

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>PLANTATION HOMES, LLC</u>	NAME: <u>SEE ATTACHED LIST</u>
ADDRESS: <u>PO BOX 5</u>	ADDRESS: _____
CITY: <u>JEFFERSON</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30549</u>	STATE: _____ ZIP: _____
PHONE: <u>404.202.8888</u>	PHONE: _____
CONTACT PERSON: <u>JOHN PURCELL</u> PHONE: <u>404.202.8888</u>	
CONTACT'S E-MAIL: <u>PLANSOUTH@AOL.COM</u>	

APPLICANT IS THE:		
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> CONTRACT PURCHASER
ZONING DISTRICT(S): <u>R75-MODIFIED</u>	PRIOR ZONING CASE: <u>R75-MODIFIED</u>	<u>(RZR-06-017)</u>
LAND DISTRICT(S): <u>7</u>	LAND LOT(S): <u>182</u>	ACREAGE: <u>45</u>
ADDRESS OF PROPERTY: <u>HAMILTON MILL ROAD</u>		
PROPOSED CHANGE IN CONDITIONS: <u>PLAN CHANGES & 1 STORY PLAN MIN.1800 SF</u>		

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>114</u>	NO. OF BUILDINGS/LOTS: _____
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: _____
GROSS DENSITY: <u>2.5 / AC</u>	DENSITY: _____
NET DENSITY: <u>3.3 / AC</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

CIC '13 01 2

RECEIVED
 AUG 08 2013

BY:

CHANGE OF CONDITIONS APPLICATION
HAMILTON MILL ROAD
OWNERS INFORMATION

Garrett Reed
2305 Brickton Station
Buford, GA 30518

John Bagby
3439 Hamilton Mill Rd
Buford, GA 30519

Stanley Reed
2300 Brickton Station
Buford, GA 30518

James Reed
2530 Thrasher Rd
Buford, GA 30519

CONTACT PHONE NO. 770-945-9640

CIC '13 01 2

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MAY 08 2013

BY:

LEGAL DESCRIPTION
EXHIBIT "A"
45+/- ACRES

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LANLOT 182 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

START AT THE POINT OF BEGINING BEING THE SOUTH WEST R/W INTERSECTION OF SOUTH PUCKETT ROAD AND HAMILTON MILL ROAD.

RUN THENCE ALONG IN A SOUTHERLY DIRECTION ALONG THE R/W LINE OF HAMILTON MILL ROAD A DISTANCE OF 510' TO A POINT;
RUN THENCE N 15° 48'39" W A DISTANCE OF 621.39' TO A POINT AND THE TRUE POINT OF BEGINNING;
RUN THENCE S 74° 11'21" W A DISTANCE OF 374.40' TO A POINT;
RUN THENCE S 78° 52'48" W A DISTANCE OF 221.10' TO A POINT;
RUN THENCE S 80° 55'7" W A DISTANCE OF 219.51' TO A POINT;
RUN THENCE S 18° 06'25" E A DISTANCE OF 601.12' TO A POINT;
RUN THENCE S 80° 40'05" E A DISTANCE OF 202.32' TO A POINT;
RUN THENCE N 18° 04'16" W A DISTANCE OF 292.47' TO A POINT;
RUN THENCE S 78° 06'06" W A DISTANCE OF 351.00' TO A POINT;
RUN THENCE N 30° 08'36" W A DISTANCE OF 1184.82' TO A POINT;
RUN THENCE N 59° 10'48" E A DISTANCE OF 951.99' TO A POINT;
RUN THENCE N 58° 54'04" E A DISTANCE OF 751.83' TO A POINT;
RUN THENCE S 15° 48'39" E A DISTANCE OF 1374.91' TO A POINT AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 45+/- ACRES OF LAND AS PER THE CHANGE IN CONDITIONS AND REZONING PLAN FOR PLANTATION HOMES LLC. DATED MAY 2, 2013..

