

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: _____ c/o Andersen, Tate & Carr, P.C.	NAME: _____ of the Burdette Family Trust
ADDRESS: _____	ADDRESS: _____
CITY: _____	CITY: _____
STATE: _____ ZIP: _____	STATE: _____ ZIP: _____
PHONE: _____	PHONE: _____
CONTACT PERSON: _____ PHONE: _____	
CONTACT'S E-MAIL: _____	

<p align="center">APPLICANT IS THE:</p> <p><input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER</p>
<p>PRESENT ZONING DISTRICTS(S): _____ REQUESTED ZONING DISTRICT: _____</p> <p>PARCEL NUMBER(S): _____ ACREAGE: _____</p> <p>ADDRESS OF PROPERTY: _____</p> <p>PROPOSED DEVELOPMENT: _____</p>

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. _____
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

Received 8/10/2020

Legal Description

All that tract or parcel of land lying and being in Land Lots 231 and 236 of the 6th Land District of Gwinnett County, Georgia, being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, begin at the Land Lot Corner common to Land Lots 230, 231, 236 and 237, said point being THE TRUE POINT OF BEGINNING;

THENCE North 31 degrees 18 minutes 08 seconds West for a distance of 186.92 feet to a point;
THENCE North 58 degrees 44 minutes 45 seconds East for a distance of 397.35 feet to a point;
THENCE South 31 degrees 32 minutes 15 seconds East for a distance of 672.89 feet to a point on the northwesterly right-of-way of Old Norcross Road;
THENCE along the aforesaid right-of-way the following (3) courses and distances;
THENCE South 59 degrees 10 minutes 22 seconds West for a distance of 72.34 feet to a point;
THENCE along a curve to the right having a radius of 502.56 feet, an arc length of 229.02 feet, being subtended by a chord bearing of South 72 degrees 13 minutes 54 seconds West for a distance of 227.05 feet to a point;
THENCE North 88 degrees 49 minutes 58 seconds West for a distance of 126.38 feet to a point;
THENCE North 31 degrees 21 minutes 59 seconds West for a distance of 364.72 feet to a point leaving aforesaid right-of-way, Said point being THE TRUE POINT OF BEGINNING.

Having an area of 254,849.22 Square Feet, 5.851 Acres

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RZM '20 021

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VICINITY MAP

LEGEND

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100	EXISTING LOT



GENERAL SURVEY NOTES

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE SURVEYING REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, GEORGIA.

2. THE SURVEY WAS MADE BY THE SURVEYOR, NORTHEAST LAND SURVEYING, INC., ON THE DATE OF SURVEY AND THE SURVEYOR'S CERTIFICATE OF SURVEY IS HEREBY FILED FOR RECORD.

3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE SURVEYING REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, GEORGIA.

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REFERENCES

1. D.B. 56733 PG. 446

2. P.B. 12 PG. 31

3. P.B. 35 PG. 223

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DAVIS CIRCLE
(60' R/W)

JUN 12 2020

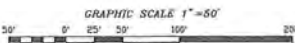
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THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY OTHER PERSON WITHOUT AN EXPRESS RECOGNITION BY THE SURVEYOR MAKING SAID PERSON.

INFORMATION REGARDING THE REPORTED PRECISION, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO GUARANTEE OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED THAT ANYONE USING THIS DRAWING, THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.



NO.	REVISION	DATE
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5		

Prepared by	DAVID L. NORCROSS	Checked by	DAVID L. NORCROSS
Drawn by	DAVID L. NORCROSS	Reviewed by	DAVID L. NORCROSS
Field notes	DAVID L. NORCROSS	Field notes	DAVID L. NORCROSS
Field notes	DAVID L. NORCROSS	Field notes	DAVID L. NORCROSS
Field notes	DAVID L. NORCROSS	Field notes	DAVID L. NORCROSS

Scale	1"=50'
Sheet	1 OF 1
Project	20-039

PREPARED FOR

AUTUMN ROAD VENTURES

3198 LULLWATER COURT
LOGANVILLE, GA 30043

CONTACT INFO:
MR. THOMAS MARTIN

NORTHEAST LAND SURVEYING, LLC

A Georgia Land Surveying Firm #1240

P.O. Box 384
Braselton, Georgia 30517
Phone: (678) 776-7494

NORTHEAST LAND SURVEYING

1"=50'

1 OF 1

20-039

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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**AUTUMN ROAD VENTURES, LLC'S RESPONSE TO
STANDARDS GOVERNING THE EXERCISE OF ZONING POWER**

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

Yes, approval of the proposed development will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed townhome development will complement existing land uses and development patterns.

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

No, approval of the proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby properties. The proposed development is compatible with existing land use, surrounding development, and the Gwinnett County 2040 Unified Plan.

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

The Applicant submits that due to the size, location, layout, topography, and natural features of the Subject Property, it does not have reasonable economic use as currently zoned.

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

No, approval of the proposed rezoning will not result in an excessive or burdensome use of the existing infrastructure systems. The Property is conveniently-located near major thoroughfares with access to utilities.

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

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 Vibrant Communities Character Area which specifically encourages residential townhome developments.

