

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Richardson Housing Group</u>	NAME: <u>RHG Homes, LLC</u>
ADDRESS: <u>c\o Mill Creek Consulting</u>	ADDRESS: <u>c\o Mill Creek Consulting</u>
CITY: <u>4480 Commerce Dr. Buford</u>	CITY: <u>4480 Commerce Dr. Buford</u>
STATE: <u>Ga</u> ZIP: <u>30518</u>	STATE: <u>Ga</u> ZIP: <u>30518</u>
PHONE: <u>770-614-6511</u>	PHONE: <u>770-614-6511</u>
CONTACT PERSON: <u>Mitch Peevy</u> PHONE: <u>770-614-6511</u>	
CONTACT'S E-MAIL: <u>millcreekconsulting@gmail.com</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
ZONING DISTRICTS(S): <u>R-100 Modified</u>	PRIOR ZONING CASE: <u>RZR-05-042</u>
LAND DISTRICT(S): <u>2nd</u>	LAND LOT(S): <u>1</u> ACREAGE: <u>0.779</u>
ADDRESS OF PROPERTY: <u>State Route 324</u>	
PROPOSED CHANGE IN CONDITIONS: <u>Remove 4 sides brick on lots 1 & 18</u>	

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>2</u>	NO. OF BUILDINGS/LOTS: _____
DWELLING UNIT SIZE (Sq. Ft.): <u>2,200</u>	TOTAL GROSS SQUARE FEET: _____
GROSS DENSITY: <u>2.25</u>	DENSITY: _____
NET DENSITY: <u>2.29</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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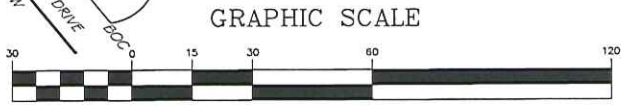
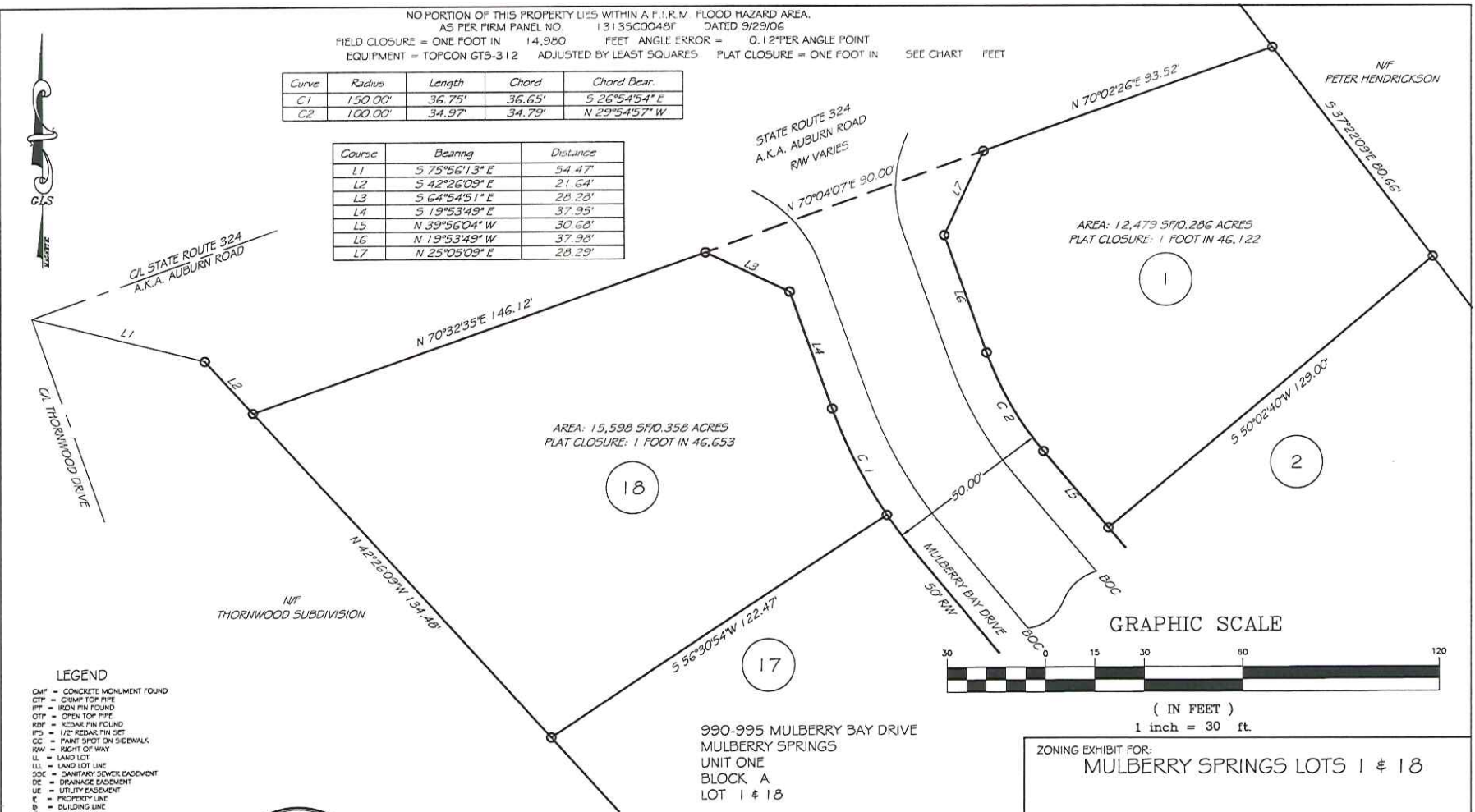
CIC 13003

BY:

NO PORTION OF THIS PROPERTY LIES WITHIN A F.I.R.M. FLOOD HAZARD AREA.
 AS PER FIRM PANEL NO. 13135C0049F DATED 9/29/06
 FIELD CLOSURE = ONE FOOT IN 14,980 FEET ANGLE ERROR = 0.12" PER ANGLE POINT
 EQUIPMENT = TOPCON GTS-312 ADJUSTED BY LEAST SQUARES PLAT CLOSURE = ONE FOOT IN SEE CHART FEET

Curve	Radius	Length	Chord	Chord Bear.
C1	150.00'	36.75'	36.65'	S 26°54'54" E
C2	100.00'	34.97'	34.79'	N 29°54'57" W

Course	Bearing	Distance
L1	S 75°56'13" E	54.47'
L2	S 42°26'09" E	21.64'
L3	S 64°54'51" E	28.28'
L4	S 19°53'49" E	37.95'
L5	N 39°56'04" W	30.68'
L6	N 19°53'49" W	37.98'
L7	N 25°05'09" E	28.29'



