

# "Exhibit D"

## CERTIFICATION

On December 5, 2005, by official action of the Board of Commissioners of Spalding County, Georgia, the following change was made in the Official Zoning Map, Spalding County. All that lot, tract or parcel of land situate, lying and being in Land Lot 204 of the Second Land District of originally Monroe, now Spalding County, Georgia, containing 12.99 acres on Macon Road, zoned R-6, Conditional.

The Zoning Ordinance of Spalding County, Georgia and the Official Zoning Map of Spalding County, Georgia designating the boundaries of the several types or classes of zoning districts shall be, and is hereby amended so as to change the zoning classification applicable to the following described property:

All that lot, tract, or parcel of land situate, lying, and being in Land Lot 204 of the Second Land District of originally, Monroe, now Spalding County, Georgia, containing 12.99 acres and being more particularly described as follows:

Beginning at a point which is the Southeast corner of Tract B as shown at Plat Book 14 Page 452, Spalding County Superior Court Records, and running thence North 57 degrees 40 minutes 38 seconds East, a distance of 406.24 feet; thence North 32 degrees 29 minutes 11 seconds West, a distance of 510.05 feet, and thence North 32 degrees 14 minutes 15 seconds West, a distance of 24.96 feet to a point which MARKS THE REAL POINT OF BEGINNING, and running the following courses and distances:

North 32 degrees 24 minutes 37 seconds West, a distance of 474.95 feet; thence North 32 degrees 17 minutes 59 seconds West, a distance of 100.01 feet; thence North 57 degrees 36 minutes 22 seconds East, a distance of 286.22 feet; thence South 86 degrees 07 minutes 33 seconds East, a distance of 694.85 feet; thence South 01 degrees 23 minutes 55 seconds West, a distance of 841.56 feet; thence South 57 degrees 40 minutes 38 seconds West, a distance of 200.45 feet; thence North 32 degrees 25 minutes 27 seconds West, a distance of 534.36 feet; and thence South 57 degrees 53 minutes 13 seconds West a distance of 177.68 feet to a point WHICH MARKS THE REAL POINT OF BEGINNING.

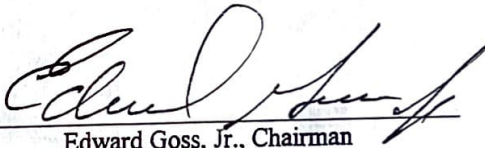
The said 12.99 acre tract is bounded as follows: North by property now or formerly owned by Barnes and Spalding County Schools, East by Orchard Park Subdivision and by 2.18 acre tract owned by Markland, South by 2.18 acre tract owned by Markland, by 0.93 acre tract owned by Markland, by property now or formerly owned by Caraway, and by property now or formerly owned by Kitchens.

From "AR-1, Agricultural and Residential" to "R-6, Planned Residential Community" District.

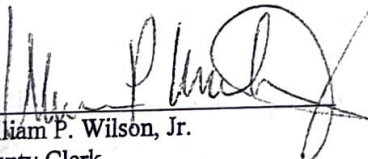
Pursuant to the authority granted to it by virtue of the Zoning Ordinance of Spalding County, Georgia, Section 414 (L) and upon a determination by the Board of Commissioners of Spalding County, Georgia that application of certain conditions on the amendment benefit the public and promote the best interests of the general welfare of the people, the following conditions shall be imposed upon the amendment to the Zoning Ordinance of Spalding County, Georgia and the Official Zoning Map of Spalding County, Georgia, as follows:

- a) That a plan for the amenity area be submitted to staff for review and approval per Section 1104A:Y.
- b) An acceleration/deceleration lane shall be provided for sight distance and traffic issued.
- c) Provide a streetscape plan with decorative streetlights and tree plantings for both sides of the drives. Trees to be planted at 50-foot intervals are to be hardwood species with minimum 2 inch caliper.

- d) Provide a landscape plan that shall be submitted to staff for approval. This plan shall detail any significant features on the property as it now exists, indicate effort to retain the existing tree cover as much as possible and show proposed landscaping for the common area and boulevard entrance. A 25' undisturbed natural buffer shall be established around the perimeter of the property. Tree save area shall be shown for the central common area and the surrounding 25' buffer areas. Areas where the buffer does not have sufficient vegetation to meet Section 407, additional vegetation shall be planted.
- e) The architectural style of the development will be a craftsman style. Each unit shall be unique which shall be achieved with the use of a mixture of architectural details and building materials. Elevations of each building shall be submitted for approval by staff prior to construction.
- f) Exterior materials shall be masonry based with vinyl products allowed only as decorative accents on fascia and soffit treatments.
- g) Walking trails shall be included per a design submitted by staff.
- h) Only four units per building shall be allowed.
- i) Any design matters that cannot be resolved between staff and the applicant shall be presented before the Board of Commissioners for resolution.
- j) Maximum of 60 residential units at 1430 minimum heating square feet per dwelling unit.

