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

APPLICANT INFORMATION

| APPLICANT INFORMATION | PROPERTY OWNER INFORMATION* |
|---|--|
| NAME: Related Development, LLC c/o Andersen, Tate & Carr, P.C. 1960 Satellite Blvd. Suite 4000 ADDRESS: | NAME: Please see attached |
| ADDRESS: 1960 Satellite Blvd. Suite 4000 | ADDRESS: |
| CITY: Duluth | CITY: |
| STATE:ZIP: | STATE:ZIP: |
| PHONE: | PHONE: |
| CONTACT PERSON: Melody A. Glouton, Esq. | PHONE: 770-822-0900 |
| CONTACT'S E-MAIL: mglouton@atclawfirm.com | |
| | NT IS THE: |
| LOWNER'S AGENT PROPERTY OWN | NER CONTRACT PURCHASER |
| PRESENT ZONING DISTRICTS(S): C-2 REQ | UESTED ZONING DISTRICT: RM-24 |
| PARCEL NUMBER(S): R7145 077 | ACREAGE: |
| ADDRESS OF PROPERTY: 2620 Mall of Georgia E | |
| PROPOSED DEVELOPMENT: Multi-family residen | |
| A PARAMETER AND A PARAMETER A | - Westeryland |
| RESIDENTIAL DEVELOPMENT | NON-RESIDENTIAL DEVELOPMENT |
| No. of Lots/Dwelling Units 360 | No. of Buildings/Lots: |
| Dwelling Unit Size (Sq. Ft.): 950 sq. ft. +/- | Total Building Sq. Ft |
| Gross Density: 415,625 sq. ft. | Density: |
| Net Density: 332,500 sq. ft. | |
| PLEASE ATTACH A LETTER OF INTEN | IT EXPLAINING WHAT IS PROPOSED RECEIVED BY |