- F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE

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SUPPORTING GROUNDS FOR EITHER THE APPROVAL OR DISAPPROVAL
OF THE ZONING PROPOSAL:

The Applicant submits that the character of the surrounding development and the existing mix of uses in the area provide supporting reasons for approval of the rezoning application. Anticipated growth in Gwinnett County based on the 2040 Comprehensive plan suggests a strong need for this type of housing.

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RZM '20 021

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

APPLICANT: Taylor Morrison

ZONING CASE NUMBER: RZM2020-00021

PRESENT ZONING DISTRICT: R-75

REQUESTED ZONING DISTRICT: R-TH

PROPERTY: 3877 Old Norcross Rd.
Duluth, Georgia 30096

SIZE: 5.851 acres

PARCEL NUMBER: R6231 008

PROPOSED DEVELOPMENT: Residential Townhomes

The applicant hereby amends the above-referenced application to amend the official zoning map of Gwinnett County, Georgia filed with the Planning Division of Gwinnett County, Georgia by changing the identity of the applicant from Autumn Road Ventures, LLC to Taylor Morrison. Autumn Road Ventures hereby withdraws as Applicant in RZM2020-00021. Taylor Morrison, the contract purchaser of the property, shall become the Applicant with respect to said Application. In addition, the attached Exhibit shall be added to and be a part of the original application.

This 22nd day of July, 2020

ANDERSEN, TATE & CARR, P.C.

/s/ Melody A. Glouton

Melody A. Glouton
State Bar No. 297506
Attorneys for Applicant

1960 Satellite Blvd., Suite 4000
Duluth, Georgia 30097
mglouton@atclawfirm.com
770.822.0900 | Phone
770.822.9680 | Fax

Received 8/10/2020

ANDERSEN | TATE | CARR

Melody A. Glouton

Email: mglouton@atclawfirm.com

Telephone: 770.822.0900

Direct Dial: 770.339.0475

Direct Fax: 770.236.9719

August 10, 2020

VIA HAND DELIVERY

Gwinnett County Planning and Development
c/o Kathy Holland, Director of Planning and Development
446 West Crogan Street
Lawrenceville, GA 30046-2440

Received 8/10/2020

RE: *Revised* LETTER OF INTENT FOR REZONING APPLICATION OF TAYLOR MORRISON OF GEORGIA, LLC (3877 Old Norcross Road, Duluth, Georgia)

Dear Director and Staff:

Andersen Tate & Carr, P.C. submits this Letter of Intent and attached Rezoning Application on behalf of Taylor Morrison of Georgia, LLC (the "Applicant") for the purpose of requesting the rezoning of an approximate 5.851 acre-tract (the "Property") located on Old Norcross Road and near the intersection of Steve Reynolds Boulevard. The tax parcel ID for the property is R6231 008 and is currently zoned Single-Family Residence District (R-75).

The Applicant is requesting to rezone the Property from the existing R-75 zoning classification to the Single-Family Residence Townhome District (R-TH) zoning classification of the Gwinnett County Unified Development Ordinance (the "UDO") to develop a distinctive and attractive residential townhome community with approximately 46 units as depicted on the site plan submitted with the Application. The proposed townhome community would consist of home at a size, quality, and price-point commensurate with or exceeding homes in the surrounding area. The proposed townhomes would be approximately 1,800 square feet, and include front-entry and rear-entry (single-car and double-car) garages as well as attractive architectural elements which are compatible with the surrounding area. The anticipated price point for the townhomes would range from high \$200,000s to low \$300,000s. The front facades of the homes would be constructed primarily of brick, stone, shake/siding, and/or board and batten as depicted in the building elevations submitted with the Application.

The proposed development would be compatible with nearby and adjacent uses. In fact, a portion of the Property is bordered by R-TH. The Future Development Map of the Gwinnett County 2040 Unified Plan (the "2040 Plan") classifies this Property as within the Vibrant Communities Character Area. The Vibrant Communities Character Area is intended to serve as a transition between neighborhood nodes and mixed-use activity centers and surrounding, established single-family residential areas, and is generally located away from the primary

intersections where the various types of activity centers and nodes are located. Dependent on the setting, zoning pattern, and intensity of development characterizing these various locations throughout the County, new development and redevelopment in Vibrant Communities may contain a mix of housing types, including small lot single-family housing, multifamily housing, townhomes, and senior housing. These communities are anticipated to function as a buffer between neighborhood nodes/mixed-use areas and the larger, established residential areas.

Potential development types that are specifically encouraged in this character area include single-family residential, mixed residential developments, townhomes and apartments, senior living, and live-work single family homes. As such, the proposed development is in line with these encouraged land uses and also with Theme 4 of the 2040 Plan, which is to “Provide More Housing Choices.” The proposed development would provide residential in-fill development at a density and with architectural character that is compatible with existing development. Accordingly, the proposed development is compatible with the spirit and intent of the 2040 Plan, especially when considering the Property is adjacent to existing R-TH community and near a Regional Activity Center Character Area, which promotes townhomes, apartments, and condos.

The Applicant and its representatives welcome 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 Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted this 10th day of August, 2020.

ANDERSEN TATE & CARR, P.C.

