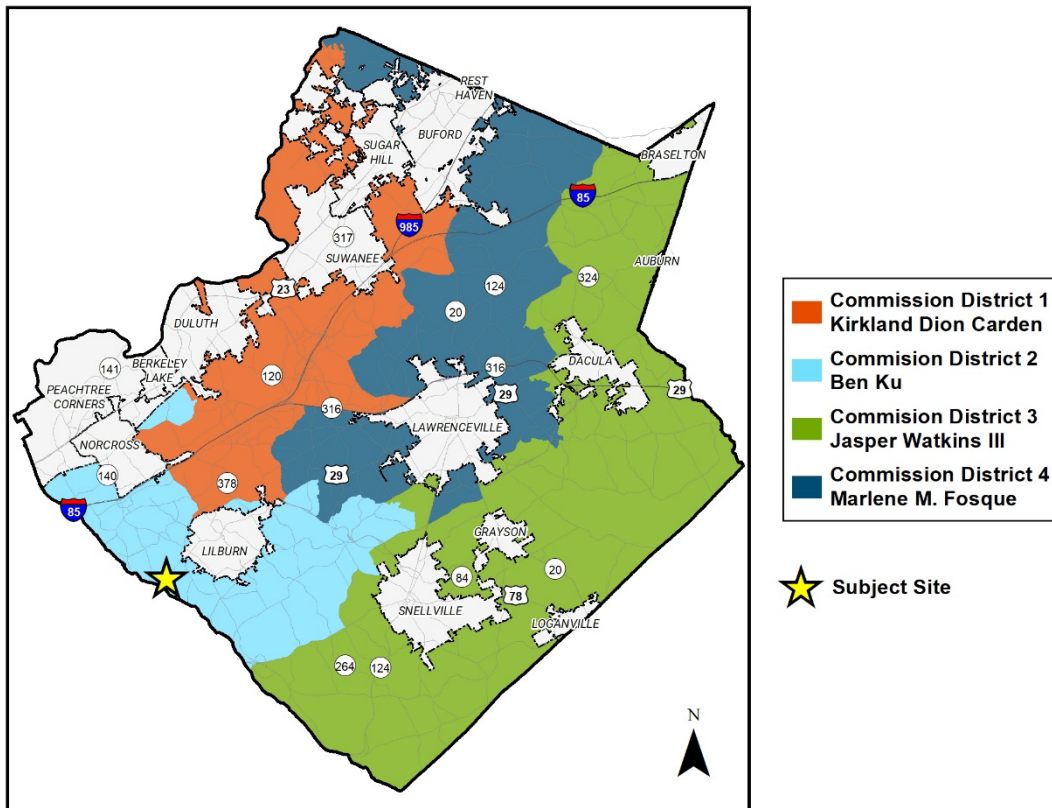




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZM2022-00020
Current Zoning: C-2 (General Business District)
Request: R-TH (Single-Family Residence Townhouse District)
Address: 6100 Lawrenceville Highway, 221 and 265 Pounds Drive
Map Number: 6139 003, 030, and 067
Site Area: 22.33 acres
Units: 212
Proposed Development: Townhouses
Commission District: District 2 – Commissioner Ku
Character Area: Community Mixed-Use

Staff Recommendation: APPROVAL WITH CONDITIONS



Applicant: Taylor Morrison of Georgia, LLC
c/o Mahaffey Pickens Tucker, LLP
1550 North Brown Road, Suite 125
Lawrenceville, GA 30043

Owner: Ade 767 LLC
2470 Windy Hill Road SE Suite 100
Marietta GA 30067

Tucker Mobile Home Estates LLC
2470 Windy Hill Road SE, Suite 100
Marietta GA 30067

Tucker Mobile Homes LLC
2470 Windy Hill Road SE, Suite 100
Marietta, GA 30067

Contact: Shane Lanham

Contact Phone: 770.232.0000

Zoning History

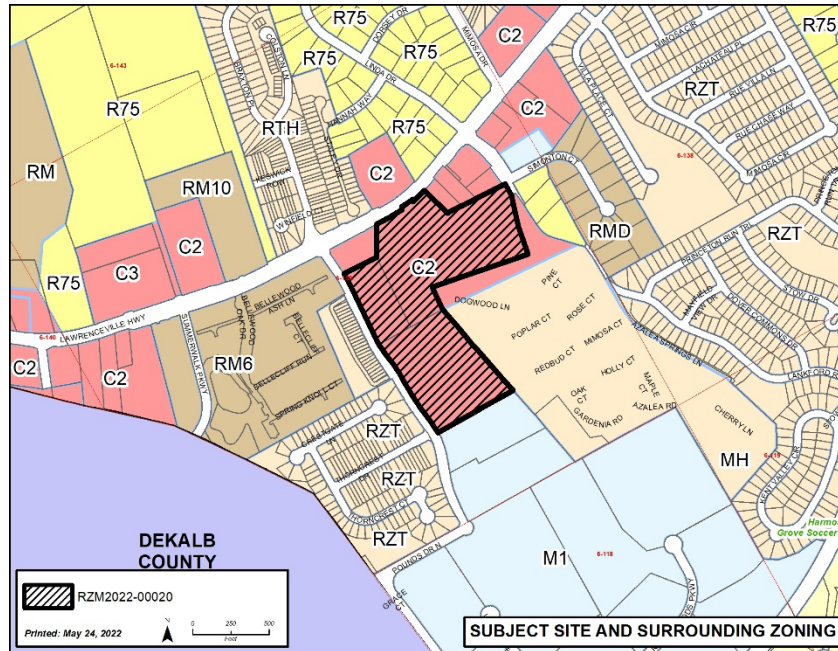
The subject property is zoned C-2 (General Business District). In 2018, a request for a special use permit for automobile and truck storage lot was denied pursuant to SUP2018-00036. In 2021, a request to rezone from C-2 to RM-24 (Multifamily Residence District) was denied pursuant to RZM2021-00029. Per the UDO, no application or reapplication for any zoning map amendment affecting the same land or any portion thereof shall be acted upon within 12 months from the date of last action by the Board of Commissioners unless such 12-month period is waived by the Board of Commissioners. A time lapse waiver request to reduce the 12-month waiting period was approved by Board of Commissioners in June 2022.

Existing Site Condition

The subject site is 22.33-acre assemblage of three parcels located on the south side of Lawrenceville Highway. The property also has frontage along Lankford Road to the east and Pounds Drive to the west. The property contains remnants of paved parking, building pads, and a shed from a previous development. The southern portion of the site is heavily wooded and undeveloped. The topography is generally flat. There are no streams or wetlands on the site. Paved driveway access to the site exists from Lawrenceville Highway, Pounds Drive, and Lankford Road. A sidewalk exists along Lawrenceville Highway. The nearest Gwinnett County Transit stop is 100 feet away from the subject site.

Surrounding Use and Zoning

The subject property is surrounded by residential, commercial, and industrial uses. Properties to the north, across Lawrenceville Highway, include a funeral home and crematory, an event facility, and an auto body shop. To the southeast is a mobile home park. Townhouse subdivision communities are located to the west of the subject site. An office warehouse facility is located on the property to the south. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Townhouses	R-TH	9.50 units per acre
North	Commercial	C-2	N/A
East	Single-Family Residential	R-75	0.93 units per acre
South	Mobile Home Park	MH	N/A
	Light Industrial	M-1	N/A
West	Single-Family Residential and Townhouses	RZT	6.78 units per acre
	Townhouses	R-TH	6.74 units per acre
	Townhouses	RM-6	9.3 units per acre

Project Summary

The applicant requests a rezoning of a 22.33-acre site from C-2 to R-TH to construct townhouses, including:

- 212 townhouse units, including 73 rear-loaded units and 139 front-loaded units with a minimum heated floor area of 1,800 square feet and a maximum building height of 35 feet, yielding a net density of 9.50 units per acre.
- Rear-loaded units fronting Lawrenceville Highway, Pounds Drive, the main entrance drive, and an interior street.
- Front-loaded units are located primarily in the eastern and southern portions of the site. Most of the front-loaded townhouses back up to an internal courtyard or open space.
- Access via a main entrance from Lawrenceville Highway serving both residential and a potential commercial component. The main entrance is gated after the potential commercial driveway. The potential commercial component is not a part of this rezoning.
- A secondary entrance on Pounds Drive aligned with the entrance for the Stokeswood Townhomes community.
- A master amenity area along the main entrance drive.
- A mail kiosk located in the master amenity area.

- Stormwater management facility situated to the south of the master amenity area along the eastern property line.
- Private, internal 24-foot-wide streets with a 50-foot access/utility easement. The private streets will also contain a 5-foot-wide sidewalk and a 2-foot-wide landscape strip.
- A 10-foot-wide landscape strip and five-foot sidewalk along Pounds Drive
- A 12-foot-wide deceleration lane at the entrance on Lawrenceville Highway.
- Facades constructed of brick, stacked stone, cedar shake, fiber-cement siding, and/or board and batten.
- 59 parallel guest parking spaces located along the internal streets.
- Portions of parcel R6139 030 and R6139 067 are omitted from the boundary of the proposed R-TH zoning district. These parcels will remain C-2 and may be included in a future commercial development.

Zoning and Development Standards

The applicant is requesting a rezoning to R-TH, Single-Family Residence Townhouse Residence District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	≤ 35'	YES
External Front Yard Setback	Minimum 10'	10'	YES
External Side Yard Setback	Minimum 20'	20'	YES
External Rear Yard Setback	Minimum 20'	20'	YES
Off-Street Parking	Minimum: 636 spaces Maximum: 1,272 spaces	848 spaces	YES
Guest Parking	0.25 spaces per unit or 53 spaces	59 spaces	YES
Common area	Minimum 15% or 3.35 acres	17.2% or 3.84 acres	YES
Heated Floor Area	2 Bedroom Minimum = 1,000 square feet 3 Bedroom Minimum = 1,200 square feet 4 Bedroom Minimum = 1,400 square feet	1,800 minimum square feet (per applicant)	YES
Density	10 units per acre	9.5 units per acre	YES
Zoning buffer	None	None	YES

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit E). Standard site and infrastructure improvements will also be required related to transportation, stormwater, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Rezoning Request Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification, the Department shall evaluate the request and

make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, the staff makes the following findings based on the standards from the UDO:

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 site is primarily surrounded by residential and commercial uses. Several townhouse communities are located to the west and north of the subject site. Commercial uses are concentrated along Lawrenceville Highway. The applicant proposes to rezone the subject properties to R-TH while leaving a portion of the parcels commercial and combining them with a tract of land located at the corner of Lawrenceville Highway and Pounds Drive zoned C-2. Therefore, the rezoning is consistent with the uses in the surrounding area and would permit a use that is suitable in view of the use and development of adjacent and nearby property.

B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.

The proposed rezoning would not adversely affect the existing use or usability of adjacent or nearby properties. The property is surrounded by residential, commercial, and some light industrial uses. The proposed townhouse development would enhance the character of the area by redeveloping a vacant lot into a townhouse community.

C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.

The property has reasonable economic use as currently zoned.

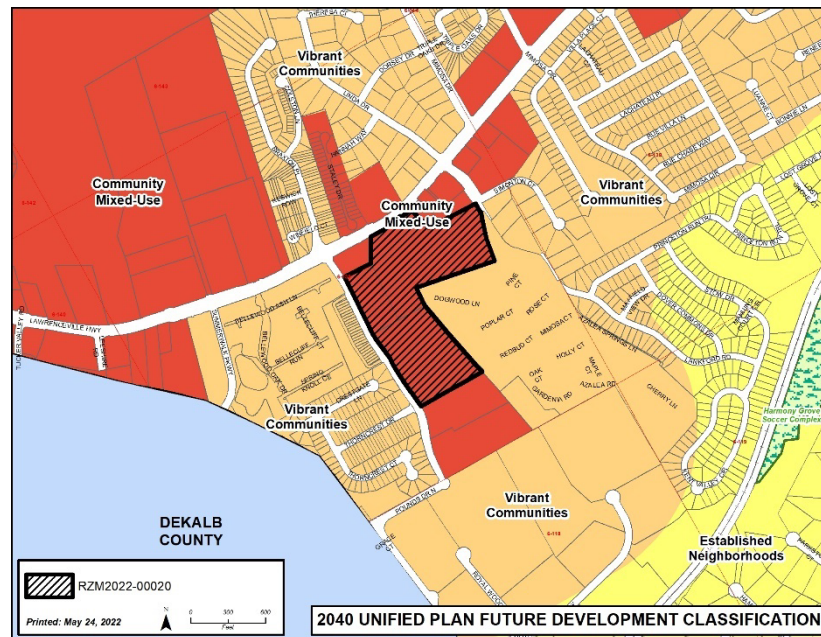
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. An increased impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning request are attached (Exhibit E).

E. Whether the proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Map.

The 2040 Unified Plan and Future Development Map indicate the subject property is within the Community Mixed-Use Character Area. This Character Area is intended for activity nodes and connecting areas located along major corridors, such as Lawrenceville Highway. Future development and redevelopment within this area should focus on making these corridors more pedestrian oriented with intensity focused in specific nodes. Reserving the corner for a future potential commercial development would create a mixed-use environment at this intersection. Design recommendations include buildings set close to the street for pedestrian orientation and engagement, small-scale mix of uses, parking located behind buildings, and small-scale intense

open spaces for public gathering. Townhouses are also listed as a potential development type within the Community Mixed-Use Character Area, making this use appropriate at this location.



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.

The proposed development is in the vicinity of residential subdivision communities on Pounds Drive and commercial and residential uses on Lawrenceville Highway. The proposed development is in close proximity to other townhouse developments and has convenient access to major transportation corridors including Lawrenceville Highway, Jimmy Carter Boulevard, and Rockbridge Road. The proposed development would redevelop and revitalize a large site along a major corridor which gives grounds for approval of the proposed rezoning.

Staff Recommendation

Based on the staff's evaluation of the request and the standards governing exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the rezoning request.

Staff Recommended Conditions

Approval as R-TH (Single-Family Residence Townhouse District), subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan, dated received June 9, 2022, with revisions required by conditions of approval and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.

2. Uses shall be limited to single-family attached townhouses and accessory uses, not to exceed 212 units.
3. All townhouses shall comply with Architectural Design Category 3. All façades oriented towards the external rights of way of Lawrenceville Highway, Pounds Drive, and Lankford Road, shall also comply with the standard for front facades.
4. The road frontages and subdivision entrances shall be landscaped by the developer and maintained by homeowners association or property management company. Entrances shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval by the Department of Planning and Development.
5. All dwellings shall have a double-car garage.
6. Natural vegetation shall remain on the property until the issuance of a development permit
7. All grassed areas shall be sodded.
8. Stormwater BMP facilities shall be screened from view of adjoining properties and rights of way by landscaping and/or decorative fencing that is in compliance with the Gwinnett County Stormwater Management Manual, subject to review and approval by the Department of Planning and Development.
9. An onsite property management office shall be provided with regularly scheduled business hours for the convenience of residents if rental units are provided.
10. Developer shall conduct a Traffic Impact Study (TIS) including a signal warrant analysis and an Intersection Control Evaluation (ICE) analysis on Lawrenceville Highway (SR 8) at Pounds Drive and Lankford Road, including the proposed development concept as shown.
11. In addition to the accesses shown along Lawrenceville Highway and Pounds Drive, which shall each remain, the developer shall add a full access to Lankford Road near Simonton Court.
12. If warranted by the signal warrant analysis, the developer shall install the traffic signal at each intersection warranted and shall coordinate with the Gwinnett County Department of Transportation on any needed intersection improvements.
13. Developer shall upgrade transit stops located at US 29 and Pounds Drive (#2335075) and US 29 and Lankford Road (#2454879); and shall relocate transit stop (#2335075) from the west side of Pounds Drive to the east side of Pounds Drive and construct a bus pullout as an extension of the proposed deceleration lane along US 29.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Internal and External Agency Review Comments
- F. Maps

Exhibit A: Site Visit Photos



View of the Site from Lawrenceville Highway

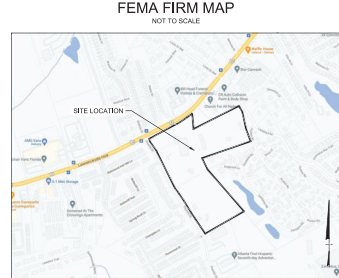
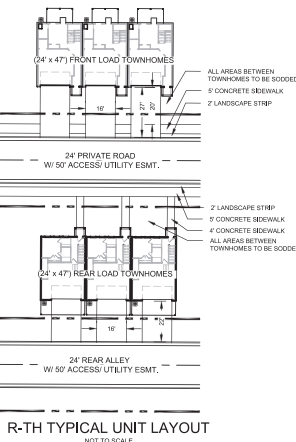


View of the Site from Pounds Drive

Exhibit B: Site Plan

[attached]

6/9/2022



24 HOUR CONTACT:
KEITH LACAGNIN



Z1

SHEET

Exhibit C: Building Elevations

[attached]

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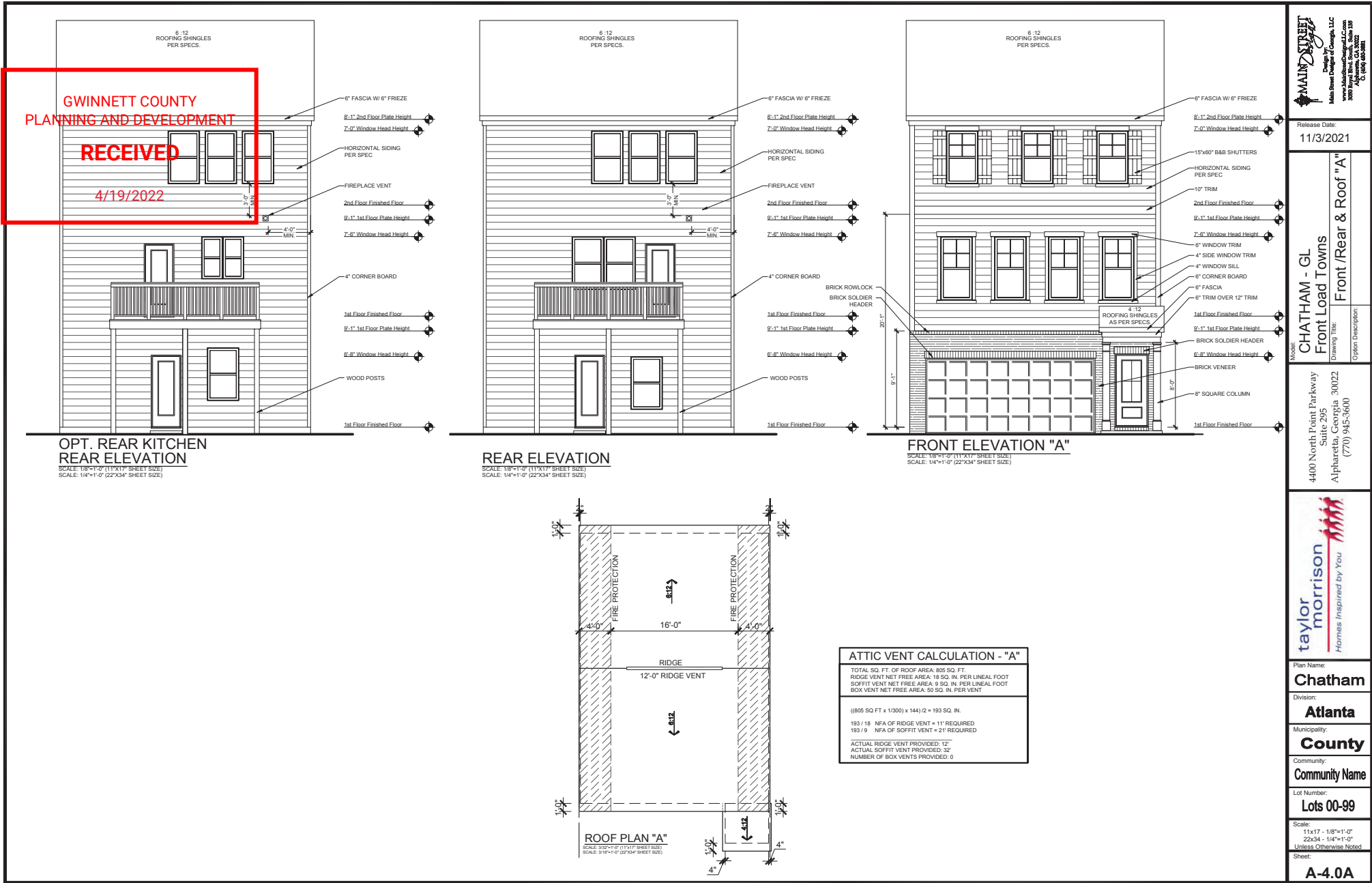


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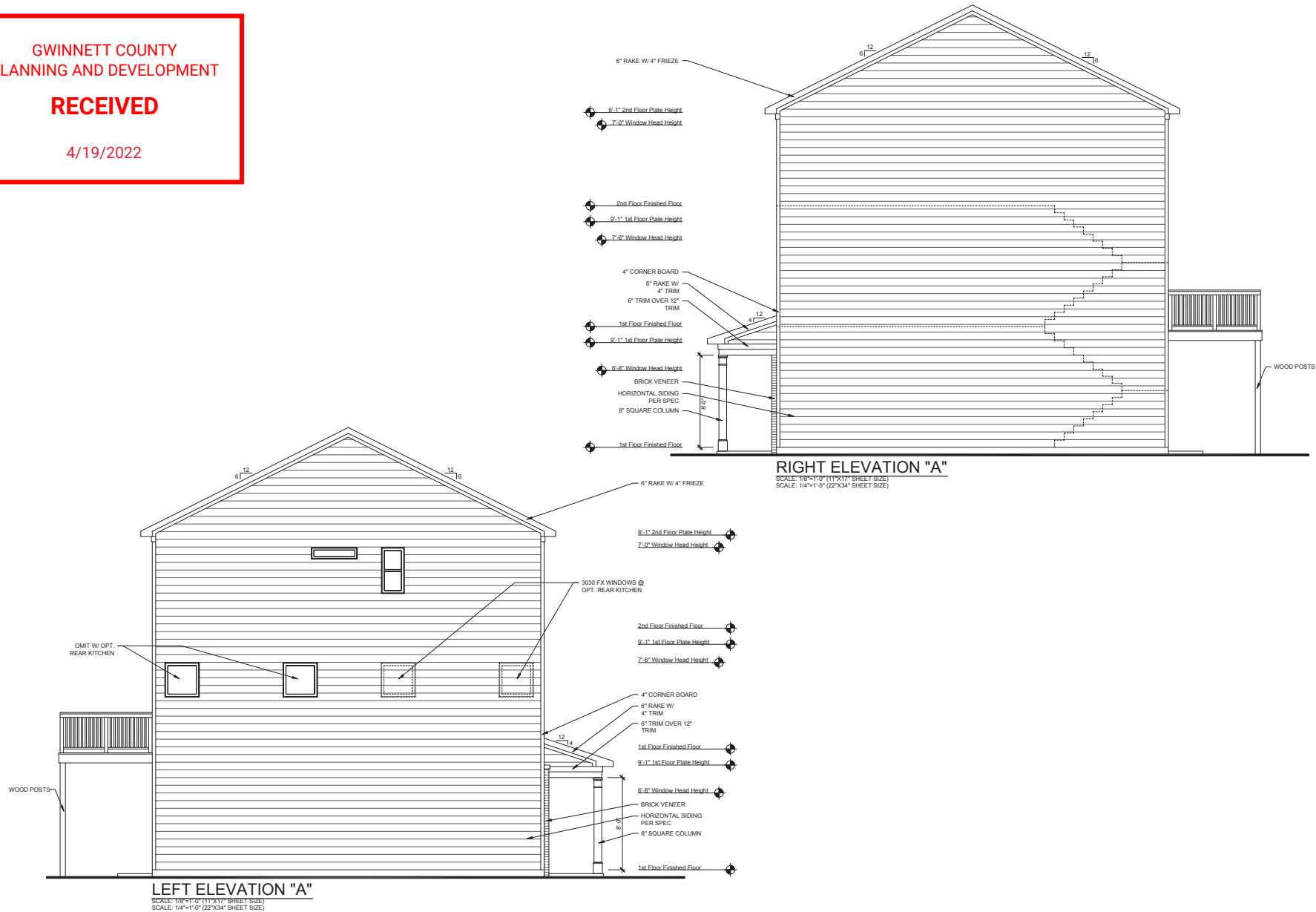
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 Main Street Design, LLC
 3000 Royal Blvd., Suite 310
 Alpharetta, GA 30022
 (770) 943-3600

Release Date:
 11/3/2021

Model:
CHATHAM - GL
 Front Load Towns
 Drawing Title:
 Side Elevations "A"
 Option Description:

4400 North Point Parkway
 Suite 295
 Alpharetta, Georgia 30022
 (770) 943-3600

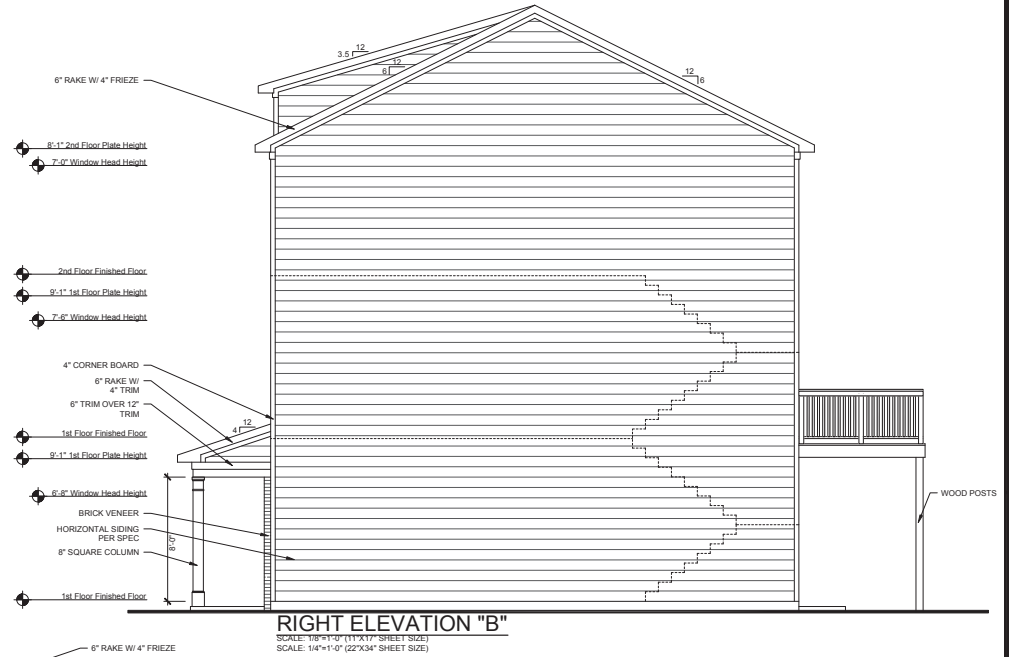
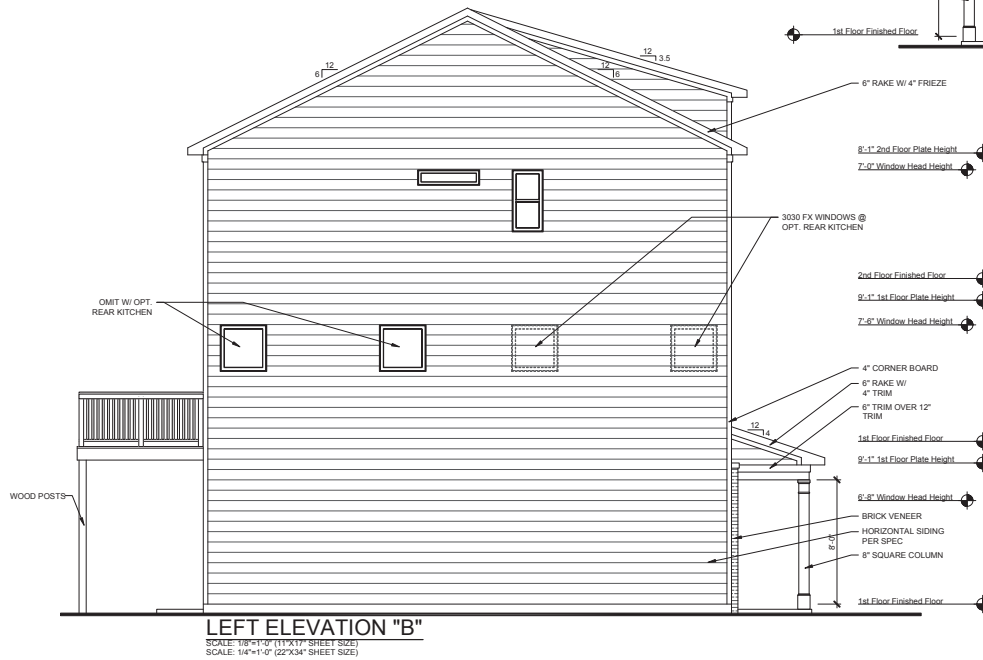
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 Homes Inspired by You

Plan Name:
Chatham
 Division:
Atlanta
 Municipality:
County
 Community:
Community Name
 Lot Number:
Lots 00-99
 Scale:
 11x17 - 1/8"=1'-0"
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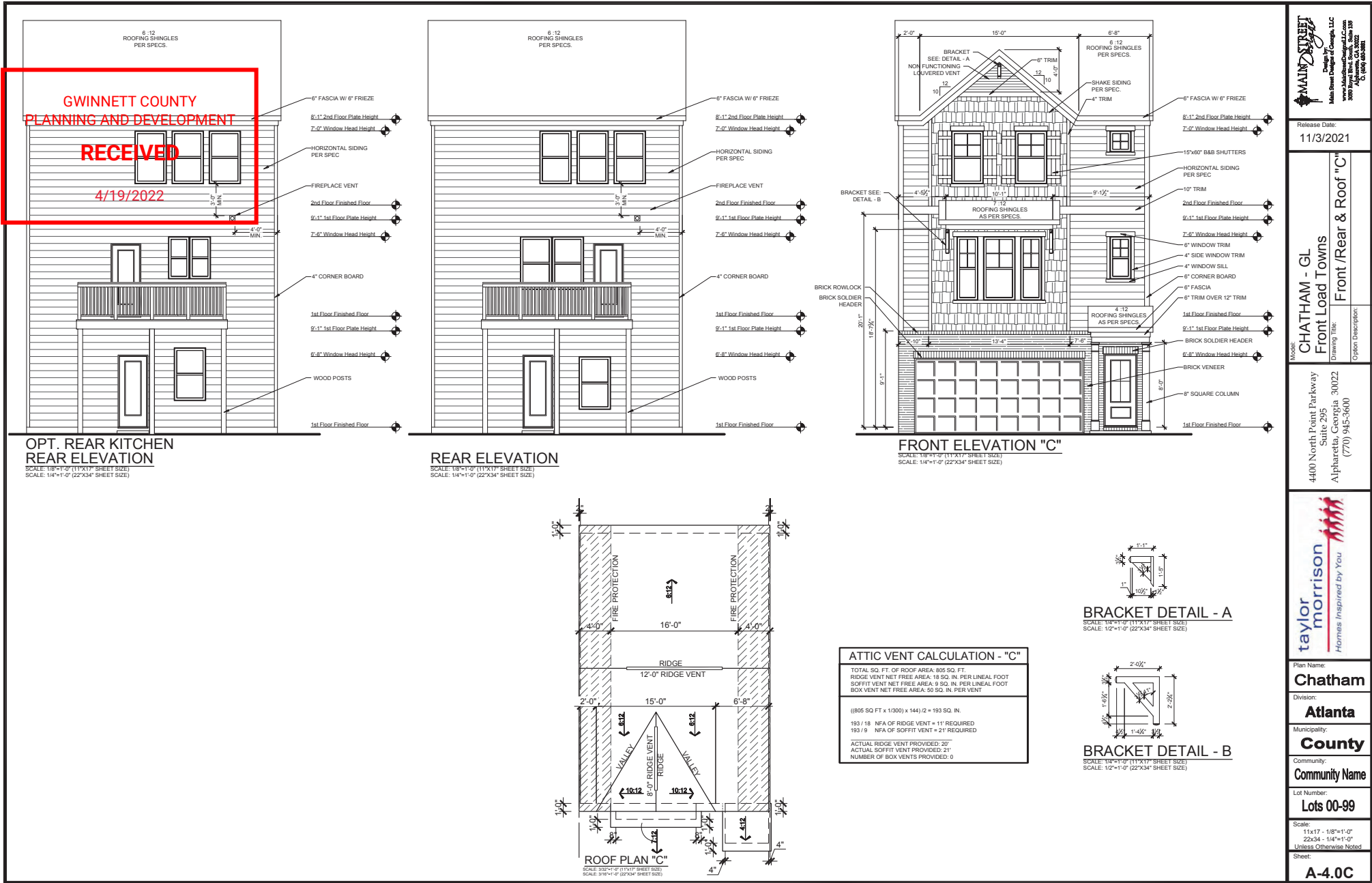
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Side Elevations "B"
Option Description:

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Plan Name:
Chatham
Division:
Atlanta
Municipality:
County
Community:
Community Name
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Release Date:
11/3/2021

Model: **CHATHAM - GL**

Project: **Front Load Towns**

Drawing Title: **Front / Rear & Roof "C"**

Option Description:

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Division:
Atlanta

Municipality:
County

Community:
Community Name

Lot Number:
Lots 00-99

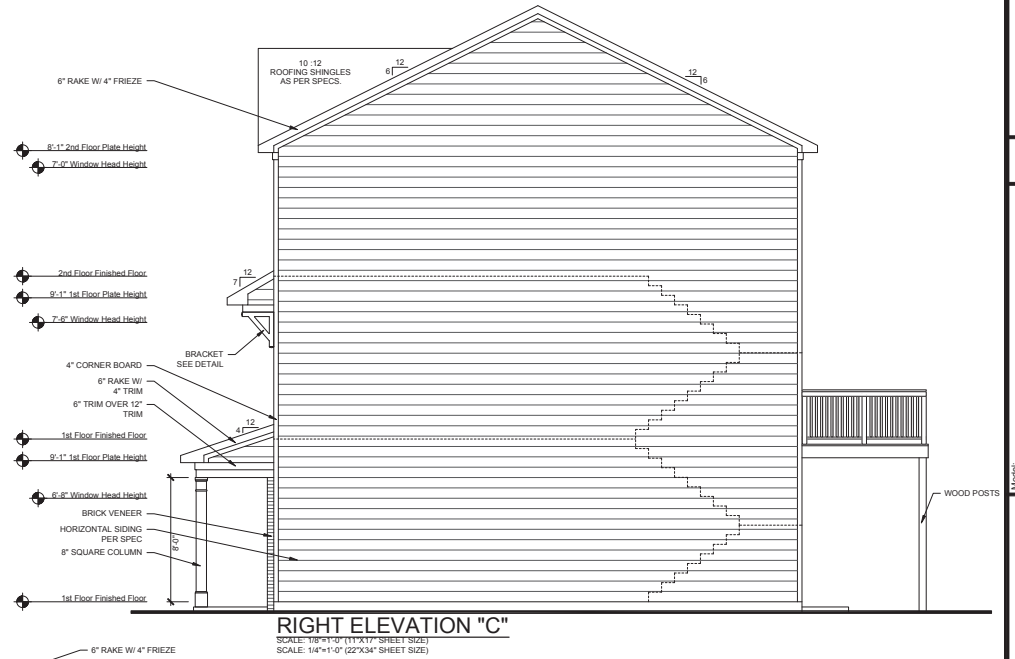
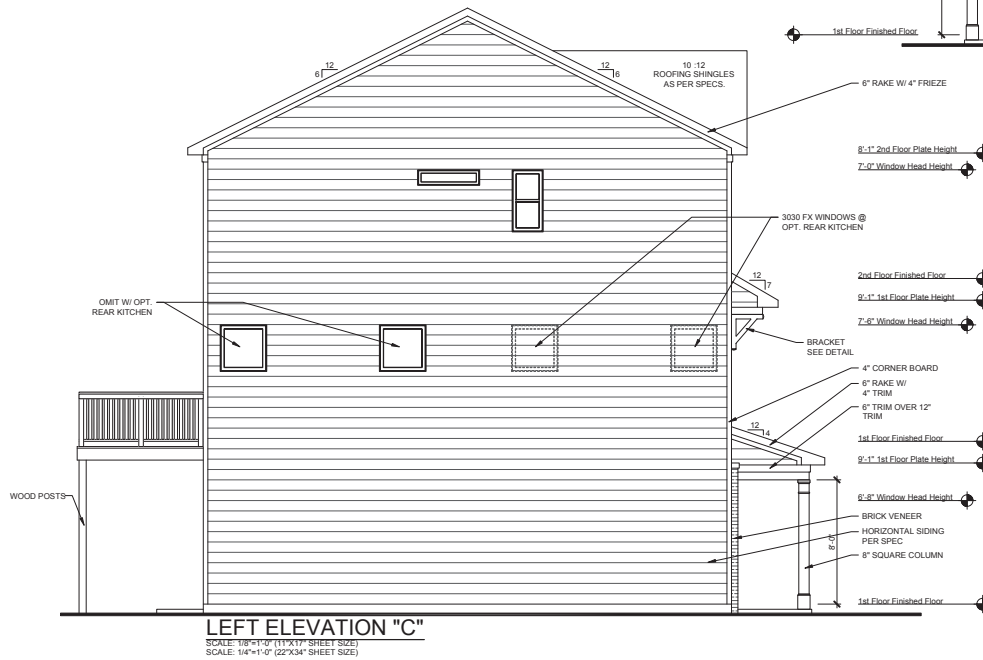
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Option Description: Side Elevations "C"

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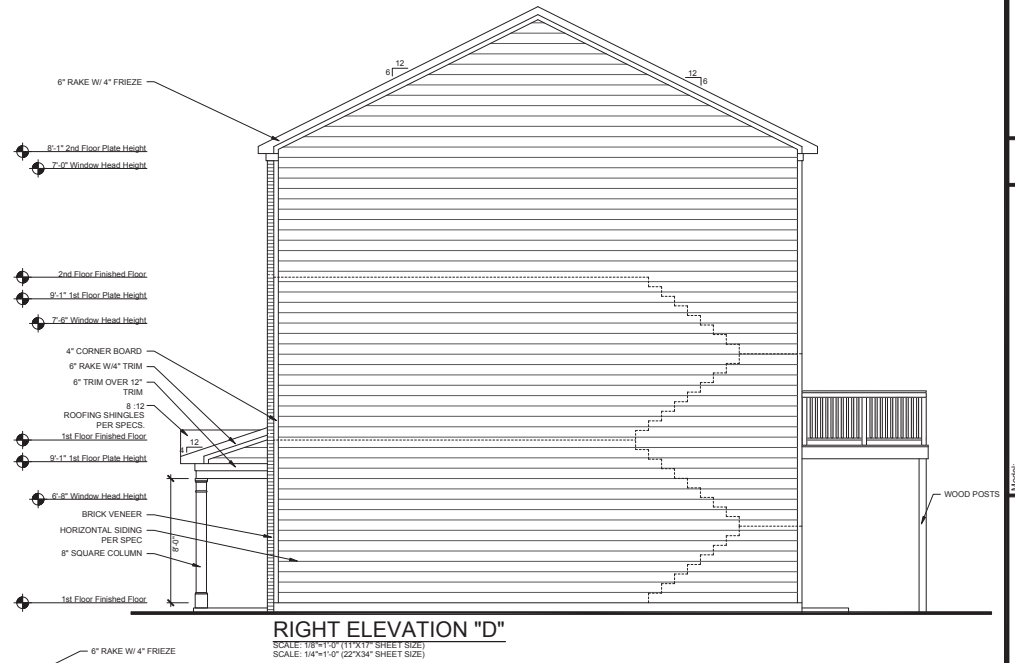
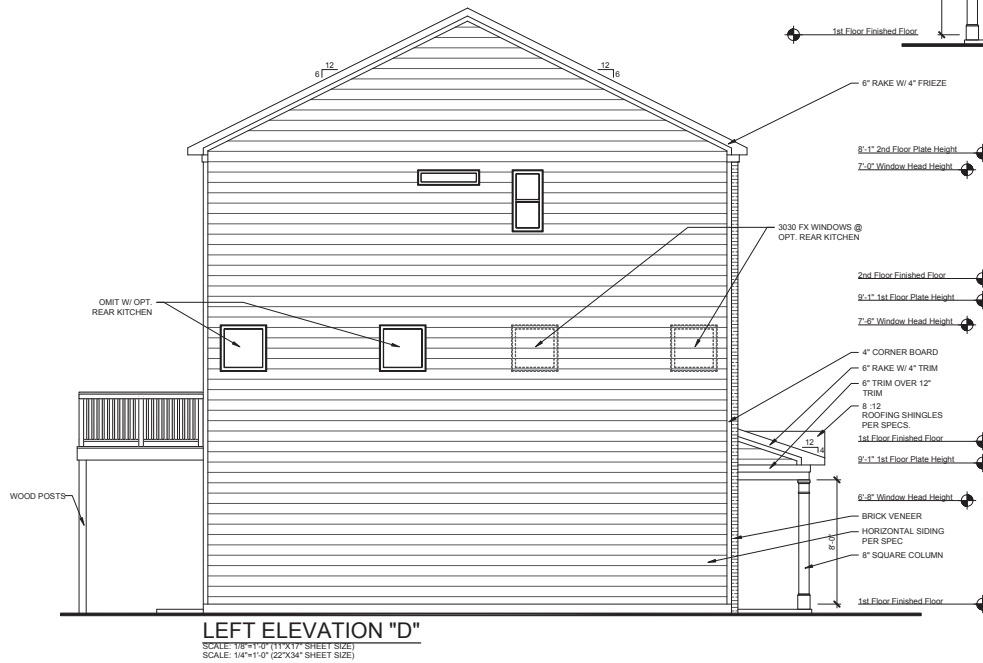




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Division: Atlanta
Municipality: County
Community: Community Name
Lot Number: Lots 00-99
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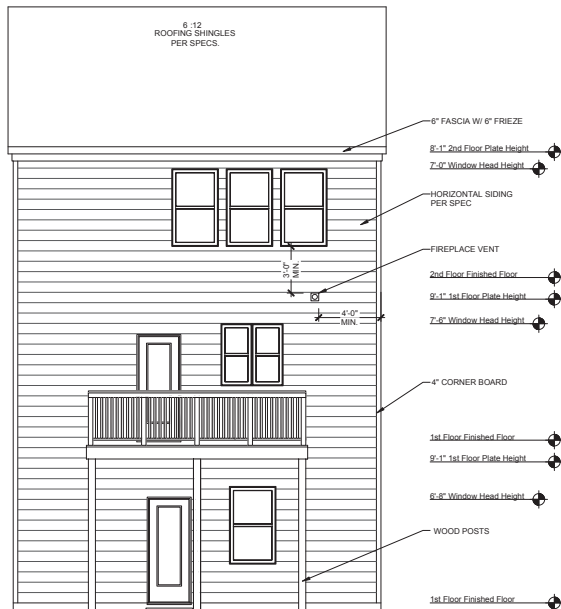
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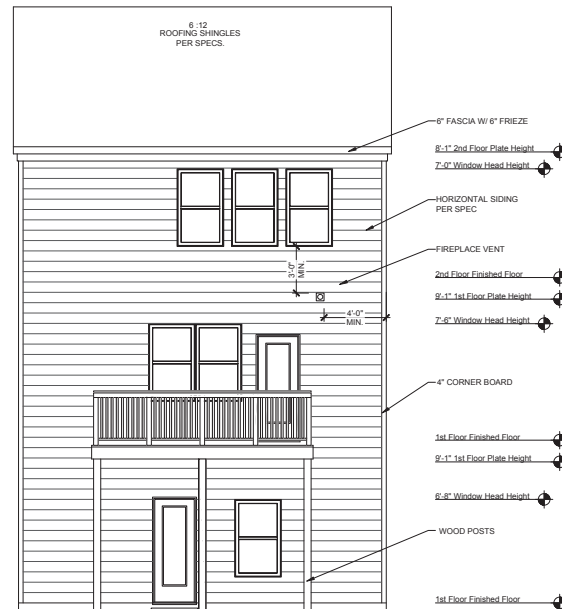
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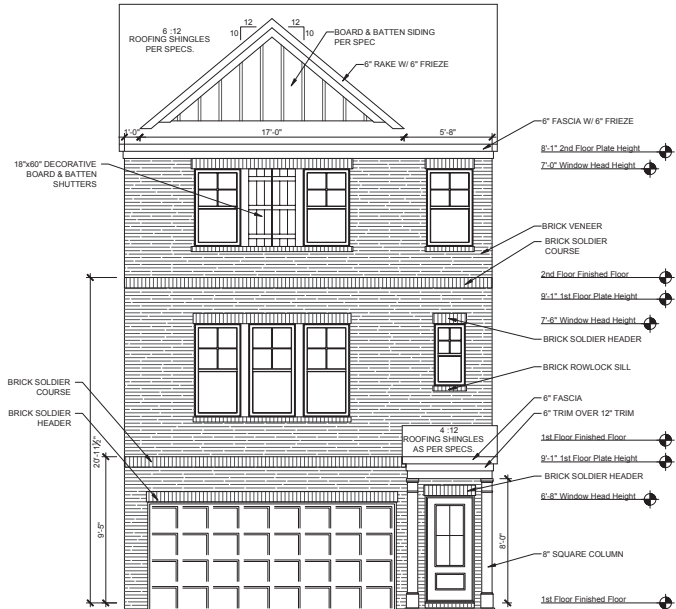
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Drawing Title: Side Elevations "D"	
4400 North Point Parkway Suite 295 Alpharetta, Georgia 30022 (770) 943-3600	
 <p>Homes Inspired by You</p>	
Plan Name: Chatham	
Division: Atlanta	
Municipality: County	
Community: Community Name	
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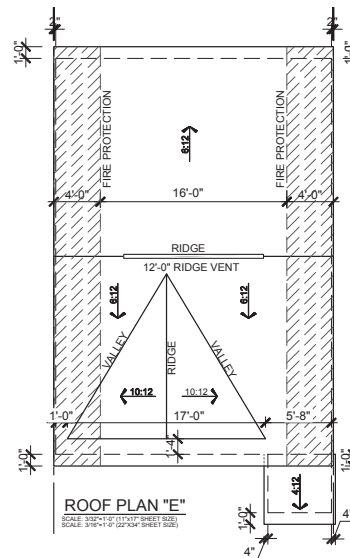
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REAR ELEVATION**
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REAR ELEVATION
SCALE: 1/8\"/>



FRONT ELEVATION \"E\"
SCALE: 1/4\"/>



ROOF PLAN \"E\"
SCALE: 3/16\"/>

ATTIC VENT CALCULATION - \"E\"	
TOTAL SQ. FT. OF ROOF AREA: 805 SQ. FT.	
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT	
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT	
BOX VENT NET FREE AREA: 50 SQ. IN. PER VENT	
((805 SQ. FT. x 1/300) x 144) / 2 = 193 SQ. IN.	
193 / 18 NFA OF RIDGE VENT = 11' REQUIRED	
193 / 9 NFA OF SOFFIT VENT = 21' REQUIRED	
ACTUAL RIDGE VENT PROVIDED: 12'	
ACTUAL SOFFIT VENT PROVIDED: 32'	
NUMBER OF BOX VENTS PROVIDED: 0	



Release Date:
11/3/2021

Model: CHATHAM - GL
Front Load Towns
Drawing Title: Front / Rear & Roof \"E\"
Drawing File: CHATHAM - GL Front Load Towns.dwg
Drawing Date: 11/3/2021

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Alpharetta, Georgia 30022
(770) 943-3600



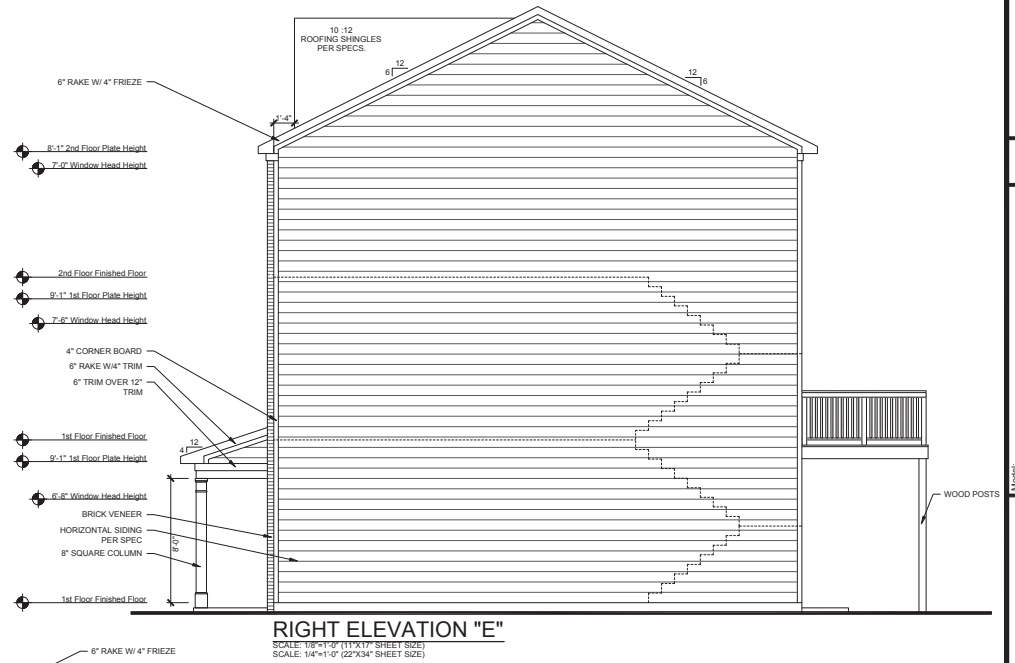
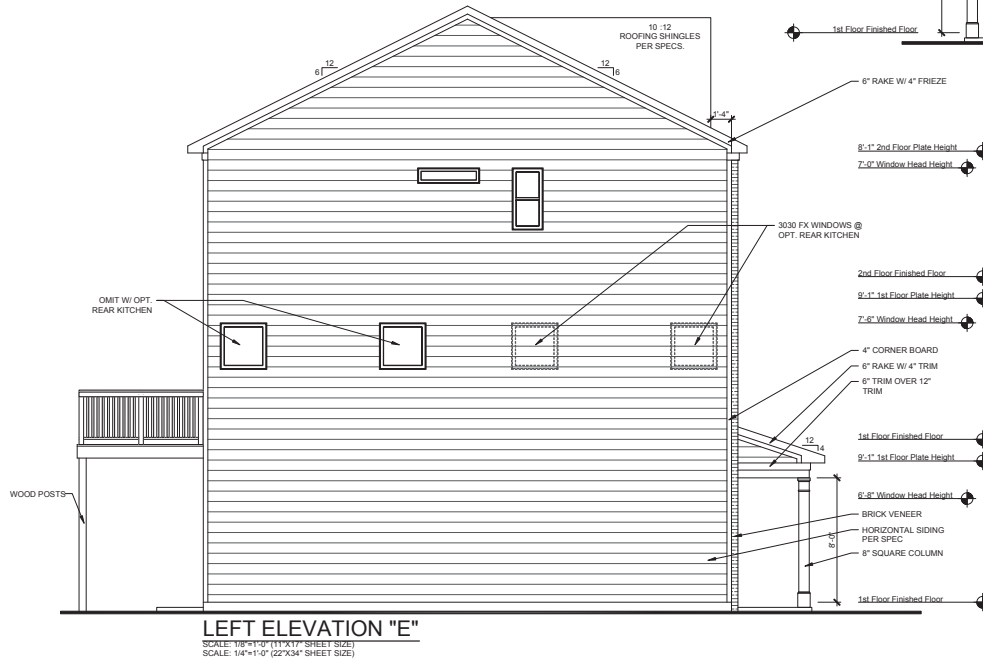
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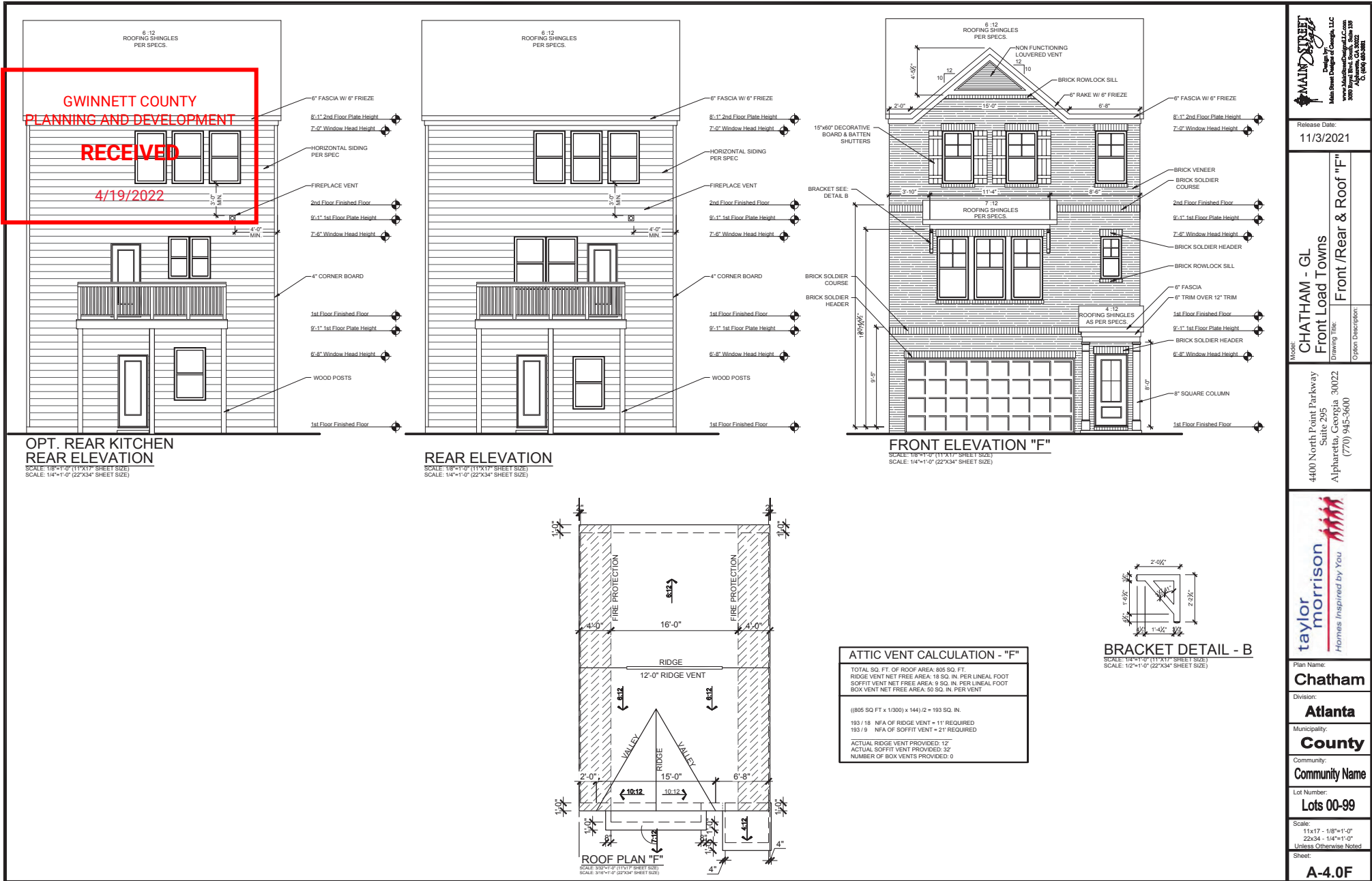
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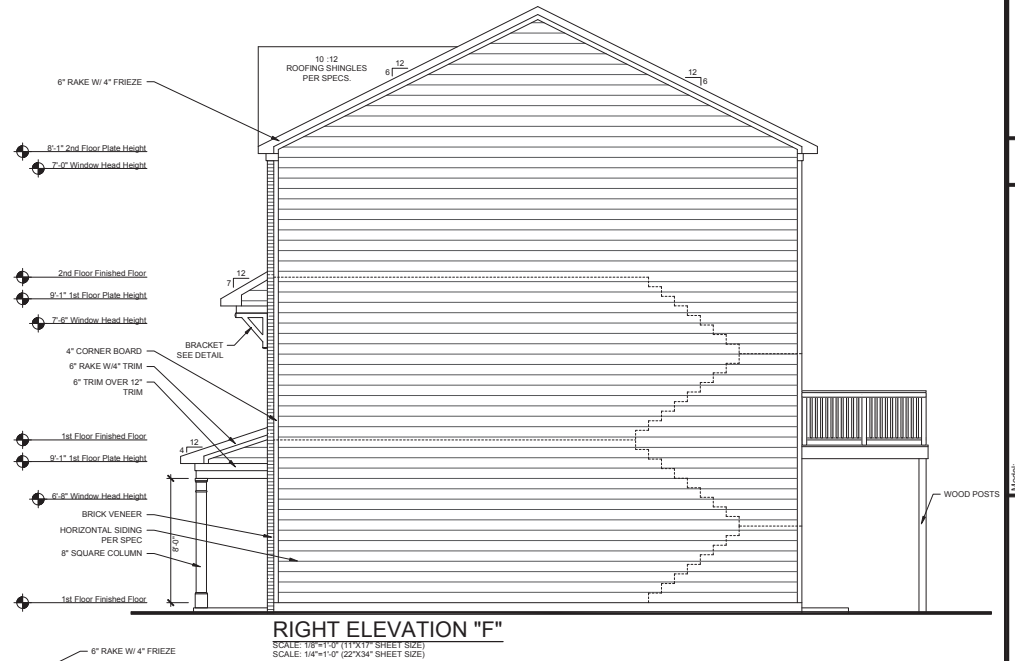
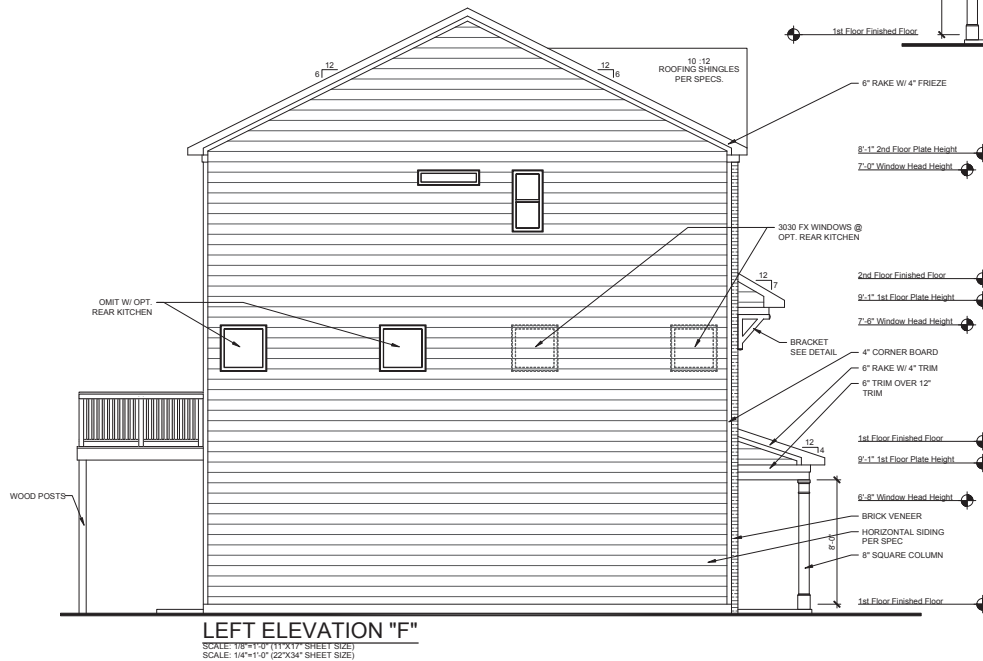
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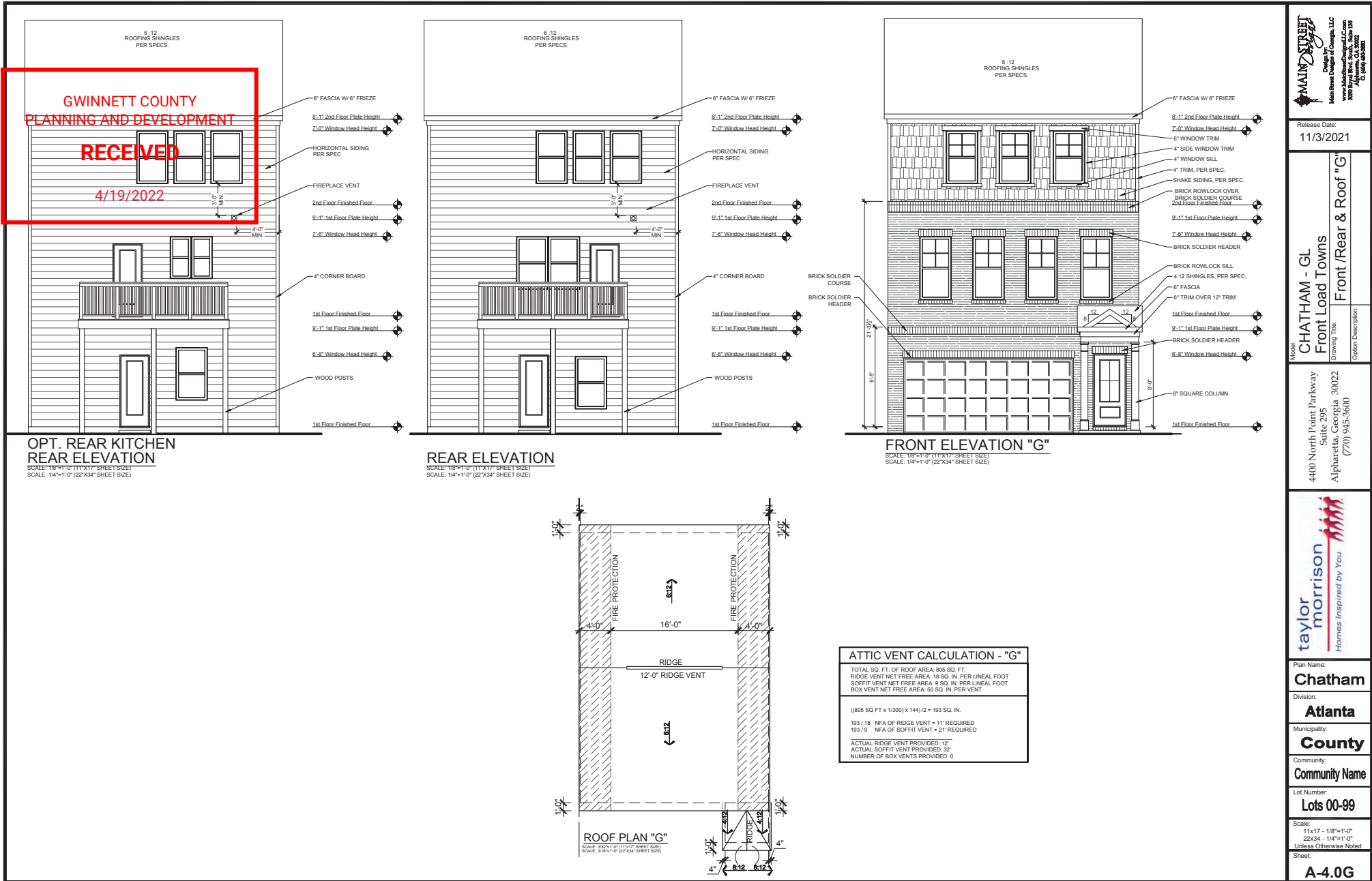
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Division: Atlanta	
Municipality: County	
Community: Community Name	
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Release Date:
11/3/2021

Model: CHATHAM - GL
Front Load Towns

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(770) 943-3600

Drawing Title: Front / Rear & Roof "G"

Option Description:

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Plan Name:
Chatham

Division:
Atlanta

Municipality:
County

Community:
Community Name

Lot Number:
Lots 00-99

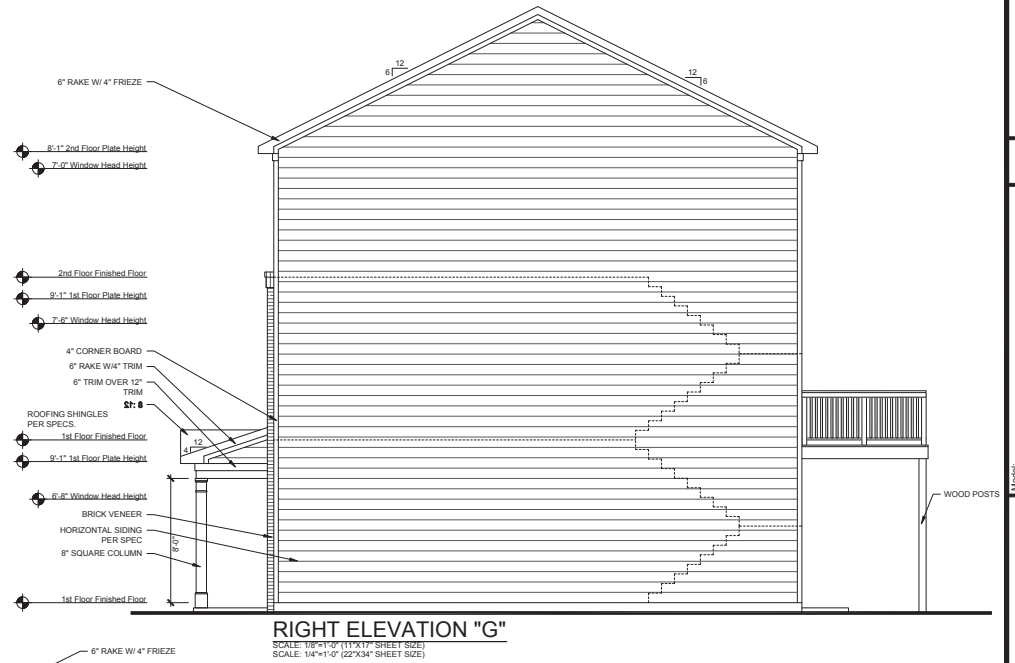
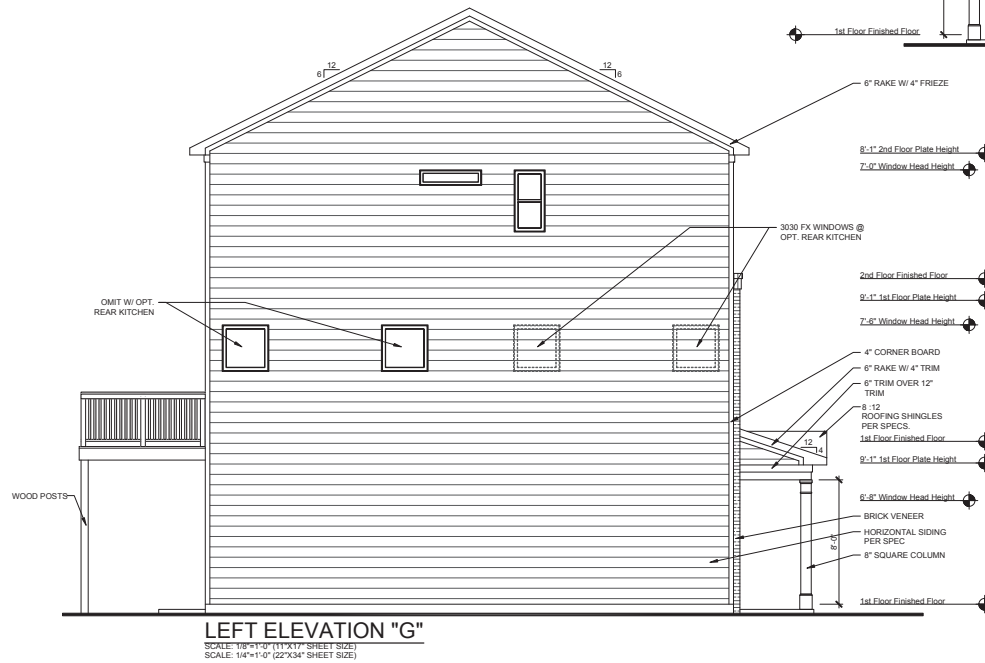
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11/3/2021

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Front Load Towns
Drawing Title: Side Elevations "G"
Option Description:

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Alpharetta, Georgia 30022
(770) 943-3600



Plan Name: Chatham
Division: Atlanta
Municipality: County
Community: Community Name
Lot Number: Lots 00-99
Scale: 11x17 - 1/8"=1'-0"
22x34 - 1/4"=1'-0"
Unless Otherwise Noted
Sheet: A-4.1G

BRICK WATERTABLE
OPTION

GWINNETT COUNTY
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REAR ELEVATION
Scale: 1/8"=1'-0" (unless noted)

BRICK TO FIRST FLOOR
OPTION

REAR ELEVATION
Scale: 1/8"=1'-0" (unless noted)

BRICK WATERTABLE
OPTION

LEFT ELEVATION
Scale: 1/8"=1'-0" (unless noted)

BRICK WATERTABLE
OPTION

RIGHT ELEVATION
Scale: 1/8"=1'-0" (unless noted)

BRICK TO FIRST FLOOR
OPTION

LEFT ELEVATION
Scale: 1/8"=1'-0" (unless noted)

