CHANGE IN CONDITIONS APPLICATION

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: Rock Own LLC	NAME: Rock Own LLC
ADDRESS: 2212 Glenridge Lane	ADDRESS: 2212 Glenridge Lane
CITY: Cumming	CITY: Cumming
STATE: GA ZIP: 30041	STATE: GA ZIP: 30041
PHONE:	PHONE:

CONTACT PERSON: Zachary Cohen PHONE: 404.314.2738

CONTACT'S E-MAIL: zcohen510@gmail.com

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

APPLICANT IS THE:

☐ OWNER'S AGENT ☒ PROPERTY OWNER ☐ CONTRACT PURCHASER

ZONING DISTRICTS(S): R-TH PRIOR ZONING CASE: RZM-06-005,CIC-08-005

LAND DISTRICT(S): 6th LAND LOT(S): 169,190 ACREAGE: 10.212

ADDRESS OF PROPERTY: Commercial Court, Norcross

PROPOSED CHANGE IN CONDITIONS: Remove 6 foot opaque fence

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: ~~71~~ 34	NO. OF BUILDINGS/LOTS:
DWELLING UNIT SIZE (Sq. Ft.): 1450	TOTAL GROSS SQUARE FEET:
GROSS DENSITY: 7	DENSITY:
NET DENSITY: 7	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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BK48097PG0090

(4)

Leave Except legal Description

EXHIBIT "A"

TRACT 1:

All that tract or parcel of land lying and being in Land Lots 169 and 190, 6th District, Gwinnett County, Georgia, being Lots 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60 and 61, Block A, Lots 62, 63, 64, 65, 66, 67 and 68, Block B, and Lots 36, 37, 38, 39, 40, 41, 42, 43, 44 and 45, Block C, New Rockbridge, Unit One, as per plat recorded in Plat Book 120, pages 153 and 154, Gwinnett County, Georgia Records, which plat is hereby incorporated herein by reference.

TRACT 2:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 169 and 190 of the 6th District, Gwinnett County, Georgia, containing 9.850 acres +/- according to a survey for Morsberger Group, prepared by McFarland-Dyer & Associates, Inc. by Chris Whitley (GRLS 2672) dated March 29, 2006, and being more particularly described according to said survey as follows:

BEGINNING at a point, marked by a one-half inch rebar found located at the corner of Land Lots 169, 170, 189, and 190, run thence along the Land Lot line common to Land Lots 169 and 170 South 30 degrees 15 minutes 26 seconds East a distance of 185.48 feet to a one-half inch rebar found (disturbed nail set at base); leaving aforesaid Land Lot line, run thence South 73 degrees 56 minutes 53 seconds West a distance of 256.90 feet to a one-half inch rebar found (disturbed); run thence, following a curve to the right an arc distance of 47.45 feet to a one-half inch rebar found (disturbed), said arc having a radius of 60.00 feet and being subtended by a chord bearing and distance South 55 degrees 25 minutes 39 seconds West 46.22 feet; run thence South 12 degrees 06 minutes 37 seconds East a distance of 48.17 feet to a point marked by a Cable TV Box; run thence South 76 degrees 10 minutes 38 seconds West a distance of 248.08 feet to a one-half inch rebar found; run thence North 03 degrees 56 minutes 47 seconds East a distance of 62.30 feet to a one-half inch rebar found; run thence North 15 degrees 19 minutes 51 seconds West a distance of 145.60 feet to a point; run thence South 88 degrees 20 minutes 39 seconds West a distance of 93.10 feet to a point; run thence South 59 degrees 51 minutes 11 seconds West a distance of 64.62 feet to a point; run thence North 73 degrees 14 minutes 40 seconds West a distance of 131.42 feet to a point; run thence South 68 degrees 14 minutes 24 seconds West a distance of 152.05 feet to a one-half inch rebar found; run thence North 57 degrees 22 minutes 35 seconds West a distance of 262.43 feet to a one-half inch rebar found; run thence North 54 degrees 02 minutes 38 seconds East a distance of 1,012.66 feet to a concrete monument with nail found; run thence South 27 degrees 42 minutes 51 seconds East a distance of 588.72 feet to a point marked by a one-half inch rebar found located at a corner common to Land Lots 169, 170, 189, and 190, said point being the TRUE PLACE OR POINT OF BEGINNING.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lots 169 and 190, 6th District, Gwinnett County, Georgia, being Lots 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60 and 61, Block A, Lots 62, 63, 64, 65, 66, 67 and 68, Block B, and Lots 36, 37, 38, 39, 40, 41, 42, 43, 44 and 45, Block C, New Rockbridge, Unit One, as per plat recorded in Plat Book 120, pages 153 and 154, Gwinnett County, Georgia Records, which plat is hereby incorporated herein by reference.

