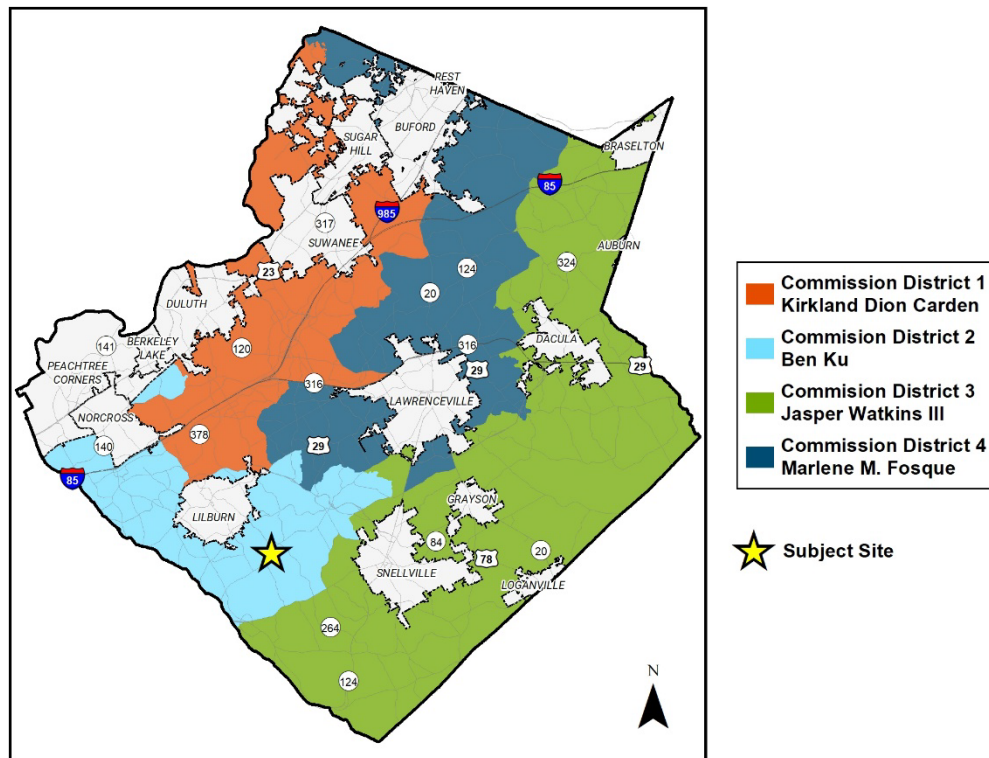




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZM2022-00033
Current Zoning: R-100 (Single-Family Residence District)
Request: Rezoning to R-TH (Single-Family Residence Townhouse District)
Additional Request: Waiver
Addresses: 4264 Five Forks Trickum Road
Map Numbers: R6091 096
Site Area: 6.66 acres
Units: 43
Proposed Development: Townhouses
Commission District: District 2 – Commissioner Ku
Character Area: Established Neighborhoods

Staff Recommendation: DENIAL



Planning Commission Advertised Public Hearing Date: 8/3/2022
Board of Commissioners Advertised Public Hearing Date: 8/23/2022

Applicant: D.R. Horton
1371 Dogwood Drive
Conyers, GA 30012

Owner: Kathy Elkins
4264 Five Forks Trickum Road
Lilburn, GA 30047

Contact: Tiffany Hogan

Contact Phone: 678.509.0555

Zoning History

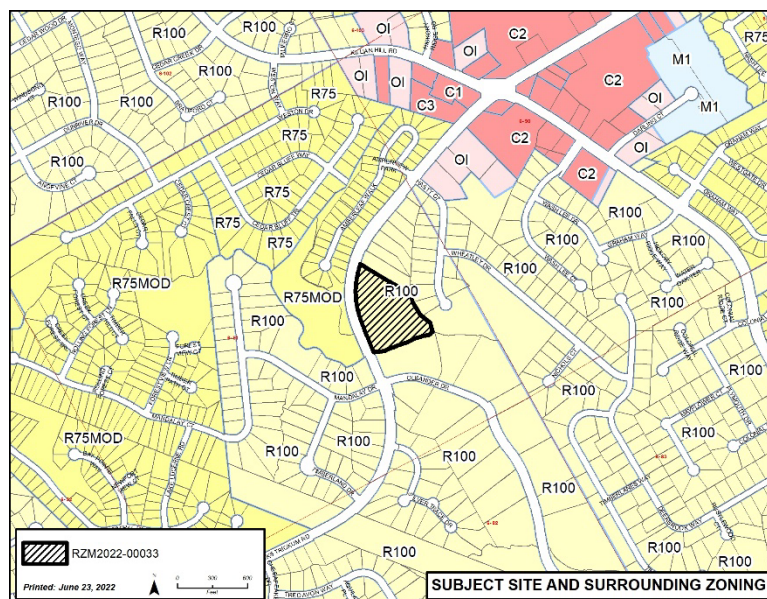
The subject site is zoned R-100 (Single-Family Residence District). No prior zoning requests are on record for this property.

Existing Site Condition

The subject site is a 6.66-acre parcel located along Five Forks Trickum Road, north of its intersection with Oleander Drive. The property is currently developed with an 816 square foot residence constructed in 1940, as well as several accessory structures including a barn and a shed. Evidence of a dilapidated residence is located near the southern corner of the property. The site is heavily vegetated, with a small clearing surrounding the residence. The property slopes generally down by approximately 58 feet from north to south. The property is located within a Dam Breach Zone. A stream and associated buffers run along the southern property line. No sidewalks or overhead utilities are present along the road frontage. The nearest Gwinnett County Transit stop is approximately 3.8 miles from the site.

Surrounding Use and Zoning

The subject site is surrounded by single-family detached subdivisions in all directions. Further north, at the intersection of Killian Hill Road and Five Forks Trickum Road, is a node of commercial properties and small scale professional offices. This includes a grocery store, church, pharmacy, and convenience store with fuel pumps, among other neighborhood serving uses. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Townhouses	R-TH	6.79 units per acre
North	Single-Family Residential	R-100	0.72 units per acre
East	Single-Family Residential	R-100	1.14 units per acre
South	Single-Family Residential	R-100	0.29 units per acre
West	Single-Family Residential	R-75 MOD	1.96 units per acre

Project Summary

The applicant requests rezoning of a 6.66-acre parcel from R-100 to R-TH for townhouses, including:

- 43 front-loaded townhouses, yielding a net density of 6.79 units per acre.
- Townhouse units ranging between 1,847 square feet and 1,866 square feet of heated floor area with two car garages.
- One full access driveway from Five Forks Trickum Road. No improvements to Five Forks Trickum Road are shown on the site plan.
- 27-foot-wide internal private streets with five-foot wide sidewalks located on both sides.
- A five-foot wide sidewalk along Five Forks Trickum Road.
- A 75-foot-wide stream buffer along the southern property line.
- A 30-foot-wide landscape strip along Five Forks Trickum Road.
- A 35-foot-wide graded and replanted zoning buffer along the eastern property line.
- 1.37 acres, or 20.6%, of common space throughout the development, including a central open space area.
- A mail kiosk located towards the rear of the site, adjacent to the open space.
- A stormwater management facility located at the southeast corner of the development, adjacent to the stream buffer.
- 12 on-street guest parking spaces, including nine spaces at the northern corner of the property and three spaces adjacent to the mail kiosk.
- Farmhouse style facades finished with brick, board and batten, and siding in white with dark accents.

