

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Patch of Land LLC</u> <u>c/o Alliance Engineering and Planning</u>	NAME: <u>Patch of Land LLC</u>
ADDRESS: <u>6095 Atlanta Hwy., Suite 100</u>	ADDRESS: <u>6095 Atlanta Hwy</u>
CITY: <u>Flowery Branch</u>	CITY: <u>Flowery Branch</u>
STATE: <u>GA</u> ZIP: <u>30542</u>	STATE: <u>GA</u> ZIP: <u>30542</u>
PHONE: <u>770-361-8444</u>	PHONE: <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 checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICT (S): <u>R-100</u> REQUESTED ZONING DISTRICT: <u>OSC</u>	
LAND DISTRICT (S): <u>4</u> LAND LOT: <u>335</u> ACREAGE: <u>18.9</u>	
ADDRESS OF PROPERTY: <u>Mink Livsey Road</u>	
PROPOSED DEVELOPMENT: <u>Conservation Subdivision</u>	
RESIDENTIAL DEVELOPMENT: NO. OF LOTS/DWELLING UNITS: <u>45</u> DWELLING UNIT SIZE (SQ. FT.): <u>2,200</u> <small>Minimum Heated Floor Area</small> GROSS DENSITY: <u>2.38 units per ac</u> NET DENSITY: <u>2.38 units per ac</u>	NON-RESIDENTIAL DEVELOPMENT: NO. OF BUILDINGS/UNITS: _____ TOTAL GROSS SQUARE FEET: _____ DENSITY: _____

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY PLANNING & DEVELOPMENT

9/28/2020

RZR2020-00047

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 335, 4th District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at the rebar found at the Northern Property line and the Southerly right of way line of Mink Livsey Road, (variable right of way width), said point being the TRUE POINT OF BEGINNING;

Thence traveling along the Northern property line **South 72 degrees 25 minutes 36 seconds West** a distance of **597.669** feet; Thence **South 72 degrees 23 minutes 27 seconds West**, a distance of **362.080** feet; Thence, **South 72 degrees 10 minutes 14.00 seconds West**, a distance of **549.400** feet to a point; Thence, **South 29 degrees 07 minutes 10.00 seconds East**, a distance of **600.930** feet to a point on the centerline of the creek; Thence, **North 46 degrees 29 minutes 41.00 seconds East**, a distance of **15.99** feet; Thence, **South 62 degrees 11 minutes 31.00 seconds East**, a distance of **49.110** feet to a point; Thence, **North 83 degrees 47 minutes 31.00 seconds East**, a distance of **8.890** feet to a point; Thence, **North 13 degrees 29 minutes 13.00 seconds East**, a distance of **11.020** to a point; Thence, **North 8 degrees 01 minutes 7.00 seconds West**, a distance of **22.050** feet to a point; Thence, **North 37 degrees 06 minutes 26.00 seconds East**, a distance of **6.140** feet to a point; Thence, **South 73 degrees 47 minutes 27.00 seconds East**, a distance of **14.480** feet to a point; Thence, **South 72 degrees 39 minutes 45.00 seconds East**, a distance of **19.970** feet to a point; Thence, **South 73 degrees 01 minutes 51.00 seconds East**, a distance of **13.700** feet to a point; Thence, **North 84 degrees 15 minutes 43.00 seconds East**, a distance of **29.670** feet to a point; Thence, **North 80 degrees 38 minutes 22.00 seconds East**, a distance of **48.00** feet to a point; Thence, **North 78 degrees 05 minutes 21.00 seconds East**, a distance of **16.110** feet to a point; Thence, **North 89 degrees 56 minutes 33 seconds East**, a distance of **6.610** feet to a point; Thence, **North 6 degrees 56 minutes 07.00 seconds East**, a distance of **16.310** feet to a point; Thence, **North 82 degrees 05 minutes 45.00 seconds East**, a distance of **11.800** feet to a point; Thence, **South 75 degrees 55 minutes 19.00 seconds East**, a distance of **24.040** feet to a point; Thence, **South 22 degrees 06 minutes 17.00 seconds East**, a distance of **13.190** feet to a point; Thence, **North 45 degrees 12 minutes 51.00 seconds East**, a distance of **22.630** feet to a point; Thence, **South 79 degrees 48 minutes 43.00 seconds East**, a distance of **34.780** feet to a point; Thence, **North 84 degrees 57 minutes 03.00 seconds East**, a distance of **24.770** feet to a point; Thence, **South 60 degrees 29 minutes 17.00 seconds East**, a distance of **24.760** feet to a point; Thence, **South 87 degrees 16 minutes 26.00 seconds East**, a distance of **24.360** feet to a point; Thence, **North 33 degrees 57 minutes 06.00 seconds West**, a distance of **8.990** feet to a point; Thence, **North 3 degrees 42 minutes 44.00 seconds East**, a distance of **21.330** feet to a point; Thence, **South 74 degrees 21 minutes 40.00 seconds East**, a distance of **35.200** feet to a point; Thence, **North 61 degrees 53 minutes 01.00 minutes East**, a distance of **46.960** feet to a point; Thence, **South 89 degrees 19 minutes 54.00 seconds East**, a distance of **24.920** feet to a point; Thence, **North 46 degrees 04 minutes 01.00 seconds East**, a distance of **19.500** feet to a point; Thence, **South 82 degrees 50 minutes 55 seconds East**, a distance of **8.120** feet to a point; Thence, **South 33 degrees 32 minutes 05.00 seconds East**, a distance of **12.070** feet to a point; Thence, **North 70 degrees 19 minutes 56.00 seconds East**, a distance of **9.170** feet to a point; Thence, **North 36 degrees 19 minutes 31.00 seconds East**, a distance of **16.720** feet to a point; Thence, **North 53 degrees 25 minutes 43.00 seconds East**, a distance of **31.420** feet to a point; Thence, **South 48 degrees 14 minutes 30.00 seconds East**, a distance of **5.810** feet to a point; Thence, **South 75 degrees 02 minutes 44.00 seconds East**, a distance of **16.670** feet to a point; Thence, **North 29 degrees 30 minutes 42.00 seconds East**, a distance of **27.740** feet to a point; Thence, **North 58 degrees 46 minutes 56.00 seconds East**, a distance of

