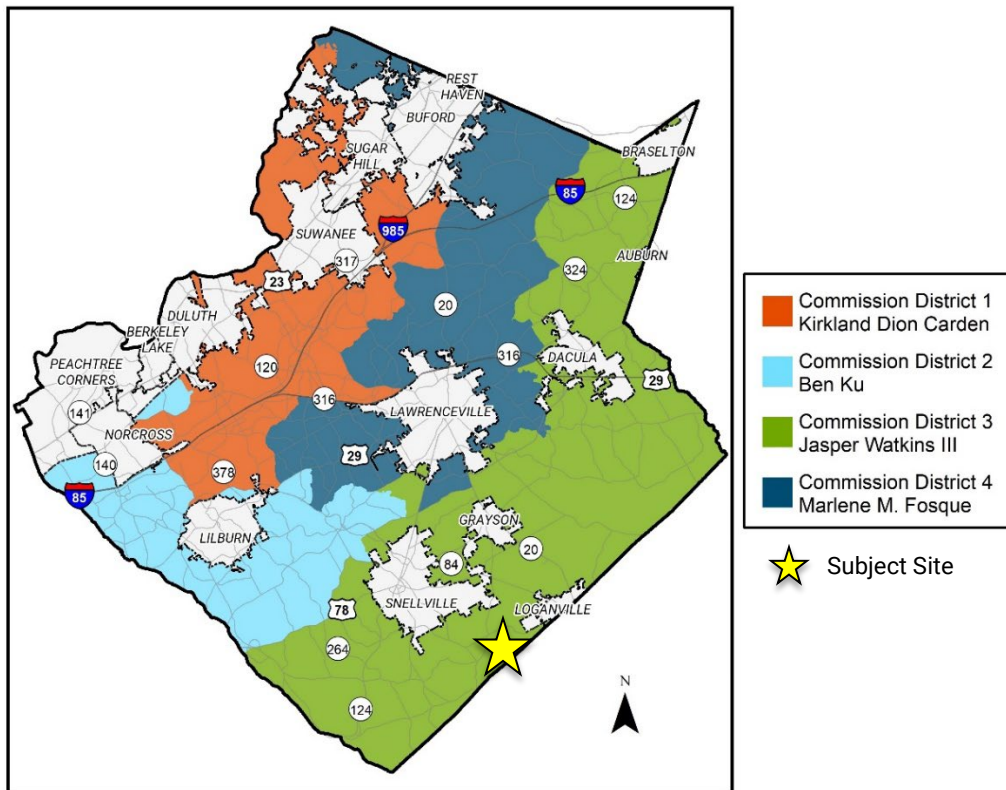




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZR2022-00014
Current Zoning: RA-200 (Agriculture-Residence District)
Request: Rezoning to **OSC** (Open Space Conservation District)
Additional Request: Variance
Address: 1758 Virgil Moon Road
Map Number: R4247 005
Site Area: 33.48 acres
Units: 60
Proposed Development: Single-Family Detached Subdivision
Commission District: District 3 – Commissioner Watkins
Character Area: Suburban Estate Living

Staff Recommendation: **APPROVAL WITH CONDITIONS**



Planning Commission Advertised Public Hearing Date: 6/7/2022
Board of Commissioners Advertised Public Hearing Date: 6/28/2022

Applicant: Eastwood Homes, LLC
c/o Andersen, Tate & Carr, PC
1960 Satellite Boulevard, Suite 4000
Duluth, GA

Owner: Mary P. Landress
1736 Virgil Moon Road
Loganville, GA 30052

Contact: Melody A. Glouton

Contact Phone: 770.822.0900

Zoning History

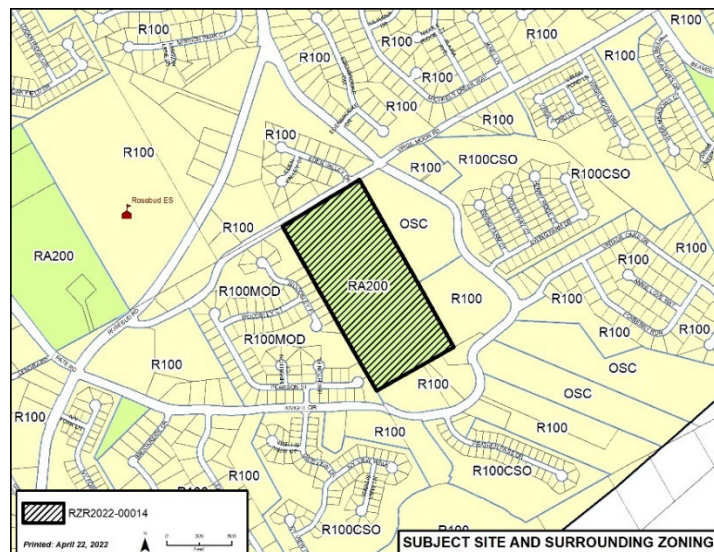
The subject property is zoned RA-200 (Agriculture-Residence District). No rezoning cases are on record for this property.

Existing Site Condition

The subject site is a 33.48-acre parcel located along Virgil Moon Road, west of its intersection with Knight Circle. The site is currently developed with a 912 square foot residence constructed in 1952, a 1,840 square foot residence constructed in 1969, and multiple accessory structures. The parcel is heavily vegetated at the front and rear, with a clearing for agricultural activity at the center of the property. A pond is located at the center of the property, with a stream that divides the property from front to rear. The property is located within the Rockdale Reservoir 7-mile buffer area. Stream buffers in this area are larger than typical stream buffers in order to better protect Rockdale Reservoir. The site generally slopes down from the road frontage to the rear of the property by approximately 48 feet. Access to the site is from two driveways onto Virgil Moon Road. Overhead utilities are present along the road frontage. Sidewalks are not present on this section of Virgil Moon Road. The nearest Gwinnett County Transit stop is approximately 9.8 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by single-family residential subdivisions and residences on large lots in all directions. Walton County limits are located nearby to the southeast. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	OSC	2.01 units per acre
North	Single-Family Residential	R-100	2.14 units per acre
East	Agricultural	OSC	2.3 units per acre (maximum per RZR2019-00021)
South	Single-Family Residential	R-100	0.24 units per acre
West	Single-Family Residential	R-100MOD	2.02 units per acre

Project Summary

The applicant requests rezoning of a 33.48-acre property from RA-200 to OSC for a single-family detached subdivision, including:

- 60 detached single-family residences with a minimum heated floor area of 1,400 square feet, yielding a net density of 2.01 units per acre.
- Front loaded double-car garages for all residences.
- Residences constructed of brick, stacked stone, cementitious siding, and board and batten.
- A full access entrance from Virgil Moon Road.
- 14.76 acres dedicated as conservation space.
- 12.53 acres dedicated as primary conservation space along both sides of the creek.
- 2.23 acres dedicated as secondary conservation space along the western property line.
- 27-foot-wide public internal streets with 4-foot-wide sidewalks on both sides.
- A 100-foot-wide undisturbed buffer and 150-foot-wide impervious setback as measured from the bank of the existing stream.
- A stormwater management facility at the center of the site adjacent to the existing pond and an additional facility at the southern property line.
- A mail kiosk within the cul-de-sac at the front of the development with three off-street parking spaces.
- No sidewalks are shown on the site plan along Virgil Moon Road, but will be required in development plan review.
- No common amenities are proposed. An open space area with an existing pond is indicated on the site plan.

Zoning and Development Standards

The applicant is requesting a rezoning to OSC (Open Space Conservation 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
Front Yard Setback	Minimum 25'	25'	YES
Side Yard Setback	Minimum 7.5'	7.5'	YES
Rear Yard Setback	Minimum 30'	30'	YES
Off-Street Parking	Minimum 120 spaces Maximum 360 spaces	120 spaces	YES
Street Frontage Buffer	Minimum 50'	50'	YES

Conservation Space	25% or 8.37 acres	44.1% or 14.76 acres	YES
Primary Conservation Space	15% or 5.02 acres	84.9% or 12.53 acres	YES
Heated Floor Area	Minimum 1,400 square feet	Minimum 1,400 square feet	YES
Zoning Buffer	50' – R-100	50'	YES
Density	Maximum 2.5 units per acre	2.01 units per acre	YES

Variance Request

In addition to the rezoning request, the applicant is seeking a variance from the following provision of Title II of the UDO:

1. Section 210-50.14A., to allow for a cul-de-sac street in excess of 600 feet in length.

The applicant proposes a street terminating in a cul-de-sac in excess of the 600- foot maximum street length in OSC (Open Space Conservation District). In this case, the street will be approximately 1,260 feet in length.

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 zoning 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 and residences on large lots. The proposed density of the development is similar to adjacent and nearby single-family subdivisions. OSC rezoning requests have been recently approved in the area. The development is suitable given the surrounding area and recently approved 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 not be adversely affected by the zoning change. Adjacent properties are developed with single-family subdivisions and residences on large lots. The development will provide a 50-foot-wide conservation strip adjacent to R-100 zoned properties, which will provide adequate screening. The addition of a

development of this nature would complement the surrounding neighborhoods, with appropriate conditions.

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

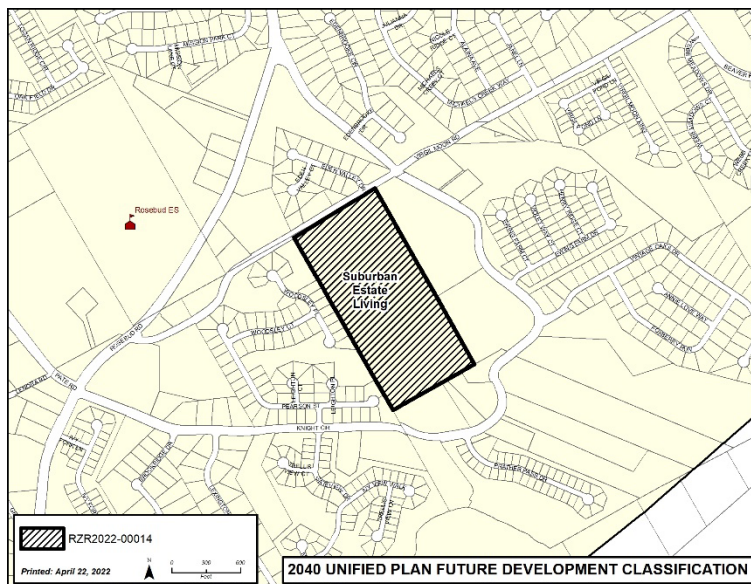
The property has a reasonable economic use as currently zoned.

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 Suburban Estate Living Character Area. This designation is intended to provide large tracts of land for greenfield development and includes some remnants of agricultural uses. Due to the requirements of the Rockdale Reservoir Buffer Area, more conservation area is required with this development than would typically be found, increasing the total conservation area to 44.1% of the total site area. A single-family detached subdivision, as proposed by the applicant, would 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.

This section of Virgil Moon Road and neighboring Knight Circle have experienced growth in recent years, primarily through the development of OSC and R-100 zoned single-family subdivisions. The proposed density of the subject rezoning is similar to these previous requests. Further developments of a similar nature are anticipated in the area. Therefore, the proposed rezoning would be suitable based on existing and changing conditions.

Variance Request Analysis: The standards for granting variances are outlined in Section 270-100.7 of the Unified Development Ordinance. Staff makes the following findings related to the variance request:

The requested variance is to allow for a street which terminates in a cul-de-sac to be in excess of 600 feet in length. Due to the stream buffers on the property, a large portion is undevelopable, resulting in a long but relatively narrow strip of buildable land. The applicant states that the street will minimize the amount of earthmoving and disruption to the property, and will preserve as much open space as possible in addition to that required by the UDO. With appropriate conditions and provisions for future interparcel connectivity, the proposal will not nullify the intent of the UDO.

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 recommends **APPROVAL** of the following variance request:

1. Section 210-50.14A., to allow for a cul-de-sac street in excess of 600 feet in length.

Staff Recommended Conditions

Approval as OSC (Open Space Conservation District) for a single-family subdivision, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received April 19, 2022 by the Department of Planning and Development, with revisions required by conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. The property shall be limited to single-family detached dwellings and accessory uses and structures, not to exceed 60 lots.
3. All detached residences shall adhere to the Architectural Design Standards for Category 3, Detached Residential Buildings.
4. All dwellings shall have a minimum two-car garage.

5. Road frontage and the subdivision entrance shall be landscaped by the developer and maintained by the mandatory homeowners association. The entrance shall include a decorative masonry entrance feature. A decorative fence shall be required along the Virgil Moon Road right-of-way. Landscape and entrance feature plans shall be subject to review and approval by the Department of Planning and Development.
6. A mandatory homeowners association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping.
7. No direct lot access shall be allowed to Virgil Moon Road.
8. Natural vegetation shall remain on the property until the issuance of a building 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 surface setback areas.
12. Amenities shall be constructed within the development and may including such items as trails, gazebos, benches, fire pits, etc. Off-street unpaved trails and pedestrian connections to the conservation areas and amenity areas shall be provided throughout the development. The final layout and design of these features shall be subject to the review and approval of the Department of Planning and Development.
13. At least three (3) pedestrian access points shall be provided from the proposed internal roads to the amenities located within the primary open space per the approval of the Department of Planning and Development.
14. Provisions for future interparcel access shall be provided from the cul-de-sac near the southern property line, subject to the review and approval of the Department of Planning and Development.

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 existing residence on property



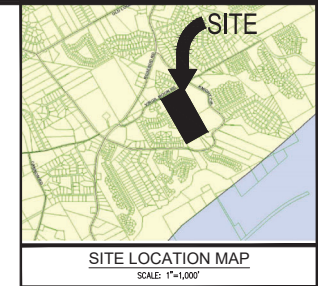
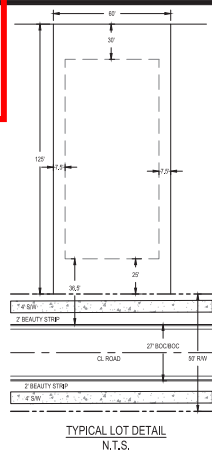
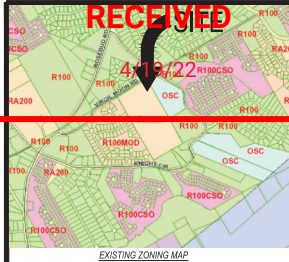
View of existing residence on property



View along Virgil Moon Road

Exhibit B: Site Plan

[attached]



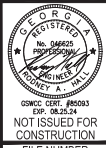
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- GENERAL NOTES:**
- TOTAL GROSS SITE AREA = 33.48 ACRES
 - TOTAL NET SITE AREA = 29.86 ACRES
 - AREA IN FLOOD PLAIN = 7.23 ACRES
 - AREA IN FLOOD PLAIN (FOR NET AREA CALC.) = 3.62 ACRES
 - ZONING:
 - EX. ZONING = RA200
 - PROP. ZONING = OSC
 - NUMBER OF LOTS = 60
 - PROP. DENSITY:
 - GROSS DENSITY = 1.79 DU/AC
 - NET DENSITY = 2.01 DU/AC
 - BUILDING SETBACKS:
 - FRONT = 25'
 - REAR = 30'
 - SIDE = 7.5'
 - CONSERVATION SPACE REQUIRED = 25% = 8.37 AC
 - CONSERVATION SPACE PROVIDED = 14.76 AC (44.1%)
 - PRIMARY CONSERVATION SPACE REQUIRED = 15% OF CONSERVATION SPACE
 - PRIMARY CONSERVATION SPACE PROVIDED = 12.53 AC (84.9%)
 - SECONDARY CONSERVATION SPACE PROVIDED = 2.23 AC (28.0%)
 - TYPICAL LOT WIDTH = 60' (AT BUILD LINE)
 - MAXIMUM BUILDING HEIGHT = 35'
 - MINIMUM LOT SIZE = 7,500 S.F.
 - MINIMUM HEATED FLOOR AREA = 1,400 S.F.
 - TYPICAL LOT SIZE = 60'W x 125' (7,500 S.F.)
 - BOUNDARY INFORMATION DEPICTED IS SHOWN PER SURVEY PREPARED BY BGE
 - WETLANDS, FLOOD PLAIN AND STREAMS SHOWN PER FIELD LOCATE AND ASSOCIATED ENVIRONMENTAL REPORT BY CORBLU ECOLOGY GROUP
 - SIDEWALKS ON BOTH SIDES OF THE STREET-TYP. 4.0' SIDEWALK WITH A 2' BEAUTY STRIP, AS SHOWN
 - PARKING REQUIREMENTS PER SECTION 240-20 TABLE 240.1
 - REQUIRED 2 PARKING SPACES PER DWELLING = 120 SPACES REQUIRED
 - PROVIDED 2 SPACES PER LOT (60 LOTS) = 120 SPACES
 - AMENITY AREA = 3 PARKING SPACES
 - TOTAL PROVIDED = 123 PARKING SPACES

EASTWOOD HOMES
855 NORTH POINT CENTER EAST
ALPHARETTA, GA 30201

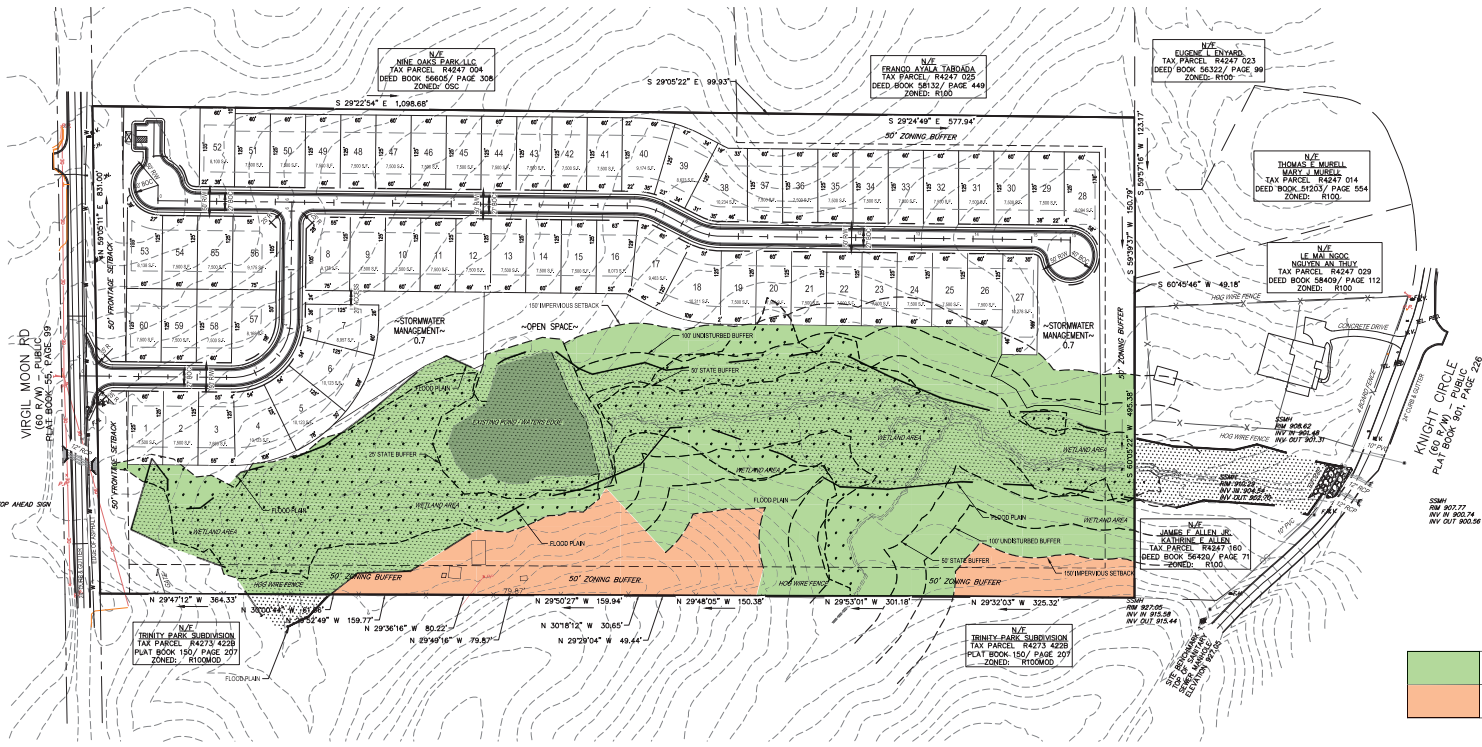
BRASWELL FARMS
1750 WILSON ROAD
WINNETT COUNTY, GA 30097

