

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>PLANTATION HOMES, LLC</u>	NAME: <u>MICHAEL E. & TRACY S. FLOYD</u>
ADDRESS: <u>PO BOX 5</u>	ADDRESS: <u>3427 HAMILTON MILL RD</u>
CITY: <u>JEFFERSON</u>	CITY: <u>BUFORD</u>
STATE: <u>GA</u> ZIP: <u>30549</u>	STATE: <u>GA</u> ZIP: <u>30519</u>
PHONE: <u>404.202.8888</u>	PHONE: <u>770-614-3457</u>
CONTACT PERSON: <u>JOHN PURCELL</u> PHONE: <u>404.202.8888</u>	
CONTACT'S E-MAIL: <u>PLANSOUTH@AOL.COM</u>	

APPLICANT IS THE:		
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> CONTRACT PURCHASER
ZONING DISTRICTS(S): <u>R75-MODIFIED</u>	PRIOR ZONING CASE: <u>RZR-06-017</u>	
LAND DISTRICT(S): <u>7</u>	LAND LOT(S): <u>182</u>	ACREAGE: <u>21.28</u>
ADDRESS OF PROPERTY: <u>3427 HAMILTON MILL RD</u>		
PROPOSED CHANGE IN CONDITIONS: <u>PLAN CHANGES & 30% 1 STORY PLAN 1800 SF</u>		

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>51</u>	NO. OF BUILDINGS/LOTS: _____
DWELLING UNIT SIZE (Sq. Ft.): <u>1800-2200</u>	TOTAL GROSS SQUARE FEET: _____
GROSS DENSITY: <u>2.4 / AC</u>	DENSITY: _____
NET DENSITY: <u>2.57 / AC</u>	

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PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

OCT 04 2013

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 182 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING begin at the Land Lot corner common to Land Lots 222, 223, 183 and 182;

THENCE North 59 degrees 09 minutes 30 seconds East for a distance of 297.37 feet along the Land Lot line common to land lots 223 and 182 to a point;

THENCE North 59 degrees 09 minutes 20 seconds East for a distance of 655.78 feet along the Land Lot line common to land lots 223 and 182 to a point;

THENCE North 59 degrees 25 minutes 46 seconds East for a distance of 678.19 feet along the Land Lot line common to land lots 223 and 182 to a point, said point being THE TRUE POINT OF BEGINNING;

THENCE North 59 degrees 33 minutes 03 seconds East for a distance of 189.21 feet along the Land Lot line common to land lots 223 and 182 to a point;

THENCE North 59 degrees 38 minutes 28 seconds East for a distance of 426.09 feet along the Land Lot line common to land lots 223 and 182 to a point;

THENCE South 17 degrees 29 minutes 37 seconds East for a distance of 1614.66 feet leaving said Land Lot line to a point;

THENCE South 70 degrees 36 minutes 59 seconds West for a distance of 591.80 feet to a point;

THENCE North 17 degrees 48 minutes 34 seconds West for a distance of 1496.67 feet to a point, said point being THE TRUE POINT OF BEGINNING.

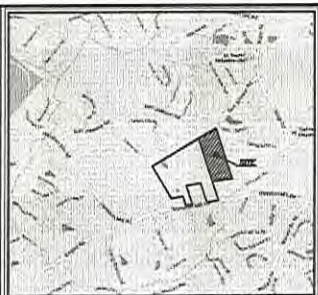
The above described tract of land contains 21.28 acres and being more particularly shown on site plan for change in conditions for Hamilton Mill Road Tract dated October 3, 2013, prepared by Development Planning & Engineering, Inc.

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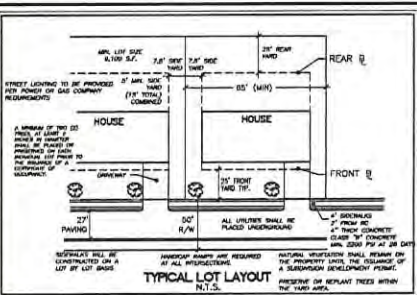
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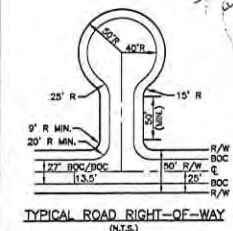
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VICINITY MAP
N.T.S.



