

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 March 2011.

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

CASE NUMBER :RZC2011-00005  
ZONING CHANGE :R-75 TO C-2  
LOCATION :2300 BLOCK OF BEAVER RUIN ROAD  
MAP NUMBER :R6226 006  
ACREAGE :0.79 ACRE  
PROPOSED DEVELOPMENT :AUTOMOBILE SERVICE (REDUCTION IN BUFFERS)  
SQUARE FEET :1,600 SQUARE FEET  
COMMISSION DISTRICT :(2) HOWARD

CASE NUMBER :SUP2011-00014  
ZONING :C-2 (PROPOSED)  
LOCATION :2300 BLOCK OF BEAVER RUIN ROAD  
MAP NUMBER :R6226 006  
ACREAGE :0.79 ACRE  
PROPOSED DEVELOPMENT :AUTOMOBILE SERVICE  
SQUARE FEET :1,600 SQUARE FEET  
COMMISSION DISTRICT :(2) HOWARD

FUTURE DEVELOPMENT MAP:

APPLICANT: IMAD YOUMARAN  
6421 BOYETT DRIVE  
NORCROSS, GA 30093

CONTACT: IMAD YOUMARAN      PHONE: 404.271.1001

OWNER: IMAD YOUMARAN  
6421 BOYETT DRIVE  
NORCROSS, GA 30093

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY WATER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER 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:

# Letter Of Intent.

The buffer zone should be reduced & land shall be cleared & paved (only aggregate placed, or leveled with compacted GAB).

The temporary building shall be placed about 40 feet away from the property located on the east side.

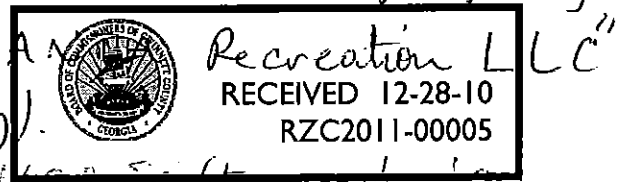
The building is to be placed in the middle of the property (40 feet away from the eastern property).

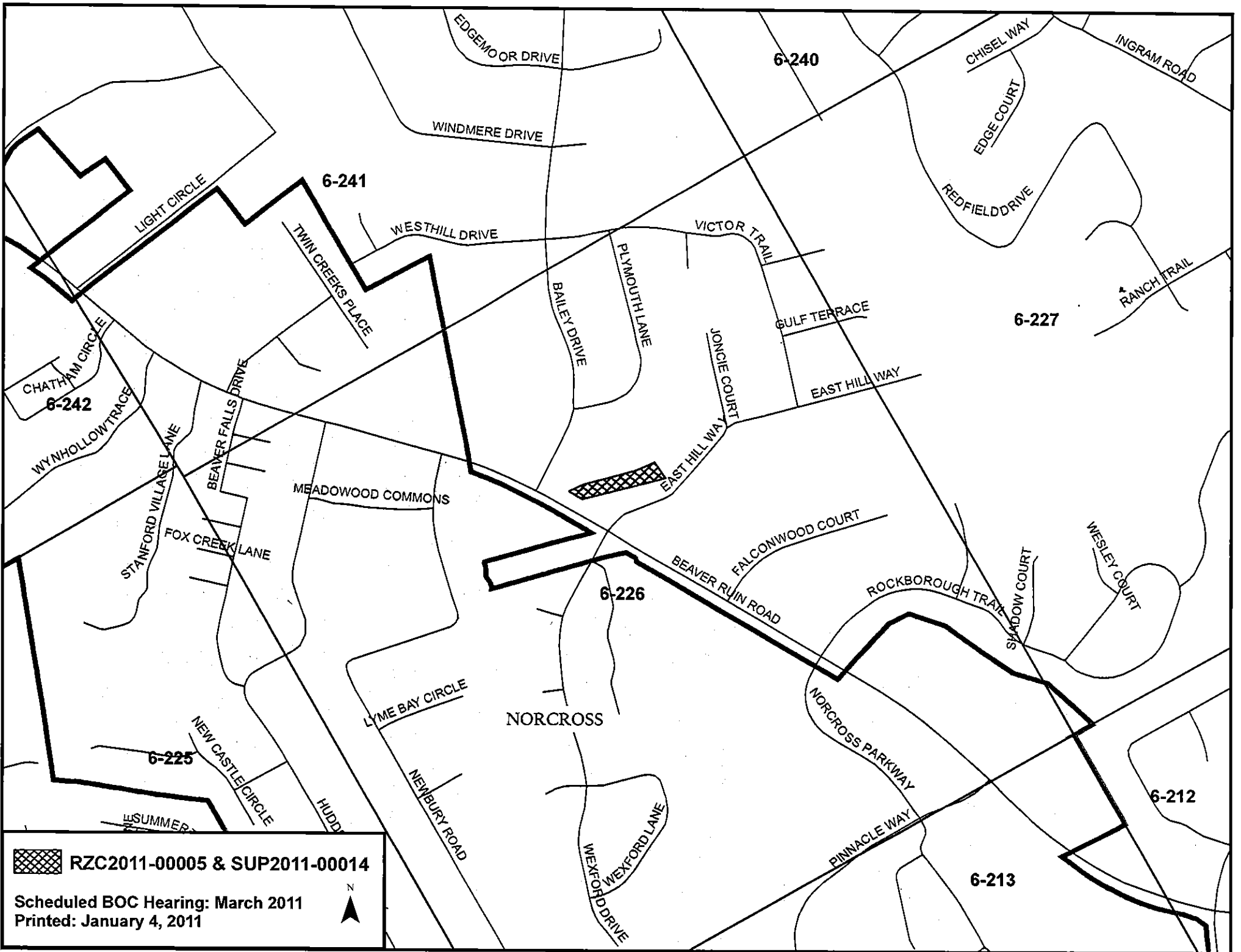
The property will be fenced from the back (east) to divide the land from the eastern property (Not to bother the residents).

The parking lot should be placed about 50 feet away from the main road (Beaver Run Rd) west of the property to accommodate about 40 cars (40 parking spaces or more).

The "Entrance" to the property already exists, there is no need for construction or traffic delay to construct an entrance to the site; the paved road is partially placed on the property (the paved road that leads to "ATLANTA Recreation LLC" located on "NE" side of the property).

The building is to be <sup>per</sup> permanent about 1000 sq ft





 RZC2011-00005 & SUP2011-00014

Scheduled BOC Hearing: March 2011  
 Printed: January 4, 2011

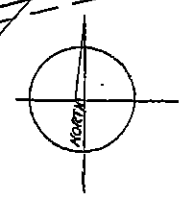
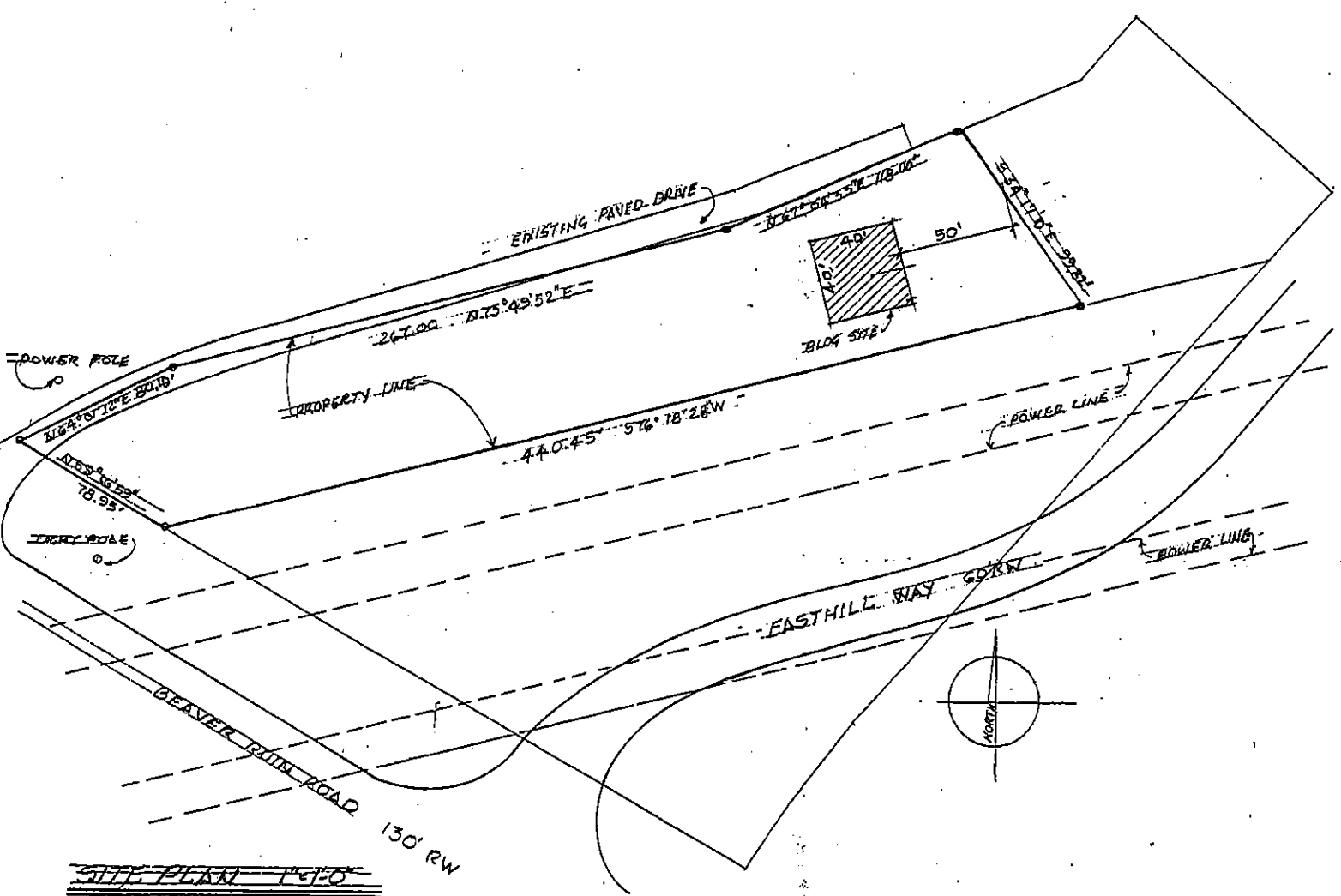




