

**REZONING:
RZ-2019-001**

**CITY OF SUWANEE
REZONING ANALYSIS**

CASE NUMBER: RZ-2019-001

REQUEST: GC-A (GWINNETT COUNTY ANNEXED) TO R-75 (SINGLE FAMILY RESIDENCE DISTRICT)

LOCATION: 90 MORNING GLEN DRIVE

TAX ID NUMBER: 7-171-003B AND 7-192-079

ACREAGE: APPROXIMATELY 9 ACRES

PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED HOMES

APPLICANT: O'DWYER PROPERTIES, LLC
1550 N. BROWN ROAD, SUITE 125
LAWRENCEVILLE, GEORGIA 30043

OWNERS: FGM ORGANIZATION INC.
3268 SMITHTOWN ROAD
SUWANEE, GEORGIA 30024

VANESSA B. JOHNSON
90 MORNING GLEN DRIVE
SUWANEE, GEORGIA 30024

CONTACT: SHANE LANHAM
PHONE: 770-232-0000

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DATA:

The applicant requests a rezoning from GC-A (Gwinnett County Annexed) to R-75 (Single Family Residence District) to allow for the development of 25 single family homes. The subject property includes approximately 9 acres located along Morning Glen Drive.

The subject property is comprised of contiguous land on two separate parcels. The parcel with frontage on Morning Glen Drive is 2.3 acres and contains a single family home. The second parcel has frontage on Smithtown Road and contains an existing church at the front of the property and undeveloped land at the rear. The proposed development would use the entirety of the former parcel and approximately 7 acres of the rear portion of the latter parcel. The existing single family home would be demolished, but the church would remain on the front portion of the property fronting Smithtown Road. The church building and surrounding land is excluded

from the boundary of the rezoning request. The proposed neighborhood would have one access point off of Morning Glen Drive.

ZONING HISTORY:

In 2006, the City annexed approximately 270 acres (390 parcels) along Smithtown Road. Most of the property was already developed with single family homes. The subject property was included in this annexation.

When property is annexed from one jurisdiction to another jurisdiction the affected property must be zoned to a district within the new jurisdiction. Historically, when the City initiates an annexation, the City zoned parcels to a City zoning district which was most comparable to the zoning of the property in the County. Since the City's zoning districts are not the same as Gwinnett County, this sometimes created a situation where a property owner would lose some of the previously allowed uses. The City created the GC-A (Gwinnett County Annexed) district to address this situation. This zoning district allows each property to retain the same zoning standards it held in Gwinnett County at the time of annexation into the City including any variances, zoning modifications, or conditions pertaining to the individual parcels.

Multiple Gwinnett County residential zoning categories were represented in the property that was annexed: R-60, R-75, R-100, and RA-200. The subject parcel located along Morning Glen was zoned R-75. The church property was zoned R-100 with a special use permit to allow the church use within the R-100 residential zoning category. The neighborhoods that surround the subject property Morningside and Avonlea Crossing were zoned R-75 and R-60 respectively.

DEVELOPMENT COMMENTS:

The proposed site plan for the project indicates a lot dedicated to a stormwater facility as required by the development regulations. If the stormwater land will not have road frontage then an easement will need to be provided prior to approval of the final plat.

ANALYSIS:

The applicant requests a rezoning of the subject property from GC-A (Gwinnett County Annexed) to R-75 (Single Family Residence District). While the subject parcel along Morning Glen already allows for development compatible with Gwinnett County's R-75 zoning district, which is similar to Suwanee's R-75 district, the second subject parcel that contains the church is currently limited to development consistent with Gwinnett County's R-100 zoning district. In order to develop the new subdivision consistently, the applicant requests to rezone both parcels to Suwanee's R-75 (Single Family Residence District).

The subject property is generally flat and can accommodate the proposed development. Vegetation is limited to some trees along the edges of the property other than the rear portion of the church property that is currently undeveloped and wooded. The subject property sits on a hill

approximately 20 feet higher than surrounding homes to the north and west and is level with lots to the south.

The proposed development is consistent with the single family detached neighborhoods, Morningside and Avonlea Crossing, that surround it, which are also zoned GC-A (Gwinnett County Annexed). Morningside is GC-A with the underlying zoning regulations of Gwinnett County's R-75 district. Avonlea Crossing is GC-A with the underlying zoning regulations of Gwinnett County's R-60. The density of the proposed development would be approximately 2.8 units per acre, which is similar to both neighborhoods. The neighborhood would be accessed via the Morningside neighborhood and feel like an extension of that neighborhood, so a similar zoning of R-75 would be most compatible.

