

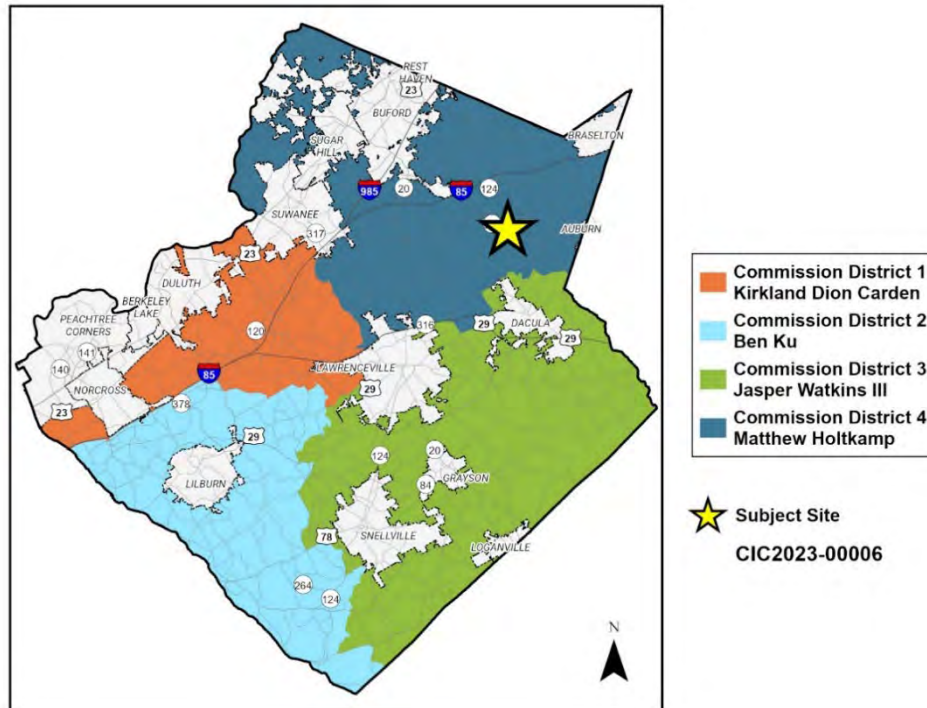


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: CIC2023-00006
Current Zoning: R-SR (Senior Oriented Residence District)
Overlay District: Highway 124/324/Hamilton Mill Road
Request: Change in Conditions
Addresses: 1500-2900 Block of Auburn Ridge Way and 2900-3100 Block of Appling Hills Drive
Map Number: R2001G122-140, R3001J132-168
Site Area: 14.96 acres
Existing Lots: 52
Development: Senior Oriented Subdivision
Commission District: District 4 – Commissioner Holtkamp
Character Area: Vibrant Communities and Established Neighborhoods

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Planning Commission Advertised Public Hearing Date: 3/7/2023
Board of Commissioners Advertised Public Hearing Date: 3/28/2023

Applicant: Summit at Auburn Hills HOA
1668 Auburn Ridge Way
Dacula, GA 30019

Owner: Summit at Auburn Hills HOA
1668 Auburn Ridge Way
Dacula, GA 30019

Contact: Chris Fruitticher

Contact Phone: 404.626.2271

Zoning History

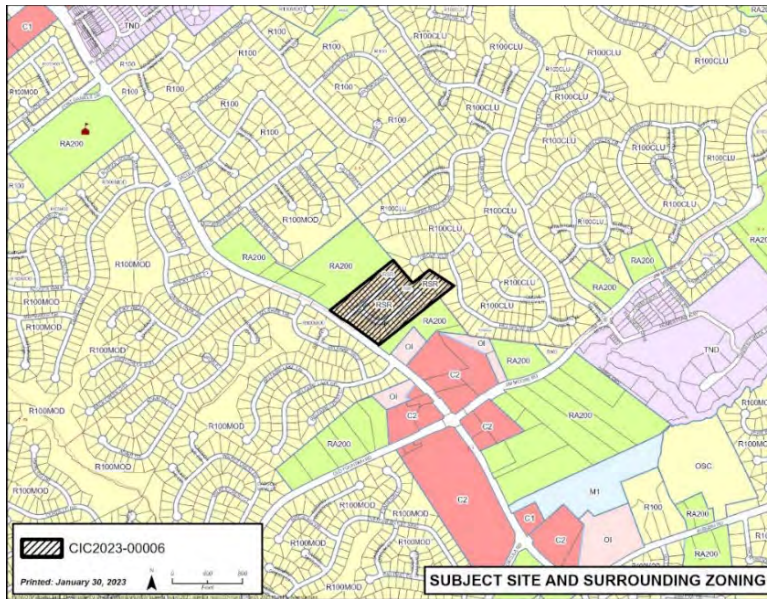
The subject property is zoned R-SR (Senior Oriented Residence District). The property was rezoned from RA-200 (Agriculture-Residence District) to R-SR in 2016 to create a 52 lot senior oriented residential subdivision, pursuant to RZR2016-00008. In 2018, a change in conditions was approved to decrease the required minimum heated floor area and to allow the option of a bathroom and bonus area on the second floor of some units, pursuant to CIC2018-00014. In 2019, a change in conditions was approved to allow a full bath within the second story bonus room option for 42 of the 52 detached dwelling units, pursuant to CIC2019-00003. This change in conditions request is for this approval. The subject property is located in the Highway 124/324/Hamilton Mill Overlay District.

Existing Site Condition

The subject property is a 14.96-acre, 52-lot residential subdivision located on Auburn Road, north of its intersection with Old Fountain Road/Jim Moore Road. The property contains 52 single-family detached units constructed between 2018 to 2021. There is a sidewalk along Auburn Road, as well as throughout the internal streets of the residential subdivision. Additionally, there is a 30-foot-wide open space strip with a mulched walking trail surrounding the perimeter of the subdivision. The site was developed with a 50-foot-wide street frontage buffer and a cross rail wooden fence located along Auburn Road. The nearest Gwinnett County Transit stop is approximately 6.9 miles from the subject site.

Surrounding Use and Zoning

The subject site is predominately surrounded by a single-family detached residential use. Hillgrove at Hamilton Mill and Belfaire, single-family detached subdivisions, are located to the northeast and southwest of the subject property, respectively. A place of worship and a vacant lot are located to the northwest and northeast of the subject property, respectively. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Existing	Single-Family Residential	R-SR	3.48 units per acre
North	Single-Family Residential	R-100 CLU	5.42 units per acre
East	Vacant	RA-200	N/A
South	Single-Family Residential	R-100-MOD	3.00 units per acre
West	Place of Worship	RA-200	N/A

Project Summary

The applicant requests approval of a change in conditions for a 14.96-acre single-family detached subdivision zoned R-SR, including:

- A change in conditions of case CIC2019-00003. The applicant is requesting a revision to the following condition:
 - Condition 1C, *“The homeowner’s association shall be responsible for maintenance of all common areas/facilities, street frontage landscaping, and lawn and ornamental planting maintenance on individual lots. The homeowner’s association shall be responsible for exterior maintenance of individual residences to include, at a minimum, painting of the exteriors on a rotation not to exceed six years.”* The applicant is requesting to strike the second sentence of this condition to remove the requirement for the homeowner’s association to paint the exterior of homes.
- An existing 52-lot single-family detached residential subdivision.
- No new construction is proposed as part of this request.
- If the request is approved, each homeowner would be responsible for maintaining the exterior of their individual residence.
- The R-SR Zoning District only requires that the homeowner’s association maintain detention ponds, common areas, and entrance facades.

Zoning and Development Standards

The applicant requests approval of a change in conditions in the R-SR, Senior Oriented Residence District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Existing	Meets Standard?
Front Yard Setback	Minimum: 20'	≥20'	YES
Side Yard Setback	Minimum: 5'	≥5'	YES
Rear Yard Setback	Minimum: 25'	≥25'	YES
Lot Area	Minimum Lot Area: 5,000	≥5,000	YES
Landscape Buffer	Minimum 25' Landscaped Setback from Exterior Streets	>25'	YES
Density	Maximum 4 units per acre	3.48 units per acre	YES

In addition, the following standard applies to development in the Highway 124/324/Hamilton Mill Overlay District:

Standard	Meets Standard?
Sidewalks shall be required adjacent to all public rights-of-way and into and throughout attached residential developments. The location of sidewalks shall be reviewed and approved by the Gwinnett or Georgia Department of Transportation. A sidewalk that is a minimum of four feet wide shall connect entrance(s) of buildings to the public rights-of-way.	YES

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit F). Standard site and infrastructure improvements will also be required related to transportation, stormwater, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Change in Conditions Request Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification, or a change in conditions, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO.

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 surrounding area includes residential uses to the north and south. The change in conditions is not proposing the addition of any structure or modifications to the site. The change in conditions request to remove the condition requiring painting of the exterior of all homes every 6 years by the HOA would not affect the use and development of adjacent and nearby properties.

B. Whether a proposed change in conditions will adversely affect the existing use or usability of adjacent or nearby property.

The existing use and usability of adjacent or nearby properties would not be adversely impacted by the approval of a change in conditions to remove the condition to paint the exterior of all homes every 6 years. The senior-oriented subdivision is surrounded by a 30-foot-wide open space strip and a 50-foot-wide street frontage buffer with planted shrubbery and trees along Auburn Road. Other residential neighborhoods in the area do not have similar requirements.

C. Whether the property to be affected by a proposed change in conditions has a reasonable economic use as currently zoned.

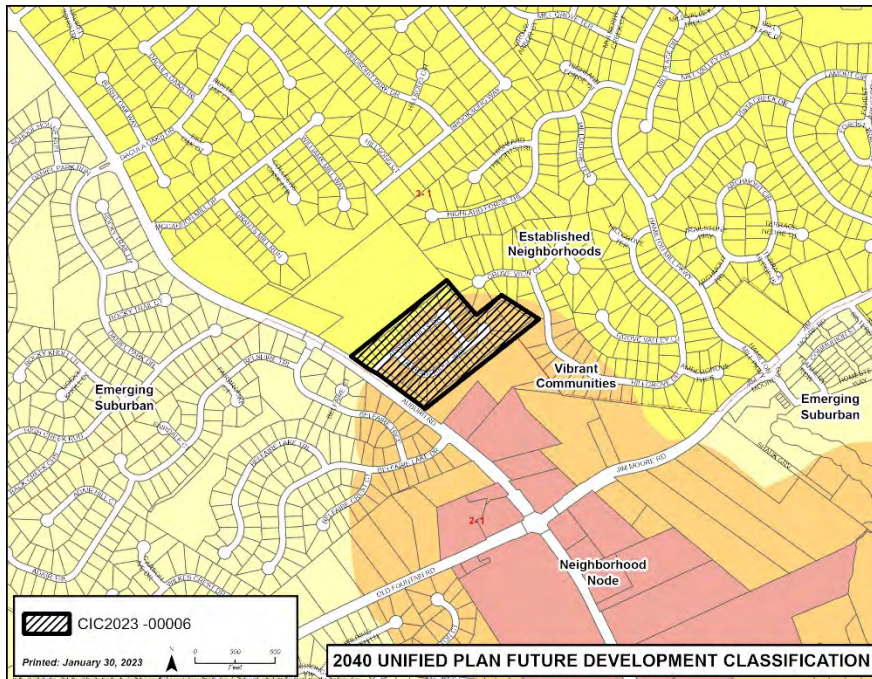
The property has a reasonable economic use as currently zoned.

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 impact on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this change in conditions request is attached (Exhibit F).

E. Whether the proposed change in conditions is in conformity with the policy and intent of the Unified Plan and Future Development Map.

The 2040 Unified Plan and Future Development Map indicates that the subject property is within the Vibrant Communities and Established Neighborhoods Character Areas. The Vibrant Communities Character Area is intended to serve as a transition between nodes and mixed-use activity centers and surrounding, established single-family residential areas. The Established Neighborhoods Character Area designates well established neighborhoods and single-family residential areas that are unlikely to undergo any significant changes or redevelopment in the next 20 years. The proposed change in conditions request does not propose any new construction or physical change to the site. Therefore, the request is in conformity with the policy and intent of the Unified Plan and Future Development Map.



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.

The existing senior-oriented property is surrounded by properties with similar residential land uses to the north and south, a place of worship to the west, and a vacant parcel to the east. The subject property does not have any active code enforcement violations related to exterior maintenance. The continued use of the property is appropriate for its zoning designation, and approval of the change in conditions request would be in line with similar nearby developments. Therefore, approval of the change in conditions request to remove the requirement to paint the exterior of all homes, would be appropriate.

Staff Recommendation:

Based on the staff’s evaluation of the request and the standards governing exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the change in conditions request.

Planning Commission Recommendation

Based on staff’s evaluation of the request, information presented at the public hearing, and the Planning Commission’s consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **APPROVAL WITH CONDITIONS** of the change in conditions request.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions)

The conditions below are those from CIC2019-00003 with suggested changes in bold or strikethrough.

Approval of a Change in Conditions to remove the condition to paint the exterior of all homes.

1. To restrict the use of the property as follows:

- a. Single-family detached dwellings and accessory uses and structures, not to exceed 42 lots. The minimum lot width shall be 50 feet.
- b. The development shall be restricted to occupancy by residents aged 55 years or older.
- c. The homeowner's association shall be responsible for maintenance of all common areas/facilities, street frontage landscaping, and lawn and ornamental planting maintenance on individual lots. ~~The homeowner's association shall be responsible for exterior maintenance of individual residences to include, at a minimum, painting of the exteriors on a rotation not to exceed six years.~~
- d. The minimum heated floor area per dwelling unit shall be 1,700 square feet.
- e. Homes shall be constructed with architectural treatments of primarily brick or stone on the front, with minor treatments of low or no-maintenance siding materials. The sides and rear shall contain a minimum three-foot high water table of brick or stone. A full cornice return at gable height shall be installed with fiber-cement shake siding in the gable area. The balance of the sides and rear shall be of brick, stone or fiber-cement siding. Half-bath and full bath options shall be permitted on the second floor.
- f. All dwellings shall have a minimum two-car garage.

2. To satisfy the following site development considerations:

- a. Provide a minimum 30-foot wide open space strip around the perimeter of the development, the 30-foot open space strip shall include a trail along the perimeter of the development; the trail may be incorporated into the 50-foot street frontage buffer. Provide a ten-foot wide open space strip with trail from "Street D" to the open space strip along the southern property line for a pedestrian connection.
- b. All utilities shall be placed underground.
- c. Natural vegetation shall remain on the property until the issuance of a development permit.
- d. Detention pond(s) shall be fenced with a black vinyl-coated chain link fence a minimum of four feet in height and shall be fully screened from view of adjacent residences with a double staggered row of evergreens.
- e. A multiuse easement shall be dedicated over the outfall sewer easement to allow for a potential future trail.

Exhibits:

- A. Site Visit Photos
- B. Previously Approved Resolution (CIC2019-00003)
- C. Site Plan
- D. Letter of Intent and Applicant's Response to Standards
- E. Application and Disclosure of Campaign Contributions
- F. Internal and External Agency Review Comment
- G. Maps

Exhibit A: Site Visit Photos



Subdivision Monument Sign



Existing Homes within the Subdivision



Existing Homes within the Subdivision

Exhibit B: Previously Approved Resolution (CIC2019-00003)

[attached]

WINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: APRIL 23, 2019

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Gwinnett Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Out of Room	Out of Room
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. HUNTER, which carried 4-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application by CENTURY COMMUNITIES OF GEORGIA, LLC to Change the Conditions of Zoning on a tract of land zoned R-SR and described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on APRIL 23, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 23rd day of APRIL 2019, that the aforesaid application to amend the Official Zoning Map is hereby **APPROVED** subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

- A. Single-family detached dwellings and accessory uses and structures, not to exceed 42 lots. The minimum lot width shall be 50 feet.
- B. The development shall be restricted to occupancy by residents aged 55 years or older.
- C. The homeowner's association shall be responsible for maintenance of all common areas/facilities, street frontage landscaping, and lawn and ornamental planting maintenance on individual lots. The homeowner's association shall be responsible for exterior maintenance of individual residences to include, at a minimum, painting of the exteriors on a rotation not to exceed six years.
- D. The minimum heated floor area per dwelling unit shall be 1,700 square feet.
- E. Homes shall be constructed with architectural treatments of primarily brick or stone on the front, with minor treatments of low or no-maintenance siding materials. The sides and rear shall contain a minimum three-foot high water table of brick or stone. A full cornice return at gable height shall be installed with fiber-cement shake siding in the gable area. The balance of the sides and rear shall be of brick, stone or fiber-cement siding. Half-bath and full bath options shall be permitted on the second floor.

F. All dwellings shall have a minimum two-car garage.

2. To satisfy the following site development considerations:

- A. Provide a minimum 30-foot wide open space strip around the perimeter of the development, the 30-foot open space strip shall include a trail along the perimeter of the development; the trail may be incorporated into the 50-foot street frontage buffer. Provide a ten-foot wide open space strip with trail from "Street D" to the open space strip along the southern property line for a pedestrian connection.
- B. All utilities shall be placed underground.
- C. Natural vegetation shall remain on the property until the issuance of a development permit.
- D. Detention pond(s) shall be fenced with a black vinyl-coated chain link fence a minimum of four feet in height, and shall be fully screened from view of adjacent residences with a double staggered row of evergreens.
- E. A multiuse easement shall be dedicated over the outfall sewer easement to allow for a potential future trail.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 5/13/19

ATTEST:

Diana King
County Clerk/Deputy County Clerk



All that tract or parcel of land lying and being in G.M.D. 1587 Rock Creek & G.M.D. 1749 Duncan Creek of the 3rd Land District, Gwinnett County, GA and shown on that certain revised plat labeled The Summit at Auburn Hills filed recorded on June 13, 2018 in Gwinnett County Plat Book 142, Page 143 and being more particularly described as follows:

Commence at the Intersection of Centerlines of Belfaire Lake Drive and Auburn Road; THENCE leaving said intersection North 44 degrees 09 minutes 56 seconds West for a distance of 273.13 feet to an Iron Pin Set on the Northeasterly Right-of-Way of Auburn Road (R/W varies), said Point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established and continuing along the aforesaid Right-of-Way of Auburn Road (R/W varies) the following two (2) courses and distances North 54 degrees 50 minutes 11 seconds West for a distance of 329.60 feet to a Point; THENCE North 55 degrees 05 minutes 35 seconds West for a distance of 354.13 feet to a Point; THENCE leaving aforesaid Right-of-Way of Auburn Road North 51 degrees 30 minutes 31 seconds East for a distance of 932.82 feet to a ½" rebar with a cap; THENCE South 40 degrees 44 minutes 39 seconds East for a distance of 343.53 feet to a Point; THENCE North 51 degrees 54 minutes 58 seconds East for a distance of 239.84 feet to a ½" rebar with a cap; THENCE South 57 degrees 15 minutes 18 seconds East for a distance of 333.49 feet to an Axle; THENCE South 51 degrees 46 minutes 26 seconds West for a distance of 1099.51 feet to a Point, said point being **THE POINT OF BEGINNING**.

Less and Except:

Lots 2A, 9B, 10B, 11B, 12B, 13B, 29A, 30A, 31A, 32A, 34A, 35A and 36A shown on that certain revised plat labeled The Summit at Auburn Hills filed recorded on June 13, 2018 in Gwinnett County Plat Book 142, Page 143.