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LAND DESCRIPTION
NORTH TRACT
NEW ROCKBRIDGE

ALL that tract or parcel of land, lying and being in Land Lots 169 & 190 of the 6th Land District, Gwinnett County, Georgia, containing 365,132 square feet (8.38 acres) of land, more or less, as shown on a plat titled, "Preliminary Plat for New Rockbridge," by Development Consultants Group, dated July 18, 2006, and being more particularly described as follows:

BEGINNING at the point of intersection of the westerly margin of the right-of-way of Commercial Court (right-of-way width varies) and the northerly margin of the right-of-way of Rockbridge Road (right-of-way width varies); thence along the westerly margin of the 80-foot right-of-way of Commercial Court 529.89 feet in a northerly direction to an iron pin, being the TRUE POINT OF BEGINNING; thence South 68 degrees 14 minutes 24 seconds West, 152.05 feet to an iron pin; thence North 57 degrees 22 minutes 35 seconds West, 262.43 feet to an iron pin; thence North 54 degrees 02 minutes 38 seconds East, 1012.66 feet to an iron pin; thence South 27 degrees 42 minutes 51 seconds East, 588.72 feet to an iron pin, being the common land lot corner of land lots 190, 189, 169, and 170; thence South 30 degrees 15 minutes 26 seconds East, 185.48 feet to an iron pin; thence South 73 degrees 56 minutes 53 seconds West, 256.90 feet to an iron pin on the 50-foot-right-of-way of Commercial Court; thence along said right-of-way in a northwesterly direction 115.90 feet along the arc of a curve to the left having radius of 60 feet, a chord bearing of North 22 degrees 33 minutes 53 seconds West, and a chord distance of 98.70 feet to a point; thence 9.76 feet along the arc of a curve to the left having a radius of 60.00 feet, a chord bearing of North 82 degrees 33 minutes 32 seconds West, and a chord distance of 9.74 feet to a point; thence 15.29 feet along the arc of a curve to the right having a radius of 15.00 feet, a chord bearing of North 58 degrees 00 minutes 49 seconds West, and a chord distance of 14.64 feet to a point; thence North 28 degrees 48 minutes 37 seconds West, 111.31 feet to a point; thence 258.78 feet along the arc of a curve to the left having a radius of 164.75 feet, a chord bearing of North 73 degrees 48 minutes 36 seconds West, and a chord distance of 232.98 feet to a point; thence South 61 degrees 11 minutes 23 seconds West, 130.89 feet to a point; thence 46.51 feet along the arc of a curve to the left having a radius of 144.37 feet, a chord bearing of South 51 degrees 57 minutes 37 seconds West, and a chord distance of 46.31 feet to a point; thence 19.97 feet along the arc of a curve to the right having a radius of 15.00 feet, a chord bearing of South 80 degrees 52 minutes 37 seconds West, and a chord distance of 18.53 feet to a point; thence 172.46 feet along the arc of a curve to the left having a radius of 60.00 feet, a chord bearing of South 36 degrees 40 minutes 39 seconds West, and a chord distance of 118.93 feet to the TRUE POINT OF BEGINNING.

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LAND DESCRIPTION
SOUTH TRACT
NEW ROCKBRIDGE

ALL that tract or parcel of land, lying and being in Land Lots 169 & 190 of the 6th Land District, Gwinnett County, Georgia, containing 80,296 square feet (1.84 acres) of land, more or less, as shown on a plat titled, "Preliminary Plat for New Rockbridge," by Development Consultants Group, dated July 18, 2006, and being more particularly described as follows:

BEGINNING at a point at the intersection of the easterly margin of Commercial Court (right-of-way width varies) and the northerly margin of the right-of-way of Rockbridge Road (right-of-way width varies); thence in a northerly direction along the easterly margin of right-of-way of Commercial Court (right-of-way being 80 feet) 475.13 feet to an iron pin, being the TRUE POINT OF BEGINNING; thence North 28 degrees 48 minutes 43 seconds West, 15.00 feet to a point; thence 124.67 feet along the arc of a curve to the right having a radius of 79.37 feet, chord bearing of North 16 degrees 11 minutes 20 seconds East, and chord distance of 112.24 feet to a point (from this point, right-of-way is 50 feet); thence North 61 degrees 11 minutes 23 seconds East, 130.89 feet to a point; thence 180.24 feet along the arc of a curve to the right having a radius of 114.75 feet, chord bearing of South 73 degrees 48 minutes 37 seconds East, and chord distance of 162.27 feet to a point; thence South 28 degrees 48 minutes 37 seconds East, 112.20 feet to a point; thence 14.96 feet along the arc of a curve to the right having a radius of 15.00 feet, chord bearing of South 00 degrees 14 minutes 48 seconds East, and chord distance of 14.34 feet to a point; thence 10.32 feet along the arc of a curve to the left having a radius of 60.00 feet, a chord bearing of South 23 degrees 23 minutes 28 seconds West, and a chord distance of 10.30 feet to a point; thence 126.06 feet along the arc of a curve to the left having a radius of 60.00 feet, a chord bearing of South 41 degrees 43 minutes 33 seconds East, and a chord distance of 104.12 feet to an iron pin; thence leaving said right-of-way, South 12 degrees 06 minutes 37 seconds East, 48.17 feet to an iron pin; thence South 76 degrees 10 minutes 38 seconds West, 248.08 feet to an iron pin; thence North 03 degrees 56 minutes 47 seconds East, 62.30 feet to an iron pin; thence North 15 degrees 19 minutes 51 seconds West, 145.60 feet to an iron pin; thence South 88 degrees 20 minutes 39 seconds West, 93.10 feet to an iron pin; thence South 59 degrees 51 minutes 11 seconds West, 64.62 feet to the TRUE POINT OF BEGINNING.

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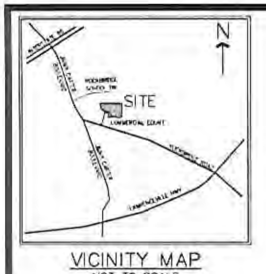
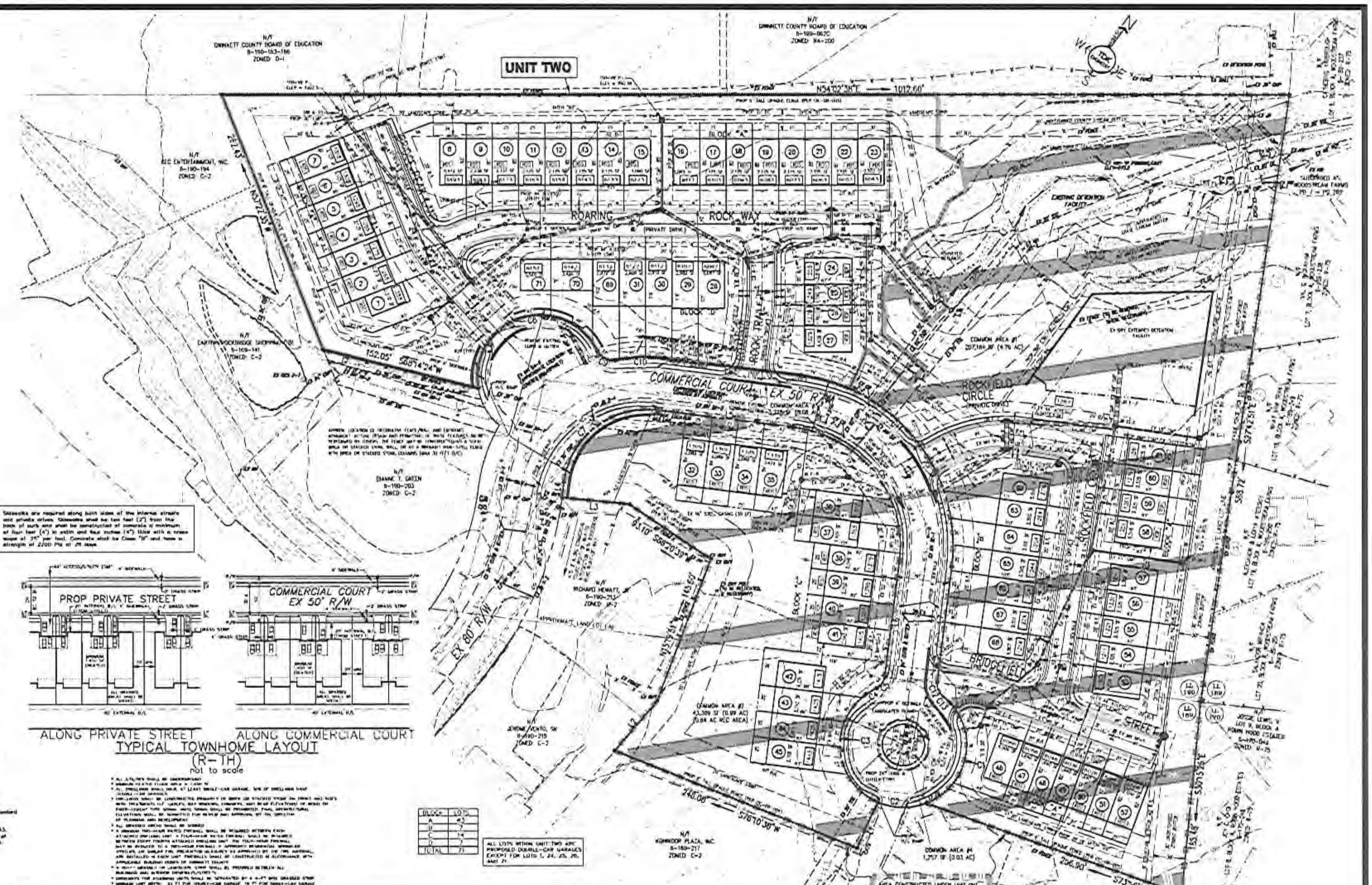


