

**REZONING APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Mahaffey Pickens Tucker, LLP</u>	NAME: <u>VHewatt Investments, LLLP</u>
ADDRESS: <u>1550 North Brown RD, Suite 125</u>	ADDRESS: <u>254 S. Atlantic Avenue, Unit 1801</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Daytona Beach Shores</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>FL</u> ZIP: <u>32118</u>
PHONE: <u>770.232.0000</u>	PHONE: <u>770.232.0000</u>
CONTACT PERSON: <u>W. Brady Hughes, Attorney for Applicant</u> PHONE: <u>770.232.0000</u>	
CONTACT'S E-MAIL: <u>bhughes@mptlawfirm.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): RA-200 REQUESTED ZONING DISTRICT: OSC

PARCEL NUMBER(S): R5314 032 ACREAGE: 41.78

ADDRESS OF PROPERTY: 0 Cammie Wages Road, Dacula, GA 30019

PROPOSED DEVELOPMENT: Single-Family Residential Development

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>97</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>Min. 1,400</u>	Total Building Sq. Ft. _____
Gross Density: <u>+/- 2.32 units per acre</u>	Density: _____
Net Density: <u>+/- 2.36 units per acre</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

APR 03 2020

RZR '20 020

## LAND DESCRIPTION South Tract

All that tract or parcel of land lying and being in Land Lots 295 & 314 of the 5th Land District, Gwinnett County, Georgia and being more particularly described as follows:

To find **THE POINT OF BEGINNING**, commence at the intersection of the Southerly Right-of-Way of Cammie Wages Road (60' R/W) and the Easterly Right-of-Way of Masters Road (80' R/W), said point being **THE POINT OF BEGINNING**.

THENCE from said point and continuing along aforesaid Right-of-Way Cammie Wages Road the following five (5) courses and distances South 72 degrees 26 minutes 56 seconds East for a distance of 132.46 feet to a Point; THENCE along a curve to the left having a radius of 702.45 feet and arc length of 227.01 feet being subtended by a chord of South 82 degrees 49 minutes 12 seconds East for a distance of 226.02 feet to a Point; THENCE North 87 degrees 43 minutes 57 seconds East for a distance of 876.54 feet to a Point; THENCE along a curve to the right having a radius of 1438.95 feet and arc length of 231.07 feet being subtended by a chord of North 88 degrees 34 minutes 22 seconds East for a distance of 230.82 feet to a Point; THENCE South 85 degrees 34 minutes 04 seconds East for a distance of 197.43 feet to a Point; THENCE leaving aforesaid Right-of-Way of Cammie Wages Road South 03 degrees 23 minutes 34 seconds East for a distance of 223.89 feet to a Point; THENCE South 65 degrees 45 minutes 15 seconds East for a distance of 107.76 feet to a Point; THENCE South 7 degrees 43 minutes 40 seconds East for a distance of 568.92 feet to a Point; THENCE South 59 degrees 48 minutes 22 seconds West for a distance of 1006.67 feet to a Point; THENCE North 61 degrees 34 minutes 38 seconds West for a distance of 276.95 feet to a Point; THENCE South 67 degrees 37 minutes 02 seconds West for a distance of 211.12 feet to a Point on the aforesaid Easterly Right-of-Way of Masters Road; THENCE continuing along said Right-of-Way the following three (3) courses and distances North 32 degrees 39 minutes 55 seconds West for a distance of 810.52 feet to a Point; THENCE along a curve to the right having a radius of 312.04 feet and arc length of 111.07 feet being subtended by a chord of North 19 degrees 30 minutes 25 seconds West for a distance of 110.48 feet to a Point; THENCE North 07 degrees 18 minutes 34 seconds West for a distance of 161.46 feet to a Point; THENCE leaving said Right-of-Way South 69 degrees 12 minutes 36 seconds East for a distance of 178.77 feet to a Point; THENCE South 78 degrees 49 minutes 36 seconds East for a distance of 199.03 feet to a Point; THENCE South 10 degrees 41 minutes 39 seconds West for a distance of 111.82 feet to a Point on an unnamed creek; THENCE continuing along said creek in a Southeasterly direction for +/-232.97 feet to a Point; THENCE continuing along or near said creek South 60 degrees 41 minutes 08 seconds East for a distance of 23.95 feet to a Point; THENCE continuing along or near said creek North 81 degrees 37 minutes 55 seconds East for a distance of 80.69 feet to a Point; THENCE leaving said creek North 22 degrees 39 minutes 51 seconds West for a distance of 198.43 feet to a Point; THENCE North 78 degrees 21 minutes 31 seconds West for a distance of 381.60 feet to a Point; THENCE North 68 degrees 34 minutes 50 seconds West for a distance of 201.95 feet to a Point on the aforesaid Right-of-Way of Masters Road; THENCE

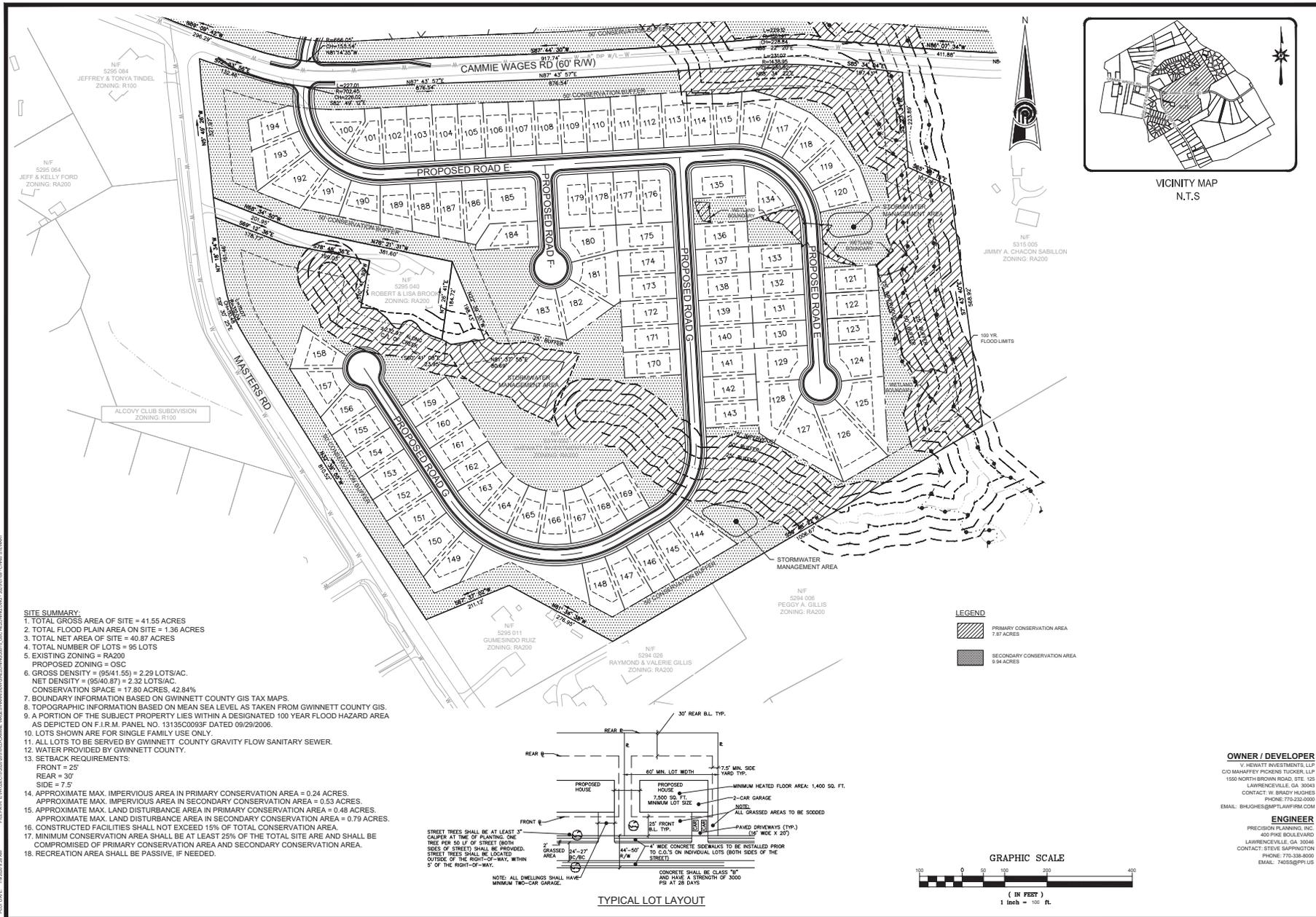
RECEIVED BY  
PLANNING & DEVELOPMENT  
JULY 13, 2020  
RZR2020-00020

continuing along said Right-of-Way North 05 degrees 49 minutes 26 seconds West for a distance of 327.97 feet to a Point, said point being **THE POINT OF BEGINNING**.

