

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>	
<p style="text-align: center;">APPLICANT IS THE:</p> <p><input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER</p>	
PRESENT ZONING DISTRICTS(S): <u>RA-200</u> REQUESTED ZONING DISTRICT: <u>TND</u>	
PARCEL NUMBER(S): <u>R6180 001A</u> ACREAGE: <u>172.335</u>	
ADDRESS OF PROPERTY: <u>3157 Club Drive, Lawrenceville, GA</u>	
PROPOSED DEVELOPMENT: <u>Single Family Residences / mixture of Townhomes & Detached Homes</u>	
<p style="text-align: center;">RESIDENTIAL DEVELOPMENT</p> No. of Lots/Dwelling Units <u>456</u> Dwelling Unit Size (Sq. Ft.): <u>1600 SF+</u> Gross Density: <u>2.64</u> Net Density: <u>5.42</u>	<p style="text-align: center;">NON-RESIDENTIAL DEVELOPMENT</p> No. of Buildings/Lots: _____ Total Building Sq. Ft. _____ Density: _____

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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**LAND DESCRIPTION OF
Club Drive East Lot**

All that tract or parcel of land lying and being in Land Lots 179, 180 AND 205, 6th District, Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING 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; THENCE North 03 degrees 36 minutes 01 seconds West a distance of 525.06 feet to a point; THENCE North 03 degrees 36 minutes 01 seconds West a distance of 579.29 feet to a point; THENCE North 28 degrees 34 minutes 24 seconds West a distance of 265.45 feet to a point; THENCE North 62 degrees 58 minutes 06 seconds East a distance of 24.21 feet to a point; THENCE North 26 degrees 06 minutes 57 seconds West a distance of 95.59 feet to a point; THENCE North 15 degrees 12 minutes 55 seconds West a distance of 80.91 feet to a point; THENCE North 20 degrees 08 minutes 19 seconds West a distance of 66.13 feet to a point; THENCE North 20 degrees 36 minutes 12 seconds West a distance of 47.45 feet to a point; THENCE North 16 degrees 41 minutes 57 seconds West a distance of 67.56 feet to a point; THENCE North 23 degrees 15 minutes 42 seconds West a distance of 51.45 feet to a point; THENCE North 15 degrees 52 minutes 54 seconds West a distance of 30.48 feet to a point; THENCE North 17 degrees 28 minutes 58 seconds West a distance of 83.45 feet to a point; THENCE North 23 degrees 24 minutes 11 seconds West a distance of 45.39 feet to a point; THENCE North 09 degrees 50 minutes 44 seconds West a distance of 46.38 feet to a point; THENCE North 35 degrees 38 minutes 56 seconds West a distance of 36.35 feet to a point; THENCE North 21 degrees 11 minutes 46 seconds West a distance of 39.02 feet to a point; THENCE North 13 degrees 07 minutes 06 seconds West a distance of 106.95 feet to a point; THENCE North 38 degrees 35 minutes 25 seconds East a distance of 9.27 feet to a point; THENCE North 14 degrees 55 minutes 15 seconds West a distance of 12.34 feet to a point; THENCE North 66 degrees 10 minutes 40

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seconds West a distance of 8.60 feet to a point; THENCE North 20 degrees 16 minutes 46 seconds West a distance of 63.91 feet to a point; THENCE North 03 degrees 19 minutes 00 seconds West a distance of 67.97 feet to a point; THENCE North 40 degrees 11 minutes 24 seconds West a distance of 36.14 feet to a point; THENCE North 13 degrees 29 minutes 11 seconds West a distance of 56.90 feet to a point; THENCE North 52 degrees 52 minutes 49 seconds West a distance of 22.75 feet to a point; THENCE North 21 degrees 48 minutes 10 seconds West a distance of 45.36 feet to a point; THENCE North 26 degrees 46 minutes 08 seconds West a distance of 57.10 feet to a point; THENCE North 17 degrees 20 minutes 19 seconds West a distance of 59.30 feet to a point; THENCE North 35 degrees 04 minutes 27 seconds West a distance of 33.80 feet to a point; THENCE North 31 degrees 53 minutes 10 seconds West a distance of 61.79 feet to a point; THENCE North 57 degrees 11 minutes 05 seconds West a distance of 86.34 feet to a point; THENCE South 45 degrees 03 minutes 33 seconds West a distance of 44.70 feet to a point; THENCE North 65 degrees 36 minutes 19 seconds West a distance of 64.09 feet to a point; THENCE North 71 degrees 55 minutes 53 seconds East a distance of 499.81 feet to a point; THENCE South 79 degrees 58 minutes 59 seconds East a distance of 801.92 feet to a point; THENCE North 89 degrees 31 minutes 46 seconds East a distance of 1025.84 feet to a point; THENCE South 29 degrees 30 minutes 27 seconds East a distance of 2849.60 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

