REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: Grayson Investment Partners, LLC	NAME: Medical College of Georgia Foundation
ADDRESS: c/o Mahaffey Pickens Tucker, LLP	ADDRESS: c/o Mahaffey Pickens Tucker, LLP
CITY: 1550 N. Brown Rd., Ste. 125, L'ville	CITY: 1550 N. Brown Rd., Ste. 125, L'ville
STATE: GA ZIP: 30043	STATE: GA ZIP: 30043
PHONE: 770-232-0000	PHONE: 770-232-0000

CONTACT PERSON: Jeff Mahaffey and/or Wes Turner PHONE: 770-232-0000

CONTACT'S E-MAIL: jmahaffey@mptlawfirm.com and wturner@mptlawfirm.com

APPLICANT IS THE:

☐ OWNER'S AGENT ☐ PROPERTY OWNER ☒ CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R-100 REQUESTED ZONING DISTRICT: TND

LAND DISTRICT(S): 05 LAND LOT(S): 156 ACREAGE: 171.409

ADDRESS OF PROPERTY: 88 Loganville Highway

PROPOSED DEVELOPMENT: Traditional Neighborhood Development

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units 411	No. of Buildings/Lots:
Dwelling Unit Size (Sq. Ft.): 1,150 - 3,200	Total Building Sq. Ft.
Gross Density: 2.40	Density:
Net Density: 2.63	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION
TRACT A

All the tract or parcel of land lying and being in Land Lots 156 & 165 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

Commence at the Intersection of the Land Lot Line Common to Land Lots 156 & 157 and the Northeasterly Right-of-Way of Georgia State Route 20 (a.k.a. Loganville Highway, R/W Varies), said Point being THE POINT OF BEGINNING.

THENCE from said Point as thus established and continuing along said Right-of-Way the following five (5) courses and distances, North 59 degrees 56 minutes 19 seconds West for a distance of 542.11 feet to a Point; THENCE North 42 degrees 10 minutes 38 seconds West for a distance of 52.50 feet to a Point; THENCE North 49 degrees 43 minutes 04 seconds West for a distance of 50.80 feet to a Point; THENCE North 63 degrees 55 minutes 34 seconds West for a distance of 50.12 feet to a Point; THENCE North 54 degrees 35 minutes 56 seconds West for a distance of 75.58 feet to a Point; THENCE leaving said Right-of-Way, North 61 degrees 51 minutes 35 seconds East for a distance of 436.74 feet to a Point; THENCE North 28 degrees 19 minutes 42 seconds West for a distance of 299.77 feet to a Point; THENCE South 61 degrees 51 minutes 44 seconds West for a distance of 297.40 feet to a Point; THENCE North 30 degrees 16 minutes 46 seconds East for a distance of 470.31 feet to a Point; THENCE South 88 degrees 23 minutes 15 seconds West for a distance of 3.96 feet to a Point; THENCE North 89 degrees 51 minutes 53 seconds West for a distance of 33.93 feet to a Point; THENCE North 88 degrees 38 minutes 13 seconds West for a distance of 45.75 feet to a Point; THENCE North 86 degrees 11 minutes 18 seconds West for a distance of 24.56 feet to a Point; THENCE North 71 degrees 58 minutes 35 seconds West for a distance of 24.62 feet to a Point; THENCE North 62 degrees 22 minutes 07 seconds West for a distance of 25.81 feet to a Point; THENCE North 72 degrees 35 minutes 32 seconds West for a distance of 29.10 feet to a Point; THENCE South 88 degrees 47 minutes 41 seconds West for a distance of 51.74 feet to a Point; THENCE North 79 degrees 23 minutes 13 seconds West for a distance of 26.59 feet to a Point; THENCE North 63 degrees 58 minutes 50 seconds West for a distance of 120.12 feet to a Point; THENCE North 59 degrees 27 minutes 00 seconds West for a distance of 409.11 feet to a Point; THENCE South 71 degrees 25 minutes 34 seconds West for a distance of 553.27 feet to a Point; THENCE North 59 degrees 27 minutes 00 seconds West for a distance of 179.04 feet to a Point; THENCE South 30 degrees 57 minutes 15 seconds West for a distance of 178.69 feet to a Point on the aforesaid Northeasterly Right-of-Way of Georgia State Route 20; THENCE continuing along said Right-of-Way the following three (3) courses and distances, North 58 degrees 57 minutes 07 seconds West for a distance of 43.69 feet to a Point; THENCE South 30 degrees 53 minutes 40 seconds West for a distance of 63.00 feet to a Point; THENCE North 59 degrees 35 minutes 17 seconds West for a distance of 158.48 feet to a Point; THENCE leaving said Right-of-Way, North 16 degrees 45 minutes 03 seconds East for a distance of 1658.30 feet to a Point on the Southeasterly Right-of-Way of Ozora Road (80' Right-of-Way); THENCE continuing along said Right-of-Way the following four (4) courses and distances, North 60 degrees 55 minutes 14 seconds East for a distance of 793.21 feet to a Point; THENCE North 60 degrees 41 minutes 08 seconds East for a distance of 584.03 feet to a Point; THENCE North 60 degrees 34 minutes 12 seconds East for a distance of 306.88 feet to a Point; THENCE North 59 degrees 01 minutes 54 seconds East for a distance of 278.15 feet to a Point; THENCE leaving

