

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: CAPKEY REAL ESTATE ADVISORS	NAME: HALPERN ENTERPRISES, INC
ADDRESS: 4401 NORTHSIDE PKWY, STE 711	ADDRESS: 5200 ROSWELL ROAD
CITY: ATLANTA	CITY: ATLANTA
STATE: GA ZIP: 30327	STATE: GA ZIP: 30342
PHONE: 404-220-7608	PHONE: 770-508-3338
CONTACT PERSON: KEN WOOD (PEC - AGENT) PHONE: 678-684-6287	
CONTACT'S E-MAIL: KWOOD@PECATL.COM; HTODD@PECATL.COM	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICTS(S): C-2, OI REQUESTED ZONING DISTRICT: TND	
PARCEL NUMBER(S): R4336 189 ACREAGE: 29.8	
ADDRESS OF PROPERTY: 3666 LEE ROAD, SNELLVILLE GA 30039	
PROPOSED DEVELOPMENT: 161 SINGLE FAMILY UNITS, INCLUDING TOWNHOMES, 40' AND 50' DETACHED LOTS	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units 161 LOTS	No. of Buildings/Lots: NA
Dwelling Unit Size (Sq. Ft.): 2000 - 8000 SF	Total Building Sq. Ft. NA
Gross Density: 5.4 UPA	Density: NA
Net Density: 5.38 UPA	

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PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

06 2020

RZR '20 032

LEGAL DESCRIPTION
OVERALL

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 335 and 336 of the 4th District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a point at the intersection of the southwesterly right-of-way line of Mink Livsey Road (80' R/W) with the southerly right-of-way line of Lee Road (80' R/W); thence along said right-of-way line of Mink Livsey Road the following courses and distances: South 28 degrees 31 minutes 59 seconds East a distance of 121.82 feet to a point; thence South 28 degrees 31 minutes 59 seconds East, a distance of 39.72 feet; thence South 28 degrees 31 minutes 59 seconds East, a distance of 231.44 feet; thence 136.79 feet along an arc of a curve to the right, said curve having a radius of 660.00 feet and a chord bearing and distance of South 22 degrees 35 minutes 44 seconds East 136.54 feet to a point; thence 209.24 feet along an arc of a curve to the right, said curve having a radius of 660.00 feet and a chord bearing and distance of South 7 degrees 34 minutes 33 seconds East 208.37 feet to a point; thence leaving said right-of-way line South 71 degrees 55 minutes 24 seconds West a distance of 600.46 feet to a point; thence South 72 degrees 4 minutes 16 seconds West a distance of 361.82 feet to a point; thence South 71 degrees 43 minutes 56 seconds West a distance of 83.13 feet to a point; thence South 71 degrees 43 minutes 56 seconds West, a distance of 466.22 feet; thence North 29 degrees 39 minutes 18 seconds West a distance of 428.96 feet to a point; thence North 59 degrees 59 minutes 21 seconds East a distance of 467.69 feet to a point; thence North 19 degrees 0 minutes 39 seconds West a distance of 689.82 feet to a point on said southerly right-of-way line of Lee Road; thence along said right-of-way line the following courses and distances: 226.07 feet along an arc of a curve to the right, said curve having a radius of 1,400.00 feet and a chord bearing and distance of North 88 degrees 57 minutes 20 seconds East 225.81 feet to a point; thence South 86 degrees 38 minutes 15 seconds East a distance of 84.47 feet to a point; thence South 83 degrees 30 minutes 12 seconds East a distance of 126.16 feet to a point; thence South 80 degrees 24 minutes 48 seconds East a distance of 245.19 feet to a point; thence South 78 degrees 6 minutes 27 seconds East a distance of 54.74 feet to a point; thence South 78 degrees 6 minutes 27 seconds East, a distance of 100.16 feet; thence 134.96 feet along an arc of a curve to the left, said curve having a radius of 1,862.67 feet and a chord bearing and distance of South 80 degrees 11 minutes 1 second East 134.96 feet to a point; thence 152.88 feet along an arc of a curve to the left, said curve having a radius of 794.20 feet and a chord bearing and distance of South 87 degrees 46 minutes 28 seconds East 152.65 feet to a point; thence North 86 degrees 42 minutes 39 seconds East a distance of 45.34 feet to a point; thence 41.53 feet along an arc of a curve to the left, said curve having a radius of 1,036.45 feet and a chord bearing and distance of North 85 degrees 33 minutes 46 seconds East 41.53 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 29.88 acres.