RECEIVED BY PLANNING & DEVELOPMENT

9/28/2020

RZR2020-00047

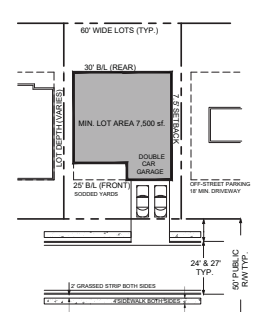
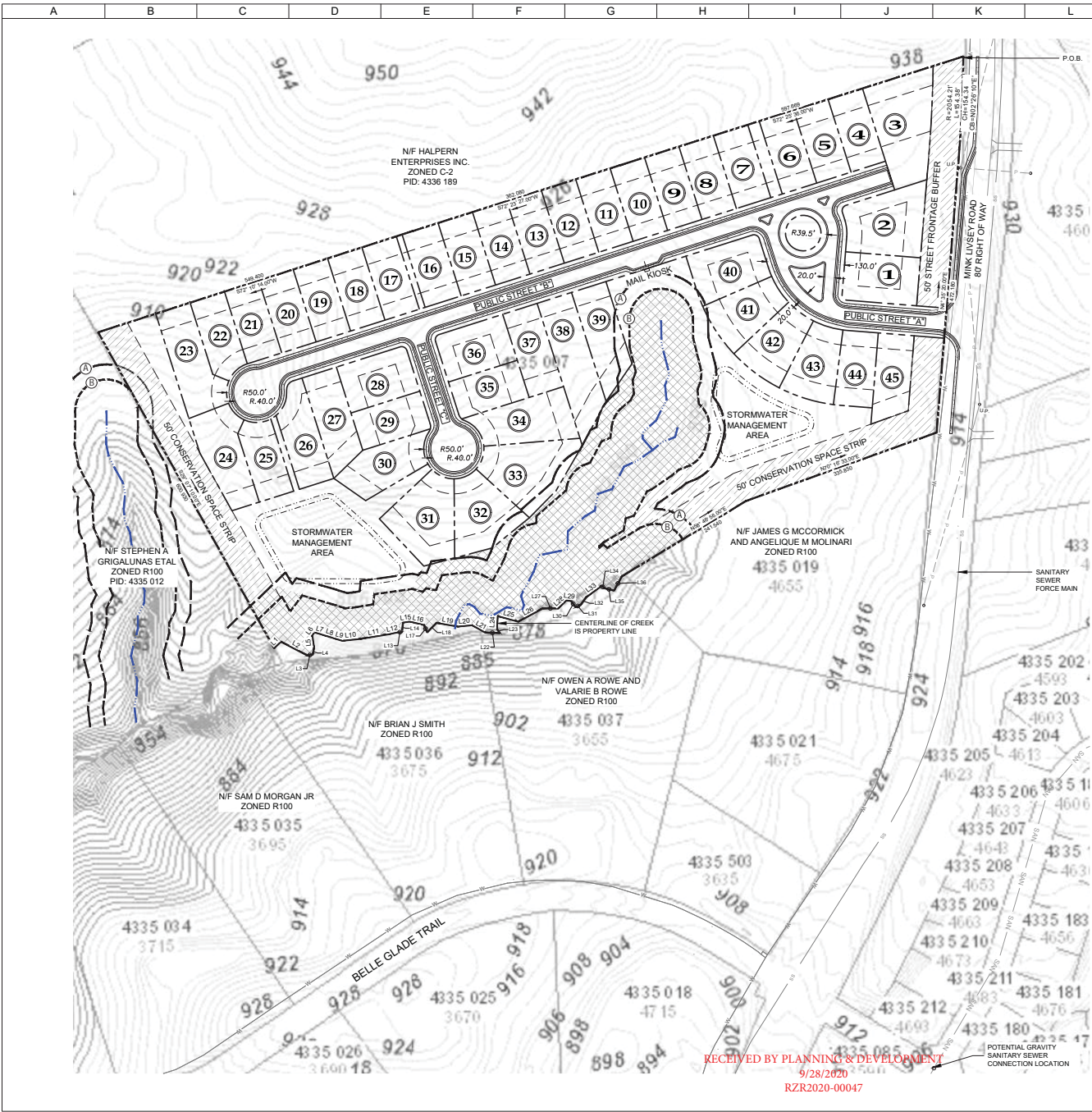
241.540 feet to a point; Thence, **North 70** degrees **16** minutes **33.00** seconds **East**, a distance of **335.850** feet to a point on the right of way line of Mink Livsey Road; Thence following the right of way line of Mink Livsey Road **North 4** degrees **35** minutes **20.00** seconds **East**, a distance of **472.180** feet to a point; Thence, along the right of way line with the curvature, a distance of **154.38** feet, said counter clockwise arc having a radius of **2054.21** feet and being subtended by a chord bearing and distance of **North 02** degrees **26** minutes **10** seconds **East**, a distance of **154.34** feet to a point with a rebar found, said rebar being the TRUE POINT OF BEGINNING.

Containing **18.9** acres, more or less.

RECEIVED BY PLANNING & DEVELOPMENT
9/28/2020
RZR2020-00047

File Name: 20200301.dwg, 2020.03.01 PM

File Name: 20200301.dwg, 2020.03.01 PM



