

CHANGE IN CONDITIONS APPLICATION

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

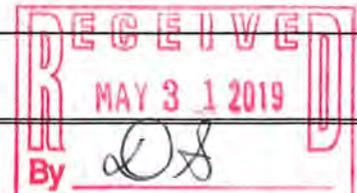
APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Meritage Homes</u> <u>c/o Alliance Engineering and Planning</u>	NAME: <u>Dwain N. Kilgore & Grace N. Kilgore</u> <u>c/o Alliance Engineering and Planning</u>
ADDRESS: <u>4480 Commerce Dr., Suite A</u>	ADDRESS: <u>4480 Commerce Dr. Suite A</u>
CITY: <u>Buford</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>	

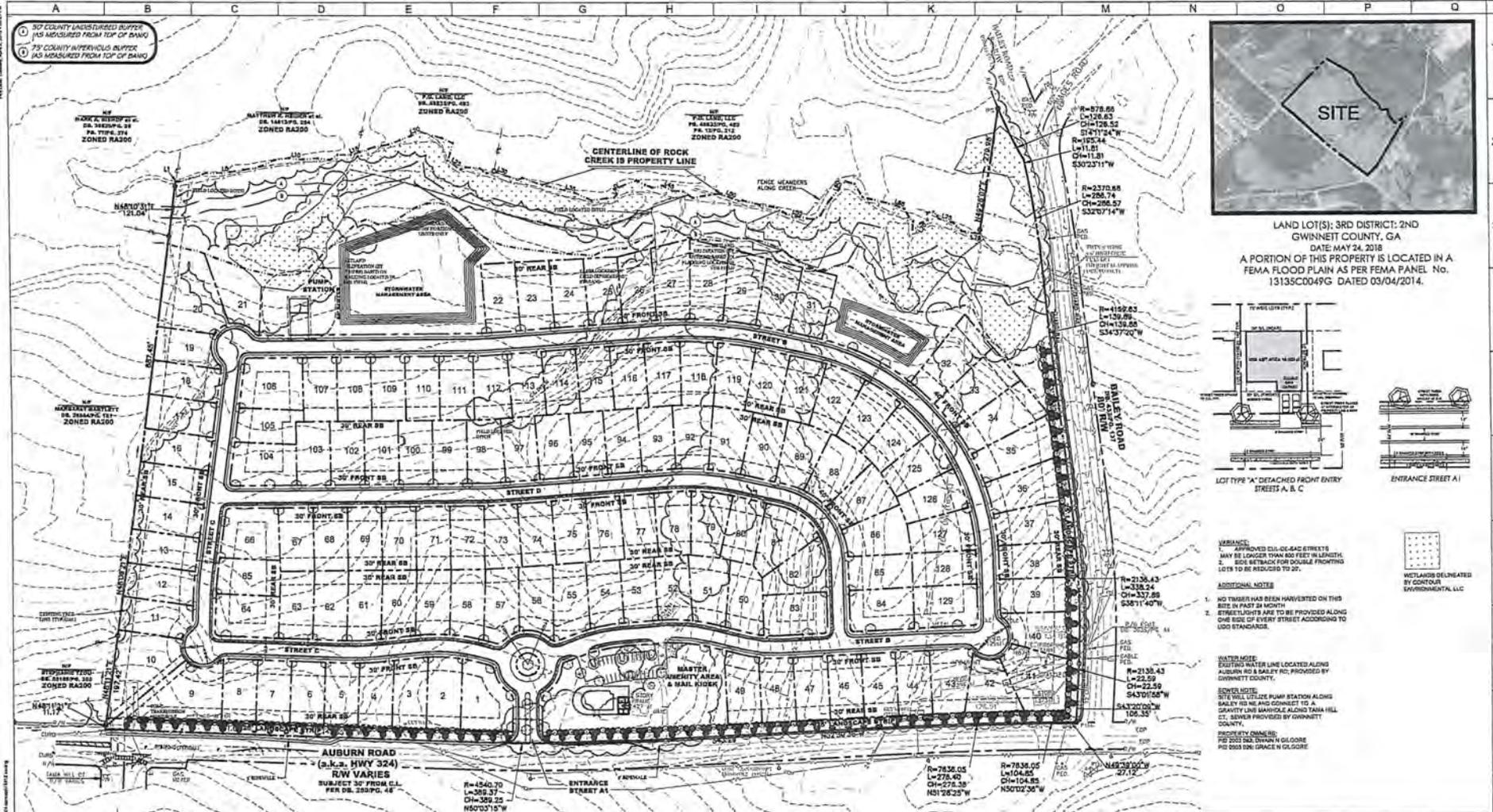
*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:		
<input type="checkbox"/> OWNERS AGENT	<input type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT (S): <u>R-75</u>	PRIOR ZONING CASE: <u>RZR2018-00020</u>	
LAND DISTRICT (S): <u>2</u>	LAND LOT (S): <u>03</u>	ACREAGE: <u>56.576</u>
ADDRESS OF PROPERTY: <u>Auburn Road and Bailey Road</u>		
PROPOSED DEVELOPMENT: <u>Single Family Conservation Subdivision</u>		
RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:	
NO. OF LOTS/DWELLING UNITS: <u>129</u>	NO. OF BUILDINGS/UNITS: _____	
DWELLING UNIT SIZE (SQ. FT.): <u>2,400</u>	TOTAL GROSS SQUARE FEET: _____	
GROSS DENSITY: <u>2.28</u>	DENSITY: _____	
NET DENSITY: <u>2.46</u>		

