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12/2/21 12:00PM

REZONING APPLICATION

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

| APPLICANT INFORMATION | | PROPERTY OWNER INFORMATION* | |
|--|--|-------------------------------------|--|
| NAME: <u>Taylor Morrison of Georgia c/o Mahaffey Pickens Tucker</u> | | NAME: <u>Multiple--See attached</u> | |
| ADDRESS: <u>1550 North Brown Road, Suite 125</u> | | ADDRESS: _____ | |
| CITY: <u>Lawrenceville</u> | | CITY: _____ | |
| STATE: <u>Georgia</u> ZIP: <u>30043</u> | | STATE: _____ ZIP: _____ | |
| PHONE: <u>770 232 0000</u> | | PHONE: _____ | |
| CONTACT PERSON: <u>Samuel Kennon</u> | | PHONE: <u>770 232 0000</u> | |
| CONTACT'S E-MAIL: <u>skennon@mptlawfirm.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 DISTRICT(S): <u>R100</u> REQUESTED ZONING DISTRICT: <u>R-TH</u> | | | |
| PARCEL NUMBER(S): <u>5163 012</u> | | ACREAGE: <u>38.884</u> | |
| ADDRESS OF PROPERTY: <u>Intersection of Loganville Highway and Hoke O'Kelly Mill Road</u> | | | |
| PROPOSED DEVELOPMENT: <u>Single family detached residential development</u> | | | |

| RESIDENTIAL DEVELOPMENT | NON-RESIDENTIAL DEVELOPMENT |
|---|------------------------------------|
| No. of Lots/Dwelling Units <u>130</u> | No. of Buildings/Lots: <u>N/A</u> |
| Dwelling Unit Size (Sq. Ft.): <u>Varies per UDO</u> | Total Building Sq. Ft. <u>N/A</u> |
| Gross Density: <u>3.35</u> | Density: <u>N/A</u> |
| Net Density: <u>3.35</u> | |

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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| | | |
|---------------------|--|--|
| Jerry Singleton | 3380 BRISCOE RD LOGANVILLE GA 30052 | |
| Jeff Singleton | 3380 BRISCOE RD LOGANVILLE GA 30052 | |
| Clifford Singleton | 3380 BRISCOE RD LOGANVILLE GA 30052 | |
| Teena Broadnax | 3380 BRISCOE RD LOGANVILLE GA 30052 | |
| Lee Broadnax | 3380 BRISCOE RD LOGANVILLE GA 30052 | |
| Chandler Broadnax | 3380 BRISCOE RD LOGANVILLE GA 30052 | |
| Kathy Singleton | 3380 BRISCOE RD LOGANVILLE GA 30052 | |
| Joan Carolyn Livsey | 3380 BRISCOE RD LOGANVILLE GA 30052 | |
| Teena Barrett | 3380 BRISCOE RD LOGANVILLE GA 30052 | |
| Ronald Barrett | 3380 BRISCOE RD LOGANVILLE GA 30052 | |
| Chad Barrett | 3380 BRISCOE RD LOGANVILLE GA 30052 | |
| Vince Burton | 3380 BRISCOE RD LOGANVILLE GA 30052 | |
| Kristy Burton | 3380 BRISCOE RD LOGANVILLE GA 30052 | |
| Jesse Burton | 3380 BRISCOE RD LOGANVILLE GA 30052 | |

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:

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

(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:

Please see attached.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

- (A) Yes, approval of the proposed Rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property. The Property is located along Loganville Highway. The Property is located nearby to many other residential properties and developments.
- (B) No, the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. The proposed zoning classification is compatible with existing residential uses of adjacent property. Additionally, the proposed rezoning will serve as a gradually more intense use approaching the intersection of Hoke O'Kelly Mill Road and Loganville Highway from the OSC zoned property along Hoke O'Kelly Mill Road to the south and southwest.
- (C) Due to the size, location, layout, and dimensions of the subject property, the Applicant submits that the Property does not have reasonable economic use as currently zoned.
- (D) No, the proposed Rezoning Application will not result in an excessive or burdensome use of the infrastructure systems. The Property has immediate access to Loganville Highway and through Loganville Highway to US-78.
- (E) Yes, the proposed Rezoning Application is in conformity with the policy and intent of the Gwinnett County Land Use Plan because the Property is in the Established Neighborhoods area which specifically recommends townhomes, single-family detached homes, and multi-family building units as potential developments and the proposed development is for a single-family detached residential development.
- (F) The Applicant submits that the subject Property's location adjacent to other residential developments and its proximity to major transportation corridors, notably Loganville Highway and US-78, provide additional supporting ground for approval of the Application.

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Mahaffey Pickens Tucker, LLP

ATTORNEYS AT LAW

Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Rebecca B. Gober
Brian T. Easley
Christopher D. Holbrook

Samuel C. Kennon
Shane M. Lanham
Jeffrey R. Mahaffey
Steven A. Pickens
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

LETTER OF INTENT FOR REZONING APPLICATION

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning Application on behalf of Taylor Morrison of Georgia, LLC (the “Applicant”) for the purpose of rezoning to the R-TH zoning classification an approximately 38.884-acre tract (the “Property”) situated along Loganville Highway. The Property is currently zoned R-100 and is located within the Established Neighborhoods Character Area as depicted on the Gwinnett County 2040 Unified Plan Future Development Map.

The Applicant proposes to develop a single-family residential community, consisting of 130 detached single-family homes for a net density of only 3.35 units an acre, well below the maximum density of 8 units an acre in R-TH. The proposed homes would include attractive architectural elements which are compatible with the surrounding area. The façades of the homes would be constructed of brick, stacked stone, cedar shake, fiber-cement siding, and/or board and batten as depicted in the building elevations submitted with the Application. The proposed homes would contain a mix of lot widths and elevations and would be accessed by internal streets and driveways. The Applicant proposes to develop the Property with two entrances to be located off of Hoke O’Kelly Mill Road. The entrances will be landscaped by the developer and maintained by the HOA, and will include a decorative monument at the western entrance and a column at the eastern entrance. The Applicant is proposing to provide a thirty-five-foot wide landscaped buffer

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along ~~12/21/2020 PM~~ the adjacent RA-200 zoned property and a twenty-foot wide landscaped buffer along the adjacent OSC zoned property to provide appropriate screening and separation from those neighborhoods.

The Applicant is proposing a single-family detached development in the R-TH zoning classification because changes to the R-TH classification in 2020 created greater flexibility for such developments. The Property has features that make development difficult, and the flexibility regarding internal setbacks, lot width, and lot area in R-TH make it a suitable zoning classification for the proposed development. The policies of the Gwinnett County 2040 Unified Plan encourage a mix of housing types for the Established Neighborhood Character Area and specifically lists “mixed residential developments” as a potential development type. The proposed development, with its mix of lot widths, is the kind of mixed residential development contemplated by the 2040 Plan. While the Established Neighborhoods Character Area Narrative states that it designates “well established neighborhoods and single-family residential areas that are unlikely to undergo any significant changes or redevelopment in the next 20 years” the Property is part of a larger family farm that has been around for many years, but only recently has been available for development. The area around the Property is poised for further development in the very near future. The proposed development will serve as a transitional use that is gradually more intense moving away from the less intense OSC zoned property to the south along Hoke O’Kelly Mill Road toward its intersection with Loganville Highway, which is designated Principal Arterial according to the Gwinnett County Long Range Road Classification Map and will likely see more intense development in the future.

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Furthermore, the 2040 Plan specifically calls for diversifying housing options in Gwinnett County to address shifting trends in housing preferences of individuals and families. The Property has direct access to Loganville Highway, and through Loganville Highway convenient access to US-78. The proposed development is compatible with surrounding residential land uses which are characterized largely by single family detached developments similar to what is proposed. As the proposed development is located along Loganville Highway, residents would be able to conveniently travel to many of the nearby commercial and employment opportunities to the north and south of the development.

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 December, 2021.

