

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Crown Communities</u>	NAME: <u>Crown Communities</u>
ADDRESS: <u>1371 Dogwood Drive, SW</u>	ADDRESS: <u>1371 Dogwood Drive, SW</u>
CITY: <u>Conyers</u>	CITY: <u>Conyers</u>
STATE: <u>GA</u> ZIP: <u>30012</u>	STATE: <u>GA</u> ZIP: <u>30012</u>
PHONE: <u>770-866-1934</u>	PHONE: <u>770-866-1934</u>
CONTACT PERSON: <u>Adam Corder</u> PHONE: <u>770-866-1934</u>	
CONTACT'S E-MAIL: <u>adam@crownga.com</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/>	<input type="checkbox"/> CONTRACT PURCHASER
ZONING DISTRICTS(S): <u>RZT</u> PRIOR ZONING CASE: <u>RZR05-035</u>	
LAND DISTRICT(S): <u>5</u> LAND LOT(S): <u>271, 272</u> ACREAGE: <u>17.905</u>	
ADDRESS OF PROPERTY: <u>Rabbit Hill Road, Dacula</u>	
PROPOSED CHANGE IN CONDITIONS: <u>eliminate 3 sides brick/stone</u>	

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>66 prop.</u>	NO. OF BUILDINGS/LOTS: _____
DWELLING UNIT SIZE (Sq. Ft.): <u>2,000</u>	TOTAL GROSS SQUARE FEET: _____
GROSS DENSITY: <u>3.68 UPA</u>	DENSITY: _____
NET DENSITY: <u>3.68 UPA</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

CIC 43002

All that tract or parcel of land lying and being in land lots 271 & 272 of the 5th District, Gwinnett County, Georgia and more particularly described as follows;

Beginning at a point on the southerly right of way of Rabbit Hill Road (60' R/W) a distance of 374.93' southeasterly of the intersection of the land lot line common to land lots 271 & 272 of the 5th District and the southerly right of way of Rabbit Hill Road;

THENCE South 59 degrees 09 minutes 12 seconds West for a distance of 137.34' feet leaving said right of way to a point;

THENCE South 24 degrees 45 minutes 01 seconds East for a distance of 138.73' feet to a point;

THENCE South 59 degrees 32 minutes 59 seconds West for a distance of 591.15' feet to a point;

THENCE North 30 degrees 32 minutes 54 seconds West for a distance of 505.85' feet to an iron pin on the land lot line common to land lots 271 & 272 of the 5th District;

THENCE North 30 degrees 32 minutes 37 seconds West for a distance of 694.00' feet to an iron pin;

THENCE North 59 degrees 27 minutes 02 seconds East for a distance of 591.85' feet to a point on the southerly right of way of Rabbit Hill Road;

THENCE South 34 degrees 50 minutes 05 seconds East for a distance of 44.09' feet along said right of way to a point;

THENCE South 37 degrees 11 minutes 35 seconds East for a distance of 266.69' feet along said right of way to a point;

THENCE South 35 degrees 04 minutes 35 seconds East for a distance of 224.32' feet along said right of way to a point;

THENCE along a curve to the left having a radius of 1175.92' feet and an arc length of 164.90' feet, being subtended by a chord of South 39 degrees 05 minutes 37 seconds East for a distance of 164.76' feet along said right of way to an axle on the land lot line common to land lots 271 & 272 of the 5th District;

THENCE along a curve to the left having a radius of 1175.92' feet and an arc length of 68.92' feet, being subtended by a chord of South 44 degrees 47 minutes 23 seconds East for a distance of 68.91' feet along said right of way to a point;

THENCE South 46 degrees 28 minutes 07 seconds East for a distance of 91.59' feet along said right of way to a point;

THENCE along a curve to the right having a radius of 332.71' feet and an arc length of 47.58' feet, being subtended by a chord of South 42 degrees 22 minutes 20 seconds East for a distance of 47.54' feet along said right of way to a point;

THENCE South 38 degrees 16 minutes 32 seconds East for a distance of 166.84' feet along said right of way to a point and the POINT OF BEGINNING.

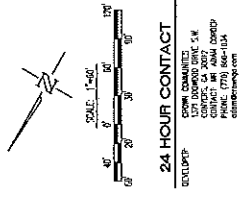
Said property contains 17.905 acres more or less.