CIC '13 01 2



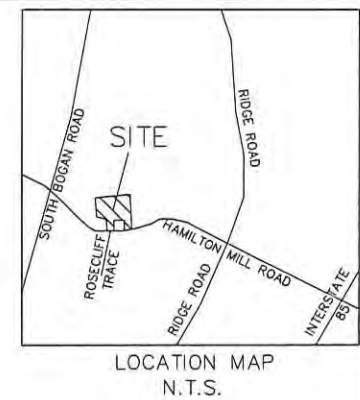
BY:

APPLICANT:
 PLANTATION HOMES LLC.
 P.O. BOX 5
 JEFFERSON GA, 30549
 404-202-8888

DESIGNER:
 PLANSOUTH, INC.
 P.O. BOX 5
 JEFFERSON GA, 30549
 404-202-8888
 plansouth@aol.com



LOT CHART	
BLOCK	
A	104
B	10
C	9
TOTAL	123



GENERAL NOTES:

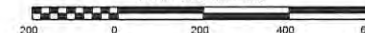
1. PROPOSED CHANGE IN CONDITION APPLICATION SITE PLAN FOR 45 ACRES.
2. PROPOSED CHANGE IN ZONING REQUEST FOR 5+/- ACRES.
 EXISTING ZONING OF 5+/- ACRES IS RA-200.
 PROPOSED ZONING OF 5 +/- ACRES IS R-75 MODIFIED.
3. TOTAL NUMBER OF LOTS IS 122 TOTAL FOR BOTH APPLICATIONS.
 DENSITY = 2.44 LOTS PER ACRE.
 TOTAL OPEN SPACE = 8.4 ACRES.
4. SITE TO COMPLY WITH ZONING REQUIREMENTS AND RESOLUTIONS.
5. SETBACKS WILL BE IN COMPLIANCE OF APPROVED ZONING CONDITIONS.
 SETBACKS:
 FRONT = 25'
 REAR = 20' INTERIOR
 REAR = 40' EXTERIOR
 SIDE = 15' BETWEEN STRUCTURES. (WALL OF HOUSES)
 (5' MIN. ON 1 SIDE AND 10' ON THE OTHER)
6. GWINNETT COUNTY WILL PROVIDE: WATER, SANITARY SEWER AND PUBLIC SAFETY.
7. POWER WILL BE PROVIDED BY GEORGIA POWER.

FLOOD PLAIN STATEMENT:
 ACCORDING TO F.I.R.M. 13135C0027F
 GWINNETT COUNTY THIS SITE DOES NOT
 LIE WITHIN THE 100 YEAR FLOOD
 HAZARD ZONE A AREA.

RECEIVED
 MAY 08 2013

BY:

GRAPHIC SCALE: 1"=200'



PLANSOUTH
 DEVELOPMENT • MANAGEMENT • CONSTRUCTION • BUILDING
 P.O. BOX 5 ■ JEFFERSON, GEORGIA 30549
 ■ plansouth@aol.com ■ 404-202-8888

CHANGE IN CONDITIONS AND REZONING PLAN
PLANTATION HOMES, LLC.
 LAND LOT 182
 7TH DISTRICT
 GWINNETT COUNTY, GEORGIA

NO	DATE	DESCRIPTION	REVISIONS



SHEET
1
 DATE: MAY 2, 2013
 SCALE: 1" = 200'
 JOB NO.: 001-2013
 DWN BY: J.C.D. INC.

APPLICANT:
 PLANTATION HOMES LLC.
 P.O. BOX 5
 JEFFERSON GA, 30549
 404-202-8888

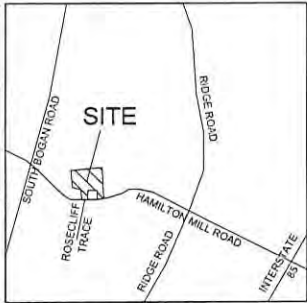
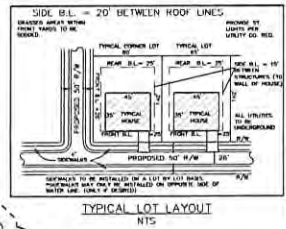
DESIGNER:
 PLANSOUTH, INC.
 P.O. BOX 5
 JEFFERSON GA, 30549
 404-202-8888
 plansouth@aol.com