VICINITY MAP
NOT TO SCALE



TYPICAL TOWNHOME LAYOUT
(R-TH)
not to scale

STORMWATER GENERAL NOTES

ALL LOTS WITHIN UNIT TWO ARE PROPOSED DOUBLE-CAR GARAGES EXCEPT FOR LOTS 1, 24, 25, 26, AND 27.

BLOCK	LOTS
A	43
B	7
C	14
D	7
TOTAL	71

NOTIFY GWINNETT COUNTY INSPECTORS 24 HOURS BEFORE BEGINNING EVERY PHASE OF CONSTRUCTION (678) 518-6070.

ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.

THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE PROPERTY OWNER.

SEDIMENT STORAGE MAINTENANCE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.

ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY GWINNETT COUNTY OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR THE APPROVAL OF ANY WETLAND AREA DISTURBANCE.

COMMON AREA TO BE DEEDED TO AND MAINTAINED BY A QUALIFIED HOMEOWNER'S ASSOCIATION.

CONTRACTOR SHALL PROVIDE SHEETING AND SHORING FOR ALL TRENCH CONSTRUCTION IN ACCORDANCE WITH O.S.H.A. GUIDELINES.

ARCHITECTURAL ELEVATIONS FOR ALL LOTS SHALL BE SUBMITTED FOR DIRECTOR'S APPROVAL PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

MAINTAIN 10' SEPARATION BETWEEN WATER AND SEWER LINES

SEWER LATERALS MUST BE INSTALLED TO EXTEND TO 5 FEET OUTSIDE OF RIGHT OF WAY.

SIDEWALKS ARE NOT ALLOWED ON THE SHOULDER OF COUNTY MAINTAINED ROADS WITHOUT CURB AND GUTTER AND ANY NECESSARY DRAINAGE STRUCTURES.