  
Edward Goss, Jr., Chairman

(Seal)

  
William P. Wilson, Jr.  
County Clerk

## SPALDING COUNTY DISTRICT CHARACTERISTICS UNIFIED DEVELOPMENT ORDINANCE

DISTRICTS	MINIMUM SQUARE FOOTAGE (Building) (Heated)	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM FRONTAGE WIDTH	FRONT-SIDE-REAR YARD SETBACKS	SITE-BUILT SINGLE FAMILY HOME	INDUSTRIALIZED HOME	CLASS A MFG. HOME	CLASS B MFG. HOME	CLASS C MFG. HOME	2-FAMILY DWELLING	MAX. BLDG. HEIGHT
AR-1	1500****	3 acres See UDO for Conser. Sub. Densities.	200'	200'	100-25-25 100-12-25 w/water	✓	✓	✓*				35'
AR-2	1750****	5 acres	300'	200'	150-50-50	✓	✓					35'
R-1	2000**	2 acres for 5+ lot subdivision 1 acre for 4 lots or less land division See UDO for Conser. Sub. Densities.	200' 125' w/water 100' w/w&s	100' 75' w/water	100-25-25 100-12-25 70-12-25	✓ ✓ ✓	✓					35' 35' 35'
R-1A	2500**	2 acres for 5+ lot subdivision 1 acre for 4 lots or less land division See UDO for Conser. Sub. Densities.	200' 125' w/water 100' w/w&s	100' 75' w/water	100-25-25 100-12-25 70-12-25	✓ ✓ ✓						35' 35' 35'
R-2	1750**	2 acres for 5+ lot subdivision 1 acre for 4 lots or less land division See UDO for Conser. Sub. Densities.	200' 125' w/water 100' w/w&s	100' 75' w/water	100-25-25 100-12-25 70-12-25	✓ ✓ ✓	✓	✓				35' 35' 35'
R-2A	1250-1 Family 1400 - Duplex	2 acres 1 acre w/water 20,000 ft <sup>2</sup> w/w&s	200' 125' w/water 100' w/w&s	100' 75' w/water	100-25-25 100-12-25 70-12-25	✓ ✓ ✓	✓ ✓ ✓	✓ ✓ ✓			✓ ✓ ✓	35' 35' 35'
R-3	1000/dwelling	3 acres w/sewage	150'	150'	75-20-30						Mfg. Homes allowed only in Planned Mfg. Home Community	35'
R-4	1500**	2 acres for 5+ lot subdivision 1 acre for 4 lots or less land division See UDO for Conser. Sub. Densities.	200' 125' w/water 100' w/w&s	100' 75' w/water	100-25-25 100-12-25 70-12-25	✓ ✓ ✓						35' 35' 35'
R-5	1250**	2 acres for 5+ lot subdivision 1 acre for 4 lots or less land division See UDO for Conser. Sub. Densities.	200' 125' w/water 100' w/w&s	100' 75' w/water	100-25-25 100-12-25 70-12-25	✓ ✓ ✓	✓	✓	✓*			35' 35' 35'
R-6	1250		200' 125' w/water 100' w/w&s	Case by Case	100-25-25						Cluster dwellings, Condominium dwellings, Patio dwellings and Townhouse dwellings	35'
C-1	1000	Health Dept.	75'	75'	15-15-30							35'
C-1A	1000	1 acre 1/2 acre w/sewer	75'	75'	60-15-35							35'
C-1B	None	2 acres	100'	75'	70-15-25							35'
C-1C	None	2 acres No min. w/sewer	100'	100'	70-15-25							35'
C-2	None	2 acres 1 acre w/sewer	100'	100'	70-30-35							55'
C-3	None	Health Dept.	200'	200'	100-200-35							35'
0&I	1000-1 Family 1400- Duplex	2 acres 1 acre w/water 20,000 ft <sup>2</sup> w/w&s	200' 125' w/water 100' w/w&s	200' 125' w/water	100-25-25 100-12-25 70-12-25	✓ ✓ ✓	✓ ✓ ✓	✓ ✓ ✓			✓ ✓ ✓	35' 35' 35'
A-T	See Article 6A											
PDD	See Article 17											
VN	See Article 17A											
AAR	See Article 17B											
PRRRD	1000 -1 Family 800 - multi-family	50 acres			See Section 1805Y for Special Design Standards	✓					✓	35'

(Revised - 09/19/18)