RZM 20 024

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Property Owner Information

Mansour Properties, LLC 675 Seminole Ave., Suite 301 Atlanta, GA 30307

<u>Lifestyle Family Group, LLC</u> 1560 Warsaw Rd., Suite 105C Roswell, GA 30076

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Planning&Development

LEGAL DESCRIPTION

The Exchange - Lot 17

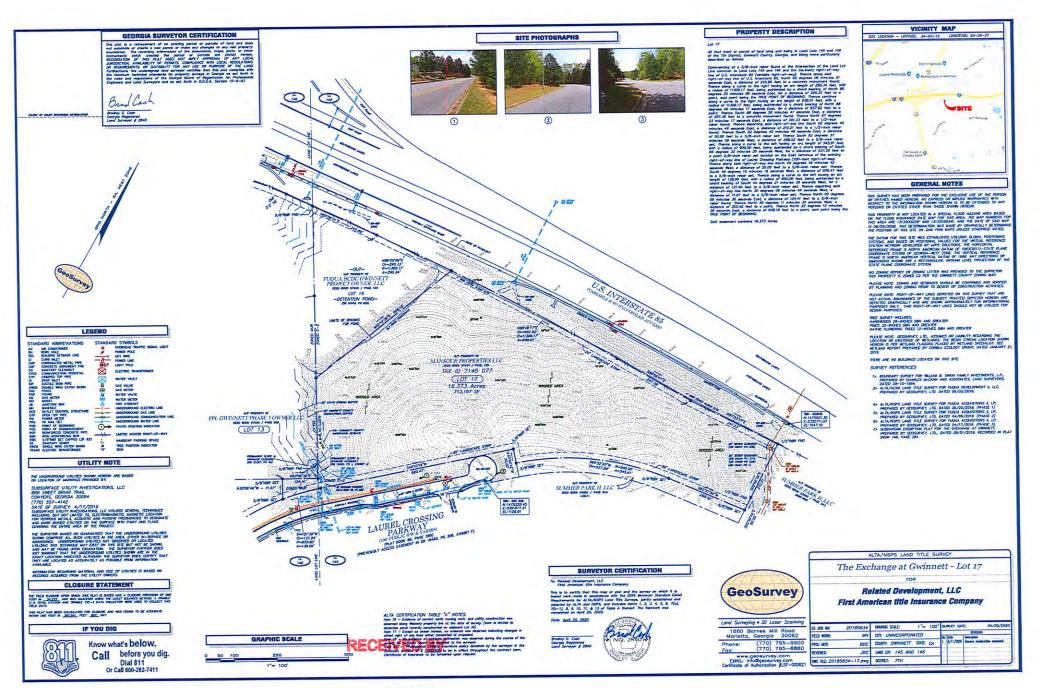
All that tract or parcel of land lying and being in Land Lots 145 and 146 of the 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at a 5/8-inch rebar found located at the intersection of the Land Lot Line common to Land Lots 145 and 146 with the Southerly right-of-way line of U.S. Interstate 85 (variable right-of-way as shown on plat recorded in Plat Book 147, Page 157); Thence along said right-ofway line North 85 degrees 06 minutes 21 seconds East, a distance of 245.89 feet to a concrete monument found: Thence along a curve to the right having an arc length of 290.34 feet, with a radius of 11309.17 feet, being subtended by a chord bearing of North 86 degrees 25 minutes 09 seconds East, for a distance of 290.33 feet to a point, said point being the TRUE POINT OF BEGINNING: Thence continue along a curve to the right having an arc length of 658.01 feet, with a radius of 11309.17 feet, being subtended by a chord bearing of North 88 degrees 49 minutes 17 seconds East, for a distance of 657.92 feet to a point; Thence South 88 degrees 58 minutes 47 seconds East, a distance of 297.38 feet to a concrete monument found; Thence North 87 degrees 23 minutes 17 seconds East, a distance of 341.23 feet to a 1/2-inch rebar found; Thence departing said right-of-way line South 02 degrees 40 minutes 49 seconds East, a distance of 210.21 feet to a 1/2-inch rebar found; Thence South 02 degrees 40 minutes 49 seconds East, a distance of 50.00 feet to a 5/8-inch rebar set; Thence South 83 degrees 37 minutes 50 seconds West, a distance of 288.52 feet to a 5/8-inch rebar set; Thence along a curve to the left having an arc length of 545.61 feet, with a radius of 900.00 feet, being subtended by a chord bearing of South 66 degrees 32 minutes 20 seconds West, for a distance of 537.29 feet to a 5/8-inch rebar set located on the Easterly right-of-way line of Laurel Crossing Parkway (100-foot right-of-way); Thence along said right-of-way line North 40 degrees 49 minutes 42 seconds West, a distance of 50.00 feet to a 5/8-inch rebar set located on the Northerly right-of-way line of Laurel Crossing Parkway (100-foot right-of-way); Thence continue along said right-of-way line South 49 degrees 10 minutes 19 seconds West, a distance of 690.47 feet to a 5/8-inch rebar set; Thence along a curve to the left having an arc length of 138.09 feet, with a radius of 850.00 feet, being subtended by a chord bearing of South 44 degrees 21 minutes 39 seconds West, for a distance of 137.94 feet to a 5/8-inch rebar set; Thence departing said right-of-way line North 30 degrees 06 minutes 46 seconds West, a distance of 71.67 feet to a 5/8-inch rebar set; Thence North 60 degrees 06 minutes 30 seconds East, a distance of 124.41 feet to a 5/8-inch rebar found; Thence North 30 degrees 11 minutes 34 seconds West, a distance of 355.42 feet to a point; Thence North 22 degrees 12 minutes 38 seconds East, a distance of 608.18 feet to a 5/8-inch rebar found, said point being the TRUE POINT OF BEGINNING.

Said easement contains 16.373 Acres as shown on Final Plat for The Exchange at Gwinnett, as recorded in Plat Book 147, Page 157.

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TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE USTED IN PART I, SOMEDIAE IS OF A COMMITMENT FOR TITLE HOUMANCE, AS PREPARED BY FIRST AMERICAN TITLE HOUSENANCE COMPANY, COMMITMENT NO. 2-38871(R), EFFECTIVE DATE MARCH TO. 2020.