CIC 19013

LETTER OF INTENT

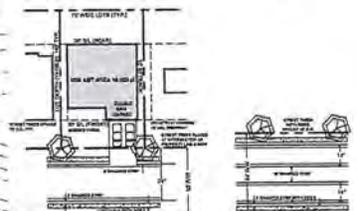




- 30' COUNTY LANDSLIDE BUFFER (AS MEASURED FROM TOP OF BANK)
- 75' COUNTY INTERFLOOD BUFFER (AS MEASURED FROM TOP OF BANK)



LAND LOT(S), 3RD DISTRICT, 2ND GWINNETT COUNTY, GA
 DATE MAY 24, 2018
 A PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER FEMA PANEL No. 13135C0049G DATED 03/04/2014.



LOT TYPE "A" DETACHED FRONT ENTRY STREETS A, B, C

ENTRANCE STREET A1

WETLANDS DELINEATED BY CONTOUR ENVIRONMENTAL, LLC

ADDITIONAL NOTES:
 1. NO TIMBER HAS BEEN HARVESTED ON THIS SITE IN PAST 30 MONTHS.
 2. STREET LIGHTS ARE TO BE PROVIDED ALONG ONE SIDE OF EVERY STREET ACCORDING TO LDD STANDARDS.

WATER NOTE:
 EXISTING WATER LINE LOCATED ALONG AUBURN RD & BAILEY RD, PROVIDED BY GWINNETT COUNTY.

SEWER NOTE:
 SITE WILL UTILIZE PUMP STATION ALONG BAILEY RD AND CONNECT TO A GRAVITY LINE MAINHOLE ALONG TAMIA HILL CT. SEWER PROVIDED BY GWINNETT COUNTY.

