

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 February 2011.

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

CASE NUMBER :CIC2011-00005
ZONING :C-2
LOCATION :3500 BLOCK OF STONE MOUNTAIN HIGHWAY
MAP NUMBER :R6052 006C
ACREAGE :1.71 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO: DELETE REQUIRED BUILDING
IMPROVEMENTS; DELETE BILLBOARD RESTRICTIONS; AND
DELETE INTERPARCEL ACCESS REQUIREMENTS
COMMISSION DISTRICT :(3) BEAUDREAU

FUTURE DEVELOPMENT MAP:

APPLICANT: ROMAN INTERNATIONAL, LLC
2451 CUMBERLAND PARKWAY, #3448
ATLANTA, GA 30339

CONTACT: ALEXANDER ROMAN PHONE: 404.578.3448

OWNER: ALEXANDER ROMAN
8825 MERION DRIVE
DULUTH, GA 30097

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:

FROM: Roman International LLC; Alexander Roman
TO: Gwinnett County Department of Development
SUBJECT: Request of change in conditions.

Dear Commissioner Shirley Lasseter
Bert Nasuti
Mike Beaudreau

This letter is explaining to you the situation regarding my old car dealership located at 3515 Highway 78 in Snellville, parcel R6052 006, of the Sixth District.

This lot has been vacant for the past few years due to the tough economic hardship that our county has been in and is still going through. I could not get a tenant who was willing to take a chance and open up a new business during these hard times that we have all been going through. Regardless, I have been able to maintain paying my mortgages and taxes on time. I have borrowed money, I took a second loan on my home, I have deprived my kids from vacations and getting other nice things that most kids would like to get, etc.

Commissioners, as you and I both know that paying \$6,500.00 a month and almost \$1,000.00 in taxes a month without getting anything in return is not an easy thing to keep doing while also being able to maintain staying in business; especially if you have done so for three years, with total costs of almost \$270,000.00.

Unless you all would like to see me go out of business, which I don't think you would want to see happen to me or any other dealership on 78, since we have already had many foreclosures on this highway.

Commissioners, a few months ago a brave man contacted me regarding the above property, he was willing to take a chance and open up a small dealership, knowing that the building needed some renovations which would require money to make the location suitable for business. So we both came to an agreement to draw a lease in which I gave him a great deal and free rent for a few months in order to allow him to take the chance and start his business. Before we signed the lease, I asked him to go to the department of planning to find out if he could obtain a zoning certification letter to allow him to open a car dealership at the above address. I assumed that things may have changed since I have not done business from that location for almost three years now.

The young man went to the zoning department and asked if he could open up a car dealership at the above location. Obviously, they told him that the property is zoned for a car lot without looking any further into the notes regarding the conditions. So the young man called me with the good news, telling me everything went fine. Of course I assumed that the zoning department has been working with people due to the tough economic situation, so we were both happy about that.

After only a few weeks of finalizing renovations and opening for business, the police stopped by and gave him three citations for operating in the building.



RECEIVED 11-29-10
CIC2011-00005

- First Citation: Regarding Condition No.1: paragraph E, The existing building shall be removed and a new building constructed with exterior treatments of brick, stacked stone, or glass with minor treatments of metal or stucco.
- Second Citation: Regarding Condition No. 2: paragraph C, remove the existing billboard on the property prior to the issuance of the building permit.
- Third Citation: Regarding Condition No. 3: paragraph J, provide inter-parcel access to the property to the west.

These are conditions that I would like for you to work on with me, for the time being.

Commissioners, I understand that you want to clean up Hwy 78, but my property is not a junk yard. It is a 3400 sq ft building sitting on a fully paved area without any cracks in the building or pavement. It is constructed with exterior treatments of brick and glass and that is exactly what you asked me to do in the resolutions to grant a special use permit. I can understand if you want me to enhance it by doing a face lift, I just ask that you please give me a little time and I will be glad to do so.

On the other hand, my building is not the ugliest building on 78. As you all know, several dealerships on 78 are operating from trailers and on gravel lots, and they have been there ever since we had our last hearing in 2008. As a matter of fact, some of them are still in violation and still have not complied with your codes. I will give you some examples.

First example is Parkwood Motors, located next to me. I brought his case to attention at our last hearing and you agreed that his dealership was not meeting with your codes, yet they are still operating and nothing has changed. They have never obtained a SUP and their property size is less than an acre.

The second example is Zam's Auto Sales. Their previous location, across the street from the Toyota Store, was supposed to be removed, yet the location is still there and is currently being operated by a new dealership, Southern Auto, in the same building. Zam's Auto has moved to another location next to Auto Zone, and is operating out of a trailer.

Commissioners, I am not trying to get involved with your business, I just want to be treated fairly like the others on Hwy 78 by enforcing the rules and regulations on all of us. I am willing to compromise if you can give me the time.

I also have a plan to tear the building down and build a nice shopping center in the near future. That's also one of the reasons why I don't want to spend a lot of money on the lot now just to demolish it in a few years.