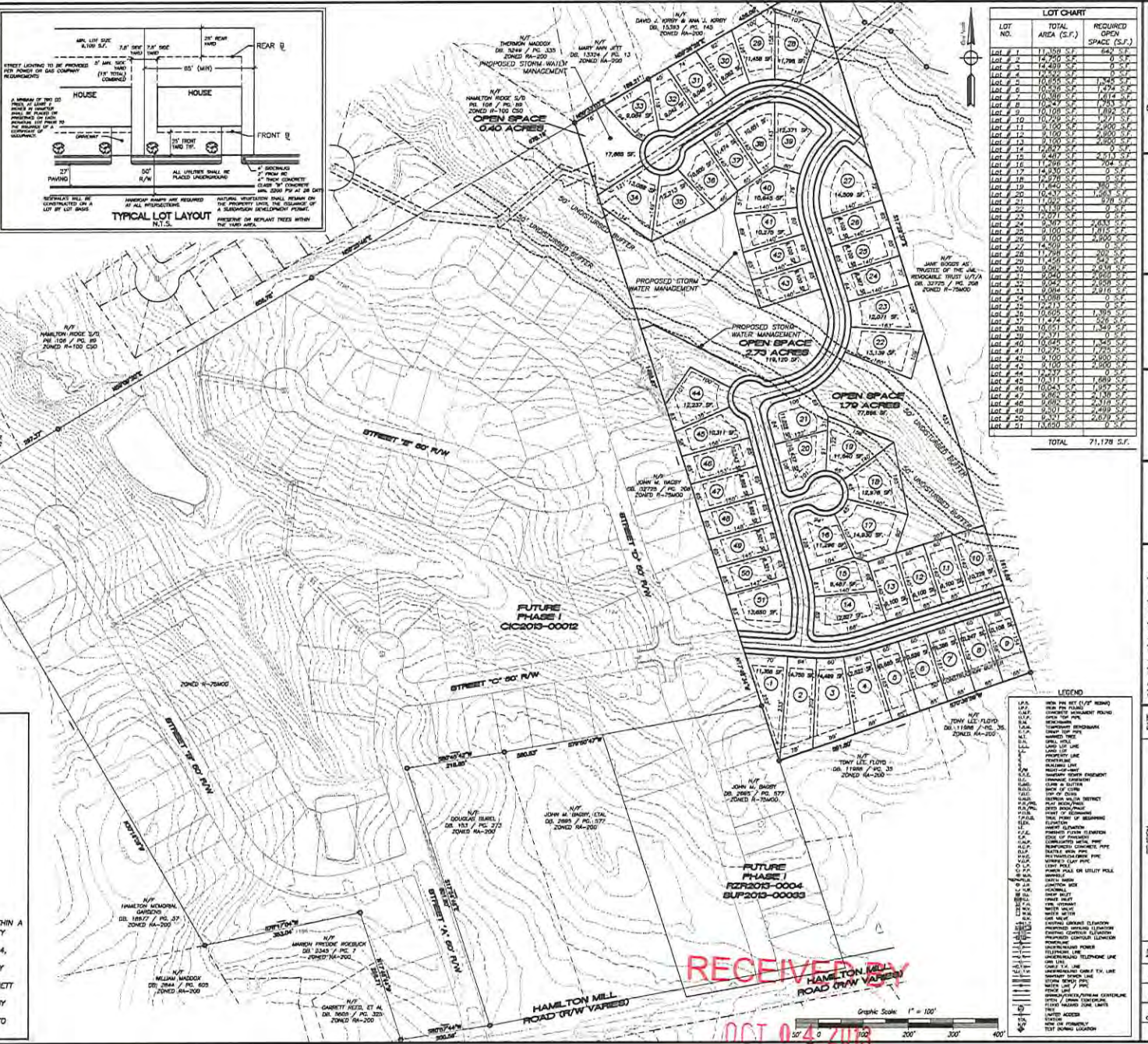
TYPICAL LOT LAYOUT
N.T.S.