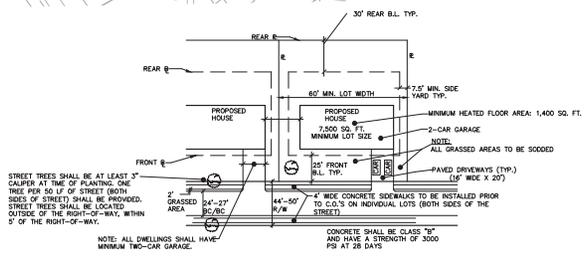
Said property contains 41.55 Acres, as shown on the Rezoning Plan for Cammie Wages Road Tract, prepared by Precision Planning, Inc., dated 02/19/20 and last revised on 07/08/20. Said revision excludes an area of land containing approximately 0.23 acres that was conveyed by, and the subject of, a Quit-claim Deed dated May 21, 2001, from Henry Maxwell , Sr. Family Limited Liability Limited Partnership to Robert T. Brooks, Jr. and Lisa M. Brooks, filed for record on July 2, 2001 in Deed Book 23691, Page 53, Gwinnett County, Georgia records.

g:\legals\2020\20020-cammie wages\rezone\south tract corrected 7-13-20.docx

RECEIVED BY  
PLANNING & DEVELOPMENT  
JULY 13, 2020  
RZR2020-00020



- SITE SUMMARY:**
- TOTAL GROSS AREA OF SITE = 41.55 ACRES
  - TOTAL FLOOD PLAIN AREA ON SITE = 1.36 ACRES
  - TOTAL NET AREA OF SITE = 40.87 ACRES
  - TOTAL NUMBER OF LOTS = 95 LOTS
  - EXISTING ZONING = RA200  
PROPOSED ZONING = OSC
  - GROSS DENSITY = (95/41.55) = 2.29 LOTS/AC.  
NET DENSITY = (85/40.87) = 2.32 LOTS/AC.  
CONSERVATION SPACE = 17.80 ACRES, 42.84%
  - BOUNDARY INFORMATION BASED ON GWINNETT COUNTY GIS TAX MAPS.
  - TOPOGRAPHIC INFORMATION BASED ON MEAN SEA LEVEL AS TAKEN FROM GWINNETT COUNTY GIS.
  - A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED ON F.I.R.M. PANEL NO. 13135C0093F DATED 09/29/2006.
  - LOTS SHOWN ARE FOR SINGLE FAMILY USE ONLY.
  - ALL LOTS TO BE SERVED BY GWINNETT COUNTY GRAVITY FLOW SANITARY SEWER.
  - WATER PROVIDED BY GWINNETT COUNTY.
  - SETBACK REQUIREMENTS:  
FRONT = 25'  
REAR = 30'  
SIDE = 7.5'
  - APPROXIMATE MAX. IMPERVIOUS AREA IN PRIMARY CONSERVATION AREA = 0.24 ACRES.
  - APPROXIMATE MAX. IMPERVIOUS AREA IN SECONDARY CONSERVATION AREA = 0.53 ACRES.
  - APPROXIMATE MAX. LAND DISTURBANCE AREA IN PRIMARY CONSERVATION AREA = 0.48 ACRES.
  - APPROXIMATE MAX. LAND DISTURBANCE AREA IN SECONDARY CONSERVATION AREA = 0.79 ACRES.
  - CONSTRUCTED FACILITIES SHALL NOT EXCEED 15% OF TOTAL CONSERVATION AREA.
  - MINIMUM CONSERVATION AREA SHALL BE AT LEAST 25% OF THE TOTAL SITE AREA AND SHALL BE COMPROMISED OF PRIMARY CONSERVATION AREA AND SECONDARY CONSERVATION AREA.
  - RECREATION AREA SHALL BE PASSIVE, IF NEEDED.



PRECISION Planning Inc.  
planners • engineers • architects • surveyors  
400 Pine Boulevard, Lawrenceville, GA 30046  
770.338.8000 • www.ppi.us

**PRECISION Planning Inc.**  
planners • engineers • architects • surveyors  
400 Pine Boulevard, Lawrenceville, GA 30046  
770.338.8000 • www.ppi.us

**REZONING PLAN**  
TAX ID: 0514 032

**SHEET TITLE**  
REVISION: 1/18/2020 2 UPDATE LAYOUT PER DEC.

**OWNER / DEVELOPER**  
V. HEVATT INVESTMENTS, LLC  
C/O MANAFFEY PROKING TRUCKS, LLP  
1550 NORTH BROWN ROAD, STE. 125  
LAWRENCEVILLE, GA 30043  
CONTACT: W. BRADY HUGHES  
PHONE: 770.332.0080  
EMAIL: BHUGHES@MPTLAWFIRM.COM

**ENGINEER**  
PRECISION PLANNING, INC.  
400 PINE BOULEVARD  
LAWRENCEVILLE, GA 30046  
CONTACT: STEVE SAPPINGTON  
PHONE: 770.338.8000  
EMAIL: TSAPP@PPILUS

02/19/2020  
DATE

R20-010  
PROJECT NO.

3

RECEIVED BY  
PLANNING & DEVELOPMENT  
JULY 13, 2020  
RZR2020-00020

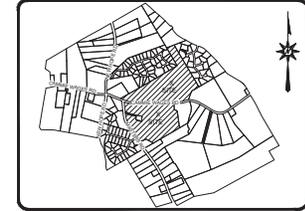


**NOTES:**

1. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED ON F.I.R.M. PANEL NO. 13135C0093F DATED 09/29/2006.
2. TIMBER HARVESTING HAS NOT OCCURRED ON SITE IN THE LAST 24 MONTHS
3. NO KNOWN PROTECTED PLANT SPECIES WERE OBSERVED ON SITE, PER 02-06-2020 SURVEY.
4. NO SIGNIFICANT WILDLIFE HABITATS WERE OBSERVED, PER 02-06-2020 SURVEY.
5. NO SIGNIFICANT HISTORICAL OR ARCHEOLOGICAL FEATURES EXIST ON SITE, PER 02-06-2020 SURVEY.
6. THERE ARE WETLANDS ON SITE, PER 02-06-2020 SURVEY.
7. PRIMARY CONSERVATION SPACE = 7.87 AC  
SECONDARY CONSERVATION SPACE = 9.94 AC

**LEGEND**

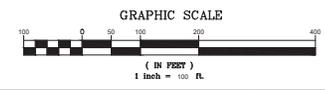
-  PRIMARY CONSERVATION AREA
-  SECONDARY CONSERVATION AREA
-  SLOPES GREATER THAN 20%



VICINITY MAP  
N.T.S.



RECEIVED BY  
PLANNING & DEVELOPMENT  
JULY 13, 2020  
RZR2020-00020



© 2020  
PRECISION PLANNING, INC.  
THIS DOCUMENT IS UNCLASSIFIED  
UNLESS INDICATED OTHERWISE  
FOR OFFICIAL USE ONLY  
ALL RIGHTS RESERVED  
NO PART OF THIS DOCUMENT  
MAY BE REPRODUCED OR  
TRANSMITTED IN ANY FORM  
OR BY ANY MEANS  
WITHOUT THE WRITTEN  
PERMISSION OF PRECISION  
PLANNING, INC.

PRECISION  
PLANNING, INC.  
PUBLIC USE, GENERAL  
RELEASE OR CONSTRUCTION  
NOT PERMITTED

**PRECISION**  
Planning Inc.  
planners • engineers • architects • surveyors  
400 Pine Boulevard, Lawrenceville, GA 30046  
770.338.8000 • www.ppi.us

CAMMIE WAGES RD  
TRACT  
Lawrenceville, GA 30046  
Land Use 014, District 6, Parcel 004.0.002

**OWNER / DEVELOPER**  
Y. HEWITT INVESTMENTS, LLP  
C/O MAHAFFEY PICKENS TUCKER, LLP  
1650 NORTH BROWN ROAD, STE. 125  
LAWRENCEVILLE, GA 30043  
CONTACT: W. BRADY HUGHES  
PHONE: 770.332.0000  
EMAIL: BHUGHES@MPTLAWFIRM.COM

**ENGINEER**  
PRECISION PLANNING, INC.  
400 PINE BOULEVARD  
LAWRENCEVILLE, GA 30046  
CONTACT: STEVE SAPPINGTON  
PHONE: 770.338.8000  
EMAIL: 74055@PPS.US

DATE	NO.	DESCRIPTION	BY	CHKD
4/30/2020	1	ADDITIONAL COMMENTS	BRW	CLA
7/8/2020	2	UPDATE LAYOUT PERIODIC	BRW	CLA

EXISTING FEATURES	CL	SW
SITE ANALYSIS PLAN	CL	SW
LAYOUT PERIODIC	CL	SW

02/19/2020  
DATE  
R20-010  
PROJECT NO.

5

FILE PATH: I:\PROJECTS\2020\0210\CAMMIE WAGES TRACT\DWG\20200210\_010\_PPP.DWG, 2020/02/19 09:58:57 AM  
 PLOT DATE: 02/20/20 09:58 AM

**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.

---

**RECEIVED BY**

APR 03 2020

RZR '20 020

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

- (A) Approval of the proposed development, as a single-family residential neighborhood that will conserve important natural areas, will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- (B) The proposed rezoning will not adversely affect the existing use or usability of nearby properties. The proposed development is compatible with surrounding development.
- (C) Due to the size, layout, location, and topography of the subject property, the Applicant submits that the subject property does not have reasonable economic use as currently zoned.
- (D) The proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The subject property is located off of Cammie Wages Road with access to existing utilities. The proposed development would also have convenient access to State Route 316 via Harbins Road, and to State Route 81 via Monroe Highway/Bold Springs Road.
- (E) The proposed rezoning is in conformity with the policy and intent of the Land Use Plan. The Property is located in the Suburban Estate Living Character Area where single-family residential and open space conservation subdivisions are encouraged by the Gwinnett County 2040 Unified Plan.
- (F) The Applicant submits that the single-family residential nature of the area as well as the extensive conservation areas that would be preserved further justify approval of the application.