/s/ *Melody A. Glouton*

Melody A. Glouton, Esq.
Attorneys for Applicant

ANDERSEN | TATE | CARR

Melody A. Glouton
Email: mglouton@atclawfirm.com

Telephone: 770.822.0900
Direct Dial: 770.339.0475
Direct Fax: 770.236.9719

June 5, 2020

VIA E-MAIL DELIVERY

Gwinnett County
Attn: Kathy Holland, Director of Planning and Development
446 West Crogan Street
Lawrenceville, Ga 30046

**RE: JUSTIFICATION FOR REZONING FOR AUTUMN ROAD VENTURES,
LLC (3877 Old Norcross Road, Duluth, Georgia)**

Dear Chairman and Commissioners:

This letter is written on behalf of Autumn Road Ventures, LLC (the "Applicant"), in connection with the rezoning application for property located at 3877 Old Norcross Road, Duluth, Georgia (the "Subject Property").

Constitutional Objections

The portions of the Gwinnett County Unified Development Ordinance, as amended, (the "UDO") which classify or may classify the Subject Property which is the subject of the rezoning application into any more or less intensive zoning classification, development and/or conditions other than as requested by the Applicant are, and would be, unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the UDO, as applied to the Subject Property, which restricts its use to the present zoning classification, is unconstitutional, illegal, null and void, constituting a taking of the Applicant's 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, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant any economically viable use of the Subject Property while not substantially advancing legitimate state interests. Under *Lathrop v. Deal*, the application of the UDO in a way that constitutes a taking shall be deemed a waiver of sovereign immunity.¹

The Subject Property is presently suitable for development under the R-TH classification as requested by the Applicant and is not economically suitable for development under its present R-75 zoning classification of Gwinnett County. A denial of the requested rezoning would constitute an arbitrary and capricious act by the Gwinnett County Board of Commissioners

¹ *Lathrop v. Deal*, 301 Ga 408, 880-881 S.E. 2d 867 (2017)

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without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Gwinnett County Board of Commissioners to rezone the Subject Property to R-TH zoning classification, with only such additional conditions as agreed to by the Applicant, so as to permit the only feasible economic use of the Subject Property, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution.

Any rezoning of the Subject Property to the R-TH classification, subject to conditions which are different from the requested conditions by which the Applicant may amend its application, to the extent such different conditions would have the effect of further restricting the Applicant's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions as set forth hereinabove.

Accordingly, the Applicant respectfully requests that the rezoning application submitted by the Applicant relative to the Subject Property be granted and that the Subject Property be rezoned to the zoning classification as shown on the respective application.

Respectfully,

ANDERSEN, TATE & CARR, P.C.

/s/ Melody A. Glouton

Melody A. Glouton

MAG/ag

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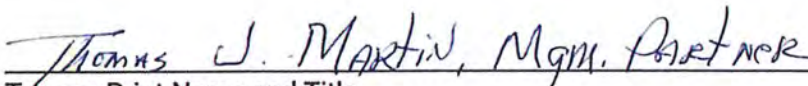
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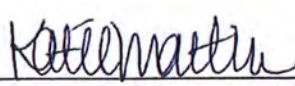
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REZONING APPLICANT'S CERTIFICATION

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 Date June 3, 2020

 _____
Type or Print Name and Title Thomas J. Martin, Mgm. Partner

 _____
Signature of Notary Public Date 6/2/2020

 _____
Notary Seal

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REZONING APPLICANT'S CERTIFICATION

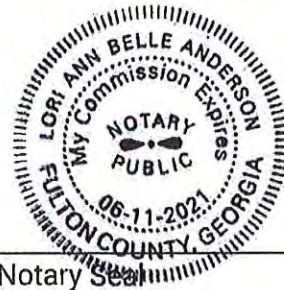
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Ted Turner 7/22/2020
Signature of Applicant Date

Ted Turner, Vice President
Type or Print Name and Title

Lori Ann Belle Anderson 7-22-20
Signature of Notary Public 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.

Donald A. Burdette

6-2-2020

Signature of Property Owner

Date

Donald A. Burdette

Type or Print Name and Title

Katie Martin

6/2/2020

Signature of Notary Public

Date



Notary Seal

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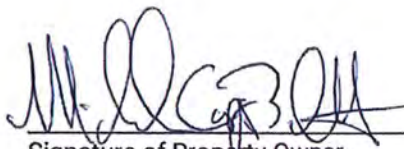
JUN 12 2020

Planning & Development

RZM '20021

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.

 as Trustee 6/3/20
Signature of Property Owner Date

Michael Cory Boudette as Trustee
Type or Print Name and Title

Sherry B Bruce 6/3/2020
Signature of Notary Public Date Notary Seal



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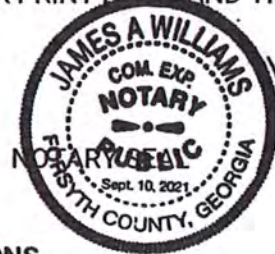
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

[Signature] 6-4-20 Thomas J. Martin
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 6-4-2020
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

Thomas J. Martin

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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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.

Donald A. Budette
Don Budette 6/2/2020
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Katie Martin 6/2/2020
SIGNATURE OF NOTARY PUBLIC DATE



NOTARY SEAL

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

Donald A. Budette
Don Budette
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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RZM '20 021

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.

Michael Cory Burdette ^{as} Trustee 6/1/20
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Sherry B. Bruce 6/1/2020
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 Michael Cory Burdette
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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RZM 20021

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.

