

RZR2020-0009

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: The Providence Group of Georgia, LLC c/o Andersen, Tate & Carr, P.C. ADDRESS: 1960 Satellite Blvd., Suite 4000 CITY: Duluth STATE: GA ZIP: 30097 PHONE: 770-822-0900	NAME: Howington Holdings, LLC ADDRESS: 204 Dogwood Circle CITY: Norcross STATE: GA ZIP: 30071 PHONE: 678-758-3828
CONTACT PERSON: Melody A. Glouton, Esq. PHONE: 770-822-0900 CONTACT'S E-MAIL: mglouton@atclawfirm.com	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): R75 REQUESTED ZONING DISTRICT: TND PARCEL NUMBER(S): R7256 047 ACREAGE: 7.9 ADDRESS OF PROPERTY: 4271 Woodward Mill Road, Buford, GA PROPOSED DEVELOPMENT: 82 units; residential townhomes	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units 82	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): 1,600+	Total Building Sq. Ft. _____
Gross Density: 10.37 units per acre	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

DESCRIPTION OF

7.903 acres Tract (Future Townhomes Complex South)

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

To find the Point of Beginning, commence at a 1/2 inch rebar set at the intersection of the southern right of way line of U.S. Highway 23 (200 foot right of way width), also known as Georgia State Route 13 and Buford Highway, and the northeastern right of way line of Woodward Mill Road (right of way width varies), formerly known as Suwanee Creek Road and Martins Bottom Road, thence proceeding along said right of way line of Woodward Mill Road the following courses and distances: along a curve to the left with a radius of 760.00 feet and an arc length of 71.76 feet (said curve having a chord bearing of South 62 degrees 20 minutes 58 seconds East and a chord distance of 71.74 feet) to a 1/2 inch rebar set, South 65 degrees 03 minutes 06 seconds East a distance of 141.89 feet to a 1/2 inch rebar set, South 40 degrees 35 minutes 16 seconds East a distance of 35.44 feet to a 1/2 inch rebar set, South 64 degrees 15 minutes 40 seconds East a distance of 40.25 feet to a 1/2 inch rebar set, South 62 degrees 30 minutes 46 seconds East a distance of 107.42 feet to a 1/2 inch rebar set, South 61 degrees 18 minutes 25 seconds East a distance of 213.40 feet to a 1/2 inch rebar set, South 60 degrees 36 minutes 49 seconds East a distance of 67.15 feet to a 1/2 inch rebar set, South 60 degrees 24 minutes 25 seconds East a distance of 49.83 feet to a 1/2 inch rebar set, South 59 degrees 39 minutes 47 seconds East a distance of 44.94 feet to a 1/2 inch rebar set, South 59 degrees 26 minutes 20 seconds East a distance of 48.04 feet to a 1/2 inch rebar set, South 59 degrees 22 minutes 59 seconds East a distance of 48.50 feet to a 1/2 inch rebar set, South 58 degrees 53 minutes 39 seconds East a distance of 50.07 feet to a 1/2 inch rebar set, South 58 degrees 17 minutes 57 seconds East a distance of 57.95 feet to a 1/2 inch rebar set, South 56 degrees 48 minutes 15 seconds East a distance of 48.34 feet to a 1/2 inch rebar set, South 55 degrees 25 minutes 12 seconds East a distance of 47.18 feet to a 1/2 inch rebar set, South 53 degrees 26 minutes 06 seconds East a distance of 61.55 feet to a 1/2 inch rebar set, South 48 degrees 45 minutes 45 seconds East a distance of 59.72 feet to a 1/2 inch rebar set, South 43 degrees 44 minutes 09 seconds East a distance of 53.46 feet to a 1/2 inch rebar set and South 42 degrees 18 minutes 04 seconds East a distance of 24.89 feet to a 1/2 inch rebar set, South 42 degrees 18 minutes 04 seconds East a distance of 84.90 feet to a 1/2 inch rebar set and South 43 degrees 03 minutes 43 seconds East a distance of 115.26 feet to a 1/2 inch rebar set on the land lot line common to Land Lots 232 and 256; thence proceeding along said land lot line the following courses and distances: South 60 degrees 05 minutes 48 seconds West a distance of 25.67 feet to a point and South 60 degrees 05 minutes 48 seconds West a distance of 25.68 feet to a 1/2 inch rebar set on the southwestern right of way line of Woodward Mill Road, said point being the Point of Beginning.