The proposed subdivision would be located off of Morning Glen Drive near the Smithtown Road entrance to the existing Morningside neighborhood. The subject property is on a tract of land within the Morningside neighborhood that was not included in the original development, and it is surrounded by single family homes to the north, west and south that are also zoned GC-A with Gwinnett County zoning. East of the proposed development is the existing church on the subject property that fronts Smithtown Road. Across Smithtown road are large lots with single family homes.

The subject property is in the Smithtown Road Character Area. The 2040 Comprehensive Plan recommends that future development within this character area should be compatible with surrounding residential development to maintain the suburban residential nature of the area. The Future Land Use Map anticipates potential development on the church site and recommends single family uses for both parcels. The proposed development would match the fabric of the Morningside neighborhood creating 25 new lots of similar size to those that surround it. Proposed homes would be front or side loaded like others in Morningside.

No amenities or open spaces are proposed. While it is a city policy to encourage these features in new neighborhoods, the small scale of the proposed infill development does not make these feasible.

In conclusion, the requested rezoning of R-75 is appropriate for this location. The proposed development is in character with surrounding development and the Future Land Use Plan. As such, the Planning Department recommends **APPROVAL WITH CONDITIONS** of **RZ-2019-001**.

Recommended Conditions

RZ-2019-001

The Planning Department recommends approval of the request subject to the following conditions:

1. Architecture for all single family detached units shall be subject to the approval of the Planning Department. Only two primary materials shall be used on each home, and all windows shall be simulated divided lite windows.
2. Provide a minimum 4 foot wide sidewalks on both sides of all streets. A minimum 6 foot wide landscape strip shall be provided between the sidewalk and the curb. Plant 3” caliper street trees at 40 feet on center within the landscape strip.

Standards Governing Exercise of Zoning Power

Pursuant to Section 2006 of the City of Suwanee Zoning Ordinance, the City finds the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the unrestricted use of property and shall govern the exercise of the zoning power therewith.

- A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The proposed rezoning for the construction of single family homes would permit a use that is suitable in view of adjacent and nearby single family homes.

- B. Whether the zoning proposal will adversely affect the existing uses or usability of adjacent or nearby property;

The proposed rezoning would not adversely affect existing single family homes and institutional uses.

- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The subject property has a reasonable economic use as currently zoned.

- D. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools;

Approval of the request likely would not result in excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

- E. Whether the zoning proposal is in conformity with the policy and intent of the Land Use Plan;

The Future Land Use Plan prescribes single family homes for the subject property.

- 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 zoning proposal;

There are no other existing or changing conditions affecting the use and development of the property.

REZONING APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF CITY OF SUWANEE, GEORGIA

<p align="center">APPLICANT INFORMATION*</p> <p>O'Dwyer Properties, LLC c/o Mahaffey Pickens NAME: <u>Tucker, LLP</u> ADDRESS: <u>1550 N Brown Rd, Suite 125</u> <u>Lawrenceville, GA 30043</u> PHONE: <u>770.232.0000</u></p>	<p align="center">OWNER INFORMATION*</p> <p>NAME: <u>Multiple -- See attached</u> ADDRESS: _____ PHONE: <u>770.232.0000</u></p>
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CONTACT PERSON: Shane Lanham CONTACT PHONE: 770.232.0000
EMAIL ADDRESS: slanham@mptlawfirm.com FAX NUMBER: 678.518.6880

PROPERTY INFORMATION

PRESENT ZONING DISTRICT(S): GCA REQUESTED ZONING DISTRICT R-75
PROPOSED DEVELOPMENT: Single-family residential subdivision
TAX PARCELNUMBER(S): 7192 079 and 7171 003B
ADDRESS OFPROPERTY: 3268 Smithtown Road
TOTAL ACREAGE: +/- 8.98 PUBLIC ROADWAY ACCESS: Morning Glen Drive

FOR RESIDENTIAL DEVELOPMENT:	FOR NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>25</u>	NO. OF BUILDINGS/UNITS: <u>NA</u>
DWELLING UNIT SIZE (SQ. FT.): <u>2,000 SF min.</u>	TOTAL GROSS SQUARE FEET: <u>NA</u>

CERTIFICATIONS

I hereby certify that the above and attached information is true and correct. I am also aware that pursuant to Section 2004 no reapplication on the same land which has been denied by the City Council shall be acted upon within 12 months from the date of last action unless said time period is waived by the Council. In no case shall a reapplication be acted upon in less than 6 months from the date of last action by the Council. I am also aware that pursuant to Section 2003 of the Zoning Ordinance any and all conditions which may be attached to the property shall be binding on the property and all subsequent owners.

