

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
Ascot Investment Company, Inc. c/o Mahaffey NAME: <u>Pickens Tucker, LLP</u> ADDRESS: <u>1550 North Brown Road, Suite 125</u> CITY: <u>Lawrenceville</u> STATE: <u>Georgia</u> ZIP: <u>30043</u> PHONE: <u>770.232.0000</u>	NAME: <u>Multiple--see attached</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ PHONE: <u>770.232.0000</u>
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770.232.0000</u> CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): R-100 REQUESTED ZONING DISTRICT: R-TH
 LAND DISTRICT(S): 7 LAND LOT(S): 127 ACREAGE: +/- 21.6
 ADDRESS OF PROPERTY: McGinnis Ferry Road @ SR 317
 PROPOSED DEVELOPMENT: Residential Mixed-Use Community

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>147</u>	No. of Buildings/Lots: <u>NA</u>
Dwelling Unit Size (Sq. Ft.): <u>Varies per UDO</u>	Total Building Sq. Ft.: <u>NA</u>
Gross Density: <u>+/- 6.8 units per acre</u>	Density: <u>NA</u>
Net Density: <u>+/- 6.8 units per acre</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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PROPERTY OWNER LIST

Owner	Parcel	Address
Pichulik, Sara	7127 013	114 E Ponce De Leon Ave, Decatur, GA 30030
Robinson, Robert E., Jr.	7127 011	PO Box 235, Suwanee, GA 30024
Robinson, Robert E., Jr.	7127 168	PO Box 235, Suwanee, GA 30024

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LEGAL DESCRIPTION
RTH Zoning Tract

All that tract or parcel of land lying and being in Land Lot 127 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, begin at a point located on the southeasterly mitered right-of-way of McGinnis Ferry Road (having a variable right-of-way width) with the northeasterly right-of-way of Lawrenceville -Suwanee Road (having a variable right-of-way width),

THENCE along said right-of-way of Lawrenceville-Suwanee Road for the following three (3) courses and distances:

THENCE South 37 degrees 04 minutes 26 seconds East a distance of 52.52 feet to a point;

THENCE South 32 degrees 42 minutes 31 seconds East a distance of 70.05 feet to a point;

THENCE South 32 degrees 27 minutes 09 seconds East a distance of 117.88 feet to a point, said point being THE TRUE POINT OF BEGINNING.;

THENCE along said right-of-way of Lawrenceville-Suwanee Road for the following two (2) courses and distances:

THENCE South 32 degrees 18 minutes 06 seconds East a distance of 40.03 feet to a point;

THENCE South 32 degrees 48 minutes 48 seconds East a distance of 168.23 feet to a point;

THENCE South 58 degrees 07 minutes 27 seconds West a distance of 198.13 feet leaving said right-of-way to a point;

THENCE South 31 degrees 34 minutes 54 seconds East a distance of 11.50 feet to a point;

THENCE South 60 degrees 18 minutes 06 seconds West a distance of 78.10 feet to a point;

THENCE South 08 degrees 45 minutes 54 seconds East a distance of 1,005.80 feet to a point;

THENCE South 61 degrees 07 minutes 06 seconds West a distance of 472.60 feet to a point;

THENCE South 49 degrees 07 minutes 06 seconds West a distance of 551.92 feet to a point located in the centerline of a creek;

THENCE along said centerline of creek in a northwesterly direction following the meanderings thereof for 880 feet more or less, said creek being subtended by a traverse line of North 22 degrees 16 minutes 03 seconds West a distance of 598.35 feet to a point;

THENCE North 58 degrees 25 minutes 09 seconds East a distance of 934.58 feet leaving said creek to a point;

THENCE North 31 degrees 34 minutes 51 seconds West a distance of 826.34 feet to a point;

THENCE along a curve to the right for an arc length of 26.42 feet, having a radius of 200.00 feet, being subtended by a chord bearing North 27 degrees 47 minutes 46 seconds West, for a distance of 26.40 feet to a point;

THENCE North 24 degrees 00 minutes 40 seconds West a distance of 52.83 feet to a point located on the southeasterly right-of-way of McGinnis Ferry Road having a variable right-of-way width;