TYPICAL LOT AND STREET DETAILS
 STREET A: 50' RW & 27' ROAD
 STREET B: 50' RW & 24' ROAD
 STREET C: 50' RW & 24' ROAD

SITE DATA:	
GROSS ACRES:	± 18.9 AC
EXISTING ZONING:	R100
TOTAL LOTS:	45 LOTS
BUILDING HEIGHTS:	RESIDENTIAL 35' HT MAX
BUFFER:	50' STREET FRONTAGE BUFFER

SINGLE FAMILY RESIDENTIAL LOT DATA:		CONSERVATION SPACE DATA:	
TOTAL LOTS:	45 LOTS	TOTAL CONSERVATION SPACE REQUIRED:	25% OR 4.725 AC
LOT WIDTH:	60' WIDE LOTS	TOTAL CONSERVATION SPACE PROVIDED:	25% OR 4.725 AC
LOT SIZE:	7,500 SF MIN	PRIMARY CONSERVATION SPACE REQUIRED:	15% OR 2.835 AC
UNIT SF:	2,000 SF MIN	PRIMARY CONSERVATION SPACE PROVIDED:	15% OR 2.835 AC
UNIT TYPE:	FRONT ENTRY	SECONDARY CONSERVATION SPACE REQUIRED:	10% OR 1.89 AC
GARAGE:	2 CAR GARAGE	SECONDARY CONSERVATION SPACE PROVIDED:	10% OR 1.89 AC

PARKING ANALYSIS		
LOT TYPE (GARAGE/DRIVEWAY)	TOTAL PER HOUR	TOTAL SPACES
50' WIDE	2	45
MAIL KIOSK PARALLEL PARKING		2
TOTAL PARKING SPACES FOR RESIDENTIAL		182

SEWER NOTE:
 SEWER WILL BE A GRAVITY LINE AND TIE INTO EXISTING OFF-SITE SEWER MAINHOLES. SEWER PROVIDED BY GWINNETT COUNTY.