- LEGEND**
- CMF = CONCRETE MONUMENT FOUND
 - CTP = CRAMP TOP PIPE
 - IRF = IRON PIN FOUND
 - OTF = OPEN TOP PIPE
 - RRP = REBAR PIN FOUND
 - 1/2" RRP = 1/2" REBAR PIN SET
 - GC = PAINT SPOT ON SIDEWALK
 - RW = RIGHT OF WAY
 - LL = LAND LOT
 - LL = LAND LOT LINE
 - SSE = SANITARY SEWER EASEMENT
 - DE = DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT
 - PL = PROPERTY LINE
 - BL = BUILDING LINE
 - C = CENTERLINE
 - EP = EDGE OF PAVEMENT
 - DC = DACK OF CURB
 - MH = MAN HOLE
 - CB = CATCH BASIN
 - JB = JUNCTION BOX
 - DI = DIOCP INLET
 - HW = HEAD WALL
 - FP = FENCE POST
 - FI = FIRE HYDRANT
 - E = ELEVATION
 - FTE = FINISHED FLOOR ELEVATION
 - SS = SANITARY SEWER LINE
 - SL = SANITARY SEWER LINE
 - XL = FENCE LINE
 - FZL = FLOOD HAZARD ZONE LINE
 - NF = NOW OR FORMERLY
 - DL = DISTRICT-LAND LOT-PARCEL #
 - ICALL = DEED OR PLAT CALL
 - APFP = AS PER FINAL PLAT



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

Jeff H. Griffin
 MEMBER SURVEYING AND MAPPING SOCIETY OF GEORGIA

990-995 MULBERRY BAY DRIVE
 MULBERRY SPRINGS
 UNIT ONE
 BLOCK A
 LOT 1 & 18

SUBDIVISION FINAL PLAT RECORDED
 07/24/07, GWINNETT COUNTY, GA.
 PLAT BOOK 121, PAGE 23

No.	By	Date	Revision

DATE: 12/6/12	LAND LOT: 1	DISTRICT: 2ND
COUNTY: GWINNETT, GA	SCALE: 1"=30'	
DRAWN BY: JRG	CHECKED BY: JHG	
JOB NO. MBERRY-5	FILE NUMBER:	

ZONING EXHIBIT FOR:
MULBERRY SPRINGS LOTS 1 & 18

GRIFFIN LAND SURVEYING, INC.
 2274 AZALEA DRIVE, SUITE A
 LAWRENCEVILLE, GEORGIA 30043
 (770) 995-9723
 WWW.GRIFFINLANDSURVEYING.COM

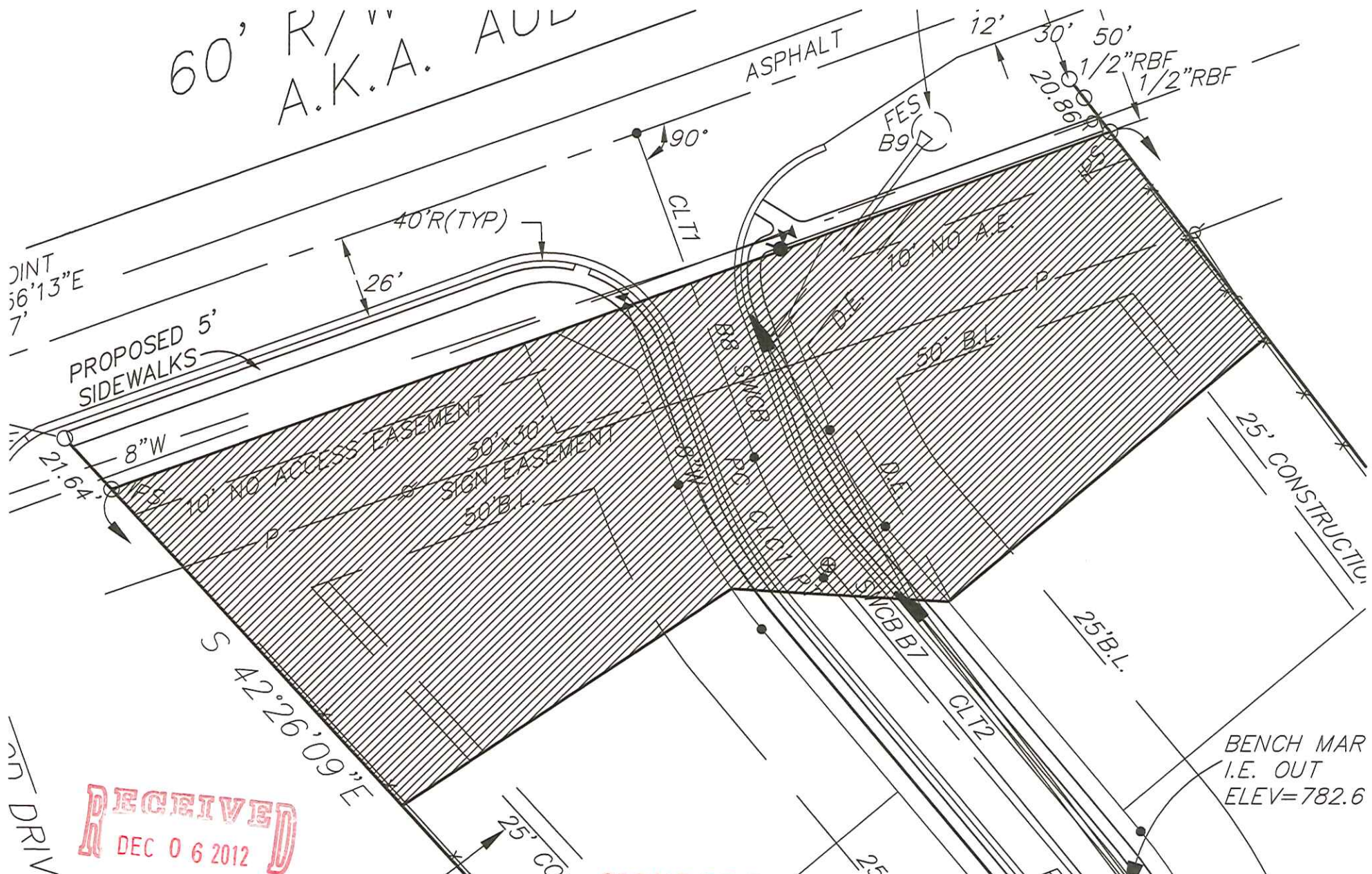
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BY:

GLS

60' R/V
A.K.A. AUL



AN DRIV

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BY:

CIC '13 00 3

BENCH MAR
I.E. OUT
ELEV=782.6

Legal Description Mulberry Springs Partial Parcel

All that tract or parcel of land containing 0.779 acres lying and being in Land Lot 1 of the 2nd District, located in Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a point where the center line of Thornwood Drive intersects the center line of State Route 324, A.K.A. Auburn Road, and running thence **South** 75 degrees 56 minutes 13 seconds **East** a distance of 54.47 feet to a point; running thence **South** 42 degrees 26 minutes 09 seconds **East** a distance of 21.64 to the **True Point of Beginning**.