TYPICAL ROAD RIGHT-OF-WAY
N.T.S.

DEVELOPMENT SUMMARY
 TOTAL BOUNDARY ACREAGE: ±21.28 ACRES
 EXISTING ZONING: R-75 MOD
 TOTAL NO. PROPOSED LOTS: 51
 GROSS DENSITY: 2.40 LOTS/ACRE
 NET DENSITY: 2.57 LOTS/ACRE
 (NOT INCLUDING STORMWATER AREAS)
 OPEN SPACE REQUIRED = ±1.63 ACRES
 OPEN SPACE PROVIDED = ±4.03 AC.
 MINIMUM LOT SIZE: 9,000 S.F.
 REQUIRED SETBACKS - R-75
 FRONT = 25' FROM R/W
 REAR = 25'
 SIDE = 5' MIN. (COMBINED 15' TOTAL)
 MINIMUM WIDTH @ FRONT BUILDING LINE = 65'
 MAXIMUM BUILDING HEIGHT: 35 FT.
 TOTAL LENGTH OF STREET: ±2359 LF.

GENERAL SITE DEVELOPMENT NOTES:
 1. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A ZONE "A" FLOOD HAZARD AREA AS PER GWINNETT COUNTY F.L.R.M. COMMUNITY PANEL NO. 131350027F, DATED SEPTEMBER 29, 2006 AND 1313500170 DATED MARCH 4, 2013.
 2. BOUNDARY INFORMATION COMPILED FROM ALTA SURVEY BY PAULSON MITCHELL, INC. DATED APRIL 10, 2007.
 3. TOPOGRAPHIC AND UTILITY INFORMATION BASED ON GWINNETT COUNTY GIS.
 4. WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY GWINNETT COUNTY.
 5. SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.



LOT CHART

LOT NO.	TOTAL AREA (S.F.)	REQUIRED OPEN SPACE (S.F.)
Lot 1	11,500	0
Lot 2	12,500	0
Lot 3	14,500	0
Lot 4	15,500	0
Lot 5	16,500	0
Lot 6	17,500	0
Lot 7	18,500	0
Lot 8	19,500	0
Lot 9	20,500	0
Lot 10	21,500	0
Lot 11	22,500	0
Lot 12	23,500	0
Lot 13	24,500	0
Lot 14	25,500	0
Lot 15	26,500	0
Lot 16	27,500	0
Lot 17	28,500	0
Lot 18	29,500	0
Lot 19	30,500	0
Lot 20	31,500	0
Lot 21	32,500	0
Lot 22	33,500	0
Lot 23	34,500	0
Lot 24	35,500	0
Lot 25	36,500	0
Lot 26	37,500	0
Lot 27	38,500	0
Lot 28	39,500	0
Lot 29	40,500	0
Lot 30	41,500	0
Lot 31	42,500	0
Lot 32	43,500	0
Lot 33	44,500	0
Lot 34	45,500	0
Lot 35	46,500	0
Lot 36	47,500	0
Lot 37	48,500	0
Lot 38	49,500	0
Lot 39	50,500	0
Lot 40	51,500	0
Lot 41	52,500	0
Lot 42	53,500	0
Lot 43	54,500	0
Lot 44	55,500	0
Lot 45	56,500	0
Lot 46	57,500	0
Lot 47	58,500	0
Lot 48	59,500	0
Lot 49	60,500	0
Lot 50	61,500	0
Lot 51	62,500	0
TOTAL	71,178	0

dpe
 DEVELOPMENT
 planning & engineering, inc.
 6074 BRISTOL INDUSTRIAL WAY
 SUITE A
 DUFORD, GEORGIA 30518
 (770) 271-2968
 www.dpengr.com