MAHAFFEY PICKENS TUCKER, LLP



Samuel C. Kennon
Attorneys for Applicant

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RZM2022-00002

Minimum Heated Floor Area Table

| | |
|-----------------------|-------------------|
| Two Bedroom Unit | 1,400 square feet |
| Three Bedroom Unit | 1,600 square feet |
| Four (+) Bedroom Unit | 1,800 square feet |

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Property Description

All that tract or parcel of land lying and being in Land Lot 163 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING at a concrete monument found on the eastern end of the mitered intersection of the southwestern right of way line of Loganville Highway, also known as Georgia Highway 20 (variable right of way width) and the southeastern right of way line of Hoke O'Kelly Mill Road (variable right of way width); **THENCE** proceeding along right of way line of Loganville Highway the following courses and distances: South 38 degrees 15 minutes 44 seconds East a distance of 48.72 feet to a rebar set; **THENCE** South 43 degrees 50 minutes 10 seconds East a distance of 98.36 feet to a concrete monument found; **THENCE** along a curve to the right with a radius of 2935.00 feet and an arc length of 219.19 feet, said curve having a chord bearing of South 33 degrees 44 minutes 07 seconds East and a chord distance of 219.13 feet to a concrete monument found; **THENCE** along a curve to the right with a radius of 2814.79 feet and an arc length of 150.47 feet, said curve having a chord bearing of South 29 degrees 11 minutes 46 seconds East and a chord distance of 150.45 feet to a point; **THENCE** along a curve to the right with a radius of 2814.79 feet and an arc length of 297.61 feet, said curve having a chord bearing of South 24 degrees 38 minutes 09 seconds East and a chord distance of 297.47 feet to a rebar set; **THENCE** South 21 degrees 36 minutes 25 seconds East a distance of 317.88 feet to a concrete monument found; **THENCE** South 68 degrees 22 minutes 26 seconds West a distance of 39.01 feet to a concrete monument found; **THENCE** South 21 degrees 37 minutes 34 seconds East a distance of 58.00 feet to a concrete monument found; **THENCE** North 68 degrees 22 minutes 26 seconds East a distance of 38.99 feet to a concrete monument found; **THENCE** South 21 degrees 36 minutes 27 seconds East a distance of 106.27 feet to a rebar set at the intersection of the southwestern right of way line of Loganville Highway and the common Land Lot Line of Land Lots 163 and 162; **THENCE** leaving said right-of-way of Loganville Highway and proceeding along said common Land Lot Line the following courses and distances: South 60 degrees 13 minutes 39 seconds West a distance of 662.69 feet to a rebar set; **THENCE** South 60 degrees 13 minutes 39 seconds West a distance of 673.33 feet to a rock found; **THENCE** leaving said common Land Lot Line North 29 degrees 41 minutes 21 seconds West a distance of 1063.66 feet to a 1/2" CTP found; **THENCE** North 29 degrees 41 minutes 21 seconds West a distance of 10.24 feet to a rebar set on the southeastern right of way line of Hoke O'Kelly Mill Road; **THENCE** proceeding along said right of way of Hoke O'Kelly Mill Road the following courses and distances: North 48 degrees 33 minutes 20 seconds East a distance of 1093.54 feet to a concrete monument found; **THENCE** South 40 degrees 11 minutes 42 seconds East a distance of 16.41 feet to a concrete monument found; **THENCE** North 57 degrees 50 minutes 26 seconds East a distance of 85.84 feet to a concrete monument found; **THENCE** North 49 degrees 48 minutes 18 seconds East a distance of 200.00 feet to a concrete monument found; **THENCE** South 70 degrees 57 minutes 06 seconds East a distance of 43.26 feet to a concrete monument found, said concrete monument being the **TRUE POINT OF BEGINNING**.

Said tract contains 1,693,778 square feet or 38.884 acres.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

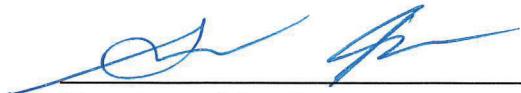
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Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2015

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

12/11/2021

Date

Sam Kennon, attorney for applicant

Type or Print Name and Title



Signature of Notary Public

12/11/21

Date



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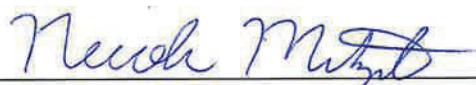
Signature of Applicant

11-23-2021

Date

TEO TURNER, VICE PRESIDENT

Type or Print Name and Title



Signature of Notary Public

11-23-2021

Date

Notary Seal



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Jerry Steven Singleton
Signature of Property Owner

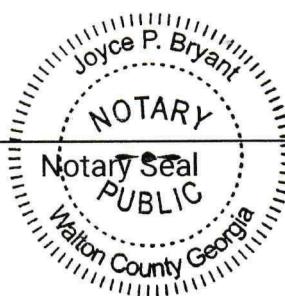
11-5-21

Date

Jerry Steven Singleton
Type or Print Name and Title

Joyce P. Bryant, N.P.
Signature of Notary Public
Comm. exp 9-7-23

11-5-21
Date



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Jeff Randolph Singleton
Signature of Property Owner

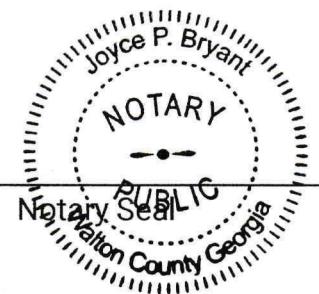
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Jeff Randolph Singleton
Type or Print Name and Title

Joyce P. Bryant, JP
Signature of Notary Public

11-5-21
Date

Comm exp 9-7-23



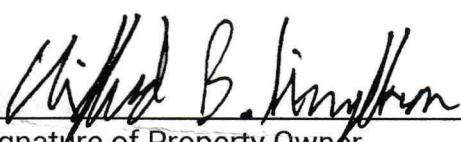
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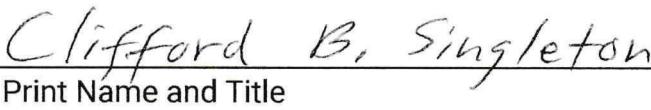
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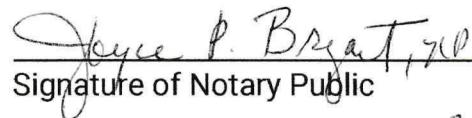
Signature of Property Owner

11-5-21

Date



Type or Print Name and Title

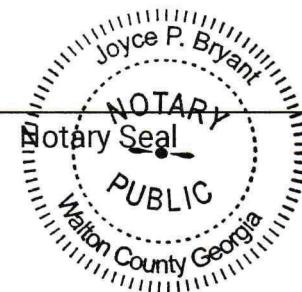


Signature of Notary Public

11-5-21

Date

cover exp 9-7-23



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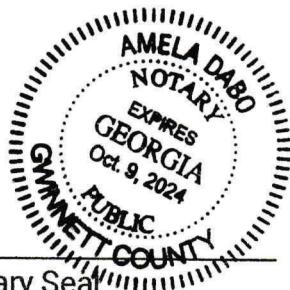
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Teena Barrett-Broadway 11-4-21
Signature of Property Owner Date

Teena Barrett-Broadway
Type or Print Name and Title

Amelia Dabo 11-4-2021
Signature of Notary Public Date Notary Seal



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Lee Broadnax

Signature of Property Owner

11/9/2021

Date

Lee Broadnax

Type or Print Name and Title

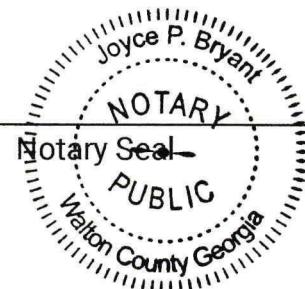
Joyce P. Bryant, RP

Signature of Notary Public

11-9-2021

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Comm eff 9-7-2023



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Chandler Broadnax

Signature of Property Owner

11/9/2021

Date

Chandler Broadnax

Type or Print Name and Title

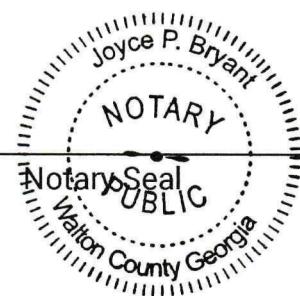
Joyce P. Bryant, RN

Signature of Notary Public

11-9-2021

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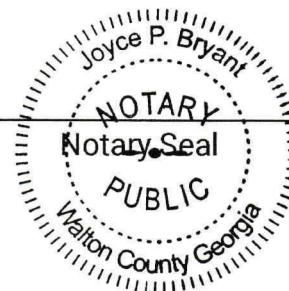
Kathy Bennett L. Singleton
Signature of Property Owner

11-5-21
Date

Kathy Bennett L. Singleton
Type or Print Name and Title

Joyce P. Bryant, Jr.
Signature of Notary Public
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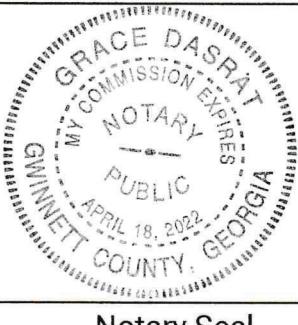

Signature of Property Owner

11/04/21
Date

Joan Carolyn Lirsey
Type or Print Name and Title


Signature of Notary Public

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Teena Denise L. Barrett

Signature of Property Owner

11/04/2021

Date

Teena Denise L. Barrett

Type or Print Name and Title

Shule

Dabro

11/04/2021

Signature of Notary Public

Date

Notary Seal



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Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2015

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.

