

**REZONING APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Matthew Coutu</u>	NAME: <u>JDM, Inc and Stonecreek at Laurel Ridge, Inc.</u>
ADDRESS: <u>227 Sandy Springs Place Suite D #339</u>	ADDRESS: <u>3985 Steve Reynolds Blvd.; Bldg D</u>
CITY: <u>Sandy Springs</u>	CITY: <u>Norcross</u>
STATE: <u>GA</u> ZIP: <u>30328</u>	STATE: <u>GA</u> ZIP: <u>30093</u>
PHONE: <u>404-969-9372</u>	PHONE: <u>770-448-9909</u>
CONTACT PERSON: <u>Matt Coutu</u> PHONE: <u>404-969-9372</u>	
CONTACT'S E-MAIL: <u>mcoutu@woodlandam.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R-100 REQUESTED ZONING DISTRICT: R-75

PARCEL NUMBER(S): R7370 002 & 005 ACREAGE: 8.71

ADDRESS OF PROPERTY: 957 & 955 Island Ford Rd. Buford

PROPOSED DEVELOPMENT: 22 R-75 Lots

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>22</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2,000+</u>	Total Building Sq. Ft. _____
Gross Density: <u>2.53</u>	Density: _____
Net Density: <u>2.7</u> <u>2.53</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED  
**RECEIVED BY**

FEB 03 2017

RZR '17007

**Legal Description**

**ALL THAT TRACT OR PARCEL OF LAND** lying and being in Land Lot 370 of the 7<sup>th</sup> District, Gwinnett County, Georgia, being 5.490 acres, as per plat recorded in Plat Book 37, Page 276A, Gwinnett County, Georgia Records which plat is incorporated herein by reference and made a part of this description. Said property being known as 957 Island Ford Road according to the present numbering property in Gwinnett County, Georgia.

**TOGETHER WITH,**

**ALL THAT TRACT OR PARCEL OF LAND** lying and being in Land Lot 370 of the 7<sup>th</sup> District, Gwinnett County, Georgia, being 3.201 acres, on a plat of survey for Mark A. Kenline and Mary K. Kenline by Borders and Associates, dated August 8, 1986, recorded in Plat Book 37, Page 160 Gwinnett County Records, said plat being incorporated herein by reference thereto.