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said Right-of-Way, South 29 degrees 53 minutes 52 seconds East for a distance of 1605.46 feet to a Point; THENCE South 29 degrees 42 minutes 49 seconds East for a distance of 1637.23 feet to a Point on the Land Lot Line Common to Land Lots ; THENCE along said Land Lot Line the following two (2) courses and distances, South 60 degrees 02 minutes 54 seconds West for a distance of 936.60 feet to a Point; THENCE South 58 degrees 37 minutes 56 seconds West for a distance of 1003.75 feet to a Point, said Point being THE POINT OF BEGINNING.

Said property contains 171.409 Acres as shown as Tract A on the Zoning Plan Prepared for Proposed Loganville Highway Residential Property, prepared by Precision Planning, Inc., dated November 20, 2014 (Job # S14251).

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LOT/BLOCK CHART

BLOCK	LOTS
A	58
B	26
C	10
D	9
E	11
F	63
G	12
H	19
I	16
J	41
K	12
L	16
TOTAL	293

TOWNHOMES 66
VILLAS 52
TOTAL UNITS=411

LINE TABLE

LINE	LENGTH	BEARING
L1	52.50'	N42°10'38"W
L2	55.80'	N69°43'04"W
L3	50.12'	N63°58'34"W
L4	75.80'	N64°39'50"W
L5	3.90'	S88°27'18"W
L6	33.50'	N80°51'53"W
L7	45.79'	N86°36'13"W
L8	24.90'	N86°11'18"W
L9	24.82'	N71°58'31"W
L10	25.81'	N62°22'07"W
L11	25.10'	N72°00'12"W
L12	53.74'	S88°47'41"W
L13	26.88'	N70°23'13"W

TRACT A

CURRENT ZONING: R100
PROPOSED ZONING: TND
AREA: 171.409 AC.
OPEN SPACE: 38.81 AC.
FLOOD PLAIN: 25.22 AC.

GROSS DENSITY: 2.40 LOTS/AC.
NET DENSITY: 2.63 LOTS/AC.
159 LOTS AT > 9,500 S.F.
134 LOTS AT >7,500 S.F.
66 TOWNHOMES
52 VILLAS
411 TOTAL UNITS

NOTES:

1. BOUNDARY AND TOPO FROM GWINNETT COUNTY G.I.S.
2. SETBACKS: FRONT : 15 '(20' FRONT SETBACKS SHOWN), SIDE: 5'-15', REAR :20'

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Precision Planning, Inc.
planners, engineers, architects & surveyors
P.O. Box 2213
400 Pike Boulevard
Lawrenceville, GA 30046-2213
(770) 338-8300
(770) 822-5990 Fax

PROPROSED LOGANVILLE HIGHWAY RESIDENTIAL PROPERTY
BE LOGANVILLE HIGHWAY
TAX PARCEL 5-165-003 (PORTIONS OF)
GWINNETT COUNTY, GEORGIA

TRACT A ZONING PLAN

SHEET TITLE

DESIGN	DRAWN	CHECKED
FFI	JFM	RCB

DATE	NO	DESCRIPTION

DATE	
11/05/2014	
6/14/01	
JOB NUMBER	
FILE NUMBER	

SHEET REVISION PROJECT STAMP

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REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING THE 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:

See Attached

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

See Attached

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

See Attached

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

See Attached

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

See Attached

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

See Attached

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REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

(A) The subject property is surrounded by residential developments and public green space. The proposed zoning of a single family residential subdivision will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

(B) No. The rezoning will not adversely affect the existing use or usability of adjacent or nearby property. Rather, the proposed rezoning and development is consistent with adjacent and nearby properties and seeks to enhance the character of the area by providing a unique residential development.