Ronald Eugene Barrett
Signature of Property Owner

11/4/2021

Date

Ronald Eugene Barrett
Type or Print Name and Title



Amelia Dabo
Signature of Notary Public

11/04/2021

Date

Notary Seal

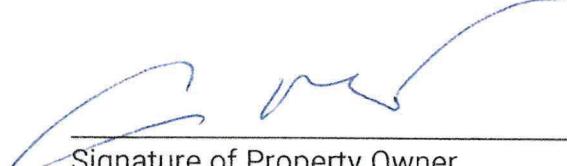
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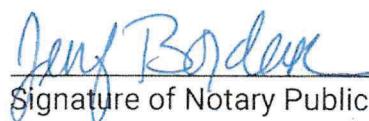
Signature of Property Owner

11.2.21

Date

Chad Barrett - Owner

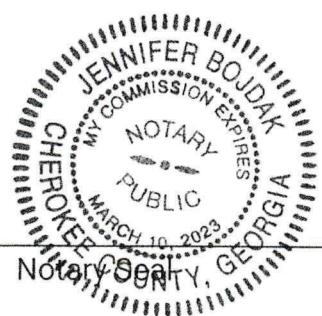
Type or Print Name and Title



Signature of Notary Public

11/2/21

Date



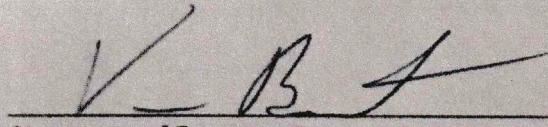
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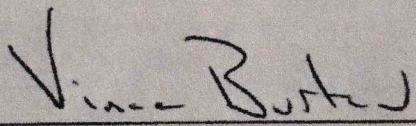
Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2015

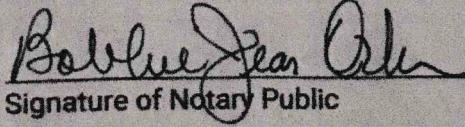
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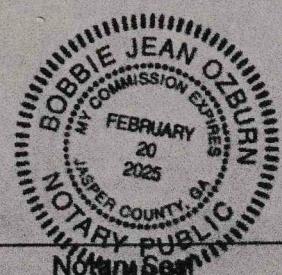

Signature of Property Owner

11-8-21
Date


Type or Print Name and Title


Signature of Notary Public

11-8-21
Date



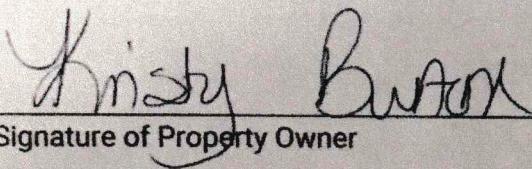
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Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2015

REZONING PROPERTY OWNER'S CERTIFICATION

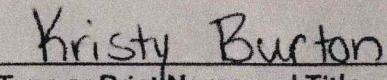
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY
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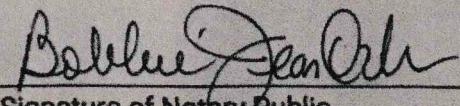
Signature of Property Owner

11/8/21

Date



Type or Print Name and Title



Signature of Notary Public

11/8/21

Date



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ACTION BY THE BOARD OF COMMISSIONERS.

Signature of Property Owner

Date

11/8/2022

Type or Print Name and Title

Signature of Notary Public

11/8/21

Date



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Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2015

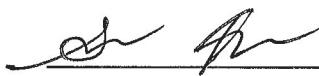
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE



12/1/21

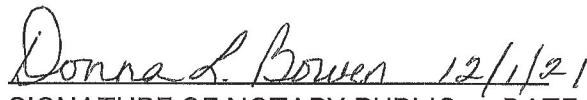
Sam Kennon, attorney for applicant

SIGNATURE OF APPLICANT'S

DATE

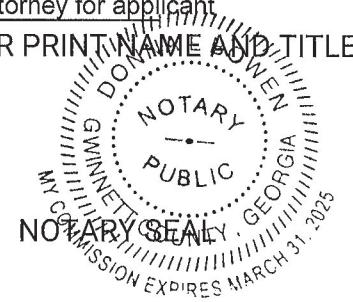
TYPE OR PRINT NAME AND TITLE

ATTORNEY OR REPRESENTATIVE



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

Mahaffey Pickens Tucker, LLP

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) |
|---|--|---|
| Kirkland Carden, County Commissioner | \$2,800.00 | November 18, 2021 |
| | | |
| | | |

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

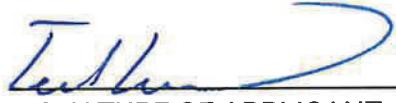
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Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2015

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SIGNATURE OF APPLICANT

11-23-2021
DATE

TED TURNER, VICE PRESIDENT
TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE


SIGNATURE OF NOTARY PUBLIC

11-23-2021
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

TED TURNER

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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Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

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:
(Map Reference Number)

5 - 163 - 012
District Land Lot Parcel

Signature of Applicant

Date

Sam Kennon, Attorney for Applicant

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)

Chris Nelson

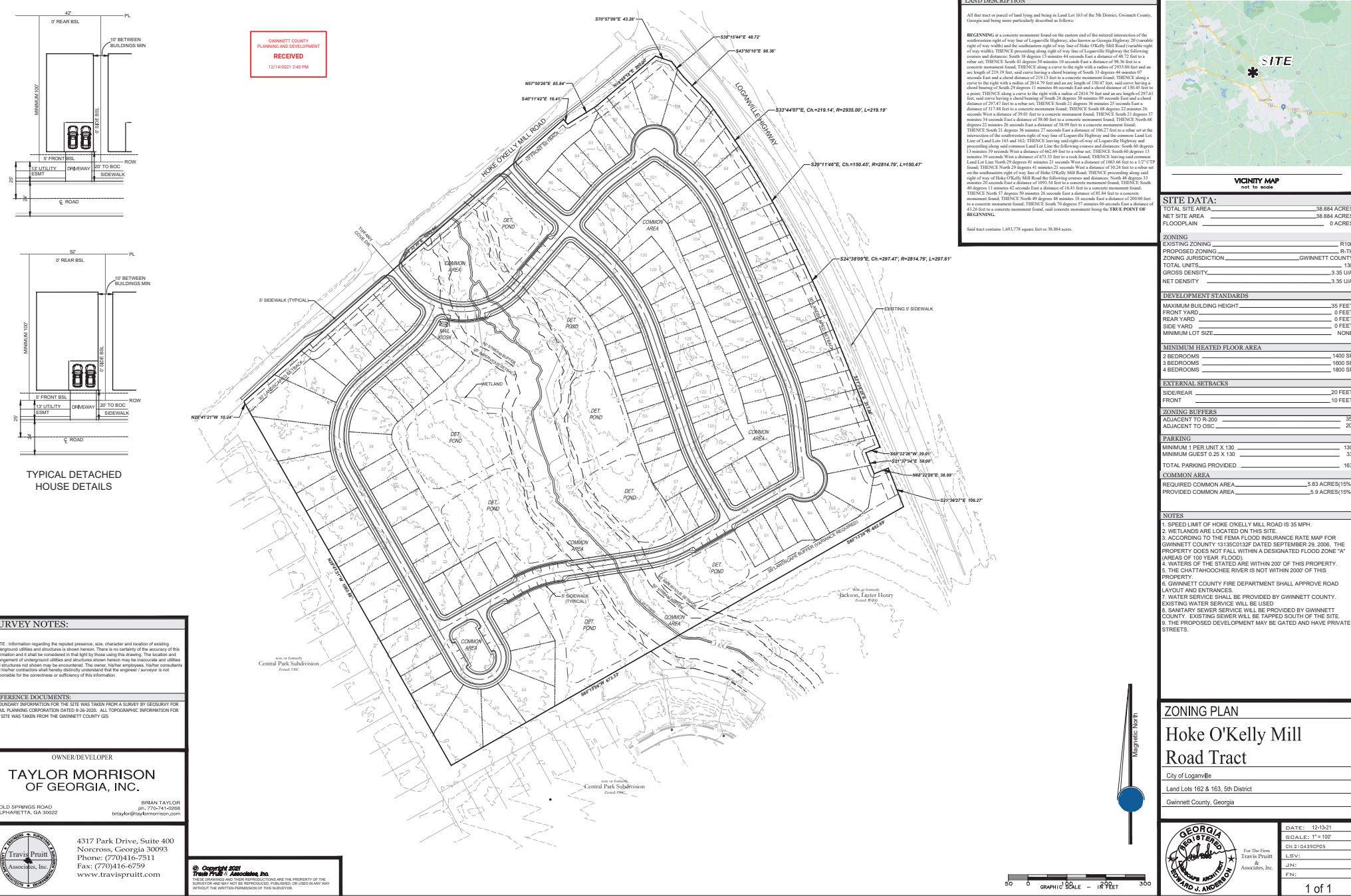
NAME

November 29, 2021

DATE

Senior Tax Services Associate

TITLE



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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GWINNETT COUNTY
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inspired by you

The Atwood | 4 Bedrooms | 2.5 Bathrooms | Flex | 2-Car Garage | 2,696 - 2,732 Sq. Ft.



