

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>VERITAS HOMES</u>	NAME: <u>DAVIDSON SIGNATURE PROPERTIES</u>
ADDRESS: <u>P.O. Box 118</u>	ADDRESS: <u>P.O. Box 610</u>
CITY: <u>Buford</u>	CITY: <u>BRASELTON</u>
STATE: <u>GA</u> ZIP: <u>30515</u>	STATE: <u>GA</u> ZIP: <u>30517</u>
PHONE: <u>770 614 4698</u>	PHONE: <u>770 967 4756</u>
CONTACT PERSON: <u>BOBBY HUGHES</u> PHONE: <u>678 878 0714</u>	
CONTACT'S E-MAIL: <u>bobbyhughes@veritashomes.net</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

ZONING DISTRICT(S): R-60 PRIOR ZONING CASE: RZR2004-00043

LAND DISTRICT(S): 7TH LAND LOT(S): 224 ACREAGE: .42

ADDRESS OF PROPERTY: LOTS 3B + 4B 3190 & 3200 Tallulah Drive

PROPOSED CHANGE IN CONDITIONS: TO REDUCE DWELLING SIZE ↓
REVISE REQUIRED BUILDING MATERIALS

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>72</u>	NO. OF BUILDINGS/LOTS: _____
DWELLING UNIT SIZE (Sq. Ft.): <u>MIN 1800</u>	TOTAL GROSS SQUARE FEET: _____
GROSS DENSITY: <u>2.94 UNITS/ACRE</u>	DENSITY: _____
NET DENSITY: <u>3.21 UNITS/ACRE</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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All that tract or parcel of land lying and being in Land Lot 223 & 224 of the 7th Land District, Gwinnett County, Georgia, as shown and delineated as Lot 3, Block B, Providence Walk on Ivy Creek (f/k/a Providence Walk at Ivy Creek), Phase One, as per plat recorded in Plat Book 124, Pages 79-80, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference for a more complete description, and being more particularly described as follows:

BEGINNING at a point at the northwesternmost mitered corner of Tallulah Drive (50' P.U.A.E.) and Sovereign Drive (50' P.U.A.E.), thence running South 18 degrees 23 minutes 59 seconds West along said mitered intersection, a distance of 12.73 feet, to a point; thence running South 63 degrees 23 minutes 59 seconds West along the northern edge of Tallulah Drive, a distance of 71.00 feet, to a point; thence running North 26 degrees 36 minutes 01 minutes West along the line dividing Lots 3 & 4, a distance of 120.00 feet, to an point; thence running North 63 degrees 23 minutes 59 seconds East along the line dividing Lots 2 & 3, a distance of 80.00 feet, to a point on the western edge of Sovereign Drive; thence running South 26 degrees 36 minutes 01 second East, a distance of 111.00 feet, to a point, the PLACE OR POINT OF BEGINNING. Said property is Tax Parcel R7224 306, and is known as 3200 Tallulah Drive.

