

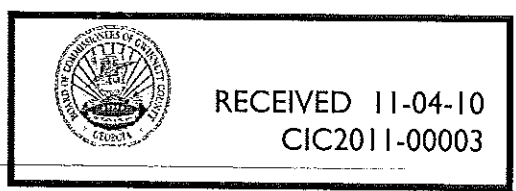
**CHANGE IN CONDITIONS APPLICATION**  
 AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GEORGIA

| APPLICANT INFORMATION                                       | OWNER INFORMATION*                      |
|---|---|
| NAME: <u>R&amp;R Land Group, LLC</u>                        | NAME: <u>KRR Partners, LLC</u>          |
| ADDRESS: <u>3200 Cobb Galleria Pkwy</u>                     | ADDRESS: <u>3200 Cobb Galleria Pkwy</u> |
| CITY: <u>Atlanta</u>  | CITY: <u>Atlanta</u>                    |
| STATE: <u>GA</u> ZIP: <u>30339</u>                          | STATE: <u>GA</u> ZIP: <u>30339</u>      |
| PHONE: <u>678-384-4469</u>                                  | PHONE: <u>678-384-4480</u>              |
| CONTACT PERSON: <u>Greg Saul</u> PHONE: <u>678-384-4480</u> |   |
| CONTACT'S E-MAIL: <u>gsaul@rrlandgroup.com</u>              |   |

| APPLICANT IS THE:  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> OWNER'S AGENT          | <input type="checkbox"/> PROPERTY OWNER | <input type="checkbox"/> CONTRACT PURCHASER |
| ZONING DISTRICT(S): <u>R-TH</u>                            | PRIOR ZONING CASE: <u>RZM-05-030</u>    |   |
| LAND DISTRICT(S): <u>7</u>                                 | LAND LOT(S): <u>032</u>                 | ACREAGE: <u>9.67</u>                        |
| ADDRESS OF PROPERTY: <u>Parkside Walk</u>                  |   |   |
| PROPOSED CHANGE IN CONDITIONS: <u>See Letter of Intent</u> |   |   |

| RESIDENTIAL DEVELOPMENT:                  | NON-RESIDENTIAL DEVELOPMENT:   |
|---|--------------------------------|
| NO. OF LOTS/DWELLING UNITS: <u>68</u>     | NO. OF BUILDINGS/LOTS: _____   |
| DWELLING UNIT SIZE (Sq. Ft.): <u>1200</u> | TOTAL GROSS SQUARE FEET: _____ |
| GROSS DENSITY: _____                      | DENSITY: _____                 |
| NET DENSITY: _____                        |                                |

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



| OWNER INFORMATION* |                         |
|--------------------|-------------------------|
| NAME:              | KRR Partners, LLC       |
| ADDRESS:           | 3200 Cobb Galleria Pkwy |
| CITY:              | Atlanta                 |
| STATE:             | GA                      |
| ZIP:               | 30339                   |
| PHONE:             | 678-384-4480            |

| OWNER INFORMATION* |                         |
|--------------------|-------------------------|
| NAME:              | KRR Partners 2, LLC     |
| ADDRESS:           | 3200 Cobb Galleria Pkwy |
| CITY:              | Atlanta                 |
| STATE:             | GA                      |
| ZIP:               | 30339                   |
| PHONE:             | 678-384-4480            |

| OWNER INFORMATION* |                             |
|--------------------|-----------------------------|
| NAME:              | Community Bank of the South |
| ADDRESS:           | 3016 Atlanta Rd             |
| CITY:              | Smyrna                      |
| STATE:             | GA                          |
| ZIP:               | 30080                       |
| PHONE:             | 678-385-7527                |



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R&R Land Group, LLC  
3200 Cobb Galleria Pkwy, Suite 150  
Atlanta, GA 30339

Gwinnett County Planning and Development  
446 West Crogan Street  
Suite 275  
Lawrenceville, Georgia 30046

November 4, 2010

RE: Letter of Intent Change in Conditions:  
The Vineyards at Parkside Subdivision

Dear Planning Staff,

This letter shall outline the intent of the proposed change in condition for The Vineyards at Parkside subdivision located in Land Lot(s) 032 of the 1st and 7th District, Gwinnett County, Georgia containing 9.835 acres

The applicant is requesting a change in condition in the minimum heated floor area for structures from 1600 heated square feet to 1200 heated square feet. Also the applicant would like to change the condition regarding the exterior construction materials to three sides brick with the front elevation being primarily brick or stone with accents of wood or fiber type siding. The rear elevation would be wood or fiber type siding. Finally the applicant would like to change the condition regarding double car garages to state that the garages may be tandem garages.