RECEIVED BY

APR 03 2020

Planning&Development

RZR '20 020

Matthew P. Benson  
Gerald Davidson, Jr.\*  
Brian T. Easley  
Kelly O. Faber  
Christopher D. Holbrook  
W. Brady Hughes

Shane M. Lanham  
Austen T. Mabe  
Jeffrey R. Mahaffey  
Steven A. Pickens  
Andrew D. Stancil  
R. Lee Tucker, Jr.

**LETTER OF INTENT FOR REZONING APPLICATION  
OF CAMMIE WAGES ROAD PROPERTIES**

\*Of Counsel

Mahaffey Pickens Tucker, LLP, as the Applicant, submits this Letter of Intent and the attached Rezoning Applications (the “**Applications**”) for the purpose of rezoning two tracts of land owned by VHewatt Investments, LLLP located on Cammie Wages Road in southeastern Gwinnett County (the “**Properties**”). The Properties have an aggregate land area of approximately 87 acres, and are situated opposite each other on the north and south sides of Cammie Wages Road east of New Hope Road. The northern tract consists of approximately 45.27 acres (the “**North Tract**”), with the southern tract being approximately 41.78 acres (the “**South Tract**”). Although separate applications have been completed for the North Tract and the South Tract, the Applicant seeks to rezone the Properties simultaneously, and to improve the Properties as a single development. Accordingly, this Letter of Intent is offered for the Applications, collectively, to rezone the Properties from the current RA-200 zoning to the Open-Space Conservation District (“**OSC**”).

The Applicant proposes to develop the Properties as one single-family residential community featuring 194 units. The North Tract would include 97 homes at a net density of 2.21 units per acre, with the South Tract featuring 97 homes at a net density of 2.36 units per acre. Not factoring any potential density bonus for increased conservation-space, each proposed density would be below the maximum-net-density of 2.5 units per acre permitted under the Gwinnett County Unified Development Ordinance (the “**UDO**”) for OSC. As proposed, the development would feature approximately 37.9 acres of conservation space across the Properties—with 20.05 acres on the North Tract, and 17.82 acres on South Tract—and would be connected by a common point of ingress and egress from Cammie Wages Road. Moreover, the community would consist of homes constructed at a size, quality, and price-point commensurate with or exceeding homes in the surrounding area. Homes will feature yards fronted by a four-

RECEIVED BY

APR 03 2020

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

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

TELEPHONE 770 232 0000

FACSIMILE 678 518 6880

www.mptlawfirm.com

Planning&Development

RZR '20 020

foot wide concrete sidewalk, and would include two-car garages and covered entrances. Home exteriors would be constructed with an attractive mix of brick, stone, board and batten, and/or fiber-cement shake or siding.

The OSC zoning sought for the Properties would be compatible with other nearby property. For instance, both Harbins Meadow, immediately adjacent to the North Tract, and Alcovy Club, directly across Masters Road from the South Tract, are zoned R-100 with densities comparable to that proposed. What's more, there are several properties, both under development as well as fully built-out and occupied, along nearby Jones Phillips Road and Bold Springs Road, within a mile of the Properties, zoned R-100, R-100 Modified, and OSC. This compatible zoning notwithstanding, to help preserve the character of the area immediately surrounding the Properties, the development would also include substantial buffering along its boundaries, leaving the community out-of-view from nearby large-lot residences and agricultural land. As depicted on the site plan, a fifty-foot wide conservation surrounding the entire development would be left undisturbed.

Further, approximately 37.9 acres of land is set aside within the proposed development as primary and secondary conservation space: over 40% of the Properties' gross area. This proposed conservation space, which exceeds the minimum amounts required by the UDO, offers the community additional open/green space and preserves the Properties' wetlands and low-lying areas. This further buffers the proposed development, prevents sight-line disturbance to adjacent land, and conserves natural features on the Properties. Additionally, the conservation space would provide an amenity for residents and would be accessible at multiple points via passive parks and sidewalks running throughout the community. This proposed network of sidewalks, green space, and conservation space creates a walkable environment and promotes a healthy lifestyle.

In further support of the proposal, the Future Development Map, as shown on the Gwinnett County 2040 Unified Plan (the "**Unified Plan**"), designates the Properties as being within the "Suburban Estate Living" character area. Encouraged land uses for this designation include single-family development generally, and Open Space Conservation subdivisions more specifically. In addition, the Unified Plan explicitly enumerates promoting a variety of housing options for Gwinnett County residents as one of its policy goals, and anticipates the eastern

RECEIVED BY

APR 03 2020

RZR 20 020

Planning & Development

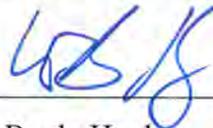
Gwinnet-Harbins area as a place where new residential development may occur. Development of the Properties, as proposed, is compatible with the Unified Plan's goals of providing more housing options to emerging-growth areas, and conserving substantial acreage.

Pursuant to the aforementioned justifications for permitting the OSC zoning requested, the Applicant respectfully submits that the proposed development would permit a use that is compatible with adjacent uses and aligns with the County's planning objectives. Accordingly, in furtherance of realizing the Applicant's vision, the Applicant would also request, as appropriate, relief from some of the OSC zoning standards that correspond to some of the development's proposed features. Particularly, the Applicant would seek relief from UDO Section 210-50.12(G) to permit construction on a small number of lots on the South Tract that abut flood zone boundaries. In addition, the Applicant would also request relief from UDO Section 210-50.14(A), which limits approved cul-de-sac streets to no longer than 600 feet, to permit utilization of more of the Properties' buildable areas.

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

Respectfully submitted this 3rd day of April, 2020.

MAHAFFEY PICKENS TUCKER, LLP



W. Brady Hughes

*Attorneys for Applicant*

RECEIVED BY

APR 03 2020

Planning&Development

RZR '20 020

**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

3-5-2020  
\_\_\_\_\_  
Date

**W. Brady Hughes, Attorney for Applicant**  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

3/5/2020  
\_\_\_\_\_  
Date

  
Notary Seal

RECEIVED BY

APR 03 2020

Planning&Development

RZR '20 020

**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.

**VHewatt Investments, LLLP**

BY: Valerie Hewatt

2/6/2020

Signature of Property Owner

Date

Valerie Hewatt - GENERAL PARTNER

Type or Print Name and Title

Heather Mosier 2/6/2020

Signature of Notary Public

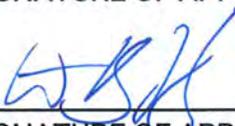
Date



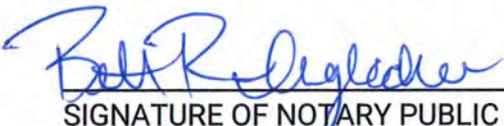
Notary Seal

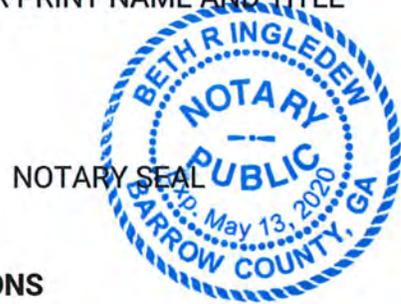
**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

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  
                      3-5-2020                      W. Brady Hughes, Attorney for Applicant

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

                      3/5/2020  
 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    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)

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

RECEIVED BY

APR 03 2020

**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:**      5      -      314      -      032  
(Map Reference Number)      District      Land Lot      Parcel

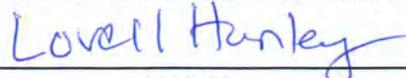
      2-6-2020  
Signature of Applicant      Date

**W. Brady Hughes, Attorney for 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  
2-7-20  
DATE

**RECEIVED BY**

**APR 03 2020**

**Planning & Development**

**NOTES: IRC**

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- MINIMUM HEAD HEIGHTS:  
1ST FLOOR = 8'-0" UNO, ON ELEVATIONS.  
2ND FLOOR = 7'-0" UNO, ON ELEVATIONS.
- ROOFING: FINISHED SHINGLES PER DEVELOPER.
- MINIMUM MANUFACTURER PER DEVELOPER, DIVIDED LINES AS SHOWN ON THE EXTERIOR ELEVATIONS.
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- GIBNEY: AS OCCURS, TOP OF GIBNETS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 12'-0" OF GIBNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY:  
(ALL PORTIONS OF A PORCH SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE)  
\* SHINGLED ROOF PICKETS FROM 2x2 TO 4x2 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER PROS.2.

**KEY NOTES:**

**MASONRY:**

- 1 ADMIRAL STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 2 MASONRY BRICK, AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 3 MASONRY STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 4 0" SOLDIER COURSE.
- 5 RAINLOCK COURSE.
- 6 DECORATIVE KEY, SEE DETAIL.