Ted Turner 7/22/2020 Ted Turner, U.P.
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Jori Ann Belle Anderson 7-22-20
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 Ted Turner
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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JUL 24 2020

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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

SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Melody A. Glouton 6/4/2020 Melody A. Glouton, Attorney

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

Angela Gratz 6-4-2020
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

Andersen, Tate & Carr, P.C.

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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RZM 20021



Gwinnett County
Official Receipt
Richard Steele, Tax Commissioner
www.GwinnettTaxCommissioner.com
Tax@GwinnettCounty.com
770-822-8800

Received From:

Thomas Burdette
5935 Pebblestone Ln
Cumming GA 30040

Receipt Number: U19.6058
Date Received: 08/26/2019
Received By: txlhunle
Location: GJAC

	Tax	Penalty	Interest	Fees/Other Charges	Total	Prior Payments	Amount Due
Bill Number: 23792576 Bill Year: 2019 PIN: R6231 008 Primary Owner: ERNESTINE BURDETTE Property Addr: 3877 OLD NORCROSS RD Property Desc: NORCROSS LAWRENCEVILLE	3,335.28	0.00	0.00	0.00	3,335.28	0.00	3,335.28
				Payment Information:			
				Check #1026		3,335.28	
				Total Payment		3,335.28	
				Remaining Balance Due		0.00	

Thank you for your payment. Payments made with a check, credit or debit card are pending transactions. Your taxes will be considered paid when the funds are received from your financial institution. If there is a balance remaining, the amount due is good only for the date on this receipt. Additional fees and interest may be added to any unpaid balance; call 770-822-8800 for total amount due.

12 2020

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NOTICE OF TAXES - GWINNETT COUNTY, GEORGIA

Richard Steele, Tax Commissioner
www.GwinnettTaxCommissioner.com

PARCEL ID	TAX YEAR	OWNER OF RECORD	
R6231 008	2019	BURDETTE ERNESTINE	
DISTRICT		PROPERTY LOCATION & DESCRIPTION	
COUNTY Unincorporated		3877 OLD NORCROSS RD NORCROSS LAWRENCEVILLE	
<p>FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE. If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.</p>			
APPRAISAL DETAIL		YOUR EXEMPTION AND CREDIT SAVINGS	
LAND VALUE:	\$227,300	GWINNETT HOMESTEAD:	\$933.23
BUILDING VALUE:	\$57,300		
TOTAL VALUE:	\$284,600		
ASSESSED VALUE:	\$113,840		
ACREAGE:	6.380000	TOTAL EXEMPTION:	\$933.23
COUNTY GOVERNMENT TAXES Levied by the Board of Commissioners and representing 45.55% of your total ad valorem tax amount.			
TAXING AUTHORITY	ASSESSED VALUE	- VOE -	EXEMPTIONS = TAXABLE VALUE X MILL RATE = TAXES LEVIED
COUNTY GENERAL FUND	113,840	0	10,000 103,840 0.007209 748.58
DETENTION CENTER BOND	113,840	0	0 113,840 0.000000 0.00
DEVELOPMENT/CODE ENFORCEMENT	113,840	0	10,000 103,840 0.000360 37.38
FIRE & EMS	113,840	0	10,000 103,840 0.003200 332.29
POLICE	113,840	0	10,000 103,840 0.001600 166.14
RECREATION	113,840	0	7,000 106,840 0.000950 101.50
TOTAL COUNTY TAXES			0.013319 1,385.89
SCHOOL TAXES Levied by the Board of Education and representing 54.45% of your total ad valorem tax amount.			
TAXING AUTHORITY	ASSESSED VALUE	- VOE -	EXEMPTIONS = TAXABLE VALUE X MILL RATE = TAXES LEVIED
SCHOOL	113,840	0	37,171 76,669 0.019700 1,510.38
SCHOOL BOND	113,840	0	37,171 76,669 0.001900 145.67
TOTAL SCHOOL TAXES			0.021600 1,656.05
STATE, CITY & OTHER TAXES Levied by the State, City or other authorities and representing 0.00% of your total ad valorem tax amount.			
TAXING AUTHORITY	ASSESSED VALUE	- VOE -	EXEMPTIONS = TAXABLE VALUE X MILL RATE = TAXES LEVIED
STATE	113,840	0	113,840 0 0.000000 0.00
TOTAL OTHER TAXES			0.00
TOTAL MILLAGE RATE: 0.034919		TOTAL AD VALOREM TAXES: 3,041.94	
OTHER ASSESSMENTS		COMBINED TAXES AND ASSESSMENTS	
LEVYING AUTHORITY	RATE	AMOUNT	CHARGE
COUNTY SOLID WASTE	\$16.23/month	218.76	AD VALOREM TAXES:
COUNTY SOLID WASTE CREDIT	FLAT RATE	-50.88	ASSESSMENTS:
STORMWATER SERVICE	\$2.46/100 sq.ft. X 5100 sq.ft.	125.46	TOTAL AMOUNT DUE
			3,335.28
TOTAL OTHER ASSESSMENTS:		293.34	GRAND TOTAL DUE THIS BILLING: 3,335.28

RETURN THIS PORTION WITH YOUR PAYMENT

08/07/2019

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2019	R6231 008	10-15-2019	\$3,335.28	



R6231 008 N L5A 3238
DONALD ALAN BURDETTE
3877 OLD NORCROSS RD
DULUTH GA 30096-4317

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Address
Change:

☐

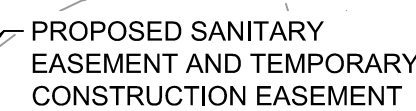
Check here and fill out the back of this remittance slip if your billing address or property location has changed.