WATER NOTE:
 EXISTING WATER LINE LOCATED ALONG MINK LIVSEY RD AND PROVIDED BY GWINNETT COUNTY.

FLOOD NOTE:
 ACCORDING TO FIRM NUMBER 1313500152P DATED 06/03/08, NO PORTION OF THE SITE LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

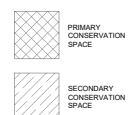
PROPERTY OWNERS:
 PID 4335 007: TOP DESIGNS GROUP LLC

VARIANCE:
 APPROXIMATE CUL-DE-SAC STREETS MAY BE LONGER THAN 600 FEET IN LENGTH.

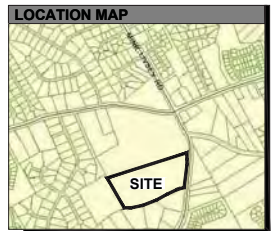
ADDITIONAL NOTES:

- STREETLIGHTS ARE TO BE PROVIDED ALONG ONE SIDE OF EVERY STREET ACCORDING TO L100 STANDARDS.
- CONSERVATION SPACE TO BE DELETED (IE-SIMPLE TO AND MAINTAINED BY A QUALIFIED HOME OWNERS ASSOCIATION).
- THE MAXIMUM AMOUNT OF LAND DISTURBANCE WITHIN THE PRIMARY CONSERVATION AREA SHALL BE 10% AND THE MAXIMUM AMOUNT OF IMPERVIOUS SURFACE SHALL BE 10% WITHIN THE PRIMARY CONSERVATION AREA.
- THE MAXIMUM AMOUNT OF LAND DISTURBANCE WITHIN THE SECONDARY CONSERVATION AREA SHALL BE 15% AND THE MAXIMUM AMOUNT OF IMPERVIOUS SURFACE SHALL BE 10% WITHIN THE SECONDARY CONSERVATION AREA.

Line #	Length	Direction	Line #	Length	Direction
L1	15.990	N46° 29' 41.00"E	L21	24.760	S60° 29' 17.00"E
L2	49.110	S62° 11' 31.00"E	L22	24.360	S87° 16' 26.00"E
L3	8.890	N83° 47' 31.00"E	L23	8.990	N33° 57' 06.00"W
L4	11.020	N13° 29' 13.00"E	L24	21.330	N3° 42' 44.00"E
L5	22.050	N8° 01' 07.00"W	L25	35.200	S74° 21' 40.00"E
L6	6.140	N37° 06' 26.00"E	L26	46.860	N81° 53' 01.00"E
L7	14.480	S73° 47' 27.00"E	L27	24.920	S89° 19' 54.00"E
L8	19.970	S72° 39' 45.00"E	L28	19.500	N46° 04' 01.00"E
L9	13.700	S73° 01' 51.00"E	L29	8.120	S82° 50' 55.00"E
L10	29.670	N84° 15' 43.00"E	L30	12.070	S33° 32' 05.00"E
L11	48.000	N80° 38' 22.00"E	L31	9.170	N70° 19' 56.00"E
L12	16.110	N78° 05' 21.00"E	L32	16.720	N36° 19' 31.00"E
L13	6.610	N89° 56' 33.00"E	L33	31.420	N53° 25' 43.00"E
L14	16.310	N6° 56' 07.00"E	L34	5.810	S48° 14' 30.00"E
L15	11.800	N82° 05' 45.00"E	L35	16.670	S75° 02' 44.00"E
L16	24.040	S75° 55' 19.00"E	L36	27.740	N29° 30' 42.00"E
L17	13.190	S22° 06' 17.00"E			
L18	22.630	N45° 12' 51.00"E			
L19	34.780	S79° 48' 43.00"E			
L20	24.770	N84° 57' 03.00"E			



