

**CHANGE IN CONDITIONS APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Beazer Homes, Corp.</u>	NAME: <u>Beazer Homes, Corp.</u>
ADDRESS: <u>6755 Shiloh Rd East Ste 101</u>	ADDRESS: <u>6755 Shiloh Rd East Ste 101</u>
CITY: <u>Alpharetta</u>	CITY: <u>Alpharetta</u>
STATE: <u>Georgia</u> ZIP: <u>30005</u>	STATE: <u>Georgia</u> ZIP: <u>30005</u>
PHONE: <u>(770) 781-0671</u>	PHONE: <u>(770) 781-0671</u>
CONTACT PERSON: <u>Jim Bowersox</u> PHONE: <u>Cell: (404) 759-7038</u>	
CONTACT'S E-MAIL: <u>jim.bowersox@beazer.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT     PROPERTY OWNER     CONTRACT PURCHASER

ZONING DISTRICT(S): R-60    PRIOR ZONING CASE: RZC 2001-00011  
CIC 2006-00024

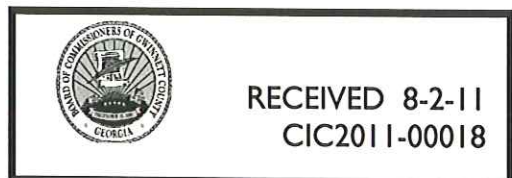
LAND DISTRICT(S): 7th    LAND LOT(S): 197    ACREAGE: 14.615  
CPL 2005-00043  
 SDP 2005-00065

ADDRESS OF PROPERTY: 242 Chelsea Falls Lane

PROPOSED CHANGE IN CONDITIONS: Remove 30' Temporary Construction Easement.  
Remove 3-sides brick requirement.

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>51</u>	NO. OF BUILDINGS/LOTS: _____
DWELLING UNIT SIZE (Sq. Ft.): <u>2,000 SF One Story</u> <u>2,200 SF Two Story</u>	TOTAL GROSS SQUARE FEET: _____
GROSS DENSITY: <u>3.49</u>	DENSITY: _____
NET DENSITY: <u>3.49</u>	

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





Gwinnett County Department of Planning and Development  
Planning Division  
446 West Crogan Street, Suite 250  
Lawrenceville, GA 30046  
Re: Change in Conditions Application – Chelsea Falls Subdivision, 242 Chelsea Falls Lane

Dear Planning Division:

Beazer Homes respectfully requests a **Change In Conditions** for the single family subdivision known as Chelsea Falls Subdivision (F.K.A Allen Estates), parcel #7-197-002. The property was previously rezoned to the single-family detached residential district of R-60 with zoning case number RZC -04-011. Previous Change-In-Condition applications (CIC-06-024) were processed with the County by the original developer. The project also was permitted for land disturbance under SDP# 2005-00065 and was substantially completed although no Final Plat has been approved for the property by Gwinnett County.

Chelsea Falls is located in the southwest corner of the intersection of Suwanee Creek Road & Buford Highway. The property is comprised of 14.615-acre, containing 51, R-60 lots. There is no designated or required open space area for the project. The resulting gross and net densities for the project are 3.49 units per acre. These homes to be built upon the lots within the development will consist of a minimum heated floor area of 2,000 square feet (SF) for one-story units and 2,200 SF for two-story units.

Beazer Homes would like to request two changes in the current zoning conditions as stated in the Rezoning Notes, Case RZC-04-011 approved December 14, 2004 & Case CIC-06-024 approved August 22, 2006. The requested changes are to remove the following conditions:

1. Item 1 - A. Which states *homes shall be constructed of three sides brick, stacked stone or stucco with the balance being the same or fiber-cement type-siding.*
2. Item 2 - A. Which states *provide a 30-Foot Construction Buffer adjacent to residentially-zoned property.*

Should you have any questions, comments or a need for additional information, please don't hesitate to contact me at the phone listed below.

Sincerely,

James F. Bowersox, II  
Director, Land Acquisition & Development  
Beazer Homes, Corp.  
O: 770.781.0617  
F: 770.781.0611  
C: 404-759.7038  
Email: [jim.bowersox@beazer.com](mailto:jim.bowersox@beazer.com)  
[www.beazer.com](http://www.beazer.com)

Atlanta Office  
6755 Shiloh Road East, Suite 101  
Alpharetta, GA 30005



O: 770.781.0610  
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RECEIVED 8-2-11  
CIC2011-00018  
[www.beazer.com](http://www.beazer.com)