L. Limited occase rights or contained in that certain flight of May Deed (Limited Access) from Joe Bouter to State Highway Deportment of Ciscripa, dated August 15, 1962, filed for record August 15, 1962 of 10:00 a.m., recorded in Deed Book 184, Page 1866, abressed Records. AFFECTS STE. NOT ASK. TO P.OF.

(INTENTIONALLY OMITTED)

L (INTENTIONALLY OMITTED)

m. Right-of-ling Exament from the Desolve of the Exists of she K Sixter, deceased to Associate Clocked Membership Corporation, a corporation, delay deceased to Associate Clocked Membership Corporation, a corporation, delay of the Corporation of the Corporation

n. Limited occess rights as contained in that carton Right of Way David Sum Rechart College to Department of Transportation, dated Revember 30, 1995, Blad for recent December 8, 1995 at 8:00 a.m., recented in David Book 12000. Rays 106. oldersoid Records. APRICES SIZE. NOT ABLE TO PLOT.

a. Limited occess rights as contained in that certain Right of Ray Deed Forn Rechards College to Department of Transportation, dated Nevember 33, 1993, Rad for recent December 8, 1923 of 8:00 a.m., recented in Deed Book 12000. Page 201. alterested Records. AFECTS STR. NOT ABLE TO PLOT.

u. Mater Metering Device Conserved from 1–65/CA 20 Ventures, Inc. to Covinett County, a publical subdificient of the State of Gergia, dated May 27, 1999, Red Americand Asia, 1999 et 80 Co. m., recorded in Open Good 1984, Paris SS, DOES NOT AFFECT STE. THERE IS NO MATER METERING DEVICE LOCATED ON THE SUBJECT PROTECTS.

TITLE EXCEPTIONS (CONTINUED)

bb. Right-of-Way Essenset from 1-85/CA.20 Weshirss, Inc. to vischain District Membership Corporation, a corporation, obtain Dissember 2.1 1999, filed for record March 9, 2001 of 1111 cm, recorded in Deed Book 22453, Page 251, advanted Records.
APPECIS SIZE ARMICT EASTMAN.

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At Toma, condition and obligations are contained in that certain Drahops
Comment and Cost Savary Agreement by and Setters Mentaue Properties. LLC.
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Planning&Development



Land Surveying • 30 Laser Scanning 1660 Barnes Mill Road Marietta, Georgia 30062 (770) 795-9900 (770) 795-8880

www.geosurvey.com EMAL: info@geosurvey.com Certificate of Authorization #LSF-000621

