

**CHANGE IN CONDITIONS APPLICATION**

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: Peoples Bank & Trust c/o Mahaffey Pickens Tucker, LLP ADDRESS: 1550 North Brown Road, Suite 125 CITY: Lawrenceville STATE: Georgia ZIP: 30043 PHONE: 770.232.0000	NAME: Peoples Bank & Trust ADDRESS: 1899 Buford Hwy CITY: Buford STATE: Georgia ZIP: 30518 PHONE: 770.232.0000
CONTACT PERSON: Shane Lanham PHONE: 770.232.0000 CONTACT'S E-MAIL: slanham@mptlawfirm.com	

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

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
ZONING DISTRICT(S): O-I	PRIOR ZONING CASE: RZC-08-065
LAND DISTRICT(S): 7	LAND LOT(S): 106
ACREAGE: +/- 3.072	
ADDRESS OF PROPERTY: Azalea Drive & Camp Perrin Road	
PROPOSED CHANGE IN CONDITIONS: Modify conditions to allow Place of Worship	
<b>RESIDENTIAL DEVELOPMENT:</b> NO. OF LOTS/DWELLING UNITS: N/A DWELLING UNIT SIZE (Sq. Ft.): N/A GROSS DENSITY: N/A NET DENSITY: N/A	<b>NON-RESIDENTIAL DEVELOPMENT:</b> NO. OF BUILDINGS/LOTS: 1/1 TOTAL GROSS SQUARE FEET: +/-10,000 square feet DENSITY: +/- 3,255 square feet per acre

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

Legal Description

TRACT I

All that tract or parcel of land lying and being in Land Lots 90 & 106 of the 7th land district of Gwinnett County, Georgia, being more particularly described as follows:

Beginning at a point at the Northwesterly intersection of Camp Perrin Road (80'right-of-way) and Georgia Highway 20 (60'right-of-way); said point being the TRUE POINT OF BEGINNING;

THENCE continuing along the northwesterly right-of-way of Camp Perrin Road South 58 degrees 56 minutes 27 seconds West for a distance of 113.64 feet to a point; THENCE continuing along said right-of-way around a curve to the left having a radius of 8634.37 feet and an arc length of 164.17 feet, being subtended by a chord of South 58 degrees 40 minutes 17 seconds West for a distance of 164.17 feet to a point; THENCE leaving said right-of-way North 32 degrees 01 minutes 28 seconds West for a distance of 116.61 feet to a point; THENCE North 07 degrees 37 minutes 05 seconds West for a distance of 52.52 feet to a point; THENCE North 27 degrees 03 minutes 58 seconds West for a distance of 60.00 feet to a point; THENCE North 27 degrees 04 minutes 49 seconds West for a distance of 60.00 feet to a point; THENCE North 41 degrees 28 minutes 12 seconds West for a distance of 68.36 feet to a point; THENCE North 41 degrees 27 minutes 19 seconds West for a distance of 135.32 feet to a point; THENCE North 19 degrees 45 minutes 53 seconds East for a distance of 58.60 feet to a point; THENCE North 81 degrees 14 minutes 02 seconds East for a distance of 299.99 feet to a point along the Westerly right-of-way of Georgia Highway 20; THENCE continuing along said right-of-way around a curve to the left having a radius of 1026.45 feet and an arc length of 6227.62 feet, being subtended by a chord of South 23 degrees 21 minutes 14 seconds East for a distance of 221.33 feet to a point; THENCE South 29 degrees 13 minutes 37 seconds East for a distance of 188.03 feet to a point; said point being the TRUE POINT OF BEGINNING.

Said property contains 3.072 acres and is shown as Tract I on the plat for Canine Cuts prepared by Precision Planning Inc. and dated 11/4/02.