LOT CHART	
BLOCK	LOTS
A	104
B	10
C	9
TOTAL	123

BLOCK A LOT AREA CHART		BLOCK B LOT AREA CHART		BLOCK C LOT AREA CHART	
LOT NO.	AREA (S.F.)	LOT NO.	AREA (S.F.)	LOT NO.	AREA (S.F.)
1	1,124.28	1	1,124.28	1	1,124.28
2	1,124.28	2	1,124.28	2	1,124.28
3	1,124.28	3	1,124.28	3	1,124.28
4	1,124.28	4	1,124.28	4	1,124.28
5	1,124.28	5	1,124.28	5	1,124.28
6	1,124.28	6	1,124.28	6	1,124.28
7	1,124.28	7	1,124.28	7	1,124.28
8	1,124.28	8	1,124.28	8	1,124.28
9	1,124.28	9	1,124.28	9	1,124.28
10	1,124.28	10	1,124.28	10	1,124.28
11	1,124.28	11	1,124.28	11	1,124.28
12	1,124.28	12	1,124.28	12	1,124.28
13	1,124.28	13	1,124.28	13	1,124.28
14	1,124.28	14	1,124.28	14	1,124.28
15	1,124.28	15	1,124.28	15	1,124.28
16	1,124.28	16	1,124.28	16	1,124.28
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101	1,124.28	101	1,124.28	101	1,124.28
102	1,124.28	102	1,124.28	102	1,124.28
103	1,124.28	103	1,124.28	103	1,124.28
104	1,124.28	104	1,124.28	104	1,124.28



FUTURE DEVELOPMENT (PHASE 2)



SPECIAL USE PERMIT NOTES:

- GROSS DENSITY = 2.4 LOTS PER ACRE
NET DENSITY = 2.9 LOTS PER ACRE
- AVERAGE LOT SIZE IS 65'x140'. TOTAL LOT S.F. TO BE 9,000 S.F. MINIMUM.
- MAXIMUM BUILDING HEIGHT TO BE 35'. HOUSES TO BE 1 AND 2 STORY SINGLE FAMILY HOMES. 3 STORY WITH A BASEMENT.
- BUILDING COVERAGE FOR EACH LOT WILL BE 3800 +/- S.F.
- TOTAL OPEN SPACE REQUIRED = 5.63 ACRES
TOTAL OPEN SPACE = 7.919 ACRES
- ALL TREES TO REMAIN ON PERIMETER OF PROPERTY AND ANY OTHER AREAS NOT INSIDE THE BUILDING AREAS. EACH LOT WILL HAVE ONE 3" CALIBER TREE PLANTED IN FRONT YARD AND TREES SHOWN PER ZONING PLAN.

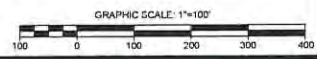
GENERAL NOTES:

- PROPOSED CHANGE IN CONDITIONS APPLICATION SITE PLAN FOR 45 ACRES. EXISTING ZONING R75MOD (ZONING NO. RZR-06-017 DATED MAY 5, 2006.).
- PROPOSED CHANGE IN ZONING REQUEST FOR 5+/- ACRES. EXISTING ZONING OF 5+/- ACRES IS RA-200. PROPOSED ZONING OF 5+/- ACRES IS R-75 MODIFIED (SUP).
- TOTAL NUMBER OF LOTS IS 123 TOTAL FOR BOTH APPLICATIONS. GROSS DENSITY = 2.4 LOTS PER ACRE. NET DENSITY = 2.9 LOTS PER ACRE. TOTAL OPEN SPACE = 8.4 ACRES.
- SITE TO COMPLY WITH ZONING REQUIREMENTS AND RESOLUTIONS.
- SETBACKS WILL BE IN COMPLIANCE OF APPROVED ZONING CONDITIONS.
SETBACKS:
FRONT = 25'
REAR = 25'
SIDE = 15' BETWEEN STRUCTURES. (TO WALL OF HOUSES) (5' MIN. ON 1 SIDE AND 10' ON THE OTHER)
- GWINNETT COUNTY WILL PROVIDE: WATER, SANITARY SEWER AND PUBLIC SAFETY.
- POWER WILL BE PROVIDED BY GEORGIA POWER.
- FIRST STAGE OF POTENTIAL TWO PHASE DEVELOPMENT.

FLOOD PLAIN STATEMENT
 ACCORDING TO F.I.R.M. 13135C0027F DATED SEPT 29, 2006 AND 13135C0017G DATED MARCH 4, 2013
 GWINNETT COUNTY THIS SITE DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD ZONE A AREA

REZONING REQUEST FOR 5 ACRES RA200 TO R75MOD WITH S.U.P.