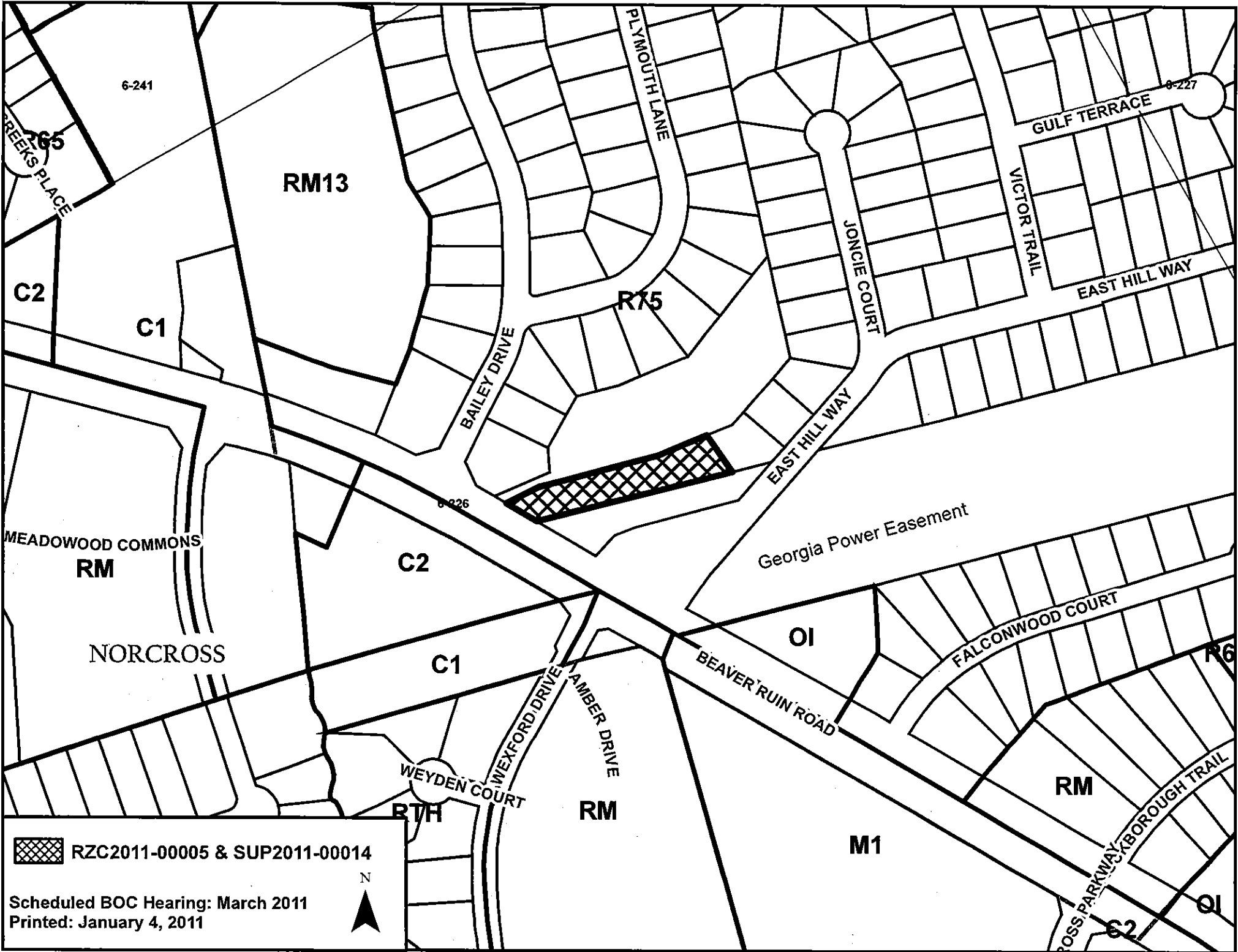
RECEIVED 12-28-10  
RZC2011-00005

SITE PLAN 1610

LAND LOT 226 6th DISTRICT  
FORSYTH COUNTY, GEORGIA



PROPOSED BY  
IMAD YOUNABAN



 RZC2011-00005 & SUP2011-00014

Scheduled BOC Hearing: March 2011  
 Printed: January 4, 2011



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

CASE NUMBER :RZC2011-00006  
ZONING CHANGE :O-1 TO C-2  
LOCATION :1400 BLOCK OF SATELLITE BOULEVARD  
MAP NUMBER :R7155 518  
ACREAGE :17.01 ACRES  
PROPOSED DEVELOPMENT :COMMERCIAL RETAIL USES  
SQUARE FEET :59,500 SQUARE FEET  
COMMISSION DISTRICT :(1) LASSETER

**FUTURE DEVELOPMENT MAP:**

APPLICANT: WILLIAM C. SCHROEDER  
3180 NORTH POINT PARKWAY, SUITE 105  
ALPHARETTA, GA 30005

CONTACT: WILLIAM C. SCHROEDER                      PHONE: 678.205.1330

OWNER:        THE GATES AT SUGARLOAF, LLC  
1325 SATELLITE BOULEVARD, SUITE 1504  
SUWANEE, GA 30024

**DEPARTMENT RECOMMENDATION:**

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY WATER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER 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:

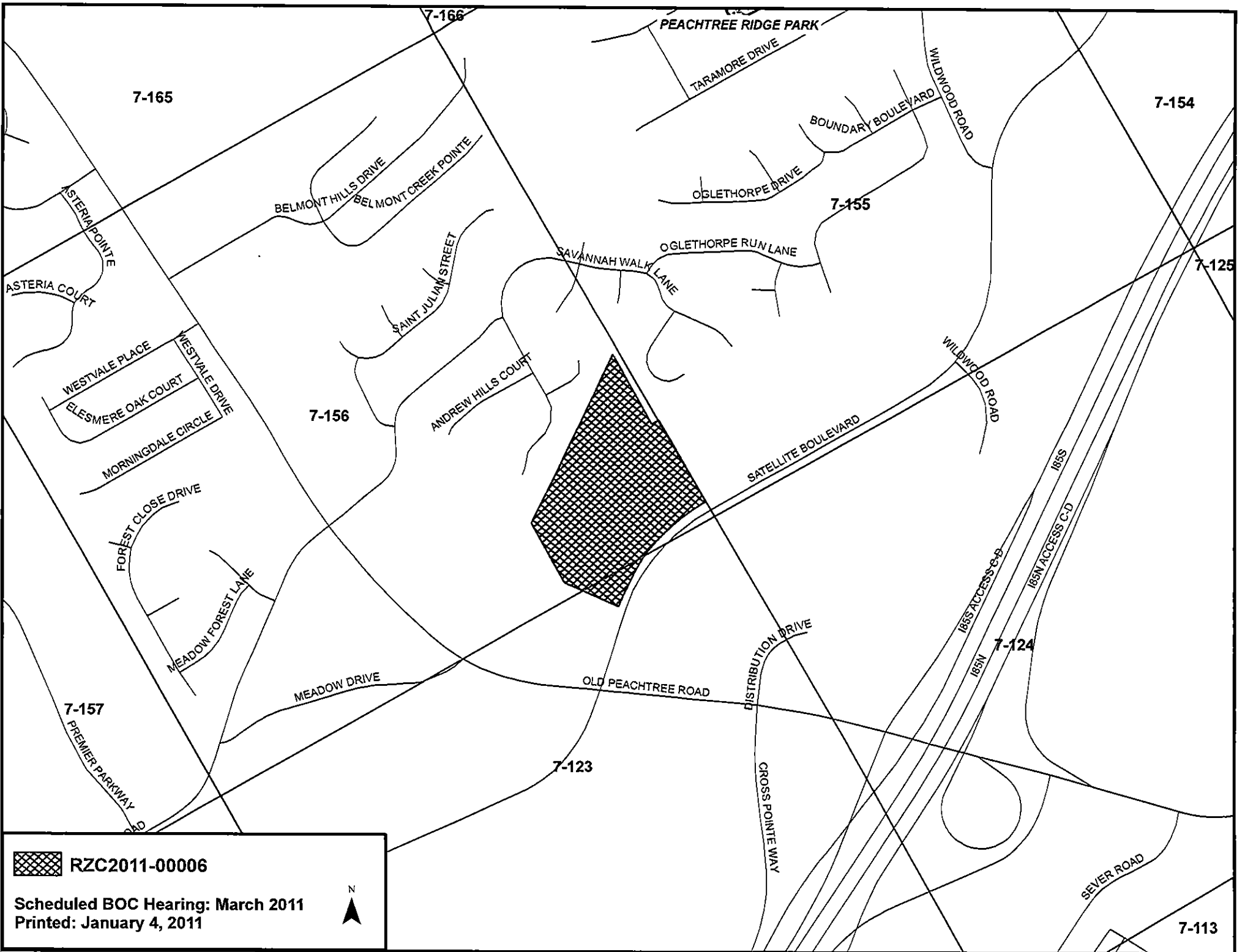
DEPARTMENT ANALYSIS:

LETTER OF INTENT:

My intent is to put retail and sit down restaurants as the economy improves. Rezoning to C-2 opens up more possibilities. Having an office in the area, the lack of good eating establishments and retail has made me aware of the need.