PRIORITY CHANNELS:
 FIG 203 204: SWAN N GLOIRE
 FIG 203 206: GRACE N GLOIRE

TRACT "1"
56.186 ACRES
 (TO CENTERLINE OF CREEK)
 TAX # R2003 282
 120 AUBURN ROAD
 N/D SWAN N GLOIRE

TRACT "2"
0.390 ACRES
 TAX # R2003 026
 3837 BAILEY ROAD
 N/P GRACE N GLOIRE

CREEK CHALS TABLE

LINE	LENGTH	BEARING
L1	5.18	S55°02'40"E
L2	27.51	S83°49'21"E
L3	37.86	S89°19'02"E
L4	34.30	S50°19'58"E
L5	18.11	S20°28'49"E
L6	30.25	S26°24'07"E
L7	38.33	S27°44'21"E
L8	33.85	S74°10'09"E
L9	11.85	S72°50'18"E
L10	33.04	S44°31'34"E
L11	32.15	S24°11'07"E
L12	28.75	S42°27'12"E
L13	19.57	S21°32'14"E
L14	28.83	S49°12'08"E
L15	23.11	S69°44'21"E

L16	33.47	S9°12'04"E
L17	31.35	S80°01'40"E
L18	46.68	S71°09'19"E
L19	27.00	S71°45'30"E
L20	23.18	S82°10'23"E
L21	43.16	S34°33'02"E
L22	26.42	S24°00'13"E
L23	21.97	S50°02'02"W
L24	17.22	S26°14'24"W
L25	34.47	S14°44'32"E
L26	12.38	S73°49'53"E
L27	58.81	S45°15'19"E
L28	18.67	S13°44'48"E
L29	23.83	S54°08'34"E
L30	19.11	S27°08'11"E

L31	30.80	S30°42'10"E
L32	11.23	S68°29'22"E
L33	45.72	S30°12'12"E
L34	50.81	S36°33'13"E
L35	22.80	S32°45'28"E
L36	41.69	S24°13'17"E
L37	32.63	S58°38'21"E
L38	16.45	S65°44'12"E
L39	12.77	S78°27'25"E
L40	14.43	N65°00'39"E
L41	48.11	S71°10'22"E
L42	21.22	S21°32'49"E
L43	17.82	S23°09'09"E
L44	22.90	S81°38'28"E
L45	24.25	S20°18'01"E

L46	23.38	S46°34'40"E
L47	25.79	S33°32'14"E
L48	37.22	S60°26'14"E
L49	25.97	S55°12'12"E
L50	40.64	S28°28'24"E
L51	18.10	S55°29'17"E
L52	38.10	S34°52'38"E
L53	37.51	S40°28'14"E
L54	24.48	S14°28'12"E
L55	47.03	S37°19'44"E
L56	14.87	S44°34'45"E
L57	17.43	S60°23'49"E
L58	35.48	N00°33'45"E
L59	38.77	N08°28'07"E
L60	18.32	N52°14'38"E

L61	12.81	S74°50'19"E
L62	20.47	S24°24'21"E
L63	34.33	S10°29'23"W
L64	57.50	S34°02'49"E
L65	27.24	S22°18'22"E
L66	26.23	S11°21'34"W
L67	14.17	S22°03'58"W
L68	17.53	S22°30'39"W
L69	10.92	S66°14'22"E
L70	12.10	N72°03'20"E
L71	32.43	S12°28'28"E
L72	16.19	N00°28'16"E
L73	13.58	S57°37'43"E
L74	18.50	S22°22'27"E
L75	31.68	S34°55'25"E
L76	27.53	S24°18'07"E
L77	25.19	S33°58'47"E
L78	13.67	S42°28'19"E

MULCH TRAIL DETAIL: N.T.S.
 Trail max 4 ft wide; Trail max 15% longitudinal slope. Trail meanders through open space with minimal clearing outside stream buffers. Areas within stream buffer will be mulched where necessary for erosion control at grade.

Stream Channel
 Wooden foot bridges to be set outside top of bank (if future trail connections require creek crossing).