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Development

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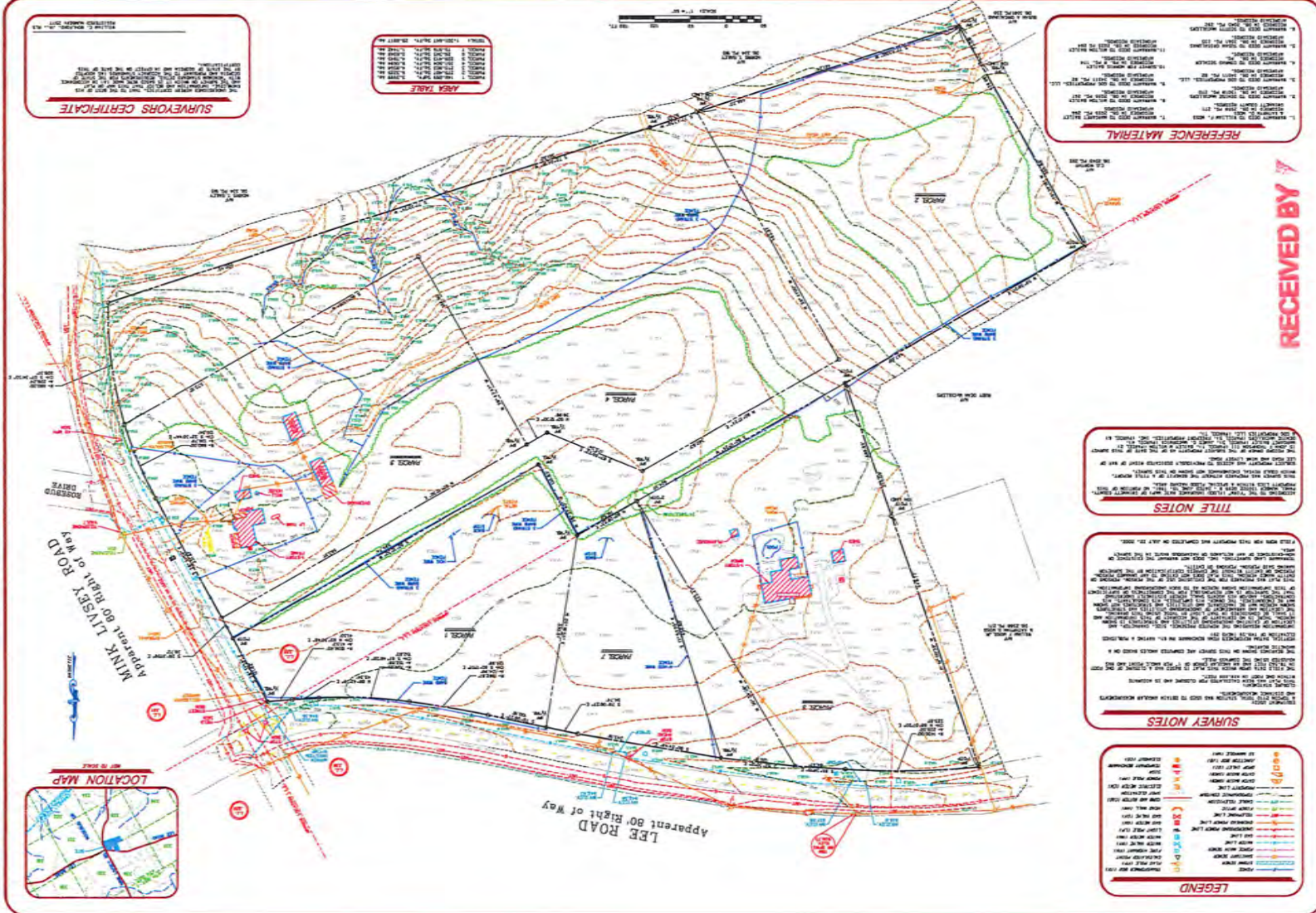
DATE: 07/06/2020
 DRAWN BY: [Signature]