<p>Signature of Applicant* <u>Shane M. Lanham, Attorney for the Applicant</u> Print Name* <u>Shane M. Lanham</u> Signature of Notary <u>Manda Mosley</u></p>	<p>Signature of Owner* _____ Date _____ Print Name* _____ Date _____ Signature of Notary _____ Date _____</p>
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* If Additional Applicant or Owner Information is Needed Please Complete Additional Application Form(s)

CITY OF SUWANEE USE ONLY

Date Received: _____ Case No.: _____ Accepted By: _____

R2-2019-001

REZONING APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF CITY OF SUWANEE, GEORGIA

APPLICANT INFORMATION* O'Dwyer Properties, LLC c/o Mahaffey Pickens NAME: <u>Tucker, LLP</u> ADDRESS: <u>1550 N Brown Rd, Suite 125</u> <u>Lawrenceville, GA 30043</u> PHONE: <u>770.232.0000</u>	OWNER INFORMATION* NAME: <u>Multiple -- See attached</u> ADDRESS: _____ PHONE: <u>770.232.0000</u>
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CONTACT PERSON: Shane Lanham CONTACT PHONE: 770.232.0000
 EMAIL ADDRESS: slanham@mpllawfirm.com FAX NUMBER: 678.518.6880

PROPERTY INFORMATION

PRESENT ZONING DISTRICT(S): GCA REQUESTED ZONING DISTRICT R-75
 PROPOSED DEVELOPMENT: Single-family residential subdivision
 TAX PARCEL NUMBER(S): 7192 079 and 7171 003B
 ADDRESS OF PROPERTY: 3268 Smithtown Road
 TOTAL ACREAGE: +/- 8.98 PUBLIC ROADWAY ACCESS: Morning Glen Drive

FOR RESIDENTIAL DEVELOPMENT:	FOR NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>25</u>	NO. OF BUILDINGS/UNITS: <u>NA</u>
DWELLING UNIT SIZE (SQ. FT.): <u>2,000 SF min.</u>	TOTAL GROSS SQUARE FEET: <u>NA</u>

CERTIFICATIONS

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Signature of Applicant <u>Shane M. Lanham, Attorney for the Applicant</u>	Date <u>11/1/18</u>	Signature of Owner* <u>Yang Haeng Jeong</u>	Date <u>11/1/18</u>
Signature of Notary <u>Gwen L. Lanham</u>	Date <u>11-1-18</u>	Signature of Notary	Date

If Additional Applicant or Owner Information is Needed Please Complete Additional Application Form(s)

CITY OF SUWANEE USE ONLY

Date Received: _____ Case No.: _____ Accepted By: _____

R2-2019-001

REZONING APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF CITY OF SUWANEE, GEORGIA

APPLICANT INFORMATION*	OWNER INFORMATION*
NAME: <u>O'Dwyer Properties LLC</u>	NAME: <u>Yanessa B Johnson</u>
ADDRESS: <u>850 Old Alpharetta Rd</u> <u>Alpharetta GA 30005</u>	ADDRESS: <u>90 Morning Glen Dr.</u> <u>Suwanee GA 30024</u>
PHONE: <u>770-887-2177</u>	PHONE: _____

CONTACT PERSON: Jordan Tench CONTACT PHONE: 770-887-2177
 EMAIL ADDRESS: JordanT@Odwyerhomes.com FAX NUMBER: _____

PROPERTY INFORMATION

PRESENT ZONING DISTRICT(S): GCA REQUESTED ZONING DISTRICT R-75
 PROPOSED DEVELOPMENT: Single Family Residential
 TAX PARCELNUMBER(S): 7192 079 & 7171 003B
 ADDRESS OF PROPERTY: 90 Morning Glen Dr.
 TOTAL ACREAGE: 8.98 acres PUBLIC ROADWAY ACCESS: Morning Glen Dr.