Thence from the **True Point of Beginning** as thus established and running **North** 70 degrees 32 minutes 35 seconds **East** a distance of 146.12 feet to a point; running thence **North** 70 degrees 04 minutes 07 seconds **East** a distance of 90.00 feet to a point; running thence **North** 70 degrees 02 minutes 26 seconds **East** a distance of 93.52 feet to a point; running thence **South** 37 degrees 22 minutes 09 seconds **East** a distance of 80.66 feet to a point; running thence **South** 50 degrees 02 minutes 40 seconds **West** a distance of 129.00 feet to a point; running thence **North** 86 degrees 37 minutes 04 seconds **West** a distance of 67.59 feet to a point; running thence **South** 56 degrees 30 minutes 54 seconds **West** a distance of 122.47 feet to a point; running thence **North** 42 degrees 26 minutes 09 seconds **West** a distance of 134.48 feet to the **True Point of Beginning**.

All being as described on the recorded final plat for Mulberry Springs Subdivision dated 07/24/07 and recorded in Plat Book 121, Page 23 Gwinnett Country Records.

CIC '13 00 3

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BY:

Legal Description Mulberry Springs Lot 1

All that tract or parcel of land containing 0.286 acres lying and being in Land Lot 1 of the 2nd District, located in Gwinnett County, Georgia, being Lot 1, Mulberry Springs, A.K.A. 995 Mulberry Bay Drive, and being more particularly described as follows:

Beginning at a point where the center line of Thornwood Drive intersects the center line of State Route 324, A.K.A. Auburn Road, and running thence **South** 75 degrees 56 minutes 13 seconds **East** a distance of 54.47 feet to a point; running thence **South** 42 degrees 26 minutes 09 seconds **East** a distance of 21.64 feet to a point; running thence **North** 70 degrees 32 minutes 35 seconds **East** a distance of 146.12 feet to a point; running thence **North** 70 degrees 04 minutes 07 seconds **East** a distance of 90.00 feet to the **True Point of Beginning**.

Thence from the **True Point of Beginning** as thus established and running **North** 70 degrees 02 minutes 26 seconds **East** a distance of 93.52 feet to a point; running thence **South** 37 degrees 22 minutes 09 seconds **East** a distance of 80.66 feet to a point; running thence **South** 50 degrees 02 minutes 40 seconds **West** a distance of 129.00 feet to a point; running thence **North** 39 degrees 56 minutes 04 seconds **West** a distance of 30.68 feet to a point; running thence along a curve to the right having a radius of 100.00 feet and an arc length of 34.97 feet, said arc subtended by a chord bearing of **North** 29 degrees 54 minutes 57 seconds **West** a distance of 34.79 feet to a point; running thence **North** 19 degrees 53 minutes 49 seconds **West** a distance of 37.98 feet to a point; running thence **North** 25 degrees 05 minutes 09 seconds **East** a distance of 28.29 feet to the **True Point of Beginning**.

All being as described on the recorded final plat for Mulberry Springs Subdivision dated 07/24/07 and recorded in Plat Book 121, Page 23 Gwinnett Country Records.

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BY:

Legal Description Mulberry Springs Lot 18

All that tract or parcel of land containing 0.358 acres lying and being in Land Lot 1 of the 2nd District, located in Gwinnett County, Georgia, being Lot 18, Mulberry Springs, A.K.A. 990 Mulberry Bay Drive, and being more particularly described as follows:

Beginning at a point where the center line of Thornwood Drive intersects the center line of State Route 324, A.K.A. Auburn Road, and running thence **South** 75 degrees 56 minutes 13 seconds **East** a distance of 54.47 feet to a point; running thence **South** 42 degrees 26 minutes 09 seconds **East** a distance of 21.64 feet to the **True Point of Beginning**.

Thence from the **True Point of Beginning** as thus established and running **North** 70 degrees 32 minutes 35 seconds **East** a distance of 146.12 feet to a point; running thence **South** 64 degrees 54 minutes 51 seconds **East** a distance of 28.28 feet to a point; running thence **South** 19 degrees 53 minutes 49 seconds **East** a distance of 37.95 feet to a point; running thence along a curve to the left having a radius of 150.00 feet and an arc length of 36.75 feet, said arc subtended by a chord bearing of **South** 26 degrees 54 minutes 54 seconds **East** a distance of 36.65 feet to a point; running thence **South** 56 degrees 30 minutes 54 seconds **West** a distance of 122.47 feet to a point; running thence **North** 42 degrees 26 minutes 09 seconds **West** a distance of 134.48 feet to the **True Point of Beginning**.

All being as described on the recorded final plat for Mulberry Springs Subdivision dated 07/24/07 and recorded in Plat Book 121, Page 23 Gwinnett Country Records.

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BY:

STANDARDS GOVERNING 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 REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

THE APPLICANT BELIEVES THE PROPOSED USE IS SUITABLE.

(B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE USE OF THE SURROUNDING PROPERTIES.

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

THE APPLICANT BELIEVES THAT THE SUBJECT PROPERTY DOES NOT HAVE A REASONABLE ECONOMIC USE WITHOUT THE CHANGE IN CONDITONS.

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

THE PROPOSED USE WILL NOT PRODUCE AN ADVERSE AFFECT ON THE EXISTING INFRASTRUCTURE.

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

THE SUBJECT PROPERTY IS DESIGNATED AS EXISTING/EMERGING SUBURBAN

(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 REZONING:

SEE LETTER OF INTENT.

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P7:

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article P, Section 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

.....
PLANNING DIVISION USE ONLY

CASE NUMBER _____

RECEIVED BY: _____

CIC 13003

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DEC 03 2012

BY: _____

REZONING APPLICANT'S LETTER OF INTENT

The Applicant and Owner, Richardson Housing Group, requests a change of conditions for RZR-05-042 to remove the requirement in condition 1. C. that the first 2 homes nearest Auburn Road shall be 4-sides brick, stone or stucco. If built that way those 2 homes will look out of place and not look similar to the other homes in the development. The density will stay the same as was agreed to and no other changes are proposed.

