

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Century Communities of Georgia LLC</u> <u>c/o Alliance Engineering and Planning</u>	NAME: <u>Century Communities of Georgia LLC</u> <u>c/o Alliance Engineering and Planning</u>
ADDRESS: <u>4480 Commerce Dr., Suite A</u>	ADDRESS: <u>4480 Commerce Dr. Suite A</u>
CITY: <u>Buford</u>	CITY: <u>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: _____
CONTACT PERSON: <u>MITCH PEEVY</u> PHONE: <u>(770) 614-6511</u>	
APPLICANT'S E-MAIL: <u>mitchpeevy@gmail.com</u>	

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:		
<u>OWNERS AGENT</u>	<u>X</u> PROPERTY OWNER	<u>CONTRACT PURCHASER</u>
PRESENT ZONING DISTRICT (S): <u>R-SR</u>		PRIOR ZONING CASE: <u>RZR2017-00002</u>
LAND DISTRICT (S): <u>5</u>	LAND LOT (S): <u>071</u>	ACREAGE: <u>17.55</u>
ADDRESS OF PROPERTY: <u>2175 Ridgedale Drive</u>		
PROPOSED DEVELOPMENT: <u>Senior detached residential subdivision</u>		
RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:	
NO. OF LOTS/DWELLING UNITS: <u>56</u>	NO. OF BUILDINGS/UNITS: _____	
DWELLING UNIT SIZE (SQ. FT.): <u>1,700</u>	TOTAL GROSS SQUARE FEET: _____	
GROSS DENSITY: <u>3.19</u>	DENSITY: _____	
NET DENSITY: <u>3.19</u>		

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LETTER OF INTENT
PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

CIC '18 010

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 71 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA IN THE NAME OF DOUGLAS KURASAKA AND JANICE KURASAKA, DEED BOOK 1974 AT PAGE 338 AMONG THE LAND RECORDS OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4-INCH IRON PIPE FOUND AT THE COMMON CORNER OF LAND LOTS 57, 58, 71 & 72 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA; THENCE WITH THE LINE COMMON TO LAND LOTS 71 & 72 NORTH 60°29'06" EAST, A DISTANCE OF 1170.74 FEET TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY OF RIDGEDALE DRIVE, A VARIABLE WIDTH RIGHT-OF-WAY, BEING THE NORTHEAST CORNER OF SUSAN TANNER HOSFORD, DEED BOOK 47587 AT PAGE 275, GWINNETT COUNTY, GEORGIA; THENCE ALONG THE SAID SOUTHWEST RIGHT-OF-WAY OF RIDGEDALE DRIVE SOUTH 60°28'11" EAST A DISTANCE OF 313.94 FEET TO A CAPPED REBAR SET MARKING THE DIVISION LINE BETWEEN SAID SUSAN TANNER HOSFORD ON THE NORTHWEST AND SAID KURASAKA ON THE SOUTHEAST AND BEING THE POINT OF BEGINNING.