ELEVATION D



ELEVATION E



ELEVATION F



ELEVATION F

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All information including, but not limited to, prices, availability, floor plans, elevations, site plans, designs, materials and dimensions, assessments and fees, planned amenities, programs, conceptual artist rendering and community development plans is preliminary. It is not guaranteed and remains subject to change or delay without notice. Maps are not to scale. Community improvements, recreational features and amenities described are based upon current development plans, which are subject to change or delay without notice. The Atwood is a trademark of Taylor Morrison Residential Properties, Inc. © 2020 Taylor Morrison Residential Properties, Inc. All rights reserved. Taylor Morrison Residential Properties, Inc. is not an offering in any state where prohibited or otherwise restricted by law. Taylor Morrison Realty of Georgia, Inc. FIRM #75059. © November 2020. All rights reserved. 11/2/20

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inspired by you®

The Prescott | 4 Bedrooms | 2.5 Bathrooms | Flex | 2-Car Garage | 2,486 - 2,500 Sq. Ft.



ELEVATION D



ELEVATION E



ELEVATION F



ELEVATION F

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inspired by you

The Sheridan | 5 Bedrooms | 4 Bathrooms | Loft | 2-Car Garage | 3,236 - 3,265 Sq. Ft.



ELEVATION E



ELEVATION G



ELEVATION H



ELEVATION H

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Homes Inspired by You



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inspired by you®

The Wakehurst | 4 Bedrooms | 2.5 Bathrooms | Flex | 2-Car Garage | 3,057 - 3,173 Sq. Ft.



ELEVATION D



ELEVATION E



ELEVATION F



ELEVATION E

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GWINNETT COUNTY
PLANNING AND DEVELOPMENT

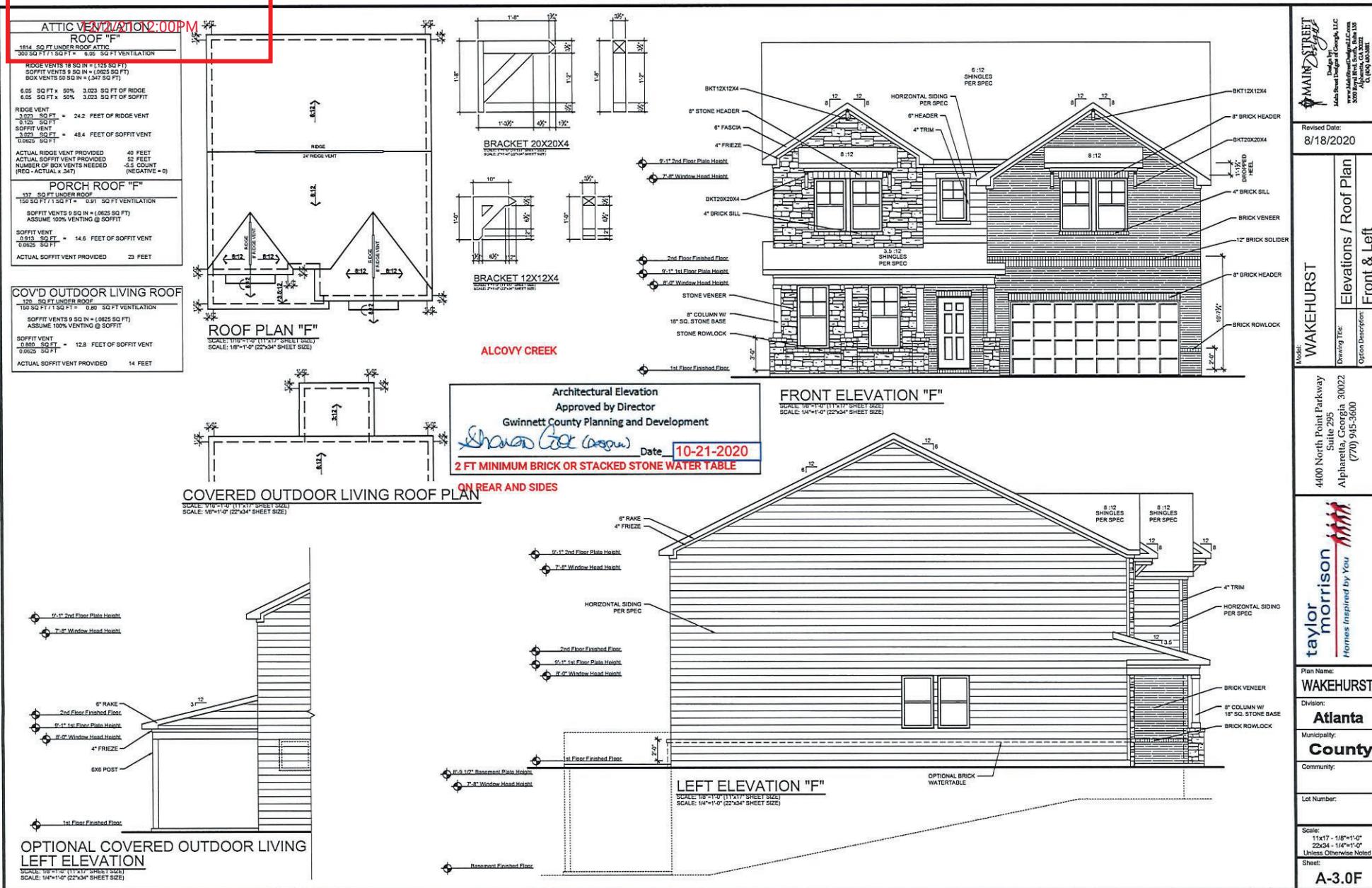
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GWINNETT COUNTY PLANNING AND DEVELOPMENT

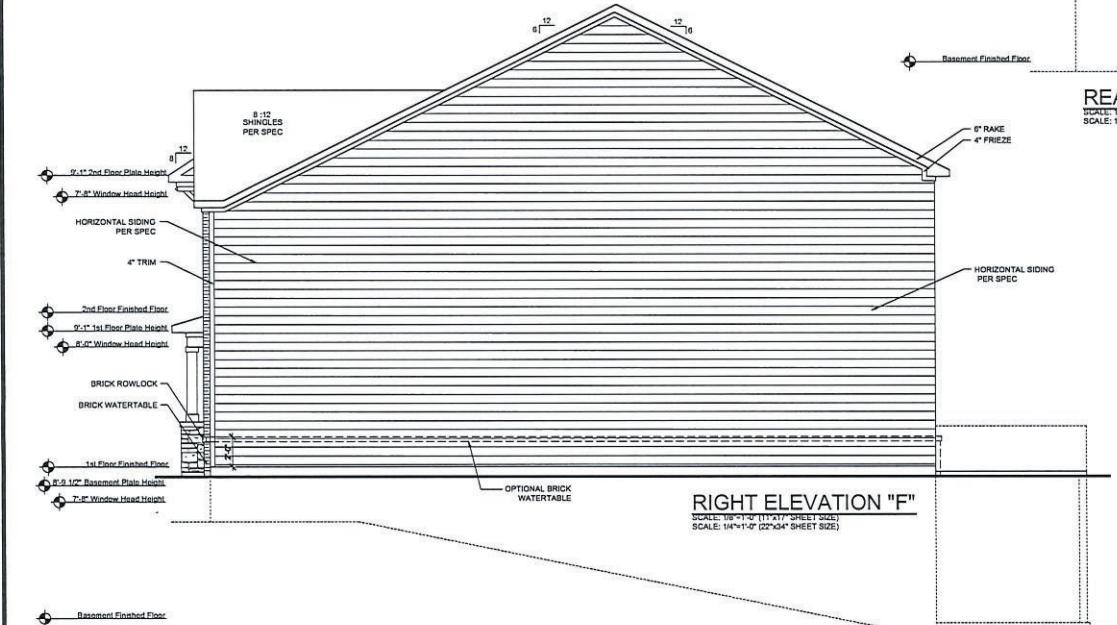
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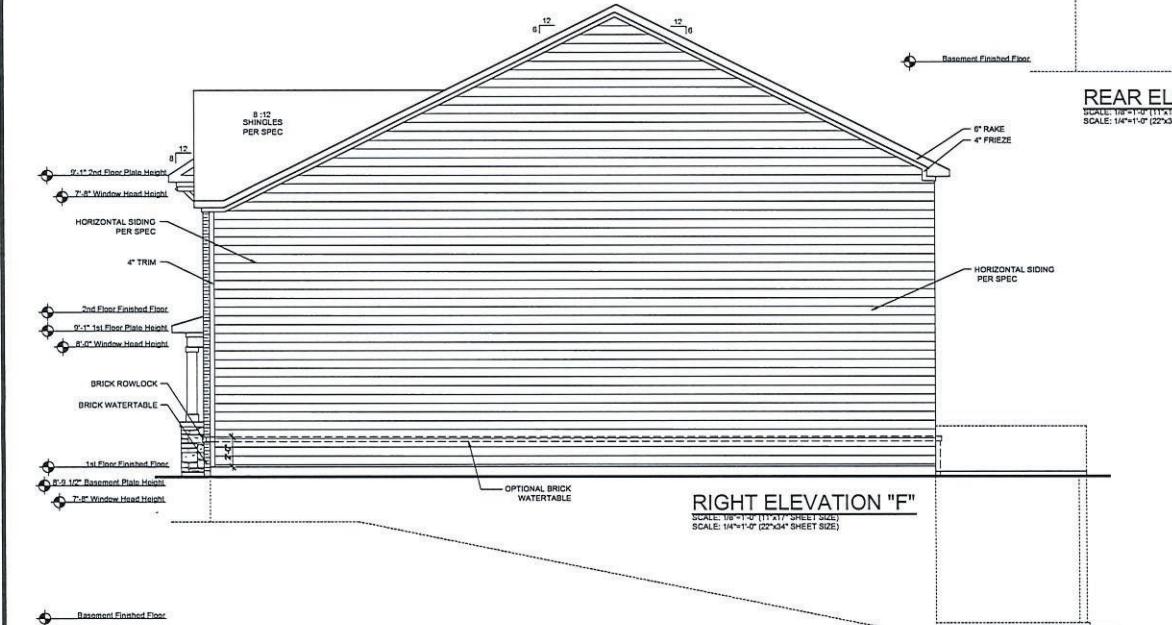
OPTIONAL COVERED OUTDOOR LIVING REAR ELEVATION