PREPARED FOR:
PLANTATION HOMES, LLC
 PD BOX 5
 JEFFERSON, GA 30549
 (404) 202-8888

PROJECT NAME:
HAMILTON MILL ROAD TRACT

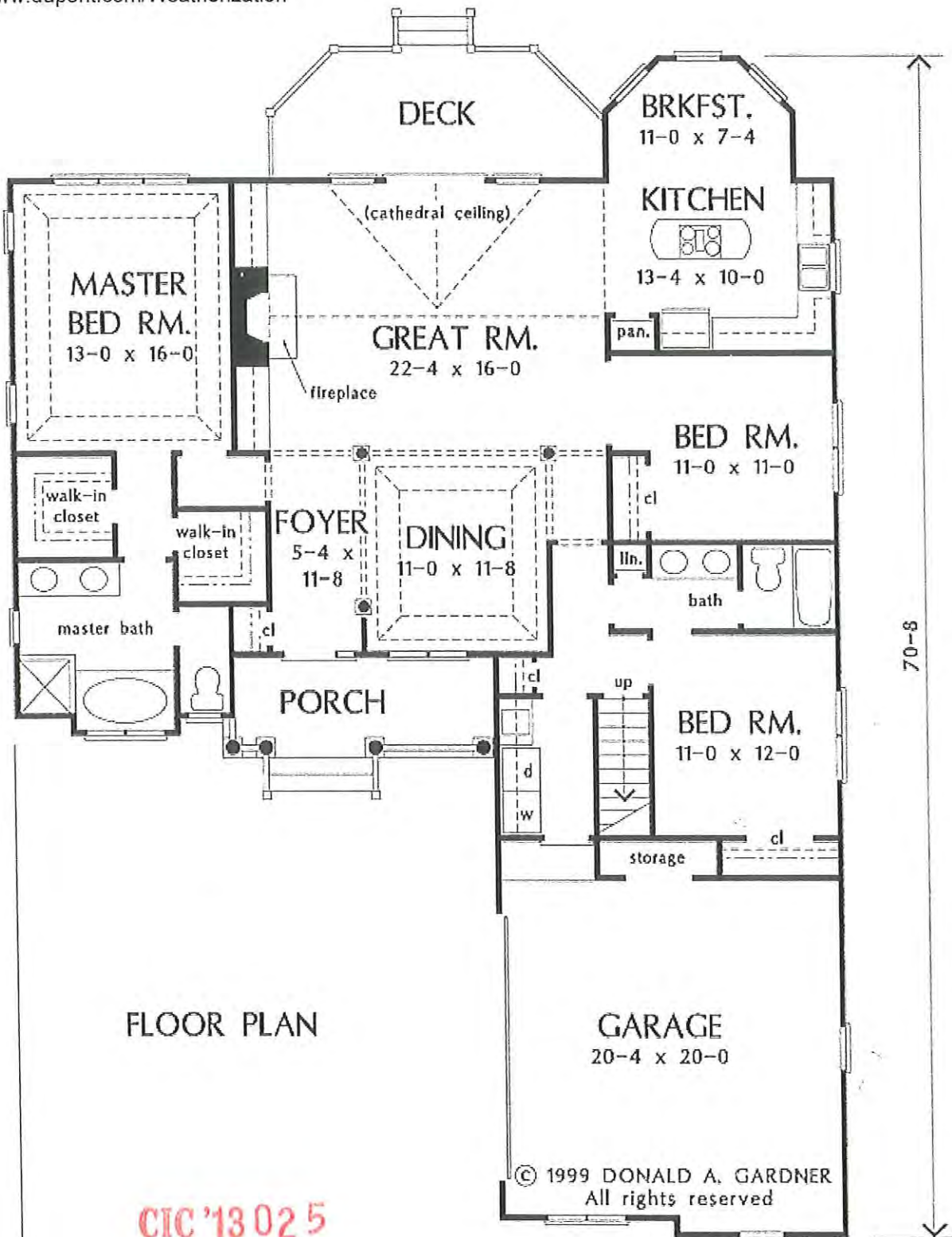
TASK:
SITE PLAN FOR CHANGE IN CONDITIONS