Zoning and Development Standards

The applicant is requesting a rezoning to R-TH, Single-Family Residence Townhouse 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 (Residential)	Minimum 129 spaces Maximum 258 spaces	176 spaces	YES
Guest Parking	Minimum 0.25 spaces per unit or 12 spaces	12 spaces	YES
Landscaped Setback	Minimum 30'	30'	YES

Heated Floor Area	Minimum 1,400 square feet	1,847 square feet	YES
Density	Maximum 10 units per acre	6.79 units per acre	YES
Open Space	Minimum 15% or 1 acre	20.6% or 1.37 acres	YES
Zoning Buffer	35' (R-100)	0'	NO

Waiver Request

In addition to the change in conditions request, the applicant is seeking a waiver from the following provision of Title III of the UDO:

1. Section 610-20.5. Minimum Buffer Requirements:

A. Required buffers shall be provided in conformity [with] Table 610.0 "Table of Minimum Buffer Requirements".

I. A 35-foot undisturbed zoning buffer between the proposed R-TH property and R-100.

The applicant requests a reduction of the required zoning buffer along the eastern property line to 0 feet, to allow for a 35-foot-wide graded and replanted landscape buffer.

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, 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 surrounded by single-family residential subdivisions. No townhouse communities are located nearby. Therefore, the development is not suitable given the surrounding area and existing residential developments.

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

The existing use and usability of adjacent or nearby properties would be adversely affected by the zoning change. Nearby properties are developed with single-family subdivisions at a lower density than the proposed development.

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

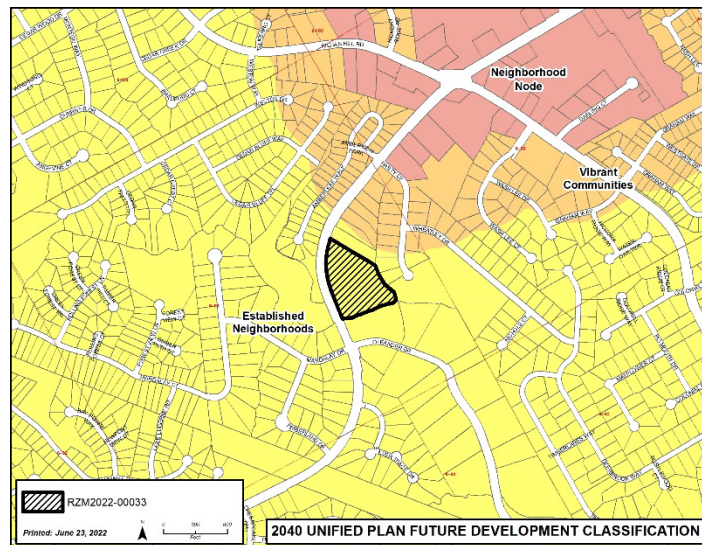
The property has a reasonable economic use as currently zoned.

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

An increase in impacts on public facilities is 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 concerning any potential improvements related to this 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 Future Development Map indicates that the subject property lies within the Established Neighborhoods Character Area. This designation is intended for well established neighborhoods and single-family residential areas that are unlikely to undergo any significant changes in the next 20 years. The introduction of a townhouse development, as proposed by the applicant, would not be appropriate within this Character Area.



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 surrounding area has experienced minimal growth in recent years. A majority of nearby residences were developed more than 20 years ago, with the exception of two nearby small single-family subdivisions developed within the last 10 years. No townhouses are located nearby. Therefore, the proposed rezoning would not be suitable based on existing and changing conditions.

Waiver Request Analysis: When considering waivers from Title III of the UDO, staff is required to review whether an undue hardship may result from strict compliance with the regulations and that approval would not adversely affect the general public welfare or nullify the intent of the Development Regulations. In addition, there must be a determination that there are unusual topographical or other exceptional conditions. Staff makes the following findings related to the waiver request:

The eastern property line is adjacent to R-100 zoned properties. The applicant is proposing a 35-foot-wide graded and replanted buffer in lieu of the required 35-foot-wide undisturbed buffer. Reducing the buffers would adversely affect the general public welfare or nullify the intent of the Development Regulations.

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 **DENIAL** of the rezoning request.

Staff recommends **DENIAL** of the following Waiver request:

1. To reduce the required 35-foot zoning buffer adjacent to the R-100 Zoning District to 0 feet to allow for a 35-foot graded and replanted landscape buffer.

Staff Recommended Conditions

NOTE: The following conditions are provided as a guide should the Board of Commissioners choose to approve this petition.

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

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received June 14, 2022 with revisions required by conditions of approval and the Unified Development Ordinance, as reviewed and approved by the Director of Planning and Development.
2. Uses on the site shall be limited to single-family attached townhouses and accessory uses, not to exceed 43 units.
3. The minimum heated floor area per dwelling unit shall be 1,400 square feet.
4. All townhouses shall be in compliance with Architectural Design Category 3.
5. All dwellings shall have at least a double-car garage.

6. A mandatory homeowners association shall be established and shall be responsible for maintenance of all common areas/facilities, street frontage landscaping, lawn, and ornamental planting maintenance.
7. The road frontage and the subdivision entrances shall be landscaped by the developer and maintained by the homeowners association. The 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.
8. Natural vegetation shall remain on the property until the issuance of a development permit.
9. All grassed areas shall be sodded.
10. 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.
11. Building lots shall not be located within any required stream buffers and accompanying impervious setback areas.

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 Five Forks Trickum Road facing north



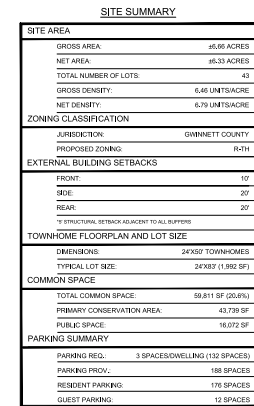
Existing residence



View of Five Forks Trickum Road facing south

Exhibit B: Site Plan

[attached]



1. THE CONCEPT PRESENTED HEREIN IDENTIFIES A SCHEMATIC DESIGN RESULTING FROM LAYOUT PRESENTATIONS IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW AND ANALYSIS OF THE PROJECT SITE AND THE EXISTING JURISDICTIONAL REGULATIONS WITH RESPECT TO OBTAINING CITY, COUNTY, STATE AND OTHER APPLICABLE APPROVALS. IT IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION OF THE SITE AND THE REGULATIONS. THE CONCEPT PRESENTATION IS NOT A GUARANTEE OF OBTAINING ALONG WITH PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
2. THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. ANY SUCH CONSTRUCTION DOCUMENTS MUST BE PREPARED BY A QUALIFIED PROFESSIONAL THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON THE AVAILABILITY OF ADDITIONAL INFORMATION.
3. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A CURRENT SURVEY, GEOTECHNICAL AND/OR SOIL ANALYSIS, AND/OR ADEQUATE CONSTRUCTION, PERMITTING OR AIRBORNE REPORT. THE LOCATION OF ANY JURISDICTIONAL, WATERS, WETLANDS, UNDERGROUND UTILITIES AND/OR SPECIFIC TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

- 1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- 2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- 3) FLOOD PLAIN IS PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13135C0126F, DATED SEPTEMBER 29, 2016.
- 4) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.