Regarding my billboard, I paid an extra amount of money when I purchased the property just because of the billboard being on it. It is now helping me pay my mortgage and it has not caused harm to anybody; it is solid as a rock. The main, difficult issue about taking the billboard down is that I signed a ten year lease in 2005 and I still have five more years on the lease. If I break this lease, I will be penalized with a large amount of money. Again I am not refusing the idea of taking the billboard down, it is just that the timing is not in my favor and I hope that you can give me enough time to do this.



RECEIVED 11-29-10
CIC2011-00005

Regarding the issue of opening an access road to the west, I agree with this idea. When I opened a new dealership at Parkwood and 78 I donated property for an easement at the rear of the property. I would also do this at this location and feel it would be best suited in the rear and could also connect to the parallel road that Evermore CID is doing in the rear of my property.

Again, commissioner and board members, I am kindly asking you to work with me on all of these conditions by compromising with me on the time and nature of each project that needs to be done in order to please you and enhance the area, while also taking into consideration the economic situation.

Thank you all and God bless.

Sincerely,

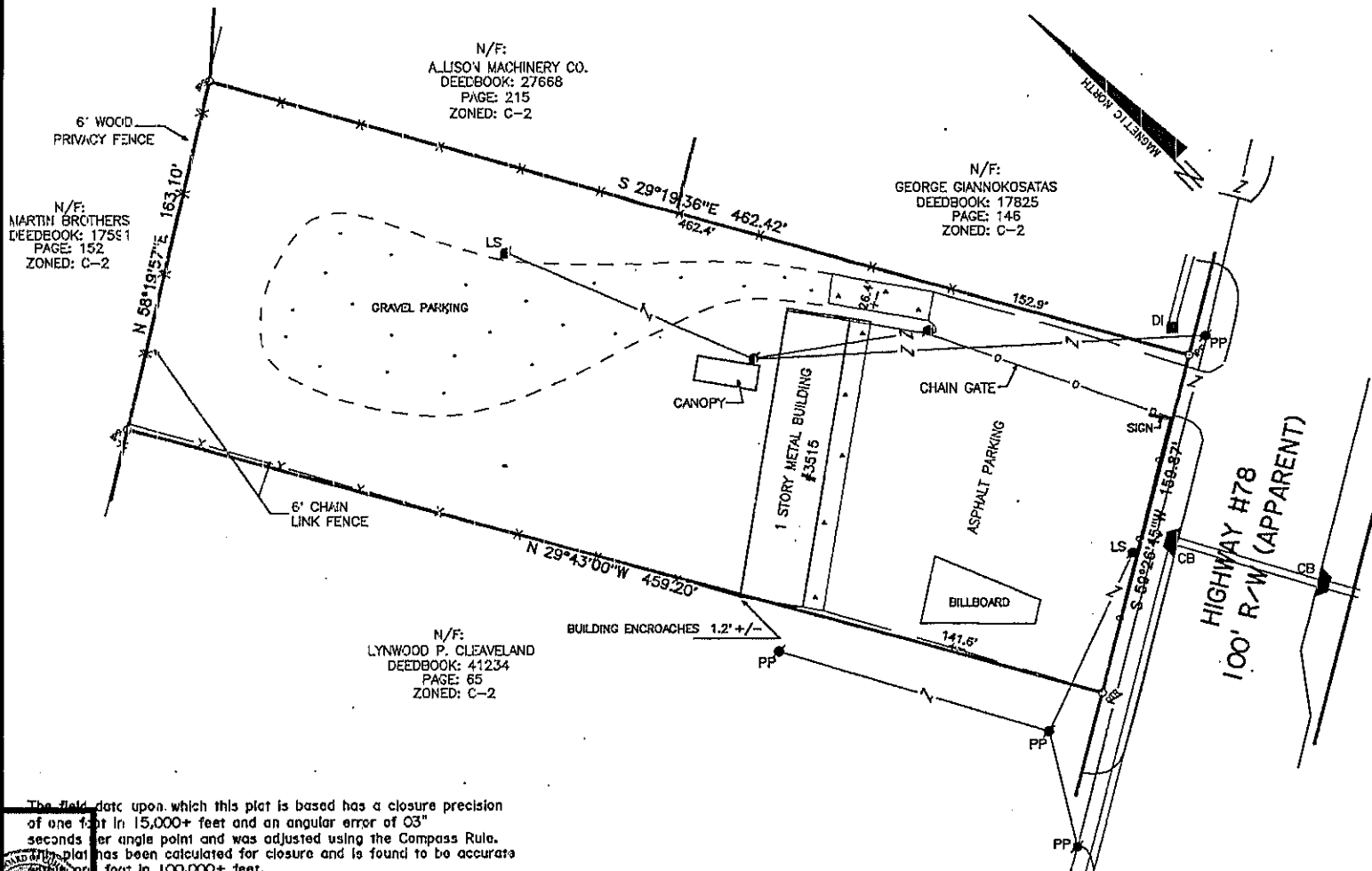
Alexander Roman



RECEIVED 11-29-10
CIC2011-00005

LEGEND

- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- LL = LAND LOT
- LLL = LAND LOT LINE
- P.L = PROPERTY LINE
- CL = CENTERLINE
- B.L = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- HW = HEADWALL
- D.I. = DROP INLET
- PP = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- BOC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS = SANITARY SEWER LINE/PIPE
- X-X-X- = FENCE LINE
- O- = FLOOD HAZARD ZONE LINE
- = STORM SEWER LINE/PIPE
- W- = WATER LINE
- G- = GAS LINE
- CM = CONCRETE MONUMENT
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTF = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND



N/F:
ALLISON MACHINERY CO.
DEEDBOOK: 27668
PAGE: 215
ZONED: C-2

N/F:
GEORGE GIANNOKOSATAS
DEEDBOOK: 17825
PAGE: 146
ZONED: C-2

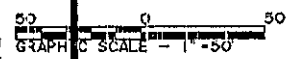
N/F:
MARTIN BROTHERS
DEEDBOOK: 17581
PAGE: 152
ZONED: C-2

N/F:
LYNWOOD P. CLEAVELAND
DEEDBOOK: 41234
PAGE: 65
ZONED: C-2

HIGHWAY #78
100' R/W (APPARENT)

The field data upon which this plat is based has a closure precision of one foot in 15,000+ feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate to one foot in 100,000+ feet.

Used: Topcon GTS-213 Total Station.



IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.



GORDON STORY & ASSOCIATES
3205 INDUSTRIAL WAY, SUITE 500
SNELLVILLE, GA. 30039
ENGINEERING * LAND SURVEYING
OFF: 770.979.7663 FAX: 770.736.8268

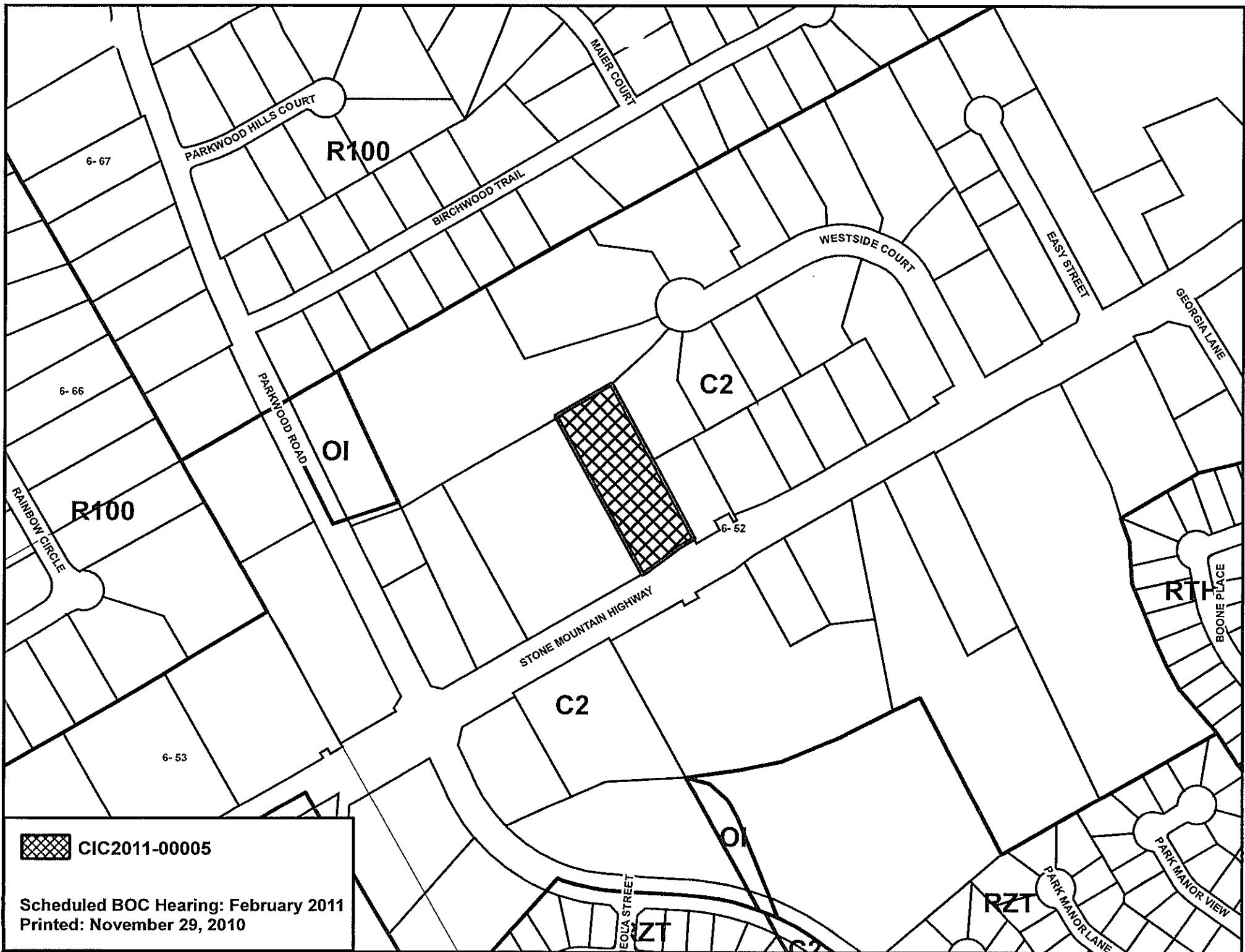
SURVEY FOR:
AMAZING AUTOS


3515 HIGHWAY #78

REVISION: _____
REF. PLAT: PB. _____ P. _____

LAND LOT: 52	LOT: N/A	BLOCK: N/A
DISTRICT: 6TH	SUB: N/A	
GWINNETT COUNTY		
GEORGIA		
FIELD DATE: 07/11/06	AREA = 1.708 ACRES	
PLAT DATE: 07/12/06	JOB No. 06-07-260	