**TYPICALS:**

- 1 CORROSION RESISTANT SCREEN LOWERED VENTS, SIZE AS NOTED.
- 2 CODE APPROVED TERMINATION GIBNEY CAP.
- 3 CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- 4 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 5 DECORATIVE MOUNTED IRON, SEE DETAILS.

**SIDING:**

- 1 FIBER CEMENT SHAKE SIDING PER DEVELOPER.
- 2 FIBER CEMENT LAP SIDING PER DEVELOPER.
- 3 FIBER CEMENT PANEL SIDING PER DEVELOPER.
- 4 1x FIBER CEMENT TRIM OR EQUAL, UNO, SIZE AS NOTED.
- 5 1x FIBER CEMENT TRIM OR EQUAL, UNO, SIZE AS NOTED.
- 6 FALSE HOOD SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.



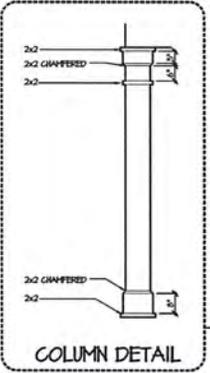
Rear Elevation 'A'

SCALE: 1/4"=1'-0" AT 22'x34" LAYOUT 1/8"=1'-0" AT 19'x17" LAYOUT



Front Elevation 'A'

SCALE: 1/4"=1'-0" AT 22'x34" LAYOUT 1/8"=1'-0" AT 19'x17" LAYOUT



RECEIVED BY

APR 03 2020

Planning & Development

RZR '20020

**gmd**  
design  
group  
of georgia

ATLANTA, GEORGIA LOCATION  
1845 SATELLITE BLVD  
SUITE 600  
DUBLIN, GA, 30097  
PHONE: 770-375-1251

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. © AND TRADE GROUP OF GEORGIA, INC. INFRINGEMENT OR REUSE OF THESE AND ALL RIGHTS ARE PROHIBITED.

NO.	DATE	REVISION
1	02/20/17	FIRST SUBMITTAL
2	02/20/17	CLIENT COMMENTS
3	02/20/17	CLIENT COMMENTS
4	02/20/17	CLIENT COMMENTS
5	02/20/17	CLIENT COMMENTS

PROFESSIONAL SEAL:

PROJECT TITLE:  
**50' Series**

PROJECT NO: GMD17054

SHEET TITLE:  
**CHURCHILL  
EXTERIOR  
ELEVATIONS 'A'**

PRINT DATE:  
October 25, 2017

SHEET NO:  
**A1.5**

THESE PLANS AND SPECIFICATIONS ARE PREPARED UNDER FEDERAL GOVERNMENT ORDER, IN ACCORDANCE WITH THE NATIONAL CHARTER OF 1934 AND ALL RISKS ARE PROHIBITED.

NO.	DATE	REVISION
1	10/27/17	PROF. SUBMITTAL
2	02/08/18	CLEAR CHANGES
3	07/08/18	CLEAR CHANGES
4	08/28/18	CLEAR CHANGES
5	12/28/18	CLEAR CHANGES

PROFESSIONAL SEAL:

PROJECT TITLE:  
**50' Series**

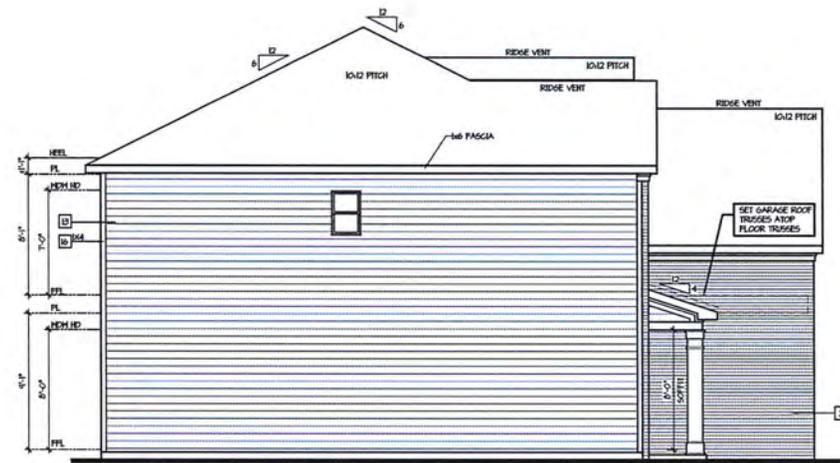
CLIENTS NAME:

PROJECT NO: **GMD11054**

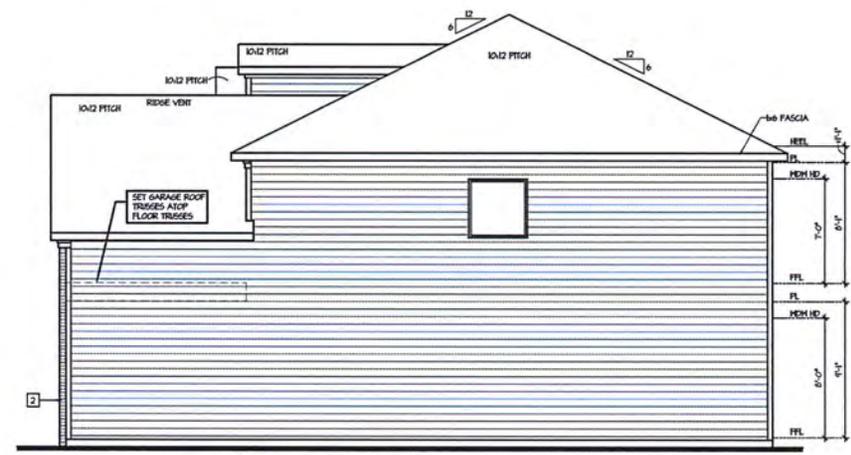
SHEET TITLE:  
**CHURCHILL  
EXTERIOR  
ELEVATIONS 'A'**

PRINT DATE:  
October 25, 2017

SHEET NO:  
**A1.5.1**



**Left Elevation 'A'**  
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 18"X27" LAYOUT



**Right Elevation 'A'**  
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 18"X27" LAYOUT

**NOTES: IRC**

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- MINIMUM HEAD HEIGHTS:  
1ST FLOOR = 7'-0" UNO, ON ELEVATIONS.  
2ND FLOOR = 7'-0" UNO, ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- SIDINGS: MANUFACTURER PER DEVELOPER, DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
- ENTRY DOORS: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS, TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF PITCH 12'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY:  
ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE RAFTER DOWN INCLUDING POSTS, RAILS, FASCETS, STEPS AND FLOOR STRUCTURE.)
- SHINGLED ROOF PITCHES FROM 2:12 TO 4:12 TO HAVE (2) LAYERS OF UNDERLAMENT APPLIED AND OVERLAPPED PER IRC5.2.1.

**KEY NOTES:**

**MASONRY:**

- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
- 2 MASONRY BRICK AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
- 3 MASONRY STONE AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
- 4 8" SOLDIER COURSE.
- 5 RIMLOCK COURSE.
- 6 DECORATIVE KEY, SEE DETAIL.

**TYPICALS:**

- 1 CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
- 2 CODE APPROVED TERMINATION CHIMNEY CAP.
- 3 CORROSION RESISTANT ROOF TO HALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- 4 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 5 DECORATIVE PROUGHT IRON, SEE DETAILS.

**SIDING:**

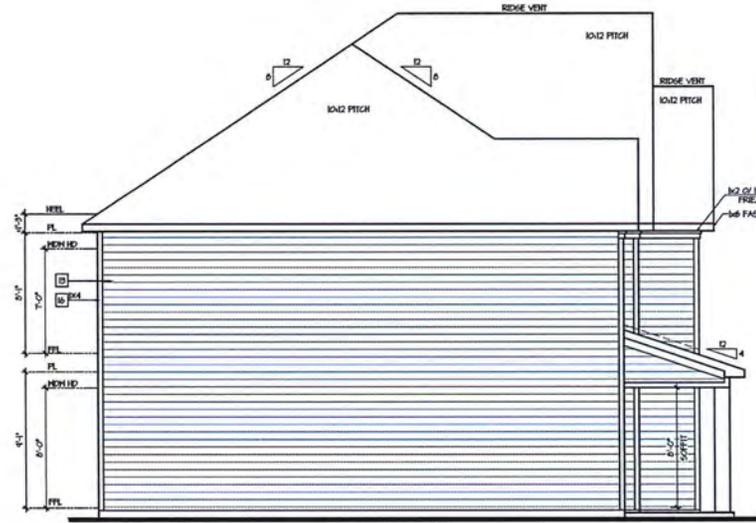
- 1 FIBER CEMENT SHAKE SIDING PER DEVELOPER  
1/4" S4x4 CORNER TRIM BOARDS.
- 2 FIBER CEMENT LAP SIDING PER DEVELOPER  
1/4" S4x4 CORNER TRIM BOARDS.
- 3 FIBER CEMENT HAVY SIDING PER DEVELOPER  
1/4" S4x4 CORNER TRIM BOARDS.
- 4 FIBER CEMENT PANEL SIDING 1/4" INS BATTIS AT 12" O.C.  
(VINYL BOARD AND BATTI SIDING)
- 5 1x FIBER CEMENT TRIM OR EQUAL, UNO, SEE AS NOTED
- 6 FALSE HOOD SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.

