

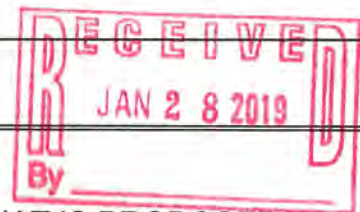
CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Century Communities of Georgia LLC</u> <u>c/o Alliance Engineering and Planning</u>	NAME: <u>Century Communities of Georgia LLC</u> <u>c/o Alliance Engineering and Planning</u>
ADDRESS: <u>4480 Commerce Dr., Suite A</u>	ADDRESS: <u>4480 Commerce Dr. Suite A</u>
CITY: <u>Buford</u>	CITY: <u>Buford</u>
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: <u>GA</u> ZIP: <u>30518</u>
PHONE: <u>770-614-6511</u>	PHONE: _____
CONTACT PERSON: <u>MITCH PEEVY</u> PHONE: <u>(770) 614-6511</u> APPLICANT'S E-MAIL: <u>mitchpeevy@gmail.com</u>	

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:		
<u> </u> OWNERS AGENT	<u> X </u> PROPERTY OWNER	<u> </u> CONTRACT PURCHASER
PRESENT ZONING DISTRICT (S): <u>R-75</u>		PRIOR ZONING CASE: <u>RZR2015-00014</u>
LAND DISTRICT (S): <u> 7 </u>	LAND LOT (S): <u>340</u>	ACREAGE: <u>19.38</u>
ADDRESS OF PROPERTY: <u>Suwanee Dam Road</u>		
PROPOSED DEVELOPMENT: <u>Single Family residential subdivision</u>		
RESIDENTIAL DEVELOPMENT:		NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>41</u>		NO. OF BUILDINGS/UNITS: _____
DWELLING UNIT SIZE (SQ. FT.): <u>2,500</u>		TOTAL GROSS SQUARE FEET: _____
GROSS DENSITY: <u>2.16</u>		DENSITY: _____
NET DENSITY: <u>2.29</u>		



LETTER OF INTENT

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Legal Description

All that tract or parcel of land lying and being in Land Lot 340 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

Begin at a point common to land lots 319, 320, 339 and 340, Thence along the southern land lot line of land lot 340 in a southwesterly direction for a total distance of 1,134.69 feet to a point in the centerline of a creek, said point being THE TRUE POINT OF BEGINNING;

Thence South 60 degrees 34 minutes 00 seconds West a distance of 525.70 feet to a point;

Thence South 58 degrees 08 minutes 00 seconds West a distance of 74.30 feet to a point;

Thence North 39 degrees 30 minutes 00 seconds West a distance of 30.00 feet to a point;

Thence South 53 degrees 34 minutes 00 seconds West a distance of 91.80 feet to a point;

Thence North 33 degrees 23 minutes 00 seconds West a distance of 378.00 feet to a point;

Thence North 48 degrees 44 minutes 00 seconds West a distance of 255.00 feet to a point on the southeasterly right-of-way of Suwanee Dam Road;

Thence along the aforesaid right-of-way the following (3) courses and distances;

Thence North 20 degrees 37 minutes 24 seconds East a distance of 192.20 feet to a point;

Thence North 17 degrees 32 minutes 25 seconds East a distance of 330.11 feet to a point;

Thence with a curve turning to the right with an arc length of 227.98 feet, with a radius of 676.20 feet, with a chord bearing of North 26 degrees 58 minutes 50 seconds East, with a chord length of 226.91 feet to a point;

Thence South 41 degrees 50 minutes 00 seconds East a distance of 229.50 feet to a point leaving aforesaid right-of-way;

Thence North 65 degrees 01 minutes 13 seconds East a distance of 349.86 feet to a point;

Thence North 31 degrees 29 minutes 00 seconds West a distance of 302.10 feet to a point on the southeasterly right-of-way of Suwanee Dam Road;

Thence North 67 degrees 33 minutes 25 seconds East a distance of 54.01 feet to a point along the aforesaid right-of-way;

Thence South 31 degrees 22 minutes 00 seconds East a distance of 817.59 feet to a point in the centerline of a creek leaving the aforesaid right-of-way;

Thence along the centerline of a creek in a southwesterly direction approximately 420 feet and being subtended by a traverse line of South 06 degrees 12 minutes 51 seconds West a distance of 411.05 feet to a point, said point being THE TRUE POINT OF BEGINNING. RECEIVED BY



~~MAY 1 2015~~
~~Planning & Development~~

~~33288 15 01 4~~

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Together with and subject to covenants, easements, and restrictions of record.
Said property contains 19.38 acres more or less.



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~~RECEIVED BY~~
~~MAY 1 2019~~
~~Planning & Development~~

~~05/01/19~~

STANDARDS GOVERNING 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 REZONING 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 REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE USE OF THE SURROUNDING PROPERTIES.