(C) No. In light of the size and shape of the property, the property has no reasonable economic use as zoned R-100. The Applicant's requested use as a single family residential development under the TND zoning classification will permit a more suitable and appropriate development allowing for the "highest and best use" for the property as well as providing diversification among housing in the area.

(D) The proposed development is located in an area with public water and sewer availability and convenient access to major thoroughfares. The proposed development will not cause excessive use of local fire departments, police protection, or solid waste collection/disposal services provided by the County. Additionally, the rezoning will not cause excessive use of existing streets, transportation facilities, utilities, or schools.

(E) Yes. The proposed rezoning conforms to the intent and spirit of the Gwinnett County 2030 Unified Plan.

(F) Yes. The existing zonings of adjacent and nearby properties give additional supporting grounds for the approval of the requested rezoning. The proposed development will feature lot dimensions consistent to that of the surrounding properties. Rezoning this property to TND will bring a diverse array of housing to the area which fulfills the intent of the 2030 Unified Plan by providing additional housing choices.

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Mahaffey Pickens Tucker, LLP
ATTORNEYS AT LAW

Matthew P. Benson
Alissa L. Cummo
Kelly O. Faber
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Amanda F. Henningsen
Christopher D. Holbrook
Gerald Davidson, Jr.*
Jill H. Harris*

Joshua P. Johnson
Jeffrey R. Mahaffey
Steven A. Pickens
Andrew D. Stancil
Kenneth W. Stroud
R. Lee Tucker, Jr.
Wesley C. Turner
*of Counsel

LETTER OF INTENT FOR REZONING
APPLICATION OF GRAYSON INVESTMENT PARTNERS, LLC

Mahaffey Pickens Tucker, LLP submits this Rezoning Application, on behalf of Grayson Investment Partners, LLC (the "Applicant"), for the purpose of rezoning an approximate 171.409 acre tract (hereinafter, the "Property") located on State Route 20/Loganville Highway ("Highway 20") to the TND zoning classification. The Property is currently zoned R-100.

Gwinnett County's 2030 Unified Development Plan encourages the utilization of this innovative, pedestrian-oriented zoning classification in the Predominately Residential Areas classification as proposed by the Future Development Map. According to the Future Development Map, the Property is classified as a Rural Estate Area, which falls squarely under the County's Predominantly Residential Areas classification. Given the location of the Property, namely its accessibility to commercial nodes, civic spaces, parks, and schools, the TND zoning classification will provide this particular area of Gwinnett County with a neighborhood development distinguished from other residential zoning districts.

As seen on the attached site plan, the Applicant is proposing a TND consisting of +/- 411 total units: 159 lots greater than or equal to 9,500 square feet, 134 lots between 7,500 and 9,499 square feet, 66 townhomes and 52 villas. Both the net and gross density, 2.63 lots per acre and 2.40 lots per acre respectively, are significantly lower than the maximum density of 8.00 units per acre required under the Unified Development Ordinance. The proposed TND development will be 100%

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Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043
NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022
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residential given the existing and proposed commercial developments adjacent to the Property and the commercial nature of the properties located along Highway 20.

The mix of housing will consist of single-family residences varying in size, townhomes, and villas incorporating a senior-living aspect. For example, the 65 foot and 75 foot lots will feature more traditional two story single family homes ranging from 2,200 square feet to 3,200 square feet with either front-entry or side-entry, two car garages. The architectural features will consist of facades constructed with brick, stacked stone, hardi-shake, hardiplank, or a combination thereof with the balance being hardiplank siding. The townhomes will range from 1,800 square feet to 2,200 square feet and will feature two car garages at a minimum. The architectural features will be a mixture of brick, hardi-shake, stone, and cement based siding on the front façade with the balance being the same.