BOUNDARY & TOPOGRAPHIC
 SURVEY FOR THE
 LOCATION OF A
 100' WIDE RIGHT-OF-WAY
 ALONG THE
 KINK LITSEY ROAD
 AND
 LEE ROAD
 IN THE
 TOWN OF
 [Location]

NO.	DESCRIPTION	DATE
1	Initial Survey	07/06/2020
2	Revised Survey	07/06/2020
3	Final Survey	07/06/2020

TerraMark
 Surveying & Mapping, Inc.
 1000 [Address]
 [City, State, Zip]
 Phone: [Phone Number]
 Email: [Email Address]

DATE: 07/06/2020
 DRAWN BY: [Signature]



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360 PLANNERS & ENGINEERS
STUDIO COLLABORATIVE

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LEE ROAD @ MINK LIVSEY ROAD

GWINNETT COUNTY, GA

0' 25' 50' 100'
SCALE: 1" = 100'



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

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

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

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

SEE ATTACHMENT

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

SEE ATTACHMENT

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

SEE ATTACHMENT

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

SEE ATTACHMENT

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

SEE ATTACHMENT

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

SEE ATTACHMENT

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7/2/2020

Gwinnett County Planning and Zoning
446 West Crogan Street
Lawrenceville, GA 30046Re: **Standards Governing the Exercise of the zoning Power – Rezoning Applicant's Response**
3666 Lee Road (Lee Road @ Mink Livsey Road) ± 29.8 Acres
Planners and Engineers Collaborative, Inc. Project No. 19134.00A

Dear Planning and Zoning officials,

Pursuant to the requirements of the UDO, the Board of Commissioners finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, and general welfare against the right to the unrestricted use of property and shall govern the exercise of zoning power. Please see below the applicant's responses to the following standards:

A) Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property

The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property. As described in the letter of intent, the site is largely surrounded by vacant land that is zoned for residential uses. Across the street from the project site to the east is a small neighborhood commercial node. The proposed development positions the townhomes along the intersection of Lee Road and Mink Livsey Road—oriented toward the surrounding commercial uses—while the less dense single family lots are located along the adjoining property lines. The development resulting from the proposed rezoning is therefore compatible with the surrounding uses as it represents a reasonable transition in land use between the local commercial node to the east of the site and the existing low-density residential neighborhoods to the northwest, west, and southwest of the site.

B) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property

The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property. Mentioned in the letter of intent, much of the surrounding property is undeveloped and entirely vacant, and is zoned for lower-density residential uses. The proposed rezoning from commercial and office uses to traditional neighborhood development represents a decrease in the permitted intensity of uses. The resulting development of this site would in turn have a lower net impact on surrounding properties than the uses for which the site is currently zoned.

C) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned

The property to be rezoned does not have a reasonable economic use as currently zoned. Currently, there are 10 commercially-zoned parcels adjacent to, or across the street from, the subject property. Of these parcels, only four are developed with commercial uses, while the other six are occupied with non-conforming structures or are completely vacant. These parcels are also zoned either C1 or O&I, which are less intense land use designations than C2, which the subject property is zoned. There is simply not a strong market for commercial local commercial uses, let alone more general business uses in this area, as evinced by the fact that these parcels have continued to stand vacant under these designations. The proposed rezoning would improve the value of the property and likely the values of the surrounding properties.