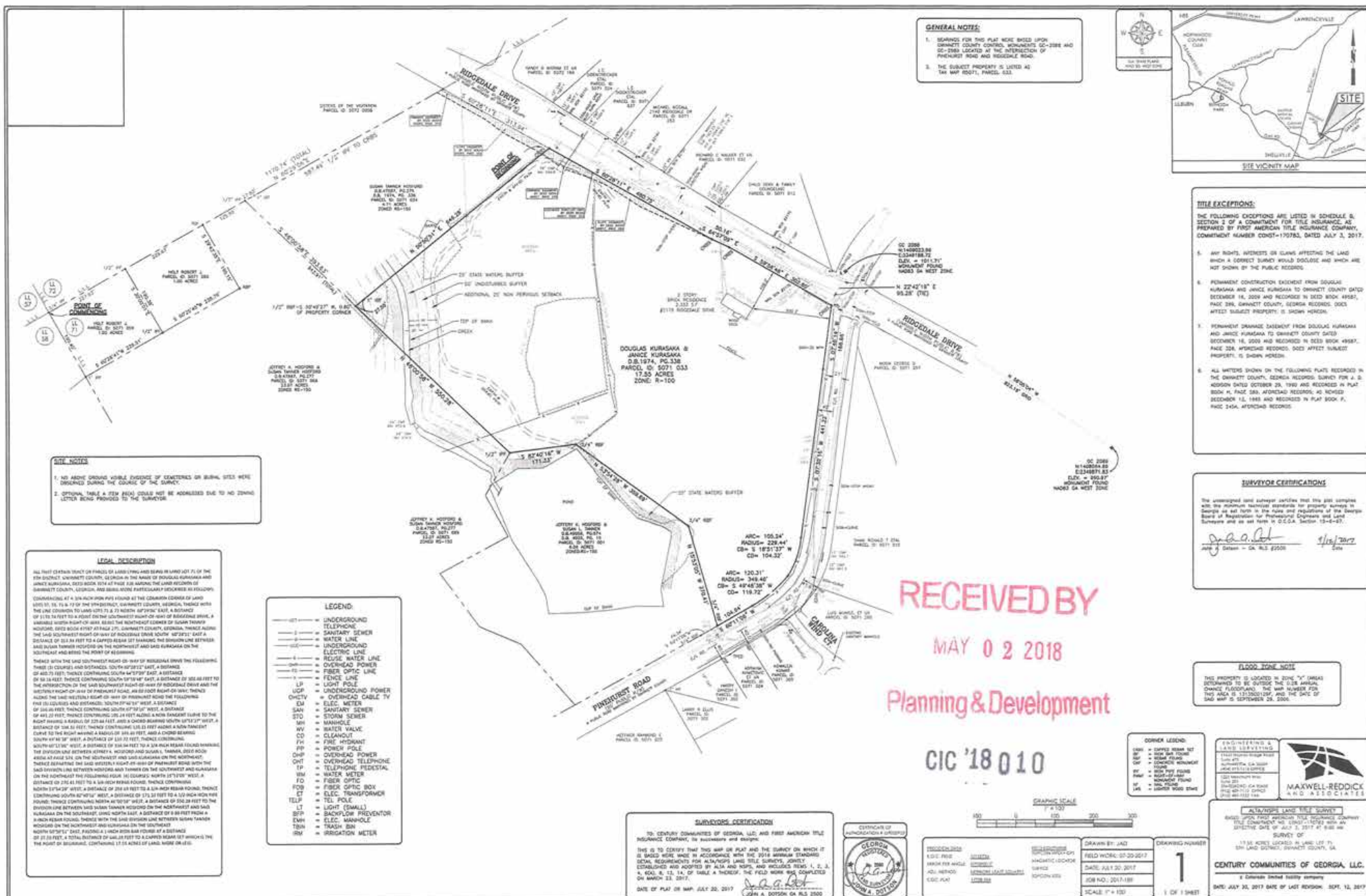
THENCE WITH THE SAID SOUTHWEST RIGHT-OF-WAY OF RIDGEDALE DRIVE THE FOLLOWING THREE (3) COURSES AND DISTANCES: SOUTH 60°28'11" EAST, A DISTANCE OF 480.75 FEET; THENCE CONTINUING SOUTH 64°57'09" EAST, A DISTANCE OF 50.16 FEET; THENCE CONTINUING SOUTH 59°58'48" EAST, A DISTANCE OF 302.60 FEET TO THE INTERSECTION OF THE SAID SOUTHWEST RIGHT-OF-WAY OF RIDGEDALE DRIVE AND THE WESTERLY RIGHT-OF-WAY OF PINEHURST ROAD, AN 80 FOOT RIGHT-OF-WAY; THENCE ALONG THE SAID WESTERLY RIGHT-OF-WAY OF PINEHURST ROAD THE FOLLOWING FIVE (5) COURSES AND DISTANCES: SOUTH 07°46'14" WEST, A DISTANCE OF 166.66 FEET; THENCE CONTINUING SOUTH 07°30'16" WEST, A DISTANCE OF 441.22 FEET; THENCE CONTINUING 105.24 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 229.44 FEET, AND A CHORD BEARING SOUTH 18°51'37" WEST, A DISTANCE OF 104.32 FEET; THENCE CONTINUING 120.31 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 349.46 FEET, AND A CHORD BEARING SOUTH 49°48'38" WEST, A DISTANCE OF 119.72 FEET; THENCE CONTINUING SOUTH 60°11'06" WEST, A DISTANCE OF 104.94 FEET TO A 3/4-INCH REBAR FOUND MARKING THE DIVISION LINE BETWEEN JEFFREY K. HOSFORD AND SUSAN L. TANNER, DEED BOOK 49056 AT PAGE 574, ON THE SOUTHWEST AND SAID KURASAKA ON THE NORTHEAST; THENCE DEPARTING THE SAID WESTERLY RIGHT-OF-WAY OF PINEHURST ROAD WITH THE SAID DIVISION LINE BETWEEN HOSFORD AND TANNER ON THE SOUTHWEST AND KURASAKA ON THE NORTHEAST THE FOLLOWING FOUR (4) COURSES: NORTH 15°53'05" WEST, A DISTANCE OF 270.41 FEET TO A 3/4-INCH REBAR FOUND; THENCE CONTINUING NORTH 53°54'28" WEST, A DISTANCE OF 359.69 FEET TO A 3/4-INCH REBAR FOUND; THENCE CONTINUING SOUTH 82°40'16" WEST, A DISTANCE OF 171.33 FEET TO A 1/2-INCH IRON PIPE FOUND; THENCE CONTINUING NORTH 46°00'58" WEST, A DISTANCE OF 550.28 FEET TO THE DIVISION LINE BETWEEN SAID SUSAN TANNER HOSFORD ON THE NORTHWEST AND SAID KURASAKA ON THE SOUTHEAST, LYING NORTH EAST, A DISTANCE OF 0.80 FEET FROM A X-INCH REBAR FOUND; THENCE WITH THE SAID DIVISION LINE BETWEEN SUSAN TANNER HOSFORD ON THE NORTHWEST AND KURASAKA ON THE SOUTHEAST NORTH 50°50'51" EAST, PASSING A 1-INCH IRON BAR FOUND AT A DISTANCE OF 27.55 FEET, A TOTAL DISTANCE OF 646.28 FEET TO A CAPPED REBAR SET WHICH IS THE POINT OF BEGINNING. CONTAINING 17.55 ACRES OF LAND, MORE OR LESS.