The use of the property will remain the same, zoning category R-TH. The overall gross density will remain the same at 7.64 units per acre while the zoning amendment gross density will be 6.91 units per acre. The overall net density will remain unchanged at 7.75 units per acre and the zoning amendment net density will be 7.03 units per acre. There are no requested changes in the buffers.



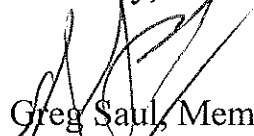
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This proposed change in conditions has become necessary as the conditions of the economy have continued to deteriorate and the ability for homeowners "to qualify" for home purchases has become more and more stringent. Purchasers simply cannot afford what they used to and therefore the home sizes have to be reduced in order to bring the sales price in line with today's mortgage industry's underwriting standards.

If you have any questions regarding this request please do not hesitate to contact us at 678-384-4480

Thanks in advance for your consideration.

Sincerely,



Greg Saul, Member  
R&R Land Group, LLC



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**PROJECT NAME**  
PARKSIDE WALK TRACT  
LOCATED IN LAND LOT 002 OF DISTRICT 77B, PARCEL 010  
CARROLL COUNTY, GEORGIA

**CLIENT NAME**

**LAND DEVELOPMENT, INC.**  
2500 ANDERSON ROAD, SUITE 200  
DUBLIN, GA 31006  
(404) 486-2242 FAX (404) 486-2243

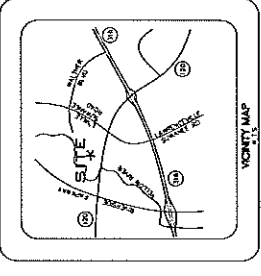


**SHEET TITLE**  
7

**REVISIONS**

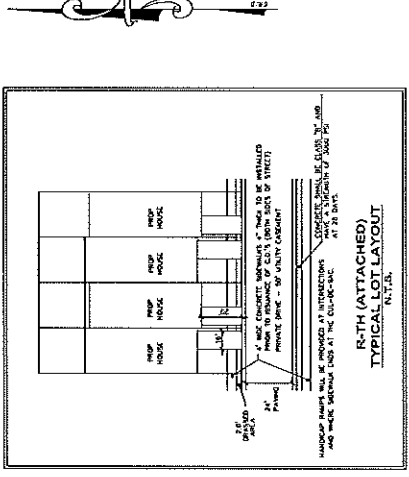
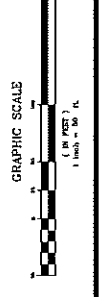
| NO. | DATE     | BY  | DESCRIPTION          |
|-----|----------|-----|----------------------|
| 01  | 02-09-09 | JWH | ISSUED FOR PERMITS   |
| 02  | 11/27/10 | JWH | REVISED PER COMMENTS |

