

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Meritage Homes of Georgia</u> <u>c/o Alliance Engineering and Planning</u>	NAME: <u>Robert S. Pounds</u>
ADDRESS: <u>6095 Atlanta Hwy., Suite 100</u>	ADDRESS: <u>4068 Sandy Hill Road</u>
CITY: <u>Flowery Branch</u>	CITY: <u>Buford</u>
STATE: <u>GA</u> ZIP: <u>30542</u>	STATE: <u>GA</u> ZIP: <u>30519</u>
PHONE: <u>770-361-8444</u>	PHONE: <u>770-361-8444</u>
CONTACT PERSON: <u>MITCH PEEVY</u> PHONE: <u>(770) 361-8444</u>	
EMAIL ADDRESS: <u>Mitchpeevy@gmail.com</u>	

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:	
<input type="checkbox"/> OWNERS AGENT	<input type="checkbox"/> PROPERTY OWNER
<input checked="" type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICT (S): <u>RA-200</u>	REQUESTED ZONING DISTRICT: <u>OSC</u>
LAND DISTRICT (S): <u>1</u>	LAND LOT: <u>001</u>
ACREAGE: <u>54.071</u>	
ADDRESS OF PROPERTY: <u>3591 Tuggle Road</u>	
PROPOSED DEVELOPMENT: <u>Conservation Subdivision</u>	
RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>101</u>	NO. OF BUILDINGS/UNITS: _____
DWELLING UNIT SIZE (SQ. FT.): <u>1,800 Ranch & 2,000 for Two Story</u>	TOTAL GROSS SQUARE FEET: _____
GROSS DENSITY: <u>1.87 units per ac</u>	DENSITY: _____
NET DENSITY: <u>2.09 units per ac</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING

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AUGUST 27, 2020
RZR2020-00040

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in G.M.D. 1379 (Pucketts), Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at an iron pin set on the southeasterly right-of-way of Tuggle Road having a right-of-way width of 60 feet, said pin being located 201.69 northeasterly feet from the southeasterly right-of-way of Hamilton Mill Road having a 80' right-of-way, said point being THE TRUE POINT OF BEGINNING;

THENCE along said right-of-way of Tuggle Road for the following seven (7) courses and distances:

THENCE North 71 degrees 41 minutes 41 seconds East a distance of 225.06 feet to a point;

THENCE along a curve to the left for an arc length of 300.67 feet, having a radius of 535.15 feet, being subtended by a chord bearing North 55 degrees 35 minutes 57 seconds East, for a distance of 296.73 feet to a point;

THENCE North 39 degrees 30 minutes 13 seconds East a distance of 325.55 feet to a point;

THENCE along a curve to the right for an arc length of 263.95 feet, having a radius of 666.04 feet, being subtended by a chord bearing North 50 degrees 51 minutes 25 seconds East, for a distance of 262.23 feet to a point;

THENCE along a curve to the right for an arc length of 204.91 feet, having a radius of 448.80 feet, being subtended by a chord bearing North 77 degrees 17 minutes 05 seconds East, for a distance of 203.13 feet to a point;

THENCE along a curve to the left for an arc length of 190.05 feet, having a radius of 477.75 feet, being subtended by a chord bearing North 78 degrees 58 minutes 05 seconds East a distance of 188.80 feet to a point;

THENCE South 36 degrees 11 minutes 38 seconds East a distance of 450.40 feet leaving said right-of-way to an iron pin set;

THENCE South 35 degrees 13 minutes 44 seconds East a distance of 226.84 feet to a point located in the centerline of a creek;

THENCE along said centerline following the meanderings thereof for the following XX courses and distances:

THENCE South 39 degrees 52 minutes 07 seconds West a distance of 43.05 feet to a point;

THENCE South 60 degrees 44 minutes 57 seconds West a distance of 126.61 feet to a point;

THENCE South 54 degrees 07 minutes 39 seconds West a distance of 73.47 feet to a point;

