

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>CENTRO DEVELOPMENT CORP.</u>	NAME: <u>CENTRO DEVELOPMENT CORP.</u>
ADDRESS: <u>5767 GENE SARAZEN DRIVE</u>	ADDRESS: <u>5767 GENE SARAZEN DRIVE</u>
CITY: <u>BRASELTON</u>	CITY: <u>BRASELTON</u>
STATE: <u>GA</u> ZIP: <u>30517</u>	STATE: <u>GA</u> ZIP: <u>30517</u>
PHONE: <u>404-520-7253</u>	PHONE: <u>404-520-7253</u>
CONTACT PERSON: <u>STEPHEN K. HILL</u> PHONE: <u>404-234-3259</u>	
CONTACT'S E-MAIL: <u>kinghill@charter.net</u>	

APPLICANT IS THE:		
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
ZONING DISTRICT(S): <u>RZT</u>	PRIOR ZONING CASE: <u>CIC-07-021</u>	
LAND DISTRICT(S): <u>6</u>	LAND LOT(S): <u>158</u>	ACREAGE: <u>5.39</u>
ADDRESS OF PROPERTY: <u>BURNS ROAD</u>		
PROPOSED CHANGE IN CONDITIONS: _____		

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>29</u>	NO. OF BUILDINGS/LOTS: _____
DWELLING UNIT SIZE (Sq. Ft.): <u>2000</u>	TOTAL GROSS SQUARE FEET: _____
GROSS DENSITY: <u>5.38</u>	DENSITY: _____
NET DENSITY: <u>5.38</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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**LAND DESCRIPTION
for**

BURNS ROAD TRACT 1

All that tract or parcel of land lying and being in Land Lot 158 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a point, said point being the **POINT OF BEGINNING**; thence N.29°12'45"W., a distance of 577.86 feet; thence N.60°43'22"E., a distance of 351.46 feet; thence S.47°34'54"E., a distance of 168.96 feet; thence S.52°27'20"E., a distance of 218.62 feet; thence continue southeasterly along said line, a distance of 0.01 feet; thence S.62°37'01"W., a distance of 124.85 feet; thence S.52°29'14"E., a distance of 224.52 feet; thence S.61°47'37"W., a distance of 99.60 feet; thence S.61°31'52"W., a distance of 67.77 feet; thence S.58°42'31"W., a distance of 74.24 feet; thence S.56°50'47"W., a distance of 213.87 feet to the **POINT OF BEGINNING**.

Said property containing 234,738 square feet or 5.39 acres, more or less.