w/water=county water

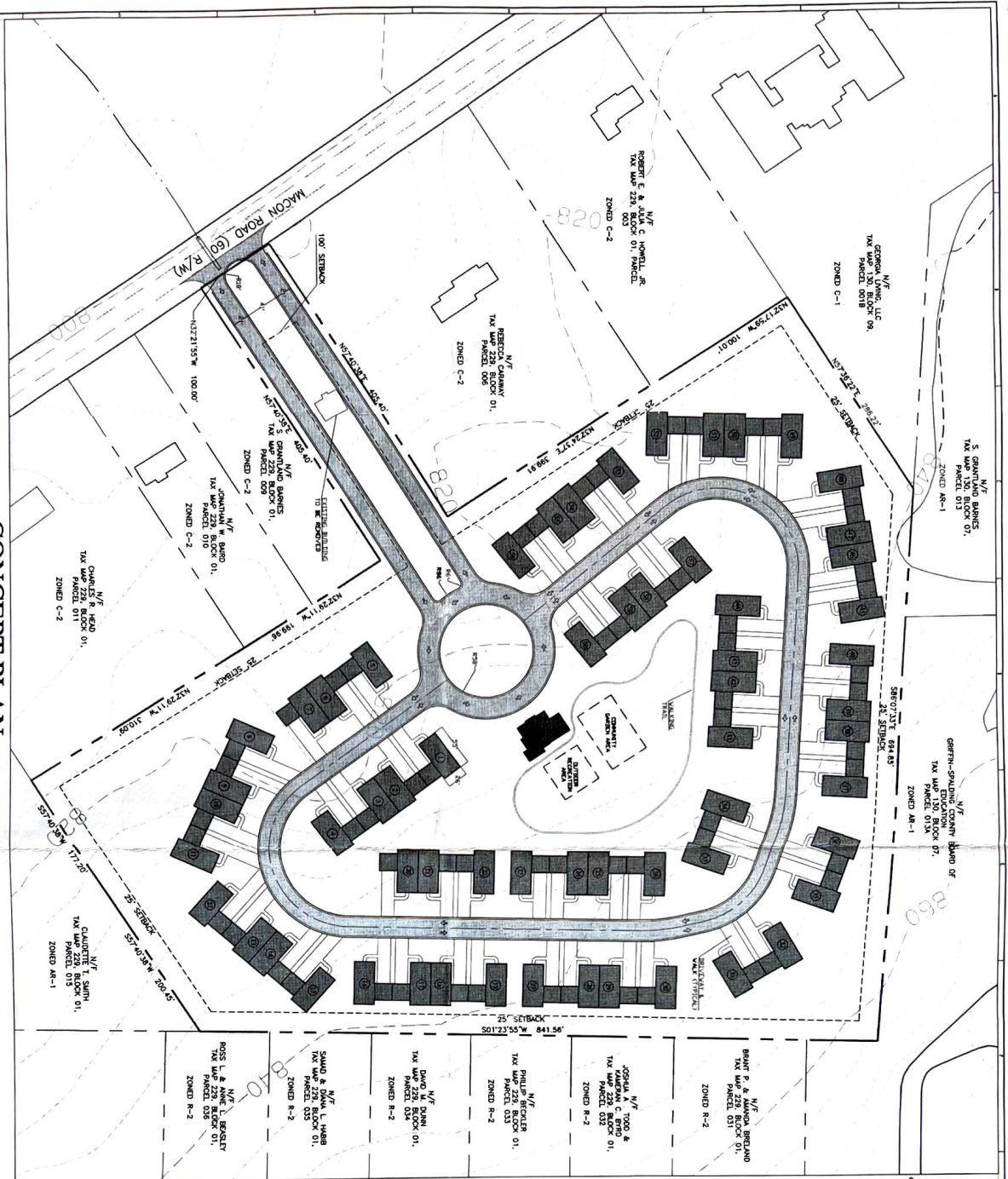
w/w&s=county water and sewer

\*With Special Exception Approval

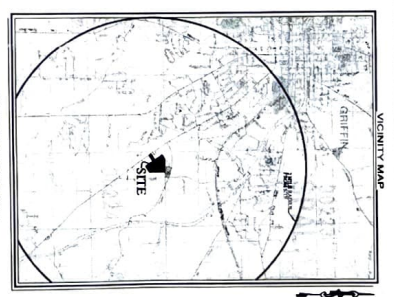
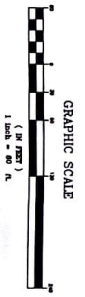
\*\*Dwelling, Infill - R-1, R-1A, R-2, R-4 and R-5.

\*\*\*Minimum square footage, heated space, for AR-1 lots platted within a subdivision in the records of the Clerk of Courts of Spalding County on or before December 17, 2001, shall be reduced to 1,250.

\*\*\*\*Minimum square footage, heated space, for lots of recorded on or before June 30, 2004 may be reduced to 1,500 in the AR-2 district.



