Way Line of Gravel Springs Road North 11 degrees 15 minutes 08 seconds East, a distance of 10.53.43 feet 1" open top pipe; thence South 33 degrees 10 minutes 15 seconds East, a distance of 508.01 feet to a #4 rebar found; thence South 15 degrees 50 minutes 08 seconds West, a distance of 557.92 feet to an iron pin set on the Northerly Right-of-Way Line of Gravel Springs Road; thence following along said Northerly Right-of-Way Line of Gravel Springs Road along a curve turning to the right with an arc length of 332.21 feet, having a radius of 1372.39 feet, being subtended by a chord bearing of South 81 degrees 02 minutes 37 seconds West, and a chord length of 331.40 feet to an iron pin set, said pin being the TRUE POINT OF BEGINNING.

Said tract 4 containing 5.196 acres.

LEGAL DESCRIPTION TRACT 5

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thence continuing along said Northerly Right-of-Way Line of Gravel Springs Road the following courses and distances: South 59 degrees 32 minutes 48 seconds West a distance of 3.28 feet to a point; thence along a curve turning to the right with an arc length of 358.80 feet, having a radius of 1372.39 feet, being subtended by a chord bearing of South 66 degrees 38 minutes 16 seconds West a distance of 357.78 feet to a #4 rebar set; thence leaving said Northerly Right-of-Way Line of Gravel Springs Road North 13 degrees 30 minutes 05 seconds East a distance of 281.46 feet to a #4 rebar found; thence North 77 degrees 03 minutes 15 seconds East a distance of 200.02 feet to a #4 rebar found; thence South 19 degrees 05 minutes 11 seconds East a distance of 182.06 feet to a #4 rebar set on said Northerly Right-of-Way Line of Gravel Springs Road, said pin being the TRUE POINT OF BEGINNING.

Said tract 5 containing 1.385 acres

LEGAL DESCRIPTION TRACT 6

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Said tract 6 containing 3.302 acres.

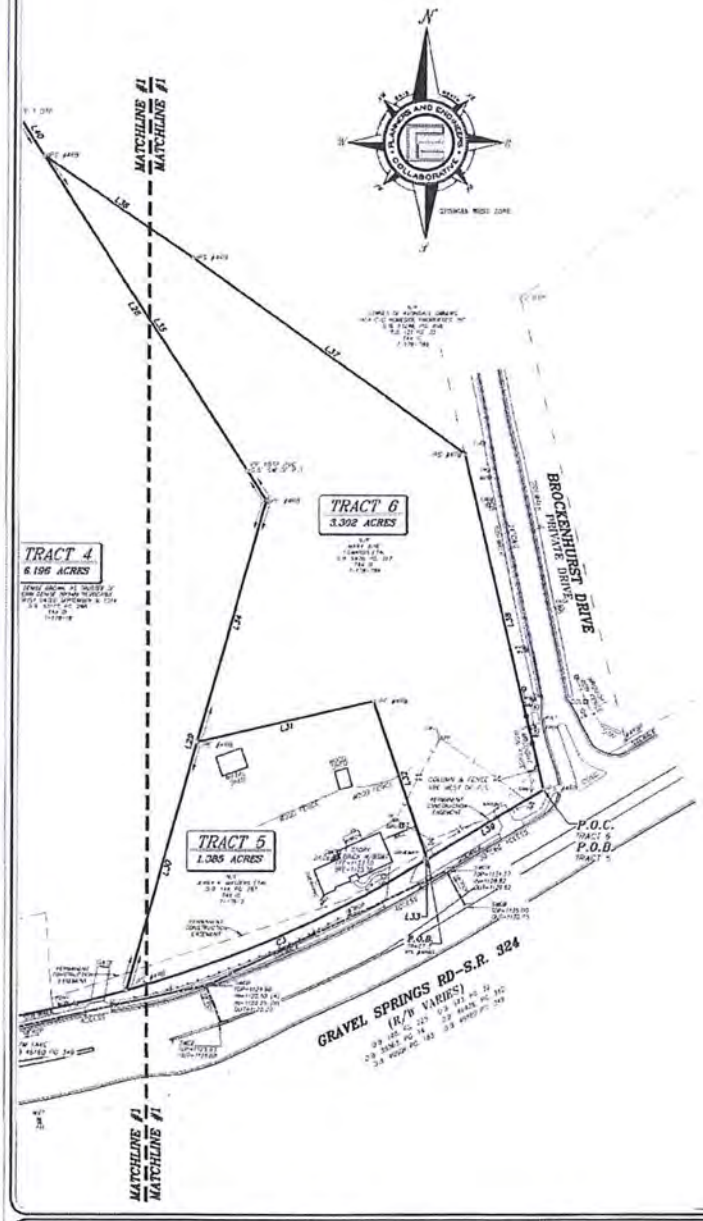
OVERALL LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 178 of the 7th. District, City of Buford, Gwinnett County, Georgia and being more particularly described as follows:

Commencing from an iron pin set at the intersection of the Easterly Right-of-Way Line of Cedar Glade Lane (Private) and the Northerly Right-of-Way Line of Gravel Springs Road (Public, Variable R/W); thence leaving said intersection and continuing along the Northerly Right-of-Way Line of Gravel Springs Road the following courses and distances: South 82 degrees 03 minutes 55 seconds East, a distance of 54.04 feet to a point; thence South 07 degrees 56 minutes 05 seconds West, a distance of 10.00 feet to a point; thence South 82 degrees 03 minutes 55 seconds East, a distance of 57.00 feet to a concrete monument; thence North 02 degrees 55 minutes 55 seconds West, a distance of 7.69 feet to a concrete monument; thence South 82 degrees 52 minutes 57 seconds East, a distance of 88.35 feet to a concrete monument; thence North 15 degrees 40 minutes 08 seconds West, a distance of 55.03 feet to a concrete monument; thence South 82 degrees 24 minutes 35 seconds East, a distance of 56.15 feet to a concrete monument; thence South 08 degrees 05 minutes 30 seconds West, a distance of 50.73 feet to a concrete monument; thence South 83 degrees 03 minutes 57 seconds East, a distance of 65.27 feet to a concrete monument, said pin being the TRUE POINT OF BEGINNING.

Thence leaving said Northerly Right-of-Way Line of Gravel Springs Road North 09 degrees 36 minutes 21 seconds East, a distance of 388.39 feet an iron pin found; thence North 09 degrees 33 minutes 43 seconds East, a distance of 184.71 feet to an iron pin set; thence North 09 degrees 31 minutes 52 seconds East, a distance of 842.74 feet to a 1x5 concrete marker found; thence South 33 degrees 07 minutes 52 seconds East, a distance of 506.55 feet 1" open top pipe found; thence South 33 degrees 10 minutes 15 seconds East, a distance of 57.92 feet to a #4 rebar set, thence South 56 degrees 03 minutes 43 seconds East, a distance of 198.25 feet to a #4 rebar set; thence South 54 degrees 29 minutes 32 seconds East, a distance of 369.34 feet to a #4 rebar set on the Westerly Right-of-Way Line of Brockenhurst Drive (Private Drive); thence following along said Westerly Right-of-Way Line of Brockenhurst Drive South 13 degrees 29 minutes 32 seconds East, a distance of 379.73 feet to a #4 rebar set at the intersection said Westerly Right-of-Way Line of Brockenhurst Drive and said Northerly Right-of-Way Line of Gravel Springs Road; thence following along said Northerly Right-of-Way Line of Gravel Springs Road the following courses and distances: South 59 degrees 32 minutes 48 seconds West, a distance of 148.99 feet to a #4 rebar set; thence South 59 degrees 32 minutes 48 seconds West a distance of 3.28 feet to a point; thence along a curve turning to the right with an arc length of 358.80 feet, having a radius of 1372.39 feet, being subtended by a chord bearing of South 66 degrees 38 minutes 16 seconds West a distance of 357.78 feet to a #4 rebar set; thence along a curve turning to the right with an arc length of 332.21 feet, having a radius of 1372.39 feet, being subtended by a chord bearing of South 81 degrees 02 minutes 37 seconds West, and a chord length of 331.40 feet to an iron pin set; thence along a curve turning to the right with an arc length of 20.67 feet, having a radius of 1372.39 feet, being subtended by a chord bearing of South 88 degrees 24 minutes 36 seconds West, and a chord length of 20.67 feet to a point; thence North 84 degrees 00 minutes 11 seconds West, a distance of 111.69 feet to a point; thence North 83 degrees 26 minutes 29 seconds West, a distance of 181.47 feet to a concrete marker; thence North 10 degrees 22 minutes 14 seconds East, a distance of 9.91 feet to a concrete marker, said pin being the TRUE POINT OF BEGINNING.

