

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
t: 770-531-6809 | f: 770-531-3902



VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Taylor Morrison of Georgia, LLC

4400 North Point Pkwy, Suite 295

Phone

Email Address brtaylor@taylormorrison.com

Location of Property Friendship Rd at Swansey Rd

Present Zoning R/W AR1 Existing Structures N/A

Property Owner (Name and Mailing Address)

same as Applicant

Phone

Email Address

3702 & 3703 Friendship Place 15048 000241 & 15048 000242

3774 & 3746 Friendship Circle, 3654 Friendship Road
15048 000008, 15048 000007 & 15048 000025C

Type of Appeal:

☐ Setback Variance

☐ Road Frontage Variance

☒ Sign Variance Request for 2nd subdivision entrance sign

☐ Hardship Mobile Home

☐ GCOD Variance

☐ Other: _____

☐ Front Yard

☐ Right Side Yard

☐ Left Side Yard

☐ Rear Yard

☐ Road Frontage

☐ Sign Area

☐ Sign Height

☐ Doctor's Letter

From ____ ft. to ____ ft.

From ____ ft. to ____ ft.

From ____ ft. to ____ ft.

From ____ ft. to ____ ft.

From ____ ft. to ____ ft.

From ____ ft. to ____ ft.

From ____ ft. to ____ ft.

☐ Terms Agreement

Supporting Documents: ☐ Plat of Property

☐ Site Plan

☐ Deed of Property

☐ Floor Plans

☐ Hardship Statement

☐ Other

Hardship Mobile Home:

I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

(Signature)

Fee (Must be paid for application to be complete): \$ _____

I hereby certify that the above information is true & correct to the best of my knowledge.

Print Brian Taylor

Date 6/10/26

Sign B7-8c

Date 6/10/26

I hereby withdraw this application.

Date _____

Sign _____

Staff Use Only

Application Date: _____

Taken by: _____

Tentative Planning Commission Date: _____

If Appealed County Commission Date: _____

County Commission District: _____

**CERTIFICATE OF INCUMBENCY AND AUTHORITY
TAYLOR MORRISON OF GEORGIA, LLC**

I, the undersigned, hereby certify as follows:

1. I am the Assistant Secretary of Taylor Morrison of Georgia, LLC, a Georgia limited liability company (the “**Company**”).
2. I am also the Assistant Secretary of Taylor Morrison, Inc., a Delaware Corporation, the sole and managing member of the Company (the “**Member**”).
3. Pursuant to the authority granted under the Amended and Restated Operating Agreement of the Company, the Member has exercised its option to appoint officers and authorized agents of the Company.
4. The following are the current officers and authorized agents of the Company as of the Effective Date of this Certificate of Incumbency and Authority:

OFFICERS:

Name	Title
Addington, Sheri	Vice President (Corporate)
Briones, Tracy	Vice President (Corporate)
Cardenas, Myles	Authorized Agent (Atlanta) - Land Permits Authorized Agent (Atlanta) - Land Development
Cline, Ronnie	Vice President (Atlanta) Residential Light Qualifying Agent
Coburn, Brian	Vice President (Atlanta)
Daniele, Thomas	Authorized Agent (Atlanta) - Customer Service
Estrada, Caroline G.	Assistant Secretary (Corporate)
Felver, Carrolline*	Vice President (Jacksonville)
Fox, Edward (“Ted”)	Vice President (Corporate/Regional – Resort Lifestyle Brand)
Green, Foster	Authorized Agent (Atlanta) - Sales
Hampson, Jeremy*	Vice President (Jacksonville)
Kempton, John Steven (“Steve”)	President (Corporate)
Keuning, Scott*	Vice President (Jacksonville)
MacPherson, Bradley (“Porter”)	Vice President (Atlanta)
Maynard, Walter (“Mason”)	Vice President (Atlanta)