# CONCEPT PLAN



### SITE NARRATIVE

1. **OWNER:** MAISON MANAGEMENT LLC, 10007  
3001 S. WILSON ST., SUITE 100  
GRiffin, GA 30224
2. **ENGINEER:** PARAGON CONSULTING GROUP  
JOHN L. STEVER, P.E., LEED AP  
118 N. EXPRESSWAY, SUITE 300  
GRiffin, GA 30223
3. **BOUNDARY DATA:** TAKEN FROM "SURVEY FOR BOUNDARY AND INTERSECTION OF MACDON ROAD AND CAMDEN ROAD, ZIRBORN, GEORGIA 30255, DATED JULY 20, 2004."
4. **TOPOGRAPHIC DATA:** TAKEN FROM SPALDING COUNTY AERIAL.
5. **ALL ELEVATIONS SHOWN ARE ON MEAN SEA LEVEL DATUM.**
6. **PROPOSED CONCEPT SITE MAP:** PREPARED BY THE ENGINEER IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING ORDINANCE, PARAGONS 002, 008, & 011.
7. **CONCEPT ZONING:** M-1 & C-2.
8. **PROPOSED DEVELOPMENT:** 10 TOWNHOMES WITH ATTACHED GARAGES AND 120 CAR SPACES.  
SEE MAP - 25' SETBACK.
9. **TOTAL AREA OF DEVELOPED SITE:** 14.1 ACRES.
10. **MAXIMUM IMPROVISED SURFACE:** 50% OF 8.4 AC.
11. **MAXIMUM GROSS DEVELOPMENT:** 31.3 UNITS PER ACRE.
12. **MAXIMUM GROSS DEVELOPMENT:** 6 UNITS PER ACRE.
13. **MINIMUM REQUIRED FLOOR AREA PER DWELLING:** 1,000 SQ. FT.
14. **MINIMUM REQUIRED FLOOR AREA PER DWELLING:** 1,400 SQ. FT.
15. **MINIMUM REQUIRED FLOOR AREA PER DWELLING:** 1,800 SQ. FT.
16. **MINIMUM REQUIRED FLOOR AREA PER DWELLING:** 2,200 SQ. FT.
17. **MINIMUM REQUIRED FLOOR AREA PER DWELLING:** 2,600 SQ. FT.
18. **MINIMUM REQUIRED FLOOR AREA PER DWELLING:** 3,000 SQ. FT.
19. **MINIMUM REQUIRED FLOOR AREA PER DWELLING:** 3,400 SQ. FT.
20. **NO KNOWN MAJOR UTILITY DEPENDENCIES EXIST ON THE SITE.**

### LEGEND

- PROPERTY LINE/RIGHT-OF-WAY
- CURB OR STREET
- EXISTING CENTRAL
- BUILDING SETBACK LINE
- PROPOSED SERVICE/UTILITY CENTRAL LINE
- 24" DIA. 8' GUTTER
- PROPOSED ASPHALT PAVING
- PROPOSED BUILDINGS

### Revisions

No.	Revisions	Date
1.	Revised per Spalding County comments	7/5/05
2.	Revised Amenities Area	8/25/05
3.	Revised Lot Layout	10/26/05

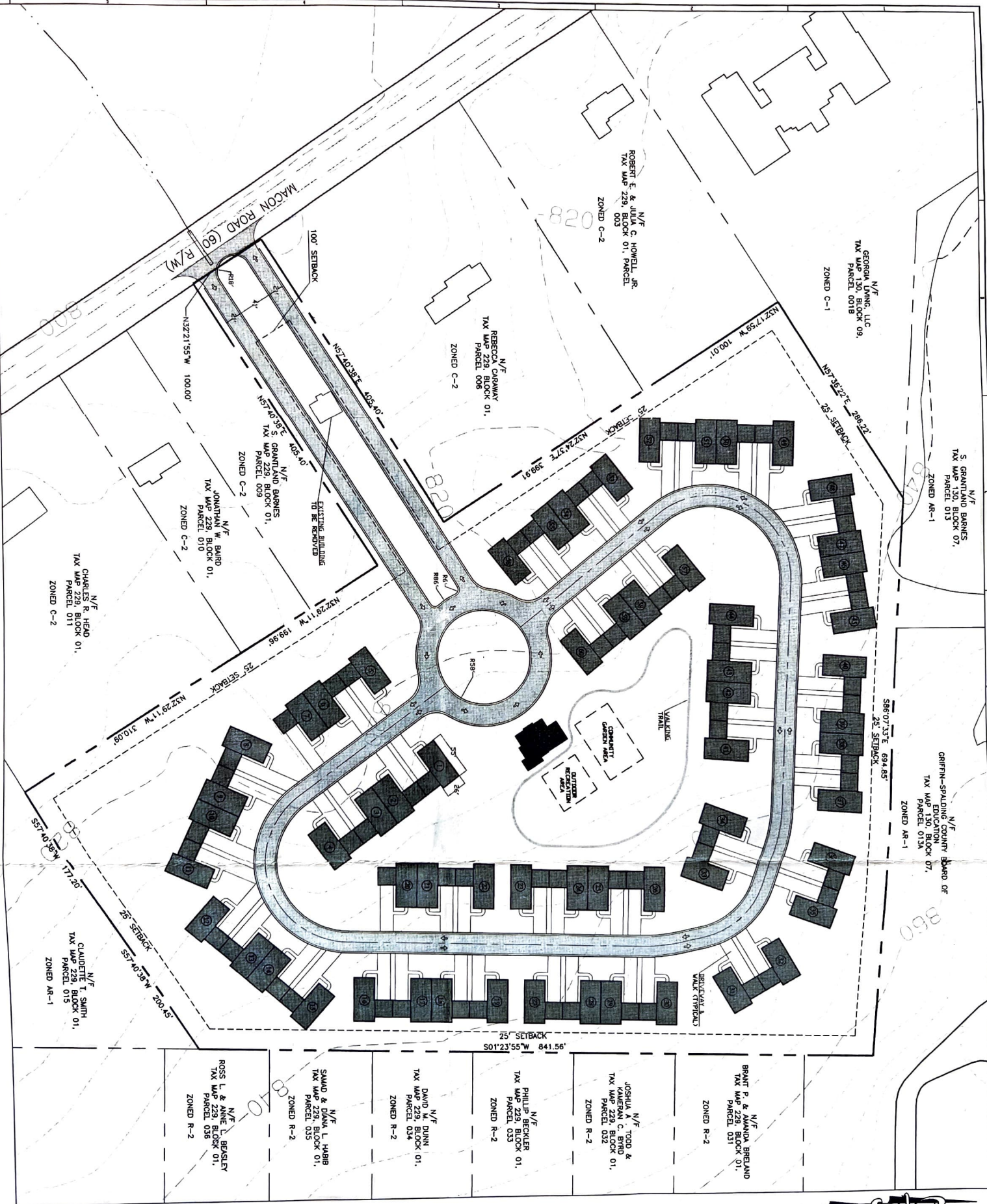
**Project No.** 4355.00  
**Issue Date:** MAY 23, 2005  
**Drawn By:** CDR  
**Checked By:** CNP