THENCE South 82 degrees 46 minutes 20 seconds West a distance of 34.76 feet to a point;

THENCE South 60 degrees 45 minutes 39 seconds West a distance of 67.78 feet to a point;

THENCE South 12 degrees 27 minutes 33 seconds East a distance of 30.56 feet to a point;

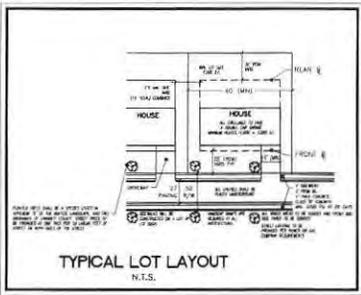
THENCE South 26 degrees 53 minutes 14 seconds West a distance of 19.52 feet to a point;

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THENCE South 32 degrees 55 minutes 19 seconds West a distance of 84.75 feet to a point;
THENCE South 08 degrees 24 minutes 48 seconds West a distance of 82.56 feet to a point;
THENCE South 03 degrees 03 minutes 45 seconds East a distance of 49.03 feet to a point;
THENCE South 75 degrees 05 minutes 27 seconds East a distance of 41.91 feet to a point;
THENCE South 13 degrees 25 minutes 11 seconds West a distance of 48.84 feet to a point;
THENCE South 53 degrees 24 minutes 16 seconds West a distance of 85.28 feet to a point;
THENCE South 28 degrees 23 minutes 39 seconds West a distance of 80.40 feet to a point;
THENCE South 04 degrees 03 minutes 53 seconds West a distance of 83.11 feet to a point;
THENCE South 23 degrees 41 minutes 17 seconds West a distance of 161.28 feet to a point;
THENCE South 21 degrees 58 minutes 20 seconds West a distance of 160.01 feet to a point;
THENCE South 21 degrees 53 minutes 50 seconds West a distance of 80.01 feet to a point;
THENCE South 50 degrees 28 minutes 31 seconds West a distance of 92.43 feet to a point;
THENCE South 83 degrees 01 minutes 21 seconds West a distance of 629.25 feet leaving said creek to a pin found;
THENCE South 82 degrees 53 minutes 21 seconds West a distance of 399.12 feet to an iron pin set;
THENCE North 64 degrees 16 minutes 28 seconds West a distance of 135.93 feet to a concrete monument found;
THENCE North 07 degrees 02 minutes 51 seconds West a distance of 143.29 feet to an iron pin found;
THENCE North 07 degrees 08 minutes 35 seconds West a distance of 324.24 feet to an iron pin found;
THENCE North 09 degrees 29 minutes 39 seconds West a distance of 64.75 feet to an iron pin set;
THENCE North 15 degrees 59 minutes 10 seconds West a distance of 199.83 feet to an iron pin set;
THENCE North 17 degrees 32 minutes 27 seconds West a distance of 199.98 feet to an iron pin set;
THENCE North 25 degrees 08 minutes 27 seconds West a distance of 97.11 feet to an iron pin set, said point being THE TRUE POINT OF BEGINNING.