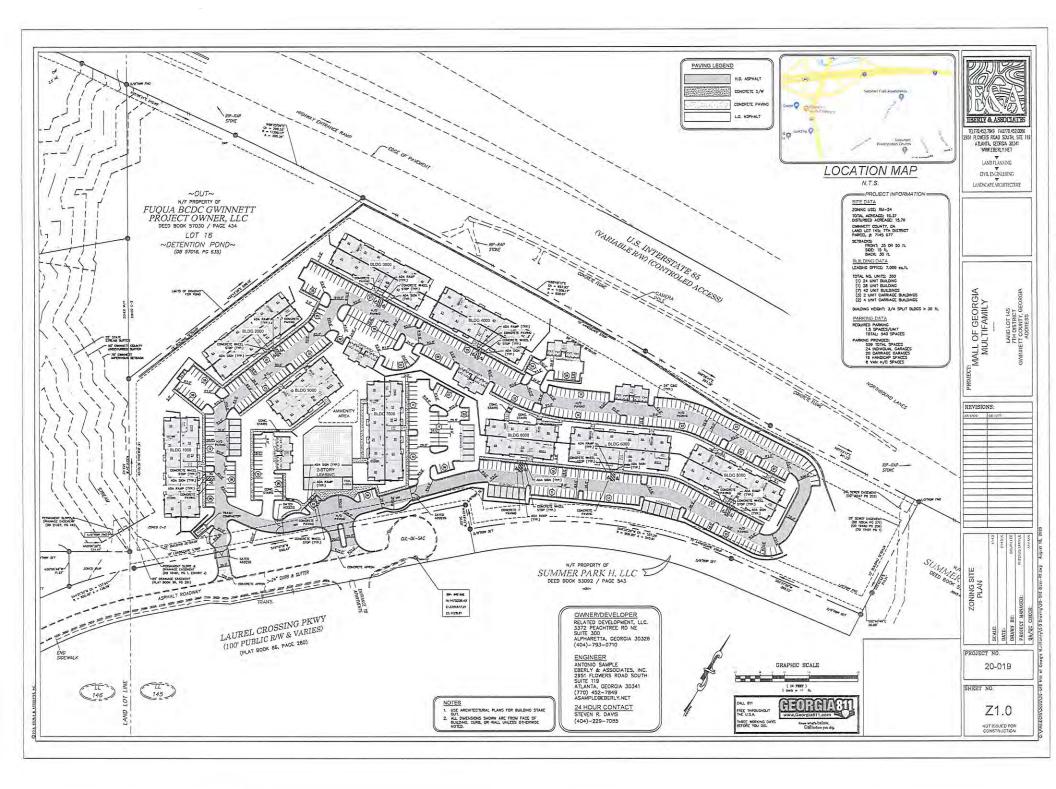
ALTA/NSPS LAND TITLE SURVEY

The Exchange at Gwinnett - Lot 17

Related Development, LLC First American title Insurance Company

| C2 108 ND: | 20185834 | DRAWING SCALE: | 1- | 100 | SURVEY DA | TE: 04/20/2020 |
|---------------|--------------|--|---------|-----|--------------|------------------------------|
| FIELD WORK: | MN | DIT: UNINCORP | ORATED | | 100 | NATA STATE |
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| PROJ MOR | BDC | COUNTY: GWINNET | T SIATE | CA | 1. 6/11/2020 | Detare confraction economic. |
| REVIEWED: | JRC | LAND LOT: 145 A | ND 146 | | - | |
| DWG RLE: 2018 | 55834-17.dwg | DISTRICT: 277H | | | | |



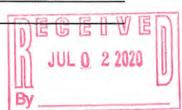


REZONING APPLICANT'S RESPONSE STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

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:

| | 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 |
| | WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING US OR USABILITY OF ADJACENT OR NEARBY PROPERTY: Please see attached |
| | WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAREASONABLE ECONOMIC USE AS CURRENTLY ZONED: Please see attached |
| | 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 |
| | WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY ANI NTENT OF THE LAND USE PLAN: Please see attached |
| | 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 |



RELATED DEVELOPMENT, LLC'S RESPONSE TO STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

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

Yes, the proposed development will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed development would provide multifamily housing options to this growing Regional Activity Center Character Area.

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. development is compatible with existing land use and surrounding development.

WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING C) 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, the proposed development will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed development would complement the existing commercial and mixed uses at the Mall of Georgia and surrounding area by providing necessary residential critical mass to support those uses.

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

The proposed rezoning is in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. The subject property is located within the Regional Activity Center Character Area and in close proximity to the Vibrant Communities Character Areas on the 2040 Future Development Map.

Encouraged land uses for the Regional Activity Center specifically includes apartments and multi-family housing. The proposed development would be compatible with and successfully co-exist with the surrounding uses.

F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE 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. Anticipated growth in Gwinnett County based on the 2040 Comprehensive plan suggests a strong need for this type of housing. In addition, the Applicant submits that the subject Property's location, size, and dimensions, as well as its close proximity to the Mall of Georgia and surrounding area supports grounds for approval of the proposed rezoning application.