FOR RESIDENTIAL DEVELOPMENT: NO. OF LOTS/DWELLING UNITS: 25
 DWELLING UNIT SIZE (SQ. FT.): Minimum 2000 sq ft

FOR NON-RESIDENTIAL DEVELOPMENT: NO. OF BUILDINGS/UNITS: _____
 TOTAL GROSS SQUARE FEET: _____

CERTIFICATIONS

I hereby certify that the above and attached information is true and correct. I am also aware that pursuant to Section 2004 no reapplication on the same land which has been denied by the City Council shall be acted upon within 12 months from the date of last action unless said time period is waived by the Council. In no case shall a reapplication be acted upon in less than 6 months from the date of last action by the Council. I am also aware that pursuant to Section 2003 of the Zoning Ordinance any and all conditions which may be attached to the property shall be binding on the property and all subsequent owners.

<u>[Signature]</u> Signature of Applicant* <u>Jordan Tench</u> Print Name* <u>Jordan Tench</u> Signature of Notary <u>[Signature]</u> Date <u>10/18/18</u> Date <u>10/18/18</u> Date <u>10/18/18</u>	<u>[Signature]</u> Signature of Owner* <u>YANESSA JOHNSON</u> Print Name* Signature of Notary Date <u>10-25-18</u> Date <u>10-25-18</u> Date
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* If Additional Applicant or Owner Information is Needed Please Complete Additional Application Form(s)



CITY OF SUWANEE USE ONLY

Date Received: _____ Case No.: _____ Accepted By: _____

R2-2019-001



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

Jeffrey R. Mahaffey
 David G. McGee
 Steven A. Pickens
 Catherine V. Schutz
 Thomas A. Simpson
 Andrew D. Stancil
 R. Lee Tucker, Jr.
 Of Counsel

LETTER OF INTENT FOR REZONING APPLICATION

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning Application on behalf of O'Dwyer Properties, LLC (the "Applicant"), for the purpose of requesting the rezoning of an approximately 8.98-acre tract of land situated off of Smithtown Road just west of its intersection with Satellite Boulevard (the "Property"). The Property has road frontage on Morning Glen Drive and is currently zoned GCA.

The Applicant is requesting to rezone the Property to Suwanee's R-75 zoning classification in order to develop a single-family residential community, including 25 detached residential homes. The proposed community will consist of homes at a size, quality and price point commensurate with or exceeding homes in surrounding communities. Generally, the architectural style and composition of the exterior of the homes would consist of brick, stacked stone, cedar and/or cementitious shake, siding, board and batten or combinations thereof in general accordance with the photographs/elevations submitted with the Application. As a semi-custom home builder, the Applicant is able to incorporate a variety of architectural materials and designs to create a diverse and visually attractive community that is compatible with existing homes in the surrounding area.

The proposed development is in conformance with the policies and intent of the Suwanee 2030 Comprehensive Plan (the "2030 Plan"). The Property is located in the Smithtown Road

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

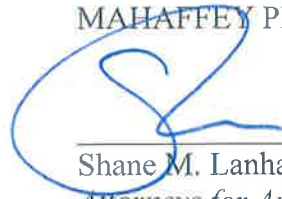
RZ-2019-001

character area in close proximity to the Suwanee Gateway and Established Neighborhoods character areas. The Property is adjacent to both the Morningside and Avonlea Crossing subdivisions apparently zoned GCA (R-75) and GCA (R-60), respectively. Moreover, the Property is located less than 350 feet from land zoned M-1 (Light Industry). Not only would the proposed development provide high-quality residential infill development that is compatible with existing homes, it would also provide an appropriate transition from Interstate 85 and surrounding Industrial uses northward to single-family detached homes on larger lots.

The Applicant and its representatives welcome the opportunity to meet with staff of the City of Suwanee Planning & Inspections Department 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 2nd day of November, 2018.

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham
Attorneys for Applicant

R2-2019-001

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

Pursuant to section 2006 of the 1998 Zoning Ordinance, the city council 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 the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property:
Please see attached.

(B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:
Please see attached.

(C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:
Please see attached.

(D) Whether the zoning proposal 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 zoning proposal 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 zoning proposal:
Please see attached.