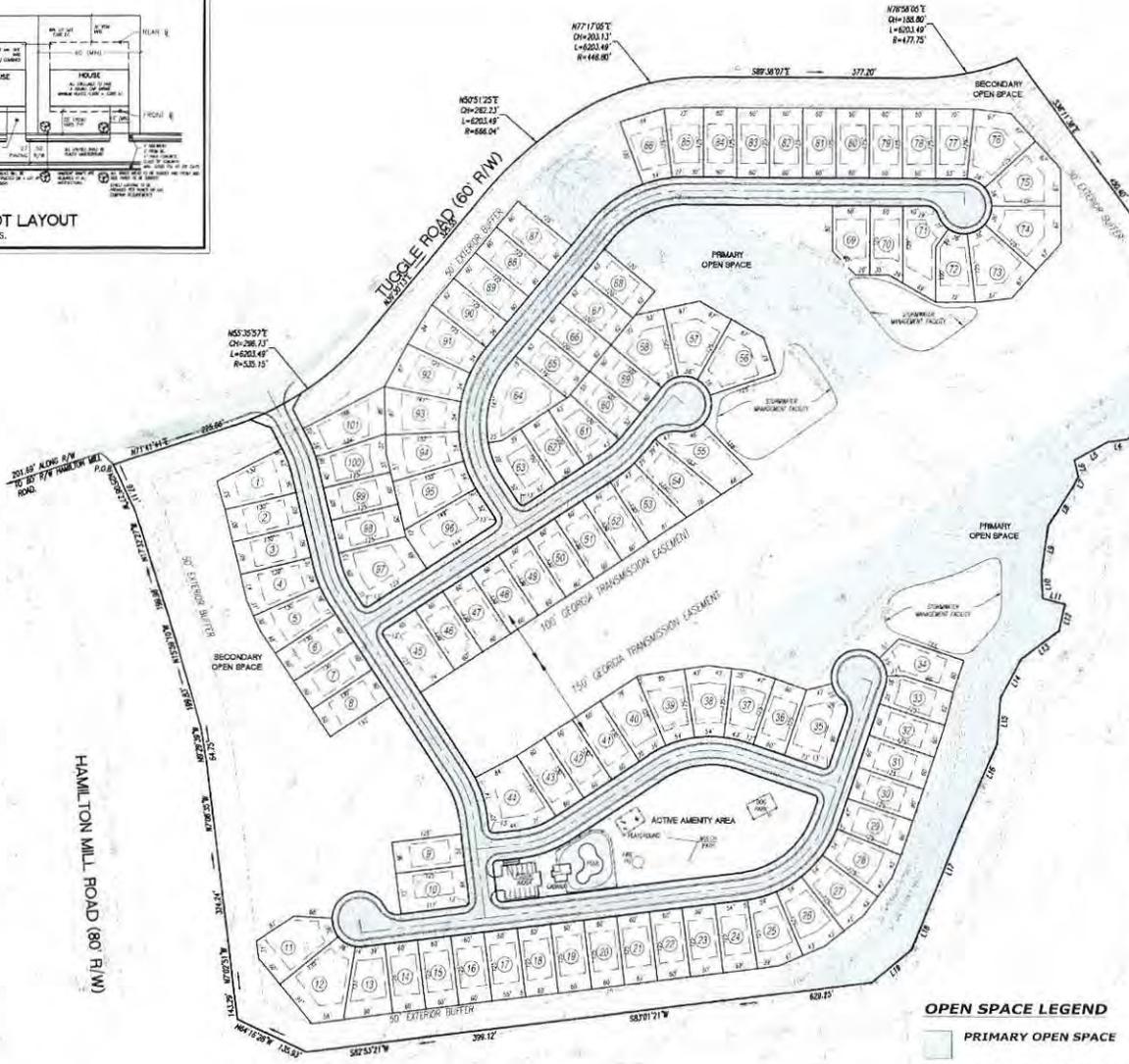
The above described tract of land being more particularly shown on plat of survey for the Estate of Robert S. Pounds, SR. dated May 12, 2015 and being prepared by M.V. Ingram Enterprises, Inc.

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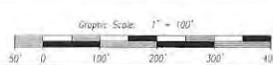