RECEIVED BY  
APR 03 2020  
Planning & Development

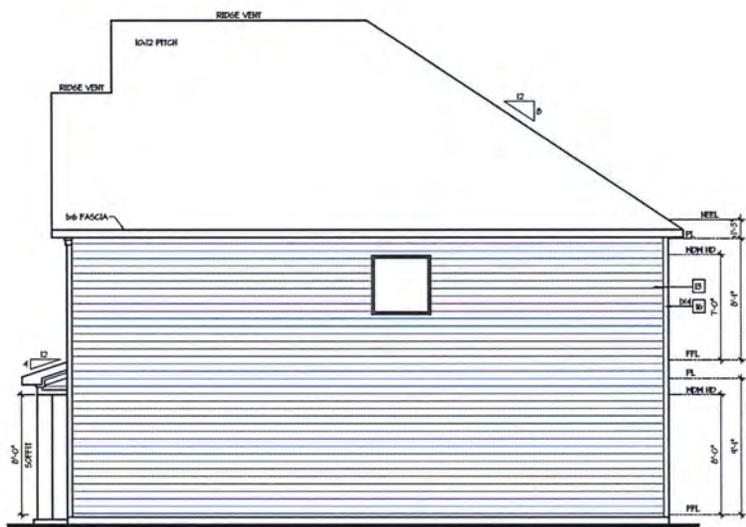
RZR '20020



<b>NOTES: IRC</b>	
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND CORRECTIVE PER ACTUAL SITE CONDITIONS.	
- WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-0" UNO, ON ELEVATIONS. 2ND FLOOR = 7'-0" UNO, ON ELEVATIONS.	
- ROOFING: PITCHED SHINGLES PER DEVELOPER. - SIDINGS: MANUFACTURER PER DEVELOPER, DIVIDED LINES AS SHOWN ON THE EXTERIOR ELEVATIONS. - ENTRY DOOR, AS SELECTED BY DEVELOPER. - GARAGE DOORS, AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN. - GIBNEY AS OCCURS, TOP OF GIBNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF GIBNEY. - ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS. - PROTECTION AGAINST DECAY: (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POSTS, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE) - SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAMENT APPLIED AND OVERLAPPED PER PRODUCT.	
<b>KEY NOTES:</b>	
<b>MASONRY:</b>	
[1] ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.	
[2] MASONRY BRICK AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.	
[3] MASONRY STONE AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.	
[4] 8" SOLIDER COURSE.	
[5] RIBLOCK COURSE.	
[6] DECORATIVE KEY, SEE DETAIL.	
<b>TYPICALS:</b>	
[1] CORROSION RESISTANT SCREEN LOWERED VENTS, SIZE AS NOTED.	
[2] CODE APPROVED TERMINATION GIBNEY CAP.	
[3] CORROSION RESISTANT ROOF TO HALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.	
[4] STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.	
[5] DECORATIVE HORIZONTAL IRON, SEE DETAILS.	
<b>SIDING:</b>	
[1] FIBER CEMENT SHAKE SIDING PER DEVELOPER 1/4" SHIM CORNER TRIM BOARDS.	
[2] FIBER CEMENT LAP SIDING PER DEVELOPER 1/4" SHIM CORNER TRIM BOARDS.	
[3] FIBER CEMENT WAVY SIDING PER DEVELOPER 1/4" SHIM CORNER TRIM BOARDS.	
[4] FIBER CEMENT PANEL SIDING 1/4" SHIM BATTS AT 12" O.C. (VINYL BOARD AND BATT SIDING)	
[5] 1X FIBER CEMENT TRIM OR EQUAL, UNO, SIZE AS NOTED	
[6] FALSE HOOD SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.	



**Left Elevation 'C'**  
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 8'X17" LAYOUT



**Right Elevation 'C'**  
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 8'X17" LAYOUT



ATLANTA, GEORGIA LOCATION  
8465 SATELLITE BLVD  
SUITE 850  
DUBLIN, GA, 30071  
PHONE: 770-975-1281

THESE PLANS AND SPECIFICATIONS ARE PROVIDED UNDER FEDERAL COPYRIGHT LAWS. © AND FEDERAL GROUP OF GEORGIA, INC. UNLAWFUL REPRODUCTION OF THESE AND ALL RIGHTS ARE PRESERVED.

NO.	DATE	REVISION
1	02/28/18	FIRST REVISION
2	03/08/18	ADD OPT MEDIA

PROFESSIONAL SEAL:

PROJECT TITLE:  
**50' Series**

CLIENT'S NAME:  
[REDACTED]

PROJECT NO.: **GMD18040**

SHEET TITLE:  
**LEIGHTON  
EXTERIOR  
ELEVATIONS 'C'**

PRINT DATE:  
December 27, 2018

SHEET NO.:  
**A15.1**

RECEIVED BY [Signature]

03 2020

Planning & Development

RZR '20020

**NOTES: IRC**

- GRADE CONDITIONS MAY VARY FOR RESIDENTIAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE FOR ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS.
- 1ST FLOOR = 8'-0" UNO, ON ELEVATIONS.
- 2ND FLOOR = 7'-0" UNO, ON ELEVATIONS.
- ROOFING: FITTED SHINGLES PER DEVELOPER.
- SIDINGS: MANUFACTURER PER DEVELOPER, DIVIDED LINES AS SHOWN ON THE EXTERIOR ELEVATIONS.
- ENTRY DOOR, AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL, AS SHOWN.
- GUTTER AS OCCURS: TOP OF GUTTERS TO BE A MINIMUM OF 2" ABOVE ANY ROOF WITHIN 12" OF GUTTER.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY: (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POSTS, RAILS, PICKETS, STRIPS AND FLOOR STRUCTURE)
- SHINGLED ROOF PITCHES FROM 3:12 TO 4:12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R905.2.1.

**KEY NOTES:**

**MASONRY:**

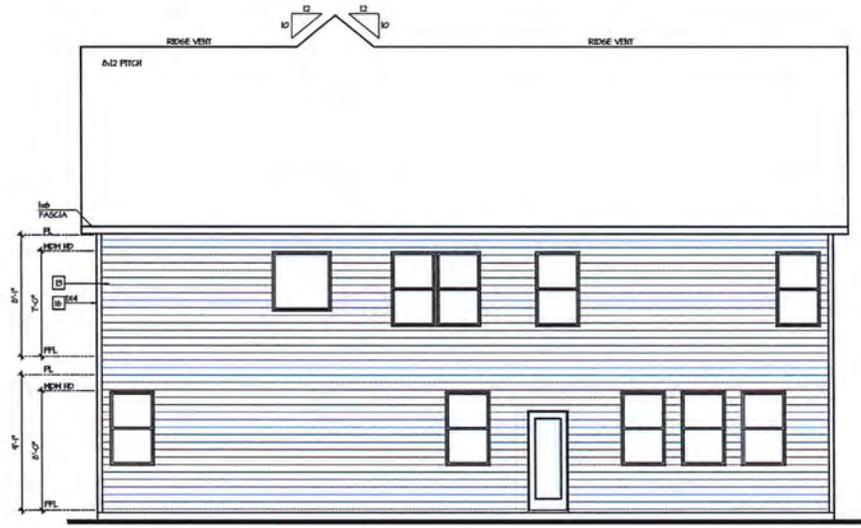
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. RIBLOCK COURSE.
6. DECORATIVE KEY. SEE DETAIL.

**TYPICALS:**

1. CORROSION RESISTANT SCREEN LOWERED VENTS, SIZE AS NOTED.
2. CODE APPROVED TERMINATION GUTTER CAP.
3. CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
4. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
5. DECORATIVE HORIZONTAL IRON. SEE DETAILS.

**SIDING:**

1. FIBER CEMENT SHAKE SIDING PER DEVELOPER. W/ 5/8"X4 CORNER TRIM BOARDS.
2. FIBER CEMENT LAP SIDING PER DEVELOPER. W/ 5/8"X4 CORNER TRIM BOARDS.
3. FIBER CEMENT HEAVY SIDING PER DEVELOPER. W/ 5/8"X4 CORNER TRIM BOARDS.
4. FIBER CEMENT PANEL SIDING W/ 1/2" BATTIS AT 12" O.C. (VINYL BOARD AND BATT SIDING)
5. 1/4" FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED.
6. FALSE HOOD SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.



**Rear Elevation 'B'**  
SCALE: 1/4"=1'-0" AT 22'20" LAYOUT 1/8"=1'-0" AT 18'17" LAYOUT



**Front Elevation 'B'**  
SCALE: 1/4"=1'-0" AT 22'20" LAYOUT 1/8"=1'-0" AT 18'17" LAYOUT

RECEIVED BY  
APR 03 2020  
Planning & Development

RZR '20020



ATLANTA, GEORGIA LOCATION  
845 SATELLITE BLVD  
SUITE 850  
DUBLIN, GA 30001  
PHONE: 770-375-1251

THESE PLANS AND SPECIFICATIONS ARE PROVIDED UNDER FEDERAL COPYRIGHT LAWS. IT IS THE POLICY OF GMD OF GEORGIA, INC. TO MAINTAIN OWNERSHIP OF THESE AND ALL RIGHTS AND PRIVILEGES.

