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ATTACHMENT 5A
PAGE 1
REVISED 07/91

Planning & Development

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Traton Homes</u> <u>clo Mill Creek Consulting</u>	NAME: <u>Qtip Martial Trust and Michael A Lee</u>
ADDRESS: <u>4480 Commerce Drive, Suite A</u>	ADDRESS: <u>Same</u>
CITY: <u>Buford</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: _____ ZIP: _____
PHONE: <u>770-614-6511</u>	PHONE: _____
CONTACT PERSON: <u>MITCH PEEVY</u> PHONE: <u>(770) 614-6511</u>	
EMAIL ADDRESS: <u>millcreekconsulting@gmail.com</u>	

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:	
<input type="checkbox"/> OWNERS AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT (S): <u>R-100</u>	REQUESTED ZONING DISTRICT: <u>R-75</u> <u>Modified</u>
LAND DISTRICT (S): <u>6</u>	LAND LOT: <u>090</u> ACREAGE: <u>35.975</u>
ADDRESS OF PROPERTY: <u>1096 and 1136 Killian Hill Road</u>	
PROPOSED DEVELOPMENT: <u>Single Family Subdivision</u>	
RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>94</u>	NO. OF BUILDINGS/UNITS: _____
DWELLING UNIT SIZE (SQ. FT.): <u>2,000 ranch</u> <u>and 2,200 two story</u>	TOTAL GROSS SQUARE FEET: _____
GROSS DENSITY: <u>2.61</u>	DENSITY: _____
NET DENSITY: <u>2.61</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RZR '13 007

ZONING DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 90 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at the Land Lot corner common to Land Lots 83, 84, 89 & 90; thence along the Land Lot line common to Land Lots 83 & 90 South 59 degrees 20 minutes 20 seconds West a distance of 1,111.42 feet to a point on the northerly right-of-way line of Killian Hill Road (80' R/W); thence along said right-of-way line the following courses and distances: 508.91 feet along an arc of a curve to the left, said curve having a radius of 858.11 feet and a chord bearing and distance of North 39 degrees 20 minutes 52 seconds West 501.48 feet to a point; thence North 56 degrees 20 minutes 00 seconds West a distance of 626.45 feet to a point; thence North 56 degrees 09 minutes 00 seconds West a distance of 157.59 feet to a point; thence leaving said right-of-way line North 59 degrees 23 minutes 20 seconds East a distance of 189.01 feet to a point; thence North 74 degrees 45 minutes 00 seconds West a distance of 130.32 feet to a point; thence North 59 degrees 23 minutes 00 seconds East a distance of 468.10 feet to a point; thence South 74 degrees 38 minutes 00 seconds East a distance of 129.94 feet to a point; thence North 59 degrees 16 minutes 00 seconds East a distance of 881.38 feet to a point on the Land Lot line common to Land Lots 89 & 90; thence along said line South 30 degrees 06 minutes 20 seconds East a distance of 1,203.32 feet to a point and the POINT OF BEGINNING.

Said tract containing 35.975 acres.

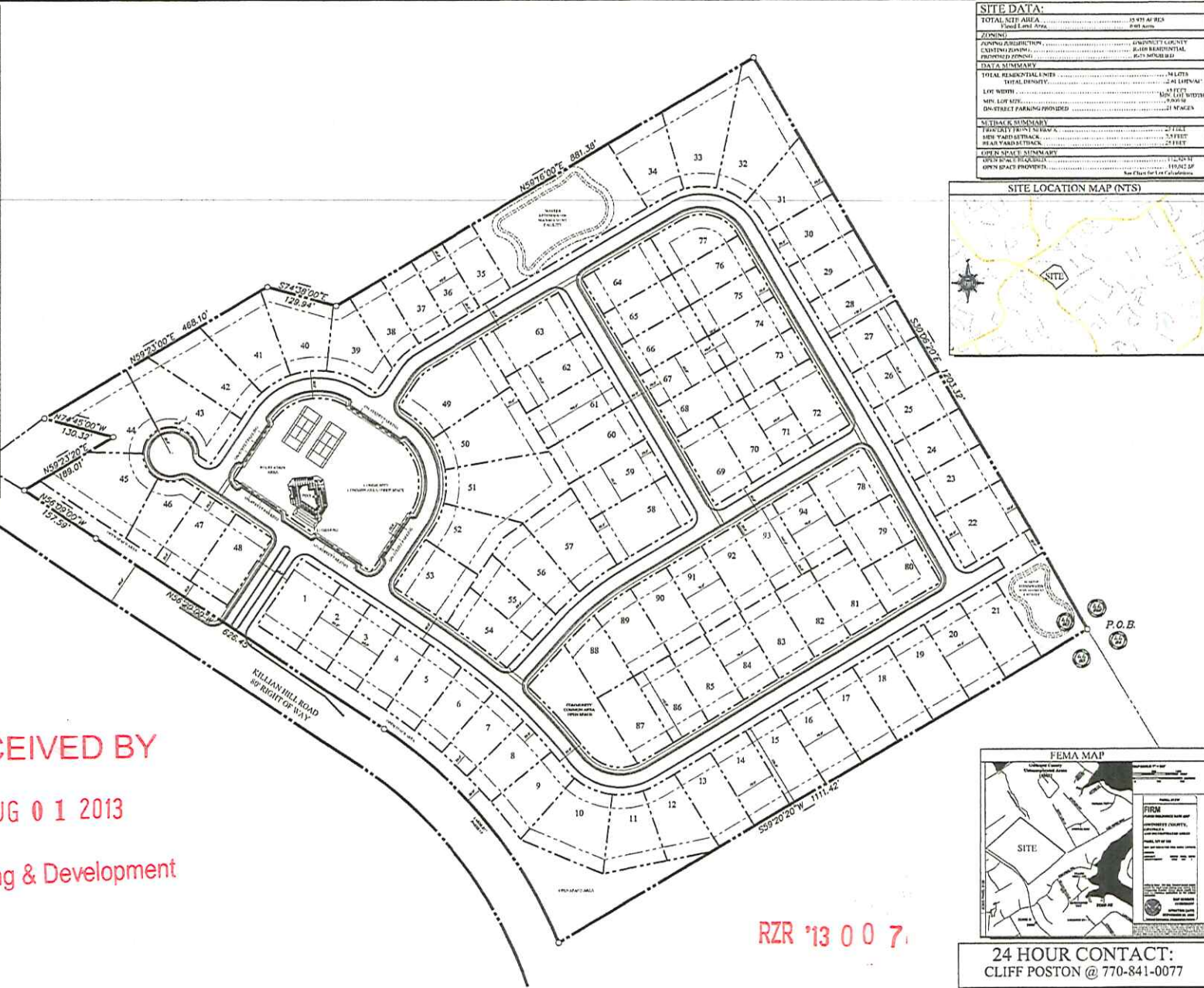
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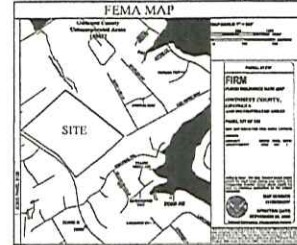
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SITE DATA:	
TOTAL SITE AREA	35.93 AC RES
Total Land Area	348.1 ac
ZONING	PLANNED RESIDENTIAL
PLANNING JURISDICTION	DADE COUNTY
EXISTING ZONING	PLANNED RESIDENTIAL
PROPOSED ZONING	R-1 (MICHIGAN)
DATA SUMMARY:	
TOTAL REAR YARD LINES	14 LOTS
TOTAL DENSITY	2.41 UNITS/AC
LOT WIDTH	120 FEET
MIN. LOT AREA	14,400 SQ FT
ON-STREET PARKING PROVIDED	21 SPACES
SITE DATA SUMMARY:	
FRONT YARD SETBACK	27 FEET
REAR YARD SETBACK	25 FEET
REAR YARD SETBACK	25 FEET
OPEN SPACE SUMMARY:	
TOTAL OPEN SPACE	11,250 SQ FT
OPEN SPACE PROVIDED	11,250 SQ FT
See Plans for Lot Calculations.	