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CENTURY COMMUNITIES OF GEORGIA, LLC.
 a Colorado limited liability company
 DATE: JUL 30, 2013 DATE OF LAST REVIEW: DEC 12, 2011

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 CONDITIONS.

(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:

YES, 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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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 1, 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 _____

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REZONING APPLICANT'S LETTER OF INTENT

The Applicant and Owner, Century Communities, requests a Change in Conditions of the existing R-SR, case number RZR2017-00002 for the purpose of making the project consistent with the conditions of the attached property located in the City of Snellville. The subject property is located at the intersections of Pinehurst and Ridgedale Roads and is being developed as Saddlebrook. When this property was being rezoned it was a stand-alone property under contract by another national builder group. Century Communities was working on the adjacent property for basically the same type of development, a senior housing project with detached homes. The original buyer for the Gwinnett property dropped the project and it made sense for Century Communities to purchase and add that property to their project in Snellville. This request is to match the two projects conditions as close as possible.

Conditions needing changes:

1.C. The city allows homes to be a minimum of 1,700 square feet and the applicant is requesting a change from 1,800 square feet to 1,700 square feet of heated space. The homes are expected to sell in the \$300's to the low \$400's.

1.D. This condition calls for the front façade to be 50% brick or stone and because of the amount of windows and doors it would mean that everything below the 1st floor roof line would be of that material. The appearance of the homes are planned to be more of a farm house\craftsman look which would not be possible and instead of the homes all looking alike we would be able to provide a greater variety of designs, which adds value. Some of the homes will have 50% or more brick or stone, just not all of them. The brick water table would still be required on the sides and rear.

Finally, the applicant requests that they be allowed to have a second story room option for the homes with a restroom. This area can be a recreation area, craft room, study, office or a bedroom for visiting family or guests. The condition for deed restricting the homes to persons 55 and older will not allow younger family members to be a permeant guest but will allow for multiple options for the use of the area and add value to the home.

The project will also be gated with private streets as required by the City of Snellville. Century Communities looks forward to working with the County and the City to make this a senior development that the new residents will be proud to call home.

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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.

Ted Turner 4/12/18
Signature of Applicant Date

Ted Turner, Authorized Signatory
Type or Print Name and Title

Elizabeth Fowler 4/12/18 
Signature of Notary Public Date Notary Seal

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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.