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GRAPHIC SCALE



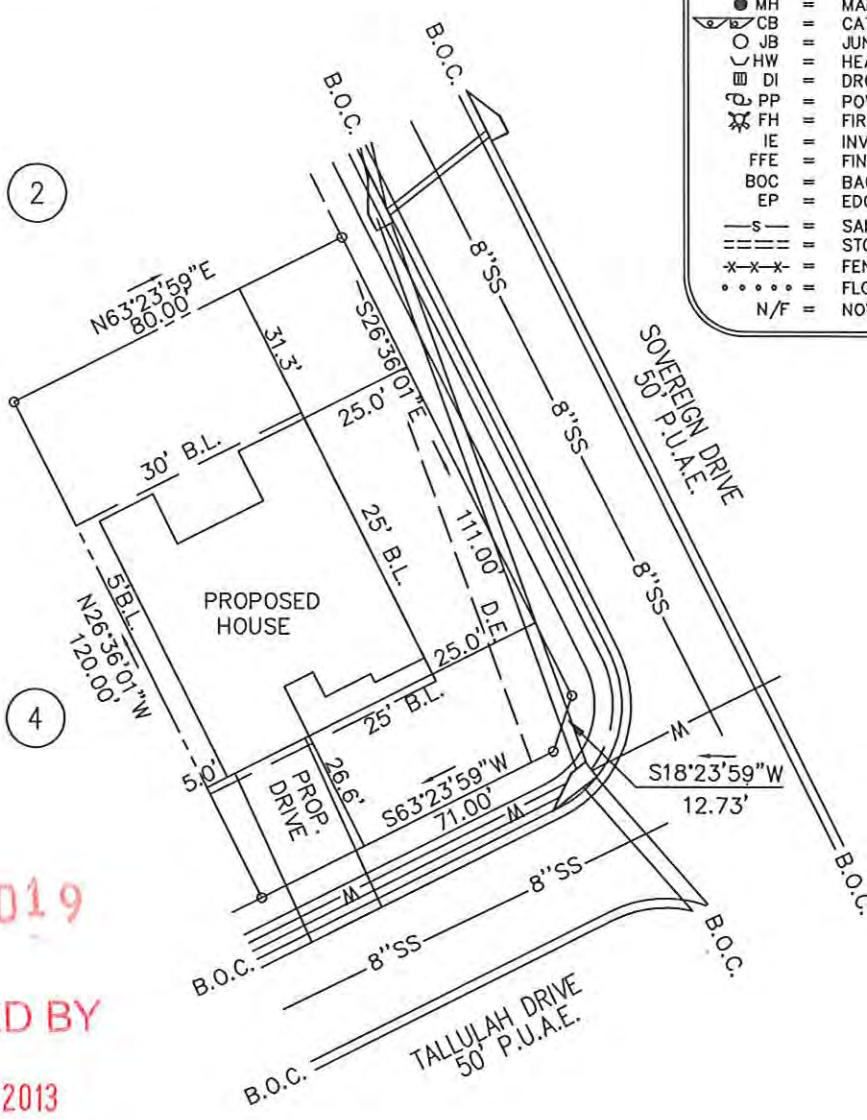
(IN FEET)
1 inch = 40 ft.

LEGEND	
IPF	= IRON PIN FOUND
IPS	= 1/2" REBAR PIN SET
LL	= LAND LOT
LLL	= LAND LOT LINE
P	= PROPERTY LINE
C	= CENTERLINE
B	= BUILDING LINE
R/W	= RIGHT-OF-WAY
SSE	= SANITARY SEWER EASEMENT
DE	= DRAINAGE EASEMENT
MH	= MANHOLE
CB	= CATCH BASIN
JB	= JUNCTION BOX
HW	= HEADWALL
DI	= DROP INLET
PP	= POWER/UTILITY POLE
FH	= FIRE HYDRANT
IE	= INVERT ELEVATION
FFE	= FINISHED FLOOR ELEVATION
BOC	= BACK OF CURB
EP	= EDGE OF PAVEMENT
-S-	= SANITARY SEWER LINE/PIPE
-SS-	= STORM SEWER LINE/PIPE
-X-X-X-	= FENCE LINE
.....	= FLOOD HAZARD ZONE LINE
N/F	= NOW OR FORMERLY



2

4



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3200 TALLULAH DRIVE
PROVIDENCE WALK ON IVY CREEK
UNIT 1
BLOCK B
LOT 3
9,560 SF
7-224-306

SITE PLAN FOR

VERITAS HOMES



LAND DEVELOPMENT
SURVEYORS, INC.

P.O. BOX 2050
Dacula, GA. 30019
(770) 592-8206
LDSURVEY@BELLSOUTH.NET

Date: 8/01/13	Land Lot: 224	District: 7th	Sheet No.
County: GWINNETT, GA	Scale: 1"=40'	Proj. Manager:	Drawn By: SMC Checked By: LJJ
Job Number: 08125	File Number:	1 of 1	