SCALE: 1/8"=1'-0" (11" x 17" SHEET SIZE
SCALE: 1/4"=1'-0" (22" x 34" SHEET SIZE)



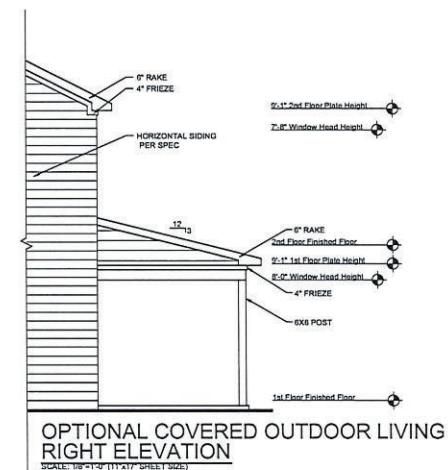
RIGHT ELEVATION "F"

SCALE: 1/8"=1'-0" (11" x 17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22" x 34" SHEET SIZE)



REAR ELEVATION "F"

SCALE: 1/8"=1'-0" (11'x17" SHEET S)
SCALE: 1/4"=1'-0" (22" x 36" SHEET S)



OPTIONAL COVERED OUTDOOR LIVING
RIGHT ELEVATION

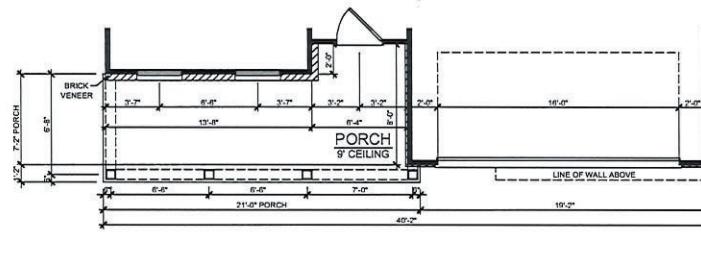
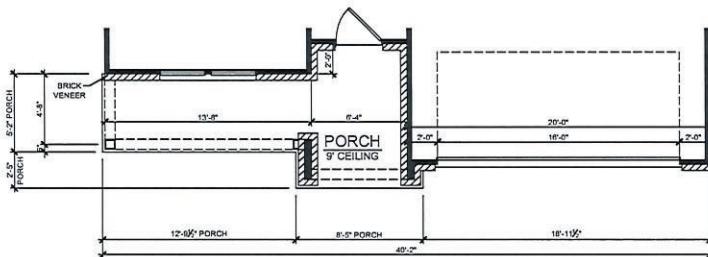
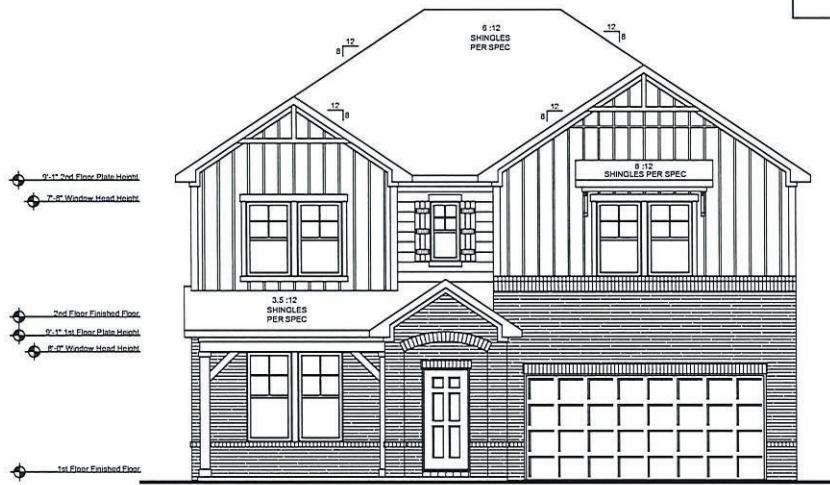
RIGHT ELEVA

| | |
|--|--|
|  MAIN STREET Design Developed by: Math Street Design of Georgia, LLC 2000 Peachtree Center Avenue, Suite 200 Atlanta, Georgia 30309 (404) 630-3801 | |
| Revised Date: 8/18/2020 | |
| taylor morrison <i>homes inspired by You</i> | Model: WAKEHURST Drawing Tee: Elevations Orion Description: Rear & Right 4400 North Point Parkway Suite 295 Alpharetta, Georgia 30022 (770) 945-5600 |
| Plan Name: WAKEHURST Division: Atlanta Municipality: County Community: Lot Number: Scale: 11x17 - 1/8"=1'-0" 22x24 - 1/4"=1'-0" Unless Otherwise Noted: Sheet: A-3.1F | |

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ALCOVY CLUB



Main Street Designs of Georgia, LLC is a professional residential design firm. Because the design of a house very often Street Designs of Georgia, LLC cannot warrant the suitability of these plans for use on your specific site. Construction of these plans should not be undertaken without the assistance of a construction professional.

40' - SHERIDAN PLAN Add. Elevations



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www.MainStreetDesignsLLC.com

TAYLOR MORRISON

December 2, 2020

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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ATTIC VENTILATION
MAIN ROOF "E"

1541 SQ FT / 150 SQ FT = 5.14 SQ FT VENTILATION

300 SQ FT / 150 SQ FT = 2.05 FEET OF RIDGE VENT

5.14 SQ FT x 50% = 2.56 SQ FT OF RIDGE VENT

5.14 SQ FT / 50% = 2.56 SQ FT OF SOFFIT VENT

2.56 SQ FT = 4.11 FEET OF SOFFIT VENT

0.0625 SQ FT

ACTUAL RIDGE VENT PROVIDED = 22 FEET

ACTUAL SOFFIT VENT PROVIDED = 81 FEET

NUMBER OF SOFFIT VENTS NEEDED (REQ - ACTUAL x .347)

(REQ - ACTUAL x .347) = 0

GARAGE ROOF "E"

139 SQ FT UNDER ROOF

150 SQ FT / 150 SQ FT = 0.80 SQ FT VENTILATION

SOFFIT VENTS 5 SQ IN = (0.025 SQ FT)

ASSUME 100% VENTING @ SOFFIT

SOFFIT VENT

0.927 SQ FT = 14.8 FEET OF SOFFIT VENT

0.0625 SQ FT

ACTUAL SOFFIT VENT PROVIDED = 18 FEET

PORCH ROOF "E"

93 SQ FT UNDER ROOF

150 SQ FT / 93 SQ FT = 0.80 SQ FT VENTILATION

SOFFIT VENTS 5 SQ IN = (0.025 SQ FT)

ASSUME 100% VENTING @ SOFFIT

SOFFIT VENT

1.025 SQ FT = 9.9 FEET OF SOFFIT VENT

0.0625 SQ FT

ACTUAL SOFFIT VENT PROVIDED = 20 FEET

COVD OUTDOOR LIVING ROOF

120 SQ FT UNDER ROOF

150 SQ FT / 120 SQ FT = 0.80 SQ FT VENTILATION

SOFFIT VENTS 5 SQ IN = (0.025 SQ FT)

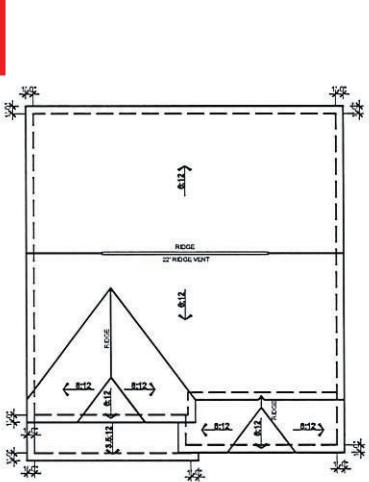
ASSUME 100% VENTING @ SOFFIT

SOFFIT VENT

0.800 SQ FT = 12.8 FEET OF SOFFIT VENT

0.0625 SQ FT

ACTUAL SOFFIT VENT PROVIDED = 14 FEET



ROOF PLAN "E"

SCALE: 1/10=1'-0" (11x17" SHEET SIZE)

SCALE: 1/8=1'-0" (22x34" SHEET SIZE)

ALCOVY CREEK

Architectural Elevation
Approved by Director
Gwinnett County Planning and Development

Shane G. (sign) Date 10-21-2020

2 FT MINIMUM BRICK OR STACKED STONE WATER TABLE ON

REAR AND SIDES.



