

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

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Gwinnett Community Bank</u> ADDRESS: <u>2775 Buford Highway</u> CITY: <u>Duluth</u> STATE: <u>GA</u> ZIP: <u>30096</u> PHONE: <u>770-476-2775</u>	NAME: <u>Gwinnett Community Bank</u> ADDRESS: <u>2775 Buford Highway</u> CITY: <u>Duluth</u> STATE: <u>Ga</u> ZIP: <u>30096</u> PHONE: <u>770-476-2775</u>
CONTACT PERSON: <u>Harold Trip</u> PHONE: <u>404-285-3075</u> CONTACT'S E-MAIL: <u>dirtman2@bellsouth.net</u>	

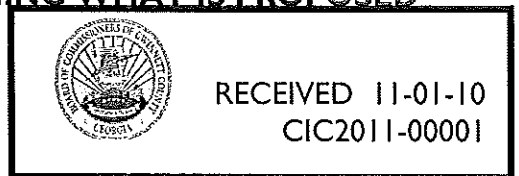
APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

ZONING DISTRICTS(S): 4th PRIOR ZONING CASE: RZR-05-050
 LAND DISTRICT(S): 7th LAND LOT(S): 185 ACREAGE: 2.04
 ADDRESS OF PROPERTY: Lots 51 through 61 Fallen Oak Dr.
 PROPOSED CHANGE IN CONDITIONS: Delete Condition G opaque wooden fence

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>69</u>	NO. OF BUILDINGS/LOTS: _____
DWELLING UNIT SIZE (Sq. Ft.): <u>2100</u>	TOTAL GROSS SQUARE FEET: _____
GROSS DENSITY: <u>3.3</u>	DENSITY: _____
NET DENSITY: <u>3.36</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



Change in Conditions Applicant's Response

F. The owner of the property where the fence was to be installed to provide privacy at the time of zoning is no longer the owner of the property.

The area where this fence is to be located is undeveloped and does not have any houses that back up to these lots except at lot 61. The adjoining property is vacant and has been for the last 5 years. We have already provided a large zoning buffer of 35' and a 40' building line set back from the adjoining property. Our property was originally zoned R-60 with RZT Conditions and approved for 4 units per acre maximum 82 units. The development was actually sub-divided to R-60 conditions with a gross density of 3.3 units per acre or a total of 69 lots.

The property abutting these lots where the fence is required has dead and dying pine trees that are falling across the property line. Had this fence already been built it would have already been destroyed by falling trees.

The adjoining property will be very hard to ever develop, it can not be developed by it self. If it is ever developed as an assemblage it would have to be of a like zoning as this property again with similar conditions which will equal sufficient buffering between residences. The fence is not needed and in today's economic climate unaffordable.



RECEIVED 11-01-10
CIC2011-00001

LEGEND

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100	Proposed

OWNER/DEVELOPER
LAND DEVELOPMENT AND DEVELOPMENT
 140 BURNING HWY, BLDG. 2
 SUGAR HILL, GEORGIA 30338
 PHONE (770) 271-4277
 CONTACT JAMES NASH