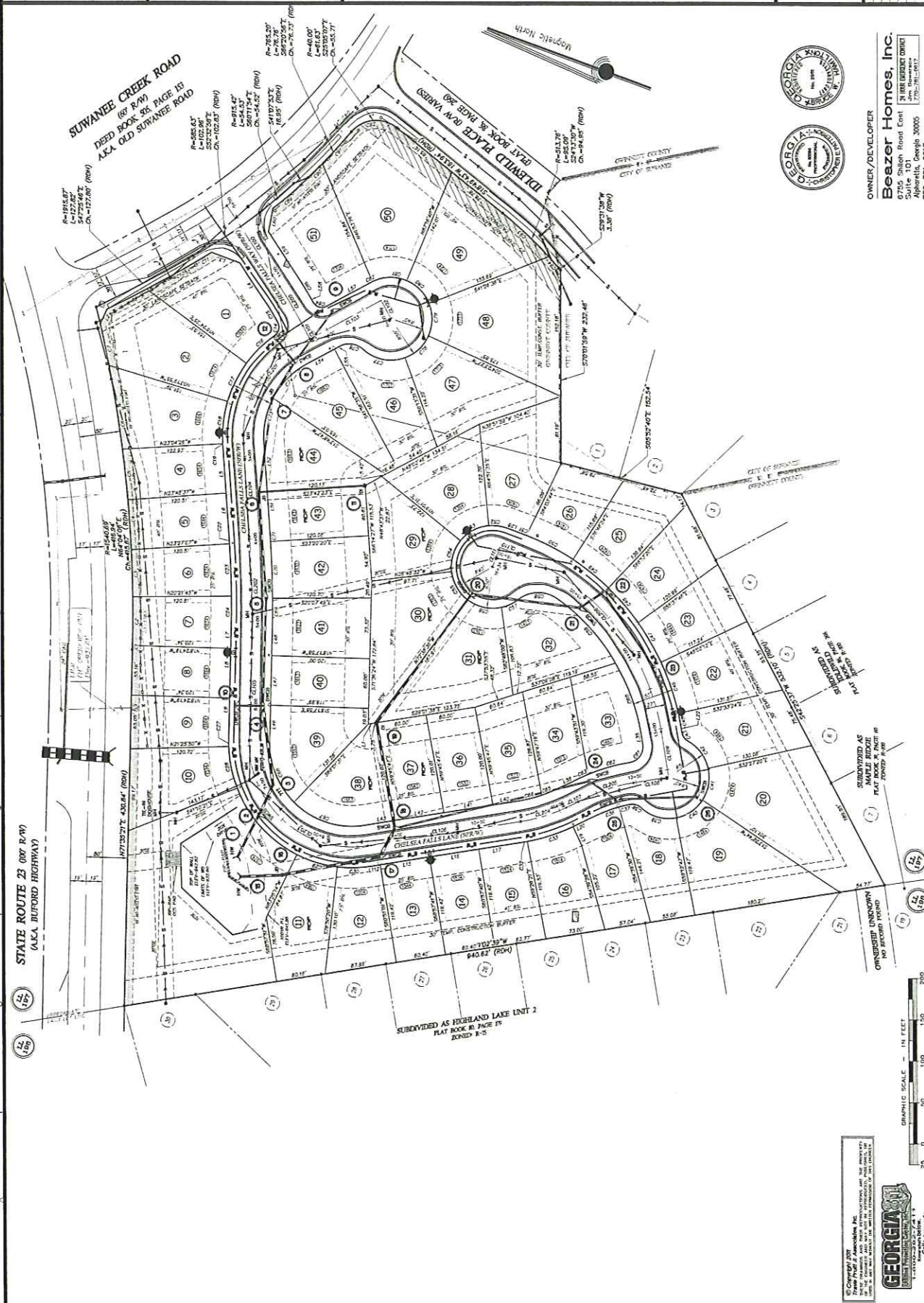
NO.	DATE	DESCRIPTION	BY
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1317 Park Drive - Suite 400  
 Norcross, Georgia 30093  
 Phone: (770) 415-7511  
 Fax: (770) 415-6799  
 WWW.BEAZERHOMES.COM

# CHELSEA FALLS

FINAL PLAT

APPLICANT: BEAZER HOMES, INC.  
 PROJECT: CHELSEA FALLS  
 SHEET NO. 3 OF 3



**OWNER/DEVELOPER**  
**Beazer Homes, Inc.**  
 0755 Shiloh Road East  
 Suite 101  
 Alpharetta, Georgia 30005  
 770-781-0817

**Surveyor**  
 Travis Pruitt  
 Associate, Inc.  
 1317 Park Drive - Suite 400  
 Norcross, Georgia 30093  
 Phone: (770) 415-7511  
 Fax: (770) 415-6799  
 WWW.BEAZERHOMES.COM

**Georgia Professional Seal**  
 Travis Pruitt  
 Surveyor  
 No. 11829, S.W.M., I.S.

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