[illegible]

CLIENT
DR HORTON, INC.
1371 DOGWOOD DRIVE SW,
CONYERS, GEORGIA 30012

PROJECT
FIVE FORKS TRICKUM R
LANDLOT 91, 6TH DISTRICT
GWINNETT COUNTY, GA

SEAL:

DESIGN TEAM:

RAWN BY: AMK

DESIGNED BY: AMK
REVIEWED BY:

62

811



Know what's below

Call before you dig.

SCALE & NORTH ARROW:

NORTH ARROW

50 100 200
SCALE: 1"=100'

N: 103200

06/14/2022
PROJECT SITE PLAN

CONCEPT SITE PLAN 22.4

CS-1

Exhibit C: Building Elevations

[attached]





GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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JUN 22 3 59 PM

Salisbury Side C





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

[attached]

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6.14.22



June 14, 2022

Gwinnett County
Department of Planning & Development
446 West Crogan Street, Suite 250
Lawrenceville, GA 0046

RE: Amended Letter of Intent-Rezoning Application

Dear Gwinnett County Board of Commissioners,

D.R. Horton, Inc. is seeking to rezone property located at 4265 Five Forks Trickum Road, Lilburn GA, Parcel ID R6091 096. The property is approximately 6.66 acres. D.R. Horton seeks to develop a unique community of 43 single family attached townhomes. Gross Density for the project is 6.46 units per acre. Each townhome offers 4 parking spaces and 12 additional guest spaces are added throughout the development. The community will include more than 20% open space as well as over 43,000 square feet of conservation area. D.R. Horton, Inc seeks to rezone the property from R100 to RTH.

The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The adjacent and nearby properties are owned by multiple, individual residents that are either utilizing the property as a residential property or still as undeveloped land.

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property. Several of the adjacent and nearby properties are already utilized as sites for single family homes. There are also other single family detached subdivisions located near the property. The zoning proposal of the subject property from R100 to RTH is a logical use of the property that will positively impact the growth and development of the area.

The property affected by the zoning proposal does not have a reasonable economic use as currently zoned. The current owners of the subject property do not intend to utilize the property for any uses as defined by the R100 zoning per the Ordinance.

The proposed rezoning will not cause an excessive burden on existing streets, transportation facilities, utilities, or schools. While any development will add to a use of existing streets, transportation facilities, utilities and schools, the applicant will work closely with all local, state, and federal entities as appropriate in order to develop under the zoning in such a way as to not create an excessive burden on any of the aforementioned infrastructure and services.

Gwinnett County continues to grow and attract a variety of residents that require a diverse offering of quality, affordable housing product. There is a demand for quality, affordable housing

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6.14.22

in the area as evidenced by the development pattern of the area. This development will be an asset to the area as a solution to the housing need.

D.R. Horton, Inc. respectfully requests approval of the rezoning from R100 to RTH. Applicant additionally requests a waiver to reduce the buffer from a 35' undisturbed buffer to a 35' graded and replanted buffer.

Thank you for your consideration and your time.

Sincerely,



Tiffany D. Hogan
Forward Planning Manager
tdhogan@drhorton.com
678-780-8526

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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:

The proposed rezoning will permit a use that is suitable. Nearby and adjacent properties are residential.

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

The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby properties. The size and location of the site make it most suitable for a small residential development such as the proposed development.

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

The property is currently zoned R100. It would possibly have an economic use as such, however, rezoning to RTH would be a higher economic use.

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

The development will add 43 units to the area. This will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The applicant will work closely with all county departments in order to develop in compliance with all standards.

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

The proposed rezoning is in conformity with the policy and intent of the land use plan.

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

This applicant is not aware of any other existing or changing conditions affecting the use and development of the property.

Exhibit E: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		7.13.22	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		RZM2022-00033	
Case Address:		4264 Five Forks Trickum Road	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES <input type="checkbox"/> NO
1	Five forks Trickum Road is a minor arterial. ADT = 20,660.		
2	3.8 miles to nearest transit facility (#2334758) Lawrenceville Highway and Indian Trail-Lilburn Road.		
3	Prior to the issuance of a Development Permit, a sight distance certification shall be provided.		
4	Per classification as a minor arterial, the minimum right-of-way from centerline along the frontage of Five Forks Trickum Road shall be 40'.		
5	A minimum 5' sidewalk shall be required along the entire property frontage.		
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> X NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021



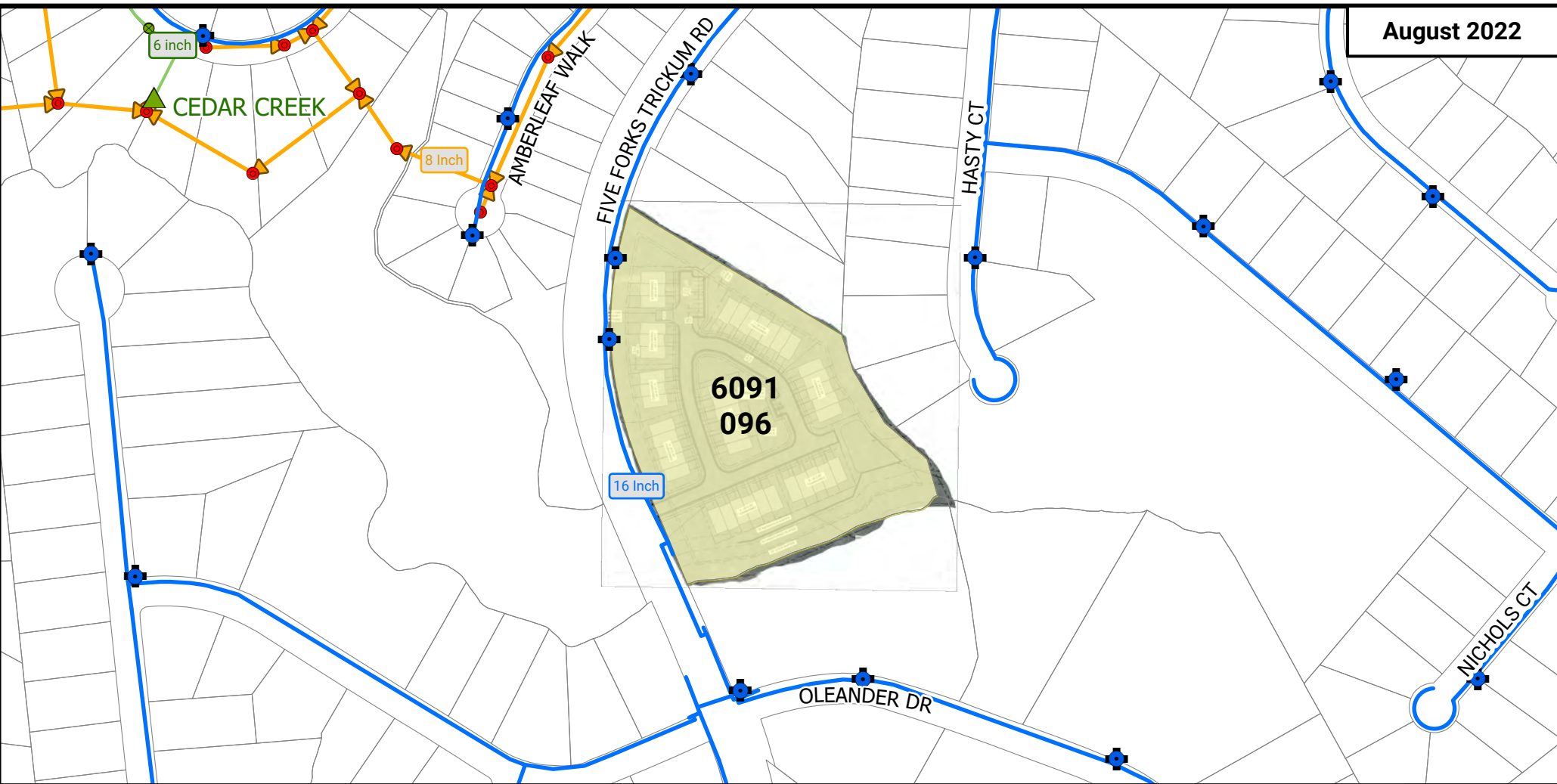
Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		7/13/2022	
Department/Agency Name:		DWR	
Reviewer Name:		Mike Pappas	
Reviewer Title:		GIS Planning Manager	
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com	
Case Number:		RZM2022-00033	
Case Address:		4264 Five Forks Trickum Road	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/> NO	
1	Water: The development may connect to a 16-inch water main located on the east right-of-way of Five Forks Trickum Road.		
2	Sewer: The developer should contact GCDWR to discuss sewer connection options.		
3	Sewer: There is no sewer downstream of the proposed development.		
4	Sewer: A pump station will be required to discharge into the existing sewer located approximately 350 feet west on Amberleaf Walk.		
5	Sewer: Pump station phase out charges and future operation and maintenance fees shall be required prior to permitting additional downstream improvements may also be required.		
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> X NO
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Note: Attach additional pages, if needed