**SHEET NUMBER**  
7



**LEGEND**

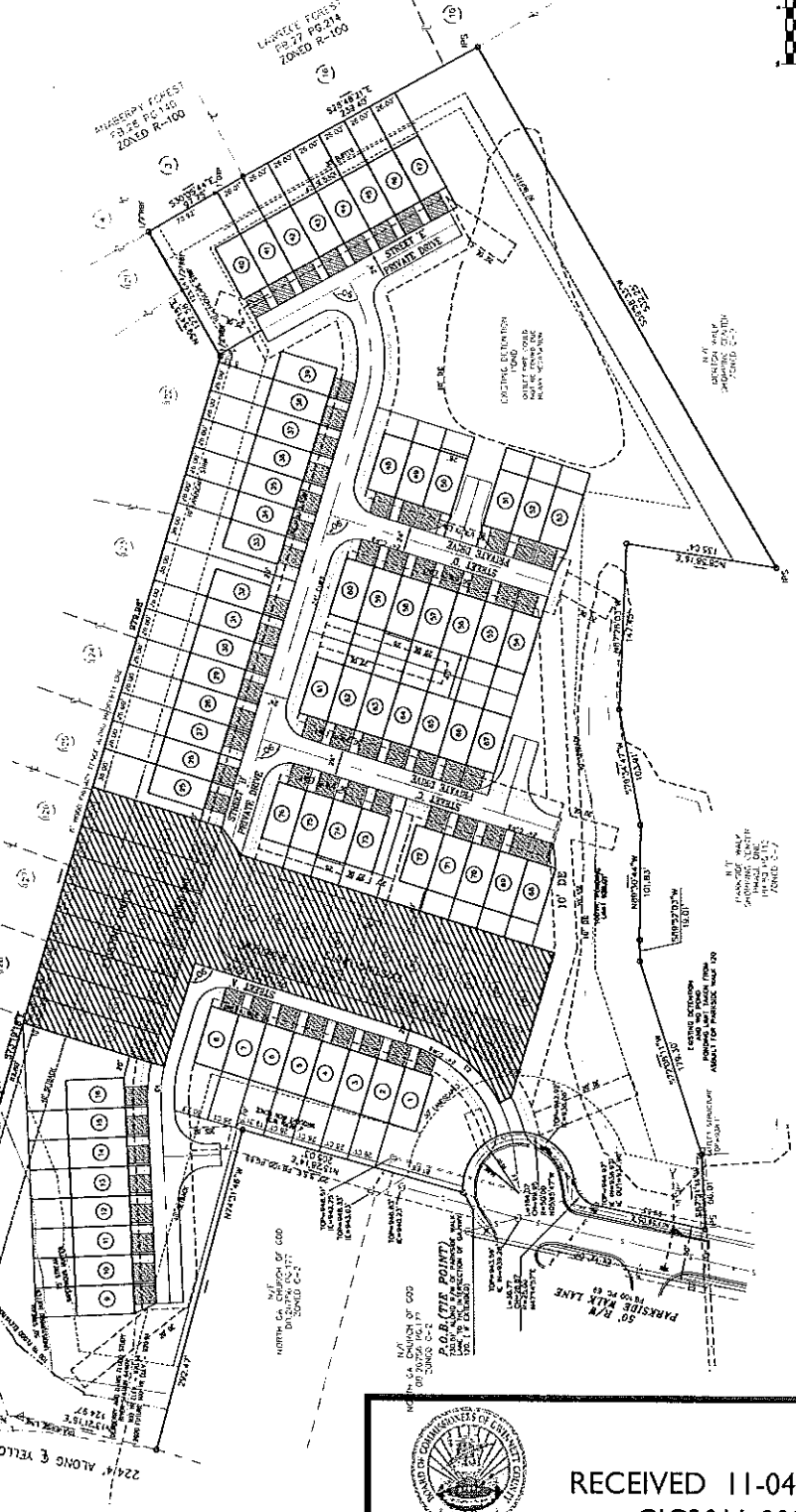
- 1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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- 20. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



| LOT NO. | AREA (SQ. FT.) | AREA (SQ. YD.) | PERCENTAGE COVER |
|---------|----------------|----------------|------------------|
| 1       | 10,000         | 111.11         | 10.00            |
| 2       | 10,000         | 111.11         | 10.00            |
| 3       | 10,000         | 111.11         | 10.00            |
| 4       | 10,000         | 111.11         | 10.00            |
| 5       | 10,000         | 111.11         | 10.00            |
| 6       | 10,000         | 111.11         | 10.00            |
| 7       | 10,000         | 111.11         | 10.00            |
| 8       | 10,000         | 111.11         | 10.00            |
| 9       | 10,000         | 111.11         | 10.00            |
| 10      | 10,000         | 111.11         | 10.00            |
| 11      | 10,000         | 111.11         | 10.00            |
| 12      | 10,000         | 111.11         | 10.00            |
| 13      | 10,000         | 111.11         | 10.00            |
| 14      | 10,000         | 111.11         | 10.00            |
| 15      | 10,000         | 111.11         | 10.00            |
| 16      | 10,000         | 111.11         | 10.00            |
| 17      | 10,000         | 111.11         | 10.00            |
| 18      | 10,000         | 111.11         | 10.00            |
| 19      | 10,000         | 111.11         | 10.00            |
| 20      | 10,000         | 111.11         | 10.00            |

**GENERAL NOTES:**

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