

Attached are site plans, locations maps, and letters of intent for Rezoning and Special Use Permit applications pending action by the Gwinnett County Board of Commissioners and the Gwinnett County Planning Commission in January 2011.

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
REZONING AND SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER :RZC2011-00001  
ZONING CHANGE :O-1 TO C-2  
LOCATION :4800 BLOCK OF JIMMY CARTER BOULEVARD  
MAP NUMBER :R6169 184  
ACREAGE :0.63 ACRE  
PROPOSED DEVELOPMENT :PAWN SHOP  
SQUARE FEET :10,000 SQUARE FEET  
COMMISSION DISTRICT :(2) HOWARD

CASE NUMBER :SUP2011-00005  
ZONING :C-2 (PROPOSED)  
LOCATION :4800 BLOCK OF JIMMY CARTER BOULEVARD  
MAP NUMBER :R6169 184  
ACREAGE :0.63 ACRE  
PROPOSED DEVELOPMENT :PAWN SHOP  
SQUARE FEET :10,000 SQUARE FEET  
COMMISSION DISTRICT :(2) HOWARD

FUTURE DEVELOPMENT MAP:

APPLICANT: PAWN MART  
C/O MILL CREEK CONSULTING  
4480 COMMERCE DRIVE, SUITE A  
BUFORD, GA 30518

CONTACT: MITCH PEEVY                      PHONE: 770.614.6511

OWNER: JIMCAR ASSOCIATES, LLC  
4852 JIMMY CARTER BOULEVARD  
NORCROSS, GA 30093

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY WATER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

## REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Pawn Mart, requests a rezoning and a special use permit on 0.629 acres in an existing two story, 10,000 square foot building, for the purpose of opening a new pawn shop. The subject property is located at 4852 Jimmy Carter Blvd and is found in the 6<sup>th</sup> District, Land Lot 169 in Gwinnett County.

Pawn Mart is a 25 store chain located in Georgia and North Carolina with its corporate headquarters in Norcross. The proposed new store will occupy the entire building that is currently zoned O & I. Pawn Mart does not accept for pawn or sell from its store any type of guns as their specialty is jewelry, stereo equipment, game systems, tools and other similar types of consumer goods. Approximately 80 to 90% of their customer base is within 2 to 4 miles of the facility and the new store will only improve the customer experience. No major changes are planned for the exterior of the building and there is an existing interparcel access point with the commercial property to the North. The applicant respectfully requests approval of this new location.

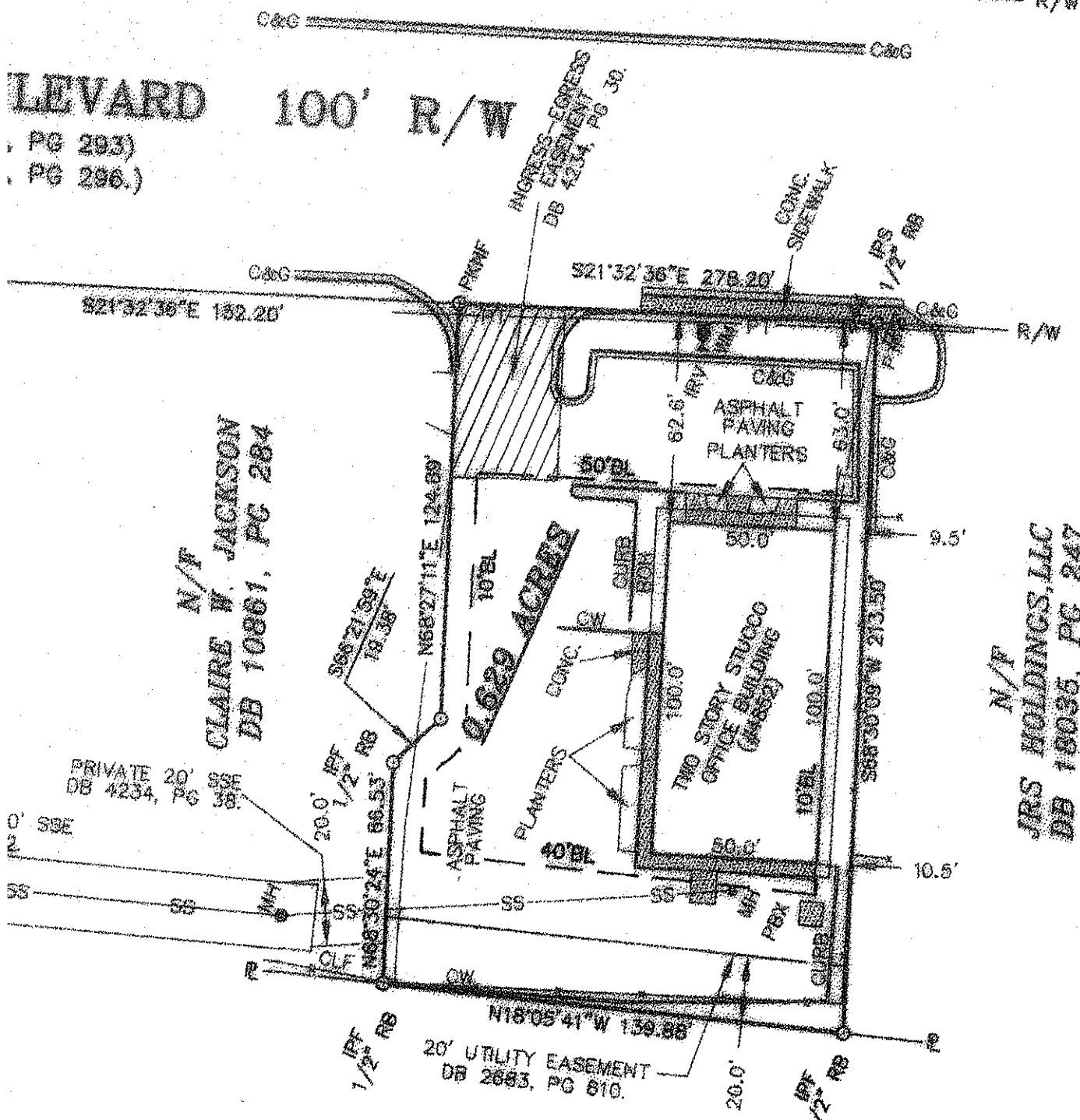


RECEIVED 11-01-10  
RZC2011-00001

LEVARD

100' R/W

PG 293)  
PG 296.)



N/F  
CLAIRE W. JACKSON  
DB 10861, PG 284

N/F  
JRS HOLDINGS, LLC  
DB 16035, PG 247

N/F  
HUNTINGTON VILLAGE APARTMENTS, L.P.  
DB 20238, PAGE 17

TO: JMCAR ASSOCIATES, L.L.C., MORRISON BANK  
AND CHICAGO TITLE INSURANCE COMPANY.  
THIS IS TO CERTIFY THAT THIS MAP  
IT IS BASED UPON THE RECORDS  
AND REQUIREMENTS MADE IN ACCORDANCE  
AS ADOPTED BY ALTA/AMERICAN  
THIS CERTIFICATE IS VALID FOR THE

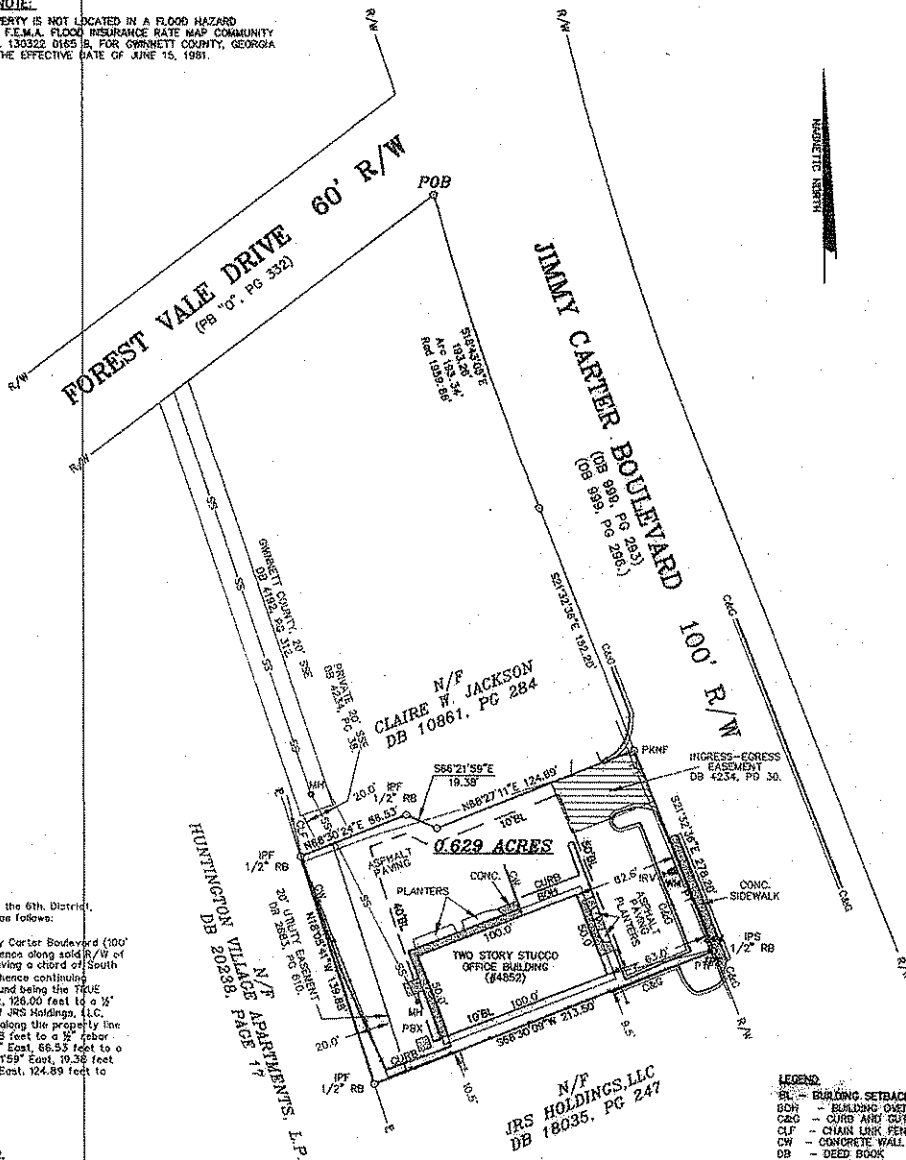
District  
levard (100'  
R/W of  
South  
a N/  
C, line  
tr p a



VICINITY MAP  
 (NOT TO SCALE)

**FLOOD NOTE**

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE PER F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 130322 D160 B, FOR GWINNETT COUNTY, GEORGIA BEARING THE EFFECTIVE DATE OF JUNE 15, 1981.



**NOTES**

1. THE FIELD SURVEY WAS PERFORMED ON APRIL 02, 2003.
2. THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT WERE OBTAINED USING A NIKON DTM-521 TOTAL STATION.
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 36,301 FEET, AN ANGULAR CLOSURE OF 02 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 854,975 FEET.
5. REFERENCES USED FOR THIS SURVEY WERE DB 3531, PG 229, DB 10861, PG 284.
6. THIS SURVEY WAS AUTHORIZED BY MOTOR CIBBONS.
7. THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE-GROUND EVIDENCE VISIBLE AT THE TIME OF THE SURVEY.

**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 169 of the 6th District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the southwestern R/W of Jimmy Carter Boulevard (100' R/W) and the southeast of Forest Vale Drive (60' R/W), thence along said R/W of Jimmy Carter Boulevard 193.34 feet along a curve, said curve having a chord of South 8°43'05" East 193.26 feet and a radius of 859.86 to a point; thence continuing along said R/W South 21°32'36" East, 152.20 feet to a pk nail found being the TRUE POINT OF BEGINNING; thence along said R/W South 21°32'59" East, 128.00 feet to a 1/2" rebar set; thence leaving said R/W and along the property line of JRS Holdings, LLC, South 88°30'09" West, 212.50 feet to a 1/2" rebar found; thence along the property line of Huntington Village Apartments, LP North 18°05'41" West, 135.88 feet to a 1/2" rebar found; thence along the property line of parcel 2 North 68°30'24" East, 65.53 feet to a 1/2" rebar found; thence continuing along said parcel 2 South 68°21'59" East, 19.38 feet to a point; thence continuing along said parcel 2 North 68°27'11" East, 124.89 feet to the TRUE POINT OF BEGINNING.

Said tract contains 0.629 acres or 27420 square feet.

NOTES PERTAINING TO THE EXCEPTIONS CONTAINED IN SECTION 2, SCHEDULE B OF THAT CERTAIN COVENANT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. 70303-1927, BEARING AN EFFECTIVE DATE OF FEBRUARY 25, 2003 AT 5:00 p.m.

ITEM 10. THE EASEMENT AGREEMENT BETWEEN CLARE W. JACKSON & CLARE W. JACKSON AND AUTO SERVICE CENTERS INTERNATIONAL, INC. DATED DECEMBER 8, 1983 AND RECORDED IN DEED BOOK 2983, PAGE 610 AFFORSAID RECORDS, CONTAINS A 20 FOOT UTILITY EASEMENT AFFECTING THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 11. CONVEYANCE OF ACCESS RIGHTS FROM CLARE W. JACKSON AND JESS W. JACKSON & ASSOCIATES, INC. TO THE DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA, DATED APRIL 21, 1988 AND RECORDED IN DEED BOOK 3494, PAGE 179, AFFORSAID RECORDS AFFECTS THE SUBJECT PROPERTY.

ITEM 12. CONVEYANCE OF ACCESS RIGHTS FROM CLARE W. JACKSON AND JESS W. JACKSON & ASSOCIATES, INC. TO THE DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA, DATED APRIL 21, 1988 AND RECORDED IN DEED BOOK 3494, PAGE 180, AFFORSAID RECORDS AFFECTS THE SUBJECT PROPERTY.

ITEM 13. PERMIT TO CUT OR TRIM TREES FROM CLARE W. JACKSON TO GEORGIA POWER COMPANY DATED AUGUST 5, 1986 AND RECORDED IN DEED BOOK 3783, PAGE 338, AFFORSAID RECORDS AFFECTS THE SUBJECT PROPERTY, HOWEVER THE LOCATION CANNOT BE PLOTTED FROM THE DESCRIPTION GIVEN.

ITEM 14. EASEMENT FROM CLARE W. JACKSON TO GEORGIA POWER COMPANY DATED AUGUST 5, 1983 AND RECORDED IN DEED BOOK 3783, PAGE 340, AFFORSAID RECORDS, AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 15. THE INGRESS AND EGRESS EASEMENT BETWEEN JESS W. JACKSON & ASSOCIATES, INC. AND CLARE W. JACKSON, DATED APRIL 14, 1987 AND RECORDED IN DEED BOOK 4234, PAGE 30, AFFORSAID RECORDS AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 16. THE PRIVATE SANITARY SEWER EASEMENT BETWEEN CLARE W. JACKSON AND JESS W. JACKSON & ASSOCIATES, INC. DATED APRIL 14, 1987 AND RECORDED IN DEED BOOK 4234, PAGE 38, AFFORSAID RECORDS AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

TO: JMCAR ASSOCIATES, L.L.C., HORIZON BANK AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 6, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 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774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

DATE: 4/21/03

SIGNED WARREN S. WOOD *Warren S. Wood* RLS#2849

REVISED 4/30/03 - ADD BUILDING LINES

- LEGEND**
- BL - BUILDING SETBACK LINE
  - BDH - BUILDING OVERHANG
  - C&C - CURB AND GUTTER
  - CLF - CHAIN LINK FENCE
  - CW - CONCRETE WALL
  - DB - DEED BOOK
  - DE - DRAINAGE EASEMENT
  - DP - DOOR OF PAVEMENT
  - FH - FIRE HYDRANT
  - GW - GUY WIRE
  - IRV - IRRIGATION VALVE
  - IPF - IRON PIN FOUND
  - IPS - IRON PIN SET
  - MH - MANHOLE
  - N/F - NOW OR FORMERLY
  - OT - OPEN TOP PIPE
  - PB - PLAT BOOK
  - PBX - POWER BOX
  - PS - PASE
  - PKNF - PK NAIL FOUND
  - PL - PROPERTY LINE
  - PCB - POINT OF BEGINNING
  - PTT - POWER & TELEPHONE LINE
  - PTP - POWER & TELEPHONE POLE
  - PP - POWER POLE
  - RB - REINFORCING BAR
  - R/W - RIGHT OF WAY
  - RW - ROCK WALL
  - SBMH - SOUTHERN BELL MANHOLE
  - S&S - S&S
  - SSE - SANITARY SEWER EASEMENT
  - SS - SANITARY SEWER LINE
  - T - TELEPHONE POLE
  - TBX - TELEPHONE BOX
  - TP - TELEPHONE POLE
  - WV - WATER VALVE
  - WM - WATER METER

ALTA/ACSM SURVEY FOR  
**JIMCAR ASSOCIATES, L.L.C.,**  
**CHICAGO TITLE INSURANCE COMPANY & HORIZON BANK**  
 LOCATED IN  
 LAND LOT 169, 6th DISTRICT  
 GWINNETT COUNTY, GEORGIA  
 THIS PLAT WAS PREPARED ON APRIL 17, 2003.