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350 Research Ct, Ste. 200, Peachtree Corners, Georgia 30092 ■ 48 Atlanta Street, Marietta, Georgia 30060

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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

The proposed rezoning will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools. The proposed development that would result from the rezoning has a net density of 5.3 units per acre, which is substantially lower than the maximum permitted density for this zoning district, which is 8 units per acre. A portion of the proposed development would be developed with single-family attached homes, which tend to attract fewer families with children, and more retirees, young professionals, and empty-nesters. Because of this, it is predicted that schools will not be particularly overburdened by children from the proposed development. Additionally, there will be more than enough parking within the development to accommodate all residents and guests, so traffic and overflow parking are not anticipated issues as a result of the rezoning.

E) Whether the proposed rezoning is in conformity with the policy and intent of the land use plan

The proposed rezoning is in conformity with the policy and intent of the Gwinnett 2040 comprehensive plan. The future land use for this area is vibrant communities, and it is on the cusp of the Neighborhood Node future land use designation. Per the comprehensive plan, the vibrant communities character area is intended to serve as a transition between neighborhood nodes/mixed use areas and the surrounding, established single-family residential areas. The vibrant communities designation encourages a mix of housing types including small-lot single-family housing and townhomes (among other uses). If approved, this rezoning would facilitate just that—a development with a mix of housing types wherein land uses are oriented so that they ease the transition from the commercial uses across Mink Livsey to the lower-intensity residential uses to the west of the site.

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

The addition of housing at this location, as opposed to commercial uses, would contribute to the overall housing stock in Gwinnett County, which is sorely needed per the latest Atlanta Regional Commission reports. The approval of this rezoning would affect the development of this property in such a way as to promote the welfare and well-being of the greater County and Atlanta region.

Sincerely,
Planners and Engineers Collaborative, Inc.

Kenneth J. Wood, P.E., LEED AP
President

For the Firm

kjw/ht/dp

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Planning&Development

7/2/2020

Gwinnett County Planning and Zoning
446 West Crogan Street
Lawrenceville, GA 30046

Re: **Letter of Intent**
3666 Lee Road (Lee Road @ Mink Livsey Road) ± 29.8 Acres
Planners and Engineers Collaborative, Inc. Project No. 19134.00A

Dear Planning and Zoning officials,

This rezoning application is being submitted on behalf of the developer, and proposes to rezone the 29.8-acre property located at the southwestern corner of Lee Road and Mink Livsey Road in Snellville C-2 and O&I to Traditional Neighborhood Development (TND). This rezoning would facilitate the development of a new 161-unit single-family residential community, consisting of both attached and detached lots.

The 29.8-acre property is comprised of one parcel with two different zoning designations: C-2 and O&I. The requested action would give the parcel a singular zoning designation, TND.

Existing Conditions:

Much of the immediately adjacent land is vacant. However, the uses currently surrounding the property include:

- North: vacant land and single-family detached homes on half-acre lots
- East: Dollar General, vacant land, and single-family detached homes on 1/3-acre lots.
- South: vacant, forested land
- West: single-family detached homes on 3/4-acre lots.

As it currently exists, the property is largely undeveloped, with the exception of an existing single-family home in the northwestern corner of the site. There are no streams or easements running across the property.

Proposed Development

The proposed development consists of 161 single-family dwellings, including townhomes, and detached homes on 40-foot and 50-foot wide lots. The proposed net density for the 29.8-acre tract is approximately 5.3 units per acre. There are 77 proposed townhomes on approximately 2,000 sf lots. Of the detached lots, 77 are proposed to be 40-feet wide, and 30 are proposed to be 50-feet wide.

The proposed development will have ample open space throughout; there are currently four dedicated open spaces planned, a trail, and a separate amenity space. The development would be buffered along exterior lot lines by rows of trees (existing trees to remain, where able). Each home would have four spaces of parking—two in the driveway and two in the garage. There are also 20 spaces of guest parking provided near the amenity area to create an overall parking ratio of 4.2 spaces per unit.

