

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>NINE OAKS PARK, LLC</u>	NAME: <u>NINE OAKS PARK, LLC</u>
ADDRESS: <u>WILHAVEN COURT</u>	ADDRESS: <u>WILHAVEN COURT</u>
CITY: <u>LOGANVILLE</u>	CITY: <u>LOGANVILLE</u>
STATE: <u>GEORGIA</u> ZIP: <u>30052</u>	STATE: <u>GEORGIA</u> ZIP: <u>30052</u>
PHONE: <u>(770) 778-5854</u>	PHONE: <u>(770) 778-5854</u>
CONTACT PERSON: <u>JIMMY BARGE</u> PHONE: <u>(770) 778-5854</u>	
CONTACT'S E-MAIL: <u>jimmybarga@msn.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): R100 REQUESTED ZONING DISTRICT: OSC

PARCEL NUMBER(S): 4-247-004 ACREAGE: 11.58 ACRES

ADDRESS OF PROPERTY: 1525 KNIGHT CIRCLE, LOGANVILLE, GEORGIA 30052

PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED SUBDIVISION

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>26</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1800 ONE FLOOR</u> <u>2000 TWO FLOOR</u>	Total Building Sq. Ft. _____
Gross Density: <u>2.25 LOTS/ACRE</u>	Density: _____
Net Density: <u>2.25 LOTS/ACRE</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 247 of the 4th District, Gwinnett County, Georgia, as shown on a survey for James Barge, dated August 19, 2019 by SCI development Services, bearing the seal of John A. Steerman, GRLS # 2576, and being more particularly described as follows:

BEGINNING at a point at the southwesterly intersection of Virgil Moon Road (60' right-of-way) and Knight Circle (60' right-of-way), running thence along the southerly right-of-way line of Knight Circle the following calls: S59°43'38"E a distance of 633.87 feet to a point; thence following a curve to the right, said curve having a length of 68.75 feet and a radius of 846.29 feet, and being subtended by a chord of S56°42'46"E a distance of 66.73 feet to a point; thence following a curve to the right, said curve having a length of 145.16 feet with a radius of 134.39 feet, and being subtended by a chord of S28°53'38"E a distance of 138.21 feet to a point; running thence S02°40'23"E a distance of 98.42 feet to a point; thence following a curve to the left, said curve having a length of 217.17 feet with a radius of 355.20 feet, and being subtended by a chord of S16°30'23"E a distance of 213.80 feet to a point; thence following a curve to the left, said curve having a length of 42.58 feet with a radius of 582.04 feet, and being subtended by a chord of S37°17'28"E a distance of 42.57 feet to a ½" rebar on the southerly right-of-way line of Knight Circle; thence leaving said right-of-way line and running S58°22'21"E a distance of 491.52 feet to a ¾" open top pipe; running thence N29°22'36"W a distance of 1098.90 feet to a ½" rebar on the southerly right-of-way line of Virgil Moon Road; thence following said right-of-way line N59°45'52"E a distance of 227.38 feet to a point and the POINT OF BEGINNING.