From the Point of Beginning, as thus established, continuing along the land lot line common to Land Lots 232 and 256 the following courses and distances: South 57 degrees 41 minutes 23 seconds West a distance of 2.89 feet to a 1/2 inch rebar set and South 60 degrees 22 minutes 44 seconds West a distance of 651.30 feet to a 3/4 inch open top pipe

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found; thence leaving said land lot line and proceeding North 29 degrees 42 minutes 18 seconds West a distance of 210.08 feet to a 1/2 inch rebar found; thence North 29 degrees 40 minutes 53 seconds West a distance of 105.13 feet to a 1/2 inch rebar found; thence North 29 degrees 26 minutes 57 seconds West a distance of 210.37 feet to a 1 inch open top pipe found; thence North 30 degrees 21 minutes 08 seconds West a distance of 136.73 feet to a 1/2 inch rebar set; thence North 64 degrees 19 minutes 49 seconds East a distance of 20.13 feet to a point; thence North 87 degrees 48 minutes 37 seconds East a distance of 223.37 feet to a point; thence North 45 degrees 21 minutes 05 seconds East a distance of 61.00 feet to a point; thence North 08 degrees 46 minutes 50 seconds East a distance of 151.86 feet to a point on the southwestern right of way line of Woodward Mill Road; thence proceeding along said right of way line of Woodward Mill Road the following courses and distances: South 60 degrees 24 minutes 25 seconds East a distance of 36.41 feet to a 1/2 inch rebar set, South 59 degrees 39 minutes 47 seconds East a distance of 44.52 feet to a 1/2 inch rebar set, South 59 degrees 26 minutes 20 seconds East a distance of 47.92 feet to a 1/2 inch rebar set, South 59 degrees 22 minutes 59 seconds East a distance of 48.26 feet to a 1/2 inch rebar set, South 58 degrees 53 minutes 39 seconds East a distance of 49.60 feet to a 1/2 inch rebar set, South 58 degrees 17 minutes 57 seconds East a distance of 57.04 feet to a 1/2 inch rebar set, South 56 degrees 48 minutes 15 seconds East a distance of 47.08 feet to a 1/2 inch rebar set, South 55 degrees 25 minutes 12 seconds East a distance of 45.71 feet to a 1/2 inch rebar set, South 53 degrees 26 minutes 06 seconds East a distance of 58.65 feet to a 1/2 inch rebar set, South 48 degrees 45 minutes 45 seconds East a distance of 55.48 feet to a 1/2 inch rebar set, South 43 degrees 44 minutes 09 seconds East a distance of 50.64 feet to a 1/2 inch rebar set, South 42 degrees 18 minutes 04 seconds East a distance of 109.50 feet to a 1/2 inch rebar set and South 43 degrees 03 minutes 43 seconds East a distance of 103.90 feet to the Point of Beginning.

Said tract contains 344,251 square feet or 7.903 acres.

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SURVEY NOTES:

This survey was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed persons without express written permission of the surveying firm.

The survey shown hereafter was prepared without benefit of any abstract of title; however, the surveyor has reviewed the title records and has made no reference to any encumbrances or other matters appearing in the public records of the county, state or federal government, and other similar matters.

Uncertainties respected, all directions are shown as horizontal ground directions and all U.S. survey feet (5280 ft/mile).