Name	Title
McNeil, Christy A.	Assistant Secretary (Corporate)
Merrill, S. Todd	Chief Legal Officer, Executive Vice President, Secretary (Corporate)
Novell, Candace (“Candi”)	Vice President, Assistant Secretary (Corporate)
Owens, Michael*	Authorized Agent (Jacksonville) - Land Acquisition Authorized Agent (Jacksonville) - Land Development
Pou, Jaime	Vice President (Atlanta)
Sheppard, Shannon	Vice President, Assistant Secretary (Corporate)
Somers, Lindsay*	Vice President (Jacksonville)
Suker, Brian	Vice President (Atlanta)
Taylor, Brian	Vice President (Atlanta)
Thomas, Dominique	Authorized Agent (Atlanta) - Finance
Trahan, Christopher*	Authorized Agent (Jacksonville) - Land Acquisition Authorized Agent (Jacksonville) - Land Development Authorized Agent (Jacksonville) - Land Permits
VanHyfte, Curtis (“Curt”)	Chief Financial Officer, Executive Vice President (Corporate)
Wolf, Philip (“Phil”) C.	Vice President, Assistant Secretary (Corporate)

****Jacksonville Division team members as applicable to transactions regarding the Company’s communities located in St. Marys, Georgia (currently including the Esplanade at St. Mary’s community).***

5. It is within the scope of authority of the President or any Vice President to execute documentation in the name of and on behalf of the Company, and to do and perform, or cause to be done and performed, all acts and things as such individual shall deem necessary, advisable or appropriate including without limitation, any real property related filings, contracts, bonds, applications and agreements for utilities, subdivision performance agreements, development agreements and permits, any and all documents to acquire, finance, lease or convey real and personal property (including, without limitation, purchase and sale agreements, assignments, deeds, loans, guaranties, pledges, closing documents, affidavits, indemnities, amendments, certificates and other ancillary agreements and instruments), as well as any and all documents as may be required in connection with development, entitlement and construction relating to the Company, or appearance at hearings as the Company’s representative.

6. Pursuant to those certain Resolutions by Written Consent of the Board of Directors to delegate authority to appoint Authorized Agents and Signers appointing them as of the unmodified “Effective Date” of this Certificate, it is within the scope of authority of the above-

named Authorized Agents in the Atlanta or Jacksonville Divisions, as indicated, to exercise the following authority (as applicable):

Authorized Agent - Closing: Authority to execute on behalf of the Company, documents related to and incidental to the sale of homes to homebuyers, including, but not limited to, purchase agreement amendments and related addenda, escrow instructions and FHA and VA certifications in connection with any of the Company's respective communities or properties, **excluding**, however, purchase agreements, deeds and any other documentation requiring recordation in the public records not otherwise already identified above.

Authorized Agent - Customer Service: Authority to execute on behalf of the Company, documents related to and incidental to responding to any inquiries and to enter into, execute, deliver and perform any and all further papers, documents, agreements, certificates and instruments that the Company deems necessary, appropriate or desirable in connection with any and all of the Company's past, current and future purchasing and vertical construction related warranty matters as more particularly set forth below with respect to the Company:

1. Purchase Orders ("PO's") for warranty related items only, exclusive of new construction.
2. Non-Disclosure Agreements ("NDA's"), subject to the approval of Legal in limited Warranty situations only.
3. Department Budget.
4. Department overhead.
5. Represent Company at Small Claims Court Hearings and approve Settlement Amounts, subject to the directive of Division Management.
6. Confidential Settlement and Release Agreements for customer services non-litigation matters with Management's prior approval.
7. Better Business Bureau responses.
8. Vertical post-closing permits, unrelated to common area improvements.
9. Vertical Construction, Remediation and Move-out Agreements, as well as amendments, exhibits and addenda, post-closing only and unrelated to common area improvements.
10. General purchasing and vertical construction-related correspondence, post-closing only and unrelated to common area improvements.
11. Any other documents not otherwise already reflected above, which are related and/or incidental to the purchase of supplies or engagement of services relating to home warranty and/or related residential lot improvements and unrelated to common area improvements or original construction.

Authorized Agent is specifically **not authorized** to execute the following documents on behalf of the Company: The Company's Vertical (including P.O.s) or Land Master Agreements or ancillary addendum or amendments thereto, post-closing Professional Services Agreements and/or proposals, home sales documents and contracts, leasebacks, Closing Disclosures and other settlement documents, deeds of conveyance, and title closing documents for real property conveyed or purchased by the Company; any document relating to the Company's purchasing and vertical construction matters outside of the respective Authorized Agent's Division; any document that is otherwise in conflict with the then current Purchasing Guidelines, Code of Ethics Policy, Finance Policy and/or Construction Policy at the time of its execution, as such

documents may be amended from time to time and any document that is or will be recorded in the official records.