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DEC 03 2012

BY:

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.

X [Signature] 11/29/12
SIGNATURE OF OWNER DATE

MARU RICHMONSON MANAGER
TYPE OR PRINT NAME AND TITLE

[Signature] 11/29/12
SIGNATURE OF NOTARY PUBLIC DATE



CASE NUMBER _____



CIC 13003

CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

The undersigned below, making application for a Change in Conditions, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

X [Signature] 11/29/12 MARU RICHARDSON MANAGER
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE

 SIGNATURE OF NOTARY PUBLIC DATE NOTARY SEAL

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

NO (yes/no)

X MARU RICHARDSON
 YOUR NAME

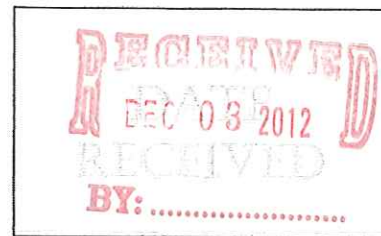
If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

CASE NUMBER _____

CIC '13 003



LOT 1

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR CHANGE IN CONDITIONS

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. 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: 2 - 001 - B072
(Map Reference Number) District Land Lot Parcel

SIGNATURE OF APPLICANT [Signature] DATE 11/29/12

TYPE OR PRINT NAME AND TITLE MARL RICHARDSON MANAGER

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)

NAME Debra Smith TITLE tax services associates
DATE 12/03/2012

CASE NUMBER _____



CIC 13003

Lot 18

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR CHANGE IN CONDITIONS

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. 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: 2 - 001 - 13089
(Map Reference Number) District Land Lot Parcel

SIGNATURE OF APPLICANT [Signature] DATE 11/29/12

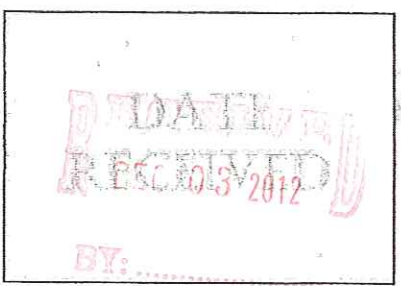
TYPE OR PRINT NAME AND TITLE MANU RICHARDSON MANAGER

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)

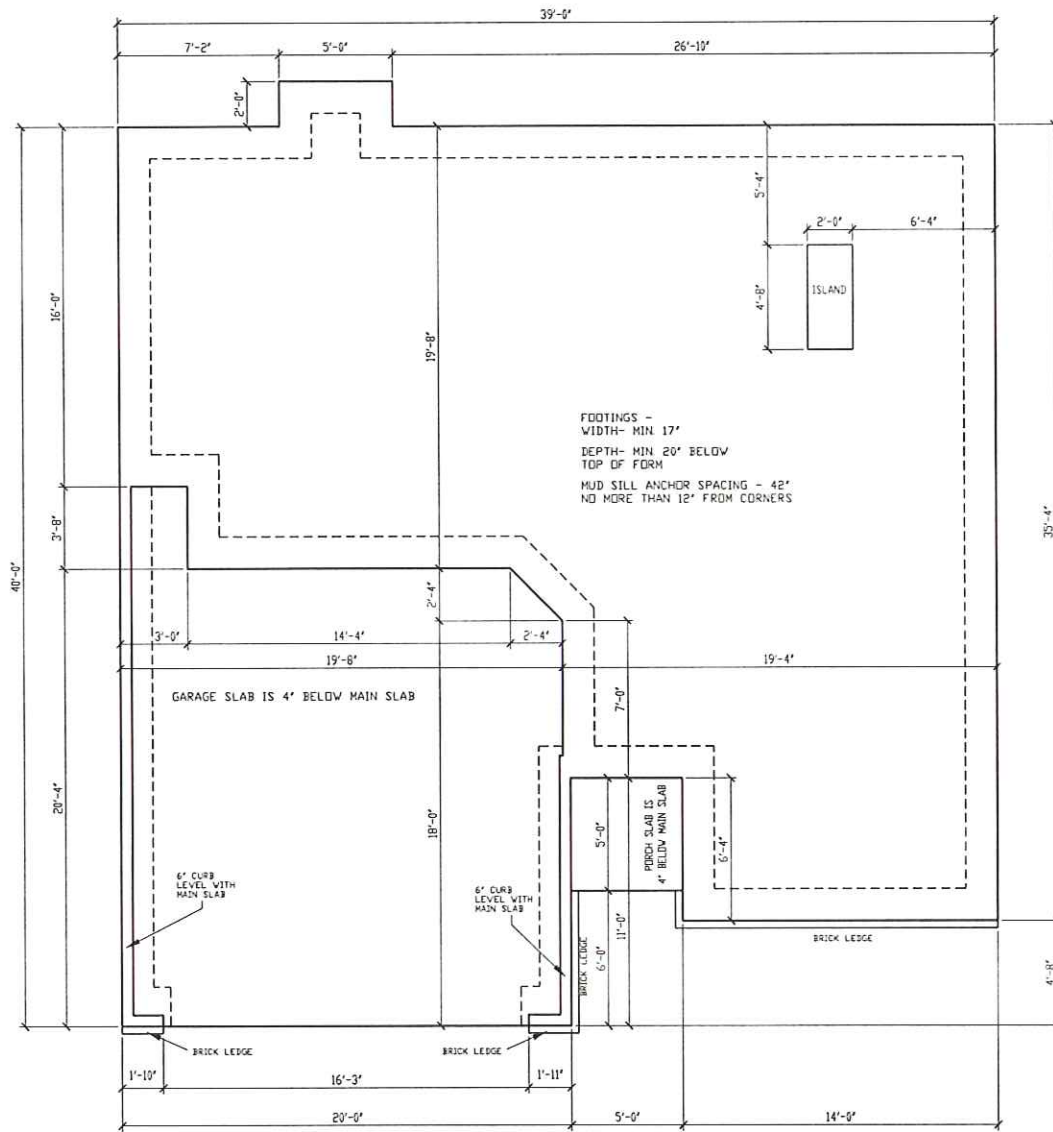
NAME Debra Smith TITLE tax service gsjolite
DATE 12/03/2012