The project horizontal datum is relative to the North American Datum 1983 (NAD83). This adjustment, projected to the Georgia State Plane Coordinate System, West Zone, is based on the datum shift to the North American Vertical Datum of 1988 (NAVD88) using the National Geospatial Survey (NGS) GSD 2012A.

Plotted Horizontal Error:

Any blunder plotting only, this property does not have within a 100 year Record Hazard zone and is depicted in zone X as defined by the F.L.M.A. Flood Insurance Rate Map (FIRM) for the area. The zone is depicted in yellow. The zone number is 171302000000, effective date 01/01/2012.

OWNER/DEVELOPER

thePROVIDENCEgroup

Warren Jolly

340 Lakeside Drive
Kidding II, Suite 290

Johns Creek, Georgia 30097
Tel: (478) 774-1900

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
email: travis@providengroup.com

Travis Pruitt
Associate, Inc.



ZONING	
EXISTING ZONING	
PROPOSED ZONING	
ZONING JURISDICTION	GWINNETT COUNTY
DEVELOPMENT TYPE	
TOTAL UNITS	
FRONT ENTRY TOWNH.	
REAR ENTRY TOWNH.	
FRONT ENTRY DETACHED	
REAR ENTRY DETACHED	
TOTAL DENSITY	16.37
DEVELOPMENT STANDARDS	
MAXIMUM BUILDING HEIGHT	
FRONT YARD	5 FT
REAR YARD	10 FT
SIDE YARD	5 FT
MINIMUM BUILDING SEPARATION	10 FT
MINIMUM LOT SIZE	
HUFFERS	
SIDE/REAR	NO
FRONT	NO
PARKING	
CARAGE	
DRIVEWAY	
ON STREET PARKING	
TOTAL	

NOTES:

1. SPEED LIMIT OF WOODWARD MILL ROAD IS 35 MPH AND SPEED LIMIT OF BUFORD HIGHWAY IS 50 MPH.
2. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS DATA BASE, THERE ARE NO WETLANDS LOCATED ON THIS SITE.
3. ACCORDING TO THE FEMMA FLOOD INSURANCE RATE MAP FOR COUNTY, THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOODZONE "A" (AREAS OF 100 YEAR FLOOD).
4. THE WATER OF THE STATED AREAS WITHIN 200' OF THIS PROPERTY, I.E. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
5. THE COUNTY FERRY DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
6. WATER SERVICE SHALL BE PROVIDED BY GWINNETT COUNTY. GWINNETT COUNTY WILL BE USED.
7. SANITARY SEWER SERVICE WILL BE PROVIDED BY GWINNETT COUNTY. EXISTING SEWER WILL BE TAPPED ON SITE.
8. EXISTING DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREETS.

VARIANCES:
NO VARIANCES AT THIS TIME.

ZONING PLAN
WOODWARD MILL
SOUTH

Land Lot 256 and Land Lot 257, 7th District
Gwinnett County, Georgia

TND ZONING LOT CATEGORY PER ZONING CONDITIONS					
TYPE	LOT AREA (SF)	DESIGNATION	NORTH	SOUTH	HEATED FLOOR AREA
DETACHED MID-SIZE	7,500	A	8	2,200 SF MIN.	
DETACHED SMALL-SIZE	5,000 - 7,499	B	8	2,000 SF MIN.	
DETACHED OTHER	4,000 - 4,999	C	47	1,800 SF MIN.	
ATTACHED TOWNHOME LARGE	2,000 - 2,999	D	49	1,600 SF MIN.	
ATTACHED TOWNHOME SMALL	1,500 - 1,999	E	92	82	
TOTAL LOTS			225	82	
R3A-24 ZONING					
TOTAL UNITS		F			

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REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes, the property is adjacent to other residential development.

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

No.

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

No, currently vacant land.

- (D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

No.

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

Yes.