CIC 73002

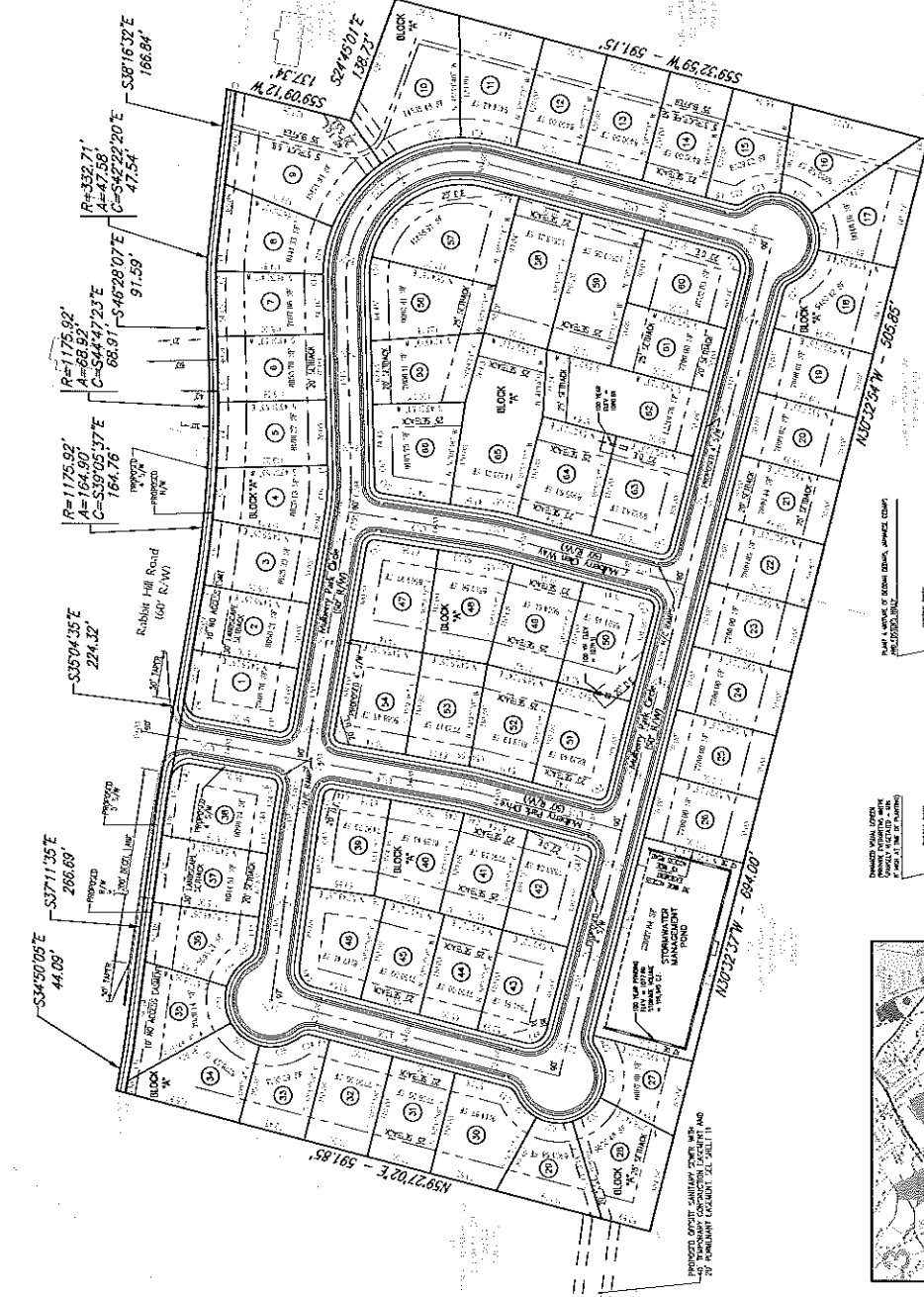
LINE	BEARING	LENGTH	AREA	PERIMETER
1	S34°50'05"E	44.08'	1,921.14	1,921.14
2	S37°11'35"E	286.69'	12,811.14	12,811.14
3	S35°04'35"E	274.32'	11,911.14	11,911.14
4	S34°54'47'23"E	184.76'	8,311.14	8,311.14
5	S35°05'37"E	184.76'	8,311.14	8,311.14
6	S34°54'47'23"E	184.76'	8,311.14	8,311.14
7	S35°04'35"E	274.32'	11,911.14	11,911.14
8	S37°11'35"E	286.69'	12,811.14	12,811.14
9	S34°50'05"E	44.08'	1,921.14	1,921.14

LINE	BEARING	LENGTH	AREA	PERIMETER
10	S34°50'05"E	44.08'	1,921.14	1,921.14
11	S37°11'35"E	286.69'	12,811.14	12,811.14
12	S35°04'35"E	274.32'	11,911.14	11,911.14
13	S34°54'47'23"E	184.76'	8,311.14	8,311.14
14	S35°05'37"E	184.76'	8,311.14	8,311.14
15	S34°54'47'23"E	184.76'	8,311.14	8,311.14
16	S35°04'35"E	274.32'	11,911.14	11,911.14
17	S37°11'35"E	286.69'	12,811.14	12,811.14
18	S34°50'05"E	44.08'	1,921.14	1,921.14

LINE	BEARING	LENGTH	AREA	PERIMETER
19	S34°50'05"E	44.08'	1,921.14	1,921.14
20	S37°11'35"E	286.69'	12,811.14	12,811.14
21	S35°04'35"E	274.32'	11,911.14	11,911.14
22	S34°54'47'23"E	184.76'	8,311.14	8,311.14
23	S35°05'37"E	184.76'	8,311.14	8,311.14
24	S34°54'47'23"E	184.76'	8,311.14	8,311.14
25	S35°04'35"E	274.32'	11,911.14	11,911.14
26	S37°11'35"E	286.69'	12,811.14	12,811.14
27	S34°50'05"E	44.08'	1,921.14	1,921.14



24 HOUR CONTACT
 ENVELOPE
 SOME COMMENTS: SEE PLAN FOR CONTACT ENVELOPE. CONTACT ENVELOPE SHALL BE MAINTAINED AT ALL TIMES. PHONE: (770) 888-1534



35' CONSTRUCTION BUFFER DETAIL
 ALL EASEMENTS SHALL BE CONSIDERED TO BE 35' WIDE UNLESS OTHERWISE NOTED. ALL EASEMENTS SHALL BE MAINTAINED AT ALL TIMES. SEE PLAN FOR EASEMENT LOCATIONS.

10' NO ACCESS EASEMENT DETAIL
 ALL EASEMENTS SHALL BE CONSIDERED TO BE 10' WIDE UNLESS OTHERWISE NOTED. ALL EASEMENTS SHALL BE MAINTAINED AT ALL TIMES. SEE PLAN FOR EASEMENT LOCATIONS.



LOCATION MAP
 SCALE: 1"=200'

REVISIONS

REZONING PLAN

Mulberry Estates
 Rabbit Hill Road
 Loganville, Georgia 30052
 (770) 888-1534

InSite Engineering, Inc.
 Civil Engineering Consultants
 P.O. Box 940
 Loganville, Georgia 30052
 (770) 888-1534

Drawn By: JHB
 Checked By: JHB
 Date: 10-24-12
 Project Number: 138-001-12
RZ-1

CIC 13002

CHANGE IN CONDITIONS APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes

- (B) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

No

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED CHANGE IN CONDITIONS HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

No

- (D) WHETHER THE PROPOSED CHANGE IN CONDITIONS WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

No, it will lessen all impacts.