CONTRACTOR
APPLIC CONTRACTOR
 P.O. BOX 234
 HUNTSVILLE, GA 35894
 PHONE (256) 546-0038
 CONTACT TIM LITTLE

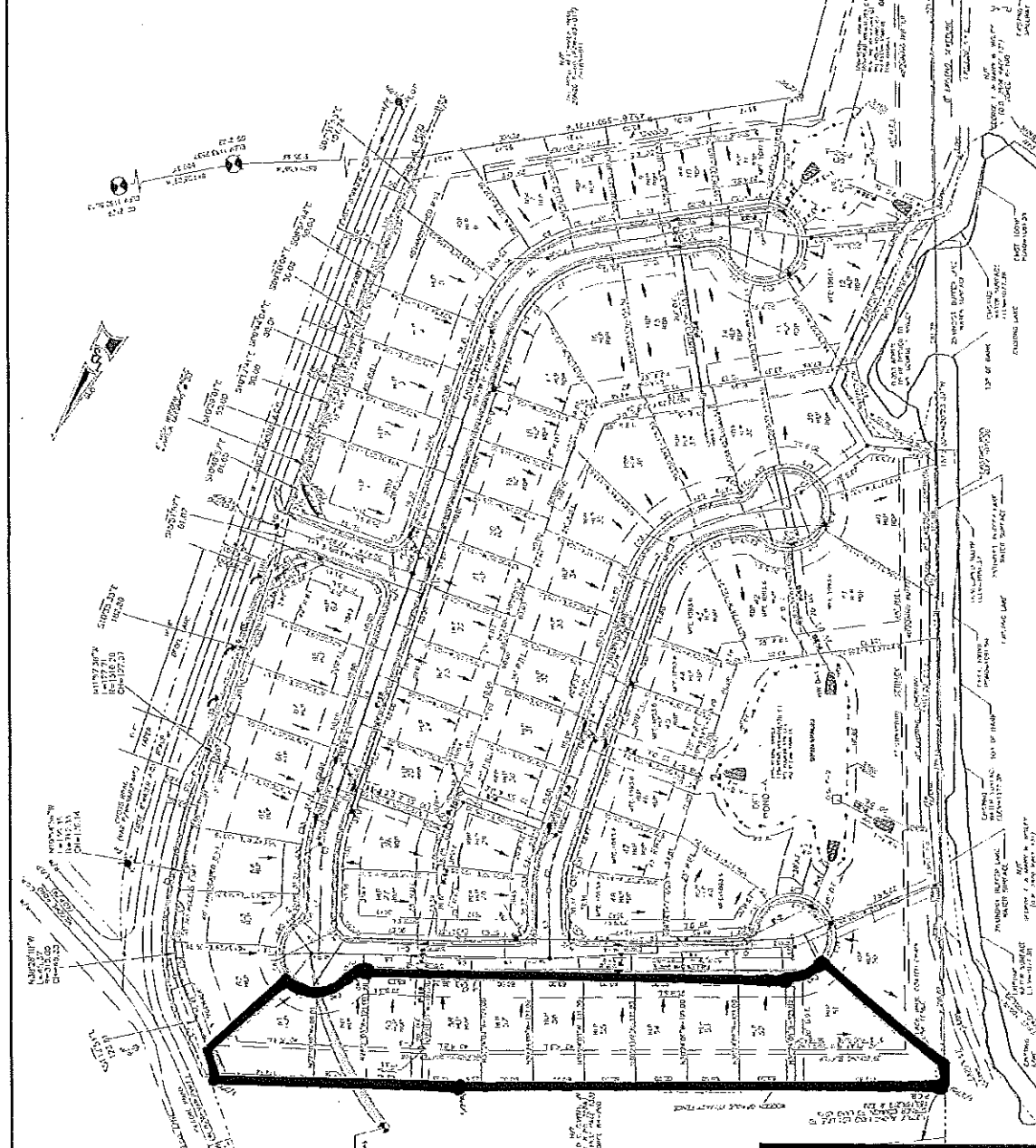
SURVEYOR
LAND DEVELOPMENT SURVEYING, INC.
 246 JONES TRILLERS ROAD
 DALY, GA 30034
 CONTACT BRAD FOSTER

DATE OF SURVEY

1	1/15/07
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PROPERTY

NO.	ACRES	FRONT	DEPTH	AREA	PERCENT
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3	1.00	100.00	100.00	10000.00	100.00
4	1.00	100.00	100.00	10000.00	100.00
5	1.00	100.00	100.00	10000.00	100.00
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7	1.00	100.00	100.00	10000.00	100.00
8	1.00	100.00	100.00	10000.00	100.00
9	1.00	100.00	100.00	10000.00	100.00
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11	1.00	100.00	100.00	10000.00	100.00
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18	1.00	100.00	100.00	10000.00	100.00
19	1.00	100.00	100.00	10000.00	100.00
20	1.00	100.00	100.00	10000.00	100.00
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24	1.00	100.00	100.00	10000.00	100.00
25	1.00	100.00	100.00	10000.00	100.00
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40	1.00	100.00	100.00	10000.00	100.00
41	1.00	100.00	100.00	10000.00	100.00
42	1.00	100.00	100.00	10000.00	100.00
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44	1.00	100.00	100.00	10000.00	100.00
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Land Development Surveyors, Inc.
 2100 JONES TRILLERS ROAD
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 (770) 271-4299
 (770) 271-4300

TS

TREY VISTA ON THE LAKE
 LOCATED IN LAND OF ASOP THE THIBAUILLI
 CHANNETT CEMETERY, GEORGIA
 STATE OF GEORGIA

FINAL PLAT FOR SHEET TITLE

DATE	12/15/07
BY	BRAD FOSTER
CHECKED	BRAD FOST