SITE PLAN



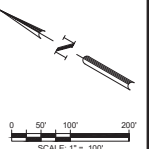
NOT ISSUED FOR CONSTRUCTION
FILE NUMBER: 9194-00
DATE: 04/19/2022

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- PRIMARY CONSERVATION SPACE = 12.53 AC (84.9%)
- SECONDARY CONSERVATION SPACE = 2.23 AC (15.1%)

24 HOUR CONTACT INFORMATION:
KRISTIN RILEY
678-680-8879



FLOOD CERTIFICATION
SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONES V-1A, AS DEFINED BY HUD F.E.M. COMMUNITY PANEL NUMBER 13 130322, MAP NUMBER 13135C0147F AND 13135C0148F WITH AN EFFECTIVE DATE OF SEPTEMBER 9, 2006



Exhibit C: Building Elevations

[attached]

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Elevation B



Elevation C



Elevation A



Elevation F



Elevation G



Elevation I



Elevation D



Elevation E



Elevation H

The Raleigh

3 Bed / 2.5 Bath
2 Car Front Entry Garage on Slab

Eastwood Homes continuously strives to improve our product; therefore, we reserve the right to change, modify, or revise architectural details and designs without notice. Our brochures and images are for illustration only, are not drawn to scale, and may include optional features that vary by community. Room dimensions are approximate. Please see contract for additional details.

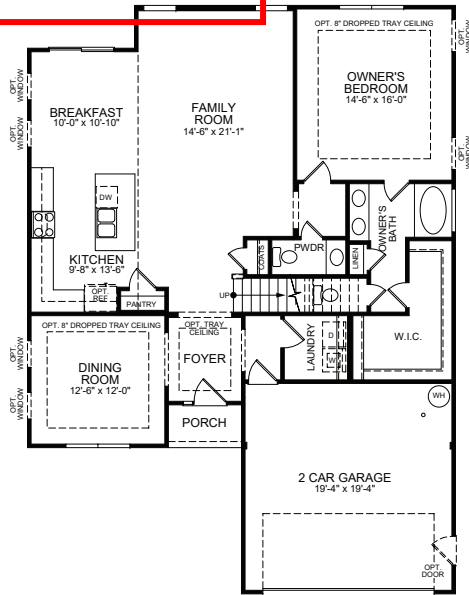
7209 Raleigh 10/2021



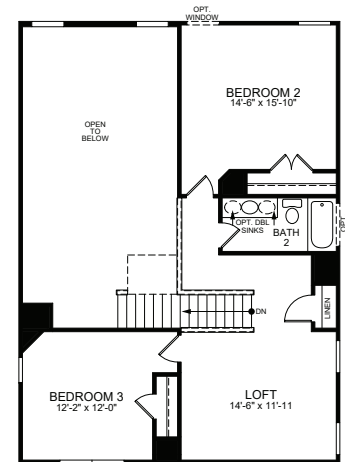
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The Raleigh • First Floor Plan

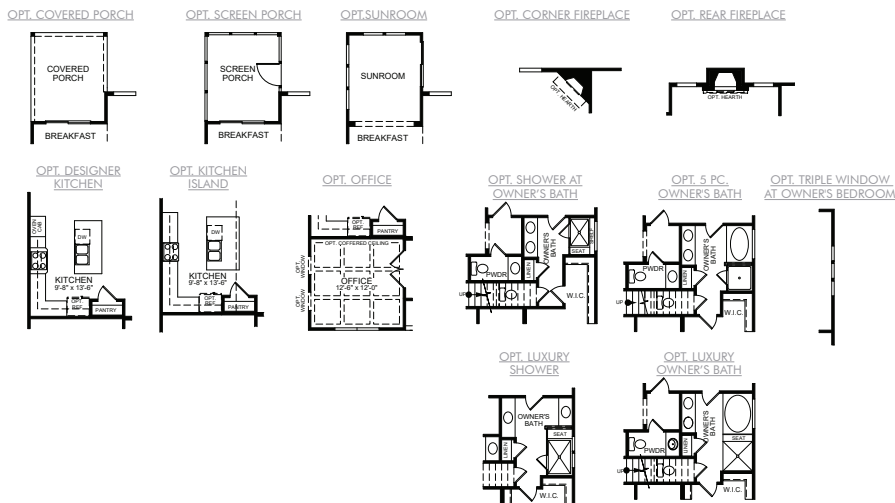
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The Raleigh • Second Floor



First Floor Options



Second Floor Options

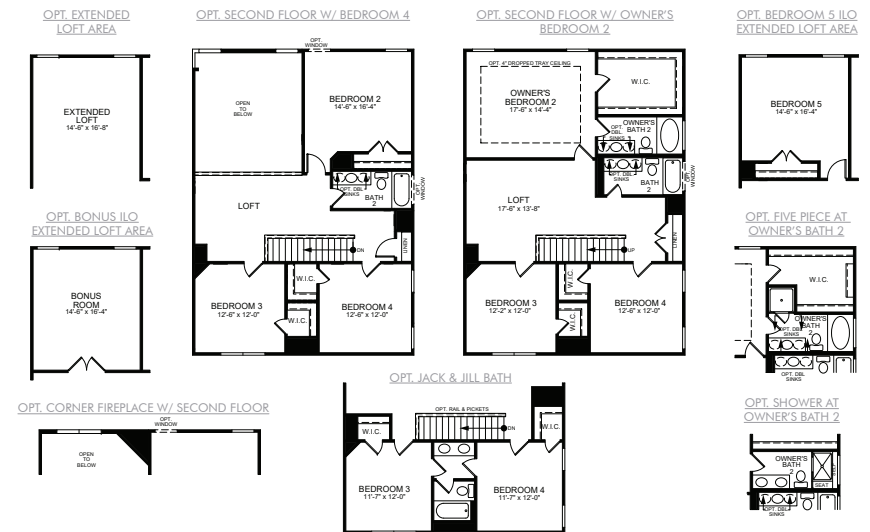


Exhibit D: Letter of Intent and Applicant's Response to Standards

[attached]

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LETTER OF INTENT AND JUSTIFICATION FOR REZONING

Rezoning Application
Gwinnett County, Georgia

Applicant:
Eastwood Homes, LLC

Property:
Tax Parcel ID R4247 005
± 33.48 Acres of Land
Located at 1758 Virgil Moon Road, Loganville, GA.
From RA200 to OSC

Submitted for Applicant by:
Melody A. Glouton, Esq.
ANDERSEN TATE & CARR, P.C.
One Sugarloaf Centre
1960 Satellite Blvd.
Suite 4000
Duluth, Georgia 30097
770.822.0900
mglouton@atclawfirm.com

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I. INTRODUCTION

This Application for Rezoning is submitted for a 33.48-acre parcel of land located in Land Lot 247 of the 4th District of Gwinnett County, Georgia, and known as 1736 Virgil Moon Road (hereinafter the “Property”). The Property is shown on the survey prepared by BGE, Inc. dated, September 15, 2021, and filed with this Application. The Property that is the subject of this rezoning application is owned by Mary P. Landress and further identified below from the Gwinnett County GIS:



The Property is currently zoned RA-200 pursuant to the Gwinnett County Unified Development Ordinance (the “UDO”). The Applicant, Eastwood Homes, LLC (the “Applicant”) now seeks approval to rezone the Property to OSC (Open Space Conservation District) to develop a distinctive and attractive single-family residential community with 60 homes that preserves the natural surroundings.

This document is submitted as the Letter of Intent, Response to Standards Governing the Exercise of Zoning Power, and other materials required by the Gwinnett County UDO.

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

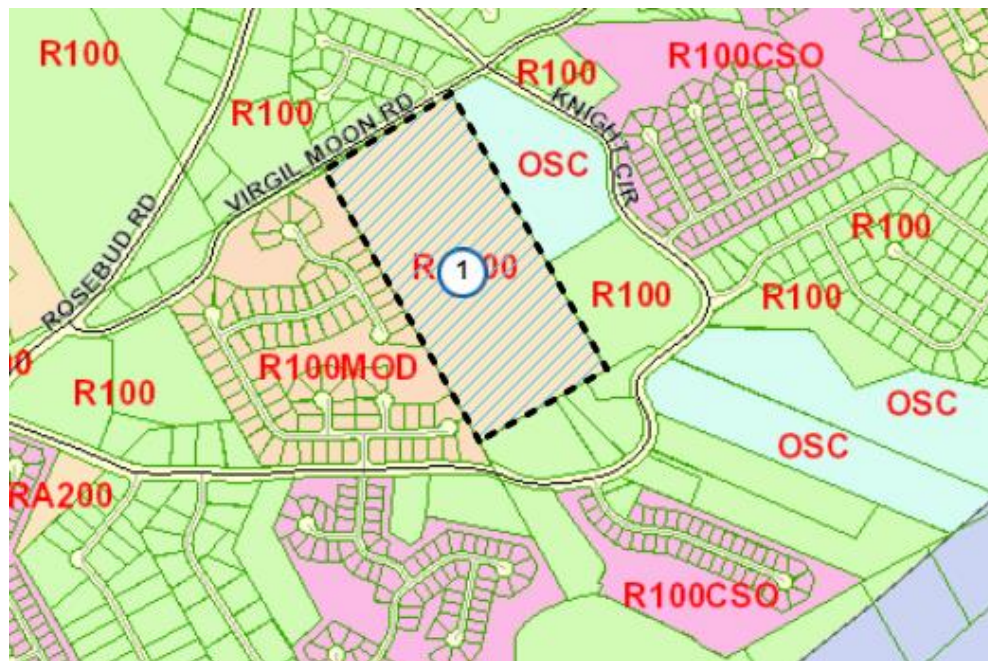
The Property is rectangular shaped with parcel fronting Virgil Moon Road in Loganville, Georgia. It is bounded on all sides by residentially zoned properties, including OSC, R-100, and R100-MOD zoning classifications. The surrounding area is uniformly zoned single-family residential, and the adjacent parcels include a mix of vacant land and residences. The Subject Property is close to the Walton County line.

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The Future Development Map of the Gwinnett County 2040 Unified Plan (the “2040 Plan”) classifies this Property as within the “Suburban Estate Living Character Area,” of the Gwinnett County Future Development Map. This Character Area designation includes large tracts of land for greenfield development of low intensity. As such, the 2040 Plan anticipates that these areas will experience new residential development and specifically encourages Open Space Conservation subdivisions. Accordingly, the proposed development is consistent with the spirit and intent set forth in the 2040 Plan.

The subject site is surrounded by residential subdivisions and residential uses. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Subject Property	Single Family Residential	OSC
North	Single Family Residential	R-100
East	Vacant/Undeveloped Single Family Residential	OSC *Rezoned in 2019 R-100
South	Single Family Residential	R-100
West	Single Family Residentail	R100-MOD *Inactive zoning classification

III. PROJECT SUMMARY

As shown on the site plan by BGE, Inc. dated March 2, 2022, and filed with this application (hereinafter the “Site Plan”), the Applicant proposes to develop the Property into a distinctive and attractive residential community that preserves its natural surroundings, including 18.0 acres of open space. The Applicant is proposing to rezone 33.48 acres from RA-200 to OSC in order to accommodate the development of a single-family residential community with approximately 60 units, for a gross density of 1.79 units per acre. The proposed development would provide

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attractive, high-end residences with natural amenities including green space. The proposed development will consist of homes at a size, quality, and price point commensurate with or exceeding home in the surrounding communities. Generally, the architectural style and composition of the exterior of the homes would consist of brick, stacked stone, cedar and/or cementitious shake, siding board and batten or combinations thereof. The proposed development would have a single entrance on Virgil Moon Road, which would be landscaped and maintained by a Homeowners Association.

The Applicant is requesting a variance from Section 210.50.14A which indicates that cul-de-sac streets may be no longer than 600 feet in length. The code further provides that street patterns shall be designed to respect and follow existing terrain as much as possible, to minimize earthmoving and disruption of the existing topography. The proposed layout preserves the existing features and minimizes the acreage devoted to streets. As shown on the site plan filed with the rezoning application, and in consideration of the size, layout, and location of the Subject Property, the Applicant is requesting a waiver regarding the street length to develop the site plan as proposed.

The proposed development would provide attractive, high-quality housing that is compatible with surrounding land use and in conformance with the policies and intent of the 2040 Plan. The proposed elevations of the development are filed with this Application.

IV. SITE IMPACT ANALYSIS

Pursuant to UDO § 270-20.6, entitled “Impact Analysis,” the Applicant submits its written impact analysis which shows that rezoning to OSC satisfies UDO § 270-20.5, entitled “Standards Governing Exercise of the Zoning Power,” as follows:

(A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes, approval of the proposed Rezoning Application will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The Property is located on Virgil Moon Road. The proposed residential development is compatible with existing residential uses and will provide for conservation and preservation of natural amenities on the property.

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

No, the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. The proposed zoning classification is compatible with existing residential uses of adjacent property and expressly encouraged within the Suburban Estate Living Character Area.

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

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The Applicant submits that due to the size, location, layout, topography, and natural features of the Subject Property, it does not have reasonable economic use as currently zoned. By way of further response, the Applicant submits the rezoning of the Property would redevelop the site into a more viable and compatible use with surrounding properties.

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

No, the proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient access to Virgil Moon Road and access to sewer. The proposed development would complement the existing and nearby residential uses.

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

The proposed rezoning application is in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. The subject property is located within the Suburban Estate Living Character Area of the 2040 Future Development Map. Encouraged land uses for this Character Area specifically promote Open Space Conservation communities.

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

The Applicant submits that the character of the surrounding development and quality of the proposed homes provide supporting reasons for approval of the rezoning application. Anticipated growth in Gwinnett County based on the 2040 Comprehensive Plan suggests a strong need for housing as proposed by the Applicant while preserving the natural amenities on the property.

V. JUSTIFICATION FOR REZONING

The Applicant respectfully submits that "The Unified Development Ordinance of Gwinnett County, Georgia" (the "Ordinance"), as amended from time to time, to the extent that it classifies the Property in any zoning district that would preclude development of a single family residential development under the OSC zoning classification, is unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Any existing inconsistent zoning of the Property pursuant to the Ordinance deprives the Applicant and Property owner of any alternative reasonable use and development of the Property. Additionally, all other zoning classifications, including ones intervening between the existing classification and that requested herein, would deprive the Applicant and Property Owner of any reasonable use and development of the Property. Further, any attempt by the Gwinnett County Board of Commissioners to impose

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greater restrictions upon the manner in which the Property will be developed than presently exist would be equally unlawful.

Accordingly, Applicant submits that the current zoning classification and any other zoning of the Property save for what has been requested as established in the Ordinance constitute an arbitrary and unreasonable use of the zoning and police powers because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant and Property owner. All inconsistent zoning classifications between the existing zoning and the zoning requested hereunder would constitute an arbitrary and unreasonable use of the zoning and police powers because they bear or would bear no substantial relationship to the public health, safety, morality, or general welfare of the public and would substantially harm the Applicant and Property owner. Further, the existing inconsistent zoning classification constitutes, and all zoning and plan classifications intervening between the existing inconsistent zoning classification and that required to develop this Project would constitute, a taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States.

Further, the Applicant respectfully submits that failure to approve the requested rezoning change would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Property owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

Finally, the Applicant respectfully submits that the Gwinnett County Board of Commissioners cannot lawfully impose more restrictive standards upon the development of the Property than presently exist, as to do so not only would constitute a taking of the Property as set forth above, but also would amount to an unlawful delegation of their authority, in response to neighborhood opposition, in violation of Article IX, Section IV, Paragraph II of the Georgia Constitution.

This Application meets favorably with the prescribed test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. See Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322 (1977).

VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this Application to Rezone from RA200 to OSC be approved. The Applicant welcomes the opportunity to meet with the Gwinnett County Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

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4/19/22

Respectfully submitted this 4th day of April, 2022.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures
MAG/ag

Exhibit E: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		5.18.22	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		RZR2022-00014	
Case Address:		1758 Virgil Moon Road	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input type="checkbox"/> NO
1	Virgil Moon Road is a local street. No ADT listed for this street.		
2	9.8 miles to nearest transit facility (#2335042) located at Sugarloaf Parkway and Johnson Landing Plaza.		
3	Developer shall attempt to align proposed entrance to offset the existing street Eden Valley Drive. If unable to do so, please provide reasoning to the Gwinnett County Department of Transportation.		
4	Traffic calming measures for new local streets are required to encourage 25MPH vehicle operating speeds Max length of the roadway between speed control points is 500 feet.		
5	Prior to the issuance of a Development Permit, a sight distance certification shall be provided.		
6	A 5' sidewalk will be required along the property frontage.		
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/> X
		<input type="checkbox"/> YES	<input type="checkbox"/> NO
1			
2			
3			
4			
5			
6			

Note: Attach additional pages, if needed

Revised 7/26/2021

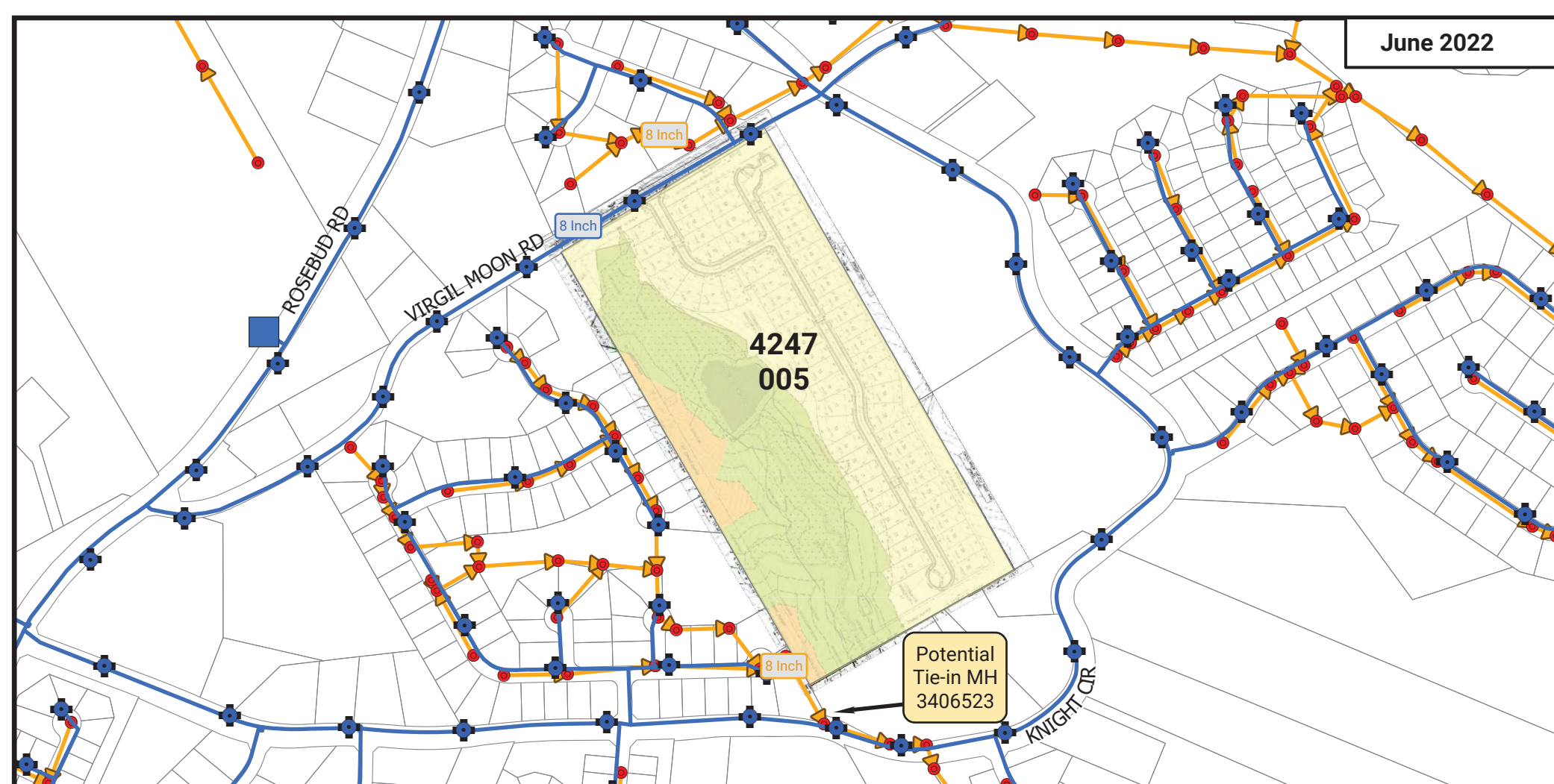


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

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:		RZR2022-00014		
Case Address:		1758 Virgil Moon Road		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The development may connect to an existing 8-inch water main located on the south right-of-way of Virgil Moon Road.			
2	Sewer: A Sewer Capacity Certification is required to confirm capacity.			
3	Sewer: Pending available sewer capacity, the development may be able to connect to an existing 8-inch sanitary sewer main located approximately 400 feet south in the right-of-way of Knight Circle.			
4	Sewer: An easement will be required to access this sewer.			
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1				
2				
3				
4				
5				
6				
7				

Note: Attach additional pages, if needed

Revised 7/26/2021



LEGEND

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

RZR2022-00014

R-200 to OSC

Water & Sewer Utility Map



0 280 560
Feet

LOCATION



Water Comments: The development may connect to an existing 8-inch water main located on the south right-of-way of Virgil Moon Road.

Sewer Comments: A Sewer Capacity Certification is required to confirm capacity. Pending available sewer capacity, the development may be able to connect to an existing 8-inch sanitary sewer main located approximately 400 feet south in the right-of-way of Knight Circle. An easement will be required to access this sewer.

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 Gwinnett 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, June, 2022

											Proposed Zoning
	School	2022-23			2023-24			2024-25			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
CIC2022-00016	Parkview HS	3,208	2,900	308	3,240	2,900	340	3,224	2,900	324	25
	Trickum MS	2,160	1,775	385	2,182	1,775	407	2,170	1,775	395	18
	Mountain Park ES	618	450	168	609	450	159	621	450	171	32
RZM2022-00019	South Gwinnett HS	2,735	2,750	-15	2,790	2,750	40	2,832	2,750	82	5
	Snellville MS	913	1,625	-712	922	1,625	-703	931	1,625	-694	4
	Norton ES	946	1,300	-354	955	1,300	-345	965	1,300	-335	6
RZM2022-00021	Collins Hill HS	2,730	2,625	105	2,773	2,625	148	2,800	2,625	175	29
	Creekland MS	1,911	2,100	-189	1,892	2,100	-208	1,915	2,100	-185	21
	Walnut Grove ES	789	1,200	-411	801	1,200	-399	813	1,200	-387	38
RZM2022-00022 & RZM2022-00023	Peachtree Ridge HS	3,262	3,050	212	3,295	3,050	245	3,271	3,050	221	16
	Northbrook MS	882	1,025	-143	870	1,025	-155	879	1,025	-146	12
	Jackson ES	1,426	1,475	-49	1,440	1,475	-35	1,455	1,475	-20	21
RZR2022-00011	Mill Creek HS	2,915	2,800	115	2,633	2,800	-167	2,596	2,800	-204	2
	Osborne MS	1,658	1,575	83	1,646	1,575	71	1,671	1,575	96	1
	Duncan Creek ES	1,319	1,300	19	1,345	1,300	45	1,372	1,300	72	2
RZR2022-00014	South Gwinnett HS	2,735	2,750	-15	2,790	2,750	40	2,832	2,750	82	20
	Grace Snell MS	1,262	1,200	62	1,281	1,200	81	1,300	1,200	100	14
	Rosebud ES	959	1,200	-241	968	1,200	-232	983	1,200	-217	26
RZR2022-00016	Berkmar HS	3,034	2,925	109	3,140	2,925	215	3,234	2,925	309	5
	Berkmar MS	1,135	1,100	35	1,122	1,100	22	1,097	1,100	-3	4
	Hopkins ES	1,064	1,500	-436	1,047	1,500	-453	1,035	1,500	-465	7
RZR2022-00017	Dacula HS	2,565	2,550	15	2,670	2,550	120	2,748	2,550	198	21
	Dacula MS	1,852	1,900	-48	1,906	1,900	6	1,962	1,900	62	15
	Mulberry ES	750	975	-225	773	975	-202	796	975	-179	27
RZR2022-00018	South Gwinnett HS	2,735	2,750	-15	2,790	2,750	40	2,832	2,750	82	13
	Snellville MS	913	1,625	-712	922	1,625	-703	931	1,625	-694	10
	Norton ES	946	1,300	-354	955	1,300	-345	965	1,300	-335	18

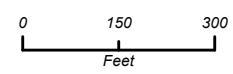
Exhibit F: Maps

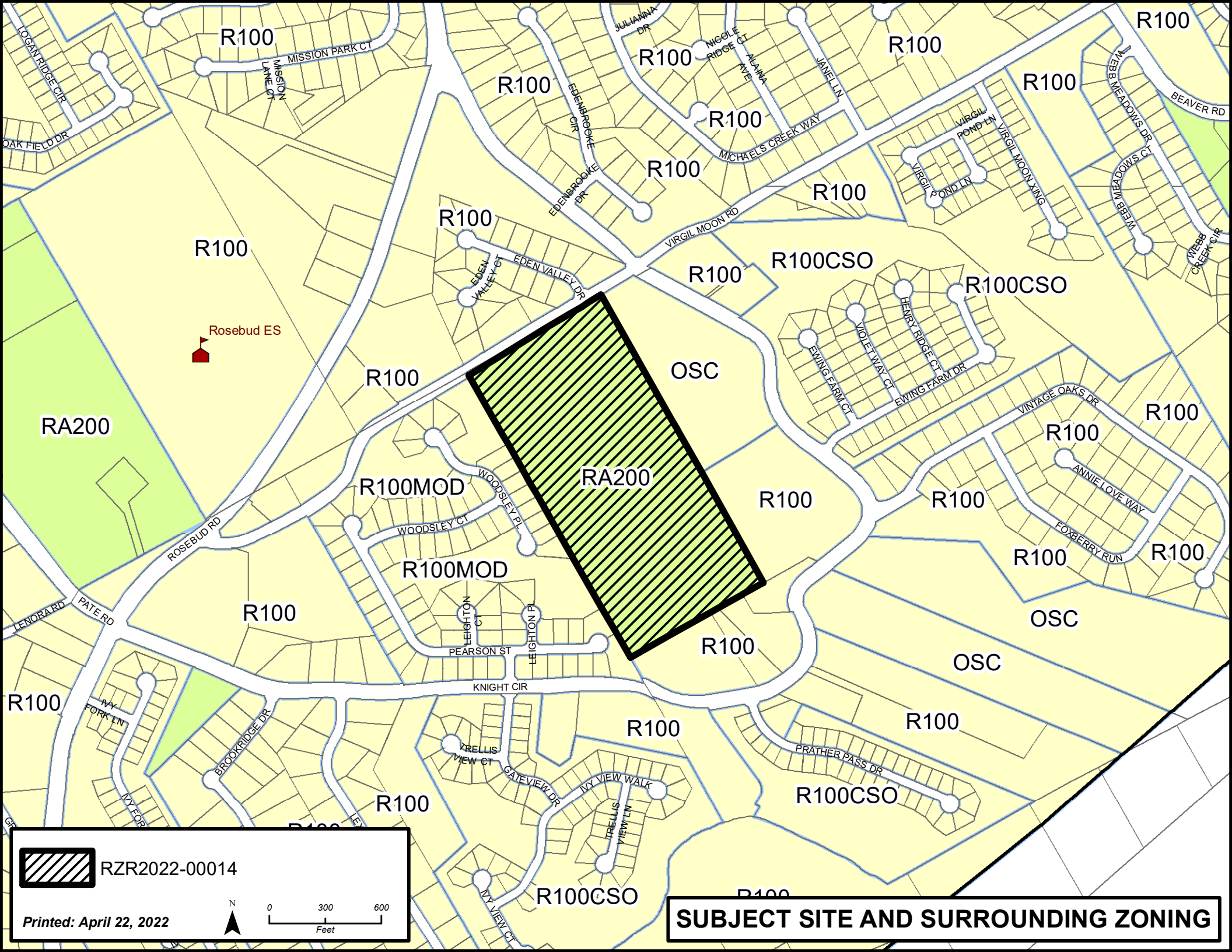
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RZR2022-00014

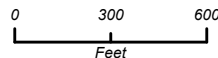
Printed: April 22, 2022



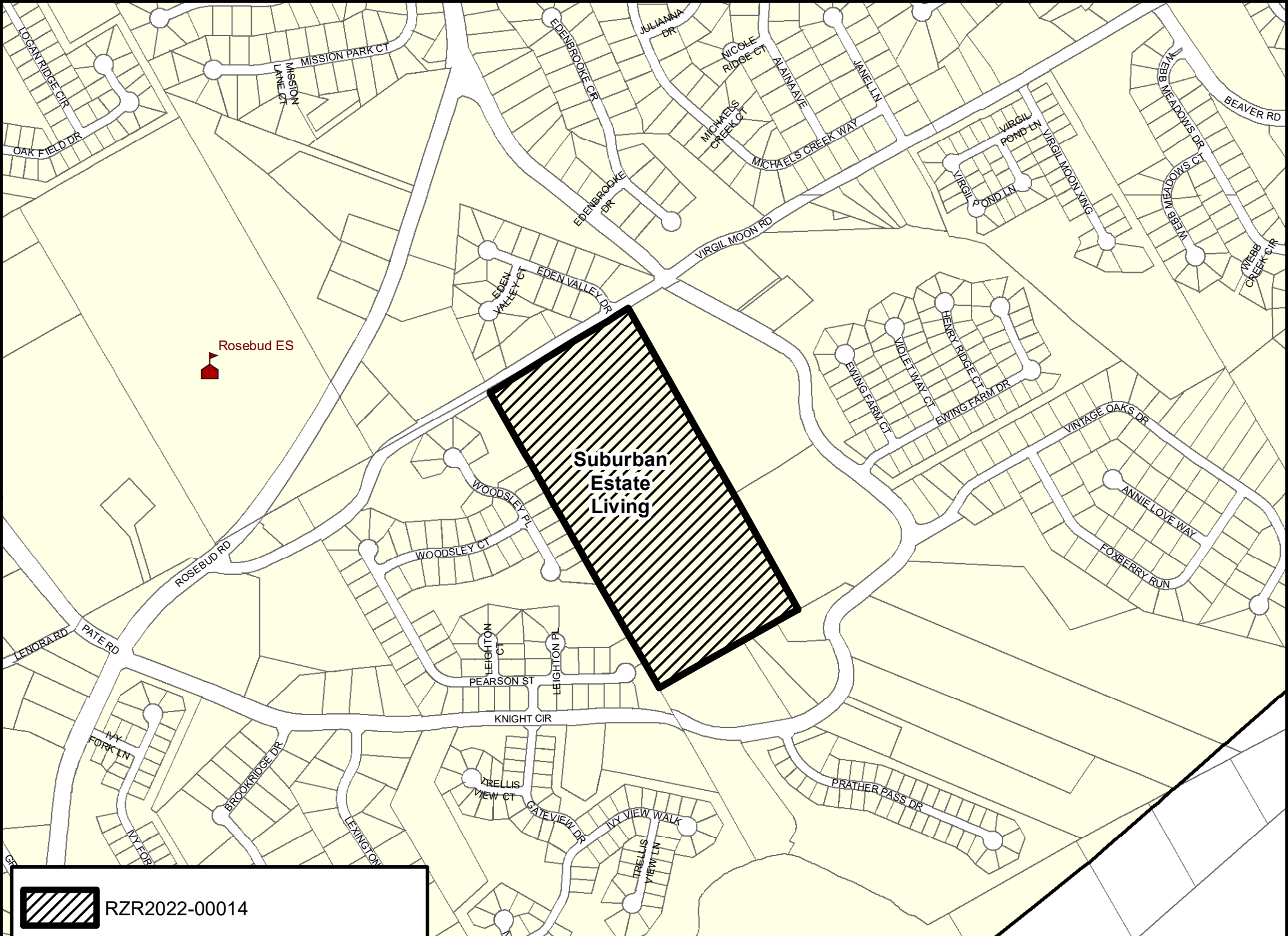


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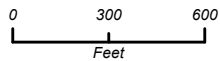


SUBJECT SITE AND SURROUNDING ZONING



RZR2022-00014

Printed: April 22, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

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4/5/22

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Eastwood Homes, LLC c/o Andersen, Tate & Carr ADDRESS: 1960 Satellite Blvd S-4000 CITY: Duluth STATE: GA ZIP: 30097 PHONE: 770-822-0900 EMAIL: mglouton@atclawfirm.com	NAME: Mary P. Landress ADDRESS: 1736 Virgil Moon Road CITY: Loganville STATE: GA ZIP: 30052-2550 PHONE: _____ EMAIL: _____
CONTACT PERSON: Melody A. Glouton PHONE: 770-822-0900 CONTACT'S E-MAIL: mglouton@atclawfirm.com	
<p align="center">APPLICANT IS THE:</p> <input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICTS(S): RA200 REQUESTED ZONING DISTRICT: OSC PARCEL NUMBER(S): R4247 0005 ACREAGE: 33.48 ADDRESS OF PROPERTY: 1758 Virgil Moon Road, Loganville, GA 30052 PROPOSED DEVELOPMENT: single family residential/open space conservation	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units 60	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): 1,400 SF +	Total Building Sq. Ft. _____
Gross Density: 1.79/upa	Density: _____
Net Density: 2.01/upa	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

4/5/22

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 247 OF THE 4TH DISTRICT AND BEING IN
WINNETT COUNTY, STATE OF GEORGIA, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a ½" rebar found on the southeast right of way of Virgil Moon Road, being on the common land lot line of land lots 247 & 273, Thence, N 59° 05' 11" E for a distance of 831.00 feet to a ½" rebar found; Thence, S 29° 22' 54" E for a distance of 1098.68 feet to a 1" open top pipe found; Thence, S 29° 05' 22" E for a distance of 99.93 feet to a 1½" open top pipe found; Thence, S 29° 24' 49" E for a distance of 577.94 feet to a ¾" rebar found; Thence, S 59° 57' 16" W for a distance of 123.17 feet to a 1" rebar found; Thence, S 59° 39' 37" W for a distance of 150.79 feet to a axel found; Thence, S 60° 45' 46" W for a distance of 49.18 feet to a ½" rebar found; Thence, S 60° 05' 22" W for a distance of 495.38 feet to a rock; Thence, N 29° 32' 03" W for a distance of 325.32 feet to a ½" rebar capped (LSF 832); Thence, N 29° 53' 01" W for a distance of 301.18 feet to a ½" rebar capped (LSF 832); Thence, N 29° 48' 05" W for a distance of 150.38 feet to a ½" rebar capped (LSF 832); Thence, N 29° 29' 04" W for a distance of 49.44 feet to a ½" iron rod found; Thence, N 30° 18' 12" W for a distance of 30.65 feet to a ½" rebar capped (LSF 832); Thence, N 29° 50' 27" W for a distance of 159.94 feet to a ½" rebar capped (LSF 832); Thence, N 29° 49' 16" W for a distance of 79.87 feet to a ½" rebar capped (LSF 832); Thence, N 29° 36' 16" W for a distance of 80.22 feet to a ½" rebar capped (LSF 832); Thence, N 29° 52' 49" W for a distance of 159.77 feet to a ½" rebar found; Thence, N 30° 00' 44" W for a distance of 61.66 feet to a ½" rebar found; Thence N 29° 47' 12" W a distance of 364.33 feet to a ½" rebar being the POINT OF BEGINNING.

