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# TROUTMAN SANDERS

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July 22, 2011

## VIA HAND DELIVERY

Mr. Jeff West, Manager  
Gwinnett County Current Planning Division  
One Justice Square  
446 West Crogan Street, Suite 250  
Lawrenceville, Georgia 30046

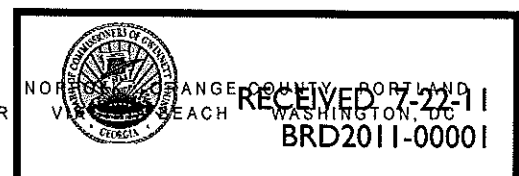
**Re: Buffer Reduction Application for 4975 Jimmy Carter Boulevard**

Dear Mr. West:

Attached are a Gwinnett County Buffer Reduction Application and required supporting materials requesting a reduction in the required buffer from 75 feet to 10 feet and zero (0) feet on the south and east property lines, respectively, of the subject property (Sections 606.2.2 and 606.7). This reduction is necessary to provide sufficient space for the proposed project on this redevelopment site. It is important to note that the existing structure on the subject property is nonconforming with regard to the buffer requirements. The proposed development will be substantially similar in its footprint. However, the proposed project will supplement the landscaping at the property's edges.

Walmart proposes to install additional buffer planting on the south property line, which will ensure that the proposed project will have a reduced impact on adjacent properties as compared to the existing development on the site. Walmart also proposes to supplement the existing vegetation in the proposed 10-foot buffer as needed where the existing trees and vegetation are sparse. A slope and drainage easement on the east side of the site ensures that there is ample green space between that property line and any adjacent structure. In addition, the proposed development footprint will increase the available area for possible vegetative screening along the east property line. Because this project is a redevelopment of an existing site, size and orientation of the project are a challenge. The requested waiver will allow for sufficient parking and building square footage, substantial landscaping, and safe and efficient operation of the proposed project without negatively impacting adjacent property.

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RALEIGH RICHMOND SAN DIEGO SHANGHAI TYSONS CORNER



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Attached are all of the materials required for a Gwinnett County Buffer Reduction Application. Should you have any questions or require any further information, please do not hesitate to contact me directly. Thank you for your assistance with this exciting project.

Sincerely,  
 for  
David C. Kirk

DCK/tam

Attachments



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