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Planning&Development

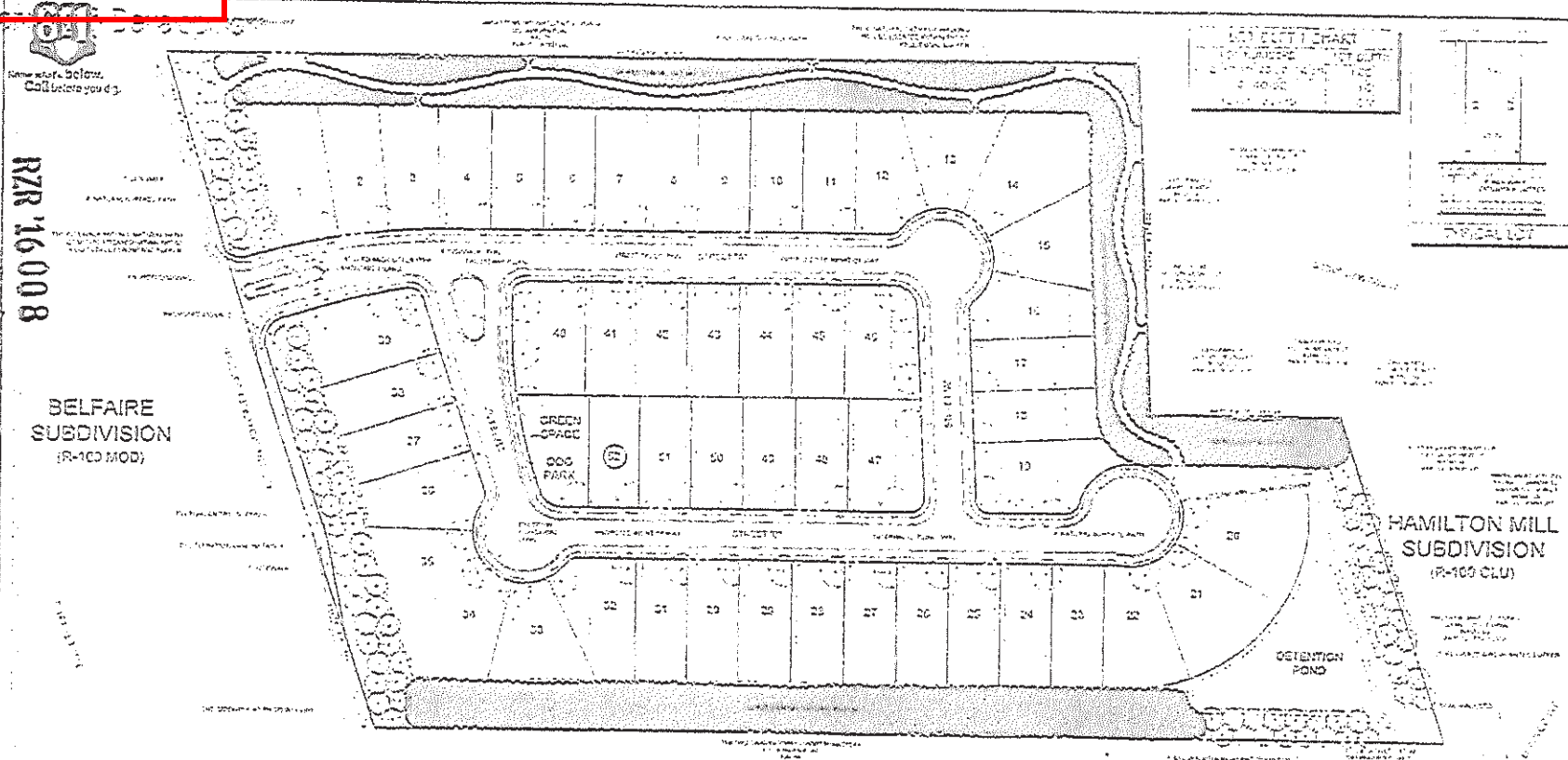
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Exhibit C: Site Plan

[attached]

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INLAND GROUP
A SCHEDE RESIDENTIAL DEVELOPMENT

INLAND, LLC
210 FARMER FIELD ROAD
SUITE 100
DUBLIN, GA 31007
(404) 487-2200

24-HOUR PROJECT CONTACT
MR. CHAZ WATERS
(404) 277-4280 cell

OVERLAY DISTRICT
HIGHWAY 124 / 324 / HAMILTON MILL ROAD

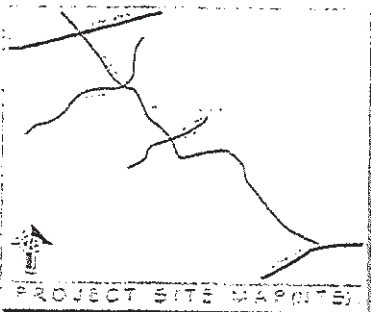
TRAFFIC COUNTS

TRAFFIC COUNTS FOR THE PROPOSED DEVELOPMENT AND ADJACENT AREAS. THIS INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY.

DATE	TIME OF DAY	ADJACENT	PROPOSED
01/05/2023	7:00 AM - 9:00 AM	100	100
01/05/2023	12:00 PM - 2:00 PM	100	100
01/05/2023	5:00 PM - 7:00 PM	100	100

MANDATORY NOA

NOA REQUIRED FOR THIS PROJECT. THE NOA SHALL BE SUBMITTED TO THE GWINNETT COUNTY PLANNING AND DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL.



SITE DATA CHART

PROPERTY INFORMATION	PROPOSED PROJECT INFORMATION
PARCEL FOR USE: 10000 SQ FT	PROPOSED PROJECT: 10000 SQ FT
AREA OF PROJECT: 10000 SQ FT	AREA OF IMPACT: 10000 SQ FT
DATE OF CONSTRUCTION: 01/05/2023	DATE OF REVIEW: 01/05/2023
PROPOSED LOT SIZE: 10000 SQ FT	PROPOSED LOT SIZE: 10000 SQ FT
PROPOSED ROADWAY: 10000 SQ FT	PROPOSED ROADWAY: 10000 SQ FT
PROPOSED DRIVEWAY: 10000 SQ FT	PROPOSED DRIVEWAY: 10000 SQ FT

GENERAL NOTES

- THE PROJECT PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE GWINNETT COUNTY PLANNING AND DEVELOPMENT DEPARTMENT AND THE GWINNETT COUNTY BOARD OF ZONING ADJUSTMENTS.
- THE PROJECT PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE GWINNETT COUNTY PLANNING AND DEVELOPMENT DEPARTMENT AND THE GWINNETT COUNTY BOARD OF ZONING ADJUSTMENTS.

PROJECT UTILITIES

THE PROJECT PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE GWINNETT COUNTY PLANNING AND DEVELOPMENT DEPARTMENT AND THE GWINNETT COUNTY BOARD OF ZONING ADJUSTMENTS.

REVISIONS:

NO.	DATE	DESCRIPTION
1	01/05/2023	INITIAL REVIEW
2	01/05/2023	REVISIONS
3	01/05/2023	FINAL REVIEW

ISSUING SITE PLAN:

DATE: 01/05/2023
TIME: 10:00 AM
BY: CHAZ WATERS

Exhibit D: Letter of Intent and Applicant's Response to Standards

[attached]

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LETTER OF INTENT

January 3, 2023

The applicant, Summit at Auburn Hills Association, Inc. (HOA), submits this Letter of Intent for a Change in Conditions to RSR2016-00008 and CIC2019-0003 This parcel is now a developed 55+ subdivision known as Summit at Auburn Hills. There are 52 homes constructed on the approximate 14.96 acres.

The HOA is in the process of amending its governing documents. One of the changes we desire to make is to remove the requirement in the Covenants that requires the HOA to paint and maintain the exterior of each home every six years. The developer did not properly fund the HOA to take care of this immense expense. The original annual fees were set at \$1,640 per home.

We had a Reserve Study done and it requires the HOA to put in reserve \$65,000 each year to fund painting and maintaining the exterior of each home. To do this the HOA would have to increase the annual fees by \$1,200, at a minimum, per year per home. This is a 55+ subdivision with over half the homeowners retired. They are on fixed incomes and cannot afford this kind of yearly increase. Each homeowner will be responsible for maintaining the exterior of their homes.

Attached is a copy of the original Board of Commissioners' Zoning Order. We ask that the redlined sentence of Section 1C be removed from the Zoning Order.

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CHANGE IN CONDITIONS APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, 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:

No. It will not permit a use that is suitable.

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

No. This will not adversely affect the existing use.

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

No. This change will not affect reasonable economic use as currently zoned.

- (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. This change will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

Yes. The change is in conformity with the policy and intent of the land use plan.

- (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:

No other existing or changing conditions affecting the use and development of the property.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

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1/4/2023

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Summit at Auburn Hills Assoc</u>	NAME: <u>Summit at Auburn Hills Assoc</u>
ADDRESS: <u>1668 Auburn Ridge way</u>	ADDRESS: <u>1668 Auburn Ridge way</u>
CITY: <u>Dacula</u>	CITY: <u>Dak Dacula</u>
STATE: <u>GA</u> ZIP: <u>30019</u>	STATE: <u>GA</u> ZIP: <u>30019</u>
PHONE: <u>404-626-2271</u>	PHONE: <u>404-626-2271</u>
EMAIL: <u>Chrisfr213@Comcast.net</u>	EMAIL: <u>Chrisfr213@Comcast.net</u>
CONTACT PERSON: <u>Chris Fruttich</u> PHONE: <u>404-626-2271</u>	
CONTACT'S E-MAIL: <u>Chrisfr213@Comcast.net</u>	

OWNER'S AGENT **APPLICANT IS THE:** PROPERTY OWNER CONTRACT PURCHASER

ZONING DISTRICTS(S): RSR PRIOR ZONING CASE: CIC 2019-00003

PARCEL NUMBER(S): See attached list Exhibit J ACREAGE: 14.96

ADDRESS OF PROPERTY: See attached list Exhibit J

PROPOSED CHANGE IN CONDITIONS: Remove requirement to paint homes every 6 years.

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>53</u>	NO. OF BUILDINGS/LOTS: _____
DWELLING UNIT SIZE (Sq. Ft.): <u>1700</u>	TOTAL GROSS SQUARE FEET: _____
GROSS DENSITY: <u>3.47</u>	DENSITY: _____
NET DENSITY: <u>3.47</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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1/4/2023

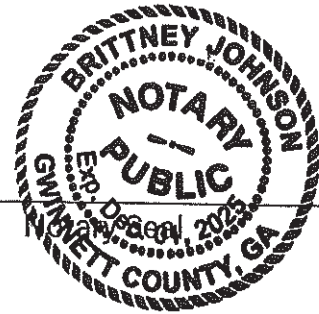
CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

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.

Chris W. Fruitticher 6-1-2022 Chris W. Fruitticher Treasurer
Signature of Applicant Date Type of Print Name and Title

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

Brittney Johnson 6/1/2022
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 Chris W. Fruitticher
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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2/23/2023

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.

Summit at Auburn Hills Assoc

Chris W. Fruitticher - Treasurer

10-7-22

Signature of Property Owner

Date

Summit at Auburn Hills Association

Chris W. Fruitticher - Treasurer

Type or Print Name and Title

1389 Appling Hills Dr.
Dacula, GA

Patti Agee

10-7-22

Signature of Notary Public

Date



Notary Seal

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2/23/2023

CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

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Barbara McKinney

Signature of Property Owner

9/3/2022

Date

BARBARA McKinney

Type or Print Name and Title
*3000 Applig Hills Dr
Dacula GA 30019*

Patti Agee

Signature of Notary Public

9.3.22

Date



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2/23/2023

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[Handwritten Signature]

Signature of Property Owner

2-22-23

Date

CHANGE LOG

Type or Print Name and ~~Address~~

1728 Auburn Ridge Way
Dacula, GA.

[Handwritten Signature]

Signature of Notary Public

2.22.23

Date



Notary Seal

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1/4/2023

CHANGE IN CONDITIONS APPLICANT'S CERTIFICATION

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Chris W. Fruitticher

Signature of Applicant

6-1-2022

Date

Summit at Auburn Hills HOA

Type or Print Name and Title

Chris W. Fruitticher, Treasurer

Brittney Johnson

Signature of Notary Public

6-1-2022

Date



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1/4/2023

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Summit at Auburn Hills Assoc

Chris W. Fruitticher - Treasurer

10-7-22

Signature of Property Owner

Date

Summit at Auburn Hills Association

Chris W. Fruitticher - Treasurer

Type or Print Name and Title

Patti Agee

10-7-22

Signature of Notary Public

Date



Notary Seal

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1/4/2023

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Joyce Cowart
Signature of Property Owner

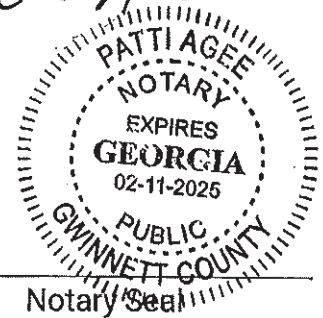
10/7/22
Date

JOYCE COWART
Type or Print Name and Title

1699 Auburn Ridge Way, Dacula GA 30019

Patti Aget
Signature of Notary Public

10-7-22
Date



RECEIVED

1/4/2023

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Marianne C. Roberts

Signature of Property Owner

10-7-22

Date

Marianne C. Roberts

Type or Print Name and Title

*3060 Appleby Hills Dr.
Dacula, GA 30019*

Patti Agee

Signature of Notary Public

10-7-22

Date



Notary Seal

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1/4/2023

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Dorothy Gwynne
Signature of Property Owner

9-3-22
Date

DOROTHY GWYNNE
Type or Print Name and Title

Owner

*1758 Auburn Ridge Way
Dacula, GA 30019*

Dawn M Hoffman
Signature of Notary Public

9/3/2022
Date

Notary Seal

**Dawn M Hoffman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/04/2023**

RECEIVED

1/4/2023

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 5/2021

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Beanka Jones
Signature of Property Owner

9/5/22
Date

Beanka Jones
Type or Print Name and Title

2950 Appleby Hills Drive
Dacula, GA 30019

Dawn M Hoffman 9/5/2022
Signature of Notary Public Date

**Dawn M Hoffman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/04/2023**

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[Handwritten Signature]

Signature of Property Owner

9-5-22

Date

LORNA GAFFEY

Type or Print Name and Title

OWNER

3021 Appleing Hills Dr.
Dacula, GA 30019

[Handwritten Signature]

Signature of Notary Public

9/5/2022

Date

Notary Seal

**Dawn M Hoffman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/04/2023**

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Janet Taratsas
Signature of Property Owner

9-3-2022
Date

Janet Taratsas
Type or Print Name and Title
1669 Auburn Ridge Way
Dacula GA 30019

Patti Agee
Signature of Notary Public

9.3.2022
Date




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1/4/2023

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 5/2021

CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

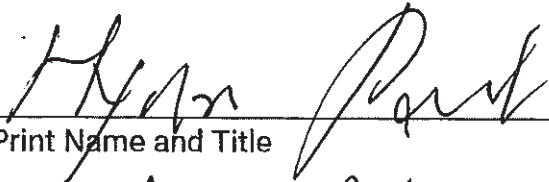
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Signature of Property Owner

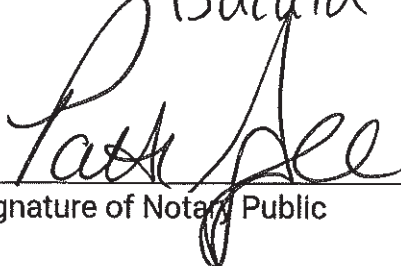
9/3/2022

Date



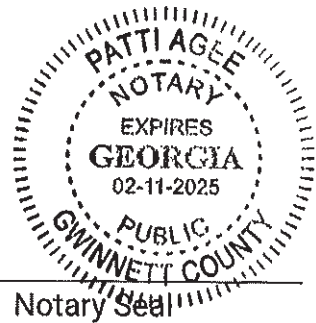
Type or Print Name and Title

1649 Auburn Ridge Way
Dacula GA 30019



Signature of Notary Public

Date



Notary Seal

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Tina L. Gill

Signature of Property Owner

9/3/22

Date

Tina L. Gill

Type or Print Name and Title

3120 Appling Hills Dr.

Dacula, GA 30019

Patti Agee

Signature of Notary Public

9.3.22

Date



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1/4/2023

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Barbara McKinney

Signature of Property Owner

9/3/2022

Date

BARBARA McKinney

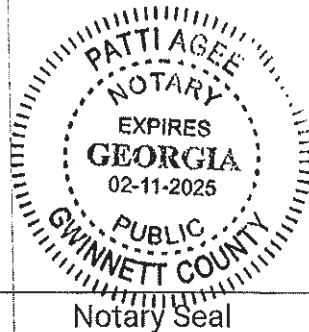
Type or Print Name and Title
3020 Applig Hills Dr
Dacula GA 30019

Patti Agee

Signature of Notary Public

9.3.22

Date



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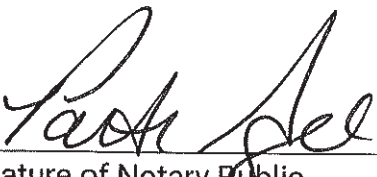
Signature of Property Owner

9/2/22

Date

Morgan S. Woodford

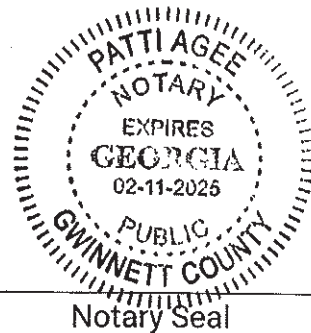
Type or Print Name and Title
2960 Appling Hills Drive
Decatur, GA 30019



Signature of Notary Public

9-2-22

Date



RECEIVED

1/4/2023

Gwinnett County Planning Division
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Last Updated 5/2021

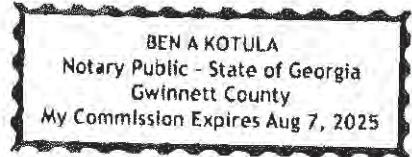
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Spencer S. Frazer
Signature of Property Owner

8.17.2022
Date

SPENCER S. FRAZER OWNER
Type or Print Name and Title
3011 Appling Hills Drive
Dacula, GA 30019



[Signature]
Signature of Notary Public

8/17/2022
Date

Notary Seal

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1/4/2023

Gwinnett County Planning Division
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Shirlee Schneider

Signature of Property Owner

9.3.22

Date

Shirlee Schneider

Type or Print Name and Title

3100 Appling Hills Dr
Dacula GA 30019

Patti Agee

Signature of Notary Public

9.3.22

Date



Notary Seal

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1/4/2023

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Lisa Horn

Signature of Property Owner

9-3-2022

Date

Lisa Horn

Type or Print Name and Title

*3090 Apples Hill's
Dr Court, GA 30019*

Patti Agee

Signature of Notary Public

9-3-22

Date



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[Handwritten Signature]
Signature of Property Owner

9/3/2022
Date

Danita R. Perry
Type or Print Name and Title

3070 Applying Hills Dr DACULA, GA 30019

[Handwritten Signature]
Signature of Notary Public

9-3-22
Date



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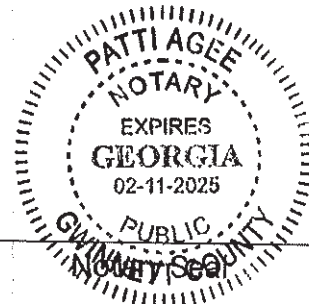
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Cathy J. Park 9-3-2022
Signature of Property Owner Date

CATHY JEOMSOON PARK
Type or Print Name and Title
3050 Appling Hills Dr Dacula GA 30019

Patti Agee 9.3.22
Signature of Notary Public Date



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1/4/2023

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Bonnie Edge 9/3/22
Signature of Property Owner Date

Bonnie Edge owner
Type or Print Name and Title

3040 Applins Hills Drive
Dacula, GA 30019

Dawn M Hoffman 9/3/2022
Signature of Notary Public Date Notary Seal

Dawn M Hoffman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/04/2023

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Young Woo

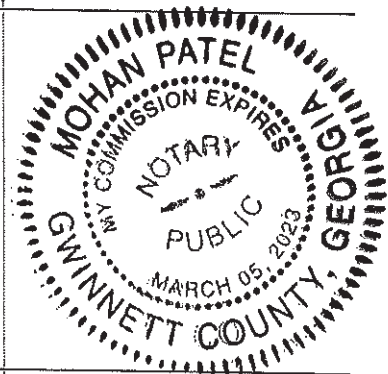
Signature of Property Owner

9/29/2022
Date

Young Woo + Mohan Patel

Type or Print Name and Title

*3030 Appleton Hills Drive
Dacula, GA 30019*



[Signature]

Signature of Notary Public

9/28/2022
Date

Notary Seal

[Signature]

9/2/2022
5

Dawn M Hoffman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/04/2023

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Signature of Property Owner

09-3-2022
Date

3051 Appling Hills
30019

Luis Alfredo Forero
Type or Print Name and Title
3051 Appling Hills Drive
Dacula, GA 30019



Signature of Notary Public

9/3/2022
Date

**Dawn M Hoffman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/04/2023**

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Patmore

Signature of Property Owner

9-1-22

Date

Patty Patmore

Type or Print Name and Title

Homeowner

*Address = 3041 Appleing Hills Drive
Dacula, GA 30019*

Dawn M Hoffman

Signature of Notary Public

Date

Notary Seal

**Dawn M Hoffman
NOTARY PUBLIC
Gwinnett County, GEORGIA
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Daryl P. Bouteille / 9-3-2022
Signature of Property Owner / Date

DARYL P. BOUTELLE / OWNER
Type or Print Name and Title
3060 APPLING HILLS DR.
Dacula, GA 30019

Dawn M. Hoffman / 9/3/2022
Signature of Notary Public / Date

Notary Seal

Dawn M Hoffman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/04/2023

Dawn M Hoffman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/04/2023

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Frank Cheshaie

Signature of Property Owner

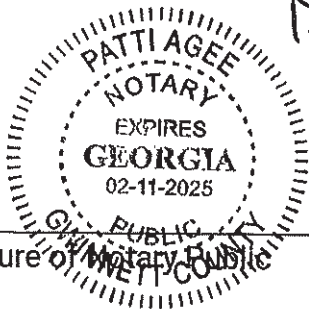
9.3.22

Date

FRANK CHESHIRE

Type or Print Name and Title

1718 Auburn Ridge Way
Dacula GA 30019



Signature of Notary Public

9-3-22

Date

Patti Agee

Notary Seal

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Jane Blackham
Signature of Property Owner

9/3/22
Date

JANE BLACKHAM
Type or Print Name and Title
1618 Auburn Ridge Way
Dacula, GA 30019

9/3/22

Patti Ager
Signature of Notary Public

9.3.22
Date



RECEIVED

1/4/2023


CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

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Signature of Property Owner

9/3/2022
Date

SANG KI LEE
Type or Print Name and Title
1608 Auburn Ridge way
Dacula, GA 30019


Signature of Notary Public

9.3.2022
Date



Notary Seal

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1/4/2023

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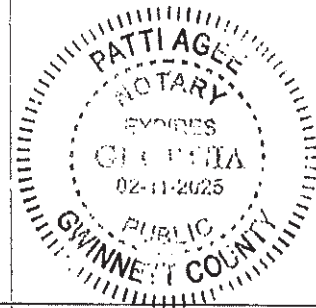
Shirley Wilbert
Signature of Property Owner

9/6/2022
Date

Shirley Wilbert
Type or Print Name and Title
1698 Auburn Ridge way
Dacula, GA 30019