24 HOUR CONTACT:
CLIFF POSTON @ 770-841-0077

1096, 1136 KILLIAN HILL ROAD
A Master Planned Residential Community
Traton Homes

PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING & LANDSCAPE ARCHITECTURE • CIVIL, ENGINEERING & LAND SURVEYING
350 RESEARCH COURT • NORCROSS, GEORGIA 30063 • 407-445-2741 FAX 407-445-3181 • WWW.PEACAT.COM

REVISIONS:				
NO.	DATE	BY	DESCRIPTION	

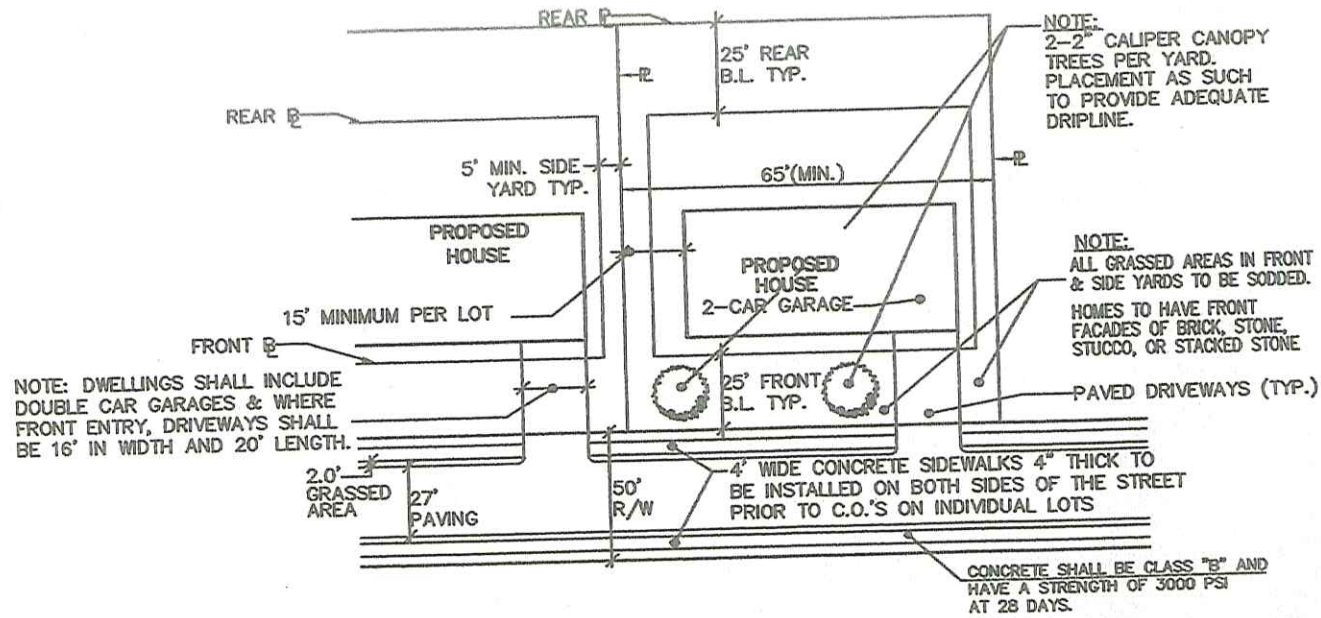
THIS DRAWING IS THE PROPERTY OF PLANNERS AND ENGINEERS COLLABORATIVE AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF PLANNERS AND ENGINEERS COLLABORATIVE.

SHEET TITLE:
REZONING SITE PLAN

SCALE: 1" = 80'
DATE: July 25, 2013
PROJECT: 13099.00A

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





TYPICAL LOT LAYOUT R-75MOD.

N.T.S.

NOTES:

1. HANDICAP CURB RAMPS ARE REQUIRED ON SIDEWALKS, ON CORNER LOTS, CUL-DE-SAC TURNAROUNDS, AND EYEBROW TURNAROUNDS. RAMPS MUST BE IN PLACE PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY ON EACH INDIVIDUAL LOT.
2. 2-2" CALIPER TREES MUST BE PLANTED PER YARD. TREES MUST BE PLANTED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. PLANTED TREES SHALL BE A SPECIES LISTED IN APPENDIX "A", GWINNETT BUFFER, LANDSCAPE AND TREE ORDINANCE.
3. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
4. PROVIDE STREET LIGHTS PER THE POWER OR GAS COMPANY'S REQUIREMENTS.