RECEIVED 11-24-10
CIC2011-00005



 CIC2011-00005

Scheduled BOC Hearing: February 2011
Printed: November 29, 2010

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

CASE NUMBER :**SUP2011-00009**
ZONING :RA-200
LOCATION :900 BLOCK OF AUBURN ROAD
MAP NUMBER :R2001 018A
ACREAGE :2.0 ACRES
PROPOSED DEVELOPMENT :HOME OCCUPATION (HAIR SALON)
COMMISSION DISTRICT :(3) BEAUDREAU

FUTURE DEVELOPMENT MAP:

APPLICANT: CYNTHIA ANN HOLDRICH
931 AUBURN ROAD
DACULA, GA 30019

CONTACT: ANN HOLDRICH PHONE: 770.912.0330

OWNER: F. K. AND ROSEMARIE WELLS
5278 GREEN CASTLE WAY
STONE MOUNTAIN, GA 30087

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:

Thursday, November 18, 2010

Cynthia Ann Holdrich

931 Auburn Road

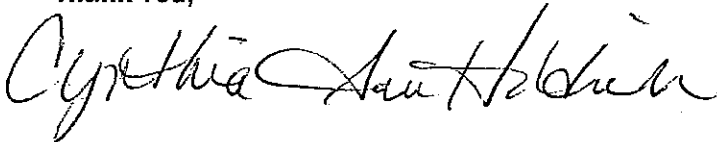
Dacula, Georgia 30019

770-912-0330

Letter of Intent;

I am writing to request that I am able to put a single chair hair salon in my residence. It will have a separate entrance from the residence as required by the Georgia State Board of Cosmetology, as well as meet all criteria necessary to operate. The property is just over 2 acres and is surrounded by woods. I will not bother anyone near or around me. Hours of operation will be seven days per week by appointment, and I will schedule only 4-6 clients per day. I find it necessary in this economy to downsize my overhead related to the chair rental cost I incur when working in a mainstream salon. I owned and operated three salons in Lawrenceville, Dacula, and Athens, Georgia for well over 18 years. I am very professional and run a clean salon. Please expedite this request as soon as possible.