Tree Inventory & Analysis

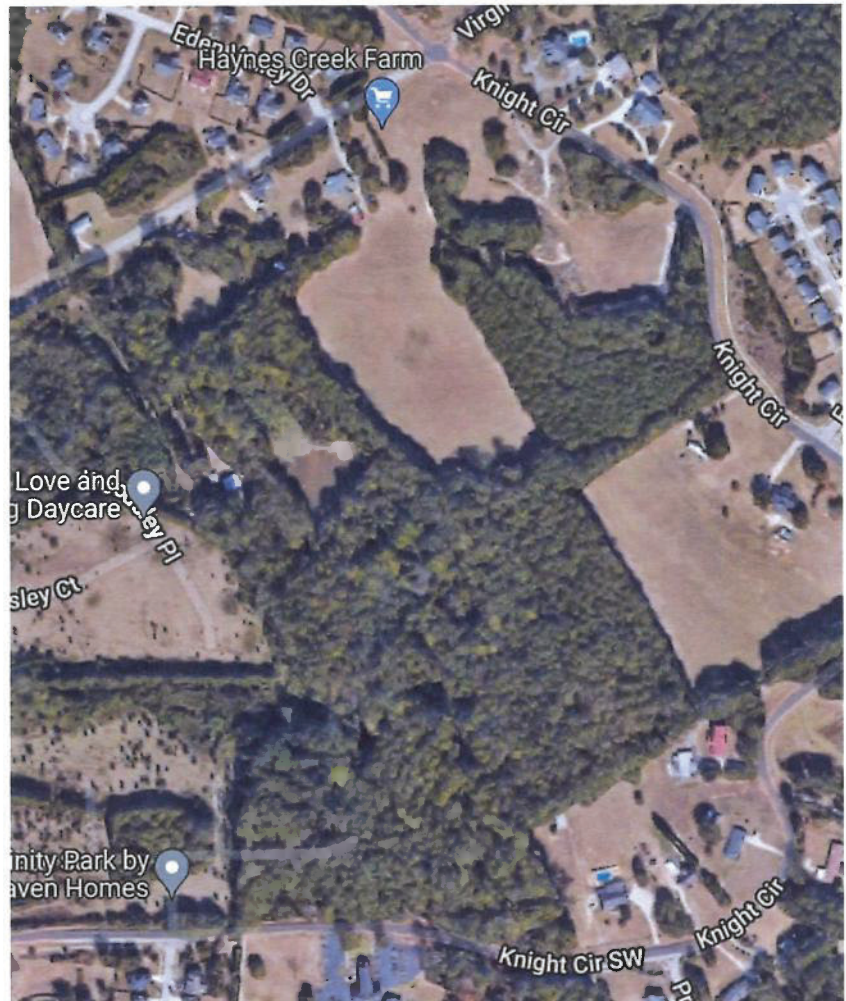
Project: BRASWELL FARMS

WINNETT COUNTY

On-Site Evaluation

Date (s): MARCH 2022

Report Date: MARCH 2022



EVALUATION

Evaluation provided is a Level I and is based upon field observation and practical horticulture and arboriculture experience. No sub-grade, internal coring investigation, lab testing or aerial inspection was performed on the subject trees. Photos of damage or defect, are included. Note that some photo may have been lightened for increased visibility Only.

CONDITION DEFINED

SPECIMEN / GOOD: Tree is actively growing without any serious visible pathogenic problems. Tree exhibits a structural form that is typical of the species in its natural growing environment. Tree may have minor defects that do not reduce specimen status, such as minor structural defects or less than optimal form for the species in an urban or exposed environment. Existing growing conditions may be less than favorable, as well. A tree with these minor defects or conditions may not react favorably to additional stress, however if so and to what extent is not determined.

NONSPECIMEN / DDH: Tree is Poor, not of specimen quality per standards of jurisdictional code, Dead, Diseased and/or Hazardous per professional opinion of this Arborist. Tree's vigor is low to moderate. It may also have moderate to severe structural defects or a form that is undesirable for the species. Some trees in this condition are not recoverable and could degrade into a state of advanced decline leading to death. Some Non-specimen / DDH trees are in severe decline.

HAZARDOUS: Tree with uncorrectable defects severe enough to pose present danger to people or buildings under normal conditions, as determined by an Arborist or Forester.

DBH: Diameter of trunk in inches, measured at 4.5' above average soil level. Where split, tree is measured at narrowest point below split.

CODOMINANT: See Arborist note on last page of report.

RECEIVED

COMPREHENSIVE LIST OF INVENTORIED SPECIMEN SIZE TREES

Tree #	DBH (Inches)	Species	Recommended Condition
21	34	OAK	NON-SPECIMEN / POOR
22	28	MAPLE	NON-SPECIMEN / POOR
23	32	SWEETGUM	NON-SPECIMEN / POOR
24	34	SWEETGUM	NON-SPECIMEN / POOR
25	32	SWEETGUM	NON-SPECIMEN / POOR
26	32	OAK	NON-SPECIMEN / POOR
27	46	OAK	NON-SPECIMEN / POOR
28	37	OAK	NON-SPECIMEN / POOR
29	31	OAK	NON-SPECIMEN / POOR
30	33	OAK	NON-SPECIMEN / POOR
31	31	OAK	NON-SPECIMEN / POOR
33	47	OAK	NON-SPECIMEN / POOR
35	37	POPLAR	NON-SPECIMEN / POOR
36	37	POPLAR	GOOD
37	34	SWEETGUM	NON-SPECIMEN / POOR
38	30	OAK	NON-SPECIMEN / POOR
39	30	SWEETGUM	GOOD
40	31	OAK	GOOD
41	31	POPLAR	GOOD
42	31	POPLAR	GOOD
43	30	POPLAR	GOOD
44	30	POPLAR	GOOD
45	31	OAK	GOOD
46	44	POPLAR	NON-SPECIMEN / POOR
47	31	OAK	GOOD
48	34	PECAN	GOOD
49	37	SWEETGUM	GOOD
50	32	SWEETGUM	GOOD
51	30	PINE	GOOD
52	31	OAK	NON-SPECIMEN / POOR
53	34	OAK	NON-SPECIMEN / POOR
54	29	OAK	GOOD
55	30	PINE	NON-SPECIMEN / POOR
56	37	OAK	NON-SPECIMEN / POOR
57	37	OAK	GOOD
58	30	OAK	NON-SPECIMEN / POOR

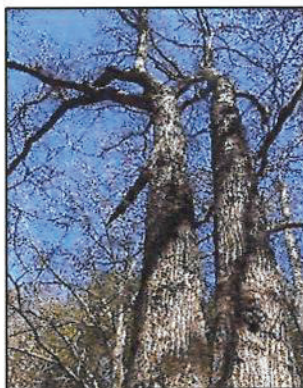
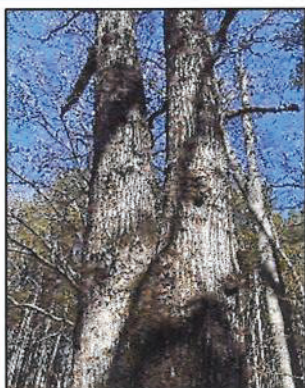
RECEIVED
Tree Tag #: 21

Size (DBH): 34

Genus: OAK

Specimen / GOOD <input type="checkbox"/>	Non-specimen / DDH <input checked="" type="checkbox"/>	Boundary Tree <input type="checkbox"/>	
Canopy		Roots/Sight Conditions	
Multi-Leaders <input checked="" type="checkbox"/>	Surface Roots <input type="checkbox"/>	Heartwood Decay <input type="checkbox"/>	Codominant <input checked="" type="checkbox"/>
Included Bark <input type="checkbox"/>	Existing CRZ Impact <input type="checkbox"/>	Decayed at Base <input type="checkbox"/>	Included Bark <input checked="" type="checkbox"/>
Decay <input checked="" type="checkbox"/>	Root Decay <input type="checkbox"/>	Open Wound <input type="checkbox"/>	Separate Trees <input type="checkbox"/>
Canker/Gall <input type="checkbox"/>	Stream / Wash <input type="checkbox"/>	Radial Crack <input type="checkbox"/>	Weak Attachment <input checked="" type="checkbox"/>
Curve in Leader <input checked="" type="checkbox"/>	Slope <input type="checkbox"/>	Buttress Trunk <input checked="" type="checkbox"/>	Holding Water <input type="checkbox"/>
Open Wound <input type="checkbox"/>	Target <input type="checkbox"/>	Canker / Gall <input type="checkbox"/>	Lean <input type="checkbox"/>
Previous Branch Failure <input checked="" type="checkbox"/>		Conk / Mushroom <input type="checkbox"/>	Vine Infested <input type="checkbox"/>
Unbalanced Crown <input type="checkbox"/>	Failure Risk		
Tip Dieback <input type="checkbox"/>	Improbable <input type="checkbox"/>		Probable <input type="checkbox"/>
	Possible <input type="checkbox"/>		Eminent <input type="checkbox"/>

Notes:



Tree Tag #: 22

Size (DBH): 28

Genus: MAPLE

Specimen / GOOD <input type="checkbox"/>	Non-specimen / DDH <input checked="" type="checkbox"/>	Boundary Tree <input type="checkbox"/>	
Canopy		Roots/Sight Conditions	
Multi-Leaders <input checked="" type="checkbox"/>	Surface Roots <input type="checkbox"/>	Heartwood Decay <input type="checkbox"/>	Codominant <input checked="" type="checkbox"/>
Included Bark <input type="checkbox"/>	Existing CRZ Impact <input type="checkbox"/>	Decayed at Base <input type="checkbox"/>	Included Bark <input checked="" type="checkbox"/>
Decay <input type="checkbox"/>	Root Decay <input type="checkbox"/>	Open Wound <input type="checkbox"/>	Separate Trees <input checked="" type="checkbox"/>
Canker/Gall <input type="checkbox"/>	Stream / Wash <input type="checkbox"/>	Radial Crack <input type="checkbox"/>	Weak Attachment <input checked="" type="checkbox"/>
Curve in Leader <input type="checkbox"/>	Slope <input type="checkbox"/>	Buttress Trunk <input type="checkbox"/>	Holding Water <input type="checkbox"/>
Open Wound <input type="checkbox"/>	Target <input type="checkbox"/>	Canker / Gall <input type="checkbox"/>	Lean <input type="checkbox"/>
Previous Branch Failure <input type="checkbox"/>		Conk / Mushroom <input type="checkbox"/>	Vine Infested <input type="checkbox"/>
Unbalanced Crown <input type="checkbox"/>	Failure Risk		
Tip Dieback <input type="checkbox"/>	Improbable <input type="checkbox"/>		Probable <input type="checkbox"/>
	Possible <input type="checkbox"/>		Eminent <input type="checkbox"/>

Notes:



Tree Tag #: 23

Size (DBH): 32

Genus: SWEETGUM

Specimen / GOOD <input type="checkbox"/>	Non-specimen / DDH <input checked="" type="checkbox"/>	Boundary Tree <input type="checkbox"/>	
Canopy		Trunk	
Multi-Leaders <input type="checkbox"/>	Surface Roots <input type="checkbox"/>	Heartwood Decay <input type="checkbox"/>	Codominant <input checked="" type="checkbox"/>
Included Bark <input type="checkbox"/>	Existing CRZ Impact <input type="checkbox"/>	Decayed at Base <input type="checkbox"/>	Included Bark <input checked="" type="checkbox"/>
Decay <input type="checkbox"/>	Root Decay <input type="checkbox"/>	Open Wound <input type="checkbox"/>	Separate Trees <input type="checkbox"/>
Canker/Gall <input type="checkbox"/>	Stream / Wash <input type="checkbox"/>	Radial Crack <input type="checkbox"/>	Weak Attachment <input checked="" type="checkbox"/>
Curve in Leader <input type="checkbox"/>	Slope <input type="checkbox"/>	Buttress Trunk <input type="checkbox"/>	Holding Water <input type="checkbox"/>
Open Wound <input type="checkbox"/>	Target <input type="checkbox"/>	Canker / Gall <input type="checkbox"/>	Lean <input type="checkbox"/>
Previous Branch Failure <input type="checkbox"/>		Conk / Mushroom <input type="checkbox"/>	Vine Infested <input type="checkbox"/>
Unbalanced Crown <input type="checkbox"/>	Failure Risk		
Tip Dieback <input type="checkbox"/>		Improbable <input type="checkbox"/>	Probable <input type="checkbox"/>
		Possible <input type="checkbox"/>	Eminent <input type="checkbox"/>

Notes:



Tree Tag #: 24

Size (DBH): 34

Genus: SWEETGUM

Specimen / GOOD <input type="checkbox"/>	Non-specimen / DDH <input checked="" type="checkbox"/>	Boundary Tree <input type="checkbox"/>	
Canopy		Trunk	
Multi-Leaders <input checked="" type="checkbox"/>	Surface Roots <input type="checkbox"/>	Heartwood Decay <input type="checkbox"/>	Codominant <input checked="" type="checkbox"/>
Included Bark <input checked="" type="checkbox"/>	Existing CRZ Impact <input type="checkbox"/>	Decayed at Base <input type="checkbox"/>	Included Bark <input checked="" type="checkbox"/>
Decay <input type="checkbox"/>	Root Decay <input type="checkbox"/>	Open Wound <input type="checkbox"/>	Separate Trees <input type="checkbox"/>
Canker/Gall <input type="checkbox"/>	Stream / Wash <input type="checkbox"/>	Radial Crack <input type="checkbox"/>	Weak Attachment <input checked="" type="checkbox"/>
Curve in Leader <input type="checkbox"/>	Slope <input type="checkbox"/>	Buttress Trunk <input type="checkbox"/>	Holding Water <input type="checkbox"/>
Open Wound <input type="checkbox"/>	Target <input type="checkbox"/>	Canker / Gall <input type="checkbox"/>	Lean <input type="checkbox"/>
Previous Branch Failure <input type="checkbox"/>		Conk / Mushroom <input type="checkbox"/>	Vine Infested <input type="checkbox"/>
Unbalanced Crown <input type="checkbox"/>	Failure Risk		
Tip Dieback <input type="checkbox"/>		Improbable <input type="checkbox"/>	Probable <input type="checkbox"/>
		Possible <input type="checkbox"/>	Eminent <input type="checkbox"/>

Notes:



Tree Tag #: 25

Size (DBH): 32

Genus: SWEETGUM

Specimen / GOOD <input type="checkbox"/>	Non-specimen / DDH <input checked="" type="checkbox"/>	Boundary Tree <input type="checkbox"/>	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders <input type="checkbox"/>	Surface Roots <input type="checkbox"/>	Heartwood Decay <input type="checkbox"/>	Codominant <input checked="" type="checkbox"/>
Included Bark <input type="checkbox"/>	Existing CRZ Impact <input type="checkbox"/>	Decayed at Base <input type="checkbox"/>	Included Bark <input checked="" type="checkbox"/>
Decay <input type="checkbox"/>	Root Decay <input type="checkbox"/>	Open Wound <input type="checkbox"/>	Separate Trees <input checked="" type="checkbox"/>
Canker/Gall <input type="checkbox"/>	Stream / Wash <input type="checkbox"/>	Radial Crack <input type="checkbox"/>	Weak Attachment <input checked="" type="checkbox"/>
Curve in Leader <input type="checkbox"/>	Slope <input type="checkbox"/>	Buttress Trunk <input type="checkbox"/>	Holding Water <input type="checkbox"/>
Open Wound <input type="checkbox"/>	Target <input type="checkbox"/>	Canker / Gall <input type="checkbox"/>	Lean <input type="checkbox"/>
Previous Branch Failure <input type="checkbox"/>		Conk / Mushroom <input type="checkbox"/>	Vine Infested <input type="checkbox"/>
Unbalanced Crown <input type="checkbox"/>	Failure Risk	Improbable <input type="checkbox"/>	Probable <input type="checkbox"/>
Tip Dieback <input type="checkbox"/>		Possible <input type="checkbox"/>	Eminent <input type="checkbox"/>

Notes:



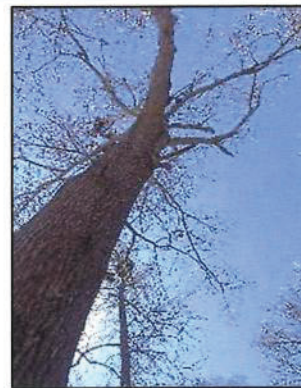
Tree Tag #: 26

Size (DBH): 32

Genus: OAK

Specimen / GOOD <input type="checkbox"/>	Non-specimen / DDH <input checked="" type="checkbox"/>	Boundary Tree <input type="checkbox"/>	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders <input type="checkbox"/>	Surface Roots <input type="checkbox"/>	Heartwood Decay <input type="checkbox"/>	Codominant <input type="checkbox"/>
Included Bark <input type="checkbox"/>	Existing CRZ Impact <input type="checkbox"/>	Decayed at Base <input checked="" type="checkbox"/>	Included Bark <input type="checkbox"/>
Decay <input checked="" type="checkbox"/>	Root Decay <input type="checkbox"/>	Open Wound <input type="checkbox"/>	Separate Trees <input type="checkbox"/>
Canker/Gall <input type="checkbox"/>	Stream / Wash <input type="checkbox"/>	Radial Crack <input type="checkbox"/>	Weak Attachment <input type="checkbox"/>
Curve in Leader <input type="checkbox"/>	Slope <input type="checkbox"/>	Buttress Trunk <input type="checkbox"/>	Holding Water <input type="checkbox"/>
Open Wound <input type="checkbox"/>	Target <input type="checkbox"/>	Canker / Gall <input type="checkbox"/>	Lean <input type="checkbox"/>
Previous Branch Failure <input checked="" type="checkbox"/>		Conk / Mushroom <input type="checkbox"/>	Vine Infested <input type="checkbox"/>
Unbalanced Crown <input type="checkbox"/>	Failure Risk	Improbable <input type="checkbox"/>	Probable <input type="checkbox"/>
Tip Dieback <input type="checkbox"/>		Possible <input type="checkbox"/>	Eminent <input type="checkbox"/>

Notes:



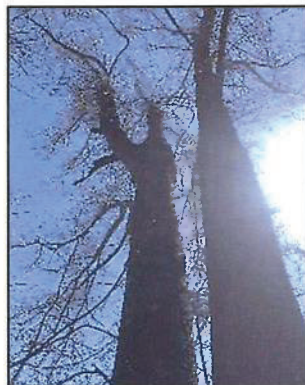
RECEIVED
Tree Tag #: 27

Size (DBH): 46

Genus: OAK

Specimen / GOOD <input type="checkbox"/>	Non-specimen / DDH <input checked="" type="checkbox"/>	Boundary Tree <input type="checkbox"/>	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders <input checked="" type="checkbox"/>	Surface Roots <input type="checkbox"/>	Heartwood Decay <input type="checkbox"/>	Codominant <input checked="" type="checkbox"/>
Included Bark <input type="checkbox"/>	Existing CRZ Impact <input type="checkbox"/>	Decayed at Base <input type="checkbox"/>	Included Bark <input checked="" type="checkbox"/>
Decay <input checked="" type="checkbox"/>	Root Decay <input type="checkbox"/>	Open Wound <input type="checkbox"/>	Separate Trees <input checked="" type="checkbox"/>
Canker/Gall <input type="checkbox"/>	Stream / Wash <input type="checkbox"/>	Radial Crack <input type="checkbox"/>	Weak Attachment <input checked="" type="checkbox"/>
Curve in Leader <input type="checkbox"/>	Slope <input type="checkbox"/>	Buttress Trunk <input type="checkbox"/>	Holding Water <input type="checkbox"/>
Open Wound <input type="checkbox"/>	Target <input type="checkbox"/>	Canker / Gall <input type="checkbox"/>	Lean <input type="checkbox"/>
Previous Branch Failure <input checked="" type="checkbox"/>		Conk / Mushroom <input type="checkbox"/>	Vine Infested <input type="checkbox"/>
Unbalanced Crown <input type="checkbox"/>	Failure Risk	Improbable <input type="checkbox"/>	Probable <input type="checkbox"/>
Tip Dieback <input type="checkbox"/>		Possible <input type="checkbox"/>	Eminent <input type="checkbox"/>

Notes:



Tree Tag #: 28

Size (DBH): 37

Genus: OAK

Specimen / GOOD <input type="checkbox"/>	Non-specimen / DDH <input checked="" type="checkbox"/>	Boundary Tree <input type="checkbox"/>	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders <input type="checkbox"/>	Surface Roots <input type="checkbox"/>	Heartwood Decay <input type="checkbox"/>	Codominant <input checked="" type="checkbox"/>
Included Bark <input type="checkbox"/>	Existing CRZ Impact <input type="checkbox"/>	Decayed at Base <input type="checkbox"/>	Included Bark <input checked="" type="checkbox"/>
Decay <input type="checkbox"/>	Root Decay <input type="checkbox"/>	Open Wound <input type="checkbox"/>	Separate Trees <input type="checkbox"/>
Canker/Gall <input type="checkbox"/>	Stream / Wash <input type="checkbox"/>	Radial Crack <input type="checkbox"/>	Weak Attachment <input checked="" type="checkbox"/>
Curve in Leader <input type="checkbox"/>	Slope <input type="checkbox"/>	Buttress Trunk <input type="checkbox"/>	Holding Water <input type="checkbox"/>
Open Wound <input type="checkbox"/>	Target <input type="checkbox"/>	Canker / Gall <input type="checkbox"/>	Lean <input type="checkbox"/>
Previous Branch Failure <input type="checkbox"/>		Conk / Mushroom <input checked="" type="checkbox"/>	Vine Infested <input type="checkbox"/>
Unbalanced Crown <input type="checkbox"/>	Failure Risk	Improbable <input type="checkbox"/>	Probable <input type="checkbox"/>
Tip Dieback <input type="checkbox"/>		Possible <input type="checkbox"/>	Eminent <input type="checkbox"/>

Notes: DEAD LEADER



Tree Tag #: 29

Size (DBH): 31

Genus: OAK

Specimen / GOOD <input type="checkbox"/>	Non-specimen / DDH <input checked="" type="checkbox"/>	Boundary Tree <input type="checkbox"/>	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders <input type="checkbox"/>	Surface Roots <input type="checkbox"/>	Heartwood Decay <input type="checkbox"/>	Codominant <input checked="" type="checkbox"/>
Included Bark <input type="checkbox"/>	Existing CRZ Impact <input type="checkbox"/>	Decayed at Base <input type="checkbox"/>	Included Bark <input checked="" type="checkbox"/>
Decay <input checked="" type="checkbox"/>	Root Decay <input type="checkbox"/>	Open Wound <input type="checkbox"/>	Separate Trees <input type="checkbox"/>
Canker/Gall <input type="checkbox"/>	Stream / Wash <input type="checkbox"/>	Radial Crack <input type="checkbox"/>	Weak Attachment <input checked="" type="checkbox"/>
Curve in Leader <input type="checkbox"/>	Slope <input type="checkbox"/>	Buttress Trunk <input type="checkbox"/>	Holding Water <input type="checkbox"/>
Open Wound <input checked="" type="checkbox"/>	Target <input type="checkbox"/>	Canker / Gall <input type="checkbox"/>	Lean <input type="checkbox"/>
Previous Branch Failure <input checked="" type="checkbox"/>		Conk / Mushroom <input type="checkbox"/>	Vine Infested <input type="checkbox"/>
Unbalanced Crown <input type="checkbox"/>	Failure Risk	Improbable <input type="checkbox"/>	Probable <input type="checkbox"/>
Tip Dieback <input type="checkbox"/>		Possible <input type="checkbox"/>	Eminent <input type="checkbox"/>

Notes:



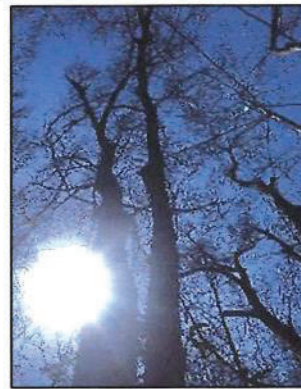
Tree Tag #: 30

Size (DBH): 33

Genus: OAK

Specimen / GOOD <input type="checkbox"/>	Non-specimen / DDH <input checked="" type="checkbox"/>	Boundary Tree <input type="checkbox"/>	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders <input checked="" type="checkbox"/>	Surface Roots <input type="checkbox"/>	Heartwood Decay <input type="checkbox"/>	Codominant <input type="checkbox"/>
Included Bark <input checked="" type="checkbox"/>	Existing CRZ Impact <input type="checkbox"/>	Decayed at Base <input type="checkbox"/>	Included Bark <input type="checkbox"/>
Decay <input checked="" type="checkbox"/>	Root Decay <input type="checkbox"/>	Open Wound <input type="checkbox"/>	Separate Trees <input type="checkbox"/>
Canker/Gall <input type="checkbox"/>	Stream / Wash <input type="checkbox"/>	Radial Crack <input type="checkbox"/>	Weak Attachment <input type="checkbox"/>
Curve in Leader <input type="checkbox"/>	Slope <input type="checkbox"/>	Buttress Trunk <input type="checkbox"/>	Holding Water <input type="checkbox"/>
Open Wound <input checked="" type="checkbox"/>	Target <input type="checkbox"/>	Canker / Gall <input type="checkbox"/>	Lean <input type="checkbox"/>
Previous Branch Failure <input checked="" type="checkbox"/>		Conk / Mushroom <input type="checkbox"/>	Vine Infested <input type="checkbox"/>
Unbalanced Crown <input type="checkbox"/>	Failure Risk	Improbable <input type="checkbox"/>	Probable <input type="checkbox"/>
Tip Dieback <input type="checkbox"/>		Possible <input type="checkbox"/>	Eminent <input type="checkbox"/>

Notes:



Tree Tag #: 31

Size (DBH): 31

Genus: OAK

Specimen / GOOD <input type="checkbox"/>	Non-specimen / DDH <input checked="" type="checkbox"/>	Boundary Tree <input type="checkbox"/>	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders <input checked="" type="checkbox"/>	Surface Roots <input type="checkbox"/>	Heartwood Decay <input type="checkbox"/>	Codominant <input checked="" type="checkbox"/>
Included Bark <input checked="" type="checkbox"/>	Existing CRZ Impact <input type="checkbox"/>	Decayed at Base <input type="checkbox"/>	Included Bark <input checked="" type="checkbox"/>
Decay <input checked="" type="checkbox"/>	Root Decay <input type="checkbox"/>	Open Wound <input type="checkbox"/>	Separate Trees <input checked="" type="checkbox"/>
Canker/Gall <input type="checkbox"/>	Stream / Wash <input type="checkbox"/>	Radial Crack <input type="checkbox"/>	Weak Attachment <input checked="" type="checkbox"/>
Curve in Leader <input type="checkbox"/>	Slope <input type="checkbox"/>	Buttress Trunk <input type="checkbox"/>	Holding Water <input type="checkbox"/>
Open Wound <input checked="" type="checkbox"/>	Target <input type="checkbox"/>	Canker / Gall <input type="checkbox"/>	Lean <input type="checkbox"/>
Previous Branch Failure <input checked="" type="checkbox"/>		Conk / Mushroom <input type="checkbox"/>	Vine Infested <input type="checkbox"/>
Unbalanced Crown <input type="checkbox"/>	Failure Risk	Improbable <input type="checkbox"/>	Probable <input type="checkbox"/>
Tip Dieback <input type="checkbox"/>		Possible <input type="checkbox"/>	Eminent <input type="checkbox"/>

Notes:



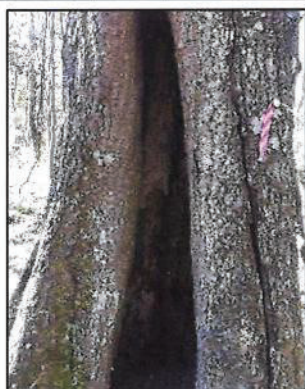
Tree Tag #: 33

Size (DBH): 47

Genus: OAK

Specimen / GOOD <input type="checkbox"/>	Non-specimen / DDH <input checked="" type="checkbox"/>	Boundary Tree <input type="checkbox"/>	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders <input type="checkbox"/>	Surface Roots <input type="checkbox"/>	Heartwood Decay <input checked="" type="checkbox"/>	Codominant <input type="checkbox"/>
Included Bark <input type="checkbox"/>	Existing CRZ Impact <input type="checkbox"/>	Decayed at Base <input checked="" type="checkbox"/>	Included Bark <input type="checkbox"/>
Decay <input type="checkbox"/>	Root Decay <input type="checkbox"/>	Open Wound <input type="checkbox"/>	Separate Trees <input type="checkbox"/>
Canker/Gall <input type="checkbox"/>	Stream / Wash <input type="checkbox"/>	Radial Crack <input type="checkbox"/>	Weak Attachment <input type="checkbox"/>
Curve in Leader <input type="checkbox"/>	Slope <input type="checkbox"/>	Buttress Trunk <input type="checkbox"/>	Holding Water <input type="checkbox"/>
Open Wound <input type="checkbox"/>	Target <input type="checkbox"/>	Canker / Gall <input type="checkbox"/>	Lean <input type="checkbox"/>
Previous Branch Failure <input type="checkbox"/>		Conk / Mushroom <input type="checkbox"/>	Vine Infested <input type="checkbox"/>
Unbalanced Crown <input type="checkbox"/>	Failure Risk	Improbable <input type="checkbox"/>	Probable <input type="checkbox"/>
Tip Dieback <input type="checkbox"/>		Possible <input type="checkbox"/>	Eminent <input type="checkbox"/>

Notes:



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Tree Tag #: 35

Size (DBH): 37

Genus: POPLAR

Specimen / GOOD <input type="checkbox"/>	Non-specimen / DDH <input checked="" type="checkbox"/>	Boundary Tree <input type="checkbox"/>	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders <input type="checkbox"/>	Surface Roots <input type="checkbox"/>	Heartwood Decay <input type="checkbox"/>	Codominant <input checked="" type="checkbox"/>
Included Bark <input type="checkbox"/>	Existing CRZ Impact <input type="checkbox"/>	Decayed at Base <input type="checkbox"/>	Included Bark <input checked="" type="checkbox"/>
Decay <input checked="" type="checkbox"/>	Root Decay <input type="checkbox"/>	Open Wound <input type="checkbox"/>	Separate Trees <input checked="" type="checkbox"/>
Canker/Gall <input type="checkbox"/>	Stream / Wash <input checked="" type="checkbox"/>	Radial Crack <input type="checkbox"/>	Weak Attachment <input checked="" type="checkbox"/>
Curve in Leader <input type="checkbox"/>	Slope <input type="checkbox"/>	Buttress Trunk <input type="checkbox"/>	Holding Water <input type="checkbox"/>
Open Wound <input checked="" type="checkbox"/>	Target <input type="checkbox"/>	Canker / Gall <input type="checkbox"/>	Lean <input type="checkbox"/>
Previous Branch Failure <input type="checkbox"/>		Conk / Mushroom <input type="checkbox"/>	Vine Infested <input type="checkbox"/>
Unbalanced Crown <input type="checkbox"/>	Failure Risk	Improbable <input type="checkbox"/>	Probable <input type="checkbox"/>
Tip Dieback <input type="checkbox"/>		Possible <input type="checkbox"/>	Eminent <input type="checkbox"/>

Notes:



Tree Tag #: 37

Size (DBH): 34

Genus: SWEETGUM

Specimen / GOOD <input type="checkbox"/>	Non-specimen / DDH <input checked="" type="checkbox"/>	Boundary Tree <input type="checkbox"/>	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders <input checked="" type="checkbox"/>	Surface Roots <input type="checkbox"/>	Heartwood Decay <input checked="" type="checkbox"/>	Codominant <input type="checkbox"/>
Included Bark <input type="checkbox"/>	Existing CRZ Impact <input type="checkbox"/>	Decayed at Base <input checked="" type="checkbox"/>	Included Bark <input type="checkbox"/>
Decay <input checked="" type="checkbox"/>	Root Decay <input type="checkbox"/>	Open Wound <input type="checkbox"/>	Separate Trees <input type="checkbox"/>
Canker/Gall <input type="checkbox"/>	Stream / Wash <input checked="" type="checkbox"/>	Radial Crack <input type="checkbox"/>	Weak Attachment <input type="checkbox"/>
Curve in Leader <input type="checkbox"/>	Slope <input type="checkbox"/>	Buttress Trunk <input type="checkbox"/>	Holding Water <input type="checkbox"/>
Open Wound <input checked="" type="checkbox"/>	Target <input type="checkbox"/>	Canker / Gall <input type="checkbox"/>	Lean <input type="checkbox"/>
Previous Branch Failure <input checked="" type="checkbox"/>		Conk / Mushroom <input type="checkbox"/>	Vine Infested <input type="checkbox"/>
Unbalanced Crown <input type="checkbox"/>	Failure Risk	Improbable <input type="checkbox"/>	Probable <input type="checkbox"/>
Tip Dieback <input type="checkbox"/>		Possible <input type="checkbox"/>	Eminent <input type="checkbox"/>

Notes:



Tree Tag #: 38

Size (DBH): 30

Genus: OAK

Specimen / GOOD <input type="checkbox"/>	Non-specimen / DDH <input checked="" type="checkbox"/>	Boundary Tree <input type="checkbox"/>	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders <input checked="" type="checkbox"/>	Surface Roots <input type="checkbox"/>	Heartwood Decay <input type="checkbox"/>	Codominant <input type="checkbox"/>
Included Bark <input type="checkbox"/>	Existing CRZ Impact <input type="checkbox"/>	Decayed at Base <input type="checkbox"/>	Included Bark <input type="checkbox"/>
Decay <input checked="" type="checkbox"/>	Root Decay <input type="checkbox"/>	Open Wound <input type="checkbox"/>	Separate Trees <input type="checkbox"/>
Canker/Gall <input type="checkbox"/>	Stream / Wash <input type="checkbox"/>	Radial Crack <input type="checkbox"/>	Weak Attachment <input type="checkbox"/>
Curve in Leader <input checked="" type="checkbox"/>	Slope <input type="checkbox"/>	Buttress Trunk <input type="checkbox"/>	Holding Water <input type="checkbox"/>
Open Wound <input checked="" type="checkbox"/>	Target <input type="checkbox"/>	Canker / Gall <input type="checkbox"/>	Lean <input type="checkbox"/>
Previous Branch Failure <input checked="" type="checkbox"/>		Conk / Mushroom <input checked="" type="checkbox"/>	Vine Infested <input type="checkbox"/>
Unbalanced Crown <input type="checkbox"/>	Failure Risk	Improbable <input type="checkbox"/>	Probable <input type="checkbox"/>
Tip Dieback <input type="checkbox"/>		Possible <input type="checkbox"/>	Eminent <input type="checkbox"/>

Notes:



Tree Tag #: 46

Size (DBH): 44

Genus: POPLAR

Specimen / GOOD <input type="checkbox"/>	Non-specimen / DDH <input checked="" type="checkbox"/>	Boundary Tree <input type="checkbox"/>	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders <input type="checkbox"/>	Surface Roots <input type="checkbox"/>	Heartwood Decay <input type="checkbox"/>	Codominant <input checked="" type="checkbox"/>
Included Bark <input type="checkbox"/>	Existing CRZ Impact <input type="checkbox"/>	Decayed at Base <input type="checkbox"/>	Included Bark <input checked="" type="checkbox"/>
Decay <input checked="" type="checkbox"/>	Root Decay <input type="checkbox"/>	Open Wound <input type="checkbox"/>	Separate Trees <input checked="" type="checkbox"/>
Canker/Gall <input type="checkbox"/>	Stream / Wash <input checked="" type="checkbox"/>	Radial Crack <input type="checkbox"/>	Weak Attachment <input checked="" type="checkbox"/>
Curve in Leader <input type="checkbox"/>	Slope <input type="checkbox"/>	Buttress Trunk <input type="checkbox"/>	Holding Water <input type="checkbox"/>
Open Wound <input checked="" type="checkbox"/>	Target <input type="checkbox"/>	Canker / Gall <input type="checkbox"/>	Lean <input type="checkbox"/>
Previous Branch Failure <input type="checkbox"/>		Conk / Mushroom <input type="checkbox"/>	Vine Infested <input type="checkbox"/>
Unbalanced Crown <input type="checkbox"/>	Failure Risk	Improbable <input type="checkbox"/>	Probable <input type="checkbox"/>
Tip Dieback <input type="checkbox"/>		Possible <input type="checkbox"/>	Eminent <input type="checkbox"/>

Notes:



Tree Tag #: 52

Size (DBH): 31

Genus: OAK

Specimen / GOOD <input type="checkbox"/>	Non-specimen / DDH <input checked="" type="checkbox"/>	Boundary Tree <input type="checkbox"/>	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders <input type="checkbox"/>	Surface Roots <input type="checkbox"/>	Heartwood Decay <input type="checkbox"/>	Codominant <input checked="" type="checkbox"/>
Included Bark <input type="checkbox"/>	Existing CRZ Impact <input type="checkbox"/>	Decayed at Base <input checked="" type="checkbox"/>	Included Bark <input checked="" type="checkbox"/>
Decay <input type="checkbox"/>	Root Decay <input type="checkbox"/>	Open Wound <input type="checkbox"/>	Separate Trees <input checked="" type="checkbox"/>
Canker/Gall <input type="checkbox"/>	Stream / Wash <input type="checkbox"/>	Radial Crack <input type="checkbox"/>	Weak Attachment <input checked="" type="checkbox"/>
Curve in Leader <input type="checkbox"/>	Slope <input type="checkbox"/>	Buttress Trunk <input type="checkbox"/>	Holding Water <input type="checkbox"/>
Open Wound <input type="checkbox"/>	Target <input checked="" type="checkbox"/>	Canker / Gall <input type="checkbox"/>	Lean <input type="checkbox"/>
Previous Branch Failure <input type="checkbox"/>		Conk / Mushroom <input type="checkbox"/>	Vine Infested <input type="checkbox"/>
Unbalanced Crown <input type="checkbox"/>	Failure Risk	Improbable <input type="checkbox"/>	Probable <input type="checkbox"/>
Tip Dieback <input type="checkbox"/>		Possible <input type="checkbox"/>	Eminent <input type="checkbox"/>