BRANCH	LINE	LENGTH	DIRECTION
11	43.00'	S89°31'00"W	
12	128.81'	S89°41'30"W	
13	73.47'	S84°57'30"W	
14	34.76'	S82°44'30"W	
15	87.39'	S80°42'30"W	
16	86.96'	S72°27'30"W	
17	28.00'	S70°00'00"W	
18	60.00'	S67°00'00"W	
19	100.00'	S63°00'00"W	
20	150.00'	S58°00'00"W	
21	200.00'	S52°00'00"W	
22	250.00'	S45°00'00"W	
23	300.00'	S37°00'00"W	
24	350.00'	S28°00'00"W	
25	400.00'	S18°00'00"W	
26	450.00'	S7°00'00"W	
27	500.00'	N0°00'00"E	
28	550.00'	N10°00'00"E	
29	600.00'	N18°00'00"E	
30	650.00'	N25°00'00"E	
31	700.00'	N31°00'00"E	
32	750.00'	N36°00'00"E	
33	800.00'	N41°00'00"E	
34	850.00'	N45°00'00"E	
35	900.00'	N49°00'00"E	
36	950.00'	N52°00'00"E	
37	1000.00'	N55°00'00"E	
38	1050.00'	N58°00'00"E	
39	1100.00'	N61°00'00"E	
40	1150.00'	N64°00'00"E	
41	1200.00'	N67°00'00"E	
42	1250.00'	N70°00'00"E	
43	1300.00'	N73°00'00"E	
44	1350.00'	N76°00'00"E	
45	1400.00'	N79°00'00"E	
46	1450.00'	N82°00'00"E	
47	1500.00'	N85°00'00"E	
48	1550.00'	N88°00'00"E	
49	1600.00'	N91°00'00"E	
50	1650.00'	N94°00'00"E	
51	1700.00'	N97°00'00"E	
52	1750.00'	N100°00'00"E	
53	1800.00'	N103°00'00"E	
54	1850.00'	N106°00'00"E	
55	1900.00'	N109°00'00"E	
56	1950.00'	N112°00'00"E	
57	2000.00'	N115°00'00"E	
58	2050.00'	N118°00'00"E	
59	2100.00'	N121°00'00"E	
60	2150.00'	N124°00'00"E	
61	2200.00'	N127°00'00"E	
62	2250.00'	N130°00'00"E	
63	2300.00'	N133°00'00"E	
64	2350.00'	N136°00'00"E	
65	2400.00'	N139°00'00"E	
66	2450.00'	N142°00'00"E	
67	2500.00'	N145°00'00"E	
68	2550.00'	N148°00'00"E	
69	2600.00'	N151°00'00"E	
70	2650.00'	N154°00'00"E	
71	2700.00'	N157°00'00"E	
72	2750.00'	N160°00'00"E	
73	2800.00'	N163°00'00"E	
74	2850.00'	N166°00'00"E	
75	2900.00'	N169°00'00"E	
76	2950.00'	N172°00'00"E	
77	3000.00'	N175°00'00"E	
78	3050.00'	N178°00'00"E	
79	3100.00'	N181°00'00"E	
80	3150.00'	N184°00'00"E	
81	3200.00'	N187°00'00"E	
82	3250.00'	N190°00'00"E	
83	3300.00'	N193°00'00"E	
84	3350.00'	N196°00'00"E	
85	3400.00'	N199°00'00"E	
86	3450.00'	N202°00'00"E	
87	3500.00'	N205°00'00"E	
88	3550.00'	N208°00'00"E	
89	3600.00'	N211°00'00"E	
90	3650.00'	N214°00'00"E	
91	3700.00'	N217°00'00"E	
92	3750.00'	N220°00'00"E	
93	3800.00'	N223°00'00"E	
94	3850.00'	N226°00'00"E	
95	3900.00'	N229°00'00"E	
96	3950.00'	N232°00'00"E	
97	4000.00'	N235°00'00"E	
98	4050.00'	N238°00'00"E	
99	4100.00'	N241°00'00"E	
100	4150.00'	N244°00'00"E	
101	4200.00'	N247°00'00"E	
102	4250.00'	N250°00'00"E	
103	4300.00'	N253°00'00"E	
104	4350.00'	N256°00'00"E	
105	4400.00'	N259°00'00"E	
106	4450.00'	N262°00'00"E	
107	4500.00'	N265°00'00"E	
108	4550.00'	N268°00'00"E	
109	4600.00'	N271°00'00"E	
110	4650.00'	N274°00'00"E	
111	4700.00'	N277°00'00"E	
112	4750.00'	N280°00'00"E	
113	4800.00'	N283°00'00"E	
114	4850.00'	N286°00'00"E	
115	4900.00'	N289°00'00"E	
116	4950.00'	N292°00'00"E	