**RECEIVED BY**

**FEB 03 2017**

**Planning & Development**

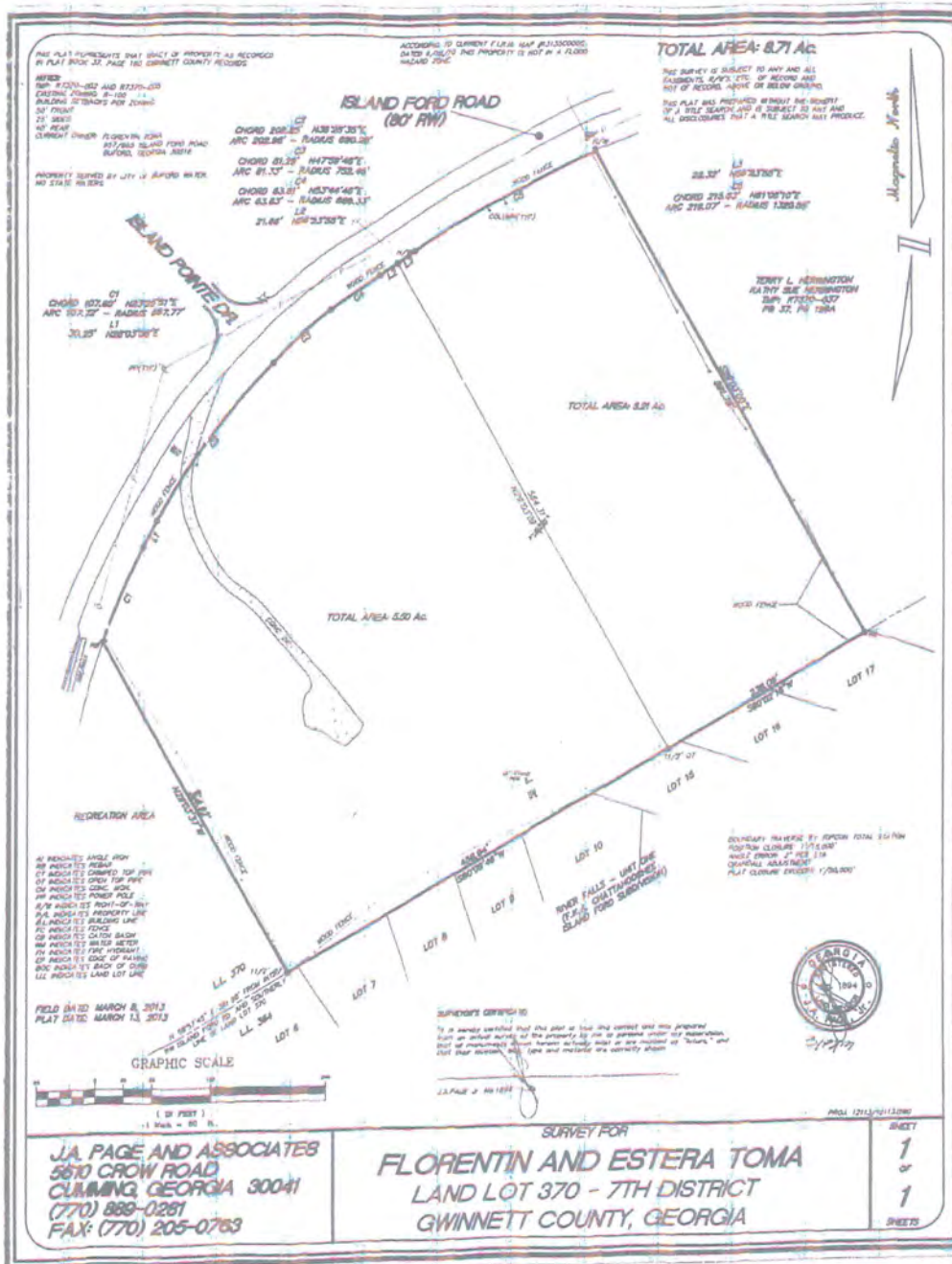
**RZR '17 007**

RECEIVED BY

FEB 03 2017

Planning & Development

RZR '17 007



**J.A. PAGE AND ASSOCIATES**  
5670 CROW ROAD  
CLUMMING, GEORGIA 30041  
(770) 889-0281  
FAX: (770) 205-0763

**FLORENTIN AND ESTERA TOMA**  
LAND LOT 370 - 7TH DISTRICT  
GWINNETT COUNTY, GEORGIA

SURVEY FOR		SHEET
		1
		OF
		1
		SHEETS



SEARCHED INDEXED			
DATE	BY	DATE	BY
1/27/13	NY BURKE	04/04/14	DA

ALEXANDER SURVEYING & CONSULTING  
3276 DANVILLE ROAD  
ATLANTA, GEORGIA 30341-1004  
TEL: 404-274-9590  
FAX: 404-274-9594  
WWW.ALEXSURV.COM

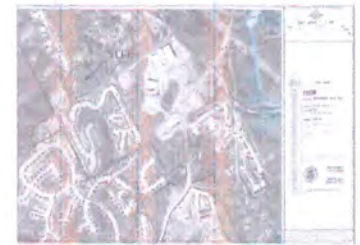
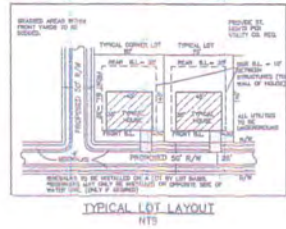
FLORENTIN TOMA SITE  
CLEARING & GRADING  
56777/778 CROW ROAD  
LL 370, DISTRICT 7  
GWINNETT COUNTY, GEORGIA

DATE: 12/11/13  
SHEET: 1 OF 1

**APPLICANT:**  
 GEORGIA SITE SERVICES  
 AND WOODLAND MANAGEMENT, LLC.  
 1000 PEACHTREE INDUSTRIAL BOULEVARD  
 SUITE 6-407  
 SUWANEE, GEORGIA 30024

CURVE CHART			
CURVE	LENGTH	BEARING	CHORD
C1	107.72	S82°53'51" E	110.041
C2	202.58	S86°28'33" E	202.75
C3	41.13	S87°59'48" E	41.29
C4	63.81	S87°44'46" E	63.81
C5	210.67	S84°18'10" E	213.52

LINE CHART		
CURVE	LENGTH	BEARING
L1	30.53	N28°11'09" E
L2	1.66	S86°13'50" E
L3	25.72	S86°13'50" E

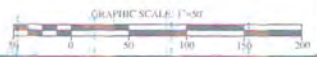


**FLOOD PLAIN STATEMENT:**  
 ACCORDING TO F.L.R.M. 131350005H DATED  
 MARCH 4, 2013 GWINNETT COUNTY, THIS SITE DOES  
 NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD  
 ZONE A AREA.