Authorized Agent - Finance: Authority to execute on behalf of the Company, documents related to and incidental to the sale of homes to homebuyers, including, but not limited to, purchase agreements, purchase agreement amendments and related addenda, escrow instructions, closing disclosures and FHA and VA certifications, serving as an authorized signer for a bank account, excluding, however, deeds, memorandum of leases and any other documentation requiring recordation not otherwise already identified above.

Authorized Agent - House Permits: Authority to execute the following documents on behalf of the respective Division: The Company Division's permits for the construction of homes and other vertical improvements for real property relating to the Authorized Agent's Division. Authorized Agent has full authority to represent the Company and to execute and deliver all required documents on behalf of the Company in connection with any hearing relating to the foregoing matters (including any related to code violations) for all state and local governmental agencies.

Authorized Agent is specifically not authorized to execute the following documents on behalf of the Company: The Company's Vertical Construction Agreements and home sales documents and contracts, leases, Closing Disclosures (or settlement statements, as applicable) and other settlement documents, deeds of conveyance, and title closing documents for real property conveyed, leased or purchased by the Company or any other documentation requiring recordation in the public records not otherwise already identified above applicable to the Company's Division.

Authorized Agent - Land Acquisition: Authority to execute any and all instruments and take all other action required on behalf of the Company related to and incidental to the Company's respective Division's land acquisition activities in the ordinary course of work, including but not limited to, development approval permits or development agreements (federal, state or local and including but not limited to FDEP and WMD permits and letters of authorizations), state or municipal filings, bonds and surety bonds for public improvement (including CFDs, CCDs and MUDs, if applicable to the jurisdiction in which the Company operates), financing documents not otherwise excluded in the paragraph below, municipal developer and zoning agreements, professional services and consulting agreements, property easements, site development contracts, subdivision performance and maintenance agreements, utility agreements, water management district agreements, subdivision plats, service maintenance agreements, subcontractor agreements and vendor contracts, as well as any type of real property, utility or infrastructure conveyance documents conveyed, leased or purchased by the Company, so long as any such above referenced document is required in the ordinary course of business for the entitlement, subdivision and development of real property within the responsibility of the Company's respective Division. Further, as Authorized Agent and without the need for any further written confirmation, such individual has full authority to represent the Company and to execute and deliver all required documents on behalf of the Company in connection with any hearing relating to the foregoing matters (including any related to code violations) for all state and local governmental agencies.

Authorized Agent is specifically **not authorized** to execute the following documents on behalf of the Company: Any documents not otherwise permitted by Taylor Morrison's Corporate Policies (including, but not limited to ICA, Finance and Sales) regarding Land Contracts Signing Authority, the Company's home sales documents and contracts (including amendments and addenda thereto), all contracts for the purchase or sale of land and all amendments and addenda to such contracts (collectively, "Land Contracts"), Closing Disclosures (or settlement statements, as applicable) and other settlement documents, homeowner's association documents (to be signed by officers of declarant or HOA Board member(s) only, as applicable), promissory notes, letters of credit, assignment agreements, deeds of conveyance, and title closing documents for real property conveyed or purchased by the Company or any other documentation requiring recordation in the public records not otherwise already identified above applicable to the Company's respective Division.

Authorized Agent - Land Development: Authority to execute on behalf of the Company any documents related to and incidental to the Company's respective Division's land development activities in the ordinary course of work, including but not limited to, development approval permits, development agreements (federal, state or local and including but not limited to FDEP and WMD permits and letters of authorizations), state or municipal filings, matters generally relating to stormwater, health & safety and environmental regulations at the federal, state or municipal level, bonds and surety bonds for public improvement (including CFDs, CCDs and MUDs, if applicable to the jurisdiction in which the Company operates), financing documents not otherwise excluded in the paragraph below, municipal developer and zoning agreements, professional services and consulting agreements, property easements, site development contracts, subdivision performance and maintenance agreements, utility agreements, water management district agreements, subdivision plats, service maintenance agreements, subcontractor agreements and vendor contracts, documents related to the construction of homes, as well as any type of real property, utility or infrastructure conveyance documents conveyed, leased or purchased by the Company, so long as any such above referenced document is required in the ordinary course of business for the entitlement, subdivision and development of real property within the responsibility of the Company's respective Division. Further, and without the need for any further written confirmation, such individual has full authority to represent the Company and to execute and deliver all required documents on behalf of the Company in connection with any hearing relating to the foregoing matters (including any related to code violations) for all state and local governmental agencies.