SITE DATA

GROSS ACRES:	56.57	NET ACRES:	53.582
EXISTING ZONING:	R-15		
TOTAL LOTS:	128 LOTS	2.88 LIA GROSS DENSITY:	2.48 LIA NET DENSITY

BUILDING HEIGHTS: RESIDENTIAL 8 FT MAX
 BUILDING SETBACK: 30 FRONT WITH MIN. 10 TO GARAGE; 10 SIDE; 30 REAR

SINGLE FAMILY RESIDENTIAL LOT DATA

LOT #	LOT TYPE	NET ACRES	% ON 2.88 AC
1	RES	0.12	4.17%
2	RES	0.15	5.21%
3	RES	0.18	6.27%
4	RES	0.22	7.65%
5	RES	0.28	9.53%
6	RES	0.35	11.85%
7	RES	0.45	15.12%
8	RES	0.58	19.43%
9	RES	0.75	25.63%
10	RES	0.98	33.23%
11	RES	1.28	43.63%
12	RES	1.68	57.33%
13	RES	2.22	77.17%
14	RES	2.95	100.00%

PARKING ANALYSIS

LOT #	LOT TYPE	SPACES	TOTAL SPACES
1	RES	1	1
2	RES	1	2
3	RES	1	3
4	RES	1	4
5	RES	1	5
6	RES	1	6
7	RES	1	7
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10	RES	1	10
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148	RES	1	148
149	RES	1	149

PROJECT OWNER
 QUYP DEVELOPMENT SERVICES, LLC
 6502 N. 15TH ST., STE. 140-14
 PHOENIX, AZ 85022-4317

ALLIANCE
 LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING & LAND SURVEYING
 6640 S. WILSON AVE., SUITE 100
 PHOENIX, AZ 85034
 773.225.4230 | www.allianceaz.com

Meritage Homes

Site Construction Plans for
 120 Auburn Road
 120 Auburn Road, AUBURN GA
 GWINNETT COUNTY, GA

Revision:

Rev.	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

Designed by: 777
 Checked by: TSM
 Project #: 71-171-997

NORTH

Scale: 1" = 100'

ZONING
 SITE PLAN

By *[Signature]*

CIC 19000

All that tract or parcel of land lying and being in GMO 1587, Land Lot 3 of the 2nd Land District, Gwinnett County, Georgia and being more particularly described as follows;

To find THE TRUE POINT OF BEGINNING, commence at the intersection of the northwest right of way of Bailey Road (80 foot right of way) and the northeast right of way of Auburn Road (a.k.a.

Highway 324 - 60 foot right of way at this point), said point marked by a 1/2 inch rebar pin found;

THENCE traveling on said northeast right of way of Auburn Road North 49 Degrees 39 Minutes 00 Seconds West for a distance of 27.12 feet to a point; THENCE continuing on said right of way along a curve to the left having a radius of 7636.05 feet and an arc length of 104.85 feet being subtended by a chord bearing of North 50 Degrees 02 Minutes 36 Seconds West and a chord distance of 104.85 feet to a point, said point marked by a 1/2 inch rebar pin found.

Thence from rebar pin found, continuing on said right of way of Auburn Road (right of way varies) the following five (5) courses and distances:

along a curve to the left having a radius of 7636.05 feet and an arc length of 276.40 feet being subtended by a chord bearing of North 51 Degrees 28 Minutes 25 Seconds West and a chord distance of 276.38 feet to a point; THENCE North 52 Degrees 30 Minutes 38 Seconds West for a distance of 543.29 feet to a point; THENCE along a curve to the right having a radius of 4540.70 feet and an arc length of 389.37 feet being subtended by a chord bearing of North 50 Degrees 03 Minutes 15 Seconds West and a chord distance of 389.25 feet to a point; THENCE North 47 Degrees 35 Minutes 51 Seconds West for a distance of 791.66 feet to a point; THENCE North 48 Degrees 11 Minutes 21 Seconds East for a distance of 11.17 feet to a point, said point marked by a 1/2 inch rebar pin with cap found;