Ted Turner 4/12/18
Signature of Property Owner Date

Ted Turner, Authorized Signatory
Type or Print Name and Title

Elizabeth Fowler 4/12/18
Signature of Notary Public Date



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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.

Ted Turner 4/12/18 Ted Turner, Authorized Signatory
Signature of Applicant Date Type of Print Name and Title

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

Elizabeth Fowler 4/12/18
Signature of Notary Public Date



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

Ted Turner
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.

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**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 - 071 - 033
(Map Reference Number) District Land Lot Parcel

Ted Turner 4/12/18
Signature of Applicant Date
Ted Turner, Authorized Signatory
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)

Ingrid Espinel TSAT
NAME TITLE
5/2/2018
DATE

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CIC 18 010



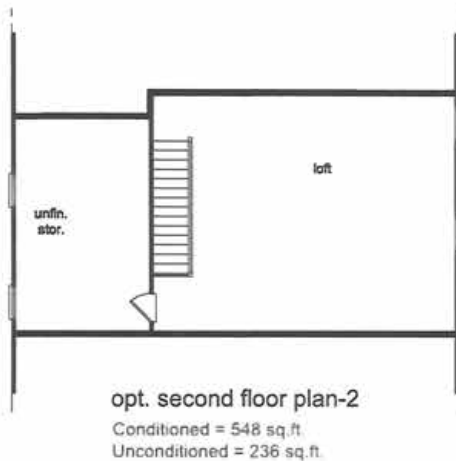
Sienna

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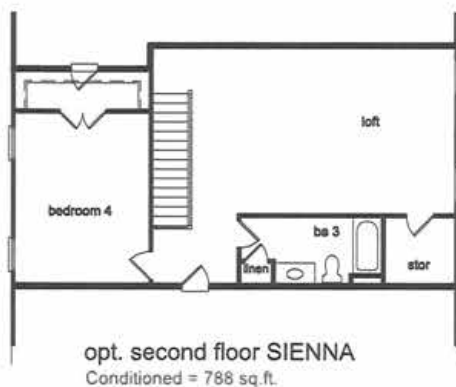
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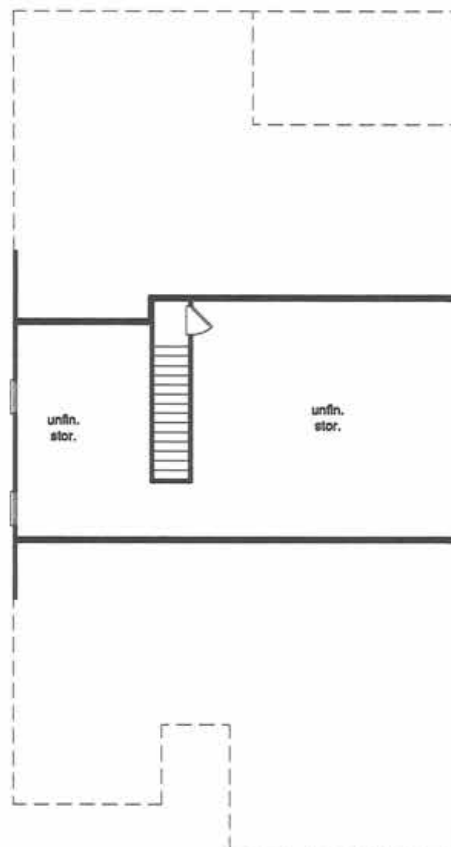
CIC '18 010



opt. second floor plan-2
Conditioned = 548 sq.ft.
Unconditioned = 236 sq.ft.



opt. second floor SIENNA
Conditioned = 788 sq.ft.



opt. second floor plan-1
Unconditioned = 788 sq.ft.



first floor plan

AREA TABULATION 'A'	
FIRST FLOOR:	2,069 SF
TOTAL CONDITIONED AREA	2,069 SF
GARAGE	420 SF
PORCH	38 SF
COVERED PORCH	180 SF
OPT. SCREENED PORCH	180 SF
OPT. MORNING	216 SF
OPT. COVERED PATIO (w/ MORNING)	183 SF
OPT. SCREENED PATIO (w/ MORNING)	183 SF

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PLAN NUMBER: 0000
RELEASE DATE: 08.23.17