Said Overall containing 20.211 acres.



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SHEET 2 OF 2

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"WE PROVIDE SOLUTIONS"

REV	DATE	DESCRIPTION	BY
1	12.17.20	REVISE TRACTS 1 & 2	MS

BOUNDARY RETRACEMENT SURVEY
FOR
THE REVIVE LAND GROUP

LAND LOT(S) 178 DISTRICT 7TH
CITY OF BUFORD
GWINNETT COUNTY GEORGIA

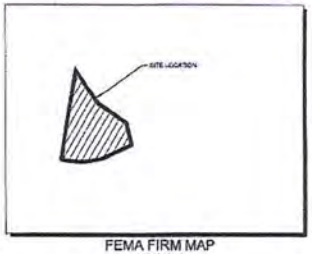
GEORGIA REGISTERED

DRAWN BY: MS
CHECKED BY: JH
FILE NO.: 13008.01
DATE: 08/05/19
SCALE: 1"=50'
DATE OF FIELD WORK: 08/02/19

1 0 20 40 80

SITE DATA	
SITE AREA	±55.68 ACRES
FLOOD HAZARD AREA	0 ACRES
GROSS SITE AREA	±55.68 ACRES
NET SITE AREA	±20.05 ACRES
ZONING	
EXISTING ZONING	RA-200 (AGRICULTURE-RESIDENTIAL DISTRICT)
PROPOSED ZONING	RTH (RESIDENCE TOWNHOUSE DISTRICT)
ZONING JURISDICTION	GWINNETT COUNTY
OVERLAY DISTRICT	GA HIGHWAY 124/SUGARLOAF MILL
SETBACK REQUIREMENTS	
FRONT YARD	50 FEET
SIDE YARD	40 FEET
REAR YARD	40 FEET
DEVELOPMENT STANDARDS	
MAXIMUM DENSITY ALLOWED	6.00 UNITS PER ACRE (64 MID UNITS)
PROPOSED NET DENSITY	7.62 UNITS PER ACRE (151 UNITS)
24 X 50' UNITS	151 UNITS
MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	NONE
MINIMUM INTERNAL ROAD FRONTAGE	NONE
MINIMUM EXTERNAL ROAD FRONTAGE	50 FEET
MAXIMUM HEIGHT	35 FEET
DEVIATION	WITH EXCEPTION OF INTERIOR STREETS OR PRIVATE DRIVE
MINIMUM UNITS PER BUILDING	3 UNITS
MAXIMUM UNITS PER BUILDING	8 UNITS
OPEN SPACE CALCULATIONS	
OPEN SPACE/ OPACE PROPOSED	40.78± AC FEET (1.8 ACRES)
MINIMUM BUFFER	3541 FEET ALONG RA-200
EXTERIOR STREET LANDSCAPE SETBACK	50 FEET (AVERAGE TO 25 FEET)
PARKING REQUIREMENTS	
REQUIRED	2 PER DWELLING UNIT
PROPOSED PARKING	4 PER DWELLING UNIT + 29 GUEST SPACES
TOTAL PARKING PROVIDED	633 SPACES

SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
NOT TO SCALE

GENERAL NOTES:

1. [illegible] IS NOT IN FLOOD HAZARD AREA. LOCATED ON THE SITE.
2. [illegible] ARE NO KNOWN ELECTRICAL EASEMENTS LOCATED ON THE SITE.
3. [illegible] NET DENSITY IS THE GROSS AREA AS THE GROSS DENSITY (20.05 ACRES).
4. METES AND BOUNDS ARE SHOWN ON THE LINE TABLE AS REFERENCED ON THE SITE PLAN.

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24 HOUR CONTACT:
NEVILLE ALLISON
678-223-8978

GEORGIA811
www.Georgia811.com
Know what's below. Call before you dig.

Line Table		
Line #	Length	Direction
L8	7.69	S02° 55' 55"E
L9	57.00	N82° 03' 53"W
L10	10.00	N07° 56' 05"E
L11	54.04	N82° 03' 55"W
L15	184.71	S09° 33' 43"W
L16	268.39	S09° 36' 21"W
L17	65.27	N83° 03' 57"W
L18	50.73	N08° 05' 30"E
L19	56.15	N82° 24' 35"W
L20	55.93	S15° 43' 08"E
L21	88.35	N82° 52' 57"W
L22	842.74	N03° 31' 52"E
L23	506.55	S33° 07' 52"E
L24	1033.43	S11° 15' 08"W
L25	111.69	N84° 00' 11"W
L26	181.47	N81° 26' 29"W
L27	9.91	N10° 22' 14"E
L28	506.01	S33° 10' 15"E
L29	557.82	S15° 59' 08"W
L30	281.46	N15° 58' 08"E
L31	203.02	N77° 03' 15"E
L32	182.86	S15° 05' 11"E
L33	3.28	S59° 31' 48"W
L34	276.46	N15° 59' 08"E
L35	450.10	N33° 10' 15"W
L36	158.25	S56° 03' 43"E
L37	369.34	S54° 29' 32"E
L38	379.73	S13° 23' 32"E
L39	148.99	S59° 32' 48"W
L40	57.92	S32° 10' 15"W

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GRAVEL SPRINGS ROAD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT
FOR
THE REVIVE LAND GROUP
ONE ALLIANCE CENTER
3500 LENOX ROAD, SUITE 825
ATLANTA, GEORGIA 30326
PHONE: 678-223-8978

GWINNETT COUNTY
GEORGIA

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PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING ■ LANDSCAPE ARCHITECTURE ■ CIVIL ENGINEERING ■ LAND SURVEYING
■ 350 RESEARCH COURT ■ PEACHTREE CORNERS, GEORGIA 30092 ■ (770) 491-9161 ■ FAX: (770) 491-9163

REVISIONS:

NO.	DATE	BY	DESCRIPTION

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CONCEPTUAL MASTER PLAN

0 30 60 120 180

SCALE: 1" = 60'
DATE: OCTOBER 28, 2019
PROJECT: 15056.01

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH ANY ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 34313 PROFESSIONAL ENGINEER KENNETH J. REID

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059584 EXP. 10-24-2021

Z1.0
SHEET

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 EMERGING SUBURBAN

(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 _____ RECEIVED BY:_____

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REZONING APPLICANT'S LETTER OF INTENT

The Applicant, The Revive Lang Group, requests a Rezoning with a Special Use Permit to allow the development of 151 townhomes on 20.211 acres on Gravel Springs\ Highway 324. The proposed townhomes will be a minimum of 1,700 square feet of heated space and every home will have a 2-car garage. There will also be a mandatory Homeowners Association that will maintain all the exterior of the homes as well as all of the yards and common space. An active recreation area is also proposed that will consist of a cabana and a pool for use by the residents. The fronts facade of the units are proposed to be a mixture of materials with concrete siding and brick or stone accents. The sides and the rear of the homes will consist of concrete siding. The proposed density is 7.47 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 that aligns with an existing median break onto Gravel Springs road. The homes will be priced from the high $200's and depending on upgrades requested by the buyers the price could reach into the low $300's. 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 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 _____ 6-30-20

Signature of Applicant — Date

Neville Allison, Partner

Type or Print Name and Title

_____ 6-30-20

Signature of Notary Public — Date

JERI ANN PEEVY NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 07, 2021

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.

