

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Magnolia Hall on Sever, LLC</u> ADDRESS: <u>c/o Andersen, Tate & Carr</u> <u>1960 Satellite Blvd., Suite 4000</u> CITY: <u>Duluth</u> STATE: <u>Georgia</u> ZIP: <u>30097</u> PHONE: <u>(770) 822-0900</u>	NAME: <u>Magnolia Hall on Sever, LLC</u> ADDRESS: <u>c/o Andersen, Tate & Carr</u> <u>1960 Satellite Blvd., Suite 4000</u> CITY: <u>Duluth</u> STATE: <u>Georgia</u> ZIP: <u>30097</u> PHONE: <u>(770) 822-0900</u>
CONTACT PERSON: <u>Michael L. Sullivan</u> PHONE: <u>(770) 822-0900</u> CONTACT'S E-MAIL: <u>msullivan@atclawfirm.com</u>	

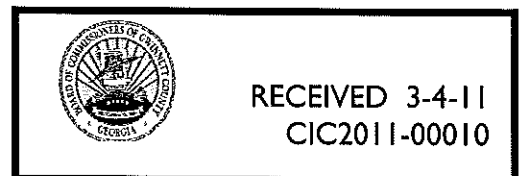
APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

ZONING DISTRICT(S): RA-200 PRIOR ZONING CASE: RZR-06-035
 LAND DISTRICT(S): 7th LAND LOT(S): 83 ACREAGE: 7.52 acres
 ADDRESS OF PROPERTY: 2040 Sever Road, Lawrenceville, Georgia 30043
 PROPOSED CHANGE IN CONDITIONS: Amend 1(D) to allow 10,040sq.ft ballroom

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: <u>3</u>
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: <u>19,280 sq.ft</u>
GROSS DENSITY: _____	DENSITY: <u>2,563 sq. ft. per acre</u>
NET DENSITY: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



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LETTER OF INTENT **FOR CHANGE IN CONDITIONS APPLICATION OF** **MAGNOLIA HALL ON SEVER, LLC** **RA-200 (Country Club/Private Events Facility)**

The Owner and Applicant, Magnolia Hall on Sever, LLC (hereinafter, "Applicant"), submits this Change in Conditions Application for the purpose of modifying the portion of Condition 1(D) which reads: "*New building construction shall be limited to a ballroom not to exceed 7,000 square feet.*" Applicant is proposing construction of an approximately 10,040 square foot ballroom facility and would like for the Condition 1(D) to be modified to allow that.

The subject property is an approximately 7.52 acre portion (hereinafter, the "Property") of an approximately 14 acre surrounding tract of land located on Sever Road next to Jackson Elementary School. The portion of the Property covered by this Application is currently zoned RA-200.

The subject Property is located adjacent to the Jackson Elementary School, a large public/institutional use in an area that is uniformly low density residential subdivision development. A country club/private events facility is an ideally suited use for the property's location in that (1) country clubs are clearly contemplated for low density residential areas as a permitted use by right in the RA-200 zoning classification, and (2) the proposed facility would have its most likely use periods at times that would not conflict with peak traffic periods for either commuting residents or the arrival and departure times of the Jackson Elementary School.

Moreover, the difference between a 7,000 square foot ballroom and a 10,040 square foot ballroom would be negligible to anyone other than the Owner/Applicant. There would be no tangible increase in any relevant impact on surrounding properties. However, not allowing would significantly impact Applicant's ability to utilize the subject property for its currently approved private events facility use.

The subject property is not adjacent to any developed residential property and is surrounded on all sides by (1) Jackson Elementary School, (2) Sever Road, and (3) undeveloped, wooded property also owned by the Applicant/Owner, thereby further limiting the impact on adjacent property. As the proposed development is consistent with the adjacent low-density residential property uses and the institutional-type use of the elementary school,



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this change in conditions proposes a use that is ideally suited to and consistent with adjacent and nearby property.

The development of the property as proposed under the guidelines of Gwinnett County is appropriate to the subject tract, consistent with the low density residential uses of the adjacent and surrounding property and consistent with the Gwinnett County 2030 Unified Plan.

As stated in the Application, the Applicant intends to develop the Property as a country club/private events facility within the existing residential structure (after it is refurbished, remodeled and brought up to code) and grounds, with the addition of a 10,040 square foot ballroom and service area facility. The sole access point is planned on Sever Road and the Site Plan provides efficient circulation.

This site is consistent with the surrounding residential developments and will serve as a meeting place for the community, since many of the subdivisions do not have clubhouse facilities. The property has access to a public water supply, public sanitary sewer, and convenient access to collector streets, major thoroughfares or state or interstate highways.

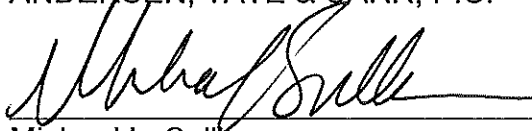
CONCLUSION

This proposed change in conditions would result in a high-quality country club/private events facility for the residents of the Sever Road community and of Gwinnett County. Applicant and its representatives welcome the opportunity to meet with the staff of the Gwinnett County Department of Planning and Development to answer any questions or to address any concerns. Applicant respectfully requests your approval of this Application.

This 3rd day of March, 2011.

Respectfully submitted,

ANDERSEN, TATE & CARR, P.C.