117	5000.00'	N295°00'00"E	
118	5050.00'	N298°00'00"E	
119	5100.00'	N301°00'00"E	
120	5150.00'	N304°00'00"E	
121	5200.00'	N307°00'00"E	
122	5250.00'	N310°00'00"E	
123	5300.00'	N313°00'00"E	
124	5350.00'	N316°00'00"E	
125	5400.00'	N319°00'00"E	
126	5450.00'	N322°00'00"E	
127	5500.00'	N325°00'00"E	
128	5550.00'	N328°00'00"E	
129	5600.00'	N331°00'00"E	
130	5650.00'	N334°00'00"E	
131	5700.00'	N337°00'00"E	
132	5750.00'	N340°00'00"E	
133	5800.00'	N343°00'00"E	
134	5850.00'	N346°00'00"E	
135	5900.00'	N349°00'00"E	
136	5950.00'	N352°00'00"E	
137	6000.00'	N355°00'00"E	
138	6050.00'	N358°00'00"E	
139	6100.00'	N361°00'00"E	
140	6150.00'	N364°00'00"E	
141	6200.00'	N367°00'00"E	
142	6250.00'	N370°00'00"E	
143	6300.00'	N373°00'00"E	
144	6350.00'	N376°00'00"E	
145	6400.00'	N379°00'00"E	
146	6450.00'	N382°00'00"E	
147	6500.00'	N385°00'00"E	
148	6550.00'	N388°00'00"E	
149	6600.00'	N391°00'00"E	
150	6650.00'	N394°00'00"E	
151	6700.00'	N397°00'00"E	
152	6750.00'	N400°00'00"E	
153	6800.00'	N403°00'00"E	
154	6850.00'	N406°00'00"E	
155	6900.00'	N409°00'00"E	
156	6950.00'	N412°00'00"E	
157	7000.00'	N415°00'00"E	
158	7050.00'	N418°00'00"E	
159	7100.00'	N421°00'00"E	
160	7150.00'	N424°00'00"E	
161	7200.00'	N427°00'00"E	
162	7250.00'	N430°00'00"E	
163	7300.00'	N433°00'00"E	
164	7350.00'	N436°00'00"E	
165	7400.00'	N439°00'00"E	
166	7450.00'	N442°00'00"E	
167	7500.00'	N445°00'00"E	
168	7550.00'	N448°00'00"E	
169	7600.00'	N451°00'00"E	
170	7650.00'	N454°00'00"E	
171	7700.00'	N457°00'00"E	
172	7750.00'	N460°00'00"E	
173	7800.00'	N463°00'00"E	
174	7850.00'	N466°00'00"E	
175	7900.00'	N469°00'00"E	
176	7950.00'	N472°00'00"E	
177	8000.00'	N475°00'00"E	
178	8050.00'	N478°00'00"E	
179	8100.00'	N481°00'00"E	
180	8150.00'	N484°00'00"E	
181	8200.00'	N487°00'00"E	
182	8250.00'	N490°00'00"E	
183	8300.00'	N493°00'00"E	
184	8350.00'	N496°00'00"E	
185	8400.00'	N499°00'00"E	
186	8450.00'	N502°00'00"E	
187	8500.00'	N505°00'00"E	
188	8550.00'	N508°00'00"E	
189	8600.00'	N511°00'00"E	
190	8650.00'	N514°00'00"E	
191	8700.00'	N517°00'00"E	
192	8750.00'	N520°00'00"E	
193	8800.00'	N523°00'00"E	
194	8850.00'	N526°00'00"E	
195	8900.00'	N529°00'00"E	
196	8950.00'	N532°00'00"E	
197	9000.00'	N535°00'00"E	
198	9050.00'	N538°00'00"E	
199	9100.00'	N541°00'00"E	
200	9150.00'	N544°00'00"E	
201	9200.00'	N547°00'00"E	
202	9250.00'	N550°00'00"E	
203	9300.00'	N553°00'00"E	
204	9350.00'	N556°00'00"E	
205	9400.00'	N559°00'00"E	
206	9450.00'	N562°00'00"E	
207	9500.00'	N565°00'00"E	
208	9550.00'	N568°00'00"E	
209	9600.00'	N571°00'00"E	
210	9650.00'	N574°00'00"E	
211	9700.00'	N577°00'00"E	
212	9750.00'	N580°00'00"E	
213	9800.00'	N583°00'00"E	
214	9850.00'	N586°00'00"E	
215	9900.00'	N589°00'00"E	
216	9950.00'	N592°00'00"E	
217	10000.00'	N595°00'00"E	