X Mary June Edwards — 6/26/2020
Signature of Property Owner — Date

Mary June Edwards
Type or Print Name and Title

Mary W. Mosley — 6/26/2020
Signature of Notary Public — Date

MARY W MOSLEY
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES MARCH 29, 2021
Notary Seal

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REZONING PROPERTY OWNER'S CERTIFICATION

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X Bobbie H. Masters 6/26/20
Signature of Property Owner Date

Bobbie H. Masters
Type or Print Name and Title

Mary W. Mosley 6/26/2020
Signature of Notary Public Date

MARY W MOSLEY
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES MARCH 29, 2021
Notary Seal

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REZONING PROPERTY OWNER'S CERTIFICATION

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X Sherri Denise Brown — June 29, 2020
Signature of Property Owner — Date
Revocable Living Trust dated September 9, 2014

Sherri Denise Brown Revocable Living Trust dated September 9, 2014
Type or Print Name and Title

Adam Green
NOTARY PUBLIC
Cherokee County, Georgia
My Commission Expires
09/10/2023

Signature of Notary Public — 6/29/2020 Date — Notary Seal

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REZONING PROPERTY OWNER'S CERTIFICATION

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Sheila Brown Croft
X James M. Croft — 6-29-2020

Signature of Property Owner — Date

Sheila Brown Croft
James M. Croft

Type or Print Name and Title

SHANNON MEGGS Notary
Exp. 05/09/2021
Public HALL COUNTY, GA

Signature of Notary Public — 6/29/2020 — 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.

X _____ 6-30-20 Neville Allison, Partner
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

_____ 6-30-20
SIGNATURE OF NOTARY PUBLIC DATE

JERI ANN PEEVY NOTARY PUBLIC GWINNETT COUNTY GEORGIA MY COMMISSION EXPIRES JANUARY 07, 2021 NOTARY SEAL

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 _____
YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to $250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

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

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: (Map Reference Number) 7 (District) - 178 (Land Lot) - 002 (Parcel)

X _____ 6-30-20
Signature of Applicant — Date

Neville Allison, Partner
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)

_____ NAME _____ TITLE

_____ DATE

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We are open 8 a.m. to 5 p.m. weekdays; Lawrenceville will resume its Tuesday-Saturday schedule the week of June 23.
Visitors can check wait times in advance here.

Chat

ACCOUNT DETAIL

View/Pay Your Taxes / Account Detail

Tax Account

Mailing Address:
MASTERS JERRY K ETAL
3529 N BOGAN RD
BUFORD , GA 30519-1844

Change Mailing Address

SITUS:
3013 GRAVEL SPRINGS RD

Tax District:
COUNTY Unincorporated

Parcel ID	Property Type	Last Update
R7178 002	Real Property	6/25/2020 2:53:50 PM

Legal Description

HOG MTN GRAVEL SPRINGS

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Tax Bills

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2019	$2,567.00	$2,567.00	$0.00	$0.00	10/15/2019	$0.00
2018	$2,565.09	$2,565.09	$0.00	$0.00	10/15/2018	$0.00
2017	$2,605.88	$2,635.07	$0.00	$0.00	10/15/2017	$0.00
2016	$2,582.84	$2,582.84	$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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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: (Map Reference Number) 7 - 178 - 784
District - Land Lot - Parcel

X _____ 6-30-20
Signature of Applicant — Date

Neville Allison, Partner
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)