OPT. COVERED OUTDOOR LIVING
PARTIAL ROOF PLAN "E"

SCALE: 1/10=1'-0" (11x17" SHEET SIZE)

SCALE: 1/8=1'-0" (22x34" SHEET SIZE)

6" RAKE

4" FRIEZE

OPT. 3050 SH WINDOW @ OWNER'S BATH

HORIZONTAL SIDING PER SPEC

2nd Floor Finished Floor

5" 1" 2nd Floor Plate Height

7" 8" Window Head Height

5" 1" 1st Floor Plate Height

7" 8" Window Head Height

5" 1" 1st Floor Plate Height

7" 8" Window Head Height

6" RAKE

4" FRIEZE

6x6 POST

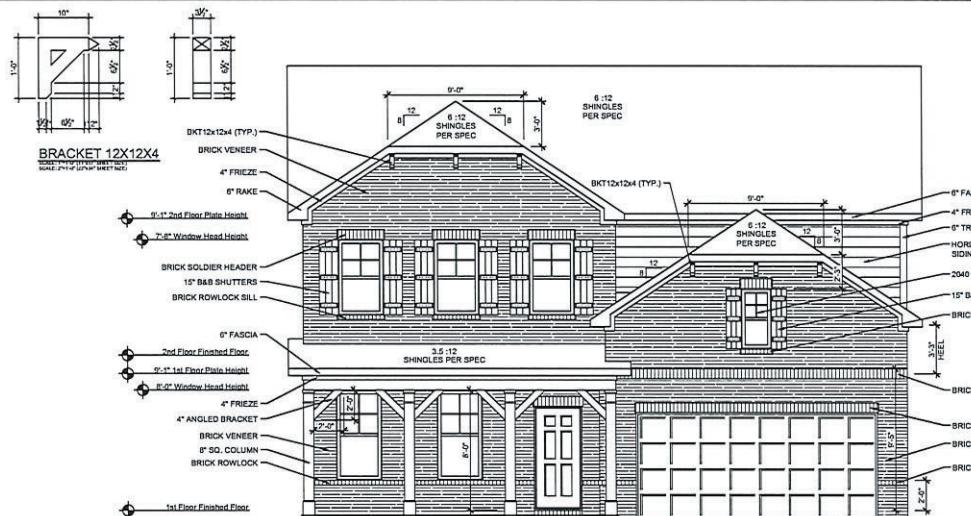
OPT. BRICK WATERTABLE

1st Floor Finished Floor

OPT. COVERED OUTDOOR LIVING
PARTIAL LEFT ELEVATION "E"

SCALE: 1/8=1'-0" (11x17" SHEET SIZE)

SCALE: 1/4=1'-0" (22x34" SHEET SIZE)



FRONT ELEVATION "E"

SCALE: 1/10=1'-0" (11x17" SHEET SIZE)

SCALE: 1/8=1'-0" (22x34" SHEET SIZE)

LEFT ELEVATION "E"

SCALE: 1/8=1'-0" (11x17" SHEET SIZE)

SCALE: 1/4=1'-0" (22x34" SHEET SIZE)

Basement Finished Floor

5" 1/2" Basement Plate Height

7" 8" Window Head Height

5" 1/2" Basement Plate Height

7" 8" Window Head Height

6" RAKE

4" ANGLED BRACKET

8" SQUARE COLUMN

BRICK VENEER

BRICK ROWLOCK

BRICK WATERTABLE

4" TRIM

MAIN STREET
Design By
Main Street Design, LLC
1000 Peachtree Road, Suite 250
Atlanta, GA 30309
(404) 951-5600

Revised Date:
8/18/2020

Model: Atwood
Elevations / Roof Plan
Front & Loft
Orcon Description:

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Homes Inspired By You
4400 North Point Parkway
Suite 255
Alpharetta, Georgia 30022
(770) 945-5600

Plan Name:
ATWOOD
Division:
Atlanta
Municipality:
County

Community:

Lot Number:

Scale:
11x17" - 18"=1'-0"
22x34" - 14"=1'-0"
Unless Otherwise Noted

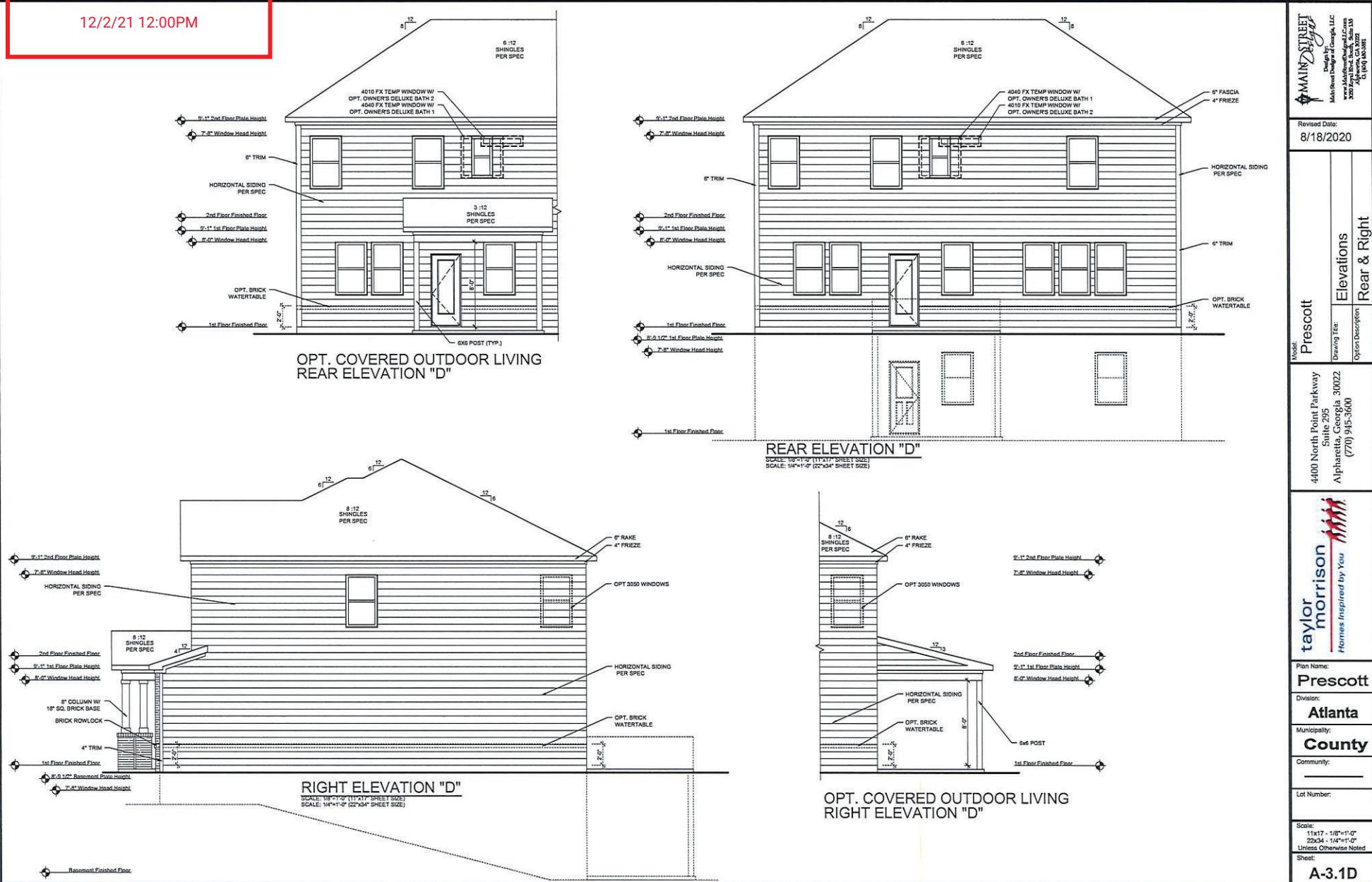
Sheet:

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GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

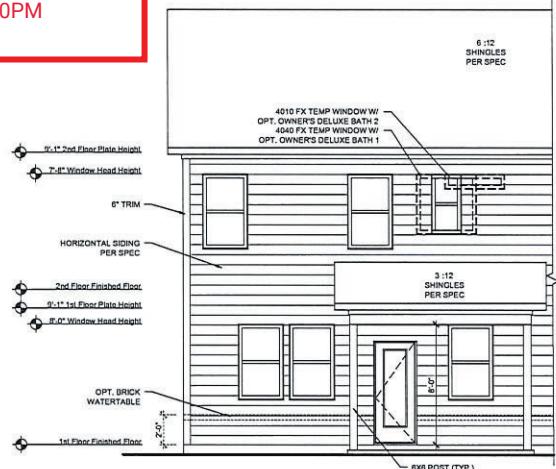
12/2/21 12:00PM



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

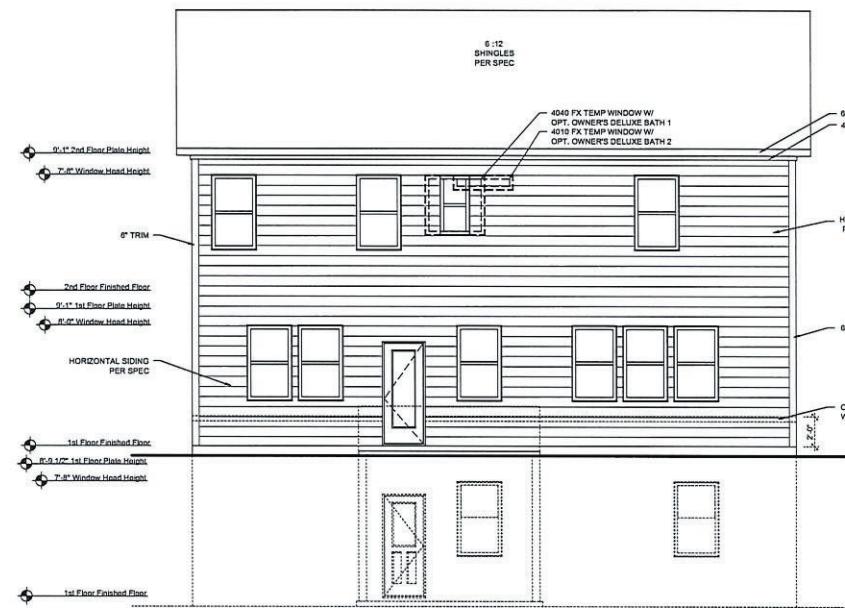
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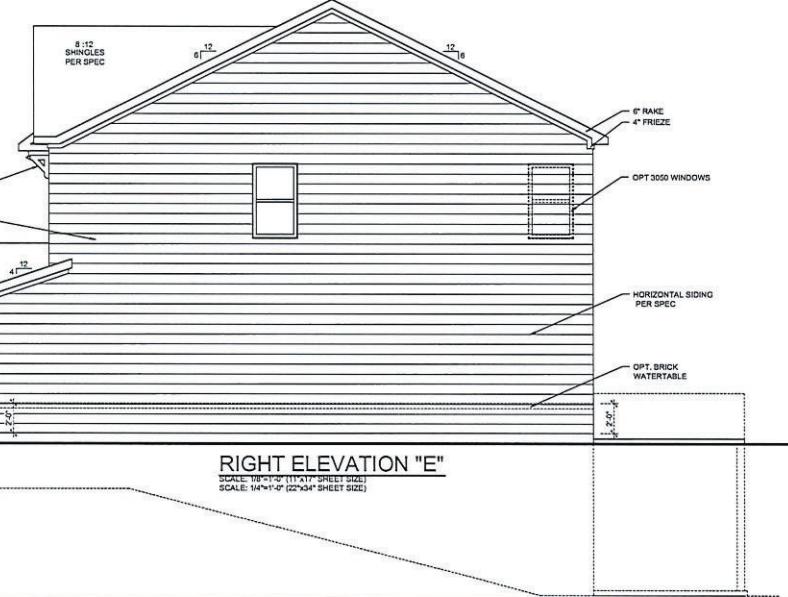
OPT. COVERED OUTDOOR LIVING REAR ELEVATION "E"

SCALE: 1/8"=1'-0" (11x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22x34" SHEET SIZE)



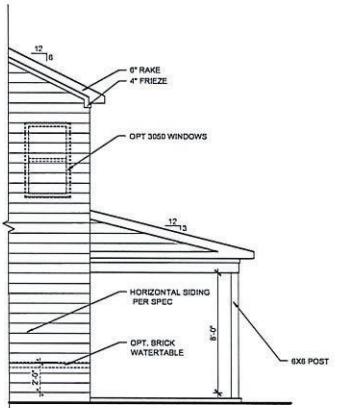
REAR ELEVATION "E"

SCALE: 1/8"=1'-0" (11x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22x34" SHEET SIZE)



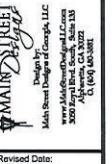
RIGHT ELEVATION "E"

SCALE: 1/8"=1'-0" (11x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22x34" SHEET SIZE)



OPT. COVERED OUTDOOR LIVING RIGHT ELEVATION "E"

SCALE: 1/8"=1'-0" (11x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22x34" SHEET SIZE)

| | | | | | |
|---|---|--|--|--|---|
|  | Prescott  | Model: Prescott Address: 4400 North Point Parkway City: Alpharetta, Georgia 30022 Phone: (770) 945-3600 | Drawing File: Elevations Option Description: Rear & Right | Revised Date: 8/18/2020 |  |
| Community: Prescott Division: Atlanta Municipality: County <hr/> Community: <hr/> Lot Number: <hr/> Scale: 11x17 - 1/8"=1'-0" 22x34 - 1/4"=1'-0" Unless Otherwise Noted | | | Plan Name: Prescott Address: 4400 North Point Parkway City: Alpharetta, Georgia 30022 Phone: (770) 945-3600 | | |

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GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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ATTIC VENTILATION
ROOF "F"

1444 SQ FT UNDER ROOF ATIC
TOTAL VENTILATION: 100% VENTILATION

ROOF VENTS 18 SQ FT IN = 1.025 SQ FT
SOFFIT VENTS 3 SQ FT IN = 0.0625 SQ FT
BOX VENTS 50 SQ IN = 0.047 SQ FT

4.81 SQ FT x 50% = 2.407 SQ FT OF RIDGE
4.81 SQ FT x 50% = 2.407 SQ FT OF SOFFIT

RIDGE VENT
2.407 SQ FT = 19.3 FEET OF RIDGE VENT
(100% VENT)
SOFFIT VENT
0.0625 SQ FT = 38.5 FEET OF SOFFIT VENT

ACTUAL RIDGE VENT PROVIDED = 18 FEET
ACTUAL SOFFIT VENT PROVIDED = 118 FEET
NUMBER OF BOX VENTS NEEDED = 04 COUNT
(REQ. ACTUAL x 347)

PORCH ROOF "F"
100% VENTILATION
150 SQ FT 1.11 SQ FT = 1.33 SQ FT VENTILATION
SOFFIT VENTS 3 SQ FT IN = 0.0625 SQ FT
ASSUME 100% VENTING @ SOFFIT

SOFFIT VENT
1.33 SQ FT = 22.1 FEET OF SOFFIT VENT
0.0625 SQ FT
ACTUAL SOFFIT VENT PROVIDED = 42 FEET

COVD OUTDOOR LIVING ROOF
100% VENTILATION
150 SQ FT 1.11 SQ FT = 0.86 SQ FT VENTILATION
SOFFIT VENTS 9 SQ FT IN = 0.0625 SQ FT
ASSUME 100% VENTING @ SOFFIT

SOFFIT VENT
0.86 SQ FT = 12.8 FEET OF SOFFIT VENT
0.0625 SQ FT
ACTUAL SOFFIT VENT PROVIDED = 14 FEET

ROOF PLAN "F"
SCALE: 1/16=1'-0" (11x17" SHEET SIZE)
SCALE: 18'-0"=1'-0" (22x34" SHEET SIZE)

OPT. COVERED OUTDOOR LIVING ROOF PLAN "F"
SCALE: 1/16=1'-0" (11x17" SHEET SIZE)
SCALE: 1/8"-1'-0" (22x34" SHEET SIZE)

OPT. COVERED OUTDOOR LIVING LEFT ELEVATION "F"
SCALE: 1/8"-1'-0" (22x34" SHEET SIZE)

MAIN STREET
Design By:
Main Street Design of Georgia, LLC
www.mainstreetdesignofgeorgia.com
2000 Peachtree Rd. NE, Suite 100
Atlanta, GA 30309
C: (404) 450-3081