PROJECT INFORMATION:
 HAMILTON MILL ROAD TRACT
 Project Name
 13-069
 Project Number
 HAMILTON MILL ROAD
 Project Address
 182
 Laurel Ln Hwy
 7TH DISTRICT
 District
 GWINNETT COUNTY, GEORGIA
 County, State

DATE: 10/04/2013
 SHEET: 1 of 1
 PROJECT NO: 13-069

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 HAMILTON MILL
 ROAD (R/W VARIES)
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www.dupont.com/Weatherization



FLOOR PLAN

GARAGE
20-4 x 20-0

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50-0

PLAN NO. 770

70-8

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Did you know?

Total Square Footage does not include "Bonus Room" or "Optional Basement Foundation" square footage.

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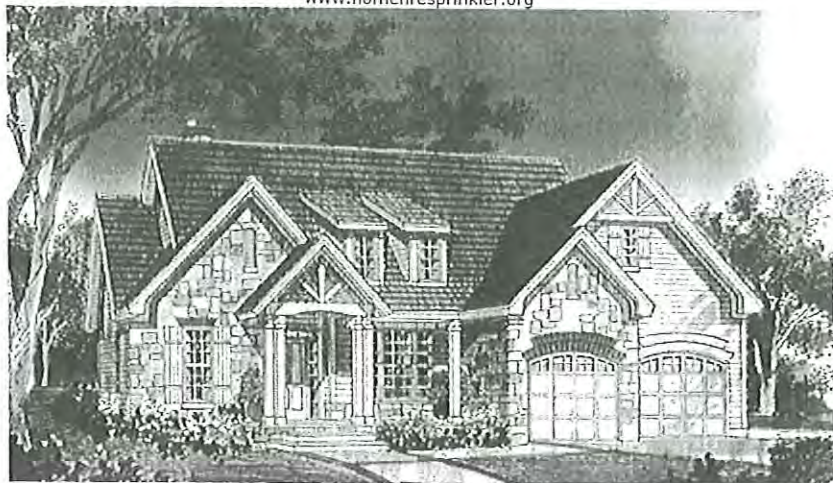
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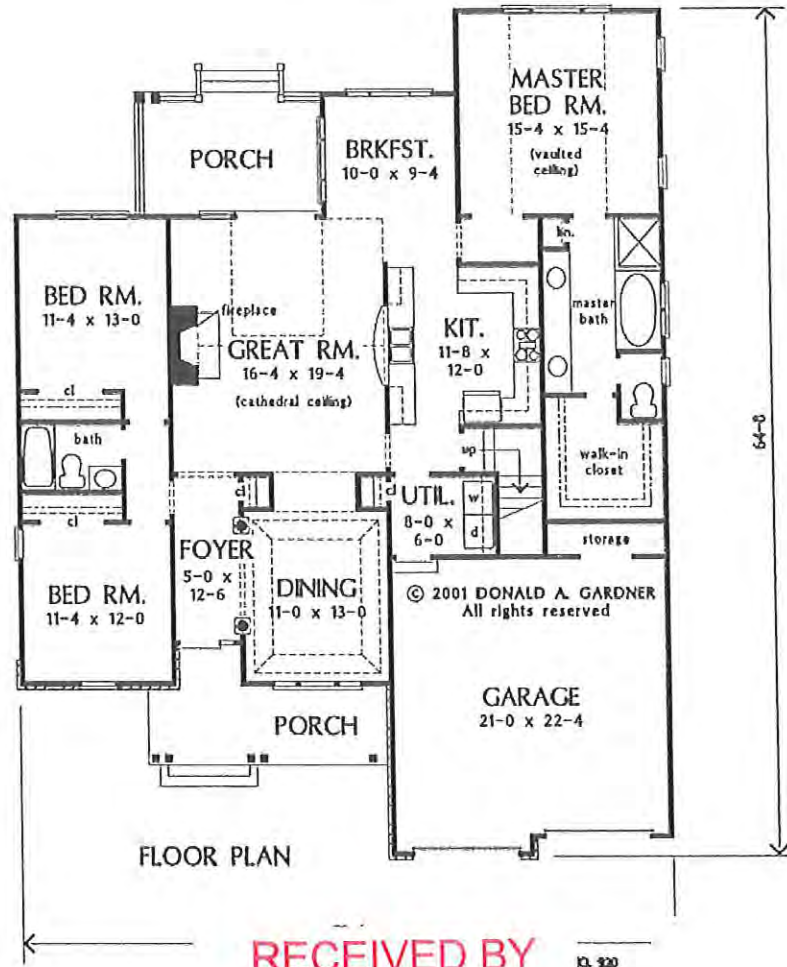
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The Westerly