BRICK TO FIRST FLOOR
OPTION

RIGHT ELEVATION
Scale: 1/8"=1'-0" (unless noted)

MAIN STREET
Design by
Main Street Design, LLC
3000 Royal Blvd., Suite 100
Atlanta, GA 30329
404.944.9444

Release Date:
11/3/2021

Model:
CHATHAM - GL
Front Load Towns

Drawing Title:
Side/ Rear Elevations

Option Description:
Brick Options

4400 North Point Parkway
Suite 295
Alpharetta, Georgia 30022
(770) 943-3600

taylor morrison
Homes Inspired by You

Plan Name:
Chatham

Division:
Atlanta

Municipality:
County

Community:
Community Name

Lot Number:
Lots 00-99

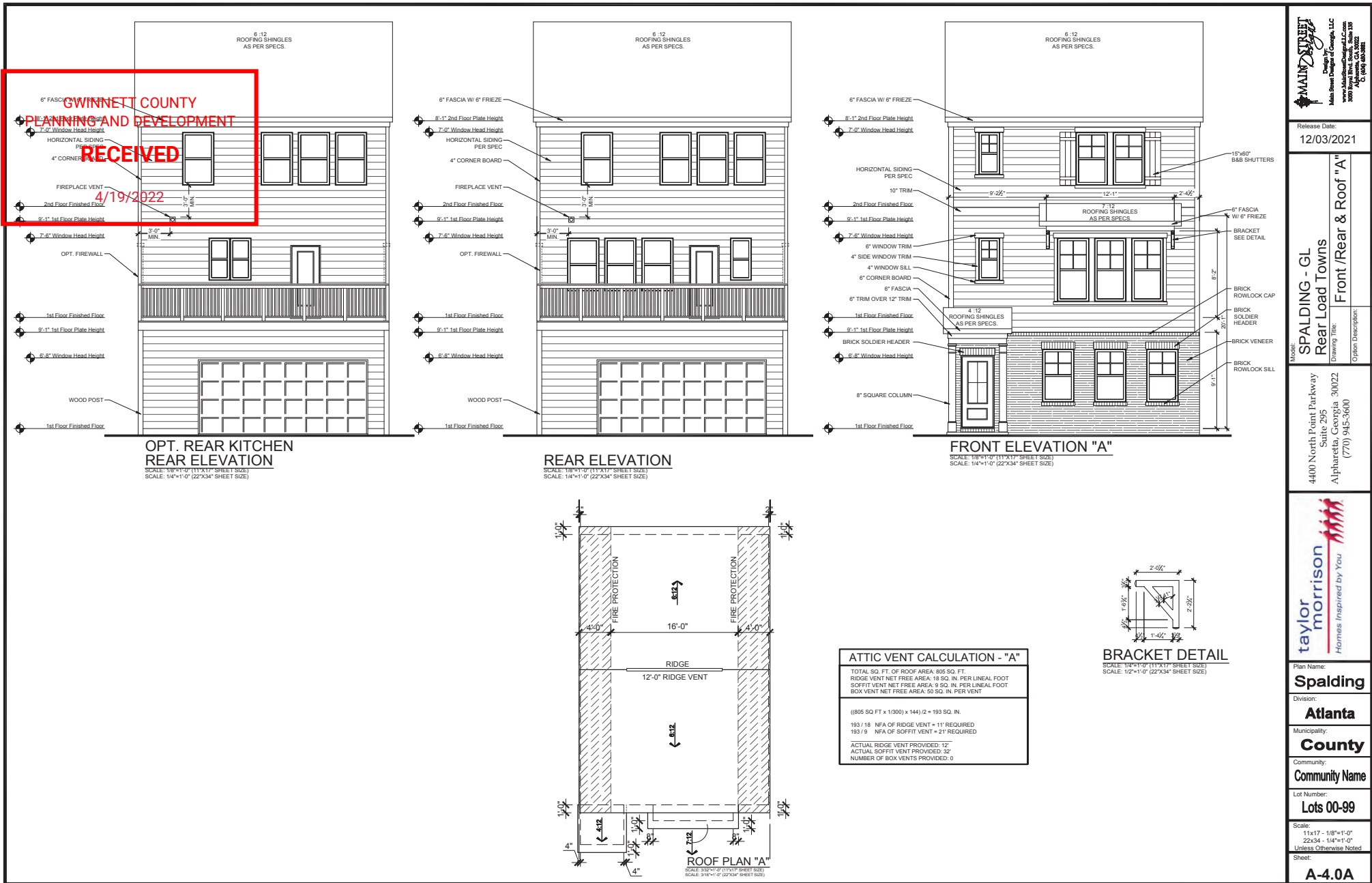
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11x17 - 1/8"=1'-0"
22x34 - 1/4"=1'-0"
Unless Otherwise Noted

Sheet:
OPT-BR

RZM2022-00020

Page 32 of 62

SA



Release Date:
12/03/2021

Model: **SPALDING - GL**

Client: **Rear Load Towns**

Address: **4400 North Point Parkway Suite 295 Alpharetta, Georgia 30022 (770) 943-3600**

Option Description: **Front / Rear & Roof "A"**

Scale: **11x17 - 1/8"=1'-0"**
22x34 - 1/4"=1'-0"
 Unless Otherwise Noted

Sheet: **A-4.0A**

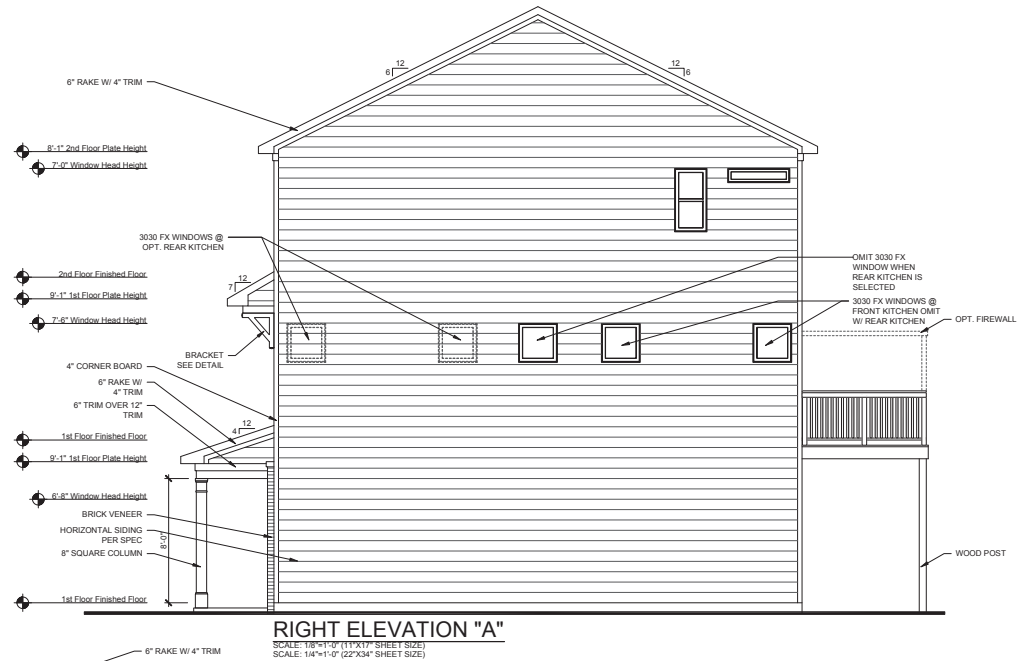
RECEIVED

Architectural drawing of the left elevation of a house, labeled "LEFT ELEVATION 'A'". The drawing shows a two-story structure with a gabled roof, horizontal siding, and a brick chimney. A staircase is visible on the right side. The drawing includes various dimensions and labels for materials and features.

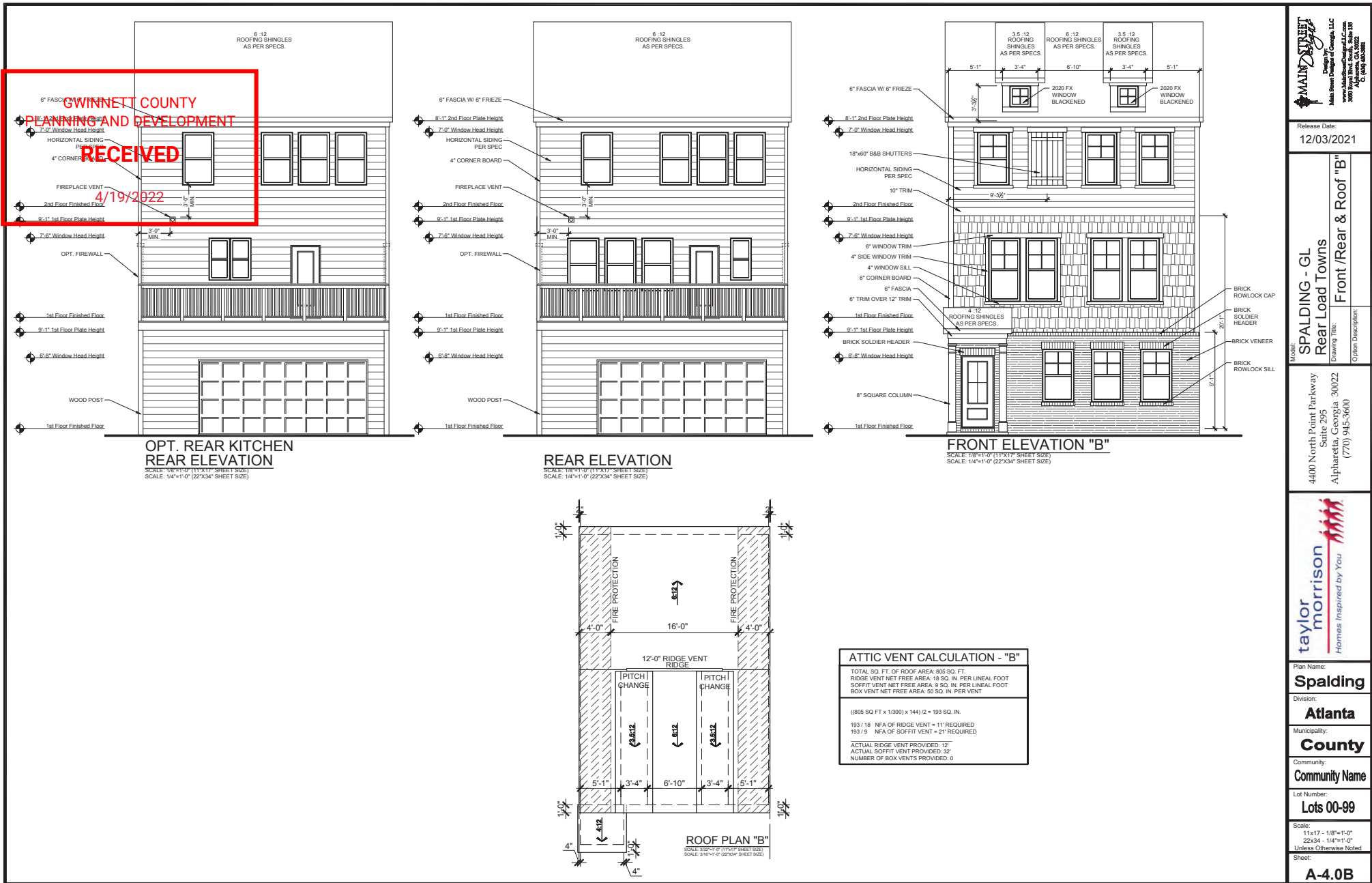
Labels and dimensions include:


- 1st Floor Finished Floor
- 6" RAKE W/ 4" TRIM
- 6" 1" 2nd Floor Plate Height
- 7" 0" Window Head Height
- 2nd Floor Finished Floor
- 9" 1" 1st Floor Plate Height
- 7" 6" Window Head Height
- BRACKET SEE DETAIL
- 4" CORNER BOARD
- 6" RAKE W/ 4" TRIM
- 6" TRIM OVER 12" TRIM
- 1st Floor Finished Floor
- 9" 1" 1st Floor Plate Height
- 6" 8" Window Head Height
- BRICK VENEER
- HORIZONTAL SIDING PER SPEC
- 8" SQUARE COLUMN
- 1st Floor Finished Floor
- OPT. FIREWALL
- WOOD POSTS
- 12
- 6
- 12
- 18
- 12
- 17
- 12
- 14
- 8' 0"

LEFT ELEVATION "A"
 SCALE: 1/8"=1'-0" (11"X17" SHEET SIZE)
 SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)



Plan Name:
Spalding
 Division:
Atlanta
 Municipality:
County
 Community:
Community Name
 Lot Number:
Lots 00-99
 Scale:
 1"=17' - 1/8"=1'-0"
 22x34 - 1/4"=1'-0"
 Unless Otherwise Noted
 Sheet:






Design & Construction, LLC
 Main Street Design & Construction, LLC
 3000 Royal Blvd., Suite 100
 Alpharetta, GA 30022
 (770) 943-3600

Release Date:
12/03/2021

Model: **SPALDING - GL**
 Drawing Title: **Rear Load Towns**
 Drawing File: **Front / Rear & Roof "B"**

4400 North Point Parkway
 Suite 295
 Alpharetta, Georgia 30022
 (770) 943-3600



taylor morrison
 Homes Inspired by You

Plan Name:
Spalding

Division:
Atlanta

Municipality:
County

Community:
Community Name

Lot Number:
Lots 00-99

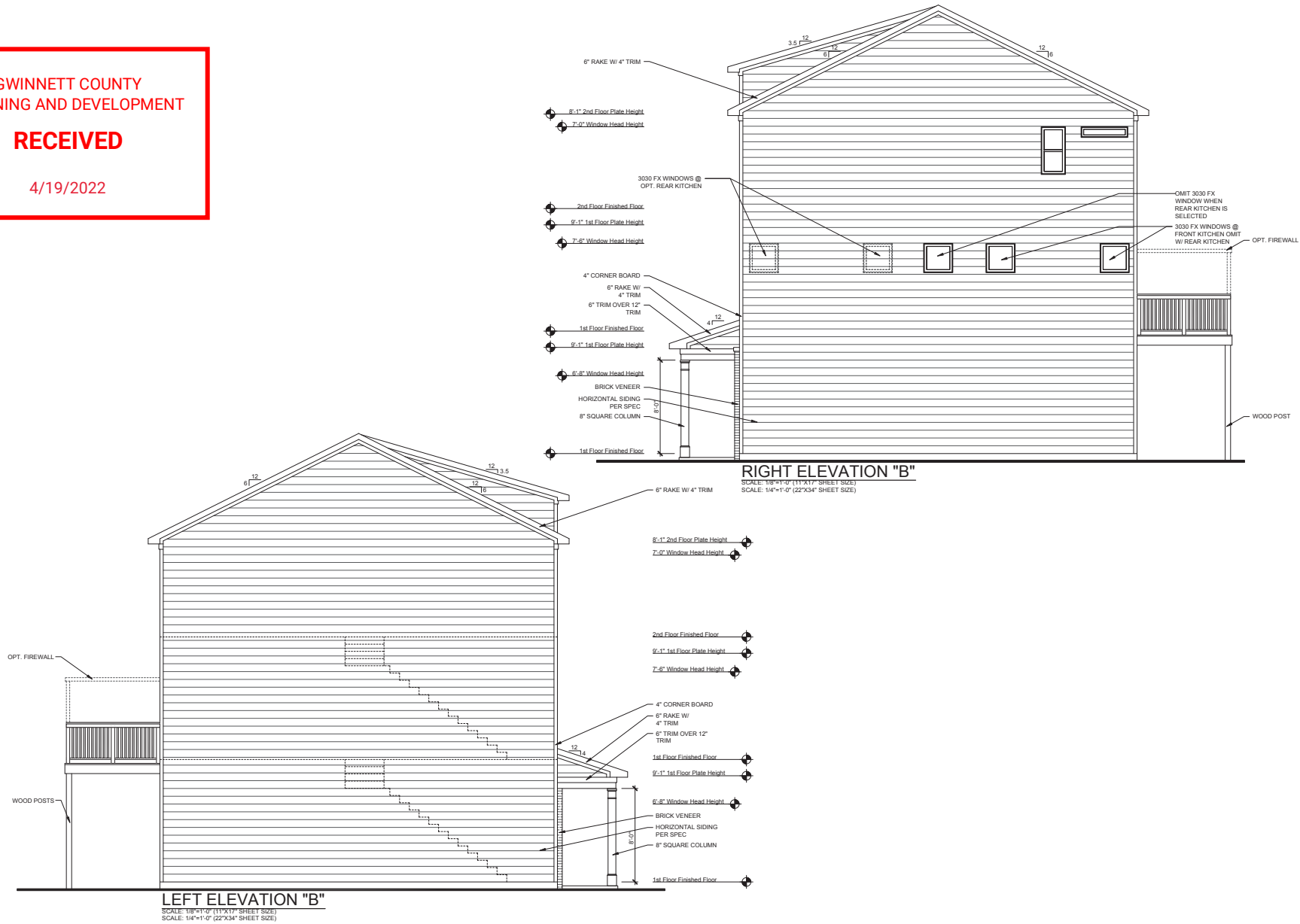
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22x34 - 1/4"=1'-0"
Unless Otherwise Noted

Sheet:
A-4.0B

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Release Date:
12/03/2021

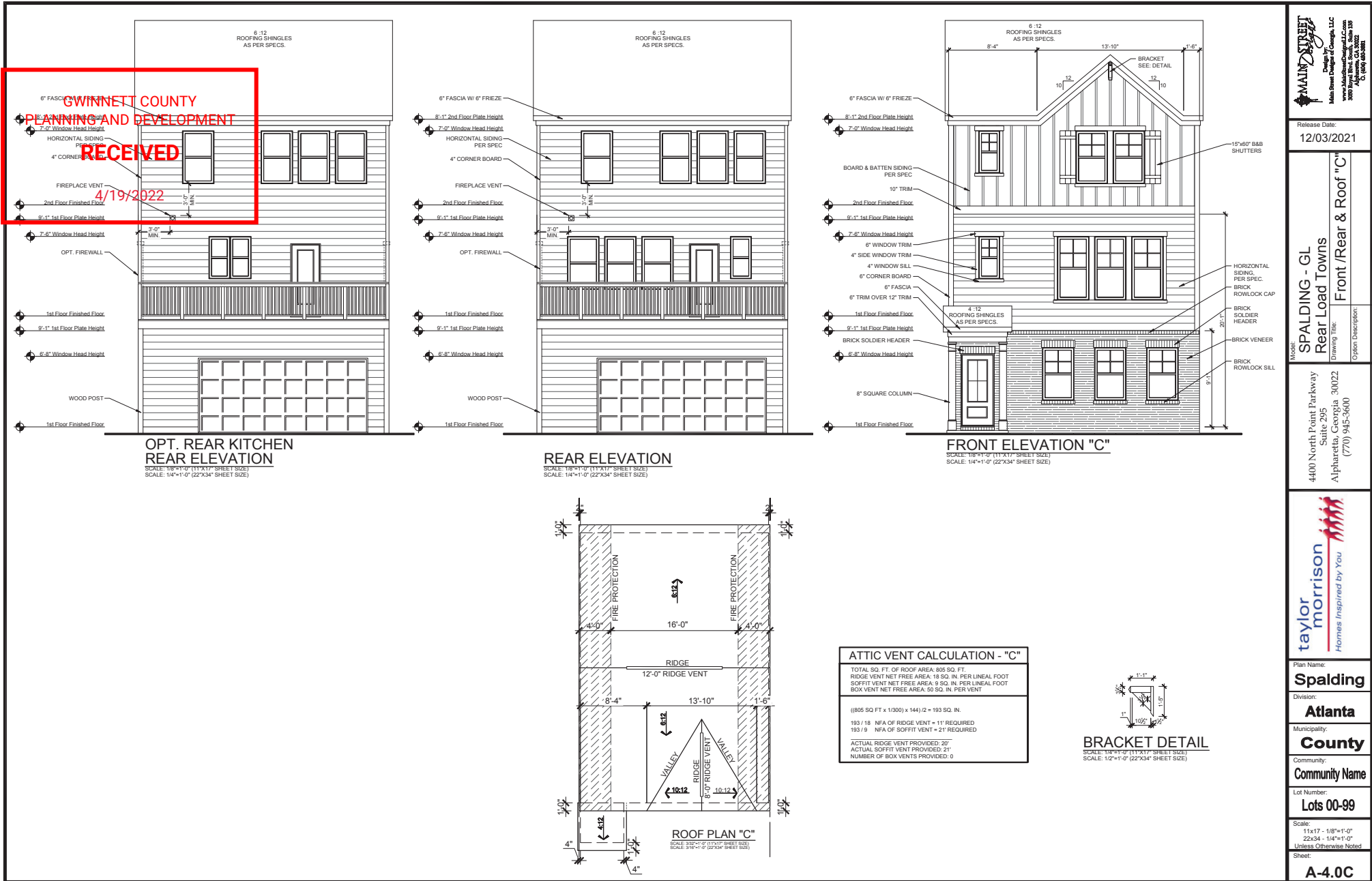
Model: **SPALDING - GL**
Drawing Title: **Rear Load Towns**
Option Description: **Side Elevations "B"**

4400 North Point Parkway
Suite 295
Alpharetta, Georgia 30022
(770) 945-3600



Plan Name: **Spalding**
Division: **Atlanta**
Municipality: **County**
Community: **Community Name**
Lot Number: **Lots 00-99**

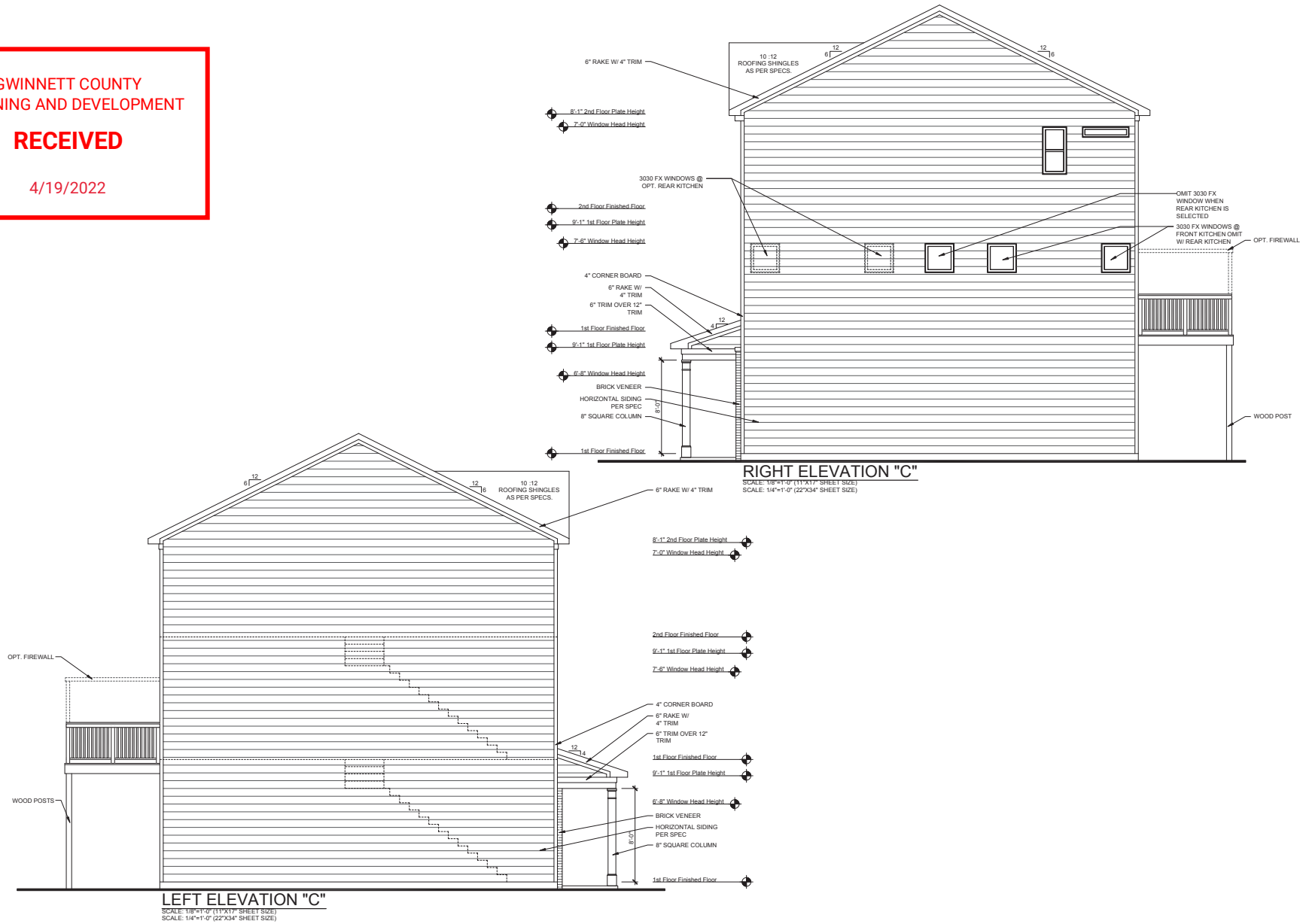
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Unless Otherwise Noted
Sheet:
A-4.1B



WINNETT COUNTY
PLANNING AND DEVELOPMENT

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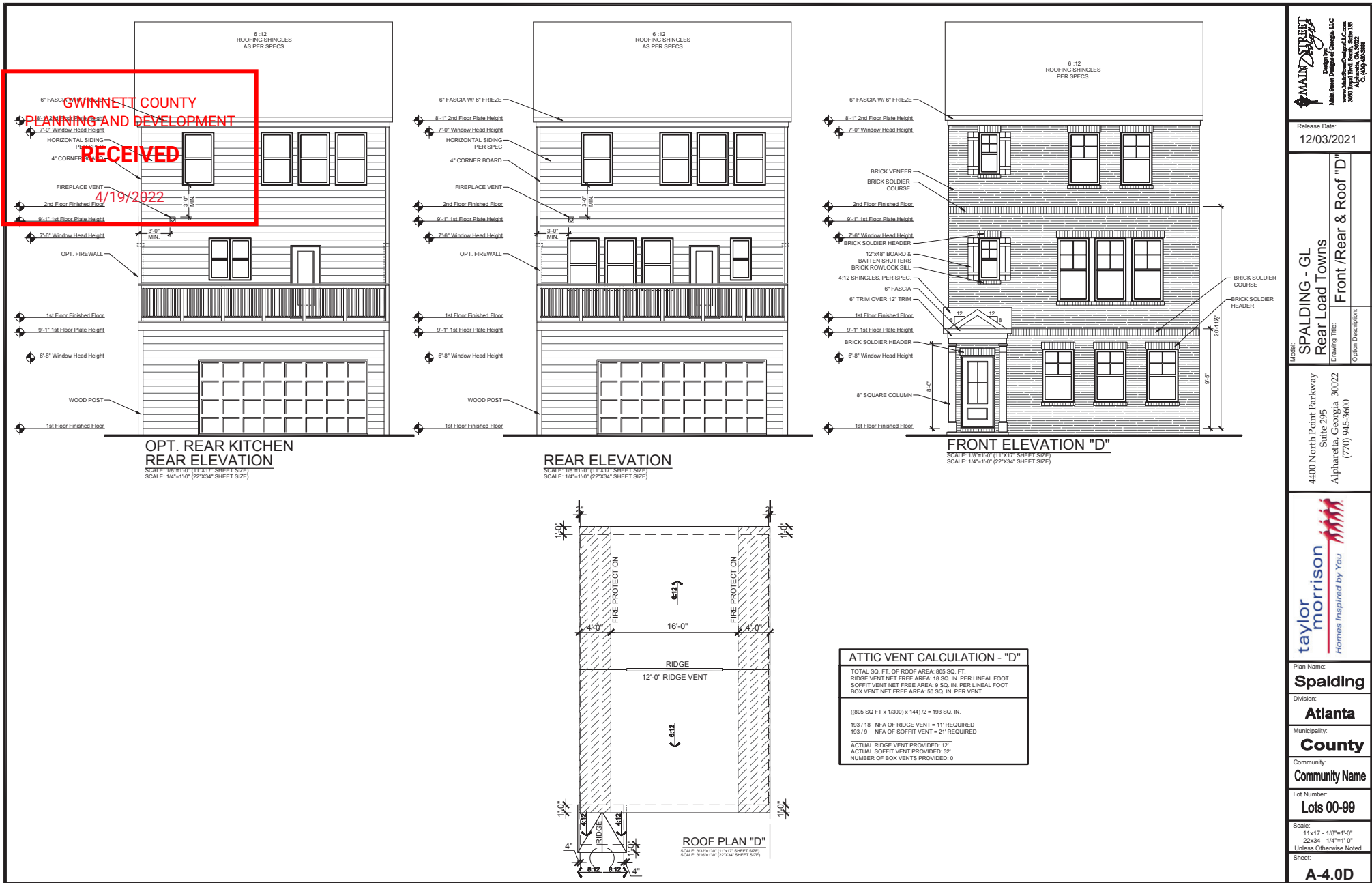
Release Date:
12/03/2021

Model: SPALDING - GL
Rear Load Towns
Drawing Title: Side Elevations "C"
Option Description:

4400 North Point Parkway
Suite 295
Alpharetta, Georgia 30022
(770) 945-3600



Plan Name: Spalding
Division: Atlanta
Municipality: County
Community: Community Name
Lot Number: Lots 00-99
Scale: 11x17 - 1/8"=1'-0"
22x34 - 1/4"=1'-0"
Unless Otherwise Noted
Sheet: A-4.1C



Main Street Design & Construction, LLC
 3000 Royal Blvd., Suite 100
 Alpharetta, GA 30002
 (770) 943-3600

Release Date:
12/03/2021

Model: **SPALDING - GL**
 Drawing Title: **Rear Load Towns**
 Option Description: **Front / Rear & Roof "D"**

4400 North Point Parkway
 Suite 295
 Alpharetta, Georgia 30022
 (770) 943-3600

Taylor Morrison
 Homes Inspired by You

Plan Name:
Spalding

Division:
Atlanta

Municipality:
County

Community:
Community Name

Lot Number:
Lots 00-99

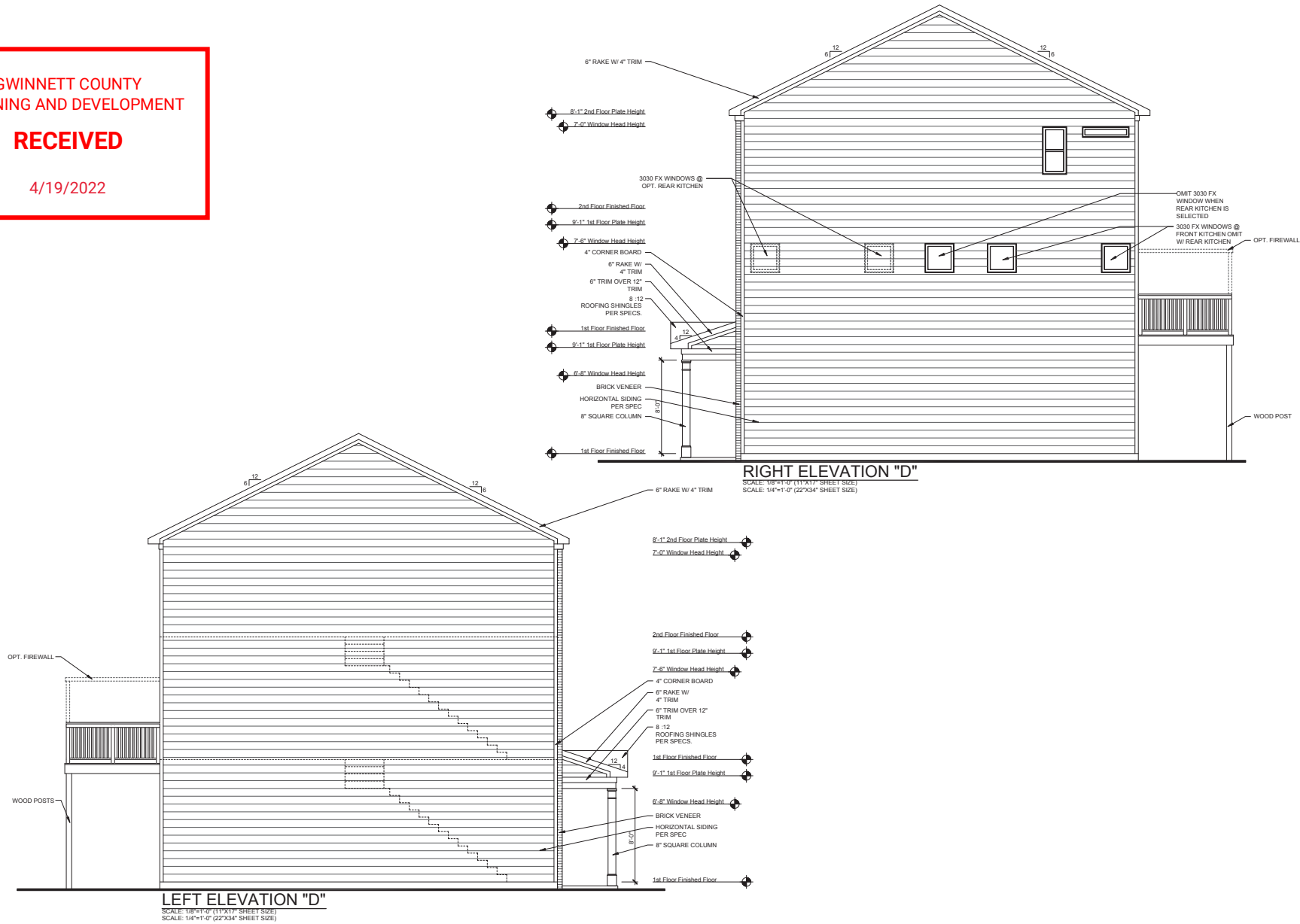
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Unless Otherwise Noted