CASE NUMBER _____



CIC 13003

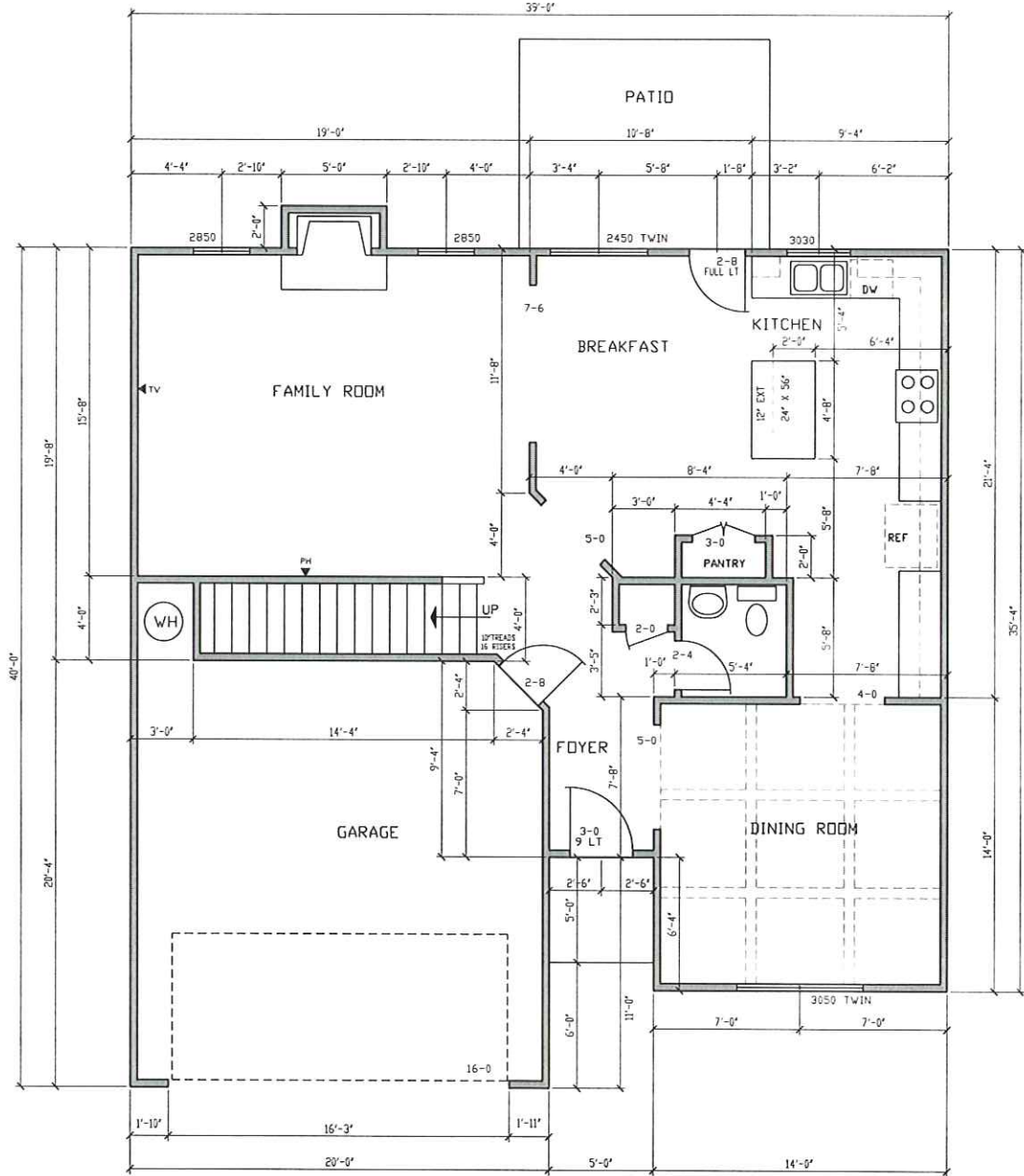
CIC '13 003



SLAB PLAN
3/16" = 1'-0"

A 1	RICHARDSON HOUSING GROUP 4562 LAWRENCEVILLE HWY. SUITE 201 LILBURN, GA 30047 TEL 770-931-4131 FAX 770-931-4132	LOT	MONTEREY 'A'/L/S WF	10/12/12 RH
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1ST FLOOR PLAN
 3/16" = 1'-0" 9' CEILINGS

1ST FL	1038SF
2ND FL	1365SF
TOTAL HTD	2403SF
GARAGE	412SF

A2

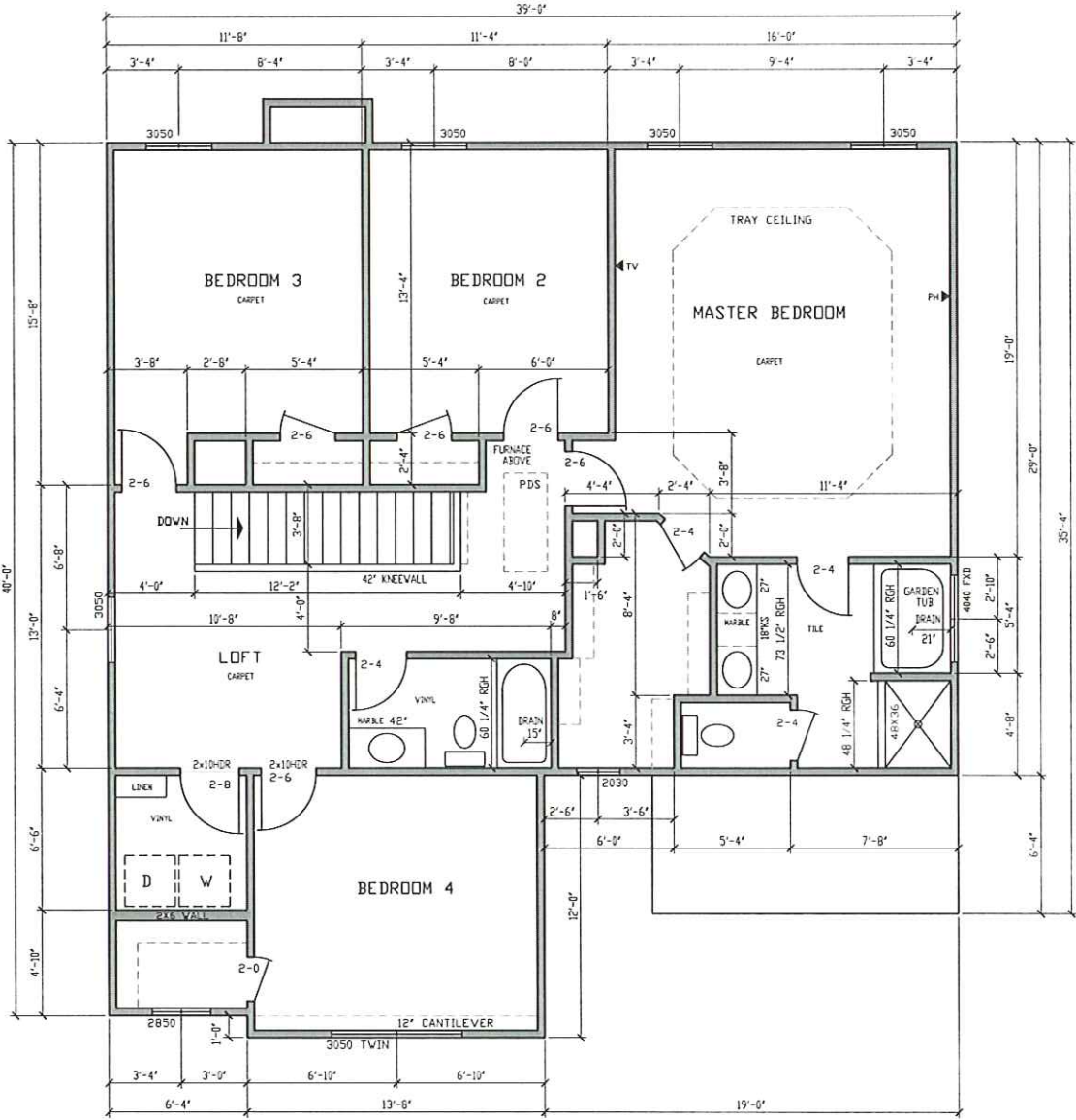
RICHARDSON HOUSING GROUP
 4562 LAWRENCEVILLE HWY. SUITE 201
 LILBURN, GA 30047
 TEL 770-931-4131 FAX 770-931-4132