THENCE leaving said right of way and traveling North 48 Degrees 11 Minutes 21 Seconds East for a distance of 197.42 feet to a point, said point marked by a 1/2 inch rebar pin found; THENCE North 48 Degrees 09 Minutes 21 Seconds East for a distance of 887.45 feet to a point, said point marked by a 1/2 inch rebar pin found; THENCE North 48 Degrees 10 Minutes 31 Seconds East for a distance of 121.04 feet to a point in the centerline of Rock Creek (said line witnessed by a 1/2 inch rebar found 9.85 feet from the centerline creek); THENCE traveling on said centerline of Rock Creek the following seventy-eight (78) courses and distances:

South 55 Degrees 02 Minutes 40 Seconds East for a distance of 5.18 feet to a point; THENCE South 63 Degrees 49 Minutes 53 Seconds East for a distance of 27.51 feet to a point; THENCE South 69 Degrees 14 Minutes 52 Seconds East for a distance of 37.50 feet to a point; THENCE South 50 Degrees 18 Minutes 56 Seconds East for a distance of 34.30 feet to a point; THENCE South 55 Degrees 48 Minutes 47 Seconds East for a distance of 18.11 feet to a point; THENCE South 59 Degrees 36 Minutes 05 Seconds East for a distance of 30.25 feet to a point; THENCE South 59 Degrees 44 Minutes 41 Seconds East for a distance of 38.33 feet to a point; THENCE South 74 Degrees 51 Minutes 09 Seconds East for a distance of 33.65 feet to a point; THENCE South 57 Degrees 56 Minutes 38 Seconds East for a distance of 31.65 feet to a point; THENCE South 44 Degrees 51 Minutes 34 Seconds East for a distance of 33.04 feet to a point; THENCE South 54 Degrees 11 Minutes 10 Seconds East for a distance of 32.15 feet to a point; THENCE South 42 Degrees 29 Minutes 35 Seconds East for a distance of 26.75 feet to a point; THENCE South 82 Degrees 35 Minutes 14 Seconds East for a distance of 19.57 feet to a point; THENCE South 49 Degrees 19 Minutes 06 Seconds East for a distance of 29.83 feet to a point; THENCE South 68 Degrees 44 Minutes 21 Seconds East for a distance of 21.11 feet to a point; THENCE South 67 Degrees 13 Minutes 04 Seconds East for a distance of 33.47 feet to a point; THENCE South 60 Degrees 01 Minutes 46 Seconds East for a distance of 31.35 feet to a point; THENCE South 71 Degrees 10 Minutes 15 Seconds East for a distance of 26.61 feet to a point; THENCE South 71 Degrees 45 Minutes 30 Seconds East for a distance of 27.00 feet to a point; THENCE South 68 Degrees 15 Minutes 53 Seconds East for a distance of 23.15 feet to a point; THENCE South 33 Degrees 53 Minutes 50 Seconds East for a distance of 47.15 feet to a point; THENCE South 24 Degrees 00 Minutes 15 Seconds East for a distance of 26.42 feet to a point; THENCE South 55 Degrees 09 Minutes 25 Seconds West for a distance of 21.97 feet to a point; THENCE South 59 Degrees 34 Minutes 24 Seconds West for a distance of 17.22 feet to a point; THENCE South 14 Degrees 44 Minutes 32 Seconds East for a distance of 34.47 feet to a point; THENCE South 73 Degrees 40 Minutes 55 Seconds East for a distance of 12.35 feet to a point; THENCE South 45 Degrees 15 Minutes 29 Seconds East for a distance of 30.88 feet to a point; THENCE South 13 Degrees 43 Minutes 46 Seconds East for a distance of 18.62 feet to a point; THENCE South 53 Degrees 08 Minutes 54 Seconds East for a distance of 23.83 feet to a point; THENCE South 27 Degrees 08 Minutes 19 Seconds East for a distance of 16.11 feet to a point; THENCE South 30 Degrees 42 Minutes 15 Seconds East for a distance of 30.60 feet to a point; THENCE South 68 Degrees 25 Minutes 29 Seconds East for a distance of 11.23 feet to a point; THENCE



