

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Traton Homes</u> c/o Mill Creek Consulting	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>	
CONTACT'S E-MAIL: <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:		
<u> </u> OWNERS AGENT	<u> </u> PROPERTY OWNER	<u> X </u> 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 (S): <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>		
SUP '13 0 4 1 2	RECEIVED BY AUG 01 2013 Planning & Development	

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 No.	Area (sq ft)	Area (sq m)
1	1,300.00	300.90
2	1,300.00	300.90
3	1,300.00	300.90
4	1,300.00	300.90
5	1,300.00	300.90
6	1,300.00	300.90
7	1,300.00	300.90
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9	1,300.00	300.90
10	1,300.00	300.90
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93	1,300.00	300.90
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96	1,300.00	300.90
97	1,300.00	300.90
98	1,300.00	300.90
99	1,300.00	300.90
100	1,300.00	300.90



SITE DATA:

TOTAL SITE AREA	Final Lot's Area	53,971 sq ft
ZONING		UNINCORPORATED
ZONING JURISDICTION		ADJACENT COUNTY
EXISTING ZONING		UNINCORPORATED
PROPOSED ZONING		UNINCORPORATED

DATA SUMMARY

TOTAL RESIDENTIAL UNITS	100
LOT DENSITY	1.91 UITS/AC
LOT WIDTH	40 FT
MIN. LOT WIDTH	30 FT
ON-STREET PARKING PROVIDED	21 SPACES

UTILITIES SUMMARY

TRUNKED TRUNK MAIN	2' TRUCK
SIDE YARD TRUNK	2' TRUCK
HEAD YARD TRUNK	2' TRUCK

OPEN SPACE SUMMARY

TOTAL OPEN SPACE	1,191.52 sq ft
OPEN SPACE PROVIDED	1,191.52 sq ft



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

720 Kennesaw Avenue
 Marietta, Georgia 30069
 Phone: 770-45-6964

PLANNERS AND ENGINEERS COLLABORATIVE
 SITE ANALYSIS, LANDSCAPE ARCHITECTURE, CIVIL, ENGINEERING & LAND SURVEYING
 310 E. BUCKLEBOURNE COURT, WOODBRIDGE, GEORGIA 30086 404-707-9322 410 FAX 404-707-9321 WWW.PEACOL.COM

EMMETT COUNTY 02301

REVISIONS:

NO.	DATE	BY	DESCRIPTION

REZONING SITE PLAN

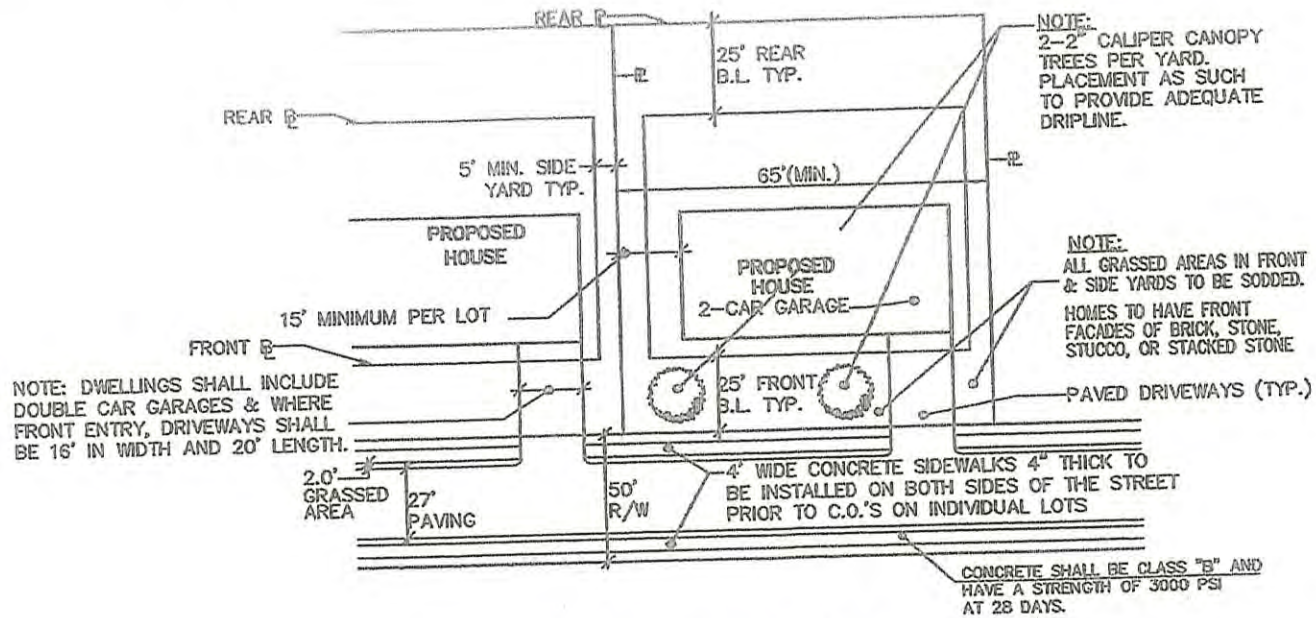
SCALE: 1" = 80'
 DATE: July 25, 2013
 PROJECT: 13099.00A