UTILITIES PROTECTION CENTER OF GEORGIA

NON-RADIAL LOT LINE CHART

LOT LINE	DEGREE OF VARIATION	LOT LINE	DEGREE OF VARIATION
BLOCK A		BLOCK C	
[illegible]	[illegible]	[illegible]	[illegible]

BOUNDARY CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION	DELTA
C1	[illegible]	60.00'	[illegible]	[illegible]	[illegible]
C2	[illegible]	60.00'	[illegible]	[illegible]	[illegible]
C3	[illegible]	60.00'	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	15.00'	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	60.00'	[illegible]	[illegible]	[illegible]
C9	[illegible]	15.00'	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C12	[illegible]	15.00'	[illegible]	[illegible]	[illegible]
C13	[illegible]	60.00'	[illegible]	[illegible]	[illegible]

BOUNDARY LINE TABLE

LINE	LENGTH	BEARING
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	15.00'	[illegible]
L5	[illegible]	[illegible]
L6	[illegible]	[illegible]
L7	[illegible]	[illegible]
L8	[illegible]	[illegible]

CENTERLINE CURVE TABLE

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

0 40 80 120
scale feet

OWNER/DEVELOPER:
J-SQUARED, INC.
P.O. Box 427
Tucker, Georgia 30085-0427
Telephone: (770) 934-0710
Contact: Steve Cumbs
steve@richport.com

ISSUE NO. 7 7/31/14 ADDRESS GWINNETT COUNTY COMMENTS
ISSUE NO. 6 7/11/14 ADDRESS GWINNETT COUNTY COMMENTS
ISSUE NO. 5 6/18/14 REVISE LAYOUT OF UNIT TWO AREA (INCL. ADD 3 LOTS AND REVISE STORM AR-6)
ISSUE NO. 4 2/11/08 ADD ISLAND (COMMON AREA #4) WITHIN CUL-DE-SAC AT END OF COMMERCIAL COURT
ISSUE NO. 3 9/20/06 REDUCE COMMERCIAL COURT R/W WIDTH TO 50', REVISE LOTS 16-27, BLOCK "A", LOTS 32-41, BLOCK "C", REVISE MH SH-1, REMOVE STORM LINE ST-1, REVISE STORM LINE "F", ADD WATER LINE TO NORTHERN PORTION OF COMMERCIAL COURT, INCORPORATE RTC AREA, SHORTEN ROCKFIELD CIRCLE, MODIFY LOTS 53-61, BLOCK "A" AND LOTS 62-68, BLOCK "D", AND ADJUST AFFECTED INFRASTRUCTURE
ISSUE NO. 2 9/5/06 ADDRESS GWINNETT COUNTY COMMENTS (APPROVED)
ISSUE NO. 1 7/18/06 FOR GOVERNMENT REVIEW ONLY - NOT FOR CONSTRUCTION

Engineers
2302 Paper Chase Drive
Lawrenceville, Georgia 30043
Telephone: (770) 831-9122

PRELIMINARY PLAT
for
NEW ROCKBRIDGE

DESIGNED: MT	TOTAL AREA = 10.22 AC SDP-2006-00056	1 OF 14	
DRAWN: MT	PARCEL 6-180-190		
CHECKED: [illegible]	TOTAL DISTURBED AREA = 8.84 AC		
APPROVED: [illegible]	LAND LOTS 169 & 190	ISSUE #	
DATE: 7/18/06	6th LAND DISTRICT		
SCALE: 1" = 40'	GWINNETT COUNTY, GA.		
JOB #: [illegible]			