MODEL: **SIENNA**
DRAWING TITLE: **MARKETING FLOOR PLAN**

SHEET NO:
M-2

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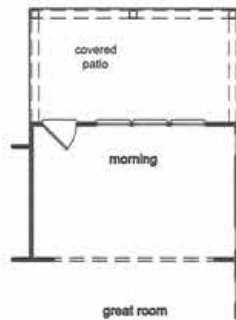
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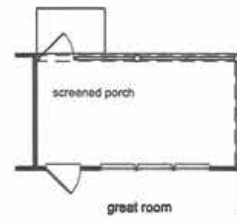
CIC '18 010



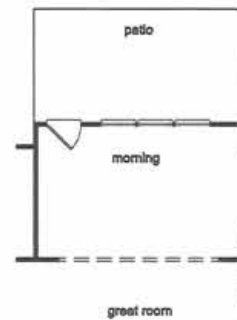
Opt. Morning Room w/ Screened Patio
1/8" = 1'-0"



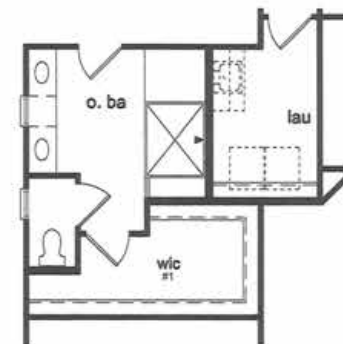
Opt. Morning Room w/ Covered Patio
1/8" = 1'-0"



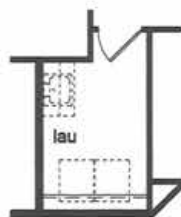
Opt. Screened Porch
1/8" = 1'-0"



Opt. Morning Room w/ Patio
1/8" = 1'-0"



opt. owner's ba 1
1/8" = 1'-0"



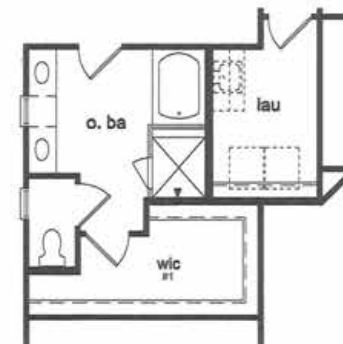
opt. laundry cabinet ilo linen
1/8" = 1'-0"



opt. ba 2 w/ shower
1/8" = 1'-0"



study ilo bed 2
1/8" = 1'-0"



opt. owner's ba 2
1/8" = 1'-0"

REVISION NUMBER	REFER TO COVER SHEET FOR DESCRIPTION

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PLAN NUMBER:	0000
RELEASE DATE:	08.23.17

MODEL:	SIENNA
DRAWING TITLE:	MARKETING FLOOR PLAN OPTIONS

SHEET NO.	M-3
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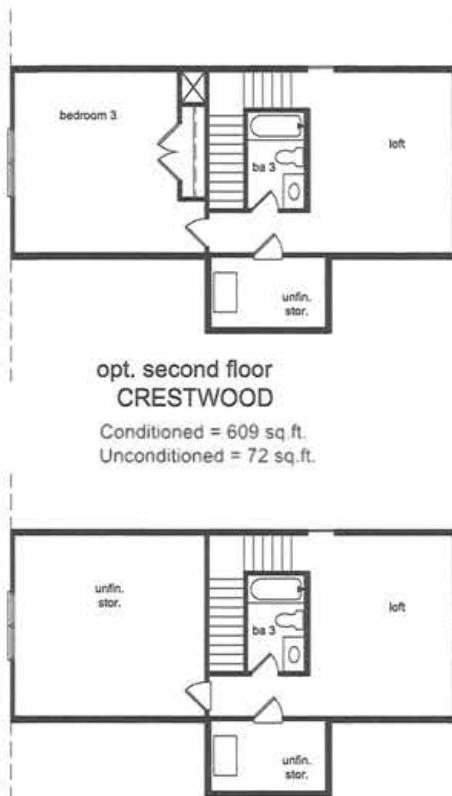
Crestwood

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Conditioned = 316 sq.ft.
Unconditioned = 365 sq.ft.

opt. second floor plan-1



stairs w/ opt. 2nd floor

AREA TABULATION 'A'

first floor plan

[illegible]

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PLAN NUMBER	0000
RELEASE DATE	08.23.17

MODEL: CRESTWOOD

DRAWING TITLE:
MARKETING FLOOR PLANS

SHEET NO.