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



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

Z1
 SHEET



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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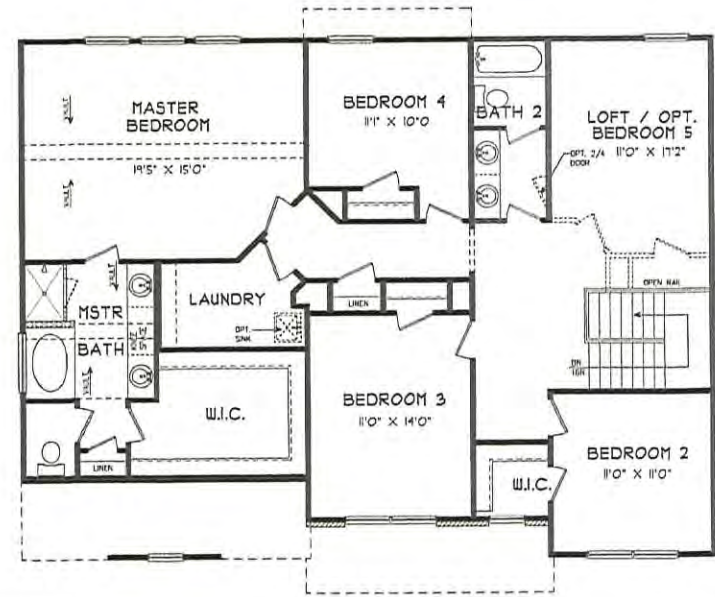
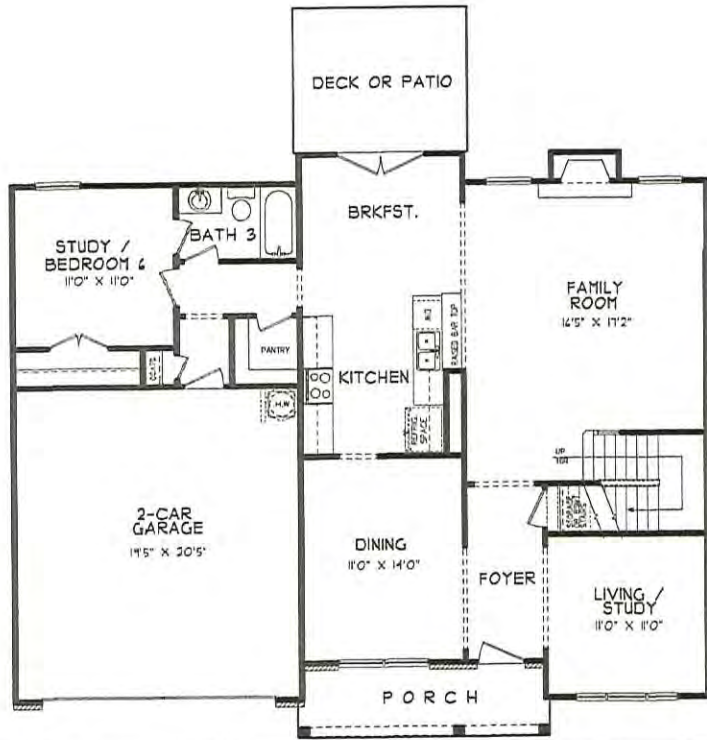
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SUP '13 0 4 1