- (A) 70 COUNTY IMPERVIOUS SB (AS MEASURED FROM TOP OF BANK)
- (B) 50' COUNTY UNDISTURBED BUFFER (AS MEASURED FROM TOP OF BANK)

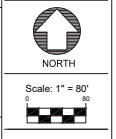


LAND LOT(S): 335 - DISTRICT: 4th
 GWINNETT COUNTY, GEORGIA



SITE ZONING PLANS FOR MINK LIVSEY ROAD
 MINK LIVSEY ROAD
 L100 SUB-DISTRICT
 GWINNETT COUNTY, GA

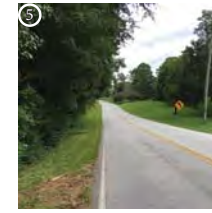
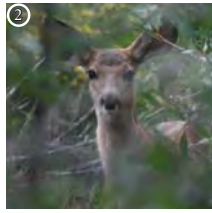
Issue:	Date:	Description:
Rev. (1)	02/20	
Rev. (2)		
Rev. (3)		
Rev. (4)		
Rev. (5)		
Rev. (6)		
Rev. (7)		



ZONING PLAN
 09-03-2020

RECEIVED BY PLANNING & DEVELOPMENT
 9/28/2020
 RZR2020-00047

A B C D E F G H I J K L M N O P Q



Line Table		Line Table			
Line #	Length	Direction	Line #	Length	Direction
L1	15.960	N46° 29' 41.00"E	L21	24.765	S80° 29' 17.00"E
L2	49.110	S62° 11' 31.00"E	L22	24.360	S87° 19' 28.00"E
L3	8.890	N83° 47' 31.00"E	L23	8.960	N33° 57' 06.00"W
L4	11.020	N13° 29' 13.00"E	L24	21.330	N3° 42' 44.00"E
L5	22.050	N8° 01' 07.00"W	L25	35.200	S74° 21' 40.00"E
L6	6.140	N37° 06' 26.00"E	L26	48.960	N61° 53' 01.00"E
L7	14.480	S73° 47' 27.00"E	L27	24.825	S89° 19' 54.00"E
L8	19.970	S72° 39' 45.00"E	L28	19.500	N46° 04' 01.00"E
L9	13.700	S73° 01' 51.00"E	L29	8.120	S82° 50' 55.00"E
L10	29.670	N84° 15' 43.00"E	L30	12.070	S33° 32' 05.00"E
L11	48.000	N80° 38' 22.00"E	L31	9.170	N70° 19' 56.00"E
L12	16.110	N78° 05' 21.00"E	L32	16.720	N68° 19' 31.00"E
L13	6.610	N89° 56' 33.00"E	L33	31.420	N53° 25' 43.00"E
L14	16.310	N6° 56' 07.00"E	L34	5.610	S48° 14' 30.00"E
L15	11.800	N82° 05' 45.00"E	L35	16.670	S75° 02' 44.00"E
L16	24.040	S75° 55' 19.00"E	L36	27.740	N29° 30' 42.00"E
L17	13.190	S22° 08' 17.00"E			
L18	22.630	N45° 12' 51.00"E			
L19	34.780	S79° 48' 43.00"E			
L20	24.770	N84° 57' 03.00"E			

Total combined Area:
 +/- 18.9 Gross Acres; +/- 18.9 Net Acres

Date of existing baseline assessment:
 August 26, 2020

Site description:
 This property consists of an undeveloped tract of land totaling 68.9 acres, located on Milk Lively Rd, Gwinnett County, Georgia. The central coordinates for the site are latitude 33.779882 and longitude -84.012767. The property is located within the No Business major drainage basin. There are several streams on site, located per GIS data and on-site assessments. These diverse riparian corridors serve as a gateway for local fauna to migrate. The site is completely covered with upland tree stands of coniferous, and deciduous woodlands, with a moderate amount of vegetative undergrowth. The overall terrain of the site is gently rolling with a few steep slopes.

Timber harvesting activities in the previous 24 months:
 No timber harvesting activities per the land owners.

ES&IA stream wetland data:
 1. According to FIRM number 191186C0162F, dated 02/29/2008, no portion of the property shown does lie within a special flood hazard area.
 2. Stream locations are shown per GIS data, client assessment data, and existing feature assessment dated August 26, 2020.
 3. No on-site wetlands are listed per the FWS National wetlands inventory.