Patti Agee
Signature of Notary Public

9-6-22
Date




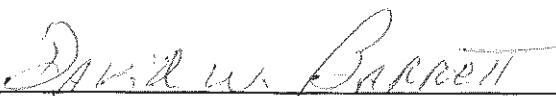
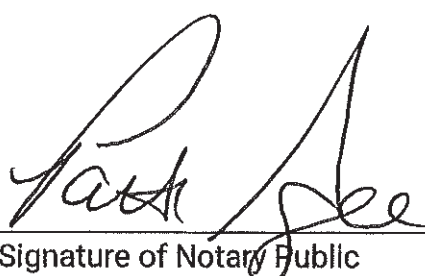
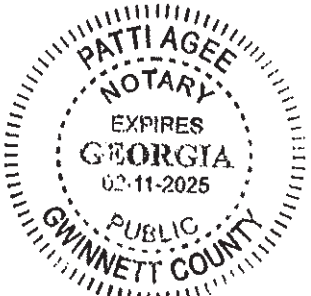
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	8-13-22
Signature of Property Owner 3031 Apple Hill Dr. Dacula, GA 30019	Date
	
Type or Print Name and Title	
	
Signature of Notary Public	Date

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Annette R. Booth

Signature of Property Owner

8-13-2022

Date

Mrs. Annette R. Booth

Type or Print Name and Title

*3010 Appling Hills Dr.
Decatur, Georgia
30019*

Dawn M. Hoffman 8/13/2022

Signature of Notary Public

Date

Notary Seal

**Dawn M Hoffman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/04/2023**

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Change in Conditions Application
Last Updated 5/2021

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Greg Durham
Signature of Property Owner

8-13-22
Date

Greg Durham
Type or Print Name and Title
3001 Appleing Hill Dr

Patti Agee
Signature of Notary Public

8-13-22
Date



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B.R. Elmore

Signature of Property Owner

8/18/22

Date

Billy R. Elmore

Type or Print Name and Title

2980 Appleing Hills Dr.

Dacula GA 30015

Patti Agee

Signature of Notary Public

8/18/22

Date



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[Handwritten Signature]

8/13/2022

Signature of Property Owner

Date

DAWN M HOFFMAN Homeowner
3061 Apple Hill Dr Decatur, Ga 30019

Type or Print Name and Title

[Handwritten Signature]

8-13-22

Signature of Notary Public

Date



Notary Seal

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[Handwritten Signature]

Signature of Property Owner

8/13/22
Date

James W Kelly III
Type or Print Name and Title

Home Owner

3020 APPHOG Hills Dr

[Handwritten Signature]

Signature of Notary Public

8/13/22

Date

Notary Seal

Dawn M Hoffman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/04/2023

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[Handwritten Signature]

Signature of Property Owner

8-13-22

Date

HYUN CHANG KIM

Type or Print Name and Title

owner

3110 Appleing Hills Dr
Dacula GA 30019

[Handwritten Signature]

Signature of Notary Public

8/15/22

Date



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[Handwritten Signature]

Signature of Property Owner

8-13-22

Date

Robert W. Nobs

Type or Print Name and Title

*3020 Appleby Hills Dr.
Dacula, GA 30019*

[Handwritten Signature]

Signature of Notary Public

8-13-22

Date



Notary Seal

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[Handwritten Signature]

Signature of Property Owner

8-13-22

Date

Richard D. Ope

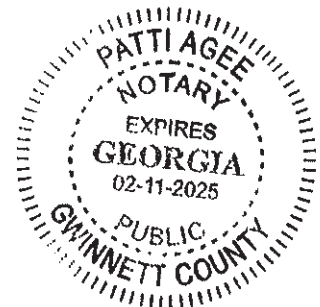
Type or Print Name and Title
3130 Appleing Hills Dr

[Handwritten Signature]

Signature of Notary Public

8-13-22

Date



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[Handwritten Signature]

Signature of Property Owner

8/13/22

Date

Cheryl Thomas

Type or Print Name and Title

2970 Appling Hills Dr
Auburn, GA 30019

[Handwritten Signature]

Signature of Notary Public

8/13/2022

Date

My Commission Expires 08/04/2023
Gwinnett County, GEORGIA
NOTARY PUBLIC
Dawn M Hoffman

Notary Seal

Dawn M Hoffman
NOTARY PUBLIC
Gwinnett County, GEORGIA
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A White

Signature of Property Owner

8-13-2022

Date

Audrey White

Type or Print Name and Title

2990 Appleing Hills Dr. Decatur GA 30019

Dawn M. Hoffman

Signature of Notary Public

8/13/2022

Date

Dawn M Hoffman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/04/2023
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[Handwritten Signature]

Signature of Property Owner

8-13-22

Date

Lew Adamany

Type or Print Name and Title

1748 Auburn Ridge Way Decola GA

30019



Signature of Notary Public

8/13/22

Date

[Handwritten Signature]

Notary Seal



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Michael Ber

Signature of Property Owner

8-13-22

Date

Michael Agre

Type or Print Name and Title

*1688 Auburn Ridge Way
Dacula GA 30019*

Dawn M Hoffman

Signature of Notary Public

8-13-22

Date

Notary Seal

**Dawn M Hoffman
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Gwinnett County, GEORGIA
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Roland M Cannon

8-13-22

Signature of Property Owner

Date

*Roland M. Cannon
Tub. W. Cannon*

*1578 Auburn R. Dr. Hwy
Dacula GA 30019*

Type or Print Name and Title

Patti Agee

8-13-22

Signature of Notary Public

Date



Notary Seal

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John Consolivi
Signature of Property Owner

8/22/22
Date

John Consolivi - OWNER
Type or Print Name and Title
1659 Auburn Ridge Way
Dacula GA 30019

Patti Agee
Signature of Notary Public

8-13-22
Date


Notary Seal

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Gloria E. Davis 8/13/22
Signature of Property Owner Date

Gloria E. Davis
Type or Print Name and Title

1678 Auburn Ridge Way
Dacula GA 30019

Patti Agee 8-13-22
Signature of Notary Public Date



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Chris W. Frutticher

Signature of Property Owner

8-13-2022

Date

Chris W. Frutticher

Type or Print Name and Title

*1668 Auburn Ridge way
Decula, GA 30019*

Dawn M Hoffman 8/13/2022

Signature of Notary Public

Date

**Dawn M Hoffman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/04/2023**

Notary Seal

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Richard Huxson

Signature of Property Owner

3/15/22

Date

Richard Huxson

Type or Print Name and Title

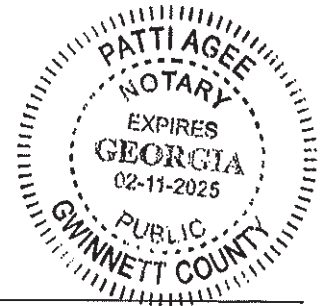
*1658 Auburn Ridge Ave
Dacula GA 30019*

Patti Agee

Signature of Notary Public

8-15-22

Date



Notary Seal

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Tommy F. Isom
Signature of Property Owner

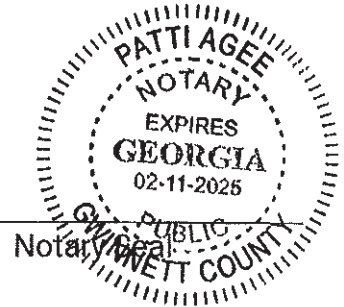
8/13/22
Date

Tommy F. Isom
Type or Print Name and Title

1689 Auburn Ridge Way
Dacula, Ga. 30019

Patti Agee
Signature of Notary Public

8/13/22
Date



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Sharon Jefferson
Signature of Property Owner

8-13-22

Date

*Sharon Jefferson
1658 Auburn Ridge Way
Dacula GA 30019*

Type or Print Name and Title

Dawn M Hoffman *8/13/22*

Signature of Notary Public

Date

Notary Seal

**Dawn M Hoffman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/04/2023**


5

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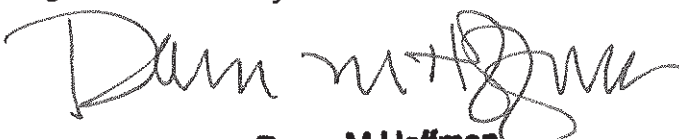
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	8/13/22
Signature of Property Owner	Date

Chin Kim
Type or Print Name and Title

1679 Auburn Ridge way Dacula GA 30019	
Signature of Notary Public	Date

	8/13/2022	
Dawn M Hoffman NOTARY PUBLIC Gwinnett County, GEORGIA My Commission Expires 08/04/2023		Notary Seal

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[Handwritten Signature]

Signature of Property Owner

8/13/22

Date

Yuna J. Kim

Type or Print Name and Title

*1579 Auburn Ridge Way
Dacula, GA 30019*

[Handwritten Signature]

Signature of Notary Public

8/13/22

Date



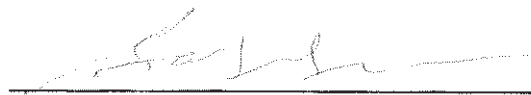
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Signature of Property Owner

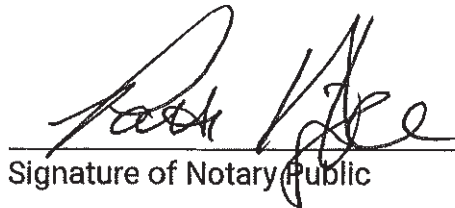
Date

8/13/2022

SANG K LEE

Type or Print Name and Title

1608 Auburn Ridge Way
Dacula GA 30019



Signature of Notary Public

8/13/22

Date



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1/4/2023

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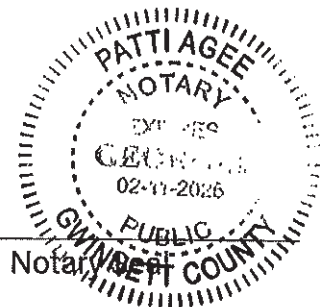
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Cheryl McCalla
Signature of Property Owner

8-13-2022
Date

Cheryl McCalla
Type or Print Name and Title
1648 Auburn Ridge Way
Dacula, GA 30019

Patti Agee
Signature of Notary Public
8/13/22
Date



RECEIVED

1/4/2023

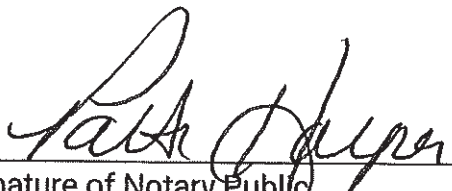
CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

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.

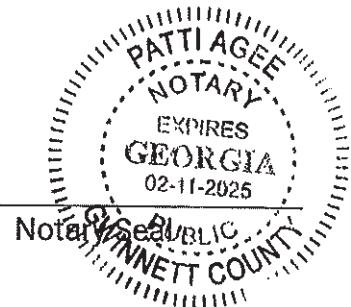

Signature of Property Owner

8/13/22
Date

Jeff Richardson
Type or Print Name and Title
1768 Auburn Ridge Way
Dacula GA 30019


Signature of Notary Public

8/13/22
Date



RECEIVED

1/4/2023

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

8/13/2022

Date

Debra Scott

Type or Print Name and Title

1738 Auburn Ridge Way
Dacula GA 30019

Signature of Notary Public

8-13-22

Date



Notary Seal

RECEIVED

1/4/2023

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.

[Handwritten Signature]

Signature of Property Owner

8/13/22

Date

JEFF STOFKO

Type or Print Name and Title

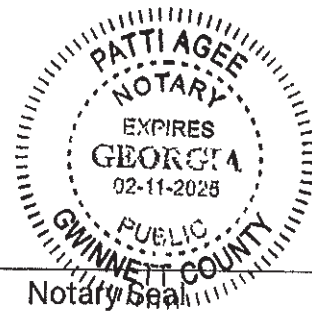
1628 AUBURN RIDGE WAY
Dacula, GA 30019

[Handwritten Signature]

Signature of Notary Public

8/13/22

Date



Notary Seal

RECEIVED

1/4/2023

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.

Perry S. Wilkes

Signature of Property Owner

8/13/2022
Date

PERRY S. WILKES

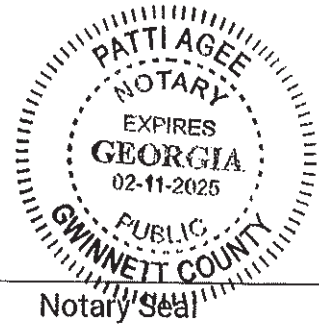
Type or Print Name and Title

1598 Auburn Ridge Rd
Dacula, GA 30099

Patti Agee

Signature of Notary Public

8-13-22
Date



Notary Seal

RECEIVED

1/4/2023

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.

Anthony Zarcone

8/13/22

Signature of Property Owner

Date

ANTHONY ZARCONI

Type or Print Name and Title

*1708 Auburn Ridge Way
Dacula GA 30019*

Dawn M. Hoffman 8/13/22

Signature of Notary Public

Date

Notary Seal

**Dawn M Hoffman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/04/2023**

5

RECEIVED

1/4/2023

**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: 2001 - G - 122
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli
Signature of Applicant

11-28-2022
Date

Chris W. Frittelli Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Kathleen Lyles
NAME

TSA
TITLE

11/30/22
DATE

RECEIVED

1/4/2023

**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: 2001 - G - 123
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli

Signature of Applicant

11-28-2022

Date

Chris W. Frittelli Treasurer

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Kathleen Lyles

NAME

TSA

TITLE

11/30/22

DATE

RECEIVED

1/4/2023

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 5/2021

**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: 2001 - G - 124
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli

Signature of Applicant

11-28-2022

Date

Chris W. Frittelli Treasurer

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Kathleen Lyles
NAME

TSA
TITLE

11/30/22
DATE

RECEIVED

1/4/2023

**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:	<u>2001</u>	-	<u>G</u>	-	<u>125</u>
(Map Reference Number)	District		Land Lot		Parcel
	<u>Summit at Auburn Hills Association</u>				
By: <u>Chris W. Fruittichen</u>					<u>11-28-2022</u>
Signature of Applicant					Date
<u>Chris W Fruittichen</u>	<u>Treasurer</u>				
Type or Print Name and Title					

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

<u>Kathleen M Lyles</u>	<u>TSA</u>
NAME	TITLE
<u>11/30/22</u>	
DATE	

RECEIVED

1/4/2023

**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: 2001 - G - 126
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli

Signature of Applicant

11-28-2022

Date

Chris W. Frittelli Chair Treasurer

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Nickie Schoby
NAME

TSA II
TITLE

11/30/2022
DATE

RECEIVED

1/4/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS**

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PARCEL I.D. NUMBER: 2001 - G - 127
 (Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Fruttini 11-28-2022
 Signature of Applicant Date

Chris W. Fruttini Treasurer
 Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Nokie Schobey TSA II
 NAME TITLE

11/30/2022
 DATE

RECEIVED

1/4/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
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PARCEL I.D. NUMBER: 2001 - G - 128
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli
Signature of Applicant

11-28-2022
Date

Chris W. Frittelli Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Vicki Scholey
NAME

TSA II
TITLE

11/30/2022
DATE

RECEIVED

1/4/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
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PARCEL I.D. NUMBER: 2001 - G - 129
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frivitti

Signature of Applicant

11-28-2022

Date

Chris W. Frivitti Chair Treasurer

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Vicki Schokey

NAME

TSA II

TITLE

11/30/2022

DATE

RECEIVED

1/4/2023

**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.

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PARCEL I.D. NUMBER: 2001 - G - 130
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frutti

Signature of Applicant

11-28-2022

Date

Chris W. Frutti Treasurer

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Nikki Scholey
NAME

TSA II
TITLE

11/30/2020
DATE

RECEIVED

1/4/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS**

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PARCEL I.D. NUMBER: 2001 - G - 131
(Map Reference Number) District Land Lot Parcel

Summit of Auburn Hills Association

By:

Signature of Applicant

11-28-2022

Date

Chris W. Frivitti, Treasurer

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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 Schobey
NAME

TSA II

TITLE

11/30/2022
DATE

RECEIVED

1/4/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
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PARCEL I.D. NUMBER: 2001 - G - 132
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Fruttini

Signature of Applicant

11-28-2022

Date

Chris W. Fruttini Treasurer

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Chris Nelson

NAME

Tax Services Associate

TITLE

November 30, 2022

DATE

RECEIVED

1/4/2023

**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.

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PARCEL I.D. NUMBER: 2001 - G - 133
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli 11-28-2022
Signature of Applicant Date

Chris W. Frittelli Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Chris Nelson Tax Services Associate
NAME TITLE
November 30, 2022
DATE

RECEIVED

1/4/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
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PARCEL I.D. NUMBER: 2001 - G - 134
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frivitti

Signature of Applicant

11-28-2022

Date

Chris W. Frivitti, Treasurer

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

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Chris Nelson

NAME

Tap Services Associate

TITLE

November 30, 2022

DATE

RECEIVED

1/4/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
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PARCEL I.D. NUMBER: 2001 - G - 135
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli

11-28-2022

Signature of Applicant

Date

Chris W. Frittelli Treasurer

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Chris Nelson

Tax Services Associate

NAME

TITLE

November 30, 2022

DATE

RECEIVED

1/4/2023

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PARCEL I.D. NUMBER: 2001 - G - 136
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli
Signature of Applicant

11-28-2022
Date

Chris W. Frittelli Chair Treasurer
Type or Print Name and Title

PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.

TAX COMMISSIONERS USE ONLY

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Chris Nelson
NAME

Tax Services Associate
TITLE

November 30, 2022
DATE

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1/4/2023

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PARCEL I.D. NUMBER: 2001 - G - 137
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli

11-28-2022

Signature of Applicant

Date

Chris W. Frittelli Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

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Chris Nelson

Top Services Associate

NAME

TITLE

November 30, 2022

DATE

RECEIVED

1/4/2023

**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: 2001 - G - 138
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: _____ 11-28-2022
Signature of Applicant Date

Chris W. Fruttiger Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Chris Nelson Tax Services Associate
NAME TITLE
November 30, 2022
DATE

RECEIVED

1/4/2023

**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: 3001 - J - 132
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frivitti

11-28-2022

Signature of Applicant

Date

Chris W. Frivitti Chair Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Kathleen Lyles

NAME

TSA

TITLE

11/30/22

DATE

RECEIVED

1/4/2023

**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.

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PARCEL I.D. NUMBER: 3001 - J - 133
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittich

Signature of Applicant

11-28-2022

Date

Chris W. Frittich Treasurer

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Kathleen Lyles
NAME

TSA
TITLE

11/30/22
DATE

RECEIVED

1/4/2023

**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: 3001 - D - 134
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli

11-28-2022

Signature of Applicant

Date

Chris W. Frittelli Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Kathleen Lyles
NAME

TSA
TITLE

11/30/22
DATE

RECEIVED

1/4/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS**

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PARCEL I.D. NUMBER: 3001 - 5 - 135
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli

Signature of Applicant

11-28-2022

Date

Chris W. Frittelli, Treasurer

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

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Kathleen Lyles

NAME

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11/30/22

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**VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS**

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PARCEL I.D. NUMBER: 3001 - J - 136
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli

Signature of Applicant

11-28-2022

Date

Chris W. Frittelli Treasurer

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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PARCEL I.D. NUMBER: 3001 - J - 137
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli

11-28-2022

Signature of Applicant

Date

Chris W. Frittelli Treasurer

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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PARCEL I.D. NUMBER: 3001 - J - 138
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli 11-28-2022
Signature of Applicant Date

Chris W. Frittelli Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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Kathleen Lyles TSA
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PARCEL I.D. NUMBER: 3001 - J - 139
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli 11-28-2022
Signature of Applicant Date

Chris W. Frittelli Chair Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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PARCEL I.D. NUMBER: 2001 - G - 139
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli 11-28-2022
Signature of Applicant Date

Chris W. Frittelli Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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Kathleen Lyles TSA
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PARCEL I.D. NUMBER: 2001 - G - 140
(Map Reference Number) District Land Lot Parcel

Summit of Auburn Hills Association

By: Chris W. Frittelli

11-28-2022

Signature of Applicant

Date

Chris W. Frittelli Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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PARCEL I.D. NUMBER: 3001 - J. - 140
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli

Signature of Applicant

11-28-2022

Date

Chris W. Frittelli Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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Kathleen Lyles
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11/30/22
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PARCEL I.D. NUMBER: 3001 - J - 141
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli 11-28-2022
Signature of Applicant Date

Chris W. Frittelli Chris Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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NAME

TITLE

DATE

RECEIVED

1/4/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
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PARCEL I.D. NUMBER: 3001 - J - 142
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli 11-28-2022
Signature of Applicant Date

Chris W. Frittelli Chris Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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Kathleen Lyles TSA
NAME TITLE
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PARCEL I.D. NUMBER: 3001 - J - 143
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittich
Signature of Applicant

11-28-2022
Date

Chris W. Frittich Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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Kathleen Lyles

NAME

TSA

TITLE

11/30/22

DATE

RECEIVED

1/4/2023

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 5/2021

**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.

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PARCEL I.D. NUMBER: 3001 - J - 144
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittich 11-28-2022
Signature of Applicant Date

Chris W. Frittich Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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Kathleen Lyles TSA
NAME TITLE
11/30/22
DATE

RECEIVED

1/4/2023

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PARCEL I.D. NUMBER: 3001 - I - 145
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frivittis 11-28-2022
Signature of Applicant Date

Chris W. Frivittis Chris Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

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Kathleen Lyles TSA
NAME TITLE
11/30/22
DATE

RECEIVED

1/4/2023

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 5/2021

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS**

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PARCEL I.D. NUMBER: 3001 - J - 146
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli
Signature of Applicant

11-28-2022
Date

Chris W. Frittelli Chair Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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Kathleen Lyles
NAME

TSA
TITLE

11/30/22
DATE

RECEIVED

1/4/2023

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 5/2021

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
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PARCEL I.D. NUMBER: 3001 - J - 147
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli 11-28-2022
Signature of Applicant Date

Chris W. Frittelli Chair Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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Kathleen Lyle TSA
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PARCEL I.D. NUMBER: 3001 - J - 148
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By Chris W. Frutticher

Signature of Applicant

11-28-2022

Date

Chris W. Frutticher Treasurer

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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PARCEL I.D. NUMBER: 3001 - I - 149
 (Map Reference Number) District Land Lot Parcel
Summit at Auburn Hills Assoc.
 By: Chris W. Fruitticher 11-28-2022
 Signature of Applicant Date
Chris W. Fruitticher Treasurer
 Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Kathleen Lyles TSA
 NAME TITLE
11/30/22
 DATE

RECEIVED

1/4/2023

**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: 3001 - J - 150
(Map Reference Number) District Land Lot Parcel

Summit at Auburn WMS Assoc.

