

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

| APPLICANT INFORMATION   | OWNER INFORMATION   |
|---|---|
| NAME: <u>Tim Jones Communities, Inc.</u>  | NAME: <u>Tim Jones Communities, Inc.</u>  |
| ADDRESS: <u>c/o Mahaffey Pickens Tucker, LLP</u><br><u>1550 North Brown Rd, Suite 125</u><br>CITY: <u>Lawrenceville</u> | ADDRESS: <u>c/o Mahaffey Pickens Tucker, LLP</u><br><u>1550 North Brown Rd, Suite 125</u><br>CITY: <u>Lawrenceville</u> |
| STATE: <u>Georgia</u> ZIP: <u>30043</u>   | STATE: <u>Georgia</u> ZIP: <u>30043</u>   |
| PHONE: <u>(770) 232-0000</u>  | PHONE: <u>(770) 232-0000</u>  |
| CONTACT PERSON: <u>Jeff Mahaffey, Attorney</u> PHONE: <u>(770) 232-0000</u>   |   |
| CONTACT'S E-MAIL: <u>jmahaffey@mptlawfirm.com</u>   |   |

**APPLICANT IS THE:**

OWNER'S AGENT     PROPERTY OWNER     CONTRACT PURCHASER

ZONING DISTRICT(S): R-ZT    PRIOR ZONING CASE: CIC-04-019

LAND DISTRICT(S): 5th    LAND LOT(S): 82 and 83    ACREAGE: 15.83 +/-

ADDRESS OF PROPERTY: Johnson Place Subdivision, Lawrenceville

PROPOSED CHANGE IN CONDITIONS: Change in Conditions 1B, 1C and 1D

|   |   |
|---|---|
| <p align="center"><b>RESIDENTIAL DEVELOPMENT:</b></p> <p>NO. OF LOTS/DWELLING UNITS: <u>75</u><br/>1600- 1750</p> <p>DWELLING UNIT SIZE (Sq. Ft.): <u>as proposed</u></p> <p>GROSS DENSITY: <u>4.7 units/acre</u></p> <p>NET DENSITY: <u>5.6 units/acre</u></p> | <p align="center"><b>NON-RESIDENTIAL DEVELOPMENT:</b></p> <p>NO. OF BUILDINGS/LOTS: _____</p> <p>TOTAL GROSS SQUARE FEET: _____</p> <p>DENSITY: _____</p> |
|---|---|

**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

Andrew D. Stancil  
E. Michelle Rothmeier  
Kenneth W. Stroud  
Shawn F. Bratton  
Alissa L. Cummo  
Jill H. Harris,  
of Counsel

**LETTER OF INTENT FOR  
CHANGE IN CONDITIONS APPLICATION OF  
TIM JONES COMMUNITIES, INC.**

The property which is the subject of this Application is currently zoned R- ZT (Change in Conditions) as a part of CIC-04-019, approved by Resolution of the Board of Commissioners of Gwinnett County, Georgia on September 24, 2004 (the "Resolution"). The R-ZT zoning classification permits single-family residences in certain locations within Gwinnett County.

The Resolution contains conditions governing the development of the subject property. The subject property is located at the intersection of Johnson Road and Highway 29 (a/k/a Lawrenceville Highway). The property contains seventy-five lots, as seen on the attached site plan, in a subdivision that has been developed with only twelve homes. Only two of these homes have been purchased by homeowners.

The Applicant files this Change in Conditions Application requesting that three of the conditions of zoning found in the Resolution be changed so as to be compatible with the manner in which the Applicant seeks to further develop its property. The Applicant's proposals would aid the Applicant in its ability to develop and improve the subject property to meet and accommodate the current market conditions. More specifically, Applicant desires the following:

Condition 1B of the Resolution currently reads as follows:

"The minimum heated floor area per dwelling unit shall be 1,800 square feet for one-story homes and 2,000 square feet for two-story homes."

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The Applicant respectfully requests that Condition 1B be modified to read as follows:

“The minimum heated floor area per dwelling unit shall be ~~1,800~~ 1,600 square feet for one-story homes and ~~2,000~~ 1,750 square feet for two-story homes.”

Condition 1C of the Resolution currently reads as follows:

“Front facades of all homes shall be finished with architectural treatments of brick, stacked stone or stucco. The remainder of each home may be finished with same or fiber-cement type siding. Architectural elevations shall be submitted for review and approval of the Director of Planning and Development.”

The Applicant respectfully requests that Condition 1C be modified to read as follows:

“Front facades of all homes shall be finished with architectural treatments of brick, stacked stone, *fiber-cement type siding* or stucco. The remainder of each home may be finished with same ~~or fiber-cement type siding~~. Architectural elevations shall be submitted for review and approval of the Director of Planning and Development.”

Condition 1D of the Resolution currently reads as follows:

“All dwellings shall have at least double-car garages. Where garages are front entry, driveways shall be a minimum of 16 feet in width.”

The Applicant respectfully requests that Condition 1D be modified to read as follows:

“All dwellings shall have at least ~~double-car garages~~ a single car garage. Where garages are front entry, driveways shall be a minimum of 16 feet in width.”



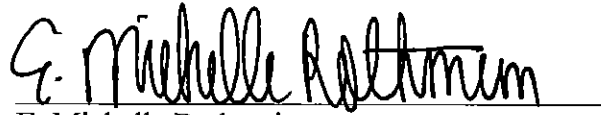
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The Applicant respectfully requests your approval of the requested change of conditions and hereby offers to meet with staff of the Gwinnett County Department of Planning & Development to address any concerns they may have.

This 2<sup>nd</sup> day of September, 2011.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP



E. Michelle Rothmeier



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CIC2011-00022

JOHNSON PLACE SUBDIVISION



Phone 878-610-5406 Fax 878-610-5405  
CIG 201-00022

**GENERAL NOTES**  
1. ALL DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.  
2. ALL CORNERS ARE TO BE SET BY THE SURVEYOR.  
3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR ALONG THE CENTERLINE OF THE LOT.  
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**REZONING CONDITIONS**  
1. THE PROPERTY IS ZONED R-10 (RESIDENTIAL SINGLE-FAMILY).  
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10. THE PROPERTY IS ZONED R-10 (RESIDENTIAL SINGLE-FAMILY).

**STORMWATER MANAGEMENT NOTE**  
1. THE PROPERTY IS TO BE DEVELOPED WITH A STORMWATER MANAGEMENT PLAN.  
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**WETLANDS NOTES:**  
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**STREAM BUFFER NOTES**  
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**MODIFICATION NOTE (A)**  
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