Sheet:
A-4.0D

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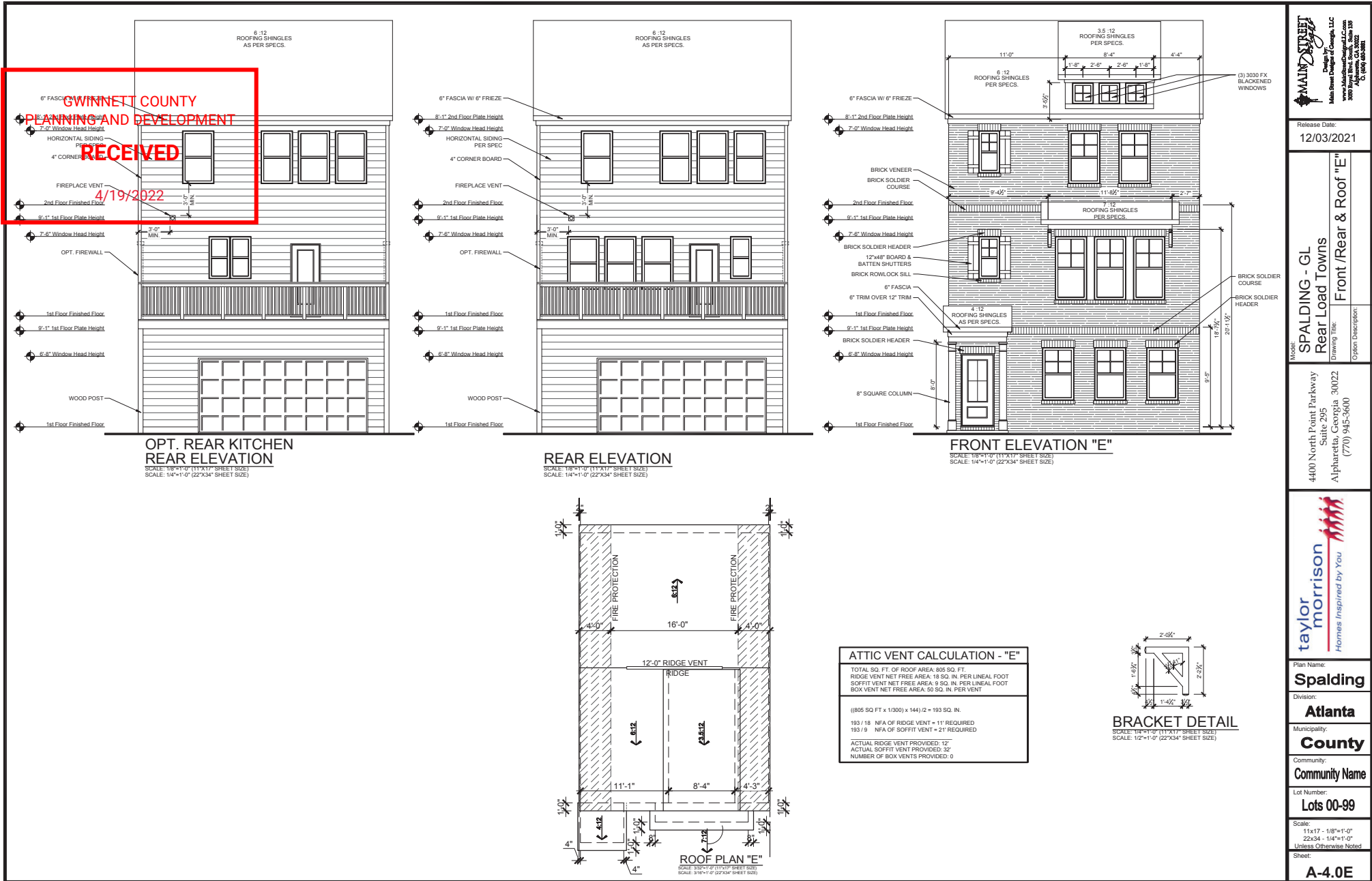
Release Date:
12/03/2021

Model: SPALDING - GL
Rear Load Towns
Drawing Title: Side Elevations "D"
Option Description:

4400 North Point Parkway
Suite 295
Alpharetta, Georgia 30022
(770) 943-3600



Plan Name:
Spalding
Division:
Atlanta
Municipality:
County
Community:
Community Name
Lot Number:
Lots 00-99
Scale:
11x17 - 1/8"=1'-0"
22x34 - 1/4"=1'-0"
Unless Otherwise Noted
Sheet:
A-4.1D



Design & Construction, LLC
 Main Street Design & Construction, LLC
 3000 Royal Blvd., Suite 100
 Alpharetta, GA 30022
 (770) 942-3600

Release Date:
12/03/2021

Model: **SPALDING - GL**
 Drawing Title: **Rear Load Towns**
 Drawing File: **Front / Rear & Roof "E"**
 Option Description:

4400 North Point Parkway
 Suite 295
 Alpharetta, Georgia 30022
 (770) 942-3600

taylor morrison
 Homes Inspired by You

Plan Name:
Spalding

Division:
Atlanta

Municipality:
County

Community:
Community Name

Lot Number:
Lots 00-99

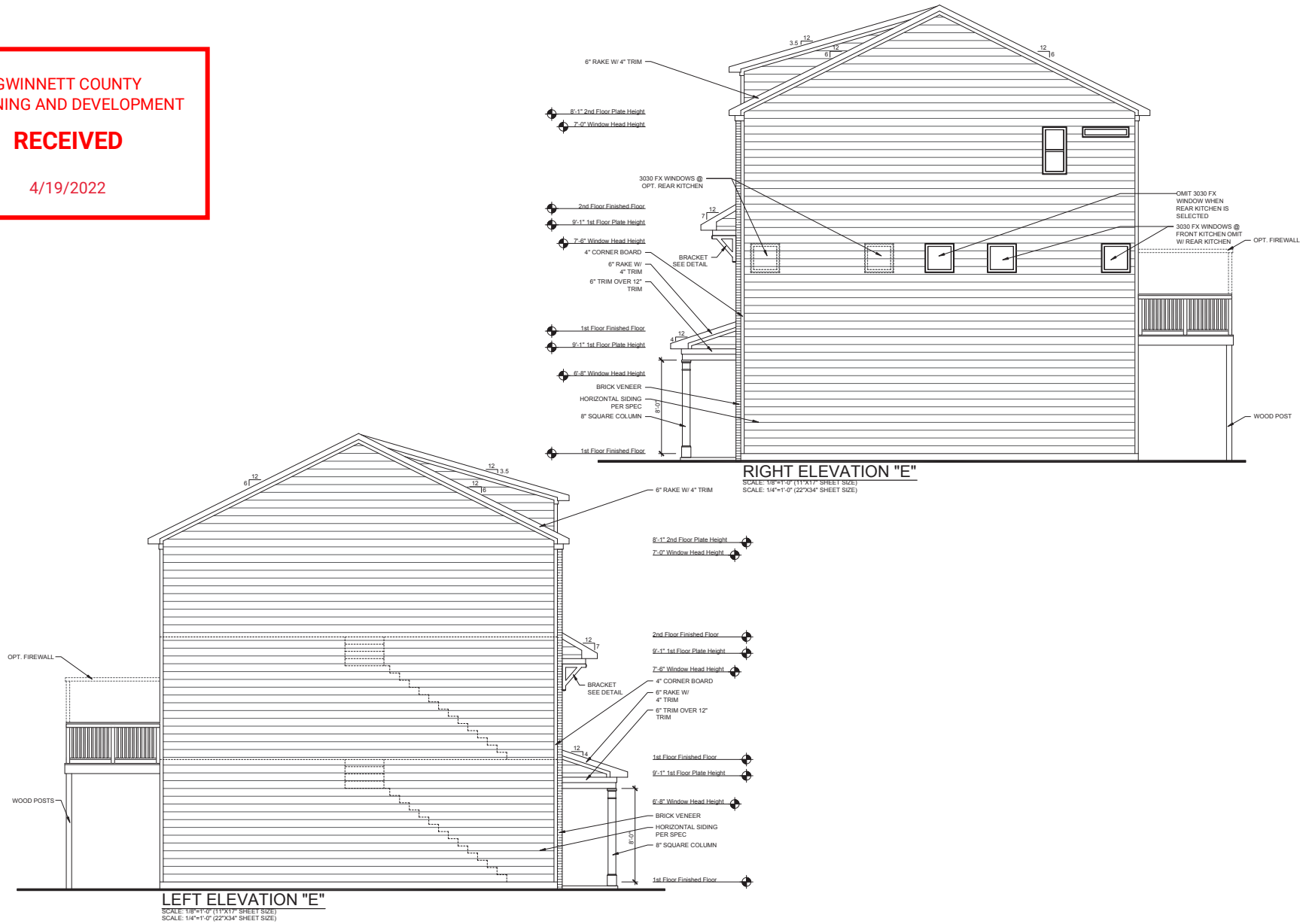
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 Unless Otherwise Noted

Sheet:
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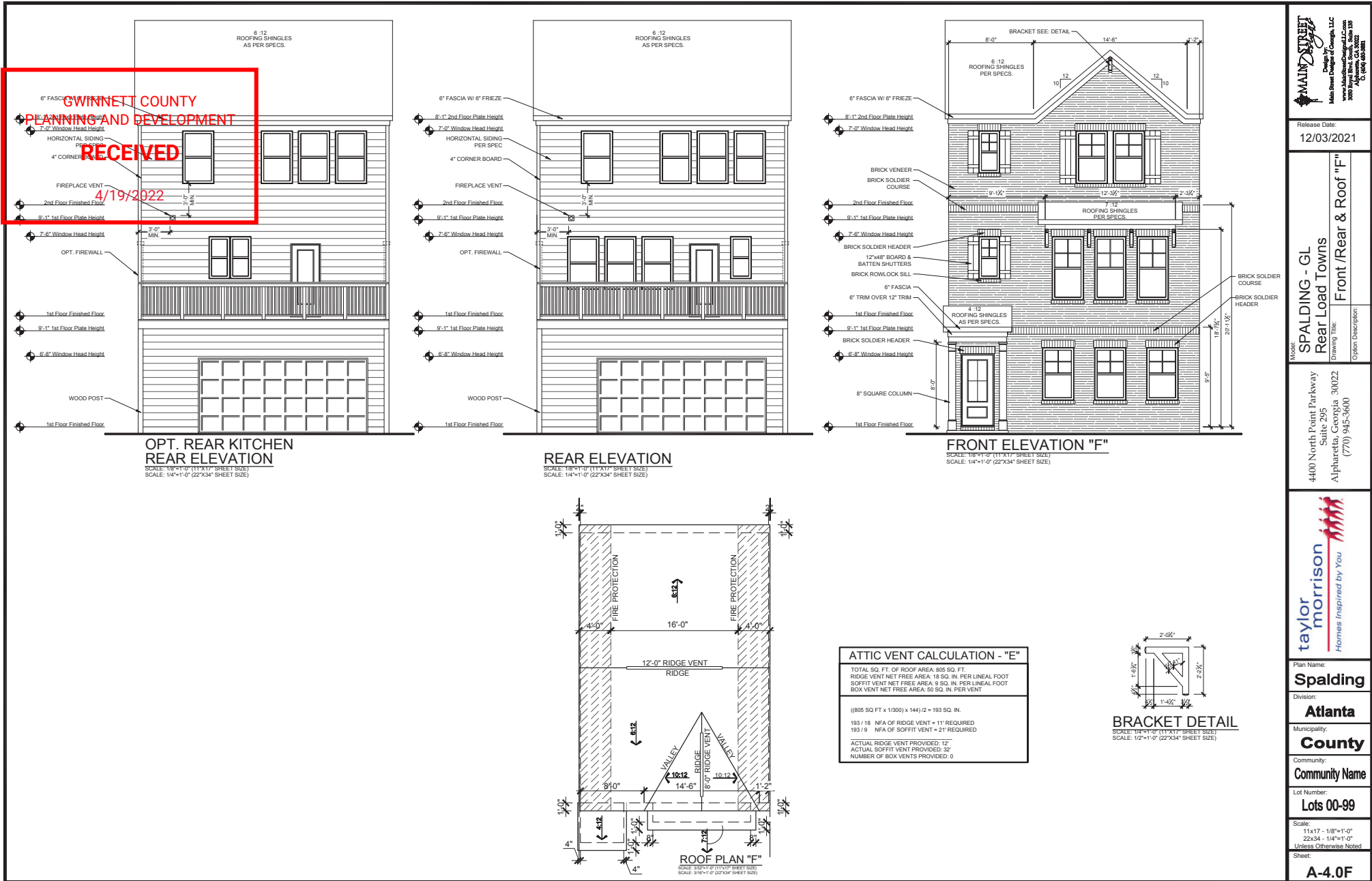
Release Date:
12/03/2021

Model: SPALDING - GL
Rear Load Towns
Drawing Title: Side Elevations "E"
Option Description:

4400 North Point Parkway
Suite 295
Alpharetta, Georgia 30022
(770) 945-3600



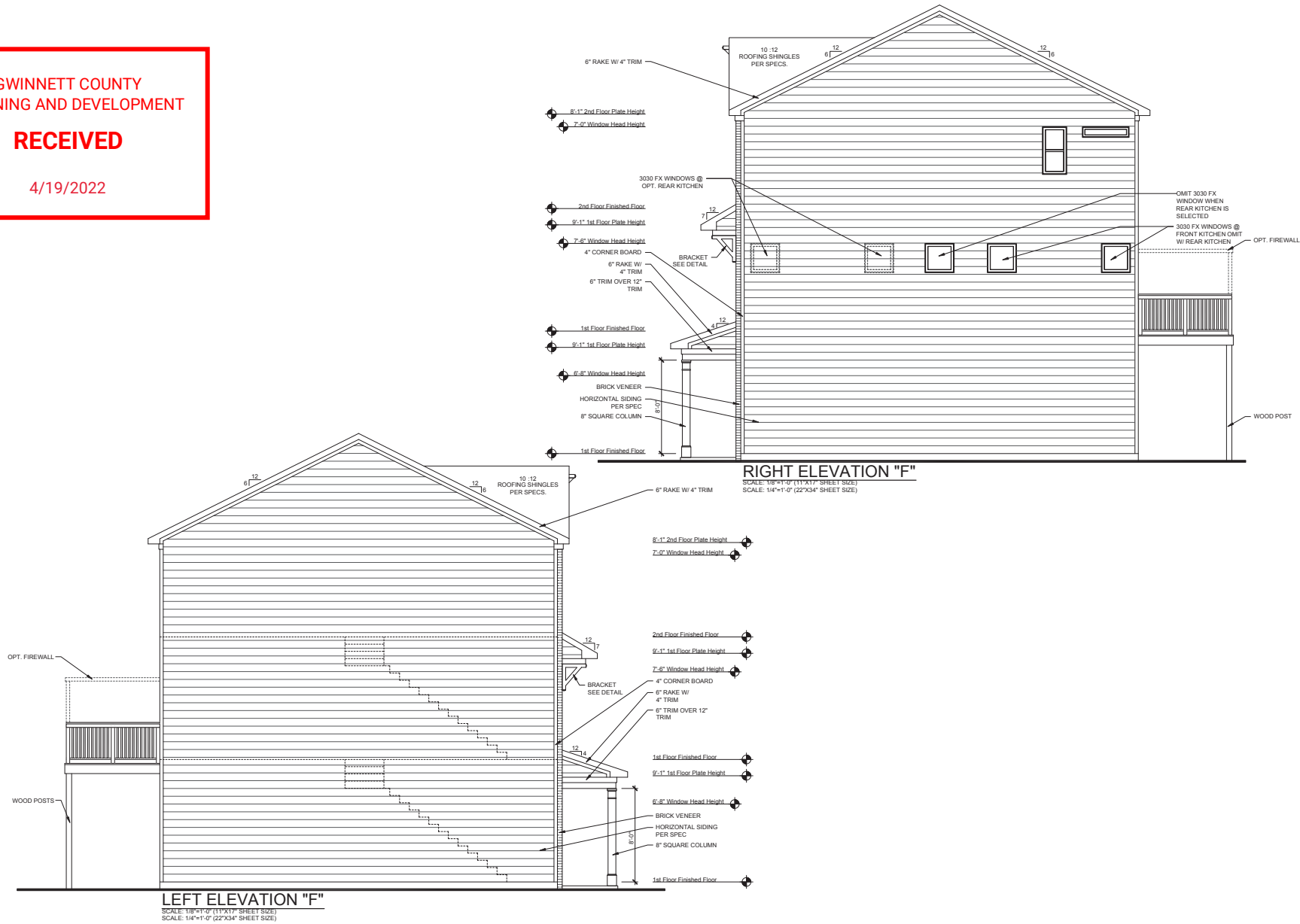
Plan Name: Spalding
Division: Atlanta
Municipality: County
Community: Community Name
Lot Number: Lots 00-99
Scale: 11x17 - 1/8"=1'-0"
22x34 - 1/4"=1'-0"
Unless Otherwise Noted
Sheet: A-4.1E



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Release Date:
12/03/2021

Model: SPALDING - GL
Rear Load Towns
Drawing Title: Side Elevations "F"
Option Description:

4400 North Point Parkway
Suite 295
Alpharetta, Georgia 30022
(770) 943-3600



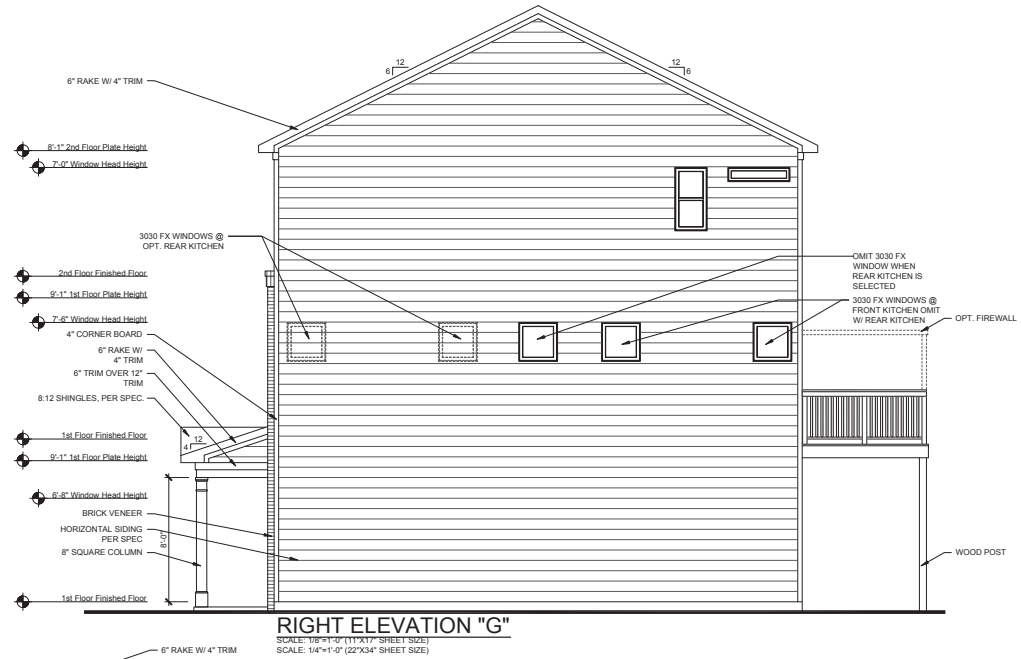
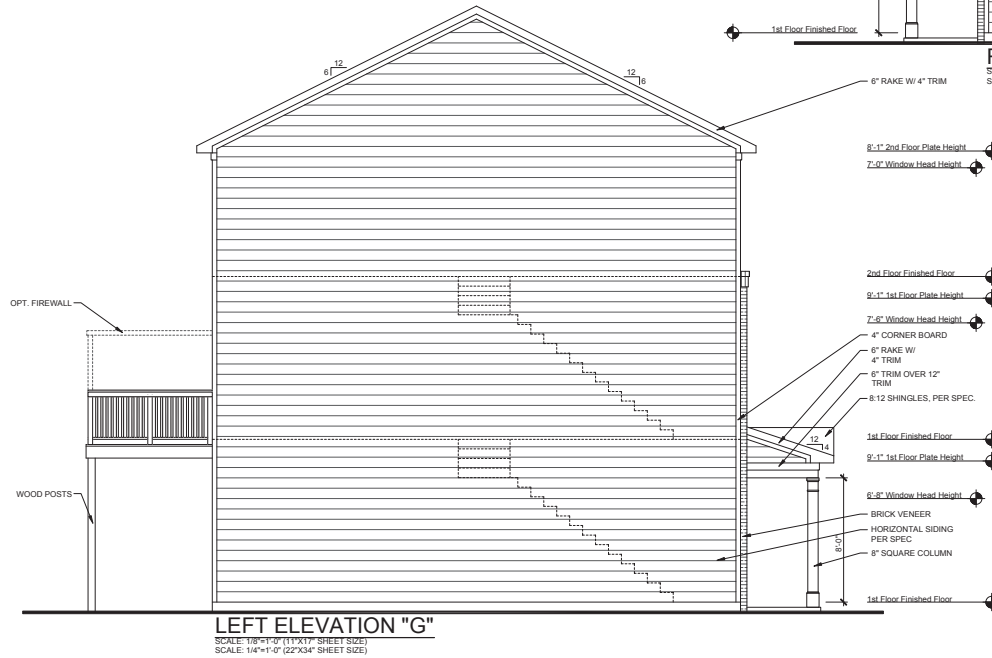
Plan Name: Spalding
Division: Atlanta
Municipality: County
Community: Community Name
Lot Number: Lots 00-99
Scale: 11x17 - 1/8"=1'-0"
22x34 - 1/4"=1'-0"
Unless Otherwise Noted
Sheet: A-4.1F



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Release Date:
12/03/2021

Model: SPALDING - GL
Rear Load Towns
Drawing Title: Side Elevations "G"
Option Description:

4400 North Point Parkway
Suite 295
Alpharetta, Georgia 30022
(770) 943-3600



Plan Name:
Spalding
Division:
Atlanta
Municipality:
County
Community:
Community Name
Lot Number:
Lots 00-99
Scale:
11x17 - 1/8"=1'-0"
22x34 - 1/4"=1'-0"
Unless Otherwise Noted
Sheet:
A-4.1G

**BRICK WATERTABLE
OPTION**

GWINNETT COUNTY
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REAR ELEVATION
Scale: 1/4" = 1'-0" (per section note)

**BRICK WATERTABLE
OPTION**

LEFT ELEVATION
Scale: 1/4" = 1'-0" (per section note)

RIGHT ELEVATION "A"
Scale: 1/4" = 1'-0" (per section note)

**BRICK TO FIRST FLOOR
OPTION**

REAR ELEVATION
Scale: 1/4" = 1'-0" (per section note)

**BRICK TO FIRST FLOOR
OPTION**

LEFT ELEVATION "A"
Scale: 1/4" = 1'-0" (per section note)

RIGHT ELEVATION "A"
Scale: 1/4" = 1'-0" (per section note)

MAIN STREET
Design & Construction, LLC
Main Street Design & Construction, LLC
3000 Royal Blvd., Suite 100
Atlanta, GA 30322
(404) 944-9999

Release Date:
12/03/2021

Model: **SPALDING - GL**
Drawing Title: **Rear Load Towns**
Option Description: **Kitchen Rear**
Brick Options Siding

4400 North Point Parkway
Suite 295
Alpharetta, Georgia 30022
(770) 943-3600

taylor morrison
Homes Inspired by You

Plan Name:
Spalding

Division:
Atlanta

Municipality:
County

Community:
Community Name

Lot Number:
Lots 00-99

Scale:
11x17 - 1/8"=1'-0"
22x34 - 1/4"=1'-0"
Unless Otherwise Noted

Sheet:
OPT-BR

Exhibit D: Letter of Intent and Applicant's Response to Standards

[attached]

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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 BURDENSOME 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

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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 surrounding area is characterized by a mix of land uses including commercial and single-family attached residential uses.
- (B) No, the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. Rather, the proposed development would complement the surrounding land use mix.
- (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 located on Lawrenceville Highway (US 29/State route 8) with access to utilities.
- (E) Yes, the proposed Rezoning Application is in conformity with the policy and intent of the Gwinnett County Land Use Plan which designates the Property as within the Community Mixed Use Character Area. Policies of the 2040 Plan specifically encourage mixed-use developments, townhomes, and mixed residential development.
- (F) The Applicant submits that the subject Property's location in close proximity to other single-family attached residential developments and its convenient access to major transportation corridors including Lawrenceville Highway, Jimmy Carter Boulevard, and Rockbridge Road provide additional supporting grounds for approval of the application.

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Mahaffey Pickens Tucker, LLP
ATTORNEYS AT LAW

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

Shane M. Lanham
Jeffrey R. Mahaffey
Jessica R. Pickens
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 22.33-acre tract (the “Property”) situated along Lawrenceville Highway (U.S. Route 29) at its intersection with Pounds Drive. The Property is currently zoned C-2 and is located within the Community Mixed Use Character Area as depicted on the Gwinnett County 2040 Unified Plan Future Development Map.

The Applicant proposes to create a mixed-use development by rezoning the Property to the R-TH zoning classification and leaving a tract of land located at the pin corner of Lawrenceville Highway and Pounds Drive zoned C-2. The proposed single-family residential community, consisting of 212 attached residential townhomes, would enhance the walkability of the surrounding area and complement existing land uses. Residents of the proposed townhomes would enjoy convenient pedestrian access to the proposed commercial tract, for which the Applicant envisions neighborhood-serving commercial uses such as retail and/or restaurants. The proposed development would also feature a centrally-located master amenity area with additional green space, pocket parks, and courtyards spread throughout the development. The proposed townhomes

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

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RZM2022-00020

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would include attractive architectural elements which are compatible with the surrounding area.

4/19/2022

The facades 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 townhomes are provided in both front- and rear-entry configurations with two-car garages and would be accessed by internal streets and driveways. The Applicant proposes to develop the Property with two entrances—the main entrance would be located on Lawrenceville Highway, which would also serve the proposed commercial component of the development. A secondary entrance to the residential component is proposed on Pounds Drive aligned with the entrance for the Stokeswood Townhomes community. Homes along Pounds Drive would be rear-entry configuration with front doors facing the external right-of-way of Pounds Drive and mirroring existing rear-entry townhomes of the Stokeswood community. This would design would enhance the aesthetics of Pounds Drive and create an attractive residential streetscape.

The proposed development is compatible with the policies of the Gwinnett County 2040 Unified Plan (the “2040 Plan”) which encourage the development of a mix of land uses and housing types within the Community Mixed Use Character Area. Specifically, “Townhomes” and “Mixed residential developments” are identified as potential development types. The proposed development would also further the policy and intent of the 2040 Plan by reserving valuable commercial space along a major transportation corridor and supporting those commercial uses with residential critical mass provided in a walkable, pedestrian-friendly environment. The proposed development is also compatible with the character of surrounding land uses which include a mix of commercial and residential development, including several existing townhome communities.

GWINNETT COUNTY
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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 7th day of April, 2022.

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham
Attorneys for Applicant

**Exhibit E: Internal and External Agency Review Comments
[attached]**



Department of Planning and Development TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		6.15.22	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		RZM2022-00020	
Case Address:		6100 Lawrenceville Highway and 265 Pounds Drive	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
1	Lawrenceville Highway is a principal arterial. ADT = 29,000. Pounds Drive is a local street. No ADT on file.		
2	100 feet to nearest transit facility (#2335075) Lawrenceville Highway and Pounds Drive.		
3	Developer shall coordinate with the Georgia Department of Transportation (GDOT) regarding access from Lawrenceville Highway (SR 8).		
4	Developer shall construct a minimum 5' sidewalk, as well as curb and gutter, along the entire frontage of the property.		
5	Provide sight distance certification for ALL driveways/streets connecting to classified roads in accordance with sections 900-40.6 and 900-50.7 of the Unified Development Ordinance (UDO).		
6			
7			
Recommended Zoning Conditions:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
1	Developer shall conduct a Traffic Impact Study (TIS) including a signal warrant analysis and an Intersection Control Evaluation (ICE) analysis on Lawrenceville Highway (SR 8) at Pounds Drive and Lankford Road, including the proposed development concept as shown.		
2	In addition to the accesses shown along Lawrenceville Highway and Pounds Drive, which shall each remain, the developer shall add a full access to Lankford Road near Simonton Court.		
3	If warranted by the Signal warrant analysis, the developer shall install the traffic signal at each intersection warranted and shall coordinate with the Gwinnett County Department of Transportation on any needed intersection improvements.		
4	Developer shall upgrade transit stops located at US 29 and Pounds Drive (#2335075) and US 29 and Lankford Road (#2454879); and shall relocate transit stop (#2335075) from the west side of Pounds Drive to the east side of Pounds Drive and construct a bus pull-out as an extension of the proposed deceleration lane along US 29.		
5			

Note: Attach additional pages, if needed

Revised 7/26/2021

Residential Rezoning Impact on Local Schools Prepared for Gwinnett County BOC, July, 2022											Proposed Zoning
	School	Forecast	2022-23 Capacity	+/- Cap.	Forecast	2023-24 Capacity	+/- Cap.	Forecast	2024-25 Capacity	+/- Cap.	Approximate Student Projections from Proposed Developments
RZM2022-00014	Meadowcreek HS (or McClure Health)	2,570	2,850	-280	2,634	2,850	-216	2,674	2,850	-176	12
	Radloff MS	1,377	1,575	-198	1,391	1,575	-184	1,405	1,575	-170	9
	Meadowcreek ES	923	925	-2	946	925	21	970	925	45	16
RZM2022-00020	Parkview HS	3,208	2,900	308	3,240	2,900	340	3,224	2,900	324	48
	Trickum MS	2,160	1,775	385	2,182	1,775	407	2,170	1,775	395	36
	Arcado ES	889	750	139	898	750	148	907	750	157	64
RZM2022-00024 & RZM2022-00025	Peachtree Ridge HS	3,262	3,050	212	3,295	3,050	245	3,271	3,050	221	20
	Northbrook MS	882	1,025	-143	870	1,025	-155	879	1,025	-146	14
	Jackson ES	1,426	1,475	-49	1,440	1,475	-35	1,455	1,475	-20	26
RZM2022-00029	Lanier HS	1,994	1,900	94	2,034	1,900	134	2,075	1,900	175	20
	Lanier MS	1,387	1,700	-313	1,395	1,700	-305	1,423	1,700	-277	14
	Sugar Hill ES	1,198	1,075	123	1,222	1,075	147	1,246	1,075	171	26
RZM2022-00030	Dacula HS	2,565	2,550	15	2,670	2,550	120	2,748	2,550	198	41
	Dacula MS	1,852	1,900	-48	1,906	1,900	6	1,962	1,900	62	30
	Alcova ES	1,423	1,150	273	1,451	1,150	301	1,495	1,150	345	53
RZR2022-00019	Seckinger HS	1,345	2,800	-1,455	1,810	2,800	-990	2,015	2,800	-785	5
	Jones MS	1,568	1,575	-7	1,599	1,575	24	1,623	1,575	48	3
	Ivy Creek ES	1,504	1,275	229	1,519	1,275	244	1,542	1,275	267	6



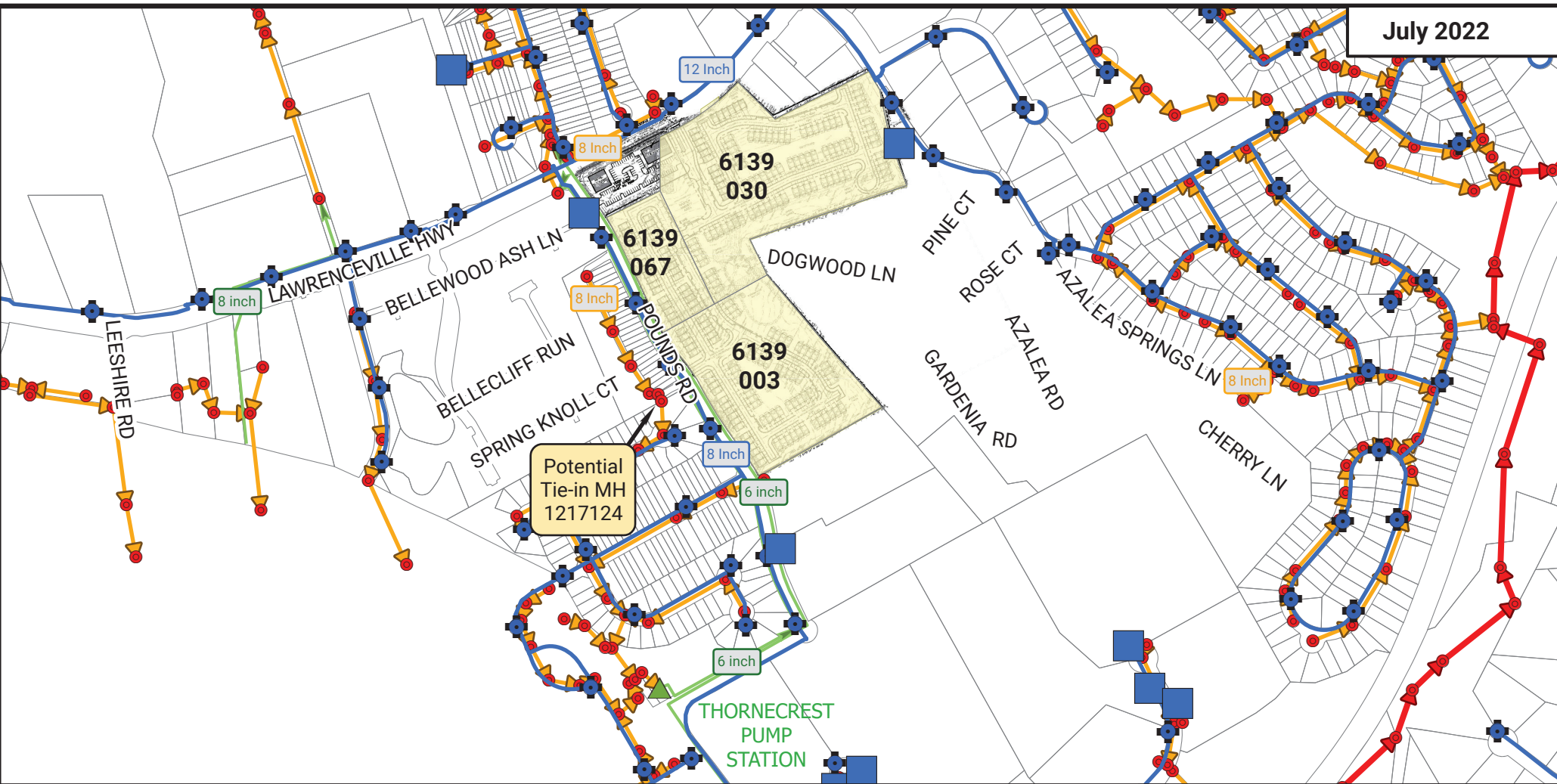
Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		Wednesday, May 18, 2022		
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.Pappas@gwinnettcountry.com		
Case Number:		RZM2022-00020		
Case Address:		221 & 265 Pounds Drive; 3935 & 6100 Lawrenceville Hwy		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The development may connect to an existing 12-inch water main located on the north right-of-way of Lawrenceville Highway.			
2	Water: The development shall also connect to the existing 8-inch water main on Pounds Drive, in alignment with the proposed secondary entrance.			
3	Sewer: A sewer Capacity Request is currently under review by DWR to confirm capacity.			
4	Sewer: Pending available sewer capacity, the development may connect to an existing 8-inch sanitary sewer main located in the private road for the Stokeswood Townhome development near the southern intersections with Pounds Drive.			
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
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Note: Attach additional pages, if needed

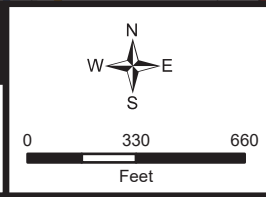
Revised 7/26/2021

July 2022



LEGEND		Flow Management		Hydrant		Sewer Force Main
		Pump Station		City		Effluent Outfall
		Regional		Water Main		Sewer Collector
		Manhole		Reuse Main		Sewer Interceptor

RZM2022-00020
C-2 to R-TH
Water & Sewer
Utility Map



Water Comments: The development may connect to an existing 12-inch water main located on the north right-of-way of Lawrenceville Highway. The development shall also connect to the existing 8-inch water main on Pounds Drive, in alignment with the proposed secondary entrance.