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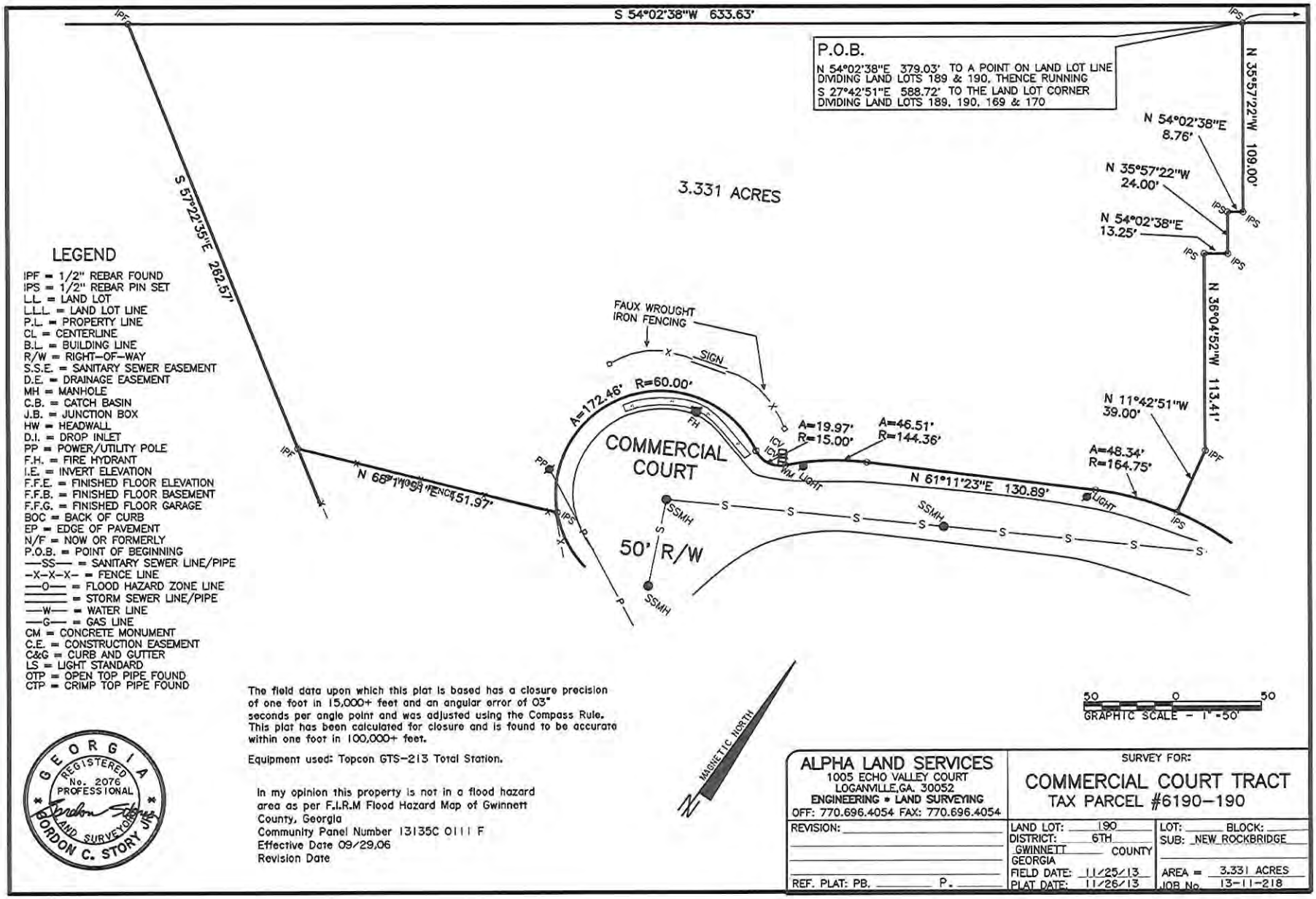

LEGEND

IPF = 1/2" REBAR FOUND
IPS = 1/2" REBAR PIN SET
L.L. = LAND LOT
L.L.L. = LAND LOT LINE
P.L. = PROPERTY LINE
CL = CENTERLINE
B.L. = BUILDING LINE
R/W = RIGHT-OF-WAY
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
MH = MANHOLE
C.B. = CATCH BASIN
J.B. = JUNCTION BOX
HW = HEADWALL
D.I. = DROP INLET
PP = POWER/UTILITY POLE
F.H. = FIRE HYDRANT
I.E. = INVERT ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
F.F.B. = FINISHED FLOOR BASEMENT
F.F.G. = FINISHED FLOOR GARAGE
BOC = BACK OF CURB
EP = EDGE OF PAVEMENT
N/F = NOW OR FORMERLY
P.O.B. = POINT OF BEGINNING
—SS— = SANITARY SEWER LINE/PIPE
-X-X-X- = FENCE LINE
—O— = FLOOD HAZARD ZONE LINE
═══ = STORM SEWER LINE/PIPE
—W— = WATER LINE
—G— = GAS LINE
CM = CONCRETE MONUMENT
C.E. = CONSTRUCTION EASEMENT
C&G = CURB AND GUTTER
LS = LIGHT STANDARD
OTP = OPEN TOP PIPE FOUND
CTP = CRIMP TOP PIPE FOUND

The field data upon which this plat is based has a closure precision of one foot in 15,000+ feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.

Equipment used: Topcon GTS-213 Total Station.