All that tract or parcel of land lying and being in Land Lot 223 & 224 of the 7th Land District, Gwinnett County, Georgia, as shown and delineated as Lot 4, Block B, Providence Walk on Ivy Creek (f/k/a Providence Walk at Ivy Creek), Phase One, as per plat recorded in Plat Book 124, Pages 79-80, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference for a more complete description, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at a point at the northwesternmost mitered corner of Tallulah Drive (50' P.U.A.E.) and Sovereign Drive (50' P.U.A.E.); thence proceed South 18 degrees 23 minutes 59 seconds West along said mitered intersection, a distance of 12.73 feet, to a point; thence proceed South 63 degrees 23 minutes 59 seconds West along the northern edge of Tallulah Drive, a distance of 71.00 feet, to a point, THE PLACE OR POINT OF BEGINNING; thence continuing along said northern edge of Tallulah Drive, South 63 degrees 23 minutes 59 seconds West, a distance of 22.30 feet, to a point; thence running along the arc of a curve to the left (having a radius of 145.00 feet), along the northern edge of Tallulah Drive, a distance of 35.69 feet, to a point, said point being South 56 degrees 20 minutes 58 seconds West, a distance of 35.60 feet, from the previous point; thence running North 40 degrees 42 minutes 04 seconds West along Phase Two of said subdivision, a distance of 124.19 feet, to a point; thence running North 39 degrees 55 minutes 28 seconds East along the line dividing Lots 15 & Lot 4, a distance of 9.05 feet, to a point; thence running North 39 degrees 55 minutes 28 seconds East along the line dividing Lots 16 & Lot 4, a distance of 12.73 feet, to a point; thence running North 62 degrees 58 minutes 44 seconds West along the line dividing Lots 2, 16 & 4, a distance of 79.58 feet, to a point; thence running South 26 degrees 36 minutes 01 seconds East along the line dividing Lots 3 & 4, a distance of 120.00 feet, to the PLACE OR POINT OF BEGINNING. Said property is Tax Parcel R7224 281, and is known as 3190 Tallulah Drive.

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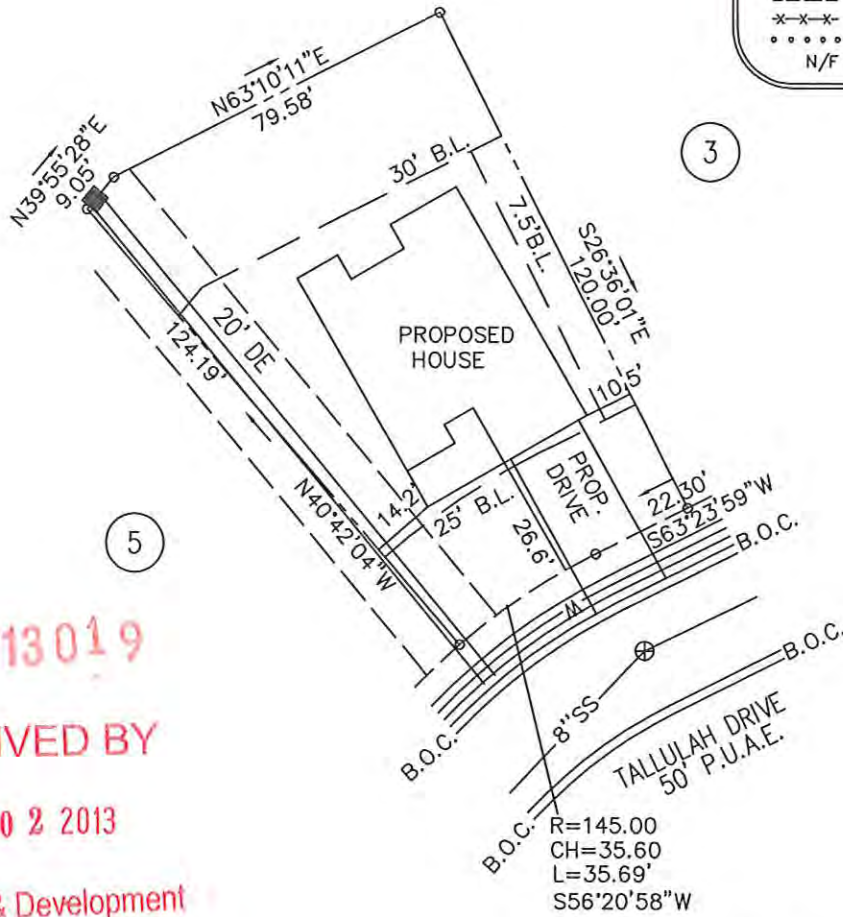
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GRAPHIC SCALE



(IN FEET)
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•••••	= FLOOD HAZARD ZONE LINE
N/F	= NOW OR FORMERLY



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3190 TALLULAH DRIVE
PROVIDENCE WALK ON IVY CREEK
UNIT 1
BLOCK B
LOT 4
8,880 SF
7-224-281

SITE PLAN FOR

VERITAS HOMES



LAND DEVELOPMENT
SURVEYORS, INC.