_____ NAME

_____ TITLE

_____ 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:
EDWARDS MARY JUNE
5563 HAWKINS RD
GILLSVILLE , GA 30543-2010

Change Mailing Address

SITUS:
3007 GRAVEL SPRINGS

Tax District:
COUNTY Unincorporated

Parcel ID	Property Type	Last Update
R7178 784	Real Property	6/25/2020 2:53:08 PM

Legal Description

HOG MTN GRAVEL SPRINGS

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JUL 07 2020
Planning&Development

Tax Bills

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2019	$916.99	$916.99	$0.00	$0.00	10/15/2019	$0.00
2018	$920.91	$920.91	$0.00	$0.00	10/15/2018	$0.00
2017	$928.52	$938.92	$0.00	$0.00	10/15/2017	$0.00
2016	$919.80	$919.80	$0.00	$0.00	10/15/2016	$0.00
Total						$0.00

Chat

Print Tax Bill

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

Pay Now

No payment due for this account.

Schedule Payments

Schedule Future Payments

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PARCEL I.D. NUMBER: (Map Reference Number) 7 (District) - 178 (Land Lot) - 005 (Parcel)

X _____ 6-30-20
Signature of Applicant — Date

Neville Allison, Partner
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)

_____ _____
NAME — TITLE

_____
DATE

RECEIVED BY

RZM '20 029 JUL 07 2020

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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:
CROFT SHEILA BROWN
6657 GARRETT RD
BUFORD , GA 30518-1111

Change Mailing Address

SITUS:
3041 GRAVEL SPRINGS

Tax District:
BUFORD

Parcel ID	Property Type	Last Update
R7178 005	Real Property	6/25/2020 2:52:21 PM

Legal Description

HOG MTN GRAVEL SPRINGS

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Tax Bills

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2019	$2,119.05	$2,119.05	$0.00	$0.00	10/15/2019	$0.00
2018	$2,119.05	$2,119.05	$0.00	$0.00	10/15/2018	$0.00
2017	$2,150.28	$2,174.36	$0.00	$0.00	10/15/2017	$0.00
2016	$1,368.23	$1,368.23	$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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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: (Map Reference Number) 7 (District) - 178 (Land Lot) - 018 (Parcel)

X _____ 6-30-20
Signature of Applicant — Date

Neville Allison, Partner
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)

_____ NAME _____ TITLE

_____ DATE

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ACCOUNT DETAIL

View/Pay Your Taxes / Account Detail

Tax Account

Mailing Address:
SHERRI DENISE BROWN TRUST
2879 CANTON HWY
CUMMING , GA 30040-1951