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- REZONING SUMMARY AND NOTES:**
- EXISTING BOUNDARY AVERAGE: 54.071 ACRES
 - PAR PARCEL: 1-501-049
 - EXISTING ZONING: RA-200
 - PROPOSED ZONING: OSC
 - TOTAL NO. PROPOSED LOTS: 101
GROSS DENSITY: 1.87 LOTS/ACRE
NET DENSITY: 2.09 LOTS/ACRE (54.071 ACRES - (50% OVERHEAD POWER ESM) ÷ 1,000 PLANNED AREA)
 - OVERHEAD POWER CASEMENT AREA: ±11.68 ACRES
 - ZONE "X" FLOODPLAIN AREA = ±0.05 ACRES
 - MINIMUM LOT SIZE: 60' x 125'
 - REQUIRED SETBACKS:
FRONT = 25' FROM R/W (50' EXTENSION BUFFER)
REAR = 30'
SIDE = 7.5'
 - MAXIMUM BUILDING HEIGHT: 35 FT. (15' BUILDING SEPARATION)
 - MINIMUM REQUIRED OPEN SPACE (100 210-50.12 TABLE 210.1) = 13.52 AC. (25%)
 - PRIMARY OPEN SPACE AREA REQUIRED (15% REQUIRED OPEN SPACE) = 2.03 AC.
 - PRIMARY OPEN SPACE PROVIDED = ±8.0 AC.
 - SECONDARY OPEN SPACE AREA PROVIDED = ±10.6 AC.
 - AREA IN SANITARY SEWER CASEMENTS = ±0.1
 - AREA OF STORM WATER MANAGEMENT FACILITIES = ±15 AC.
 - CREDITABLE SECONDARY OPEN SPACE AREA PROVIDED = ±9.0 AC.
 - CREDITABLE PRIMARY AND SECONDARY OPEN SPACE PROVIDED = ±15.0 AC.
 - TOTAL LENGTH OF STREETS: ±5,450 L.F.
 - BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY FOR ESTATE OF ROBERT S. POLANS, SR., BY M.V. INGRAM ENTERPRISES, INC., DATED 05/12/2015.
 - A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER OWENETT COUNTY FLOOD COMMUNITY PANEL NO. 1313500206, DATED MARCH 04, 2014.
 - (TOPOGRAPHIC AND UTILITY INFORMATION BASED ON OWENETT COUNTY GIS, DATUM IS MEAN SEA LEVEL.
 - WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY OWENETT COUNTY.
 - ALL CONSTRUCTION SHALL CONFORM TO THE OWENETT COUNTY STANDARDS AND SPECIFICATIONS.
 - ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
 - STREETLIGHTS ARE TO BE PROVIDED ALONG ONE SIDE OF EVERY STREET AND SHALL BE A MINIMUM OF 16 FEET HIGH AND A MAXIMUM OF 20 FEET HIGH IF OVERHANGING INTO THE STREET, AND PLACED NO MORE THAN 150 FEET APART.
 - STREET TREES AND LOT TREES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 800 OF THE OWENETT COUNTY UDD.
 - SCENARIOS SHALL BE PROVIDED AS REQUIRED IN SECTION 900-90 OF TITLE 3 OF THE OWENETT COUNTY UDD.
 - SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.