Said tract having 11.581 acres

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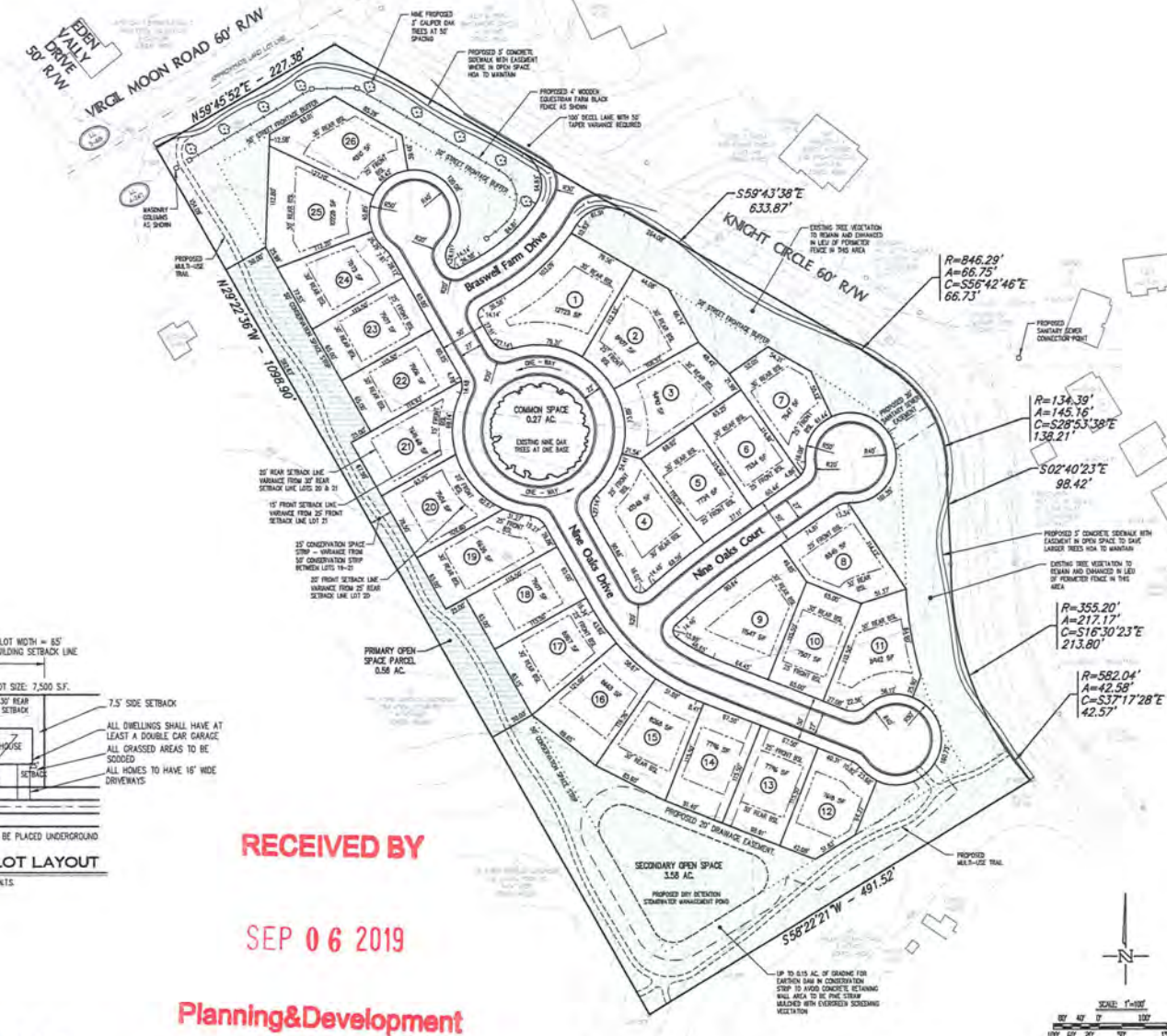
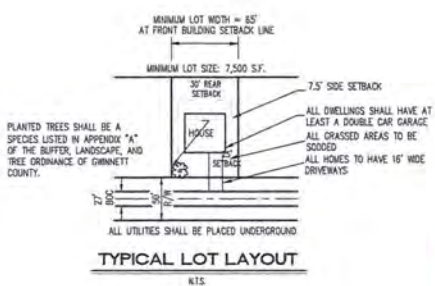
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PROJECT INFORMATION