CIC '19 013

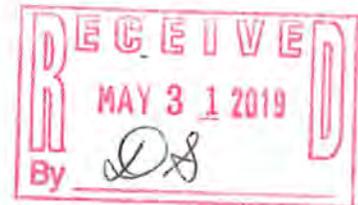
1587 324 11167

MAY 31 2018

City of Gwinnett

RZR '18 020

South 30 Degrees 13 Minutes 23 Seconds East for a distance of 45.72 feet to a point; THENCE
 South 36 Degrees 03 Minutes 15 Seconds East for a distance of 50.81 feet to a point; THENCE
 South 35 Degrees 45 Minutes 38 Seconds East for a distance of 22.80 feet to a point; IBENCE
 South 24 Degrees 15 Minutes 11 Seconds East for a distance of 41.69 feet to a point; THENCE
 South 58 Degrees 38 Minutes 21 Seconds East for a distance of 32.63 feet to a point; IBENCE
 South 54 Degrees 54 Minutes 15 Seconds East for a distance of 16.45 feet to a point; THENCE
 North 78 Degrees 37 Minutes 25 Seconds East for a distance of 12.77 feet to a point; THENCE
 North 55 Degrees 00 Minutes 39 Seconds East for a distance of 14.43 feet to a point; THENCE
 South 71 Degrees 05 Minutes 29 Seconds East for a distance of 40.11 feet to a point; THENCE
 South 21 Degrees 53 Minutes 19 Seconds East for a distance of 21.37 feet to a point; THENCE
 South 29 Degrees 09 Minutes 09 Seconds East for a distance of 17.82 feet to a point; THENCE
 South 61 Degrees 09 Minutes 58 Seconds East for a distance of 22.90 feet to a point; THENCE
 South 20 Degrees 15 Minutes 01 Seconds East for a distance of 24.25 feet to a point; THENCE
 South 46 Degrees 54 Minutes 40 Seconds East for a distance of 23.38 feet to a point; IBENCE
 South 13 Degrees 13 Minutes 21 Seconds East for a distance of 25.79 feet to a point; THENCE
 South 60 Degrees 56 Minutes 24 Seconds East for a distance of 37.22 feet to a point; IBENCE
 South 55 Degrees 12 Minutes 12 Seconds East for a distance of 25.97 feet to a point; THENCE
 South 26 Degrees 25 Minutes 32 Seconds East for a distance of 40.64 feet to a point; IBENCE
 South 55 Degrees 09 Minutes 01 Seconds East for a distance of 10.10 feet to a point; THENCE
 South 34 Degrees 52 Minutes 38 Seconds East for a distance of 39.10 feet to a point; THENCE
 South 40 Degrees 20 Minutes 14 Seconds East for a distance of 37.51 feet to a point; THENCE
 South 14 Degrees 25 Minutes 19 Seconds East for a distance of 24.46 feet to a point; THENCE
 South 37 Degrees 39 Minutes 44 Seconds East for a distance of 47.02 feet to a point; THENCE
 South 44 Degrees 34 Minutes 45 Seconds East for a distance of 14.87 feet to a point; THENCE
 South 80 Degrees 33 Minutes 18 Seconds East for a distance of 17.43 feet to a point; THENCE
 North 70 Degrees 53 Minutes 45 Seconds East for a distance of 32.48 feet to a point; THENCE
 North 50 Degrees 25 Minutes 07 Seconds East for a distance of 38.77 feet to a point; THENCE
 North 57 Degrees 15 Minutes 39 Seconds East for a distance of 10.39 feet to a point; THENCE
 South 79 Degrees 55 Minutes 19 Seconds East for a distance of 12.91 feet to a point; THENCE
 South 34 Degrees 54 Minutes 21 Seconds East for a distance of 20.47 feet to a point; IBENCE