- (E) WHETHER THE PROPOSED CHANGE IN CONDITIONS IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Yes

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED CHANGE IN CONDITIONS:

Market conditions.

CIC 43002

CROWN COMMUNITIES

November 16, 2012

Gwinnett County Planning and Zoning
446 West Crogan Street
Lawrenceville, GA 30046

Re: Zoning Modification re: case # RZR-05-035, 17.905 acres on Rabbit Hill Road, Dacula, GA known as "Rabbit Hill Commons", to be renamed "Mulberry Estates"

Greetings:

Crown Communities would like to amend the above zoning resolution as follows:

Delete Section 1 (d) which states "All homes shall constructed of three sides brick or stacked stone, with the balance being the same or wood of fiber cement siding."

Replace removed section with the following: "The exterior of the houses shall consist of a combination of brick, stone, wood, or hardi/cement siding. Vinyl shall be prohibited except for soffits, gables, eaves, fascia board, and shutters."

In exchange for the adjustment of this condition, we are proposing a reduction in unit count from the currently approved 105 units, to no more than 66 units.

I am available to discuss or answer questions at your convenience..

Regards,



Adam Corder
Land Acquisitions
adam@crownga.com
770-866-1934 mobile

Downeast Builders & Realty, Inc. • Roosevelt Builders, Inc. • Franklin Builders, Inc.
Jefferson Homes, Inc. • Pillon Communities, Inc. • S.C. Pillon Homes, Inc. • A.L. Pillon Homes, Inc.
1371 Dogwood Drive, S.W. • Conyers • GA • 30012 • 678-509-0555 Phone • 678-509-0556 Fax
www.CrownUS.com

CIC 13002

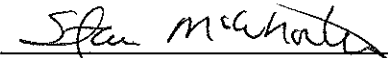
CHANGE IN CONDITIONS APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.


Signature of Applicant

11-16-12
Date

Adam Corder, Land Acquisition Manager
Type or Print Name and Title


Signature of Notary Public

11-16-12
Date

Notary Seal

CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



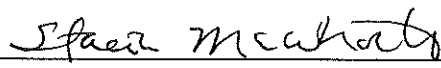
Signature of Property Owner

11-16-12

Date

Adam Corder, Land Acquisition Manager

Type or Print Name and Title



Signature of Notary Public

11-16-12

Date


Notary Seal

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS**

THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

*** NOTE: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

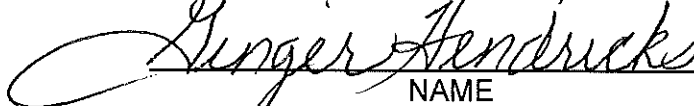
PARCEL I.D. NUMBER: 5 - 271 - 028
(Map Reference Number) District Land Lot Parcel

 11-16-12
Signature of Applicant Date

Adam Curder
Type or Print Name and Title

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

 TSA
NAME TITLE
11-16-12
DATE

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS**

THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

*** NOTE: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

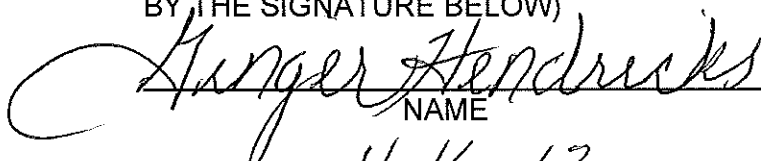
PARCEL I.D. NUMBER: 5 - 291 - 124
(Map Reference Number) District Land Lot Parcel

 11-16-12
Signature of Applicant Date

Adon Carter
Type or Print Name and Title

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

 TSA
NAME TITLE
11-16-12
DATE

REVISION	-	Date

CROWN COMMUNITIES
 1371 Dogwood Road Conley, GA 30012

CONTRACT NO. 11
 CROWN COMMUNITIES, INC.