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ELEVATION A



ELEVATION B



ELEVATION C

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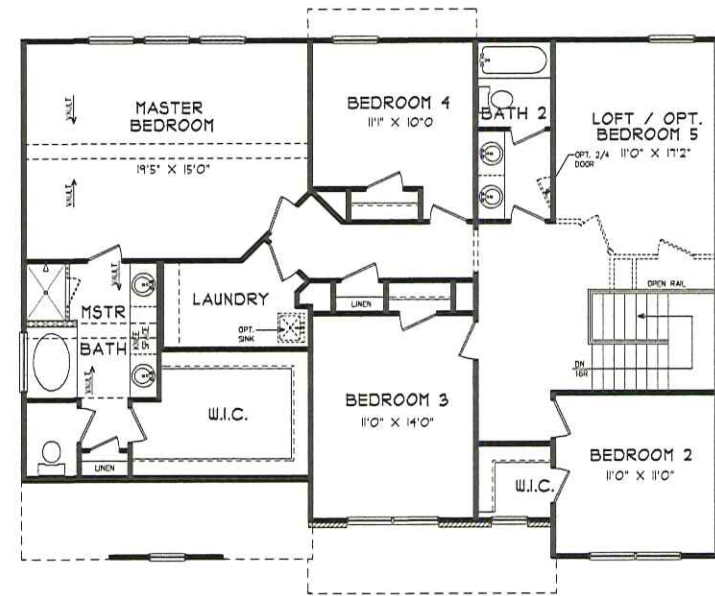
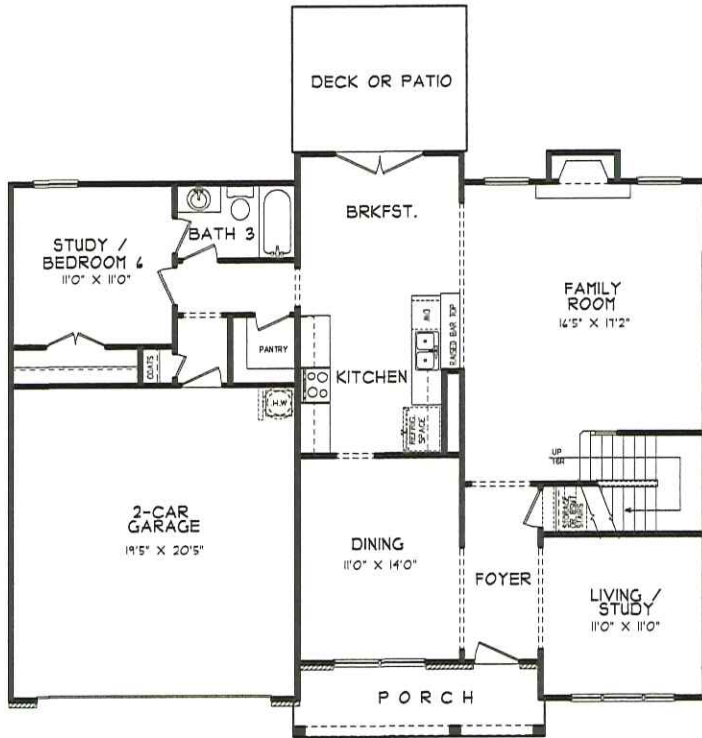
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THE SUTTON

Elevations shown are conceptual and sizes and dimensions shown are approximate. Consult construction drawings for specific details. Continuing a policy of ongoing product improvement, Traton Homes reserves the right of price, plan, and specification changes without prior notice or obligation. Exterior handrails shown are installed only where required by code.

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THE SUTTON



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FIRST FLOOR PLAN

SECOND FLOOR PLAN

Construction features labeled optional are subject to individual community specifications and may be standard in some communities. Floor plans shown are conceptual and sizes and dimensions shown are approximate. Consult construction drawings for specific details. Continuing a policy of ongoing product improvement, Traton Homes reserves the right of price, plan, and specification changes without notice or prior obligation.

April 11, 2012



ELEVATION D



ELEVATION F



ELEVATION K

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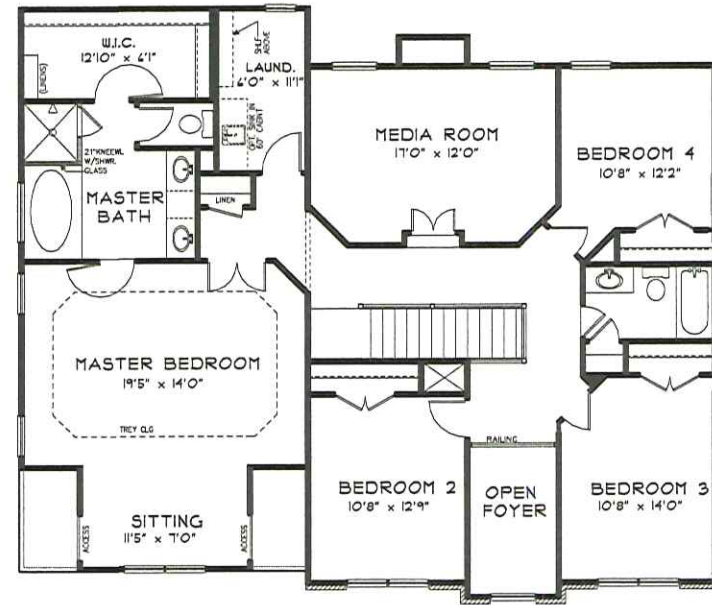
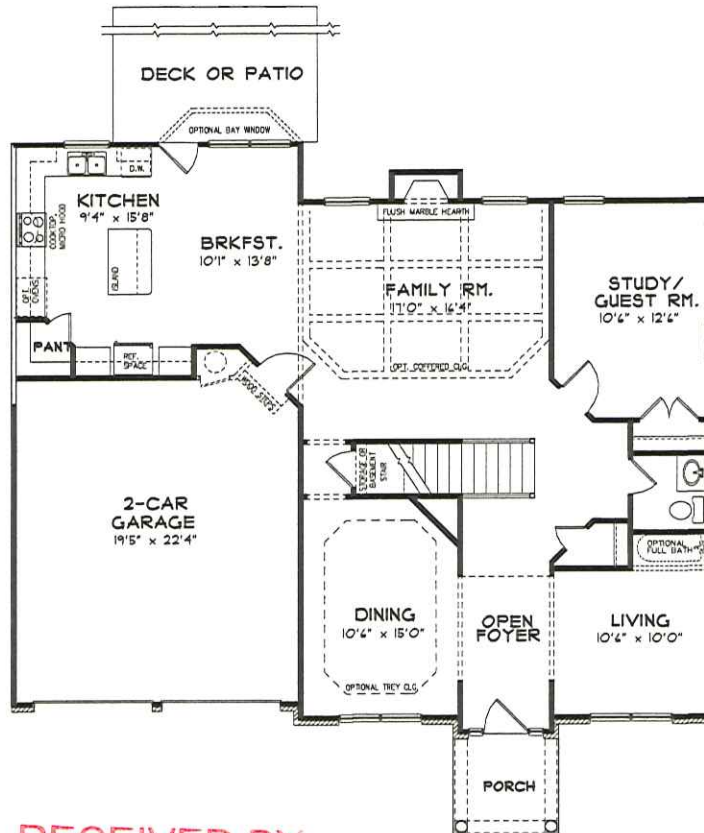
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RZR '13 007