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RZC2011-00006



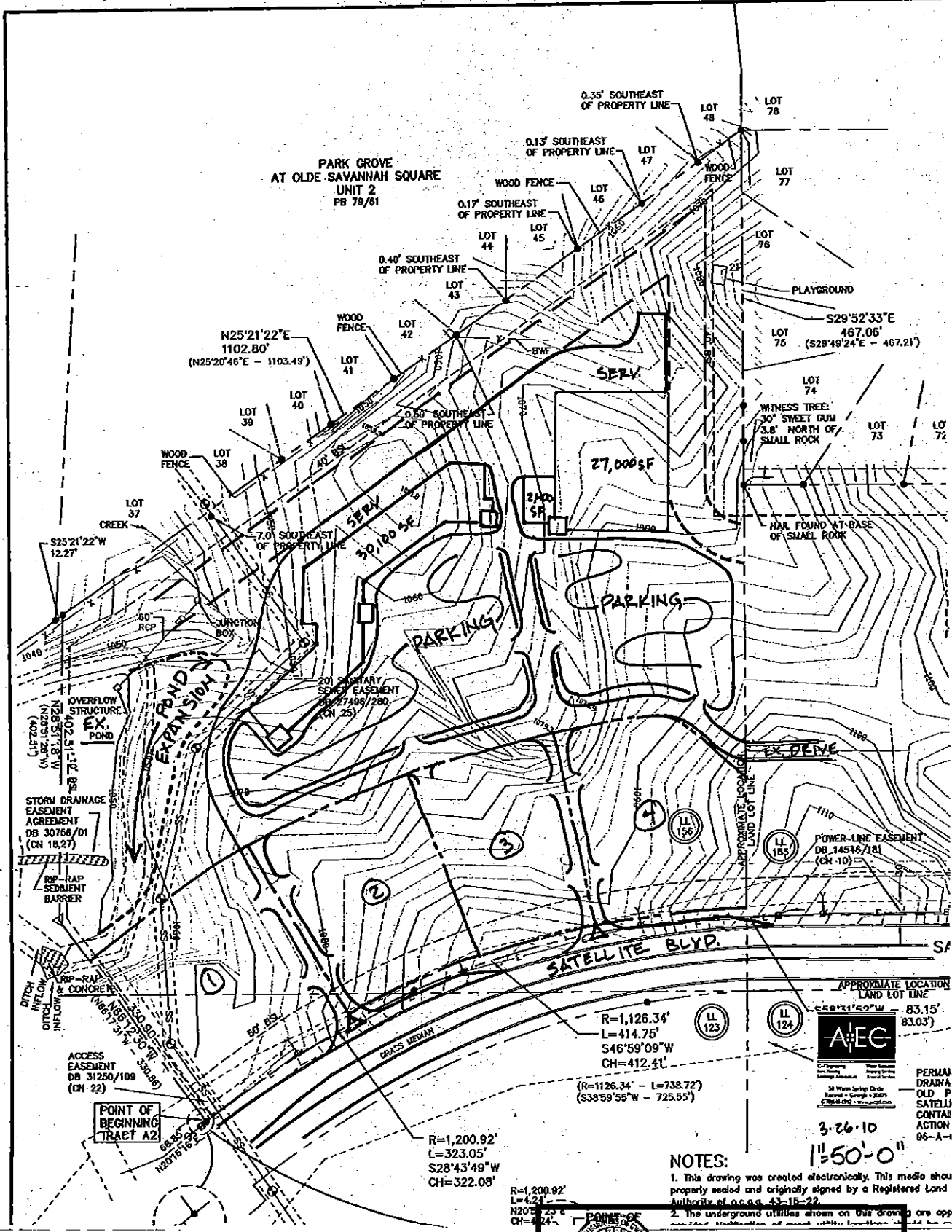
 RZC2011-00006

Scheduled BOC Hearing: March 2011  
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7-113

**PARK GROVE  
AT OLDE SAVANNAH SQUARE  
UNIT 2  
PB 78/61**



R=1,126.34'  
L=414.75'  
S46°59'09"W  
CH=412.41'

(R=1126.34' - L=738.72')  
(S38°59'55"W - 725.55')

R=1,200.92'  
L=323.05'  
S28°43'49"W  
CH=322.08'

R=1,200.92'  
L=424.24'

APPROXIMATE LOCATION  
LAND LOT LINE  
S28°59'09"W 83.15'  
S83°03'00"W 83.03'



30 West Spring Circle  
Riverside - Georgia - 30255  
(770)454-0200 - www.aeg.com

PERMANENT  
DRAWN  
OLD P  
SATELLITE  
CONTACT  
ACTION  
96-A-1

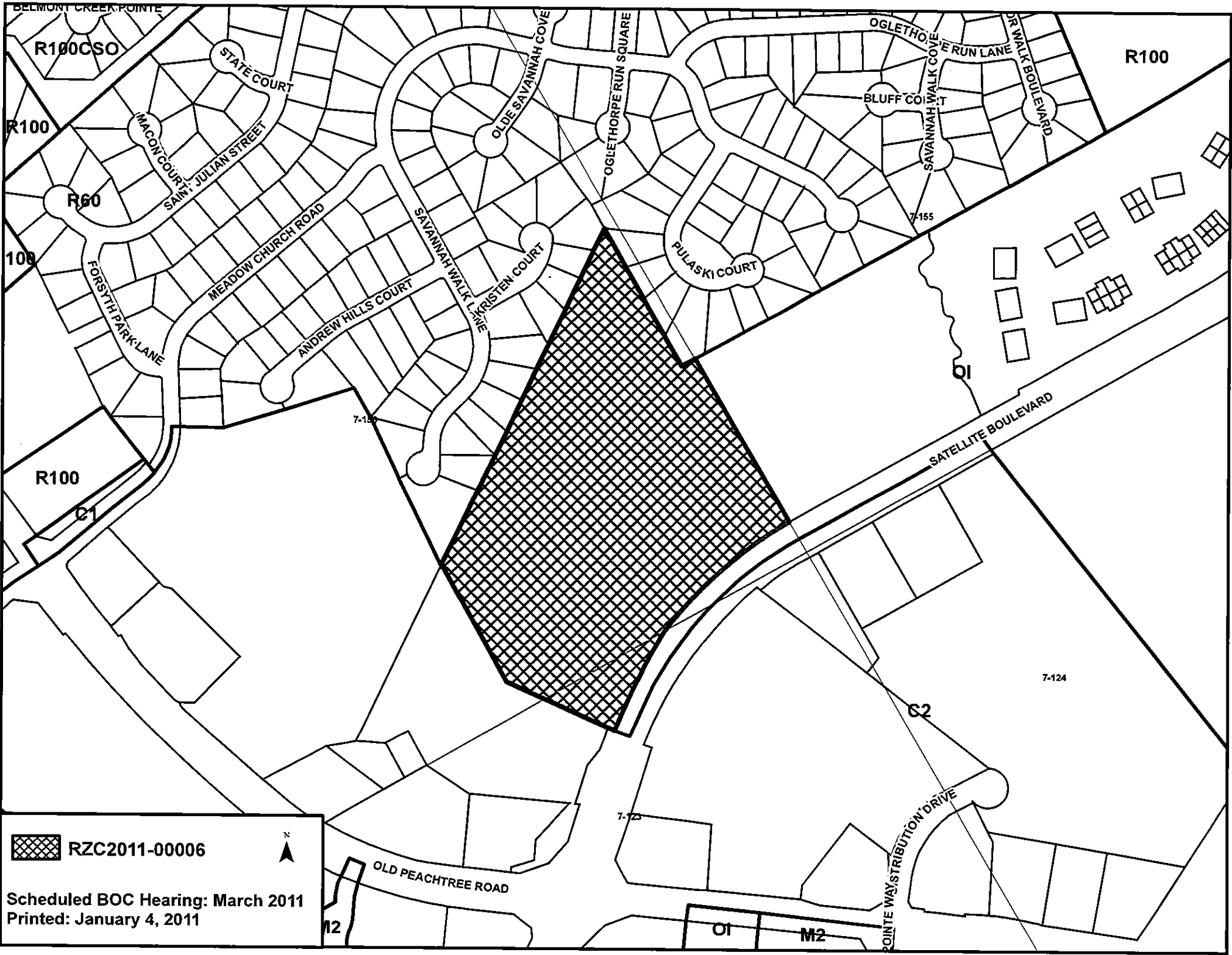
3-26-10  
1"=50'-0"

**NOTES:**

1. This drawing was created electronically. This media shall property sealed and originally signed by a Registered Land Surveyor.
2. The underground utilities shown on this drawing are approximate.



RECEIVED 1-03-11  
RZC2011-00006



 RZC2011-00006



Scheduled BOC Hearing: March 2011  
Printed: January 4, 2011

12

O1

M2

7-124

C2

7-155

7-155

R100CSO

R100

R60

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R100

C1

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

CASE NUMBER :RZC2011-00007  
ZONING CHANGE :O-1 TO M-1  
LOCATION :1300 BLOCK OF SATELLITE BOULEVARD  
MAP NUMBER :R7124 006  
ACREAGE :32.62 ACRES  
PROPOSED DEVELOPMENT :OFFICE/WAREHOUSE/DISTRIBUTION  
SQUARE FEET :494,720 SQUARE FEET  
COMMISSION DISTRICT :(1) LASSETER

**FUTURE DEVELOPMENT MAP:**

APPLICANT: INDUSTRIAL DEVELOPMENTS INTERNATIONAL, INC.  
1100 PEACHTREE STREET, SUITE 1100  
ATLANTA, GA 30309

CONTACT: GAYLE LEE PHONE: 404.884.7745

OWNER: LAND INVESTMENT PARTNERS, LLC  
2303 CUMBERLAND PARKWAY, SE  
ALTANTA, GA 30339

**DEPARTMENT RECOMMENDATION:**

**PROJECT DATA:**

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MATER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER 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:

# ALSTON & BIRD LLP

One Atlantic Center  
1201 West Peachtree Street  
Atlanta, Georgia 30309-3424

404-881-7000  
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T. Michael Tennant  
Harold Buckley, Jr.