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

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

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ANDERSEN | TATE | CARR

Melody A. Glouton
Email: mglouton@atclawfirm.com

Telephone: 770.822.0900
Direct Dial: 770.339.0475
Direct Fax: 770.236.9719

March 19, 2020

VIA HAND DELIVERY

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

RE: LETTER OF INTENT FOR REZONING APPLICATION OF THE PROVIDENCE GROUP OF GEORGIA, LLC (Buford Highway and Woodward Mill Road, Buford, Georgia) (RZR2020-0009)

Dear Director and Staff:

Andersen Tate & Carr, P.C. submits this Revised Letter of Intent on behalf of The Providence Group of Georgia, LLC (the "Applicant") for the purpose of requesting the rezoning of an approximate 7.9 acre-tract (the "Property") located at Buford Highway and Woodward Mill Road in Buford, Georgia. The Property is currently zoned R-75. The Applicant proposes to develop a distinctive and attractive single-family residential community under the Traditional Neighborhood Development District (TND) consisting of 82 townhomes. The proposed development would be served by one entrance on Woodward Mill Road and is part of larger community being proposed by the Applicant. A copy of the updated site plan is enclosed herein for your convenience.

The proposed gated community would allow for the development of 82 attached townhomes, including a combination of front entry and rear entry townhomes. The townhomes would be a minimum of 1,600 square feet. Likewise, in compliance with the Gwinnett County Unified Development Ordinance ("UDO"), the proposed development would include 1.58 acres of open space, or 20% of the Property's gross acreage. The proposed development also provides internal sidewalks and an internal pocket park which 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 proposed amenities include recreational options such as a fitness center, pool, co-working spaces, and outdoor patio area with grilling stations and fire pits.

The proposed community would consist of townhomes at a size, quality, and price-point commensurate with or exceeding homes in the surrounding area. The proposed townhomes would include either single or double-car garages as well as modern, attractive architectural elements which are compatible with the surrounding area. The landscape maintenance for the community will be provided by the Homeowners Association.

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

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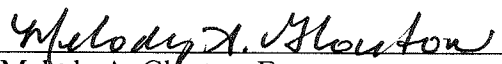
Established Neighborhoods Character Area. The Established Neighborhoods Character Area designates areas that are currently well-established neighborhoods and single-family residential areas that are unlikely to undergo any significant changes or redevelopment in the next twenty years. Most importantly,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

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

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

Respectfully submitted this 19th day of March, 2020.

ANDERSEN TATE & CARR, P.C.


Melody A. Glouton, Esq.
Attorneys for Applicant

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MARCH 19, 2020
RZR2020-00009

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 1/2/2020
Signature of Applicant Date

Warren S. Jolly, President

Type or Print Name and Title

Susan S. Kelle 1/2/2020
Signature of Notary Public Date



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REZONING PROPERTY OWNER'S CERTIFICATION

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

Carl Howington
Signature of Property Owner

12/27/19
Date

Carl E Howington, Manager Howington Holdings, LLC

Type or Print Name and Title

C. Tomlinson
Signature of Notary Public

12/27/19
Date

Notary Seal



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CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Warren S. Jolly

1-2-2020

Warren S. Jolly, President

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

DATE

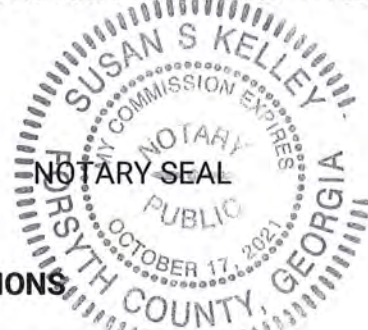
TYPE OR PRINT NAME AND TITLE

Susan S. Kelley

1-2-2020

SIGNATURE OF NOTARY PUBLIC

DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

☐

YES

☒

NO

Warren S. Jolly

YOUR NAME

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

NAME AND 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: 7 - 256 - 047
(Map Reference Number) District Land Lot Parcel

Warren Jolly 1-2-2020
Signature of Applicant Date
Warren Jolly, President
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Ingrid Espinal TSA II
NAME TITLE
12/30/19
DATE

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