Michael L. Sullivan
Attorney for Owner/Applicant



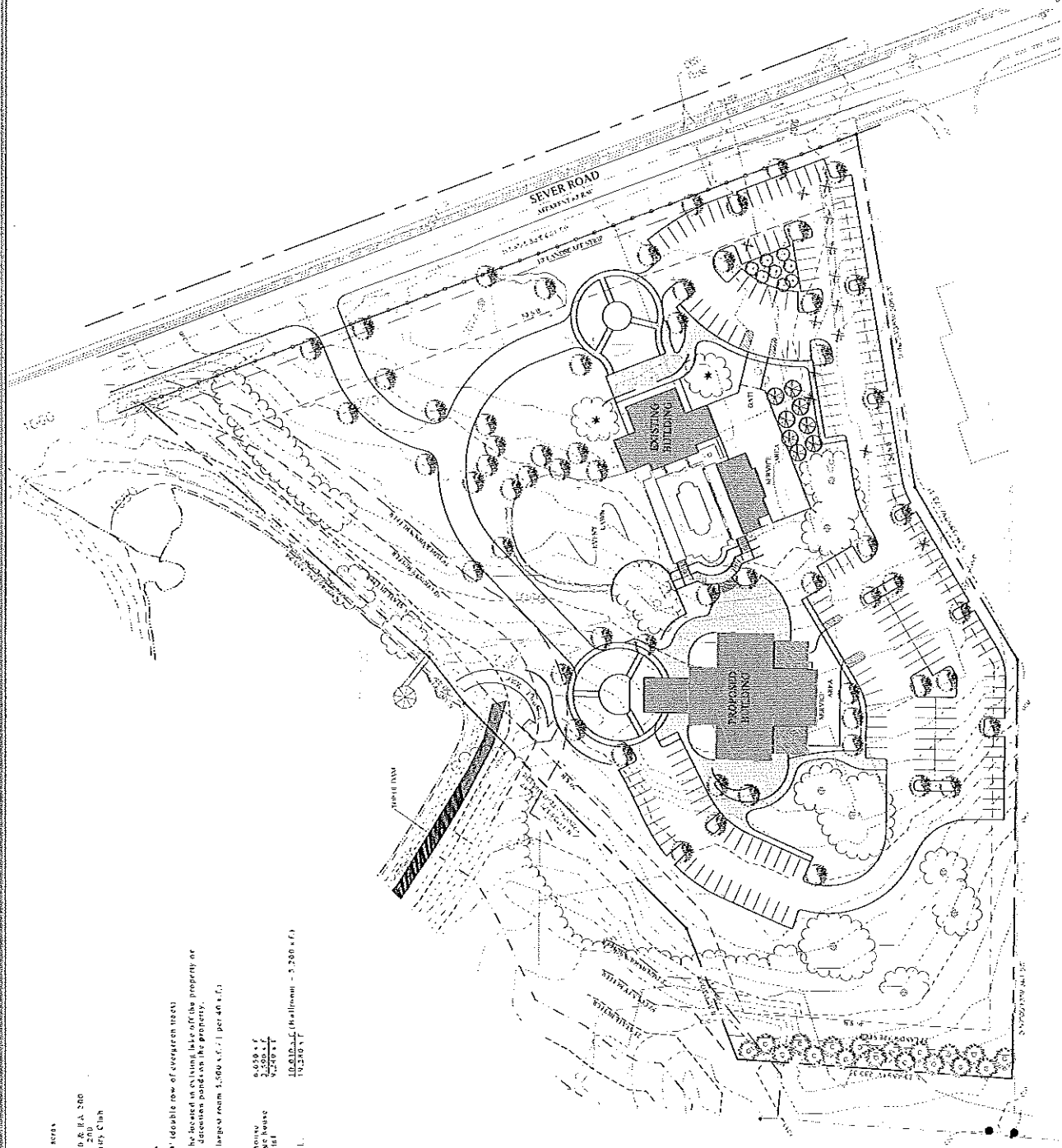
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Conceptual Plan
Sever Road

Law, L.L.P. | 10000 N. 10th Avenue, Suite 1000, Denver, CO 80231 | Phone: 303.733.1000 | Fax: 303.733.1001



LANDSCAPE ARCHITECTURE
 400 AVENUE | 1000 N. UNIVERSITY | DENVER, CO 80202
 PHONE: 303.733.1000 | FAX: 303.733.1001



TOTAL AREA - 7.52 ACRES

- EXISTING ZONING - R-2100 & R-1A, 2100
- PROPOSED ZONING - Community Club
- EXTERIOR SITE BACKS - 185'
 - Southwest - 20'
 - Northeast - 24'
- EXISTING INFRASTRUCTURE - 1.0'
 - Sever Road - 1.0'
- UNDEVELOPED AREAS - 20' (double row of evergreen trees)
- EXISTING UTILITIES - As shown in existing lake off the property or in new detentions ponds on the property.
- DEFINITION - 138 (average room 1,500 s.f.) per 40 s.f.2
- SHOWN - 183
- EXISTING BUILDINGS - 6,659 s.f. Carriage house 2,200 s.f. 4,459 s.f.
- HAWAII HALL - 10,010 s.f. (Hallroom - 3,280 s.f.) 13,287 s.f.
- TOTAL - 19,246 s.f.



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