



PUBLIC HEARING APPLICATION

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS

A properly completed application and fees are due at the time of submittal. **An incomplete application will not be accepted.** Original signatures are required for the Application.

REQUIRED ITEMS	NUMBER OF COPIES	CHECK
Completed Application Form	• 1 original	<input checked="" type="checkbox"/>
Boundary Survey with Legal Description	• 1 full size copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input checked="" type="checkbox"/>
Site Plan	• 1 full size copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input checked="" type="checkbox"/>
Letter of Intent	• 1 copy	<input checked="" type="checkbox"/>
Applicant Certification with Notarized Signature	• 1 copy	<input checked="" type="checkbox"/>
Property Owner Certification with Notarized Signature	• 1 copy	<input checked="" type="checkbox"/>
Standards Governing Exercise of the Zoning Power	• 1 copy	<input checked="" type="checkbox"/>
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	• 1 copy	<input checked="" type="checkbox"/>
Verification of Paid Property Taxes (most recent year)	• One (1) Copy (for each tax parcel included)	<input checked="" type="checkbox"/>
Electronic copy of all of the above	• One (1) copy	<input checked="" type="checkbox"/>
Application Fee	• Make checks payable to the City of Peachtree Corners	<input checked="" type="checkbox"/>
ADDITIONAL EXHIBITS (IF REQUIRED)		
Additional site plan requirements for R-TH, R-ZT, Modified, CSO, OBP, HRR, R-SR, MUD or MUO rezoning requests	• 1 copy	<input type="checkbox"/>
Traffic Study	• 1 copy	<input type="checkbox"/>
Development of Regional Impact Review Form	• 1 copy	<input type="checkbox"/>
Building Compliance Inspection	• 1 copy	<input type="checkbox"/>

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>R. W. LAMAR PROPS. INC</u>	NAME: <u>POWL INVESTMENTS, LLC</u>
ADDRESS: <u>1101 ST. CHARLES PL</u>	ADDRESS: <u>5339 GARDARY LN</u>
CITY: <u>ATLANTA</u>	CITY: <u>PEACHTREE CORNERS</u>
STATE: <u>GA</u> ZIP: <u>30306</u>	STATE: <u>GA</u> ZIP: <u>30092</u>
PHONE: <u>404) 597-1761</u>	PHONE: <u>770) 365-3005</u>
E-MAIL: <u>RWLAMAR@BELSOUTH.NET</u>	E-MAIL: _____
CONTACT PERSON: <u>WAYNE LAMAR</u> PHONE: <u>404) 597-1761</u>	
CONTACT'S E-MAIL: <u>RWLAMAR@BELSOUTH.NET</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): _____ REQUESTED ZONING DISTRICT: RTH

LAND DISTRICT(S): _____ LAND LOT(S): _____ ACREAGE: _____

ADDRESS OF PROPERTY: 3926 HOLCOMB BRIDGE RD

PROPOSED DEVELOPMENT: 17 TOWNHOUSE

Staff Use Only This Section

Case Number: _____ Hearing Date: P/C _____ C/C _____ Received Date: _____

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Description: _____

RESIDENTIAL DEVELOPMENT

NON-RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units 17

No. of Buildings/Lots: _____

Dwelling Unit Size (Sq. Ft.): 2367

Total Bldg. Sq. Ft.: _____

Gross Density: _____

FEE SCHEDULE

1. Rezoning, Change-in-Conditions and Special Use Permit Fees – Residential Zoning Districts

(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

A. For the following single-family residential zoning districts: RA-200, R-140, R-LL, R-100, R-75, RL, MHS.

- 0 - 5 Acres = \$ 500
- > 5 - 10 Acres = \$ 1,000
- > 10 - 20 Acres = \$ 1,500
- > 20 - 100 Acres = \$ 2,000
- > 100 - Acres = \$ 2,500 plus \$40 for each additional acre over 100
- Maximum Fee: \$10,000

B. For the following single and multifamily residential zoning districts: R-TH, RMD, RM-6, RM-8, RM-10, RM-13, R-SR, MH, R-60, R-ZT, R-75 MODIFIED or CSO, and R-100 MODIFIED or CSO.