Historical, archaeological or other significant features:
 None observed on-site during site assessment.

GADNR BIODIVERSITY PORTAL PROTECTED NATURAL ELEMENTS

All Tracked Natural Elements
 With Georgia Protection Status

USFWS IFC ENDANGERED SPECIES LIST

Species	Federal Protection Status	Habitat Requirements	Strategic Review
None listed	None listed	None listed	None listed

Note:
 1. USFWS (FWS) (<https://www.fws.gov/pe/>) was utilized for reviewing critical habitats and endangered species potentially affected by activities in this location. One plant with endangered status was listed. No protected critical habitat is listed by USFWS as occurring in the study area.
 2. GADNR Biodiversity Portal (<https://georgiabiodiversity.org/>) website was utilized for reviewing protected plant species potentially affected by activities in this location. Four plants with Georgia Protection status were listed.
 3. During the on-site existing feature assessment, none of the species listed by the USFWS IFC or GADNR Biodiversity Portal (above) were identified or located.

SOIL SYMBOL	MAP UNIT NAME AND DESCRIPTION
GpE2	Gwinnett clay loam, 10 - 25 percent slopes, eroded
GpC2	Gwinnett loam, 6 - 10 percent slopes, eroded
GpE2	Gwinnett loam, 10 - 25 percent slopes, eroded
MIF2	Madiion sandy clay loam, 15 - 45 percent slopes, eroded
PkC2	Picolet sandy loam, 6 - 10 percent slopes, moderately eroded
Toa	Toccoa fine sandy loam, 0 - 4 percent slopes, frequently flooded

RECEIVED BY PLANNING & DEVELOPMENT
 9/28/2020
 RZR2020-00047

ALLIANCE ENGINEERING & PLANNING LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING • LAND PLANNING • LANDSCAPE ARCHITECTURE
 4845 South River Road #101 | Alpharetta, GA 30009
 770.275.4726 | www.alliancefp.com

SITE ZONING PLANS FOR MINK LIVELY RD

MINK LIVELY ROAD
 LL 335 - DISTRICT
 GWINNETT COUNTY, GA

Designed by: JRW
 Checked by: JRW
 Project #: 19034

NORTH

Scale: 1" = 80'

EXISTING FEATURES SITE ANALYSIS PLAN

09-02-2020

STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY, OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

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

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

THE APPLICANT BELIEVES THE PROPOSED USE IS SUITABLE.

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

THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE USE OF THE SURROUNDING PROPERTIES.

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

THE APPLICANT BELIEVES THAT THE SUBJECT PROPERTY DOES NOT HAVE A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

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

THE PROPOSED USE WILL NOT PRODUCE AN ADVERSE AFFECT ON THE EXISTING INFRASTRUCTURE.

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

YES, THE SUBJECT PROPERTY IS SHOWN AS VIBRANT COMMUNITIES

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

SEE LETTER OF INTENT.

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: _____

RECEIVED BY PLANNING & DEVELOPMENT
9/28/2020
RZR2020-00047

REZONING APPLICANT'S LETTER OF INTENT

The Applicant and Owner, Patch of Land LLC, requests a rezoning from R-100 to OSC on 18.9 acres located on Mink Livsey Road just down from its intersection with Lee Road. The applicant is proposing to build a total of 45 homes on the property at a gross density of 2.38 lots per acre. Due to the number of lots being proposed no active recreation area is being planned on the property but there will be 25% of the property or 4.725 acres of passive open space provided. All the open space will be owned and maintained by the mandatory Homeowners Association. Patch of Land LLC is planning on building homes in this subdivision with a minimum of 2,200 square feet of heated area. All the homes will have at a minimum a 2-car garage and be priced from the high \$200's to the mid \$300's. 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. A 2-foot high water table is also planned along the sides of the homes. A minimum of a 50-foot Conservation Strip is provided along the common property line with adjacent residential properties currently zoned R-100 as required by OSC standards. One access point is proposed onto Mink Livsey Road and no direct lot access will be allowed from any individual home onto Mink Livsey.