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

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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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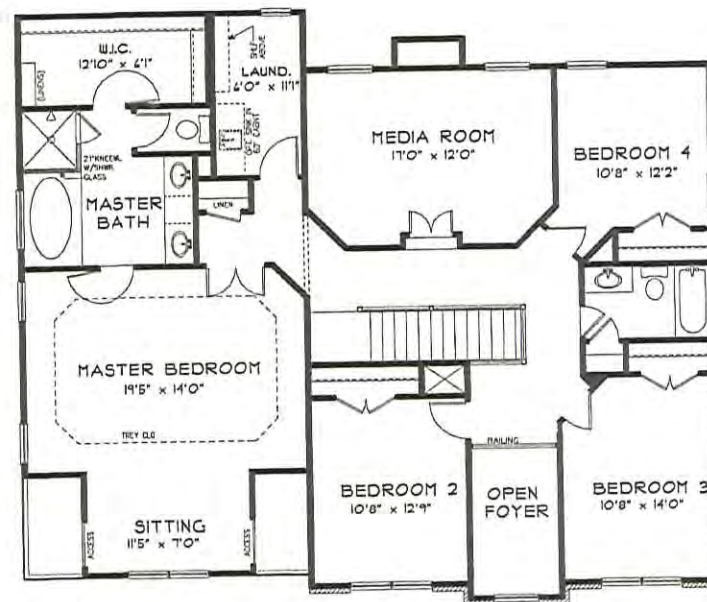
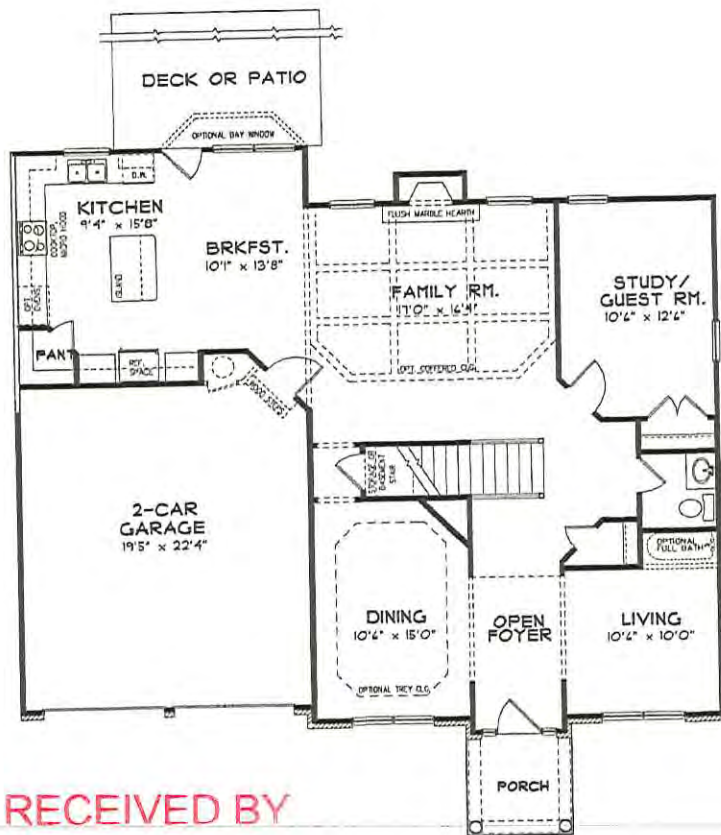
ELEVATION K

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

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.

September 28, 2011

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ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