ANDERSEN TATE CARR

Melody A. Glouton, Esq. Email: mglouton@atclawfirm.com

Telephone: 770.822.0900 Direct Dial: 770.339.0475 Direct Fax: 770.236.9719

LETTER OF INTENT FOR REZONING APPLICATION OF RELATED DEVELOPMENT, LLC

Andersen Tate & Carr, P.C. submits this Letter of Intent and attached rezoning application (the "Application") on behalf of Related Development, LLC (the "Applicant") for the purpose of requesting the rezoning of an approximately 16.37-acre tract of land located along Laurel Crossing Parkway and fronting Interstate 85 (the "Property"). The Property is bordered by a commercial and mixed-use development currently under construction, known as The Exchange at Gwinnett (zoned MU-R). The Property is also across the street from an existing multifamily development known as Summer Park Apartments (zoned RM10). The Property is further identified by tax parcel number R7145 077.

The Property is currently zoned C-2 (the "Current Zoning"). The Property is located within the Regional Activity Center Character Area as set forth in the Gwinnett County 2040 Unified Plan (the "2040 Plan"). The Applicant is requesting to rezone the Property from the Current Zoning to the Multifamily Residential District (RM-24) zoning classification of the Gwinnett County Unified Development Ordinance (the "UDO") as depicted on the site plan (the "Site Plan") and building elevations/renderings (the "Building Elevations") submitted with the Application.

The Applicant is proposing to rezone the Property from C-2 to the RM-24 zoning classification of the UDO to accommodate the development and construction of a multifamily residential community. The proposed community would provide approximately 360 units of upscale, luxury multifamily homes. The proposed development would provide an internal, centrally-located amenity area including a fitness center for use of residents, but it is also uniquely positioned to provide several additional benefits for residents. Specifically, future residents of the proposed community would enjoy quick and convenient pedestrian access to adjacent commercial developments at Mall of Georgia Boulevard as well as The Exchange at Gwinnett mixed-use development which is currently under development. Residents would also be able to take advantage of additional outdoor recreation opportunities on the Ivy Creek Greenway which is near the Property.

The proposed community is compatible with the policies set forth in the 2040 Unified Plan which designate the Property as within the Regional Activity Center Character Area. Policies for this character area encourage a mix of land uses and higher residential densities. The

Andersen, Tate & Carr, P.C. • One Sugarloaf Centre • Suite 4000 • 1960 Satellite Boulevard • Duluth GA 30097 • www.atclawfirm.com

proposed development would complement the existing commercial uses at the Mall of Georgia and The Exchange at Gwinnett by providing necessary residential critical mass to support those uses. There is currently a healthy supply of commercial uses surrounding the mall and the proposed development would support those existing uses and provide additional housing options in the area. Pursuant to the 2040 Plan, the proposed development is consistent with the policy goals which provides that the "Activity Center Character areas on the Future Development Map are those areas where the most intensive forms of future development are suggested." Specifically, recommended potential development types for Regional Activity Centers include large-scale mixed-use developments, apartments, retail, shopping plazas, and large, multi-story office buildings. The proposed multifamily buildings would include attractive architectural designs and building materials as set forth on the Building Elevations preserving the aesthetics of the proposed development and enhancing the resident's experience. The residents would also have convenient access to Interstate 85 and the Buford Drive corridor.

Related Development, LLC is a subsidiary of The Related Group. For more than 35 years, The Related Group has been improving city skylines with developments characterized in innovative design, enduring quality, and environments that celebrate culture and active lifestyles. Related's distinctive residential projects range from luxury high-rise condominiums to pubic and affordable housing developments. Since its inception in 1979, The Related Group has built and managed more than 90,000 condominium and apartment residences which are meticulously designed with finishes and amenities that transform buildings into vibrant residential environments. A longtime art collector and philanthropist, The Related Group's Founder, Chairman and CEO Jorge M. Perez is committed to showcasing museum-quality art in Related's developments, educating and inspiring residents across the demographic spectrum.

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 1st day of July, 2020.

ANDERSEN TATE & CARR, P.C.