THE RUTHERFORD

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THE RUTHERFORD



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FIRST FLOOR PLAN

SECOND FLOOR PLAN

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September 28, 2011

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ELEVATION A



ELEVATION B



ELEVATION C



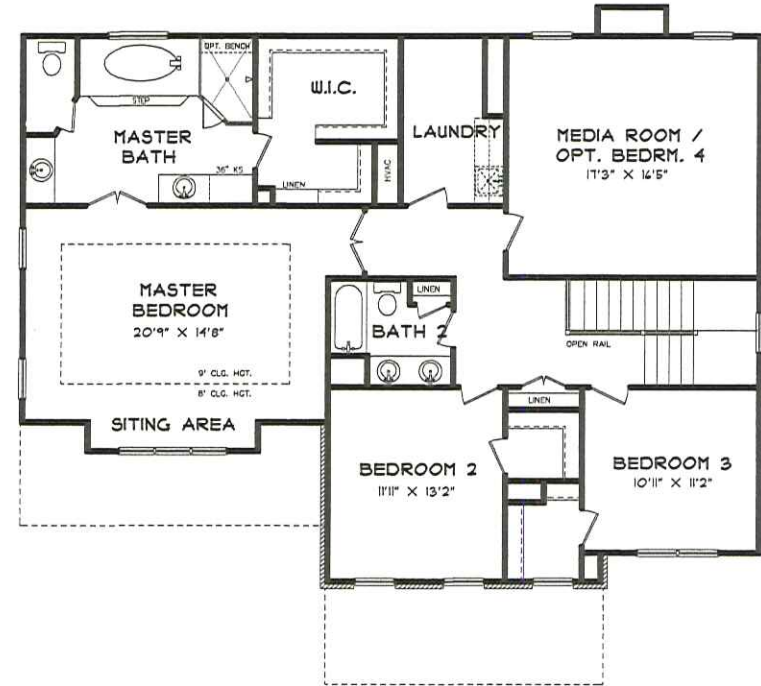
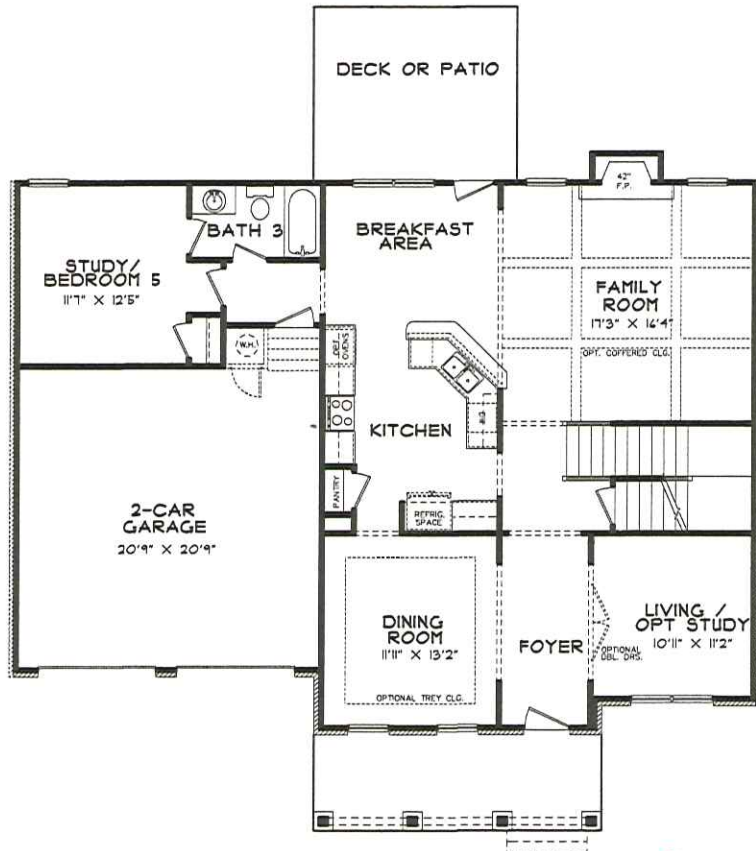
ELEVATION D

THE GLENSTONE

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THE GLENSTONE



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FIRST FLOOR PLAN

SECOND FLOOR PLAN

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Lochshire



STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY, OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

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

THE APPLICANT BELIEVES THE PROPOSED USE IS SUITABLE.

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

THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE USE OF THE SURROUNDING PROPERTIES.

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

THE APPLICANT BELIEVES THAT THE SUBJECT PROPERTY DOES NOT HAVE 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 STREET, TRANSPORTATION FACILITIES, UTILITIES OR SCHOOLS:

THE PROPOSED USE WILL NOT PRODUCE AN ADVERSE AFFECT ON THE EXISTING INFRASTRUCTURE.

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

THE SUBJECT PROPERTY IS DESIGNATED AS EXISTING/EMERGING SUBURBAN

(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:

SEE LETTER OF INTENT.

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Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article P, Section 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

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PLANNING DIVISION USE ONLY
RZR '13 0 0 7
CASE NUMBER _____ RECEIVED BY: AUG 0 1 2013

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REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Traton Homes, requests rezoning with a special use permit on 35.975 acres for the purpose of developing a Single Family detached subdivision. In order to develop the site as proposed, the Applicant respectfully requests a rezoning from R-100 to R-75 Modified. The subject property is located at 1096 and 1136 Killian Hill Road and is found in the 6th district, land lot 90 in Gwinnett County.

The enclosed site plan indicates 94 units on the subject site. The site plan shows that the project will have one entrance from Killian Hill that aligns with Graham Way. The minimum heated square footage for the dwellings will be 2,000 sf for a single story and 2,200 sf for a two story with a maximum height for the proposed dwellings 35'. The exterior of all dwellings will consist of brick or stone accents on the front façade. The balance of the home may be the same or wood, cedar shake or fiber cement siding. Price range for the units will be from the high \$200s to the mid \$300s. Sidewalks will be provided on the interior streets and along the entire frontage along Killian Hill. The required open space is 2.59 acres and 2.73 acres are provided and while not required, the applicant is proposing to construct a swim and tennis facility with a cabana area. The property abuts commercial and industrial properties along the northern property line and the applicant believes that the R-75 modified will provide a good transition from those intense uses.