P.O. BOX 2050
Dacula, GA. 30019
(770) 682-8206
LDSURVEY@BELLSOUTH.NET

Date: 8/01/13	Land Lot: 224	District: 7th
County: GWINNETT, GA	Scale: 1"=40'	Sheet No.
Proj. Manager:	Drawn By: SMC	Checked By: LJJ
Job Number: 08125	File Number:	1 of 1



August 1, 2013

Gwinnett County Planning and Development
Providence Walk on Ivy Creek
Lot 3B & 4B
MEMO: Change in Conditions of Zoning

To whom it may concern:

Veritas Homes is seeking a change in condition for the lots 3B & 4B at Providence Walk on Ivy Creek. The change of condition we are proposing is identical to the CIC that was heard on 4/26/2011 and approved on 5/17/2011, to which the minimum square footage was changed to 1800 for all units and the exterior was changed from all brick to partial masonry and siding. These 2 were exempted at the time because they belonged to a different owner and were overlooked in the original process. The adjacent properties are all owned by Veritas Homes and have no structures on the home at this time. Your attention in this matter is appreciated and please do not hesitate to contact me for further questions.

Sincerely


Bobby Hughes
Veritas Homes
Construction Administrator
770-614-4698
bobbyhughes@veritashomes.net

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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

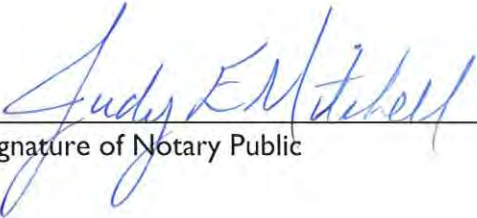
8/1/13

Date

Bobby Hughes

Construction Administrator

Type or Print Name and Title



Signature of Notary Public

8-1-13

Date



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CIC'13 019

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.



Signature of Property Owner

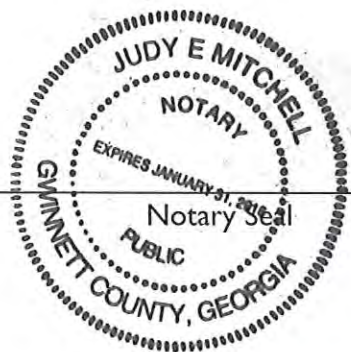
8/1/13
Date

Paul Davidson, Pres.
Type or Print Name and Title



Signature of Notary Public

8-1-13
Date



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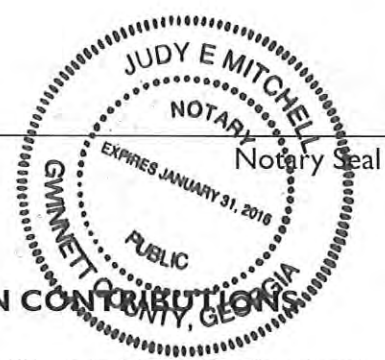
CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

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.

Bobby Hughes 8/1/13 Bobby Hughes Construction Admin.
 Signature of Applicant Date Type of Print Name and Title

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

Judy E. Mitchell 8-1-13
 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 Bobby Hughes
 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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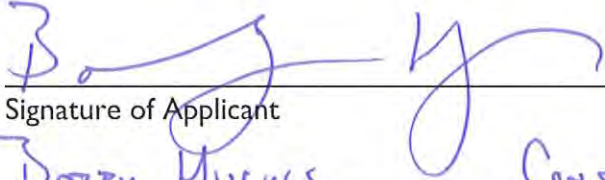
CIC'13 019

**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.

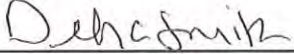
*** NOTE: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 7 - 224 - 306
(Map Reference Number) District Land Lot Parcel

 8/1/13
Signature of Applicant Date
DOBBY HUGHES CONSTRUCTION ADMINISTRATOR
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)

 tax services associate
NAME TITLE
August 2, 2013
DATE

CIC '13019

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