**GENERAL NOTES:**

- EXISTING ZONING IS R-100.  
 PROPOSED ZONING IS R-75.
- TOTAL ACREAGE = 8.71 ACRES.  
 TOTAL NUMBER OF LOTS IS 22.  
 GROSS DENSITY = 2.58 LOTS PER ACRE.  
 NET DENSITY = 2.55 LOTS PER ACRE.  
 TOTAL OPEN SPACE = 0.6 ACRES.
- SITE TO COMPLY WITH ZONING REQUIREMENTS AND RESOLUTIONS.
- SETRBACKS WILL BE IN COMPLIANCE OF APPROVED ZONING CONDITIONS.  
 SETBACKS:  
 FRONT = 30'  
 REAR = 30'  
 SIDE = 10'
- GWINNETT COUNTY WILL PROVIDE: WATER, SANITARY SEWER AND PUBLIC SAFETY.
- POWER WILL BE PROVIDED BY GEORGIA POWER.

**RECEIVED BY**  
**FEB 03 2017**  
**Planning & Development**  
**RZR '17 007**



**PLAN SOUTH**  
 1000 PEACHTREE INDUSTRIAL BOULEVARD SUITE 6-407 SUWANEE, GEORGIA 30024  
 P.O. BOX 5 • DEERFIELD, GEORGIA 30549  
 #plansouth.com • 404-202-8888

**REZONING PLAN**  
**GEORGIA SITE SERVICES AND WOODLAND ASSET MANAGEMENT, LLC.**  
 LAND LOT 370  
 7TH DISTRICT  
 GWINNETT COUNTY, GEORGIA

NO.	DATE	REV. REVISION



DATE: JAN 18, 2017  
 SCALE: 1" = 50'  
 JOB NO.: 17-007  
 DWN BY: J.D. INC.

**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:

Proposed use is suitable due to adjacent communities being R-100 Mod and R-100 OSC.

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

Proposed zoning will not adversely affect adjacent properties.

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

N/A - Proposed zoning will not adversely affect adjacent properties.

- (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:

Proposed Rezoning should not cause an excessive or burdensome use on existing infrastructure or facilities.

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

Proposed zoning conforms with the Land Use Plan.

- (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:

To my knowledge there are no changing conditions affecting the use.

**RECEIVED BY**

**FEB 03 2017**

**RZR '17 007**



February 1, 2017

**Todd Hargrave**  
Current Planning Section  
Gwinnett County Department of Planning and Development  
One Justice Square  
446 West Crogan Street, Suite 150  
Lawrenceville, Georgia 30046  
Office: 678-518-6206 Fax: 678-518-6275  
[todd.hargrave@gwinnettcountry.com](mailto:todd.hargrave@gwinnettcountry.com)

Re: Letter of Intent – Zoning Application Island Ford

Mr. Hargrave,

We are proposing a re-zoning of a partially developed R-100 property to an R-75 classification. The intent is to develop and construct a community in keeping with the surrounding communities in the vicinity. The surrounding communities are R-100 osc and R-100 modified both of which were designed for lots comparable and or smaller in size than what we are proposing with the R-75 designated zoning. Currently, the site is a cleared and partially-graded dormant development. Our purpose for the site is to complete this development in order to provide homeowners with covenant access to Lake Lanier as well as utilizing the superior services, schools, and infrastructure that Gwinnett County provides.

The homes intended for the property will be constructed with a mix of exterior product options including concrete fiber siding, shake, stone, and brick. The front facades shall be comprised of a majority brick or stone with siding and/or shake acting as an accent. The sides of the homes shall have a stone or brick water table to enhance the curb appeal. The minimum square footage of the homes shall be 2,000sf to allow for a well-appointed ranch product to be an option for the downsizing customers. A large majority of the homes are planned to be in the high 2,000-4,000 sf range. The targeted price point for the homes based on market research and access to the lake is to be in the low 300 to low 400 thousand price range. An increased square footage and the option for a 3<sup>rd</sup> garage for a boat are expected to drive higher prices as compared to the surrounding communities. Please feel free to contact me with any questions regarding the application and request for re-zoning.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Coutu", is written over a horizontal line.