By: Chris W. Fruchtlicher

Signature of Applicant

11-28-2022

Date

Chris W. Fruchtlicher Treasurer

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Yekia Schokky
NAME

TSA II
TITLE

11/30/2022
DATE

RECEIVED

1/4/2023

**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.

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PARCEL I.D. NUMBER: 3001 - J - 151
(Map Reference Number) District Land Lot Parcel

summit at Auburn Hills Association

By: Chris W. Fruittischer 11-28-2022
Signature of Applicant Date

Chris W. Fruittischer Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Viki Schoby TSA II
NAME TITLE
11/30/2022
DATE

RECEIVED

1/4/2023

**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: 3001 - J - 152
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Assoc.

By. Chris W. Fruitti

Signature of Applicant

11-28-2022

Date

Chris W Fruitti Treasurer

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Vicki Schoby
NAME

TSA II

TITLE

11/30/2022
DATE

RECEIVED

1/4/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS**

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PARCEL I.D. NUMBER: 3001 - J - 153
 (Map Reference Number) District Land Lot Parcel
Summit at Auburn Hills Association
 By: Chris W. Fruitticher 11-28-2022
 Signature of Applicant Date

Chris W. Fruitticher Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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(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)

Vicki Schoff TSA II
 NAME TITLE
11/30/2022
 DATE

RECEIVED

1/4/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS**

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PARCEL I.D. NUMBER: 3001 - J - 154
 (Map Reference Number) District Land Lot Parcel
Summit at Auburn Hills Association
 By: Chris W. Frutticher 11-28-2022
 Signature of Applicant Date
Chris W. Frutticher Treasurer
 Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

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Vicki Schoby TSA II
 NAME TITLE
11/30/2022
 DATE

RECEIVED

1/4/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
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PARCEL I.D. NUMBER:	<u>3001</u>	-	<u>J</u>	-	<u>L55</u>
(Map Reference Number)	District		Land Lot		Parcel
<u>Summit at Auburn Hills Association</u>					
By:	<u>Chris W. Fruitticher</u>				<u>11-28-2022</u>
Signature of Applicant					Date

Chris W. Fruitticher Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

<u>Vicki Scholey</u>	<u>TSA II</u>
NAME	TITLE
<u>11/30/2022</u>	
DATE	

RECEIVED

1/4/2023

**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.

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PARCEL I.D. NUMBER: 3001 - J - 156
(Map Reference Number) District Land Lot Parcel

Summit of Auburn Hills Association

By: Chris W. Frittelli

Signature of Applicant

11-28-2022

Date

Chris W. Frittelli Treasurer

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Viki Schokey
NAME

TSA II
TITLE

11/30/2022
DATE

RECEIVED

1/4/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
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PARCEL I.D. NUMBER: 3001 - J - 157
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli

Signature of Applicant

11-28-2022

Date

Chris W. Frittelli Treasurer

Type or Print Name and Title

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Vicki Schokky

NAME

TSA II

TITLE

11/30/2022

DATE

RECEIVED

1/4/2023

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PARCEL I.D. NUMBER: 3001 - J - 158
(Map Reference Number) District Land Lot Parcel

Summit of Auburn Hills Association

By: Chris W. Frittich 11-28-2022
Signature of Applicant Date

Chris W. Frittich Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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Vicki Schokky TSA II
NAME TITLE
11/30/2022
DATE

RECEIVED

1/4/2023

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PARCEL I.D. NUMBER: 3001 - J - 159
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli

Signature of Applicant

11-28-2022

Date

Chris W. Frittelli Treasurer

Type or Print Name and Title

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Viki Schuck

NAME

TSA #

TITLE

11/30/2022

DATE

RECEIVED

1/4/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
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PARCEL I.D. NUMBER: 3001 - J - 160
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli 11-28-2022
Signature of Applicant Date

Chris W. Frittelli Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

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Rukia Schoddy TSA II
NAME TITLE
11/30/2022
DATE

RECEIVED

1/4/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS**

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PARCEL I.D. NUMBER: 3001 - J - 161
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Fruttini

Signature of Applicant

11-28-2022

Date

Chris W. Fruttini, Treasurer

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

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Vukic Schody

NAME

TSA II

TITLE

11/30/2022

DATE

RECEIVED

1/4/2023

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 5/2021

**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.

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PARCEL I.D. NUMBER: 3001 - J - 162
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Fruttini 11-28-2022
Signature of Applicant Date

Chris W. Fruttini Chair Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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

11/30/2022
DATE

RECEIVED

1/4/2023

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 5/2021

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS**

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PARCEL I.D. NUMBER: 3001 - I - 163
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli
Signature of Applicant

11-28-2022
Date

Chris W. Frittelli Treasurer
Type or Print Name and Title

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Viki Schopy
NAME

TSA II
TITLE

11/30/2022
DATE

RECEIVED

1/4/2023

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FOR CHANGE IN CONDITIONS**

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PARCEL I.D. NUMBER: 3001 - J - 164
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli 11-28-2022
Signature of Applicant Date

Chris W. Frittelli Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

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Vicki Schokey TSA II
NAME TITLE
11/30/2022
DATE

RECEIVED

1/4/2023

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PARCEL I.D. NUMBER: 3001 - J - 165
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli 11-28-2022
Signature of Applicant Date

Chris W. Frittelli Treasurer
Type or Print Name and Title

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Vickie Schobey TSA II
NAME TITLE
11/30/2022
DATE

RECEIVED

2/23/2023

**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.

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PARCEL I.D. NUMBER: R2001 - G - 140
 (Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association
By: Chris W. Fruitticher 2-22-2023
 Signature of Applicant Date

Chris W. Fruitticher Treasurer
 Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

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Vickie Sahosky TSAT
 NAME TITLE

2/22/2023
 DATE

RECEIVED

2/23/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS**

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PARCEL I.D. NUMBER: R2001 - G - 139
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By Chris W. Fruitticher

Signature of Applicant

2-22-2023

Date

Chris W. Fruitticher Treasurer

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

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Vickie Scholky

NAME

TSA II

TITLE

2/22/2023

DATE

Exhibit F: Internal and External Agency Review Comments

[attached]



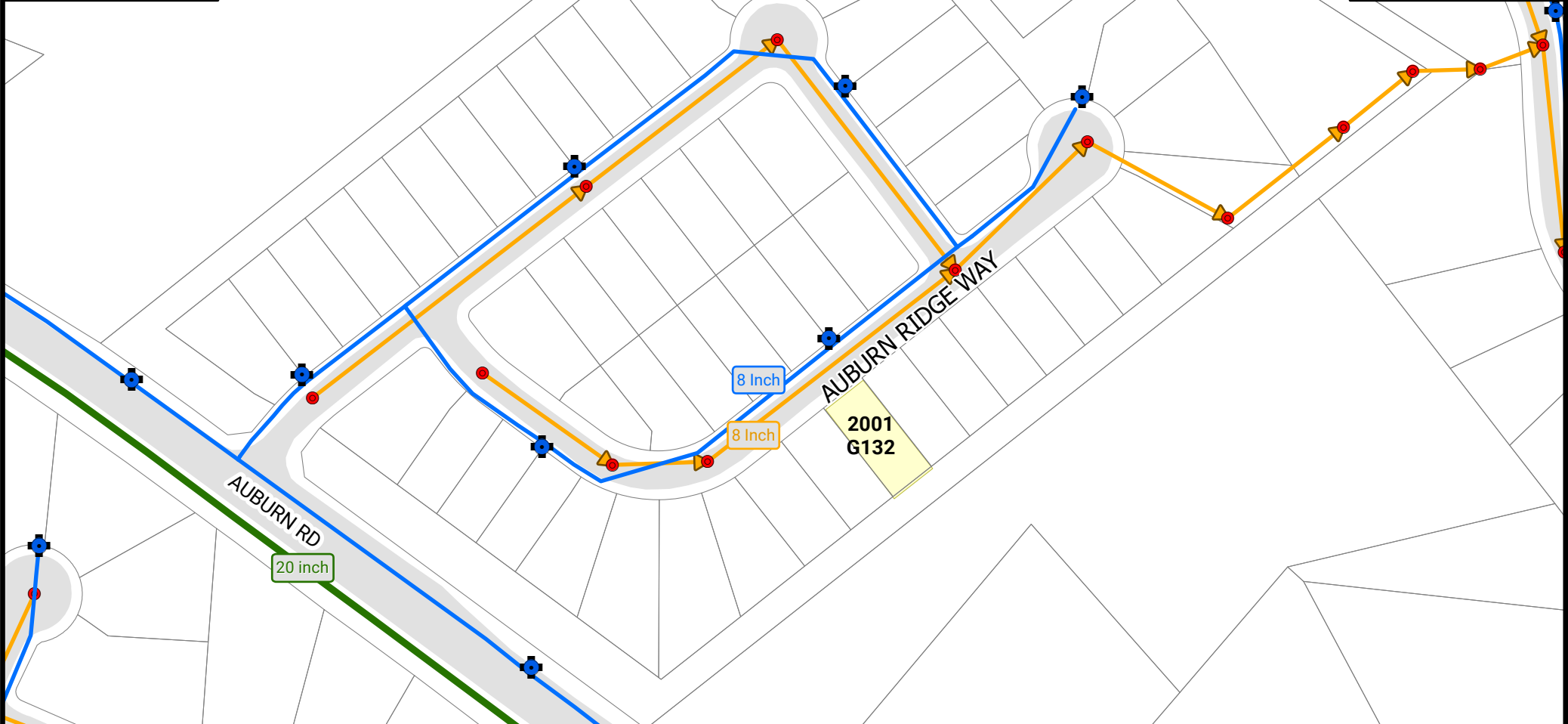
**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		2.15.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		CIC2023-00006	
Case Address:		1668 Auburn Ridge Way	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Auburn Road (SR 324) is a minor arterial. ADT = 22,600.		
2	6.9 miles to the nearest transit facility (#2334754) Buford Park and Ride.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			



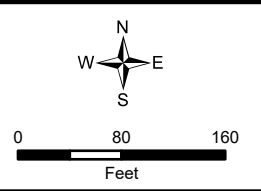
**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:					
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com			
Case Number:		CIC2023-00006			
Case Address:		1668 Auburn Ridge Way			
Comments:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1	Water: DWR does not have comments for this development. The existing building is connected to public water.				
2	Sewer: DWR does not have comments for this development. The existing building is connected to public sewer.				
3					
4					
5					
6					
7					
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1					
2					
3					
4					
5					
6					
7					



	Flow Management		Hydrant		Sewer Force Main
	Pump Station		City		Effluent Outfall
	Regional		Water Main		Sewer Collector
	Manhole		Reuse Main		Sewer Interceptor

1668 Auburn Ridge Way
R-SR
Water & Sewer
Utility Map



Water Comments: DWR does not have comments for this development. The existing building is connected to public water.

Sewer Comments: DWR does not have comments for this development. The existing building is connected to public sewer.

Water Availability: Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

Exhibit G: Maps

[attached]

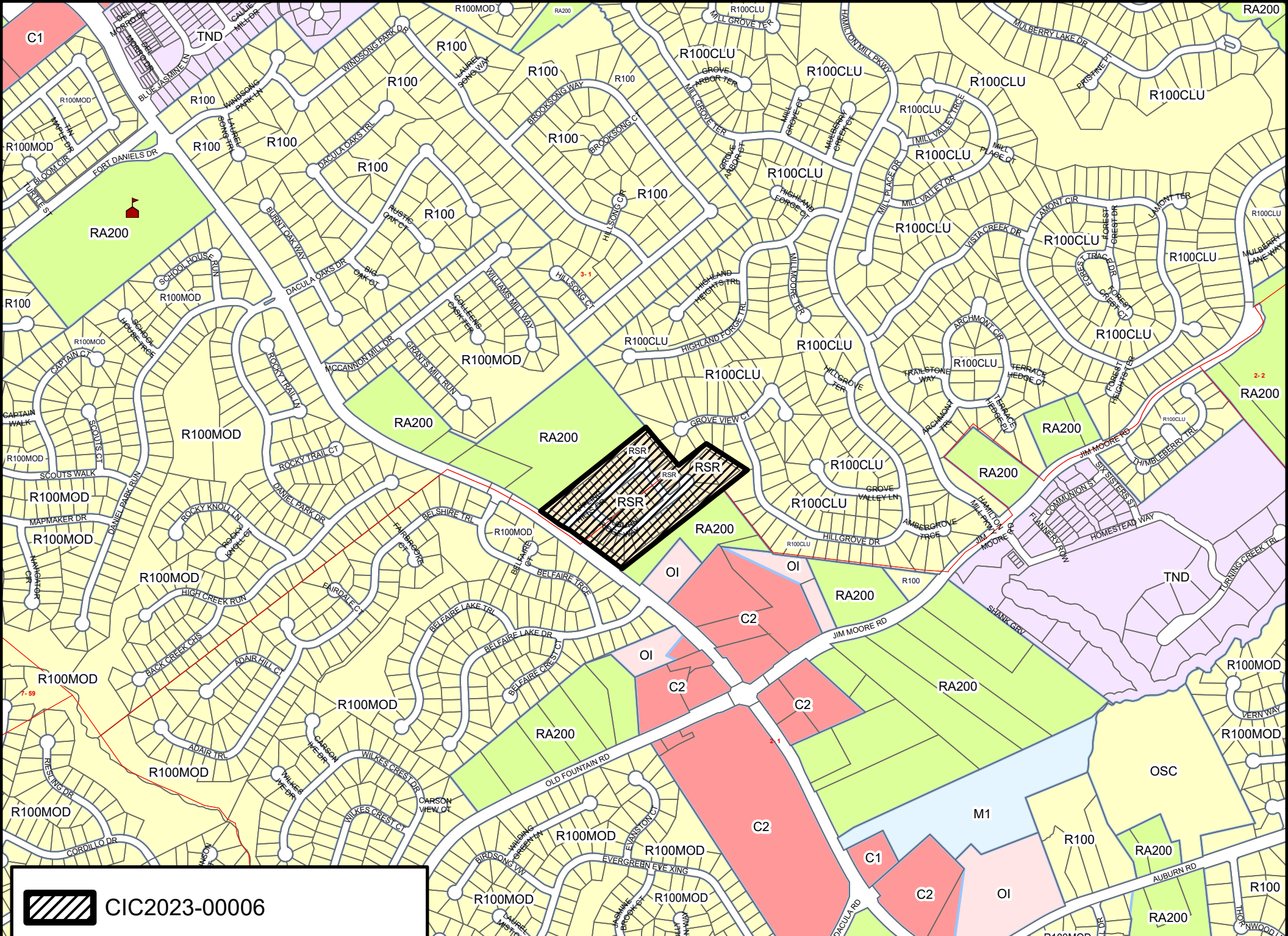



 CIC2023-00006

Printed: January 30, 2023

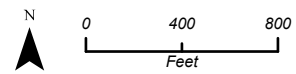


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Feet

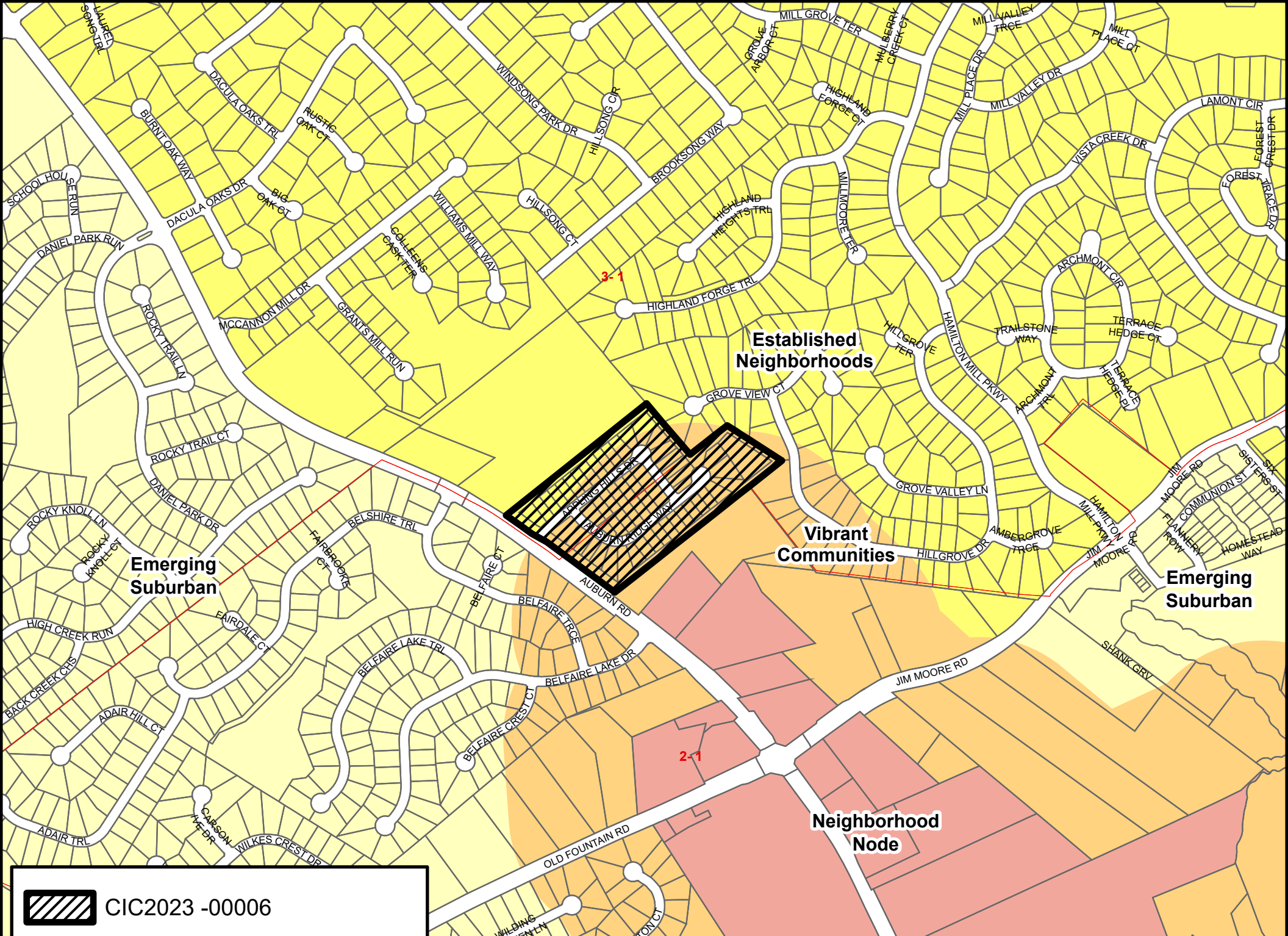



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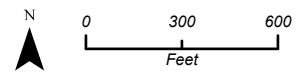


SUBJECT SITE AND SURROUNDING ZONING



 CIC2023 -00006

Printed: January 30, 2023



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

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1/4/2023

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Summit at Auburn Hills Assoc</u>	NAME: <u>Summit at Auburn Hills Assoc</u>
ADDRESS: <u>1668 Auburn Ridge way</u>	ADDRESS: <u>1668 Auburn Ridge way</u>
CITY: <u>Dacula</u>	CITY: <u>Dak Dacula</u>
STATE: <u>GA</u> ZIP: <u>30019</u>	STATE: <u>GA</u> ZIP: <u>30019</u>
PHONE: <u>404-626-2271</u>	PHONE: <u>404-626-2271</u>
EMAIL: <u>Chrisfr213@Comcast.net</u>	EMAIL: <u>Chrisfr213@Comcast.net</u>
CONTACT PERSON: <u>Chris Fruttich</u> PHONE: <u>404-626-2271</u>	
CONTACT'S E-MAIL: <u>Chrisfr213@Comcast.net</u>	

<input type="checkbox"/> OWNER'S AGENT <input checked="" type="checkbox"/> APPLICANT IS THE: PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
ZONING DISTRICTS(S): <u>RSR</u>	PRIOR ZONING CASE: <u>CIC 2019-00003</u>
PARCEL NUMBER(S): <u>See attached list Exhibit J</u>	ACREAGE: <u>14.96</u>
ADDRESS OF PROPERTY: <u>See attached list Exhibit J</u>	
PROPOSED CHANGE IN CONDITIONS: <u>Remove requirement to paint homes every 6 years.</u>	
RESIDENTIAL DEVELOPMENT: NO. OF LOTS/DWELLING UNITS: <u>53</u> DWELLING UNIT SIZE (Sq. Ft.): <u>1700</u> GROSS DENSITY: <u>3.47</u> NET DENSITY: <u>3.47</u>	NON-RESIDENTIAL DEVELOPMENT: NO. OF BUILDINGS/LOTS: _____ TOTAL GROSS SQUARE FEET: _____ DENSITY: _____

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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1/4/2023

CHANGE IN CONDITIONS APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, 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:

No. It will not permit a use that is suitable.

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

No. This will not adversely affect the existing use.