## CONCEPT PLAN FOR MACDON ROAD TOWNHOMES

LOCATED IN LANDLOT 204 OF THE 2ND DISTRICT, SPALDING COUNTY, GEORGIA

**PARAGON**  
consulting group  
engineering • environmental • planning  
118 n. expressway • griffin, georgia 30223  
phone (770) 412-7700 • fax (770) 412-7744

CONCEPT PLAN



N/F  
S GRANTLAND BARNES  
PARCEL 013  
ZONED AR-1

N/F  
GRIFFIN-SPADINE COUNTY BOARD OF  
EDUCATION  
TAX MAP 229, BLOCK 07,  
PARCEL 013A  
ZONED AR-1

N/F  
GEORGE JONES, LLC  
TAX MAP 229, BLOCK 09,  
PARCEL 001B  
ZONED C-1

N/F  
ROBERT E. & JULIA C. HOWELL, JR.  
TAX MAP 229, BLOCK 01, PARCEL  
003  
ZONED C-2

N/F  
REBECCA OSBANY  
TAX MAP 229, BLOCK 01,  
PARCEL 006  
ZONED C-2

N/F  
GRANTLAND BARNES  
TAX MAP 229, BLOCK 01,  
PARCEL 009  
ZONED C-2

N/F  
JONATHAN W. BAIRD  
TAX MAP 229, BLOCK 01,  
PARCEL 010  
ZONED C-2

N/F  
CHARLES R. HEAD  
TAX MAP 229, BLOCK 01,  
PARCEL 011  
ZONED C-2

N/F  
CLAUDETTE I. SMITH  
TAX MAP 229, BLOCK 01,  
PARCEL 015  
ZONED AR-1

N/F  
ROSS L. & M. L. BEASLEY  
TAX MAP 229, BLOCK 01,  
PARCEL 035  
ZONED R-2

N/F  
SAMUD & DIANA L. HARRIS  
TAX MAP 229, BLOCK 01,  
PARCEL 035  
ZONED R-2

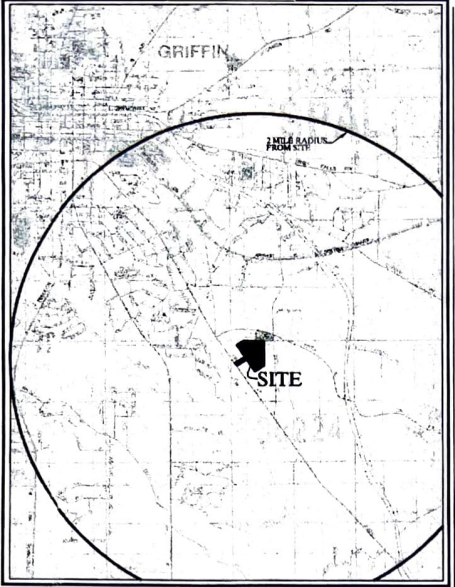
N/F  
DAVID M. DUNN  
TAX MAP 229, BLOCK 01,  
PARCEL 034  
ZONED R-2