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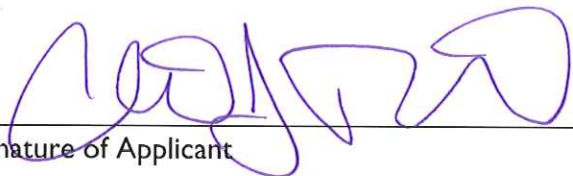
AUG 01 2013

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RZR '13 0 0 7


REZONING APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

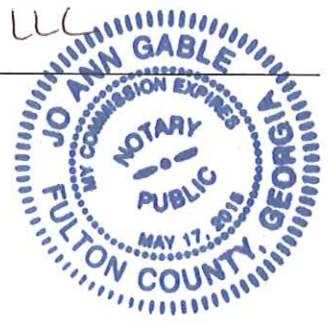

Signature of Applicant

7/31/2013
Date

Christopher Poston, Senior VP, Traton Homes LLC
Type or Print Name and Title


Signature of Notary Public

7/31/13
Date


Notary Seal

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REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

X Michael A Lee 7-26-13
Signature of Property Owner Date

Michael A Lee
Type or Print Name and Title

Q. Badwan 7/26/2013
Signature of Notary Public Date Notary Seal

Q. BADWAN
NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES OCTOBER 7, 2015

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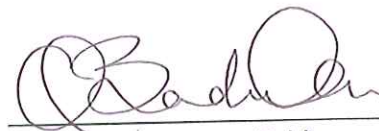
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X Michael A Lee - TIP Marital trust 7-26-13
Signature of Applicant Date

Michael A Lee - Trustee
Type or Print Name and Title

 7/26/2013 Notary Seal
Signature of Notary Public Date Notary Seal

Q. BADWAN
NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES OCTOBER 7, 2015

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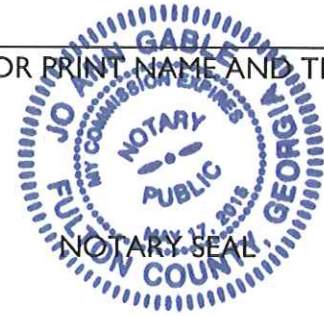
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Christopher Poston 7/31/2013 Christopher Poston, Senior VP
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Jo Ann Gable 7/31/13
 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 Traton Homes LLC / Christopher Poston
 YOUR NAME

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

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

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


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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

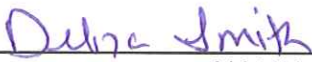
***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 6 090 081
(Map Reference Number) District Land Lot Parcel

 7/31/2013
Signature of Applicant Date
Christopher Poston, Senior VP, Traton Homes LLC
Type or Print Name and Title

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)

 tax service associate
NAME TITLE
August 1, 2013
DATE

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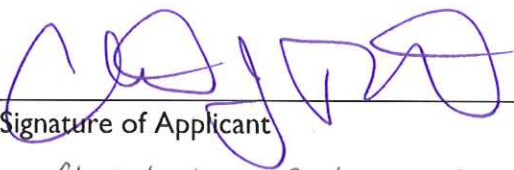
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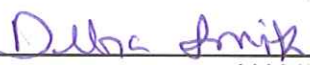
***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 6 - 090 - 002
(Map Reference Number) District Land Lot Parcel

 7/31/2013
Signature of Applicant Date
Christopher Poston, Senior VP, Traton Homes LLC
Type or Print Name and Title

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)

 tax services associate
NAME TITLE
August 1, 2013
DATE

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SPECIAL USE PERMIT APPLICATION

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ADDRESS: <u>4480 Commerce Drive, Suite A</u>	ADDRESS: <u>Same</u>
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PHONE: <u>770-614-6511</u>	PHONE: _____
CONTACT PERSON: <u>MITCH PEEVY</u> PHONE: <u>(770) 614-6511</u> CONTACT'S E-MAIL: <u>millcreekconsulting@gmail.com</u>	

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PROPOSED DEVELOPMENT: <u>Single Family Subdivision</u>		
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LETTER OF INTENT
 PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

ZONING DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 90 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at the Land Lot corner common to Land Lots 83, 84, 89 & 90; thence along the Land Lot line common to Land Lots 83 & 90 South 59 degrees 20 minutes 20 seconds West a distance of 1,111.42 feet to a point on the northerly right-of-way line of Killian Hill Road (80' R/W); thence along said right-of-way line the following courses and distances: 508.91 feet along an arc of a curve to the left, said curve having a radius of 858.11 feet and a chord bearing and distance of North 39 degrees 20 minutes 52 seconds West 501.48 feet to a point; thence North 56 degrees 20 minutes 00 seconds West a distance of 626.45 feet to a point; thence North 56 degrees 09 minutes 00 seconds West a distance of 157.59 feet to a point; thence leaving said right-of-way line North 59 degrees 23 minutes 20 seconds East a distance of 189.01 feet to a point; thence North 74 degrees 45 minutes 00 seconds West a distance of 130.32 feet to a point; thence North 59 degrees 23 minutes 00 seconds East a distance of 468.10 feet to a point; thence South 74 degrees 38 minutes 00 seconds East a distance of 129.94 feet to a point; thence North 59 degrees 16 minutes 00 seconds East a distance of 881.38 feet to a point on the Land Lot line common to Land Lots 89 & 90; thence along said line South 30 degrees 06 minutes 20 seconds East a distance of 1,203.32 feet to a point and the POINT OF BEGINNING.

Said tract containing 35.975 acres.

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Lot	Area (sq ft)
1	120.00
2	120.00
3	120.00
4	120.00
5	120.00
6	120.00
7	120.00
8	120.00
9	120.00
10	120.00
11	120.00
12	120.00
13	120.00
14	120.00
15	120.00
16	120.00
17	120.00
18	120.00
19	120.00
20	120.00
21	120.00
22	120.00
23	120.00
24	120.00
25	120.00
26	120.00
27	120.00
28	120.00
29	120.00
30	120.00
31	120.00
32	120.00
33	120.00
34	120.00
35	120.00
36	120.00
37	120.00
38	120.00
39	120.00
40	120.00
41	120.00
42	120.00
43	120.00
44	120.00
45	120.00
46	120.00
47	120.00
48	120.00
49	120.00
50	120.00
51	120.00
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56	120.00
57	120.00
58	120.00
59	120.00
60	120.00
61	120.00
62	120.00
63	120.00
64	120.00
65	120.00
66	120.00
67	120.00
68	120.00
69	120.00
70	120.00
71	120.00
72	120.00
73	120.00
74	120.00
75	120.00
76	120.00
77	120.00

SITE DATA:

TOTAL SITE AREA 53.97 AC RES
Final Lot Area First Acre

ZONING:
ZONING JURISDICTION ADONNETT COUNTY
EXISTING ZONING R-100 W/STREET
PROPOSED ZONING R-100 W/STREET

DATA SUMMARY:
TOTAL RESIDENTIAL UNITS 94 LOTS
TOTAL DENSITY 1.74 LOTS/AC
LOT WIDTH 120 FT WIDTH
MIN. LOT AREA 14400 SQ FT MIN
ON-STREET PARKING PROVIDED 22 SPACES

UTILITIES SUMMARY:
FIRE DEPARTMENT HYDRANT 2 FEET
SIDE YARD UTILITY 3 FEET
REAR YARD UTILITY 2 FEET

LOT AREA SUMMARY:
TOTAL LOT AREA 18423 SF
OPEN SPACE PROVIDED 18423 SF



1096, 1136 KILLIAN HILL ROAD
A Master Planned Residential Community
Traton Homes

1040 LOU RD.
10th DISTRICT
EMERY COUNTY, GEORGIA
770 KENNESAW AVENUE
MARIETTA, GEORGIA 30067
PHONE: 770-452-6664

WE PROVIDE SOLUTIONS™
PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING, LANDSCAPE ARCHITECTURE, CIVIL, ENGINEERING & LAND SURVEYING
500 E. BUCKLEHEAD COURT, WOODBRIDGE, GEORGIA 30087 404-524-9241 FAX: 404-524-9242 WWW.PCAL-COL.COM

REVISIONS:

NO.	DATE	BY	DESCRIPTION

This drawing is the property of Planners and Engineers Collaborative and shall not be copied or used in any way without the express written consent of the owner. It is not to be used for any other project and is to be destroyed upon completion of the project unless otherwise indicated. Otherwise and without limitation.

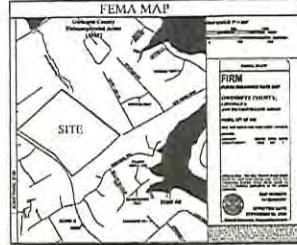
REZONING SITE PLAN

SCALE: 1" = 80'
DATE: July 25, 2013
PROJECT: 13099.00A



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

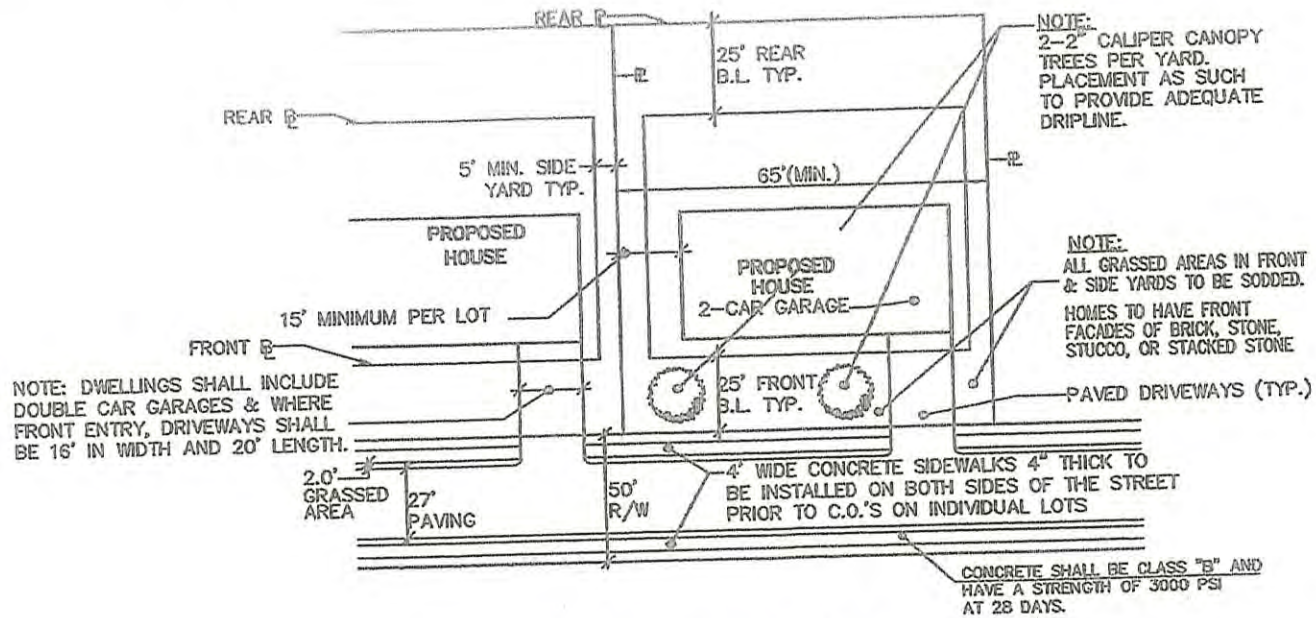
Z1
SHEET



24 HOUR CONTACT:
CLIFF POSTON @ 770-841-0077

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TYPICAL LOT LAYOUT R-75MOD.

N.T.S.

NOTES:

1. HANDICAP CURB RAMPS ARE REQUIRED ON SIDEWALKS, ON CORNER LOTS, CUL-DE-SAC TURNAROUNDS, AND EYEBROW TURNAROUNDS. RAMPS MUST BE IN PLACE PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY ON EACH INDIVIDUAL LOT.
2. 2-2" CALIPER TREES MUST BE PLANTED PER YARD. TREES MUST BE PLANTED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. PLANTED TREES SHALL BE A SPECIES LISTED IN APPENDIX "A", GWINNETT BUFFER, LANDSCAPE AND TREE ORDINANCE.
3. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
4. PROVIDE STREET LIGHTS PER THE POWER OR GAS COMPANY'S REQUIREMENTS.

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ELEVATION A



ELEVATION B



ELEVATION C

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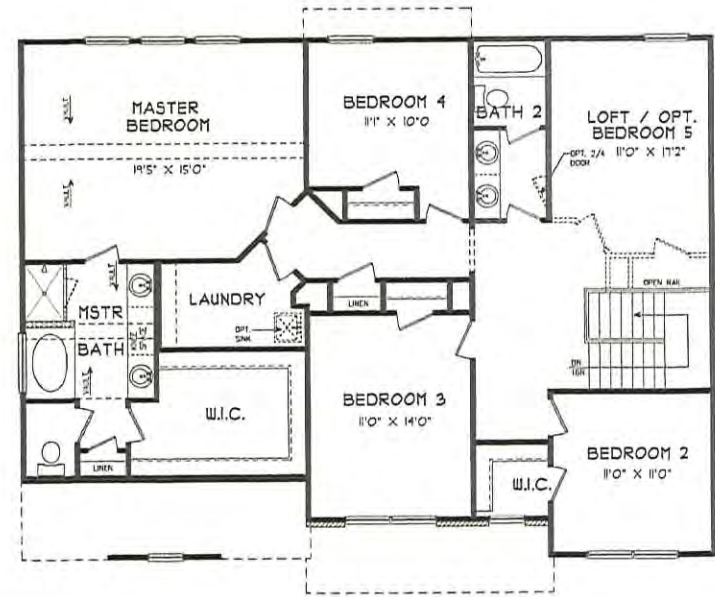
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SUP '13 0 4 1

THE SUTTON

Elevations shown are conceptual and sizes and dimensions shown are approximate. Consult construction drawings for specific details. Continuing a policy of ongoing product improvement, Traton Homes reserves the right of price, plan, and specification changes without prior notice or obligation. Exterior handrails shown are installed only where required by code.