CITY OF SUWANEE USE ONLY

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R2-2019-001

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

- (A) Yes. The subject property is located off of Smithtown Road on the northwest side of Interstate 85. Approval of the application would permit a suitable development for the area in light of the uses of nearby property. A single-family residential development would serve the demands of the market and maintain the residential character of the area.
- (B) No. Approval of the application would complement existing residential development, enhance the area, and would not adversely affect adjacent and nearby properties.
- (C) No. In light of market conditions, site-specific topography, and the surrounding property uses, the property does not have reasonable economic use under its current zoning classification.
- (D) No. This property is located in an area with public water and sewer availability and convenient access to major roadways including Satellite Boulevard, Lawrenceville-Suwanee Road, and Interstate 85. Approval of the application would not cause excessive use of existing streets, transportation facilities, utilities, or schools.
- (E) Yes. The proposed development is in conformance with the policies and intent of the 2030 Plan. The Property is located within the Smithtown Road character area in close proximity to the Established Neighborhoods character area as well as the Suwanee Gateway character area, which is a major employment center. Expanding housing options within close proximity to major employment centers complements existing uses in those areas.
- (F) Yes. The property's convenient location to major thoroughfares provides additional supporting grounds for approval of the application.

RZ-2019-001

TOTAL AREA: 8.98 ACRES

THIS DOCUMENT WAS PREPARED IN CONFORMANCE WITH THE
 STANDARD PRACTICES OF THE PROFESSION OF SURVEYING IN THE STATE OF
 GEORGIA. THE SURVEYOR'S NAME AND LICENSE NUMBER ARE PRINTED ON THIS
 DOCUMENT. THIS DOCUMENT IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE
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 MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION
 STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE
 SURVEYOR.