1111

1 19 186231000080000 1 00000333528 00000333528 6

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ZONING NOTES:

1. NO ROUNDABOUT WILL BE REQUIRED WITHIN THIS PROJECT. SITE PLAN TO REMAIN CONSISTENT THROUGH DESIGN AND PERMITTING PROCESS.
2. ENCROACHMENT INTO BUFFER FOR FUTURE UTILITIES DELINEATED ON PLAN WILL BE REPLANTED TO BUFFER STANDARDS.

SITE DATA	
TOTAL SITE AREA	+/- 5.85 ACRES
ZONING	
EXISTING ZONING	R-75
PROPOSED ZONING	R-TH
ZONING JURISDICTION	GWINNETT COUNTY, GEORGIA
USE CALCULATIONS	
TOTAL NET/ SITE AREA	+/- 5.85 ACRES
SETBACK REQUIREMENTS	
FRONT SETBACK	50 FEET (MAJOR THOROUGHFARE)
SIDE SETBACK	40 FEET
REAR SETBACK	40 FEET
MAX. BUILDING HEIGHT	35 FEET
DEVELOPMENT STANDARDS	
24' X 42' REAR LOADED TOWNHOMES	7 UNITS
24' X 48' FRONT LOADED TOWNHOMES	39 UNITS
TOTAL TOWNHOMES PROVIDED	46 UNITS
TOTAL SITE DENSITY PROVIDED	7.86 UPA
NET SITE DENSITY PROVIDED	7.86 UPA
MAX. NET SITE DENSITY ALLOWED	8.0 UPA
OPEN SPACE CALCULATIONS	
MIN. OPEN SPACE REQUIRED	0.8775 ACRES (15% OF TOTAL SITE AREA)
OPEN SPACE PROVIDED	1.46 ACRES (25% OF TOTAL SITE AREA)
PARKING REQUIREMENTS	
MIN. PARKING SPACES REQUIRED	138 SPACES (3 SP/ DWELLING UNIT)
MAX. PARKING SPACES REQUIRED	276 SPACES (6 SP/ DWELLING UNIT)
PARKING PROVIDED	184 SPACES/(2 GARAGE + 2 DRIVEWAY SP.)
GUEST PARKING PROVIDED	20 SPACES
TOTAL PARKING SPACES PROVIDED	199 SPACES (4.2 SP/ DWELLING UNIT)

ZONING NOTES:

1. NO ROUNDABOUT WILL BE REQUIRED WITHIN THIS PROJECT. SITE PLAN TO REMAIN CONSISTENT THROUGH DESIGN AND PERMITTING PROCESS.
2. ENCROACHMENT INTO BUFFER FOR FUTURE UTILITIES DELINEATED ON PLAN WILL BE REPLANTED TO BUFFER STANDARDS.

OLD NORCROSS ROAD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

FOR
TAYLOR MORRISON
4400 NORTH POINT PARKWAY
SUITE 295
ALPHARETTA, GEORGIA 30022
PHONE: 770-741-0268

CITY OF DULUTH,
WINNETT COUNTY,
GEORGIA

LAND LOT 231
6th DISTRICT

"WE PROVIDE SOLUTIONS"



PLANNERS AND ENGINEERS COLLABORATIVE

SITE PLANNING ■ LANDSCAPE ARCHITECTURE ■ CIVIL ENGINEERING ■ LAND SURVEYING
330 RESEARCH COURT ■ PEACHTREE CORNERS, GEORGIA 30092 ■ (770) 451-2741 ■ FAX (770) 451-3915 ■

REVISIONS:

[illegible]

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ZONING SITE PLAN



SCALE: 1" = 40'
DATE: AUGUST 6, 2020
PROJECT: 20156.00

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

PRELIMINARY

NOT TO BE RELEASED FOR CONSTRUCTION



Know what's **below**.
Call before you dig.