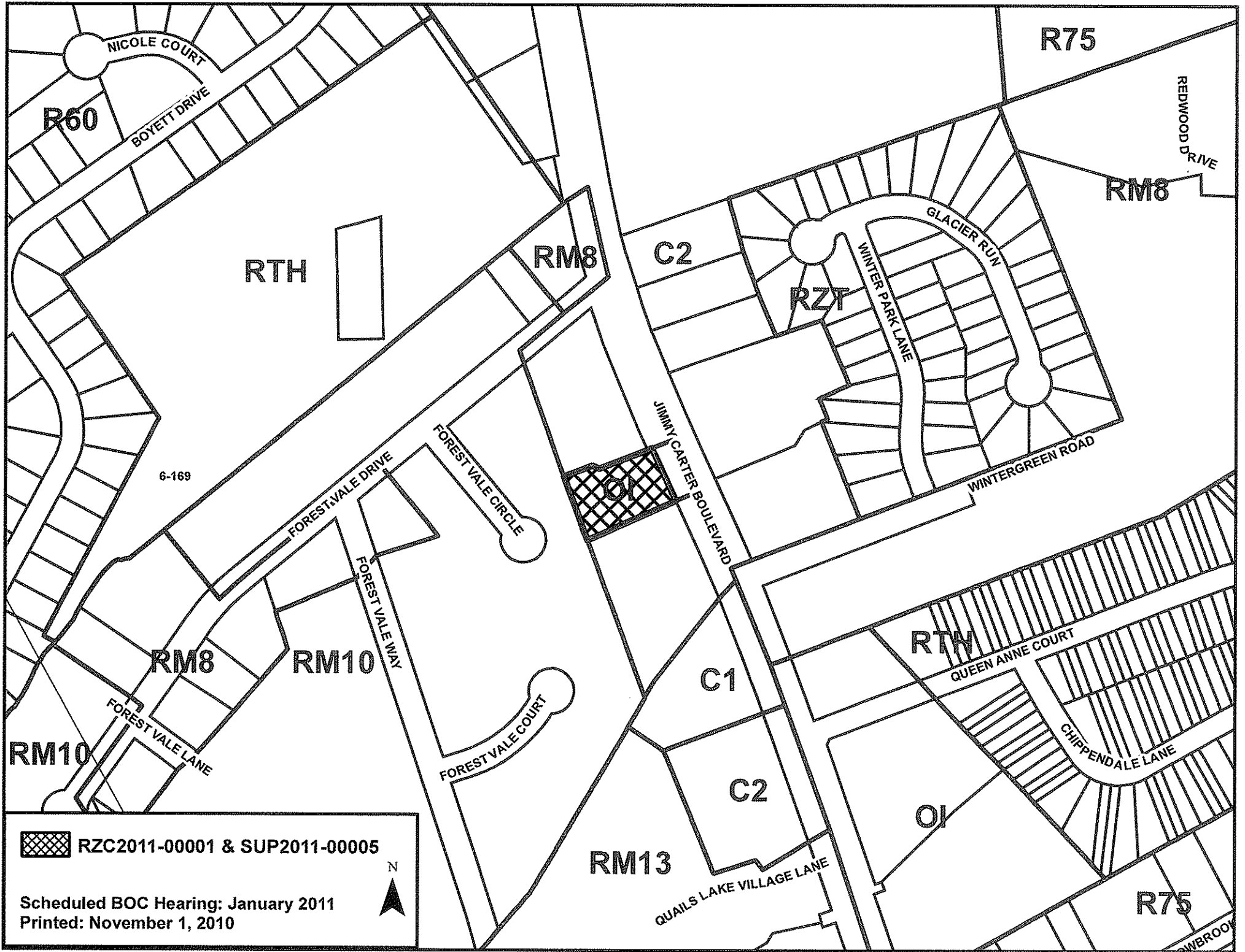
THIS PLAT IS VALID ONLY IF IT BEARS THE REGISTRANT'S ORIGINAL SIGNATURE IN BLACK INK ACROSS THE REGISTRANT'S SEAL.  
 WARREN S. WOOD GA. RLS #2849  
 MY REGISTRATION EXPIRES ON DECEMBER 31, 2004.  
 0' 25' 60' 100' 150'  
 GRAPHIC SCALE 1"=60'




PREPARED BY  
**WOOD BROTHERS**  
 LAND SURVEYORS, INC.  
 44 PROFESSIONAL DRIVE  
 JEFFERSON, GA. 30549  
 (706) 387-0075



RECEIVED 11-01-10  
 RZC2011-0001



 RZC2011-00001 & SUP2011-00005

Scheduled BOC Hearing: January 2011  
Printed: November 1, 2010



**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
REZONING AND SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER :RZC2011-00002  
ZONING CHANGE :M-1 TO M-2  
LOCATION :4300 BLOCK OF PLEASANTDALE ROAD  
MAP NUMBER :R6220 010  
ACREAGE :16.84 ACRES  
PROPOSED DEVELOPMENT :RECOVERED MATERIALS PROCESSING FACILITY  
SQUARE FEET :206,700 SQUARE FEET  
COMMISSION DISTRICT :(2) HOWARD

CASE NUMBER :SUP2011-00007  
ZONING :M-2 (PROPOSED)  
LOCATION :4300 BLOCK OF PLEASANTDALE ROAD  
MAP NUMBER :R6220 010  
ACREAGE :16.84 ACRES  
PROPOSED DEVELOPMENT :SALVAGE OPERATION  
COMMISSION DISTRICT :(2) HOWARD

**FUTURE DEVELOPMENT MAP:**

APPLICANT: METRO GREEN, LLC  
C/O MAHAFFEY PICKENS TUCKER, LLP  
1550 NORTH BROWN ROAD, SUITE 125  
LAWRENCEVILLE, GA 30043

CONTACT: E. MICHELLE ROTHMEIER PHONE: 770.232.0000

OWNER: PK - 4351 PLEASANTDALE, LLC  
FR - 4351 PLEASANTDALE, LLC  
LW - 4351 PLEASANTDALE, LLC  
C/O MAHAFFEY PICKENS TUCKER, LLP  
1550 NORTH BROWN ROAD, SUITE 125  
LAWRENCEVILLE, GA 30043

**DEPARTMENT RECOMMENDATION:**

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:



Jeffrey R. Mahaffey  
Steven A. Pickens  
R. Lee Tucker, Jr.  
Matthew P. Benson  
Gerald Davidson, Jr.,  
of Counsel

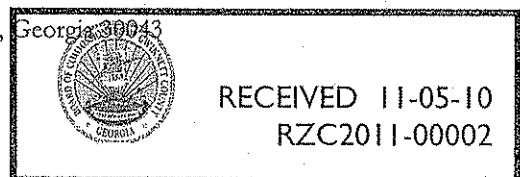
Kelly O. Faber  
Andrew D. Stancil  
E. Michelle Rothmeier  
Kenneth W. Stroud  
Bartow B. Duncan, III  
Shawn F. Bratton  
Jill H. Harris,  
of Counsel

**LETTER OF INTENT FOR  
REZONING AND SPECIAL USE PERMIT APPLICATIONS  
OF METRO GREEN, LLC**

Mahaffey Pickens Tucker, LLP, submits this Rezoning and Special Use Permit Application on behalf of Metro Green, LLC (the "Applicant"), for the purpose of rezoning to the M-2 zoning classification (with an associated Special Use Permit) an approximately 16.8 acre tract located at 4351 Pleasantdale Road in unincorporated Gwinnett County (the "Property"). The Property is currently zoned M-1.

The Applicant intends to conduct a recycling business on the Property. The recycling operation will involve recovered materials processing (the collecting, sorting, processing, re-configuration and shipping of previously used materials including, without limitation, construction and demolition debris, concrete, masonry materials, plastics, glass, paper, aluminum, rock, iron rebar, porcelain, asphalt and wood). The Applicant will collect the to-be-recycled materials on the Property and then will subject these materials to an on-site recycling process which will result in the creation of new products and segregation of component materials (such as, for example, the conversion of used concrete lined with iron rebar into a new concrete aggregate product which can be

1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043  
TELEPHONE 770 232 0000  
FACSIMILE 678 518 6880  
www.mptlawfirm.com

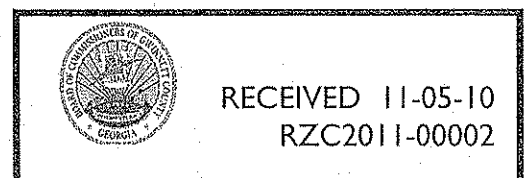


utilized in road construction and segregated iron which can be shipped off-site to a third party to be melted and re-configured). Recovered materials will be maintained on site prior to distribution.

Affiliates of the Applicant currently conduct activities similar to those proposed in this Application on a site near Hartsfield Jackson International Airport. The Applicant has met with representatives of Gwinnett County in anticipation of filing this application and has been advised that the proposed rezoning and special use permits will be required for the anticipated recycling operation.

The use and development of the Property as M-1 is not economically feasible and is not the highest and best use of the Property. The operation of the Property in a manner consistent with M-2 zoning with a Special Use Permit (to allow the recycling and recovered materials processing and storage) under the guidelines of Gwinnett County is appropriate for the subject tract and is consistent with the surrounding property. The surrounding property consists of a mixture of industrial uses. An M-2 zoning classification will afford the Applicant the opportunity to utilize the Property to provide a much-needed recycling service in Gwinnett County.

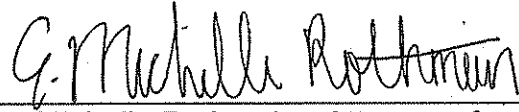
The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning and Special Use Permit Applications filed herewith. The Applicant respectfully requests your approval of this Application.



This 5<sup>th</sup> day of November, 2010.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

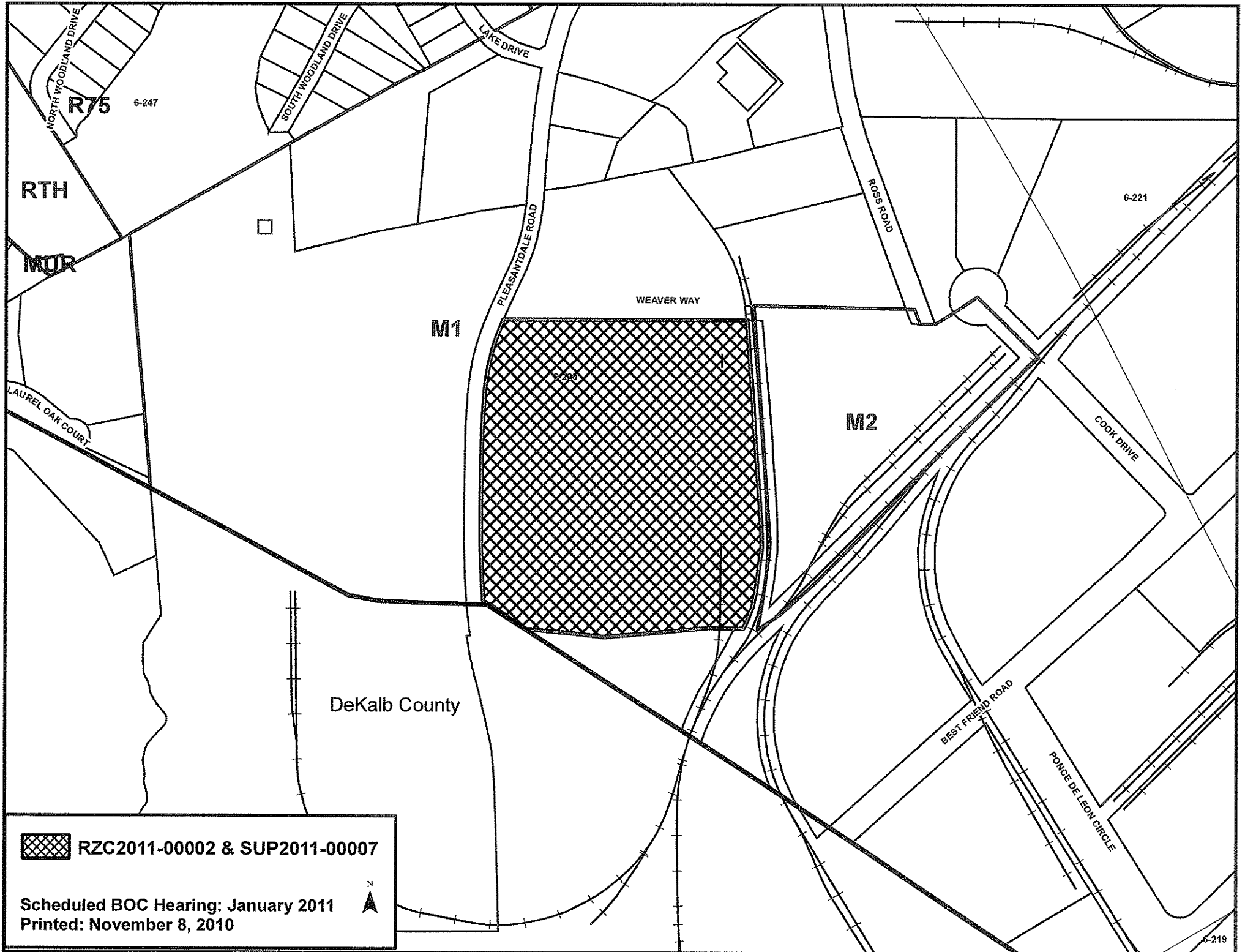



E. Michelle Rothmeier, Attorneys for Applicant



RECEIVED 11-05-10  
RZC2011-00002





 RZC2011-00002 & SUP2011-00007

Scheduled BOC Hearing: January 2011  
Printed: November 8, 2010



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

CASE NUMBER :RZC2011-00003  
ZONING CHANGE :R-100 & C-1 TO C-2  
LOCATION :1300 BLOCK OF OLD PEACHTREE ROAD  
:2800 BLOCK OF MEADOW CHURCH ROAD  
MAP NUMBERS :R7156 004 & 7156 522  
ACREAGE :2.05 ACRES  
PROPOSED DEVELOPMENT :COMMERCIAL/RETAIL (REDUCTION IN BUFFERS)  
SQUARE FEET :20,000 SQUARE FEET  
COMMISSION DISTRICT :(1) LASSETER

FUTURE DEVELOPMENT MAP:

APPLICANT: JEAN LAUDERDALE AND STANLEY GREEN  
1305 OLD PEACHTREE ROAD  
SUWANEE, GA 30024

CONTACT: ERIC JOHANSEN                      PHONE: 678.571.4843

OWNER: JEAN LAUDERDALE AND STANLEY GREEN  
1305 OLD PEACHTREE ROAD  
SUWANEE, GA 30024

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:



November 3, 2010  
Revised on November 7, 2010

Gwinnett County Board of Commissioners  
75 Langley Drive  
Lawrenceville, GA 30045

**Re: Old Peachtree Road and Meadow Church Road – Letter of Intent  
Inland Project #10-013 / Stanley Green and Jean Lauderdale  
Parcel(s) R7156 004 and R7156 522  
Gwinnett County, GA**

Dear Commissioners,

Inland Group, LLC (“Inland”) has been retained by Stanley Green and Jean Lauderdale (the “Applicants”) to pursue a change in zoning from the current R-100 (Parcel R7156 004) and C-1 (Parcel R7156 522) to C-2 for future commercial, retail and restaurant uses. **For the record, the Applicants are also the property owners.** The parcels are located at the intersection of Old Peachtree Road and Meadow Church Road commonly referred to as 1305 Old Peachtree Road, Suwanee, GA, (the “Subject Property”) and is approximately 2.052 acres. The Subject Property is located within the Civic Center Overlay District and is a pin corner site to a fully signalized intersection.

The Applicants attempted to rezone the Subject Property in 2008 and were not successful in obtaining a commercial zoning, mainly due to access and compatibility issues. Since the 2008 decision, the Applicants worked diligently and obtained a small spite strip of land that prevented them from having access to Meadow Church Road which now squares up the Subject Property and gives them unconditional access. By having this complete and unconditional access to both Old Peachtree Road and Meadow Church Road, the Subject Property is a viable commercial property. The Subject Property has two road frontages, has traffic counts over 8,000 vehicles per day on Meadow Church Road and over 21,000 vehicles per day on Old Peachtree Road, is directly adjacent to a large commercial development zoned C-2 across Meadow Church Road, and sits directly diagonal across the intersection from an undeveloped C-2 tract.

In addition to the change in zoning to C-2, the Applicants also request the required 75 foot transitional buffer adjacent to residentially zoned properties be reduce to a 25 foot re-graded and re-planted buffer, consistent

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

with other commercially zoned properties in Gwinnett County. We will provide a 5 foot tall earthen berm, two staggered rows of 8 foot tall evergreen trees planted every 10 feet on center with the 25 foot buffer. This proposed buffer will add better protection than a standard distance buffer by providing a better acoustical and visual buffer from the adjacent properties into the Subject Property. Furthermore, the existing vegetation is mainly pine tree canopies and other invasive scrub growths that do not provide much protection at the ground level and do not abate sounds like a lower, denser, fully evergreen buffer can provide.

The Applicants have no plans to develop the Subject Property themselves at this time. Their plans are to obtain a commercial zoning designation with reasonable conditions that will make their property attractive to an end user. The Applicants have had several contracts to purchase their land over the years but the current zoning of residential has caused all of those contracts to fall through. Inland has provided a potential layout for a commercial development so that consideration can be given to how the Subject Property lays out.

We respectfully request your approval of this request for C-2 zoning and are open to further meet with the appropriate parties to discuss the proposed rezoning.