Sewer Comments: A sewer Capacity Request is currently under review by DWR to confirm capacity. Pending available sewer capacity, proposed development may connect to an existing 8-inch sanitary sewer main located in the private road for the Stokeswood Townhome development near the southern intersections with Pounds Drive. Upgrades to the Thornecrest pump station and downstream infrastructure may be required.

Water Availability: Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

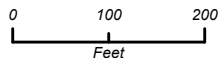
Exhibit F: Maps

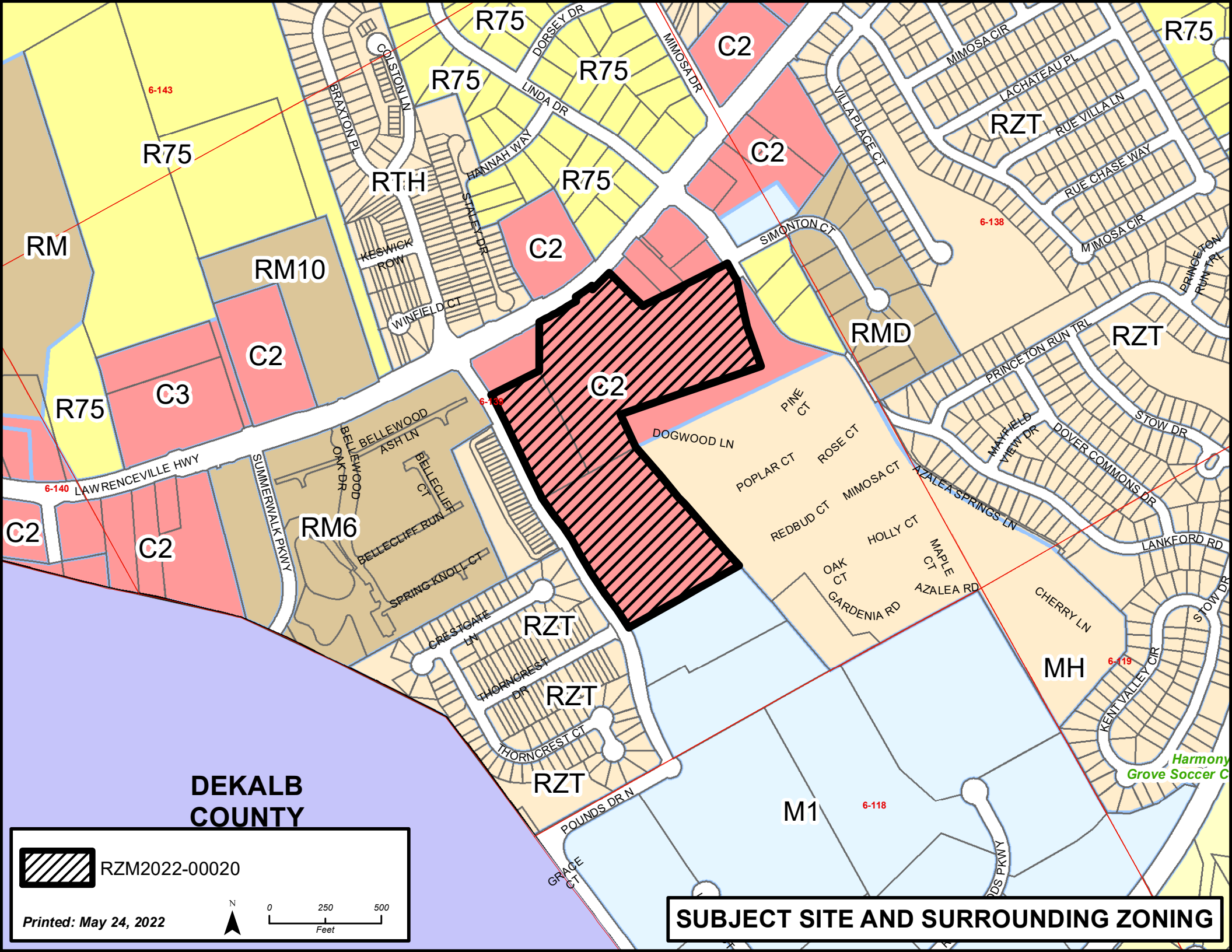
[attached]



RZM2022-00020

Printed: May 24, 2022





RM

R75

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R75

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C3

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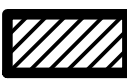
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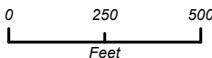

DEKALB
COUNTY



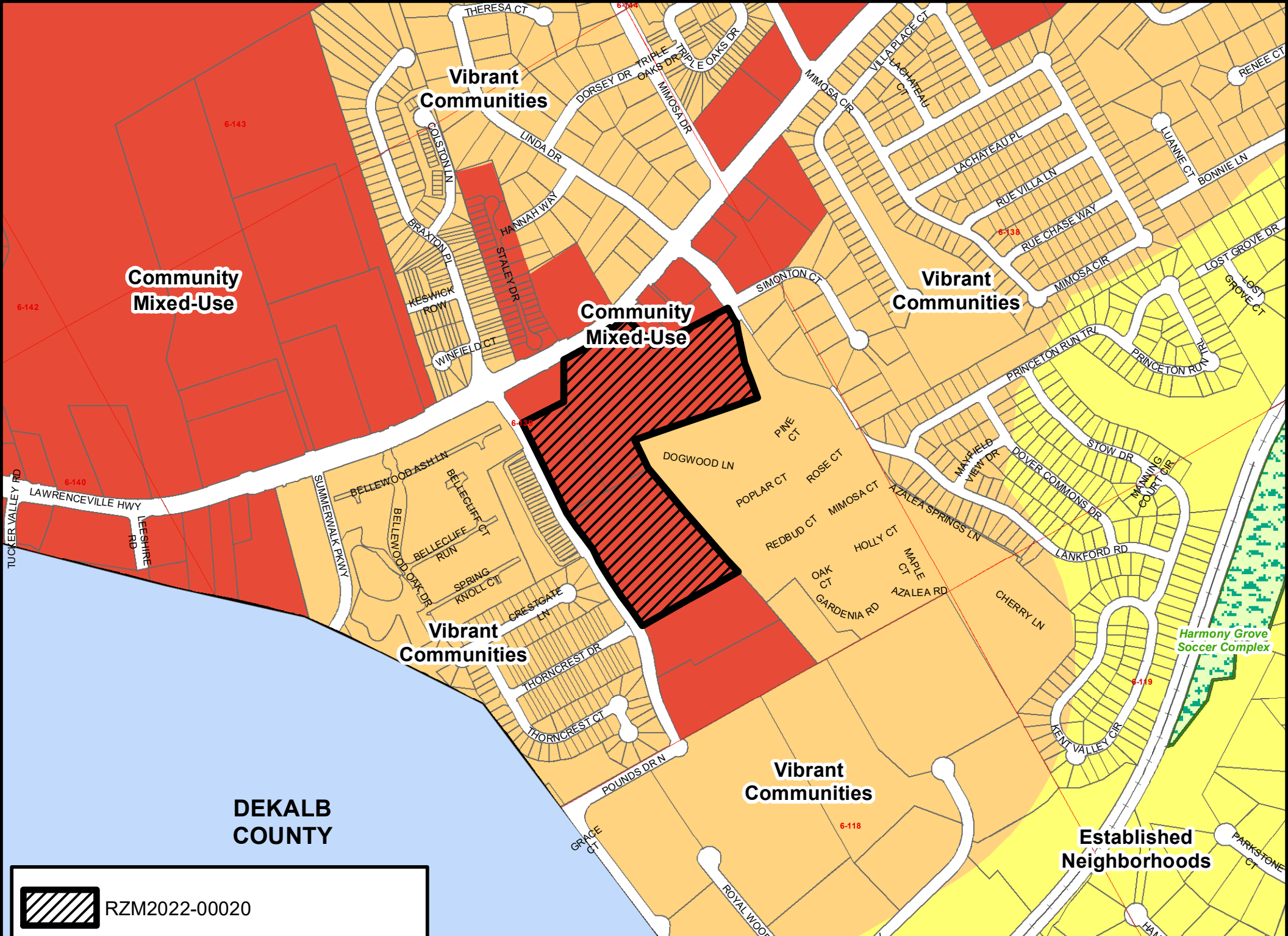
RZM2022-00020

Printed: May 24, 2022

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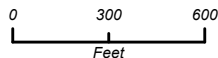


SUBJECT SITE AND SURROUNDING ZONING



RZM2022-00020

Printed: May 24, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

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4/19/2022

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Taylor Morrison of Georgia, LLC c/o Mahaffey Pickens Tucker LLP	NAME: Multiple -- See attached
ADDRESS: 1550 North Brown Road, Suite 125	ADDRESS: _____
CITY: Lawrenceville	CITY: _____
STATE: Georgia ZIP: 30043	STATE: _____ ZIP: _____
PHONE: 770 232 0000	PHONE: 770 232 0000
CONTACT PERSON: Shane Lanham PHONE: 770 232 0000	
CONTACT'S E-MAIL: slanham@mptlawfirm.com	

APPLICANT IS THE:

☐ OWNER'S AGENT
 ☐ PROPERTY OWNER
 ☒ CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): C-2 REQUESTED ZONING DISTRICT: R-TH

PARCEL NUMBER(S): 6139 003, 030, 043, & 067 ACREAGE: +/- 22.326

ADDRESS OF PROPERTY: Lawrenceville Highway at Pounds Drive

PROPOSED DEVELOPMENT: Single-family attached residential development

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units 212	No. of Buildings/Lots: NA
Dwelling Unit Size (Sq. Ft.): varies per UDO	Total Building Sq. Ft. NA
Gross Density: +/- 9.5 units per acre	Density: NA
Net Density: +/- 9.5 units per acre	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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4/19/2022

PROPERTY OWNER LIST

Name and Address	Parcel Number
ADE 767 LLC 2470 WINDY HILL RD SE STE 100 MARIETTA GA 30067	6139 043
ADE 767 LLC 2470 WINDY HILL RD SE STE 100 MARIETTA GA 30067	6139 030
TUCKER MOBILE HOME ESTATES LLC 2470 WINDY HILL RD SE STE 100 MARIETTA GA 3006	6139 003
TUCKER MOBILE HOMES LLC 2470 WINDY HILL RD SE STE 100 MARIETTA GA 30067	6139 067

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LEGAL DESCRIPTION
4/19/2022
RESIDENTIAL

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 139 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at a point at the northeasterly end of a mitered intersection of the easterly right-of-way line of Pounds Drive (60' R/W) and the southerly right-of-way line of Lawrenceville Hwy, U.S. Highway 29/state Route 8 (Variable R/W); thence along said southerly right-of-way line of Lawrenceville Hwy the following courses and distances: North 63 degrees 11 minutes 28 seconds East a distance of 226.92 feet to a point; thence South 86 degrees 02 minutes 35 seconds East a distance of 5.81 feet to a point; thence North 63 degrees 19 minutes 49 seconds East a distance of 17.00 feet to a point; thence North 32 degrees 08 minutes 56 seconds East a distance of 5.84 feet to a point; thence North 63 degrees 11 minutes 28 seconds East a distance of 81.08 feet to a point; thence South 00 degree 48 minutes 21 seconds East a distance of 17.79 feet to a point; thence North 64 degrees 02 minutes 21 seconds East a distance of 47.25 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established; thence continue Northeasterly along said line, a distance of 40.24 feet to a point; thence 315.93 feet along an arc of a curve to the left, said curve having a radius of 1,022.49 feet and a chord bearing and distance of North 52 degrees 34 minutes 47 seconds East 314.67 feet to an iron pin set; thence leaving said right-of-way line, South 46 degrees 39 minutes 39 seconds East a distance of 194.04 feet to an iron pin found; thence North 64 degrees 17 minutes 21 seconds East a distance of 218.62 feet to an iron pin found; thence North 63 degrees 56 minutes 17 seconds East a distance of 200.54 feet to an iron pin found; thence South 30 degrees 10 minutes 11 seconds East a distance of 120.25 feet to a point; thence South 12 degrees 30 minutes 59 seconds East a distance of 178.79 feet to an iron pin found (1" otp); thence South 17 degrees 05 minutes 48 seconds East a distance of 189.42 feet to an iron pin found (1" otp); thence South 70 degrees 56 minutes 40 seconds West a distance of 665.48 feet to an iron pin set; thence South 25 degrees 29 minutes 33 seconds East a distance of 158.38 feet to a point; thence South 40 degrees 59 minutes 59 seconds East a distance of 418.16 feet to an iron pin found; thence South 40 degrees 56 minutes 27 seconds East a distance of 289.96 feet to an iron pin found; thence South 61 degrees 21 minutes 26 seconds West a distance of 565.92 feet to an iron pin found on the easterly right-of-way line of Pounds Drive (60' R/W); thence along said right-of-way line the following courses and distances: 119.35 feet along an arc of a curve to the left, said curve having a radius of 877.16 feet and a chord bearing and distance of North 33 degrees 03 minutes 25 seconds West 119.26 feet to a point; thence North 35 degrees 29 minutes 50 seconds West a distance of 101.15 feet to a point; thence 236.16 feet along an arc of a curve to the right, said curve having a radius of 4,835.62 feet and a chord bearing and distance of North 31 degrees 28 minutes 27 seconds West 236.13 feet to a point; thence 114.42 feet along an arc of a curve to the left, said curve having a radius of 650.37 feet and a chord bearing and distance of North 35 degrees 56 minutes 10 seconds West 114.27 feet to a point; thence 119.72 feet along an arc of a curve to the right, said curve having a radius of 1,278.17 feet and a chord bearing and distance of North 35 degrees 55 minutes 01 second West 119.68 feet to an iron pin found; thence 90.55 feet along an arc of a curve to the right, said curve having a radius of 1,257.78 feet and a chord bearing and distance of North 27 degrees 32 minutes 02 seconds West 90.53 feet to a point; thence North 22 degrees 53 minutes 35 seconds West a distance of 122.37 feet to a point; thence 164.88 feet along an arc of a curve to the left, said curve having a radius of 5,568.60 feet and a chord bearing and distance of North 24 degrees 18 minutes 02 seconds West 164.88 feet

WINNETT COUNTY
PLANNING AND DEVELOPMENT

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to a point; thence 143.24 feet along an arc of a curve to the left, said curve having a radius of 1,020.25 feet and a chord bearing and distance of North 29 degrees 46 minutes 6 seconds West 143.12 feet to a point; thence leaving said right-of-way line, North 62 degrees 48 minutes 08 seconds East a distance of 368.60 feet to a point; thence North 27 degrees 11 minutes 52 seconds West a distance of 177.58 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 22.326 acres (972,502 square feet).

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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LEGAL DESCRIPTION
4/19/2022
COMMERCIAL

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 139 of the 6th/
District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at point located at the northeasterly end of a mitered intersection of the easterly right-of-way line of Pounds Drive (60' R/W) and the southerly right-of-way line of Lawrenceville Hwy, U.S. Highway 29/state Route 8 (Variable R/W); said point being the TRUE POINT OF BEGINNING; thence along said southerly right-of-way line of Lawrenceville Hwy the following courses and distances: North 63 degrees 11 minutes 28 seconds East a distance of 226.92 feet to a point; thence South 86 degrees 02 minutes 35 seconds East a distance of 5.81 feet to a point; thence North 63 degrees 19 minutes 49 seconds East a distance of 17.00 feet to a point; thence North 32 degrees 08 minutes 56 seconds East a distance of 5.84 feet to a point; thence North 63 degrees 11 minutes 28 seconds East a distance of 81.08 feet to a point; thence South 00 degree 48 minutes 21 seconds East a distance of 17.79 feet to a point; thence North 64 degrees 02 minutes 21 seconds East a distance of 47.25 feet to a point; thence South 27 degrees 11 minutes 52 seconds East a distance of 177.58 feet to a point; thence South 62 degrees 48 minutes 08 seconds West a distance of 368.60 feet to a point; thence with a curve turning to the left with an arc length of 9.89 feet, with a radius of 1020.25 feet, with a chord bearing of North 34 degrees 04 minutes 05 seconds West, with a chord length of 9.89 feet, to a point; thence North 36 degrees 07 minutes 45 seconds West a distance of 164.82 feet to a point; thence North 13 degrees 50 minutes 27 seconds East a distance of 32.05 feet to a point and the TRUE POINT OF BEGINNING;

Said tract containing 1.698 acres.

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4/19/2022

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 BURDENSOME 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

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4/19/2022

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 surrounding area is characterized by a mix of land uses including commercial and single-family attached residential uses.
- (B) No, the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. Rather, the proposed development would complement the surrounding land use mix.
- (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 located on Lawrenceville Highway (US 29/State route 8) with access to utilities.
- (E) Yes, the proposed Rezoning Application is in conformity with the policy and intent of the Gwinnett County Land Use Plan which designates the Property as within the Community Mixed Use Character Area. Policies of the 2040 Plan specifically encourage mixed-use developments, townhomes, and mixed residential development.
- (F) The Applicant submits that the subject Property's location in close proximity to other single-family attached residential developments and its convenient access to major transportation corridors including Lawrenceville Highway, Jimmy Carter Boulevard, and Rockbridge Road provide additional supporting grounds for approval of the application.

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4/19/2022



Mahaffey Pickens Tucker, LLP
ATTORNEYS AT LAW

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

Shane M. Lanham
Jeffrey R. Mahaffey
Jessica R. Pickens
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 22.33-acre tract (the “Property”) situated along Lawrenceville Highway (U.S. Route 29) at its intersection with Pounds Drive. The Property is currently zoned C-2 and is located within the Community Mixed Use Character Area as depicted on the Gwinnett County 2040 Unified Plan Future Development Map.

The Applicant proposes to create a mixed-use development by rezoning the Property to the R-TH zoning classification and leaving a tract of land located at the pin corner of Lawrenceville Highway and Pounds Drive zoned C-2. The proposed single-family residential community, consisting of 212 attached residential townhomes, would enhance the walkability of the surrounding area and complement existing land uses. Residents of the proposed townhomes would enjoy convenient pedestrian access to the proposed commercial tract, for which the Applicant envisions neighborhood-serving commercial uses such as retail and/or restaurants. The proposed development would also feature a centrally-located master amenity area with additional green space, pocket parks, and courtyards spread throughout the development. The proposed townhomes

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would include attractive architectural elements which are compatible with the surrounding area.

4/19/2022

The facades 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 townhomes are provided in both front- and rear-entry configurations with two-car garages and would be accessed by internal streets and driveways. The Applicant proposes to develop the Property with two entrances—the main entrance would be located on Lawrenceville Highway, which would also serve the proposed commercial component of the development. A secondary entrance to the residential component is proposed on Pounds Drive aligned with the entrance for the Stokeswood Townhomes community. Homes along Pounds Drive would be rear-entry configuration with front doors facing the external right-of-way of Pounds Drive and mirroring existing rear-entry townhomes of the Stokeswood community. This would design would enhance the aesthetics of Pounds Drive and create an attractive residential streetscape.

The proposed development is compatible with the policies of the Gwinnett County 2040 Unified Plan (the “2040 Plan”) which encourage the development of a mix of land uses and housing types within the Community Mixed Use Character Area. Specifically, “Townhomes” and “Mixed residential developments” are identified as potential development types. The proposed development would also further the policy and intent of the 2040 Plan by reserving valuable commercial space along a major transportation corridor and supporting those commercial uses with residential critical mass provided in a walkable, pedestrian-friendly environment. The proposed development is also compatible with the character of surrounding land uses which include a mix of commercial and residential development, including several existing townhome communities.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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4/19/2022

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 7th day of April, 2022.

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham
Attorneys for Applicant

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7/1/2022 12:24PM

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

APPLICANT: Taylor Morrison of Georgia, LLC c/o
Mahaffey Pickens Tucker, LLP

ZONING CASE NUMBER: RZM2022-00020

PRESENT ZONING DISTRICT(S): C-2

REQUESTED ZONING DISTRICT(S): R-TH

PROPERTY: Lawrenceville Highway at Pounds Drive

SIZE: +/- 22.326 Acres

PROPOSED DEVELOPMENT: Single-Family Attached Residential
Development

The Applicant, hereby amends its application to amend the official zoning map of Gwinnett County, Georgia heretofore filed with the Planning Division of Gwinnett County, Georgia by the addition of the attached Exhibit to the original application.

This 22nd day of June, 2022.

MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham

Attorneys for Applicant

JUSTIFICATION FOR REZONING

The portions of the Gwinnett County Unified Development Ordinance (the “UDO”) which classify or may classify the property which is the subject of this Application (the “Property”) into any less intensive zoning classification other than as requested by the Applicant, are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the UDO as applied to the subject Property, which restricts its use to the present zoning classification, is unconstitutional, illegal, null and void, constituting a taking of the Applicant's and the Owner's 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, Article I, Section I, Paragraph I, and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

The Property is presently suitable for development under the R-TH classification as requested by the Applicant, and is not economically suitable for development under the present C-2 zoning classification of Gwinnett County. A denial of this Application would constitute an arbitrary and capricious act by the Gwinnett County Board of Commissioners without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Gwinnett County Board of Commissioners to rezone the Property to the R-TH classification with such conditions as agreed to by the Applicant, so as to permit the only feasible economic use of the Property, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia

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7/1/2022 12:24PM

of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the subject Property to the R-TH classification, subject to conditions which are different from the conditions by which the Applicant may amend its application, to the extent such different conditions would have the effect of further restricting the Applicant's and the Owner's utilization of the subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

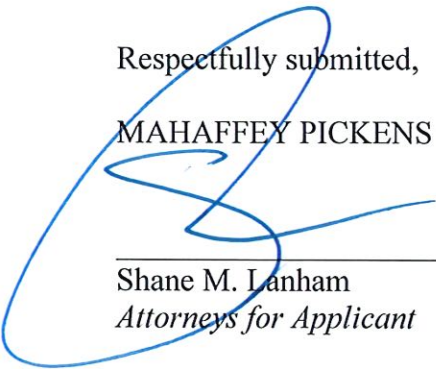
Opponents to the request set forth in the Application, or in any amendments to the Application, have waived their rights to appeal any decision of the Gwinnett County Board of Commissioners because they lack standing, have failed to exhaust administrative remedies, and/or because they failed to assert any legal or constitutional objections.

Accordingly, the Applicant respectfully requests that the rezoning application submitted by the Applicant relative to the Property be granted and that the Property be rezoned to the zoning classification as shown on the respective application.

This 22nd day of June, 2022.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham
Attorneys for Applicant

1550 North Brown Road
Suite 125
Lawrenceville, Georgia 30043
(770) 232-0000

RECEIVED

7/1/2022 12:24PM

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ZONING MAP OF GWINNETT COUNTY, GEORGIA**

APPLICANT: Taylor Morrison of Georgia, LLC c/o
Mahaffey Pickens Tucker, LLP

ZONING CASE NUMBER: RZM2022-00020

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MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham

Attorneys for Applicant

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The application of the UDO as applied to the subject Property, which restricts its use to the present zoning classification, is unconstitutional, illegal, null and void, constituting a taking of the Applicant's and the Owner's 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, Article I, Section I, Paragraph I, and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

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Opponents to the request set forth in the Application, or in any amendments to the Application, have waived their rights to appeal any decision of the Gwinnett County Board of Commissioners because they lack standing, have failed to exhaust administrative remedies, and/or because they failed to assert any legal or constitutional objections.

Accordingly, the Applicant respectfully requests that the rezoning application submitted by the Applicant relative to the Property be granted and that the Property be rezoned to the zoning classification as shown on the respective application.

This 22nd day of June, 2022.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham

Attorneys for Applicant

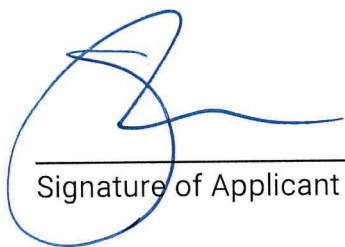
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Suite 125
Lawrenceville, Georgia 30043
(770) 232-0000

RECEIVED

4/19/2022

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.



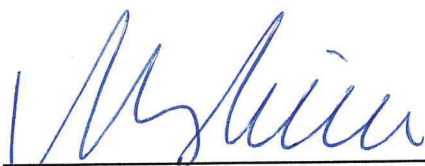
Signature of Applicant

4/5/22

Date

Shane Lanham, attorney for the Applicant

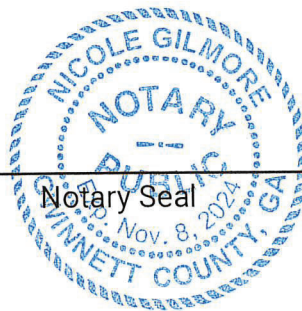
Type or Print Name and Title



Signature of Notary Public

4/5/22

Date



Notary Seal

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4/19/2022

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.

Mason Maynard
Signature of Applicant

4/4/22
Date

Mason Maynard
Type or Print Name and Title

VP, Land Acquisition

Lori Anderson
Signature of Notary Public

4-4-22
Date



RECEIVED

4/19/2022

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.


Signature of Property Owner

4/5/22
Date

John Gelter, Member, ADE 767 LLC
Type or Print Name and Title

 4-5-2022
Signature of Notary Public Date

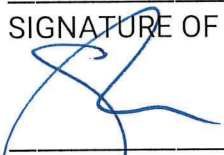
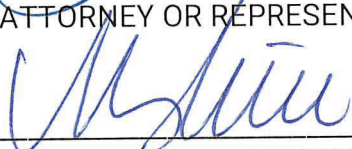


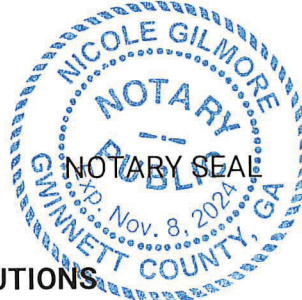
RECEIVED

4/19/2022

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
	4/15/22	Shane Lanham, attorney for the Applicant
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
	4/15/22	
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	\$2,800	

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

RECEIVED

4/19/2022

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.

Mason Maynard 4/4/22 Mason Maynard VP, Land Acquisition
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Lori Anderson 4-4-22
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 Mason Maynard
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.

RECEIVED

4/19/2022

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: 6 - 139 - 063
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

4/5/22

Date

Shana Lashon

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

Senior Tax Services Associate

TITLE

April 4, 2022

DATE

RECEIVED

4/19/2022

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

PARCEL I.D. NUMBER: 6 - 139 - 030
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

Date

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

Senior Tax Services Associate

TITLE

April 4, 2022

DATE

RECEIVED

4/19/2022

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

PARCEL I.D. NUMBER:
(Map Reference Number)

6 - 139 - 043
District Land Lot Parcel

Signature of Applicant

Date

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

Senros Top Services Associate

TITLE

April 4, 2022

DATE

RECEIVED

4/19/2022

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

PARCEL I.D. NUMBER: 6 - 139 - 067
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

4/5/22

Date

Shane Larkin

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

Senior Tax Services Associate

TITLE

April 4, 2022

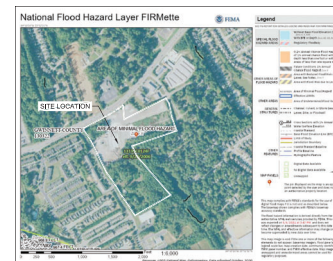
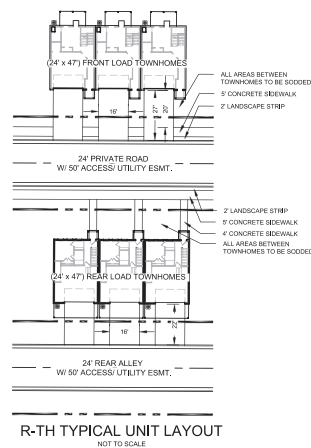
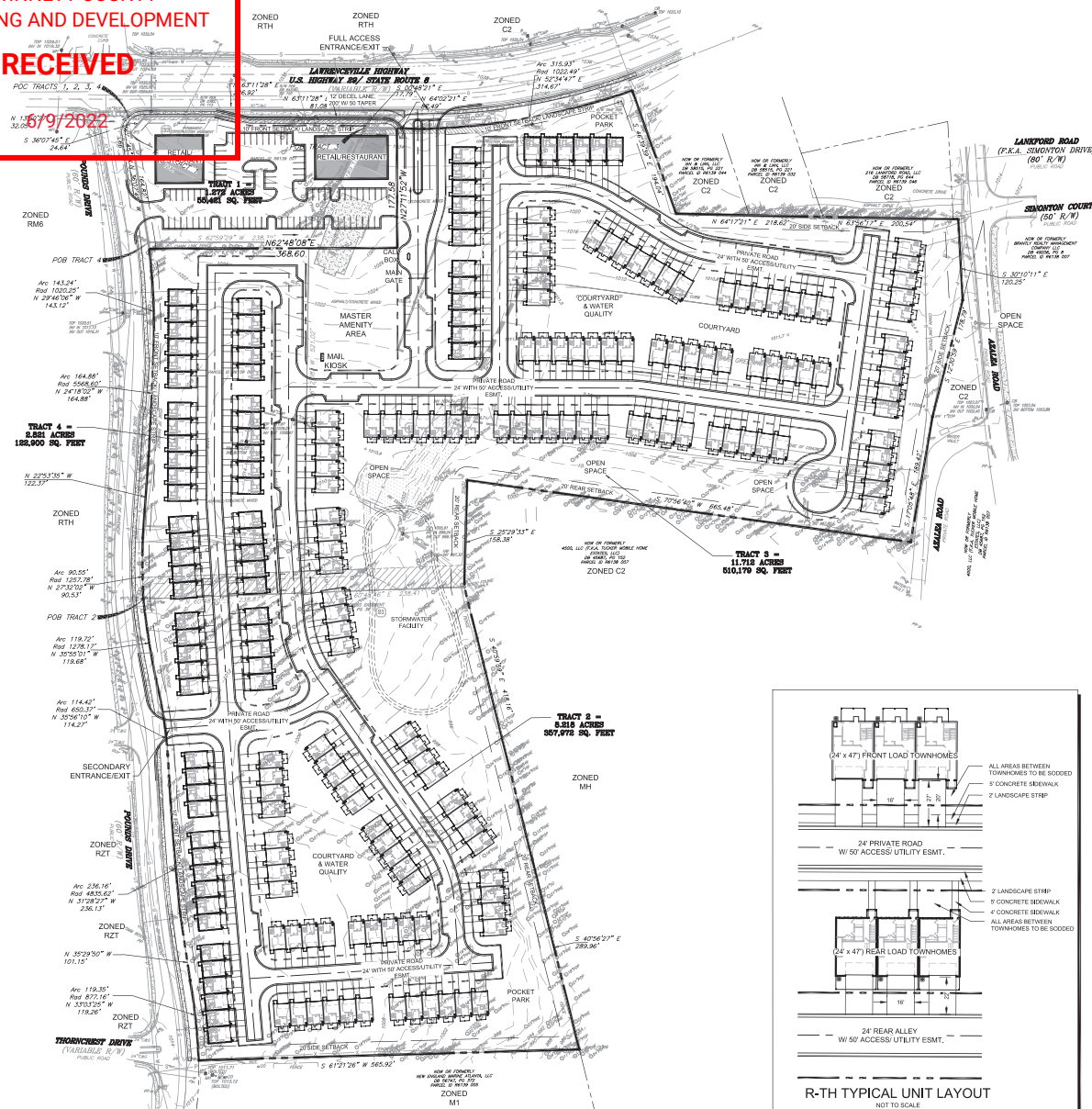
DATE

4/19/2022

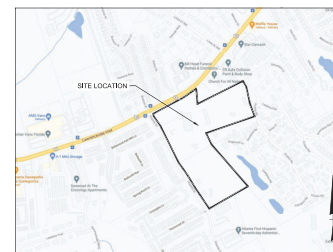


Know what's below.
Call before you dig.

6/9/2022



FEMA FIRM MAP



SITE LOCATION MAP

SITE DATA:	
COMMERCIAL SITE AREA	1,698 ACRES
R-TH SITE AREA	22,326 ACRES
TOTAL SITE AREA	24,024 ACRES
ZONING	
EXISTING ZONING	C2
PROPOSED ZONING	R-1TH (22,326 ACRES)
ZONING JURISDICTION	QUINCY COUNTY, GEORGIA
USE CALCULATION	
TOTAL SITE AREA	22,326 ACRES
FLOOD HAZARD ELECTRICAL TRANS. EMBT.	N/A
NET LAND AREA	22,326 ACRES
R-1TH PARKING REQUIREMENTS	
FRONT PROPERTY SETBACK	10 FEET
SIDE SETBACK	20 FEET
REAR SETBACK	20 FEET
TRANSITIONAL BUFFER	N/A
MAX. BUILDING HEIGHT	35 FEET
MAX. DEVELOPMENT STANDARDS	
24' x 47' REAR LOADED CARGO GARAGE TOWNHOME	73 UNITS
24' x 47' FRONT LOADED CARGO GARAGE TOWNHOME	139 UNITS
TOTAL UNITS PROVIDED	212 UNITS
CROSS SITE DENSITY PROVIDED	9.5 U/A
NET SITE DENSITY PROVIDED	9.5 U/A
MAX. NET SITE DENSITY ALLOWED	10.5 U/A (223 UNITS)
NET/OPEN SPACE CALCULATIONS	
MIN. OPEN SPACE REQUIRED	3.26 ACRES (15% OF TOTAL R-1TH SITE AREA)
OPEN SPACE PROVIDED	3.26 ACRES (15% OF TOTAL R-1TH SITE AREA)
PARKING SPACE REQUIREMENTS	
MIN. PARKING SPACES REQUIRED	639 SPACES (3 SP/ DWELLING UNIT)
MAX. PARKING SPACES ALLOWED	1,272 SPACES (6 SP/ DWELLING UNIT)
GUEST PARKING PROVIDED	53 SPACES (0.25 SP/ DWELLING UNIT)
RESIDENTIAL PARKING PROVIDED	848 SPACES (2 GARAGE + 2 DRIVEWAY SP/ 50 SPACES)
GUEST PARKING PROVIDED	97 SPACES (0.48 SP/ DWELLING UNIT)

P: (770) 451-2741 E: (770) 451-3915

WWW.PEC.PLUS



Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

**LAWRENCEVILLE
HWY at POUNDS
DR.**

**A MASTER PLANNED RESIDENTIAL
DEVELOPMENT**

AT

6100 LAWRENCEVILLE HWY.
TUCKER, GA 30084
CITY OF TUCKER/
GWINNETT COUNTY JURISDICTION

508

TAYLOR MORRISON

MUNICIPALITY PROJECT #

REVISIONS

[illegible]

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE



GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/20

REZONING
MASTER PLAN

SCALE: 1" = 8'

DATE: 03/11/202
PROJECT: 16279.0

 z'

SHEET

24 HOUR CONTACT
KEITH LACAGNIN



Know what's below.
Call before you dig.