PROPOSED USE	RESIDENTIAL
CURRENT ZONING	R100
REQUESTED ZONING	OSC
TOTAL GROSS AREA OF SITE	11.58 ACRES
AREA OF 100 YR. FLOODPLAIN OR GAS OR ELECTRIC EASEMENTS	0.00 ACRES
TOTAL NET AREA OF SITE	11.58 ACRES
NUMBER OF PROPOSED LOTS	26 LOTS
PROPOSED COMMON AREA PARK NOT CREDITED AS OPEN SPACE	0.27 ACRES
MINIMUM PERCENT OPEN SPACE REQUIRED	25.00%
MINIMUM CREDITABLE OPEN SPACE AREA REQUIRED	2.90 ACRES
PRIMARY OPEN SPACE AREA REQUIRED (15% OF OVERALL)	0.43 ACRES
PRIMARY OPEN SPACE AREA PROVIDED	0.56 ACRES
GROSS SECONDARY OPEN SPACE AREA PROVIDED	3.58 ACRES
AREA IN SANITARY SEWER EASEMENTS	0.05 ACRE
STORMWATER MANAGEMENT FACILITIES	0.79 ACRE
CREDITABLE SECONDARY OPEN SPACE AREA PROVIDED	2.74 ACRES
CREDITABLE PRIMARY AND SECONDARY OPEN SPACE PROVIDED	3.30 ACRES
PERCENT OPEN SPACE PROVIDED	28.5 %
MAX. PRIMARY OPEN SPACE IN LAND DISTURBANCE AREAS (15%)	0.08 ACRE
MAX. PRIMARY OPEN SPACE IN IMPERVIOUS AREAS (5%)	0.03 ACRE
MAX. SECONDARY OPEN SPACE LAND DISTURBANCE AREAS (15%)	0.41 ACRE
MAX. SECONDARY OPEN SPACE IN IMPERVIOUS AREAS (10%)	0.27 ACRE
MAXIMUM DENSITY ALLOWED	2.63 LOTS/ACRE
PROPOSED NET DENSITY	2.25 LOTS/ACRE
MINIMUM LOT AREA	7500 SF
MINIMUM LOT WIDTH AT BUILDING SETBACK LINE (80' MIN. LDD)	85'
AVERAGE MINIMUM LOT WIDTH	73.8'
FRONT YARD BUILDING SETBACK	25'
REAR YARD BUILDING SETBACK	30'
SIDE YARD BUILDING SETBACK	7.5'
MAXIMUM BUILDING HEIGHT	35'



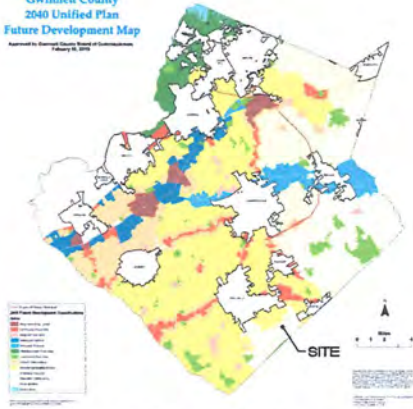
LOCATION MAP



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<p>Nine Oaks Park, LLC 712 Wilhaven Court Loganville, Georgia 30052 (770) 778-5854</p>	<p>James H. Bowers CIVIL ENGINEER - 10970</p>	REVISIONS	Site Plan	<p>InSite Engineering, Inc. Civil Engineering Consultants 712 Wilhaven Court Loganville, Georgia 30052 (770) 778-5854</p>	Drawn By: JHB Checked By: JHB Date: 8-2-2019 Project Number: 151-001-16																	
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Gwinnett County
2040 Unified Plan
Future Development Map



GWINNETT COUNTY
2040 UNIFIED PLAN
FUTURE DEVELOPMENT MAP



GWINNETT COUNTY GIS MAP
SCALE: 1"=300'



FEMA MAP 13135C0148F
SCALE: 1"=600'



MULTIPLE OAK TREE

EXISTING SITE FEATURES ANALYSIS NOTES

- BOUNDARY INFORMATION TAKEN FROM A SURVEY BY SCS DEVELOPMENT SERVICES, DATED 1-8-2008. TOPOGRAPHIC INFORMATION TAKEN FROM GWINNETT COUNTY GIS. DATUM IS MEAN SEA LEVEL.
- THIS PROPERTY IS NOT WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 130270000C, DATED 8-9-2006.
- THERE ARE NO KNOWN HISTORICAL, ARCHAEOLOGICAL OR OTHER SIGNIFICANT FEATURES ON THE SITE.
- THE OWNER/APPLICANT CERTIFIES THAT THE PROPERTY HAS NOT BEEN HARVESTED FOR TIMBER IN THE PREVIOUS 24 MONTHS PRIOR TO FILING THIS REQUEST FOR REZONING FOR OSC ZONING.
- THE SITE WAS SURVEYED FOR FLORA AND FAUNA LISTED BY THE U.S. FISH AND WILDLIFE, GEORGIA ECOLOGICAL SERVICE FIELD OFFICES FEDERALLY THREATENED AND ENDANGERED PLANTS FOUND IN GEORGIA LIST FOUND AT: [HTTPS://WWW.FWS.GOV/A/THEIS/ENDANGERED/TEPLANTS.HTML](https://www.fws.gov/a/theis/endangered/teplants.html). THERE WERE NO ENDANGERED OR PROTECTED SPECIES FOUND AT THE SITE.
- THERE ARE NO SLOPES ON THE PROPERTY GREATER THAN 25%. THE MAXIMUM SLOPE ON THE SITE IS 11%.