NO.	DATE	REVISION
1	02/18	PRINT REVISION

PROFESSIONAL SEAL

PROJECT TITLE  
**50' Series**

CLIENT'S NAME

PROJECT NO: GMD18040

SHEET TITLE  
**MAXWELL  
EXTERIOR  
ELEVATIONS 'B'**

PRINT DATE:  
December 27, 2018

SHEET NO:  
**A1.5**

**NOTES: IRC**

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BELIEVER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- MINIMUM HEAD HEIGHTS:
  - 1ST FLOOR + 2'-0" UNO, ON ELEVATIONS.
  - 2ND FLOOR + 7'-0" UNO, ON ELEVATIONS.
- ROOFING: FITTED SHINGLES PER DEVELOPER.
- TRIM: MANUFACTURER PER DEVELOPER, DIVIDED LINES AS SHOWN ON THE EXTERIOR ELEVATIONS.
- ENTRY DOOR, AS SELECTED BY DEVELOPER.
- GARAGE DOORS AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- GIMNEY AS SUGGESTED: TOP OF GIMNEYS TO BE A MINIMUM OF 2'-4" ABOVE ANY ROOF WITHIN 12'-0" OF GIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY:
  - FALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.
  - SHINGLED ROOF PICKETS FROM 2X2 TO 4X2 TO HAVE (2) LAYERS OF UNDERLATHMENT APPLIED AND OVERLAPPED PER IRC5.2.1.

**KEY NOTES:**

**MASONRY:**

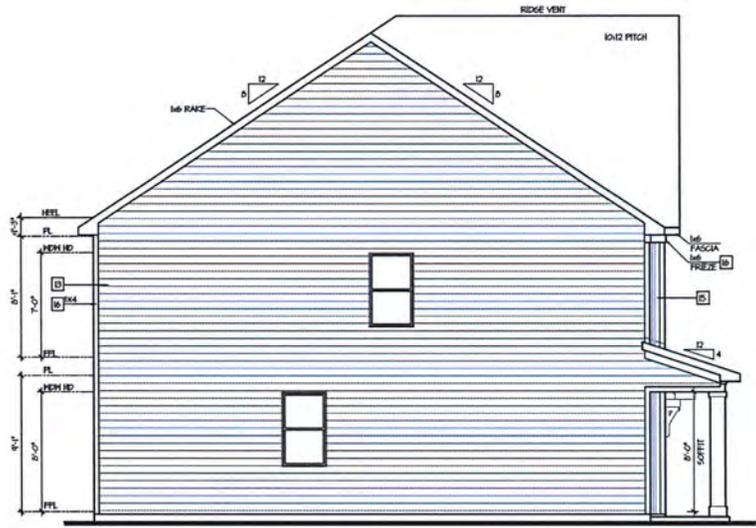
- ADORNED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
- MASONRY BRICK AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
- MASONRY STONE AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
- 6" SOLDIER COURSE.
- ROMLOCK COURSE.
- DECORATIVE KEY, SEE DETAIL.

**TYPICALS:**

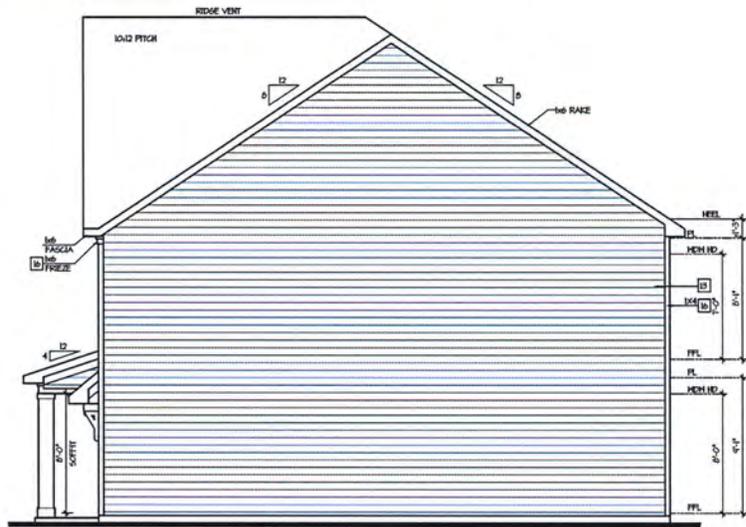
- CORROSION RESISTANT SCREEN COVERED VENTS, SIZE AS NOTED.
- CODE APPROVED TERMINATION GIMNEY CAP.
- CORROSION RESISTANT ROOF TO HALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- STANDING SEAM METAL ROOF, RETAIL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- DECORATIVE PROUGHT IRON, SEE DETAILS.

**SIDING:**

- FIBER CEMENT SHAKE SIDING PER DEVELOPER.
- W/ 5/8"X4 CORNER TRIM BOARDS.
- FIBER CEMENT LAP SIDING PER DEVELOPER.
- W/ 5/8"X4 CORNER TRIM BOARDS.
- FIBER CEMENT WAVY SIDING PER DEVELOPER.
- W/ 5/8"X4 CORNER TRIM BOARDS.
- FIBER CEMENT PANEL SIDING W/ 1/2" BATTIS AT 12" O.C. (VINYL BOARD AND BATT SIDING)
- W/ FIBER CEMENT TRIM OR EQUAL, UNO, SIZE AS NOTED.
- FALSE HOOD SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.



**Left Elevation 'B'**  
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 17'X17" LAYOUT



**Right Elevation 'B'**  
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 17'X17" LAYOUT

RECEIVED BY  
APR 03 2020  
Planning & Development

RZR '20 020



ATLANTA, GEORGIA LOCATION  
1845 SATELLITE BLVD  
SUITE 250  
DUBLIN, GA 30017  
PHONE: 770-375-1251

BASE PLANS AND SPECIFICATIONS ARE PROVIDED UNDER FEDERAL COPYRIGHT LAWS. IT IS THE POLICY OF GMD DESIGN GROUP TO PROTECT AND ENFORCE ALL RIGHTS AND PROVISIONS.

NO.	DATE	REVISION
1	02/18	FIRST SUBMITTAL

PROFESSIONAL SEAL:

PROJECT TITLE:  
**50' Series**

PROJECT NO: GMD18040

SHEET TITLE:  
**MAXWELL  
EXTERIOR  
ELEVATIONS 'B'**

PRINT DATE:  
December 27, 2018

SHEET NO:  
**A1.5.1**

- 13 FOR DESIGN

**NOTES: IRC**

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-0" UNO, ON ELEVATIONS. 2ND FLOOR = 7'-0" UNO, ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- SHINGLES MANUFACTURED PER DEVELOPER. DIVIDED LINES AS SHOWN ON THE EXTERIOR ELEVATIONS.
- ENTRY DOOR, AS SELECTED BY DEVELOPER.
- GARAGE DOORS, AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- GIRNET AS REQUIRED. TOP OF GIRNETS TO BE A MINIMUM OF 2'-4" ABOVE ANY ROOF WITHIN 10'-0" OF GIRNET.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY: (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POSTS, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE)
- SHINGLED ROOF FRIGES FROM 2'-0" TO 4'-0" TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER IRC5.2.1.

**KEY NOTES:**

**MASONRY:**

- ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- MASONRY BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- MASONRY STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 8" SOLDIER COURSE.
- ROCK COURSE.
- DECORATIVE KEY. SEE DETAIL.

**TYPICALS:**

- CORROSION RESISTANT SCREEN COVERED VENTS, SIZE AS NOTED.
- CODE APPROVED TERMINATION GIRNET CAP.
- CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- DECORATIVE PROUGHT IRON. SEE DETAILS.

**SINGS:**

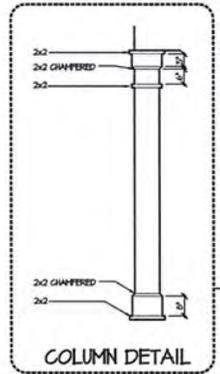
- FIBER CEMENT SHAKE SIDING PER DEVELOPER
- 1/2" x 4" CORNER TRIM BOARDS.
- FIBER CEMENT LAP SIDING PER DEVELOPER
- 1/2" x 4" CORNER TRIM BOARDS.
- FIBER CEMENT HAVY SIDING PER DEVELOPER
- 1/2" x 4" CORNER TRIM BOARDS.
- FIBER CEMENT PANEL SIDING W/ 1/2" BATTI AT 12" O.C. (VINYL BOARD AND BATT SIDING)
- 1/2" x 4" FIBER CEMENT TRIM OR EQUAL UNO. SIZE AS NOTED
- FALSE HOOD SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.



**Rear Elevation 'A'**  
SCALE: 1/4"=1'-0" AT 22'5/8" LAYOUT 1/8"=1'-0" AT 19'11" LAYOUT



**Front Elevation 'A'**  
SCALE: 1/4"=1'-0" AT 22'5/8" LAYOUT 1/8"=1'-0" AT 19'11" LAYOUT



ATLANTA, GEORGIA LOCATION  
1845 SATELLITE BLVD  
SUITE 250  
DUBLIN, GA, 30001  
PHONE: 770-375-1291

THESE PLANS AND SPECIFICATIONS ARE PROVIDED UNDER FEDERAL COPYRIGHT LAWS. TO REY PUBLISH, REUSE OR REPRODUCE ANY PART OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF GMD AND ALL RIGHTS ARE RESERVED.