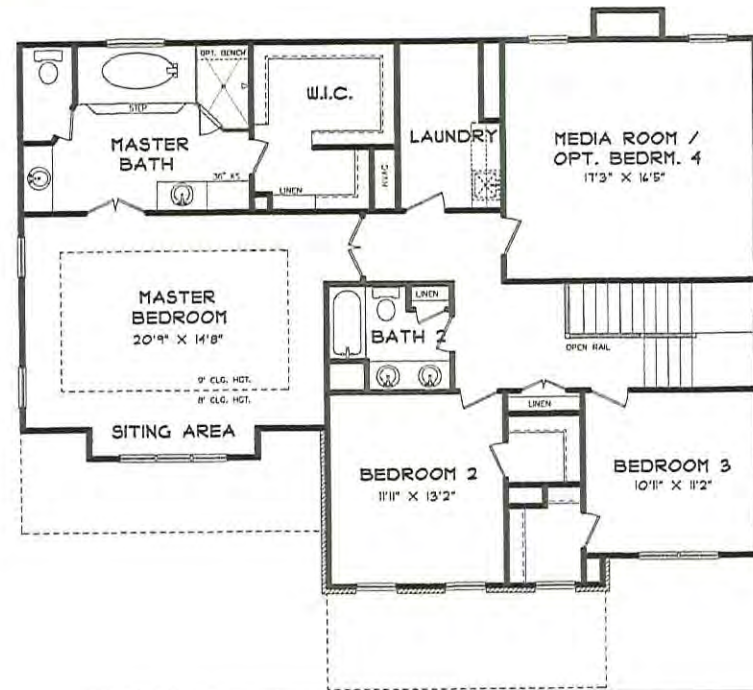
THE GLENSTONE

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.

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THE GLENSTONE

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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.





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

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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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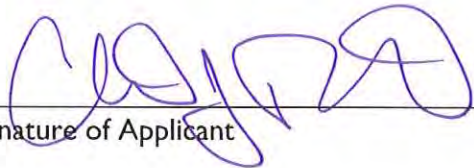
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SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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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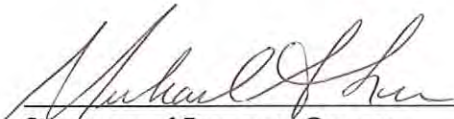
AUG 01 2013

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SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

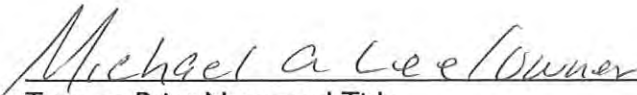
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE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



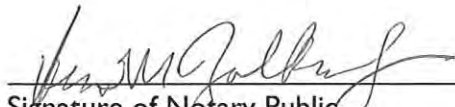
Signature of Property Owner

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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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

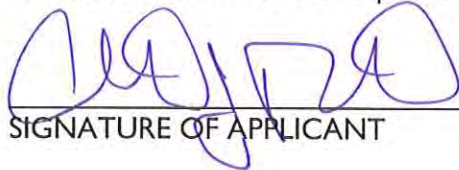
VINCENT M. ZOLKOSKY
NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES SEPTEMBER 19, 2015

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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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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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ATTACHMENT 5A
PAGE 1
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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

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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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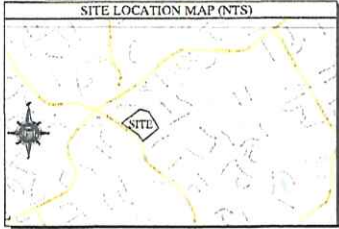
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NO.	AREA	DESCRIPTION
1	1	LOT 1
2	2	LOT 2
3	3	LOT 3
4	4	LOT 4
5	5	LOT 5
6	6	LOT 6
7	7	LOT 7
8	8	LOT 8
9	9	LOT 9
10	10	LOT 10
11	11	LOT 11
12	12	LOT 12
13	13	LOT 13
14	14	LOT 14
15	15	LOT 15
16	16	LOT 16
17	17	LOT 17
18	18	LOT 18
19	19	LOT 19
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44	44	LOT 44
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63	63	LOT 63
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65	65	LOT 65
66	66	LOT 66
67	67	LOT 67
68	68	LOT 68
69	69	LOT 69
70	70	LOT 70
71	71	LOT 71
72	72	LOT 72
73	73	LOT 73
74	74	LOT 74
75	75	LOT 75
76	76	LOT 76
77	77	LOT 77



SITE DATA:

TOTAL SITE AREA	35,971 AC BE3
Final Lot Area	3,441 AC BE3
ZONING	PD13
PLANNING JURISDICTION	CONLEY COUNTY
EXISTING ZONING	BLDG RESIDENTIAL
PROPOSED ZONING	RZ13 (MORIBUND)
DATA SUMMARY	
TOTAL RESIDENTIAL UNITS	240 UNITS
TOTAL DENSITY	2.24 UNITS/AC
LOT WIDTH	160 FEET
MIN. LOT DEPTH	70 FEET
ON-STREET PARKING PROVIDED	21 SPACES
SETBACKS SUMMARY	
FRONT YARD SETBACK	25 FEET
REAR YARD SETBACK	25 FEET
OPEN SPACE PROVIDED	1,192.52 SF
<small>See Plans for Lot Calculations</small>	