CIC 13012
MAY 13 2013



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 DEVELOPMENT • MANAGEMENT • CONSTRUCTION • BUILDING
 P.O. BOX 5 • JEFFERSON, GEORGIA 30549
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CHANGE IN CONDITIONS, REZONING & SUP PLAN
PLANTATION HOMES, LLC.
 LAND LOT 182
 7TH DISTRICT
 GWINNETT COUNTY, GEORGIA

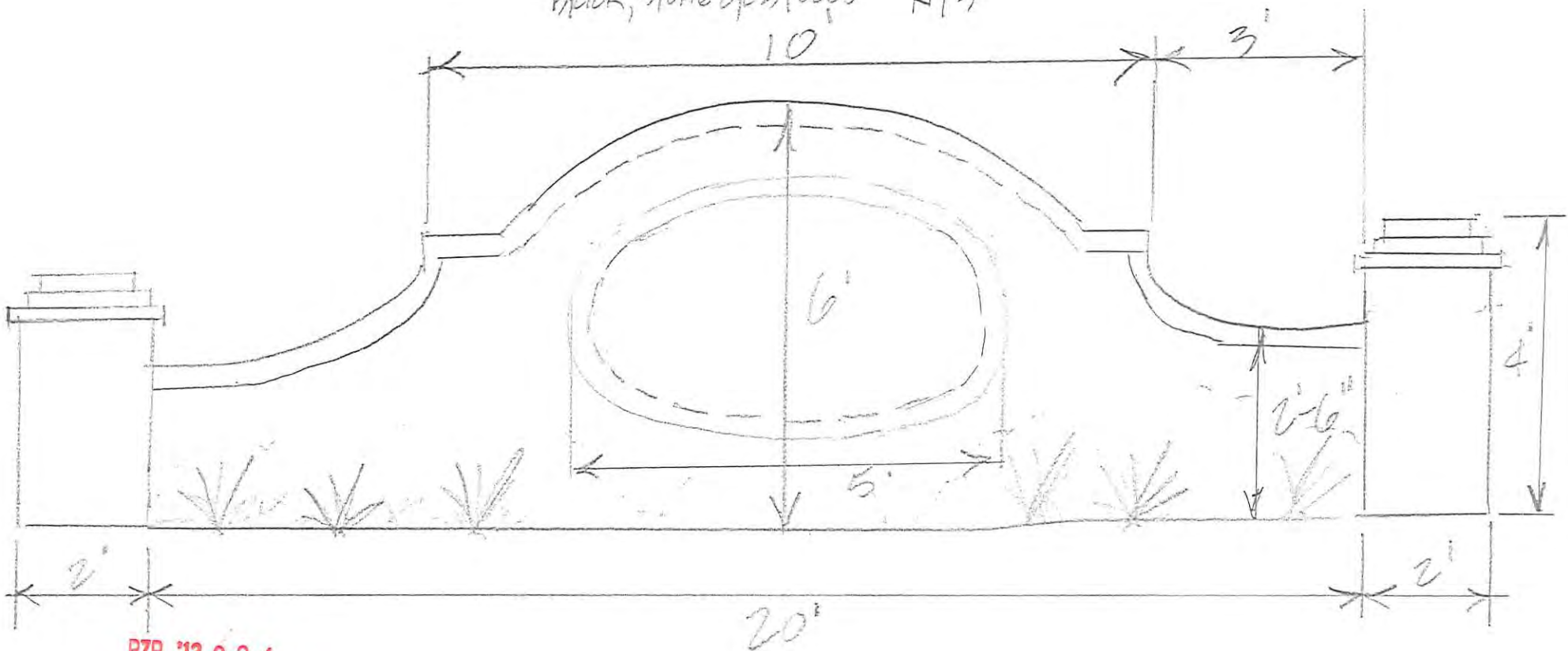
NO.	DATE	DESCRIPTION	REVISIONS



DATE: MAY 2, 2013
 SCALE: 1" = 100'
 JOB NO.: 001-2013
 DWN BY: E.D. INC.