LOT

MONTEREY 'A'/L/S
 WF

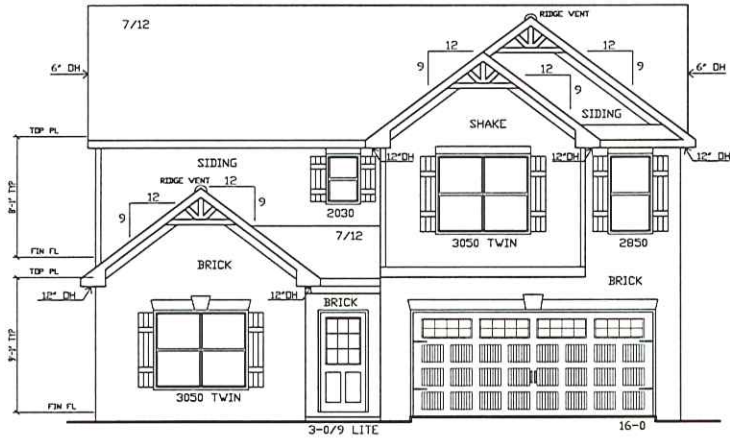
10/12/12 RH

CIC '13 003

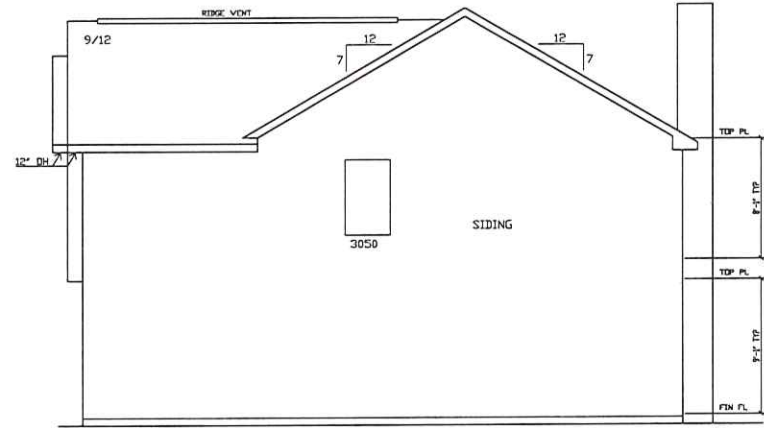


2ND FLOOR PLAN
 3/16" = 1'-0" 8' CEILINGS

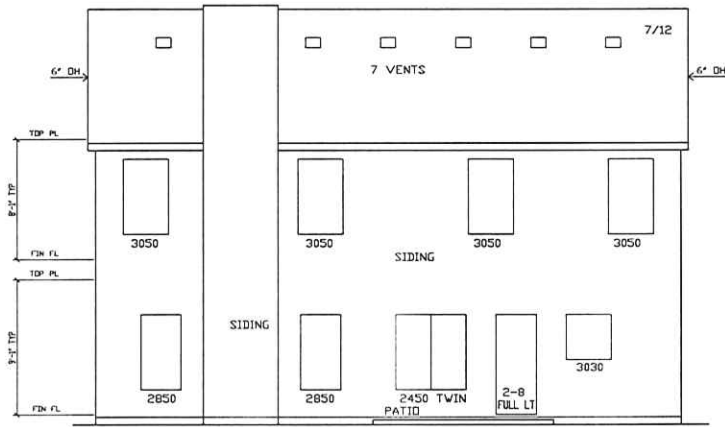
CIC 13003



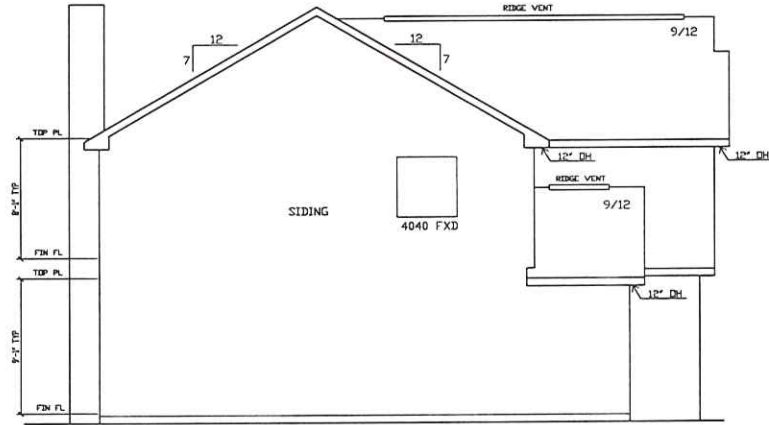
FRONT ELEVATION "A"/R/S
1/8"=1'-0"



RIGHT SIDE ELEVATION
1/8"=1'-0"



REAR ELEVATION
1/8"=1'-0"



LEFT SIDE ELEVATION
1/8"=1'-0"