WINNETT COUNTY
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4/19/2022



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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4/19/2022



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

4/19/2022



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

4/19/2022

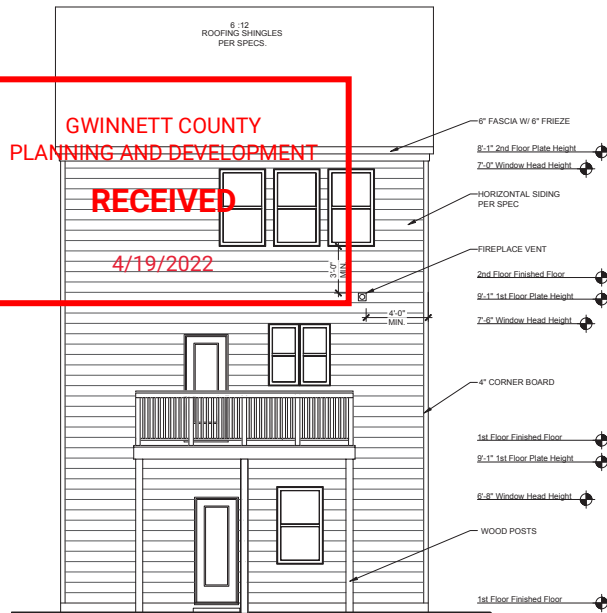


WINNETT COUNTY
PLANNING AND DEVELOPMENT

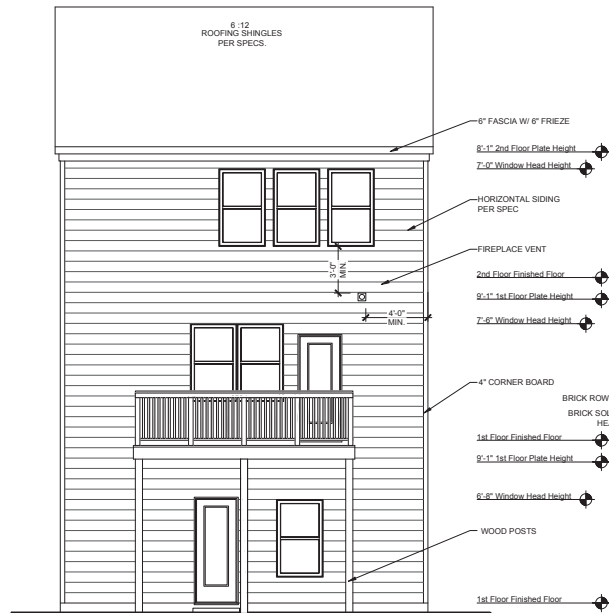
RECEIVED

4/19/2022

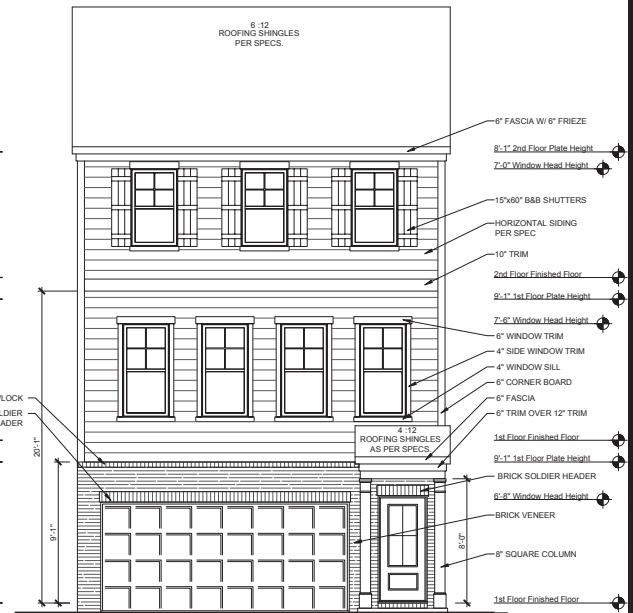




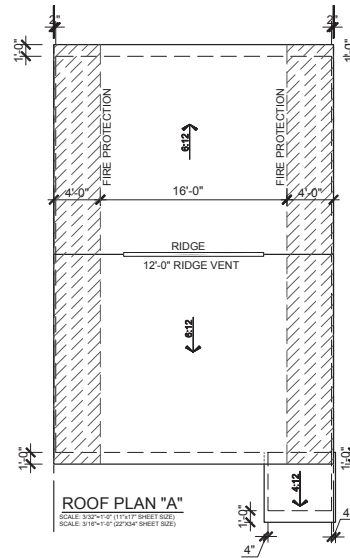
**OPT. REAR KITCHEN
REAR ELEVATION**
SCALE: 1/8\"=1'-0\" (11\"X17\" SHEET SIZE)
SCALE: 1/4\"=1'-0\" (22\"X34\" SHEET SIZE)



REAR ELEVATION
SCALE: 1/8\"=1'-0\" (11\"X17\" SHEET SIZE)
SCALE: 1/4\"=1'-0\" (22\"X34\" SHEET SIZE)



FRONT ELEVATION "A"
SCALE: 1/8\"=1'-0\" (11\"X17\" SHEET SIZE)
SCALE: 1/4\"=1'-0\" (22\"X34\" SHEET SIZE)



ROOF PLAN "A"
SCALE: 3/16\"=1'-0\" (11\"X17\" SHEET SIZE)
SCALE: 3/8\"=1'-0\" (22\"X34\" SHEET SIZE)

ATTIC VENT CALCULATION - "A"	
TOTAL SQ. FT. OF ROOF AREA: 805 SQ. FT.	
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT	
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT	
BOX VENT NET FREE AREA: 50 SQ. IN. PER VENT	
((805 SQ. FT. x 1/300) x 144) / 2 = 193 SQ. IN.	
193 / 18 NFA OF RIDGE VENT = 11' REQUIRED	
193 / 9 NFA OF SOFFIT VENT = 21' REQUIRED	
ACTUAL RIDGE VENT PROVIDED: 12'	
ACTUAL SOFFIT VENT PROVIDED: 32'	
NUMBER OF BOX VENTS PROVIDED: 0	

**GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED**

4/19/2022



Release Date:
11/3/2021

Model: CHATHAM - GL
Front Load Towns
Drawing Title: Front / Rear & Roof "A"
Option Description:

4400 North Point Parkway
Suite 295
Alpharetta, Georgia 30022
(770) 943-3600



Plan Name:
Chatham
Division:
Atlanta
Municipality:
County
Community:
Community Name
Lot Number:
Lots 00-99
Scale:
11x17 - 1/8\"=1'-0\"
22x34 - 1/4\"=1'-0\"
Unless Otherwise Noted
Sheet:
A-4.0A

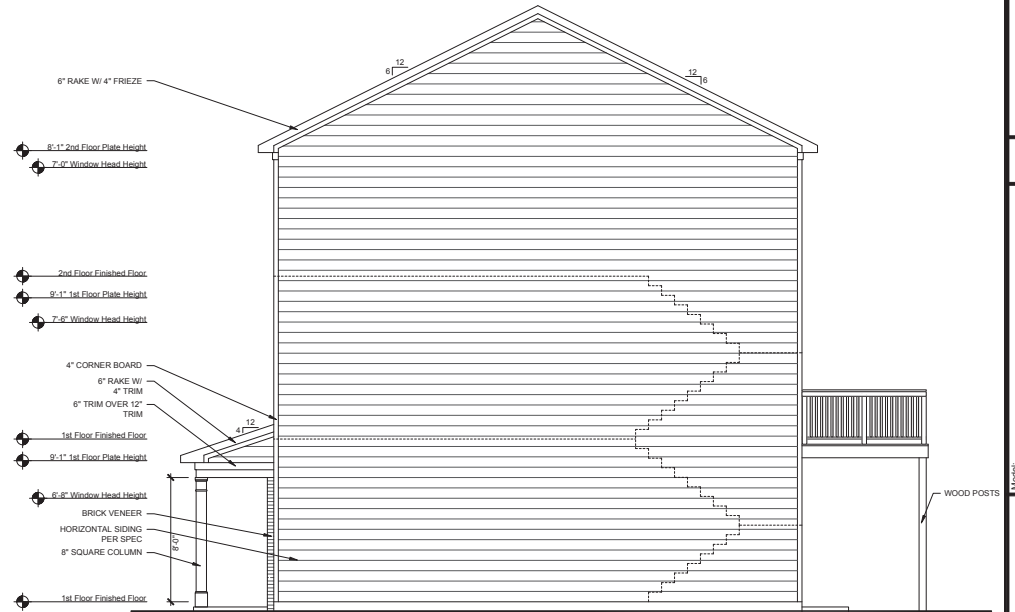
GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

4/19/2022



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



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

MAIN STREET
Design by
Main Street Design, LLC
3000 Royal Blvd., Suite 310
Atlanta, GA 30322
404.944.9444

Release Date:
11/3/2021

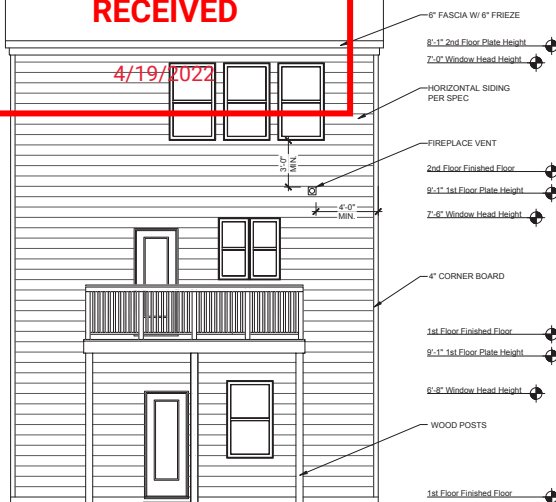
Model:
CHATHAM - GL
Front Load Towns
Drawing Title:
Side Elevations "A"

4400 North Point Parkway
Suite 295
Alpharetta, Georgia 30022
(770) 943-3600

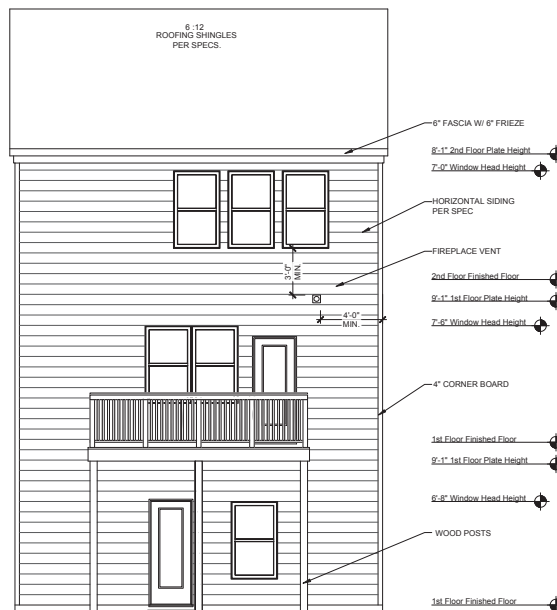
taylor morrison
Homes Inspired by You

Plan Name:
Chatham
Division:
Atlanta
Municipality:
County
Community:
Community Name
Lot Number:
Lots 00-99
Scale:
11x17 - 1/8"=1'-0"
22x34 - 1/4"=1'-0"
Unless Otherwise Noted
Sheet:
A-4.1A

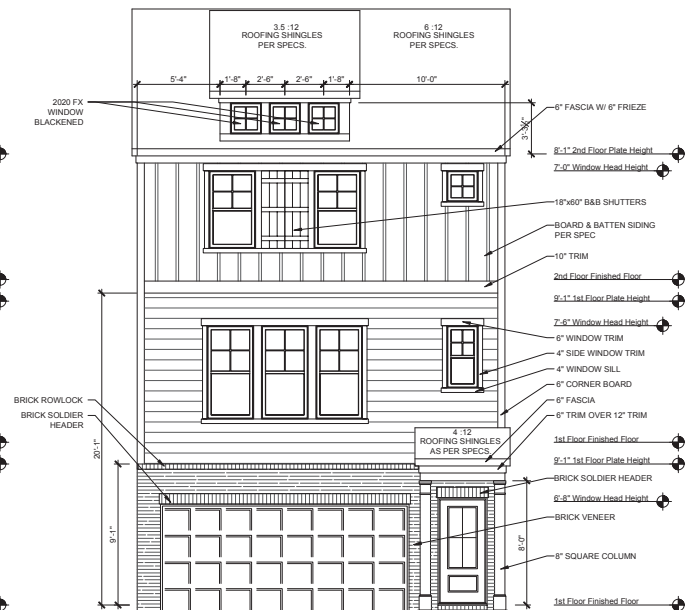
4/19/2022



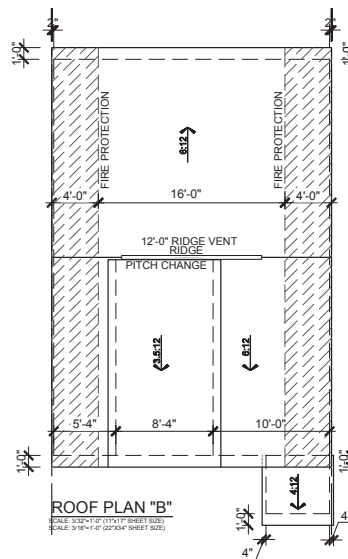
OPT. REAR KITCHEN
REAR ELEVATION



REAR ELEVATION



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



ROOF PLAN "B"

TOTAL SQ. FT. OF ROOF AREA: 805 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT
BOX VENT NET FREE AREA: 50 SQ. IN. PER VENT

193 / 18 NFA OF RIDGE VENT = 11' REQD
193 / 9 NFA OF SOFFIT VENT = 21' REQD

ACTUAL RIDGE VENT PROVIDED: 12'
ACTUAL SOFFIT VENT PROVIDED: 32'
NUMBER OF BOX VENTS PROVIDED:

MAIN STREET
Designs

Design by:
Main Street Designs of Georgia, LLC

www.MainStreetDesignsLLC.com
3090 Royal Blvd. South, Suite 139
Alpharetta, GA 30022
O. (404) 480-3881

Release Date:
11/3/2021

Model:	CHATHAM - GL Front Load Towns
Drawing Title:	Front /Rear & Roof "B"

4400 North Point Parkway
Suite 295
Alpharetta, Georgia 30022
(770) 945-3600

**taylor
morrison**
Homes Inspired by You

Plan Name:	Chatham
Division:	Atlanta
Municipality:	County
Community:	Community Name
Lot Number:	Lots 00-99

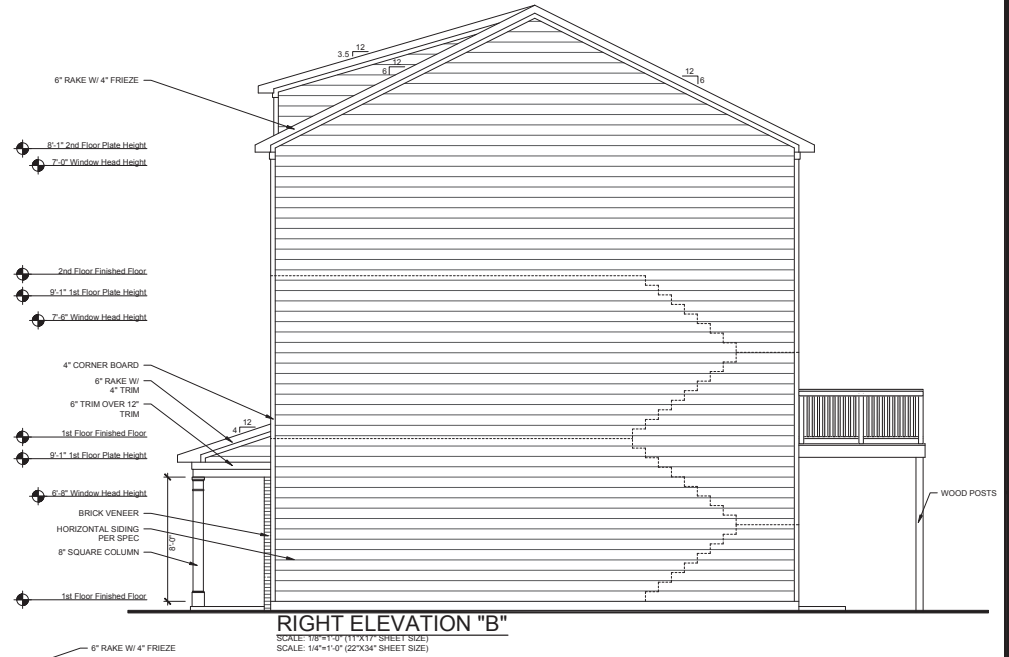
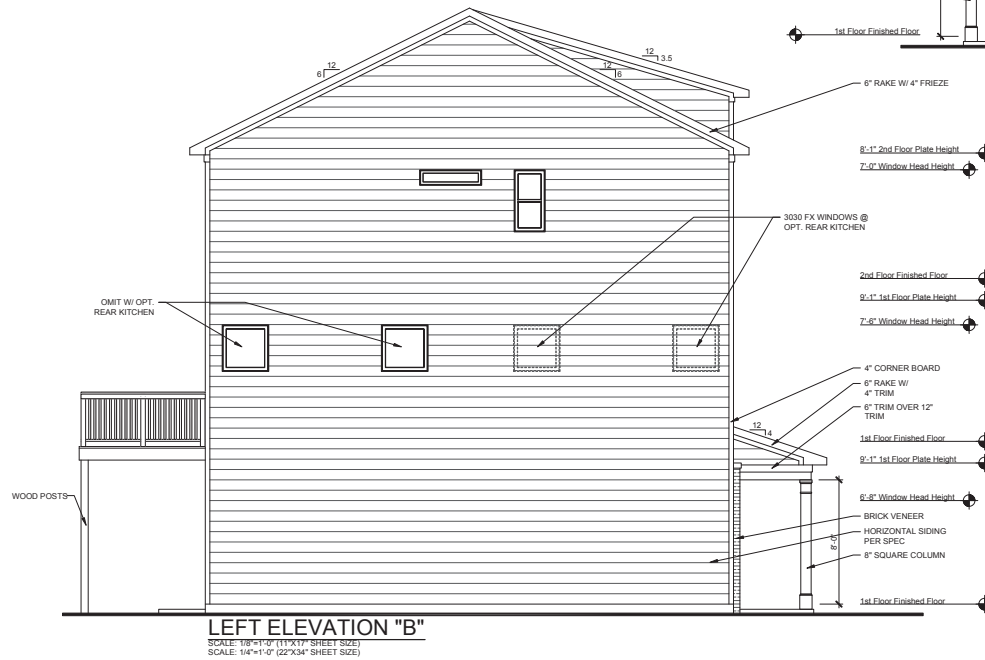
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11x17 - 1/8"=1'-0"
22x34 - 1/4"=1'-0"
Unless Otherwise Noted

Sheet:
A-4.0B

WINNETT COUNTY
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4/19/2022



Release Date:
11/3/2021

Model:
CHATHAM - GL
Front Load Towns
Drawing Title:
Side Elevations "B"
Option Description:

4400 North Point Parkway
Suite 295
Alpharetta, Georgia 30022
(770) 943-3600

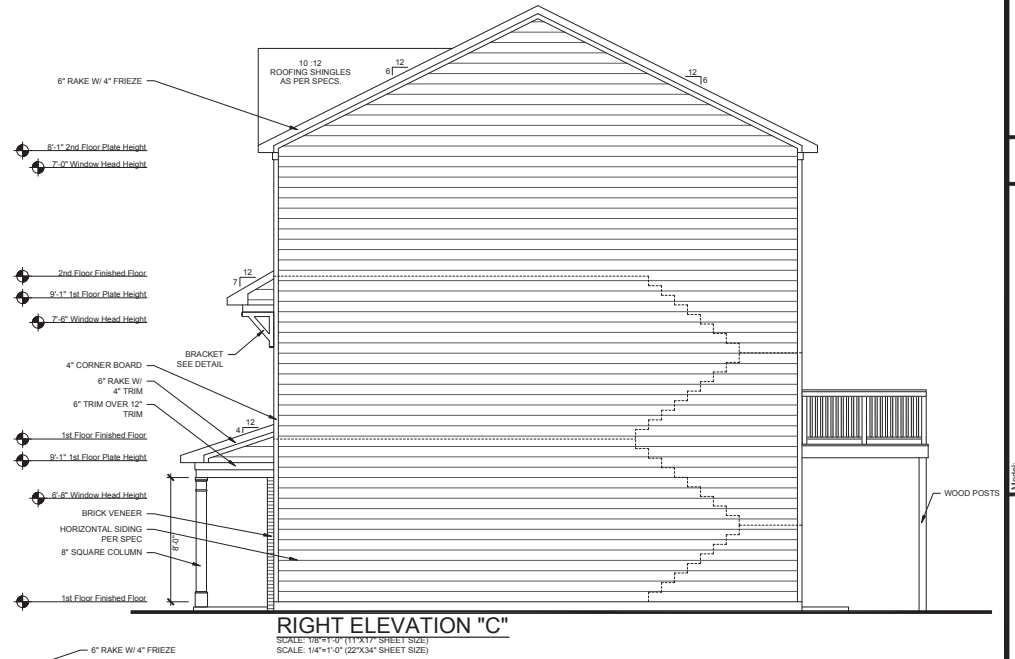
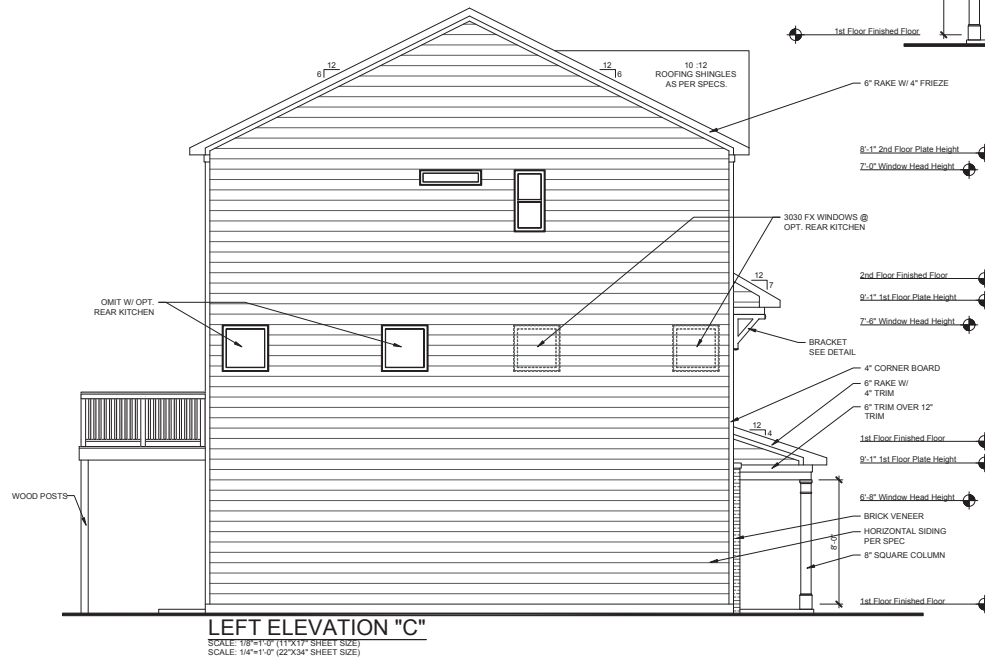


Plan Name:
Chatham
Division:
Atlanta
Municipality:
County
Community:
Community Name
Lot Number:
Lots 00-99
Scale:
11x17 - 1/8"=1'-0"
22x34 - 1/4"=1'-0"
Unless Otherwise Noted
Sheet:
A-4.1B

WINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

4/19/2022



Release Date:
11/3/2021

Model: CHATHAM - GL
Drawing Title: Front Load Towns
Side Elevations "C"
Option Description:

4400 North Point Parkway
Suite 295
Alpharetta, Georgia 30022
(770) 943-3600

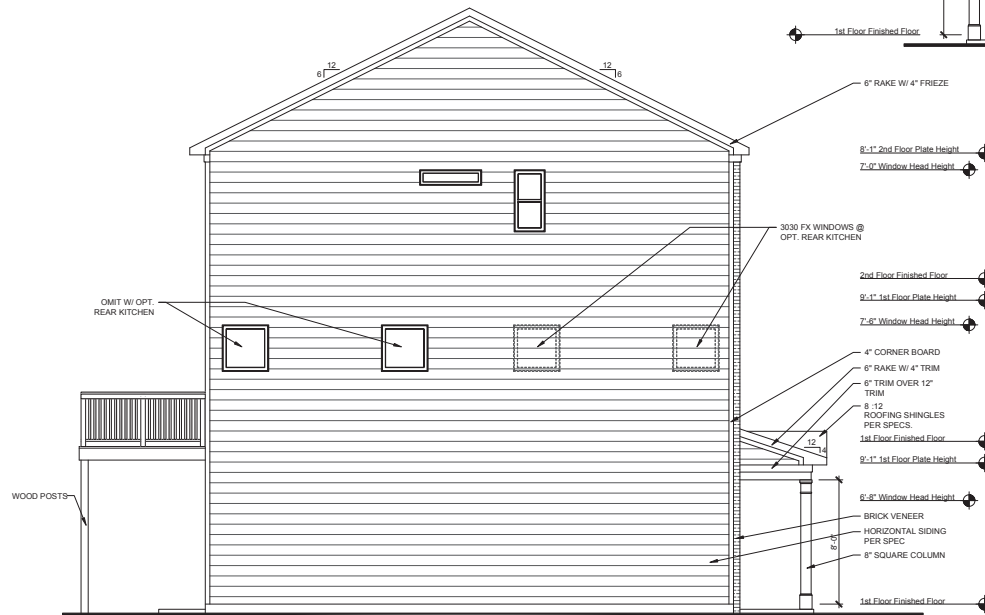


Plan Name:
Chatham
Division:
Atlanta
Municipality:
County
Community:
Community Name
Lot Number:
Lots 00-99
Scale:
11x17 - 1/8"=1'-0"
22x34 - 1/4"=1'-0"
Unless Otherwise Noted
Sheet:
A-4.1C

WINNETT COUNTY
PLANNING AND DEVELOPMENT

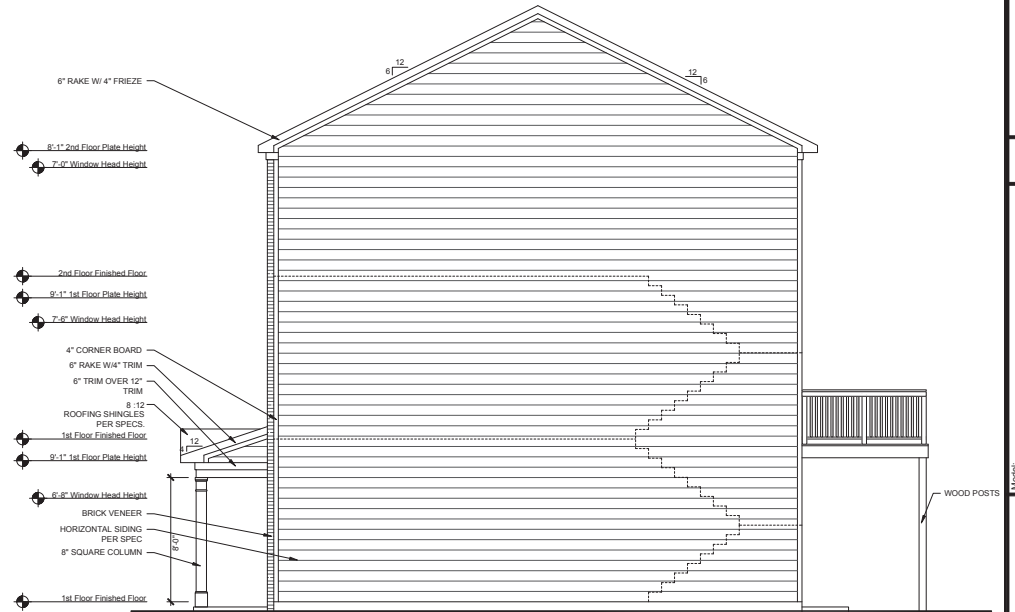
RECEIVED

4/19/2022



LEFT ELEVATION "D"

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



RIGHT ELEVATION "D"

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



Release Date:
11/3/2021

Model: CHATHAM - GL
Drawing Title: Front Load Towns
Option Description: Side Elevations "D"

4400 North Point Parkway
Suite 295
Alpharetta, Georgia 30022
(770) 943-3600



Plan Name: Chatham
Division: Atlanta
Municipality: County
Community: Community Name
Lot Number: Lots 00-99
Scale: 11x17 - 1/8"=1'-0"
22x34 - 1/4"=1'-0"
Unless Otherwise Noted
Sheet: A-4.1D



TOTAL SQ. FT. OF ROOF AREA: 805 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT
BOX VENT NET FREE AREA: 50 SQ. IN. PER VENT

193 / 18 NFA OF RIDGE VENT = 11' REQD

ACTUAL RIDGE VENT PROVIDED: 12
ACTUAL SOFFIT VENT PROVIDED: 32
NUMBER OF BOX VENTS PROVIDED:

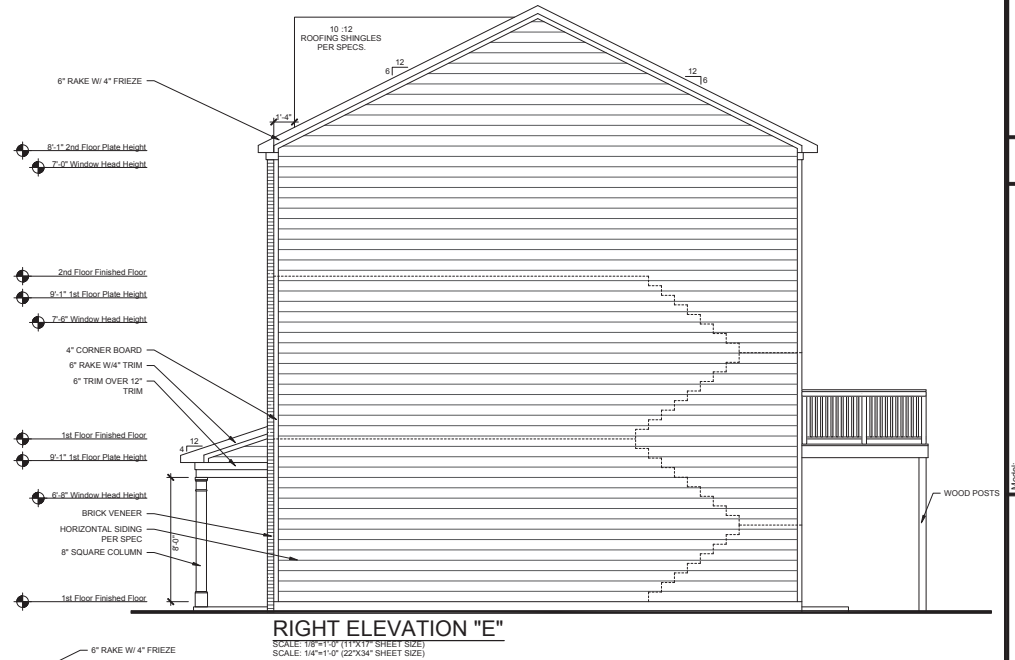
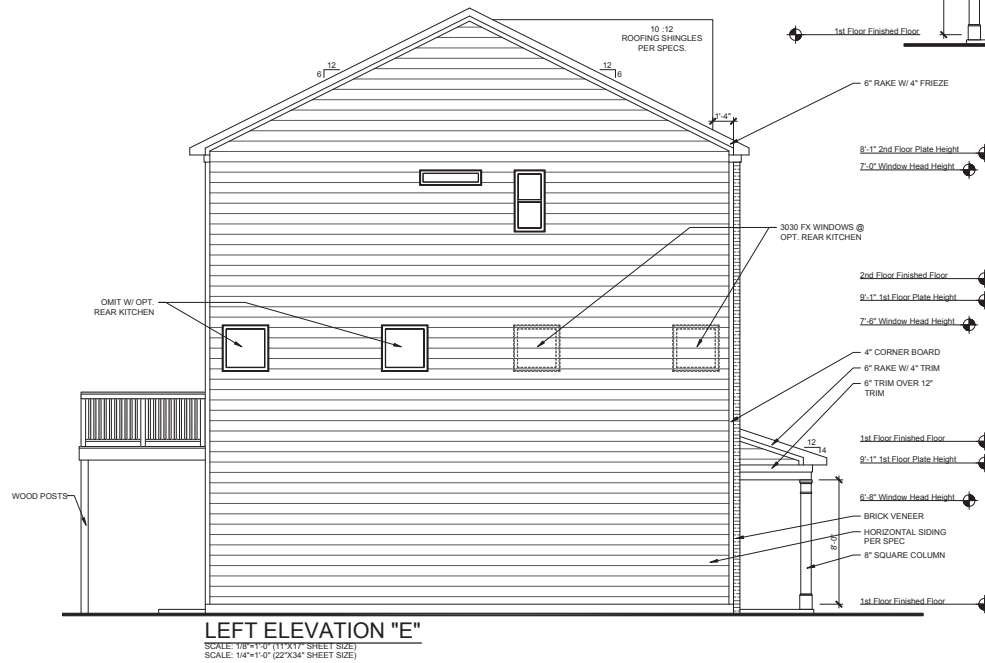
4/19/2022

Plan Name:	Chatham
Division:	Atlanta
Municipality:	County
Community:	Community Name
Lot Number:	Lots 00-99
Scale:	1 1/2" = 1'-0" 2 1/4" = 1'-0" Unless Otherwise Noted
Sheet:	A-4.0E

WINNETT COUNTY
PLANNING AND DEVELOPMENT

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4/19/2022



Release Date:
11/3/2021

Model:
CHATHAM - GL
Front Load Towns
Drawing Title:
Side Elevations "E"