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**NOTES:**

Required or proposed setbacks or buffers

-Required buffer is 50 feet adjacent to property zoned R-100

-Proposed buffer is 25-foot landscaped buffer adjacent to property zoned R-100

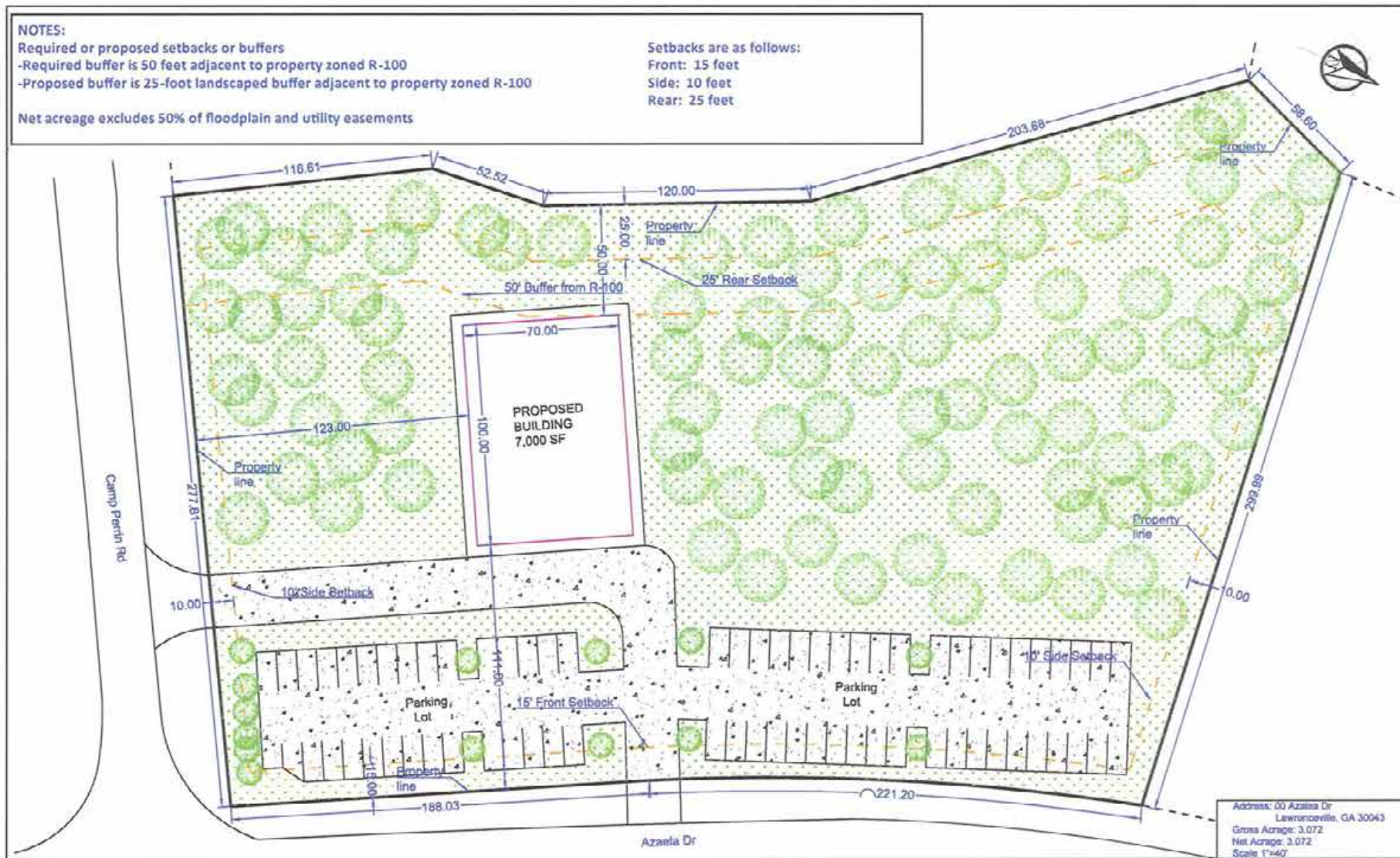
Net acreage excludes 50% of floodplain and utility easements

Setbacks are as follows:

Front: 15 feet

Side: 10 feet

Rear: 25 feet



Address: 60 Azalea Dr  
Lawrenceville, GA 30043  
Gross Acreage: 3.072  
Net Acreage: 3.072  
Scale 1"=40'

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**CHANGE IN CONDITIONS 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 CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Please see attached

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

Please see attached

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

Please see attached

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- (D) WHETHER THE PROPOSED 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:
- 

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

Please see attached

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- (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 CHANGE IN CONDITIONS:

Please see attached

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**CHANGE IN CONDITIONS APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