 South 10 Degrees 29 Minutes 29 Seconds West for a distance of 34.33 feet to a point; THENCE
 South 36 Degrees 05 Minutes 49 Seconds East for a distance of 67.53 feet to a point; THENCE
 South 29 Degrees 18 Minutes 32 Seconds East for a distance of 27.24 feet to a point; IBENCE
 South 11 Degrees 21 Minutes 54 Seconds West for a distance of 20.25 feet to a point; THENCE
 South 02 Degrees 03 Minutes 56 Seconds West for a distance of 14.17 feet to a point; IBENCE
 South 43 Degrees 30 Minutes 39 Seconds West for a distance of 17.10 feet to a point; THENCE
 South 66 Degrees 44 Minutes 22 Seconds East for a distance of 10.97 feet to a point; IBENCE
 North 72 Degrees 03 Minutes 30 Seconds East for a distance of 12.10 feet to a point; THENCE
 South 73 Degrees 29 Minutes 59 Seconds East for a distance of 17.49 feet to a point; THENCE
 North 38 Degrees 36 Minutes 18 Seconds East for a distance of 16.19 feet to a point; THENCE
 South 57 Degrees 57 Minutes 43 Seconds East for a distance of 13.58 feet to a point; THENCE
 South 02 Degrees 22 Minutes 27 Seconds West for a distance of 19.50 feet to a point; THENCE
 South 34 Degrees 05 Minutes 25 Seconds East for a distance of 31.68 feet to a point; THENCE
 South 04 Degrees 16 Minutes 07 Seconds East for a distance of 27.53 feet to a point; THENCE
 South 39 Degrees 09 Minutes 47 Seconds East for a distance of 25.19 feet to a point; IBENCE
 South 44 Degrees 26 Minutes 19 Seconds East for a distance of 13.07 feet to a point;
 THENCE leaving said centerline Rock Creek and traveling (said line witnessed by a 1 inch open
 top pipe found 9.03 feet from centerline of creek) North 49 Degrees 26 Minutes 07 Seconds East
 for a distance of 279.98 feet to a point on the westerly right of way of Bailey Road (80 foot right
 of way), said point marked by a 1/2 inch rebar pin set; THENCE traveling on said westerly, then
 north westerly right of way of Bailey Road the following six (6) courses and distances:
 along a curve to the left having a radius of 876.86 feet and an arc length of 126.63 feet being
 subtended by a chord bearing of South 14 Degrees 11 Minutes 24 Seconds West and a chord
 distance of 126.52 feet to a point; THENCE along a curve to the left having a radius of 195.44
 feet and an arc length of 11.81 feet being subtended by a chord bearing of South 30 Degrees 23
 Minutes 11 Seconds West and a chord distance of 11.81 feet to a point; THENCE along a curve
 to the right having a radius of 2370.68 feet and an arc length of 286.74 feet being subtended by a
 chord bearing of South 32 Degrees 07 Minutes 14 Seconds West and a chord distance of 286.57
 feet to a point; THENCE along a curve to the left having a radius of 4159.63 feet and an arc
 length of 139.89 feet being subtended by a chord bearing of South 34 Degrees 37 Minutes 20