Notes:



Tree Tag #: 53

Size (DBH): 34

Genus: OAK

Specimen / GOOD <input type="checkbox"/>	Non-specimen / DDH <input checked="" type="checkbox"/>	Boundary Tree <input type="checkbox"/>	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders <input type="checkbox"/>	Surface Roots <input type="checkbox"/>	Heartwood Decay <input type="checkbox"/>	Codominant <input checked="" type="checkbox"/>
Included Bark <input type="checkbox"/>	Existing CRZ Impact <input type="checkbox"/>	Decayed at Base <input type="checkbox"/>	Included Bark <input checked="" type="checkbox"/>
Decay <input type="checkbox"/>	Root Decay <input type="checkbox"/>	Open Wound <input type="checkbox"/>	Separate Trees <input checked="" type="checkbox"/>
Canker/Gall <input type="checkbox"/>	Stream / Wash <input type="checkbox"/>	Radial Crack <input type="checkbox"/>	Weak Attachment <input checked="" type="checkbox"/>
Curve in Leader <input type="checkbox"/>	Slope <input type="checkbox"/>	Buttress Trunk <input type="checkbox"/>	Holding Water <input type="checkbox"/>
Open Wound <input type="checkbox"/>	Target <input checked="" type="checkbox"/>	Canker / Gall <input type="checkbox"/>	Lean <input type="checkbox"/>
Previous Branch Failure <input type="checkbox"/>		Conk / Mushroom <input type="checkbox"/>	Vine Infested <input type="checkbox"/>
Unbalanced Crown <input type="checkbox"/>	Failure Risk	Improbable <input type="checkbox"/>	Probable <input type="checkbox"/>
Tip Dieback <input type="checkbox"/>		Possible <input type="checkbox"/>	Eminent <input type="checkbox"/>

Notes:



Tree Tag #: 55

Size (DBH): 30

Genus: PINE

Specimen / GOOD <input type="checkbox"/>	Non-specimen / DDH <input checked="" type="checkbox"/>	Boundary Tree <input type="checkbox"/>
Canopy	Roots/Sight Conditions	Trunk
Multi-Leaders <input type="checkbox"/>	Surface Roots <input type="checkbox"/>	Heartwood Decay <input type="checkbox"/>
Included Bark <input type="checkbox"/>	Existing CRZ Impact <input type="checkbox"/>	Decayed at Base <input type="checkbox"/>
Decay <input type="checkbox"/>	Root Decay <input type="checkbox"/>	Open Wound <input type="checkbox"/>
Canker/Gall <input type="checkbox"/>	Stream / Wash <input type="checkbox"/>	Radial Crack <input type="checkbox"/>
Curve in Leader <input type="checkbox"/>	Slope <input type="checkbox"/>	Buttress Trunk <input type="checkbox"/>
Open Wound <input type="checkbox"/>	Target <input checked="" type="checkbox"/>	Canker / Gall <input type="checkbox"/>
Previous Branch Failure <input type="checkbox"/>		Conk / Mushroom <input type="checkbox"/>
Unbalanced Crown <input type="checkbox"/>	Failure Risk	Improbable <input type="checkbox"/>
Tip Dieback <input type="checkbox"/>		Possible <input type="checkbox"/>
		Codominant <input checked="" type="checkbox"/>
		Included Bark <input checked="" type="checkbox"/>
		Separate Trees <input checked="" type="checkbox"/>
		Weak Attachment <input checked="" type="checkbox"/>
		Holding Water <input type="checkbox"/>
		Lean <input type="checkbox"/>
		Vine Infested <input type="checkbox"/>
		Probable <input type="checkbox"/>
		Eminent <input type="checkbox"/>

Notes:



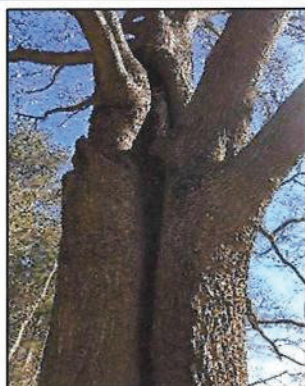
Tree Tag #: 56

Size (DBH): 37

Genus: OAK

Specimen / GOOD <input type="checkbox"/>	Non-specimen / DDH <input checked="" type="checkbox"/>	Boundary Tree <input type="checkbox"/>
Canopy	Roots/Sight Conditions	Trunk
Multi-Leaders <input type="checkbox"/>	Surface Roots <input type="checkbox"/>	Heartwood Decay <input checked="" type="checkbox"/>
Included Bark <input type="checkbox"/>	Existing CRZ Impact <input type="checkbox"/>	Decayed at Base <input type="checkbox"/>
Decay <input type="checkbox"/>	Root Decay <input type="checkbox"/>	Open Wound <input type="checkbox"/>
Canker/Gall <input type="checkbox"/>	Stream / Wash <input type="checkbox"/>	Radial Crack <input type="checkbox"/>
Curve in Leader <input type="checkbox"/>	Slope <input type="checkbox"/>	Buttress Trunk <input type="checkbox"/>
Open Wound <input type="checkbox"/>	Target <input type="checkbox"/>	Canker / Gall <input type="checkbox"/>
Previous Branch Failure <input type="checkbox"/>		Conk / Mushroom <input type="checkbox"/>
Unbalanced Crown <input type="checkbox"/>	Failure Risk	Improbable <input type="checkbox"/>
Tip Dieback <input type="checkbox"/>		Possible <input type="checkbox"/>
		Codominant <input type="checkbox"/>
		Included Bark <input type="checkbox"/>
		Separate Trees <input type="checkbox"/>
		Weak Attachment <input type="checkbox"/>
		Holding Water <input type="checkbox"/>
		Lean <input type="checkbox"/>
		Vine Infested <input type="checkbox"/>
		Probable <input type="checkbox"/>
		Eminent <input type="checkbox"/>

Notes:



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Tree Tag #: 58

Size (DBH): 30

Genus: OAK

Specimen / GOOD <input type="checkbox"/>	Non-specimen / DDH <input checked="" type="checkbox"/>	Boundary Tree <input type="checkbox"/>	
Canopy	Roots/Sight Conditions	Trunk	
Multi-Leaders <input checked="" type="checkbox"/>	Surface Roots <input type="checkbox"/>	Heartwood Decay <input type="checkbox"/>	Codominant <input type="checkbox"/>
Included Bark <input checked="" type="checkbox"/>	Existing CRZ Impact <input type="checkbox"/>	Decayed at Base <input type="checkbox"/>	Included Bark <input type="checkbox"/>
Decay <input checked="" type="checkbox"/>	Root Decay <input type="checkbox"/>	Open Wound <input type="checkbox"/>	Separate Trees <input type="checkbox"/>
Canker/Gall <input type="checkbox"/>	Stream / Wash <input type="checkbox"/>	Radial Crack <input type="checkbox"/>	Weak Attachment <input checked="" type="checkbox"/>
Curve in Leader <input type="checkbox"/>	Slope <input type="checkbox"/>	Buttress Trunk <input type="checkbox"/>	Holding Water <input type="checkbox"/>
Open Wound <input checked="" type="checkbox"/>	Target <input type="checkbox"/>	Canker / Gall <input type="checkbox"/>	Lean <input type="checkbox"/>
Previous Branch Failure <input checked="" type="checkbox"/>		Conk / Mushroom <input type="checkbox"/>	Vine Infested <input type="checkbox"/>
Unbalanced Crown <input type="checkbox"/>	Failure Risk	Improbable <input type="checkbox"/>	Probable <input type="checkbox"/>
Tip Dieback <input type="checkbox"/>		Possible <input type="checkbox"/>	Eminent <input type="checkbox"/>

Notes:



Tree Tag #:

Size (DBH):

Genus:

Notes:

LEFT BLANK INTENTIONALLY

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4/5/22

Analysis prepared by:

E. Tyrone Casteel, ISA Certified Arborist
Certificate Number: SO-5646A
Mondo Land Planning + Design, LLC



Warranty Disclaimer:

No warranties expressed or implied are made with respect to the report of aforementioned specimen size trees. It is understood the OWNER makes use of this report by the ARBORIST at OWNER'S sole risk and that the report is provided as best judgment opinion. In no manner does this report guarantee the life or imply any length of life span of the trees that are determined to be specimen size and /or recommended as specimen condition.

This report does not express recommendation whether to retain or remove the listed trees. The report identifies visible defects and conditions known to contribute to future failure or risk. The tree Owner makes the final decision regarding acceptable risk with regards to the existing trees on the subject property and if any tree should be removed. All tree removal, regardless of condition or location, should be completed under current local jurisdiction code requirements and permitted, as required.

Arborist Note:

Due to certain species and undesirable traits, some trees shall be considered in poor condition if the following is true. Numerous trees grown in a native setting may appear to grow as multi-trunk; however this is not desirable in most trees. Most trees having multi-trunks at the base are usually created when two separate trees grow together or the tree branches off at an early age and the separate trunks become Co-Dominate Leaders. Either scenario is an undesirable condition for most trees because they both create weak crotches, included bark and/or a prime place for debris and water to get trapped that will eventually cause decay. In this case these trees become increasingly hazardous and can not be considered specimen trees.

Some trees are an exception to this rule, such as, but not limited to: Birch, Wax Myrtle, Red Bud, Dogwood, Holly, Cedar, Sourwood, small Magnolia, Red Bay and Live Oak. Said are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically grow to a large enough size to become an increased hazard.

Reference: Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs/ Wayne A. Sinclair and Howard H. Lyon. - 2nd ed. Published 2005

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ANDERSEN | TATE | CARR

REVISED
LETTER OF INTENT AND JUSTIFICATION FOR REZONING

Rezoning Application
Gwinnett County, Georgia

Applicant:
Eastwood Homes, LLC

Property:
Tax Parcel ID R4247 005
± 33.48 Acres of Land
Located at 1758 Virgil Moon Road, Loganville, GA.
From RA200 to OSC

Submitted for Applicant by:
Melody A. Glouton, Esq.
ANDERSEN TATE & CARR, P.C.
One Sugarloaf Centre
1960 Satellite Blvd.
Suite 4000
Duluth, Georgia 30097
770.822.0900
mglouton@atclawfirm.com

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I. INTRODUCTION

This Application for Rezoning is submitted for a 33.48-acre parcel of land located in Land Lot 247 of the 4th District of Gwinnett County, Georgia, and known as 1736 Virgil Moon Road (hereinafter the “Property”). The Property is shown on the survey prepared by BGE, Inc. dated, September 15, 2021, and filed with this Application. The Property that is the subject of this rezoning application is owned by Mary P. Landress and further identified below from the Gwinnett County GIS:



The Property is currently zoned RA-200 pursuant to the Gwinnett County Unified Development Ordinance (the “UDO”). The Applicant, Eastwood Homes, LLC (the “Applicant”) now seeks approval to rezone the Property to OSC (Open Space Conservation District) to develop a distinctive and attractive single-family residential community with 60 homes that preserves the natural surroundings.

This document is submitted as the Letter of Intent, Response to Standards Governing the Exercise of Zoning Power, and other materials required by the Gwinnett County UDO.

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

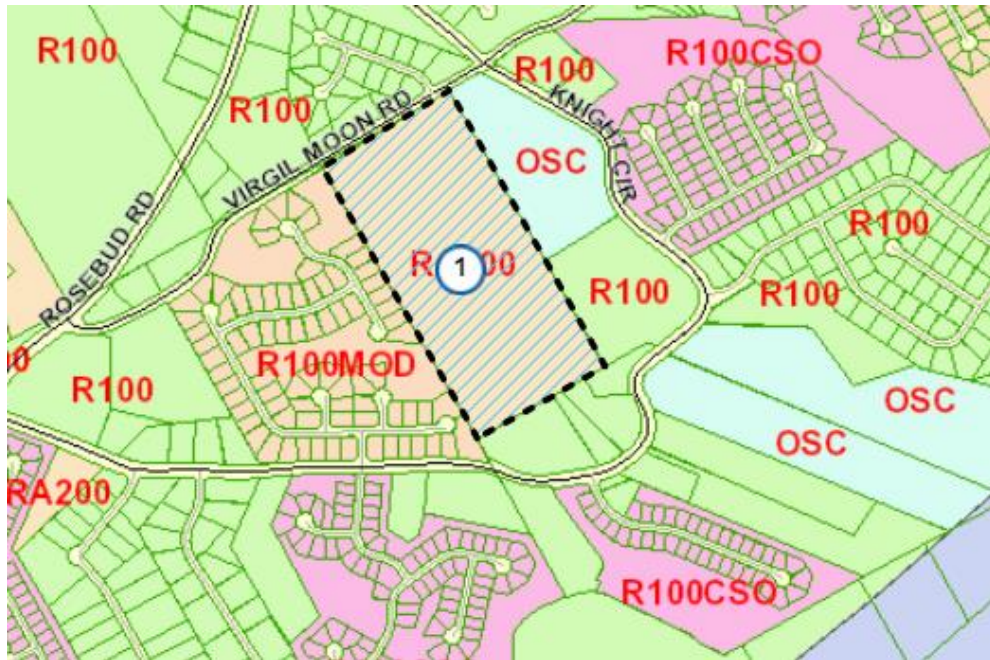
The Property is rectangular shaped with parcel fronting Virgil Moon Road in Loganville, Georgia. It is bounded on all sides by residentially zoned properties, including OSC, R-100, and R100-MOD zoning classifications. The surrounding area is uniformly zoned single-family residential, and the adjacent parcels include a mix of vacant land and residences. The Subject Property is close to the Walton County line.

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The Future Development Map of the Gwinnett County 2040 Unified Plan (the “2040 Plan”) classifies this Property as within the “Suburban Estate Living Character Area,” of the Gwinnett County Future Development Map. This Character Area designation includes large tracts of land for greenfield development of low intensity. As such, the 2040 Plan anticipates that these areas will experience new residential development and specifically encourages Open Space Conservation subdivisions. Accordingly, the proposed development is consistent with the spirit and intent set forth in the 2040 Plan.

The subject site is surrounded by residential subdivisions and residential uses. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Subject Property	Single Family Residential	OSC
North	Single Family Residential	R-100
East	Vacant/Undeveloped Single Family Residential	OSC *Rezoned in 2019 R-100
South	Single Family Residential	R-100
West	Single Family Residentail	R100-MOD *Inactive zoning classification

III. PROJECT SUMMARY

As shown on the site plan by BGE, Inc. dated March 2, 2022, and filed with this application (hereinafter the “Site Plan”), the Applicant proposes to develop the Property into a distinctive and attractive residential community that preserves its natural surroundings, including 18.0 acres of open space. The Applicant is proposing to rezone 33.48 acres from RA-200 to OSC in order to accommodate the development of a single-family residential community with approximately 60 units, for a gross density of 1.79 units per acre. The proposed development would provide

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attractive, high-end residences with natural amenities including green space. The proposed development will consist of homes at a size, quality, and price point commensurate with or exceeding home in the surrounding communities. Generally, the architectural style and composition of the exterior of the homes would consist of brick, stacked stone, cedar and/or cementitious shake, siding board and batten or combinations thereof. The proposed development would have a single entrance on Virgil Moon Road, which would be landscaped and maintained by a Homeowners Association.

The Applicant is requesting a variance from Section 210.50.14A which indicates that cul-de-sac streets may be no longer than 600 feet in length. The code further provides that street patterns shall be designed to respect and follow existing terrain as much as possible, to minimize earthmoving and disruption of the existing topography. The proposed layout preserves the existing features and minimizes the acreage devoted to streets. As shown on the site plan filed with the rezoning application, and in consideration of the size, layout, and location of the Subject Property, the Applicant is requesting a waiver regarding the street length to develop the site plan as proposed.

The proposed development would provide attractive, high-quality housing that is compatible with surrounding land use and in conformance with the policies and intent of the 2040 Plan. The proposed elevations of the development are filed with this Application.

IV. SITE IMPACT ANALYSIS

Pursuant to UDO § 270-20.6, entitled “Impact Analysis,” the Applicant submits its written impact analysis which shows that rezoning to OSC satisfies UDO § 270-20.5, entitled “Standards Governing Exercise of the Zoning Power,” as follows:

(A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes, approval of the proposed Rezoning Application will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The Property is located on Virgil Moon Road. The proposed residential development is compatible with existing residential uses and will provide for conservation and preservation of natural amenities on the property.

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

No, the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. The proposed zoning classification is compatible with existing residential uses of adjacent property and expressly encouraged within the Suburban Estate Living Character Area.

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

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The Applicant submits that due to the size, location, layout, topography, and natural features of the Subject Property, it does not have reasonable economic use as currently zoned. By way of further response, the Applicant submits the rezoning of the Property would redevelop the site into a more viable and compatible use with surrounding properties.

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

No, the proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient access to Virgil Moon Road and access to sewer. The proposed development would complement the existing and nearby residential uses.

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

The proposed rezoning application is in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. The subject property is located within the Suburban Estate Living Character Area of the 2040 Future Development Map. Encouraged land uses for this Character Area specifically promote Open Space Conservation communities.

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

The Applicant submits that the character of the surrounding development and quality of the proposed homes provide supporting reasons for approval of the rezoning application. Anticipated growth in Gwinnett County based on the 2040 Comprehensive Plan suggests a strong need for housing as proposed by the Applicant while preserving the natural amenities on the property.

V. JUSTIFICATION FOR REZONING

The Applicant respectfully submits that "The Unified Development Ordinance of Gwinnett County, Georgia" (the "Ordinance"), as amended from time to time, to the extent that it classifies the Property in any zoning district that would preclude development of a single family residential development under the OSC zoning classification, is unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Any existing inconsistent zoning of the Property pursuant to the Ordinance deprives the Applicant and Property owner of any alternative reasonable use and development of the Property. Additionally, all other zoning classifications, including ones intervening between the existing classification and that requested herein, would deprive the Applicant and Property Owner of any reasonable use and development of the Property. Further, any attempt by the Gwinnett County Board of Commissioners to impose

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greater restrictions upon the manner in which the Property will be developed than presently exist would be equally unlawful.