- (A) The subject property is surrounded by a mix of land uses. The proposed development of a Place of Worship will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- (B) No. The proposed development will not adversely affect the existing use or usability of adjacent or nearby property. Rather, the proposed development would be compatible with the development on adjacent and nearby property.
- (C) No. In light of market conditions the property has no reasonable economic use as currently zoned. The Applicant's requested use as a single family residential development under the modified conditions will permit a more suitable and appropriate development.
- (D) The proposed development is located in an area with public water and sewer availability and convenient access to major roadways. It will not cause an excessive use of the infrastructure systems.
- (E) Yes. The proposed rezoning is in conformance with the Gwinnett County 2030 Unified Plan.
- (F) The mixed zoning classifications and character of development on nearby properties give additional supporting grounds for the approval of the requested change in conditions.

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Matthew P. Benson  
Gerald Davidson, Jr.\*  
Brian T. Easley  
Kelly O. Faber  
Mary Grace Griffin  
Christopher D. Holbrook  
Nicholas N. Kemper  
Shane M. Lanham

Austen T. Mabe  
Jeffrey R. Mahaffey  
David G. McGee  
Steven A. Pickens  
Thomas A. Simpson  
Andrew D. Stancil  
R. Lee Tucker, Jr.  
\*Of Counsel

**LETTER OF INTENT FOR CHANGE IN CONDITIONS**  
**APPLICATION OF PEOPLES BANK & TRUST**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and the attached Change in Conditions Application (the “Application”) on behalf of Peoples Bank & Trust (“the Applicant”) for the purpose of modifying the existing conditions of zoning on an approximately 3.072-acre tract of land located at the intersection of Azalea Drive and Camp Perrin Road (the “Property”). The Property is currently zoned O-I pursuant to case RZC-08-065 (the “Current Zoning”). Condition 1(A) of the Current Zoning restricts the use of the Property to allow only:

“Professional office and accessory uses (i.e., accounting offices, architecture, engineering, doctor, dentist, chiropractic, insurance, law office, real estate). 24-hour emergency care use shall be prohibited.”

The Applicant is requesting to modify this condition as follows to allow a Place of Worship:

“**A Place of Worship as well as** professional office and accessory uses (i.e., accounting offices, architecture, engineering, doctor, dentist, chiropractic, insurance, law office, real estate). 24-hour emergency care use shall be prohibited.”

The Applicant is also requesting to modify Conditions 1(B) and 1(C) as follows:

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1(B): Other than requirements related to building setbacks and the required distance of the primary building façade and/or building entrance to the right-of-way, the Developer must abide by all mall of Georgia Overlay requirements.

1(C): Other than for a Place of Worship, buildings shall be constructed of glass, brick, and/or stacked stone on all sides and be residential in character. Elevations shall be submitted to the Director of Planning and Development for final approval.

Further, Condition 2(A) requires a 50-foot buffer and additional row of Thuja Green Giant trees adjacent to residentially-zoned property. The Applicant is requesting to modify Condition 2(A) as follows:

Provide a 25 50-foot wide landscaped buffer adjacent to residentially zoned properties and ~~provide a single row of Thuja Green Giants within the buffer. Trees shall be a minimum of 6 feet tall at planting.~~

Approval of the Application would allow the development of the subject Property in light of current market conditions and in a manner that is compatible with surrounding uses and developments. Although zoned for a variety of office uses in 2006, the Property remains vacant and undeveloped. The proposed development would allow a land use that is compatible with surrounding development. On the eastern side of Azalea Drive are two other Places of Worship as well as various commercial and institutional uses including Woodward Mill Elementary School. Approval of the Application would actually allow a less-intensive land use on the

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Property than what is allowed under the Current Zoning. Unlike an office development, the proposed Place of Worship would not generate significant vehicle trips during the morning rush hour when cars and busses are entering and exiting the school.

The Applicant and its representatives welcome the opportunity to meet with the 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 Change in Conditions Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted this 5th day of April, 2018.

MAHAFFEY PICKENS TUCKER, LLP



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Shane M. Lanham  
*Attorneys for Applicant*

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**CHANGE IN CONDITIONS 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.