N/F  
PHILIP RECKNER  
TAX MAP 229, BLOCK 01,  
PARCEL 033  
ZONED R-2

N/F  
JOSHUA N/F, TROY &  
CHRISTINA C. BRIGGS  
TAX MAP 229, BLOCK 01,  
PARCEL 032  
ZONED R-2

N/F  
BRANT P. & ANAMANDA BRELAND  
TAX MAP 229, BLOCK 01,  
PARCEL 031  
ZONED R-2

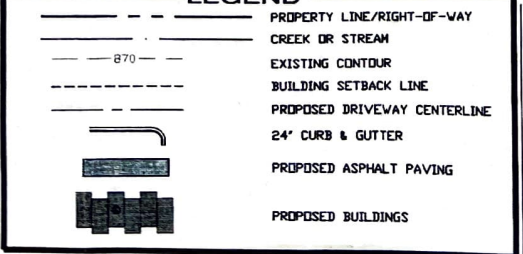




**SITE NARRATIVE**

1. DEVELOPER: MARKLAND MANAGEMENT, LLC  
CONTACTS: MARK MCCULLOUGH & MARK MOODY  
(770) 227-1211  
704 WEST TAYLOR STREET  
GRIFFIN, GA 30224
2. ENGINEER CONTACT: PARAGON CONSULTING GROUP  
JOHN L. STOVER, JR. (770) 412-7700  
118 NORTH EXPRESSWAY  
GRIFFIN, GA. 30223
3. BOUNDARY DATA TAKEN FROM "SURVEY FOR MARKLAND MANAGEMENT" PREPARED BY COUNTRYLAND SURVEYORS, LTD.,  
832 CAMPGROUND ROAD, ZEBULON, GEORGIA 30295,  
DATED JULY 20, 2004.
4. TOPOGRAPHIC DATA TAKEN FROM SPALDING COUNTY AERIAL TOPOGRAPHY.
5. ALL ELEVATIONS SHOWN ARE ON MEAN SEA LEVEL DATUM.
6. PROPERTY LOCATED IN LAND LOT 204 OF THE 2nd DISTRICT, SPALDING COUNTY, GEORGIA.  
TAX MAP 229, BLOCK 01  
PARCELS 002, 008, & 011
7. CURRENT ZONING: AR-1 & C-2  
PROPOSED ZONING: R-6  
SITE USAGE: PROPOSED TOWNHOME SUBDIVISION  
BUILDING SETBACKS: FRONT YARD - 100' SETBACK  
SIDE YARD - 25' SETBACK  
REAR YARD - 25' SETBACK
8. MAXIMUM BUILDING HEIGHT: 35 FEET
9. TOTAL AREA OF DEVELOPED SITE = 16.1 ACRES
10. MAXIMUM IMPERVIOUS SURFACE: 40% OR 6.44 AC  
PROPOSED IMPERVIOUS SURFACE: 37.33% OR 6.01 AC
11. PROPOSED NUMBER OF LOTS= 60 LOTS  
MAXIMUM GROSS DENSITY= 6 UNITS PER ACRE  
PROPOSED GROSS DENSITY= 3.73 UNITS PER ACRE  
MINIMUM HEATED FLOOR AREA PER DWELLING= 1,000 SQ. FT.  
PROPOSED MIN. HEATED FLOOR AREA PER DWELLING= 1,430 SQ. FT.
12. PARKING SPACES REQUIRED= 2 PER DWELLING UNIT= 120 SPACES  
2 CAR GARAGES PROVIDE W/ 2 SPACES IN FRONT OF EACH
13. ADJACENT PROPERTIES ARE ZONED C-1, C-2, R-2, & AR-1.
14. AS PER F.I.R.M. PANEL NUMBER 130388 0130 B, DATED JULY 2, 1991, NO PORTION OF THIS SITE LIES WITHIN A FLOOD HAZARD ZONE.
15. ALL CONSTRUCTION SHALL CONFORM TO THE SPALDING COUNTY STANDARD SPECIFICATIONS AND REGULATIONS.
16. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING (WHERE APPLICABLE) TO FACE OF CURB, OR AS OTHERWISE NOTED.
17. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
18. LOTS TO BE SERVICED BY PUBLIC WATER (SPALDING COUNTY WATER) AND PUBLIC SANITARY SEWER (CITY OF GRIFFIN).
19. NO SITE DISTANCE STUDY HAS BEEN PERFORMED AT THIS TIME ON THE ENTRANCE INTERSECTION WITH MACON ROAD.
20. NO KNOWN MAJOR UTILITY EASEMENTS EXIST ON THIS SITE.

**LEGEND**



**PARAGON**

consulting group

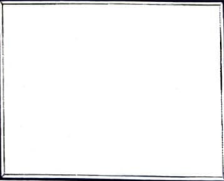
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CONCEPT PLAN FOR

**MACON ROAD  
TOWNHOMES**

LOCATED IN LANDLOT 204 OF THE 2nd DISTRICT, SPALDING COUNTY, GEORGIA

No.	Revisions:	Date
1.	Revised per Spalding County comments	7/5/05
2.	Revised Amenities Area	8/25/05
3.	Revised Lot Layout	10/26/05