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

THE APPLICANT BELIEVES THAT THE SUBJECT PROPERTY DOES NOT HAVE A REASONABLE ECONOMIC USE WITHOUT THE CHANGE IN CONDITIONS.

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREET, TRANSPORTATION FACILITIES, UTILITIES OR SCHOOLS:

THE PROPOSED USE WILL NOT PRODUCE AN ADVERSE AFFECT ON THE EXISTING INFRASTRUCTURE.

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

YES, THE SUBJECT PROPERTY IS DESIGNATED AS EXISTING\EMERGING SUBURBAN.

(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 REZONING:

SEE LETTER OF INTENT.



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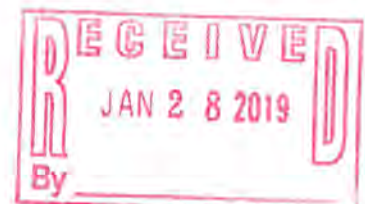
Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, 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 _____

RECEIVED BY: _____

CIC 19004



REZONING APPLICANT'S LETTER OF INTENT

The Applicant and Owner, Century Communities, requests a Change in Conditions of the existing R-75, case number RZR2015-00014, for the purpose of making the project similar to another project that has been successful in the immediate area. Condition 1.C. requires that the homes have brick or stone on 3 sides with a 3 foot water table. The request is to allow the fronts of the homes be a majority of brick or stone with an option if the buyer wants brick or stone on the sides. The homes are going to be priced from the low \$400's and no additional lots are proposed above the currently approved 41 lots. Century is willing to require 3 sides brick and/or stone on 5 of the lots that are along the frontage of Suwanee Dam Road and 2 lots that are on corners of the interior streets in the development. Along the frontage that will be lots 1, 25, 26, 27 and 41. The 2 interior corner lots are lots 31 and 36. Finally, the requirement for a 3-foot high brick or stone water table will, on a slab house, cause a possible water issue with the windows. A 2-foot water table will not interfere with the window sills.

The applicant looks forward to discussing this and any other issues that anyone has with this proposal.

CIC 19 00 4



CHANGE IN CONDITIONS APPLICANT'S CERTIFICATION

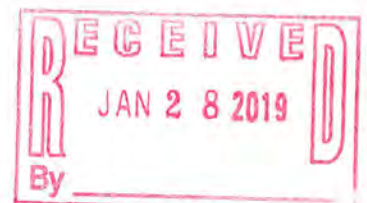
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Teal Turner 1-18-19
Signature of Applicant Date

Teal Turner, Authorized Signatory
Type or Print Name and Title

Colby Shear 1/18/19 
Signature of Notary Public Date Notary Seal

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CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

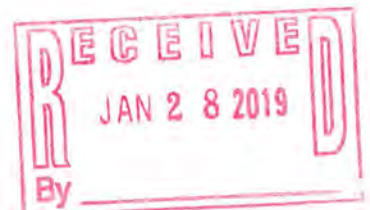
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE 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.

Test Turner 1-18-19
Signature of Property Owner Date

Test Turner, Authorized Signatory
Type or Print Name and Title

Colby Shear 1/18/19 
Signature of Notary Public Date Notary Seal

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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.

Ted Turner 1-18-19 Ted Turner, Authorized
Signature of Applicant Date Type or Print Name and Title

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

Colby Shearn 1/18/19
Signature of Notary Public Date Notary Seal



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

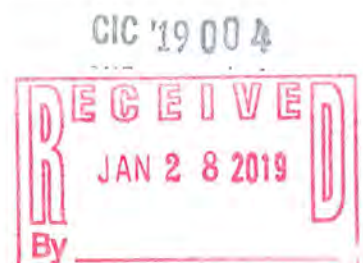
Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

☐ YES ☒ NO Ted Turner
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.



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:
(Map Reference Number)

7 - 340 - 015
District Land Lot Parcel

Signature of Applicant

Ted Turner

Date

1-18-19

Type or Print Name and Title

Ted Turner, Authorized Signatory

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)

Vickie Schoby
NAME

TSA II
TITLE

1/28/19
DATE

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A



B



C



D



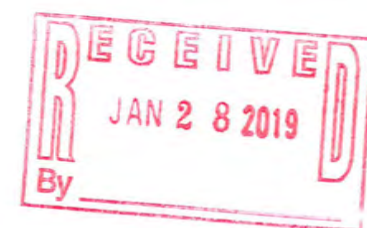
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Oakmonte 50' 2 story product

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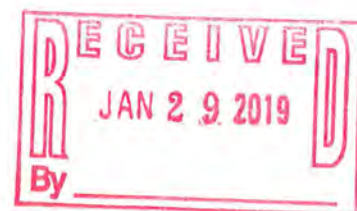
Century Communities

Building Materials for Suwanee Reserve:

Brick

Stone

Concrete Siding



CIC '19 0014