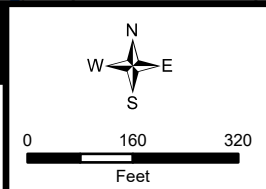
Revised 7/26/2021

August 2022



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

RZM2022-00033
R-100 to R-TH
**Water & Sewer
Utility Map**



Water Comments: The development may connect to a 16-inch water main located on the east right-of-way of Five Forks Trickum Road.

Sewer Comments: The developer should contact GCDWR to discuss sewer connection options. There is no sewer downstream of the proposed development. A pump station will be required to discharge into the existing sewer located approximately 350 feet west on Amberleaf Walk. Pump station phase out charges and future operation and maintenance fees shall be required prior to permitting additional downstream improvements may also 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 by 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.

Residential Rezoning Impact on Local Schools Prepared for Gwinnett County BOC, August, 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
RZC2022-00001 & RZC2022-00002	Duluth HS	2,643	2,650	-7	2,696	2,650	46	2,736	2,650	86	25
	Duluth MS	1,286	1,775	-489	1,312	1,775	-463	1,331	1,775	-444	19
	Harris ES	680	750	-70	687	750	-63	694	750	-56	33
RZM2022-00026 & RZM2022-00027 & RZM2022-00028	Collins Hill HS	2,730	2,625	105	2,773	2,625	148	2,800	2,625	175	27
	Creekland MS	1,911	2,100	-189	1,892	2,100	-208	1,915	2,100	-185	20
	Rock Springs ES	792	1,325	-533	808	1,325	-517	824	1,325	-501	35
RZM2022-00031	Collins Hill HS	2,730	2,625	105	2,773	2,625	148	2,800	2,625	175	24
	Creekland MS	1,911	2,100	-189	1,892	2,100	-208	1,915	2,100	-185	19
	Taylor ES	826	1,300	-474	817	1,300	-483	809	1,300	-491	32
RZM2022-00032	Peachtree Ridge HS	3,262	3,050	212	3,295	3,050	245	3,271	3,050	221	6
	Hull MS	1,258	1,750	-492	1,271	1,750	-479	1,290	1,750	-460	5
	Mason ES	937	1,150	-213	924	1,150	-226	912	1,150	-238	9
RZM2022-00033	Parkview HS	3,208	2,900	308	3,240	2,900	340	3,224	2,900	324	8
	Trickum MS	2,160	1,775	385	2,182	1,775	407	2,170	1,775	395	7
	Camp Creek ES	1,323	1,325	-2	1,336	1,325	11	1,350	1,325	25	11
RZM2022-00034	Discovery HS	2,862	2,525	337	2,905	2,525	380	2,949	2,525	424	5
	Richards MS	2,052	2,200	-148	2,093	2,200	-107	2,124	2,200	-76	4
	Benefield ES	1,216	1,375	-159	1,204	1,375	-171	1,192	1,375	-183	6
RZM2022-00036	Grayson HS	3,277	3,000	277	3,375	3,000	375	3,477	3,000	477	14
	Bay Creek MS	1,318	1,150	168	1,345	1,150	195	1,385	1,150	235	10
	Trip ES	1,241	1,200	41	1,266	1,200	66	1,291	1,200	91	18
RZM2022-00037	Mill Creek HS	2,915	2,800	115	2,633	2,800	-167	2,596	2,800	-204	30
	Osborne MS	1,658	1,575	83	1,646	1,575	71	1,671	1,575	96	22
	Fort Daniel ES	727	925	-198	749	925	-176	764	925	-161	39
RZR2022-00020	South Gwinnett HS	2,735	2,750	-15	2,790	2,750	40	2,832	2,750	82	37
	Grace Snell MS	1,262	1,200	62	1,281	1,200	81	1,300	1,200	100	26
	Magill ES	1,222	1,525	-303	1,253	1,525	-272	1,284	1,525	-241	47
RZR2022-00023	Collins Hill HS	2,730	2,625	105	2,773	2,625	148	2,800	2,625	175	37
	Creekland MS	1,911	2,100	-189	1,892	2,100	-208	1,915	2,100	-185	26
	Rock Springs ES	792	1,325	-533	808	1,325	-517	824	1,325	-501	47

Exhibit F: Maps

[attached]