In my opinion this property is not in a flood hazard area as per F.I.R.M Flood Hazard Map of Gwinnett County, Georgia
Community Panel Number 13135C 0111 F
Effective Date 09/29/06
Revision Date

GEORGIA REGISTERED No. 2076 PROFESSIONAL LAND SURVEYOR GORDON C. STORY JR.

ALPHA LAND SERVICES 1005 ECHO VALLEY COURT LOGANVILLE, GA. 30052 ENGINEERING • LAND SURVEYING OFF: 770.696.4054 FAX: 770.696.4054	SURVEY FOR: COMMERCIAL COURT TRACT TAX PARCEL #6190-190	
REVISION:	LAND LOT: 190 DISTRICT: 6TH GWINNETT COUNTY GEORGIA	LOT: BLOCK: SUB: NEW ROCKBRIDGE
REF. PLAT: PB. P.	FIELD DATE: 11/25/13 PLAT DATE: 11/26/13	AREA = 3.331 ACRES JOB No. 13-11-218

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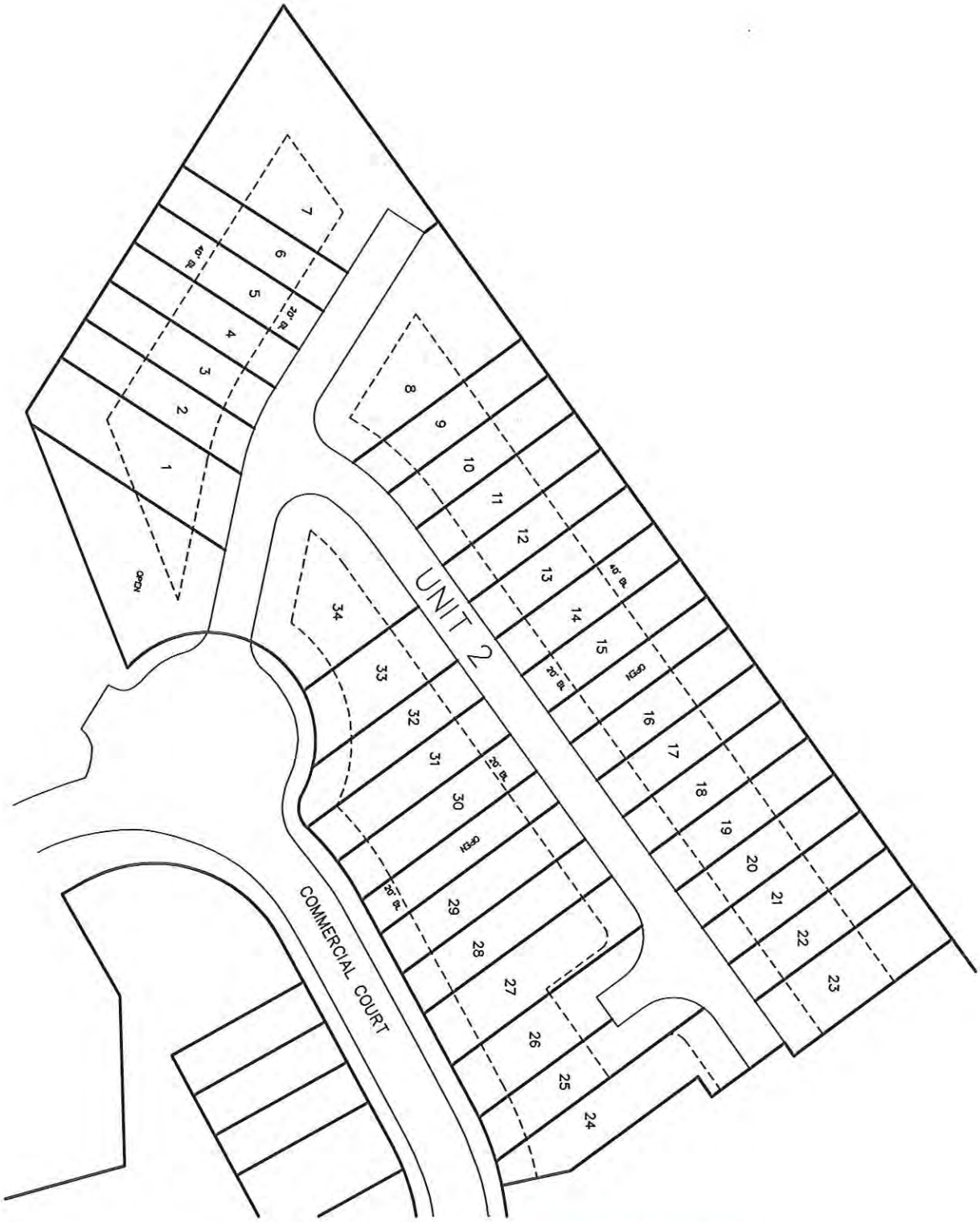