1096, 1136 KILLIAN HILL ROAD
 A Master Planned Residential Community
 for
Traton Homes
Atlanta, Georgia 30309
 Phone: 770-427-9944

PLANNERS AND ENGINEERS COLLABORATIVE
 SITE PLANNING & LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING & LAND SURVEYING
330 REDBANK COURT • NORCROSS, GEORGIA 30093 • (770) 451-2741 FAX: (770) 451-3118 • WWW.PEACAT.COM

THE PROVIDE SOLUTIONS™

LAND LOT 50
 6th DISTRICT

CONTRACT: 13099.00A

REVISIONS:

NO.	DATE	BY	DESCRIPTION

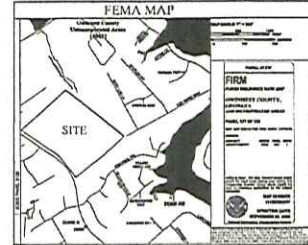
This drawing is the property of Planners and Engineers Collaborative and shall not be copied or used in any way without the written consent of Planners and Engineers Collaborative.

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.

CLIFF POSTON
 PROFESSIONAL ENGINEER
NO. 11200
 EXPIRES 12/31/2015

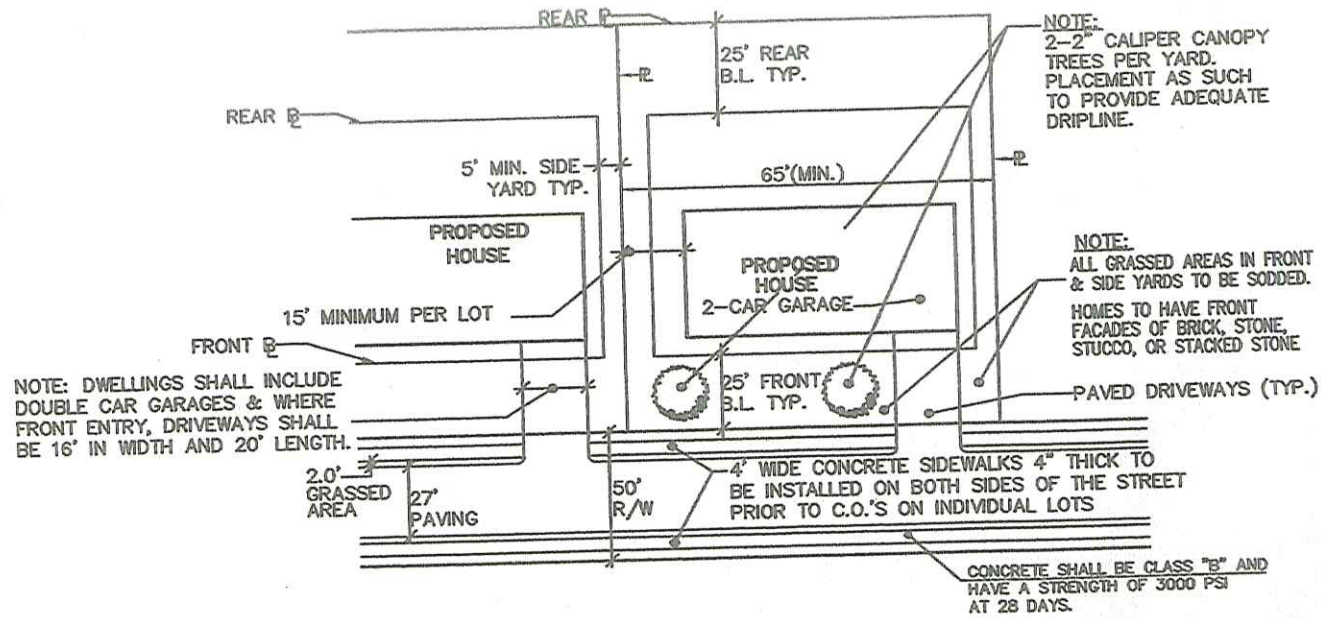


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24 HOUR CONTACT:
 CLIFF POSTON @ 770-841-0077