There are two stormwater facilities proposed for the western corners of the development that would collect runoff from the site, and would likely collect runoff from adjacent parcels as well.

Zoning Rationale

The applicant is of the opinion that the current Commercial and Office (C-2/O&I) zoning of the site is inappropriate for this location, given the proximity to the lower density established neighborhoods that surround the

intersection. The site is surrounded almost entirely by low-density residential zoning districts, such as R-100 and R-

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140. Given the overwhelmingly residential character of this area, the C2 district that permits auto sales, dry cleaners, and big-box stores, is highly inappropriate in this context.

Instead, the applicant is proposing a downzoning to TND that would include detached and attached homes, with the belief that this would yield more desirable development that keeps with the residential character of the area. The County's 2040 comprehensive plan and future development map are supportive of this zoning designation, since this area is classified as a Neighborhood Node/Vibrant Community character area.

The County's comprehensive plan says the following about Vibrant Communities and Neighborhood Node community areas:

The Vibrant Communities designation is intended to act as a transitional area between areas of the most intense activity (Neighborhood Nodes) and more traditional suburban environments (mostly Established Neighborhoods and Emerging Suburban designated areas). This policy is intended to be market-based development and should recognize a broad need for more flexible and creative housing products.

Per this policy, it is reasonable to see the transitional nature of the TND zoning district with attached and detached uses would provide a more reasonable transition in land use intensity from the low-density, established neighborhoods to the existing commercial uses across Mink Livsey.

Constitutional Objections

The portions of the Code of Ordinances and Unified Development Ordinance for Gwinnett County (the "UDO") which classifies or conditions the Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant and property owner are unconstitutional, in that they would destroy the Applicant's and property owner'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 which presently restricts the Property's use to the present zoning classification, uses, regulations, requirements, and conditions is unconstitutional, illegal, null and void, and constitutes a taking of the Applicant's and the property owner's property rights 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 in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States by denying economic and viable use of the Property while not substantially advancing legitimate state interests.

The Property is presently suitable for TND as proposed in the requested rezoning, as amended by the Applicant, and is not economically suitable for uses restricted under its present zoning and development classification, conditions, regulations, and restrictions due to its location, shape, size, surrounding development, and other factors. A denial of the requested rezoning and related variances 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. A refusal by the Gwinnett County Board of Commissioners to approve this requested rezoning, with only such additional conditions as agreed to by the Applicant and/or owner, so as to permit the only feasible economic use of the Property, would be unconstitutional between the Applicant, owner, and similarly situated property owners, 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.

Conclusion

The applicant and owner respectfully request that the Gwinnett County Board of Commissioners, Planning Commission and Planning Staff approve and support the Applicant's rezoning request to allow for the rezoning of this property from Commercial and Office/Institutional to Traditional Neighborhood Development. This would

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facilitate the development of a new, blended single-family attached and detached residential community that would contribute to the advancement of the purpose and intent of the Gwinnett County comprehensive plan.

The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,
Planners and Engineers Collaborative, Inc.

Kenneth J. Wood, P.E., LEED AP
President

For the Firm

kjw/ht/dp

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7/2/2020

Gwinnett County Planning and Zoning
446 West Crogan Street
Lawrenceville, GA 30046

Re: **Proposed Zoning Conditions**
3666 Lee Road (Lee Road @ Mink Livsey Road) ± 29.8 Acres
Planners and Engineers Collaborative, Inc. Project No. 19134.00A

1. To restrict the use of the property as follows:
 - A. Single-family attached and detached dwellings and accessory uses and structures.
 - B. Per UDO, the minimum heated floor area per dwelling units shall be per UDO TND zoning code standards.
 - C. Homes shall be substantially clad in primarily brick or stacked stone on front facades, with accents of fiber-cement siding or shake. The balance of the home may be the same of fiber-cement siding with a minimum two-foot high brick. There will be brick water table required for townhomes.
 - D. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
 - A. The Lee Road frontage and project entrance shall be landscaped by the developer and maintained by the Homeowners Association. Entrance(s) shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval by the Director of Planning and Development.
 - B. A specimen tree concept plan and tree survey shall be required with the submittal of a development permit application.
 - C. Off-street unpaved trails shall be provided. Final layout and design of these features shall be subject to the review and approval by the Director of Planning and Development.
 - D. Natural vegetation shall remain on the property until the issuance of a development permit.
 - E. All grassed areas on dwelling lots shall be sodded.
 - F. All utilities shall be placed underground.