Change Mailing Address

SITUS:
0 GRAVEL SPRINGS RD

Tax District:
BUFORD

Parcel ID	Property Type	Last Update
R7178 018	Real Property	6/25/2020 2:50:52 PM

Legal Description

GA HWY 324

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Tax Bills

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2019	$440.61	$440.61	$0.00	$0.00	10/15/2019	$0.00
2018	$440.61	$440.61	$0.00	$0.00	10/15/2018	$0.00
2017	$447.10	$447.10	$0.00	$0.00	10/15/2017	$0.00
2016	$435.74	$435.74	$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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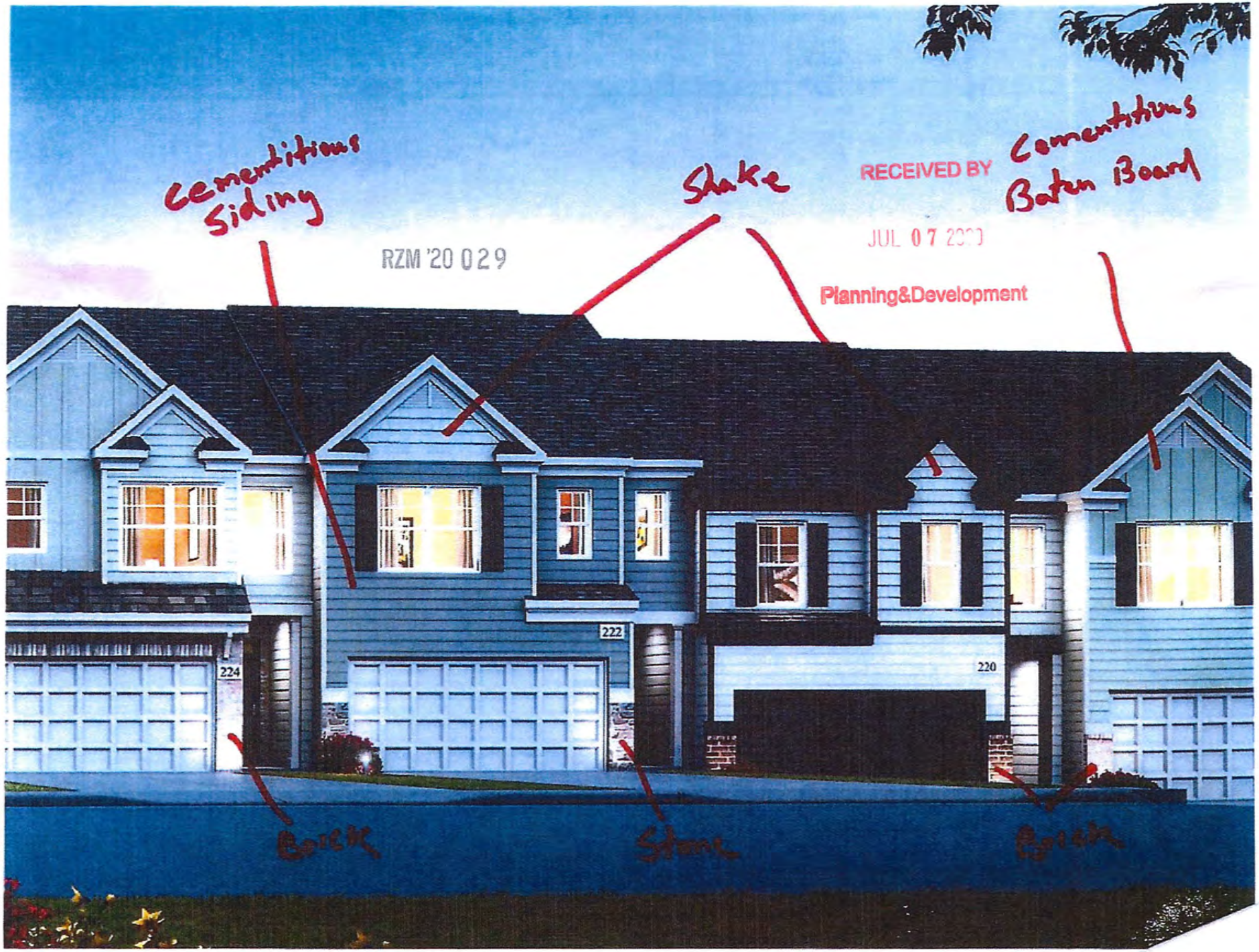
Cementitious Siding
Shake
Cementitious Batten Board
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RZM '20 029
222
224
220
Brick
Stone
Brick