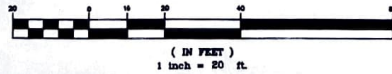


Project No. 4135.00	Issue Date: MAY 25, 2005
Drawn By: RES	Checked By: CNP

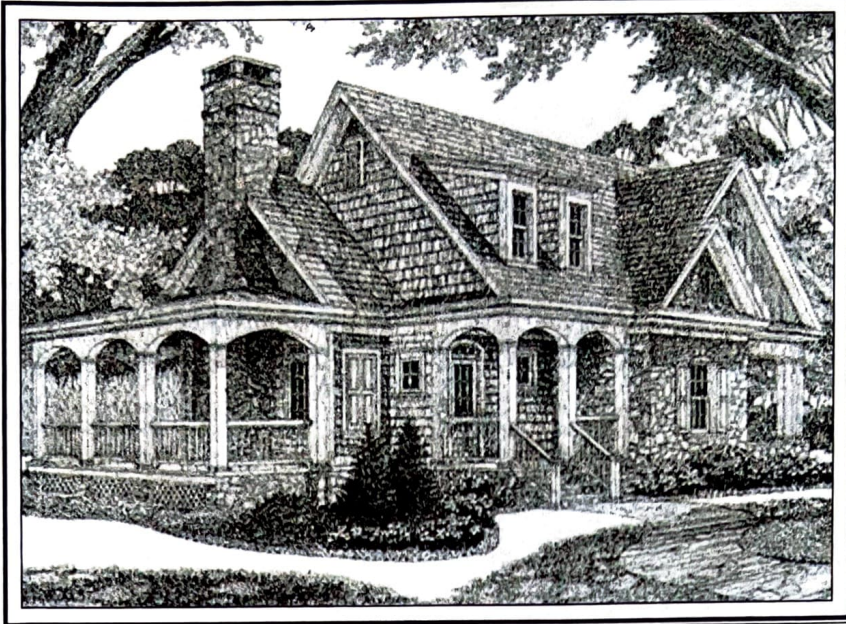


## CLUBHOUSE & AMENITY AREA

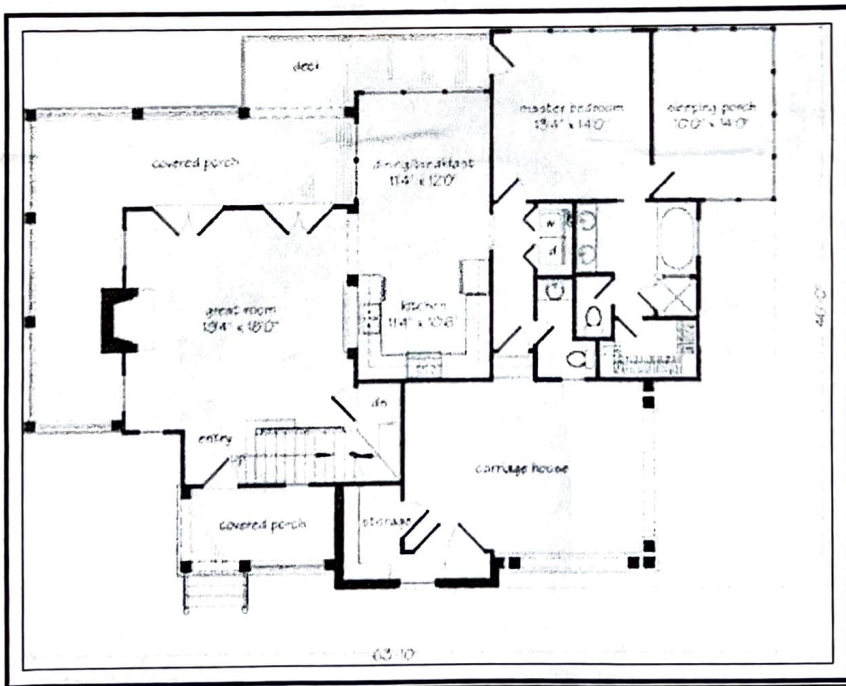
GRAPHIC SCALE



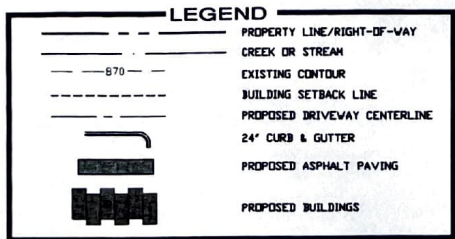
IF YOU DIG GEORGIA...  
CALL US FIRST!  
1-800-282-7411  
WILDLIFE PROTECTION CENTER  
IT'S THE LAW



**CLUBHOUSE ELEVATION**



**CLUBHOUSE FLOOR PLAN**



**PARAGON**  
 consulting group  
 engineering • environmental • planning  
 118 n. expressway • griffin, georgia 30223  
 phone (770) 412-7700 • fax (770) 412-7744