/S/ *Melody A. Glouton*Melody A. Glouton, Esq.
Attorney 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

July 1, 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 RELATED DEVELOPMENT, LLC (2620 Mall of Georgia Blvd, Buford, Georgia)

Dear Chairman and Commissioners:

This letter is written on behalf of Related Development, LLC (the "Applicant"), in connection with the rezoning application for property located at 2620 Mall of Georgia Blvd., Buford, Georgia (the "Subject Property"). The Subject Property is further identified by tax parcel ID number R7145 077.

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 RM-24 (Multifamily Residential District) zoning classification as requested by the Applicant and is not

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

economically suitable for development under its present C-2 (General Business District) 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 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 the RM-24 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 RM-24 zoning 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.

1s/ Melody A. Glouton

Melody A. Glouton

MAG/ag



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

Ed Allen

Sr. VP/Development

Type or Print Name and Title

Signature of Notary Public

June 23, 2020

Date

Notary Seal



CHRISTINE A RECTOR
Notary Public - State of Georgia
Fulton County
My Commission Expires Feb 25, 2023

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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.

| Cam Mana | | 8 18 26 |
|--|----------------------|---|
| Signature of Property Owner | | Date |
| John Mansov/manager Type or Print Name and Title | /monsour properties, | 112 |
| Type of Frint Name and Title | | |
| = ti Slucrum | 818 2020 | ETI SABANAY LAZARIAN Notary Public. Georgia Fulton County My Commission Expires December 04, 2020 |
| Signature of Notary Public | Date | William Posteria 2691 |

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REZONING PROPERTY OWNER'S CERTIFICATION

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| | August 17, 202 | | |
|-----------------------------|----------------|--|--|
| Signature of Property Owner | Date | | |

Sam L. Leveto-Managing Member
Type or Print Name and Title

Signature of Notary Public

Date

8-17-20

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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, <u>Conflict of Interest in Zoning Actions</u>, and has submitted or attached the required information on the forms provided.

| 5 10 | 6/23/20 | Ed Allen Sr. VP/Development |
|---|--|------------------------------|
| SIGNATURE OF APPLICANT | DATE | TYPE OR PRINT NAME AND TITLE |
| SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTAT | | TYPE OR PRINT NAME AND TITLE |
| SIGNATURE OF NOTARY PUBI | LIC DATE | NOTARY SEAL |
| DISCLO | SURE OF CAMPAIGN CO | ONTRIBUTIONS |
| Have you, within the two years campaign contributions aggre Commissioners or a member | gating \$250.00 or more | |
| YES NO Ed Alle | en | |
| | YOUR NAM | ΛE |
| If the answer is yes, please co | mplete the following sec | ction: |
| NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL | CONTRIBUTIONS (List all which aggrega \$250 or More) | |

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



| The undersigned below, making Code of Georgia Section 36-62 submitted or attached the requirements. | 7A-1, et. seq, Conflict | |
|---|--|---|
| anl | 0 17 20 | John Manson/ Manyer Proprities, LLC TYPE OR PRINT NAME AND TITLE |
| SIGNATURE OF APPLICANT | DATE | TYPE OR PRINT NAME AND TITLE |
| SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTA | | TYPE OR PRINT NAME AND TITLE |
| SIGNATURE OF NOTARY PUB | LIC DATE SURE OF CAMPAIGN | NOTARY SEAL PUBLIC COUNTY OF COUNTY |
| | gating \$250.00 or mo of the Gwinnett Coun | |
| If the answer is yes, please co | YOUR N | |
| NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL | CONTRIBUTION (List all which aggres) \$250 or More | egate to WAS MADE |

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

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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, <u>Conflict of Interest in Zoning Actions</u>, and has submitted or attached the required information on the forms provided.

| | 011000 | SAVI L. LEVETO |
|---|-------------------------|---|
| IGNATURE OF APPLICANT | DATE | SAM L. Leveto M TYPE OR PRINT NAME AND TH |
| SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTAT | DATE IVE | TYPE OR PRINT NAME AND THE |
| JJ M M- SIGNATURE OF NOTARY PUBL | 8-17-20 | GEORGIA |
| MATURE OF NOTARY PUBL | IC DATE | NOTARY SEAL 0-10-23 |
| Have you, within the two years | ating \$250.00 or more | the filing of this application, made to a member of the Board of |
| Commissioners or a member of | | |
| Commissioners of a member of $S_{NO} = S_{NO}$ | AM L. Leveto | 0 |
| | AM L. Leveto YOURNAM | DE |