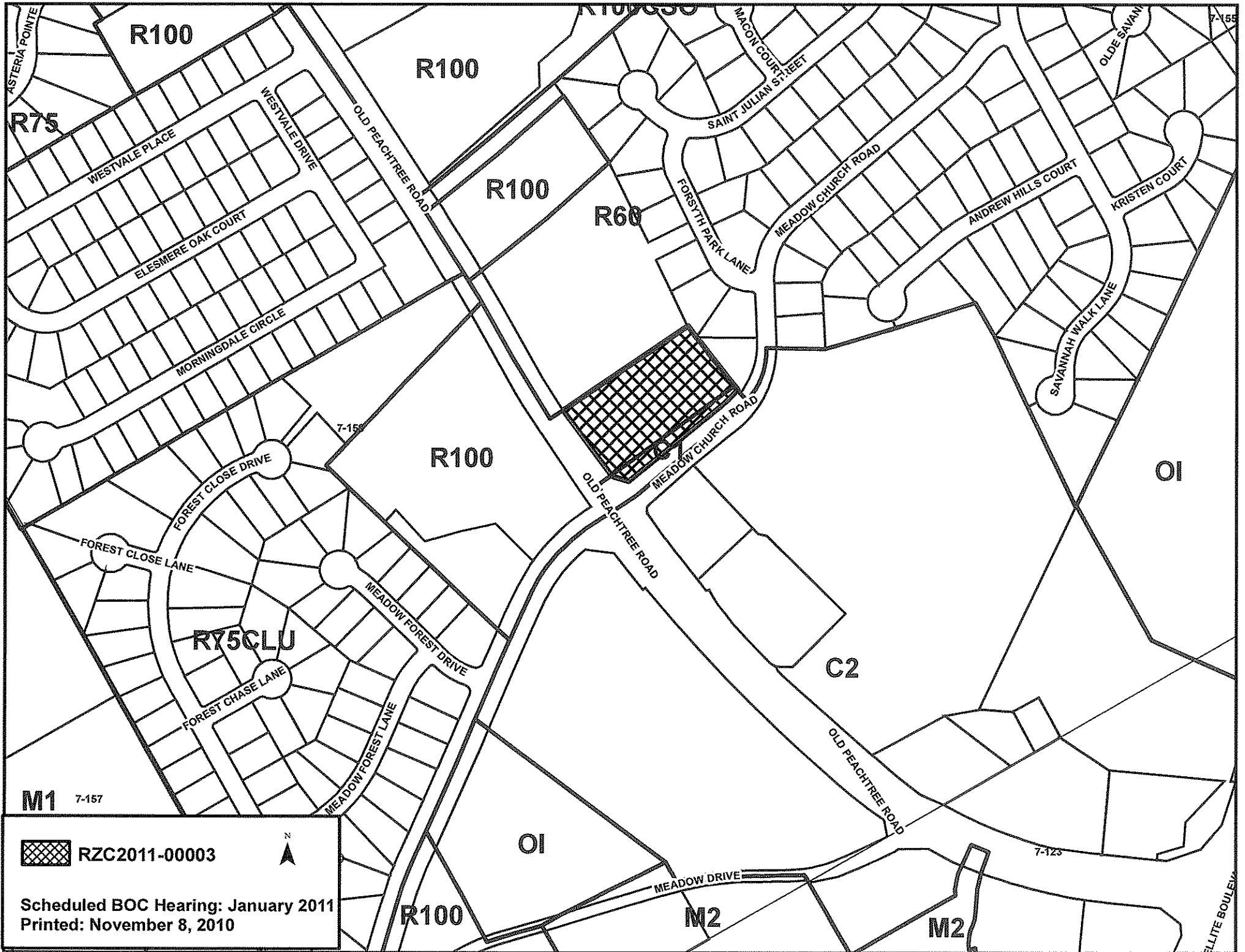
Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to be "E. J." followed by a stylized, circular flourish.

**Inland Group, LLC**  
Agent for the Applicants





M1 7-157

 RZC2011-00003



Scheduled BOC Hearing: January 2011  
 Printed: November 8, 2010

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

CASE NUMBER :RZC2011-00004  
ZONING CHANGE :M-1 TO C-3  
LOCATION :600 BLOCK OF AIRPORT ROAD  
MAP NUMBER :R5208 028  
ACREAGE :1.1 ACRES  
PROPOSED DEVELOPMENT :COMMERCIAL RETAIL USES AND AUTOMOBILE REPAIR  
SQUARE FEET :11,880 SQUARE FEET  
COMMISSION DISTRICT :(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: JONATHAN P. DUGAN  
659 AIRPORT ROAD  
LAWRENCEVILLE, GA 30046

CONTACT: JONATHAN P. DUGAN                      PHONE: 770.962.5678

OWNER: JONATHAN P. DUGAN  
659 AIRPORT ROAD  
LAWRENCEVILLE, GA 30046

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:


Re: Letter of Intent to rezone 659 Airport Road

Tax Parcel 5208 028

To whom it may concern:

I seek to rezone my 1.1 acre property from M-1, industrial use, to C-3, commercial use. I plan to operate an automotive accessory installation and repair shop and an antique store. The existing 11,880 sq. ft. building is not being externally altered for these uses as I manufactured and sold specialty automotive equipment for 11 years from this location until the market for my goods shrank and I could no longer be competitive with Chinese manufacturers. I have been advised that I don't need to change any buffers because my property is surrounded by highway 316, Airport Rd, and an M-1 and C-2 zoned buildings. There are 26 parking spaces around the building and the building is 14 feet high.

Sincerely,

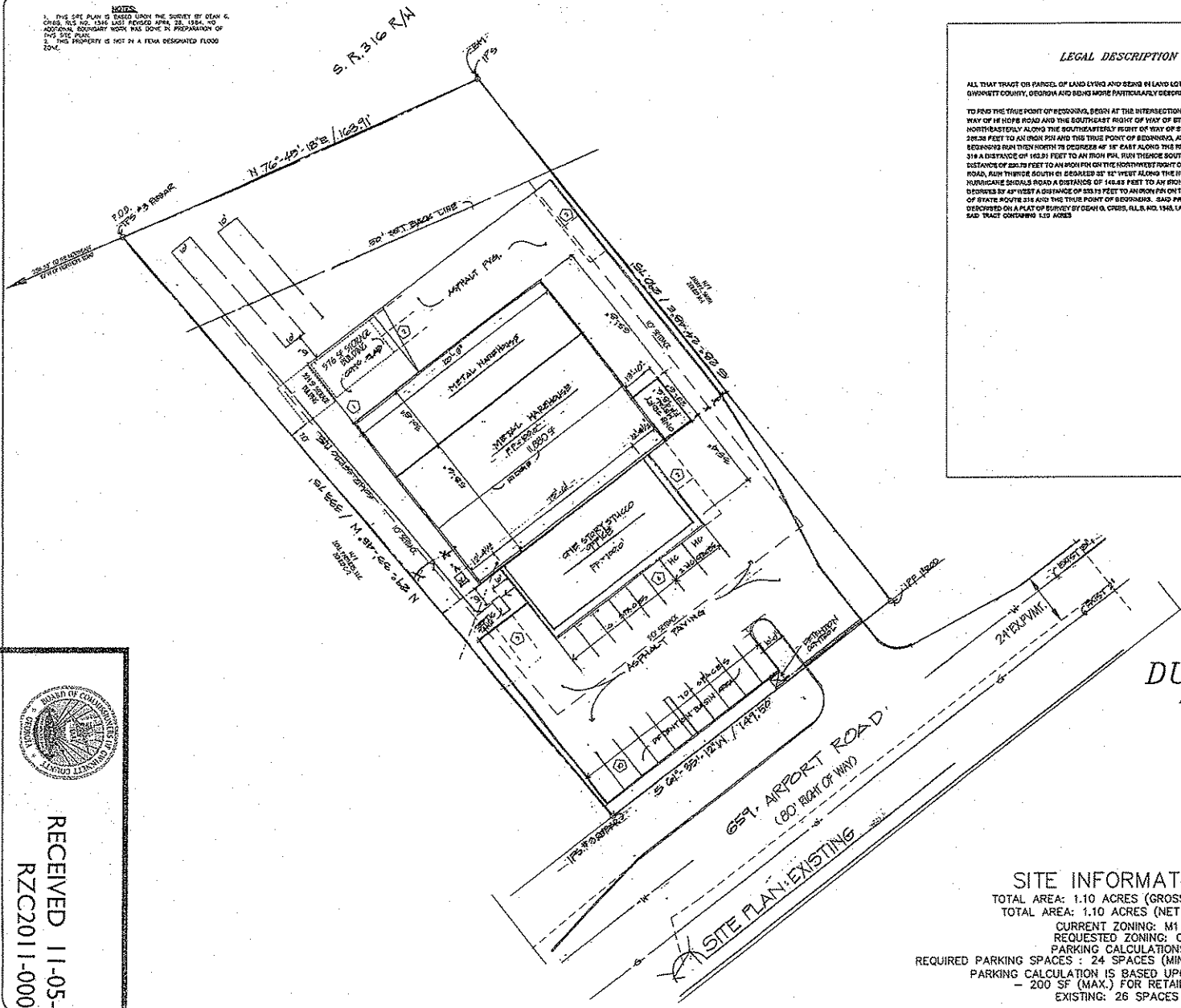


Jonathan P. Dugan, Owner



RECEIVED 11-05-10  
RZC2011-00004

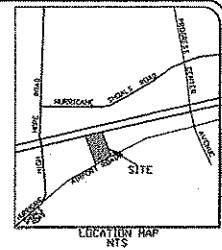
**NOTES:**  
 1. THIS SITE PLAN IS BASED UPON THE SURVEY BY DEAN G. CRIGG, PLS. NO. 1346, LAST REVISED APRIL 23, 1984. NO ADDITIONAL SURVEY WORK HAS BEEN DONE IN PREPARATION OF THIS SITE PLAN.  
 2. THIS PROPERTY IS NOT IN A FEMA DESIGNATED FLOOD ZONE.



**LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 208 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE NORTHEAST FRONT OF WAY OF 16 HOPS ROAD AND THE SOUTHEAST RIGHT OF WAY OF STATE ROUTE 316. RUN THENCE NORTH-EAST 81° 12' 12" ALONG THE SOUTHEASTERN RIGHT OF WAY OF STATE ROUTE 316 A DISTANCE OF 282.38 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING, AND FROM SAID TRUE POINT OF BEGINNING RUN THEN NORTH 78° 02' 48" EAST ALONG THE FRONT OF WAY OF STATE ROUTE 316 A DISTANCE OF 162.31 FEET TO AN IRON PIN, RUN THENCE SOUTH 23° 02' 48" EAST A DISTANCE OF 262.75 FEET TO AN IRON PIN ON THE NORTHEAST FRONT OF WAY OF HORSKARTH SHOALS ROAD, RUN THENCE SOUTH 61° 02' 48" WEST ALONG THE NORTHWEST FRONT OF WAY OF HORSKARTH SHOALS ROAD A DISTANCE OF 146.28 FEET TO AN IRON PIN, RUN THENCE NORTH 23° 02' 48" WEST A DISTANCE OF 262.75 FEET TO AN IRON PIN ON THE SOUTHWEST RIGHT OF WAY OF STATE ROUTE 316 AND THE TRUE POINT OF BEGINNING. SAID PROPERTY MORE PARTICULARLY DESCRIBED ON A PLAT OF SURVEY BY DEAN G. CRIGG, PLS. NO. 1346, LAST REVISED APRIL 23, 1984, SAID TRACT CONTAINING 1.10 ACRES.



SCALE: 1" = 20'

**REZONING PLAN**  
**DUGAN AUTOMOTIVE, INC.**  
 LOCATED IN LAND LOT 208, 5th DISTRICT, PARCEL 028  
 GWINNETT COUNTY, GEORGIA

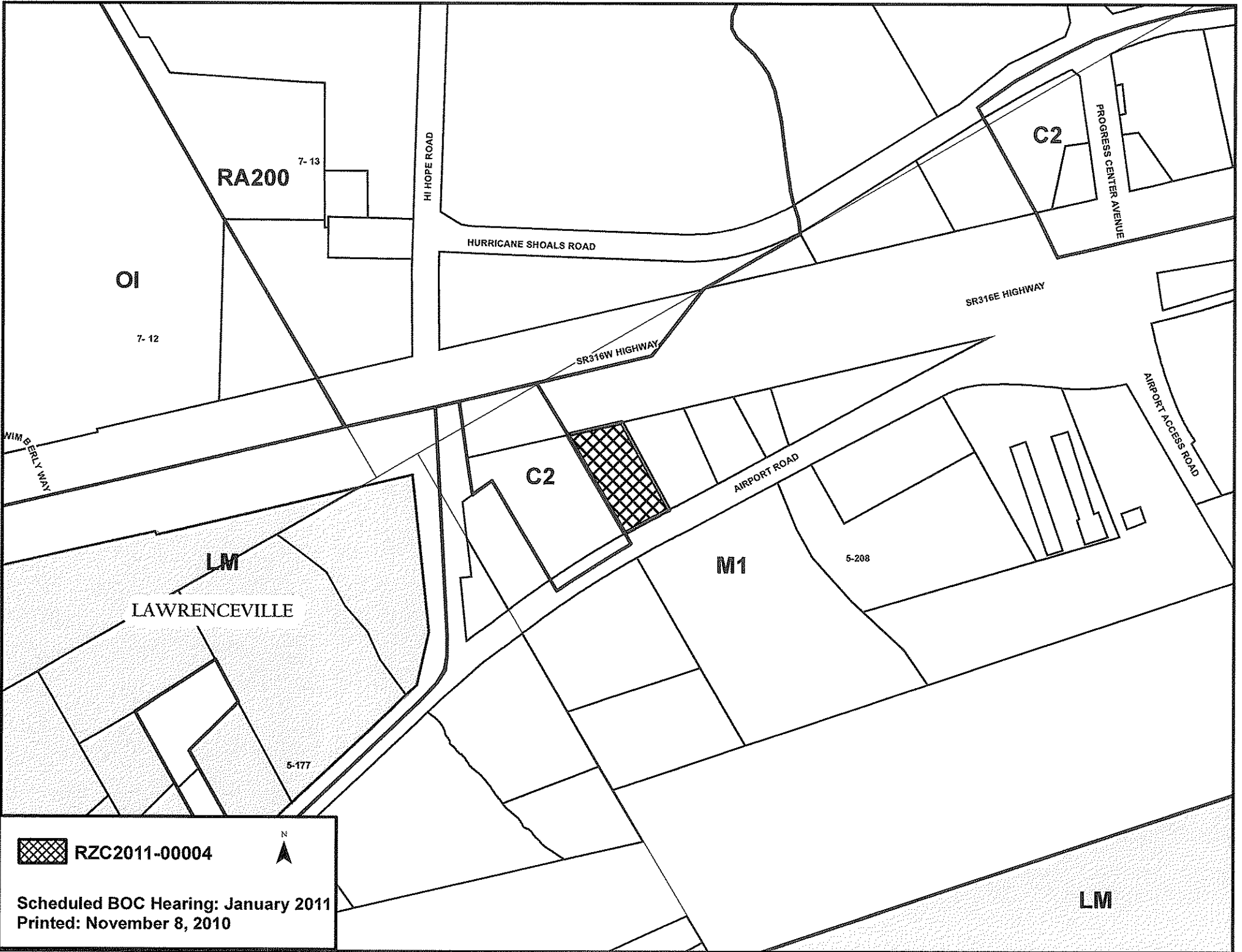
**OWNER:**  
**JONATHAN P. DUGAN**  
 659 AIRPORT ROAD  
 LAWRENCEVILLE, GEORGIA 30046  
 PH: 770-962-5678 770-962-2992 (FAX)



**DESIGNER:**  
**BULLARD & LAND PLANNING, INC.**  
 7764-A HAMPTON PLACE  
 LOCALAVILLE, GEORGIA 30052  
 (770) 554-8714 ~ (770) 554-8714 FAX  
 CONTACT PERSON: BOBBY BULLARD  
 bpbobby@bellsouth.net  
 NOVEMBER 5, 2010

**SITE INFORMATION**  
 TOTAL AREA: 1.10 ACRES (GROSS ACREAGE)  
 TOTAL AREA: 1.10 ACRES (NET ACREAGE)  
 CURRENT ZONING: M1  
 REQUESTED ZONING: C3  
 PARKING CALCULATIONS:  
 REQUIRED PARKING SPACES: 24 SPACES (MIN.) - 60 SPACES (MAX.)  
 PARKING CALCULATION IS BASED UPON 500 SF (MIN)  
 - 200 SF (MAX.) FOR RETAIL USES  
 EXISTING: 26 SPACES

RECEIVED 11-05-10  
 RZC2011-00004





 RZC2011-00004 

Scheduled BOC Hearing: January 2011  
Printed: November 8, 2010

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
CHANGE IN CONDITIONS ANALYSIS**

CASE NUMBER :CIC2011-00001  
ZONING :R-ZT  
LOCATION :3600-3700 BLOCK OF FALLEN OAK DRIVE  
MAP NUMBER :R7185 467; 468; 469; 470; 471; 472; 473; 474; 475; 476; & 477  
ACREAGE :2.04 ACRES  
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO REMOVE  
:FENCE REQUIREMENT  
COMMISSION DISTRICT :(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: GWINNETT COMMUNITY BANK  
2775 BUFORD HIGHWAY  
DULUTH, GA 30096

CONTACT: HAROLD TRIP                      PHONE: 404.285.3075

OWNER: GWINNETT COMMUNITY BANK  
2775 BUFORD HIGHWAY  
DULUTH, GA 30096

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:

Change in Conditions Applicant's Response

F. The owner of the property where the fence was to be installed to provide privacy at the time of zoning is no longer the owner of the property.

The area where this fence is to be located is undeveloped and does not have any houses that back up to these lots except at lot 61. The adjoining property is vacant and has been for the last 5 years. We have already provided a large zoning buffer of 35' and a 40' building line set back from the adjoining property. Our property was originally zoned R-60 with RZT Conditions and approved for 4 units per acre maximum 82 units. The development was actually sub-divided to R-60 conditions with a gross density of 3.3 units per acre or a total of 69 lots.