**Matthew Coutu**

**Woodland Asset Management, LLC**

Address: 227 Sandy Springs Place; Ste. D #339 Sandy Springs, GA 30328  
Phone: (404) 969-9372  
Fax: (888) 650-4289  
email: [info@woodlandam.com](mailto:info@woodlandam.com)

**RECEIVED BY**

**FEB 03 2017**

**Planning & Development**

**RZR '17 007**

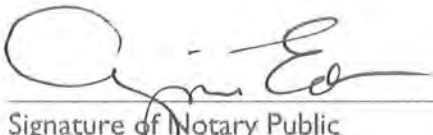
**REZONING APPLICANT'S CERTIFICATION**

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.

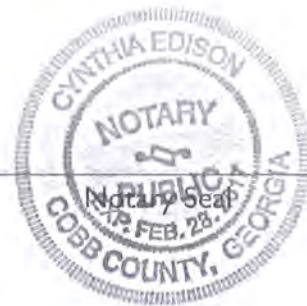
  
Signature of Applicant

2-1-2017  
Date

Matthew Coutu  
Type or Print Name and Title

  
Signature of Notary Public

2-2-17  
Date



**RECEIVED BY**  
**FEB 03 2017**  
**Planning & Development**

RZR '17 007

**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.

JDM, Inc.

Xiuping xi  
Signature of Property Owner

02/02/2017  
Date

XIUPING XI

Type or Print Name and Title

Larisa Shaverina 2-2-17

Signature of Notary Public

Date



**RECEIVED BY**

**FEB 03 2017**

**Planning & Development**



**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.

STONE CREEK AT LAUREL RIDGE, INC.

*Xiuping xi*  
\_\_\_\_\_  
Signature of Property Owner

*02/02/2017*  
\_\_\_\_\_  
Date

*XIUPING XI*  
\_\_\_\_\_  
Type or Print Name and Title

*Larisa Shaverina*  
\_\_\_\_\_  
Signature of Notary Public

*2-1-17*  
\_\_\_\_\_  
Date



**RECEIVED BY**

**FEB 03 2017**

**KZR '17 007**

**Planning & Development**

**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.

2/1/2017

Matthew Coutu

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

N/A

SIGNATURE OF APPLICANT'S  
 ATTORNEY OR REPRESENTATIVE

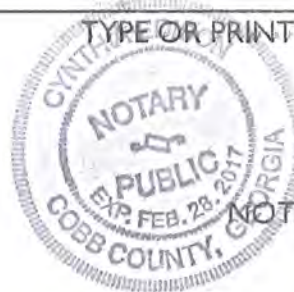
DATE

TYPE OR PRINT NAME AND TITLE

2-2-17

SIGNATURE OF NOTARY PUBLIC

DATE



NOTARY SEAL

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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

YES

NO

Matthew Coutu

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.

RECEIVED BY

FEB 03 2017

KZR '17 007


Planning & Development

**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.**

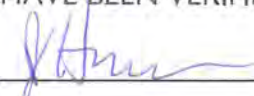
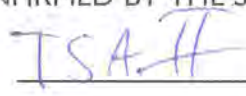
**PARCEL I.D. NUMBER:**      7      370      002  
(Map Reference Number)      District      Land Lot      Parcel

  
\_\_\_\_\_  
Signature of Applicant      2-2-2017  
Date  
**Matthew Coutu**  
\_\_\_\_\_  
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  
2-3-17  
\_\_\_\_\_  
DATE

**RECEIVED BY**

**FEB 03 2017**

**Planning & Development**

**RZR '17 007**

**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                      - 370                      - 005  
(Map Reference Number)                      District                      Land Lot                      Parcel



Signature of Applicant

2-2-2017

Date

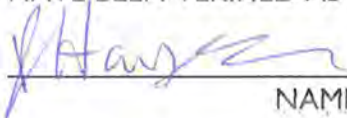
**Matthew Coutu**

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

TSA II

TITLE

2-3-2017

DATE

**RECEIVED BY**

**FEB 03 2017**

**Planning & Development**

**RZR '17007**

Typical Product Sample:



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION "A"  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION "A" CLASSIC

RZR '17007

RECEIVED BY  
FEB 03 2017  
Planning & Development