- 0 - 5 Acres = \$ 850
- > 5 - 10 Acres = \$1,600
- > 10 - 20 Acres = \$2,100
- > 20 - 100 Acres = \$2,600
- > 100 - Acres = \$3,200 plus \$40 for each additional acre over 100

2. Rezoning, Change-in-Conditions and Special Use Permit Fees - Non-Residential Zoning Districts

(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

For the following office, commercial and industrial zoning districts: C-1, C-2, C-3, O-1, OBP, M-1, M-2, HS, NS.

- 0 - 5 Acres = \$ 850
- > 5 - 10 Acres = \$1,600
- > 10 - 20 Acres = \$2,100
- > 20 - 100 Acres = \$2,600
- > 100 - Acres = \$3,200 plus \$50 for each additional acre over 100

3. Mixed-Use (MUD and MUO) or High Rise Residential (HRR)

Application Fee – \$1,200 plus \$75 per acre (maximum fee - \$10,000)

4. Chattahoochee Corridor Review (involving a public hearing) - \$150.

5. Buffer Reduction (Greater than 50%) Application Fee - \$500.

6. Zoning Certification Letter - \$100 (per non-contiguous parcel).

APPLICANT'S CERTIFICATION

The undersigned below states under oath that they are 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 city council unless waived by the city council. 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 city council.

[Signature] _____ 9/30/17 _____
Signature of Applicant Date

R. WAYNE LAMAR PRES. LAMAR PROPERTIES, LLC
Type or Print Name and Title

[Signature] _____ 9/30/17 _____
Signature of Notary Public Date



PROPERTY OWNER'S CERTIFICATION

The undersigned below states under oath that they are 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 city council unless waived by the city council. 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 city council. As the property owner, I authorize the above noted applicant to act on my behalf with regard to this application.

[Signature] _____ 9/30/17 _____
Signature of Property Owner Date

R. WAYNE LAMAR [REDACTED] MEMBER POW INVESTMENTS, LLC
Type or Print Name and Title

[Signature] _____ 9/30/17 _____
Signature of Notary Public Date



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

Pursuant to section 1702 of the 2012 zoning resolution, 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. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?
YES. ADJACENT PROPERTY IS SF RESIDENTIAL TO THE EAST, COMMERCIAL TO THE N+S AND COMMERCIAL + CONDOMINIUM TO THE WEST.
- B. Will this proposed rezoning, special use permit, or change in conditions will adversely affect the existing use or usability of adjacent or nearby property?
NO. ADJACENT PROPERTIES HIGHEST AND BEST USE IS FOR REDEVELOPMENT IS TOWNHOUSE OR MIXED USE COMMERCIAL/RESIDENTIAL.
- C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned?
- D. Will the proposed rezoning, special use permit, or change in conditions will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?
NO. PROPOSED 17 TOWNHOUSE UNITS SERVED BY 4 LANE HOLCOMB BR. RD. GWIN. COUNTY HAS PROVIDED SEWER AVAILABILITY LETTER. MOST BUYERS ARE UNLIKELY TO HAVE SCHOOLS AND CHILDREN.
- E. Will the proposed rezoning, special use permit, or change in conditions is in conformity with the policy and intent of the land use plan?
YES. FUTURE LAND USE PLAN CALLS FOR HIGH DENSITY RESIDENTIAL.
- F. Are 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, special use permit, or change in conditions?
YES FOR APPROVAL. HOLCOMB BR. OVERLAYS SEEKS TO ENCOURAGE REDEVELOPMENT OF THE CORRIDOR. ADDITIONALLY, COST OF BRINGING WATER AND SEWER TO THE SITE REQUIRES TOWNHOUSE DENSITY.

**DISCLOSURE REPORT FORM
CONFLICT OF INTEREST CERTIFICATION/CAMPAIGN CONTRIBUTIONS**

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL?