ENTRY WALL DETAIL

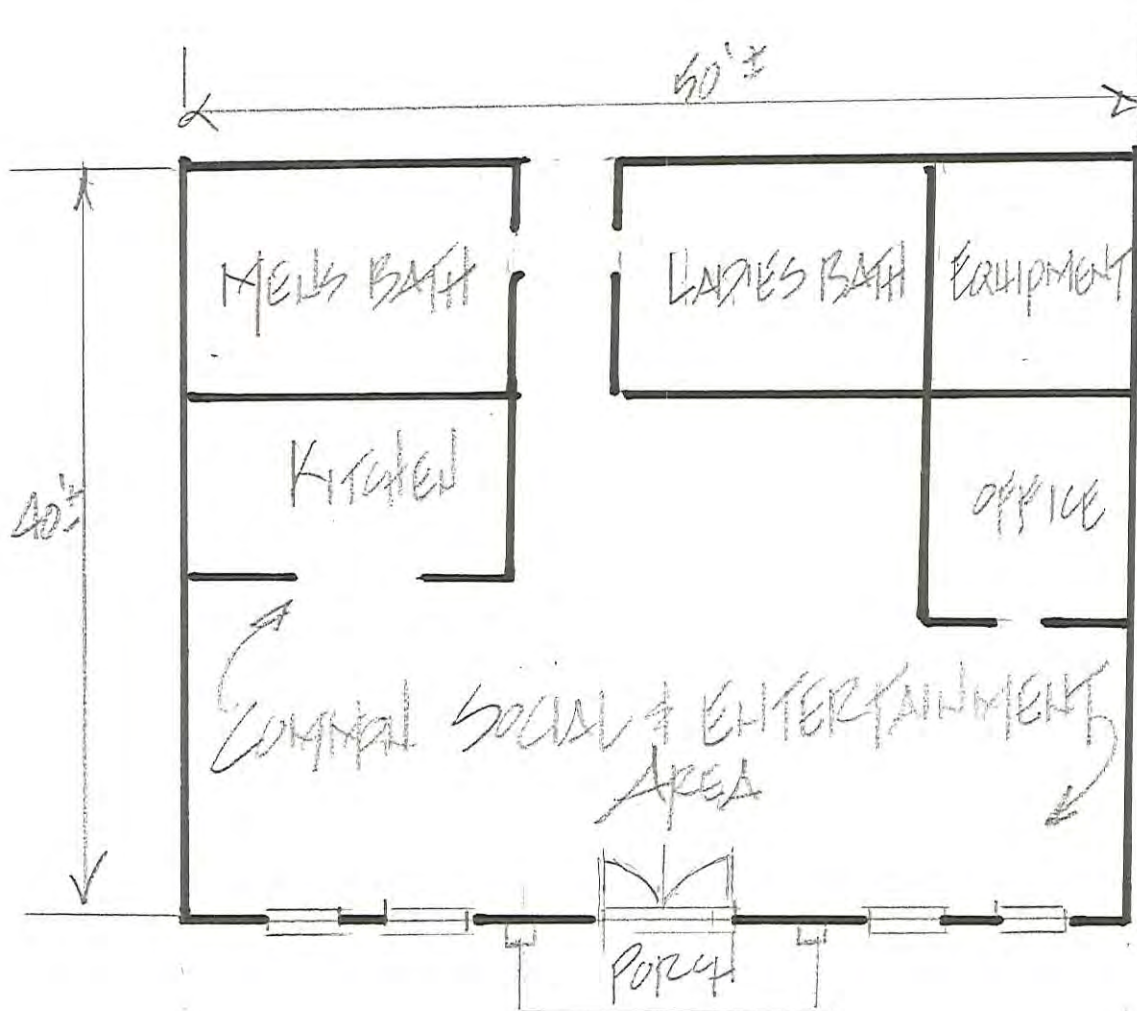
BRICK, STONE or STUCCO HT 5



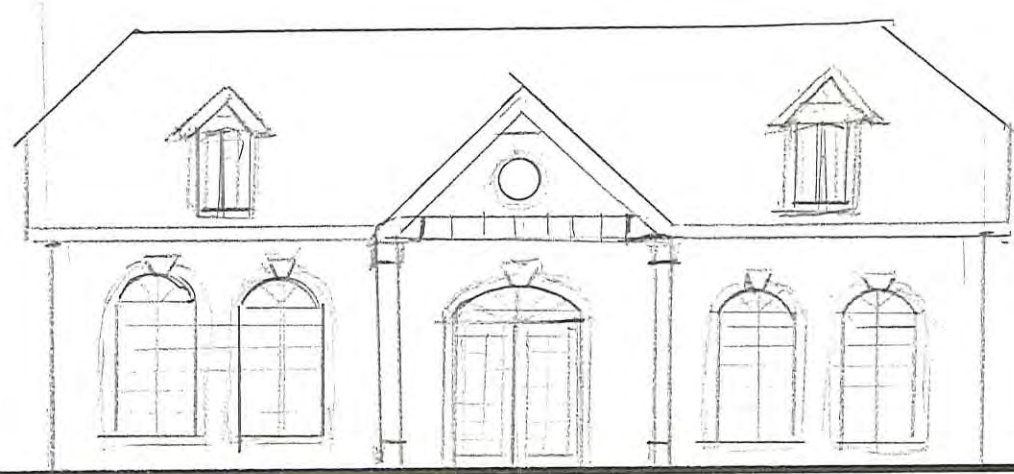
RZR '13 0 0 4

SUP '13 0 3 3

CIC '13 0 1 2



CONCEPTUAL
CLUBHOUSE
AND
BATH HOUSE
PLAN
1"=10'
PLAN MAY
VARY
IN
SIZE
&
DESIGN



HAMILTON MILL ROAD
PROJECT

BR
PROPERTY
MAY 09 2013

RZR '13 0 0 4

SUP '13 0 3 3

CIC '13 0 1 2



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HERITAGE

- Main**
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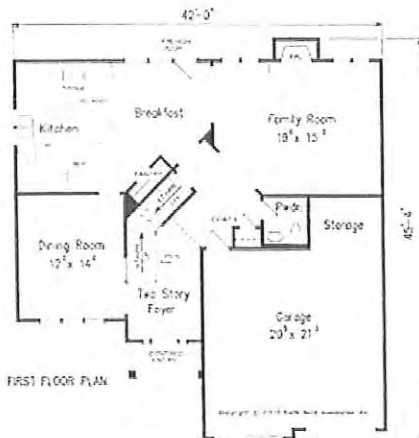
1st Floor 1053 sq. ft.
2nd Floor 1146 sq. ft.
Total 2199 sq. ft.

42'-0" x 45'-4"

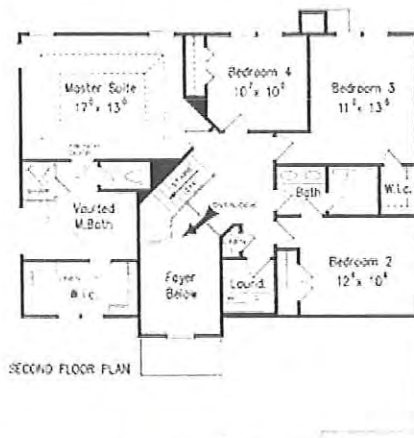
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Floorplans and Elevations are subject to change. Floorplan dimensions are approximate. Consult working drawings for actual dimensions and information. Elevations are artists' conceptions.

RZR '13 0 0 4

RECEIVED
MAY 03 2013

CIC '13 0 1 2

SUP '13 0 3 3