24 HOUR CONTACT:
BRIAN TAYLOR
770-741-0268



GEORGIA WEST TOUR

C4

SHEET

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	

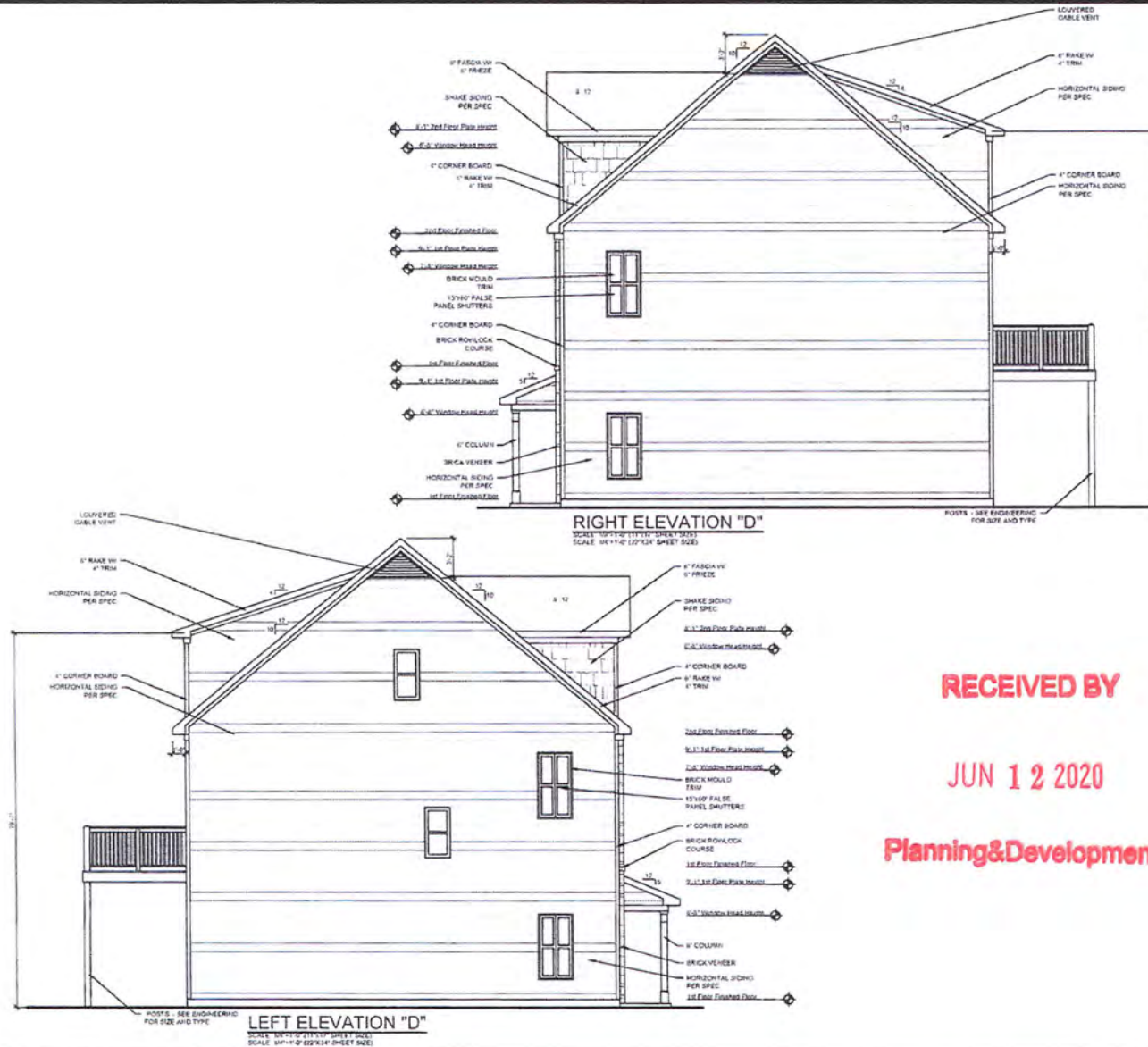


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MAIN STREET
 Architectural Design
 Main Street Design of Georgia, LLC
 2000 Peachtree Road, Suite 200
 Atlanta, GA 30309
 Tel: 404.525.1111

Release Date
 03/13/2020

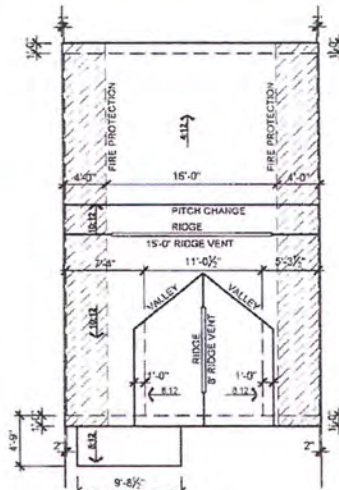
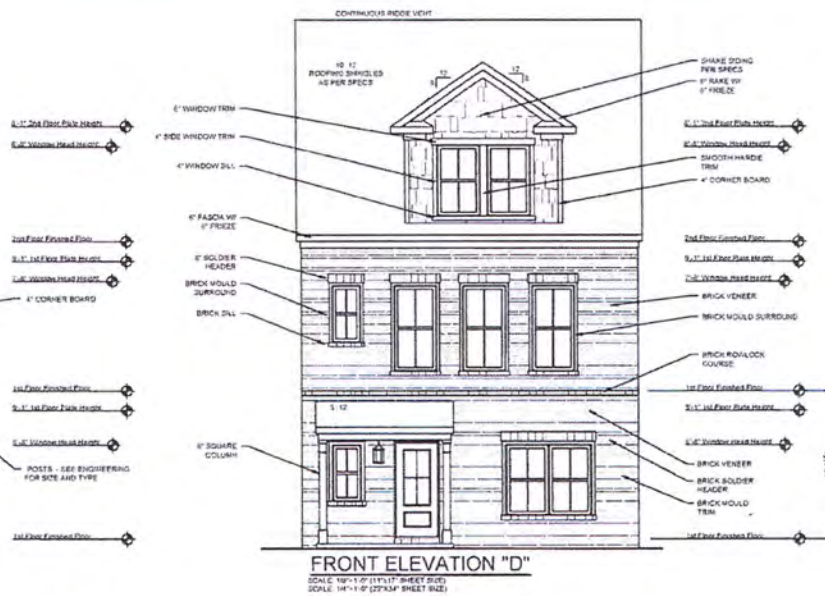
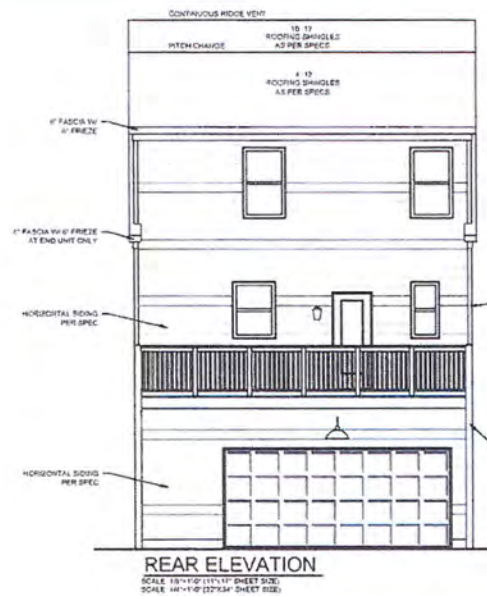
Project
 BRYCE - GARAGE LEFT
 Rear Load Towns
 Side Elevations
 Drawing No.
 00022
 Project Description
 (770) 943-1401