CHECK ONE: YES NO P. WAYNE LATIMER
 (If yes, please complete the "Campaign Contributions" section below) Print Name

1. CAMPAIGN CONTRIBUTIONS

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

2. THE UNDERSIGNED ACKNOWLEDGES THAT THIS DISCLOSURE IS MADE IN ACCORDANCE WITH THE OFFICIAL CODE OF GEORGIA, SECTION 36-67A-1 ET. SEQ. CONFLICT OF INTEREST IN ZONING ACTIONS, AND THAT THE INFORMATION SET FORTH HEREIN IS TRUE TO THE UNDERSIGNED'S BEST KNOWLEDGE, INFORMATION AND BELIEF.

[Signature] 9/30/17 P. WAYNE LATIMER, PRST.
 Signature of Applicant Date Type or Print Name and Title

 Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

Tracy W. O'Leary 9/30/17 _____
 Signature of Notary Date Notary Seal



VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF PEACHTREE CORNERS 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 A PUBLIC HEARING APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.

PARCEL I.D. NUMBER: 6th - 313 - 001A
(Map Reference Number) District Land Lot Parcel

[Signature] _____ 9/30/17 _____
Signature of Applicant Date

R. WAYNE LAMAR, PRES. _____
Type or Print Name and Title

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

September 30, 2017

Letter of Intent for rezoning of 3926 Holcomb Bridge Road

POWL Investments, LLC seeks to rezone 3926 Holcomb Bridge Road from C-1 to RTH to allow for seventeen fee simple townhouses as shown on the attached site plan. This 2.16 acre site as presently zoned has sat fallow for many years in the densely developed Holcomb Bridge corridor. We feel that the site's present zoning, midblock location and lack of onsite water and sewer have prevented its development to date.

With respect to land use planning we feel that our proposed zoning will provide for a more desirable use, townhouse rather than commercial space, as a buffer from Holcomb Br. for the single family neighborhood to our north (rear). Other adjacent properties include, office commercial to the north and south and office/institutional and residential condominium across Holcomb Br. To the west. Our proposed development is aligned with Peachtree Corner's Holcomb Bridge zoning overlay which seeks to promote quality redevelopment to the Holcomb Bridge corridor as well as the Future Land Use Plan which calls for high density residential. Our site plan with seventeen units falls within the RTH maximum density of eight units per acre. The soundness of our zoning plan is reinforced by the letters of support we have received from the adjacent property owners.

Our proposed zoning will not have cause an excessive burden on existing streets, utilities or schools. At seventeen units our proposed development will have no effect on Holcomb Bridge, a major four lane arterial road. We have received a sewer availability letter from Gwinnett County. We do not expect a high percent of our residents to have school age children. The proposed community will be gated with private streets to be maintained by our HOA.



Case Number: _____ Received Date: _____ Hearing Date: _____

**Variance Application from the Zoning Resolution
(Zoning Board of Appeals)**

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Applicant Information	Property Owner Information
Name <u>Wayne Lamar</u>	Name <u>POWL Investments</u>
Address (all correspondence will be mailed to this address): <u>1101 St Charles place</u>	Address _____ <u>5339 Garnaby lane</u>
City <u>Atlanta</u>	City <u>Peachtree Corners</u>
State <u>Georgia</u> Zip <u>30306</u>	State <u>Georgia</u> Zip <u>30092</u>
Phone <u>404-597-1761</u>	Phone <u>770-365-3005</u>
Contact Person Name: <u>Wayne Lamar</u> Phone: <u>404-597-1761</u>	
Email Address: <u>rwlamar@bellsouth.net</u>	
Applicant is the (please check or circle one of the following): <input checked="" type="radio"/> Property Owner <input type="radio"/> Owner's Agent <input type="radio"/> Contract Purchaser	

Address of Property 3926 Holcomb Bridge Road

Subdivision or Project Name _____ Lot & Block _____

District, Land Lot, & Parcel (MRN) 6th district Land lot 313, Parcel 001A

Proposed Development 17 fee simple townhouses

Permit Number (if construction has begun) _____

Variance Requested reduction of building setbacks , see below

A complete application includes the following:

- | | |
|--|---|
| <input type="checkbox"/> Application Form (1 original and 1 electronic copy) | <input type="checkbox"/> Application Fee |
| <input type="checkbox"/> Site Plan and/or Boundary Survey (1 original, 1 8 1/2"x11" or 11"x17" reduction and 1 electronic copy.) | <input type="checkbox"/> Adjacent owner(s) written support (1 original and 1 electronic copy) |
| <input type="checkbox"/> Letter of Intent (1 original and 1 electronic copy) | <input type="checkbox"/> Additional Documentation as needed |
| <input type="checkbox"/> Signed & notarized Certification page | |



Applicant Certification

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for a variance denied by the Board of Zoning Appeals may not be made earlier than 12 months from the date of original application (Article XVI, Section 1608).