This particular TND will also feature a unique villa component geared to a growing senior demographic that is currently underserved in Gwinnett County. The villas will feature a variety of floor-plans from 1,150 square feet to 1,850 square feet. The villa design features units oriented to the corners of the building with garages inset in the middle. This creates a "front elevation" on all sides, enhancing the streetscape and more comfortably transitioning to adjacent neighborhoods. Architecturally compatible elements are combined with durable construction materials such as brick, stone, and cement based lap siding to provide a maintenance-free environment for the residents. While there are units that feature some secondary elements (such as lofts for visiting grandchildren) in a secondary space, the overwhelming majority of the homes will feature a single story elevation creating a low profile transition to adjacent neighborhoods.

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A key feature of the proposed development is its prime location. The proposed development is adjacent to May Creek Park, a proposed C-2 commercial development, as well as a property zoned R-100. This precise configuration of the adjacent zoning classifications makes the Property perfect for a pedestrian-oriented TND development. Furthermore, the diverse array of housing will not only accommodate persons of a variety of stages of life in a setting that is well integrated with the County's neighborhoods, parks, and supportive services, but will also provide housing options convenient to small scale commercial nodes, office/professional spaces, and schools in the immediate vicinity.

Walkability and connectivity are also essential features of the proposed TND. To highlight their importance, a mixed-use trail will be developed that will encompasses the entire proposed development creating connectivity between the housing types, common areas, and County parks. In addition to connectivity and walkability, ample space has been designated for common areas. The proposed TND will exceed the minimum requirement of common space with 22.64% being designated common space and another 14.71% open space that lies in a flood plain. Lastly, the proposed development minimizes the use of cul-de-sacs and plans to construct several roundabouts to improve the flow and safety of traffic throughout the development and enhance aesthetics by landscaping.

The proposed use will not impose any additional burdens on the transportation network as Highway 20 is a four (4) lane highway (with a median) and a major arterial in Gwinnett County. Additionally, the development will not place a burden on the public infrastructure as this particular area is well supported by a strong utility and water/sewer infrastructure.

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The Applicant welcomes the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of this Application.

This 5th day of December, 2014.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

Wesley C. Turner
Attorney for Applicant

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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.

Grayson Investment Partners, LLC

12-4-14

Signature of Applicant — Date

Carter Richardson, Assistant Manager

Type or Print Name and Title

Laura Stockinger — 12.4.14

Signature of Notary Public — Date — Notary Seal

LAURA STOCKINGER
MY COMMISSION EXPIRES
NOTARY
PUBLIC
March 27, 2015
GWINNETT COUNTY, GEORGIA

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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.

Medical College of Georgia Foundation, Inc.,
a Georgia nonprofit corporation

James B. Osborne — 12/1/14

Signature of Property Owner — Date

James B Osborne Sr, EdD, President + CEO

Type or Print Name and Title

Kathryn G. Yates — 12/1/14

Signature of Notary Public — Date

Kathryn G Yates
My Commission Expires
Notary
Notary Public
January 8, 2017
Richmond County, Georgia

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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.

Grayson Investment Partners, LLC

	12-4-14	Carter Richardson, Asst. Mgr
SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
	12/4/14	Wes Turner
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
	12-4-14	
SIGNATURE OF NOTARY PUBLIC	DATE	

NOTARY SEAL

LAURA STOCKINGER
MY COMMISSION EXPIRES
NOTARY PUBLIC
March 27, 2015
GWINNETT COUNTY, GEORGIA

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?

[X] YES [ ] NO MAHAFFEY PICKENS TUCKER, LLP + Grayson Investment Partners, LLC

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)
*See attached list.		

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

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CONFLICT OF INTEREST CERTIFICATION FOR REZONING/CHANGE IN CONDITIONS AND SPECIAL USE PERMIT APPLICATIONS

MAHAFFEY PICKENS TUCKER, LLP

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Jace Brooks	$1000	07/02/2012
Tommy Hunter	$1000	09/06/2012
John Heard	$ 500	10/24/2012
Tommy Hunter	$ 500	10/30/2012
Tommy Hunter	$1000	08/22/2012
John Heard	$1000	01/09/2014
Lynette Howard	$1000	03/20/2014

LEE TUCKER, ATTORNEY AT LAW, PC

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Jace Brooks	$ 500	07/02/2012

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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: (Map Reference Number)

05	-	156	-	003
District		Land Lot		Parcel

Signature of Applicant — Date: 12/5/14

Wes Turner, Attorney for Applicant

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)

Ope Diane Fox — NAME

TSA II — TITLE

12-05-2014 — DATE

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PROPERTY TAX DIVISION
TAX COMMISSIONER'S OFFICE