

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Brand Properties, LLC</u> <u>c/o Mahaffey Pickens Tucker, LLP</u> ADDRESS: <u>1550 N. Brown Road, Ste 125</u> CITY: <u>Lawrenceville</u> STATE: <u>Georgia</u> ZIP: <u>30043</u> PHONE: <u>(770) 232-0000</u>	NAME: <u>Brand Properties, LLC</u> <u>c/o Mahaffey Pickens Tucker, LLP</u> ADDRESS: <u>1550 N. Brown Road, Ste 125</u> CITY: <u>Lawrenceville</u> STATE: <u>Georgia</u> ZIP: <u>30043</u> PHONE: <u>(770) 232-0000</u>
CONTACT PERSON: <u>Michelle Rothmeier</u> PHONE: <u>(770) 232-0000</u> CONTACT'S E-MAIL: <u>mrothmeier@mptlawfirm.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

ZONING DISTRICT(S): MUO PRIOR ZONING CASE: MUO-08-004

LAND DISTRICT(S): 7th LAND LOT(S): 132 ACREAGE: 31.71 +/-
 ADDRESS OF PROPERTY: Off of Hwy 20, immediately surrounding Gwinnett Braves Stadium

PROPOSED CHANGE IN CONDITIONS: Modify Condition 2C

<p>RESIDENTIAL DEVELOPMENT:</p> <p>NO. OF LOTS/DWELLING UNITS: <u>610</u></p> <p>DWELLING UNIT SIZE (Sq. Ft.): _____</p> <p>GROSS DENSITY: _____</p> <p>NET DENSITY: _____</p>	<p>NON-RESIDENTIAL DEVELOPMENT:</p> <p>NO. OF BUILDINGS/LOTS: _____</p> <p>TOTAL GROSS SQUARE FEET: _____</p> <p>DENSITY: _____</p> <p>**Please see attached site plan.</p>
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PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED





Jeffrey R. Mahaffey
Steven A. Pickens
R. Lee Tucker, Jr.
Matthew P. Benson
Gerald Davidson, Jr.,
of Counsel

Kelly O. Faber
Andrew D. Stancil
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Kenneth W. Stroud
Bartow B. Duncan, III
Shawn F. Bratton
Jill H. Harris,
of Counsel

**LETTER OF INTENT FOR CHANGE IN CONDITIONS APPLICATION OF
BRAND PROPERTIES, LLC**

Mahaffey Pickens Tucker, LLP submits this letter of intent on behalf of the property owner, Brand Properties, LLC (the "Applicant"). The property which is the subject of this Application is that certain 31.71 +/- acres located off of Highway 20, surrounding the Gwinnett Braves Stadium (the "Property"). The Property is currently zoned MUO for mixed-use development as part of MUO-08-004, approved by Resolution of Board of Commissioners of Gwinnett County, Georgia on February 24, 2009 (the "Resolution"). The Resolution contained certain conditions governing the development of the Property. In order to further the development of the Property in accordance with the attached site plan, the Applicant requests modification to one such condition of zoning.

Condition 2C of the Resolution currently limits the height of all buildings, besides hotels, to four stories. The Applicant respectfully requests that Condition 2C be modified to limit the height of all buildings, besides hotels, to no more than five stories.

The Applicant submits that the requested change is consistent with the intent of the Zoning Ordinance and that changing the condition as requested herein will have no adverse impact on the current or contemplated uses of nearby or surrounding properties.

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In fact, the Applicant respectfully submits that the requested change will operate to make the area a more attractive and hospitable venue. Additionally, the change in condition will allow the owner to efficiently and effectively develop and market the property to its highest and best use, which is in the best interest of Gwinnett County and its citizens.

The Applicant respectfully requests your approval of the requested change of condition and hereby offers to meet with staff of the Gwinnett County Department of Planning and Development to address any concerns they may have.

This 1 day of July, 2011.