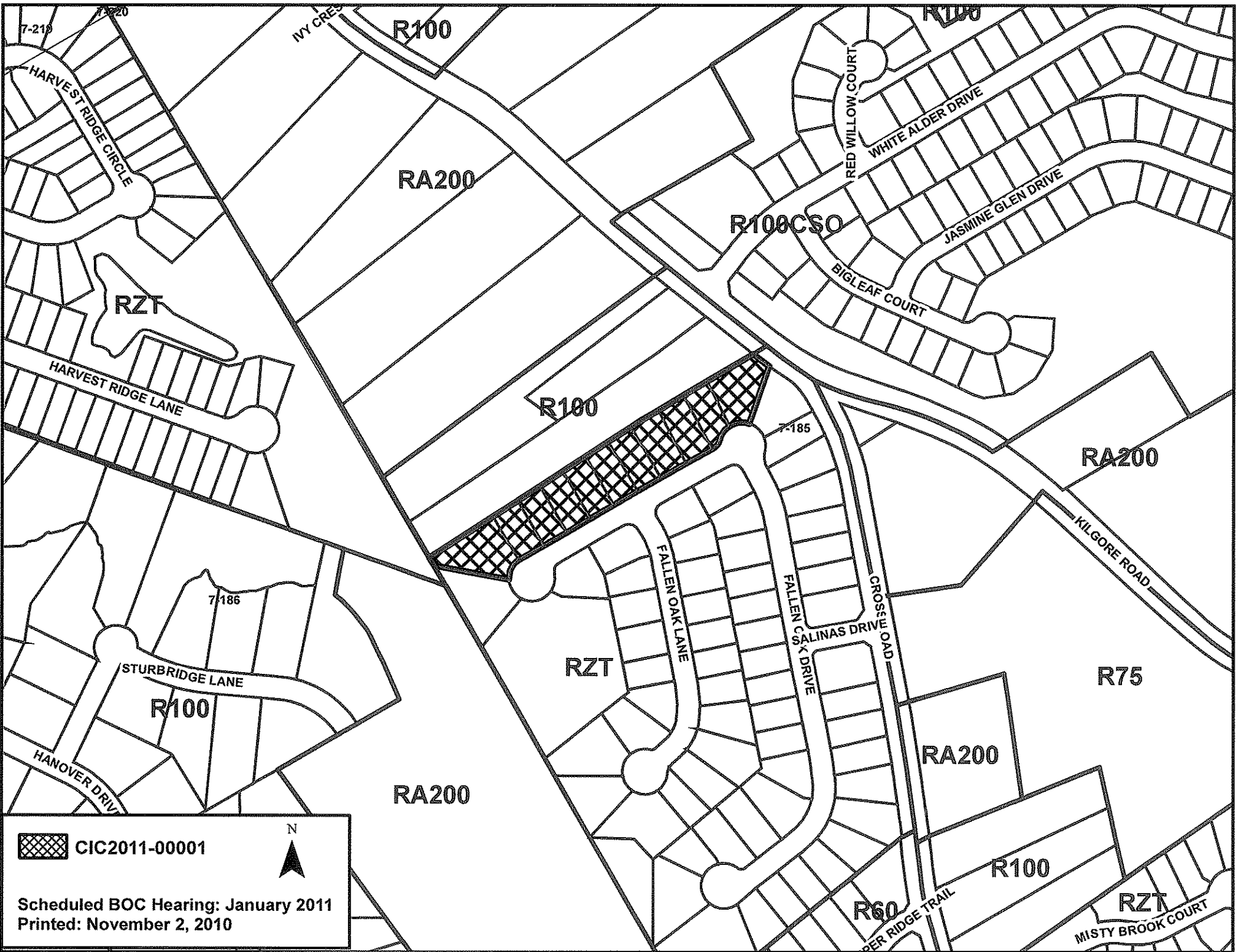
The property abutting these lots where the fence is required has dead and dying pine trees that are falling across the property line. Had this fence already been built it would have already been destroyed by falling trees.

The adjoining property will be very hard to ever develop, it can not be developed by it self. If it is ever developed as an assemblage it would have to be of a like zoning as this property again with similar conditions which will equal sufficient buffering between residences. The fence is not needed and in today's economic climate unaffordable.



RECEIVED 11-01-10  
CIC2011-00001





CIC2011-00001

N



Scheduled BOC Hearing: January 2011  
Printed: November 2, 2010

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
CHANGE IN CONDITIONS ANALYSIS**

CASE NUMBER :CIC2011-00002  
ZONING :R-100  
LOCATION :1700 BLOCK OF WEBB GIN HOUSE ROAD  
MAP NUMBER :R5074 062  
ACREAGE :3.0 ACRES  
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO REMOVE BUILDING AND  
OUTDOOR RECREATION RESTRICTIONS  
SQUARE FEET :13,680 SQUARE FEET  
COMMISSION DISTRICT :(3) BEAUDREAU

FUTURE DEVELOPMENT MAP:

APPLICANT: AMADO PORTAL  
MT. ZION CHRISTIAN CHURCH  
1754 WEBB GIN HOUSE ROAD  
SNELLVILLE, GA 30078

CONTACT: AMADO PORTAL PHONE: 404.808.7227

OWNER: AMADO PORTAL  
871 BLUE SKY RIDGE  
SNELLVILLE, GA 30078

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:

**LETTER OF INTENT FOR CHANGE IN CONDITION APPLICATION  
FOR MT ZION CHRISTIAN ASSEMBLY**

November 5, 2010

Gwinnett County Department of Planning and Development,  
One Justice Square  
466 West Crogan Street  
Lawrenceville, GA 30045

The Applicant, Amado Portal of Mt Zion Christian Assembly, submits this application for the purpose of requesting a Change-In-Condition to the Special Use Permit (SUP-04-082). The Purpose of the Request is to (1) change property development restriction preventing modifications to the "Existing Building" and development of "Building Additions" to said church property (Condition 1A), and (2) remove restriction so applicant may provide a small playground area for church children (Condition 2D).

**Existing Improvements:**

The 3.00 Acre site is located at 1754 Webb Gin House Road. Existing site improvements include recent road widening, addition of center turn lane and a deceleration lane providing improved access to the applicants property. These improvements should address any traffic concerns.

**Planned Improvements:**

The existing Site Plan, enclosed in this CIC application, has recently been approved by Gwinnett County Planning and Development departments (Site Plan, Landscape, grading, Lighting, Fire, Water Mgmt, Health Services, etc.) This approved plan provides for additional replanting of trees and 30' buffers to avoid disturbance to adjacent properties.

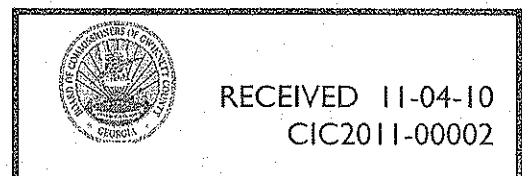
This approved plan provides adequate space for a new mid size church building adjacent the existing building (see enclosed site plan). This new building would have no steeple and would be designed to maintain the same aesthetics of the surrounding buildings/homes. (Please See enclosed design of proposed structure.)

**Change in Condition Request:**

Applicant requesting that one of the conditions of the existing Special Use Permit be modified to provide for manner in which applicant seeks to further develop its property. Applicant Seeks to develop a midsize building on property as shown on site plan. More specifically, Applicant desires the following:

Condition 1A of the Resolution currently reads as follows:

"A church and accessory uses in the existing structure, with no exterior modifications or building additions. Routine exterior maintenance is permitted."



Applicant respectfully requests that Condition 1A be modified to read as follows:

*"A church and accessory uses in the existing structure, with approved exterior modifications or building additions as approved by Gwinnett Planning and Development."*

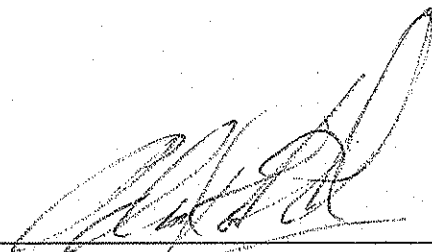
Condition 2D of the Resolution currently reads as follows:

*"Outdoor recreation area shall be prohibited"*

Applicant respectfully request that Condition 2D be removed from Resolution so applicant may provide a small playground area for children in the church.

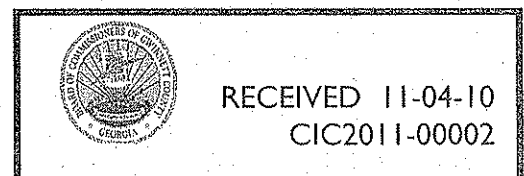
Therefore , applicant respectfully request the approval of the requested change in condition and hereby offers to meet with staff of the Gwinnett County Department of Planning and Development to address any concerns they may have.

Respectfully submitted this 5<sup>th</sup> day of November 2010.



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Pastor Amado Portal  
Applicant



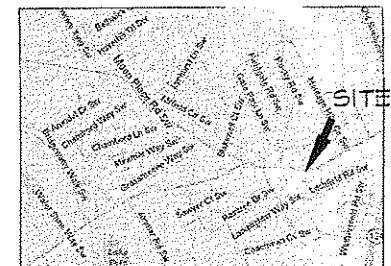
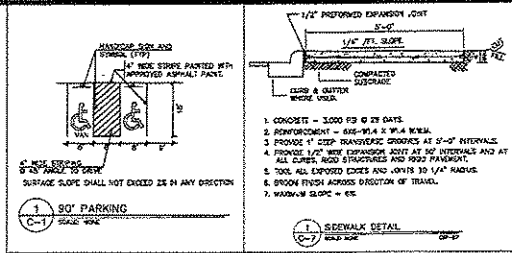
**SUP NOTES**

1. A CHURCH AND ACCESSORY USES IN THE EXISTING STRUCTURE WITH NO EXTERIOR MODIFICATION OR BUILDING ADDITIONS. ROUTINE EXTERIOR MAINTENANCE IS PERMITTED.
- 2A. DAMPSTERS SHALL BE SCREENED BY AN 1/2" GAUGE BRICK MALL. HOURS OF DAMPSTER PICK-UP SHALL BE LIMITED TO BETWEEN 7:00 AM AND 7:00 PM.
- 2B. 6" DIA. SIGNS SHALL BE LIMITED TO A BRISKE MOUNT-TYPE SIGN WITH BRICK BASE. MAX. SIGN HEIGHT SHALL NOT EXCEED 4 FEET IN HEIGHT.
3. PROVIDE A SOFT UNDISTURBED BUFFER ADJACENT TO RESIDENTIALLY ZONED PROPERTY. BUFFER SHALL BE REPLANTED WHERE NECESSARY AS REQUIRED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT.

**GWINNETT COUNTY NOTES - 1**

1. A SEPARATE BUILDING PERMIT SHALL BE OBTAINED FOR ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT AND ALL RETAINING WALLS USED AS A DAM PRIOR TO CONSTRUCTION OF THE WALL.
2. BUILDING PLAN REVIEW APPROVAL. REQUIRED IN REGARD TO THE BUILDING LOCATION BASED ON THE SOUTHERN BUILDING CODE REQUIREMENTS. SEE BUILDING PLAN REVIEW TO SIGN APPLICATION FORM (GREEN ROUTE SHEET) INDICATING APPROVAL PRIOR TO PERMIT.
3. FOR ALL NON-RESIDENTIAL AND MULTI-FAMILY DEVELOPMENT: BUILDING PLAN REVIEW APPROVAL. REQUIRED FOR PARKING LOTS LIGHTING STANDARDS. 2014 NS RESOLUTION SECTION 1006, AMENDED 4-2-2009. SEE ELECTRICAL ENGINEER, AS APPOINTED FOR LIGHTING APPROVAL.
4. CONTACT BENT RODGERS IN THE DEPARTMENT OF TRANSPORTATION TO FILE THE PETITION FOR STREET LIGHTING. PROVIDE EVIDENCE OF PAYMENT OF APPLICABLE FEES, TO THE APPROPRIATE POWER COMPANY, FOR STREET LIGHTING INSTALLATION. CALL (770) 822-7400 FOR FURTHER INFORMATION.
5. SIDEWALKS SHALL BE LOCATED AT LEAST 3 FEET FROM THE BACK OF CURB, DODGERS EXCEPTED. THE AREA BETWEEN THE CURB AND THE SIDEWALK SHALL CONSIST OF GRASS OR LANDSCAPING. WHERE NO CURB EXIST OR, IN THE ROAD IMPROVEMENT ARE PROVIDED BY THE COUNTY. SIDEWALKS, INCLUDING DRAINAGE FACILITIES, SHALL BE CONSTRUCTED IN A LOCATION ACCEPTABLE TO THE DEPARTMENT OF TRANSPORTATION.
6. SIDEWALKS SHALL BE INSTALLED ON ADJUTING STREETS (ADJUTING SIDE) PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. SIDEWALKS SHALL BE MAINTAINED IN GOOD CONDITION FREE OF POTHOLES, DEBRIS, TRASH AND DEBRIS.
8. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY GWINNETT COUNTY OF ANY LAND DISTURBING ACTIVITIES WITHIN RETAINING AREAS. IT IS RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY LAND DISTURBANCE.
9. PER ARTICLE 6 SECTION 02.0.8 OF THE DEVELOPMENT REGULATIONS, IT IS RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ANY DETENTION FACILITY CONSTRUCTED ON THE PROPERTY AND ENSURE THE FACILITY IS FREE OF OBSTRUCTIONS, SILT, OR DEBRIS.
10. SIDEWALKS ARE NOT ALLOWED WITHIN THIRTEEN FEET FROM THE EDGE OF PAVED ON HOUSE WITHOUT CURB AND GUTTER AND ANY NECESSARY DRAINAGE STRUCTURE.

**OWNER/DEVELOPER'S INFORMATION**  
 MT. ZION CHRISTIAN ASSEMBLY  
 1754 WEBB GIN HOUSE RD.  
 GWINNETT COUNTY, GEORGIA  
 24-HR CONTACT  
 MR. ADAM FORTAL  
 404 808-1221



**VICINITY MAP**  
NTS

**LEGEND**

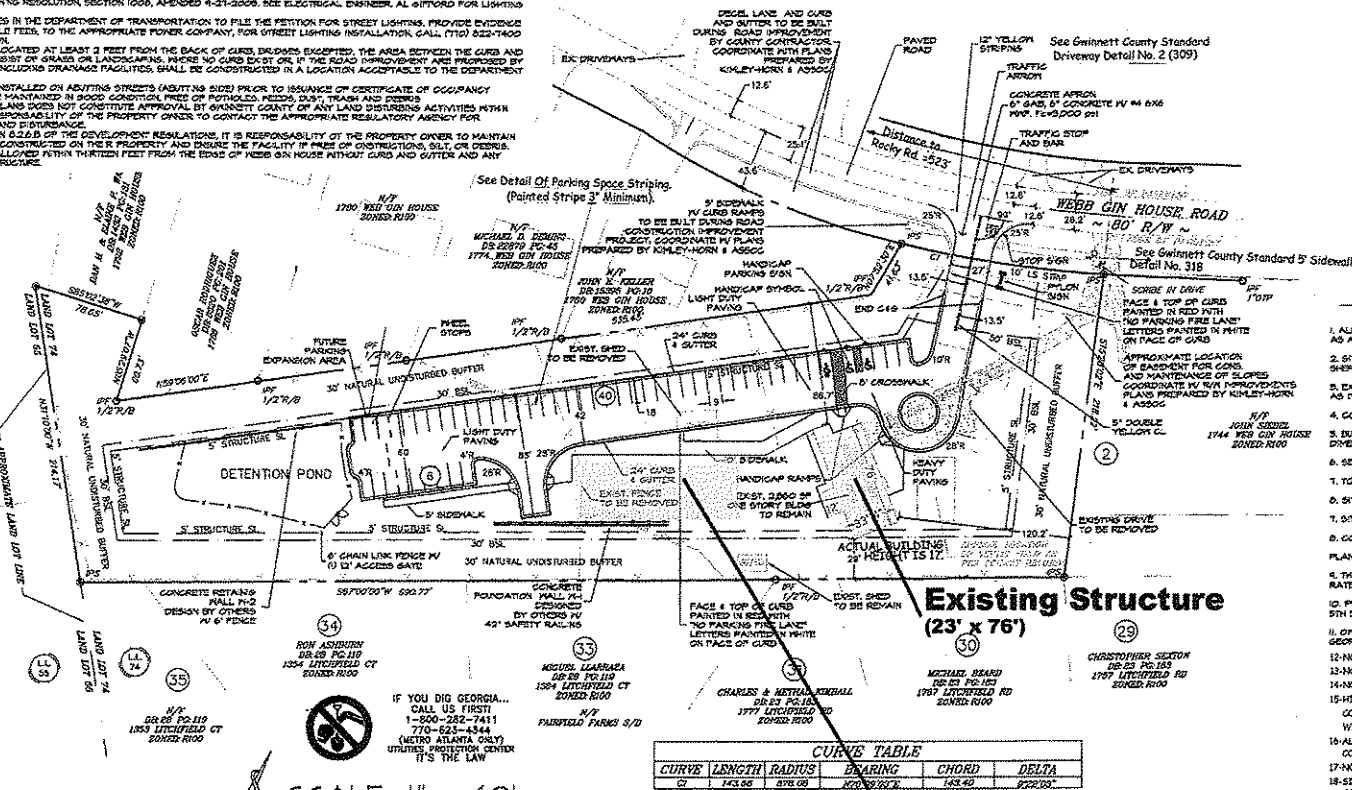
- NEW PAVING WITHIN D.O.T. RIGHT-OF-WAY
- HEAVY DUTY PAVING
- CONCRETE PAVING
- NORMAL DUTY PAVING

**SITE ANALYSIS**

EXISTING GROSS RELIEF AREA	2,880 S.F.
SEATS IN MEN'S SANITARY	140
REQUIRED PAVING (1' STRIPS/SEAT IN)	48
REQUIRED PAVING (1' STRIPS/SEAT IN)	28
PARKING PROVIDED	48
TOTAL SITE AREA	3.00 ACRES
PROPERTY TOWNING	R100
SUP-04-02	APPROVED 11-23-04

**GENERAL NOTES**

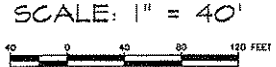
1. ALL WORK AND MATERIALS SHALL COMPLY WITH GWINNETT COUNTY REGULATIONS AND CODES, AS WELL AS ALL OSHA STANDARDS.
2. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY GRANT SHERBERG & ASSOC., INC. DATED 04-02-04.
3. EXISTING STRUCTURES WITH CONSTRUCTION LISTS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS INDICATED ON THE PLANS AND IN THE SPECIFICATIONS.
4. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
5. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE "LEASER" DIMENSIONS. FOR ACTUAL DIMENSIONS.
6. SEE ARCHITECTURAL PLANS. DIMENSIONS TO CONC. CURB & GUTTER ARE TO "FACE OF CURB".
7. TOTAL LAND AREA IS 3.00 ACRES.
8. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
9. SITE CONTRACTOR IS RESPONSIBLE FOR WORK TO RETURN 5'-0" OF THE BUILDING.
10. CONSTRUCTION TRAILER USED ON-SITE SHALL BE PERMITTED THROUGH GWINNETT COUNTY PLANNING AND ZONING DEPARTMENT.
11. THIS PARCEL OF LAND IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE, AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 15032Z 0183, DATED 09-04-02.
12. PROJECT LOCATION: 1754 WEBB GIN HOUSE RD. LOT 1, BLOCK A HERITAGE SOUTH U-I LAND LOT 74, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA. PARCEL # 5074-082.
13. OWNERS ADDRESS: MT. ZION CHRISTIAN ASSEMBLY, 1754 WEBB GIN HOUSE RD, GWINNETT COUNTY, GEORGIA.
14. NOTIFY GWINNETT COUNTY INSPECTIONS 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF (478-518 6070).
15. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
16. DRIVE-UP WINDOWS ARE TO BE INSTALLED.
17. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTIES AND DOES NOT INTERFERE WITH TRAFFIC.
18. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY PROTECTIVE TREE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
19. NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
20. SIGNS, LOCATIONS, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
21. ALL CONSTRUCTIONS TO COMPLY WITH GWINNETT COUNTY STANDARDS.
22. NO BILLBOARDS ARE PERMITTED.