Z1
 SHEET



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

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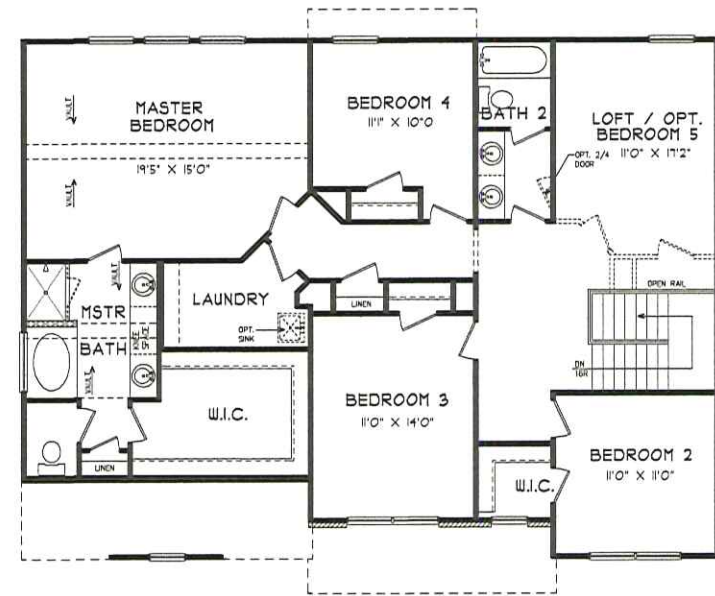
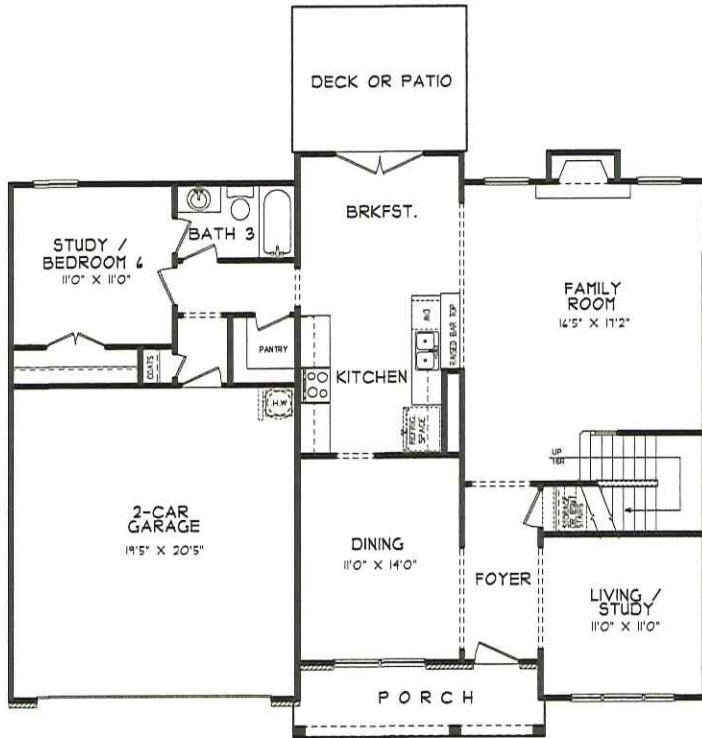
ELEVATION C