Direct Dial: 404-881-7838  
Direct Dial: 404-881-7860

E-mail: mike.tennant@alston.com  
E-mail: harold.buckley@alston.com

January 6, 2011

*VIA HAND DELIVERY*

Mr. Jeff West  
Gwinnett County Dept. of Planning and Dev.  
446 West Crogan Street  
Lawrenceville, GA 30045

Re: Letter of Intent for Application by IDI, Inc. to Rezone a 32.62-Acre Property Located at 1340 Satellite Boulevard (Tax Parcel No. R7124006) (the "Subject Property") From O-I to M-1 to Facilitate the Development of a Class-A Office/Warehouse Facility.

Dear Jeff,

We represent IDI, a development firm with considerable expertise in developing Class-A Office/Warehouse facilities for its clients throughout North America, and specifically Gwinnett County. IDI has developed in excess of seven (7) million square feet of Class-A facilities in Gwinnett County – namely the 587 acre Shawnee Ridge Business Park on Satellite Boulevard and 250 acre Hamilton Mill Business Center on Hamilton Mill Road. IDI is marketing the Subject Property to a Fortune Global 500 company that currently operates a office/warehouse facility within Gwinnett County (the "Company"), but due to expanded business operations, is considering a relocation and expansion of their operations. The Company is currently considering Build-to-Suits in Gwinnett County, as currently there are no available buildings in Gwinnett County that meet the Company's specific requirements. There are available, existing buildings which meet the Company's requirements in neighboring counties which are also being considered. To accommodate the Company's facility requirements, IDI would develop the Subject Property with a facility encompassing approximately 444,720 square feet of warehouse space and 50,000 square feet of office and professional training space.

The Company employs 200 people at its current Gwinnett County office/warehouse facilities with a total payroll of approximately \$23 million, which translates to an average payroll of \$115,000 per employee. The Company expects its employment numbers to grow to 260 employees and a total payroll of \$30 million by the year 2012 – the planned year of occupancy for the Subject Property. In addition, the Company brings approximately 1,200 people to Gwinnett County every year for 3-day



on-site training seminars, resulting in a substantial economic benefit for Gwinnett County's hospitality industry. The Company expects to increase the number of seminar attendees by approximately 5% annually once it occupies its new facility.

IDI in conjunction with the Gwinnett Chamber of Commerce and Alfie Meek, Director of Economic Analysis Division of the Gwinnett County Board of Commissioners has conducted a LOCI (Local Fiscal Impact Analysis) study based on employment data and other pertinent data supplied by Project Vulcan. The outcome of the LOCI study demonstrates the proposed project has fiscal benefits with a net present value in excess of \$5 Million. Further, the LOCI study indicated that by the time the proposed project is completed in 2012, it will result in excess of \$10 Million/year in new retail sales, and generate new annual household income of \$18 Million/year, of which 60% will be Gwinnett households.

Office/warehouse facilities require M-1 (Light Industrial) zoning. Therefore, IDI respectfully requests a rezoning of the Subject Property from O-I to M-1, which includes office/warehouse facilities as a permitted land use. Our request satisfies all the rezoning approval criteria set forth in Section 1702 of the Gwinnett County Zoning Ordinance as follows:

1. **The proposed office/warehouse facility is a use that is suitable in view of the use and development of adjacent and nearby properties;**

The Subject Property fronts approximately 1,220 feet on the east side of Satellite Boulevard and abuts the I-85 right-of way along the full length of its rear boundary. The site has been cleared but remains undeveloped.

The area surrounding the Subject Property is heavily developed with commercial (Home Depot retail store and multiple restaurant and retail venues) and office/warehouse facilities. The Subject Property is located within the northwestern portion of Huntcrest, a +/- 283-acre multi-use development. The Huntcrest Design Control Committee has approved the proposed Class A office/warehouse use and the required master plan change to reflect this approval.

The property across Satellite Boulevard from the Subject Property is developed with the Gates, a small office-condo development. The properties developed to the north of the Subject Property are a small medical office and Noble Village at Sugarloaf, an active adult lifestyle center. IDI's Shawnee Ridge, a 587-acre Class-A office/warehouse development, is located a short walking distance north of Noble Village. I-85 runs along the rear of the Subject Property. A significant retail activity node is located a short distance to the south of the Subject Property at the intersection of Old Peachtree Road and Satellite Boulevard, including the Home Depot store. This intersection is located within a significant node of commercial activity.

For these reasons, IDI's proposed office/warehouse facility is consistent with the prevailing development patterns in the surrounding area.



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2. **The proposed office/warehouse facility would positively affect the existing use or usability of nearby properties;**

The Company has executed a letter of intent authorizing IDI to move forward with a Class A office/warehouse facility on the Subject Property, subject to Gwinnett County's approval of IDI's rezoning application. The proposed office/warehouse facility will provide 260 high-wage jobs by the year 2012. In addition, its professional training component will draw more than 1,200 people to the Subject Property every year, providing a consistent income stream to the hotels and restaurants in the nearby area. Gwinnett County will potentially lose these jobs, and the benefit of the professional training component, if the Company is prevented from selecting the Subject Property as the site of its new office/warehouse facility.

The intersection of Satellite Boulevard and Old Peachtree Road, which is located a short distance south of the Subject Property, is the focal point for a significant retail activity node. Additional retailers and other commercial business are located to the north on Lawrenceville-Suwanee Road. These retailers and commercial businesses, as well as hoteliers in the surrounding area, should experience a substantial economic benefit from their proximity to the office/warehouse facility's employees and invitees. Conversely, the denial of IDI's rezoning request would potentially amplify the already severe impact of the current economic downturn on Gwinnett County's retail, commercial, and hospitality industries.

3. **The Subject Property does not have a reasonable economic use as presently zoned;**

The Subject Property is part of a 60-acre parcel that Gwinnett County rezoned more than 12 years ago, on March 24, 1998 from M-1 to O-I. While limited low density office development took place in the surrounding area during economic boom periods after that rezoning, much of the property within the rezoned area remains vacant. Furthermore, given current market conditions with office vacancy rates exceeding 20% (and long-term office market projections) it is not reasonable to expect the economic benefits of developing new offices within the area to justify the costs of such development in the near-term. Therefore, the Subject Property does not have a reasonable economic use for the foreseeable future as presently zoned.

4. **The proposed office/warehouse facility will maximize the efficient use of existing local infrastructure;**

I-85, Lawrenceville-Suwanee Road, Old Peachtree Road, Satellite Boulevard, and Northbrook Parkway form a well designed collector-distribution system. The county created this system specifically to accommodate the type of vehicular circulation associated with the proposed office/warehouse facility.

One of the Subject Property's strongest assets is its close proximity to the I-85 access ramps on Old Peachtree Road. To reach the Subject Property, virtually all



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vehicles will follow a local route from I-85 to Old Peachtree Road (Exit #109) and, from there, a short distance north on Satellite Boulevard to the Subject Property. This route is well-designed and already accommodates commercial and light industrial vehicular circulation, which is consistent with the type of vehicular activity associated with the proposed office/warehouse facility. In addition, the interchange at Exit 109, with its upgraded overpass and design, has significant capacity available to accommodate the proposed Company's use, and would also help alleviate some of the over capacity at the Company's current exit (Exit #110 Lawrenceville-Suwanee Road). As the county intended, this route avoids sending commercial and light industrial vehicles through residential areas.

A secondary route to the Subject Property is available from Lawrenceville-Suwanee Road, which also has I-85 access. From I-85, vehicles would travel west on Lawrenceville-Suwanee Road and south on Satellite Boulevard to reach the Subject Property. As the county intended, this secondary route also avoids sending commercial and light industrial vehicles through residential areas.

Furthermore, because the Satellite Boulevard corridor is already developed with high density retail, commercial and light industrial uses, the water and sewer infrastructure required for the proposed office/warehouse facility is already in place. Therefore, developing the office/warehouse facility on the Subject Property represents an opportunity to take advantage of existing commercial and industrial scale infrastructure.

For these reasons, locating the proposed office/warehouse facility on the Subject Property will maximize the efficient use of existing local infrastructure as the county intended.

5. **The proposed rezoning conforms with the policy and intent of the land use plan; and**

Gwinnett County's comprehensive plan (the 2030 Unified Plan) designates the Subject Property for "preferred office" use. The county's land use policies place a high priority on office development because it provides high-wage jobs, substantial tax benefits, and sustainable economic development. Therefore, to accomplish this, the Office Policy (set forth in the county's land use plan for preferred office) notes the following action as a key implementation step:

Protect parcels designated for office use rather than rezoning these parcels to uses that do not support sustained economic health and higher wage jobs in the County

As stated, an increased number of high-wage jobs is an enumerated measure of effectiveness and monitoring benchmark for the Office Policy.

IDI's proposed office/warehouse facility is consistent with the Office Policy because:



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I. The proposed office/warehouse facility would generate the kind of economic impact the Office Policy was adopted to encourage.

First, the Company currently provides 200 jobs at an average payroll of \$115,000 per job, which will increase to 260 jobs at the same payroll average. Therefore, the quality of wages provided by the proposed office/warehouse facility would be commensurate with, or superior to, those of jobs in office-only environments. The approval of IDI's rezoning request would save 200 existing high-wage jobs and generate 60 new high-wage jobs for Gwinnett County over the course of the next two years.