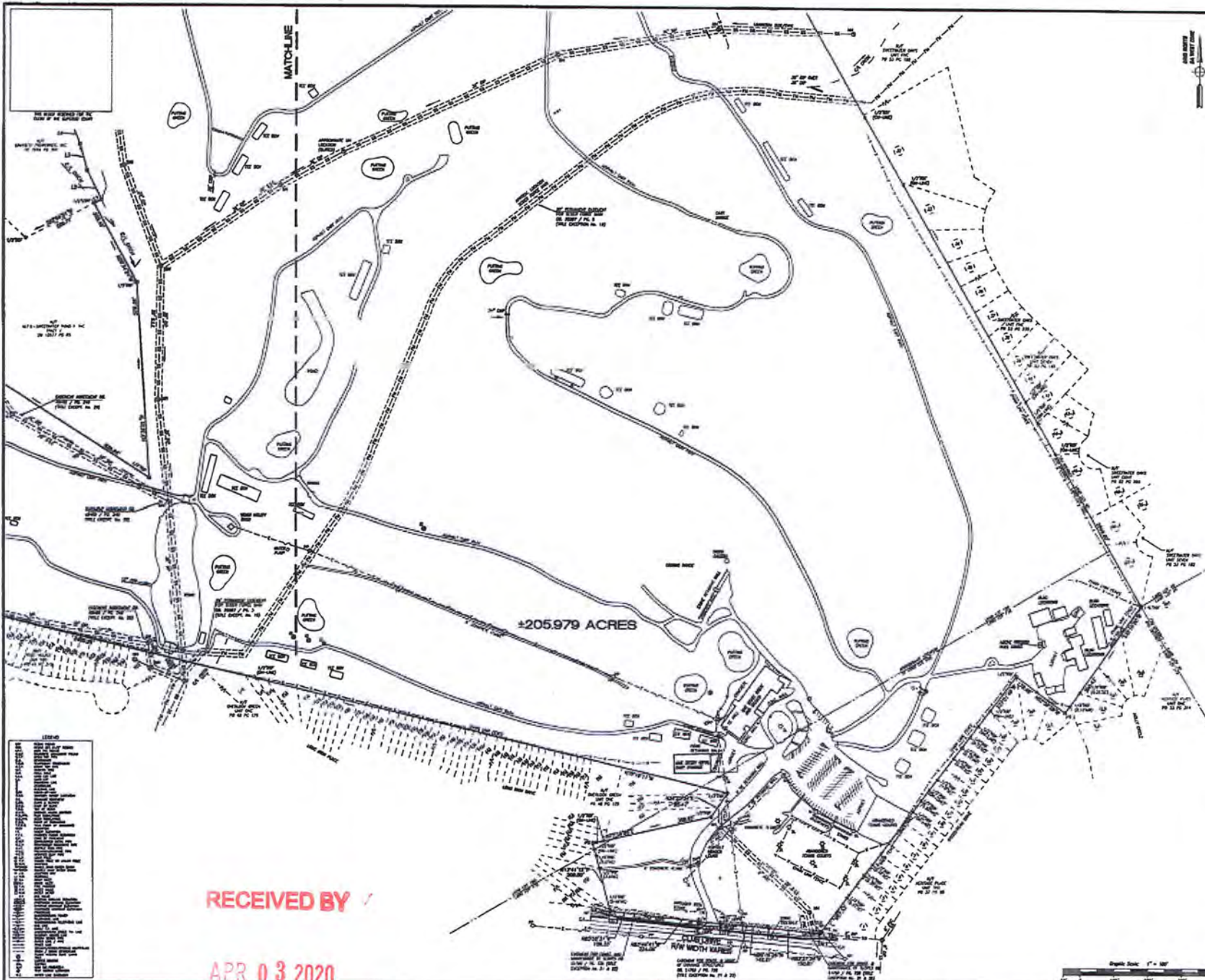
Said tract contains 7,506,908 square feet or 172.335 acres.