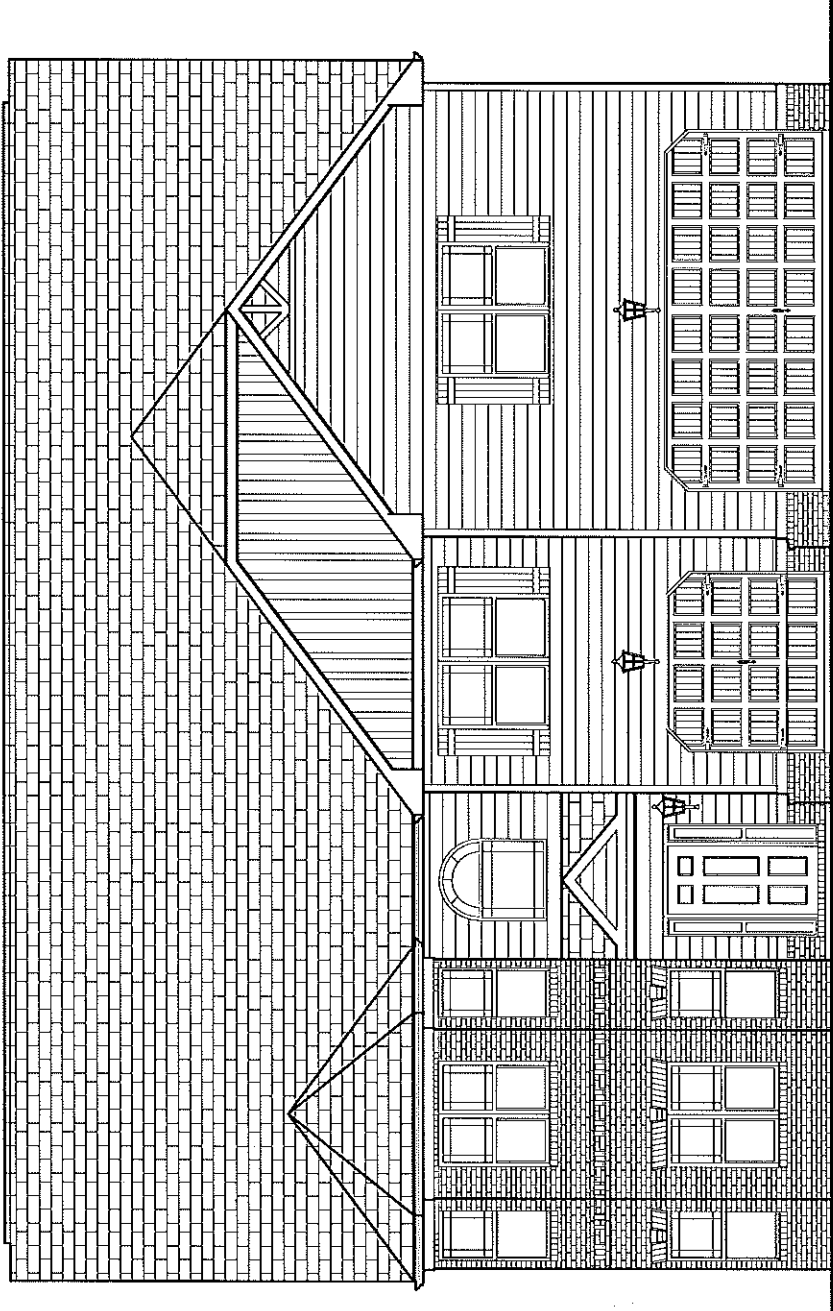
FRONT ELEVATION B4-1
 THE ROOSEVELT 38

APPROVAL	DATE

DESIGNER	DATE

PROJECT NO.	SCALE
	1/8" = 1'-0"

A3



FRONT ELEVATION B4-1

These images are artist's rendering for reference only. Actual construction including materials and floor plans may vary per community. Subject to change without notice. See sales agent for complete details. www.CrownGA.com

A set of three copies of this drawing shall be submitted with the contract. One set shall be retained by the architect and one set shall be retained by the contractor. The contractor shall be responsible for the accuracy of the drawings and shall be liable for any errors or omissions.

CIC 13002

CIC 13002

REVISION	-	Date
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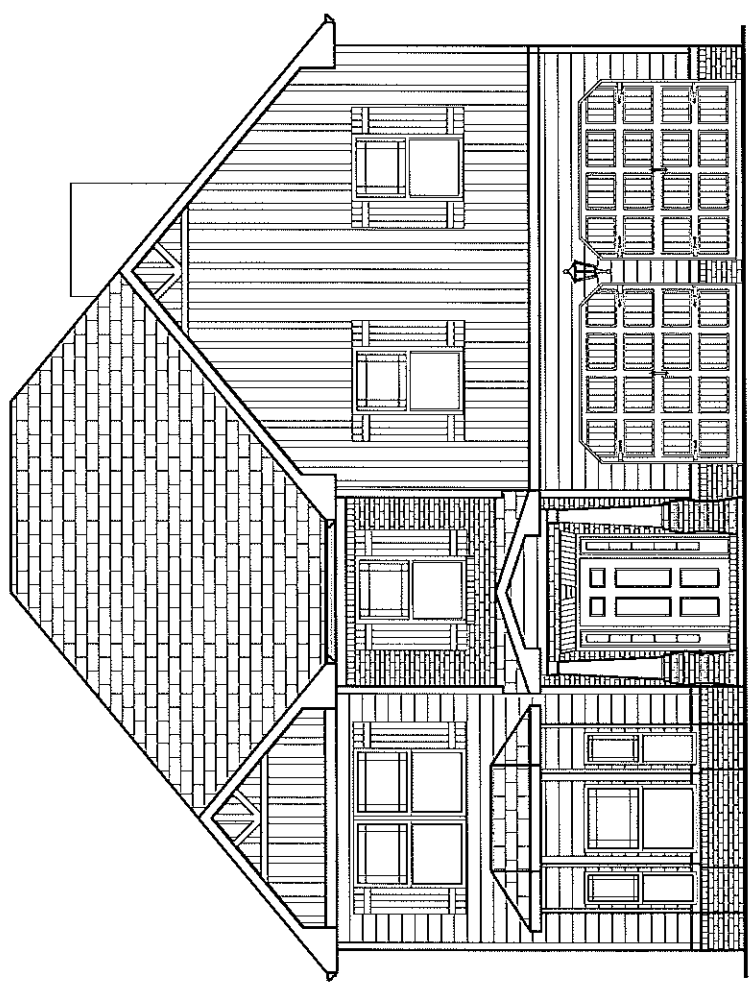
CROWN
COMMUNITIES
1371 Dogwood Road Conyers, Ga 30012

CONTRACT NO. 13002

FRONT ELEVATION B4-1

APPROVAL	DATE
DESIGNER	DATE
CALL	PHONE NO.
PROJECT NO.	

A3



FRONT ELEVATION B4-1

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1. ALL OF THESE IMAGES ARE ARTIST'S RENDERINGS AND SHOULD NOT BE USED AS A BASIS FOR ANY CONTRACTS OR AGREEMENTS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE IMAGES.

2008LORO

A3

REVISIONS

APPROVAL	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
PROJECT NO.	