Elevation D



Elevation E



Elevation F

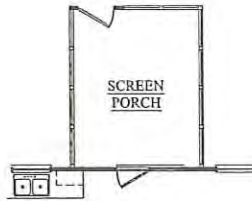
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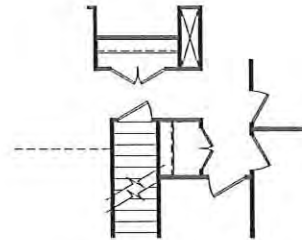
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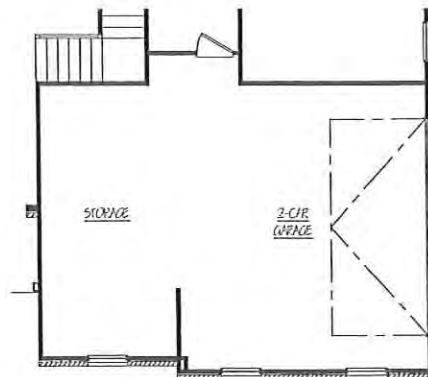
*Optional
Screen Porch*



First Floor Plan



*Optional
Stairs to Basement*



*Optional
Side Entry Garage*

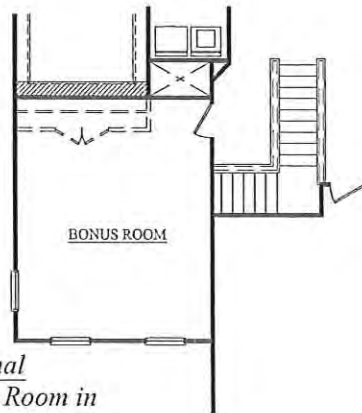
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The Westerly



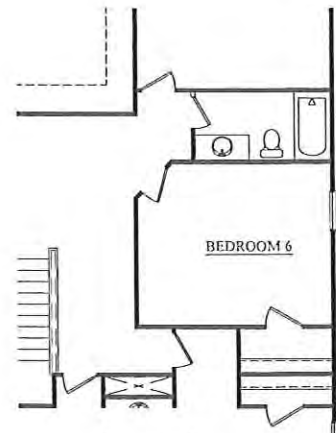
*Optional
Bonus Room in
lieu of 2 story
Living Room*



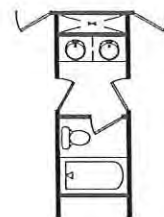
*Optional
Master Sitting in
lieu of Bedroom 2*