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

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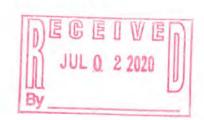
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| SIGNATURE OF APPLICANT | DATE | TYPE OR PRINT NAME AND TITLE |
|---|---|--|
| Melady A. Block | e July 1, 20: | Melody A. Glouton, Attorney for Applicant |
| SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTA | TABLE TO STATE OF THE STATE OF | TYPE OR PRINT NAME AND TITLE |
| SIGNATURE OF NOTARY PUB | 1-1-20 LIC DATE | EXPIRES GEORGIA JAN. 2, 202 NO JARY SEAL |
| DISCLO | SURE OF CAMPAIGN C | ONTRIBUTIONS |
| Have you, within the two years campaign contributions aggre Commissioners or a member | egating \$250.00 or more | |
| YES NO Andersen, Ta | ate & Carr, P.C. | |
| | YOUR NA | ME |
| If the answer is yes, please co | mplete the following se | ection: |
| NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL | CONTRIBUTIONS (List all which aggregations) \$250 or More) | AND THE RESIDENCE OF THE PROPERTY OF THE PROPE |
| | | |

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



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. K7145-077 PARCEL I.D. NUMBER: (Map Reference Number) Land Lot Parcel Signature of Applicant John Mansor mansow 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

7

AUG 2 0 2020

RECEIVED BY

RZM '20 0 2 4

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) Date Member Signature of 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) TITLE NAME DATE

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RZM '20 0 2 4

AUG 2 0 2020

We are open 8 a.m. to 5 p.m. weekdays; Lawrenceville will resume its Tuesday-Saturday schedule the week of June 23.

Visitors can check wait times in advance here.

Chat



Q

ACCOUNT DETAIL

View/Pay Your Taxes / Account Detail

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Mailing Address:

I-85/GA 20 VENTURES INC 1560 WARSAW RD STE 105C ROSWELL, GA 30076-1532

SITUS:

2620 MALL OF GEORGIA BLVD

Tax District:

COUNTY Unincorporated

Parcel ID

Property Type

Last Update

R7145 077

Real Property

6/23/2020 2:15:44 PM

Legal Description

L17 EXCHANGE AT GWINNETT PH3 - 146-281

Tax Bills

RZM '20 0 2 4



Note: Four years of tax information is available online. Email tax@gwinnettcounty.com to request other years.

| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Due Date | Amount Due |
|----------|-------------|-------------|--------------|----------|------------|------------|
| 2019 | \$15,328.85 | \$15,383.27 | \$0.00 | \$0.00 | 10/15/2019 | \$0.00 |
| 2018 | \$15,391.64 | \$15,585.57 | \$0.00 | \$0.00 | 10/15/2018 | \$0.00 |
| 2017 | \$15,513.44 | \$15,643.75 | \$0.00 | \$0.00 | 10/15/2017 | \$0.00 |
| 2016 | \$15,373.64 | \$15,993.60 | \$0.00 | \$0.00 | 10/15/2016 | \$0,00 |
| Total | | | | | | \$0.00 |

Print Tax Bill

Click to view and print your Aug 2019 tax bill.

* This bill is good through Oct 15, 2019 only.

Pay Now

No payment due for this account.

Schedule Payments

Schedule Future Payments

View or edit your Scheduled Payments here

JUL 0 2 2020
By _____

RZM '20 0 2 4





Laurel Crossing | Buford, GA

August 07, 2020

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Laurel Crossing | Buford, GA

August 07, 2020

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(1.A)-

Front Elevation

Scale: 1/16" = 1'-0"



(1.B)

Back Elevation: Terrace Level

Scale: 1/16" = 1'-0"

Elevations