**CURVE TABLE**

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	143.66	876.00	N20°00'00"E	143.40	22°00'00"

**New Proposed Building**  
 (Approx 60' x 120') CIC Requested



RECEIVED  
 DATE 03-23-05  
 JOB NUMBER 05-004

**OWNER COMMENTS**

11-14-03	OWNER COMMENTS
12-08-03	DESK REVISION
10-30-06	CO. REVISION
1/27/07	CO. REVISION
05-04-07	CO. REVISION

**SITE PLAN**

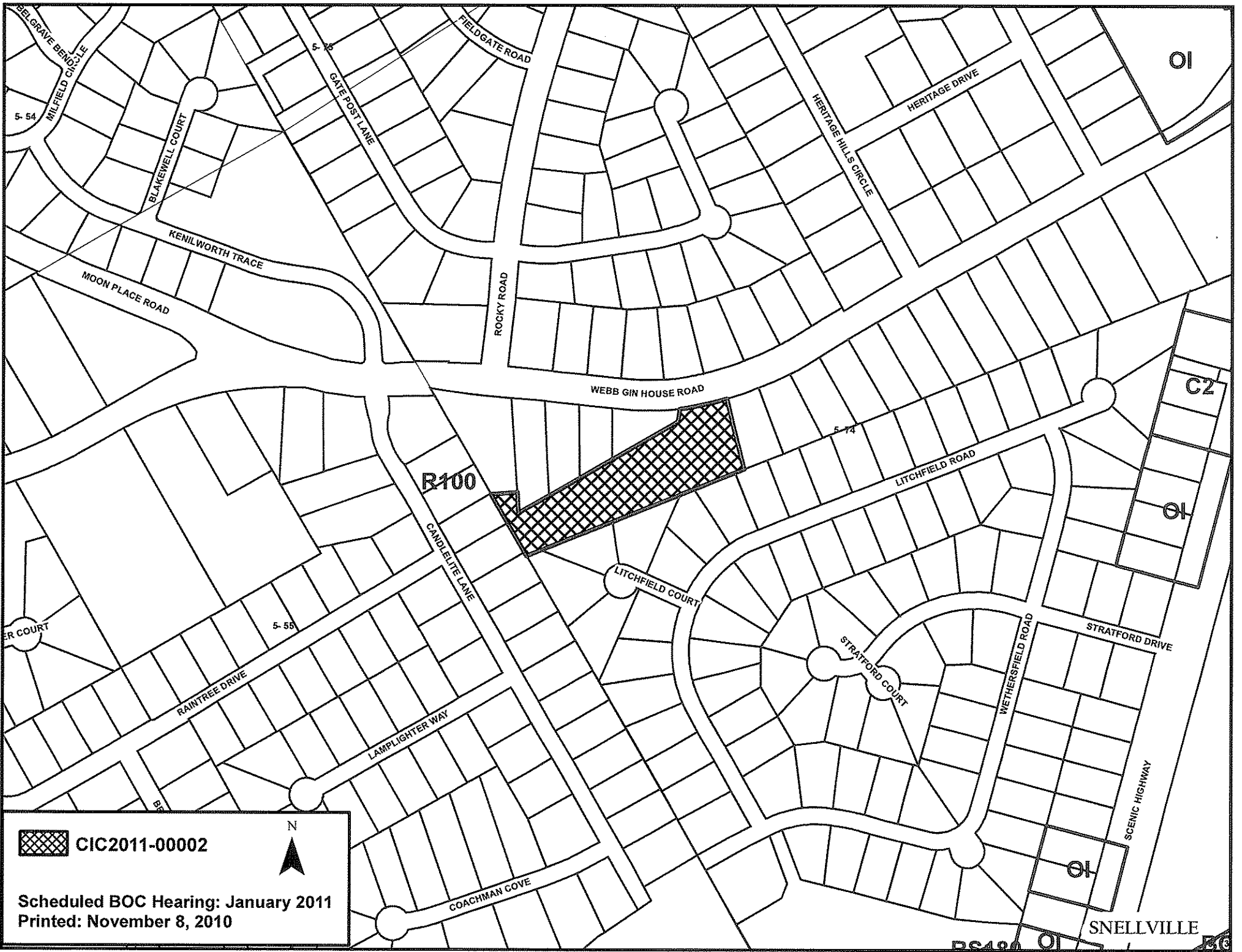
DESIGN	DRAWN	CHECKED
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**MT. ZION CHRISTIAN ASSEMBLY**

1754 WEBB GIN HOUSE RD.  
 SNELLVILLE, GA 30078  
 LOT 1, BLOCK A  
 HERITAGE SOUTH U-I  
 LAND LOT 74, 5TH  
 DISTRICT  
 GEORGIA  
 PARCEL # R 5074-082



**SHEET**  
 C-1



 CIC2011-00002



Scheduled BOC Hearing: January 2011  
Printed: November 8, 2010

SNELLVILLE

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
CHANGE IN CONDITIONS ANALYSIS**

CASE NUMBER :CIC2011-00003  
ZONING :R-TH  
LOCATION :900 BLOCK OF PARKSIDE WALK LANE  
:900-1000 BLOCK OF PARKSIDE WOOD COURT  
:500-800 BLOCK OF JUSTIN PLACE LANE  
:1000 BLOCK OF JUSTIN PLACE COURT  
:1000 BLOCK OF HALEY WOODS COURT  
:900-1000 BLOCK OF HALEY WOODS LANE  
MAP NUMBERS :R7032 416 - R7032 430; R7032 439 - R7032 490;  
& R7032 503  
ACREAGE :9.67 ACRES  
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO REDUCE DWELLING SIZE,  
REVISE REQUIRED BUILDING MATERIALS, AND REDUCE  
GARAGE REQUIREMENTS  
UNITS :68 UNITS  
COMMISSION DISTRICT :(1) LASSETER

FUTURE DEVELOPMENT MAP:

APPLICANT: KRR PARTNERS, LLC  
3200 COBB GALLERIA PARKWAY  
ATLANTA, GA 30339

CONTACT: GREG SAUL PHONE: 678.384.4480

OWNERS: KRR PARTNERS, LLC & KRR PARTNERS 2, LLC  
3200 COBB GALLERIA PARKWAY  
ATLANTA, GA 30339

COMMUNITY BANK OF THE SOUTH  
3016 ATLANTA ROAD  
SMYRNA, GA 30080

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

R&R Land Group, LLC  
3200 Cobb Galleria Pkwy, Suite 150  
Atlanta, GA 30339

Gwinnett County Planning and Development  
446 West Crogan Street  
Suite 275  
Lawrenceville, Georgia 30046

November 4, 2010

RE: Letter of Intent Change in Conditions:  
The Vineyards at Parkside Subdivision

Dear Planning Staff,

This letter shall outline the intent of the proposed change in condition for The Vineyards at Parkside subdivision located in Land Lot(s) 032 of the 1st and 7th District, Gwinnett County, Georgia containing 9.835 acres

The applicant is requesting a change in condition in the minimum heated floor area for structures from 1600 heated square feet to 1200 heated square feet. Also the applicant would like to change the condition regarding the exterior construction materials to three sides brick with the front elevation being primarily brick or stone with accents of wood or fiber type siding. The rear elevation would be wood or fiber type siding. Finally the applicant would like to change the condition regarding double car garages to state that the garages may be tandem garages.

The use of the property will remain the same, zoning category R-TH. The overall gross density will remain the same at 7.64 units per acre while the zoning amendment gross density will be 6.91 units per acre. The overall net density will remain unchanged at 7.75 units per acre and the zoning amendment net density will be 7.03 units per acre. There are no requested changes in the buffers.



RECEIVED 11-04-10  
CIC2011-00003

This proposed change in conditions has become necessary as the conditions of the economy have continued to deteriorate and the ability for homeowners "to qualify" for home purchases has become more and more stringent. Purchasers simply cannot afford what they used to and therefore the home sizes have to be reduced in order to bring the sales price in line with today's mortgage industry's underwriting standards.

If you have any questions regarding this request please do not hesitate to contact us at 678-384-4480

Thanks in advance for your consideration.

Sincerely,

  
Greg Saul, Member  
R&R Land Group, LLC



RECEIVED 11-04-10  
CIC2011-00003



RM13

RM

R100

C2

7-32

7-33

R&T

RIVER OVERLOOK DRIVE

DAVIS BEND COURT

LANCASTER CLOSE

FAIRFAX PLACE

PARKSIDE WOOD COURT

JUSTINS PLACE

FACE LANE

JUSTINS PLACE COURT

GREENVALE ROAD

PARKSIDE WALK LANE

DULUTH HIGHWAY

WRENCEVILLE SUWANEE ROAD  
R100  
7-8

 CIC2011-00003



Scheduled BOC Hearing: January 2011  
Printed: November 8, 2010

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
CHANGE IN CONDITIONS ANALYSIS**

CASE NUMBER :CIC2011-00004  
ZONING :R-75 CSO  
LOCATION :3300 BLOCK OF NORTH BOGAN ROAD  
:4500 - 4600 BLOCK OF BOGAN MEADOWS DRIVE  
:4500 BLOCK OF BOGAN MEADOWS COURT  
MAP NUMBERS :R1004 752; R1004 757 - R1004 781; R1004 783 - R1004 793;  
R1004 496; & R7265 266  
ACREAGE :30.59 ACRES  
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO REDUCE DWELLING SIZE  
UNITS :100 UNITS  
COMMISSION DISTRICT :(4) HEARD

**FUTURE DEVELOPMENT MAP:**

APPLICANT: KRR BM, LLC  
3200 COBB GALLERIA PARKWAY  
SUITE 150  
ATLANTA, GA 30339

CONTACT: GREG SAUL                      PHONE: 678.384.4480

OWNER: KRR BM, LLC  
3200 COBB GALLERIA PARKWAY  
SUITE 150  
ATLANTA, GA 30339

**DEPARTMENT RECOMMENDATION:**

PROJECT DATA:  
ZONING HISTORY:  
GROUNDWATER RECHARGE AREA:  
WETLANDS INVENTORY:  
OPEN SPACE AND GREENWAY MATER PLAN:  
DEVELOPMENT REVIEW SECTION COMMENTS:  
GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:  
GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:  
GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:  
BUILDING CONSTRUCTION SECTION COMMENTS:  
GWINNETT COUNTY FIRE SERVICES COMMENTS:  
DEPARTMENT ANALYSIS:

KRR BM, LLC  
3200 Cobb Galleria Pkwy. Suite 150  
Atlanta, GA 30339

Gwinnett County Planning and Development  
446 West Crogan Street, Suite 275  
Lawrenceville, Georgia 30046

November 4, 2010

RE: Letter of Intent Change in Condition Bogan Meadows Subdivision

Dear Planning Staff,

This letter shall outline the intent of the proposed change in condition for Bogan Meadows subdivision located in Land Lot(s) 4 and 265 of the 1st and 7th District, Puckets GMD, Gwinnett County, Georgia containing 30.589 acres.

The applicant is requesting a change in condition in the minimum heated floor area for two story structures from 2400 heated square feet to the same heated square feet as one story structures, 2000 heated square feet.

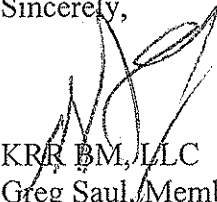
The use of the property will remain single family residential, zoning category R-75 CSO. The density will remain the same as well at 100 lots or 3.27 lots/acre. There is no requested change in buffers.

This proposed change in condition has become necessary as the conditions of the economy have continued to deteriorate and the ability for homeowners "to qualify" for home purchases has become more and more stringent. Purchasers simply cannot afford what they used to and therefore the home sizes have to be reduced in order to bring the sales price in line with today's mortgage industry's underwriting standards.

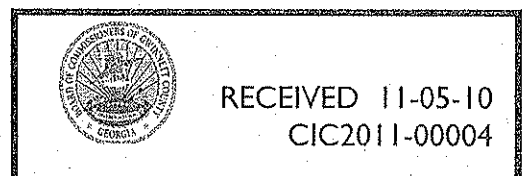
If you have any questions regarding this request please do not hesitate to contact us at 678-384-4480.

Thanks in advance for your consideration.

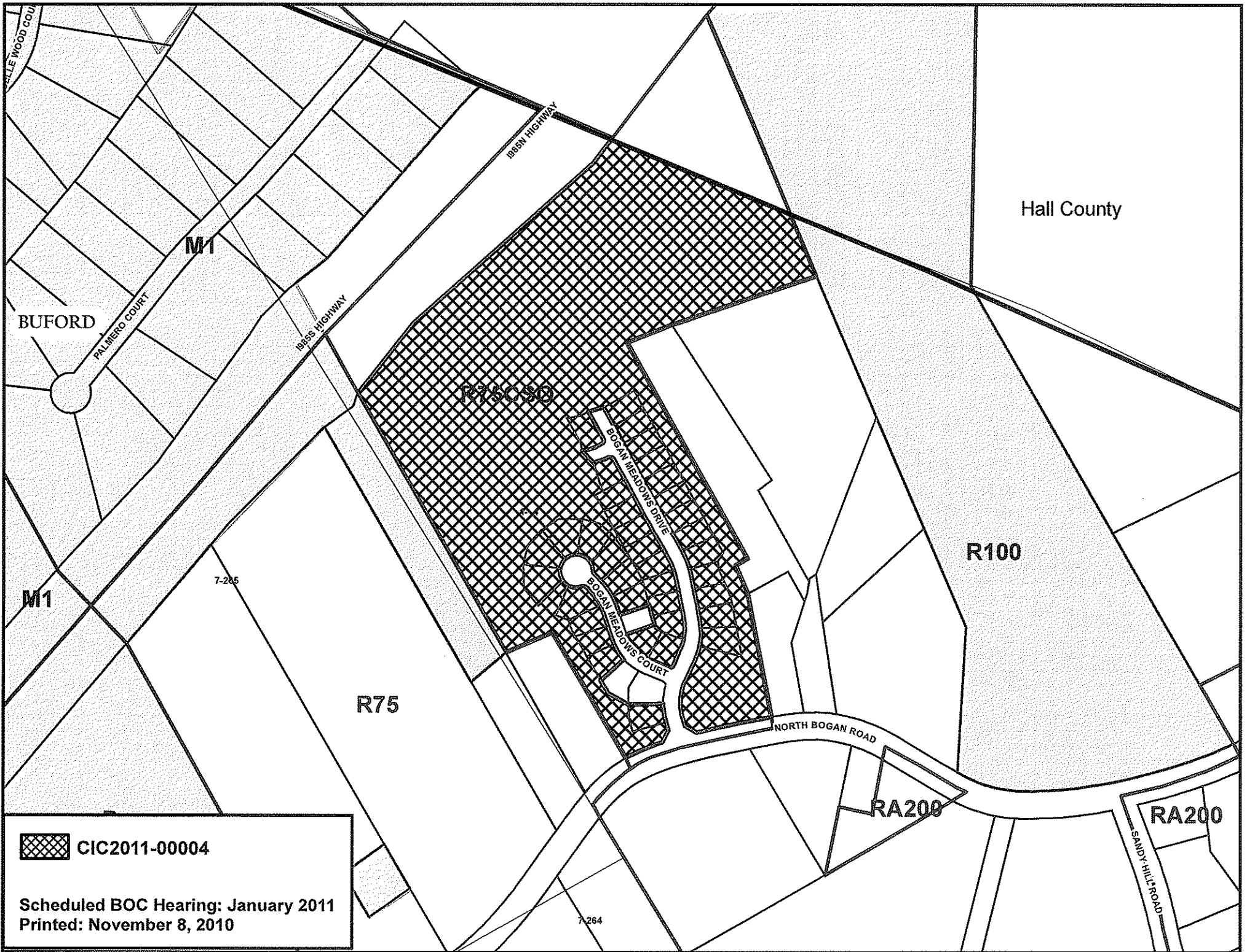
Sincerely,




KRR BM, LLC  
Greg Saul, Member







 CIC2011-00004

Scheduled BOC Hearing: January 2011  
Printed: November 8, 2010

Hall County

BUFORD

M1

M1

7-285

R75

R100

RA200

RA200

7-264

ALLE WOOD COU

PALMERO COURT

1935N HIGHWAY

1935N HIGHWAY

BUFORD

BOGAN MEADOWS DRIVE

BOGAN MEADOWS COURT

NORTH BOGAN ROAD

SANDY HILL ROAD

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER :SUP2011-00001  
ZONING :C-2  
LOCATION :1800 BLOCK OF LAWRENCEVILLE HIGHWAY  
MAP NUMBER :R5050 132  
ACREAGE :0.99 ACRE  
PROPOSED DEVELOPMENT :OUTDOOR STORAGE  
COMMISSION DISTRICT :(4) HEARD

**FUTURE DEVELOPMENT MAP:**

APPLICANT: KRIS STONE  
1886 LAWRENCEVILLE HIGHWAY  
LAWRENCEVILLE, GA 30044

CONTACT: KRIS STONE PHONE: 678.225.0094

OWNER: JEFF WEARING  
4400 SNAPPINGER WOODS DRIVE  
DECATUR, GA 30035

**DEPARTMENT RECOMMENDATION:**

**PROJECT DATA:**

**ZONING HISTORY:**

**GROUNDWATER RECHARGE AREA:**

**WETLANDS INVENTORY:**

**OPEN SPACE AND GREENWAY MASTER PLAN:**

**DEVELOPMENT REVIEW SECTION COMMENTS:**

**GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:**

**GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:**

**GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:**

**BUILDING CONSTRUCTION SECTION COMMENTS:**

**GWINNETT COUNTY FIRE SERVICES COMMENTS:**

**DEPARTMENT ANALYSIS:**



# Select Appliance

1886 Lawrenceville Hwy  
Lawrenceville, GA 30043  
(678) 225-0094

October 11, 2010

Gwinnett County Planning Division  
One Justice Square  
446 West Crogan Street  
Lawrenceville, GA 30046

RE: Special Use Permit Application for 1886 Lawrenceville Hwy, Lawrenceville

To Whom It May Concern:

We are applying for a special use permit so that we can store appliances outside the warehouse. We are in a business area and there are no neighbors other than wooded lots.