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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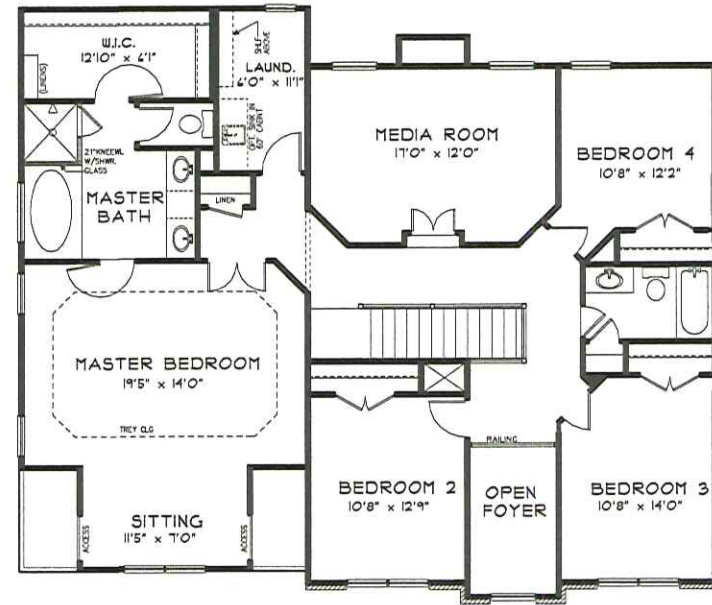
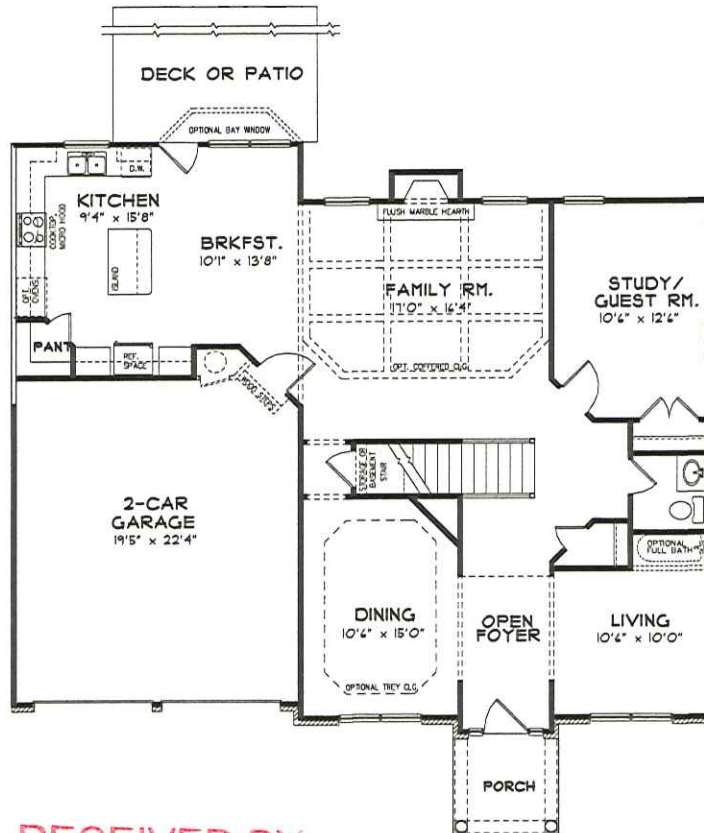
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RZR '13 007

THE RUTHERFORD

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THE RUTHERFORD



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RZR '13 0 0 7

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.