THENCE along said right-of-way of McGinnis Road for the following six (6) courses and distances:

THENCE along a curve to the left for an arc length of 208.89 feet, having a radius of 1417.00 feet, being subtended by a chord bearing North 61 degrees 53 minutes 21 seconds East, for a distance of 208.70 feet to a point;

THENCE North 57 degrees 39 minutes 58 seconds East a distance of 103.83 feet to a point;

THENCE South 32 degrees 20 minutes 03 seconds East a distance of 4.00 feet to a point;

THENCE North 57 degrees 39 minutes 57 seconds East a distance of 10.00 feet to a point;

THENCE North 32 degrees 20 minutes 03 seconds West a distance of 4.00 feet to a point;

THENCE North 57 degrees 39 minutes 57 seconds East a distance of 59.08 feet to a point;

THENCE South 30 degrees 59 minutes 35 seconds East a distance of 146.75 feet leaving said right-of-way to a point;

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THENCE South 30 degrees 59 minutes 35 seconds East a distance of 117.50 feet to a point;
THENCE North 60 degrees 20 minutes 06 seconds East a distance of 260.35 feet to a point located on
the Southwesterly right-of-way of Lawrenceville-Suwanee Road, said point being THE TRUE POINT OF
BEGINNING.

The above described property contains an area of 21.6 acres more or less.

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REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

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

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

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

Please see attached

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

Please see attached

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

Please 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:

Please see attached

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

Please 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:

Please see attached

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REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

- (A) Yes, the proposed Rezoning Application will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed mixed-residential development will complement existing land uses and development patterns.
- (B) No, the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. The proposed use is compatible with surrounding land uses and the policies of the Gwinnett County 2040 Unified Plan.
- (C) Due to the size, location, layout and dimensions of the subject property, the Applicant submits that the property does not have reasonable economic use as currently zoned.
- (D) No, the proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The Property is conveniently-located near major thoroughfares with access to utilities.
- (E) Yes, the proposed Rezoning Application is in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. The Property is within the Community Mixed-Use Character Area which encourages mixed residential developments including townhomes and multifamily residences.
- (F) The Applicant submits that the mix of surrounding land uses and the planned Interstate 85 interchange at McGinnis Ferry Road provide additional supporting grounds for approval of this Application.

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Matthew P. Benson
 Gerald Davidson, Jr.*
 Brian T. Easley
 Kelly O. Faber
 Christopher D. Holbrook
 Nicholas N. Kemper
 Shane M. Lanham
 Austen T. Mabe

Jeffrey R. Mahaffey
 Steven A. Pickens
 Catherine V. Schutz
 Thomas A. Simpson
 Andrew D. Stancil
 R. Lee Tucker, Jr.

*Of Counsel

**COMBINED LETTER OF INTENT FOR
 REZONING APPLICATIONS OF ASCOT INVESTMENT COMPANY, INC.**

Mahaffey Pickens Tucker, LLP submits the attached rezoning applications (the “Applications”) on behalf of Ascot Investment Company, Inc. relating to a proposed development on an approximately 41.3-acre tract of land (the “Property”) located at the intersection of McGinnis Ferry Road and Lawrenceville-Suwanee Road just over a half mile east of Interstate 85. The Property is currently zoned R-100 and is located in the Community Mixed-Use Character Area as depicted on the Gwinnett County 2040 Unified Plan Future Development Map. The Gwinnett County 2040 Unified Plan (the “2040 Plan”) provides that the “Community Mixed-Use character area is intended for activity nodes and connecting areas located along major corridors” and encourages more intense development at specific nodes, such as the intersection of McGinnis Ferry Road and Lawrenceville-Suwanee Road—which are both classified as Major Arterials on the Gwinnett County Long-Range Road Classification Map.