Sincerely,
Planners and Engineers Collaborative, Inc.



Kenneth J. Wood, P.E., LEED AP
President

For the Firm

kjw/ht/dp

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REZONING APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Loren Winpharmer 6/29/2020
Signature of Applicant Date

Loren Winpharmer, President
Type or Print Name and Title

Mary Erin Fantom 6/29/20 
Signature of Notary Public Date Notary Seal


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REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.


Signature of Property Owner

June 25, 2020
Date

Jack Halpern, Chairman

Type or Print Name and Title


Signature of Notary Public

6/25/2020
Date



Notary Seal

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CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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

Loren Wingthamer 6/29/2020 Loren Wingthamer, President
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Kenneth Wood 6/29/2020 Kenneth Wood
SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

Mary Erin Fantom 6/29/20
SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

☐ YES ☒ NO Loren Wingthamer
YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

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

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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: 4 - 336 - 189
(Map Reference Number) District Land Lot Parcel

Loren Wingthamer 6/29/2020
Signature of Applicant Date
Loren Wingthamer, President
Type or Print Name and Title

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

TAX COMMISSIONERS USE ONLY

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

NAME TITLE

DATE

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Gwinnett County
Richard Steele, Tax Commissioner
Account Statement
www.GwinnettTaxCommissioner.com

Date: 06/29/2020

Page: 1

HALPERN ENTERPRISES INC
5200 ROSWELL RD
ATLANTA GA 30342-1915

ParcelID: R4336 189
Property Address: 3666 LEE RD
Legal Description: LEE RD

<p>Paid By: HALPERN ENTERPRISES INC 5200 ROSWELL RD ATLANTA GA 30342</p>	Date Received:	10/16/2019
	Received By:	txbatch
	Location:	GJAC
	Tender Type:	Check
	Payment Amount:	8,700.39
	ReceiptNumber:	B19.103880

Tax Year	Base Tax	Penalty	Interest	Fees	Payments	Balance
2019	8,700.39	0.00	0.00	0.00	8,700.39	0.00
Total:	8,700.39	0.00	0.00	0.00	8,700.39	\$0.00

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PAYMENT OPTIONS:

- View current year account activity or pay online by credit card or check draft at www.GwinnettTaxCommissioner.com. Convenience fees for credit cards apply. Paying with a check online is free.
- Pay in person or use the drop box at the Property Tax Office located in the Gwinnett Justice and Administration Center or at one of our five tag office locations.
- Remit your check or money order payable to Gwinnett County Tax Commissioner P.O. Box 372 Lawrenceville, GA 30046.



Lot 16

Lot 15

Lot 14

Lot 13

Lot 12

Lot 11

CHAFIN
COMMUNITIES
More To Come Home to...

Creekside Townhomes 6-Unit Building (Lots 16-11)

09.07.18

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gmd
design
group
of georgia

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, and plan / floor plan changes, etc.).
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GMD-GA17102



Left Side Elevation - Lot 16



Right Side Elevation - Lot 11

CHAFIN
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More To Come Home to...

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Creekside Townhomes 6-Unit Building (Lots 16-11)

09.07.18

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The drawings presented are illustrative in character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)
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GMD-GA18062



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COMMUNITIES
More To Come Home to...