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5074 BRISTOL INDUSTRIAL WAY
SUITE A
DUFORD, GEORGIA 30518
(770) 271-0889
www.dpergr.com

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

PROJECT NAME:
**NORTHWOODS
COUNTRY CLUB**

TASK:
**ALTA/NSPS
LAND TITLE SURVEY**

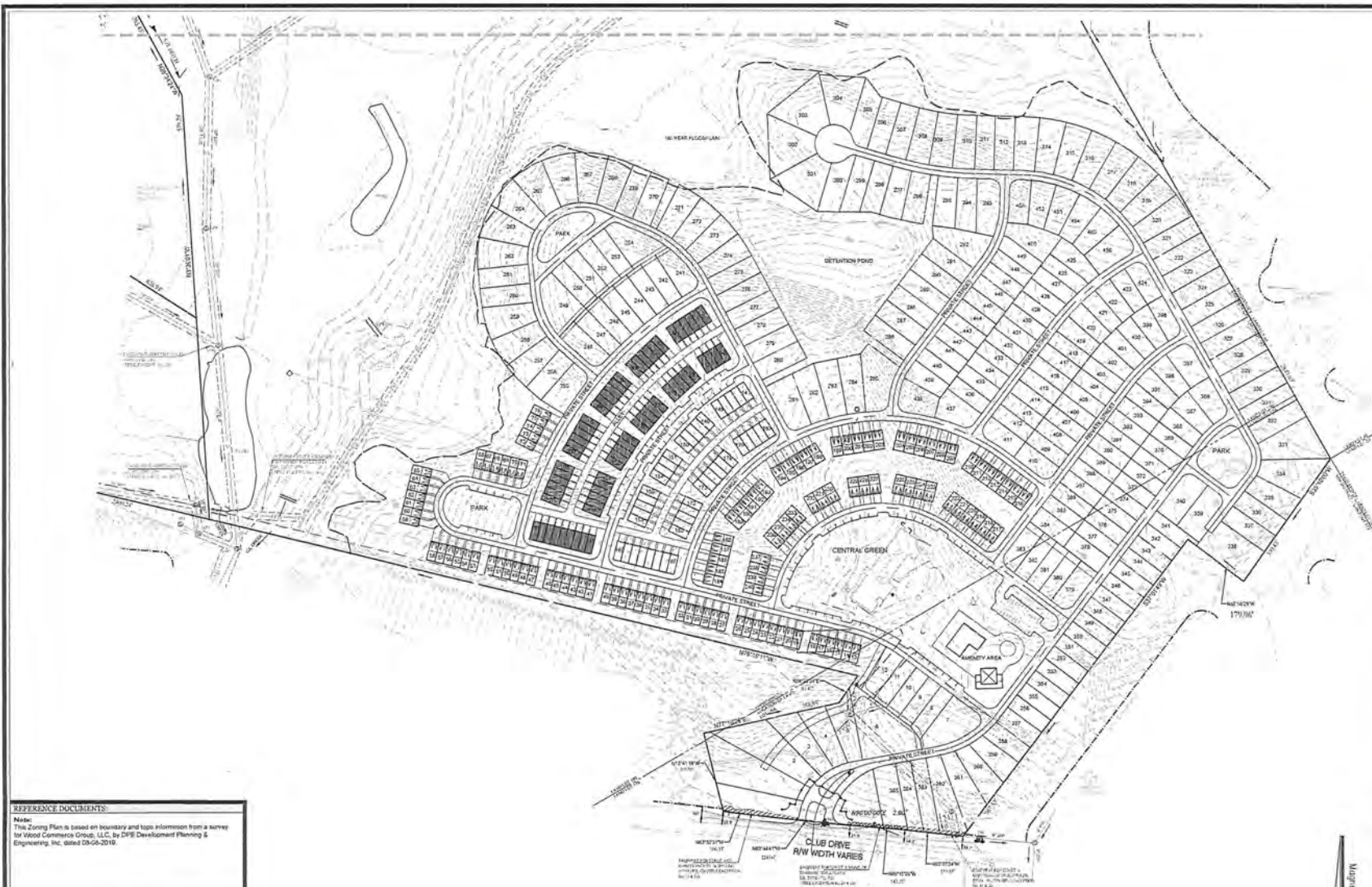


PROJECT INFORMATION:

NORTHWOODS COUNTRY CLUB
Project Name
19-021
Project Number
3187 CLUB DRIVE
Project Address
170, 180, 191, & 205
Land Use No. 00
6th
Owner
WOODCOMMERCE GROUP, LLC
GWINNETT COUNTY, GEORGIA
County State

DATE	1	2	3	4	5	6	7	8	9	10	11	12

DESIGN SCALE: 1" = 100'
DRAWN: JCS
CHECKED: JCS
DATE: 08-08-19
PROJECT No.: 19-021



SITE DATA:

SITE AREA	172.2 ACRES
FLOODPLAIN (APPROXIMATE)	58.2 ACRES
RESIDENTIAL DENSITY	2.84 U/A
ZONING	
EXISTING ZONING	RA-200
PROPOSED ZONING	TND
ZONING JURISDICTION	GWINNETT COUNTY

DEVELOPMENT TYPE

18 REAR ENTRY TOWNHOME	64
20 REAR ENTRY TOWNHOME	43
22 FRONT ENTRY TOWNHOME	64
27 FRONT ENTRY TOWNHOME	57
40 SINGLE FAMILY LOTS	143
52 SINGLE FAMILY LOTS	86
TND UNITS	350

DEVELOPMENT STANDARDS

MAXIMUM BUILDING HEIGHT	35'
FRONT YARD	5 FEET
REAR YARD	10 FEET
SIDE YARD	0 FEET
MINIMUM BUILDING SEPARATION	10 FEET
MINIMUM LOT SIZE	1/4

RUFFERS

SIDE/REAR	10' H&E
FRONT	10' H&E

COMMON AREA CALCULATIONS

COMMON AREA (GROSS AREA)	16.82 ACRES
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MINIMUM REQUIRED PARKING

SINGLE FAMILY & TOWNHOUSE 1.5 PER UNIT X 450	675
TOTAL REQUIRED PARKING	675
ON STREET PARKING PROVIDED	95

- NOTES**
1. SPEED LIMIT OF CLUB 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 FEMA FLOOD INSURANCE RATE MAP FOR GWINNETT COUNTY PANEL NO. 13132C005F DATED SEPTEMBER 29, 2005, THE PROPERTY DOES FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).
 4. WATERS OF THE STATE ARE WITHIN 200' OF THIS PROPERTY.
 5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 200' OF THIS PROPERTY.
 6. GWINNETT COUNTY FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
 7. WATER SERVICE SHALL BE PROVIDED BY GWINNETT COUNTY. EXISTING WATER SERVICE WILL BE USED.
 8. SANITARY SEWER SERVICE SHALL BE PROVIDED BY GWINNETT COUNTY. EXISTING SEWER WILL BE TAPPED ON SITE.
 9. THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREETS.

REFERENCE DOCUMENTS:
 Note:
 This Zoning Plan is based on boundary and topo information from a survey by Wood Commerce Group, LLC, by DVE Development Planning & Engineering, Inc. dated 08-04-2018.

OWNER/DEVELOPER
thePROVIDENCEgroup
 Warren Jolly
 11340 Lakefield Drive
 Building 8, Suite 200
 John's Creek, Georgia 30097
 Tel: (770) 475-1800
 4317 Park Drive, Suite 100
 Norcross, Georgia 30093
 Phone: (770) 416-7511
 Fax: (770) 416-6759
 www.travispruitt.com



TND ZONING LOT CATEGORY PER ZONING CONDITIONS

TYPE	LOT AREA (SF)	DESIGNATION	EAST	HEATED FLOOR AREA
DETACHED MID-SIZE	7,500	A	21	2,000 SF MIN.
DETACHED SMALL-SIZE	5,000 - 7,499	B	117	1,800 SF MIN.
DETACHED OTHER	4,000 - 4,999	C	63	1,600 SF MIN.
ATTACHED TOWNHOME LARGE	2,000 - 4,999	D	87	1,400 SF MIN.
ATTACHED TOWNHOME SMALL	1,000 - 1,999	E	108	1,200 SF MIN.
TOTAL LOTS			438	

PARKING TOTALS

TYPE	TND
GARAGE PARKING SPACES	428
SURFACE PARKING SPACES	428
ON STREET PARKING SPACES	95
TOTAL PARKING SPACES	951

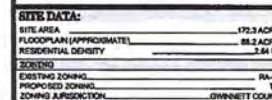


ZONING PLAN
NORTHWOODS EAST
 3157 Club Drive
 Land Lot 179, 180, 181 and 205, 6th District
 Gwinnett County, Georgia

GEORGIA REGISTERED PROFESSIONAL ENGINEER
 EDWARD J. ANDERSON
 DATE: 04-03-2020
 SCALE: 1" = 120'
 DSH: 1804422020
 L&V:
 JEL:
 F&S:
 1 of 2

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[illegible]

Call now, toll-free 1-800-888-8888. Fax us 1-714-944-8888.