Accordingly, Applicant submits that the current zoning classification and any other zoning of the Property save for what has been requested as established in the Ordinance constitute an arbitrary and unreasonable use of the zoning and police powers because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant and Property owner. All inconsistent zoning classifications between the existing zoning and the zoning requested hereunder would constitute an arbitrary and unreasonable use of the zoning and police powers because they bear or would bear no substantial relationship to the public health, safety, morality, or general welfare of the public and would substantially harm the Applicant and Property owner. Further, the existing inconsistent zoning classification constitutes, and all zoning and plan classifications intervening between the existing inconsistent zoning classification and that required to develop this Project would constitute, a taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States.

Further, the Applicant respectfully submits that failure to approve the requested rezoning change would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Property owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

Finally, the Applicant respectfully submits that the Gwinnett County Board of Commissioners cannot lawfully impose more restrictive standards upon the development of the Property than presently exist, as to do so not only would constitute a taking of the Property as set forth above, but also would amount to an unlawful delegation of their authority, in response to neighborhood opposition, in violation of Article IX, Section IV, Paragraph II of the Georgia Constitution.

This Application meets favorably with the prescribed test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. See Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322 (1977).

VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this Application to Rezone from RA200 to OSC be approved. The Applicant welcomes the opportunity to meet with the Gwinnett County Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

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Respectfully submitted this 4th day of April, 2022.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures
MAG/ag

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Rezoning Application
Last Updated 10/2021

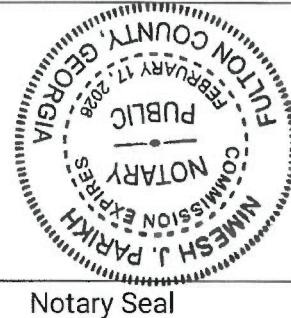
REZONING APPLICANT'S CERTIFICATION

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.

T. S. Dozier 2/31/22
Signature of Applicant Date

TERRY SCOTT DOZIER Div President - Eastwood Homes
Type or Print Name and Title

Nimesh J. Parikh 03/31/2022
Signature of Notary Public Date



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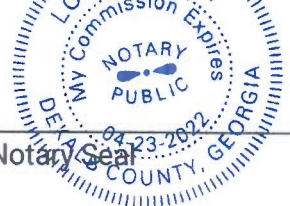
Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

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.

Mary P. Landress 4/1/2022
Signature of Property Owner Date

Mary P. Landress - Owner
Type or Print Name and Title

Lori Dodson 4/1/2022 
Signature of Notary Public Date Notary Seal

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Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

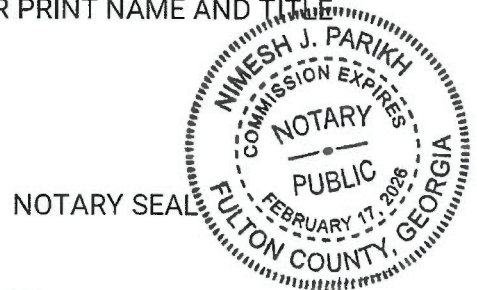
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

T. Scott Dozier 3/31/22 T. SCOTT DOZIER
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE
Div President
Eastwood Homes

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

Nimesh J. Parikh 03/31/2022
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 T. Scott Dozier
YOUR NAME

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

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

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

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4/19/22

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

Melody A. Glouton 4/4/22

Melody A. Glouton, Esq.

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

D. Boyd 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 Melody A. Glouton
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)
Nicole Love Hendrickson	\$1,000	09/30/2020
Kirkland Carden	\$2,800	11/16/2021
Commissioner Ben Ku	\$1,000	03/25/2022

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

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Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

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

PARCEL I.D. NUMBER: 4 - 247 - 005
(Map Reference Number) District Land Lot Parcel

T. R. Dozier 3/31/22
Signature of Applicant Date

T. Scott Dozier Div President - Eastwood Hues
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)

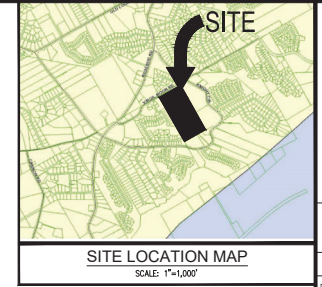
Vicki Schabky TSA II
NAME TITLE
4/4/2022
DATE

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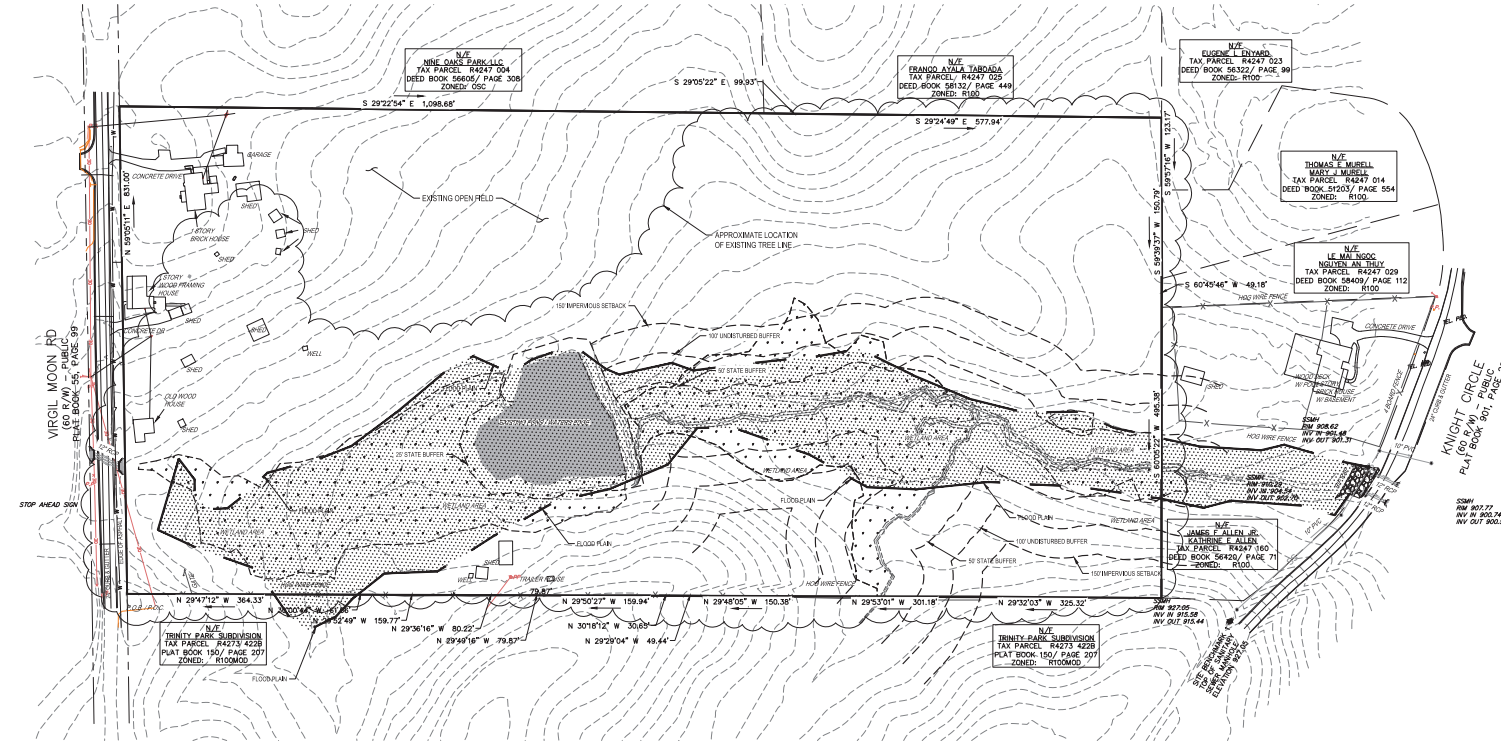
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ALL RARE ANIMALS, PLANTS, & NATURAL PLANT COMMUNITIES WITHIN LOGANVILLE, GA NW QUARTER QUAD - PER GEORGIA DNR REPORT

Scientific Name	Common Name	GA Prot	US Prot	GBank	Rnd GBank	SBank	Rnd SBank	SwapStatus	ES_ID	Element Code	Group	Georgia Habitat Summary	EO Count	Export Date
Amsonia ludoviciana	Louisiana Blue Star	null	null	G3	G3	S2	S2	Yes	19281	PDAP003000	Plant	Open woods near granite outcrops (limited to Lithonia Gneiss types)	33	21-Jan-22
Cypripedium virginicum	Altamaha Slipper	T	null	G2C3	G3	S2S3	S2	Yes	18248	APC089230	Animal	Medium-sized to large streams, in runs or pools over sand to gravel substrate	71	21-Jan-22
Gratiola granulicollis	Granite Hedge-hyssop	null	null	G3	G3	S3	S3	No	34212	POSC000000	Plant	Granite outcrops, especially on Lithonia gneiss.	29	21-Jan-22
Zanthoxylum americanum	Northern Prickly-ash	null	null	G5	G5	S1?	S1	No	20121	PDUT001010	Plant	Rocky, openly wooded slopes; river banks and terraces	6	21-Jan-22



DESIGNED BY:	MUB
DRAWN BY:	MUB
REVIEWED BY:	RAH
DATE:	
REV:	



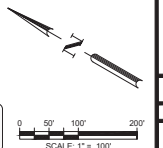
- GENERAL NOTES:**
- ALL INFORMATION REGARDING EXISTING FLORA OR FAUNA ECOSYSTEMS IS MAPPED AND DELINEATED BY GEORGIA DEPARTMENT OF NATURAL RESOURCES, LOCATED AT <https://georgiabiodiversity.org/portal/>
 - BOUNDARY INFORMATION DEPICTED IS SHOWN PER SURVEY PREPARED BY BGE
 - WETLANDS, FLOOD PLAIN, AND STREAMS SHOWN PER FIELD LOCATE AND ASSOCIATED ENVIRONMENTAL REPORT BY CORBLU ECOLOGY GROUP.
 - THERE ARE NO STEEP SLOPE AREAS (AREAS OF WHICH THE EXISTING SLOPE IS GREATER THAN 25%) APPARENT ON THIS SITE.
 - THERE ARE NO HISTORICAL, ARCHAEOLOGICAL, OR OTHER SIGNIFICANT FEATURES APPARENT ON THIS SITE - PER THE GEORGIA DEPARTMENT OF NATURAL RESOURCES.
 - ALL AREAS WITHIN THE EXISTING PARCEL SHOWN LE WITHIN PRIMARY CONSERVATION AREAS. THERE ARE NO SECONDARY CONSERVATION AREAS APPARENT ON SITE.
 - PER A VISUAL AERIAL INSPECTION, WOODED AREA CONSISTS OF A MAJORITY OF HARDWOOD TREES WITH PINES SCATTERED THROUGHOUT.

TIMBER HARVESTING CERTIFICATION STATEMENT:
"I HEREBY CERTIFY THAT NO TIMBER HARVESTING ACTIVITY HAS OCCURRED ON THE PROPERTY IN THE PREVIOUS 24 MONTHS PRIOR TO THIS ZONING APPLICATION"

OWNER/DEVELOPER _____ DATE _____

FLOOD CERTIFICATION
SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONES V/A, AS DEFINED BY HUD F.I.E.M. COMMUNITY PANEL NUMBER 1313502, MAP NUMBER 1313502/47F AND 1313502/48F WITH AN EFFECTIVE DATE OF SEPTEMBER 9, 2006

24 HOUR CONTACT INFORMATION:
KRISTEN RILEY
878-660-9878



EXISTING RESOURCE MAP

BRASWELL FARMS
1788 VIRGIL MOON RD
WINNETT COUNTY, GA 30097
UNINCORPORATED

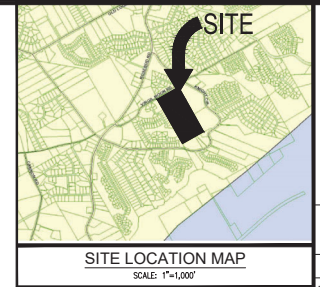
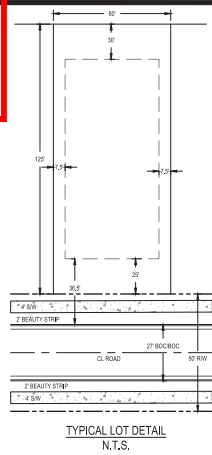
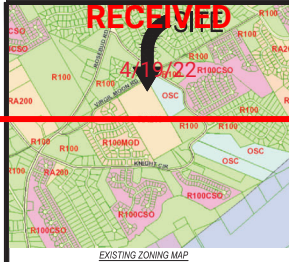
EASTWOOD HOMES
880 NORTH POINT CENTER EAST
SUITE #77
ALPHARETTA, GA 30007

BGE
245 TOWNPARK DRIVE, SUITE #70
KENNESAW, GEORGIA 30144
DIRECT: 404-860-3209 © 2022

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 046825
EXP. 08-25-24
NOT ISSUED FOR CONSTRUCTION
FILE NUMBER: 9194-00
DATE: 04-19-2022

02

WINNETT COUNTY
PLANNING AND DEVELOPMENT

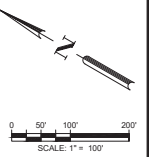


GENERAL NOTES:

1. TOTAL GROSS SITE AREA = 33.48 ACRES
2. TOTAL NET SITE AREA = 29.86 ACRES
- 2.1. AREA IN FLOOD PLAIN = 7.23 ACRES
- 2.2. AREA IN FLOOD PLAIN (FOR NET AREA CALC.) = 3.62 ACRES
3. ZONING
- 3.1. EX. ZONING = RA200
- 3.2. PROP. ZONING = OSC
4. NUMBER OF LOTS = 60
5. PROP. DENSITY
- 5.1. GROSS DENSITY = 1.79 DU/AC
- 5.2. NET DENSITY = 2.01 DU/AC
6. BUILDING SETBACKS:
- 6.1. FRONT = 25'
- 6.2. REAR = 30'
- 6.3. SIDE = 7.5'
7. CONSERVATION SPACE REQUIRED = 25% = 8.37 AC
- 7.1. CONSERVATION SPACE PROVIDED = 14.76 AC (44.1%)
- 7.2. PRIMARY CONSERVATION SPACE REQUIRED = 15% OF CONSERVATION SPACE
- 7.3. PRIMARY CONSERVATION SPACE PROVIDED = 12.53 AC (84.9%)
- 7.4. SECONDARY CONSERVATION SPACE PROVIDED = 2.23 AC (28.0%)
8. TYPICAL LOT WIDTH = 60' (AT BUILD LINE)
9. MAXIMUM BUILDING HEIGHT = 35'
10. MINIMUM LOT SIZE = 7,500 S.F.
11. MINIMUM HEATED FLOOR AREA = 1,400 S.F.
12. TYPICAL LOT SIZE = 60'W x 125' (7,500 S.F.)
13. BOUNDARY INFORMATION DEPICTED IS SHOWN PER SURVEY PREPARED BY BGE
14. WETLANDS, FLOOD PLAIN AND STREAMS SHOWN PER FIELD LOCATE AND ASSOCIATED ENVIRONMENTAL REPORT BY CORBLU ECOLOGY GROUP
15. SIDEWALKS ON BOTH SIDES OF THE STREET-TYP. 4.0' SIDEWALK WITH A 2' BEAUTY STRIP, AS SHOWN
16. PARKING REQUIREMENTS PER SECTION 240-20 TABLE 240.1
- 16.1. REQUIRED: 2 PARKING SPACES PER DWELLING = 120 SPACES REQUIRED
- 16.2. PROVIDED: 2 SPACES PER LOT (60 LOTS) = 120 SPACES
- 16.3. TOTAL PROVIDED = 123 PARKING SPACES

	PRIMARY CONSERVATION SPACE = 12.53 AC (84.9%)
	SECONDARY CONSERVATION SPACE = 2.23 AC (15.1%)

24 HOUR CONTACT INFORMATION:
KRISTEN RILEY
678-860-8879



FLOOD CERTIFICATION
SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONES V-1A, AS DEFINED BY HUD F.E.M. COMMUNITY PANEL NUMBER 13 130322, MAP NUMBER 13135C0147F AND 13135C0148F WITH AN EFFECTIVE DATE OF SEPTEMBER 9, 2006



DESIGNED BY:	MUB
DRAWN BY:	MUB
REVIEWED BY:	RAH
DATE:	
REV:	
DESCRIPTION:	

BGE
245 TOWNPARK DRIVE, SUITE 470
KENNESAW, GEORGIA 30144
DIRECT: 678-860-8209 © 2022

EASTWOOD HOMES
850 NORTH POINT CENTER EAST
ALPHARETTA, GA 30009

BRASWELL FARMS
1700 WILSON AVE NW
WINNETT COUNTY, GA 30093
ALPHARETTA, GA 30009

SITE PLAN

GEORGIA
REGISTERED
NO. 004625
EXPI. 08-24-24
WINNEY A. HILL
CONV. CERT. #00083
NOT ISSUED FOR CONSTRUCTION
FILE NUMBER:
9194-00
DATE: 04-19-2022
01

**GWINNETT COUNTY
PLANNING AND DEVELOPMENT**

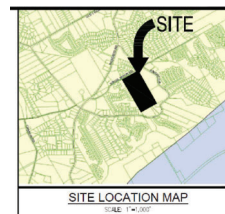
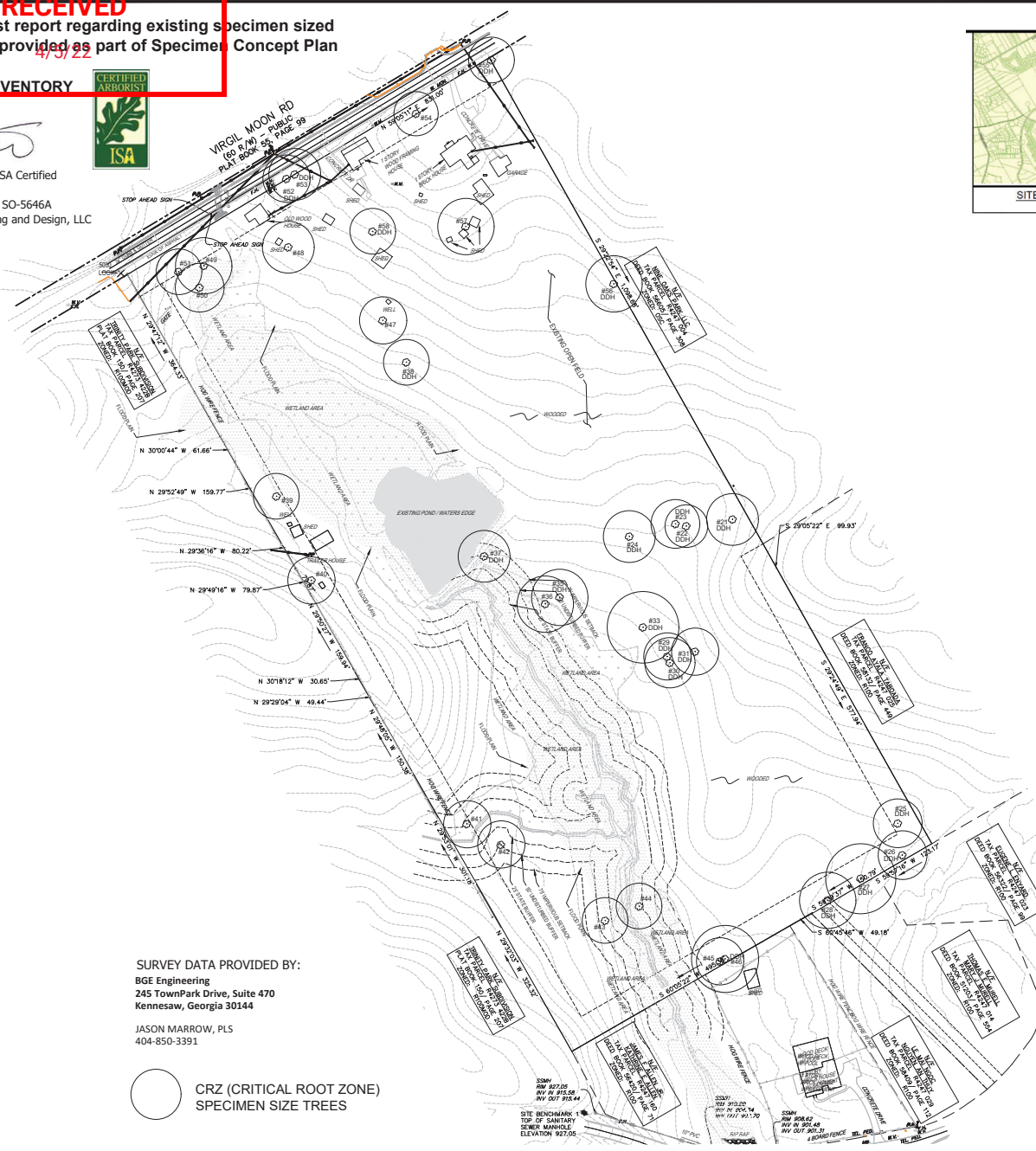
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Note: Arborist report regarding existing specimen sized trees will be provided as part of Specimen Concept Plan submittal.