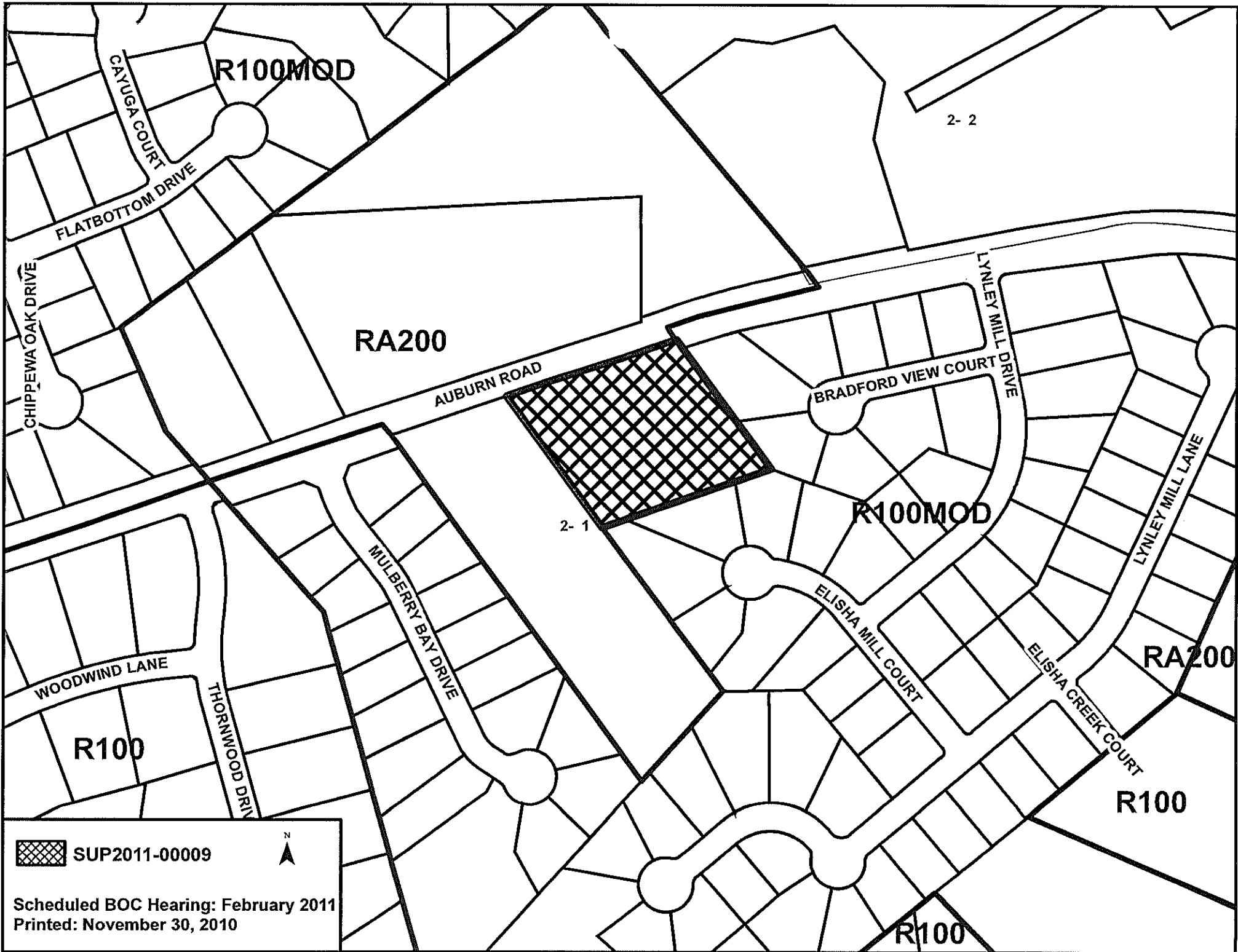
Thank You,



Cynthia Ann Holdrich



RECEIVED 11-30-10
SUP2011-00009



 SUP2011-00009



Scheduled BOC Hearing: February 2011
Printed: November 30, 2010

R100

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

CASE NUMBER :SUP2011-00010
ZONING :C-2
LOCATION :6600 BLOCK OF BUFORD HIGHWAY
MAP NUMBER :R6246A013 & R6246A014
ACREAGE :0.60 ACRE
PROPOSED DEVELOPMENT :AUTOMOBILE SERVICE (RENEWAL)
SQUARE FEET :2,480 SQUARE FEET
COMMISSION DISTRICT :(2) HOWARD

FUTURE DEVELOPMENT MAP:

APPLICANT: COLISEUM PROPERTIES, LLC
6656 BUFORD HIGHWAY
DORAVILLE, GA 30340

CONTACT: ERIC JOHANSEN PHONE: 678.643.8259

OWNER: COLISEUM PROPERTIES, LLC
6656 BUFORD HIGHWAY
DORAVILLE, GA 30340

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:

December 1, 2010

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

**Re: Master Cars Auto Sales
Permanent Approval of Special Use Permit
6656 Buford Highway, Doraville, GA**

Dear Commissioners,

Coliseum Properties, LLC (the "Applicant") is requesting a permanent approval of a Special Use Permit request for property located at 6656 Buford Highway, Doraville, GA, and commonly referred to as Parcels R6246A 013 and R6246A 014 (the "Subject Property"). Previously, SUP-09-018 was approved for the Subject Property permitting the Service functions of automobiles subject to a two year time limit and with conditions. Since the approval of SUP-09-018, the Applicant has successfully implemented all of the approved conditions of the SUP and operated the core business without any complaints from Gwinnett County, the Gwinnett Village Community Improvement District, and the surrounding neighbors. The Subject Property has served as a role model for all other future automotive businesses in the corridor seeking to do the same types of uses.

We respectfully request your approval of the permanent Special Use Permit request for the Subject Property and welcome any discussions with Staff or your District representatives to discuss the merits of the proposed request.

Thank you for your consideration of this Special Use Permit.