Revised Date:
8/18/2020

Prescott
Elevations / Roof Plan
Front & Left
Orion Description
Drawing 1e.
Model:

FRONT ELEVATION "F"
SCALE: 18'-0"=1'-0" (11x17" SHEET SIZE)
SCALE: 14'-0"=1'-0" (22x34" SHEET SIZE)

LEFT ELEVATION "F"
SCALE: 18'-0"=1'-0" (11x17" SHEET SIZE)
SCALE: 14'-0"=1'-0" (22x34" SHEET SIZE)

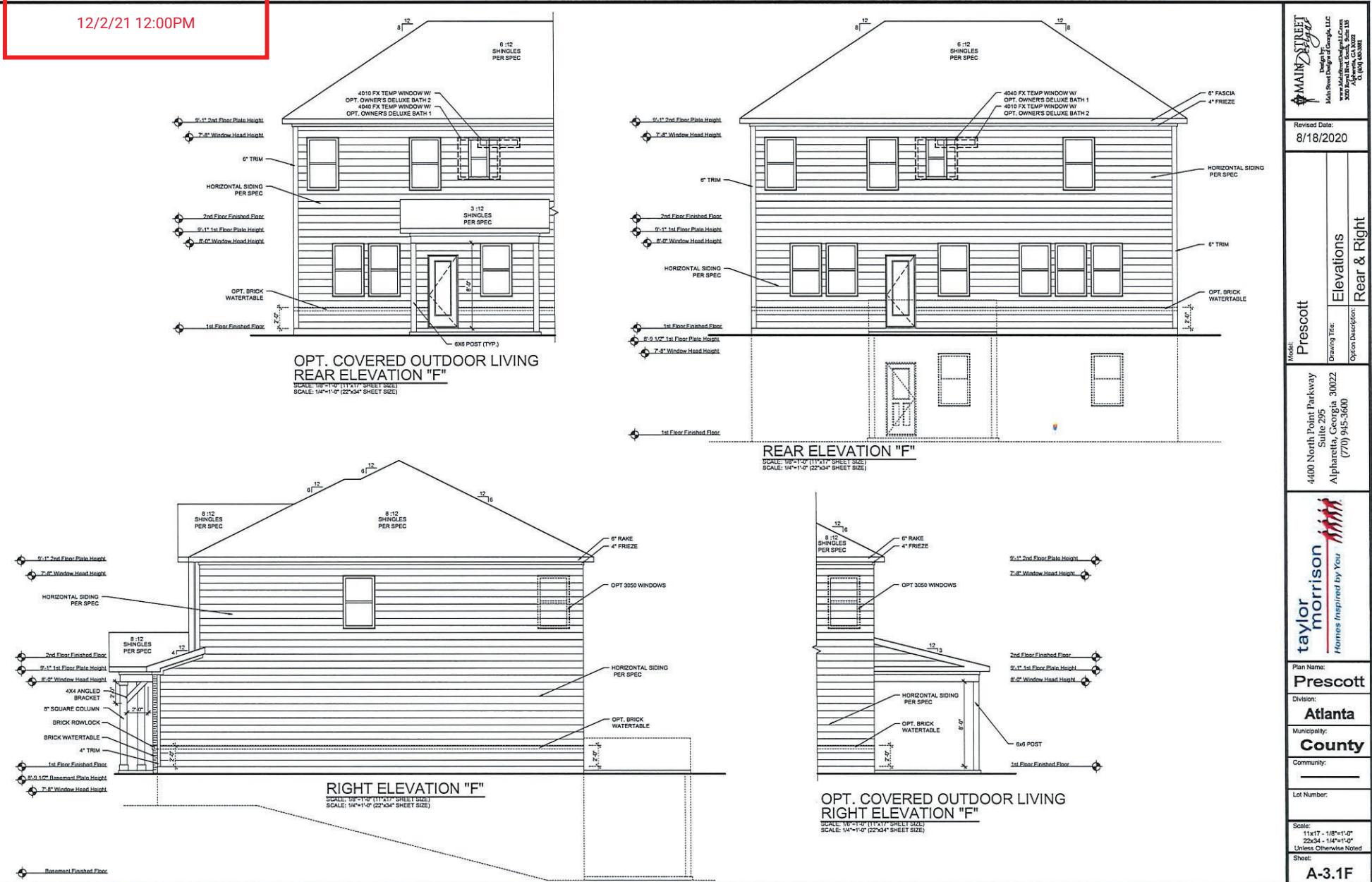
ALCOVY CREEK
Architectural Elevation
Approved by Director
Gwinnett County Planning and Development
Shawn Gor (as of date 10-21-2020)
2 FT MINIMUM BRICK OR STACKED STONE ON WATER TABLE
ON REAR AND SIDES

taylor morrison
Homes Inspired by You

Plan Name:
Prescott
Division:
Atlanta
Municipality:
County
Community:
Lot Number:
Scale:
11x17 - 1/8"=1'-0"
22x34 - 1/4"=1'-0"
Unless Otherwise Noted
Sheet:
A-3.0F

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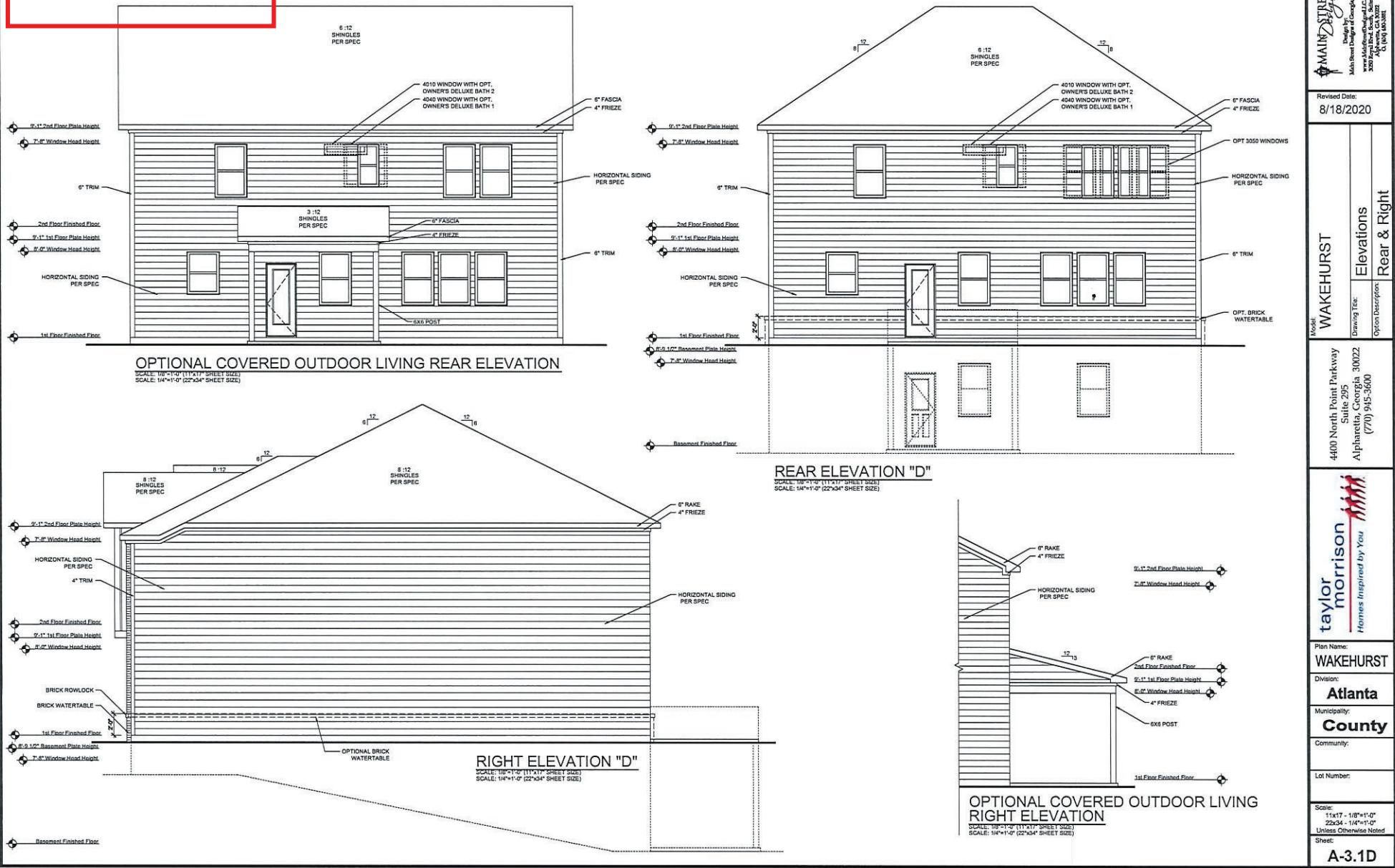
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