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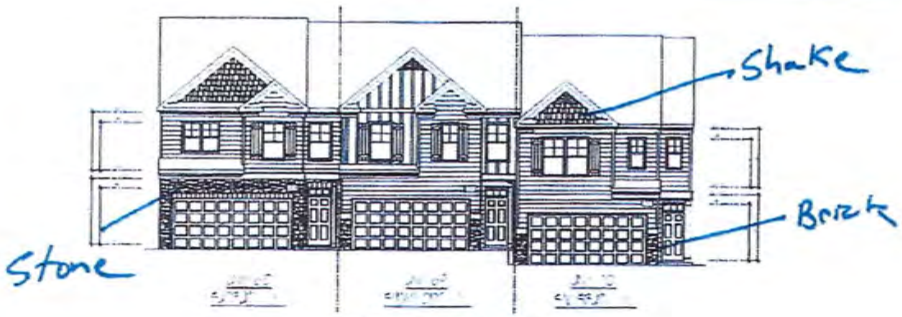
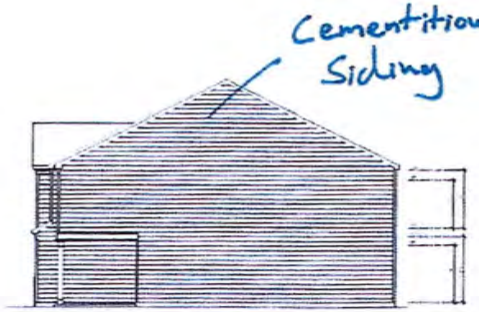
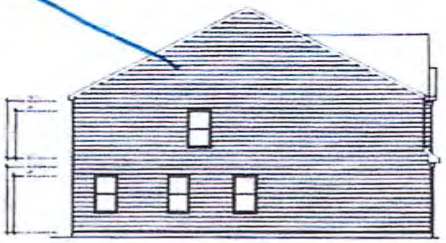


1 FRONT ELEVATION



3 RIGHT ELEVATION

2 REAR ELEVATION



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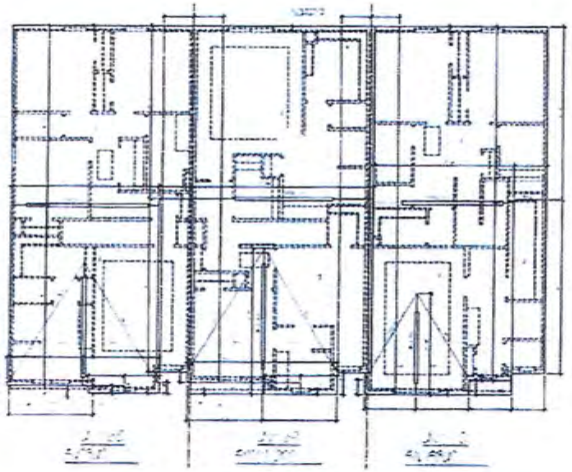

5 ROOF PLAN

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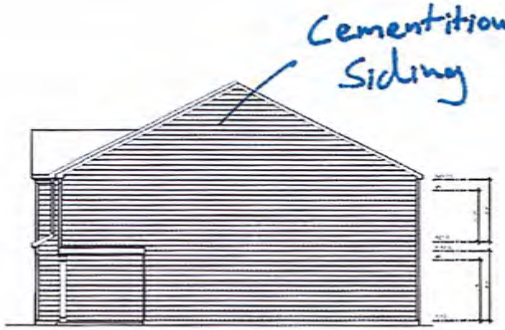
RZM '20 029

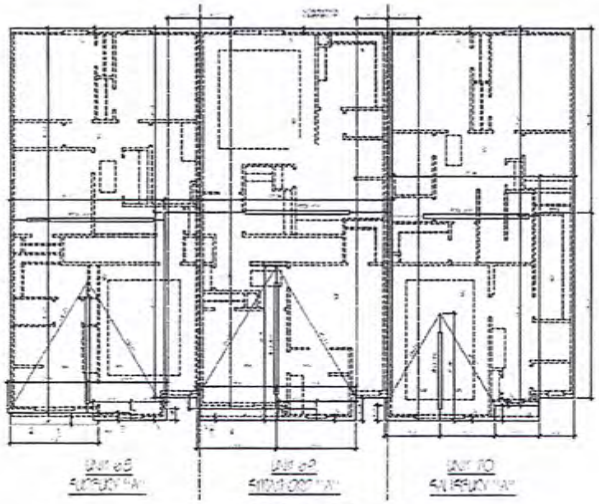
1 FRONT ELEVATION



3 RIGHT ELEVATION

2 REAR ELEVATION

4 LEFT ELEVATION



5 ROOF PLAN