Respectfully Submitted,

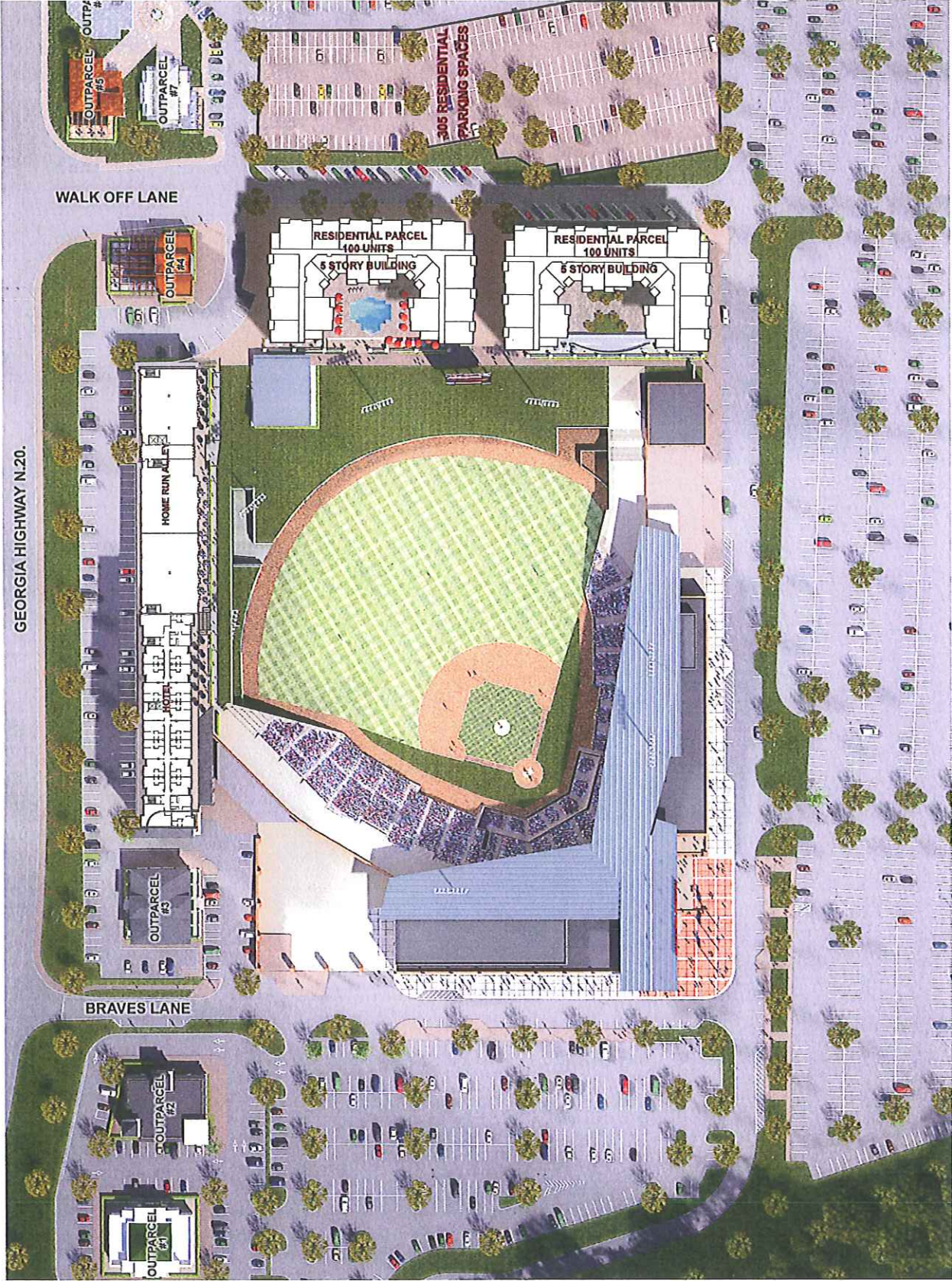
Mahaffey Pickens Tucker, LLP



E. Michelle Rothmeier
Attorney for Applicant



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BRAND Properti

THE VILLAGE AT GWINNETT STADIUM

March

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