CIC '19 013

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MAY 31 2018

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RZR '18 020

Seconds West and a chord distance of 139.88 feet to a point; THENCE South 33 Degrees 39 Minutes 32 Seconds West for a distance of 342.93 feet to a point; THENCE along a curve to the right having a radius of 2136.43 feet and an arc length of 338.24 feet being subtended by a chord bearing of South 38 Degrees 11 Minutes 40 Seconds West and a chord distance of 337.89 feet to a point, said point marked by a ½ inch rebar pin found; THENCE traveling on said right of way along a curve to the right having a radius of 2136.43 feet and an arc length of 22.59 feet being subtended by a chord bearing of South 43 Degrees 01 Minutes 58 Seconds West and a chord distance of 22.59 feet to a point; THENCE continuing South 43 Degrees 20 Minutes 09 Seconds West for a distance of 106.35 feet to a point, said point marked by a ½ inch rebar pin found, said point being THE TRUE POINT OF BEGINNING.

Said property contains +/- 56.576 acres to centerline of creek.

RECEIVED
MAY 31 2019
By *DS*

RECEIVED

MAY 31 2018

RECEIVED

RZR 18 020

CIC '19 013

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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 EMERGING SURBURBAN.

(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.



CIG '19 013

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 '19 U 13

REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Meritage Homes, requests a Change in Conditions to case number RZR2018-00020. The applicant for that case was Quyp Development Services, LLC and after the rezoning to R-75 was approved in October 2018 they dropped the contract to purchase the property. They agreed to condition 1.D. that states: **All dwellings shall have at least a double-car garage. The garage doors shall be carriage type style and shall be located behind the front façade front door facing the street of access.** The property is now under contract to Meritage Homes and 100% of the homes that they build can't meet that condition. Their garages align with the front porch which can put the front door up to 5 feet behind the garage door. This design provides a more covered and weather protective area for the owner or guests when you access the home through the front door. All homes will have a double-car garage, but the applicant is requesting that they be allowed to build homes similar to the submitted elevations attached to this request. No other changes to the approved conditions are requested or proposed. They layout is slightly different but substantially similar to the approved plan with no change to the total number of homes proposed. Meritage is known for their energy efficient homes and looks forward to meeting with any neighbors or county officials that have any questions or concerns with this proposal.



CIC '19 013

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.



March 29, 2019

Signature of Applicant

Date

Adam Corder, Vice President - Land Acquisitions

Type or Print Name and Title

Vicki H Taylor 4-1-19

Signature of Notary Public

Date



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.

Sheila Tanner 4-2-19
Signature of Property Owner Date

Sheila Tanner Executor of Estate of Grace/Kyone
Type or Print Name and Title

Anil Patel 4-2-19 
Signature of Notary Public Date Notary Seal



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.

Beverly E. Kilgore 4-2-19
Signature of Property Owner Date

Beverly E. Kilgore Owner
Type or Print Name and Title

[Signature] 4/2/19 
Signature of Notary Public Date Notary Seal

RECEIVED
MAY 31 2019
By [Signature]

**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: 2 - 003 - 026
(Map Reference Number) District Land Lot Parcel

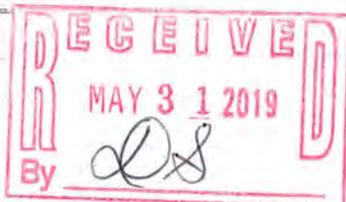
Adam Corder March 29, 2019
Signature of Applicant Date

Adam Corder, Vice President - Land Acquisitions
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 *tax associate*
NAME TITLE
April 3, 2019
DATE



CIC 19013

**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: 2 - 003 - 263
(Map Reference Number) District Land Lot Parcel

Adam Corder **March 29, 2019**
Signature of Applicant Date

Adam Corder, Vice President - Land Acquisitions
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 *tax associate*
NAME TITLE
April 3, 2019
DATE



CIC 19013

LIFE.
BUILT.
BETTER.



Jackson B

RECEIVED
MAY 31 2019
BY *[Signature]*

CIC '19 013

LIFE.
BUILT.
BETTER.



Savannah E

RECEIVED
MAY 31 2019
By *[Signature]*

CIC '19 013

LIFE.
BUILT.
BETTER.



Chastain B

RECEIVED
MAY 31 2019
BY *DA*

CIC 19 013

LIFE.
BUILT.
BETTER.



Dalton D

RECEIVED
MAY 31 2019
BY *DA*

CIC 19013

LIFE.
BUILT.
BETTER.



Brooklyn C

RECEIVED
MAY 31 2019
BY *DA*

CIC 19 013