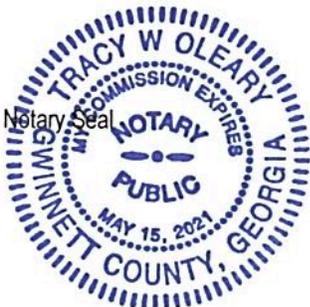
[Signature] 9/30/17
Signature of Applicant Date

R. WAYNE LAMAR, PRES
Typed or Printed Name & Title

Tracy W. O'Leary 9/30/17
Signature of Notary Public Date

Property Owner Certification

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for a variance denied by the Board of Zoning Appeals may not be made earlier than 12 months from the date of original application (Article XVI, Section 1608). I, as the property owner, authorize the above noted applicant to represent me with regards to this application.



[Signature] 9/30/17
Signature of Property Owner Date

R. WAYNE LAMAR, MEMBER
Typed or Printed Name & Title

Tracy W. O'Leary 9/30/17
Signature of Notary Public Date

Community Development Use Below Only

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Variance Description: Reduce the south setback from 40 feet to 20 feet adjacent to the adjoining office park parking lot.

Reduce north setback from 40' to 25' adjacent to the adjoining commercial properties driveway.

allow the one building to encroach the 50 setback as shown on the attached site plan



CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT
147 Technology Parkway, Suite 200, Peachtree Corners, GA 30092
Tel: 678.691.1200 | www.peachtreecornersga.gov

Variance Application Guidelines & Information

Note: A variance application from a condition of zoning or special use must be approved by City Council and can neither be accepted nor processed through the Board of Zoning Appeals.

Application Process

The Zoning Board of Appeals (ZBA) variance process requires approval thru a public hearing and will take approximately 45 days. Please see the filing deadline and hearing date schedule. The ZBA meets on the third Wednesday of each month (unless otherwise published) at 7:00 PM, at the City of Peachtree Corners City Hall, 147 Technology Parkway, Suite 200, Peachtree Corners, Georgia. A public hearing notice sign shall be posted on the property under consideration at least 15 days before the public hearing. In addition, a legal advertisement will be published in the *Gwinnett Daily Post* at least 15 days prior to the hearing. Once advertised for public hearing, an application can NOT be withdrawn.

1. No less than one week prior to submitting an application for a Public Hearing, the applicant must complete a pre-submittal meeting with staff. The applicant should bring one copy of the completed submittal package with all required plans and supporting materials to the meeting.
2. On or before the appropriate "Submittal Deadline" day, the applicant should file one (1) original, plus 10 copies of the completed Application and supporting documents. Each set will be comprised of the completed Application with the required supporting documents attached. One full-size set of any drawings, surveys, and any other oversized materials shall be included with the original application. The additional 10 copies of these documents shall be submitted at a size no greater than 11" x 17" and shall each be folded to a size not to exceed 8.5" x 11".
3. The City of Peachtree Corners allows the applicant two (2) requests for extensions beyond the scheduled public hearing. If the request for extension is received after the Notice of Public Hearing has been published, a \$250 re-advertising fee must be paid by the applicant. If, after requesting a deferral, an applicant submits a revised application and/or site plan, a \$500 re-review fee will be assessed in addition to the \$250 re-advertising fee. An application may be withdrawn without prejudice (no waiting time to refile) at any time prior to the public hearing at which final action is taken. A request for such withdrawal must be made in writing.
4. All application fees must be paid at the time of submittal.
5. All taxes must be paid in-full and any and all outstanding code violations on the property must be rectified prior to the public hearing.
6. The applicant or an authorized agent of the applicant must be present for all public hearings to present the proposal.