Second Floor Plan



*Optional
Bedroom 6 in
lieu of Loft*



*Optional
2nd bowl*

The Grayson



Elevation A



Elevation B



Elevation C

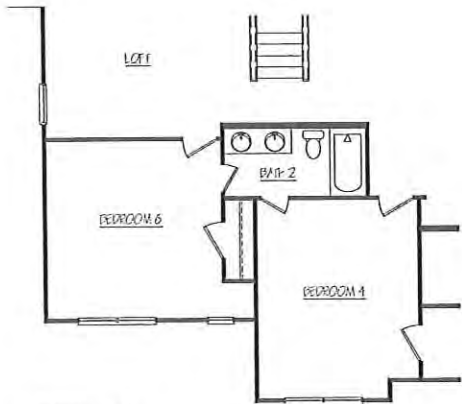
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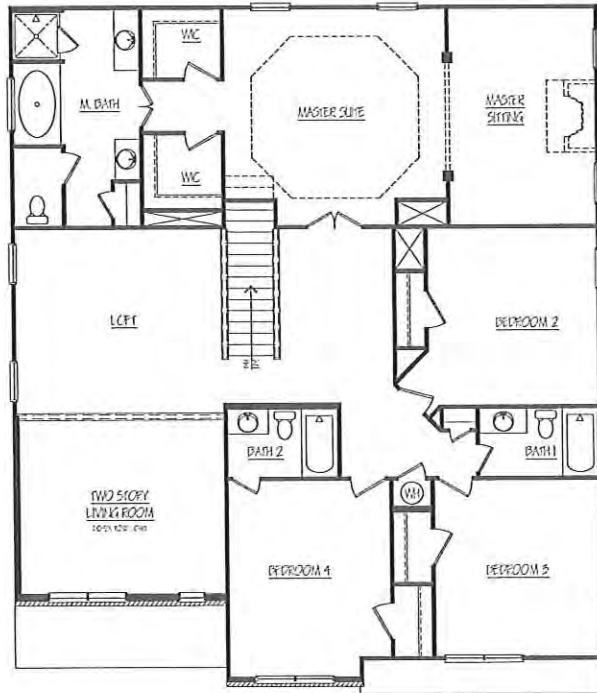
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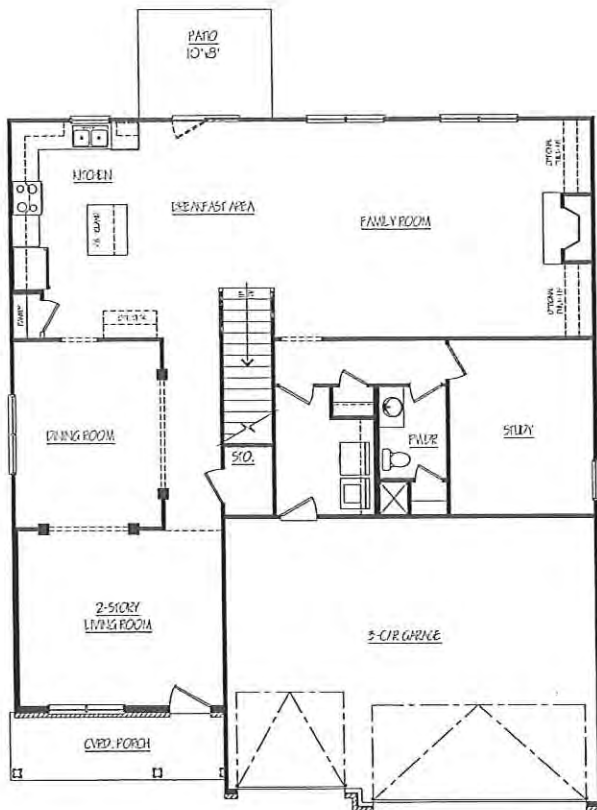
The Grayson



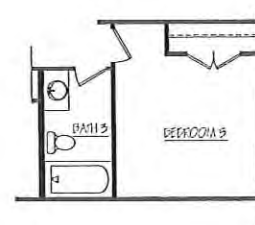
*Optional
Bedroom 6 & 2nd bowl
@ Bath 2 in lieu of 2
Story Living room*



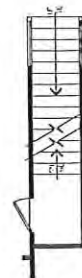
Second Floor Plan



First Floor Plan



*Optional
Bedroom 5 w/ Bath 3
in lieu of Study*



*Optio
Stairs*

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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:

YES

(B) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

NO

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

YES

(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:

NO

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

YES

(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:

YES FOR APPROVAL BASED ON KEEPING THE SAME ZONING CLASSIFICATION

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Plantation Homes, LLC

OCTOBER 3, 2013

LETTER OF INTENT

GWINNETT COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
PLANNING DIVISION

* APPLICATION FOR CHANGE IN CONDITIONS (21.28 ACRES)
RZR-06-017
HAMILTON MILL ROAD
LL 182 7th DISTRICT
GWINNETT COUNTY, GEORGIA

PLANNING STAFF AND COMMISSIONERS,

WE ARE EXCITED ABOUT THE REBOUND OF THE RESIDENTIAL DEVELOPMENT AND HOUSING MARKET. GWINNETT HAS ALWAYS BEEN A GREAT PLACE TO BE INVOLVED WITH IN THIS PROFESSIONAL BUSINESS AND WE ARE READY FOR PRODUCTION.