Our business involves buying appliances by the truckload at low prices and storing them as we repair and refurbish them. Our outside storage needs vary based on when appliances are available for purchase. Sometimes we may have many appliances outside and other times we may have very few.

We pass this value onto our store customers who benefit from appliances sold at low prices. We also contribute to the city and county with our sales taxes collected and the jobs provided for five people. Our warehouse is only large enough for us to refurbish the machines and have a showroom. If we cannot store machines outside we will have to move when our lease is completed.

Thank you for your time and consideration. If we knew we were in violation of the zoning we would have addressed this issue earlier or before we leased the property. Please let me know if there is anything else we can provide.

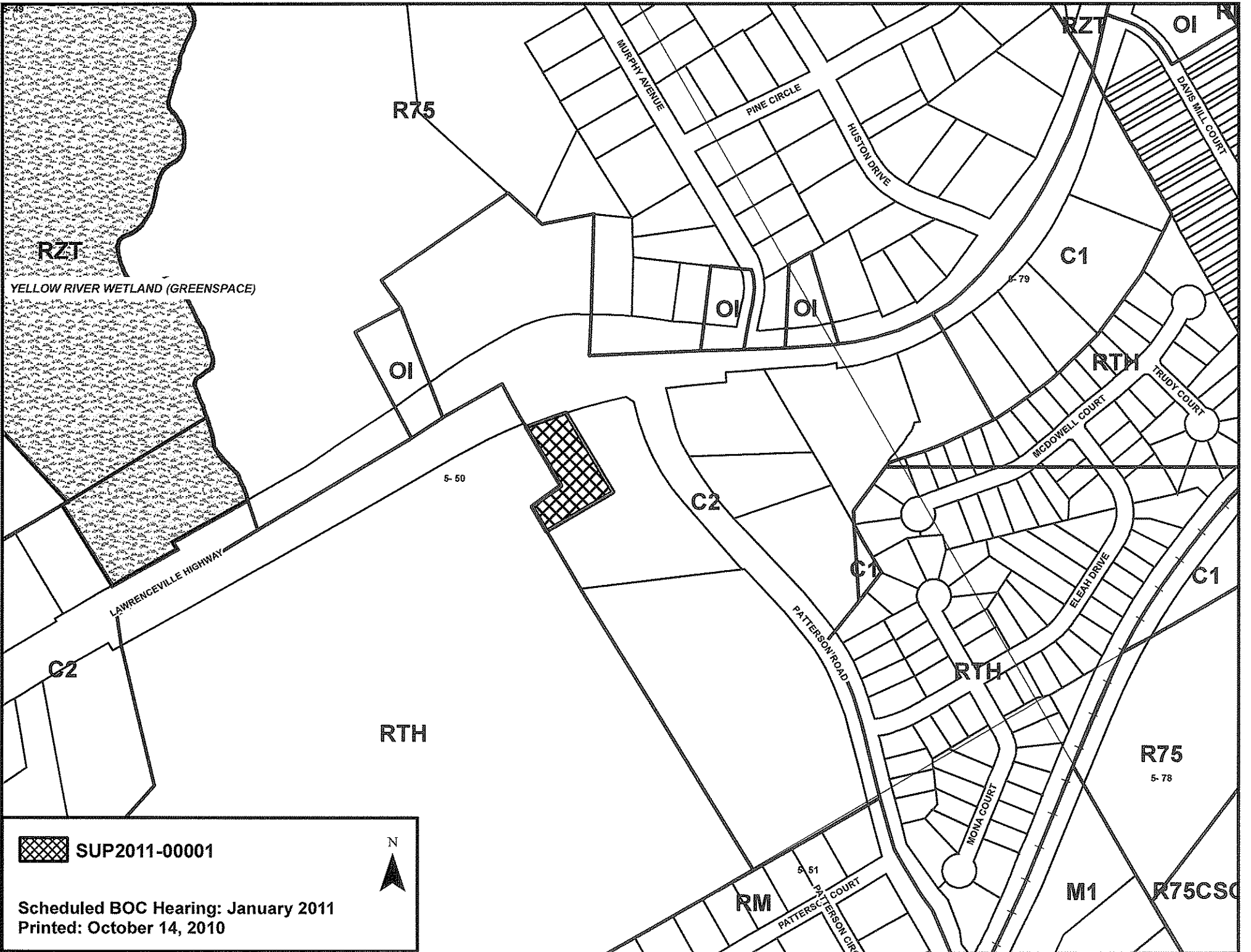
Sincerely,


Kris Stone



RECEIVED 10-13-10  
SUP2011-00001





 SUP2011-00001



Scheduled BOC Hearing: January 2011  
 Printed: October 14, 2010

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER :SUP2011-00002  
ZONING :R-100  
LOCATION :1900 BLOCK OF TRACK COURT  
MAP NUMBER :R5296A009  
ACREAGE :0.71 ACRE  
PROPOSED DEVELOPMENT :METAL BUILDING GREATER THAN 550 SQ. FT.  
SQUARE FEET :1,200 SQUARE FEET  
COMMISSION DISTRICT :(3) BEAUDREAU

**FUTURE DEVELOPMENT MAP:**

APPLICANT: WAYNE D. EDWARDS  
1950 TRACK COURT  
DACULA, GA 30019

CONTACT: WAYNE D. EDWARDS PHONE: 678.442.8123

OWNER: WAYNE D. EDWARDS  
1950 TRACK COURT  
DACULA, GA 30019

**DEPARTMENT RECOMMENDATION:**

**PROJECT DATA:**

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:

# LETTER OF INTENT

Wayne D. Edwards  
1950 Track Court  
Dacula, GA 30019  
678 910 4857

TO: Gwinnett County Department of Planning & Development

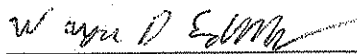
REF: LETTER OF INTENT TO BUILD DETACHED GARAGE

I would like to build a 30' x 40' metal detached garage on my property located at 1950 Track Court; Dacula, GA 30019 in Gwinnett County. The building will have white exterior with black trim to match existing home.

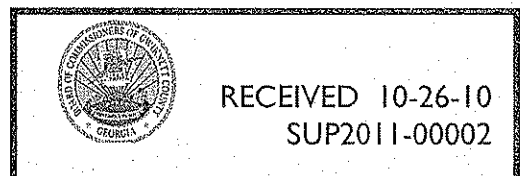
The use of the detached garage is for storage of my antique car and other recreational vehicles.

I appreciate your consideration and approval of this special use permit.

Kind Regards,



Wayne D Edwards



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 33,223 FEET AND AN ANGULAR ERROR OF 0.01 PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

EQUIPMENT USED: TOPCON GTS-313.  
AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER COMMUNITY - PANEL NUMBER 13151C0092F DATED: SEPTEMBER 29, 2006

SURVEYOR'S CERTIFICATION:  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE MONUMENTS REFERENCED HEREON, EXIST AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN.

GENERAL NOTES:  
SITE ADDRESS:  
1950 TRACT CT  
DACULA GA. 30019  
CURRENT ZONING = R100  
MINIMUM LOT ARE = 23,000 SQ. FT  
MINIMUM LOT WIDTH = 100' AT B.L.  
FRONT SETBACK = 35'  
SIDE SETBACK = 10'  
REAR SETBACK = 40'

NOTE  
REVISED 11/01/2010 TO  
ROTATE PROPOSED BUILDING

LINE CALL CHART

LINE	BEARING	DISTANCE
L1	S 86°00'00" E	18.85'

CURVE DATA CHART

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	78.29'	70.53'	N 78°42'47" E

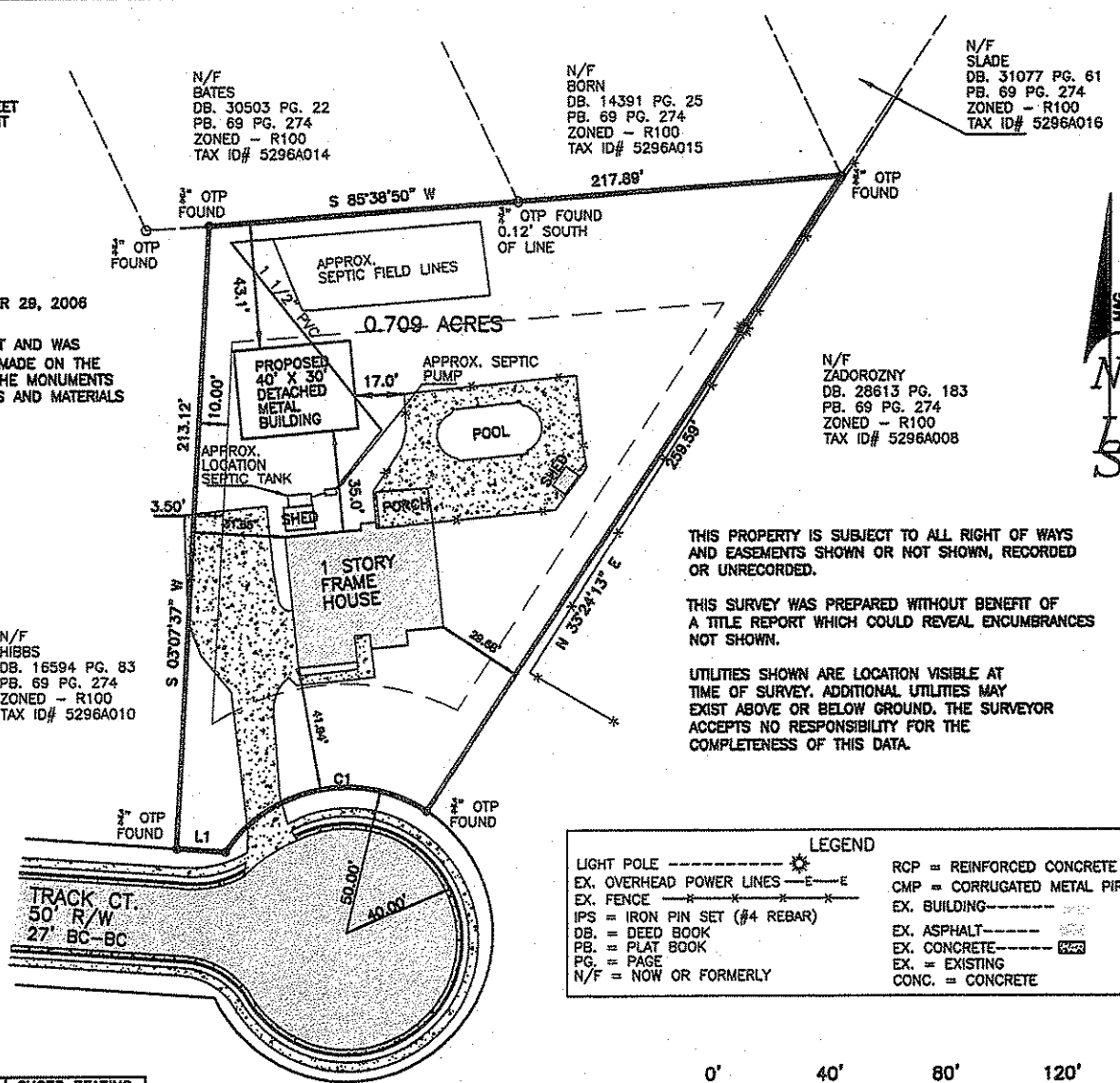
N/F  
HIBBS  
DB. 16594 PG. 83  
PB. 69 PG. 274  
ZONED - R100  
TAX ID# 5296A010

N/F  
BATES  
DB. 30503 PG. 22  
PB. 69 PG. 274  
ZONED - R100  
TAX ID# 5296A014

N/F  
BORN  
DB. 14391 PG. 25  
PB. 69 PG. 274  
ZONED - R100  
TAX ID# 5296A015

N/F  
SLADE  
DB. 31077 PG. 61  
PB. 69 PG. 274  
ZONED - R100  
TAX ID# 5296A016

N/F  
ZADOROZNY  
DB. 28613 PG. 183  
PB. 69 PG. 274  
ZONED - R100  
TAX ID# 5296A008



THIS PROPERTY IS SUBJECT TO ALL RIGHTS OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

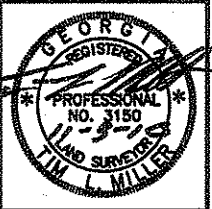
THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.

UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

LEGEND	
LIGHT POLE	---
EX. OVERHEAD POWER LINES	---E---E
EX. FENCE	---X---X---
IPS = IRON PIN SET (#4 REBAR)	---
DB. = DEED BOOK	---
PB. = PLAT BOOK	---
PG. = PAGE	---
N/F = NOW OR FORMERLY	---
RCP = REINFORCED CONCRETE PIPE	---
CMP = CORRUGATED METAL PIPE	---
EX. BUILDING	---
EX. ASPHALT	---
EX. CONCRETE	---
EX. = EXISTING	---
CONC. = CONCRETE	---

**LARRY SIBLEY SURVEYING, INC.**  
310 WESTBANK ROAD  
Dacula, GA 30019  
Phone: (770) 266-7533  
Fax: (770) 266-7533  
www.larrysibleysurveying.com

**SITE PLAN**  
**OF 0.709 ACRES**  
**FOR**  
**WAYNE EDWARDS**  
**LAND LOT 296, 6th DISTRICT**  
**WINNETT COUNTY, GEORGIA**



PROJECT NO.: B10039  
DRAWN BY: TLM  
SCALE: 1" = 40'  
DATE: 09-28-2010

SUP'11002

6-297

R100

BROOKS ROAD

WILL WAGES ROAD

GREGSON ROAD

NEW HOPE ROAD

5-313

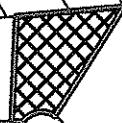
RA200

TRACK WAY

R100

5-296

TRACK COURT



MAGGIE WOODS COURT

5-314

RA200

5-295



SUP2011-00002



Scheduled BOC Hearing: January 2011  
Printed: October 26, 2010

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER :SUP2011-00003  
ZONING :C-2  
LOCATION :4100 BLOCK OF STONE MOUNTAIN HIGHWAY  
MAP NUMBER :R6054 017  
ACREAGE :0.435 ACRE  
PROPOSED DEVELOPMENT :TITLE LOAN FACILITY  
SQUARE FEET :1,760 SQUARE FEET  
COMMISSION DISTRICT :(3) BEAUDREAU

**FUTURE DEVELOPMENT MAP:**

APPLICANT: AUTO CASH  
C/O MILL CREEK CONSULTING  
4480 COMMERCE DRIVE, SUITE A  
BUFORD, GA 30518

CONTACT: MITCH PEEVY                      PHONE: 770.614.6511

OWNER: WAFFLE HOUSE, INC.  
C/O MILL CREEK CONSULTING  
4480 COMMERCE DRIVE, SUITE A  
BUFORD, GA 30518

PROJECT DATA:  
ZONING HISTORY:  
GROUNDWATER RECHARGE AREA:  
WETLANDS INVENTORY:  
OPEN SPACE AND GREENWAY WATER PLAN:  
DEVELOPMENT REVIEW SECTION COMMENTS:  
GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:  
GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:  
GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:  
BUILDING CONSTRUCTION SECTION COMMENTS:  
GWINNETT COUNTY FIRE SERVICES COMMENTS:  
DEPARTMENT ANALYSIS:

## REZONING APPLICANT'S LETTER OF INTENT

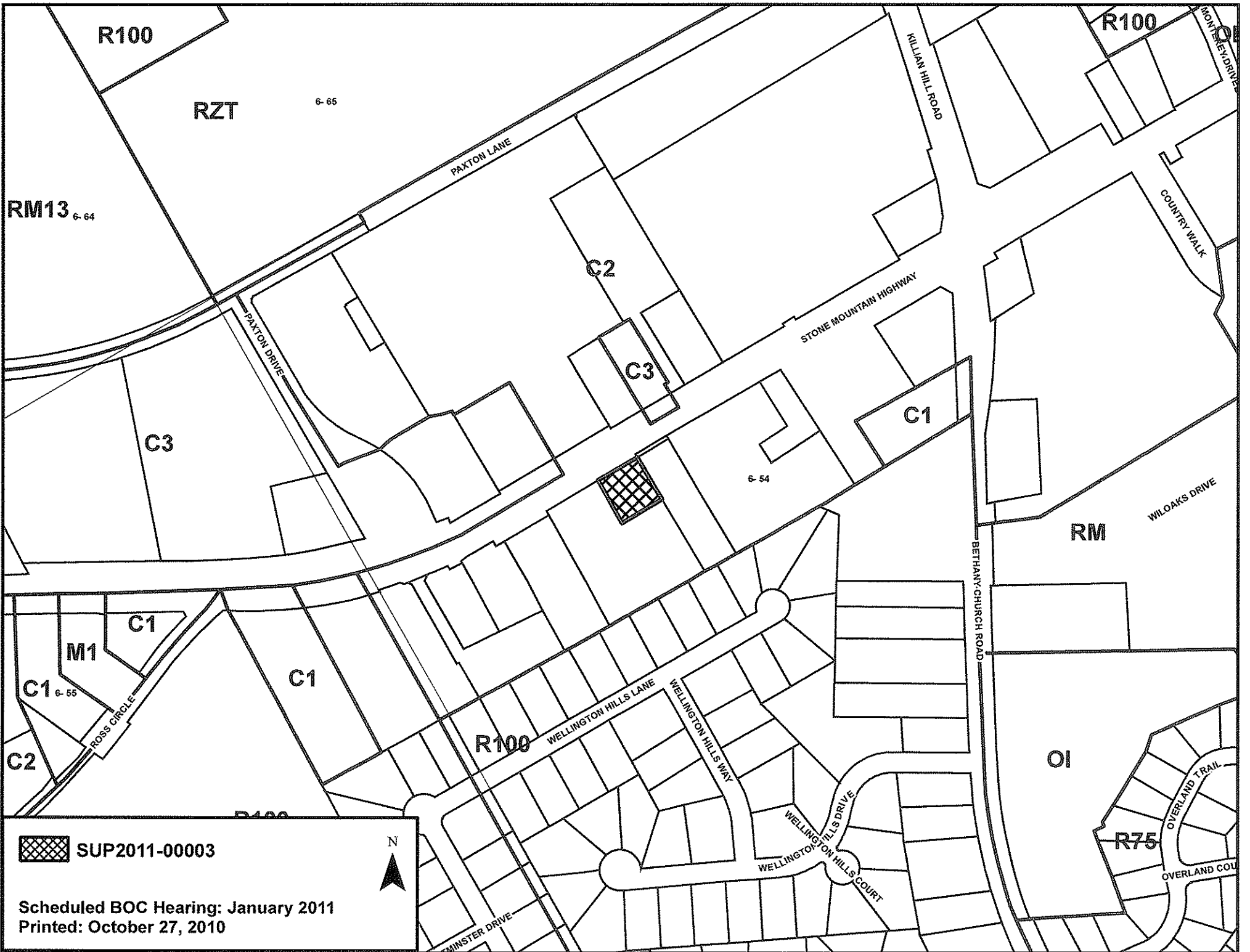
The Applicant, Auto Cash, requests a special use permit on the Waffle House property for the purpose of opening a title loan facility in the 1,760 square foot building. The subject property is located on Highway 78 and is found in the 6<sup>th</sup> District, Land Lot 54 in Gwinnett County.

This site is in a heavily commercial area and is in fact surrounded by commercial properties and is directly across from the entrance to the Home Depot. The building is currently vacant and due to its size it has been difficult to find an alternate user since the restaurant closed. Auto Cash is a Title Loan Lender and on a busy day there might be a total of 10 to 12 customers spread out over the entire day. No repossessed vehicles will be stored, parked or offered for sale on the property at any time. No exterior changes are planned for the building except for new signage. Generally, no cash is kept on site unless someone stops by and makes a payment in cash and that is immediately taken to the bank and deposited. This will not be a check cashing facility but a Title Loan Lender only.



RECEIVED 10-27-10  
SUP2011-00003





 SUP2011-00003



Scheduled BOC Hearing: January 2011  
Printed: October 27, 2010

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER :SUP2011-00004  
ZONING :R-100  
LOCATION :5000 BLOCK OF WYCLIFFE DRIVE  
:3000 BLOCK OF DESHONG DRIVE  
MAP NUMBER :R6026 021  
ACREAGE :0.45 ACRE  
PROPOSED DEVELOPMENT :HOME OCCUPATION (GROUP DAYCARE)  
SQUARE FEET :1,632 SQUARE FEET  
COMMISSION DISTRICT :(3) BEAUDREAU

FUTURE DEVELOPMENT MAP:

APPLICANT: INOR F. GRIFFIN-HAWKINS  
5060 WYCLIFFE DRIVE  
STONE MOUNTAIN, GA 30087

CONTACT: INOR F. GRIFFIN-HAWKINS PHONE: 678.580.2536

OWNER: INOR F. GRIFFIN-HAWKINS  
5060 WYCLIFFE DRIVE  
STONE MOUNTAIN, GA 30087

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:

August 17, 2010

Loving Care Child Care Services, LLC.

5060 Wycliffe Drive

Stone Mountain, GA 30087

Re: Rezoning, Change In Conditions and Special Use Permit Application/Letter Of Intent

To Whom It May Concern:

I Inor F. Griffin-Hawkins, Professional Care Taker/Owner, of Loving Care Child Care Services, LLC., submits this 'Letter Of Intent' for the purpose of securing a single-family Rezoning, Change-in-Conditions and Special Use Permit. Loving Care Child Care Services, LLC, currently operates as an 'In Home Daycare' facility. Under current state guidelines for in home daycare facilities, the maximum amount of children my company can care for is six daily.

Loving Care has operated as an 'In Home Daycare' for over seven years and has served the community with integrity and love. Our clients are hard-working, everyday struggling Americans who are trying to make ends meet. The current economic recession has caused many of them to look for or obtain secondary employment. This has led to an increase in childcare services that would extend past the traditional time periods currently provided. As a result, more and more parents are inquiring about afterschool, overnight, and in some cases, weekend services. The demand is overwhelming. Unfortunately, I have had to turn many of them down.

After much consideration, I have decided to explore the possibility of expanding Love Care Child Care Services, services to meet the community's growing need. In order to do so, I would need to secure the above permit to increase my capabilities up to 16 children or the maximum allowed by the state for these permits. Also, the increase in childcare services would allow Loving Care to employ additional caretakers, which would assist in reducing the State's growing unemployment problem. I receive inquires almost daily concerning employment opportunities. This also, would be another way of serving the community.

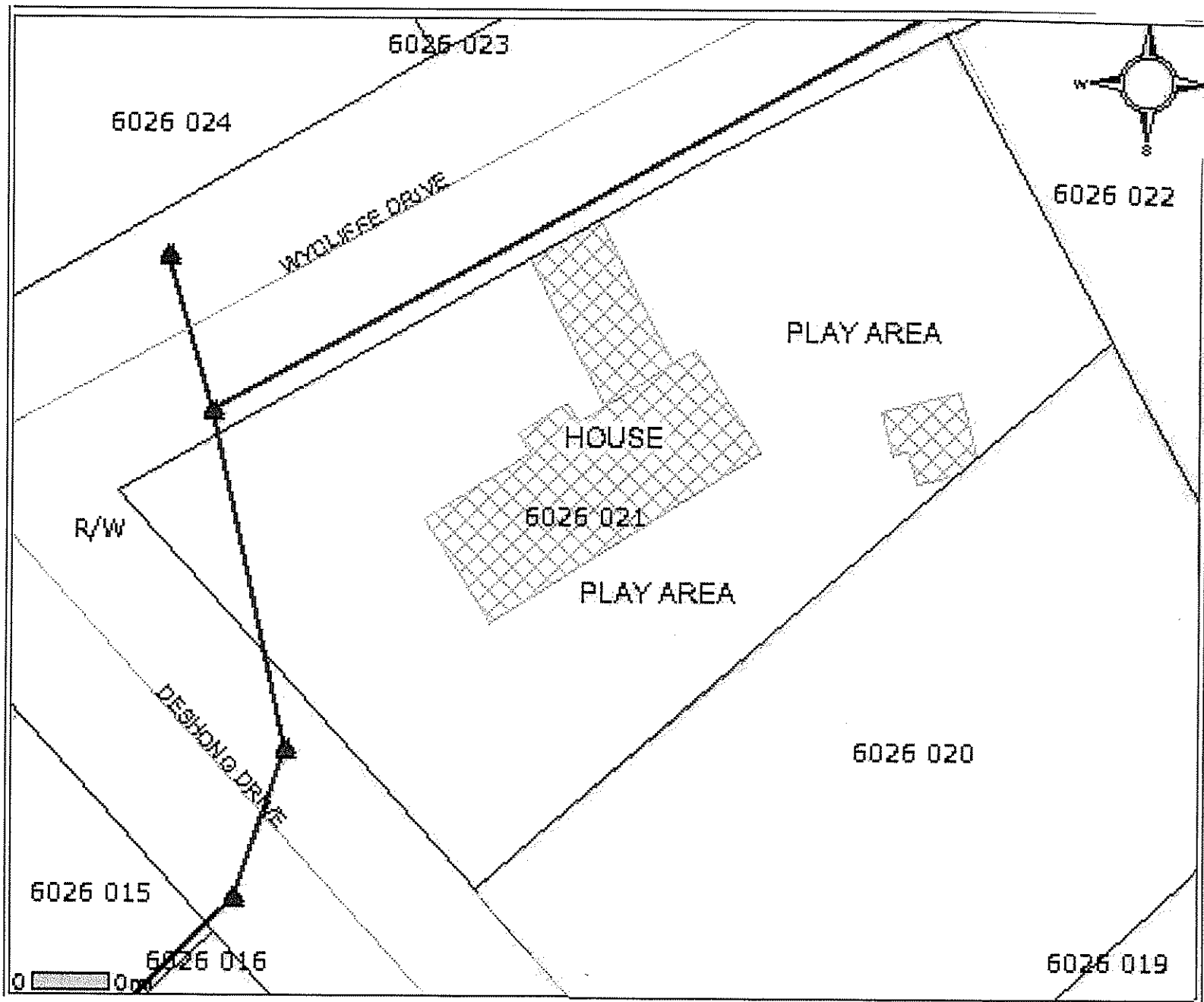
In closing, I have attached the necessary documents for conversion for your review. Preliminary analysis has identified no need for structural enhancements to the building or surrounding property. I have conformed to all state regulations and guidelines, and have made all the necessary changes and improvements based on their recommendations. I look forward to moving this process forward, and hopefully, with the board's acknowledgement, continue to be a contributing factor in my community.

With Deepest Regards,

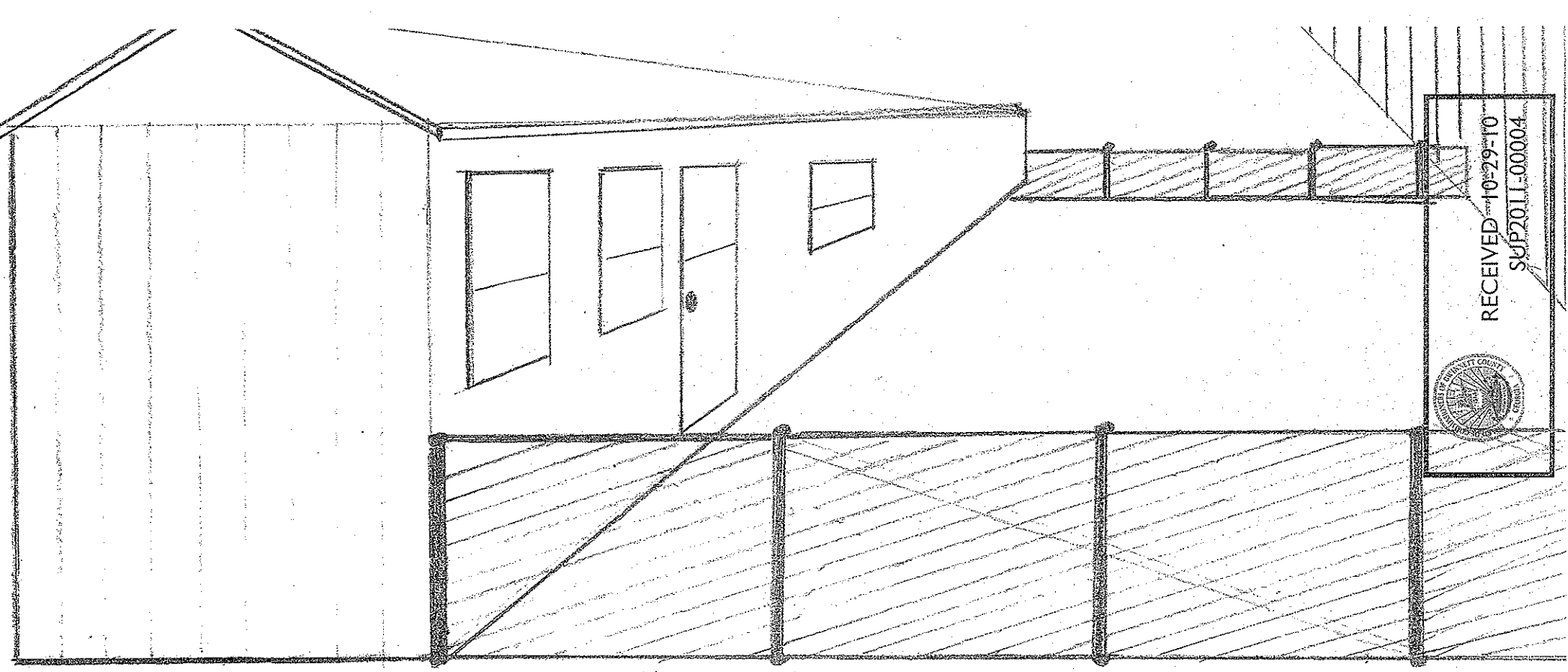
  
Inor F. Griffin-Hawkins/Loving Care Child Care Services, LLC.



RECEIVED 10-29-10  
SUP2011-00004

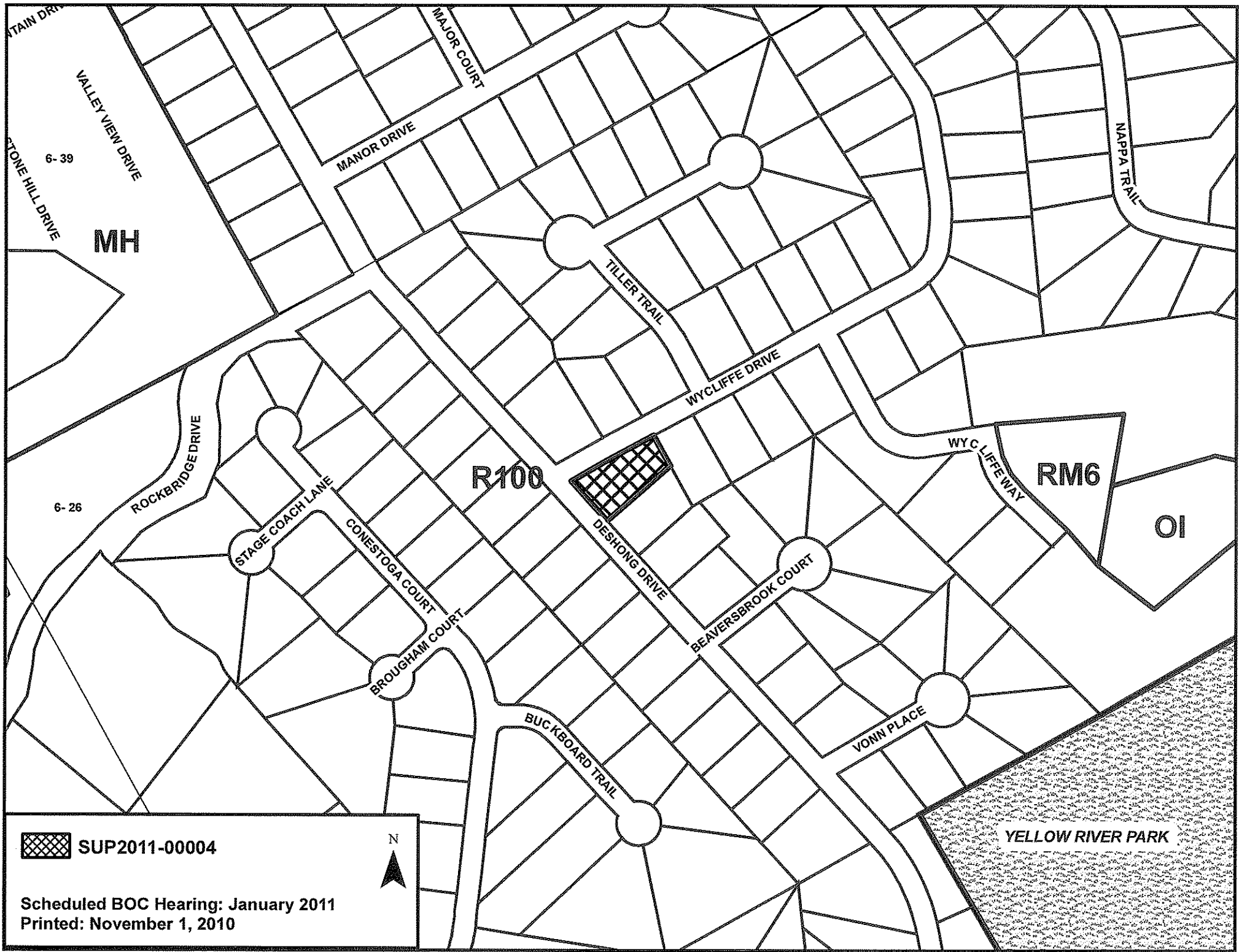


SUP '11 00 4



RECEIVED 10-29-10  
SUP2011-00004





SUP2011-00004



Scheduled BOC Hearing: January 2011  
Printed: November 1, 2010

YELLOW RIVER PARK

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER :**SUP2011-00006**  
ZONING :O-1  
LOCATION :2300 BLOCK OF MEADOW CHURCH WAY  
MAP NUMBER :R7117 025  
ACREAGE :10.28 ACRES  
PROPOSED DEVELOPMENT :PERSONAL CARE HOME (CONGREGATE)  
SQUARE FEET :70,600 SQUARE FEET  
COMMISSION DISTRICT :(1) LASSETER

FUTURE DEVELOPMENT MAP:

APPLICANT: JUSTIN PARK  
446 SKILES COURT  
SUWANEE, GA 30024

CONTACT: JUSTIN PARK PHONE: 404.944.9614

OWNER: JAMES PARK  
31407 MARNE DRIVE  
RANCHO PALOS VERDES, CA 90275

DEPARTMENT RECOMMENDATION:

PROJECT DATA:  
ZONING HISTORY:  
GROUNDWATER RECHARGE AREA:  
WETLANDS INVENTORY:  
OPEN SPACE AND GREENWAY MATER PLAN:  
DEVELOPMENT REVIEW SECTION COMMENTS:  
GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:  
GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:  
GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:  
BUILDING CONSTRUCTION SECTION COMMENTS:  
GWINNETT COUNTY FIRE SERVICES COMMENTS:  
DEPARTMENT ANALYSIS:



446 Skiles Ct, Suwanee, GA 30024  
1.404.944.9614 1.888.279.5479

To: Gwinnett County Department of Planning & Development

From: Justin Park, Office for Designed Space, LLC

Date: November 2, 2010

Subject: 2320 Meadow Church Way, Duluth, GA – Special Use Permit for Assisted Living

The subject property is in an O-I Office-Institutional district, within which group homes and group or congregate care homes are allowed through the special use permit process under the 1985 Zoning Resolution of Gwinnett.