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LOCATION MAP

NTS

EDEN VALLEY DRIVE 30' R/W
VIRGI MOON ROAD 60' R/W
N59°45'52"E - 227.38'

N49°22'56"W - 1098.90'

S59°43'38"E
633.87'

R=846.29'
A=66.75°
C=556°42'46"E
66.73'

R=134.39'
A=145.16°
C=528°53'38"E
138.21'

S02°40'23"E
98.42'

R=355.20'
A=217.17°
C=516°30'23"E
213.80'

R=582.04'
A=42.58°
C=537°17'28"E
42.57'

S58°22'21"W - 491.52'



SCALE: 1"=100'
0 50 100 150 200



Nine Oaks Park, LLC
712 Wilhaven Court
Loganville, Georgia 30052
(770) 778-5854



REVISIONS

Existing Site Features Analysis Plan

Nine Oaks Park
Knight Circle / Virgil Moon Road
Lot# Lot 247, 4th District - Parcel # 4-247-004
Gwinnett County, Georgia

InSite Engineering, Inc.
Civil Engineering Consultants
712 Wilhaven Court
Loganville, Georgia 30052
(770) 778-5854

Drawn By: JHB
Checked By: JHB
Date: 8-2-2019
Project Number: 151-001-16
2

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:

SUBJECT PROPERTY IS IN A NEIGHBORHOOD OF PROPERTIES DEVELOPED AS R100 AND R100 CSO SUBDIVISIONS ALONG WITH SEVERAL SINGLE FAMILY HOMES ZONED R100 AND RA200. THE PROPOSED R100 OSC ZONING IS COMPATIBLE WITH SURROUNDING PROPERTIES AND WILL CONTRIBUTE TO THE AESTHETICS OF THE SURROUNDING COMMUNITY.

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

THE EXISTING USE OR USABILITY OF THE ADJACENT OR NEARBY PROPERTY WILL NOT BE ADVERSELY AFFECTED.

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

THE PROPERTY IS 11.58 ACRES AND ZONED R100. THE EXISTING LARGE OAK TREE CLUSTER IN THE CENTER OF THE PROPERTY AND SHAPE OF THE PROPERTY AND THE ECONOMY OF SCALE FOR A SMALL DEVELOPMENT RENDERS THE PROPERTY ECONOMICALLY UNFEASIBLE DEVELOPED UNDER R100 ZONING.

- (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:

THE SITE IS ACCESSIBLE FROM SEVERAL DIRECTIONS ON THE LOCAL STREETS. ROSEBUD ROAD NEARBY IS CLASSIFIED AS A MINOR ARTERIAL ROAD AND WILL HANDLE THE TRAFFIC FROM THE 26 LOT DEVELOPMENT. WATER AND SEWER CAPACITY IS AVAILABLE. THE DEVELOPMENT IS IN THE ROSEBUD ELEMENTARY, GRACE SNELL MIDDLE SCHOOL AND SOUTH GWINNETT HIGH SCHOOL CLUSTER. CURRENTLY THE SCHOOLS HAVE AVAILABLE CAPACITY FOR ADDITIONAL STUDENTS.

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

THE GWINNETT COUNTY 2040 UNIFIED PLAN FUTURE DEVELOPMENT MAP SHOWS THE SUBJECT PROPERTY BEING IN A TRANSITIONAL AREA BETWEEN ESTABLISHED SUBDIVISIONS AND EMERGING SUBURBAN AREAS ALONG WITH RURAL ESTATE LAND USES. THE SURROUNDING AREA IS SEEING THAT TYPE OF LAND USE OCCURRING AS THE REAL ESTATE MARKET HAS BEEN EXPANDING OVER THE LAST DECADE. OSC ZONING IS IN CONFORMITY 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:

THERE HAVE BEEN SEVERAL LARGE TRACTS IN THE NEARBY AREA RECENTLY REZONED FROM R100 TO OSC. SEVERAL HUNDRED NEW SINGLE FAMILY HOUSES ARE PLANNED FOR CONSTRUCTION OVER THE IN THE AREA IN THE NEXT SEVERAL YEARS. THE EXPANDING RESIDENTIAL REAL ESTATE MARKET IN THE SE PART OF THE COUNTY WILL CONTINUE TO ATTRACT MORE OF THE SAME TYPE OF MEDIUM DENSITY HOUSING. THE REQUESTED REZONING FROM R100 TO OSC IS GROUNDED IN THE RECENT REZONING CASES APPROVED. THE PRESERVATION OF OPEN SPACE AND OTHER SIGNIFICANT LAND FEATURES ALSO GIVE SUPPORT FOR APPROVAL. THE PROPERTY IS AN ATTRACTIVE PROPERTY THAT HAS BEEN CLEANED UP RECENTLY BY THE APPLICANT FROM DECADES OF ILLEGAL DUMPING OF CONSTRUCTION DEBRIS ON THE SITE. THE SITE HAS BEEN A MAGNET TO UNWANTED TRESPASSING AND ABANDONMENT OF VEHICLES, SOME STOLEN. THE APPLICANT HAS MET WITH SURROUNDING LAND OWNERS TO GET THEIR INPUT FOR THIS DEVELOPMENT AND STRONG SUPPORT HAS BEEN FOUND.

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Nine Oaks Park, LLC
712 Wilhaven Court
Loganville, Georgia 30052

September 5, 2019

VIA HAND DELIVERY

Ms. Kathy Holland, Director
Gwinnett County Planning and Development Department
446 West Crogan Street
Lawrenceville, Georgia 30046-2440

Re: Rezoning Letter of Intent
Nine Oaks Park
Knight Circle / Virgil Moon Road
Parcel #: 4-247-004

Dear Director and Staff:

I am submitting this Letter of Intent and the attached Rezoning Application, as the applicant and property owner, requesting the rezoning of parcel 4-247-004 located at the southwest intersection of Knight Circle and Virgil Moon Road. The tract is 11.58 acres in area and is presently zoned R100. The requested zoning is OSC – Open Space Conservation Subdivision, per Section 210-50 of the Gwinnett County Unified Development Ordinance.

This request for rezoning is based upon the Site Plan prepared by InSite Engineering Inc., dated June 27, 2019. The proposed development is for 26 new single family detached houses to be built. The proposed gross and net density for the project is 2.25 lots/acre. The development sets aside 3.30 acres of land, 28.5% of the parcel, as permanent open space to be owned by the required future Homeowner's Association. The maximum density allowed for OSC zoning, given the 28.5% open space provided, is 2.63 lots/acre. The minimum open space area required for an OSC development is 25%. The property is located at the high point of the surrounding area and is gently sloped with a mixture of pasture, mixed pine and hardwood forest areas. The proposed entrance is located on Knight Circle, at the road's highpoint, approximately 300' south of Virgil Moon Road with adequate sight distance. Sewer is accessed at the upstream manhole of Ewing Estates Subdivision at the right of way of Knight Circle. There is an existing 8" diameter water main on the west side of Knight Circle that would serve the development.

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At the center of the property is an existing oak tree cluster formed by nine separate trees joined at the base, with a collective diameter of 138" or 11.5'. The tree cluster is well formed and has a drip line diameter of approximately 100' and a height of approximately 80'. A picture of the tree is shown on the attached Existing Site Features Analysis Plan. The tree is considered to be coplanar, meaning that at the DBH (diameter at breast height) the individual trees or tree trunks have separated. The tree is estimated to be 80 years old and is considered to be in reasonably good health. The tree is a specimen tree on the basis of the largest tree in the cluster being 44" at DBH. Because the tree is coplanar, it is considered to be at risk given its divided nature. It is not technically required to be preserved as a specimen tree and would not count towards the total preserved tree credits needed to meet the requirements of the UDO.