SPECIMEN INVENTORY

BY:

E. Tyrone Casteel, ISA Certified
Arborist
Certificate Number: SO-5646A
Mondo Land Planning and Design, LLC



Tree ID Number	Size (Inches) (DBH)	Type (Common Name)	Condition Description (UD 630-70.3.A.2)	Condition Summary (UD 320-20.1-8) (Excellent, Good, Fair, or Poor)	Not Specified (X)
21	34	OAK	Decay in Canopy, Curre in Leader, Buttress Trunk, Weak and Codominant Trunk	NON-SPECIMEN / POOR	X
22	28	MAPLE	Weak and Codominant Trunk and Canopy Leader	NON-SPECIMEN / POOR	X
23	32	SWEETGUM	Weak and Codominant Trunk	NON-SPECIMEN / POOR	X
24	34	SWEETGUM	Included Bark in Canopy, Weak and Codominant Trunk	NON-SPECIMEN / POOR	X
25	32	SWEETGUM	Weak and Codominant Trunk	NON-SPECIMEN / POOR	X
26	32	OAK	Decay in Canopy and Trunk	NON-SPECIMEN / POOR	X
27	46	OAK	Decay in Canopy, Weak and Codominant Trunk	NON-SPECIMEN / POOR	X
28	37	OAK	Dead Leader, Weak and Codominant Trunk	NON-SPECIMEN / POOR	X
29	31	OAK	Weak and Open Wound in Canopy, Mushroom on Trunk, Weak and Codominant	NON-SPECIMEN / POOR	X
30	33	OAK	Open Wound, Decay, Branch Failures in Canopy	NON-SPECIMEN / POOR	X
31	31	OAK	Open Wound, Decay, Branch Failures in Canopy, Weak and Codominant Trunk	NON-SPECIMEN / POOR	X
33	47	OAK	Heartwood Decay	NON-SPECIMEN / POOR	X
35	37	POPULAR	Decay in Canopy, Wash at Roots, Weak and Codominant Trunk	NON-SPECIMEN / POOR	X
36	37	POPULAR		GOOD	
37	34	SWEETGUM	Open Wound and Multi Leader Canopy, Wash at Roots, Heartwood Decay	NON-SPECIMEN / POOR	X
38	30	OAK	Decay and Open Wound in Canopy	NON-SPECIMEN / POOR	X
39	30	SWEETGUM		GOOD	
40	31	OAK		GOOD	
41	31	POPULAR		GOOD	
42	31	POPULAR		GOOD	
43	30	POPULAR		GOOD	
45	31	OAK		GOOD	
46	44	POPULAR	Decay and Open Wound in Canopy, Weak and Codominant Trunk	NON-SPECIMEN / POOR	X
47	31	OAK		GOOD	
48	34	PECAN		GOOD	
49	37	SWEETGUM		GOOD	
50	32	SWEETGUM		GOOD	
51	30	PINE		GOOD	
52	31	OAK	Decay at base, Weak and Codominant Trunk, Hazard w/ Target	NON-SPECIMEN / POOR	X
53	34	OAK	Weak and Codominant Trunk, Hazard w/ Target	NON-SPECIMEN / POOR	X
54	29	OAK		GOOD	
55	30	PINE	Weak and Codominant Trunk, Hazard w/ Target	NON-SPECIMEN / POOR	X
56	37	OAK	Heartwood Decay	NON-SPECIMEN / POOR	X
57	37	OAK		GOOD	
58	30	OAK	Decay and Open Wound in Canopy, Weak Trunk detachment	NON-SPECIMEN / POOR	

NOTE:
MONDO LAND PLANNING + DESIGN HAS PERFORMED A FIELD INVENTORY OF THE SHOWN SPECIMEN TREES BY TAKING IN-FIELD MEASUREMENTS OF THE SAME.

SEE CHART THIS SHEET FOR LIST OF SAID SPECIMENS AND INDICATION OF THEIR RECOMMENDED HEALTH CLASSIFICATION, AS WELL AS, LIST OF THOSE TO BE REMOVED. ALL OTHERS TO BE RETAINED UNLESS OTHERWISE INDICATED.

[illegible]

EASTWOOD HOMES
NORTH POINT CENTER EAST, SUITE 471
ALPHARETTA, GA 30022
24 HR. CONTACT: KRISTEN RILEY
PHONE: 678-860-8879

VIOLINO CONTINUI. MELISSA CUSCELI, FLA

m o n d o

LAND PLANNING AND DESIGN, LLC
6020 MAIN STREET
WOODSTOCK, GEORGIA 30186
phone 770.442.3719
fax 770.442.3719
cell 770.442.3719
email info@mondo-llc.com

GEORGIA
REGISTERED LANDSCAPE ARCHITECT
MELISSA CUSHEE
3.30.22
NO. 10001618

NOT VALID FOR ANY OTHER PURPOSES OUTSIDE OF THE STATE OF GEORGIA

TREE SURVEY
 FOR
 BRASWELL FARMS
 758 VIRGE MOON RD, LAND LOT 247, 4TH DISTRICT
 GWINNETT COUNTY, GEORGIA

DATE	3.30.22
JOB NO.	MOTP2211
DRAWN	MRC
CHECKED	ETC
SCALE	1"=100'
SHEET:	TS-1

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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4/5/22

Tree ID Number	Size (DBH)	Type (Common Name)	Condition Description (UDD 800-80.1.8) (Excellent, Good, Fair, or Poor)	Condition Summary (UDD 800-80.1.8) (Excellent, Good, Fair, or Poor)	Not a Specimen (X)	Proposed Status
1	34	OAK	Decay in Canopy, Curve in Leader, Buttress Trunk, Weak and Codominant Trunk and Codominant Trunk	NON-SPECIMEN / POOR	X	REMOVE
22	28	POPLAR	Decay in Canopy	NON-SPECIMEN / POOR	X	REMOVE
23	32	SWEETGUM	Weak and Codominant Trunk	NON-SPECIMEN / POOR	X	REMOVE
24	34	SWEETGUM	Included Bark in Canopy, Weak and Codominant Trunk	NON-SPECIMEN / POOR	X	REMOVE
25	32	SWEETGUM	Weak and Codominant Trunk	NON-SPECIMEN / POOR	X	REMOVE
26	32	OAK	Decay in Canopy and Trunk	NON-SPECIMEN / POOR	X	2.5% Impact
27	46	OAK	Decay in Canopy, Weak and Codominant Trunk	NON-SPECIMEN / POOR	X	16.1% Impact
28	37	OAK	Dead Leader, Weak and Codominant Trunk, Decay in Canopy, Weak and Codominant Trunk	NON-SPECIMEN / POOR	X	REMOVE
29	31	OAK	Mushroom on Trunk, Weak and Codominant Trunk	NON-SPECIMEN / POOR	X	REMOVE
30	33	OAK	Open Wound, Decay, Branch Failures in Canopy	NON-SPECIMEN / POOR	X	REMOVE
31	31	OAK	Open Wound, Decay, Branch Failures in Canopy, Weak and Codominant Trunk	NON-SPECIMEN / POOR	X	REMOVE
33	47	OAK	Heartwood Decay	NON-SPECIMEN / POOR	X	REMOVE
35	37	POPLAR	Decay in Canopy, Weak at Roots, Weak and Codominant Trunk	NON-SPECIMEN / POOR	X	REMOVE
36	37	POPLAR		GOOD		REMOVE
37	34	SWEETGUM	Open Wound and Multi Leader Canopy, Weak at Roots, Heartwood Decay	NON-SPECIMEN / POOR	X	
38	30	OAK	Decay and Open Wound in Canopy	NON-SPECIMEN / POOR	X	REMOVE
39	30	SWEETGUM		GOOD		
40	31	OAK		GOOD		
41	31	POPLAR		GOOD		
42	31	POPLAR		GOOD		
43	30	POPLAR		GOOD		
44	30	POPLAR		GOOD		
45	31	OAK		GOOD		1.5% Impact
46	44	POPLAR	Decay and Open Wound in Canopy, Weak and Codominant Trunk	NON-SPECIMEN / POOR	X	13.8% Impact
47	31	OAK		GOOD		REMOVE
48	34	PECAN		GOOD		REMOVE
49	37	SWEETGUM		GOOD		
50	32	SWEETGUM		GOOD		
51	30	PINE		GOOD		
52	31	OAK	Decay at base, Weak and Codominant Trunk, Hazard w/ Target	NON-SPECIMEN / POOR	X	REMOVE
53	34	OAK	Weak and Codominant Trunk, Hazard w/ Target	NON-SPECIMEN / POOR	X	REMOVE
54	29	OAK		GOOD		REMOVE
55	30	PINE	Weak and Codominant Trunk, Hazard w/ Target	NON-SPECIMEN / POOR	X	REMOVE
56	37	OAK	Heartwood Decay	NON-SPECIMEN / POOR	X	REMOVE
57	37	OAK		GOOD		REMOVE
58	30	OAK	Decay and Open Wound in Canopy, Weak Trunk, Hazard w/ Target	NON-SPECIMEN / POOR	X	REMOVE

SPECIMEN INVENTORY CERTIFIED
BY:

E. Tyrone Casteel, ISA Certified Arborist
Certificate Number: SO-5646A
Mondo Land Planning and Design, LLC

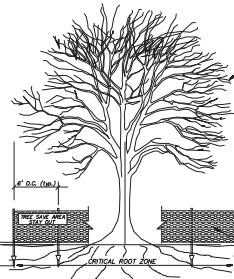


TREE PROT. FENCE SIGNAGE

TREE SAVE AREA - STAY OUT
NO ENTRADA
SALVE UN ARBOL
HEAVY MALL PLASTIC
DARK LETTERING
ON BRIGHT BACKGROUND
INSTALL FENCE AT DISTANCE OF MIN.
1.5" X DBH INCHES OF SURVEYED SPECIMEN
SEE TREE PROTECTION PLAN FOR LOCATIONS

METAL STAKES (1/2") - INSTALL
PER TREE FENCE DETAIL

BRIGHT ORANGE POLYETHYLENE
LAMINAR FENCE FABRIC
WITH WHITE BACKING



TREE PROTECTION MESH FENCE
NTS

SURVEY DATA PROVIDED BY:
BGE Engineering
245 TownPark Drive, Suite 470
Kennesaw, Georgia 30144

JASON MARROW, PLS
404-850-3391

X SPECIMEN SIZE TREE
PROPOSED TO BE
IMPACTED

CRZ (CRITICAL ROOT
ZONE)
SPECIMEN TREES

SITE NOTES

Zoning = Proposed OSC (Residential)

Total Site Acreage = 33.48 Acres
Disturbed Area = 19.09 ± ACRE

100 Yr Flood Plain Exists on the
Subject Site

Specimen Tree Notes:
1. Per Gwinnett County Unified Development Ordinance Section 630-70.3, a specimen tree is defined as 28" or larger hardwood, 30" or larger softwood, and 12" or larger native flowering tree.
2. Credit for specimen trees to remain on site information was found in Table 630.3 Gwinnett County Unified Development Ordinance.
3. All preserved specimen trees within or adjacent to limits of disturbance located on site are tagged with a numbered metal tag which corresponds to the numbering listed on the attached plan and specimen survey.
4. Specimen trees are required to have tree protection fencing installed at the critical root zone (CRZ). (1.5" x Caliper (inches) = CRZ in feet. 1/2" tree x 1.5 = 36.0" radius CRZ.
5. Tree Protection fencing shall have labeled "Stay Out - Tree Save" every 20' with a minimum of four signs.
6. Any specimen tree that is to be removed requires Director's approval prior to removal.
7. Specimen tree removal recompense values determined from Gwinnett County Unified Development Ordinance Table 630.3.

This plan is conceptual in nature and does not constitute approval for construction or development. Additional regulations shall apply prior to permit issuance.

SPECIMEN TREE REMOVAL - PROPOSED

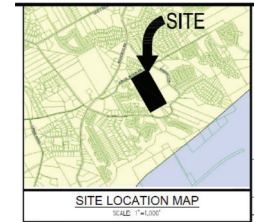
SPECIMEN TREES TO BE REMOVED			
DBH (in inches)	TOTAL # TREES	X UNITS	TOTAL UNITS
29	1	18.4	18.40
31	1	20.8	20.80
34	1	25.2	25.20
37	2	30	60.00
TOTAL:			124.40

Total Units Proposed for Removal = 124.4 Units

Specimen Trees Proposed
to be Removed = 5

Specimen Trees Proposed
to be Preserved = 10

Totals Do Not Include Poor Quality Specimen Size
Trees. See Chart this Sheet.



100 50 0 100 200
(IN FEET)

GWINNETT COUNTY DOT IS NOT ON THE ONE-CALL
SYSTEM. CALL (770) 822-7474 WHEN LOCATING
UTILITIES FOR CONSTRUCTION.

(MAYBE SIGN, REVIEW NOTES)

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Elevation B



Elevation C



Elevation A



Elevation F



Elevation G



Elevation I



Elevation D



Elevation E



Elevation H

The Raleigh

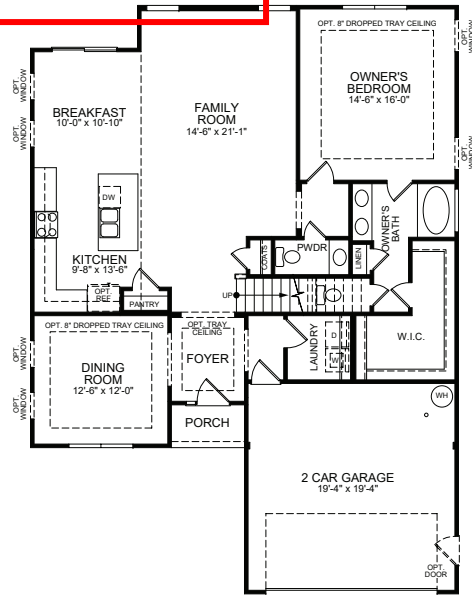
3 Bed / 2.5 Bath
2 Car Front Entry Garage on Slab



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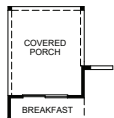
The Raleigh • First Floor Plan

4/5/22

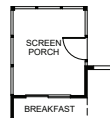


First Floor Options

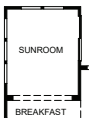
OPT. COVERED PORCH



OPT. SCREEN PORCH



OPT. SUNROOM



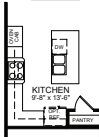
OPT. CORNER FIREPLACE



OPT. REAR FIREPLACE



OPT. DESIGNER KITCHEN



OPT. KITCHEN ISLAND



OPT. OFFICE



OPT. SHOWER AT OWNER'S BATH



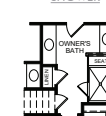
OPT. 5 PC. OWNER'S BATH



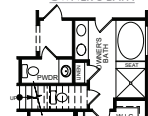
OPT. TRIPLE WINDOW AT OWNER'S BEDROOM



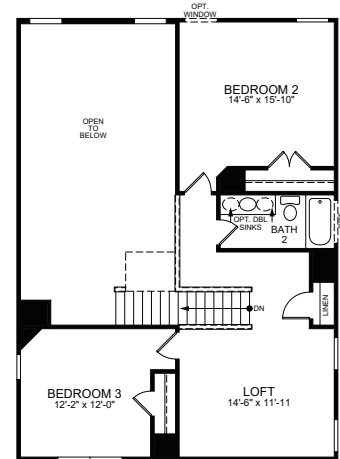
OPT. LUXURY SHOWER



OPT. LUXURY OWNER'S BATH



The Raleigh • Second Floor

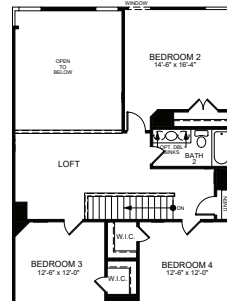


Second Floor Options

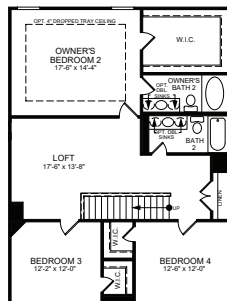
OPT. EXTENDED LOFT AREA



OPT. SECOND FLOOR W/ BEDROOM 4



OPT. SECOND FLOOR W/ OWNER'S BEDROOM 2



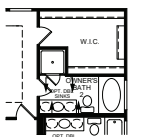
OPT. BEDROOM 5 I/O EXTENDED LOFT AREA



OPT. BONUS I/O EXTENDED LOFT AREA



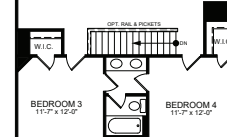
OPT. FIVE PIECE AT OWNER'S BATH 2



OPT. CORNER FIREPLACE W/ SECOND FLOOR



OPT. JACK & JILL BATH



OPT. SHOWER AT OWNER'S BATH 2