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

No. This change will not affect reasonable economic use as currently zoned.

- (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. This change will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

Yes. The change is in conformity with the policy and intent of the land use plan.

- (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:

No other existing or changing conditions affecting the use and development of the property.

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1/4/2023

EXHIBITS

- A Boundary Survey**
- B Legal Description**
- C Site Plan**
- D RZR2016-0008**
- E Letter of Intent**
- F Change in Conditions Applicant's Certification**
- G Property Owners Certifications for 53 parcels**
- H Conflict of Interest Certification**
- I Verification of Current Paid Property Taxes for 52 parcels**
- J Summit at Auburn Hills Parcel Numbers w/addresses**

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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EXHIBIT A

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**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS**

CASE NUMBER :RZR2016-00008
ZONING CHANGE :RA-200 TO R-SR
LOCATION :1400 BLOCK OF AUBURN ROAD
MAP NUMBERS :R2001 001 & R3001 107
ACREAGE :14.96 ACRES
UNITS :52 UNITS
PROPOSED DEVELOPMENT :SENIOR ORIENTED RESIDENCES (DETACHED)
COMMISSION DISTRICT :(3) HUNTER

FUTURE DEVELOPMENT MAP: **EXISTING / EMERGING SUBURBAN**

APPLICANT: INLAND, LLC
2180 SATELLITE BOULEVARD, SUITE 400-15
DULUTH, GA 30097

CONTACT: ERIC JOHANSEN PHONE: 678.571.4843

OWNERS: B. A. APPLING
2180 LAKEWAY DRIVE
DACULA, GA 30019

HANA EID
5932 WILLIAMS ROAD
NORCROSS, GA 30093

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

PROJECT DATA:

The applicant requests rezoning of 14.96-acre parcel assemblage from RA-200 (Agriculture Residence District) to R-SR (Senior Oriented Residence District) for development of a senior oriented subdivision. The subject property is located on the northeast side of Auburn Road, northwest of its intersection with Old Fountain Road / Jim Moore Road.

The submitted site plan proposes 52 homes on 14.96 acres with no floodplain, power or gas easements, resulting in a gross and net density of 3.47 units per acre. The typical lot size would be approximately 6,000 square feet, averaging 50-feet in width. The applicant is reminded that, per the Unified Development Ordinance, if a block contains a majority of lots less than 60 feet in width, individual lot access for that block shall be accessed from a rear alley, not a public street. The required 50-foot landscaped setback is shown along the frontage of Auburn Road. Vehicular access to the development would be provided by a single street connection onto Auburn Road.

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RZR2016-00008 (TH)

1/4/2016 The applicant proposes that each dwelling would be a minimum of 1,600 square feet. The submitted building elevations reflect single-story dwellings consisting of a partially bricked façade, with the remaining balance of the home to be constructed primarily of fiber-cement siding. Each home would include a front entry two-car garage.

A proposed detention facility is shown in the northeast portion of the property, being surrounded by a 25-foot graded and replanted buffer, as well as a 20-foot sanitary sewer easement in the same area. Also reflected on the submitted site plan is a 50-foot buffer around the perimeter of the site, with an 8-foot natural surface walking path meandering through the northern buffer area.

ZONING HISTORY:

The property has been zoned RA-200 since 1970.

GROUNDWATER RECHARGE AREA:

The subject property is not located within an identified Significant Groundwater Recharge Area.

WETLANDS INVENTORY:

The subject property does not contain areas, streams and/or bodies of water depicted as wetlands on the U.S. Department of Interior, Fish and Wildlife Service – National Wetlands Inventory map on file with the Gwinnett Department of Planning and Development.

OPEN SPACE AND GREENWAY MASTER PLAN:

No comment.

DEVELOPMENT REVIEW SECTION COMMENTS:

The Buffer, Landscape and Tree Protection Section of the Unified Development Ordinance (Chapter 620) requires submittal and approval of a Tree Preservation and Replacement Plan prepared by a professional landscape architect prior to securing a Land Disturbance or Development permit.

Parking lots and interior driveways shall be designed in accordance with Chapter 240 of the Unified Development Ordinance.

All open space areas/common areas shall meet the minimum road frontage and lot width requirements for a lot within the subdivision.

Section 900-30 of the Unified Development Ordinance requires a 200-foot deceleration lane with a 50-foot taper at each project entrance that proposes access to a Minor Collection Street or Major Thoroughfare. Right-of-way dedication to accommodate the deceleration lane and an 11-foot shoulder is also required. Reduction in length of a deceleration lane requires approval

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RZR2016-00008 (TH)

of a Modification by the Development Division; elimination of a deceleration lane requires approval of a Waiver by the Board of Commissioners.

Section 900-90 of the Unified Development Ordinance requires construction of five-foot wide sidewalks along all exterior roadways adjoining the project, and four-foot wide sidewalks adjacent to both sides of all interior public streets (excluding cul-de-sac turnarounds).

A minimum of 50-foot landscaped building setback is required from the right-of-way of Auburn Road (UDO Section 210-90.6C).

Section 320-20.2 of the Unified Development Ordinance requires submittal of a Specimen Tree Concept Plan and Tree Survey prior to submittal and acceptance of a Development Permit Application.

The developer must submit a concept plan for review and approval of the Development Division prior to submittal and acceptance of a development permit application.

The developer must submit a preliminary plat (construction plans), including a grading plan, tree plan, and road/sewer profiles for review and approval of the Development Division prior to any construction.

Section 800-20 of the Unified Development Ordinance requires submittal of a Storm Water Management Report for the project prior to obtaining a Land Disturbance or Development Permit.

Section 700-40.1A of the Unified Development Ordinance requires that the lowest floor, including the basement, of all residential building be constructed at an elevation of at least three feet above the 100-year floodplain.

Note that all recreation areas, open space and/or common areas (including storm water detention facility lots) located within the development shall be controlled by a mandatory Property Owner's Association (to include reported bylaws) with responsibility for maintenance, insurance, and taxes for open space areas.

This project lies within an Activity Center/Corridor Overlay District, and is subject to all requirements set forth in Chapter 220 of the Unified Development Ordinance.

The United States Postal Service may require a centralized mail delivery kiosk for this proposed development, replacing individual mail boxes. Mail delivery kiosk must be located outside of right-of-way access easement (if private street). Location and access must be approved by Gwinnett County D.O.T.

STORMWATER REVIEW SECTION COMMENTS:

No comment.

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RZR2016-00008 (TH)

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

Auburn Road is a State Route and Georgia D.O.T. right-of-way requirements govern.

Coordinate with the Georgia D.O.T. regarding access.

There is a Gwinnett D.O.T. project to improve Auburn Road from north Jim Moore Road to Dacula Road (F-1059-01).

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

No comment.

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

The available utility records show that the subject development is currently in the vicinity of a 12-inch water main located on the northeastern right-of-way of Auburn Road.

Due to the uncontrollable variables, the Department of Water Resources makes no guarantees as to the minimum pressures or volumes available at a specific point within its system. Demands imposed by the proposed development may require reinforcements or extensions of existing water mains. Any cost associated with such required reinforcements or extensions will be the responsibility of the development and will not be provided by this department.

The available utility records show that the subject development is currently in the vicinity of an 8-inch sanitary sewer main located approximately 78 feet east of the property in the right-of-way of Hillgrove Drive, and an 8-inch sanitary sewer main located approximately 243 feet south of the property in the right-of-way of Belfaire Court.

The subject development is located within the Jim Moore Road service area. There are currently no connection restrictions within this service area. Treatment capacity within this area is presently available on a first come - first serve basis.

Demands imposed by the proposed development may require reinforcements or extensions of existing sewer mains. Any cost associated with such required reinforcements or extensions will be the responsibility of the development and will not be provided by this department. Developer shall provide easements for future sewer connection to all locations designated by DWR during plan review.

As-built information for this department is dependent upon outside entities to provide record drawings for the utilities. Therefore this department does not guarantee the accuracy of the information provided.

Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies and Gwinnett County's ordinances. Proceeding design,

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RZR2016-00008 (TH)

construction, inspection, and final acceptance of the required utilities, service to these utilities would then become available under the applicable utility permit rate schedules.

BUILDING CONSTRUCTION SECTION COMMENTS:

Building Plan Review has no objections under the following conditions:

- I. The applicant shall obtain a residential building permit for each house and achieve satisfactory field inspections for issuance of a Certificate of Occupancy.

For assistance, you may contact this office at (678) 518-6000 Monday through Friday from the hours of 8:00 a.m. to 5:00 p.m.

GWINNETT COUNTY FIRE SERVICES COMMENTS:

No comment.

DEPARTMENT ANALYSIS:

The subject property is a 14.96-acre parcel assemblage located on Auburn Road, northwest of its intersection with Old Fountain Road and Jim Moore Road. The site currently is wooded and contains one single-family residence.

The 2030 Unified Plan Future Development Map indicates the site is located in an Existing/Emerging Suburban Character Area. Policies of the Unified Plan support expanded housing opportunities for seniors, providing a residential environment with lower maintenance responsibilities and smaller dwelling sizes. The Unified Plan discourages infill residential development that is of an incompatible density to existing low density, single-family subdivisions in the area, and suggests that such infill density should not exceed 3.0 units per acre. Although an R-SR subdivision could be considered suitable to the area, the proposed density of 3.47 units per acre may not be compatible with the surrounding low density residential developments in the immediate area and could be inconsistent with recommendations of the Unified Plan. If approved at a more compatible density of 3.0 units per acre the use could be suitable and supported by the Department.

The area surrounding the subject property is characterized by both commercial/retail and residential uses located along Auburn Road. To the northeast is Hamilton Mill single family subdivision zoned R-100 (Cluster), approved at a density of 1.9 units per acre (RZ-93-51 & SUP-93-010). To the northwest is Gwinnett Baptist Church zoned RA-200. To the southwest, across Auburn Road, are the Belfaire and Lake View at Belfaire single family subdivisions both zoned R-100 MOD (Modified), approved at a density of 2.23 units per acre (RZ-96-120 & SUP-96-080). To the southeast is single family dwelling on a large lot zoned RA-200. Further to the southeast is the Auburn Road, Old Fountain and Jim Moore Road commercial node, consisting of numerous retail centers, offices, indoor recreational facilities, restaurants and undeveloped commercially-zoned properties. Given the zoning and development pattern of the area, a senior housing development of detached homes at a compatible density could be suitable to the area.

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RZR2016-00008 (TH)

In conclusion with conditions limiting the density of the development, a senior-oriented detached residential subdivision could be considered consistent with policies of the Unified Plan and compatible with the surrounding area. Therefore, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of this request.

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PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS

RZR2016-00008 (TH)

Approval as R-SR for a senior-oriented single-family detached subdivision, subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Single-family detached dwellings and accessory uses and structures. The project shall be limited to a density of 3.0 units per acre.
 - B. The development shall be restricted to occupancy by residents aged 62 years or older.
 - C. The homeowner's association shall be responsible for maintenance of all common areas/facilities, street frontage landscaping and lawn maintenance on individual lots.
 - D. The minimum heated floor area per dwelling unit shall be at 1,600 square feet for two bedroom homes, and 1,800 square feet for three or more bedroom homes.
 - E. Homes shall be constructed with architectural treatments of primarily brick or stone on all sides, with minor treatments of low or no-maintenance siding materials.
 - F. All dwellings shall have a minimum two-car garage.
2. To satisfy the following site development considerations:
 - A. Provide a minimum 50-foot wide open space strip around the perimeter of the development.
 - B. All utilities shall be placed underground.
 - C. Natural vegetation shall remain on the property until the issuance of a development permit.
 - D. Detention pond(s) shall be fenced with black vinyl coated chain linked fence minimum 4 feet in height, and shall be fully screened from view of adjacent residences with a double staggered row of evergreens.

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1/4/2023

PLANNING AND DEVELOPMENT DEPARTMENT RECOMMENDATIONS
STANDARDS GOVERNING THE EXERCISE OF ZONING

SUITABILITY OF USE

If properly conditioned, a senior housing development could be suitable to the area. The proposed development should be conditioned to maintain consistency with the density of surrounding single-family developments in the immediate area.

ADVERSE IMPACTS

With the recommended conditions, minimal adverse impacts on surrounding properties could be anticipated.

REASONABLE ECONOMIC USE AS ZONED

The property has a reasonable economic use as currently zoned.

IMPACTS ON PUBLIC FACILITIES

Impacts in the form of increased utility demand, traffic and storm water runoff could be anticipated from this request.

CONFORMITY WITH POLICIES

The 2030 Unified Plan Future Development Map indicates that the site is located in an Existing/Emerging Character Area. If properly conditioned and limited in density, the proposed use could be consistent with the 2030 Unified Plan which encourages expanded housing opportunities for seniors.

CONDITIONS AFFECTING ZONING

The surrounding area is primarily developed with R-100 Modified and Cluster single family subdivisions at densities of less than 3 units per acre; therefore, it may be appropriate to include conditions governing project density to help ensure compatibility with the area.

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1/4/2023

REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, 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:

Yes, the proposed Senior oriented development will be consistent with the nearby and adjacent residential and commercial uses

- (B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

No, the proposed Senior oriented development will no adversely affect the adjacent and nearby residential and commercial uses

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

No, the property as currently zoned RA-200, does not have a reasonable economic use. The immediate and surrounding area has dramatically changed over time making the Subject Properties obsolete with respect to their proposed uses.

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

No, the proposed Senior oriented development will not cause any excessive or burdensome uses of the streets, utilities, schools, or related infrastructure in the immediate or surrounding areas.

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

Yes, the proposed use is in conformity with the policy and intent of the current land use plans of Gwinnett County

- (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:

Yes, the immediate and surrounding area around the Subject Property has changed over the years making the proposed use compatible and complementary to the area, additionally if zoned R-SR, then the impact to the school system will remain low.

APPROVED

MAR 2 2023

Gwinnett County Planning Division

RZR 16008

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1/4/2023



March 1, 2016

Gwinnett County Board of Commissioners
c/o Kathy Holland
Acting Director of Planning and Development
446 West Crogan Street
Lawrenceville, GA 30045

**Re: Auburn Road Senior Residential Development– Rezoning Letter of Intent
Parcels: R2001 001 & R3001 107
Gwinnett County, GA**

Dear Ms. Holland,

Inland Group, LLC (“Inland”) has been retained by Inland, LLC (the “Applicant”) to pursue a Rezoning Application (the “Application”) for real property located at the 1402 and 1432 Auburn Road (SR 324), Dacula, GA 30019 and further described as Parcels R2001 001 & R3001 107 that are approximately ±14.96 acres (the “Subject Property”). **The Applicant is Contract Purchaser of the Subject Property.** The Subject Property is currently zoned RA-200 and is surrounded by a mixture of residential and commercial uses within the Auburn Road corridor.

The Applicant is proposing a Rezoning of the Subject Property to R-SR (Senior Oriented Residence District) for a residential development that will age restricted per the current Gwinnett County Unified Development Ordinance. The proposed R-SR development is ideally located in an affluent residential where families with children are presented in the surrounding residential communities throughout the Hamilton Mill and Dacula areas. The proposed development would provide an alternate housing option for the immediate area where “Grandma” and “Grandpa” can relocate to be around their grandchildren. The Applicant is proposing to develop and construct a DETACHED senior residential community with single family dwellings that are approximately 40’ wide structures located on residential lots that are 50’ wide at the front building setback line. The total number of residential lots is 52 lots, thus providing a proposed density for the overall development of 3.48 lots per acre on the Subject Property.

The proposed residential houses for the R-SR development will be a mixture of traditional architecture and craftsman style architecture. The proposed architect is consistent with the adjacent residential properties and will meet the intent and regulations of the related Overlay District. Proposed building materials would include brick, stone, hardi, stucco, glass, wood and metal accent. The proposed dwelling units will mainly be one story units with the ability for bonus room and pop up buildouts over the garages. A completed unit in this development will be in excess of \$250,000.00 or more per lot.

2180 Satellite Boulevard / Suite 400-15 / Duluth, Georgia 30097
(404) 355-6700 Phone (404) 355-6760 Fax
www.inlandgrp.com

RZR '16 008

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1/4/2023

We respectfully request your approval of this request for the Rezoning from RA-200 to R-SR for the proposed residential development on the Subject Property. The proposed use on the Subject Property is consistent with the current Unified Plan and creates an opportunity to provide an alternate housing option for the aging population that should not increase the current school systems. The residents of the proposed units will be Gwinnett County tax payers, and will continue to shop, eat, and support the local businesses of the surrounding communities. We are available to meet with the County staff and District Representatives at any time to further discuss the merits of this Application upon request.

Thank you for your consideration of this Application.

Sincerely,



Eric Johansen, RLA
Inland Group, LLC
Agent for the Applicants

cc: Applicant
File

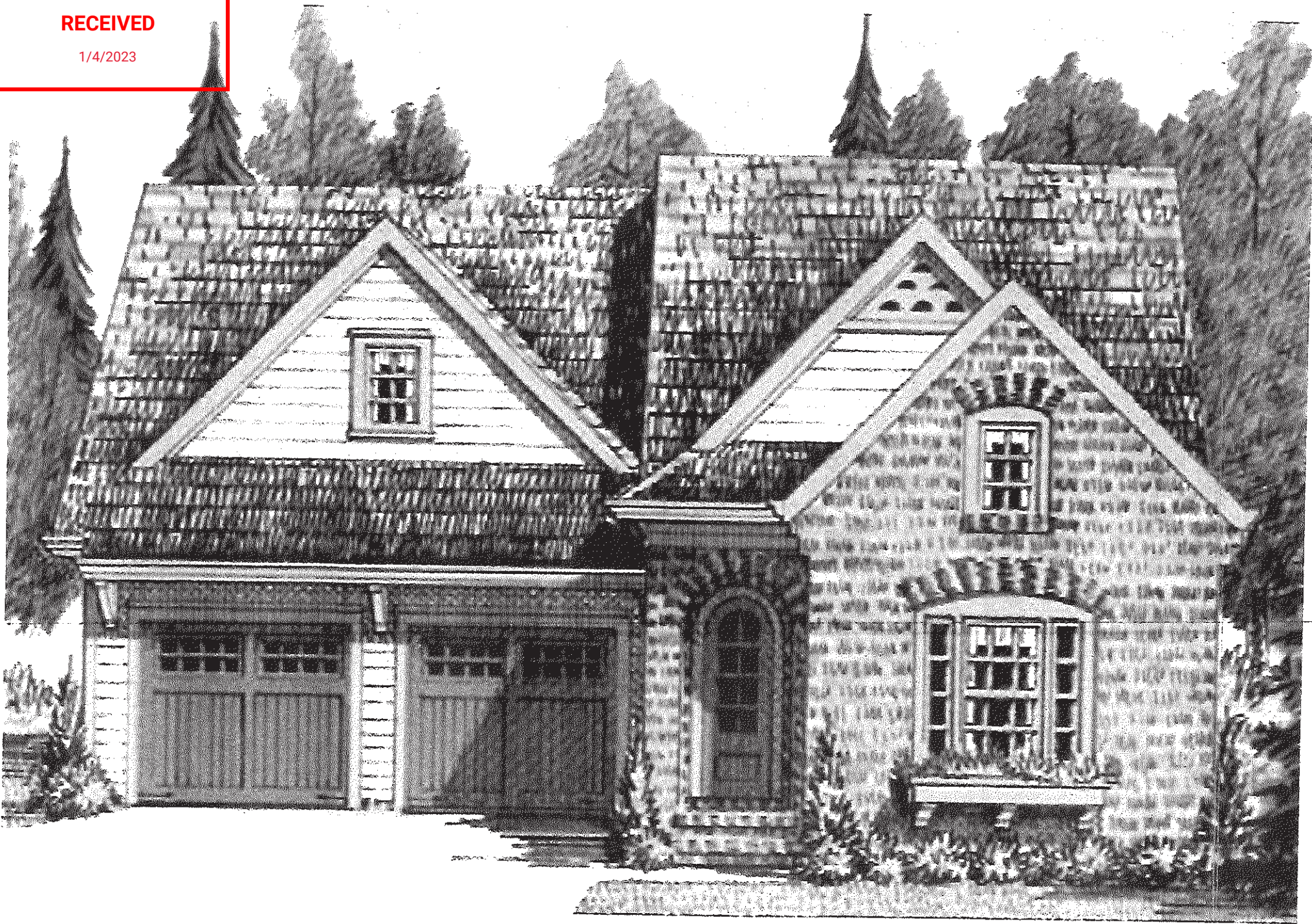
APPROVED
1/4/2023
Gwinnett County Planning Department

RZR '16 000

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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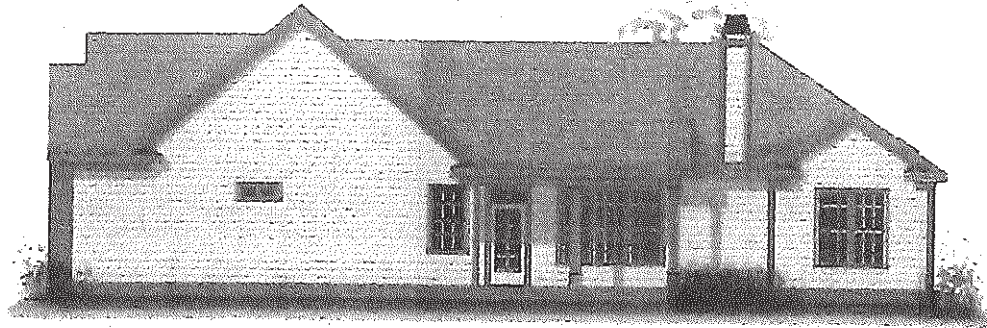