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09.07.18

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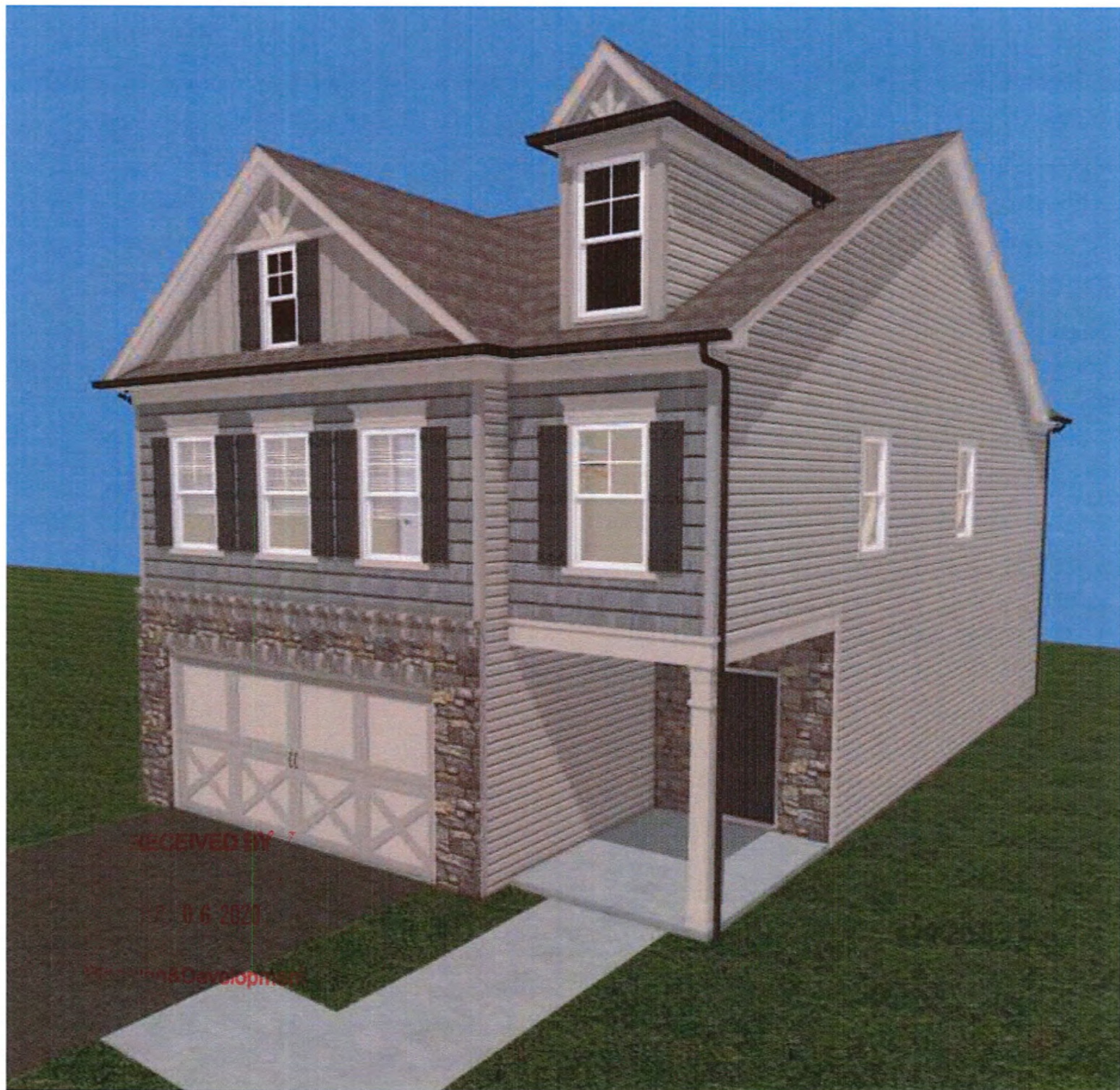
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Creekside Townhomes - Rear Elevation 6-Unit Building (Lots 16-11)