M-2

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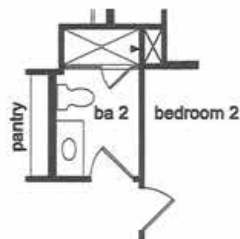
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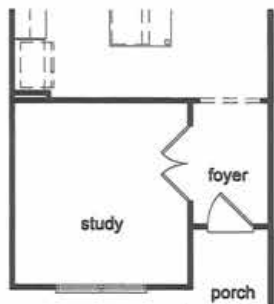
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opt. ba 2 w/ shower
1/8" = 1'-0"



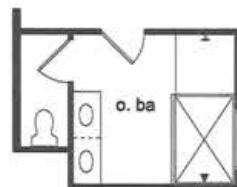
opt. screened porch
1/8" = 1'-0"



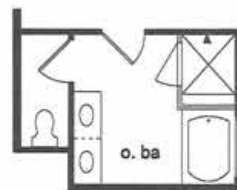
study ilo flex
1/8" = 1'-0"



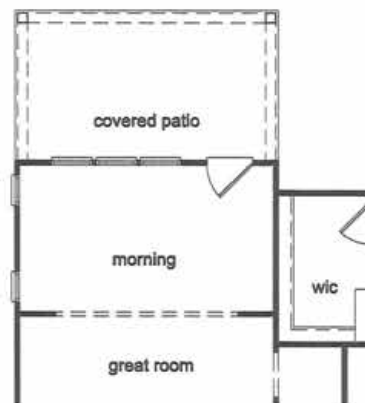
opt. morning w/ patio
1/8" = 1'-0"



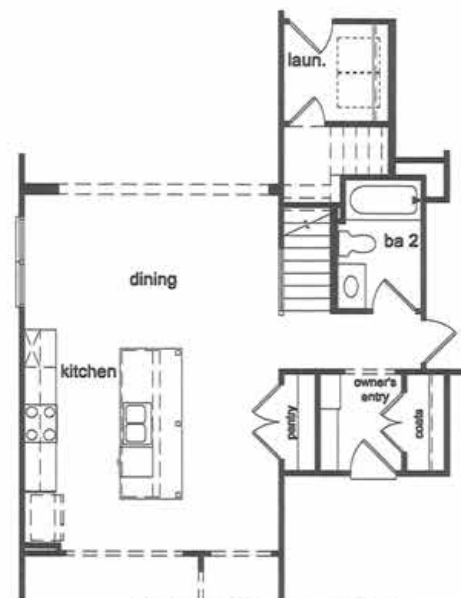
opt. owner's ba 2
1/8" = 1'-0"



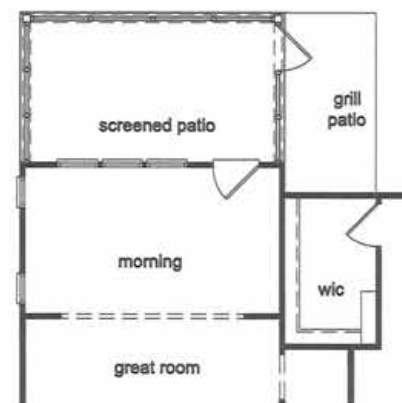
opt. owner's ba 3
1/8" = 1'-0"



opt. morning w/ covered patio
1/8" = 1'-0"



stair location w/ opt. 2nd floor
1/8" = 1'-0"



opt. morning w/ screened porch & grill patio
1/8" = 1'-0"

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PLAN NUMBER	RELEASE DATE
0000	08.23.17

MODEL	DRAWING TITLE
CRESTWOOD	MARKETING FLOOR PLAN OPTIONS

SHEET NO.
M-3



Ambrose

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opt. second floor plan-2
Conditioned = 393 sq.ft
Unconditioned = 334 sq.ft.

opt. second floor plan-3
Conditioned = 732 sq. ft.

opt. second floor plan-1

Ambrose floor plan cannot be offered at Saddlebrook (Gwinnett) unless loft option or morning option is included to meet min 1800 sf zoning requirement.