The proposed Site Plan has this tree as the centerpiece of the proposed development, being preserved in a centrally located park surrounded by a one-way round-a-bout road. The proposed park would be a 123' diameter circle, with a non-impervious landscaped area of 0.27 acre. While preserving the tree is of great necessity, there are certain design challenges that must be addressed in order to develop a feasible plan. OSC developments begin with providing a 50' perimeter Conservation Space Strip. This strip is to be exclusive of all subdivision lots and is to be left undisturbed except for road and necessary utility access points. The Site Plan shows a variance from this requirement over a ' length across three lots. The 50' strip would be replaced with a 25' Conservation Space Strip. As shown on the Site Plan the rear building setback line for lots 20 and 21 would be reduced from 30' to 20'. The front building line setback for lot 20 would be reduced from 25' to 20'. The front setback line for lot 21 would be reduced from 25' to 15'. These variances will help to keep the front of the houses to be more in line with the other adjacent houses and enlarge the building setback envelope to be comparable to the other lots. The approval of this variance to the zoning code would allow for a continuous 3000 linear feet (0.57 mile), multi-use path connecting to the sidewalks on Knight Circle and Virgil Moon Road. The path would also provide connection points at the southernmost corner for future developments on the adjoining tracts. The trail is located in a very scenic area and is expected to be used often by future residents of the development.

The area of open space at the intersection of Knight Circle and Virgil Moon Road is currently a pasture area. In order to enhance the appearance of the subdivision at the road intersection, a landscaped area would be provided, consisting of a new 4' equestrian style black fence, nine 3" caliper new oak trees, an inner woven sidewalk along with other landscaping features. The fence would extend from the northwest corner of the property to the entrance road open space area. It is requested that the required sidewalks be within the conservation strip, with an associated easement to allow for more room for landscaping and the ability to build character into the area and prevent crowding by the existing drainage swale and utilities.

It is also requested that some allowance for the grading of an earthen dam detention pond in the 50' Conservation Open Space Strip at the south corner of the site be given. The purpose of this allowance is to eliminate the need for an unsightly poured concrete retaining wall structure adjacent to the proposed multi-use trail. While new trees will not be allowed on the back slope of the dam, new evergreen trees will be planted along the base of the slope and around the remainder of the pond to mitigate the disruption of the constructed facility to the natural area.

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Respectfully Submitted,
NINE OAKS PARK LLC



James H. Barge

Enclosures: Application From
 Legal Description
 Boundary Survey
 Site Plan
 Existing Site Features Analysis Plan
 House Elevations
 CD Copy of Plans and Documents
 Rezoning Applicant's response to the Standards Governing Exercise of the Zoning Power
 Rezoning Applicant's Certification
 Property Owner's Certification
 Conflict of Interest Certification for Rezoning
 Verification of Paid 2018 Property Taxes
 Application Fee Check
 Rezoning Checklist

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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.

James H. Barge

Signature of Applicant

6/27/2019

Date

NINE OAKS PARK, LLC
JAMES H. BARGE, SOLE MEMBER

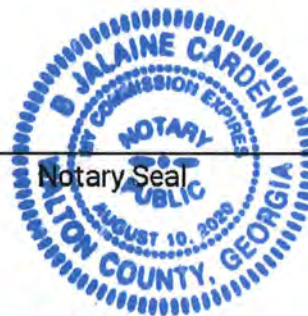
Type or Print Name and Title

[Signature]

Signature of Notary Public

6-29-2019

Date



Notary Seal

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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.

James H. Barge

Signature of Property Owner

6/27/2019

Date

NINE OAKS PARK, LLC
JAMES H. BARGE, SOLE MEMBER

Type or Print Name and Title

B. J. Garden

Signature of Notary Public

6-27-2019

Date



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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.

James H. Barge 6/27/19 JAMES H. BARGE
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

 SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

[Signature] 6-29-19
 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 JAMES H. BARGE
 YOUR NAME

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

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

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

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

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

PARCEL I.D. NUMBER: 4 - 247 - 004
(Map Reference Number) District Land Lot Parcel

James H. Barge 6/11/2019
Signature of Applicant Date

James H. Barge, Member, Nine Oaks Park, LLC
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)

Vivkie Schoby TSA II
NAME TITLE
6/11/19
DATE

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FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

Nine Oaks Park

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Elevations shown represent the general character of a proposed two-story house. Final elevations and floorplans to be submitted to Gwinnett County Planning and Development for approval.

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InSite Engineering, Inc.

Civil Engineering Consultants

712 Wilhaven Court • Loganville, Georgia 30052 • (770) 778-5854

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