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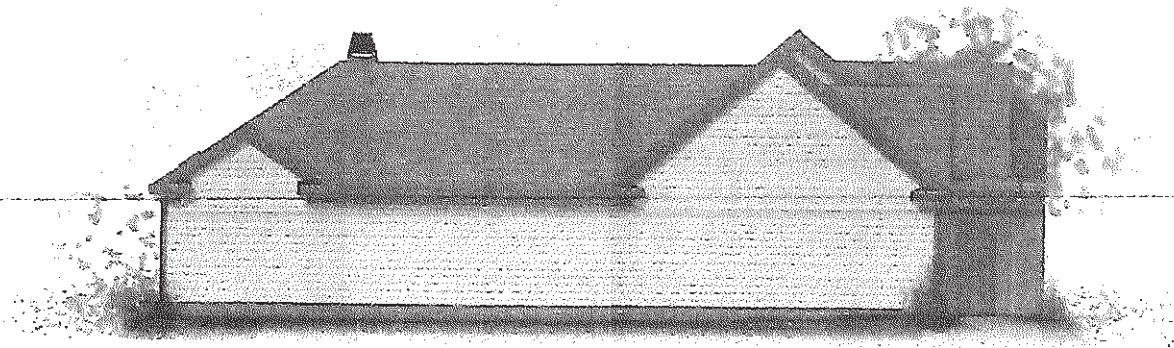
1/4/2023



RIGHT ELEVATION



REAR ELEVATION

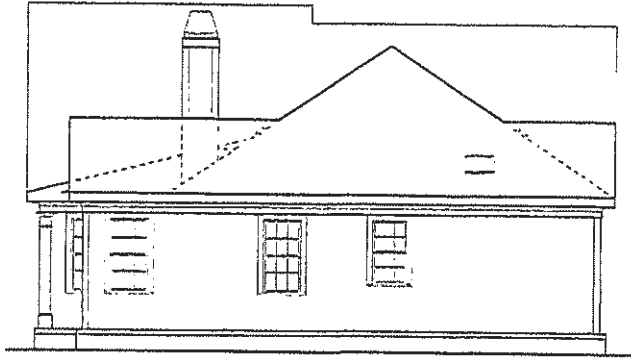


LEFT ELEVATION

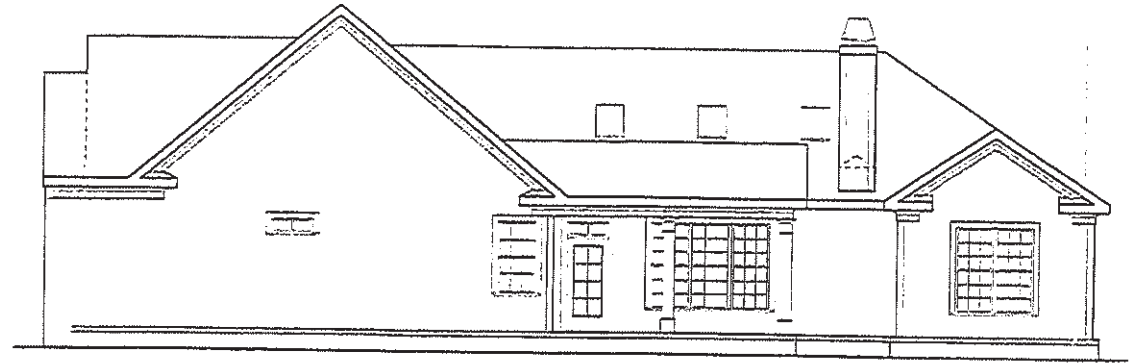
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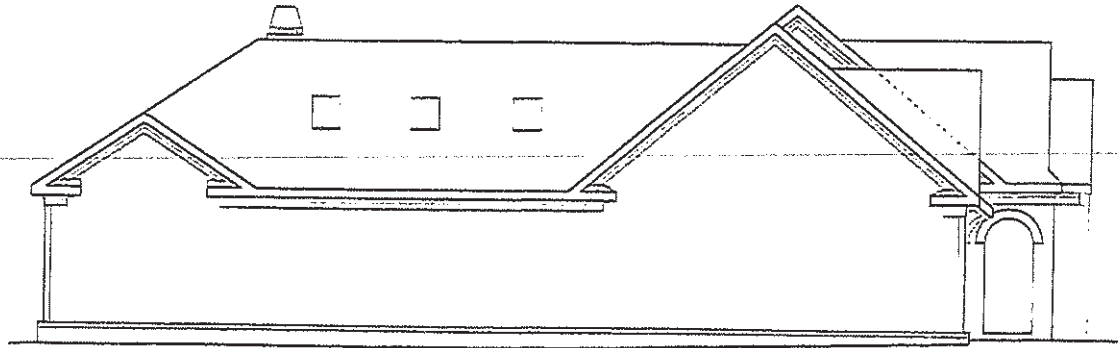
1/4/2023



REAR ELEVATION
1/2" = 1'-0"



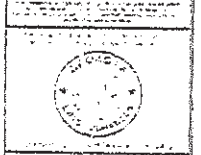
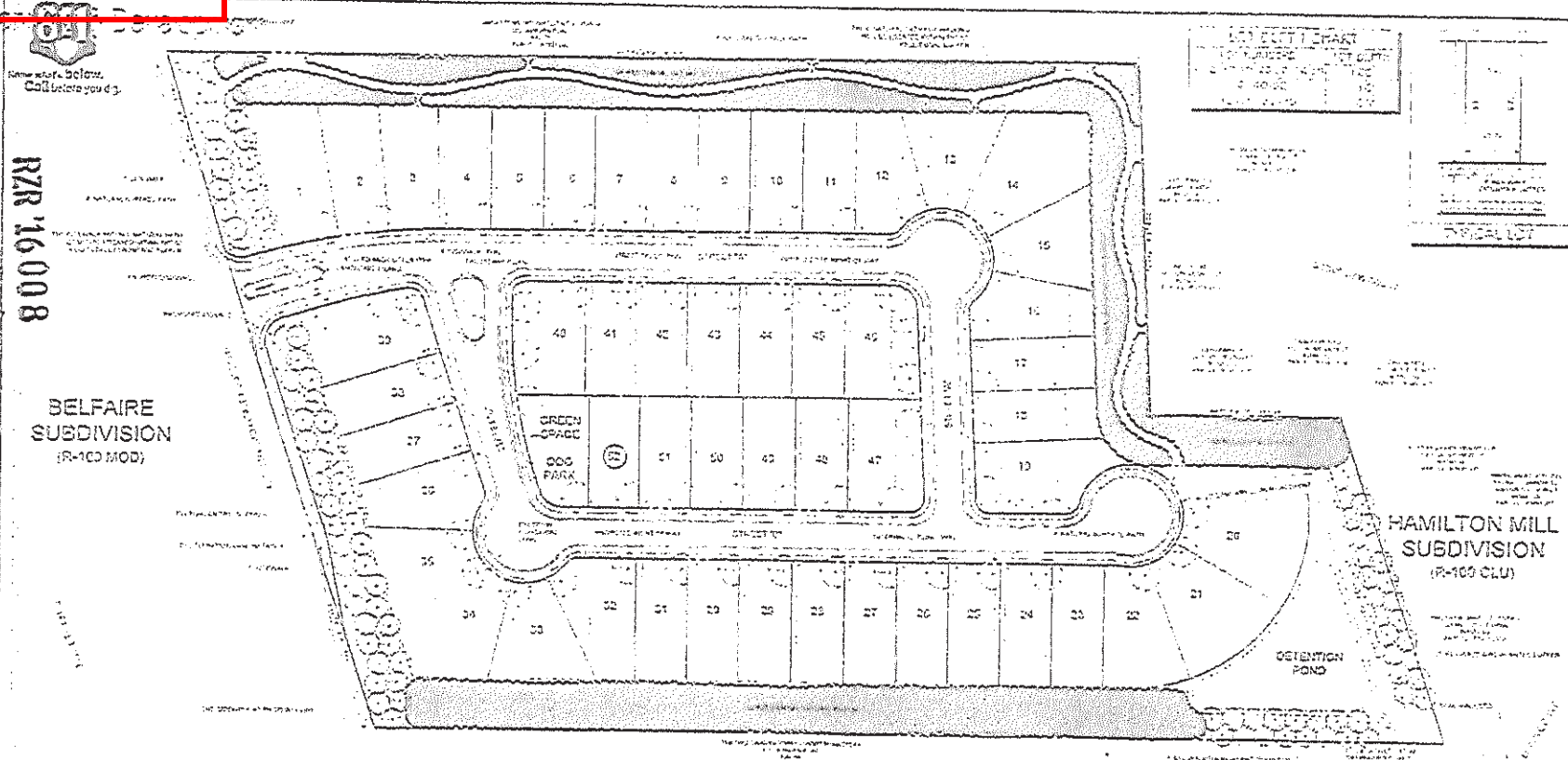
RIGHT ELEVATION
1/2" = 1'-0"



LEFT ELEVATION
1/2" = 1'-0"

RECEIVED

1/4/2023



INLAND GROUP
A SCHEDE RESIDENTIAL DEVELOPMENT

INLAND, LLC
210 FARMER FIELD RD
SUITE 100
DUBLIN, GA 31007
(404) 488-8200

24-HOUR PROJECT CONTACT
MR. CHAZ WATERS
(404) 277-4280 cell

OVERLAY DISTRICT
HIGHWAY 124 / 324 / HAMILTON MILL ROAD

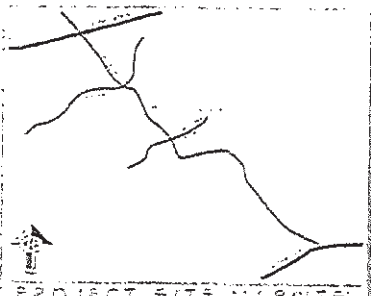
TRAFFIC COUNTS

TRAFFIC COUNTS FOR THE PROPOSED DEVELOPMENT AND ADJACENT AREAS. THIS INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

DATE	TIME	AD	WB	SB	NS
1/4/2023	7:00 AM	100	120	150	180
1/4/2023	12:00 PM	110	130	160	190
1/4/2023	5:00 PM	120	140	170	200

MANDATORY NOA

NOA REQUIRED FOR THIS PROJECT. THE NOA SHALL BE SUBMITTED TO THE GWINNETT COUNTY PLANNING AND DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL.



SITE DATA CHART

PARCELS FOR USE (APPROXIMATE)	36 PARCELS
AREA OF PROJECT	1.14 ACRES
DATE OF CONSTRUCTION	2023
PROPOSED LOT SIZE	3,100 SQ FT
PROPOSED ROAD WIDTH	40 FT
PROPOSED DRIVEWAY WIDTH	10 FT
PROPOSED DRIVEWAY SPACING	20 FT

GENERAL NOTES

- THE PROJECT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE GWINNETT COUNTY PLANNING AND DEVELOPMENT DEPARTMENT AND THE GWINNETT COUNTY BOARD OF ZONING ADJUSTMENTS.
- THE PROJECT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE GWINNETT COUNTY BOARD OF ZONING ADJUSTMENTS.
- THE PROJECT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE GWINNETT COUNTY BOARD OF ZONING ADJUSTMENTS.

PROJECT UTILITIES

THE PROJECT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE GWINNETT COUNTY BOARD OF ZONING ADJUSTMENTS.

REVISIONS:

RECORDING SITE PLAN

DATE: 1/4/2023
BY: [Signature]

RECEIVED

3/4/2016



 RZR2016-00008

Printed: Mar 7, 2016

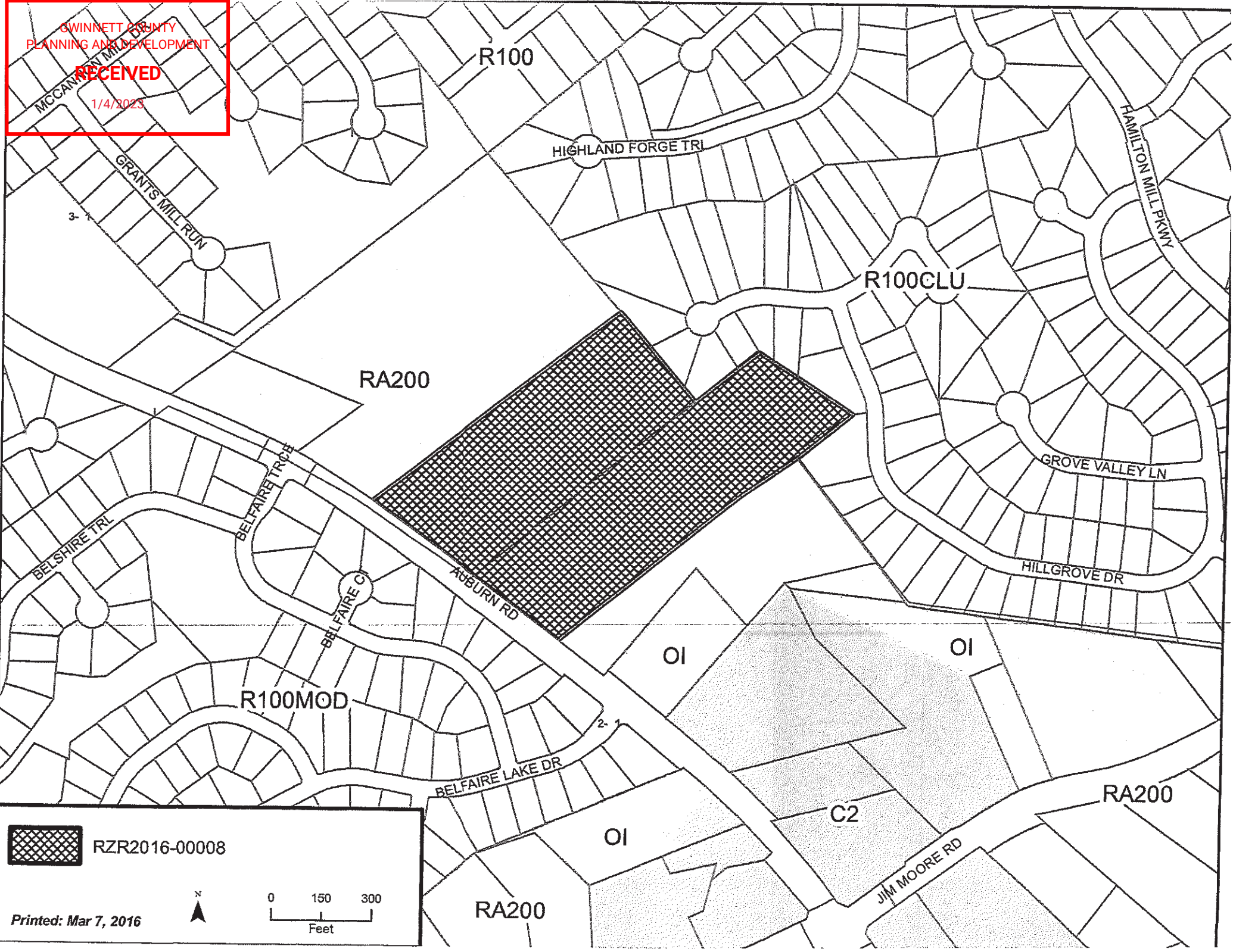



0 25 50
Feet

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

1/4/2023



 RZR2016-00008

Printed: Mar 7, 2016

N

0 150 300
Feet

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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1/4/2023

EXHIBIT B

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1/4/2023

**Appling & Zohbe Tracts
Auburn-Hog Mountain Road**

All that tract or parcel of land lying and being in Georgia Militia District No. 1749, and being more particularly described as follows:

BEGINNING at point on the northeastern right-of-way line of Auburn-Hog Mountain Road (S.R. 324; 60'R/W); thence running along land now or formerly of Gwinnett Metro Baptist New Church Foundation, Inc. North 62°51'49" East, a distance of 932.82 feet to a point; thence running along Hamilton Mill Subdivision South 29°23'21" East, a distance of 343.52 feet to a point; thence North 63°07'40" East, a distance of 181.48 feet to a point; thence South 44°54'20" East, a distance of 335.00 feet to a point; thence continuing along said Hamilton Mill Subdivision then along land now or formerly of Ten Thousand Buddhas Summit Monastery Corp. South 63°07'40" West, a distance of 1026.55 feet to a point on the northeastern right-of-way line of said Auburn-Hog Mountain Road; thence running along said Auburn-Hog Mountain Road right-of-way North 44°54'20" West, a distance of 335.00 feet to a point; thence North 43°45'04" West, a distance of 354.14 feet to the POINT OF BEGINNING.

Said tract contains 14.96 acres more or less.

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MAR 4 2023

Planning & Development

RZR 16008

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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1/4/2023

EXHIBIT C

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

1/4/2023

EXHIBIT D

RECEIVED

1/4/2023

CASE NUMBER RZR2016-00008
GCID 2016-0464

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Amendment to the Official Zoning Map of Gwinnett County

ADOPTION DATE: JUNE 7, 2016

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

Name	Present	Vote
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

On motion of Commissioner COMM. HUNTER, which carried a 5-0 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 to R-SR by INLAND, LLC for the proposed use of SENIOR ORIENTED RESIDENCES on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MAY 24, 2016 and objections were not filed.

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1/4/2023

CASE NUMBER RZR2016-00008
GCID 2016-0464

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the aforesaid application to amend the Official Zoning Map from RA-200 to R-SR is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Single-family detached dwellings and accessory uses and structures, not to exceed 52 lots. The minimum lot width shall be 50 feet.
 - B. The development shall be restricted to occupancy by residents aged 55 years or older.
 - C. The homeowner's association shall be responsible for maintenance of all common areas/facilities, street frontage landscaping, and lawn and ornamental planting maintenance on individual lots. The homeowner's association shall be responsible for exterior maintenance of individual residences to include, at a minimum, painting of the exteriors on a rotation not to exceed six years.
 - D. The minimum heated floor area per dwelling unit shall be 1,900 square feet.
 - E. Homes shall be constructed with architectural treatments of primarily brick or stone on the front, with minor treatments of low or no-maintenance siding materials. The sides and rear shall contain a minimum three-foot high water table of brick or stone. A full cornice return at gable height shall be installed with fiber-cement shake siding in the gable area. The balance of the sides and rear shall be of brick, stone or fiber-cement siding.
 - F. All dwellings shall have a minimum two-car garage.
2. To satisfy the following site development considerations:
 - A. Provide a minimum 30-foot wide open space strip around the perimeter of the development, the 30-foot open space strip shall include a trail along the perimeter of the development; the trail may be incorporated into the 50-foot street frontage buffer. Provide a ten-foot wide open space strip with trail from "Street D" to the open space strip along the southern property line for a pedestrian connection.
 - B. All utilities shall be placed underground.
 - C. Natural vegetation shall remain on the property until the issuance of a development permit.
 - D. Detention pond(s) shall be fenced with a black vinyl-coated chain link fence a minimum of four feet in height, and shall be fully screened from view of adjacent residences with a double staggered row of evergreens.

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1/4/2023

CASE NUMBER RZR2016-00008

GCID 2016-0464

E. A multiuse easement shall be dedicated over the outfall sewer easement to allow for a potential future trail.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 7/21/16

ATTEST:

Deane Kemp
County Clerk/Deputy County Clerk



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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1/4/2023

EXHIBIT E

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1/4/2023

LETTER OF INTENT

January 3, 2023

The applicant, Summit at Auburn Hills Association, Inc. (HOA), submits this Letter of Intent for a Change in Conditions to RSR2016-00008 and CIC2019-0003 This parcel is now a developed 55+ subdivision known as Summit at Auburn Hills. There are 52 homes constructed on the approximate 14.96 acres.

The HOA is in the process of amending its governing documents. One of the changes we desire to make is to remove the requirement in the Covenants that requires the HOA to paint and maintain the exterior of each home every six years. The developer did not properly fund the HOA to take care of this immense expense. The original annual fees were set at \$1,640 per home.

We had a Reserve Study done and it requires the HOA to put in reserve \$65,000 each year to fund painting and maintaining the exterior of each home. To do this the HOA would have to increase the annual fees by \$1,200, at a minimum, per year per home. This is a 55+ subdivision with over half the homeowners retired. They are on fixed incomes and cannot afford this kind of yearly increase. Each homeowner will be responsible for maintaining the exterior of their homes.

Attached is a copy of the original Board of Commissioners' Zoning Order. We ask that the redlined sentence of Section 1C be removed from the Zoning Order.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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1/4/2023

EXHIBIT F

RECEIVED

1/4/2023

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.