In addition, the Company currently draws 1,200 people to Gwinnett County for 3-day professional training seminars, which represents a substantial economic benefit for Gwinnett County's hospitality industry. The number of seminar attendees will increase annually by 5% once the Company occupies the proposed office/warehouse facility. Therefore, the economic impact of the office/warehouse facility's 260 permanent high-wage jobs is substantially multiplied by the facility's professional training component.

For these reasons, the proposed office/warehouse facility not only generates the economic activity intended by the Office Policy, denial of IDI's rezoning request would potentially impose a substantial economic detriment on Gwinnett County businesses and residents.

II. The office/warehouse center represents the type of targeted development the office land use policy was intended to facilitate.

As explained above, the Subject Property is located within Huntcrest, a +/- 283-acre mixed-use development. Shawnee Ridge, a large light industrial development that IDI developed, is located just north of Huntcrest on Satellite Boulevard. The intersection of Old Peachtree Road and Satellite Boulevard, which is a short distance south of the Subject Property, is the focus of a significant amount of retail activity. Consequently, the portion of Satellite Boulevard running through these three activity centers forms a definable high density commercial and industrial corridor. Therefore, locating the proposed office/warehouse facility within this high density commercial and industrial corridor would represent targeted growth and development.

The proposed office/warehouse facility would generate a substantial amount of property and ad valorem tax revenue for Gwinnett County, in addition to preserving and generating high-wage jobs. Therefore, approving IDI's rezoning request would be consistent with the County's stated policies of strengthening the tax base with targeted growth and focusing development in specific areas.

6. There are conditions affecting the use and development of the Subject Property that support the approval of the Application.

The Subject Property is currently zoned and master planned to accommodate four multi-story office buildings and 2,250 parking spaces. By contrast, IDI's proposed office/warehouse development would generate a lower volume of overall vehicular traffic and impose a much lower demand on local water, sewer and public safety infrastructure.



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RZC2011-00007

Furthermore, IDI's proposed development would provide: (1) a substantial number of high-wage jobs, and (2) a significant amount of demand for nearby hospitality services.

In addition, a high percentage of the Company's current employees are Gwinnett County residents, who enjoy the proximity of their homes to the Company's current office/warehouse facility. These residents would lose this geographic benefit if the Company were to move its facility to another county.

Finally, IDI's proposed office/warehouse facility would generate a substantial amount of property tax revenue and ad valorem tax revenue for Gwinnett County. The facility would provide Gwinnett County with a direct ad valorem tax benefit (through payroll taxes on newly created jobs) and an indirect ad valorem tax benefit (through increased economic activity the facility will foster for nearby businesses).

Therefore, approving IDI's rezoning request would:

1. Reduce the Subject Property's potential impact on local infrastructure while preserving high-quality jobs,
2. Preserve the convenience of nearby high-quality jobs for a significant number of Gwinnett County residents, and
3. Preserve and generate substantial tax revenues for Gwinnett County.

For all of the foregoing reasons, IDI respectfully requests the rezoning of the Subject Property from O-I to M-1 to facilitate the development of the proposed office/warehouse facility. Please let us know if we may provide you with any additional information or clarification.

Sincerely,  
ALSTON & BIRD LLP

*T. Michael Tennant*

By: T. Michael Tennant

*Harold Buckley, Jr.*

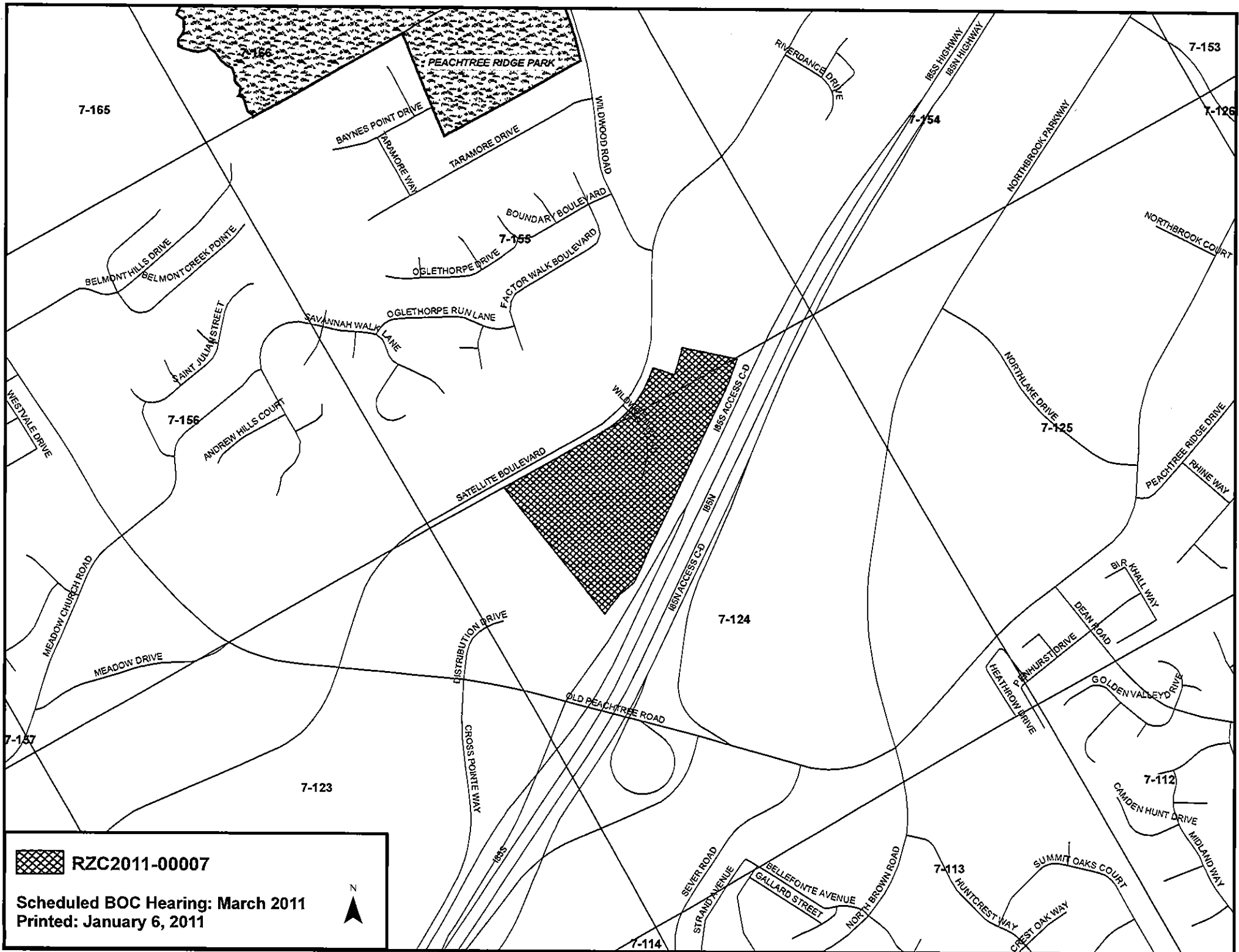
By: Harold Buckley, Jr., AICP  
Attorneys for IDI, Inc.

cc: Ms. Lisa Ward, IDI, Inc.  
Mr. Jay Mitchell, IDI, Inc.

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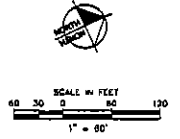
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Scheduled BOC Hearing: March 2011  
 Printed: January 6, 2011