10/12/12 RH

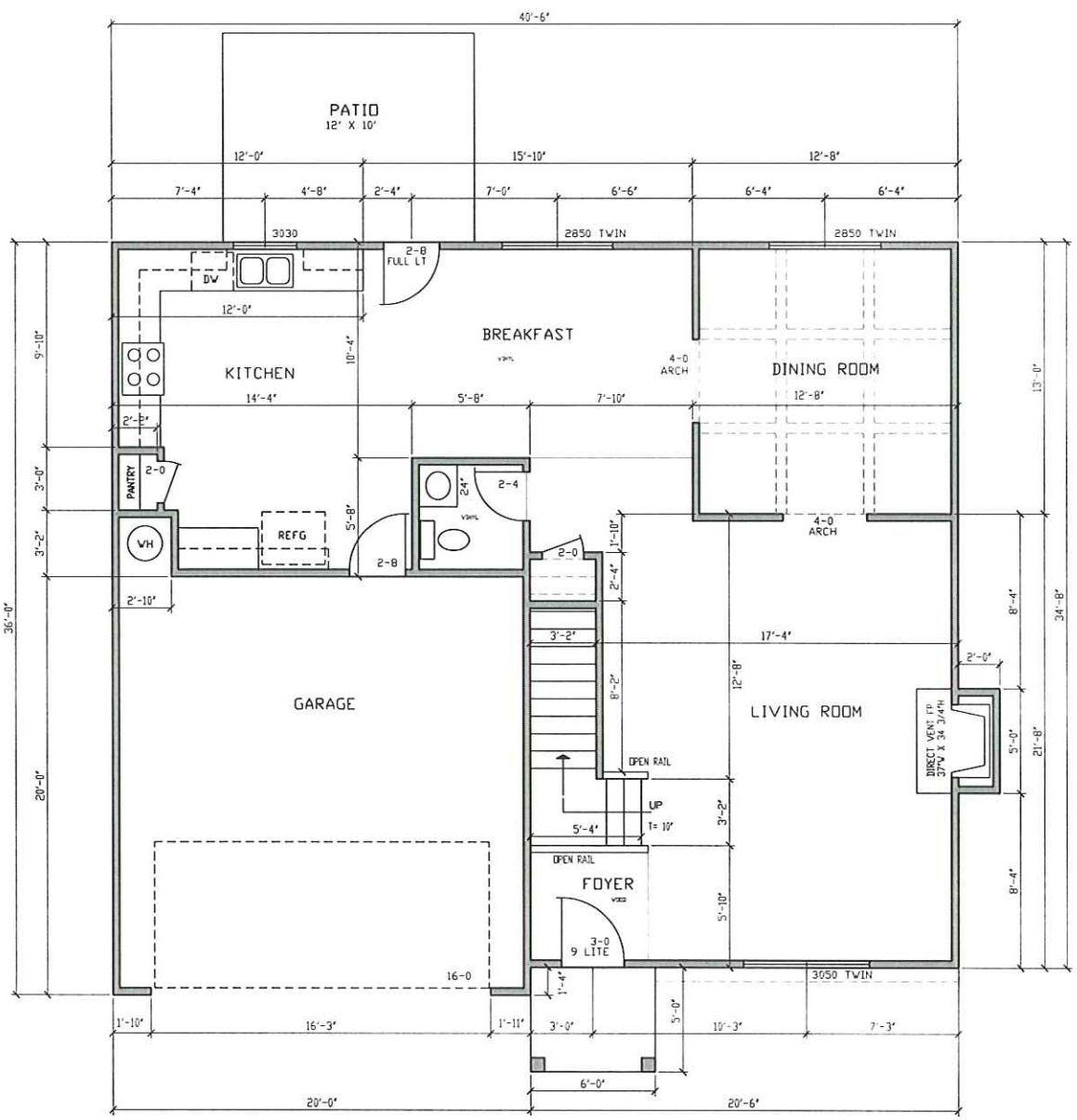
MONTEREY "A"/R/S
WF

LOT

RICHARDSON HOUSING GROUP
4562 LAWRENCEVILLE HWY. SUITE 201
LEWISBURG, OH 43037
TEL 770-931-4131 FAX 770-931-4132

A 4

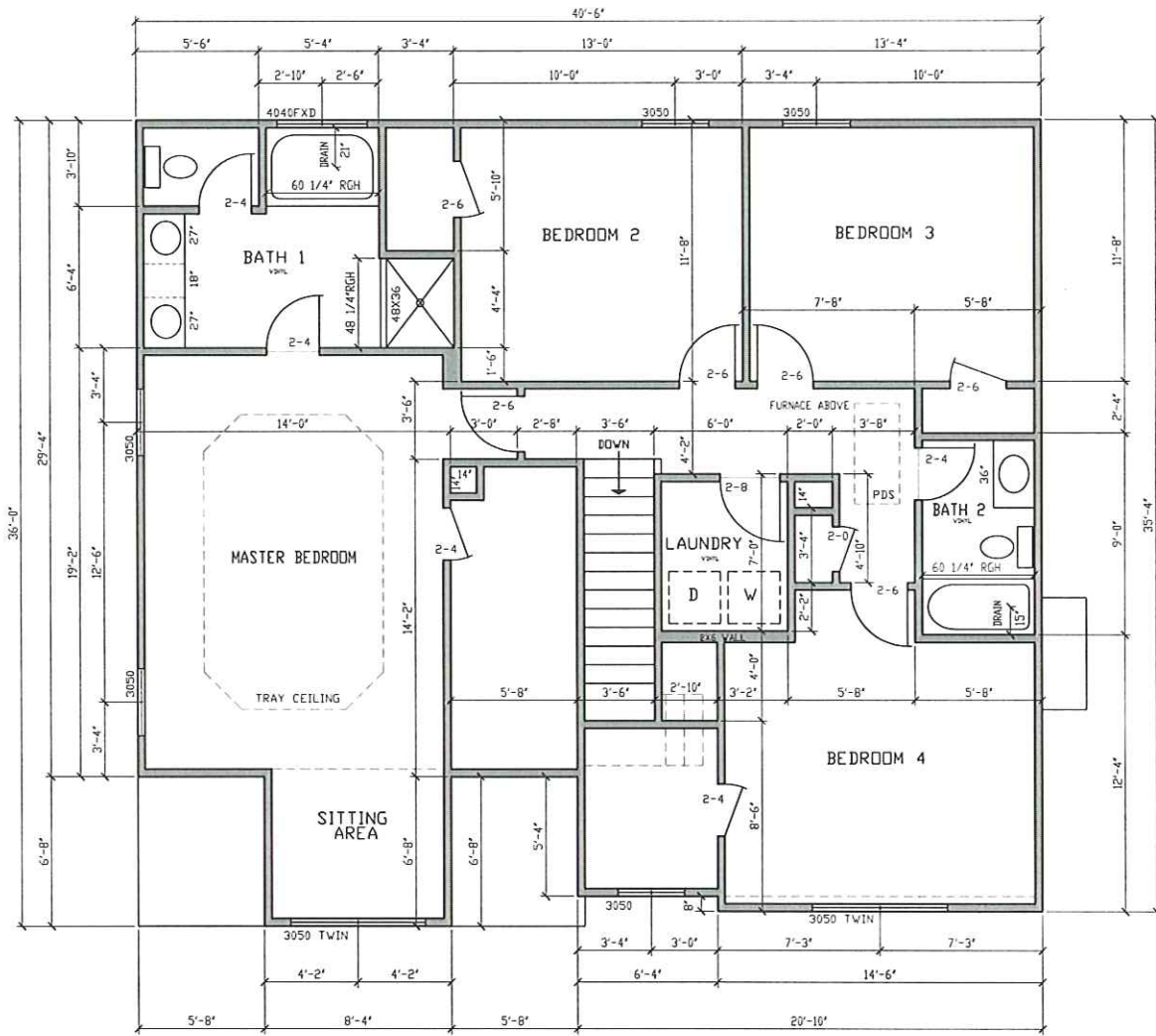
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1ST FLOOR PLAN
3/16" = 1'-0"

