

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Pulte Group</u>	NAME: <u>(Same as Applicant)</u>
ADDRESS: <u>2475 Northwinds Pkwy. 600</u>	ADDRESS: _____
CITY: <u>Alpharetta</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30009</u>	STATE: _____ ZIP: _____
PHONE: <u>770 381 3450</u>	PHONE: _____
CONTACT PERSON: <u>Ted Turner</u> PHONE: <u>678 283 8483</u>	
CONTACT'S E-MAIL: <u>ted.turner@pultegroup.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

ZONING DISTRICTS(S): R-100 CSO PRIOR ZONING CASE: SUP05-065 CIC08-016

LAND DISTRICT(S): 6th LAND LOT(S): 88 & 89 ACREAGE: 77.88

ADDRESS OF PROPERTY: Five Forks Trickum and Terra View Drive

PROPOSED CHANGE IN CONDITIONS: CIC 08-016 - Conditions 1.C.1
1.C.2 + 1.H.

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>128</u>	NO. OF BUILDINGS/LOTS: _____
DWELLING UNIT SIZE (Sq. Ft.): <u>2,400/3,000</u>	TOTAL GROSS SQUARE FEET: _____
GROSS DENSITY: <u>1.67 Units per acre</u>	DENSITY: _____
NET DENSITY: <u>1.91 Units per acre</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED





January 21, 2011

Gwinnett County
Department of Planning and Development
446 West Crogan Street, Suite 275
Lawrenceville, GA 30046

Re: Letter of Intent - Terrasol CIC 08-016

To Whom it May Concern:

The Pulte Group respectfully requests the following Change in Conditions to the zoning of the subject property.

1. Change condition "1.C" to read : " The minimum heated floor area shall be at least 2,000 s.f. for one story homes and at least 2,400 s.f. for two story homes. (As previously zoned under SUP 05-065.)
2. Delete condition "1.G". Our intent is to eliminate the requirement for 3 car garages for at least 50 percent of the homes.
3. Delete condition "1.H". Our intent is to eliminate the requirement for architectural style shingles.

These changes in conditions are necessary and are predicated on the significant changes that have occurred in housing market conditions from the date CIC 08-016 was approved to present.

Thank you for your consideration herein.

Sincerely,

A handwritten signature in blue ink that reads "Ted Turner".

Ted Turner
Vice President, Land Development



RECEIVED 1-21-11
CIC2011-00006





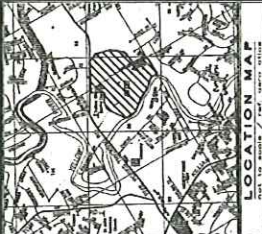
TERRASOL

OVERALL SITE PLAN

4317 Park Drive - Suite 400
 Norcross, Georgia 30093
 Phone: (770) 415-7311
 Fax: (770) 415-9339

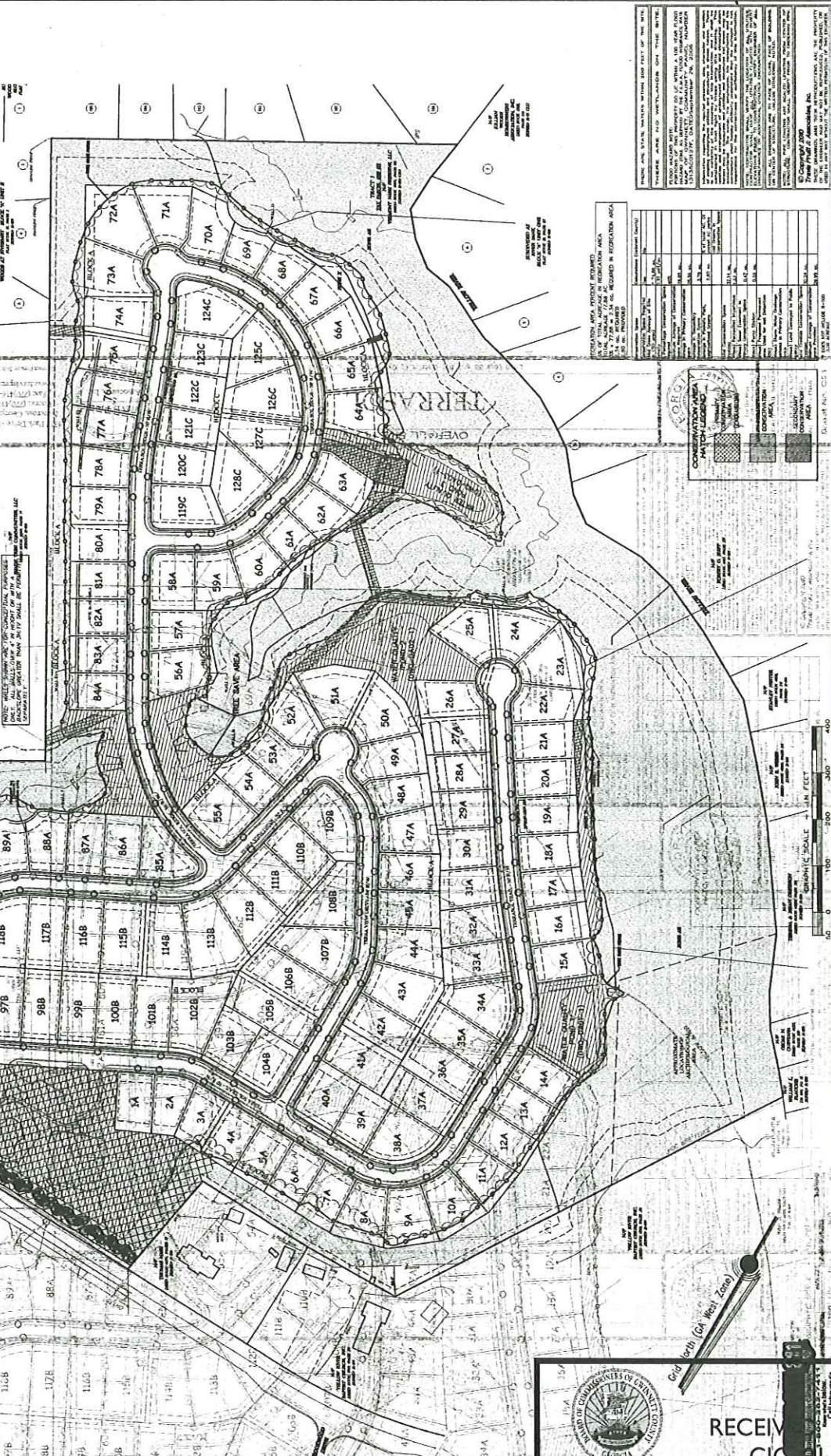


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NOTES:

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. THE SHOWN LOTS ARE SUBJECT TO ALL EXISTING AND FUTURE EASEMENTS, ENCUMBRANCES, AND RESTRICTIONS.
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