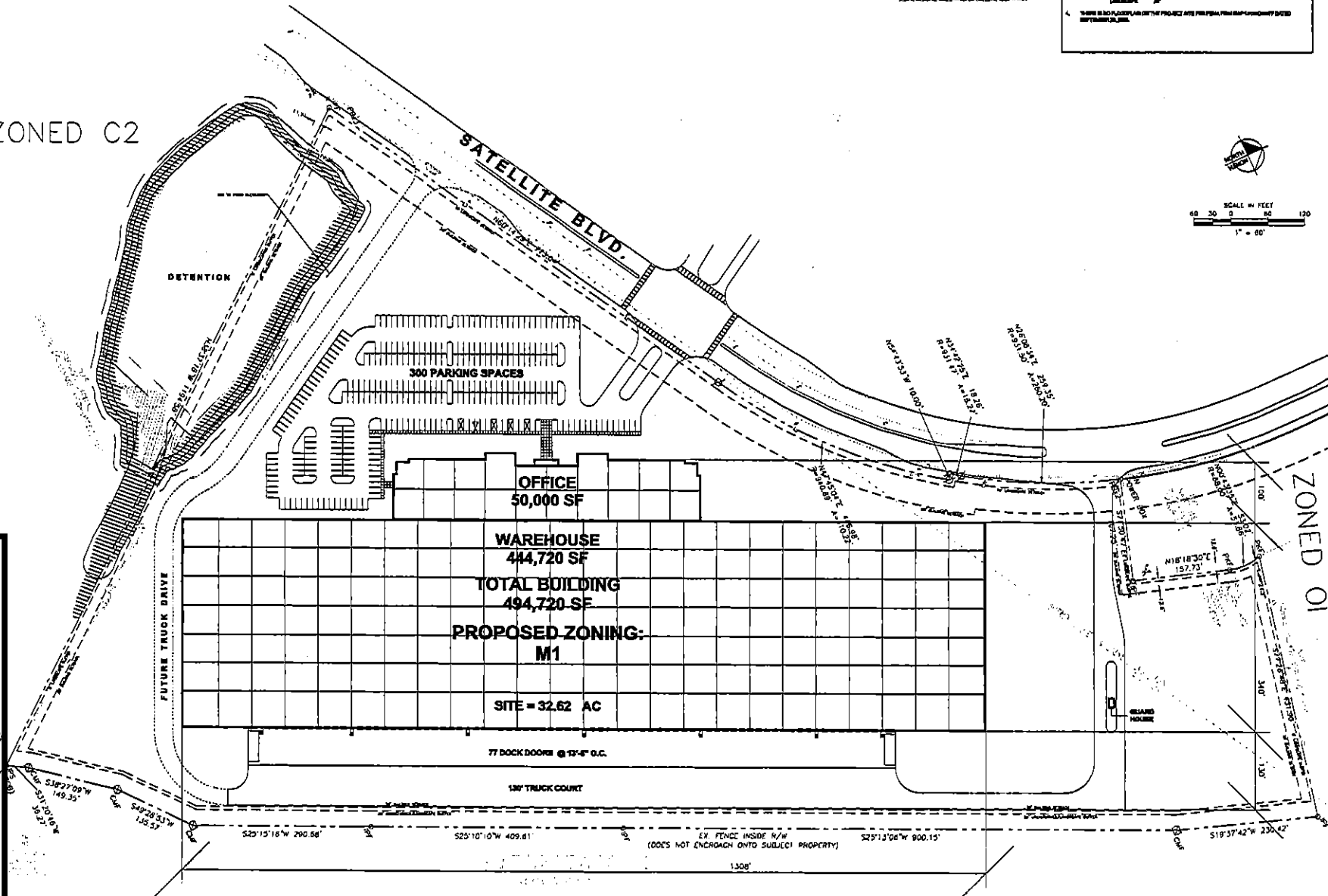
**SITE PLAN REZONING NOTES:**

1. SITE INFORMATION:
  - EXISTING: SEE PLAN
  - PROPOSED: SEE PLAN
2. REGULATORY FRAMEWORK:
  - EXISTING: SEE PLAN
  - PROPOSED: SEE PLAN
3. FEATURES PROVIDED:
  - EXISTING: SEE PLAN
  - PROPOSED: SEE PLAN
4. THERE IS NO PLACE PLAN OF THE PROJECT SITE FOR PERMITS FROM THE DEPARTMENT DATED SEPTEMBER 2011.



ZONED C2

ZONED O1



RECEIVED 1-06-11  
RZC2011-00007

PROJECT	INDUSTRIAL DEVELOPMENTS INTERNATIONAL 2ND DORR COUNTY SUITE 200 HUNTCREST, GA	DATE	05/28/2010
OWNER	INDUSTRIAL DEVELOPMENTS INTERNATIONAL	DESIGNED BY	JEK
PREPARED BY	JEK	CHECKED BY	AM
PROJECT NO.	015908001	SHEET NUMBER	1
DATE	05/28/2010	OF 1 SHEETS	1
PROJECT NAME	INDUSTRIAL DEVELOPMENTS INTERNATIONAL	DATE	05/28/2010
PROJECT NO.	015908001	DATE	05/28/2010
SHEET NUMBER	1	DATE	05/28/2010
OF 1 SHEETS	1	DATE	05/28/2010

**Kimley-Horn and Associates, Inc.**  
2001 EAST-HORN, 100 S. COLLEGE, SUITE 200  
BIRMINGHAM, AL 35203  
PHONE (205) 911-8700 FAX (205) 911-1700  
www.kimley-horn.com CA 000379



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

CASE NUMBER :**RZC2011-00008**  
ZONING CHANGE :R-100 TO M-1  
LOCATION :0-100 BLOCK OF OLD PEACHTREE ROAD  
MAP NUMBER :R7151 003  
ACREAGE :1.68 ACRES  
PROPOSED DEVELOPMENT :OFFICE WAREHOUSE (REDUCTION IN BUFFERS)  
SQUARE FEET :7,000 SQUARE FEET  
COMMISSION DISTRICT :(1) LASSETER

FUTURE DEVELOPMENT MAP:

APPLICANT: NADEEM RAZA  
1808 BIRCH BRIAR BEND  
LAWRENCEVILLE, GA 30043

CONTACT: MIRZA BAIG PHONE: 678.851.1623

OWNER: NADEEM RAZA  
1808 BIRCH BRIAR BEND  
LAWRENCEVILLE, GA 30043

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER 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:

To,  
The Board of Commissioners Of  
Gwinnett County, Georgia.

Dec 28, 2010

Ref: 1.68 acres, Property Located in  
Parcel ID: 7151 003 (Old Peachtree Road)  
L.L. 151 7<sup>th</sup> Districts, Suwannee, Gwinnett County, Georgia.

**Dear Board of Commissioners:**

Our property 1.68 acres, with no buffer located in Parcel ID: 7151, L.L. 151 - 7<sup>th</sup> District, Old Peachtree Road, Suwannee, Gwinnett County, Georgia.

This property currently in residential zone and we like to apply for re-zoning to convert R-75 Zoning to M-1 Zoning.

So we can build office space with warehouse, with this application we attached copy of preliminary survey and Architecture design for future development.

**A- Survey Zoning, Site Plan with the Recommended Site zoning regulations**


Site plan with the Proposed Site zoning regulations

1- Boundary 2- Parking 3- Building 4- Entrance  
5-Complete the unfinished boundary survey, 6-Provide complete topo

**B- Attend Zoning Meetings if requested by the zoning layer in Gwinnett County**

**We are highly appreciates for your concern.  
Thanks**

Sincerely.

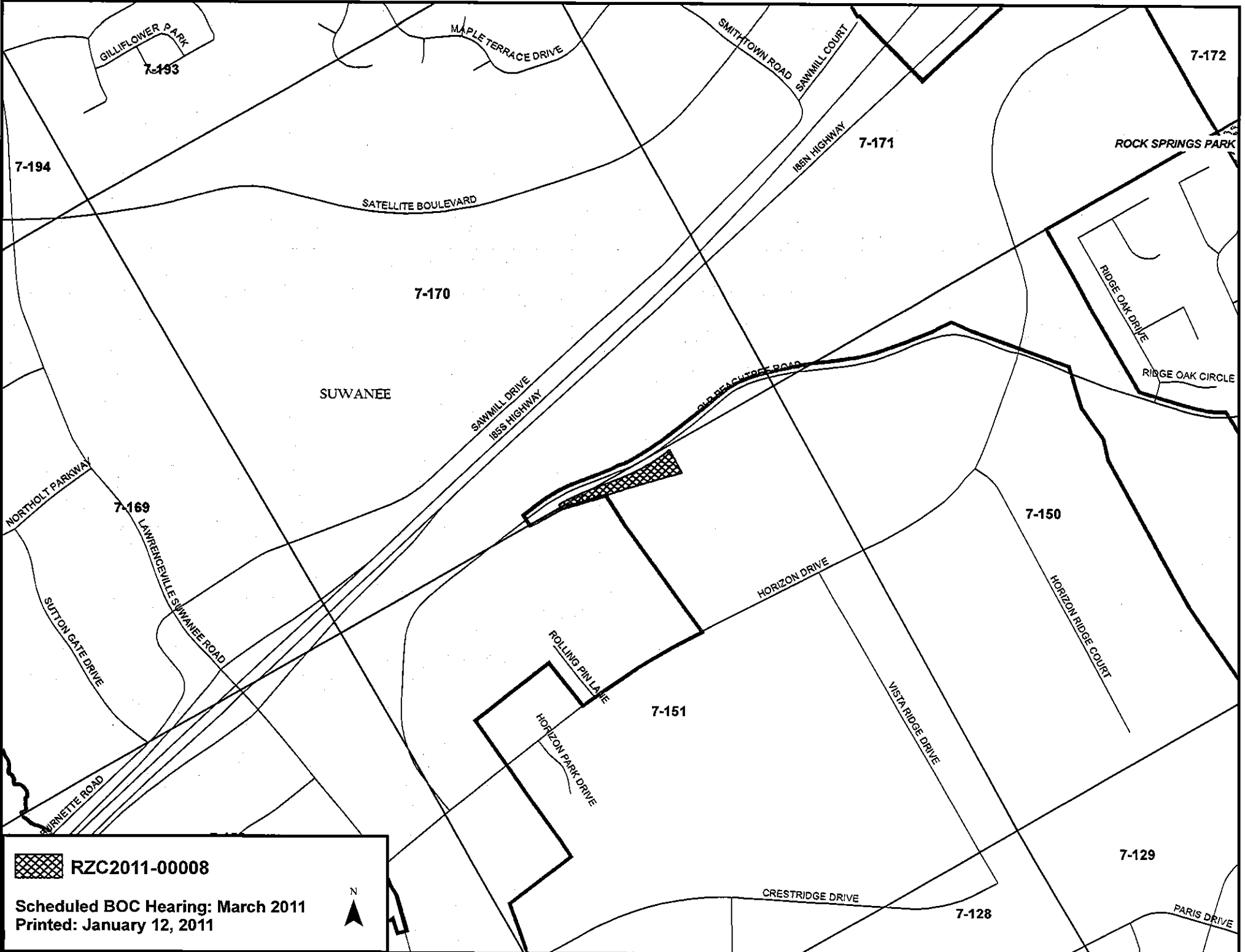


(OWNER):