Sincerely,

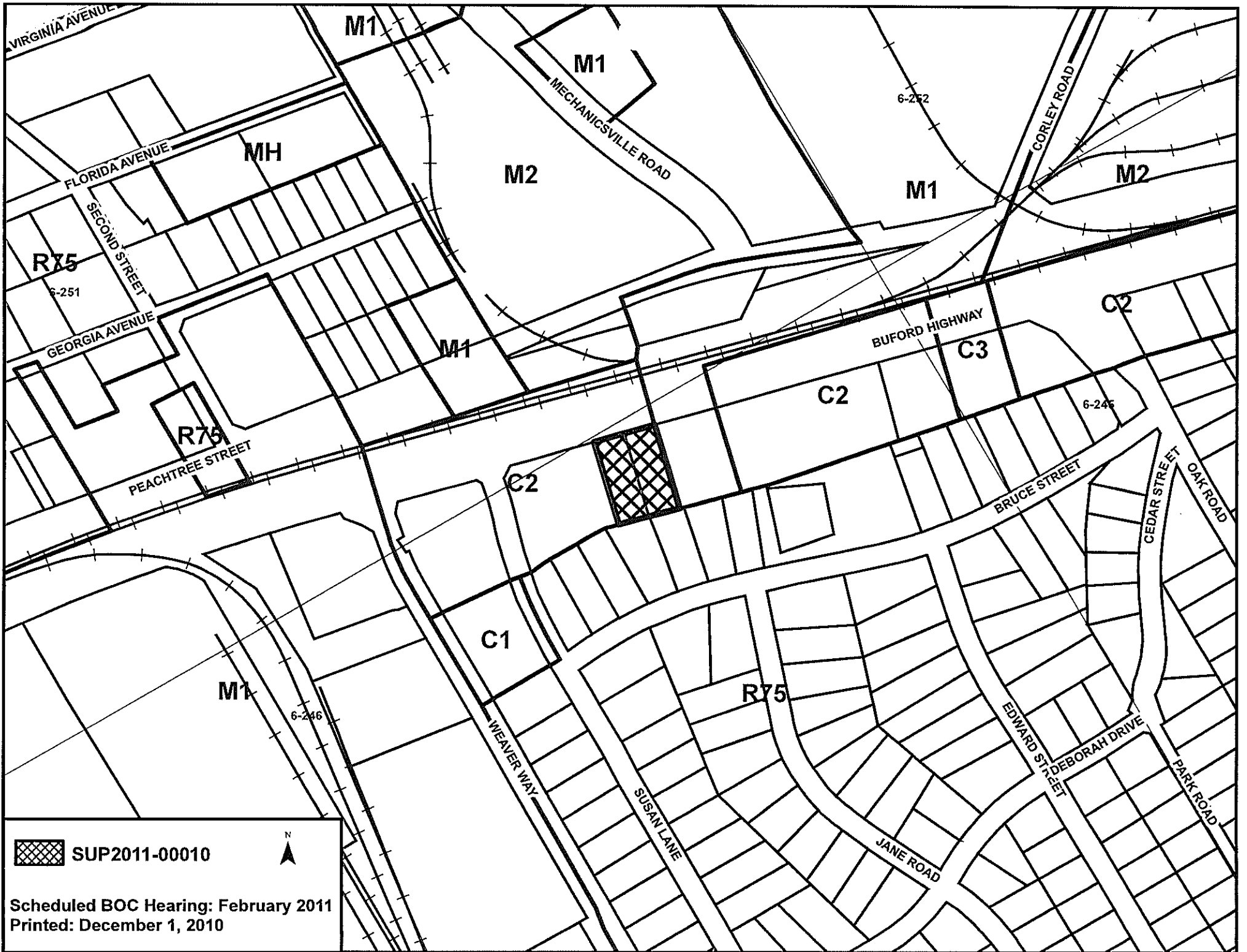


Eric Johansen
Representative for the Applicant
Coliseum Properties, LLC

cc: Coliseum Properties, LLC
File



RECEIVED 12-01-10
SUP2011-00010



 SUP2011-00010



Scheduled BOC Hearing: February 2011
Printed: December 1, 2010

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

CASE NUMBER :**SUP2011-00011**
ZONING :M-1
LOCATION :600 BLOCK OF AIRPORT ROAD
MAP NUMBER :R5208 019
ACREAGE :1.04 ACRES
PROPOSED DEVELOPMENT :AUTOMOBILE BODY REPAIR SHOP
SQUARE FEET :11,200 SQUARE FEET
COMMISSION DISTRICT :(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: JIMMY E. SMITH
699 AIRPORT ROAD
LAWRENCEVILLE, GA 30046

CONTACT: JIMMY E. SMITH PHONE: 770.237.5985

OWNER: JIMMY E. SMITH
699 AIRPORT ROAD
LAWRENCEVILLE, GA 30046

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:

Jimmy Smith Inc.

Collision Repair

699 Airport Road
Lawrenceville, GA 30046
(770) 237-5985 phone
(770) 237-5986 fax
jimmysmithinc@aol.com

LETTER OF INTENT

November 22, 2010

The purpose of this letter is to request a special use permit for my business at 699 Airport Road.

Jimmy Smith Inc. is a full service Auto Body repair facility that repairs collision damaged vehicles mainly through insurance companies. Vehicles brought to us are rarely here 30 days. Most are repaired and back on the road within one week. Vehicles that are not repaired for what ever reason, normally considered a total loss, are usually removed within one to two weeks because of daily storage charges. All "movable" vehicles are stored inside at night. The only vehicles on the lot that do not have tags on them are total losses waiting to be picked up or cars that the owner has removed the tag while it is being repaired. Our operating hours are Monday to Friday 8:00am to 5:00pm.

We believe this business to be compatible with the land use plan in effect in the area where it is located. It also provides a living for eight families and supports numerous other businesses in the area through its needs.