*[Handwritten Signature]* E.V.P. 4/15/18  
\_\_\_\_\_  
Signature of Property Owner Date

*Peoples Bank & Trust*  
*By: Ted A. Williams E.V.P.*  
\_\_\_\_\_  
Type or Print Name and Title

*[Handwritten Signature]* 4-5-18  
\_\_\_\_\_  
Signature of Notary Public Date

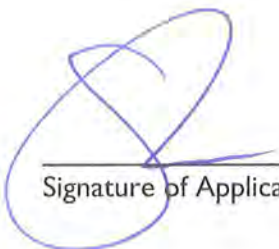


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**CHANGE IN CONDITIONS APPLICANT'S CERTIFICATION**

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

4/5/18

Date

**Shane M. Lanham, Attorney for the Applicant**

Type or Print Name and Title



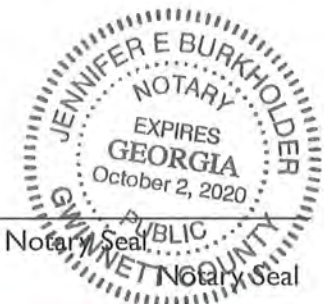
Signature of Notary Public

Signature of Notary Public

4/5/18

Date

Date



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**CHANGE IN CONDITIONS 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.

*Ted A. Williams* E.V.P. 4/5/18  
\_\_\_\_\_  
Signature of Applicant Date  
*Poplarbank + Trust*

Ted A. Williams, EVP  
\_\_\_\_\_  
Type or Print Name and Title

*Pamela J. Mitchell* 4-5-18  
\_\_\_\_\_  
Signature of Notary Public Date  
Signature of Notary Public Notary Seal



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**CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS**

The undersigned below, making application for a change in conditions, 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 4/5/18 Type of Print Name and Title  
 \_\_\_\_\_ Shane M. Lanham, Attorney for the Applicant

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

Signature of Notary Public \_\_\_\_\_ Date 4/5/18



**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.

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**CONFLICT OF INTEREST CERTIFICATION FOR REZONING/CHANGE IN  
CONDITIONS AND SPECIAL USE PERMIT APPLICATIONS**

MAHAFFEY PICKENS TUCKER, LLP

<u>NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL</u>	<u>CONTRIBUTIONS</u>	<u>DATE</u>
John Heard	\$2000	02/20/2018

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Updated 03/01/2018



**CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS**

The undersigned below, making application for a change in conditions, 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.

Ted A. Williams                      4/5/18                      Ted A. Williams, E. VP.  
 Signature of Applicant                      Date                      Type of Print Name and Title

Shane M. Lanham, Attorney for the Applicant

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

Pamela J. Mitchell                      4-5-18  
 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

Ted A. Williams  
 Your Name

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

NAME AND OFFICIAL 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 CHANGE IN CONDITIONS**

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:**                      7                      -                      106                      -                      002  
(Map Reference Number)                      District                      Land Lot                      Parcel

Signature of Applicant

Date

*[Handwritten Signature]*  
**Shane M. Lanham, Attorney for the Applicant**

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)

*Debra Smith*

NAME

*tax services associate*

TITLE

*April 5 2018*

DATE

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CASE NUMBER RZC-08-065  
GCID 2008-0447

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	VOTE
Charles Bannister, Chairman	<u>AYE</u>
Lorraine Green, District 1	<u>AYE</u>
Albert Nasuti, District 2	<u>AYE</u>
Michael Beaudreau, District 3	<u>AYE</u>
Kevin Kenerly, District 4	<u>AYE</u>

On motion of COMM. KENERLY, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to C-1 by AZALEA DRIVE FAMILY PARTNERS for the proposed use of COMMERCIAL RETAIL USES on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JUNE 24, 2008 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 5TH day of AUGUST 2008, that the aforesaid application to amend the Official Zoning Map from R-100 to C-1 is hereby **APPROVED AS O-I** subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Professional office and accessory uses (i.e., accounting offices, architecture, engineering, doctor, dentist, chiropractic, insurance, law office, real estate). 24-hour emergency care use shall be prohibited.
  - B. Must abide by all Mall of Georgia Overlay requirements.
  - C. Buildings shall be constructed of glass, brick and/or stacked stone on all sides and be residential in character. Elevations shall be submitted to the Director of Planning and Development for final approval.