RECEIVED BY PLANNING & DEVELOPMENT

9/28/2020

RZR2020-00047

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.

xP
Signature of Applicant

9/21/20
Date

Richard Walker
Type or Print Name and Title

[Signature]
Signature of Notary Public

9/21/2020
Date



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.

xP

Signature of Applicant

9/21/20

Date

Richard Walker

Type or Print Name and Title

Signature of Notary Public

9/21/2020

Date



RECEIVED BY PLANNING & DEVELOPMENT
9/28/2020
RZR2020-00047

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: 6th . 95 . 24335-007
(Map Reference Number) District Land Lot Parcel

[Signature] _____ 9/21/20
Signature of Applicant Date

Richard Walker
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)

Megan Kittrell Assistant Manager
NAME TITLE
9-25-2020
DATE

RECEIVED BY

SEP 28 2020

Planning & Development

RZR 20 047

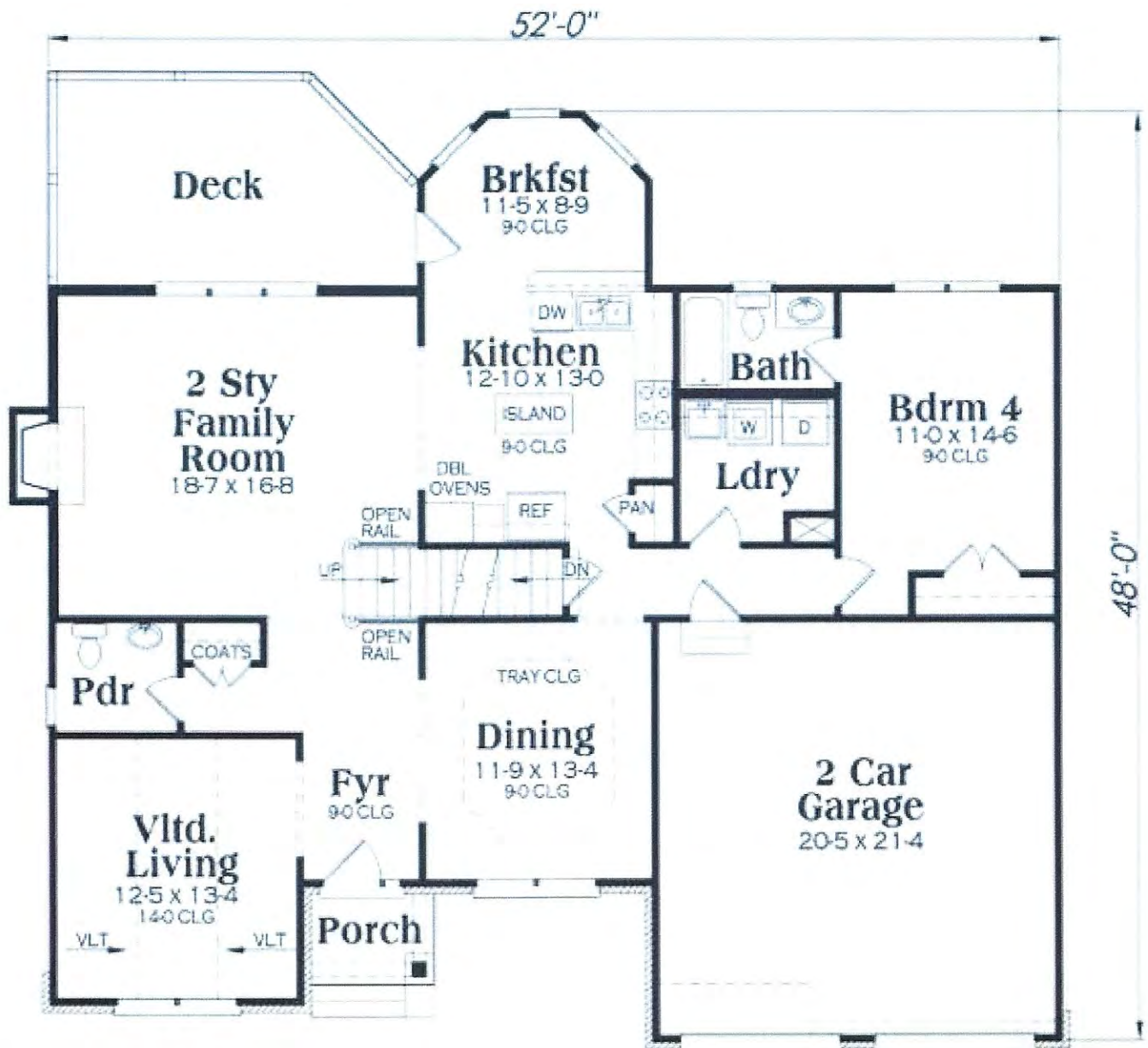


Elevation



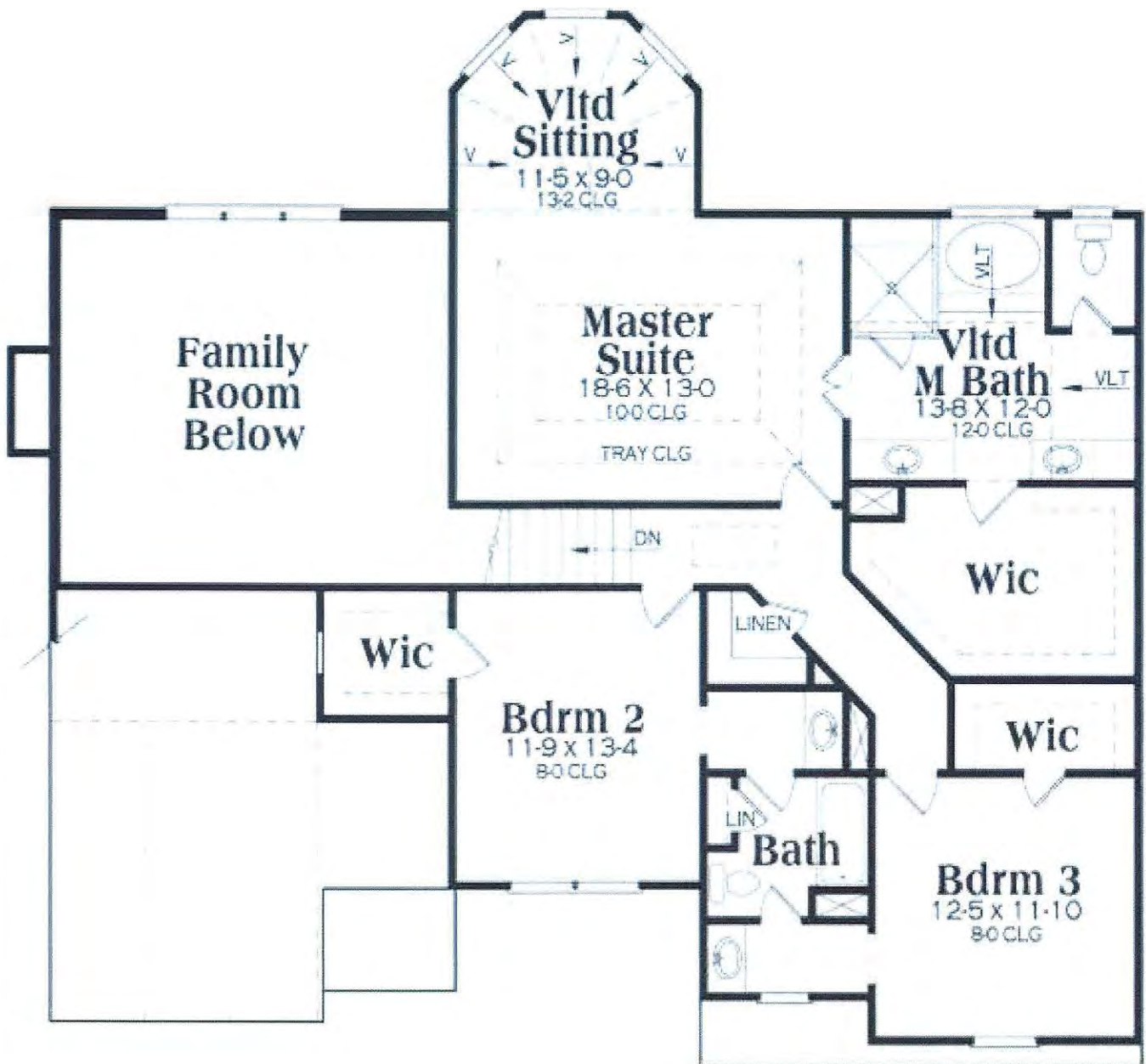
Elevation

RECEIVED BY PLANNING & DEVELOPMENT
9/28/2020
RZR2020-00047



First Floor

RECEIVED BY PLANNING & DEVELOPMENT
9/28/2020
RZR2020-00047



Second Floor