4400 North Peach Parkway
 Suite 205
 Alpharetta, Georgia 30022
 (770) 943-1401

taylor morrison
 Planning & Design, Inc. P.C.
 1111 Peachtree Street, N.E.
 Atlanta, GA 30309

Project Name
BRYCE
 District
Atlanta
 Municipality
County
 Community
Community Name
 Lot Number
Lots 00-99
 Scale
 1/8" = 1'-0" (12' x 14' SHEET SIZE)
 1/4" = 1'-0" (12' x 14' SHEET SIZE)
 1/2" = 1'-0" (12' x 14' SHEET SIZE)
 3/4" = 1'-0" (12' x 14' SHEET SIZE)
 1" = 1'-0" (12' x 14' SHEET SIZE)
 Sheet
A-4.1D

RZM '20 02 1



ATTIC VENT CALCULATION	
TOTAL SQ. FT. OF ROOF AREA	816 SQ. FT.
RIDGE VENT NET FREE AREA	18 SQ. IN PER LINEAL FOOT
SOCITY VENT NET FREE AREA	9 SQ. IN PER LINEAL FOOT
BOX VENT NET FREE AREA	69 SQ. IN PER VENT
(1305 SQ. FT. / 17000) = 1443.12 = 210 SQ. IN.	
210 SQ. IN. HFA OF RIDGE VENT = 12 REQUIRED	
210 SQ. IN. HFA OF BOX VENT = 23 REQUIRED	
ACTUAL RIDGE VENT PROVIDED: 22	
ACTUAL BOX VENT PROVIDED: 86	



ROOF PLAN "D"

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RZM '20 02 1

 MAIN STREET DESIGN Architectural & Design, LLC 3008 West Middleburg College Lane Suite 205 Alpharetta, GA 30022 (770) 945-7400 D. JAMES BROWN	
Mailing Date: 03/13/2020	
Front /Rear & Roof "D"	
Project: BRYCE - GARAGE LEFT	Drawing Title: Rear Load Towns
4400 North Point Parkway Suite 205 Alpharetta, Georgia 30022 (770) 945-7400	Custom Description:
 taylor morrison "Building a Better Way of Life"	
Plot Number: BRYCE	
Division: Atlanta	
Municipality: County	
Community: Community Name	
Lot Frontage: 100	
Lots: 00-99	
Street: 1317 - 1317'14" 22-34 - 1317'14" Universal Easement Period:	Sheet: A-4.0D

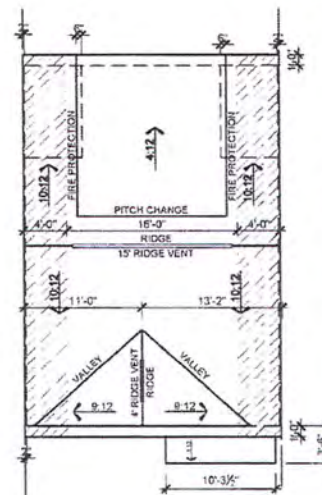


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RZM 20021



ATTIC VENT CALCULATION	
TOTAL SQ FT OF ROOF AREA:	879 SQ FT
RIDGE VENT NET FREE AREA:	18 SQ IN PER LINEAL FOOT
SOFFIT VENT NET FREE AREA:	30 SQ IN PER LINEAL FOOT
BOX VENT NET FREE AREA:	160 SQ IN PER VENT
18750 SQ FT ÷ 10000 = 1.875 ÷ 210 SQ IN	
210 x .8	NFA OF RIDGE VENT = 12 REQUIRED
210 x .8	NFA OF SOFFIT VENT = 27 REQUIRED
ACTUAL RIDGE VENT PROVIDED BY	
ACTUAL SOFFIT VENT PROVIDED BY	
NUMBER OF BOX VENTS PROVIDED BY	

ROOF PLAN "D"
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8" = 1'-0" (22"x34" SHEET SIZE)