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Elevation A



Elevation B

CIC'13016



Elevation C



Elevation D

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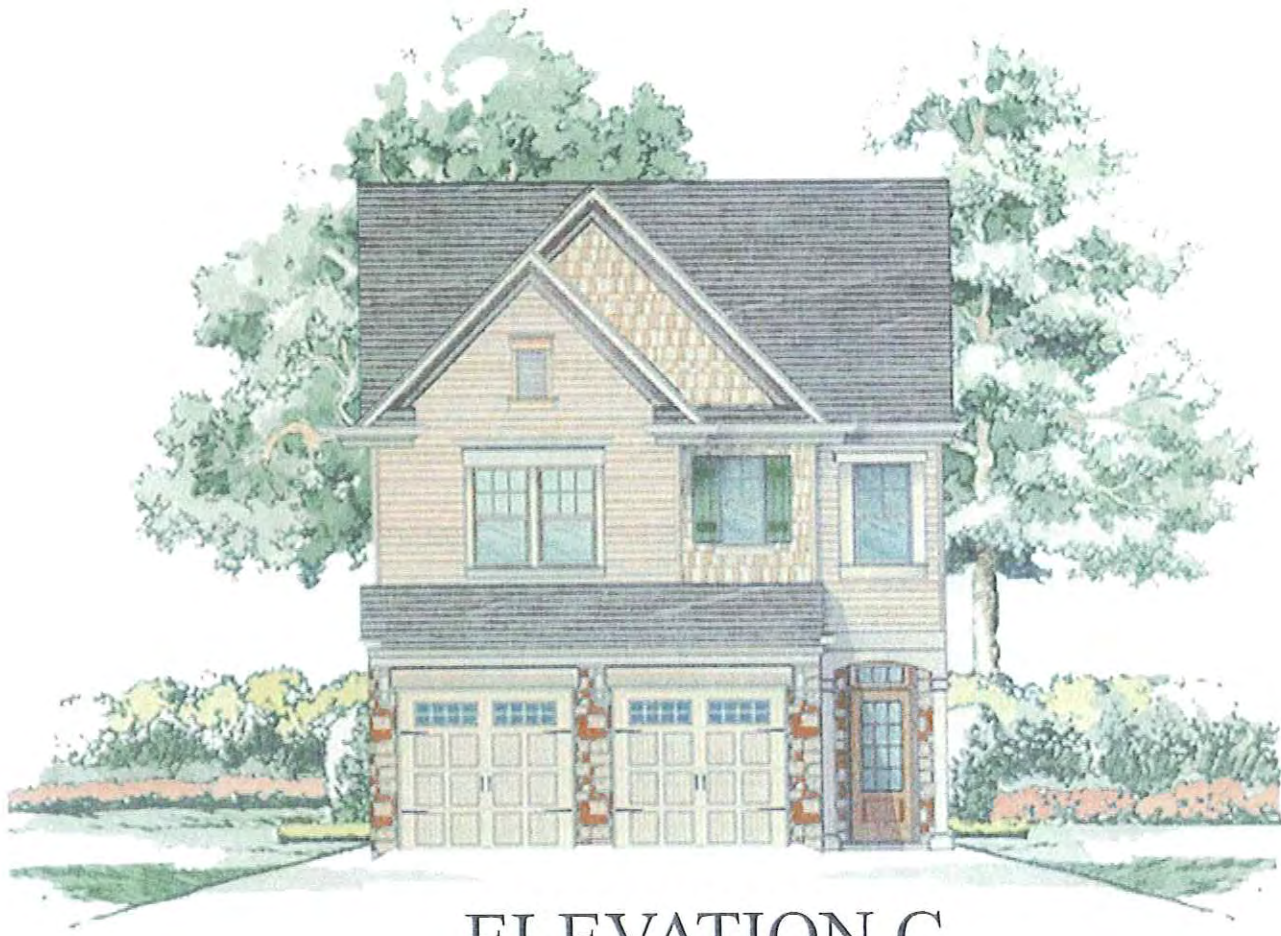