4400 North Point Parkway
Suite 295
Alpharetta, Georgia 30022
(770) 943-3600

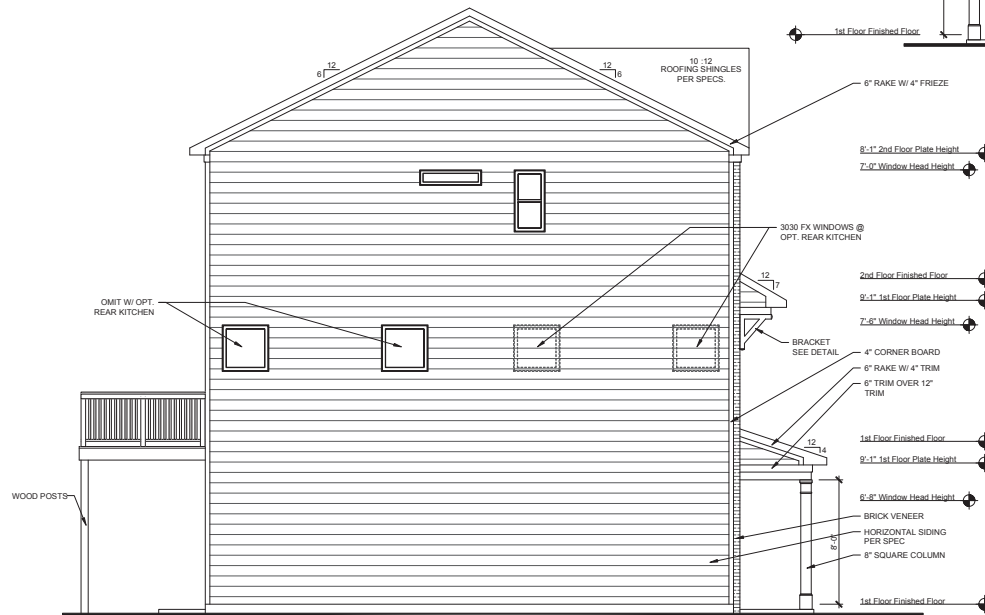


Plan Name:
Chatham
Division:
Atlanta
Municipality:
County
Community:
Community Name
Lot Number:
Lots 00-99
Scale:
11x17 - 1/8"=1'-0"
22x34 - 1/4"=1'-0"
Unless Otherwise Noted
Sheet:
A-4.1E

WINNETT COUNTY
PLANNING AND DEVELOPMENT

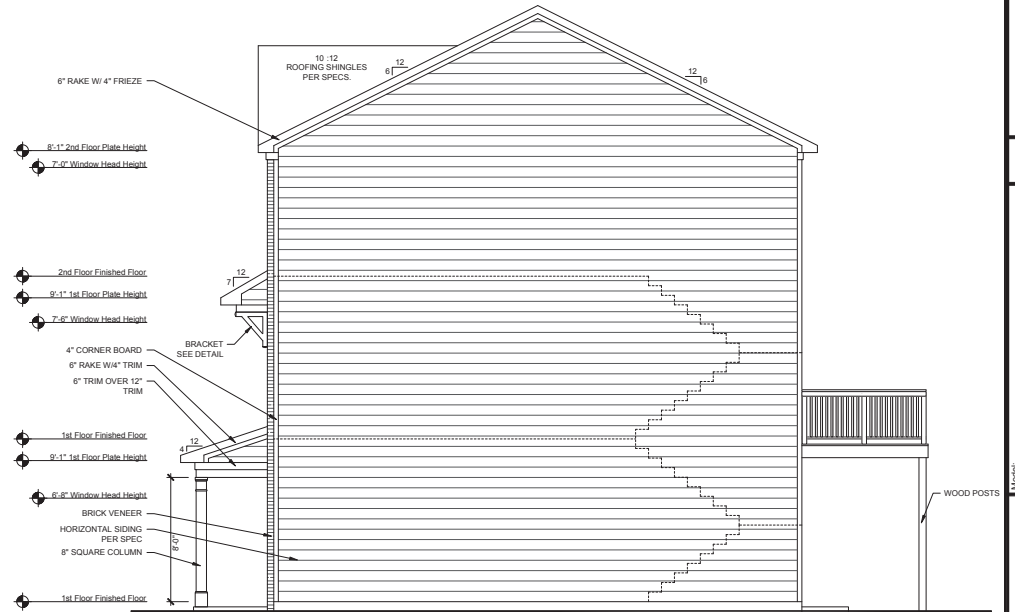
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4/19/2022



LEFT ELEVATION "F"

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



RIGHT ELEVATION "F"

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



Release Date:
11/3/2021

Model: CHATHAM - GL
Drawing Title: Front Load Towns
Option Description: Side Elevations "F"

4400 North Point Parkway
Suite 295
Alpharetta, Georgia 30022
(770) 943-3600

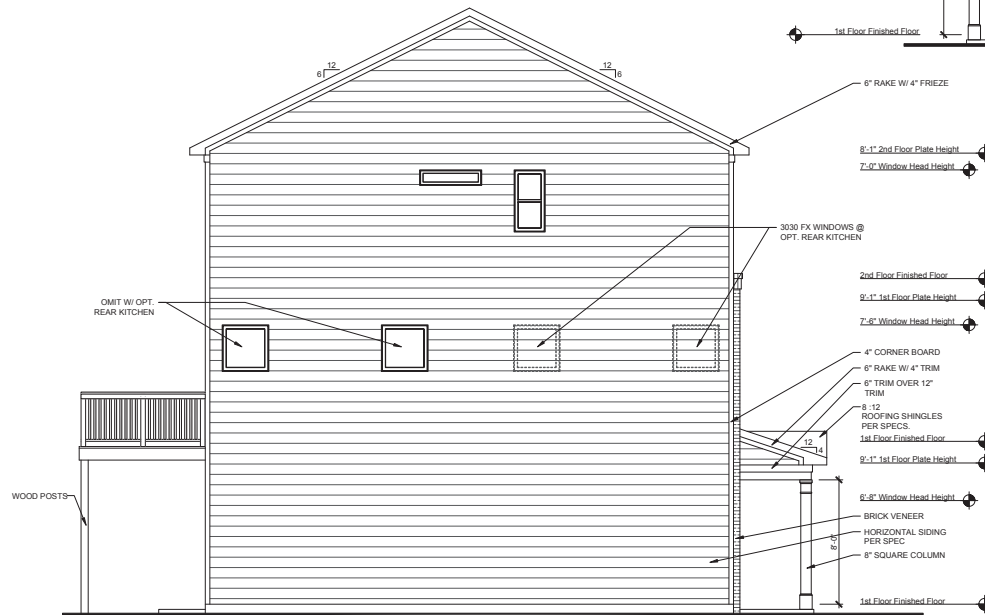


Plan Name: Chatham
Division: Atlanta
Municipality: County
Community: Community Name
Lot Number: Lots 00-99
Scale: 11x17 - 1/8"=1'-0"
22x34 - 1/4"=1'-0"
Unless Otherwise Noted
Sheet: A-4.1F

WINNETT COUNTY
PLANNING AND DEVELOPMENT

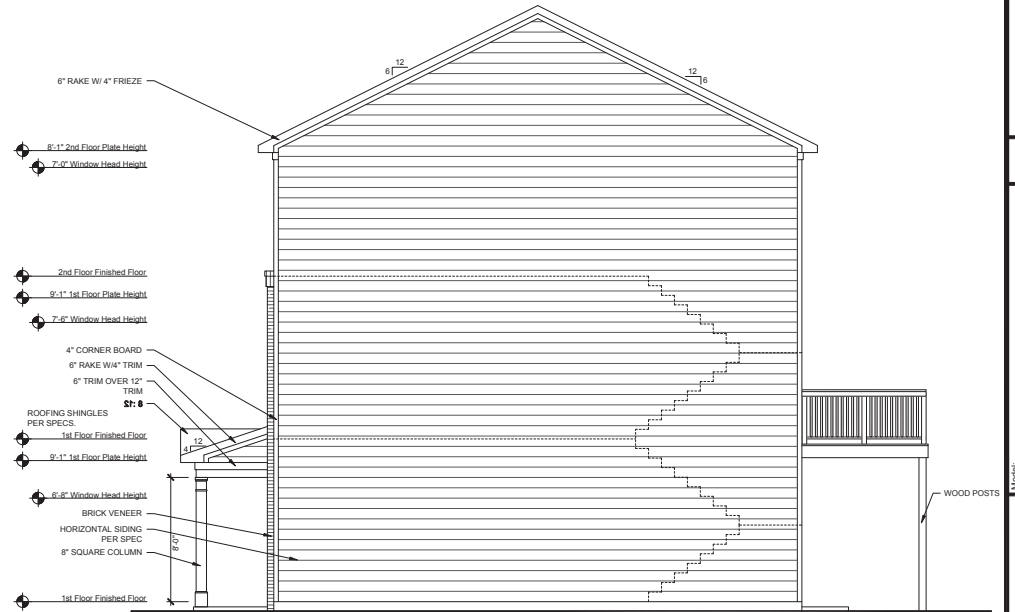
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4/19/2022



LEFT ELEVATION "G"

SCALE: 1/8"=1'-0" (11X17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22X34" SHEET SIZE)



RIGHT ELEVATION "G"

SCALE: 1/8"=1'-0" (11X17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22X34" SHEET SIZE)



Release Date:
11/3/2021

Model: CHATHAM - GL
Front Load Towns
Drawing Title: Side Elevations "G"
Option Description:

4400 North Point Parkway
Suite 295
Alpharetta, Georgia 30022
(770) 943-3600



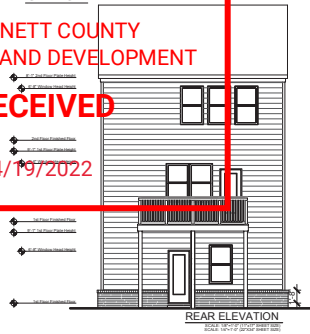
Plan Name: Chatham
Division: Atlanta
Municipality: County
Community: Community Name
Lot Number: Lots 00-99
Scale: 11x17 - 1/8"=1'-0"
22x34 - 1/4"=1'-0"
Unless Otherwise Noted
Sheet: A-4.1G

BRICK WATERTABLE
OPTION

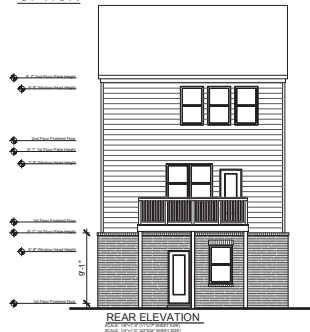
GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

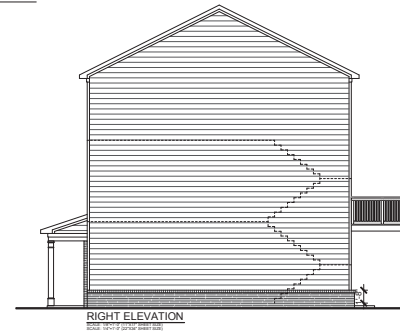
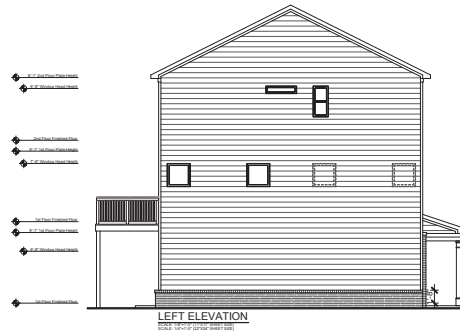
4/19/2022



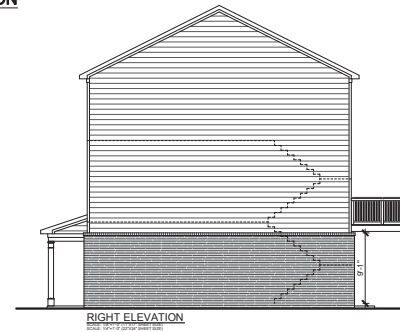
BRICK TO FIRST FLOOR
OPTION



BRICK WATERTABLE
OPTION



BRICK TO FIRST FLOOR
OPTION



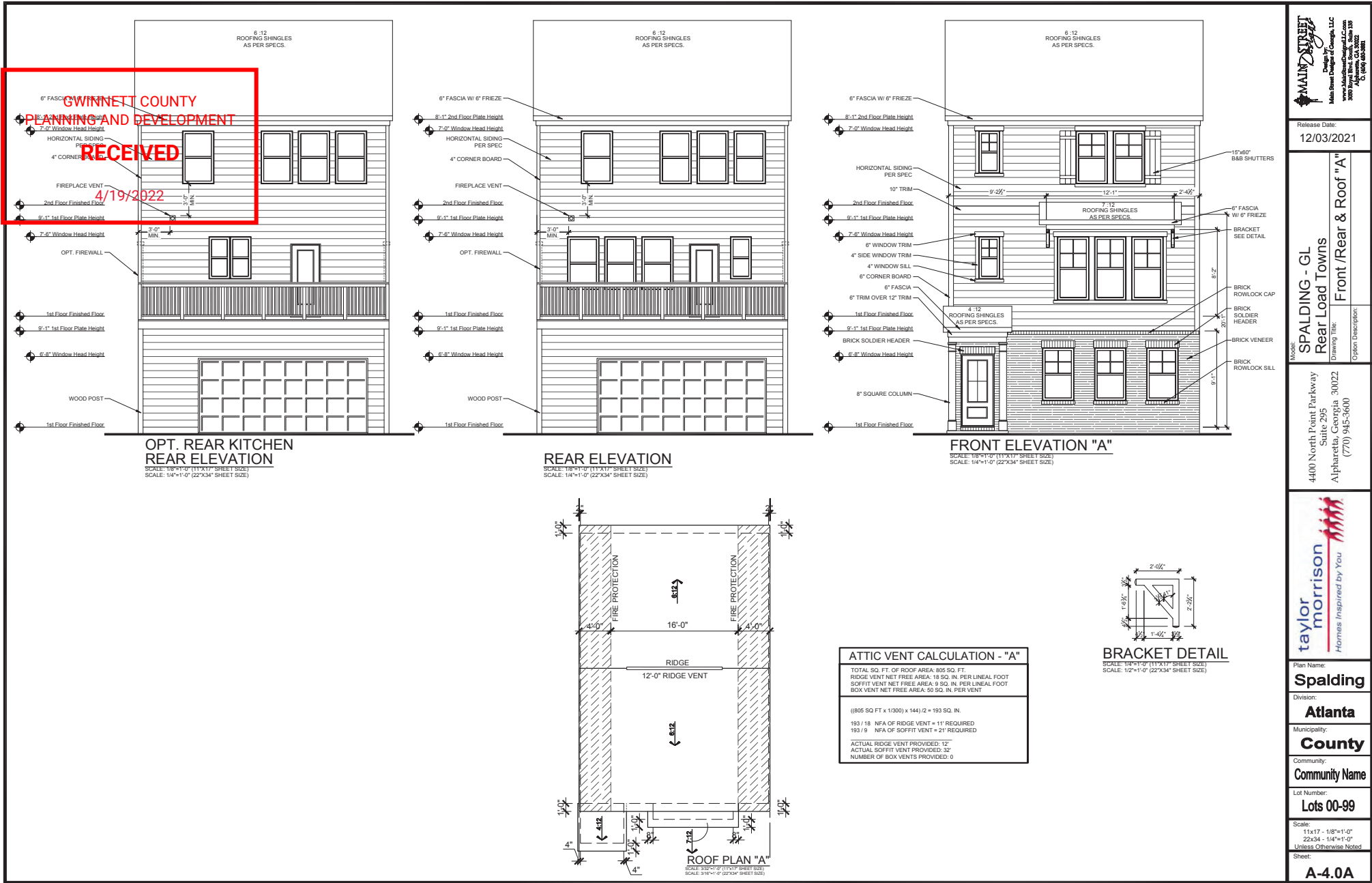
Release Date:
11/3/2021

Model: CHATHAM - GL
Drawing Title: Front Load Towns
Option Description: Side/ Rear Elevations
Brick Options

4400 North Point Parkway
Suite 295
Alpharetta, Georgia 30022
(770) 943-3600



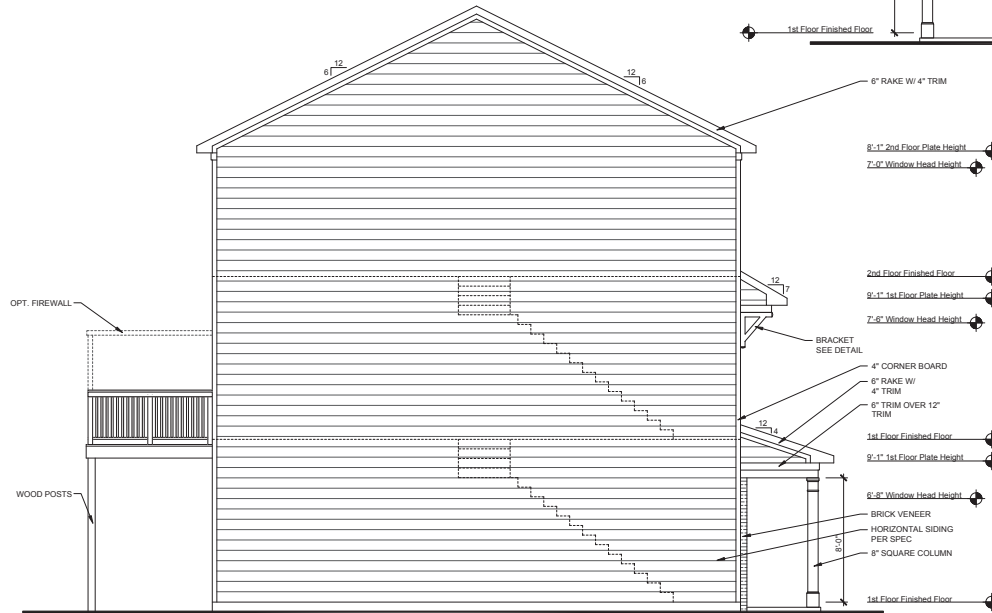
Plan Name: Chatham
Division: Atlanta
Municipality: County
Community: Community Name
Lot Number: Lots 00-99
Scale: 11x17 - 1/8"=1'-0"
22x34 - 1/4"=1'-0"
Unless Otherwise Noted
Sheet: OPT-BR



WINNETT COUNTY
PLANNING AND DEVELOPMENT

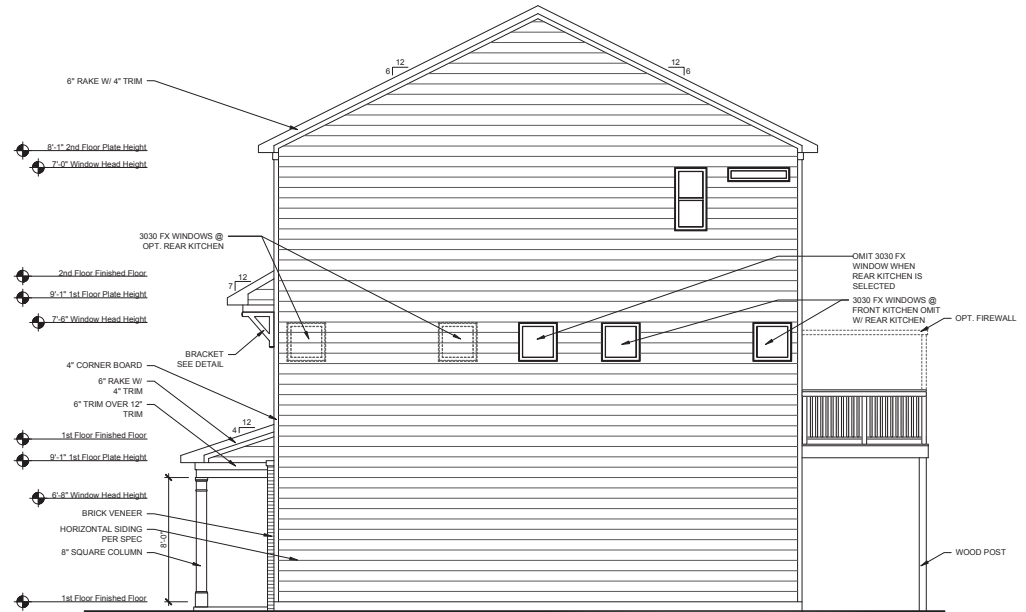
RECEIVED

4/19/2022



LEFT ELEVATION "A"

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



RIGHT ELEVATION "A"

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



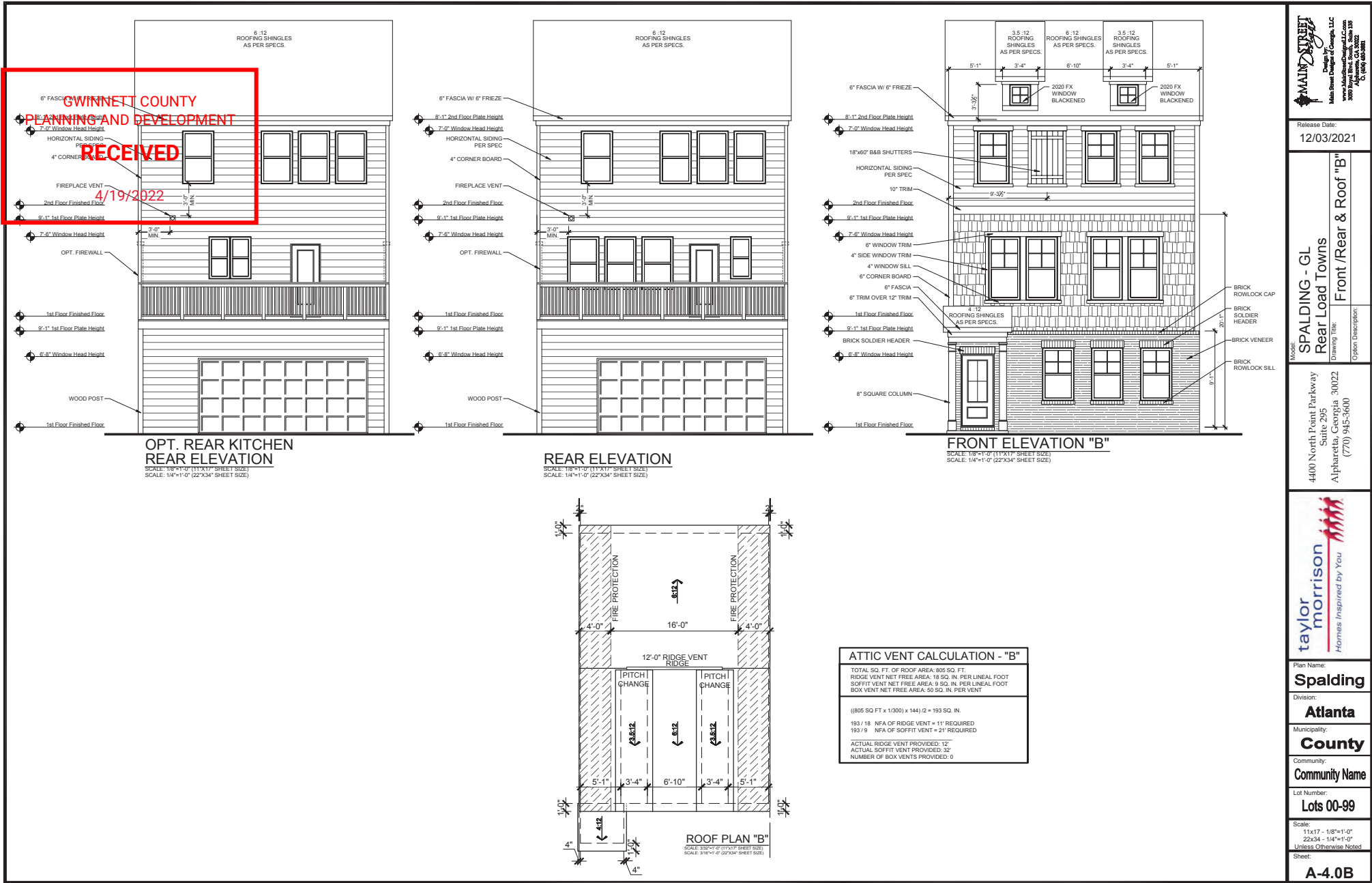
Release Date:
12/03/2021

Model: **SPALDING - GL**
Drawing Title: **Rear Load Towns**
Option Description: **Side Elevations "A"**

4400 North Point Parkway
Suite 295
Alpharetta, Georgia 30022
(770) 943-3600



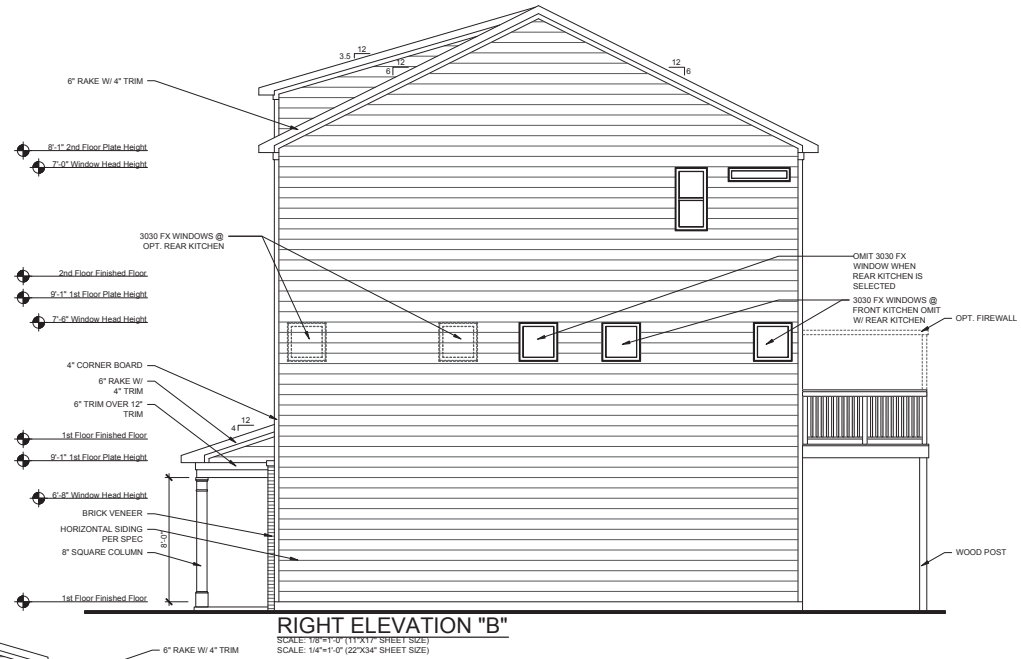
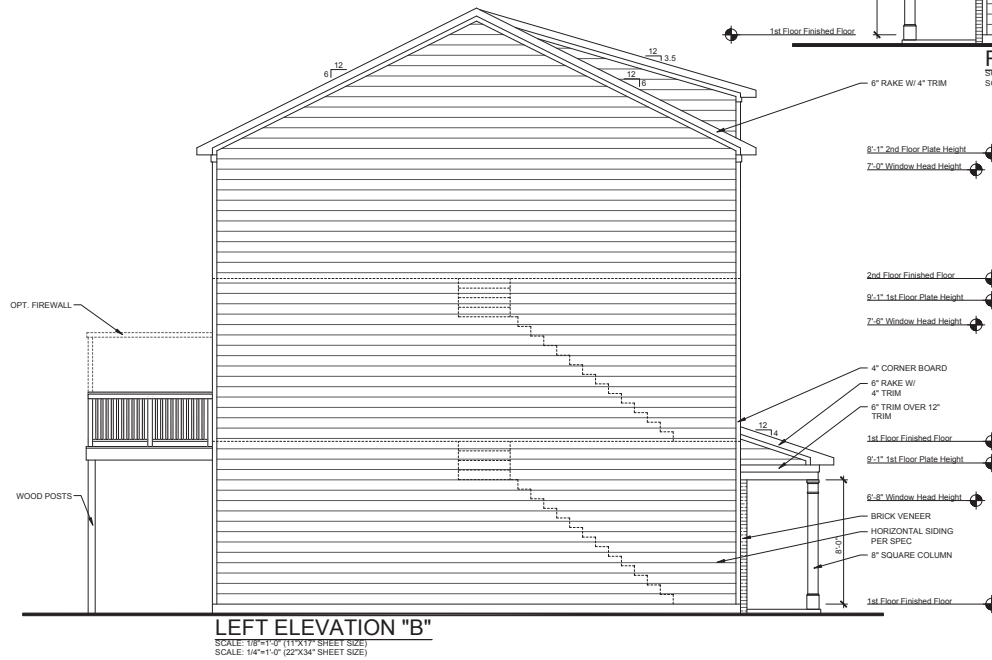
Plan Name: **Spalding**
Division: **Atlanta**
Municipality: **County**
Community: **Community Name**
Lot Number: **Lots 00-99**
Scale: 11x17 - 1/8"=1'-0"
22x34 - 1/4"=1'-0"
Unless Otherwise Noted
Sheet: **A-4.1A**



WINNETT COUNTY
PLANNING AND DEVELOPMENT

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4/19/2022



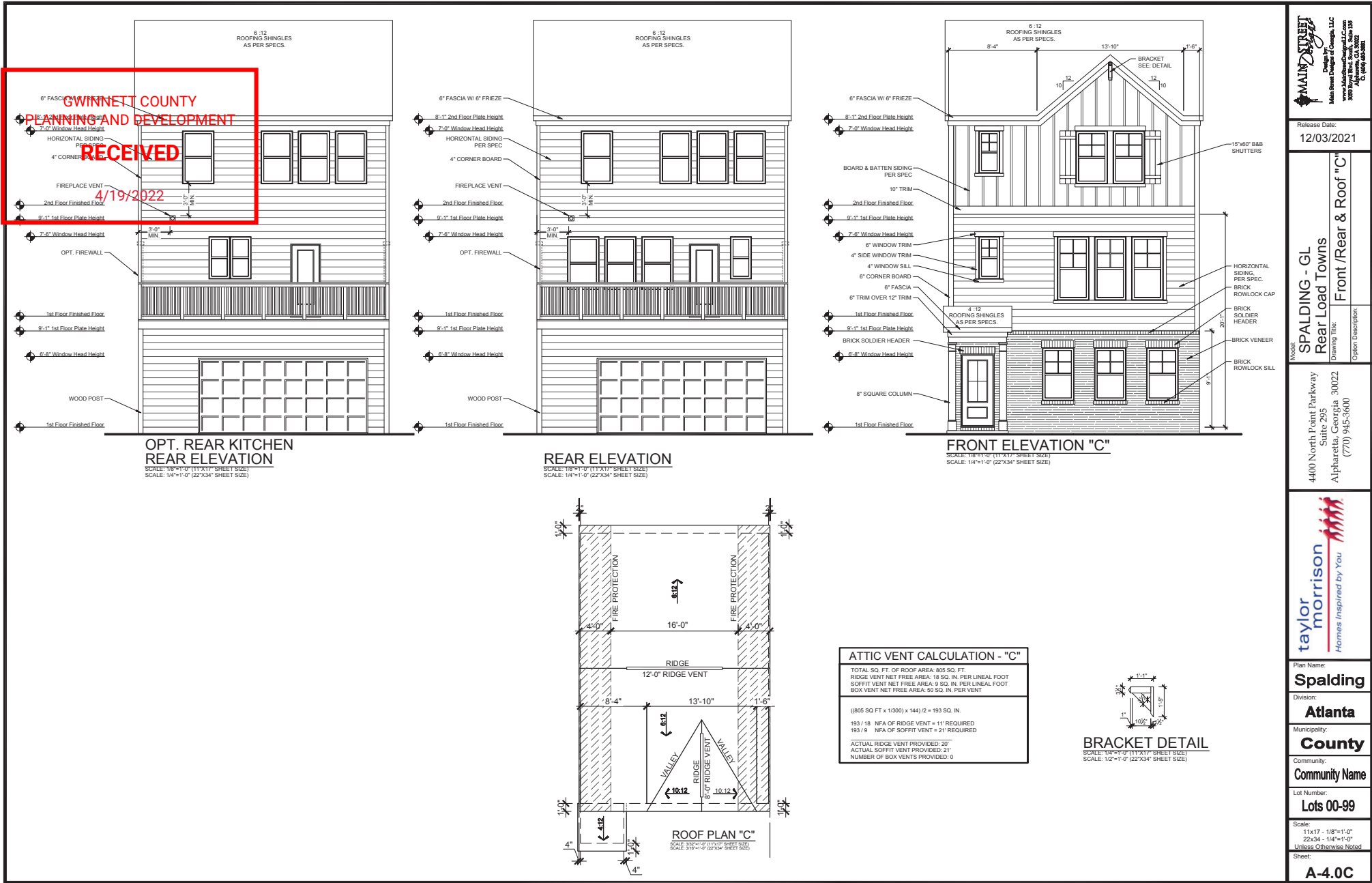
Release Date:
12/03/2021

Model: SPALDING - GL
Rear Load Towns
Drawing Title: Side Elevations "B"
Option Description:

4400 North Point Parkway
Suite 295
Alpharetta, Georgia 30022
(770) 943-3600



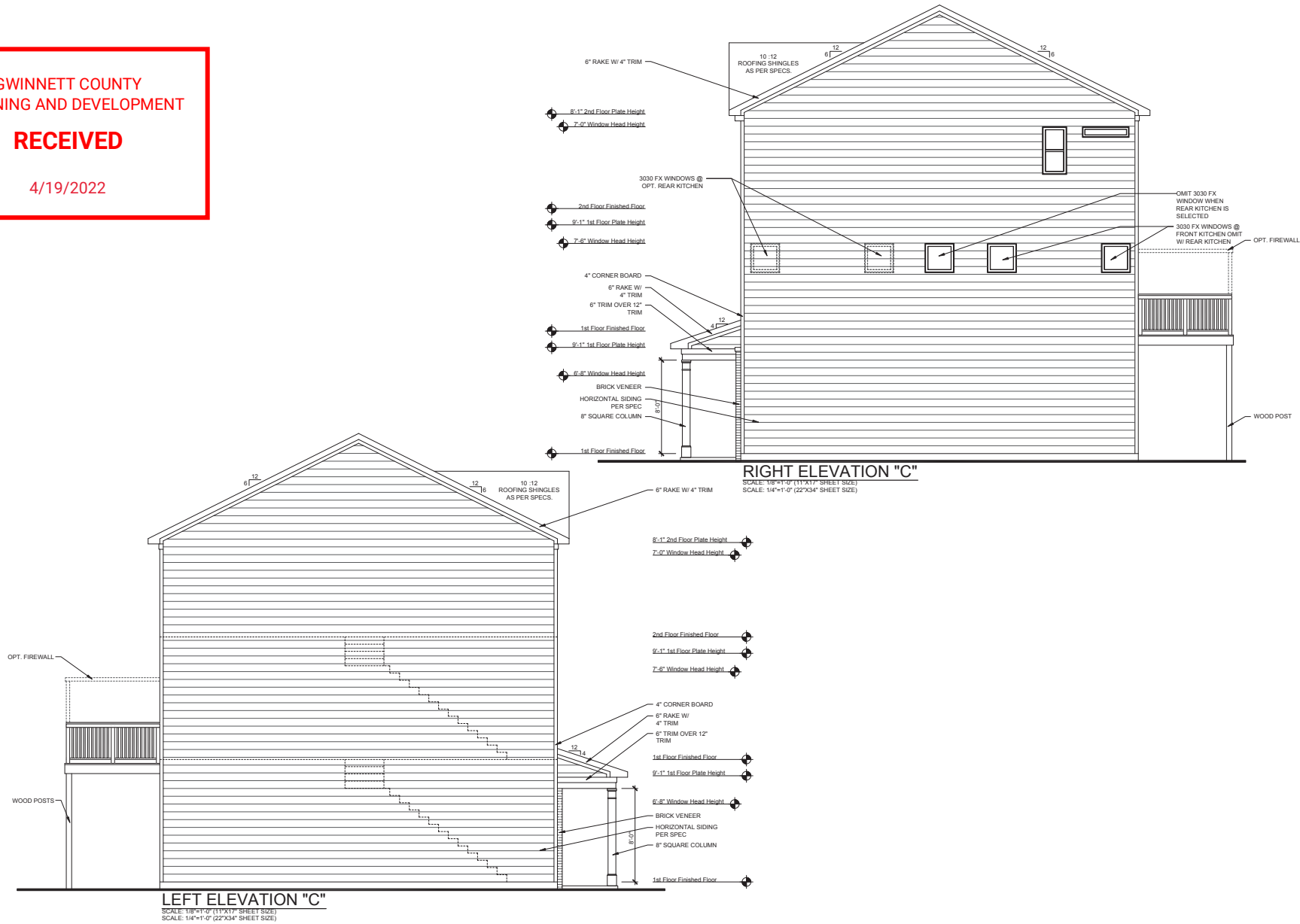
Plan Name:
Spalding
Division:
Atlanta
Municipality:
County
Community:
Community Name
Lot Number:
Lots 00-99
Scale:
11x17 - 1/8"=1'-0"
22x34 - 1/4"=1'-0"
Unless Otherwise Noted
Sheet:
A-4.1B



WINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

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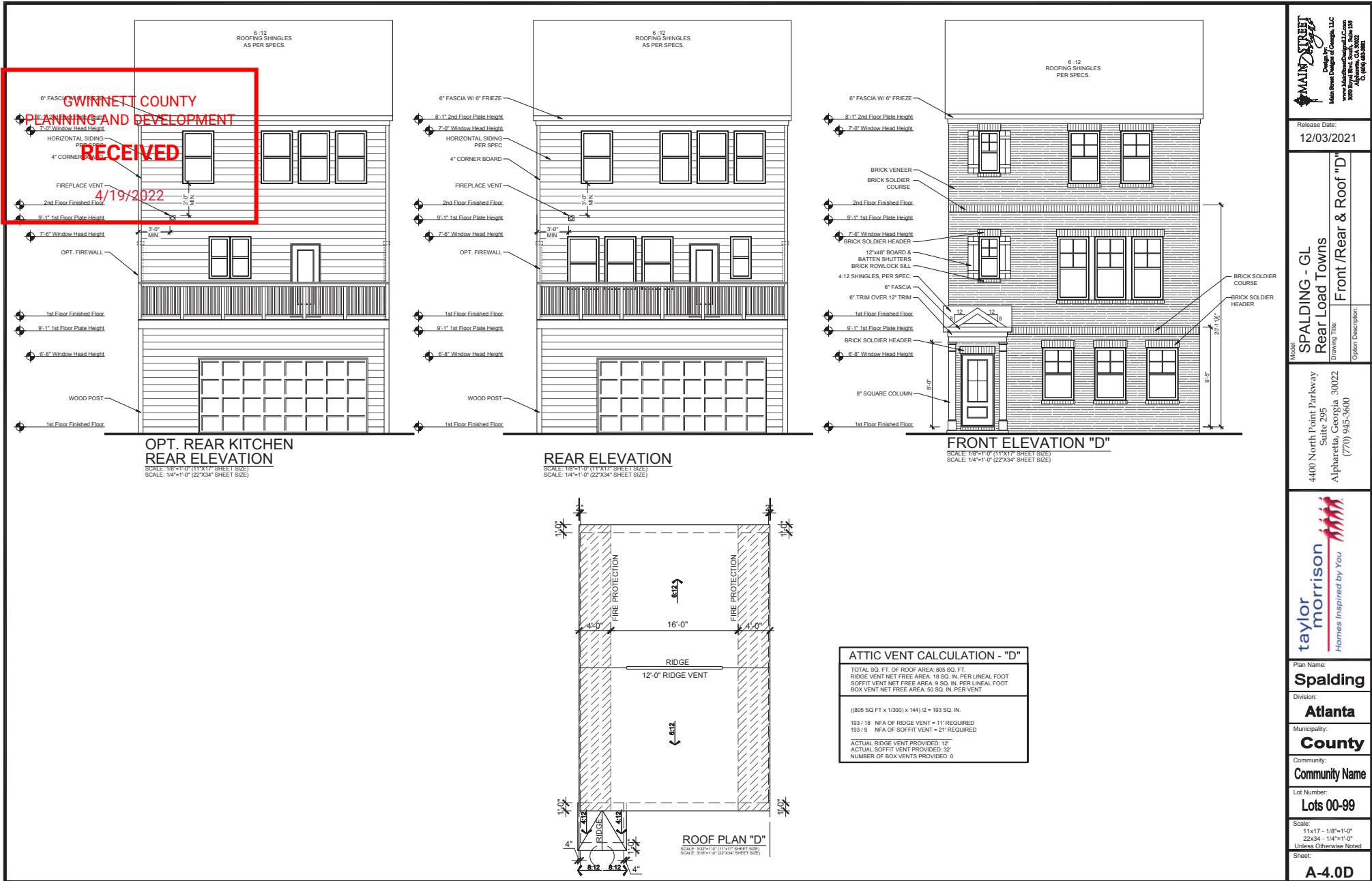
Release Date:
12/03/2021

Model: SPALDING - GL
Rear Load Towns
Drawing Title: Side Elevations "C"
Option Description:

4400 North Point Parkway
Suite 295
Alpharetta, Georgia 30022
(770) 942-3600



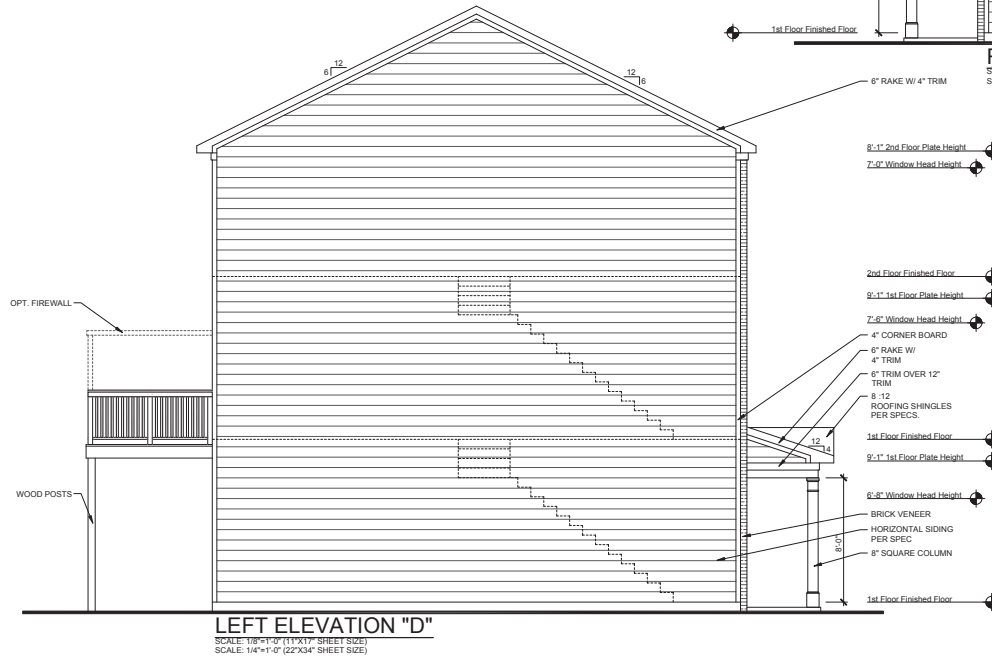
Plan Name: Spalding
Division:
Municipality: Atlanta
County
Community: Community Name
Lot Number: Lots 00-99
Scale: 11x17 - 1/8"=1'-0"
22x34 - 1/4"=1'-0"
Unless Otherwise Noted
Sheet: A-4.1C



WINNETT COUNTY
PLANNING AND DEVELOPMENT

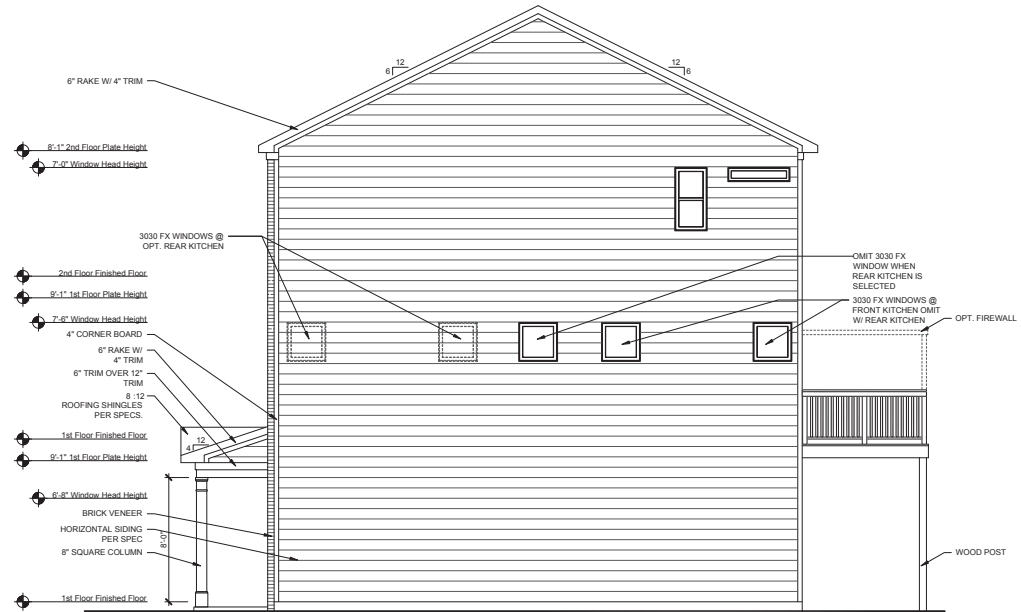
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LEFT ELEVATION "D"

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



RIGHT ELEVATION "D"

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



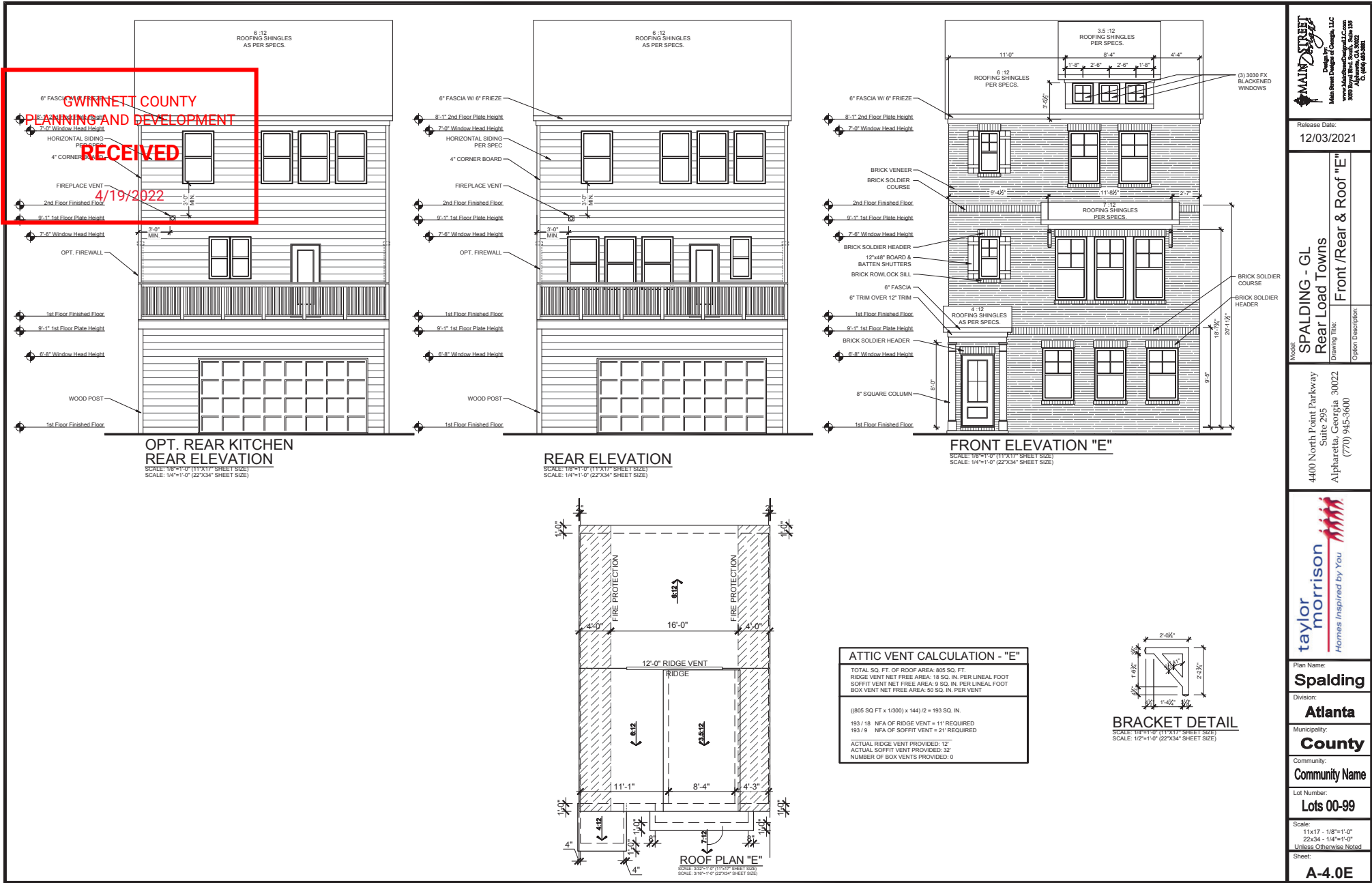
Release Date:
12/03/2021

Model: SPALDING - GL
Rear Load Towns
Drawing Title: Side Elevations "D"
Option Description:

4400 North Point Parkway
Suite 295
Alpharetta, Georgia 30022
(770) 943-3600



Plan Name:
Spalding
Division:
Atlanta
Municipality:
County
Community:
Community Name
Lot Number:
Lots 00-99
Scale:
11x17 - 1/8"=1'-0"
22x34 - 1/4"=1'-0"
Unless Otherwise Noted
Sheet:
A-4.1D



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MAIN STREET
Design LLC

Design by:
Main Street Designs of Georgia, LLC

www.MainStreetDesignLLC.com
3030 Royal Blvd. South, Suite 135
Alpharetta, GA 30022
C. (404) 480-5881

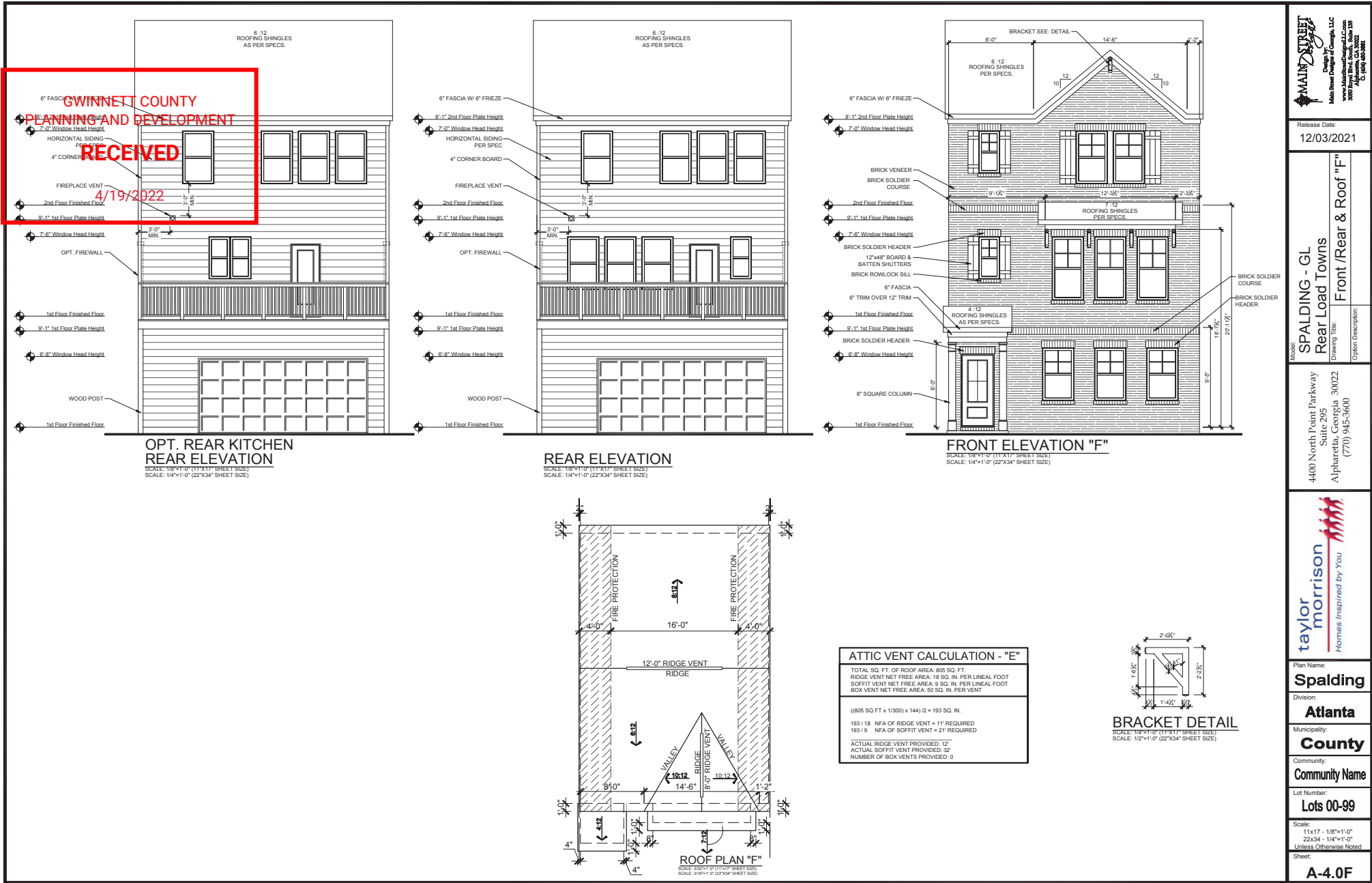
Model: SPALDING - GL Rear Load Towns	
Drawing Title:	Side Elevations "E"
Option Description:	

4400 North Point Parkway
Suite 295
Alpharetta, Georgia 30022
(770) 945-3600

taylor
morrison
Homes Inspired by You

Plan Name:	Spalding
Division:	Atlanta
Municipality:	County
Community:	Community Name
Lot Number:	Lots 00-99
Scale:	11x17 - 1/8"=1'-0" 22x34 - 1/4"=1'-0" Unless Otherwise Noted
Sheet:	

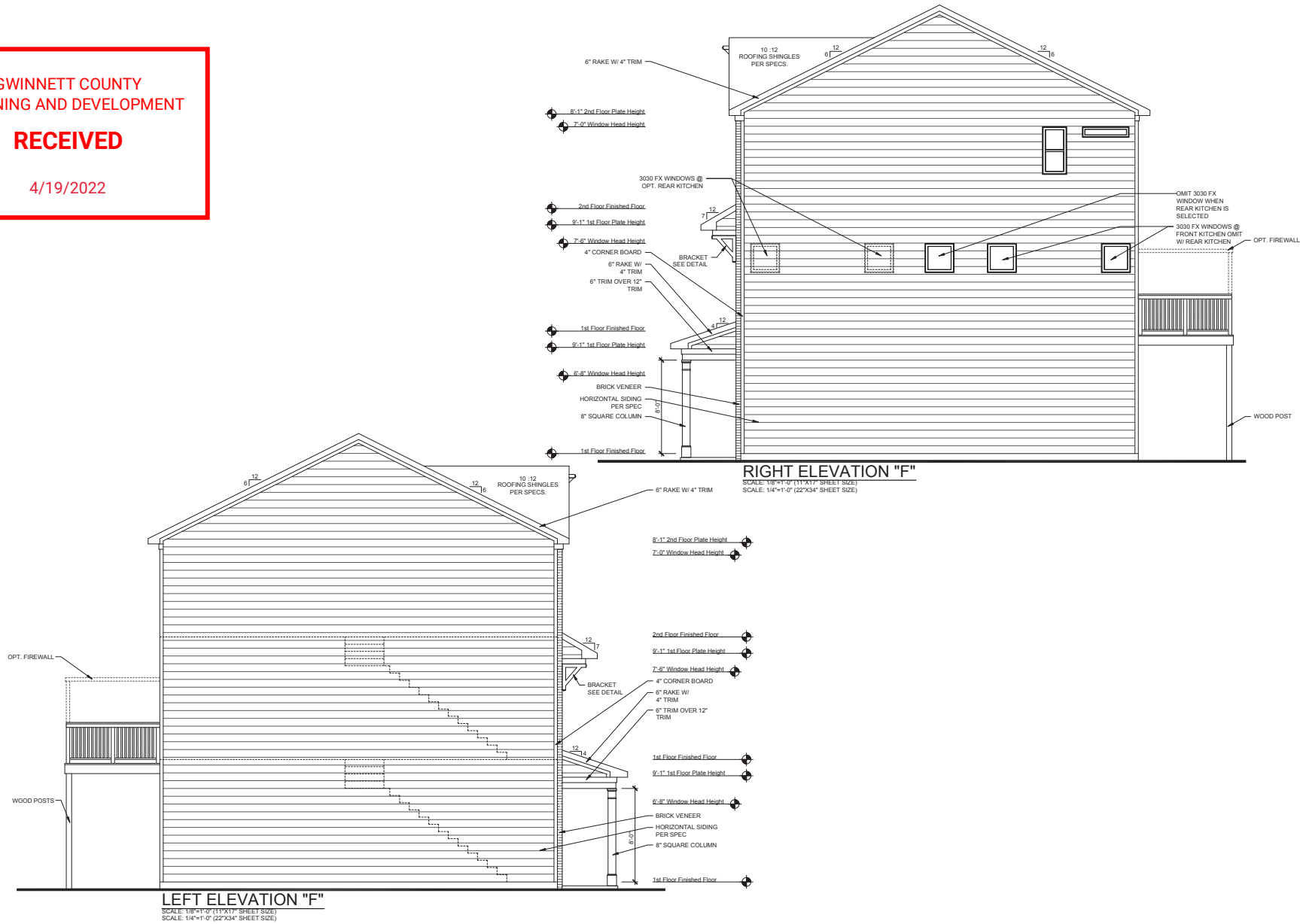
A-4.1E



WINNETT COUNTY
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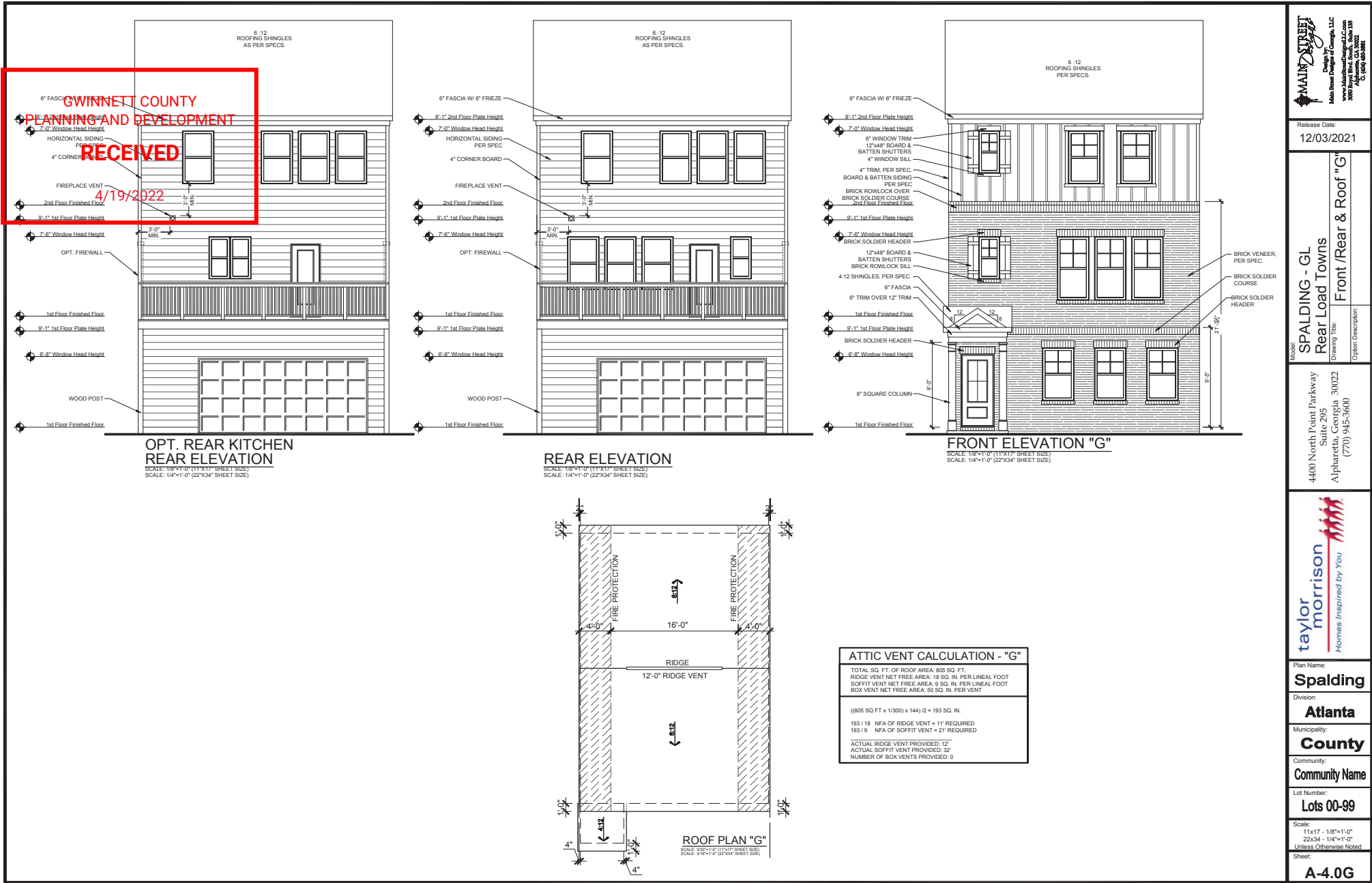
Release Date:
12/03/2021

Model: SPALDING - GL
Drawing Title: Rear Load Towns
Option Description: Side Elevations "F"

4400 North Point Parkway
Suite 295
Alpharetta, Georgia 30022
(770) 943-3600



Plan Name: Spalding
Division: Atlanta
Municipality: County
Community: Community Name
Lot Number: Lots 00-99
Scale: 11x17 - 1/8"=1'-0"
22x34 - 1/4"=1'-0"
Unless Otherwise Noted
Sheet: A-4.1F



Main Street Design & Construction, LLC
 3000 Royal Blvd., Suite 100
 Alpharetta, GA 30002
 (770) 942-3600

Release Date:
12/03/2021

Model:
SPALDING - GL
 Drawing Title:
Rear Load Towns

Option Description:
Front / Rear & Roof "G"

4400 North Point Parkway
 Suite 295
 Alpharetta, Georgia 30022
 (770) 942-3600

Homes Inspired by You

Plan Name:
Spalding
 Division:
Atlanta
 Municipality:
County

Community:
Community Name
 Lot Number:
Lots 00-99

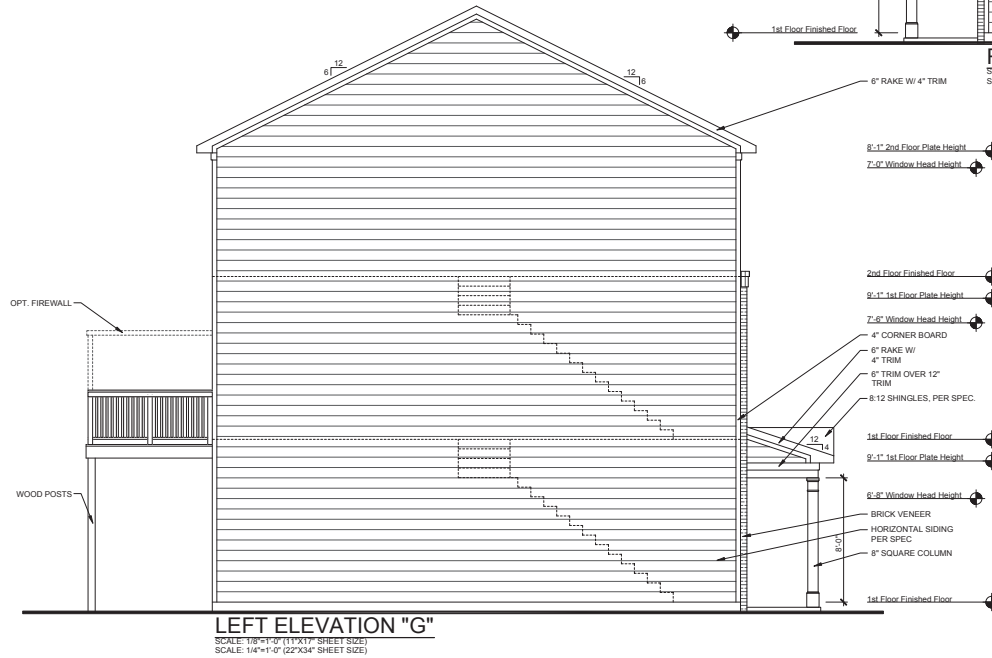
Scale:
 11x17 - 1/8"=1'-0"
 22x34 - 1/4"=1'-0"
 Unless Otherwise Noted

Sheet:
A-4.0G

WINNETT COUNTY
PLANNING AND DEVELOPMENT

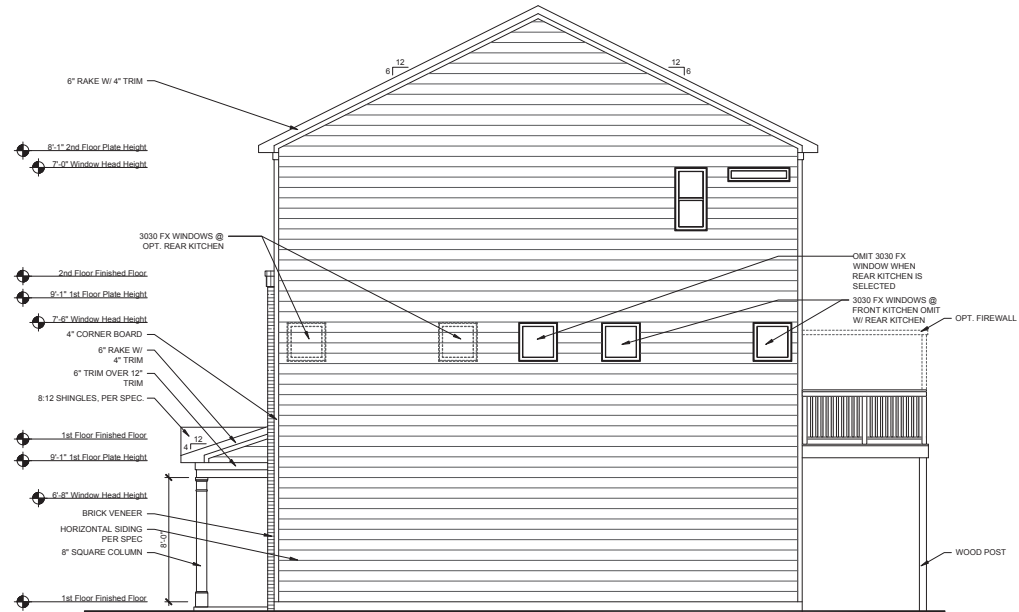
RECEIVED

4/19/2022



LEFT ELEVATION "G"

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



RIGHT ELEVATION "G"

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



Release Date:
12/03/2021

Model: SPALDING - GL
Rear Load Towns
Drawing Title: Side Elevations "G"
Option Description:

4400 North Point Parkway
Suite 295
Alpharetta, Georgia 30022
(770) 943-3600



Plan Name:
Spalding

Division:
Atlanta

Municipality:
County

Community:
Community Name

Lot Number:
Lots 00-99

Scale:
11x17 - 1/8"=1'-0"
22x34 - 1/4"=1'-0"
Unless Otherwise Noted

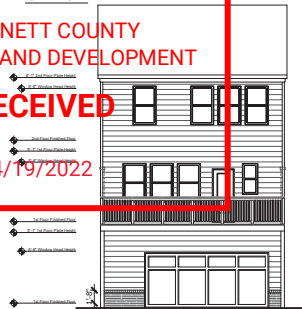
Sheet:
A-4.1G

BRICK WATERTABLE
OPTION

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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4/19/2022



REAR ELEVATION
Scale: 1/4" = 1'-0" (per section)

BRICK TO FIRST FLOOR
OPTION



REAR ELEVATION
Scale: 1/4" = 1'-0" (per section)

BRICK WATERTABLE
OPTION



LEFT ELEVATION
Scale: 1/4" = 1'-0" (per section)

RIGHT ELEVATION "A"
Scale: 1/4" = 1'-0" (per section)

BRICK TO FIRST FLOOR
OPTION



LEFT ELEVATION "A"
Scale: 1/4" = 1'-0" (per section)

RIGHT ELEVATION "A"
Scale: 1/4" = 1'-0" (per section)



Release Date:
12/03/2021

Model: SPALDING - GL
Rear Load Towns
Drawing Title: Kitchen Rear
Option Description: Brick Options Siding

4400 North Point Parkway
Suite 295
Alpharetta, Georgia 30022
(770) 943-3600



Plan Name:
Spalding

Division:
Atlanta

Municipality:
County

Community:
Community Name

Lot Number:
Lots 00-99

Scale:
11x17 - 1/8"=1'-0"
22x34 - 1/4"=1'-0"
Unless Otherwise Noted

Sheet:
OPT-BR