Accordingly, the Applicant is proposing to rezone a +/-21.6-acre portion of the Property to the R-TH zoning classification and the remaining +/-19.7-acre portion of the Property to the RM-24 zoning classification as depicted on the site plan submitted with the Applications. The Lawrenceville-Suwanee/McGinnis Ferry node is partially built-out with a mix of residential, commercial and office uses. The Property is adjacent to parcels zoned O-I which comprise most

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NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

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of the road frontage along Lawrenceville-Suwanee Road. Across McGinnis Ferry Road, is a large retail center zoned C-2 which includes an H Mart, several restaurants, a bank, a package store, and assorted retail uses. The proposed development would further diversify land uses in the area and is in line with established development patterns. For example, across Interstate 85 is a similar scenario in which multifamily units and townhomes complement adjacent and nearby commercial uses at the intersection of Northolt Parkway and Lawrenceville-Suwanee Road in the City of Suwanee.

The proposed development is designed as a walkable community to provide recreational opportunities and promote a healthy lifestyle. Each component tract of the development would have a network of pocket parks as well as active amenities for the use and enjoyment of residents. Sidewalks in the proposed development would connect to an existing network of sidewalks and multi-use paths along McGinnis Ferry and ultimately to the Suwanee Creek Greenway, Ivy Creek Greenway, and a sprawling network of additional existing and proposed trails as set forth in the Gwinnett Countywide Trails Master Plan. The walkability of the proposed mixed-residential development would also provide residential critical mass to support existing and future commercial and office uses in the area closer to the Property. The Property also has convenient vehicular access to both the Lawrenceville downtown district and Suwanee Town Center, with their ample dining, shopping, and entertainment options, via Lawrenceville-Suwanee Road (State Route 317). Further, the Property currently has direct access to two Major Arterial roadways and the proposed McGinnis Ferry Road interchange on Interstate 85 will further enhance the Property's connectivity to major employment centers along the I-85 and I-985 corridors.

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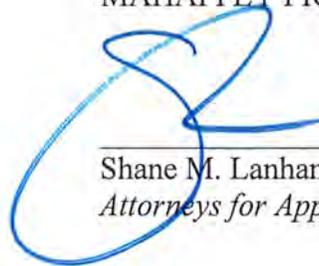
The Applicant respectfully submits that the proposed development is consistent with the policies and intent of the 2040 Plan and would complement nearby and adjacent land uses. The proposed development would provide an appropriate transition of land uses from more intense commercial and retail uses located along Lawrenceville-Suwanee Road and Interstate 85 to the single-family detached residences located to the south and southwest of the Property. Moreover, the provision of appropriate buffers and building setbacks along with strategically-located open space would provide abundant separation between the proposed development and nearby single-family detached residential communities.

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 Applications filed herewith. The Applicant respectfully requests your approval of the Applications.

This 1st day of November, 2019.

Respectfully Submitted,

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham
Attorneys 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.



Signature of Applicant

10/30/19

Date

Shane Lanham, Attorney for the Applicant

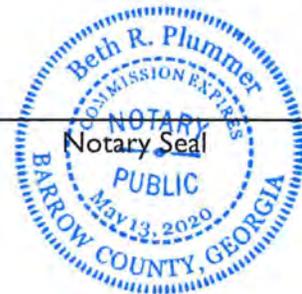
Type or Print Name and Title



Signature of Notary Public

10/30/19

Date



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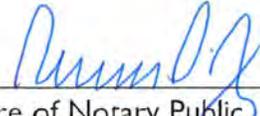
Signature of Applicant

10/29/19

Date

STEPHEN D. PALMER, VICE-PRESIDENT

Type or Print Name and Title



Signature of Notary Public

10/29/19

Date



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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.

Anna Pichulik Zukor 10-29-19
Signature of Property Owner Date

ANNA PICHULIK ZUKOR, ~~GENERAL PARTNER~~
Type or Print Name and Title Executrix

William J Higdon 10-29-19
Signature of Notary Public Date



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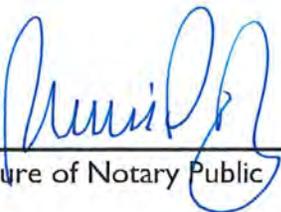
Signature of Property Owner

10.23.2015

Date

Robert Edward Robinson Jr.