NO.	DATE	REVISION
1		ISSUE FOR PERMIT

PROFESSIONAL SEAL:

PROJECT TITLE:  
**50' Series**

PROJECT NO: GMD18040

SHEET TITLE:  
**PRESTON  
EXTERIOR  
ELEVATIONS 'A'**

PRINT DATE:  
February 8, 2019

SHEET NO:  
**A1.5**

RECEIVED BY

03 2020

Planning&Development

RZR '20 020

**NOTES: IRC**

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND CORRECTIVE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-0" UNO, ON ELEVATIONS. 2ND FLOOR = 7'-0" UNO, ON ELEVATIONS.
- ROOFING: FINISHED SHINGLES PER DEVELOPER.
- FINISHES: MANUFACTURERS PER DEVELOPER. DIVIDED LINES AS SHOWN ON THE EXTERIOR ELEVATIONS.
- ENTRY DOORS, AS SELECTED BY DEVELOPER.
- GARAGE DOORS, AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CABINETS AS OCCURS: TOP OF CABINETS TO BE A MINIMUM OF 2'-4" ABOVE ANY ROOF WITHIN 12'-0" OF CABINETS.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY: ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POSTS, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.
- SHINGLED ROOF FINISHES FROM 2x2 TO 4x4 TO HAVE (2) LAYERS OF UNDERLATHING APPLIED AND OVERLAPPED PER PROS.2.1.

**KEY NOTES:**

**MASONRY:**

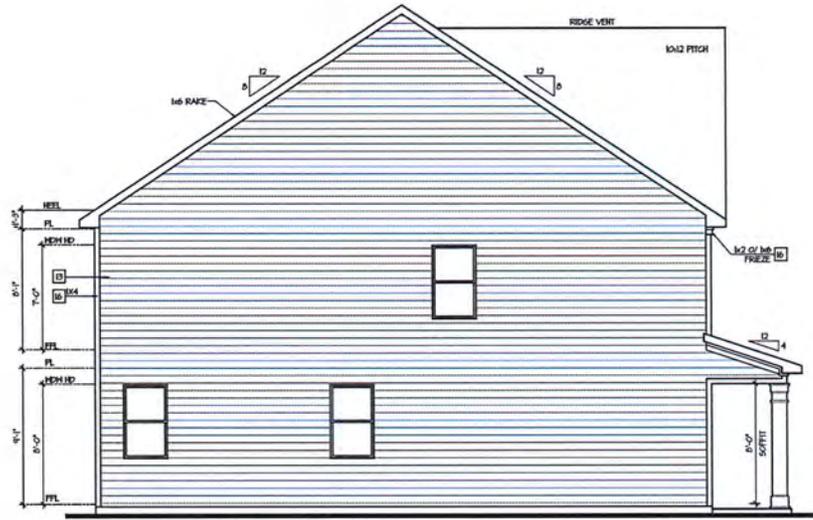
- ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
- MASONRY BRICK AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
- MASONRY STONE AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
- 8" SOLIDER COURSE.
- ROCKLOCK COURSE.
- DECORATIVE KEY, SEE DETAIL.

**TYPICALS:**

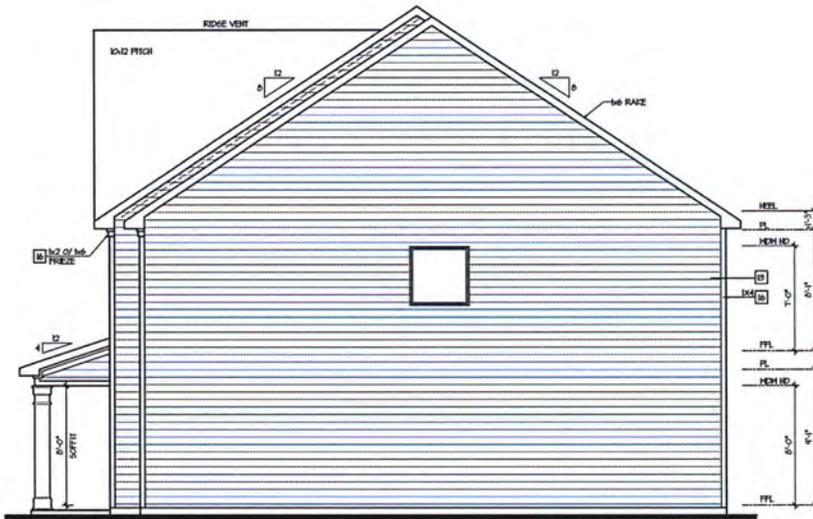
- CORROSION RESISTANT SCREEN COVERED VENTS, SIZE AS NOTED.
- CODE APPROVED TERMINATION CABINET CAP.
- CORROSION RESISTANT ROOF TO HALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOFWALL INTERSECTIONS.
- STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- DECORATIVE PINGRIT IRON, SEE DETAILS.

**SIDING:**

- FIBER CEMENT SHAKE SIDING PER DEVELOPER
- 1/4" X 4" CORNER TRIM BOARDS.
- FIBER CEMENT LAP SIDING PER DEVELOPER
- 1/4" X 4" CORNER TRIM BOARDS.
- FIBER CEMENT HAVY SIDING PER DEVELOPER
- 1/4" X 4" CORNER TRIM BOARDS.
- FIBER CEMENT PANEL SIDING W/ 1x3 BATTIS AT 12" O.C. (VINYL BOARD AND BATT SIDING)
- 1/4" FIBER CEMENT TRIM OR EQUAL, UNO, SIZE AS NOTED
- FALSE HOOD SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.



**Left Elevation 'A'**  
SCALE: 1/4"=1'-0" AT 22'9 3/4" LAYOUT 1/8"=1'-0" AT 8'0" LAYOUT



**Right Elevation 'A'**  
SCALE: 1/4"=1'-0" AT 22'9 3/4" LAYOUT 1/8"=1'-0" AT 8'0" LAYOUT



ATLANTA, GEORGIA LOCATION  
8445 SATELLITE BLVD  
SUITE 250  
DUBLIN, GA, 30034  
PHONE: 770-375-1201

THESE PLANS AND SPECIFICATIONS ARE PROVIDED UNDER FEDERAL COPYRIGHT LAWS. NO PART HEREIN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT PERMISSION IN WRITING FROM GMD DESIGN GROUP OF GEORGIA, INC. WAIVER OF LIABILITY OF SUCH AND ALL RIGHTS ARE PROVIDED.

NO.	DATE	REVISION
1		ISSUE FOR PERMIT

PROFESSIONAL SEAL:

PROJECT TITLE:  
**50' Series**

CLIENT NAME:

PROJECT NO.: GMD18040

SHEET TITLE:  
**PRESTON  
EXTERIOR  
ELEVATIONS 'A'**

PRINT DATE:  
February 8, 2019

SHEET NO.:  
**A1.5.1**

RECEIVED BY

1/30/2020

Planning & Development

RZR '20020

<b>NOTES: IRC</b>	
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.	
- FINISH HEAD HEIGHTS: 1ST FLOOR = 8'-0" U.S.G. ON ELEVATIONS. 2ND FLOOR = 7'-0" U.S.G. ON ELEVATIONS.	
- ROOFING: PITCHED SHINGLES PER DEVELOPER.	
- HOODS: MANUFACTURER TRIM DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.	
- ENTRY DOOR, AS SELECTED BY DEVELOPER.	
- GARAGE DOORS, AS SELECTED BY DEVELOPER. RAISED PANEL AS SHOWN.	
- GIMNEY: AS OCCURS, TOP OF GIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF TRUSS TOP OF GIMNEY.	
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.	
- PROTECTION AGAINST DECAY: (ALL PORTIONS OF A PORCH SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POSTS, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE)	
- SHINGLED ROOF FRIGES FROM 2x2 TO 4x2 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER IRC6.2.1.	
<b>KEY NOTES:</b>	
<b>MASONRY:</b>	
[1] ADHERED STONE VENER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.	
[2] MASONRY BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.	
[3] MASONRY STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.	
[4] 8" SOLID CORE.	
[5] RIBLOCK COURSE.	
[6] DECORATIVE KEY, SEE DETAIL.	
<b>TYPICALS:</b>	
[1] CORROSION RESISTANT SCREEN COVERED VENTS, SIZE AS NOTED.	
[2] CODE APPROVED TERMINATION GIMNEY CAP.	
[3] CORROSION RESISTANT ROOF TO RAIL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.	
[4] STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.	
[5] DECORATIVE HROUGHT BRUL, SEE DETAILS.	
<b>SIDING:</b>	
[1] FIBER CEMENT SHAKE SIDING PER DEVELOPER	
[2] 1/4" SH4x4 CORNER TRIM BOARDS.	
[3] FIBER CEMENT LAP SIDING PER DEVELOPER	
[4] 1/4" SH4x4 CORNER TRIM BOARDS.	
[5] FIBER CEMENT WAVY SIDING PER DEVELOPER	
[6] 1/4" SH4x4 CORNER TRIM BOARDS.	
[7] FIBER CEMENT PANEL SIDING W/ 1/2" BATT AT 12" O.C. (VINYL BOARD AND BATT SIDING)	
[8] 1x FIBER CEMENT TRIM OR EQUAL, U.S.G. SIZE AS NOTED.	
[9] FALSE HOOD SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.	