1ST FL	1039SF
2ND FL	1365SF
TOTAL HTD	2404SF
GARAGE	395SF

CIC '13003



2ND FLOOR PLAN
3/16" = 1'-0"

A3

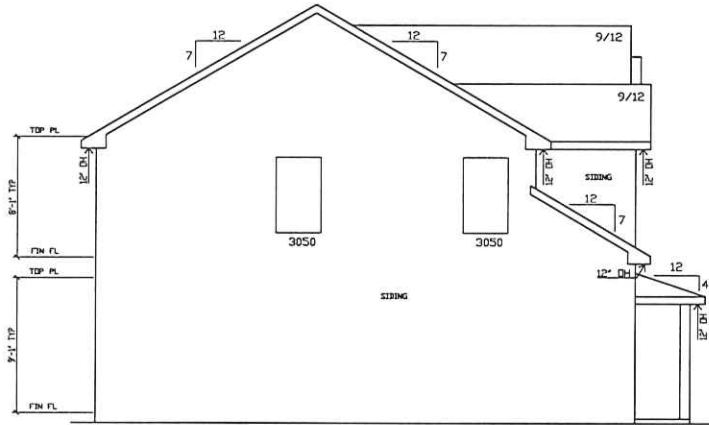
RICHARDSON HOUSING GROUP
4562 LAWRENCEVILLE HWY. SUITE 201
LILBURN, GA 30047
TEL 770-931-4131 FAX 770-931-4132

LOT

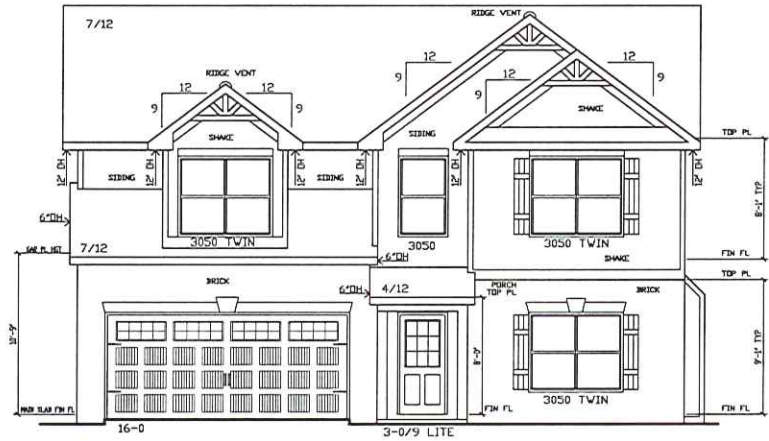
WESTON 'A'/L/S
WP

6/7/12 RH

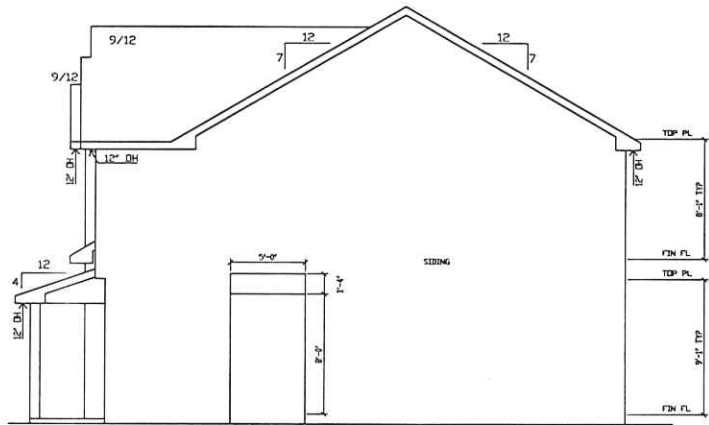
CIC'13003



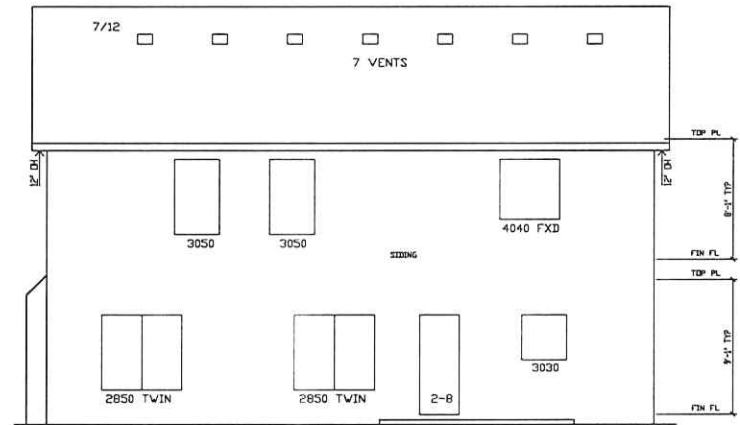
LEFT SIDE ELEVATION
1/8"=1'-0"



FRONT ELEVATION "A"/L/S
1/8"=1'-0"



RIGHT SIDE ELEVATION
1/8"=1'-0"



REAR ELEVATION
1/8"=1'-0"

6/7/12

WESTON 'A'/L/S
WP

LOT

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FAX 770-931-4132

A4