Application Requirements

Included in these guidelines are the informational requirements necessary to process an application. This documentation is important in demonstrating an "unnecessary hardship." For example, if the hardship is due to severe topography, topographic information must be submitted. If the justification is due to the location of an easement, a survey showing the easement must be submitted. In some circumstances, photographs can be used to substantiate a hardship.

The following items are necessary to process a variance application:



- Cross-sections of the buffer and its relationship to uses on adjacent property.
- Cross-sections indicating improvements on adjacent residential property as may be seen through the proposed improvements on the subject site.
- Complete planting plan indication existing vegetation and any proposed replanting. Indicate types of trees, name, size, quantity and spacing. Indicate trees proposed to be retained or planting on the cross sections and on the planting plan.
- Proposed screening fence and/or berm locations, etc., and details of same.
- Demonstrate compliance with the Buffer, Landscape & Tree Ordinance requirements.
- Show location of detention facilities and the direction of drainage flow.
- Provide details of building and parking lot lights adjacent to the proposed reduced buffer.
- Provide written consent from the adjacent property owner(s).

Sign Applications

Applications requesting a sign variance must also answer these questions:

- Are there exceptional conditions pertaining to the property where the sign is to be located as a result of the property size, shape, or topography which are not applicable to other lands or structures in the area? If "yes," please explain.
- Would the applicant be deprived of rights that are commonly enjoyed by others similarly situated? If "yes," please explain.
- Would granting the variance confer on the applicant any significant privileges which are denied to others similarly situated? If "yes," please explain.
- Are the exceptional circumstances the result of actions of the applicant or the applicant's representatives? If "yes," please explain.
- Is the requested variance the minimum necessary to allow the applicant to enjoy rights commonly enjoyed by others similarly situated? If "no," please explain.
- Would granting of the variance violate more than one standard of the Unified Development Code? If "yes," please explain.
- Would granting the variance result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic?

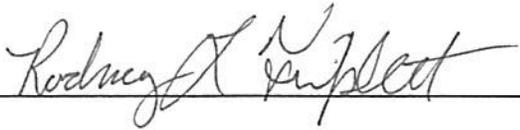
**If you have any questions regarding these requirements, please contact the
Community Development Department at 678-691-1200.**

September 27, 2017

Planning Commission and Council Members:

As an adjacent property owner residing at 6377 Rosecommon Dr I would like to state my support for Lamar Properties' proposed rezoning of the property located at 3926 Holcomb Br. Rd from its present C-1 to RTH to allow for seventeen for sale townhome units. I have reviewed the proposed site plan for the community and feel that it will be an asset our neighborhood, Peachtree Corners and to the effort to revitalize the Holcomb Bridge corridor.

Respectfully:



September 27, 2017

Planning Commission and Council Members:

As an adjacent property owner residing at 6367 ROSECOMMON DR I would like to state my support for Lamar Properties' proposed rezoning of the property located at 3926 Holcomb Br. Rd from its present C-1 to RTH to allow for seventeen for sale townhome units. I have reviewed the proposed site plan for the community and feel that it will be an asset our neighborhood, Peachtree Corners and to the effort to revitalize the Holcomb Bridge corridor.

Respectfully:

Linda McAleen
Dylan McAleen

September 27, 2017

Planning Commission and Council Members:

As an adjacent property owner ^{WJ} ^{ill} residing at 3936 Holcomb Br I would like to state my support for Lamar Properties' proposed rezoning of the property located at 3926 Holcomb Br. Rd from its present C-1 to RTH to allow for seventeen for sale townhome units. I have reviewed the proposed site plan for the community and feel that it will be an asset our neighborhood, Peachtree Corners and to the effort to revitalize the Holcomb Bridge corridor.

