

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>O'Dwyer Homes</u>	NAME: <u>KILLARNEY INVESTMENTS, LLC</u>
ADDRESS: <u>850 Old Alpharetta Rd</u>	ADDRESS: <u>850 Old Alpharetta Rd</u>
CITY: <u>Alpharetta</u>	CITY: <u>Alpharetta</u>
STATE: <u>GA.</u> ZIP: <u>30005</u>	STATE: <u>GA.</u> ZIP: <u>30005</u>
PHONE: <u>770-887-2177 x 205</u>	PHONE: <u>770-887-2177</u>
CONTACT PERSON: <u>DAVE PLANTZ</u> PHONE: <u>770-887-2177 x 205</u>	
APPLICANT'S E-MAIL: <u>davep@odwyerhomes.com</u>	

OWNER'S AGENT     PROPERTY OWNER     CONTRACT PURCHASER

APPLICANT IS THE:

PRESENT ZONING DISTRICT(S): R-75-CSD PRIOR ZONING CASE: RZR-05-007

LAND DISTRICT(S): 1st LAND LOT(S): 003 ACREAGE: 6.73 of 26.95 AC

ADDRESS OF PROPERTY: Partial Fellowship Drive | Society Trace

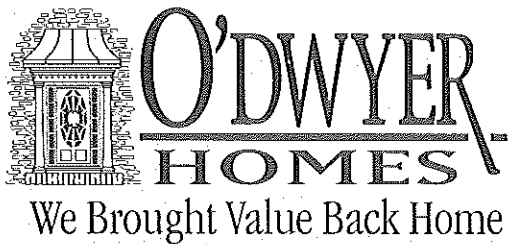
PROPOSED CHANGE IN CONDITIONS: #1.B Reduction of MINIMUM HEATED SQUARE FOOTAGE FROM 2200 TO 1600. CHANGE CONDITION DI FROM "PRIMARY" TO "PARTIALLY"

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>33</u>	NO. OF BUILDINGS/LOTS: _____
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: _____
GROSS DENSITY: <u>2.78</u>	DENSITY: _____
NET DENSITY: <u>2.78</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



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08/30/11

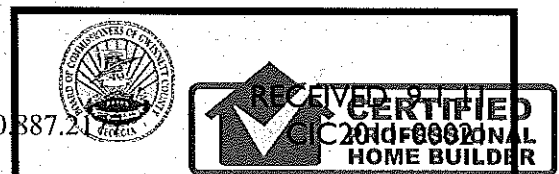
Old Friendship Place

To: Current Residents Old Friendship Place

As you are aware the economic recession we are experiencing has put a financial burden on O'Dwyer Homes also. We have continued to maintain the community during the last five years at a considerable loss.

Despite all attempts to draw traffic/sales to the community in the form of creating new product, reduced pricing, sales concessions and sales agent bonuses we cannot seem to generate sales. Customer traffic continues to be slow at 0-2 customers per week. The current price range requested on most visits is high 100K to low 200K. This will rise as the market recovers. With the lot prices and the sizes of homes we are presently offering we cannot meet customer's request. We need to temporarily reduce prices to keep the community vibrant.

This letter will serve as notification that O'Dwyer Homes will submit an application to Gwinnett County to request permission to rezone a portion of Old Friendship Place from the present minimum of 2200 square feet to a minimum of 1600 square feet. Additionally we will request that the conditions of Zoning (ID) be changed from "Homes shall be constructed primarily of brick, stacked stone or stucco on front facades" to "Homes shall be constructed partially of brick, stacked stone or stucco on the front facades". The request for rezoning will pertain to lots 14-46 for a total of 33 lots. The 27 lots in the front of the community would remain as originally zoned and with 15 homes already built there would be a total of 42 homes under the original zoning. A small brick entry monument will be placed in a recorded 4' x 4' easement on lot 14 to designate the area in the rezoning request. As you are aware, many surrounding communities have failed. We have stayed committed to this community at great cost to us. Our goal is to have a successful neighborhood.

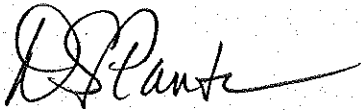


Once the rezoning request is submitted to Gwinnett County, a notice via sign will be placed in the entrance to the community. A date and time will be posted on the notice for the board of commissioners meeting which is open to the public and generally is held within 60 days of the notice. The boards of commissioners have the authority to grant approval to the request at that scheduled meeting.

We will have greater success in the approval by the board of commissioners if we have the support of our homeowners. We are asking you for your approval to this rezoning request as I believe it is critical to the successful completion of the community which is what we all desire.

I am available to meet if necessary to discuss or answer questions. Feel free to contact me at 770-887-2177 ext. 205 or e-mail at [davep@odwyerhomes.com](mailto:davep@odwyerhomes.com). Thank you in advance for your support!

Sincerely,



David S. Plante  
V.P. Construction  
O'Dwyer Homes, Inc.  
770-887-2177 ext 205  
770-887-2178 Fax  
[davep@odwyerhomes.com](mailto:davep@odwyerhomes.com)

cc: Dan O'Dwyer  
Eileen Walton



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**Old Friendship Place**

“Change in Conditions” submittal

2 September, 2011

Technical Info (Supplement to Letter of Intent)

This request is ONLY dealing with conditions 1B – Reduction of Heated Space to 1600 sq ft; and 1D – Change the wording of housing construction materials (brick, stone, stucco) to read “Partially” in place of the word “Primarily”.

Existing Zoning R75 CSO Density: Gross / Net = 2.78 / 2.78

Proposed Zoning R75 CSO Density: Gross / Net = 2.78 / 2.78

The Existing Plat has 75 lots on 26.95 (including dedicated open space)

The Proposed change in conditions will effect 33 lots (#14-46, which are clustered in the rear of the development; see unshaded portion of attached site plan) on 6.73 acres. There is NO CHANGE IN LOT SIZE, NOR INCREASE IN NUMBER OF LOTS, NOR ALTERATION OF THE OPEN SPACE.

Technical Prep by:

Ringo/Abernathy and Associates, Inc ph 770-962-8456



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