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CHANGE IN CONDITIONS APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, 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:

Proposed change is suitable given construction on adjacent property

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

No adverse affect

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

Given new grade and landscape growth, fence is unfeasible

(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 ADDITIONAL BURDEN

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

Proposed change confirms

(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:

New school construction altered grade and maturity of existing landscape growth provide adequate screening

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Rock Own LLC

2212 Glenridge Lane
Cumming, GA 30041

December 2, 2014

To Whom It May Concern:

Subject: LETTER OF INTENT FOR CHANGE IN CONDITIONS FOR NEW ROCKBRIDGE/ROCK OWN LLC

The applicant and owner submits this Change in Conditions for the development known as New Rockbridge located on Commercial Court in Norcross. The property is currently zoned R-TH and the current conditions require a 20 foot landscape strip with a 6 foot high opaque fence to be constructed around the entire exterior of the property. Phase 1 of the development was completed during 2007 and a wood fence was constructed around the exterior of Phase 1. Phase 2 is currently under development. One exterior border of Phase 2 is adjacent to Rockbridge Elementary School and the other borders commercial zoning.

The physical property conditions have changed significantly over the past two years due to the construction of the new Rockbridge Elementary School which borders Phase 2 of the development. Further, since the completion of Phase 1, landscaping growth along the exterior of Phase 2 has matured. Given the significant change in the grade of the property line due to the school construction and the maturing growth, it is physically unfeasible to construct a fence and it is unnecessary given the screening provided by the landscaping. Further, if a fence was constructed, a portion of the mature landscaping would have to be removed and it would leave the fence in a location that would make maintenance of the fence by the HOA difficult and dangerous. We respectfully request that the new condition read:

Provide a 20 foot landscape strip around the entire exterior of Phase 2 of the property.

The existing condition can remain applicable to Phase 1 since it's already been done.

Thank you for your consideration.

Sincerely,

Zachary Cohen
Rock Own LLC

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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.

Zach Cohen 12-3-14

Signature of Applicant Date

Zach Cohen

Type or Print Name and Title

Connie S. Clark 12-3-2014

Signature of Notary Public Date Notary Seal

Signature of Notary Public Date Notary Seal

CONNIE S CLARK
MY COMMISSION EXPIRES
NOTARY
PUBLIC
JANUARY 19, 2016
GWINNETT COUNTY, GEORGIA

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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.

Zach Cohen 12-3-14

Signature of Property Owner Date

Zach Cohen

Type or Print Name and Title

Connie S Clark 12-3-2014

Signature of Notary Public Date Notary Seal

CONNIE S CLARK
MY COMMISSION EXPIRES
NOTARY PUBLIC
JANUARY 13, 2018
GWINNETT COUNTY, GEORGIA

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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.

Zach Cohen 12-3-14 Zach Cohen, MBR

Signature of Applicant | Date | Type of Print Name and Title

Signature of Applicant's Attorney or Representative | Date | Type or Print Name and Title

Connie S. Clark 12-3-2014

Signature of Notary Public | Date | Notary Seal

CONNIE S CLARK
MY COMMISSION EXPIRES
NOTARY PUBLIC
JANUARY 13, 2016
GWINNETT COUNTY, GEORGIA

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 Zach Cohen

Your Name

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

NAME AND OFFICAL 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.

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CIC'15 002

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: (Map Reference Number) 6 - 190 - 190
District - Land Lot - Parcel

Zach Cohen — 12-3-14
Signature of Applicant — Date

Zach Cohen
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)

MARIA WINDOM Windom — TAX ASSOCIATE II
NAME — TITLE

12/03/2014 — GWINNETT COUNTY TAX COMMISSIONER
DATE

RECEIVED BY
DEC 03 2014
Planning & Development

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