AREA TABULATION 'A'	
FIRST FLOOR	1,704 SF
TOTAL CONDITIONED AREA	1,704 SF
GARAGE	437 SF
PORCH	43 SF
PATIO	167 SF
OPT. COVERED PORCH	167 SF
OPT. SCREENED PORCH	167 SF
OPT. MORNING	
OPT. COVERED PATIO (w/ MORNING)	167 SF
OPT. SCREENED PATIO (w/ MORNING)	167 SF

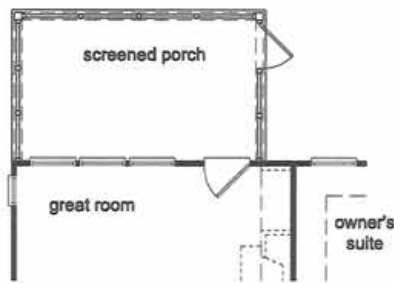
first floor plan

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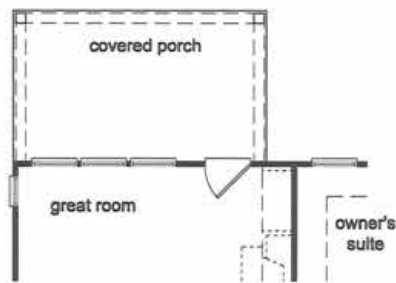
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CIC '18010



opt. screened porch
1/8" = 1'-0"



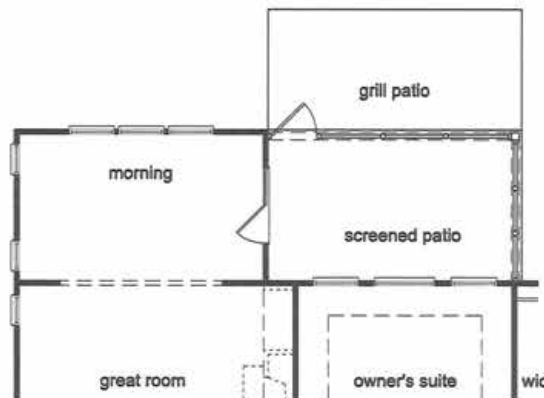
opt. covered porch
1/8" = 1'-0"



opt. morning w/ patio
1/8" = 1'-0"



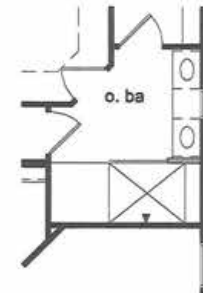
opt. morning w/ covered patio
1/8" = 1'-0"



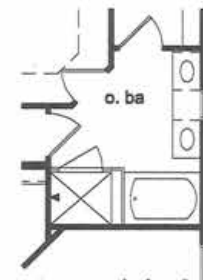
opt. morning w/ screened porch & grill patio
1/8" = 1'-0"



opt. ba 2 w/ shower
1/8" = 1'-0"



opt. owner's ba 2
1/8" = 1'-0"



opt. owner's ba 3
1/8" = 1'-0"



stair location w/ opt. 2nd floor
1/8" = 1'-0"

REVISION NUMBER	REFER TO COVER SHEET FOR DESCRIPTION

Century Communities expressly reserves its common law copyright and other property rights in these plans. These plans are not to be copied, reproduced, or changed, in any form and or manner whatsoever, nor are they to be assigned to a third party without first obtaining written permission and consent of Century Communities.



PLAN NUMBER: 0000	RELEASE DATE: 08.25.17
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MODEL: AMBROSE	DRAWING TITLE: MARKETING FLOOR PLAN
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SHEET NO.
M-2

MAY 02 2018

Planning & Development

CIC '18 010

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Amendment to the Official Zoning Map of Gwinnett County

ADOPTION DATE: FEBRUARY 28, 2017

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

Name	Present	Vote
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

On motion of Commissioner COMM. HUNTER, which carried a 5-0 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to R-SR by BRAD COOPER for the proposed use as a SENIOR ORIENTED SUBDIVISION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on FEBRUARY 28, 2017 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the aforesaid application to amend the Official Zoning Map from R-100 to R-SR is hereby **APPROVED** with the following enumerated conditions:

I. To restrict the use of the property as follows:

- A. Single-family detached dwellings and accessory uses and structures, not to exceed 57 units. The project is to be deed restricted to ownership by residents that are 55 years old or older.
- B. The homeowner's association shall be responsible for maintenance of all common areas/facilities, street frontage landscaping, and lawn and ornamental planting maintenance on individual lots. The homeowner's association shall be responsible for exterior maintenance of individual residences to include, at a minimum, painting of the exteriors on a rotation not to exceed six years.
- C. The minimum heated floor area per dwelling unit shall be 1,800 square feet.
- D. Homes shall be constructed with architectural treatments of primarily brick or stone on the front façade with minor treatments of fiber-cement siding materials. The sides and rear shall contain a minimum two-foot high water table of brick or stone. The balance of the sides and rear shall be of brick, stone, or fiber-cement siding. Final building elevations shall be subject to the review and approval of the Director of Planning and Development.
- E. All dwellings shall have a minimum two-car garage.
- F. The entrance feature shall be made of brick or stone with landscaping. The final design shall be approved by the Director of Planning and Development. A wrought iron-type fence, a minimum of six-foot high, shall be installed along the exterior road frontage with brick or stone columns 50 foot on center that will match the look of the entry feature. A double row of landscaping is to be installed along the interior of the fencing with a mixture of evergreen plants that are a minimum of four to six feet high at the time of planting.

2. To satisfy the following site development considerations:

- A. All utilities shall be placed underground.
- B. Detention pond(s) shall be fenced with a black vinyl-coated chain link fence a minimum of four feet in height, and shall be fully screened from view of adjacent residences with a

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double staggered row of evergreens. Final screening plans shall be subject to the review and approval of the Director of Planning and Development.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 3/21/17

ATTEST:

Liane Kemp
County Clerk/Deputy County Clerk



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2175 Ridgedale Drive

LEGAL DESCRIPTION FOR REZONING APPLICATION

All that certain tract or parcel of land lying and being in Land Lot 71 of the 5th Land District, Gwinnett County, Georgia containing 17.55 acres and being more particularly described as follows:

COMMENCING at a three quarter inch iron pipe found (3/4" IPF) at the common corner of Land lots 57, 58, 71 & 72 of the 5th Land District; THENCE along the line common to Land Lots 71 & 72 North 60°29'06" East a distance of 1170.74 feet to point located on the southwestern right-of-way of Ridgedale Drive; THENCE along the right-of-way of Ridgedale Drive South 60°28'11" East a distance of 114.62 feet to a point; THENCE along the right-of-way of Ridgedale Drive South 60°28'11" East a distance of 199.32 feet to a point which is the POINT OF BEGINNING.

BEGINNING at said point; THENCE along the right-of-way of Ridgedale Drive South 60°28'11" East a distance of 480.75 feet to a point; THENCE along the right-of-way of Ridgedale Drive South 64°57'09" East a distance of 50.16 feet to a point; THENCE along the right-of-way of Ridgedale Drive South 59°58'48" East a distance of 302.60 feet to a point located at the intersection of the southwestern right-of-way of Ridgedale Drive and the western right-of-way of Pinehurst Road; THENCE along the right-of-way of Pinehurst Road South 07°46'14" West a distance of 166.66 feet to a point; THENCE along the right-of-way of Pinehurst Road South 07°30'16" West a distance of 89.51 feet to a point; THENCE along the right-of-way of Pinehurst Road South 07°30'16" West a distance of 351.70 feet to a point; THENCE along the right-of-way of Pinehurst Road clockwise on the arc of a curve (Radius = 229.44', Arc = 105.24') which subtends a chord of South 18°51'37" West a distance of 104.32 feet to a point; THENCE along the right-of-way of Pinehurst Road clockwise on the arc of a curve (Radius = 349.46', Arc = 120.31') which subtends a chord of South 49°48'38" West a distance of 119.72 feet to a point; THENCE South 60°10'44" West a distance of 104.94 feet to a three inch rebar found (3/4" RBF); THENCE North 15°53'05" West a distance of 270.41 feet to a three quarter inch rebar found (3/4" RBF); THENCE North 53°54'28" West a distance of 359.69 feet to a three quarter inch rebar found (3/4" RBF); THENCE South 82°40'16" West a distance of 171.33 feet to a one-half inch iron pipe found (1/2" IPF); THENCE North 46°00'58" West a distance of 550.28 feet to a one inch iron bar found (1" IBF); THENCE North 50°50'51" East a distance of 646.28 feet to a point on the southwestern right-of-way of Ridgedale Road which is the POINT OF BEGINNING.

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