Chris W. Fruitticher

Signature of Applicant

6-1-2022

Date

Summit at Auburn Hills HOA

Type or Print Name and Title

Chris W. Fruitticher, Treasurer

Brittney Johnson

Signature of Notary Public

6-1-2022

Date



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

1/4/2023

EXHIBIT G

RECEIVED

1/4/2023

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 5/2021

CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

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Summit at Auburn Hills Assoc

Chris W. Fruitticher - Treasurer

Signature of Property Owner

10-7-22

Date

Summit at Auburn Hills Association

Chris W. Fruitticher - Treasurer

Type or Print Name and Title

Patti Agee

Signature of Notary Public

10-7-22

Date



Notary Seal

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1/4/2023

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Joyce Cowart
Signature of Property Owner

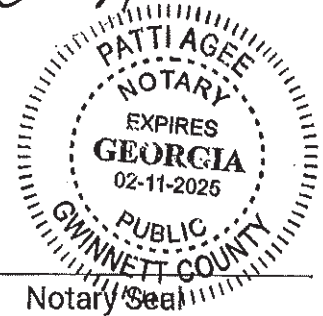
10/7/22
Date

JOYCE COWART
Type or Print Name and Title

1699 Auburn Ridge Way, Dacula GA 30019

Patti Aget
Signature of Notary Public

10-7-22
Date



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1/4/2023

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Marianne C. Roberts

Signature of Property Owner

10-7-22

Date

Marianne C. Roberts

Type or Print Name and Title

*3060 Appleby Hills Dr.
Dacula, GA 30019*

Patti Agee

Signature of Notary Public

10-7-22

Date



Notary Seal

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1/4/2023

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Beanka Jones
Signature of Property Owner

9/5/22
Date

Beanka Jones
Type or Print Name and Title

2950 Appleby Hills Drive
Dacula, GA 30019

Dawn M Hoffman 9/5/2022
Signature of Notary Public Date

**Dawn M Hoffman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/04/2023**

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1/4/2023

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Signature of Property Owner

9-5-22

Date

LORNA GAFFEY

Type or Print Name and Title

OWNER

3021 Appleing Hills Dr.
Dacula, GA 30019



Signature of Notary Public

9/5/2022

Date

Notary Seal

Dawn M Hoffman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/04/2023

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Janet Taratsas

Signature of Property Owner

9-3-2022

Date

Janet Taratsas

Type or Print Name and Title
1669 Auburn Ridge Way
Dacula GA 30019

Patti Agee

Signature of Notary Public

9.3.2022

Date




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1/4/2023

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Last Updated 5/2021

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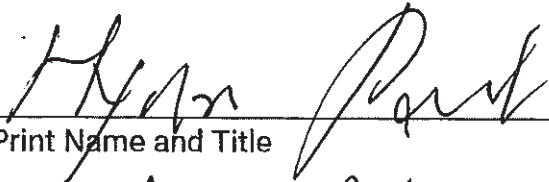
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Signature of Property Owner

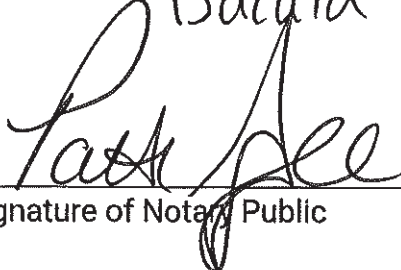
9/3/2022

Date



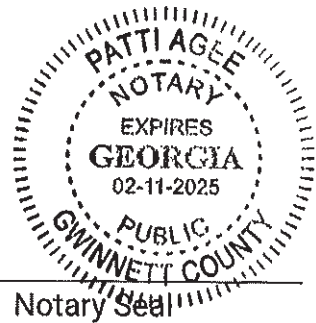
Type or Print Name and Title

1649 Auburn Ridge Way
Dacula GA 30019



Signature of Notary Public

Date



Notary Seal

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Tina L. Gill

Signature of Property Owner

9/3/22

Date

Tina L. Gill

Type or Print Name and Title

3120 Appling Hills Dr.

Dacula, GA 30019

Patti Agee

Signature of Notary Public

9.3.22

Date



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1/4/2023

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Barbara McKinney

Signature of Property Owner

9/3/2022

Date

BARBARA McKinney

Type or Print Name and Title

*3020 Appling Hills Dr
Dacula GA 30019*

Patti Agee

Signature of Notary Public

9.3.22

Date



Notary Seal

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1/4/2023

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Signature of Property Owner

9/2/22

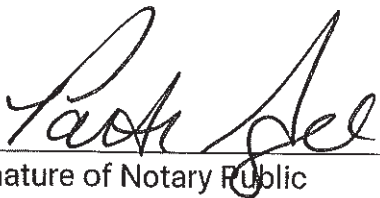
Date

Morgan S. Woodford

Type or Print Name and Title

2960 Appling Hills Drive

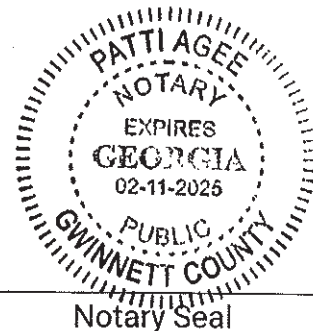
Dacula, GA 30019



Signature of Notary Public

9-2-22

Date



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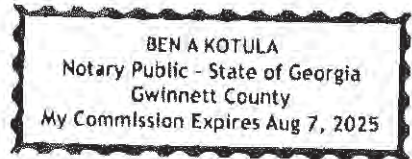
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Spencer S. Frazer
Signature of Property Owner

8.17.2022
Date

SPENCER S. FRAZER *OWNER*

Type or Print Name and Title
3011 Appling Hills Drive
Dacula, GA 30019



[Signature]
Signature of Notary Public

8/17/2022
Date

Notary Seal

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1/4/2023

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Shirlee Schneider

Signature of Property Owner

9.3.22

Date

Shirlee Schneider

Type or Print Name and Title

3100 Appling Hills Dr
Dacula GA 30019

Patti Agee

Signature of Notary Public

9.3.22

Date



Notary Seal

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1/4/2023

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Lisa Horn

Signature of Property Owner

9-3-2022

Date

Lisa Horn

Type or Print Name and Title

*3090 Apples Hill's
Dr Court, GA 30019*

Patti Agee

Signature of Notary Public

9-3-22

Date



Notary

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Last Updated 5/2021

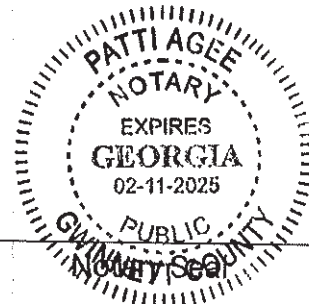
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Cathy J. Park 9-3-2022
Signature of Property Owner Date

CATHY JEOMSOON PARK
Type or Print Name and Title
3050 Appling Hills Dr Dacula GA 30019

Patti Agee 9.3.22
Signature of Notary Public Date



RECEIVED

1/4/2023

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 5/2021

CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

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Bonnie Edge 9/3/22
Signature of Property Owner Date

Bonnie Edge owner
Type or Print Name and Title

3040 Applins Hills Drive
Dacula, GA 30019

Dawn M Hoffman 9/3/2022
Signature of Notary Public Date Notary Seal

Dawn M Hoffman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/04/2023

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1/4/2023

Gwinnett County Planning Division
Change in Conditions Application
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Young Woo

Signature of Property Owner

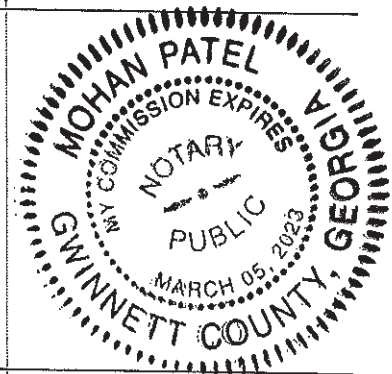
9/29/2022

Date

Young Woo + Mohan Patel

Type or Print Name and Title

*3030 Appleton Hills Drive
Dacula, GA 30019*



[Signature]

Signature of Notary Public

9/28/2022

Date

Notary Seal

[Signature]

9/2/2022

Dawn M Hoffman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/04/2023

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Signature of Property Owner

09-3-2022

Date

3051 Appling Hills
30019

Luis Alfredo Forero

Type or Print Name and Title

3051 Appling Hills Drive
Dacula, GA 30019



Signature of Notary Public

9/3/2022

Date

Dawn M Hoffman
NOTARY PUBLIC

Gwinnett County, GEORGIA
My Commission Expires 08/04/2023

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Patmore

Signature of Property Owner

9-1-22

Date

Patty Patmore

Type or Print Name and Title

Homeowner

*Address = 3041 Appling Hills Drive
Dacula, GA 30019*

Dawn M Hoffman

Signature of Notary Public

Date

Notary Seal

**Dawn M Hoffman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/04/2023**

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Daryl P. BOUTELLE / 9-3-2022
Signature of Property Owner / Date

DARYL P. BOUTELLE / OWNER
Type or Print Name and Title /
3060 APPLING HILLS DR.
Dacula, GA 30019

Dawn M. Hoffman / 9/3/2022 /
Signature of Notary Public / Date / Notary Seal

Dawn M Hoffman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/04/2023

Dawn M Hoffman
NOTARY PUBLIC
Gwinnett County, GEORGIA
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Frank Cheshaie

Signature of Property Owner

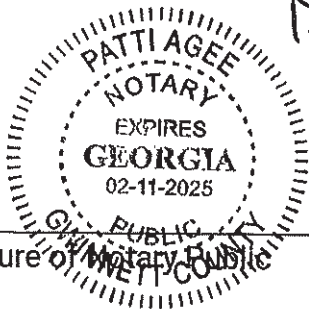
9.3.22

Date

FRANK CHESHIRE

Type or Print Name and Title

1718 Auburn Ridge Way
Dacula GA 30019



Signature of Notary Public

9-3-22

Date

Patti Agee

Notary Seal

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1/4/2023

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Jane Blackham
Signature of Property Owner

9/3/22
Date

JANE BLACKHAM
Type or Print Name and Title
1618 Auburn Ridge Way
Dacula, GA 30019

9/3/22

Patti Ager
Signature of Notary Public

9.3.22
Date



Notary Seal

RECEIVED

1/4/2023


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Signature of Property Owner

9/3/2022
Date

SANG KI LEE
Type or Print Name and Title
1608 Auburn Ridge way
Dacula, GA 30019


Signature of Notary Public

9.3.2022
Date



Notary Seal

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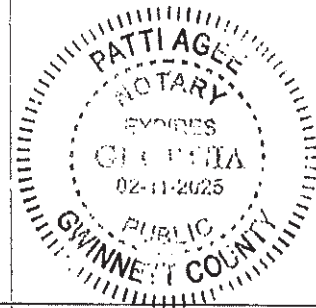
Shirley Wilbert
Signature of Property Owner

9/6/2022
~~2020~~
Date

Shirley Wilbert
Type or Print Name and Title
1698 Auburn Ridge way
Dacula, GA 30019

Patti Agee
Signature of Notary Public

9-6-22
Date



Notary Seal


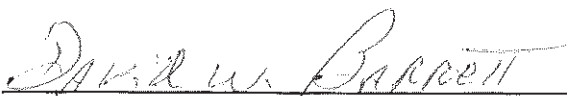
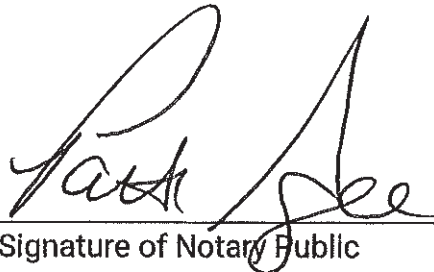
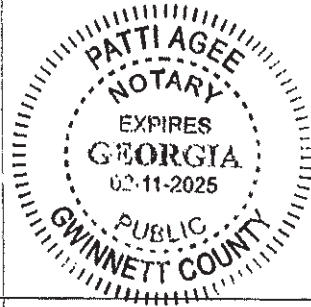
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	8-13-22
Signature of Property Owner 3031 Apple Hill Dr. Dacula, GA 30019	Date
	
Type or Print Name and Title	
	
Signature of Notary Public	Date
	Notary Seal

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Annette R. Booth

Signature of Property Owner

8-13-2022

Date

Mrs. Annette R. Booth

Type or Print Name and Title

*3010 Appling Hills Dr.
Decatur, Georgia
30019*

Dawn M. Hoffman 8/13/2022

Signature of Notary Public

Date

Notary Seal

Dawn M Hoffman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/04/2023

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Greg Durham

Signature of Property Owner

8-13-22

Date

Greg Durham

Type or Print Name and Title

3001 Appleing Hill Dr

Patti Agee

Signature of Notary Public

8-13-22

Date



Notary Seal

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BR Elmore

Signature of Property Owner

8/18/22

Date

Billy R. Elmore

Type or Print Name and Title

2980 Appleing Hills Dr.

Dacula GA 30015

Patti Agel

Signature of Notary Public

8/18/22

Date



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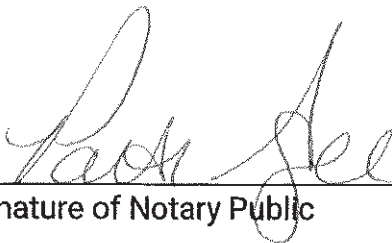
Signature of Property Owner

8/13/2022

Date

DAWN M HOFFMAN Homeowner
3061 Apple Hill Dr Decatur, Ga 30019

Type or Print Name and Title



Signature of Notary Public

8-13-22

Date



Notary Seal

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Signature of Property Owner

8/13/22

Date

James W Kelly III

Type or Print Name and Title
3020 APPHOG Hills Dr

HOME OWNER



Signature of Notary Public

8/13/22

Date

Notary Seal

Dawn M Hoffman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/04/2023

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[Handwritten Signature]

Signature of Property Owner

8-13-22

Date

HYUN CHANG KIM

Type or Print Name and Title

owner

3110 Appleing Hills Dr
Dacula GA 30019

[Handwritten Signature]

Signature of Notary Public

8/15/22

Date



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[Handwritten Signature]

Signature of Property Owner

8-13-22

Date

Robert W. Nobs

Type or Print Name and Title

*3020 Appleby Hills Dr.
Dacula, GA 30019*

Patti Agee

Signature of Notary Public

8-13-22

Date



Notary Seal

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[Handwritten Signature]

Signature of Property Owner

8-13-22

Date

Richard D. Ope
Type or Print Name and Title
3130 Appleing Hills Dr

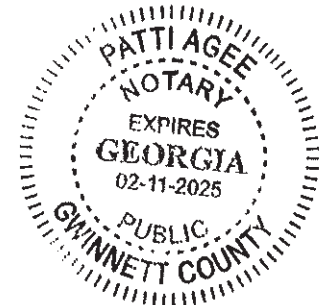
Type or Print Name and Title

[Handwritten Signature]

Signature of Notary Public

8-13-22

Date



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[Handwritten Signature]

Signature of Property Owner

8/13/22
Date

Cheryl Thomas

Type or Print Name and Title

*2970 Appling Hills Dr
Auburn, GA 30019*

[Handwritten Signature]

Signature of Notary Public

Date

My Commission Expires 08/04/2023
Gwinnett County, GEORGIA
NOTARY PUBLIC
Dawn M Hoffman

Notary Seal

Dawn M Hoffman
NOTARY PUBLIC
Gwinnett County, GEORGIA
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A White

Signature of Property Owner

8-13-2022

Date

Audrey White

Type or Print Name and Title

2990 Appleing Hills Dr. Decatur GA 30019

Dawn M. Hoffman

Signature of Notary Public

8/13/2022

Date

Dawn M Hoffman
NOTARY PUBLIC
Gwinnett County, GEORGIA

My Commission Expires 08/04/2023

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[Handwritten Signature]

Signature of Property Owner

8-13-22

Date

Lew Adamany

Type or Print Name and Title

1748 Auburn Ridge Way Decola GA

30019



Signature of Notary Public

8/13/22

Date

Patti Agee

Notary Seal



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Michael Ber

Signature of Property Owner

8-13-22

Date

Michael Agre

Type or Print Name and Title

*1688 Auburn Ridge Way
Dacula GA 30019*

Dawn M Hoffman

Signature of Notary Public

8-13-22

Date

Notary Seal

**Dawn M Hoffman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/04/2023**

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Roland M Cannon

8-13-22

Signature of Property Owner

Date

*Roland M. Cannon
Tub. W. Cannon*

*1578 Auburn R. Dr. Hwy
Dacula GA 30019*

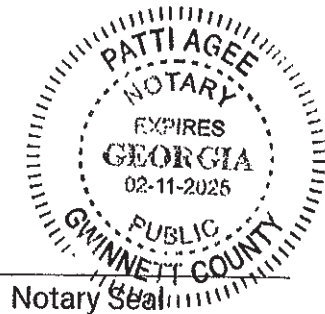
Type or Print Name and Title

Patti Agee

8-13-22

Signature of Notary Public

Date



Notary Seal

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Chris W. Frutticher

Signature of Property Owner

8-13-2022

Date

Chris W. Frutticher

Type or Print Name and Title

*1668 Auburn Ridge way
Decula, GA 30019*

Dawn M Hoffman
NOTARY PUBLIC

Gwinnett County, GEORGIA
My Commission Expires 08/04/2023

Dawn M Hoffman 8/13/2022

Signature of Notary Public

Date

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Richard Huxson

Signature of Property Owner

3/15/22

Date

Richard Huxson

Type or Print Name and Title

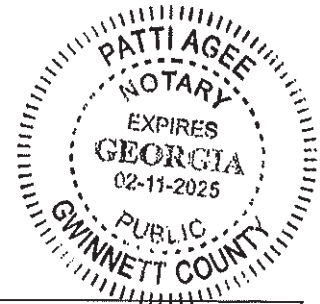
*1658 Auburn Ridge Ave
Dacula GA 30019*

Patti Agee

Signature of Notary Public

8-15-22

Date



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Last Updated 5/2021

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.

Tommy F. Isom
Signature of Property Owner

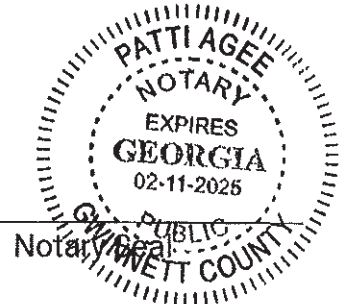
8/13/22
Date

Tommy F. Isom
Type or Print Name and Title

1689 Auburn Ridge Way
Dacula, Ga. 30019

Patti Agee
Signature of Notary Public

8/13/22
Date



RECEIVED

1/4/2023

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 5/2021

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Sharon Jefferson

Signature of Property Owner

8-13-22

Date

Sharon Jefferson
1658 Auburn Ridge Way
Dacula GA 30019

Type or Print Name and Title

Dawn M Hoffman *8/13/22*

Signature of Notary Public Date

Notary Seal


Dawn M Hoffman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/04/2023

RECEIVED

1/4/2023

CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

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Signature of Property Owner

8/13/22
Date

Chin Kim
Type or Print Name and Title

1679 Auburn Ridge way
Dacula GA 30019

Dawn M Hoffman 8/13/2022
Signature of Notary Public Date Notary Seal

Dawn M Hoffman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/04/2023

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1/4/2023

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[Handwritten Signature]

Signature of Property Owner

8/13/22

Date

Yuna J. Kim

Type or Print Name and Title

1579 Auburn Ridge Way
Dacula, GA 30019

[Handwritten Signature]

Signature of Notary Public

8/13/22

Date



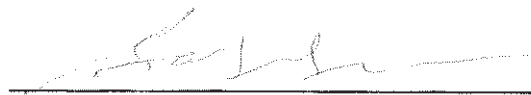
Notary Seal

RECEIVED

1/4/2023

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Signature of Property Owner

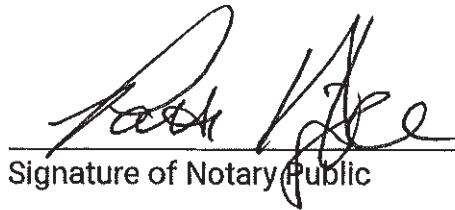
Date

8/13/2022

SANG K LEE

Type or Print Name and Title

1608 Auburn Ridge Way
Dacula GA 30019



Signature of Notary Public

8/13/22

Date



RECEIVED

1/4/2023

CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

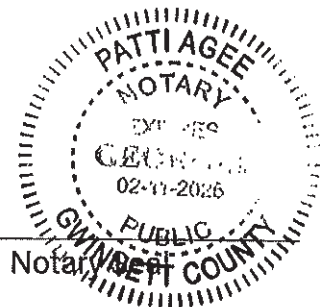
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Cheryl McCalla
Signature of Property Owner

8-13-2022
Date

Cheryl McCalla
Type or Print Name and Title
1648 Auburn Ridge Way
Dacula, GA 30019

Patti Agee
Signature of Notary Public
8/13/22
Date



RECEIVED

1/4/2023

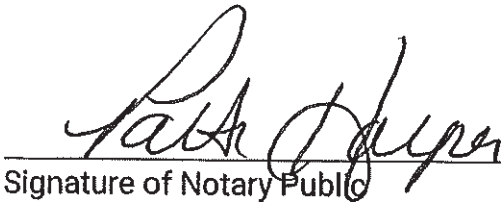
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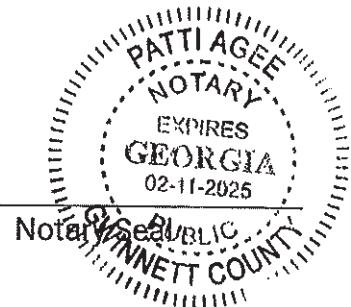

Signature of Property Owner

8/13/22
Date

Jeff Richardson
Type or Print Name and Title
1768 Auburn Ridge Way
Dacula GA 30019


Signature of Notary Public

8/13/22
Date



RECEIVED

1/4/2023

CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

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Signature of Property Owner

8/13/2022

Date

Debra Scott

Type or Print Name and Title

1738 Auburn Ridge Way
Dacula GA 30019

Signature of Notary Public

8-13-22

Date



Notary Seal

RECEIVED

1/4/2023

CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

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Signature of Property Owner

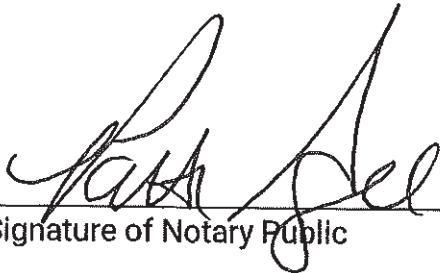
8/13/22

Date

JEFF STOFKO

Type or Print Name and Title

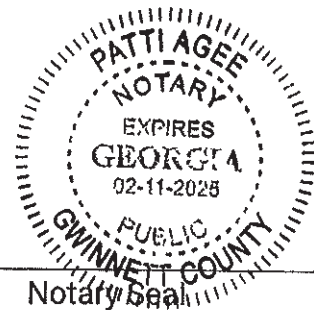
1628 AUBURN RIDGE WAY
Dacula, GA 30019



Signature of Notary Public

8/13/22

Date



Notary Seal

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1/4/2023

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Perry S. Wilkes

Signature of Property Owner

8/13/2022
Date

PERRY S. WILKES

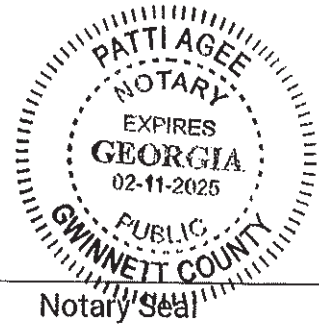
Type or Print Name and Title

*1598 Auburn Ridge Rd
Dacula, GA 30099*

Patti Agee

Signature of Notary Public

8-13-22
Date



Notary Seal

RECEIVED

1/4/2023

CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

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Anthony Zarcone

8/13/22

Signature of Property Owner

Date

ANTHONY ZARCONI

Type or Print Name and Title

*1708 Auburn Ridge Way
Dacula GA 30019*

Dawn M. Hoffman 8/13/22

Signature of Notary Public

Date

Notary Seal

**Dawn M Hoffman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/04/2023**

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

1/4/2023

EXHIBIT H

RECEIVED

1/4/2023

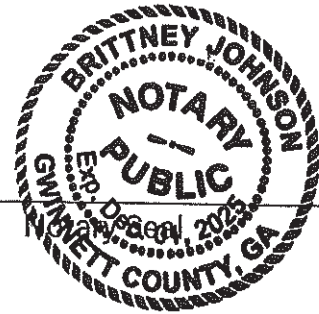
CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

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.