ZONING PLAN
NORTHWOODS
EAST

3157 Club Drive
Land Lot 178, 180, 181 and 205, 6th District
Gwinnett County, Georgia



DATE: 06/03/2000
SCALE: 1"=100'
ON: 18D4430FO
L 800'
J 765'
E 765'

2 of 2

REFERENCE DOCUMENTS:
Note:
 This Zoning Plan is based on boundary and topo information from a survey for Wood Commerce Group, LLC, by CPE Development Planning & Engineering, Inc. dated 08-06-2019.

OWNER/DEVELOPER
thePROVIDENCEgroup
Warren Jolly

11540 Lakeside Drive
Building B, Suite 100
Johns Creek, Georgia 30097
Tel: (404) 478-1400



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

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**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 172.33 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 TND (Traditional Neighborhood Development District) zoning classification of the Gwinnett County Unified Development Ordinance (the "UDO") to develop a distinctive and attractive townhome and single-family residential community with approximately 456 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 Northwood East. A copy of the site plan is enclosed herein for your convenience.

The proposed gated community would allow for 456 residential homes, including a combination of both front and rear-entry (fee-simple) townhomes, detached single-family front and alley-entry residential homes. The homes would range in square footage from 1,600 to 2,200 square feet. Likewise, in compliance with the Gwinnett County Unified Development Ordinance ("UDO"), the proposed development would include 16.8 acres of open space, or 20% of the Property's gross acreage. 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 proposed amenities include recreational options such as a clubhouse with pool, co-working spaces, and outdoor patio area with grilling stations and fire pits.

The proposed community would consist of townhomes and single-family detached homes at a size, quality, and price-point commensurate with or exceeding homes in the surrounding area. The proposed townhomes and single-family detached homes would include either single or double-car garages

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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 purpose of the TND zoning classification is to create an innovative zoning classification that encourages a pattern of neighborhood development that will be distinguished from other residential zoning districts through a diversity of lot sizes, housing types and sizes to accommodate persons of a variety of stages of life in a pedestrian-oriented setting that is well integrated with the County's neighborhoods, parks, civic spaces, and supportive services. 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. 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.

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.

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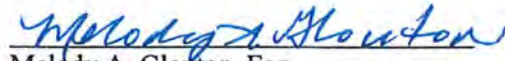
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The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the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

Respectfully submitted this 2nd day of April, 2020.

ANDERSEN TATE & CARR, P.C.



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

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

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The Subject Property is presently suitable for development under the TND 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 TND 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 TND 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

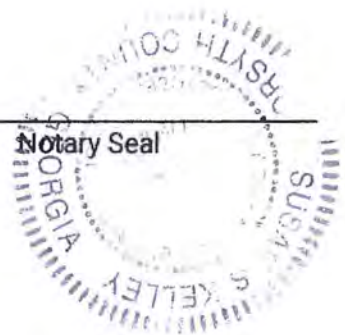
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL 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 Pres 4/2/2020
Signature of Applicant Date

Warren S. Jolly, President

Type or Print Name and Title

Susan Kelly 4/2/2020
Signature of Notary Public Date



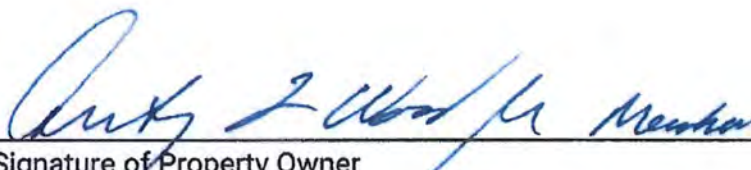
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REZONING PROPERTY OWNER'S CERTIFICATION


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.


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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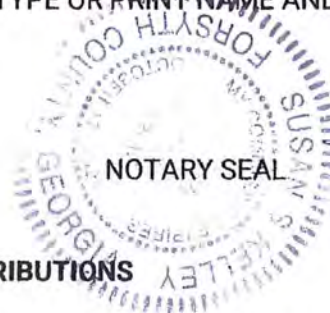
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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 G. 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.

RECEIVED BY

APR 03 2020

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SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

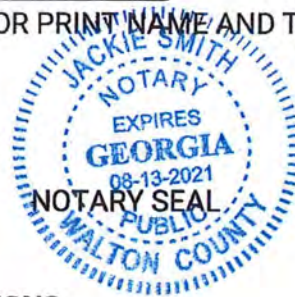
Melody A. Glouton 4/2/2020

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.

RECEIVED BY

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RZR '20 023

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 4/2/2020
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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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

Property Type

Real Property

Last Update

4/2/2020 10:33:25 AM

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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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