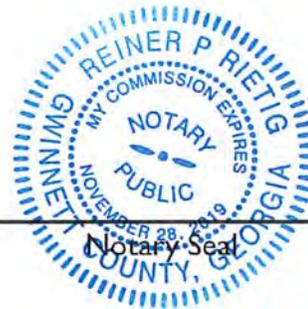
Type or Print Name and Title



Signature of Notary Public

10/23/19

Date



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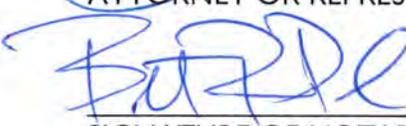
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

 10/30/19 Shane M. Lanham, Attorney for Applicant

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

 10/30/19 _____

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 Mahaffey Pickens Tucker, LLP
 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)
Please see attached		

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

REC'D 10/30/19

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

MAHAFFEY PICKENS TUCKER, LLP

<u>NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL</u>	<u>CONTRIBUTIONS</u>	<u>DATE</u>
None		

JEFF MAHAFFEY

<u>NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL</u>	<u>CONTRIBUTIONS</u>	<u>DATE</u>
Clint Dixon	\$1500	06/26/2019

LEE TUCKER

<u>NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL</u>	<u>CONTRIBUTIONS</u>	<u>DATE</u>
Clint Dixon	\$1000	06/26/2019

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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.

 10/29/19 STEPHEN D. PALMER, VICE-PRESIDENT
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 10/29/19
 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 STEPHEN D. PALMER
 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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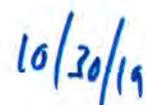
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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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: 7 - 127 - 011
(Map Reference Number) District Land Lot Parcel

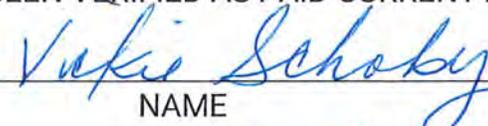
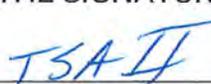
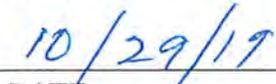
 Signature of Applicant
 Date

Shane Lanham, Attorney for the Applicant
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

 NAME
 TITLE
 DATE

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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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: 7 - 127 - 013
(Map Reference Number) District Land Lot Parcel

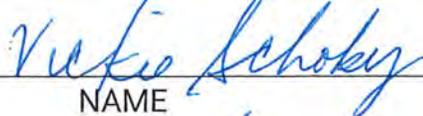
 10/30/19
Signature of Applicant Date

Shane Lanham, Attorney for the Applicant
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

 TSA II
NAME TITLE
10/29/19
DATE

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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PARCEL I.D. NUMBER: 7 - 127 - 168
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

10/30/19
Date

Shane Lanham, Attorney for the Applicant

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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(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)

Vickie Schopky
NAME

TSA II
TITLE

10/29/19
DATE

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FRONT ENTRY RENDERING

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LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

24'x50' Front Entry Product Townhomes
Typical Side & Rear Elevations

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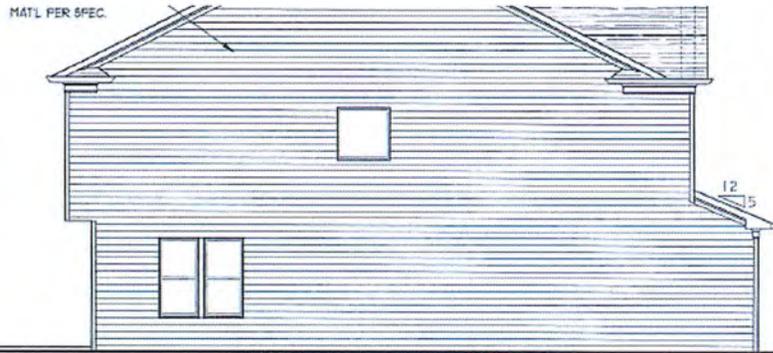
Front Elevation - 5 Units Building