Chris W. Fruitticher 6-1-2022 Chris W. Fruitticher Treasurer
Signature of Applicant Date Type of Print Name and Title

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

Brittney Johnson 6/1/2022
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 Chris W. Fruitticher
Your Name

If the answer is yes, please complete the following section:

NAME AND OFFICAL 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.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

1/4/2023

EXHIBIT I

RECEIVED

1/4/2023

**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: 2001 - G - 122
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli
Signature of Applicant

11-28-2022
Date

Chris W. Frittelli Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Kathleen Lyles
NAME

TSA
TITLE

11/30/22
DATE

RECEIVED

1/4/2023

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 5/2021

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
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PARCEL I.D. NUMBER: 2001 - G - 123
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli
Signature of Applicant

11-28-2022
Date

Chris W. Frittelli Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Kathleen Lyles
NAME

TSA
TITLE

11/30/22
DATE

RECEIVED

1/4/2023

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 5/2021

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PARCEL I.D. NUMBER: 2001 - G - 124
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli 11-28-2022
Signature of Applicant Date

Chris W. Frittelli Chris Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Kathleen Lyles
NAME

TSA
TITLE

11/30/22
DATE

RECEIVED

1/4/2023

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FOR CHANGE IN CONDITIONS**

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PARCEL I.D. NUMBER: 2001 - G - 125
 (Map Reference Number) District Land Lot Parcel
Summit at Auburn Hills Association
 By: Chris W. Fruittichen 11-28-2022
 Signature of Applicant Date
Chris W Fruittichen Treasurer
 Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Kathleen M Lyles TSA
 NAME TITLE
11/30/22
 DATE

RECEIVED

1/4/2023

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PARCEL I.D. NUMBER: 2001 - G - 126
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli

11-28-2022

Signature of Applicant

Date

Chris W. Frittelli Chair Treasurer

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Nickie Schoby
NAME

TSA II
TITLE

11/30/2022
DATE

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PARCEL I.D. NUMBER: 2001 - G - 127
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Fruttini 11-28-2022
Signature of Applicant Date

Chris W. Fruttini Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Nokie Scholey TSA II
NAME TITLE
11/30/2022
DATE

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1/4/2023

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PARCEL I.D. NUMBER: 2001 - G - 128
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli
Signature of Applicant

11-28-2022
Date

Chris W. Frittelli Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Vicki Scholey
NAME

TSA II
TITLE

11/30/2022
DATE

RECEIVED

1/4/2023

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PARCEL I.D. NUMBER: 2001 - G - 129
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Fruttini

Signature of Applicant

11-28-2022

Date

Chris W. Fruttini Chair Treasurer

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

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Vicki Schokey

NAME

TSA II

TITLE

11/30/2022

DATE

RECEIVED

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PARCEL I.D. NUMBER: 2001 - G - 130
 (Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frutti 11-28-2022
 Signature of Applicant Date

Chris W. Frutti Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Nikki Schooby TSA II
 NAME TITLE

11/30/2020
 DATE

RECEIVED

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Gwinnett County Planning Division
Change in Conditions Application
Last Updated 5/2021

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PARCEL I.D. NUMBER: 2001 - G - 131
(Map Reference Number) District Land Lot Parcel

Summit of Auburn Hills Association

By:

Signature of Applicant

11-28-2022

Date

Chris W. Frivitti, Treasurer

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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Vicki Schobey
NAME

TSA II

TITLE

11/30/2022
DATE

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1/4/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS**

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PARCEL I.D. NUMBER: 2001 - G - 132
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frivitti

Signature of Applicant

11-28-2022

Date

Chris W. Frivitti, Treasurer

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Chris Nelson

NAME

Tax Services Associate

TITLE

November 30, 2022

DATE

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PARCEL I.D. NUMBER: 2001 - G - 133
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli

Signature of Applicant

11-28-2022

Date

Chris W. Frittelli Treasurer

Type or Print Name and Title

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By: Chris W. Frittelli

11-28-2022

Signature of Applicant

Date

Chris W. Frittelli Treasurer

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Gwinnett County Planning Division
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Last Updated 5/2021

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Signature of Applicant

11-28-2022
Date

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Type or Print Name and Title

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By: _____ 11-28-2022
Signature of Applicant Date

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By: Chris W. Frivitti

11-28-2022

Signature of Applicant

Date

Chris W. Frivitti Chair Treasurer

Type or Print Name and Title

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Kathleen Lyles

NAME

TSA

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By: Chris W. Frittich 11-28-2022
Signature of Applicant Date

Chris W. Frittich Treasurer
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By: Chris W. Frittelli 11-28-2022
Signature of Applicant Date

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Signature of Applicant

11-28-2022

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Signature of Applicant Date

Chris W. Frutti Chair Treasurer
Type or Print Name and Title

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NAME TITLE

DATE

PARCEL ID R3001J141	TAX YEAR 2022	OWNER OF RECORD SCHNEIDER NEAL P SCHNEIDER SHIRLEE
DISTRICT COUNTY Unincorporated	PROPERTY LOCATION & DESCRIPTION 3100 APPLING HILLS DR L24 BA SUMMIT AT AUBURN HILLS	

FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE.
 If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.
 Your Solid Waste Credit reflects a senior discount and a credit for 2021. Please direct questions about Solid Waste to 770.822.7141.

APPRAISAL DETAIL		YOUR EXEMPTION & CREDIT SAVINGS	
LAND VALUE:	65,000	GWINNETT HOMESTEAD:	\$2,610.54
BUILDING VALUE:	233,600		
TOTAL VALUE:	298,600		
ASSESSED VALUE:	119,440		
ACREAGE:	0.1800	TOTAL EXEMPTION:	\$2,610.54

COUNTY GOVERNMENT TAXES - Levied by the Board of Commissioners and representing 100.00% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE	X	MILL RATE	=	TAXES LEVIED
COUNTY GENERAL FUND	119,440		0		10,000		109,440		0.006950		760.61
DEVELOPMENT/CODE ENFORCEMENT	119,440		0		10,000		109,440		0.000380		39.40
ECONOMIC DEVELOPMENT	119,440		0		10,000		109,440		0.000300		32.83
FIRE & EMS	119,440		0		10,000		109,440		0.003200		350.21
POLICE	119,440		0		10,000		109,440		0.002900		317.38
RECREATION	119,440		0		7,000		112,440		0.001000		112.44
TOTAL COUNTY TAXES									0.014710		1,612.87

SCHOOL TAXES - Levied by the Board of Education and representing 0.00% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE	X	MILL RATE	=	TAXES LEVIED
SCHOOL	119,440		0		119,440		0		0.019200		0.00
SCHOOL BOND	119,440		0		119,440		0		0.001450		0.00
TOTAL SCHOOL TAXES									0.020650		0.00

STATE, CITY & OTHER TAXES - Levied by state, city or other authorities and representing 0.00% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE	X	MILL RATE	=	TAXES LEVIED
TOTAL OTHER TAXES											0.00

TOTAL MILLAGE RATE: 0.035360

TOTAL AD VALOREM TAXES: 1,612.87

OTHER ASSESSMENTS			COMBINED TAXES AND ASSESSMENTS	
LEVYING AUTHORITY	RATE	AMOUNT	CHARGE	AMOUNT
COUNTY SOLID WASTE	\$20.50/month	246.00	AD VALOREM TAXES:	1,612.87
COUNTY SOLID WASTE CREDIT	FLAT RATE	-67.50	ASSESSMENTS:	288.11
STORMWATER CREDIT	FLAT RATE	-23.62	INTEREST:	9.88
STORMWATER SERVICE	\$2.46/100 sq.ft. X 3200 sq.ft.	78.72	TOTAL AMOUNT DUE	1,910.86
UNDERGROUND LIGHTS	\$0.69/ft. X 79 ft.	54.51		
TOTAL OTHER ASSESSMENTS:		288.11	GRAND TOTAL DUE THIS BILLING:	1,910.86

11/30/2022

RETURN THIS PORTION WITH YOUR PAYMENT

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2022	R3001J141	11-30-2022	\$1,910.86	



R3001J141 L5A
 NEAL P SCHNEIDER
 3100 APPLING HILLS DR
 DACULA GA 30019-4611

Address Change:

Check here and fill out the back of this remittance slip if your billing address or property location has changed.



1111

1 22 183001101410000 3 00000191086 00000191086 2

RECEIVED

1/4/2023

**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: 3001 - J - 142
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli 11-28-2022
Signature of Applicant Date

Chris W. Frittelli Chris Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Kathleen Lyles
NAME

TSA
TITLE

11/30/22
DATE

RECEIVED

1/4/2023

**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.

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PARCEL I.D. NUMBER: 3001 - J - 143
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittich
Signature of Applicant

11-28-2022
Date

Chris W. Frittich Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Kathleen Lyles

NAME

TSA

TITLE

11/30/22

DATE

RECEIVED

1/4/2023

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 5/2021

**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: 3001 - J - 144
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittich 11-28-2022
Signature of Applicant Date

Chris W. Frittich Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Kathleen Lyles TSA
NAME TITLE
11/30/22
DATE

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1/4/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
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PARCEL I.D. NUMBER: 3001 - I - 145
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Fruttiger
Signature of Applicant

11-28-2022
Date

Chris W. Fruttiger Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

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Kathleen Lyles
NAME

TSA
TITLE

11/30/22
DATE

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1/4/2023

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 5/2021

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
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PARCEL I.D. NUMBER: 3001 - J - 146
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli
Signature of Applicant

11-28-2022
Date

Chris W. Frittelli Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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PARCEL I.D. NUMBER: 3001 - J - 147
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli 11-28-2022
Signature of Applicant Date

Chris W. Frittelli Chair Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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Kathleen Lyle TSA
NAME TITLE
11/30/22
DATE

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PARCEL I.D. NUMBER: 3001 - J - 148
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By Chris W. Frutticher

Signature of Applicant

11-28-2022

Date

Chris W. Frutticher Treasurer

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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PARCEL I.D. NUMBER: 3001 - I - 149
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Assoc.

By: Chris W. Fruitticher

Signature of Applicant

11-28-2022

Date

Chris W. Fruitticher Treasurer

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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Kathleen Lyles
NAME

TSA

TITLE

11/30/22
DATE

RECEIVED

1/4/2023

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 5/2021

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
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PARCEL I.D. NUMBER: 3001 - J - 150
(Map Reference Number) District Land Lot Parcel

Summit at Auburn WMS Assoc.

By: Chris W. Fruchtlicher

Signature of Applicant

11-28-2022

Date

Chris W. Fruchtlicher Treasurer

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Yekia Schokky
NAME

TSA II
TITLE

11/30/2022
DATE

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1/4/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
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PARCEL I.D. NUMBER: 3001 - J - 151
(Map Reference Number) District Land Lot Parcel

summit at Auburn Hills Association

By: Chris W. Fruittischer 11-28-2022
Signature of Applicant Date

Chris W. Fruittischer Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Viki Schoby
NAME

TSA II
TITLE

11/30/2022
DATE

RECEIVED

1/4/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
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PARCEL I.D. NUMBER: 3001 - J - 152
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Assoc.

By. Chris W. Fruitti

Signature of Applicant

11-28-2022

Date

Chris W Fruitti Treasurer

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Vicki Schoby

NAME

TSA II

TITLE

11/30/2022

DATE

RECEIVED

1/4/2023

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 5/2021

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
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PARCEL I.D. NUMBER: 3001 - J - 153
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Fruitticher
Signature of Applicant

11-28-2022
Date

Chris W. Fruitticher Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Vicki Schoff
NAME

TSA II
TITLE

11/30/2022
DATE

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1/4/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
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PARCEL I.D. NUMBER: 3001 - J - 154
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frutticher

Signature of Applicant

11-28-2022

Date

Chris W. Frutticher Treasurer

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

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Vicki Schoby
NAME

TSA II
TITLE

11/30/2022
DATE

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1/4/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
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PARCEL I.D. NUMBER:	<u>3001</u>	-	<u>J</u>	-	<u>L55</u>
(Map Reference Number)	District		Land Lot		Parcel
	<u>Summit at Auburn Hills Association</u>				
By: <u>Chris W. Fruitticher</u>					<u>11-28-2022</u>
Signature of Applicant					Date

<u>Chris W. Fruitticher</u>	<u>Treasurer</u>
Type or Print Name and Title	

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

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<u>Vicki Scholey</u>	<u>TSA II</u>
NAME	TITLE
<u>11/30/2022</u>	
DATE	

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1/4/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS**

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PARCEL I.D. NUMBER: 3001 - J - 156
(Map Reference Number) District Land Lot Parcel

Summit of Auburn Hills Association

By: Chris W. Frittelli
Signature of Applicant

11-28-2022
Date

Chris W. Frittelli Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Viki Schokey
NAME

TSA II
TITLE

11/30/2022
DATE

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**VERIFICATION OF CURRENT PAID PROPERTY TAXES
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PARCEL I.D. NUMBER: 3001 - J - 157
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli

Signature of Applicant

11-28-2022

Date

Chris W. Frittelli, Treasurer

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

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Vicki Schokky

NAME

TSA II

TITLE

11/30/2022

DATE

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**VERIFICATION OF CURRENT PAID PROPERTY TAXES
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PARCEL I.D. NUMBER: 3001 - J - 158
(Map Reference Number) District Land Lot Parcel

Summit of Auburn Hills Association

By: Chris W. Fruttich 11-28-2022
Signature of Applicant Date

Chris W. Fruttich Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Vicki Schokey TSA II
NAME TITLE
11/30/2022
DATE

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PARCEL I.D. NUMBER: 3001 - J - 159
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli

Signature of Applicant

11-28-2022

Date

Chris W. Frittelli Treasurer

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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Viki Schuck

NAME

TSA #

TITLE

11/30/2022

DATE

RECEIVED

1/4/2023

**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: 3001 - J - 160
(Map Reference Number) District Land Lot Parcel

Summit of Auburn Hills Association

By: Chris W. Frittelli
Signature of Applicant

11-28-2022
Date

Chris W. Frittelli Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Vukia Schoby
NAME

TSA II
TITLE

11/30/2022
DATE

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1/4/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS**

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PARCEL I.D. NUMBER: 3001 - J - 161
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Fruttini

Signature of Applicant

11-28-2022

Date

Chris W. Fruttini Treasurer

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Vukic Schody

NAME

TSA II

TITLE

11/30/2022

DATE

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**VERIFICATION OF CURRENT PAID PROPERTY TAXES
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PARCEL I.D. NUMBER: 3001 - J - 162
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Fruttini 11-28-2022
Signature of Applicant Date

Chris W. Fruttini Chair Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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

11/30/2022
DATE

RECEIVED

1/4/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
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PARCEL I.D. NUMBER: 3001 - I - 163
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittich 11-28-2022
Signature of Applicant Date

Chris W. Frittich Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Viki Schopy TSA II
NAME TITLE
11/30/2022
DATE

RECEIVED

1/4/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
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PARCEL I.D. NUMBER: 3001 - J - 164
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli 11-28-2022
Signature of Applicant Date

Chris W. Frittelli Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Vicki Schokey TSA II
NAME TITLE
11/30/2022
DATE

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1/4/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS**

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PARCEL I.D. NUMBER: 3001 - J - 165
(Map Reference Number) District Land Lot Parcel

Summit at Auburn Hills Association

By: Chris W. Frittelli 11-28-2022
Signature of Applicant Date

Chris W. Frittelli Treasurer
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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 Schokey TSA II
NAME TITLE
11/30/2022
DATE

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

1/4/2023

EXHIBIT J

RECEIVED

1/4/2023

**SUMMITT AT AUBURN HILLS
PARCEL NUMBERS**

1. R2001G122	1768 Auburn Ridge Way, Dacula, GA 30019
2. R2001G123	1758 Auburn Ridge Way, Dacula, GA 30019
3. R2091G124	1748 Auburn Ridge Way, Dacula, GA 30019
4. R2001G135	1738 Auburn Ridge Way, Dacula, GA 30019
5. R2001G126	1728 Auburn Ridge Way, Dacula, GA 30019
6. E2001G127	1718 Auburn Ridge Way, Dacula, GA 30019
7. R2001G128	1708 Auburn Ridge Way, Dacula, GA 30019
8. R2001G129	1698 Auburn Ridge Way, Dacula, GA 30019
9. R2001G130	1688 Auburn Ridge Way, Dacula, GA 30019
10. R2001G131	1678 Auburn Ridge Way, Dacula, GA 30019
11. R2002G132	1668 Auburn Ridge Way, Dacula, GA 30019
12. R2001G133	1658 Auburn Ridge Way, Dacula, GA 30019
13. R2001G134	1648 Auburn Ridge Way, Dacula, GA 30019
14. R2001G135	1638 Auburn Ridge Way, Dacula, GA 30019
15. R2001G136	1699 Auburn Ridge Way, Dacula, GA 30019
16. R2201G137	1689 Auburn Ridge Way, Dacula, GA 30019
17. R2001G138	1679 Auburn Ridge Way, Dacula, GA 30019
18. R2001G139	2950 Appling Hills Drive, Dacula, GA 30019
19. R2001G140	1589 Appling Hills Drive, Dacula, GA 30019
20. R3001J132	1628 Auburn Ridge Way, Dacula, GA 30019
21. R3001J133	1618 Auburn Ridge Way, Dacula, GA 30019
22. R3001J134	1608 Auburn Ridge Way, Dacula, GA 30019
23. R3001J135	1598 Auburn Ridge Way, Dacula, GA 30019
24. R3001J136	1578 Auburn Ridge Way, Dacula, GA 30019
25. R3001J137	1579 Auburn Ridge Way, Dacula, GA 30019
26. R3001J138	3130 Appling Hills Drive, Dacula, GA 30019
27. R3001J139	3120 Appling Hills Drive, Dacula, GA 30019
28. R3001J140	3110 Appling Hills Drive, Dacula, GA 30019
29. R3001J141	3100 Appling Hills Drive, Dacula, GA 30019
30. R3001J142	3090 Appling Hills Drive, Dacula, GA 30019
31. R3001J143	3080 Appling Hills Drive, Dacula, GA 30019
32. R3001J144	3070 Appling Hills Drive, Dacula, GA 30019
33. R3001J145	3060 Appling Hills Drive, Dacula, GA 30019
34. R3001J146	3050 Appling Hills Drive, Dacula, GA 30019
35. R3001J147	3040 Appling Hills Drive, Dacula, GA 30019
36. R3001J148	3030 Appling Hills Drive, Dacula, GA 30019
37. R3001J149	3020 Appling Hills Drive, Dacula, GA 30019
38. R3001J150	3010 Appling Hills Drive, Dacula, GA 30019
39. R3001J151	3000 Appling Hills Drive, Dacula, GA 30019
40. R3001J152	2990 Appling Hills Drive, Dacula, GA 30019
41. R3001J153	2980 Appling Hills Drive, Dacula, GA 30019
42. R3001J154	2970 Appling Hills Drive, Dacula, GA 30019
43. R3001J155	2960 Appling Hills Drive, Dacula, GA 30019

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1/4/2024

44. R3001J156	1669 Auburn Ridge Way, Dacula, GA 30019
45. R3001J157	1659 Auburn Ridge Way, Dacula, GA 30019
46. R3001J158	1649 Auburn Ridge Way, Dacula, GA 30019
47. R3001J159	3061 Appling Hills Drive, Dacula, GA 30019
48. R3001J160	3051 Appling Hills Drive, Dacula, GA 30019
49. R3001J161	3041 Appling Hills Drive, Dacula, GA 30019
50. R3001J162	3031 Appling Hills Drive, Dacula, GA 30019
51. R3001J163	3021 Appling Hills Drive, Dacula, GA 30019
52. R3001J164	3011 Appling Hills Drive, Dacula, GA 30019
53. R3001J165	3001 Appling Hills Drive, Dacula, GA 30019