What is proposed on the subject property is to turn the existing 20,000 SF building into a place of worship for 400 to 500 seats in the main sanctuary and to construct a new 3-story building of approximately 41,000 SF that will house an assisted living community with around 60 rooms of single or double occupancy. An additional educational and recreational center of 9,600 SF is also planned as an auxiliary facility for the religious center.

The hours of operation will be 24/7 as the nature of an assisted living community dictates. There is no definite timeline on the opening date of the facility but it is hoped that it will be operational within two years of acquiring the special use permit.

We believe that an assisted living facility is a community and as such must provide the service needed in the neighborhood where it co-exists. Furthermore, the proximity with a religious and/or cultural center will bring about synergistic effect that is positive to the surrounding community as well as the assisted living residents.

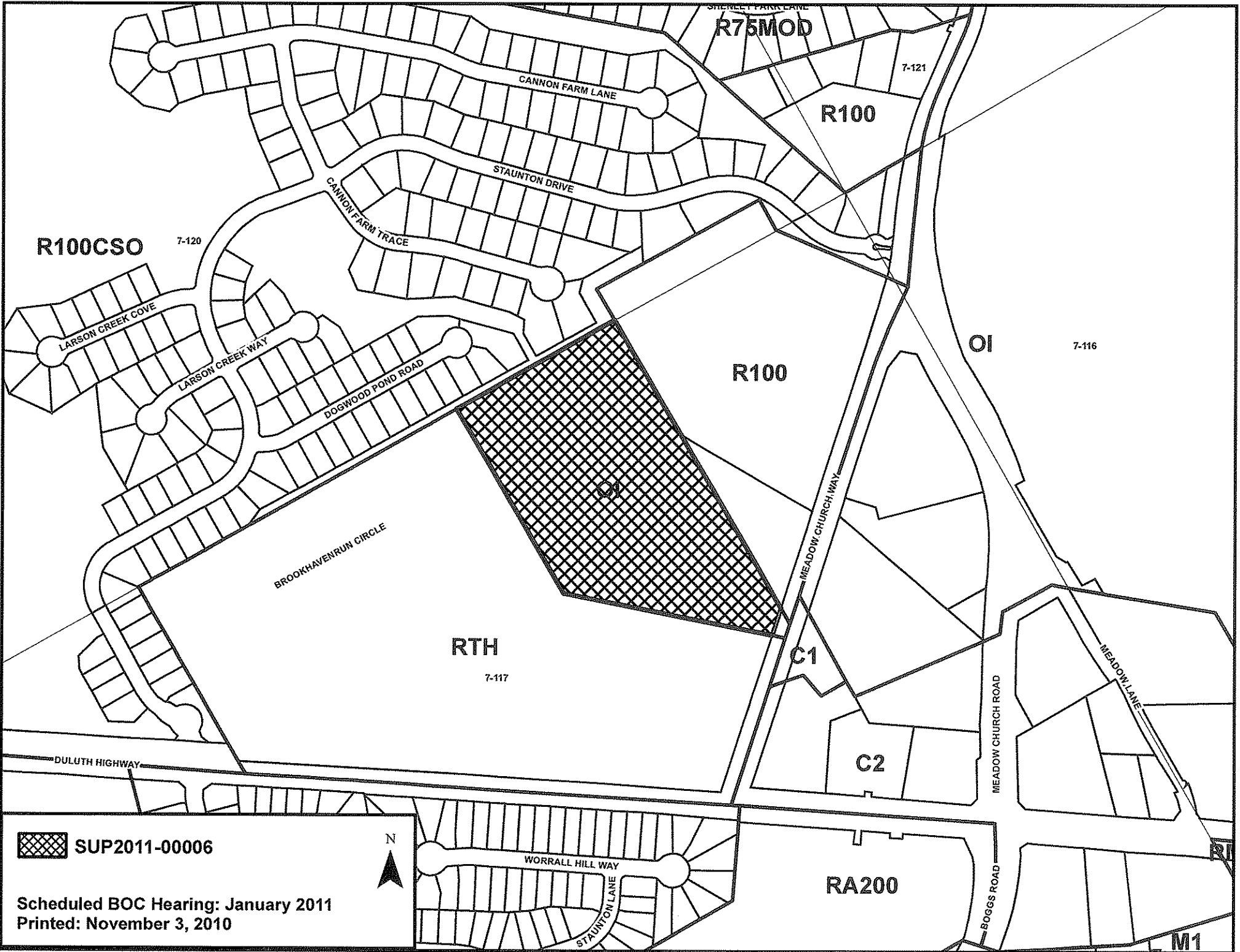
Therefore, it is the intent of the applicant to obtain such a special use permit for an assisted living community on the subject property.


Justin Park, Owner's Agent



RECEIVED 11-03-10  
SUP2011-00006





 SUP2011-00006



Scheduled BOC Hearing: January 2011  
Printed: November 3, 2010

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER :**SUP2011-00008**  
ZONING :M-I  
LOCATION :4500-4600 BLOCKS OF BUFORD HIGHWAY  
MAP NUMBER :R6258 032A & R6258 036  
ACREAGE :6.63 ACRES  
PROPOSED DEVELOPMENT :TRUCK RENTAL/LEASING  
SQUARE FEET :9,600 SQUARE FEET  
COMMISSION DISTRICT :(2) HOWARD

FUTURE DEVELOPMENT MAP:

APPLICANT: CENTER POINT ENGINEERING  
3333 RIVERWOOD PARKWAY, SUITE 200  
MAREITTA, GA 30339

CONTACT: RICHARD SMITH PHONE: 404.561.9875

OWNER: 4655 AND AHALF, LLC  
4655 BUFORD HIGHWAY  
NORCROSS, GA 30071

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:

**CenterPoint Engineering, Inc.,**

3333 Riverwood Parkway, Suite 200

Atlanta, Georgia 30339

(404) 694-0424

Fax: (404) 266-3861

November 5, 2010

Mr. Jeff West, Planning Manager  
Gwinnett County Department of Planning and Development  
Current Planning Section  
One Justice Square  
446 West Crogan Street, Suite 250  
Lawrenceville, Georgia 30046

**Re: Letter of Intent - Special Use Permit  
4655 Buford Highway  
Norcross, Georgia**

Dear Mr. West:

The above referenced property is seeking a Special Use Permit to allow the storage of trailers. Upon approval of the SUP, XTRA Lease is proposing the following use of the property:

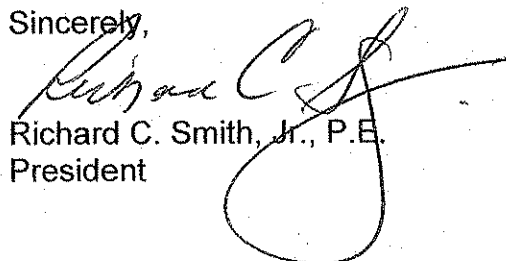
"Use of the property for the purpose of maintaining and conducting a trailer leasing and transportation servicing business, with operating, repair and maintenance facilities, storage and parking facilities, and office facilities for sales and clerical staff together with accessory uses related thereto."

"XTRA Lease is an "over the road" transportation equipment leasing company. We are not a trucking company, we do not operate a truck terminal, we do not operate tractors, and we do not store "loaded" trailers on our property."

Currently, two buildings exist on the property. The parcel is paved with a large parking area. No changes to the existing site plan are proposed with this new tenant. That is, the property will remain "as-is".

Thank you for this opportunity to present this request to you. If you have any questions feel free to contact me.

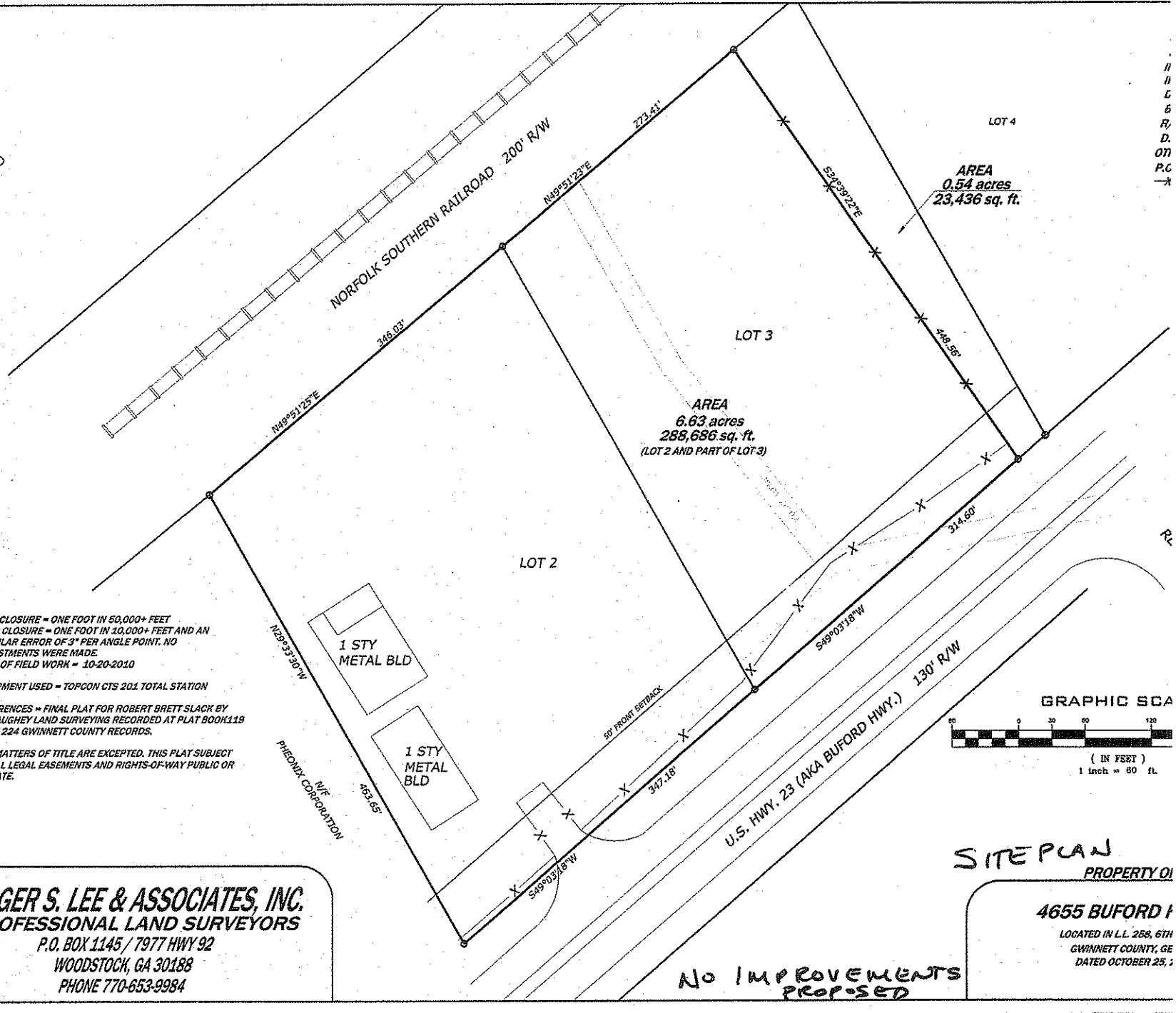
Sincerely,



Richard C. Smith, Jr., P.E.  
President



RECEIVED 11-05-10  
SUP2011-00008



AREA  
0.54 acres  
23,436 sq. ft.

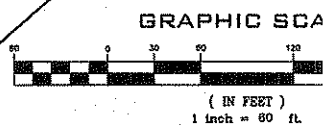
AREA  
6.63 acres  
288,686 sq. ft.  
(LOT 2 AND PART OF LOT 3)

PLAT CLOSURE = ONE FOOT IN 50,000+ FEET  
FIELD CLOSURE = ONE FOOT IN 10,000+ FEET AND AN  
ANGULAR ERROR OF 3" PER ANGLE POINT. NO  
ADJUSTMENTS WERE MADE.  
DATE OF FIELD WORK = 10-20-2010

EQUIPMENT USED = TOPCON CTS 201 TOTAL STATION

REFERENCES = FINAL PLAT FOR ROBERT BRETT SLACK BY  
MCGAUGHEY LAND SURVEYING RECORDED AT PLAT BOOK 119  
PAGE 224 GWINNETT COUNTY RECORDS.

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT SUBJECT  
TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR  
PRIVATE.



**SITE PLAN**  
PROPERTY OF

**4655 BUFORD I**  
LOCATED IN L.L. 288, 6TH  
GWINNETT COUNTY, GE  
DATED OCTOBER 25, ;

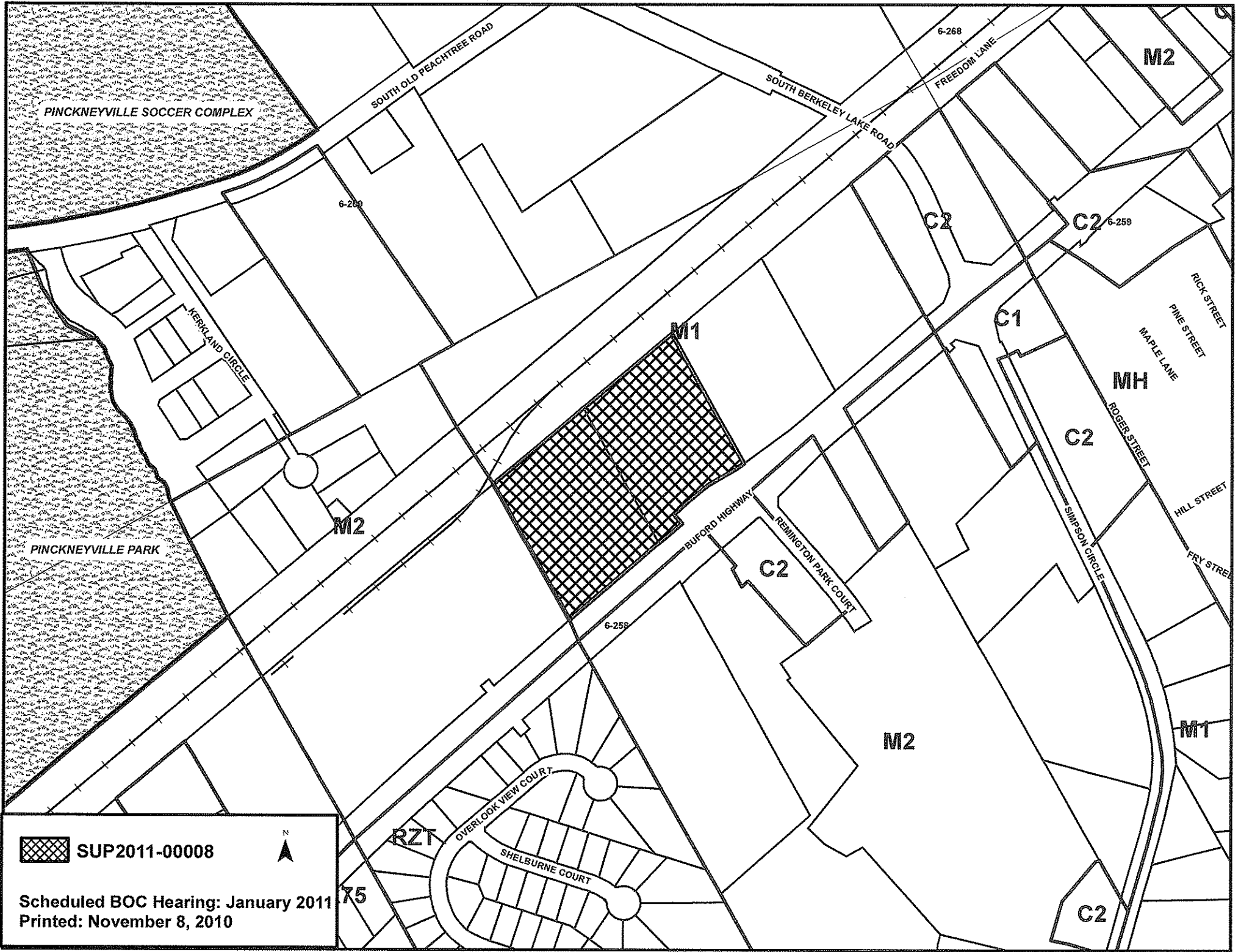
**ROGER S. LEE & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
P.O. BOX 1145 / 7977 HWY 92  
WOODSTOCK, GA 30188  
PHONE 770-653-9984

**NO IMPROVEMENTS  
PROPOSED**



RECEIVED 11-05-10  
SUP2011-00008

H  
H  
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P.C.  
—A



 SUP2011-00008



Scheduled BOC Hearing: January 2011  
Printed: November 8, 2010

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