Authorized Agent is specifically **not authorized** to execute the following documents on behalf of the Company: Any documents not otherwise permitted by Taylor Morrison's Corporate Policies (including, but not limited to ICA, Finance and Sales) regarding Land Contract Signing Authority, the Company's home sales documents and contracts (including amendments and addenda thereto), Closing Disclosures (or settlement statements, as applicable) and other settlement documents, homeowner's association documents (to be signed by officers of declarant or HOA Board member(s) only, as applicable), promissory notes, letters of credit, assignment agreements, deeds of conveyance, title closing documents, land acquisition purchase and sale agreements (including amendments and addenda thereto) for real property conveyed, purchased or sold by the Company or any other documentation requiring recordation in the public records not otherwise already identified above applicable to the Company's respective Division.

Authorized Agent - Land Permits: Authority to execute the following documents on behalf of the respective Division: The Company Division's development approval permits or development agreements (federal, state or local and including but not limited to permits and letters of authorization). Authorized Agent has full authority to represent the Company and to execute and deliver all required documents on behalf of the Company in connection with any hearing relating to the foregoing matters (including any related to code violations) for all state and local governmental agencies.

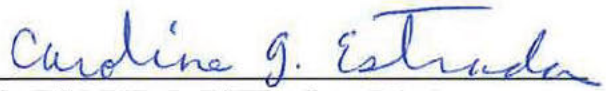
Authorized Agent is specifically **not authorized** to execute the following documents on behalf of the Company: Any documents not otherwise permitted by Taylor Morrison's Corporate Policies (including, but not limited to ICA, Finance and Sales) regarding Land Contract Signing Authority, the Company's land acquisition purchase and sale agreements and home sales documents and contracts (including amendments and addenda thereto), leases, Closing Disclosures (or settlement statements, as applicable) and other settlement documents, homeowner's association documents (to be signed by officers of declarant or HOA Board member(s) only, as applicable), promissory notes, letters of credit, assignment agreements, deeds of conveyance, and title closing documents for real property conveyed, leased or purchased by the Company or any other documentation requiring recordation in the public records not otherwise already identified above applicable to the respective Authorized Agent's Division.

Authorized Agent - Sales: Authority to execute on behalf of the Company, documents related to and incidental to the sale of homes to homebuyers, including, but not limited to, purchase agreements, purchase agreement amendments and related addenda, escrow instructions, closing disclosures and FHA and VA certifications, **excluding**, however, deeds, memorandums of lease and any other documentation requiring recordation in the public records not otherwise already identified above.

7. Without the need for further confirmation, the foregoing may be relied upon as true and accurate by any regulatory authority, lender, Title Company or other third party.

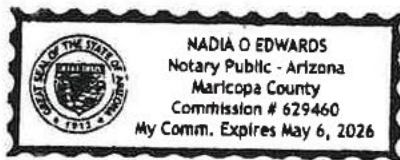
[Signatures appear on following page]

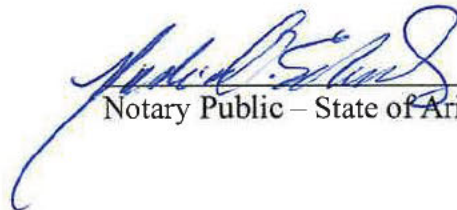
IN WITNESS WHEREOF, I hereunto subscribe my name on April 20, 2026
(the "**Effective Date**").


Caroline G. Estrada, Assistant Secretary

STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on April 20, 2026, by Caroline G. Estrada, Assistant Secretary of Taylor Morrison of Georgia, LLC on behalf of said entity. She is personally known to me.




Notary Public – State of Arizona

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

- (b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (3) The name and official position of the local government official to whom the campaign contribution was made; and
- (4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have** _____ I have not ✓

within the two years immediately preceding this date, made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

****If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.**

Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: Brian Taylor

Date: 6/10/26

Applicant's/Owner's Name(Printed): Brian Taylor