Development Planning & Engineering, Inc.
 9314 BRISTOL INDUSTRIAL WAY
 SUITE A
 BUFORD, GEORGIA 30518
 (770) 271-2866
 www.dpeinc.com

PREPARED FOR:
HERITAGE HOMES OF GEORGIA
 2700 CUMBERLAND PKWY
 ATLANTA, GA 30339

PROJECT NAME:
TUGGLE ROAD TRACT

TASK:
CONCEPTUAL REZONING EXHIBIT

PROJECT INFORMATION:
 PROJECT NAME: TUGGLE ROAD TRACT
 PROJECT NUMBER: 2020-00040
 DATE: 8/27/2020
 DRAWN BY: [blank]
 CHECKED BY: [blank]

2 of 2

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

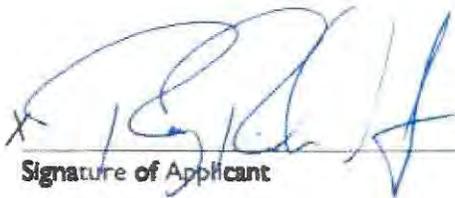
The Applicant, Meritage Homes of Georgia, requests a rezoning from RA-200 to OSC on 54.071 acres located on Tuggle Road just off Hamilton Mill Road. The applicant is proposing to build a total of 101 homes on the property at a gross density of 1.87 lots per acre. An active recreation area is also being proposed on the property consisting of a cabana, pool and a tot lot as well as providing 27.7% of the property or 15 acres of passive open space. All the open space will be owned and maintained by the mandatory Homeowners Association. Meritage Homes is planning on building 2 products in this community, the first would be a Ranch home with a minimum of 1,800 square feet of heated area and a Two-Story Home with a minimum of 2,000 square feet of heated space. All of the homes would have a 2-car garage and be priced from the low \$300's and up. The front façade of the homes will consist of a mixture of brick, stone and concrete siding with the sides and rear the same or of concrete siding. Meritage homes are known for their energy efficiency as they use spray foam insulation, tankless water heaters, energy star appliances, low-e windows, and many water saving features in their homes. Thus, their homes may cost a little more on a per square foot basis, but the homeowner reaps the benefit of lower cost on their monthly utility bills. Meritage looks forward to meeting with anyone that needs any additional information on this proposed project.

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RZR2020-00040
AUGUST 27, 2020

Gwinnett County Planning Division
Rezoning Application
Last Updated 8.2008

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 

Signature of Applicant

8/13/2020

Date

Ray Richard Jr.

Type or Print Name and Title



Signature of Notary Public

8/13/2020

Date



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Gwinnett County Planning Division
Rezoning Application
Last Updated 8.2008

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 DocuSigned by:
Robert S. Pounds, Jr. 8/13/2020
Signature of Property Owner Date

Robert S. Pounds, Jr.
Type or Print Name and Title

Carl 8/13/2020
Signature of Notary Public Date



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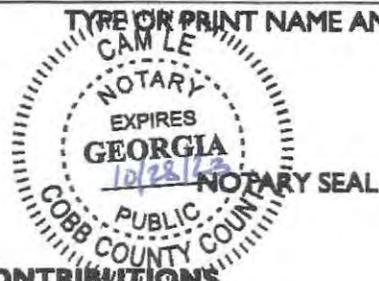
Gwinnett County Planning Division
 Rezoning Application
 Last Updated 8.2008

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 Ray Richard Jr 8/13/2020 Ray Richard Jr
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE
Carol 8/13/2020
 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 X Ray Richard Jr
 YOUR NAME

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

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

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

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

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

PARCEL I.D. NUMBER: 1 - 001 - 049
(Map Reference Number) District Land Lot Parcel

[Signature] 8/13/2020
Signature of Applicant Date

Ray Richard, Jr
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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AUGUST 27, 2020

Check tag office wait times [here](#).