FRONT ELEVATION C2-1

THE WILLIAM

CROWN

COMMUNITIES

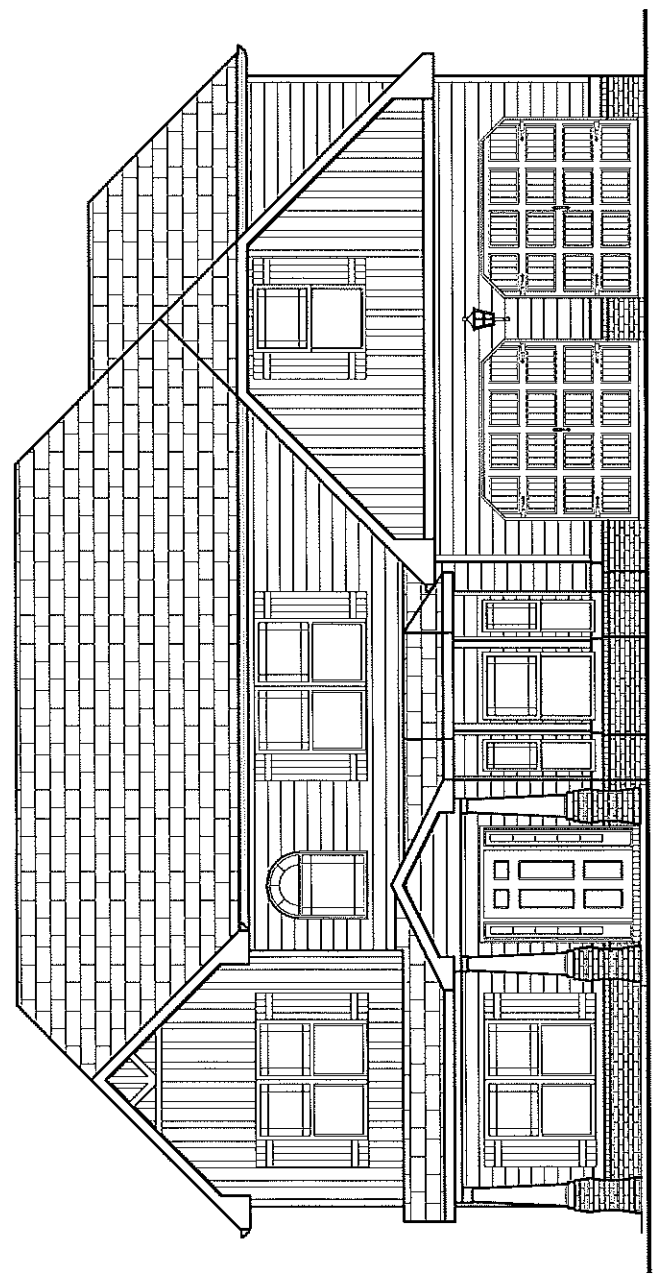
1371 Dogwood Road Conors, Ga 30012

OFFICE OF THE ARCHITECT

CROWN COMMUNITIES INC

REVISION	DATE

www.crown.ga.com



FRONT ELEVATION C2-1

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1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 2. FINISH GRADE SHALL BE DETERMINED BY THE SURVEYOR. 3. ALL FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE. 4. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT. 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS. 6. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

REVISION	-
Date	

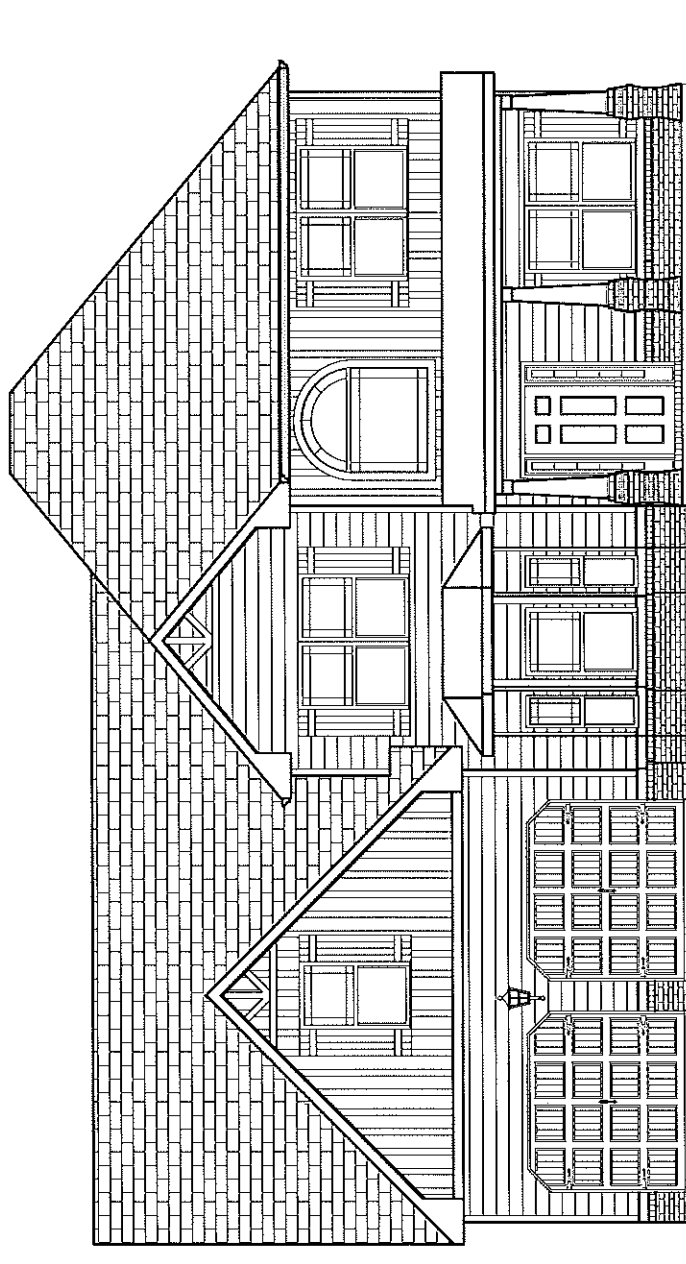
CROWN
 COMMUNITIES
 1371 Dogwood Road Cary, NC 27513
 www.crown.com

CONTRACT NO. 1101
 DRAWING NO. C2-1

FRONT ELEVATION C2-1
 THE KINGSTON

APPROVAL	DATE
DESIGNER	DATE
CHECK	DATE
SHEET NO.	