Respectfully:

Carol L Burdges
Kunille P Burdges

Exhibit "A"

Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 313 OF THE 6TH DISTRICT, CITY OF PEACHTREE CORNERS, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIN FOUND AT THE INTERSECTION OF THE COMMON LAND LOT LINE OF LAND LOTS 305 AND 313, SAID DISTRICT AND COUNTY, AND THE NORTHEASTERN RIGHT-OF-WAY LINE OF HOLCOMB BRIDGE ROAD (VARIABLE R/W); RUNNING THENCE IN A NORTHWESTERN DIRECTION, ALONG SAID NORTHEASTERN RIGHT-OF-WAY LINE OF HOLCOMB BRIDGE ROAD, THE FOLLOWING COURSES AND DISTANCES:

ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 158.64 FEET (SAID CURVE HAVING A RADIUS OF 1372.39 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 43 DEGREES 15 MINUTES 39 SECONDS WEST, A CHORD DISTANCE OF 158.56 FEET) TO AN IRON PIN FOUND;

NORTH 50 DEGREES 29 MINUTES 34 SECONDS EAST, A DISTANCE OF 10.12 FEET TO AN IRON PIN FOUND;

NORTH 39 DEGREES 43 MINUTES 14 SECONDS WEST, A DISTANCE OF 23.78 FEET TO AN IRON PIN FOUND;

SOUTH 50 DEGREES 58 MINUTES 03 SECONDS WEST, A DISTANCE OF 9.98 FEET TO AN IRON PIN FOUND;

NORTH 38 DEGREES 56 MINUTES 42 SECONDS WEST, A DISTANCE OF 99.92 FEET TO AN IRON PIN FOUND;

NORTH 50 DEGREES 38 MINUTES 06 SECONDS EAST, A DISTANCE OF 15.02 FEET TO AN IRON PIN FOUND;

NORTH 39 DEGREES 01 MINUTES 59 SECONDS WEST, A DISTANCE OF 24.99 FEET TO AN IRON PIN FOUND;

SOUTH 50 DEGREES 40 MINUTES 09 SECONDS WEST, A DISTANCE OF 14.96 FEET TO AN IRON PIN FOUND; AND

NORTH 39 DEGREES 04 MINUTES 04 SECONDS WEST, A DISTANCE OF 85.31 FEET TO AN IRON PIN FOUND;

THENCE LEAVING SAID NORTHEASTERN RIGHT-OF-WAY LINE OF HOLCOMB BRIDGE ROAD AND RUNNING NORTH 60 DEGREES 58 MINUTES 17 SECONDS EAST, A DISTANCE OF 273.37 FEET TO AN IRON PIN FOUND ON THE SOUTHWEST BOUNDARY LINE OF LOT 25, BLOCK A (SPALDING CORNERS SUBDIVISION UNIT II PB 11/PG 03);

RUNNING THENCE IN A SOUTHEASTERN DIRECTION, ALONG THE SOUTHWESTERN BOUNDARY LINES OF LOTS 25, 26 AND 27, BLOCK A (SPALDING CORNERS SUBDIVISION

UNIT II PB 11/PG 03), SOUTH 30 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF 394.09 FEET TO AN IRON PIN FOUND AT THE COMMON CORNER OF LAND LOTS 304, 305, 313 AND 314, SAID DISTRICT AND COUNTY;

RUNNING THENCE IN A SOUTHWESTERN DIRECTION, ALONG THE COMMON LAND LOT LINE OF LAND LOTS 305 AND 313, SAID DISTRICT AND COUNTY, SOUTH 63 DEGREES 39 MINUTES 13 SECONDS WEST, A DISTANCE OF 206.53 FEET TO AN IRON PIN FOUND AND THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 2.16 ACRES AND IS SHOWN ON AND DESCRIBED ACCORDING TO THAT CERTAIN BOUNDARY SURVEY FOR R.W. LAMAR PROPERTIES, INC., PREPARED BY WATTS & BROWNING ENGINEERS, INC., VIRGIL T. HAMMOND, G.R.L.S. NO. 2554, DATED 1/25/2017.







NOTE:
 EACH UNIT HAS 4 PARKING SPACES
 2 - IN GARAGE, AND 2 IN DRIVEWAY

8 ADDITIONAL PARKING SPACES ARE
 AVAILABLE FOR ADDITIONAL GUEST

TOTAL ACREAGE = 2.16
 TOTAL UNITS = 17
 DENSITY = 7.87 Units/Acre