THE SUTTON



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FIRST FLOOR PLAN

SUP '13 0 4 1

SECOND FLOOR PLAN

Construction features labeled optional are subject to individual community specifications and may be standard in some communities. Floor plans shown are conceptual and sizes and dimensions shown are approximate. Consult construction drawings for specific details. Continuing a policy of ongoing product improvement, Traton Homes reserves the right of price, plan, and specification changes without notice or prior obligation.

April 11, 2012



ELEVATION D



ELEVATION F

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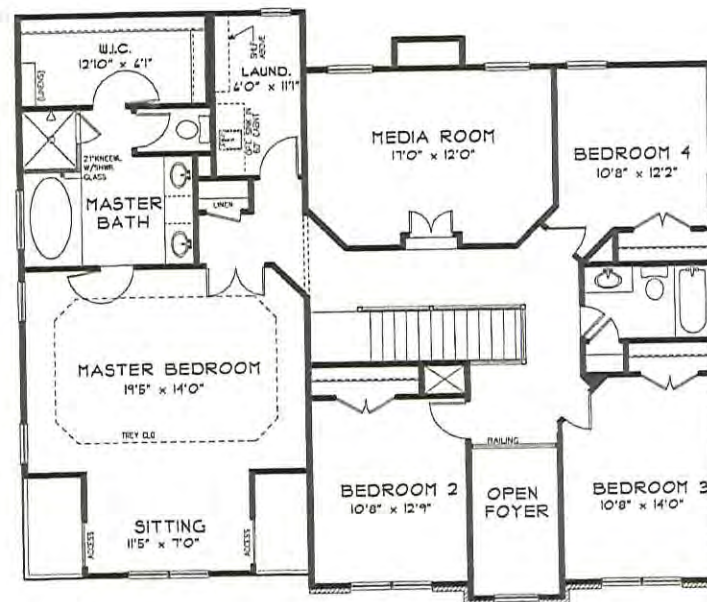
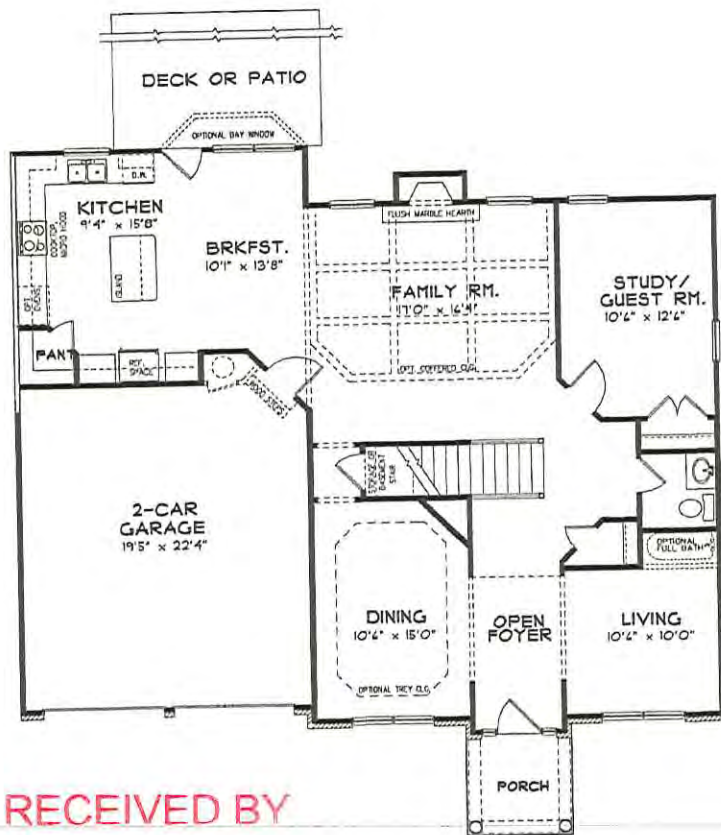
ELEVATION K

SUP '13 04 1

THE RUTHERFORD

Elevations shown are conceptual and sizes and dimensions shown are approximate. Consult construction drawings for specific details. Continuing a policy of ongoing product improvement, Traton Homes reserves the right of price, plan, and specification changes without prior notice or obligation. Exterior handrails shown are installed only where required by code.

THE RUTHERFORD



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SUP '13 041

FIRST FLOOR PLAN

SECOND FLOOR PLAN

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September 28, 2011

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ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

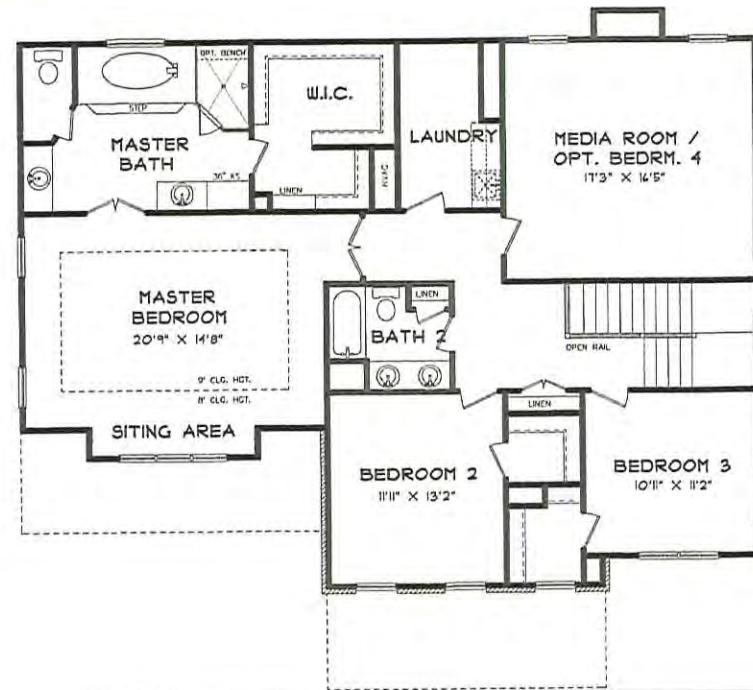
THE GLENSTONE

Elevations shown are conceptual and sizes and dimensions shown are approximate. Consult construction drawings for specific details. Continuing a policy of ongoing product improvement, Traton Homes reserves the right of price, plan, and specification changes without prior notice or obligation. Exterior handrails shown are installed only where required by code.