A3
 SCALE: 3/8" = 1'-0"



FRONT ELEVATION C2-1

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1. Not to scale unless otherwise noted. All dimensions are in feet and inches. All dimensions are to the center of the member unless otherwise noted. All dimensions are to the finished surface unless otherwise noted. All dimensions are to the exterior unless otherwise noted. All dimensions are to the exterior unless otherwise noted.

CIC 13002

20081002

REVISION	Date

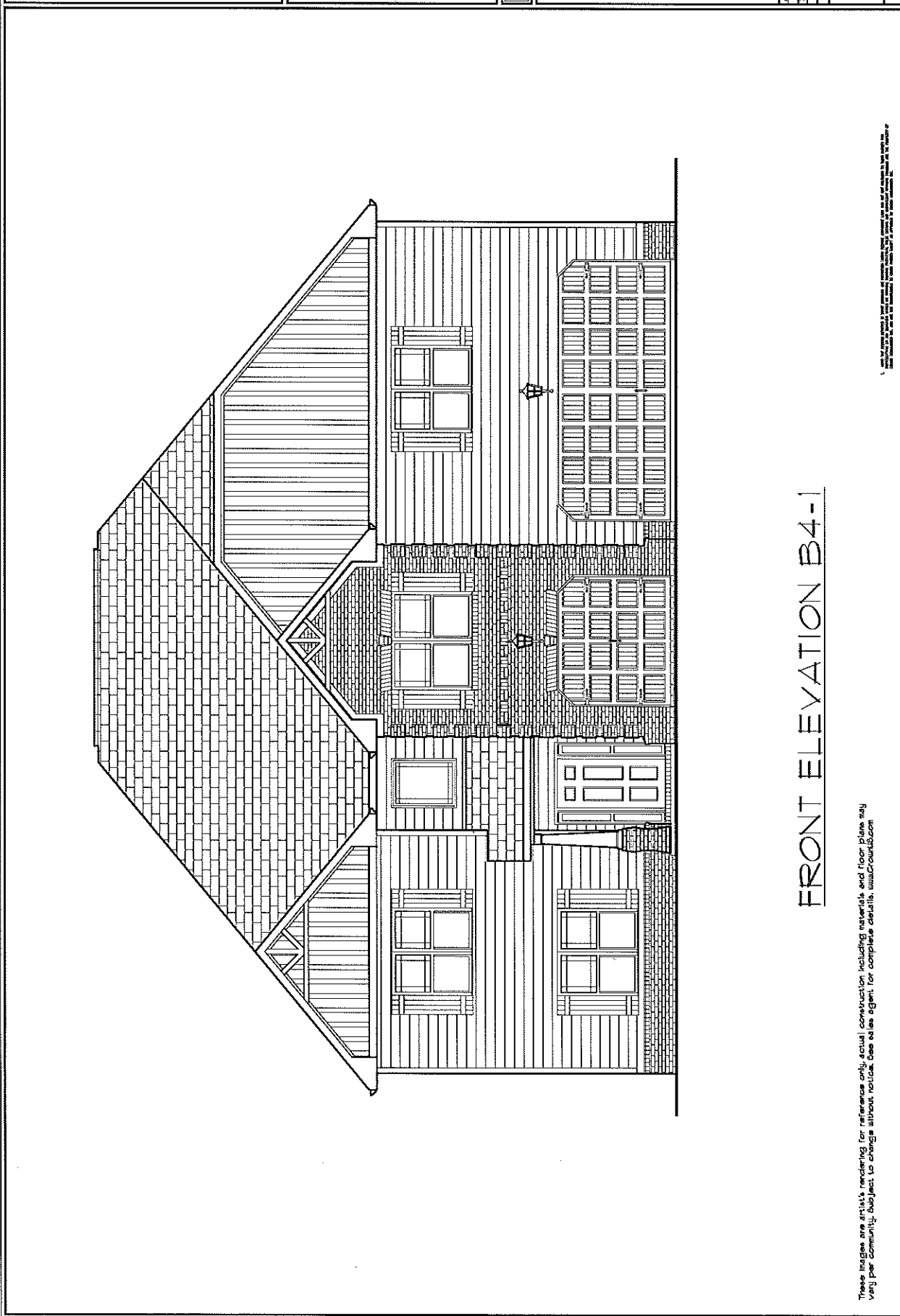
CROWN
COMMUNITIES
1371 Dogwood Road
Conyers, GA 30012

CONTRACT NO. 011
OWNER COMMENTS AND

FRONT ELEVATION B4-1
THE JEFFERSON 2S

APPROVAL	DATE
DESIGNER	DATE
CLIENT	DATE
PROJECT NO.	

A3
SCALE: 1/4" = 1'-0"



FRONT ELEVATION B4-1

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1. All work shall be in accordance with the approved plans and specifications. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable codes and regulations.