September 28, 2011

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ELEVATION A



ELEVATION B



ELEVATION C



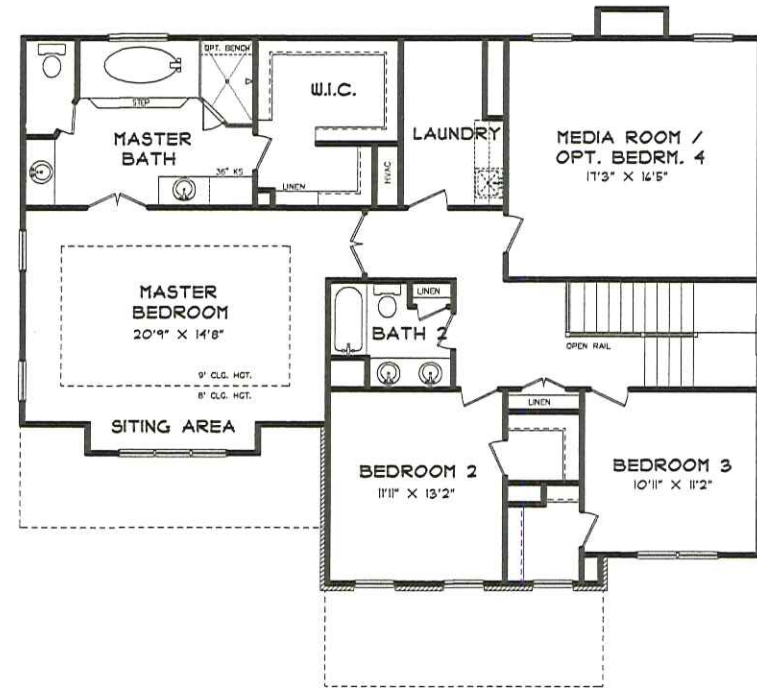
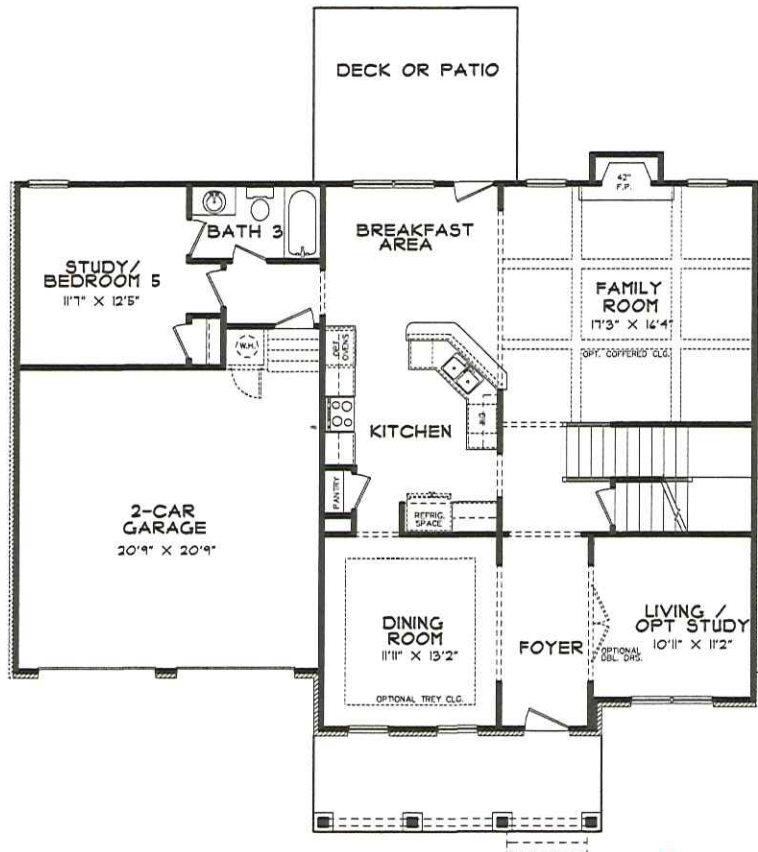
ELEVATION D

THE GLENSTONE

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RZR '13 007

THE GLENSTONE









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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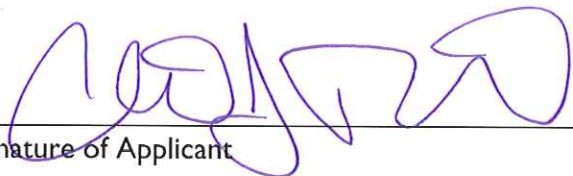
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RZR '13 0 0 7


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.

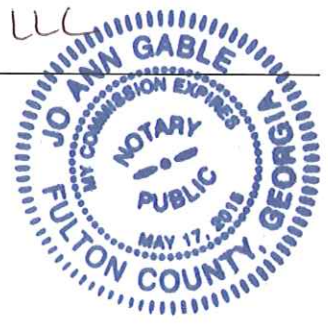

Signature of Applicant

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
Signature of Property Owner

7-26-13
Date

Michael A Lee
Type or Print Name and Title

Q. Badwan
Signature of Notary Public

7/26/2013
Date

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

Notary Seal

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REZONING PROPERTY OWNER'S CERTIFICATION

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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

[Signature] 7/26/2013 Q. BADWAN
Signature of Notary Public Date NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES OCTOBER 7, 2015
Notary Seal

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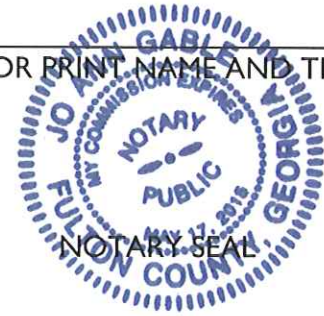
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

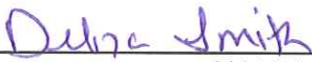
***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

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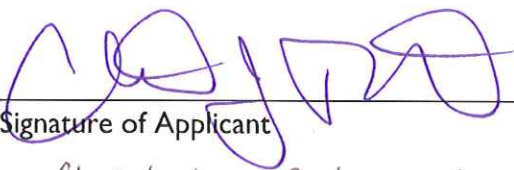
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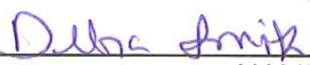
***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

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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