ELEVATION A

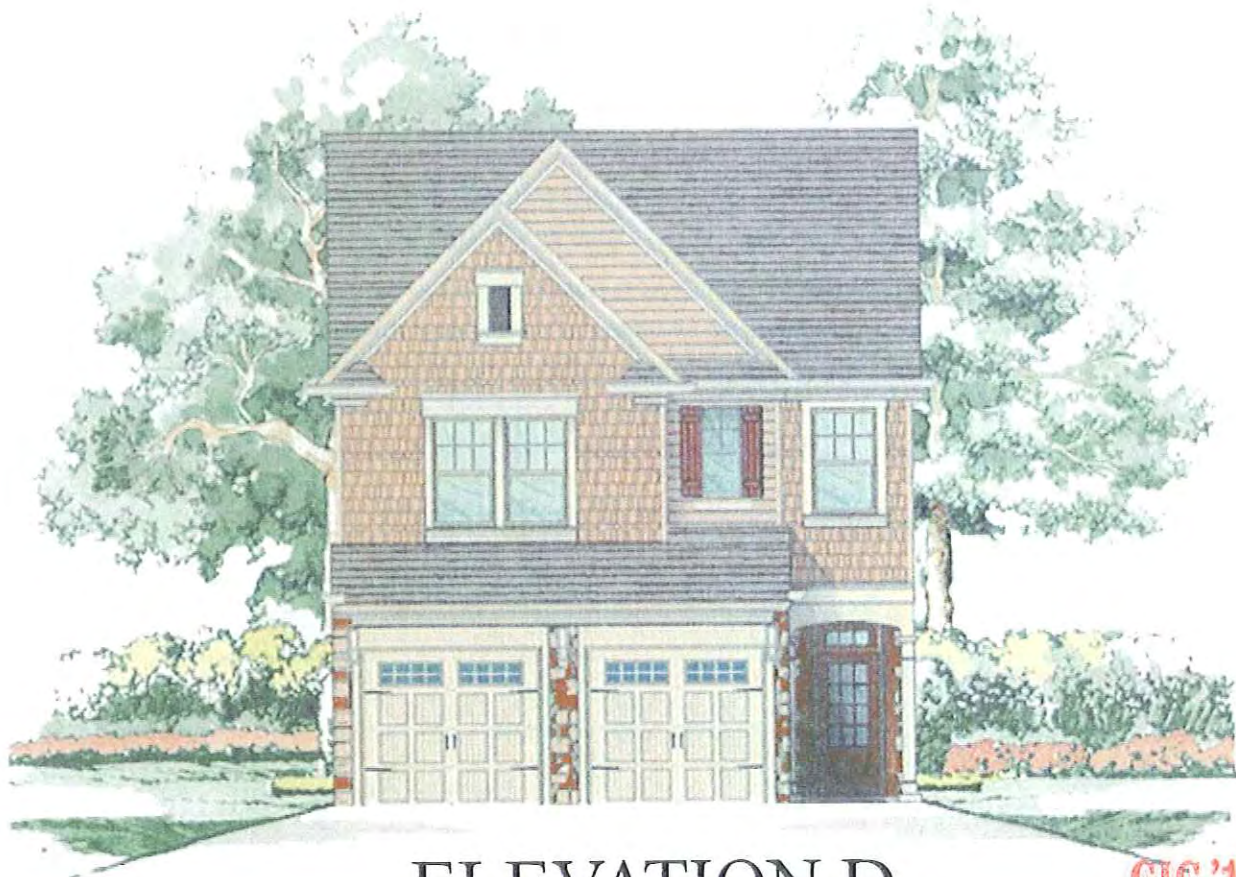


ELEVATION B

CIC'13016



ELEVATION C



ELEVATION D

CIC'13016

C10-13016

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Gwinnett County Planning Division
Change in Conditions Application
Last Updated 8.2008

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CHANGE IN CONDITIONS APPLICANT'S RESPONSE
STANDARDS GOVERNING THE 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 CHANGE IN CONDITIONS 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 CHANGE IN CONDITIONS WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

The proposed use will not adversely affect the use of surrounding properties.

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

The Applicant believes that the subject property does not have reasonable economic use.

(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:

The proposed use will not produce an adverse affect on existing infrastrures.

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

The subject property is designated low density residential.

(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:

See Letter of Intent.

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 P, 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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CIC'13016

CHANGE IN CONDITIONS APPLICANT

LETTER OF INTENT

The Applicant, Centro Development Group, requests a change in conditions for CIC-07-021. In order to develop the site as proposed, the applicant respectfully requests the following changes in conditions.

- 1B. The minimum heated floor area per dwelling unit shall be changed from 2400 square feet to 2000 square feet.
- 2B. Provide a 30 foot wide landscape setback along Burns Road. Landscape and entrance monument shall be subject to review and approval of the Director of Planning and Development prior to issuance of Development Permit.
- 2F. Provide a minimum of one 2 inch Caliper tree on each lot.
- 2J. Development shall be constructed in general accordance with the site plan submitted to the Planning Commission on September 3, 2013.
- 2K. The homeowners association shall be responsible for all common area maintenance.
- 2L. Eliminate Condition.
- 3A. The Detention Pond shall be fenced with a 6 foot high privacy fence or visibly screened with a minimum of 6 foot high evergreens per county requirements.

The subject property is located on Burns Road and is found in the 6th District Land Lot 158 in Gwinnett County and contains 5.39 acres.

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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.

Centro Development Corporation
By: *[Signature]* President

Signature of Applicant

7/1/13
Date

Susan K Bullock, Pres

Type or Print Name and Title

Stephen King Hill

Signature of Notary Public

7/1/13
Date



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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.

Centro Development Corporation
By: [Signature], President

Signature of Property Owner

7/1/13
Date

Susan K Bullock

Type or Print Name and Title

Stephen King Hill
Signature of Notary Public

7/1/13
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.

By: Centro Development Corporation, President
 Signature of Applicant: [Signature] Date: 7/1/13 Type of Print Name and Title: Susan K Bullock

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

[Signature]
 Signature of Notary Public _____ Date: 7/1/13



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 SUSAN K BULLOCK
 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: 6 - 158 - 009
(Map Reference Number) District Land Lot Parcel

Centro Development Corporation
By: [Signature] President

Signature of Applicant

7/1/13
Date

Susan K Bullock, Pres
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)

Debra Smith
NAME

tax services associate
TITLE

July 2, 2013
DATE

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CIC '13 016

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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: 6 - 158 - 019
(Map Reference Number) District Land Lot Parcel

Centro Development Corporation
By: [Signature] President

Signature of Applicant

7/1/13
Date

Susan K Bullock, Pres
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)

Debra Smith
NAME

Tax Services Associate
TITLE

July 2, 2013
DATE

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CIC '13 016