AMBERLEAF WALK

WHEATLEY DR

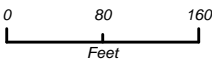
HASTY CT

FIVE FORKS TRICKUM RD

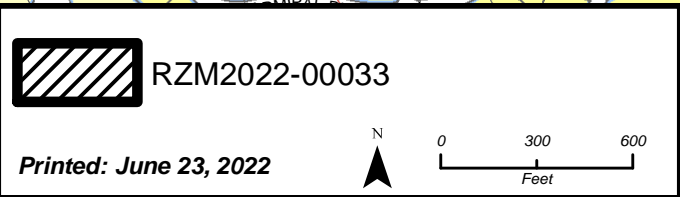
OLEANDER DR



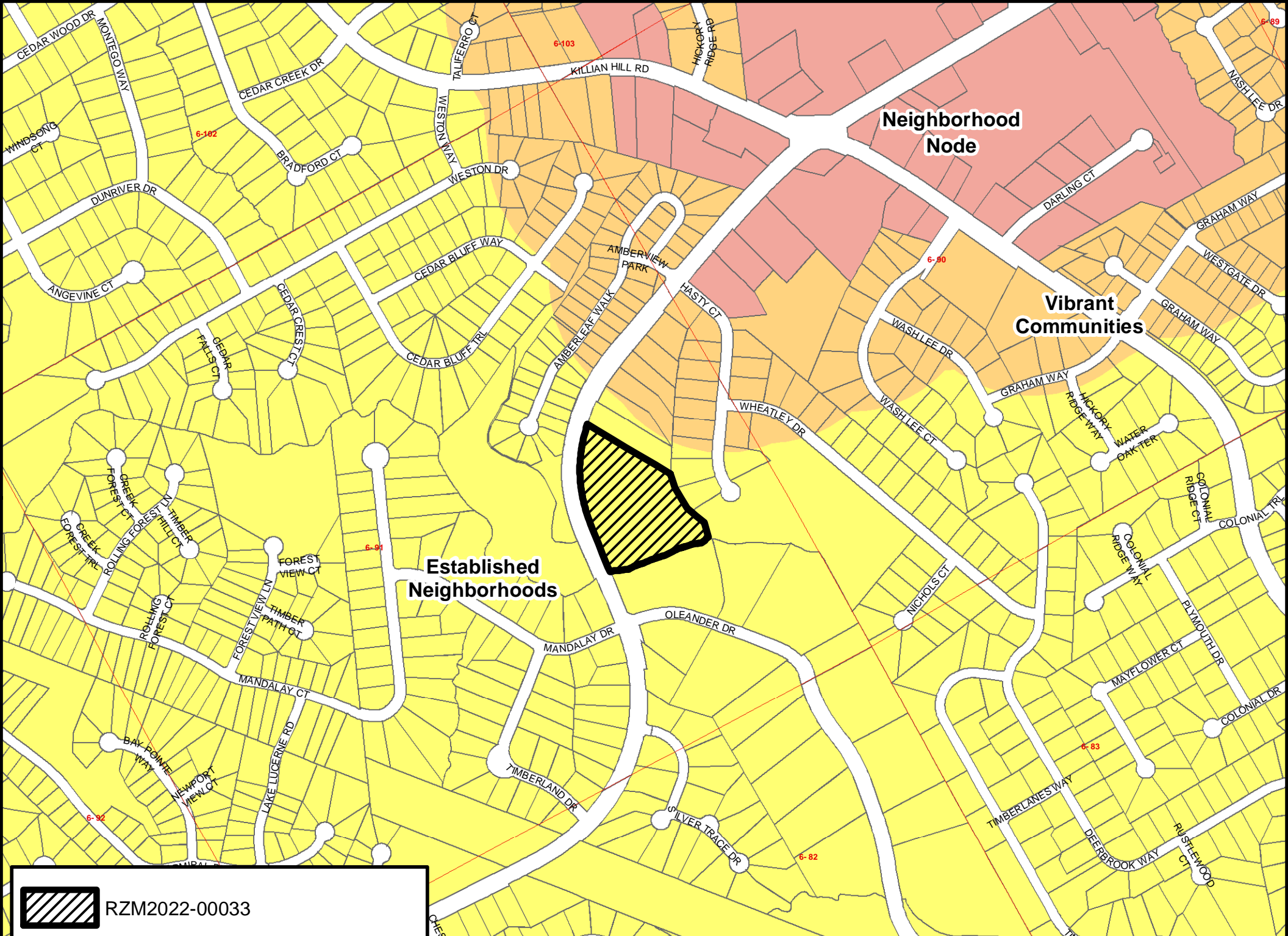
RZM2022-00033



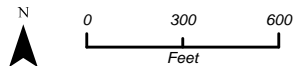
Printed: June 23, 2022



SUBJECT SITE AND SURROUNDING ZONING



Printed: June 23, 2022



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REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>D.R. Horton</u>	NAME: <u>Kathy Elkins</u>
ADDRESS: <u>1371 Dogwood Dr SW</u>	ADDRESS: <u>4264 Five Forks Trickum Rd</u>
CITY: <u>Conyers</u>	CITY: <u>Lilburn</u>
STATE: <u>GA</u> ZIP: <u>30012</u>	STATE: <u>GA</u> ZIP: <u>30047</u>
PHONE: <u>678-509-0555</u>	PHONE: <u>404-797-3229</u>
EMAIL: _____	EMAIL: _____
CONTACT PERSON: <u>Tiffany Hogan</u> PHONE: _____	
CONTACT'S E-MAIL: <u>tdhogan@drhorton.com</u>	
<p align="center">APPLICANT IS THE:</p> <p> <input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER </p>	
PRESENT ZONING DISTRICTS(S): <u>R100</u> REQUESTED ZONING DISTRICT: <u>RTH</u>	
PARCEL NUMBER(S): <u>R6091 096</u> ACREAGE: <u>6.66</u>	
ADDRESS OF PROPERTY: <u>4264 Five Forks Trickum Rd, Lilburn GA 30047</u>	
PROPOSED DEVELOPMENT: <u>43 Unit Townhome Development</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>43</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1,847-1,866</u>	Total Building Sq. Ft. _____
Gross Density: <u>6.46 units per acre</u>	Density: _____
Net Density: <u>6.79 units per acre</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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6.14.22

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:

The proposed rezoning will permit a use that is suitable. Nearby and adjacent properties are residential.

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

The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby properties. The size and location of the site make it most suitable for a small residential development such as the proposed development.

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

The property is currently zoned R100. It would possibly have an economic use as such, however, rezoning to RTH would be a higher economic use.

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

The development will add 43 units to the area. This will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The applicant will work closely with all county departments in order to develop in compliance with all standards.

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

The proposed rezoning is in conformity with the policy and intent of the land use plan.

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

This applicant is not aware of any other existing or changing conditions affecting the use and development of the property.

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6.14.22



June 14, 2022

Gwinnett County
Department of Planning & Development
446 West Crogan Street, Suite 250
Lawrenceville, GA 0046

RE: Amended Letter of Intent-Rezoning Application

Dear Gwinnett County Board of Commissioners,

D.R. Horton, Inc. is seeking to rezone property located at 4265 Five Forks Trickum Road, Lilburn GA, Parcel ID R6091 096. The property is approximately 6.66 acres. D.R. Horton seeks to develop a unique community of 43 single family attached townhomes. Gross Density for the project is 6.46 units per acre. Each townhome offers 4 parking spaces and 12 additional guest spaces are added throughout the development. The community will include more than 20% open space as well as over 43,000 square feet of conservation area. D.R. Horton, Inc seeks to rezone the property from R100 to RTH.

The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The adjacent and nearby properties are owned by multiple, individual residents that are either utilizing the property as a residential property or still as undeveloped land.

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property. Several of the adjacent and nearby properties are already utilized as sites for single family homes. There are also other single family detached subdivisions located near the property. The zoning proposal of the subject property from R100 to RTH is a logical use of the property that will positively impact the growth and development of the area.

The property affected by the zoning proposal does not have a reasonable economic use as currently zoned. The current owners of the subject property do not intend to utilize the property for any uses as defined by the R100 zoning per the Ordinance.

The proposed rezoning will not cause an excessive burden on existing streets, transportation facilities, utilities, or schools. While any development will add to a use of existing streets, transportation facilities, utilities and schools, the applicant will work closely with all local, state, and federal entities as appropriate in order to develop under the zoning in such a way as to not create an excessive burden on any of the aforementioned infrastructure and services.