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gmd
design
group

of georgia
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, unit plan / floor plan drawings, etc.)
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GMD-GA17192



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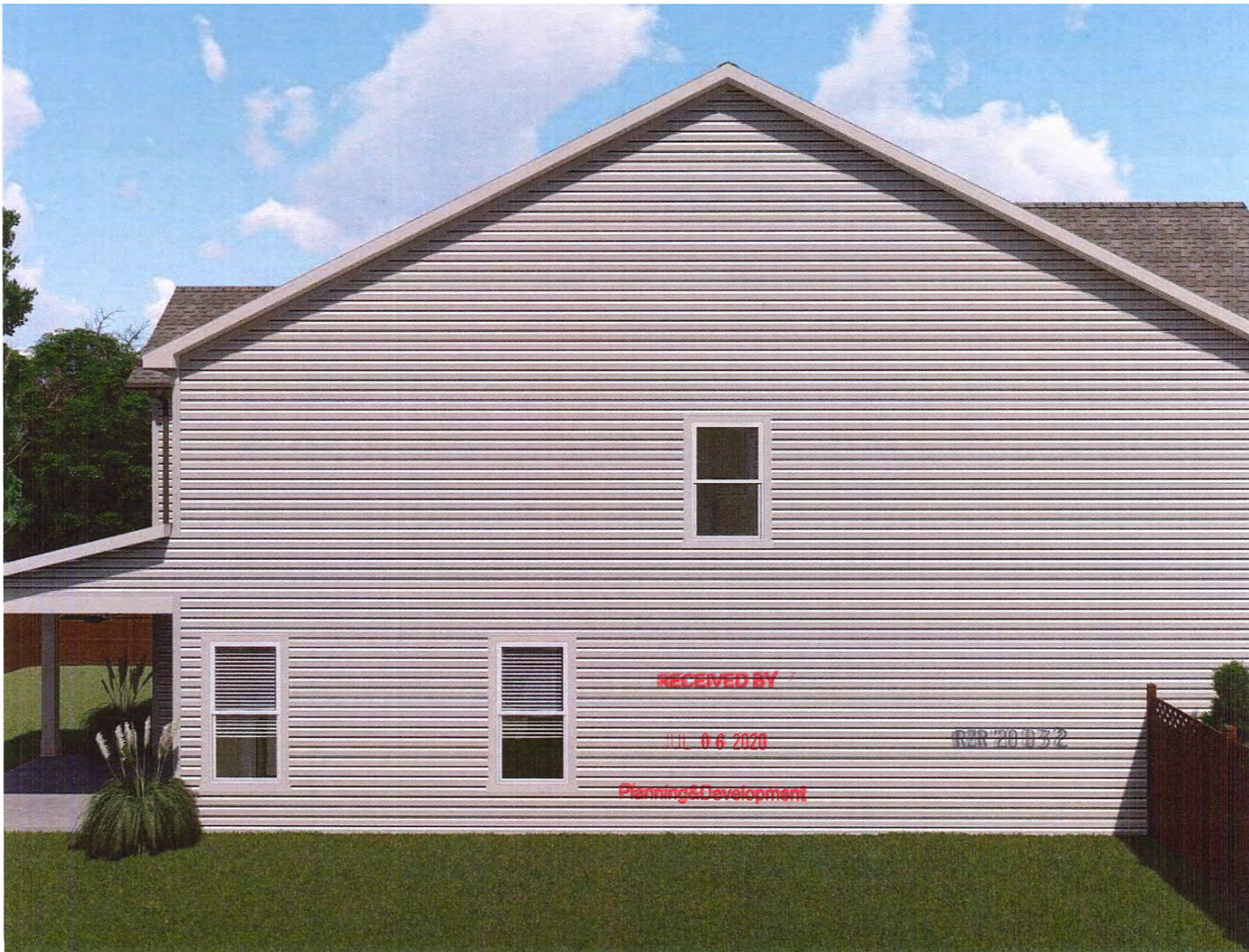


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