SUP '13 0 4 1

THE GLENSTONE

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SUP '13 0 4 1

FIRST FLOOR PLAN

SECOND FLOOR PLAN

Construction features labeled optional are subject to individual community specifications and may be standard in some communities. Floor plans shown are conceptual and sizes and dimensions shown are approximate. Consult construction drawings for specific details. Continuing a policy of ongoing product improvement, Traton Homes reserves the right of price, plan, and specification changes without notice or prior obligation.





Lochshire



STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY, OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

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

THE APPLICANT BELIEVES THE PROPOSED USE IS SUITABLE.

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

THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE USE OF THE SURROUNDING PROPERTIES.

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

THE APPLICANT BELIEVES THAT THE SUBJECT PROPERTY DOES NOT HAVE A REASONABLE ECONOMIC USE WITHOUT THE SPECIAL USE PERMIT.

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

THE PROPOSED USE WILL NOT PRODUCE AN ADVERSE AFFECT ON THE EXISTING INFRASTRUCTURE.

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

THE SUBJECT PROPERTY IS DESIGNATED AS EXISTING/EMERGING SUBURBAN.

(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:

SEE LETTER OF INTENT.

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PLANNING DIVISION USE ONLY

SUP '13 0 4 1

CASE NUMBER AUG 0 1 2013

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Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the rezoning will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article P, Section 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Traton Homes, requests rezoning with a special use permit on 35.975 acres for the purpose of developing a Single Family detached subdivision. In order to develop the site as proposed, the Applicant respectfully requests a rezoning from R-100 to R-75 Modified. The subject property is located at 1096 and 1136 Killian Hill Road and is found in the 6th district, land lot 90 in Gwinnett County.

The enclosed site plan indicates 94 units on the subject site. The site plan shows that the project will have one entrance from Killian Hill that aligns with Graham Way. The minimum heated square footage for the dwellings will be 2,000 sf for a single story and 2,200 sf for a two story with a maximum height for the proposed dwellings 35'. The exterior of all dwellings will consist of brick or stone accents on the front façade. The balance of the home may be the same or wood, cedar shake or fiber cement siding. Price range for the units will be from the high \$200s to the mid \$300s. Sidewalks will be provided on the interior streets and along the entire frontage along Killian Hill. The required open space is 2.59 acres and 2.73 acres are provided and while not required, the applicant is proposing to construct a swim and tennis facility with a cabana area. The property abuts commercial and industrial properties along the northern property line and the applicant believes that the R-75 modified will provide a good transition from those intense uses.

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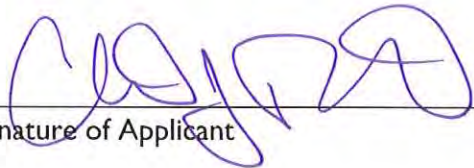
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SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



Signature of Applicant

7/31/2013
Date

Christopher Poston, Senior VP, Tractor Homes LLC
Type or Print Name and Title


Signature of Notary Public

7/31/13
Date


Notary Seal

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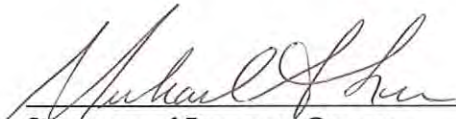
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SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

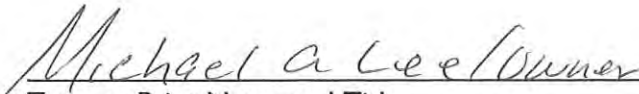
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



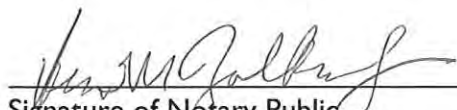
Signature of Property Owner

7-30-13

Date



Type or Print Name and Title



Signature of Notary Public

7-30-13

Date

Notary Seal

VINCENT M. ZOLKOSKY
NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES SEPTEMBER 19, 2015

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SUP '13 041

SPECIAL USE PERMIT 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.

Michael Lee / QTIP Marital Trust 7-30-13
Signature of Property Owner Date

Michael a Lee / Trustee
Type or Print Name and Title

Vincent M. Zolkosky 7-30-13
Signature of Notary Public Date Notary Seal

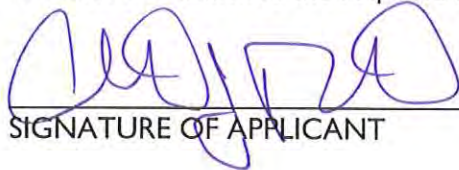
VINCENT M. ZOLKOSKY
NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES SEPTEMBER 19, 2015

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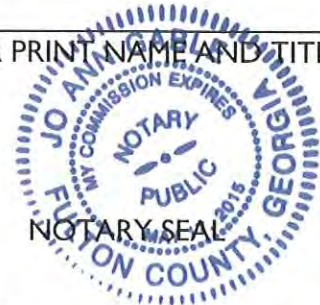
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, 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.

 7/31/2013 Christopher Poston, Senior VP
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 7/31/13
 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 Traton Homes LLC / Christopher Poston
 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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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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 SPECIAL USE PERMIT REQUEST.**

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

6 - 090 - 081
District Land Lot Parcel


Signature of Applicant

7/31/2013
Date

Christopher Poston, Senior VP, Traton Homes LLC
Type or Print Name and Title

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)

Debra Smith
NAME

tax services associate
TITLE

August 1, 2013
DATE

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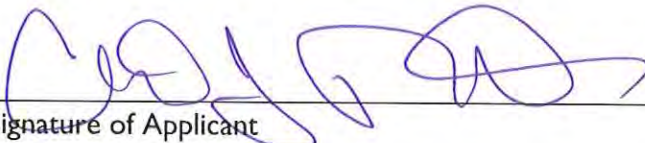
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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

PARCEL I.D. NUMBER: 6 - 090 - 002
(Map Reference Number) District Land Lot Parcel

 7/31/2013
Signature of Applicant Date
Christopher Poston, Senior VP, Traton Homes LLC
Type or Print Name and Title

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)

Debra Smith tax services associate
NAME TITLE
August 1, 2013
DATE

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