* THE CIC APPLICATION IS SUBMITTED ON THE REFERENCED SITE TO CHANGE THE LAYOUT AND DESIGN TO AN EXISTING R75 MODIFIED MASTER PLANNED SITE. THIS WILL BE THE BEGINNING OF THIS PROJECT WHICH WILL HAVE 51 LOTS ON 21.28 ACRES AND EVENTUALLY POSSIBLY 202+ LOTS TOTAL WITH ADDITIONAL PROPERTY ADDED IN THE FUTURE.

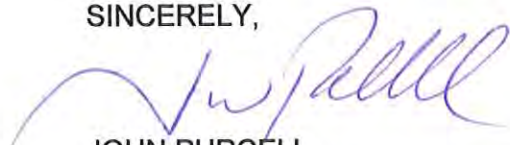
OUR DESIGN DENSITY IS 2.4+ LOTS PER GROSS DENSITY AND OPEN SPACE TO MEET GCPDD R75-MODIFIED LOT SIZE REDUCTIONS.

WE PLAN TO BUILD HOMES FROM 1800 SF TO 2200+ SF. THE 1800 SF RANCH (ONE STORY) IS ONE OF OUR MOST POPULAR PLANS THAT WE ARE REQUESTING A CIC TO ALLOW FOR (30%) ONE STORY HOMES TO BE BUILT.

WE MAY REQUIRE AND REQUEST TO REDUCE SOME BUFFERS ON LOTS THAT WILL BE NEEDED TO ALLOW FOR A CUSTOMERS SPECIFIC PLACEMENT OF THEIR HOME ON A LOT, ETC.

WE LOOK FORWARD TO WORKING WITH GWINNETT COUNTY ON THIS PROJECT / DEVELOPMENT. WE APPRECIATE YOUR TIME AND CONSIDERATION TO THESE REQUESTS. THANK YOU.

SINCERELY,



JOHN PURCELL
MANAGING MEMBER

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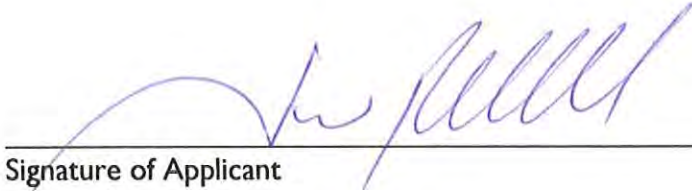
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CHANGE IN CONDITIONS APPLICANT'S CERTIFICATION

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.


Signature of Applicant _____ Date 10-4-13

JOHN PURCELL - MANAGING MEMBER

Type or Print Name and Title


Signature of Notary Public _____ Date 10-4-13



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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.

X Michael Floyd X Tracy Scott Floyd X Tony Floyd
Signature of Property Owner Date 10/3/13

Michael Edwin Floyd, Tracy Scott Floyd, Tony Lee Floyd
Type or Print Name and Title

Amy Reed 10/3/13
Signature of Notary Public Date Notary Seal

AMY REED
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES JUNE 15, 2015

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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.

[Signature] 10-4-13 John Purcell
 Signature of Applicant Date Type of Print Name and Title

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

Doris L Davis 10-4-13
 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 JOHN PURCELL - MANAGING MEMBER
 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: 7 182 100
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

Date

JOHN PURCELL - MANAGING MEMBER

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

10-4-2013

DATE

RECEIVED BY

OCT 04 2013

Planning & Development

CIC '13 025