Sincerely,

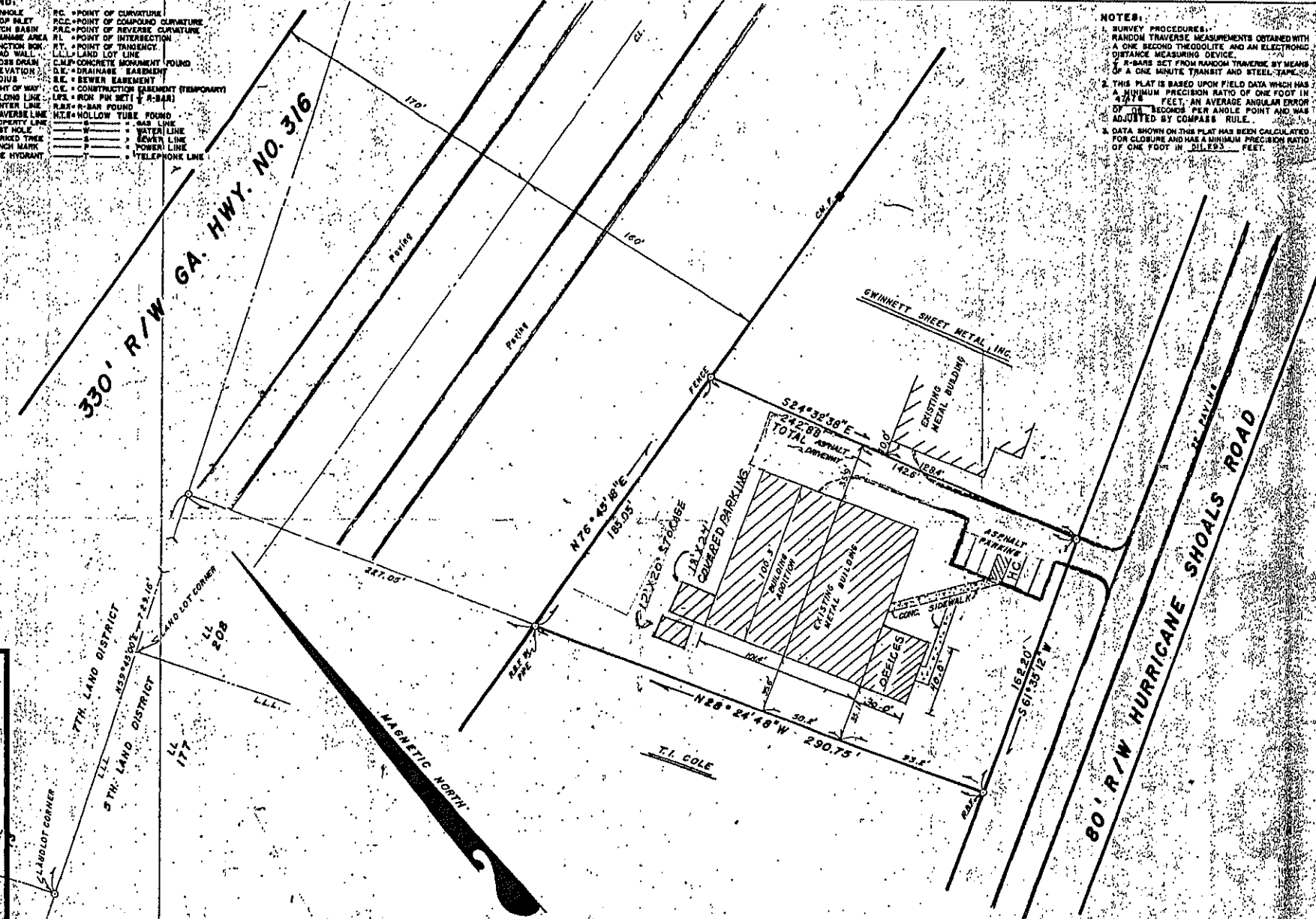
Jimmy E. Smith



RECEIVED 12-02-10
SUP2011-00011

- LEGEND:**
- M.M. = MANHOLE
 - D.L. = DROP SILET
 - C.B. = CATCH BASIN
 - D.A. = DRAINAGE AREA
 - J.B. = JUNCTION BOX
 - H.W. = HEAD WALL
 - C.D. = CROSS DRAIN
 - E.L. = ELEVATION
 - R. = RADII
 - N.W. = RIGHT OF WAY
 - B.L. = BUILDING LINE
 - C.L. = CENTER LINE
 - T.L. = TRAVERSE LINE
 - P.L. = PROPERTY LINE
 - T.H. = TEST HOLE
 - M.T. = MARKED TREE
 - B.M. = BENCH MARK
 - H.M. = FIRE HYDRANT
 - P.C. = POINT OF CURVATURE
 - P.C.C. = POINT OF COMPOUND CURVATURE
 - P.R.C. = POINT OF REVERSE CURVATURE
 - P.I. = POINT OF INTERSECTION
 - P.T. = POINT OF TANGENCY
 - L.L.L. = LAND LOT LINE
 - C.M.P. = CONCRETE MONUMENT FOUND
 - D.E. = DRAINAGE EASEMENT
 - S.E. = SEWER EASEMENT
 - C.E. = CONSTRUCTION EASEMENT (TEMPORARY)
 - P.F.S. = IRON PIN SET (+ R-BAR)
 - R.P. = RANGING POINT
 - H.T.F. = HOLLOW TUBE FOUND
 - G. = GAS LINE
 - W. = WATER LINE
 - S. = SEWER LINE
 - P. = POWER LINE
 - T. = TELEPHONE LINE

- NOTES:**
1. SURVEY PROCEDURES - RANDOM TRAVERSE MEASUREMENTS OBTAINED WITH A ONE SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING DEVICE.
 2. R-BARS SET FROM RANDOM TRAVERSE BY MEANS OF A ONE MINUTE TRANSIT AND STEEL TAPES.
 3. THIS PLAT IS BASED UPON FIELD DATA WHICH HAS A MINIMUM PRECISION RATIO OF ONE FOOT IN 47,778 FEET, AN AVERAGE ANGULAR ERROR OF 1.5 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY COULTER'S RULE.
 4. DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS A MINIMUM PRECISION RATIO OF ONE FOOT IN 111,123 FEET.