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:
YES

- (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

- (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:
YES FOR APPROVAL BY KEEPING THE SAME ZONING CLASSIFICATION.

Plantation Homes, LLC

MAY 3, 2013

LETTER OF INTENT

* APPLICATION FOR CHANGE IN CONDITIONS (45 ACRES)

RZR-06-017

* APPLICATION FOR REZONING

5 ACRES

HAMILTON MILL ROAD

LL 182 7th DISTRICT

GWINNETT COUNTY, GEORGIA

PLANNING STAFF AND COMMISSIONERS,

WE ARE EXCITED ABOUT THE REBOUND OF THE RESIDENTIAL DEVELOPMENT AND HOUSING MARKET. GWINNETT HAS ALWAYS BEEN A GREAT PLACE TO BE INVOLVED WITH IN THIS PROFESSIONAL BUSINESS AND WE ARE READY FOR PRODUCTION.

* THE CIC APPLICATION IS SUBMITTED ON THE REFERENCED SITE TO CHANGE THE LAYOUT AND DESIGN TO AN EXISTING R75 MODIFIED MASTER PLANNED SITE. THIS WILL BE THE BEGINNING OF THIS PROJECT WHICH WILL HAVE 114 LOTS ON 45 ACRES AND EVENTUALLY POSSIBLY 220+ LOTS TOTAL WITH ADDITIONAL PROPERTY ADDED IN THE FUTURE.