Gwinnett County continues to grow and attract a variety of residents that require a diverse offering of quality, affordable housing product. There is a demand for quality, affordable housing

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6.14.22

in the area as evidenced by the development pattern of the area. This development will be an asset to the area as a solution to the housing need.

D.R. Horton, Inc. respectfully requests approval of the rezoning from R100 to RTH. Applicant additionally requests a waiver to reduce the buffer from a 35' undisturbed buffer to a 35' graded and replanted buffer.

Thank you for your consideration and your time.

Sincerely,



Tiffany D. Hogan
Forward Planning Manager
tdhogan@drhorton.com
678-780-8526

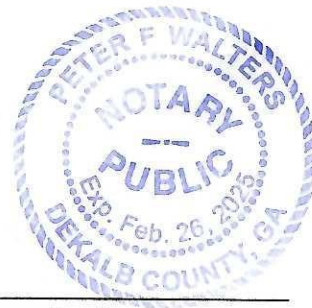
REZONING PROPERTY OWNER'S CERTIFICATION

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.

X Kathy Elkins 2/23/2022
Signature of Property Owner Date

Kathy Elkins, Owner
Type or Print Name and Title

Peter F. Walters 2/23/2022
Signature of Notary Public Date Notary Seal



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

3/3/2022
Date

Tiffany Hogan - Forward Planning Manager, D.R. Horton
Type or Print Name and Title

Gabrielle C. Opie
Signature of Notary Public

3/3/22
Date



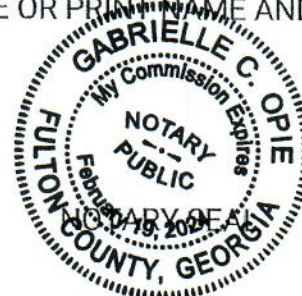
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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] 3/3/2022 Tiffany D. Hogan - Forward Planning Manager
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Gabrielle C. Opie 3/3/22
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 Tiffany D. Hogan
YOUR NAME

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

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

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

RECEIVED

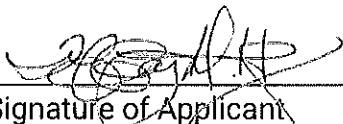
6.14.22

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: R6 - 091 - 096
(Map Reference Number) District Land Lot Parcel

 6/14/2022
Signature of Applicant Date

Tiffany D. Hogan-Forward Planning Manager
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 Senior Tax Services Associate
NAME TITLE

June 14, 2022
DATE

RECEIVED

6.14.22

MEASURED LEGAL DESCRIPTION

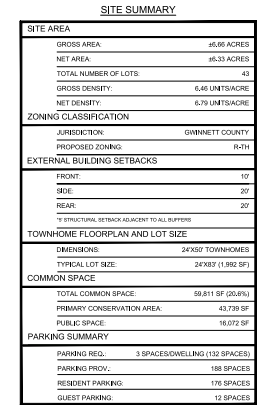
ALL THAT PARCEL OF LAND LYING IN LAND LOT 91 OF THE 6TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HASTY COURT (60-FOOT RIGHT-OF-WAY) WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FIVE FORKS TRICKUM ROAD (80-FOOT RIGHT-OF-WAY); THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE OF FIVE FORKS TRICKUM ROAD A DISTANCE OF 846.90 FEET TO A 1/2-INCH REBAR WITH CAP SET, SAID POINT BEING THE **POINT OF BEGINNING**.

THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING ALONG THE DIVISION LINE BETWEEN JOHNNY L. ELKINS (PER DEED BOOK 7378, PAGE 86, GWINNETT COUNTY, GEORGIA, RECORDS) TO THE NORTHEAST AND KATHY ELKINS (PER DEED BOOK 59297, PG 361, AFORESAID RECORDS) TO THE SOUTHWEST, SOUTH 59°39'22" EAST, PASSING A 3/4-INCH REBAR FOUND A DISTANCE OF 11.13 FEET, A TOTAL DISTANCE OF 496.57 FEET TO A 1/2-INCH REBAR FOUND; THENCE ALONG THE DIVISION LINE BETWEEN HASTY ACRES SUBDIVISION, UNIT 1 (PER PLAT BOOK T, PAGE 224A, AFORESAID RECORDS) TO THE NORTHEAST AND SAID KATHY ELKINS TO THE SOUTHWEST, SAID LINE FOLLOWING THE APPROXIMATE MEANDERINGS OF AN OLD ROAD BED, THE FOLLOWING 4 COURSES AND DISTANCES: SOUTH 17°09'35" EAST A DISTANCE OF 73.86 FEET TO A 3/4-INCH REBAR FOUND, SOUTH 34°11'47" EAST A DISTANCE OF 120.09 FEET TO A 5/8-INCH REBAR FOUND, SOUTH 48°19'56" EAST, A DISTANCE OF 111.16 FEET TO A 5/8-INCH REBAR FOUND AND SOUTH 29°43'51" EAST, PASSING A 1/2-INCH REBAR WITH CAP SET A DISTANCE OF 77.20 FEET, A TOTAL DISTANCE OF 107.20 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF GARNER CREEK; THENCE ALONG THE CENTERLINE OF SAID CREEK AND FOLLOWING THE MEANDERINGS THEREOF AN APPROXIMATE DISTANCE OF 568 FEET, SAID LINE BEING THE DIVISION LINE BETWEEN DAN E. WILLIAMS (PER DEED BOOK 3260, PAGE 286, AFORESAID RECORDS) TO THE SOUTHEAST AND SAID KATHY ELKINS TO THE NORTHWEST AND BEING SUBTENDED BY AN APPROXIMATE CENTERLINE OF CREEK MEANDER LINE ALONG THE FOLLOWING 6 COURSES AND DISTANCES: NORTH 87°46'14" WEST A DISTANCE OF 73.15 FEET TO A POINT, SOUTH 73°04'21" WEST A DISTANCE OF 63.70 FEET TO A POINT, SOUTH 41°29'17" WEST A DISTANCE OF 35.39 FEET TO A POINT, SOUTH 65°56'58" WEST A DISTANCE OF 251.73 FEET TO A POINT, SOUTH 82°05'50" WEST A DISTANCE OF 134.97 FEET TO A POINT ON A HEADWALL AND SOUTH 67°39'05" WEST A DISTANCE OF 8.29 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF FIVE FORKS TRICKUM ROAD (80-FOOT RIGHT-OF-WAY); THENCE LEAVING SAID CENTERLINE OF CREEK AND RUNNING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING 4 COURSES AND DISTANCES: NORTH 23°40'43" WEST, PASSING A 1/2-INCH REBAR WITH CAP SET A DISTANCE OF 35.14 FEET, A TOTAL DISTANCE OF 192.76 FEET TO A 1/2-INCH REBAR WITH CAP SET, FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 138.04 FEET (SAID ARC HAVING A RADIUS OF 1384.10 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 20°49'17" WEST A DISTANCE OF 137.98 FEET) TO A 1/2-INCH REBAR WITH CAP SET, FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 292.02 FEET (SAID ARC HAVING A RADIUS OF 693.54 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 05°54'07" WEST A DISTANCE OF 289.87 FEET) TO A 1/2-INCH REBAR WITH CAP SET AND FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 163.57 FEET (SAID ARC HAVING A RADIUS OF 984.69 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 10°55'10" EAST A DISTANCE OF 163.38 FEET) BACK TO THE **POINT OF BEGINNING**.