RECEIVED 12-07-85
 SUP2011-00011

SURVEY FOR
DONALD DAVIS & DONALD MOORE

LAND LOT 208 of the 5th DISTRICT
 COMMUNITY COUNTY, GEORGIA 1.0472 ACRES

NO.	DATE	REVISION DESCRIPTION
1	8-5-81	TO REDUCE LOT SIZE
2	8-4-86	TO SHOW IMPROVEMENTS AND NEW BOUNDARIES
		CHANGE CAPTION

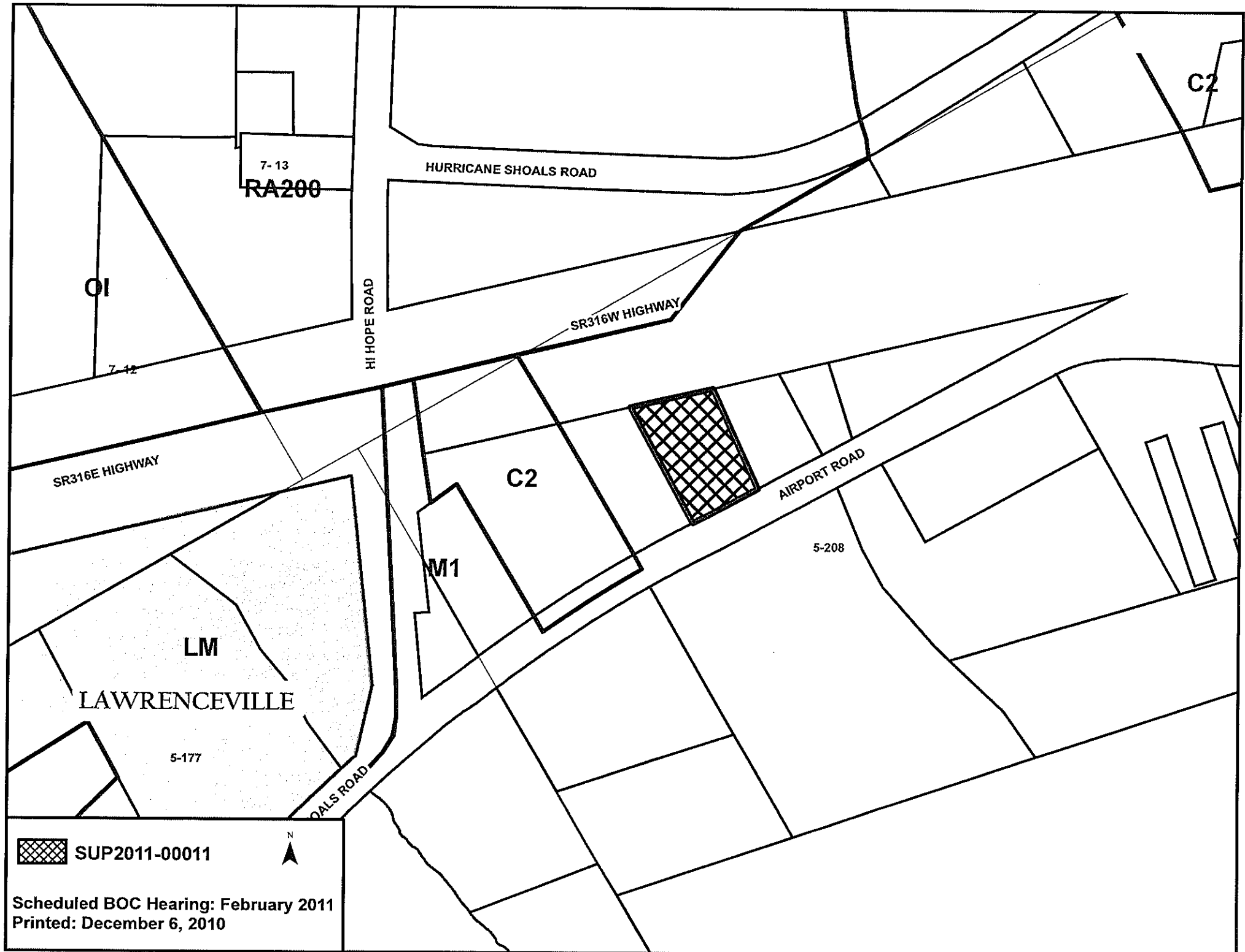
DRAWN BY: [Signature]
 CHECKED BY: [Signature]



IN WITNESS WHEREOF, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE REQUIREMENTS OF THE GEORGIA SURVEYING AND MAPPING SOCIETY OF GEORGIA.

HANNON, MEES & BAGWELL, SURVEYORS & ENGINEERS, INC.
 LAND PLANNING 238 BUFORD DRIVE
 LAND SURVEYING LAWRENCEVILLE, GEORGIA 30043
 CIVIL ENGINEERING TELEPHONE: (404) 963-7181





7-13
RA200

C2

OI

7-12

HI HOPE ROAD

HURRICANE SHOALS ROAD

SR316W HIGHWAY

SR316E HIGHWAY

C2

AIRPORT ROAD

5-208

M1

LM

LAWRENCEVILLE

5-177

SHOALS ROAD



SUP2011-00011



Scheduled BOC Hearing: February 2011
Printed: December 6, 2010