**Rear Elevation 'D'**  
SCALE: 1/4"=1'-0" AT 22708" LAYOUT 1/8"=1'-0" AT 8747" LAYOUT



**Front Elevation 'D'**  
SCALE: 1/4"=1'-0" AT 22708" LAYOUT 1/8"=1'-0" AT 8747" LAYOUT

RECEIVED BY

03 2020

Planning & Development

WZR '20 020



ATLANTA, GEORGIA LOCATION  
1845 SATELLITE BLVD  
SUITE 650  
DUBLIN, GA, 30097  
PHONE: 770-375-1351

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. © 2019 DESIGN GROUP OF GEORGIA, INC. NO PARTS OR PORTIONS OF THESE PLANS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF DESIGN GROUP OF GEORGIA, INC. ALL RIGHTS ARE RESERVED.

NO.	DATE	REVISION
1		ISSUE FOR PERMIT

PROFESSIONAL SEAL:

PROJECT TITLE:  
**50' Series**

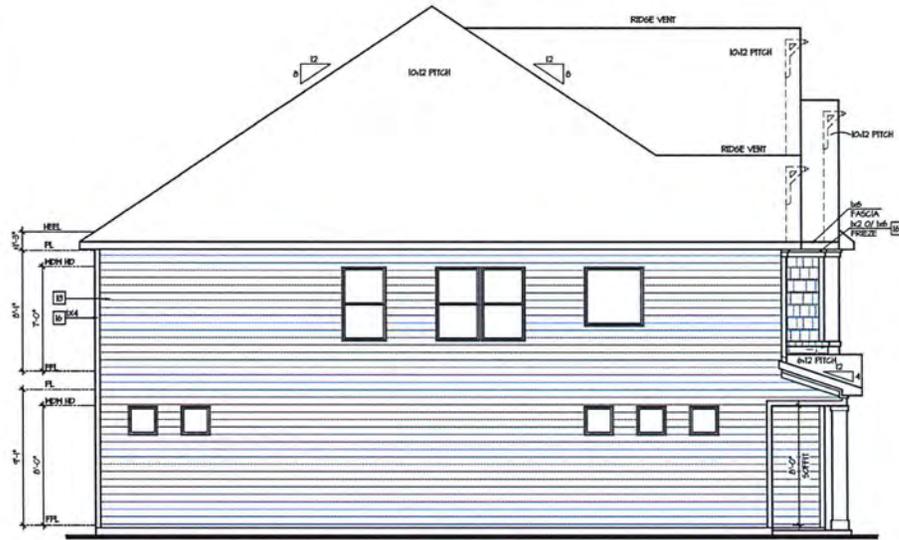
PROJECT NO: **GMD18040**

SHEET TITLE:  
**REDFORD EXTERIOR ELEVATIONS 'D'**

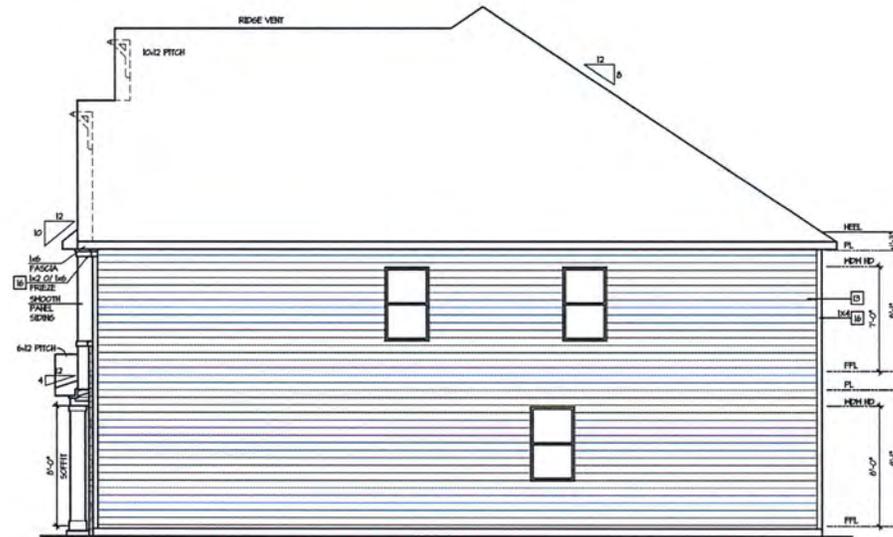
PRINT DATE:  
February 13, 2019

SHEET NO:  
**A1.5**

NOTES: IRC	
-	GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
-	HIDDEN HEAD HEIGHTS: 1ST FLOOR = 8'-0" UNO, OR ELEVATIONS. 2ND FLOOR = 7'-0" UNO, OR ELEVATIONS.
-	ROOFING: FINISH SHINGLES PER DEVELOPER.
-	MISCHINA: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
-	ENTRY DOORS: AS SELECTED BY DEVELOPER.
-	GARAGE DOORS: AS SELECTED BY DEVELOPER. RAISED PANEL AS SHOWN.
-	GIBNEY: AS OCCURS, TOP OF GIBNETS TO BE A MINIMUM OF 2'-0" ABOVE ANY ROOF RIBS 12'-0" OF GIBNET.
-	ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURERS WRITTEN INSTRUCTIONS.
-	PROTECTION AGAINST DECAY: (ALL PORTIONS OF A PORCH SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE)
-	SHINGLED ROOF FRIZES FROM 2x2 TO 4x2 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R205.2.1.
KEY NOTES:	
MASONRY:	
1	ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2	MASONRY BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3	MASONRY STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4	6" SOLID COURSE.
5	ROMLOCK COURSE.
6	DECORATIVE KEY. SEE DETAIL.
TYPICALS:	
1	CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
2	CODE APPROVED TERMINATION GIBNEY CAP.
3	CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
4	STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS.
5	DECORATIVE THROUGH BRICK. SEE DETAILS.
SIDING:	
1	FIBER CEMENT SHAKE SIDING PER DEVELOPER.
2	1/4"X1" CORNER TRIM BOARDS.
3	FIBER CEMENT LAP SIDING PER DEVELOPER.
4	1/4"X1" CORNER TRIM BOARDS.
5	FIBER CEMENT HAVY SIDING PER DEVELOPER.
6	1/4"X1" CORNER TRIM BOARDS.
7	FIBER CEMENT PANEL SIDING BY (2) BATTIS AT 12" O.C. (VINYL BOARD AND BATT SIDING)
8	1X FIBER CEMENT TRIM OR EQUAL, UNO, SIZE AS NOTED
9	FALSE MOOD SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.



Left Elevation 'D'  
SCALE: 1/8"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 18'X17" LAYOUT



Right Elevation 'D'  
SCALE: 1/8"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 18'X17" LAYOUT

**gmd**  
design  
group  
of georgia

ATLANTA, GEORGIA LOCATION  
1845 SATELLITE BLVD  
SUITE 100  
DUBLIN, GA, 30097  
PHONE: 770-375-1201

THESE PLANS AND SPECIFICATIONS ARE PROVIDED UNDER FEDERAL COPYRIGHT LAWS. © AND TRADE GROUP OF GEORGIA, INC. THE HIGHEST CREDENTIALS OF THE INDUSTRY AND ALL RIGHTS ARE RESERVED.

NO.	DATE	REVISION
1	02/13/20	PRINT SCHEDULE

PROFESSIONAL SEAL:

PROJECT TITLE:  
**50' Series**

CLIENT NAME:

PROJECT NO: **6MD18040**

SHEET TITLE:  
**REDFORD  
EXTERIOR  
ELEVATIONS 'D'**

PRINT DATE:  
February 13, 2019

SHEET NO:  
**A1.5.1**

RECEIVED BY 7

03 2020

&Development

2020

## JUSTIFICATION FOR REZONING APPLICATION

The portions of the Gwinnett County Unified Development Ordinance (the “**UDO**”) which classify or may classify the property (the “**Property**”) which is the subject of the rezoning application submitted herewith (the “**Application**”) into any less intensive zoning classification other than as requested by the applicant, or that prohibit the development of the Property as set forth in the Application, are or would be unconstitutional in that they would destroy the property rights of the applicant and/or the owner of the Property (together, the “**Applicant**”) 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, and 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, Paragraph I, and 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 of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

The Property is presently suitable for development under the OSC classification as requested by the Applicant, and is not economically suitable for development under the present RA-200 zoning classification of Gwinnett County. A denial of the Application 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, Paragraph I and Article I, Section I, Paragraph 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 Property to the OSC classification with such conditions as agreeable to the Applicant, so as to permit the only feasible economic use of the 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 of the United States. Any rezoning of the subject Property to the OSC classification subject to conditions which are different from the 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 Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

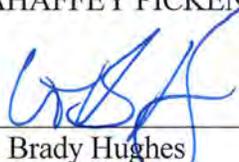
Likewise, a refusal by the Gwinnett County Board of Commissioners to permit the Applicant to withdraw the Application without prejudice would be an arbitrary and capricious act by the Gwinnett County Board of Commissioners without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Article I, Section I, Paragraph 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.

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

This 3d day of April, 2020.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

  
\_\_\_\_\_  
W. Brady Hughes  
*Attorneys for Applicant*

RECEIVED BY

APR 03 2020

Planning & Development

RZR '20 020