OUR DESIGN DENSITY IS 2.4+ LOTS PER GROSS ACRE WITH 8.4 ACRES OPEN SPACE AROUND THE STREAM AREAS AND PLACES NEEDED.

* THE REZONING APPLICATION OF 5 ACRES. WE ARE REQUESTING IT TO BE ADDED TO THE MASTER PLAN WITH 9 LOTS AND A 2 +/- ACRE RECREATIONAL AREA. PLEASE SEE OUR CONCEPT PLAN.

WE PLAN TO BUILD HOMES FROM 1800 SF TO 2200+ SF. THE 1800 SF RANCH (ONE STORY) IS ONE OF OUR MOST POPULAR PLANS THAT WE ARE REQUESTING A CIC TO ALLOW FOR SOME (NOT ALL) THE ONE STORY HOMES TO BE BUILT. WE WOULD AGREE TO A PERCENTANE IF NEEDED.

WE MAY REQUIRE AND REQUEST TO REDUCE SOME BUFFERS ON LOTS THAT WILL BE NEEDED TO ALLOW FOR A CUSTOMERS SPECIFIC PLACEMENT OF THEIR HOME ON A LOT, ETC.

WE LOOK FORWARD TO WORKING WITH GWINNETT COUNTY ON THIS PROJECT / DEVELOPMENT. WE APPRECIATE YOUR TIME AND CONSIDERATION TO THESE REQUESTS. THANK YOU.

SINCERELY,



JOHN PURCELL

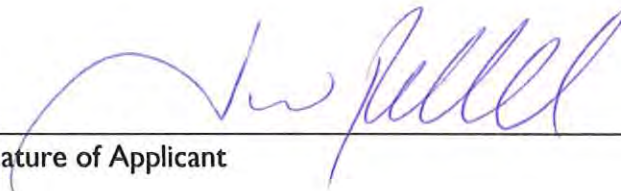
CIC '13 01 2



BY: _____

CHANGE IN CONDITIONS APPLICANT'S CERTIFICATION

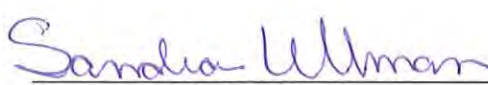
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL 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 5-3-13
Date

JOHN PURCELL - MANAGING MEMBER

Type or Print Name and Title

 5/3/13

Signature of Notary Public Date

SANDRA ULLMAN
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Commission Expires 4/14/17

Notary Seal

CIC '13 01 2

RECEIVED
MAY 08 2013

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.

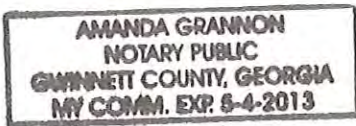
John M. Bagby
Signature of Property Owner

5-2-13
Date

John M. Bagby
Type or Print Name and Title

Amanda Grannon 5/2/13
Signature of Notary Public Date

Notary Seal



CIC '13 01 2

RECEIVED
MAY 08 2013

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Garrett Reed 5/2/2013
Signature of Property Owner Date

GARRETT Reed - Owner
Type or Print Name and Title

Ken R. Maddipati 5/2/2013
Signature of Notary Public Date Notary Seal

CIC '13 01 2
RECEIVED
MAY 08 2013
BY:

CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

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James Reed
Signature of Property Owner

5/2/2013
Date

JAMES REED - OWNER
Type or Print Name and Title

Karl Waddox
Signature of Notary Public

5/2/2013
Date

Notary Seal

CIC '13 012

RECEIVED
MAY 08 2013

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.

[Handwritten Signature] 5-3-13 *John Purcell* Managing Member
 Signature of Applicant Date Type of Print Name and Title

N/A
 Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

Sandra D Ullman 5-3-13
 Signature of Notary Public Date

SANDRA ULLMAN
 NOTARY PUBLIC
 Gwinnett County
 State of Georgia
 My Commission Expires 4/14/2017

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?

YES NO JOHN PURCELL - MANAGING MEMBER
 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.

CIC '13 01 2

RECEIVED
 MAY 08 2013

BY:

