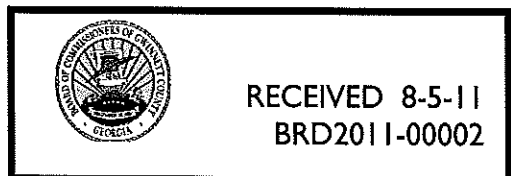
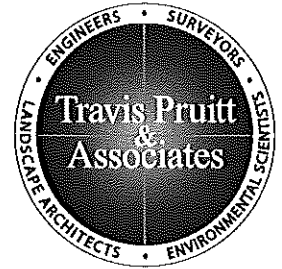


**BUFFER REDUCTION APPLICATION  
 TO THE GWINNETT COUNTY BOARD OF COMMISSIONERS  
 FOR A BUFFER REDUCTION OF MORE THAN 50 PERCENT**

Please complete this application and submit with all necessary attachments as outlined on the **Buffer Reduction Information Form**. (Please type or print).

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>One Consulting Group</u>	NAME: <u>Landford Commons, LLC</u>
ADDRESS: <u>PO Box 54382</u> <u>Atlanta, GA</u>	ADDRESS: <u>50 Glenlake Parkway, Suite 650</u> <u>Atlanta, GA</u>
ZIP CODE: <u>30308</u>	ZIP CODE: <u>30328</u>
PHONE NUMBER: <u>404-815-8005 xt. 105</u>	PHONE NUMBER: <u>404-876-1640</u>
EMAIL ADDRESS: <u>Robert@onecginc.com</u> <u>Sbennett@travispruitt.com</u>	
PROPERTY INFORMATION	
ADDRESS OF PROPERTY:	
STREET ADDRESS: <u>5330 Lilburn - Stone Mountain Road, Lilburn, GA 30047</u>	
ZONING: <u>C-1</u> LAND DISTRICT: <u>6</u> LAND LOT: <u>99</u> PARCEL: <u>262</u>	
BUFFER REDUCTION INFORMATION	
STATE THE BUFFER REQUIREMENT OF THE ZONING RESOLUTION FROM WHICH YOU SEEK A REDUCTION: <u>50- foot buffer width and vegetative screening</u>	
BUFFER REQUESTED: <u>Reduce buffer to zero feet with no vegetative screening</u>	
Please attach a Letter of Intent explaining what use is proposed and include your justification for this reduction.	





August 5, 2011

Hon. Charlotte J. Nash, Chairman  
Shirley Lasseter, Commissioner  
Lynette Howard, Commissioner  
Mike Beaudreau, Commissioner  
John Heard, Commissioner  
Gwinnett County Board of Commissioners  
75 Langley Dr.  
Lawrenceville, GA 30045

Re: Buffer Reduction Request – Letter of Intent  
Landford Commons Septic System Repair  
5330 Lilburn Stone Mountain Road

Dear Chairman Nash and Members of the Board :

This buffer reduction request is made necessary due to a failure of the existing septic system for an existing shopping center. The septic system was previously located off-site, on property adjacent to the center. Investigations by soil scientists have determined that the off-site option is no longer viable and the only suitable repair location is the area directly behind the building. Connection to public sewer is not a feasible alternative, with the nearest public sewer being a lift station located in a residential neighborhood, more than 2,600' away.

Virtually the entire area behind the building is needed to achieve adequate treatment in a replacement system. The system will consist of tanks, appurtenances and high capacity chambers installed below-grade, with the area being re-grassed to match current conditions.

The property to the east of the proposed replacement drainfield was rezoned in 2001 from O-I to R-100. Prior to this rezoning, there was no buffer requirement between the properties. As a result of the rezoning, a 50' buffer has been introduced, where none existed previously. We are requesting a reduction of the buffer from 50' down to 0' to accommodate the septic system repairs.

Sincerely,

Steve J Bennett, PE  
Project Manager