CLUBHOUSE & AMENITY AREA FOR

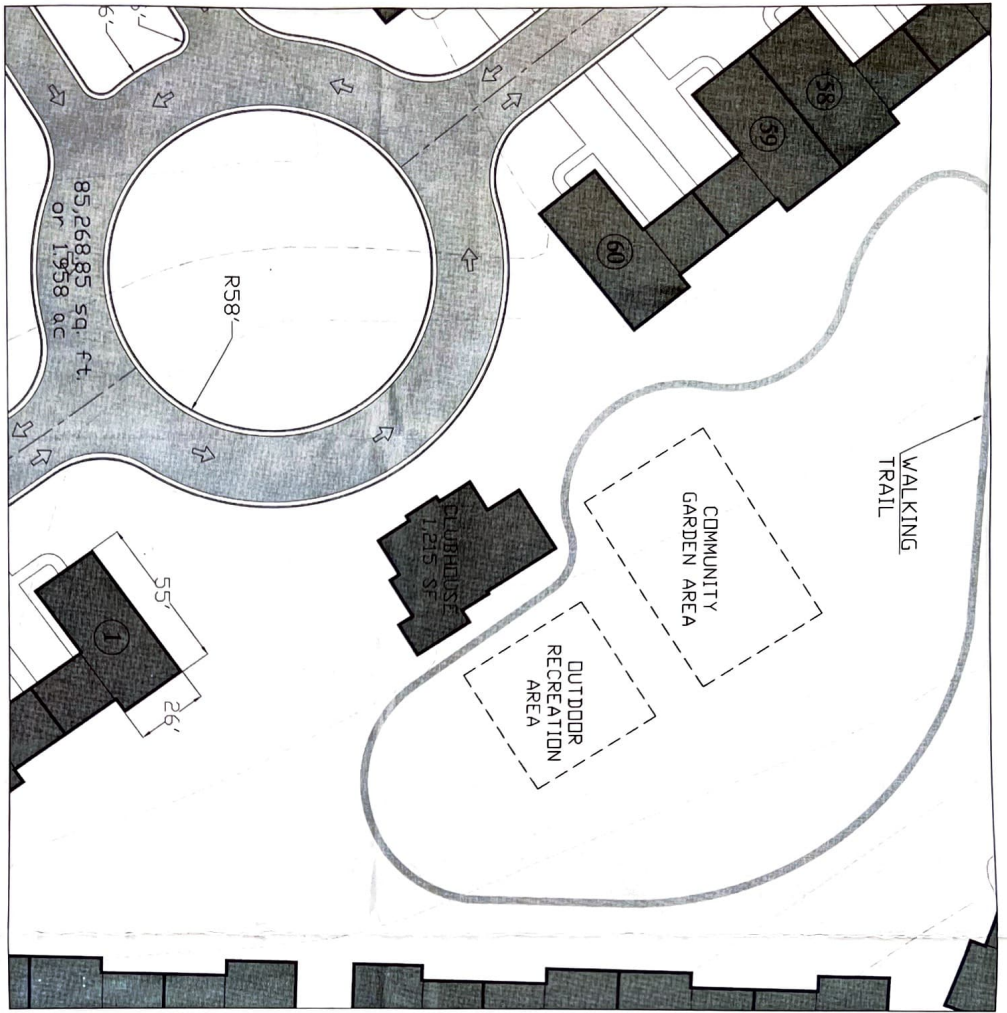
**MACON ROAD  
 TOWNHOMES**

LOCATED IN LANDLOT 204 OF THE 2nd DISTRICT, SPALDING COUNTY, GEORGIA

Revisions:	Date
No.	


Project No. 4135.00	Issue Date: AUG. 25, 2005
Drawn By: RES	Checked By: CNP

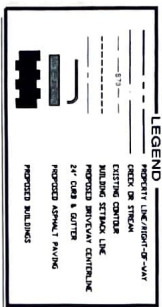
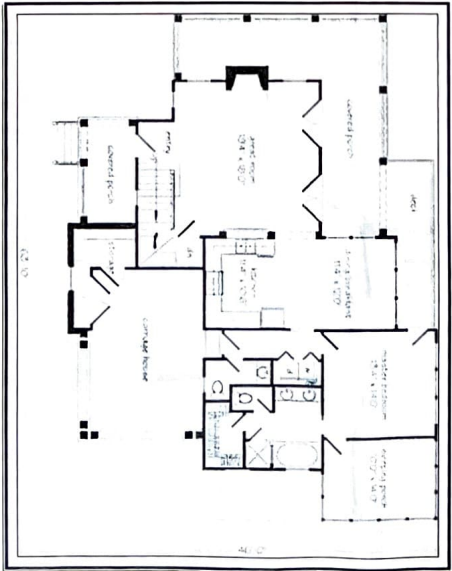
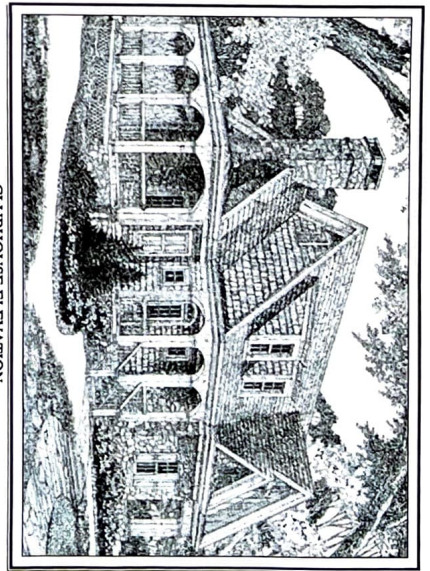




**CLUBHOUSE & AMENITY AREA**



IF YOU ARE REVISIONING  
A PROJECT, PLEASE CALL  
770-412-7744  
FOR THE LATEST



PROJECT NO. 11888 DATE: 03/20/09 DRAWN BY: RJS CHECKED BY: CNP	No.	Revisions:	Date

CLUBHOUSE & AMENITY AREA FOR  
**MACON ROAD TOWNHOMES**  
LOCATED IN LANDLOT 204 OF THE 2nd DISTRICT, SPALDING COUNTY, GEORGIA

**PARAGON**  
consulting group  
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