Preview the tag office COVID-19 process here:
[English](#) [Spanish](#)

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ACCOUNT DETAIL

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

Tax Account

Mailing Address:

POUNDS ROBERT S
4068 SANDY HILL RD
BUFORD , GA 30519-3725

[✉ Change Mailing Address](#)

SITUS:

3591 TUGGLE RD

Tax District:

COUNTY Unincorporated

Parcel ID

R1001 049

Property Type

Real Property

Last Update

8/11/2020 4:49:21 PM

Legal Description

TUGGLE RD

Tax Bills

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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	\$2,070.99	\$2,070.99	\$0.00	\$0.00	10/15/2019	\$0.00
2018	\$2,042.50	\$2,042.50	\$0.00	\$0.00	10/15/2018	\$0.00
2017	\$2,055.12	\$2,055.12	\$0.00	\$0.00	10/15/2017	\$0.00
2016	\$2,013.24	\$2,013.24	\$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](#)

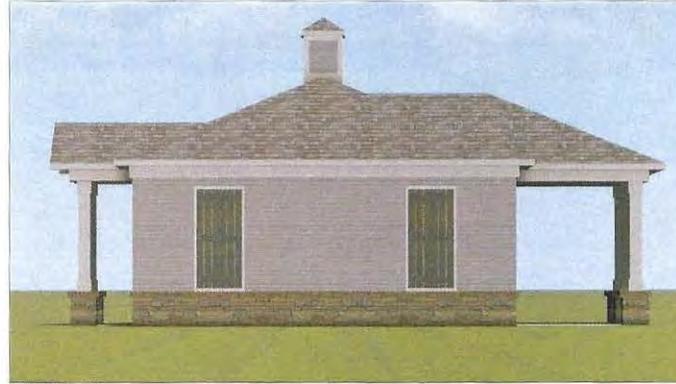
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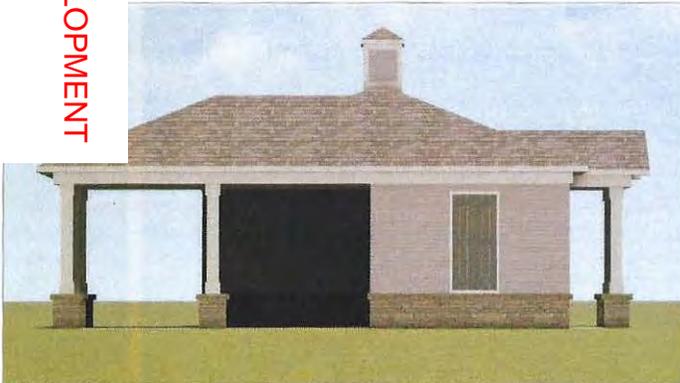




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Side Elevation



Side Elevation



Rear Elevation



P.O. Box 747558
 Roswell, GA 30075
 770.422.1100
 www.SearsLandscape.com

SEAL



REV.	DATE	REMARKS

REVISIONS

REV.	DATE	REMARKS

PROJECT TITLE

Tuggle Road Tract
 3591 Tuggle Road
 Buford, Georgia 30519



SHEET TITLE
 Conceptual
 Cabana Rendering

DRAWN BY:
 CHECKED BY:
 DATE
 August 26, 2020

- CLIENT REVIEW
- FOR PERMIT REVIEW
- BID SET
- CONSTRUCTION

SHEET NUMBER

C2

Note: Architectural plans to be prepared by Architect rendered elevations are for conceptual purposes only