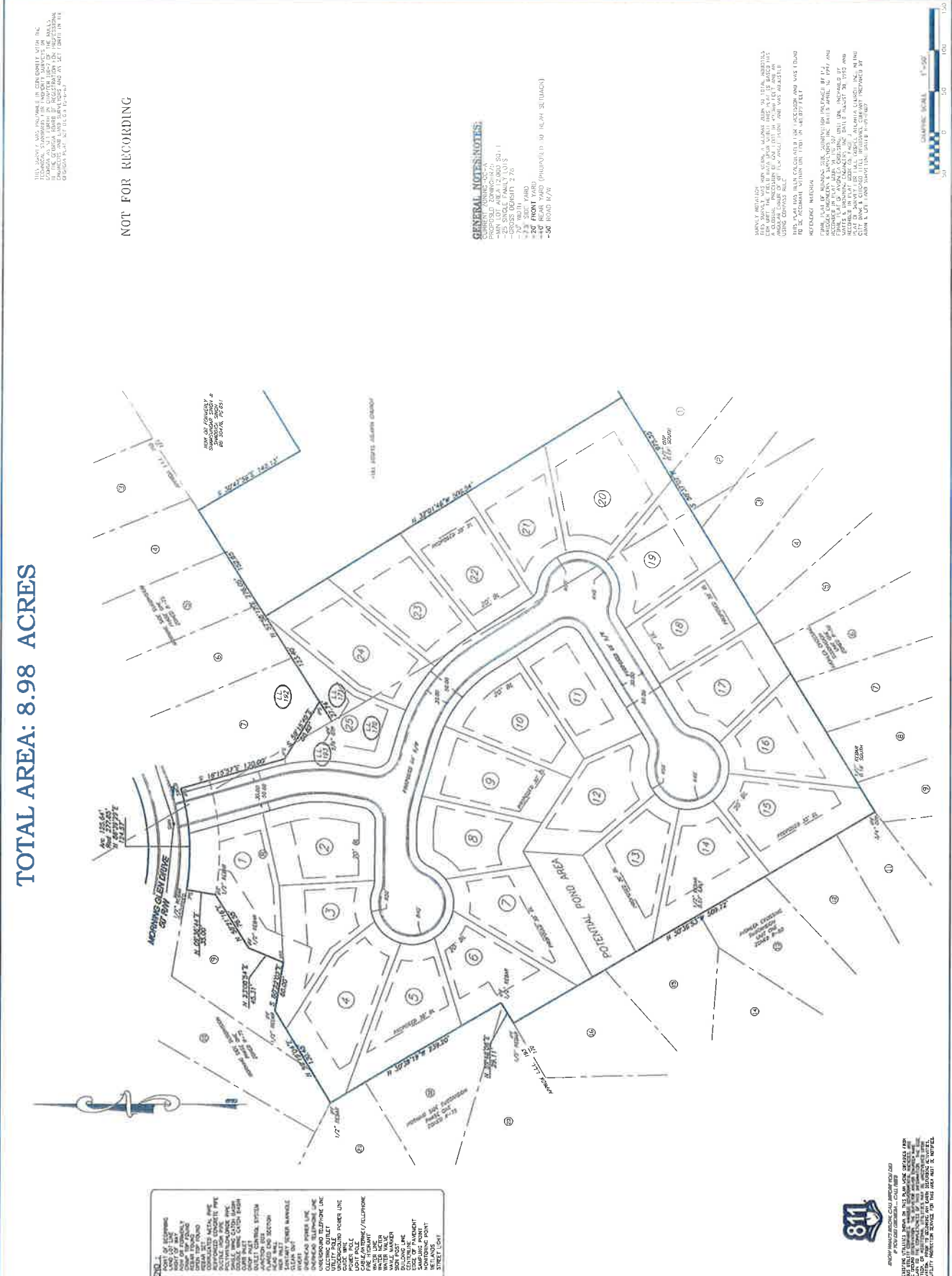
NOT FOR RECORDING

GENERAL NOTES/NOTES:

- 1- PROPOSED ZONING: R-1
- 2- SINGLE FAMILY L.O.S.
- 3- 20' FRONT YARD SETBACK
- 4- 20' SIDE YARD SETBACK
- 5- 20' REAR YARD SETBACK (PROVIDED TO BE 30' REAR SETBACK)
- 6- 50' ROAD R/W

THIS PLAN HAS BEEN CALCULATED FOR ACCURACY AND WAS FOUND TO BE ACCURATE WITHIN ONE (1) INCH PER 100 FEET.
 THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS.
 THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS.
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		O'DWYER PROPERTIES CONCEPT SKETCH FOR
JOB NO. SCALE DATE PROJECT/PARCEL NUMBER & DATE COUNTY COMMUNITY	15041 1/2" = 1' 0" 10/26/18 1201741524 & 183 GWINNETT	REVISIONS NO. DATE 1 2



LEGEND:

1	1" = 50'
2	1" = 100'
3	1" = 200'
4	1" = 400'
5	1" = 800'
6	1" = 1600'
7	1" = 3200'
8	1" = 6400'
9	1" = 12800'
10	1" = 25600'
11	1" = 51200'
12	1" = 102400'
13	1" = 204800'
14	1" = 409600'
15	1" = 819200'
16	1" = 1638400'
17	1" = 3276800'
18	1" = 6553600'
19	1" = 13107200'
20	1" = 26214400'
21	1" = 52428800'
22	1" = 104857600'
23	1" = 209715200'
24	1" = 419430400'

62-2019-001



811
 CALL BEFORE YOU DIG
 A NATIONAL PROGRAM TO HELP PREVENT DAMAGE TO UNDERGROUND UTILITY LINES AND PIPES BY IDENTIFYING THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE ANY EXCAVATION WORK BEGINS. CALL 811 AT LEAST 48 HOURS BEFORE ANY EXCAVATION WORK BEGINS. THE CALL IS FREE AND THE SERVICE IS AVAILABLE 24 HOURS A DAY, 7 DAYS A WEEK.



October 31, 2018

Architectural elevations and Floor Plan – For Rezoning Application on Morning Glen Dr

To City of Suwanee Planning and Development:

The purpose of this letter is to detail some example architectural elevations and Floor plans we can build at the Morning Glen Property. As a semi-custom homebuilder, we use a variety of building materials and techniques all focused on offering a craftsman style home for our future homeowners.

The single-family homes we will offer will be similar in design to the several previous communities completed by O'Dwyer Properties. Some examples include older communities in the City Suwanee and current communities around the Atlanta Area:

- a) Morningview (City of Suwanee)
- b) Lansdowne (City of Suwanee)
- c) Crofton (City of Suwanee)
- d) Walk at Brookwood (Gwinnett County)
- e) Cooper Lake Place (City of Smyrna)
- f) Bluffs at Jamerson (Cobb County)

Some additional example elevations are shown on the following page.

Sincerely,

Jordon Tench
Land Development Manager
O'Dwyer Properties LLC
Phone: 770-887-2177 ext 201

RZ-2019-001



Example Elevation 1



Example Elevation 2



Example Elevation 3



Example Elevation 4



Example Elevation 5




Example Elevation 6

















22-2019-001


Zoning Map RZ-2019-001


Legend

 RZ-2019-001

ZONING

-  C-1
-  C-2
-  C-2A
-  C-3
-  GCA
-  IRD
-  M-1
-  OI
-  OTCD
-  PMUD
-  R-100
-  R-140
-  R-75
-  R-85
-  RM6
-  RM8

 roads

 streams