CONTAINING 290,083 SQUARE FEET OR 6.659 ACRES.

6.14.22

[illegible]

DR HORTON, INC.
1371 DOGWOOD DRIVE SW,
CONYERS, GEORGIA 30012

FIVE FORKS TRICKUM R
LAND LOT 91, 6TH DISTRICT
GWINNETT COUNTY, GA

EAL:

DESIGN TEAM:

DRAWN BY:	AMK
DESIGNED BY:	AMK
REVIEWED BY:	



Now what's **below**.
Call before you dig.

SCALE & NORTH ARROW:



DB #: 103200
DATE: 06/14/2022
CONCEPT SITE PLAN

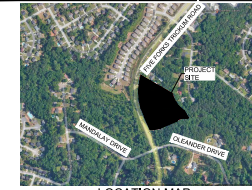
CS-1

Drawing name: C:\Users\antonio.vlaH\OneDrive\Engineering Desktop\Shared Folders\Crew Engineering Desktop\Shared Folders\GARCIA\DWG\BTS\2022\06-14 CONCEPT PLAN.dwg SITE PLAN Jun 14, 2022 9:45am by: antonio.vlaH

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6.14.22

PARCEL SUMMARY (SUBJECT PROPERTY)	
OWNER: KATHY ELKINS	ZONING: R-100
REFERENCES: DB 56287, PG 361 DB 56287, PG 502 DB 56572, PG 900	SETBACKS: MINIMUM FRONT SETBACK + 35' OR 50' MINIMUM SIDE SETBACK + 10' MINIMUM REAR SETBACK + 40'
PARCEL ID: 6061 096	
ACREAGE: 6.699 AC. OR 290.083 SQ. FT.	



LOCATION MAP
NOT TO SCALE

SYMBOL LEGEND

● CORNER MONUMENT SET (SEE NOTE F)	⊠ TRAFFIC CONTROL BOX
○ IRON PIN FOUND (TYPE NOTED)	⊠ MAILBOX
■ PUMP - CONCRETE WITH MONUMENT FOUND	⊠ MOUNTING WELL
▲ INTERSECTION POINT	⊠ STREET SIGN
● P.O.B. POINT OF BEGINNING	⊠ BOLLARD
P.O.C. POINT OF COMMENCEMENT	⊠ LANDSCAPE LIGHT
R/W RIGHT-OF-WAY	⊠ AIR CONDITIONING UNIT
R/F REBAR FOUND	⊠ PARKING COAT
OT/P OPEN TOP PIPE FOUND	⊠ PAINTED TRAFFIC ARROW
CT/P CRIMP TOP PIPE FOUND	⊠ HANDICAPPED SPACE
⊠ SHOULDER DITCH BASIN	⊠ EVERGREEN TREE
⊠ DOUBLE WING CATCH BASIN	⊠ UNDERSTORY TREE
⊠ FLARED END SECTION	⊠ DECIDUOUS TREE (HARDWOOD)
⊠ DRAINAGE	⊠ BENCHMARK
⊠ CURB INLET	⊠ TEST HOLE
⊠ STORM MANHOLE	⊠ ACCESS EASEMENT
⊠ STORM JUNCTION BOX	⊠ SANITARY SEWER EASEMENT
⊠ PEDESTAL INLET	⊠ DRAINAGE EASEMENT
⊠ FIRE HYDRANT	⊠ CORRUGATED METAL PIPE
⊠ WATER METER	⊠ DUCTILE IRON PIPE
⊠ IRRIGATION CONTROL VALVE	⊠ HDPE HIGH DENSITY POLYETHYLENE PIPE
⊠ FIRE DEPARTMENT CONNECTION	⊠ POLYVINYL CHLORIDE PIPE
⊠ WATER SPLIT	⊠ RIBBON REINFORCED CONCRETE PIPE
⊠ GAS VALVE	⊠ VCP VERIFIED CLAY PIPE
⊠ GAS METER	⊠ BROKEN LINE (NOT TO SCALE)
⊠ TELEPHONE BOX	⊠ END NOT LOCATED
⊠ TELEPHONE MANHOLE	⊠ CURB INLET
⊠ CABLE PEDESTAL	⊠ DROP INLET
⊠ GUY WIRE	⊠ INVERT ELEVATION
⊠ LIGHT POLE	⊠ EXISTING SPOT ELEVATION
⊠ POWER POLE	⊠ BOTTOM OF WALL
⊠ POWER MANHOLE	⊠ TOP OF WALL
⊠ ELECTRIC METER	⊠ FINISHED FLOOR ELEVATION
⊠ TRANSFORMER	⊠ MEASURED DISTANCE
⊠ SANITARY SEWER MANHOLE	⊠ RECORD DISTANCE
⊠ SANITARY SEWER DEGREASE TRAP	⊠ NOW OR FORMERLY
⊠ CLEAVELAND	⊠ BSL BUILDING SETBACK LINE
⊠ CROSS WALK - SIGNAL POLE	⊠ TEX TITLE EXCEPTION NUMBER
⊠ TRAFFIC SIGNAL HAND HOLE	⊠ CURB AND GUTTER
⊠ TRAFFIC SIGNAL POLE	⊠ OPEN LINK FENCE

LINE LEGEND

---	SITE BOUNDARY LINE
---	ADJACENT BOUNDARY LINE
---	INTERIOR BOUNDARY LINE
---	RIGHT-OF-WAY LINE
---	SETBACK LINE
---	EASEMENT LINE
---	OT/CORRECTION LIMITS
---	APPROX. FLOOD LIMITS
---	ROAD CENTERLINE
---	CURB & GUTTER
---	FENCE
---	STORM SEWER
---	CONTOURS
---	WATER LINE
---	SANITARY SEWER
---	FORCE MAIN
---	GAS LINE
---	TELEPHONE CABLE
---	UNKNOWN UTILITY LINE
---	OVERHEAD UTILITY
---	UNDERGROUND POWER
---	GUARDRAIL
---	PAINT STRIPING
---	TREE LINE
---	CREEK BUFFER
---	CREEK BANK

SURVEYOR'S CERTIFICATION

I, the undersigned, being a duly qualified and licensed Professional Engineer and Land Surveyor as set forth in the Georgia Code, do hereby certify that the foregoing is a true and correct copy of the original survey as conducted on the date and at the place herein stated, and that the same is a true and correct copy of the original survey as conducted on the date and at the place herein stated, and that the same is a true and correct copy of the original survey as conducted on the date and at the place herein stated.

DATE: 04/12/2022
BY: [Signature]
FOR: LECRAW ENGINEERING, INC.



JOB# 103248

SHEET: 2 of 2

HATCH LEGEND

EASEMENT

LINE	BEARING	DISTANCE
L1	S 67°39'05" E	6.29'


AMBERLEAF

1

1

WINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
JUL 20 2023



							PROPOSAL as of 4.29.2022		
Exterior Color Package									
PACKAGE	PAINT SWATCH	PAINT by Sherwin Williams	BRICK by Meridian	MORTAR	ROOF Shingles	ROOF Metal	SHUTTERS	SOFFIT FASCIA GARAGE	GUTTERS
Painted Brick		SW 7004 Snowbound	PAINTED SW 7004 Snowbound	PAINTED SW 7004 Snowbound	Black	Black	Black	White	White

Meridian Painter Brick. Brick will be painted white on all units.



FRONT DOORS-All front doors are black with a transom window.



See Product Install & Tech Docs

Lengths	100"	120"	96"
Widths	48"	48"	48"
Pcs./Pallet	50	50	50



Cemboard

The Cemboard® Siding Advantage
Fiber Cement Performance

Fiber Cement Siding-All
White on all units.



[Installation Guidelines](#) | [Warranty](#) | [MSDS](#)

Cemplank® lap siding is an attractive and durable alternative to vinyl and wood-based siding. The cedar grain texture of Cemplank lap siding provides a wood appearance with proven fiber cement performance. Cemplank lap siding comes with a 25 year limited product warranty including non-prorated coverage for the first 10 years.



Cemplank lap siding is primed and ready for you to paint in the color of your choice to enhance the beauty of your home.

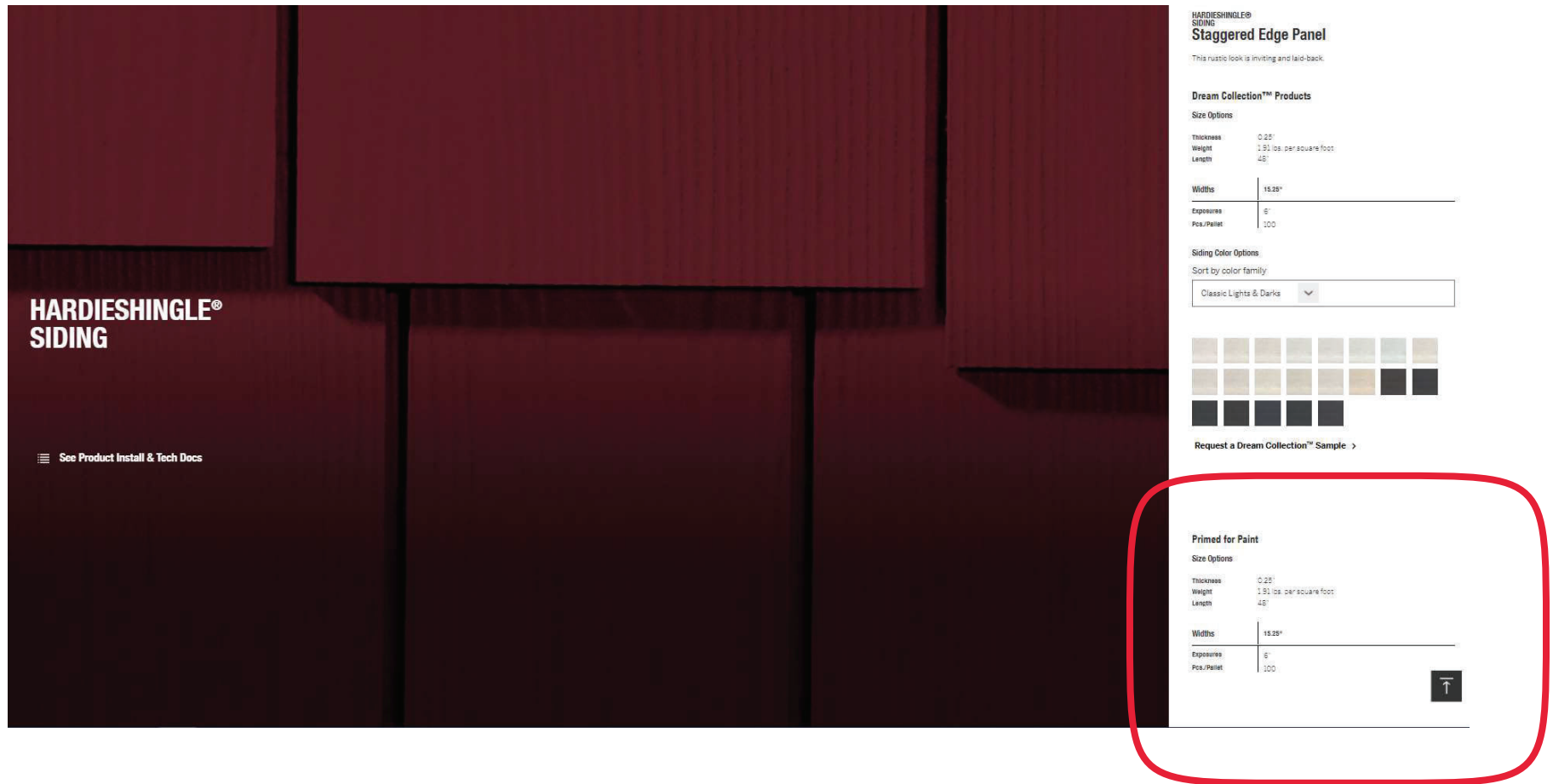
Available texture and sizes:

Texture: Traditional Cedar

Thickness: 5/16"

Sizes: 6 1/4", 7 1/2", 8 1/4", 9 1/2", 12".

Subject to availability by market.





Shingles-Black Architectural





Royal® Shutters, Mounts & Vents



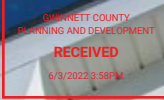
All Shutters on all units will be black.

Gable Vents -All gable vents will be white.



B-Vent Exhaust Vents

Have unique paddle wheel design to keep out birds and rodents.



See the upside to finishing homes top to bottom.

Our soffits may look like they're hanging around just taking it easy, but they're always working their fascias off. They protect the hard-to-paint areas of roof rafters by showing mold and mildew the door. They increase ventilation and keep insects out of attics. Plus, they never need painting, are virtually maintenance free and their low-gloss woodgrain, brush and matte finishes complement any architectural style.

Designer Soffit



Triple 3 1/3

.044"
Matte Finish
Solid and Hidden Vent
T3 1/3 = 10 sq in / lin ft



Beaded

.042"
Matte Finish
Solid and Vented
Beaded = 2.4 sq in / lin ft

Traditional Soffit



Triple 4

.042"
Matte Finish
Solid, Fully Vented,
Center Vented
T4 = 7.7 sq in / lin ft
T4 Center Vented = 2.55 sq in / lin ft



Double 5

.042"
Brush Finish
Solid and Fully Vented
D5 = 7.7 sq in / lin ft

Builder Soffit



Triple 4

.038"
Matte Finish
Solid, Fully Vented,
Center Vented
T4 = 7.7 sq in / lin ft
T4 Center Vented = 2.55 sq in / lin ft



Double 5

.038"
Brush Finish
Solid and Fully Vented
D5 = 7.7 sq in / lin ft

Hard to paint? Never. Hard to pick? Possibly.

Colorsapes® Dark Colors



Colorsapes® Premium Colors



Colorsapes® Traditional Colors



T3 1/3 Hidden Vent - available in Musket Brown, Pebble Clay, Sand, Brownstone, White, Heather, Wicker, Harvard Slate, Linen

T3 1/3 Solid - only available in Musket Brown and White

T4 Traditional Solid and Fully Vented - available in all colors

T4 Center Vented - only available in White

Builder Soffits - only available in Musket Brown, Pebble Clay, Sand, White, Wicker, Harvard Slate, and Linen

Beaded - only available in Pebble Clay, White, Wicker, Linen and Sterling

Traditional D5 - available in all Colorsapes Traditional Colors, plus Cypress, Pebble Clay, Walnut and Musket Brown

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Salisbury Side C



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