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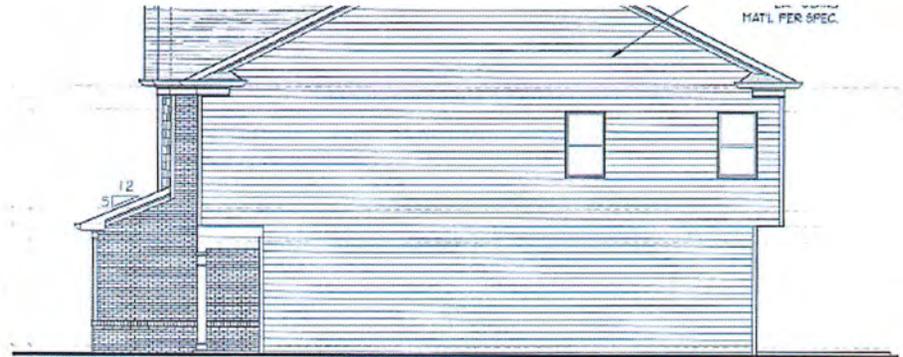
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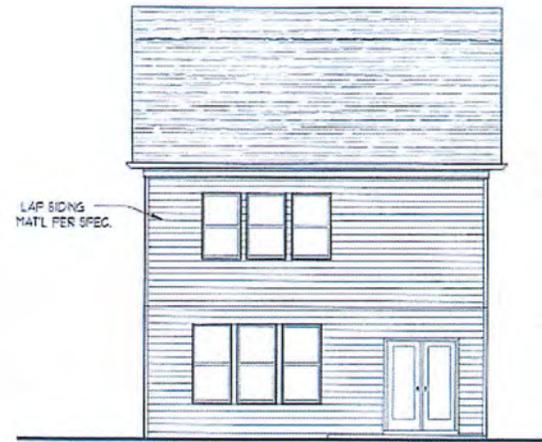


LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

EXTERIOR MATERIALS:		
BUILDING ELEMENT	MATERIAL	TYPE
FACADE	BRICK	QUEEN SIZE
	BOARD & BATTEN	FIBER CEMENT PANEL SIDING W/ 1/2" BATTIS AT 12" O.C.
	SIDING	CONCRETE LAP SIDING
	SHAKE	HARDIE STRAIGHT LAY
FRONT OFFSET	BRICK	QUEEN SIZE
SIDES & REAR	SIDING	CONCRETE LAP SIDING
ROOF	ARCHITECTURAL SHINGLES	LANDMARK PRO
SHED DORMER/ ACCENT ROOF	ARCHITECTURAL SHINGLES	LANDMARK PRO
FRONT PORCH ROOF	ARCHITECTURAL SHINGLES	LANDMARK PRO
PORCH FLOOR	CONCRETE	MONO
FRONT WINDOWS	VINYL	6DL W/ GRILL 4 OVER 4, WHITE
SIDE & REAR WINDOWS	VINYL	1 OVER 1, WHITE
FRONT DOOR	WOOD	3/4" X 6" 6-LITE/1 PANEL W/ 10" TRANSOM



REAR ELEVATION

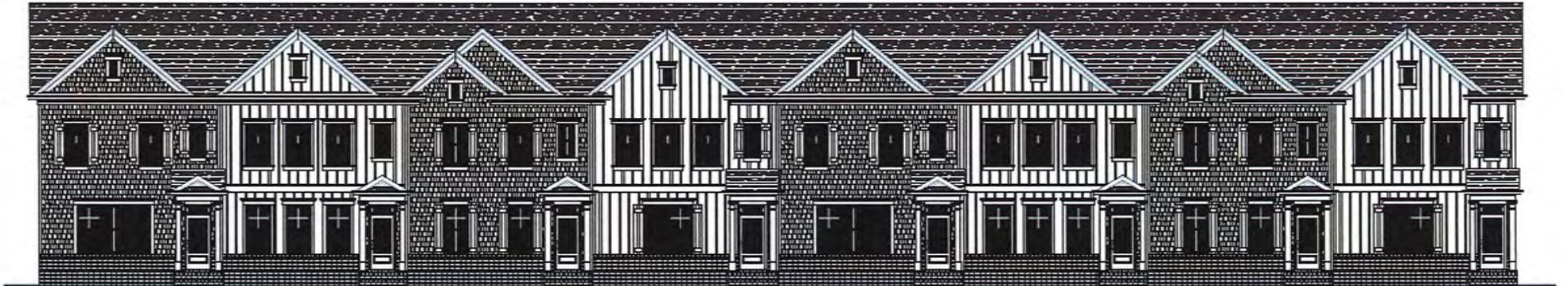
Sides & Rear Elevations

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LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

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ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

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ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

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