REVISION	—
Date	—

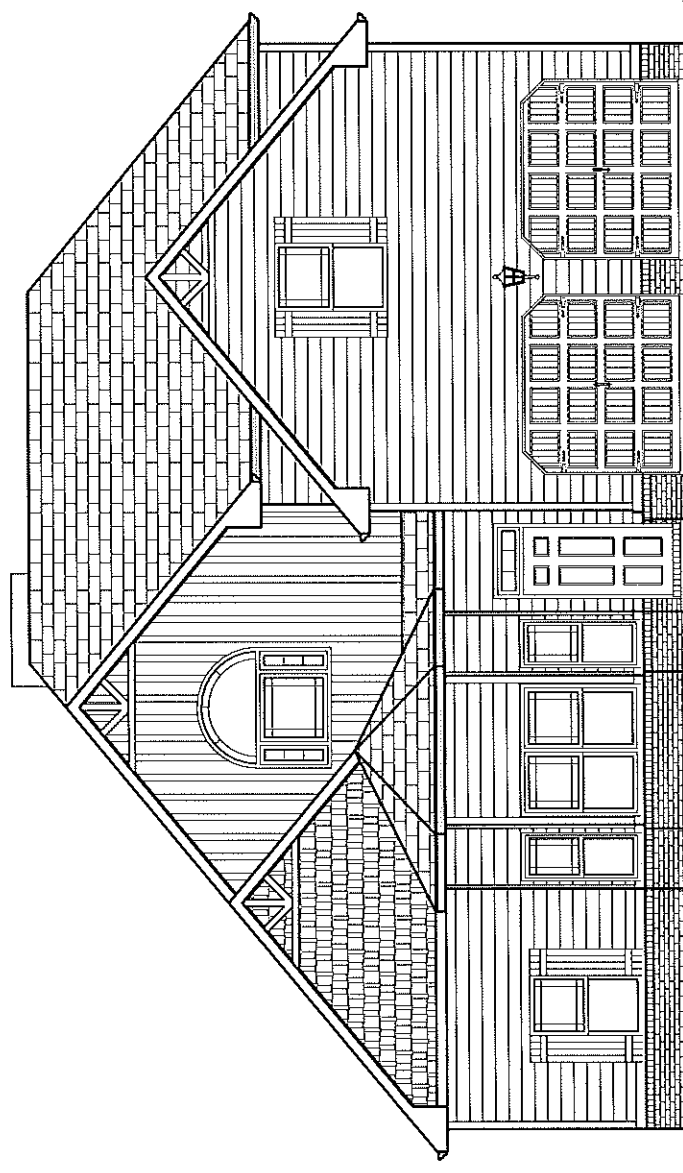
CROWN
 COMMUNITIES
 1371 Dogwood Road Conyers, Ga 30012

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FRONT ELEVATION B2-3
 THE GENTRY

APPROVAL	DATE
DESIGNER	DATE
COLL	DATE
BUDGET NO.	

A3
 SCALE: 3/8"=1'-0"



FRONT ELEVATION B2-3

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1. All the items shown in this drawing are subject to change without notice. Crown GA and its affiliates do not warrant the accuracy of this drawing. Crown GA and its affiliates are not responsible for any errors or omissions in this drawing. Crown GA and its affiliates are not responsible for any damage or injury caused by the use of this drawing.

CIC 13002

REVISION	Date

CROWN
 COMMUNITIES
 1371 Dogwood Road Conyers, Ga 30012

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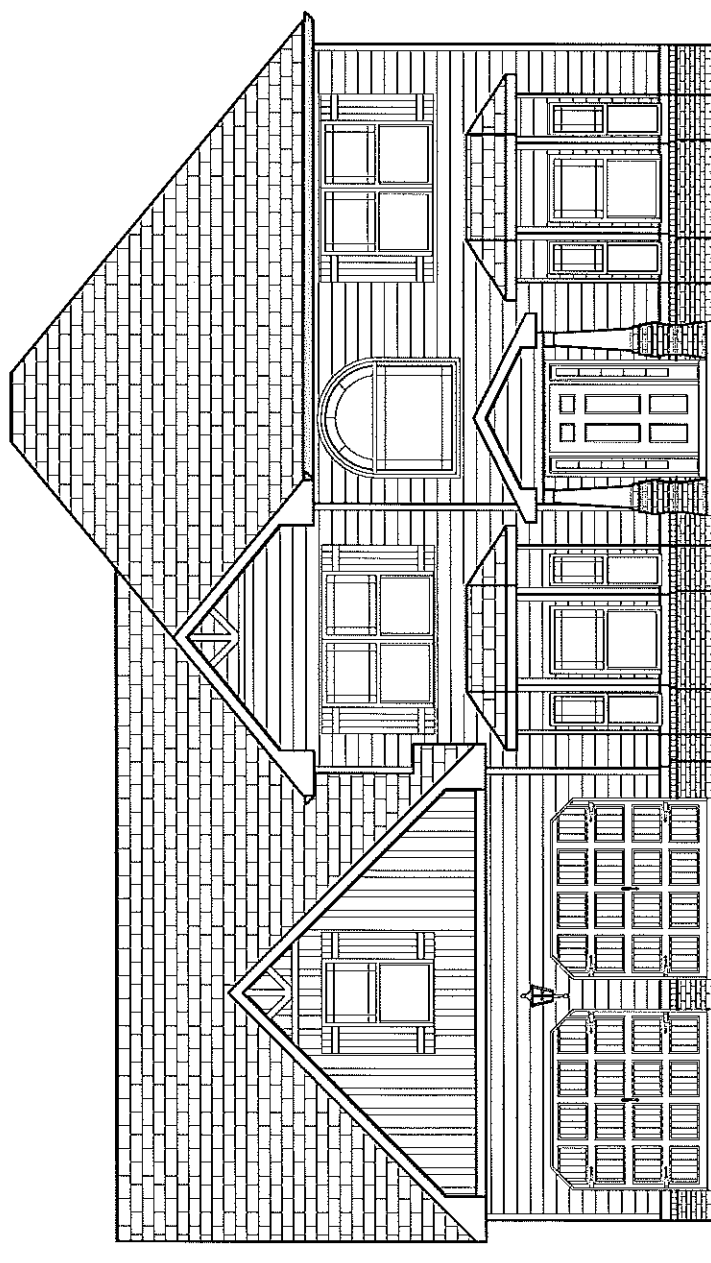
FRONT ELEVATION B2-1
 CATHERINE

APPROVAL	DATE

DESIGNER	DATE

A3

SCALE: 1/8"=1'-0"