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2. To satisfy the following site development considerations:
  - A. Provide a 50-foot wide buffer adjacent to residentially zoned properties and provide a single row of Thuja Green Giants within the buffer. Trees shall be a minimum of 6-feet tall at planting.
  - B. Provide a 10-foot wide landscape strip adjacent to all street rights-of-way.
  - C. Ground signage shall be limited to monument-type signs, with a brick or stone base of at least 2-feet in height. Overall sign height shall not exceed 5-feet. Sign shall be placed away from line of sight of Camp Perrin traffic so not to hinder traffic entering to or from Azalea Drive/Camp Perrin.
  - D. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent residential properties.
  - E. Dumpsters shall be screened by a 100% opaque brick wall with gate enclosures. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
  - F. Natural vegetation shall remain on the property until the issuance of a land disturbance permit.
  - G. No tents, temporary banners, streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs shall be prohibited.
  - H. No outdoor loudspeakers shall be allowed.

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CASE NUMBER RZC-08-065  
GCID 2008-0447

- I. Peddlers and parking lots sales shall be prohibited.
- J. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

WINNETT COUNTY BOARD OF COMMISSIONERS

By:   
Charles E. Bannister, Chairman

Date Signed: 08/18/08

ATTEST:

  
County Clerk/Deputy County Clerk



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LAND DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 106 of the 7<sup>th</sup> district, Gwinnett County, Georgia and being more particularly described as follows:

To find the True Point of Beginning commence at the northwestern intersection of the right-of-way of Azalea Drive(apparent 60' right-of-way) and Camp Perrin Road(apparent 80' right-of-way); said point being THE TRUE POINT OF BEGINNING; THENCE following along said right-of-way of Camp Perrin Road in the direction South 58 degrees 56 minutes 27 seconds West for a distance of 113.64' to a point; THENCE continuing along a curve of said right-of-way having a radius of 8634.37 feet an arc length of 164.17 feet being subtended by a chord bearing of South 58 degrees 40 minutes 17 seconds West for a chord length of 164.17 feet to a point; THENCE leaving said right-of-way in a direction North 32 degrees 01 minutes 28 seconds West for a distance of 116.61' to a point; THENCE North 07 degrees 37 minutes 05 seconds West for a distance of 52.52' to a point; THENCE North 27 degrees 03 minutes 58 seconds West for a distance of 60.00' to a point; THENCE North 27 degrees 04 minutes 49 seconds West for a distance of 60.00' to a point; THENCE North 41 degrees 28 minutes 12 seconds West for a distance of 68.36' to a point; THENCE North 41 degrees 27 minutes 19 seconds West for a distance of 135.32' to a point; THENCE North 19 degrees 45 minutes 53 seconds East for a distance of 58.60' to a point; THENCE North 08 degrees 32 minutes 47 seconds West for a distance of 88.92' to a point; THENCE North 09 degrees 09 minutes 31 seconds West for a distance of 124.08' to a point; THENCE North 08 degrees 09 minutes 54 seconds West for a distance of 58.09' to a point; THENCE North 08 degrees 06 minutes 40 seconds West for a distance of 51.38' to a point; THENCE North 81 degrees 13 minutes 52 seconds East for a distance of 288.62' to a point; THENCE following along the right-of-way of Azalea Drive in a direction South 08 degrees 07 minutes 48 seconds East for a distance of 65.41' to a point; THENCE South 10 degrees 09 minutes 58 seconds East for a distance of 92.07' to a point; THENCE South 11 degrees 56 minutes 29 seconds East for a distance of 165.29' to a point; THENCE continuing along a curve of said right-of-way having a radius of 1026.45 feet an arc length of 221.76 feet being subtended by a chord bearing of South 23 degrees 21 minutes 14 seconds East for a chord length of 221.33 feet to a point; THENCE South 29 degrees 13 minutes 40 seconds East for a distance of 188.03' to a point; said point being THE TRUE POINT OF BEGINNING.

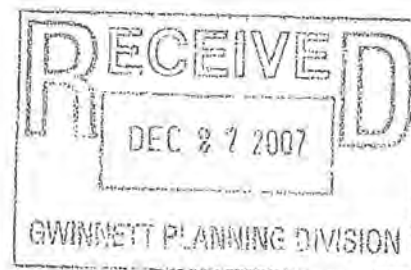
Said property contains 5.194 +/- acres.

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RZC 08065