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JUN 12 2020

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RZM '20 021

Release Date
02/11/2020

RAINIER - GARAGE LEFT
Front Load Towns

4400 North Point Parkway
Suite 295
Alpharetta, Georgia 30022
(770) 945-3600



Print Name _____
Reinier

Division
Atlanta

County

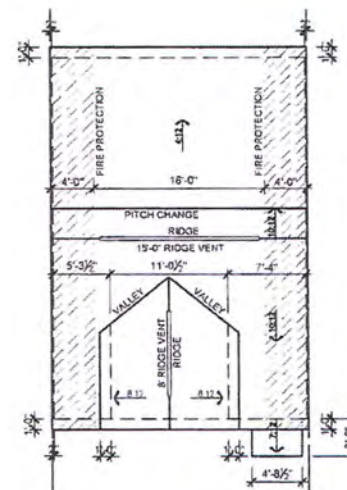
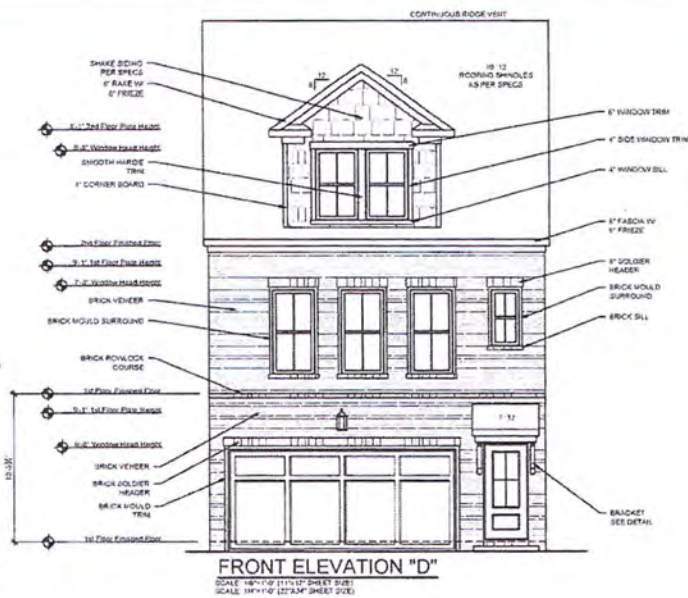
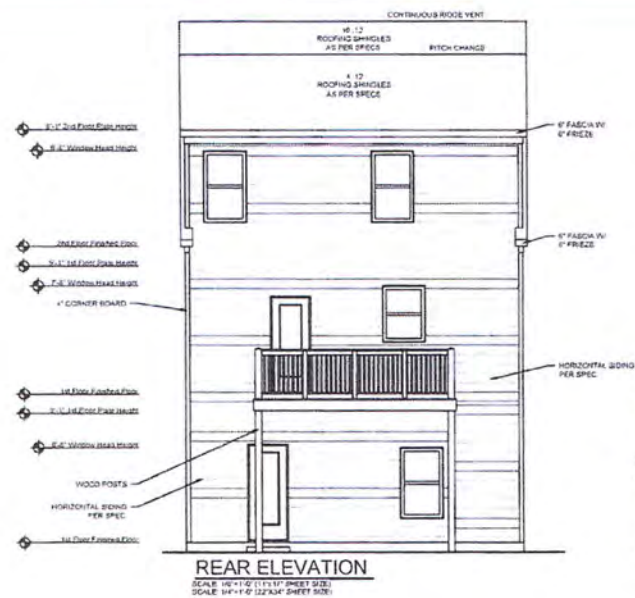
Community Name _____

Lot Number:
Lots 00-99

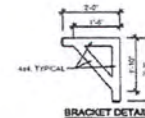
Score
11x17 = 187 = F.O.
22x34 = 748 = F.O.

A 4.0D

A-4.0D



ATTIC VENT CALCULATION	
TOTAL 30' BY 20' ROOF AREA: 600 SQ. FT.	
ROOF VENT NET FREE AREA: 16.50 IN. PER LINEAL FOOT	
SOFFIT VENT NET FREE AREA: 9.50 IN. PER LINEAL FOOT	
BOL VENT NET FREE AREA: 10.50 IN. PER VENT	
6000 SQ. FT. ÷ 10000 ÷ 144 IN ² = 210.80 IN	
210.80 IN. NFA OF ROOF VENT ÷ 12 REQUIRED	
210.80 IN. NFA OF SOFFIT VENT ÷ 21 REQUIRED	
ACTUAL ROOF VENT PROVIDED: 21	
ACTUAL SOFFIT VENT PROVIDED: 16	
NUMBER OF BOL VENTS PROVIDED: 0	



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JUN 12 2020

RZM '20021

Planning&Development

MAIN STREET
Design & Construction, LLC
Main Street Design & Construction, LLC
1000 Main Street, Suite 100
Alhambra, CA 91801
(626) 444-8888

Release Date:
02/11/2020

SEQUOIA - GARAGE LEFT
Front Load Towns
Front /Rear & Roof "D"
Drawing No: 33022
Project Description: 4400 North Point Parkway, Suite 205, Alhambra, CA 91801, (770) 345-3600

4400 North Point Parkway
Suite 205
Alhambra, CA 91801
(770) 345-3600

taylor morrison
A COMMITMENT TO EXCELLENCE

Project Name:
Sequoia
Division:
Atlanta
Municipality:
County
Community:
Community Name
Lot Number:
Lots 00-99
Scale:
1 1/4" = 1'-0" x 1'-0"
22-34 - 1/4" = 1'-0"
Unless Otherwise Noted
Sheet:
A-4.0D