FRONT ELEVATION B2-1

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CIC 13002

REVISION	_____
Date	_____

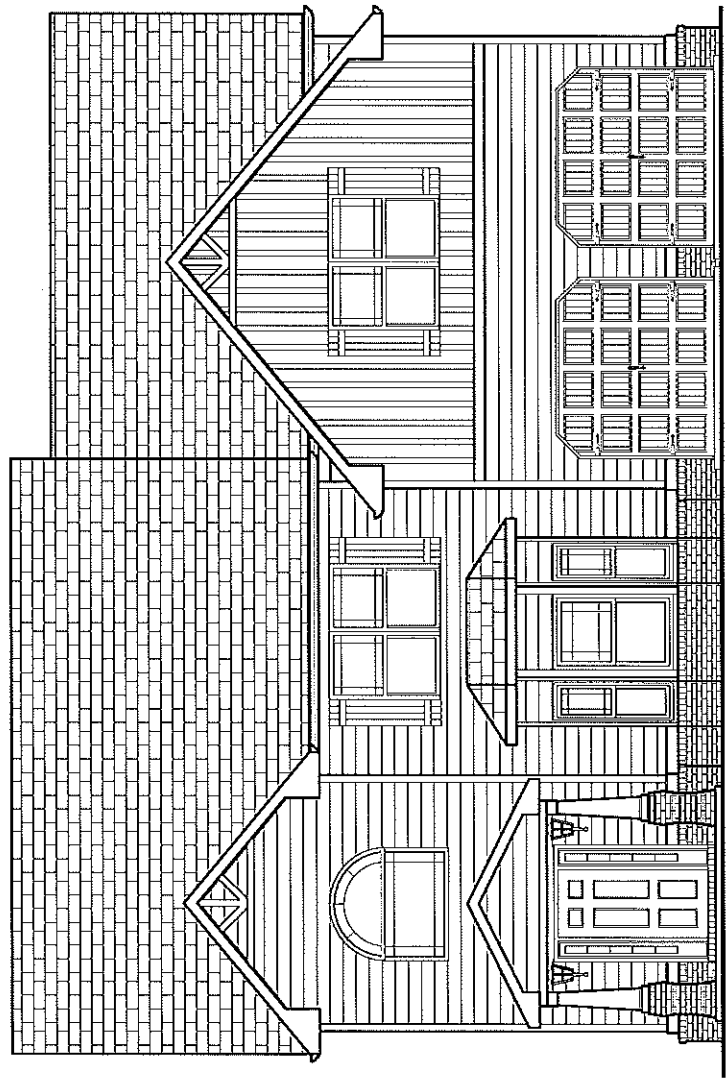
CROWN
COMMUNITIES
1371 Dogwood Road Conyers, Ga 30012

Corporate Office
CROWN COMMUNITIES, INC.

THE CAMBRIDGE
FRONT ELEVATION B2-1

APPROVAL	DATE
DESIGNER	DATE
CLIENT	PROJECT NO.

A3
SCALE: 3/8" = 1'-0"



FRONT ELEVATION B2-1

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1. All drawings shall be prepared in accordance with the standards set forth in the American Institute of Architects' (AIA) 1992 edition of the AIA Contract Documents for the Architectural Services of a Single-Source Provider of Construction Documents, Form A191-2009-1.

CIC 19 002

REVISION	Date

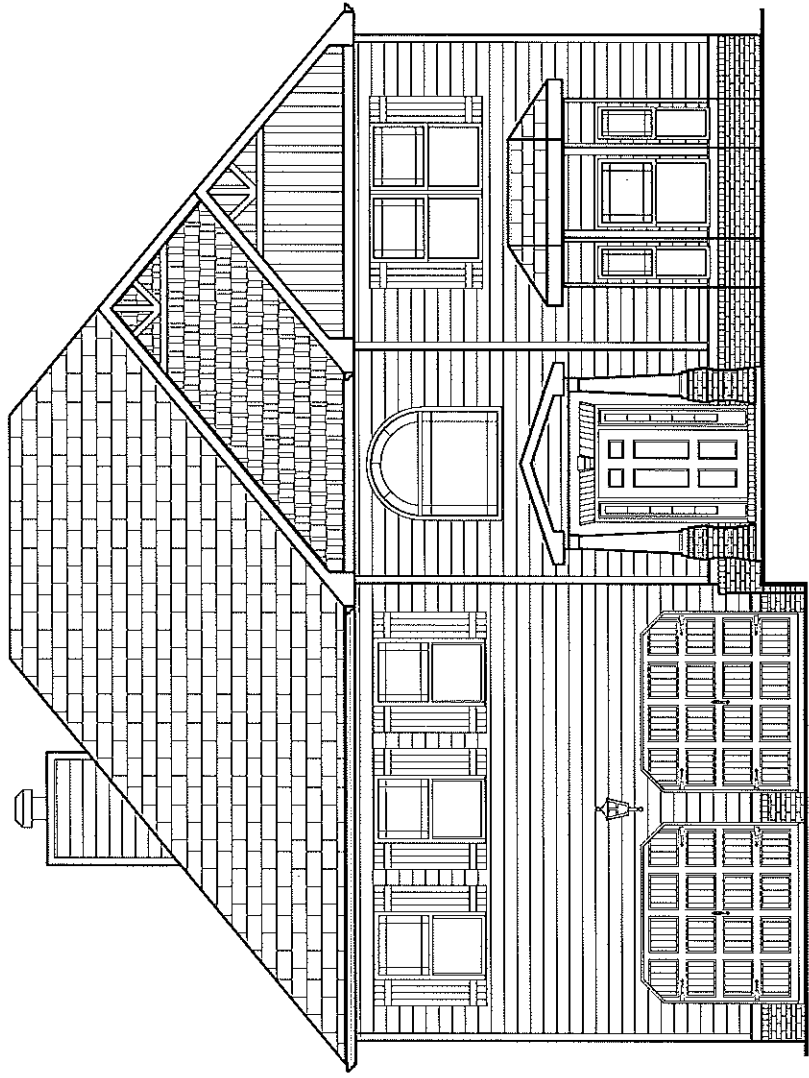
CROWN
COMMUNITIES
1371 Dogwood Road Centerville, Ga. 30012

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FRONT ELEVATION B2-3
THE ABIGAIL

APPROVAL	DATE
DESIGNER	DATE
CLIENT	DATE
SHEET NO.	

A3
SHEET 3 OF 4



ABIGAIL FRONT ELEVATION B2-3

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