M. Nadeem Raza / Asiya A. Agad  
1808 Birch Briar Bend  
Lawrenceville, GA. 30043



RECEIVED 1-07-11  
RZC2011-00008



 RZC2011-00008

Scheduled BOC Hearing: March 2011  
Printed: January 12, 2011



**LEGEND**

- |     |                       |   |                    |
|-----|-----------------------|---|--------------------|
| --- | PROPERTY LINE         | ○ | SUPPORT PILE       |
| --- | TYPE                  | ○ | ELECTRIC BOX       |
| --- | UNDERGROUND WATER     | ○ | LIGHT POLE         |
| --- | UNDERGROUND TELEPHONE | ○ | LIGHT TRUSS POLE   |
| --- | EMERGENCY WENCH       | ○ | ELECTRIC METER     |
| --- | UNDERGROUND ELECTRIC  | ○ | AIR CONDITION UNIT |
| --- | UNDERGROUND GAS       | ○ | ELECTRIC NOTICE    |
| --- | STORM LINE            | ○ | TRAFFIC POLE       |
| ○   | IRON PIN FOUND        | ○ | TRAFFIC LIGHT      |
| ○   | IRON PIN SET          | ○ | TELEPHONE BOOTH    |
| ○   | CATCH BASIN           | ○ | TELEPHONE BOX      |
| ○   | CATCH BASIN           | ○ | TELEPHONE METER    |
| ○   | TRIP PILE             | ○ | TELEPHONE METER    |
| ○   | TRIP MANDREL          | ○ | TELEPHONE POLE     |
| ○   | FLUIC                 | ○ | OFFICE BOX         |
| ○   | WEARWELL              | ○ | SALE MANDREL       |
| ○   | JUNCTION BOX          | ○ | SATELLITE BOX      |
| ○   | WARRANTY MANDREL      | ○ | BOX                |
| ○   | CLEARWELL             | ○ | TRUSS              |
| ○   | TRIP SUBMIT           | ○ | TRIP TREE          |
| ○   | WATER VALVE           | ○ | WATER VALVE        |
| ○   | WATER MANDREL         | ○ | WATER MANDREL      |
| ○   | WATER METER           | ○ | WATER METER        |
| ○   | GAS METER             | ○ | GAS VALVE          |
| ○   | GAS VALVE             | ○ | GAS MANDREL        |
| ○   | POWER POLE            | ○ | POWER POLE         |
| ○   | OUT POLE              | ○ | WATER VALVE        |
| ○   | HOW OR FORMERLY       | ○ | BACK OF CURB       |
| ○   | NOT-OR-WAY            | ○ | EDGE OF PARADEWAY  |
| ○   | CHAIN LINK FENCE      | ○ | SETBACK LINE       |

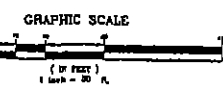


MAIN FLOOR FOR OFFICES TOTAL  
SQUAREFOOTAGE 4000  
BASEMENT FLOOR LEVEL TOTAL  
SQUAREFOOTAGE 3000  
TOTAL PARKING FOR 7,000 SQ.FT.  
REQUIRED FOR OFFICE PARKING SPACE  
20 SPACE AND FOR WAREHOUSE 6  
PARKING SPACES TOTAL REQUIRED  
26 SPACES  
WE PROVIDE 28 PARKING SPACES, AND  
11 FUTURE PARKING

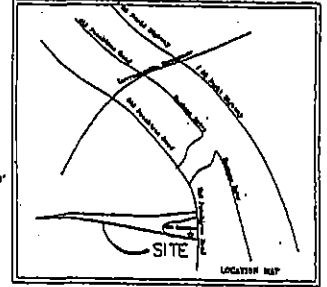
ZONING: R-100  
FRONT YARD SETBACK = 35'  
REAR YARD SETBACK = 40'  
SIDE YARD SETBACK = 10'  
CORNER FRONT SETBACK = 20'

**SITE DATA**  
TOTAL SQ. FEET 73,113 S.F.  
TOTAL ACRES 1.68 ACRES  
ZONING: R-100  
FRONT YARD SETBACK = 35'  
REAR YARD SETBACK = 40'  
SIDE YARD SETBACK = 10'  
CORNER FRONT SETBACK = 20'

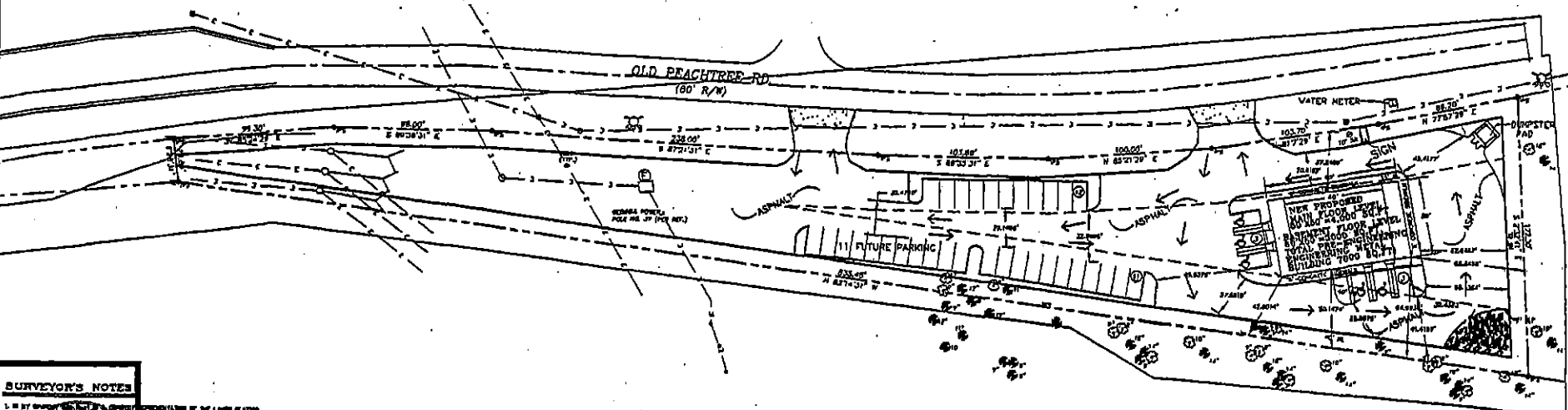
**REFERENCES**  
A. P.B. W.P.C. 59



**VICINITY MAP**



NOT TO SCALE



**SURVEYOR'S NOTES**

1. BY ORDER OF THE SURVEYOR
2. THE SURVEYOR HAS REVIEWED THE PLANS AND SPECIFICATIONS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AND THE REGULATIONS THEREUNDER.
3. THE SURVEYOR HAS REVIEWED THE PLANS AND SPECIFICATIONS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AND THE REGULATIONS THEREUNDER.
4. THE SURVEYOR HAS REVIEWED THE PLANS AND SPECIFICATIONS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AND THE REGULATIONS THEREUNDER.
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15. THE SURVEYOR HAS REVIEWED THE PLANS AND SPECIFICATIONS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AND THE REGULATIONS THEREUNDER.

**( GENERAL NOTES AND SPECIFICATIONS )**

1. All barriers must be placed before any clearing. No grading shall be done until all barrier installation is completed.
2. All materials to be placed on ground and/or as directed by inspector and/or county engineer.
3. Construction shall be in accordance with the specifications and shall conform to all applicable codes and regulations.
4. No electrical wires to be deeper than 24 inches, unless otherwise noted.
5. Disturbed areas to be graded with Bermuda grass or tall fescue. Slopes to be graded with seeding and grass, unless otherwise noted.
6. Soil markers, if required, shall be established by use of a water course.
7. The contractor shall be responsible for cleanup of trees, stumps, cuttings, material, grading, fill and other items created by clearing and grubbing.
8. Grading and Construction Specifications:
  - (a) Remove all organic matter, stumps and other obstructions from area to be filled. Filled soil shall be filled with a balanced blend of topsoil and other suitable material.
  - (b) The contractor shall be responsible for cleanup of trees, stumps, cuttings, material, grading, fill and other items created by clearing and grubbing.
  - (c) The contractor shall be responsible for cleanup of trees, stumps, cuttings, material, grading, fill and other items created by clearing and grubbing.
  - (d) The contractor shall be responsible for cleanup of trees, stumps, cuttings, material, grading, fill and other items created by clearing and grubbing.
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DATE	REVISION

834 MEDLOCK ROAD  
DECATUR, GA 30030  
PH: (404) 848-2558  
AMBITTECHNICALCONSULTING

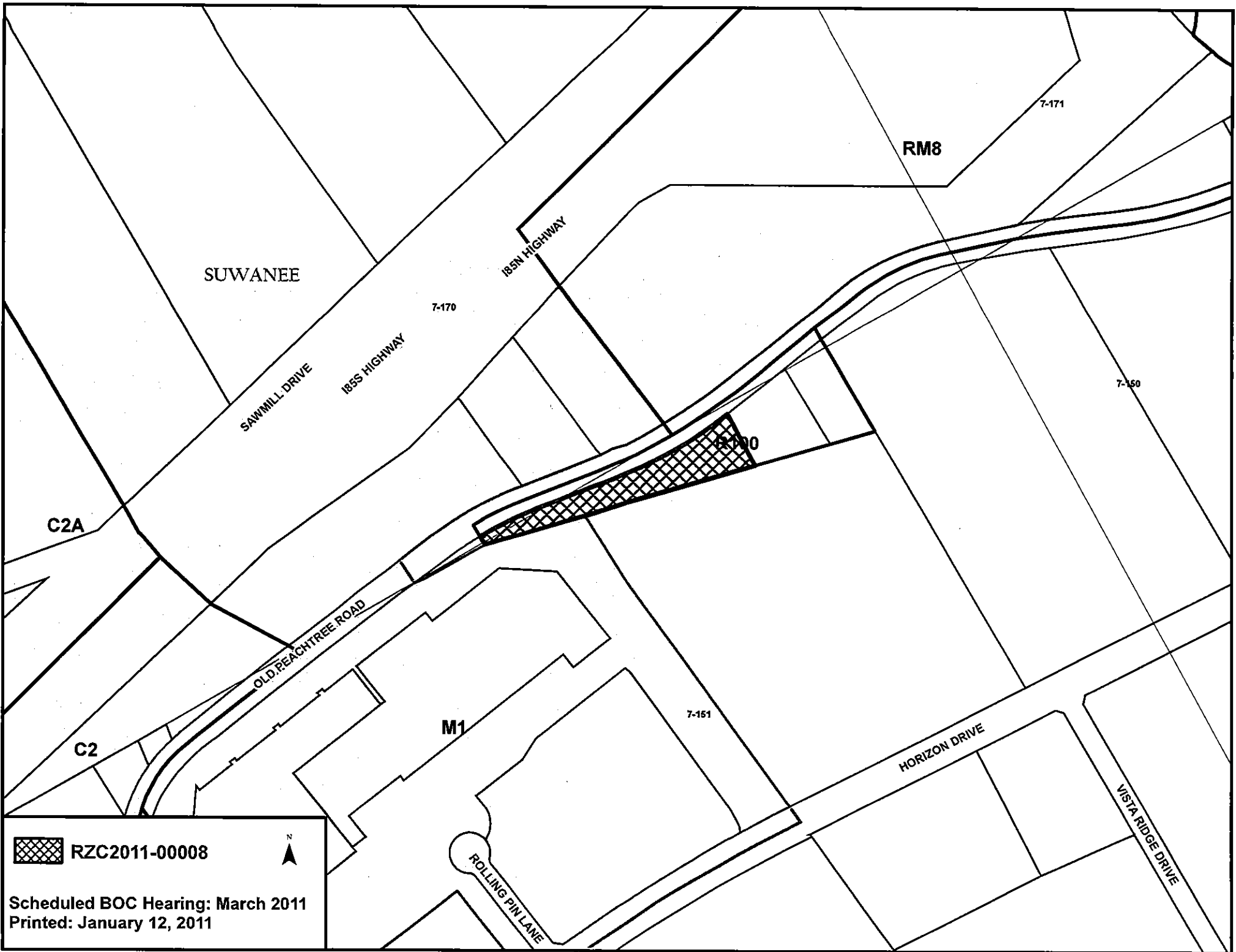



AMBIT TECHNICAL SERVICES  
10000 WOODBRIDGE DRIVE  
SUITE 100  
DUBLIN, GA 31006

**BOUNDARY SURVEY**  
DATE: 07-11-2010  
BY: [Signature]  
PROJECT: [Project Name]

SCALE: 1" = 20'  
RECORD NO.: 10-035  
DATE: 07-11-2010  
SHEET: TWO OF THREE

8000000000  
07-11



 RZC2011-00008



Scheduled BOC Hearing: March 2011  
Printed: January 12, 2011

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

CASE NUMBER :RZC2011-00009  
ZONING CHANGE :RM TO C-2  
LOCATION :3300 BLOCK OF HOLCOMB BRIDGE ROAD  
:7100 BLOCK OF JIMMY CARTER BOULEVARD  
MAP NUMBER :R6274 004  
ACREAGE :21.31 ACRES  
PROPOSED DEVELOPMENT :COMMERCIAL RETAIL USES  
SQUARE FEET :181,419 SQUARE FEET  
COMMISSION DISTRICT :(2) HOWARD

FUTURE DEVELOPMENT MAP:

APPLICANT: BRIGHT-MEYERS 2001 LLC  
5881 GLENRIDGE DRIVE, SUITE 220  
ATLANTA, GA 30328

CONTACT: MATT SASSER PHONE: 404.446.0225

OWNER: 1500 HOLCOMB BRIDGE ASSC. LLC  
3190 NORTHEAST EXPRESSWAY  
ATLANTA, GA 30341

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MATER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER 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:



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 APPLICATION OF BRIGHT-MEYERS 2001 LLC**

The Applicant, Bright-Meyers 2001 LLC, submits this Rezoning Application for the purpose of rezoning to the C-2 zoning classification a 21.307 acre tract (hereafter, the "Property") located on Holcomb Bridge Road near its intersection with Peachtree Parkway. The Property is currently zoned RM and is occupied by an apartment complex known as Sturbridge Square Apartments. The Applicant submits that the existing apartment complex is in disrepair and has an occupancy of less than 33-1/3%. All properties adjoining the Property are zoned and used for commercial and retail or similar uses. The rezoning to the C-2 zoning classification will be consistent and compatible with all adjoining and nearby properties and uses.

The site plan submitted herewith shows two proposed buildings, one being 151,687 square feet and the other for proposed shops, containing 31,200 square feet, for a total square footage of 182,887 square feet. This results in a density of 8,583.4 square feet per acre for the proposed development. Additionally, the site plan provides for 790 parking spaces which includes 90 spaces for compact vehicles. This results in a ratio of 4.36 parking spaces per 1,000 square feet, well below the maximum amount allowed. The height of the buildings will not exceed 35 feet in accordance with the terms and provisions of Section 1401 of the 1985 Zoning Resolution, Gwinnett County, Georgia.

The Applicant is aware that the proposed development is located within the Peachtree Corners Overlay District and pledges to conform with the applicable provisions of Section 1315 of the Zoning Resolution.

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



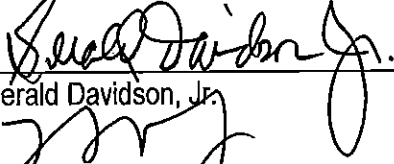
RECEIVED 1-07-11  
RZC2011-00009

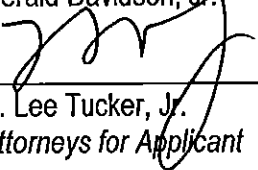
The Applicant and its representatives welcome the opportunity to meet with representatives of the Peachtree Corners community to discuss and address any issues or concerns they may have. Moreover, the Applicant and its representatives look forward to meeting with and working with the staff of the Gwinnett County Department of Planning & Development to work together to insure a quality project. The Applicant respectfully requests your approval of this Application.

This 6<sup>th</sup> day of January, 2011.

Respectfully submitted,

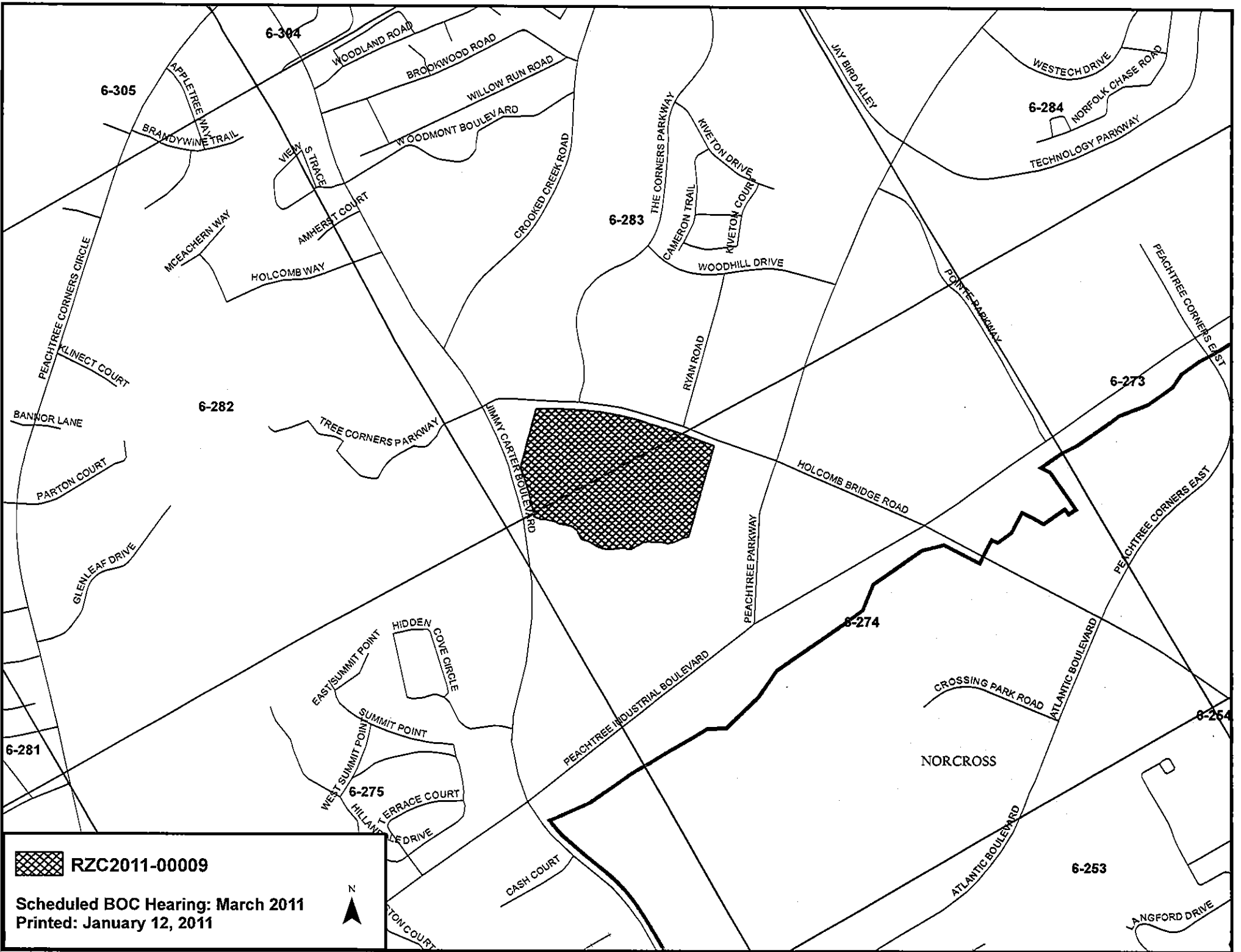
MAHAFFEY PICKENS TUCKER, LLP

  
\_\_\_\_\_  
Gerald Davidson, Jr.

  
\_\_\_\_\_  
R. Lee Tucker, Jr.  
*Attorneys for Applicant*



RECEIVED 1-07-11  
RZC2011-00009

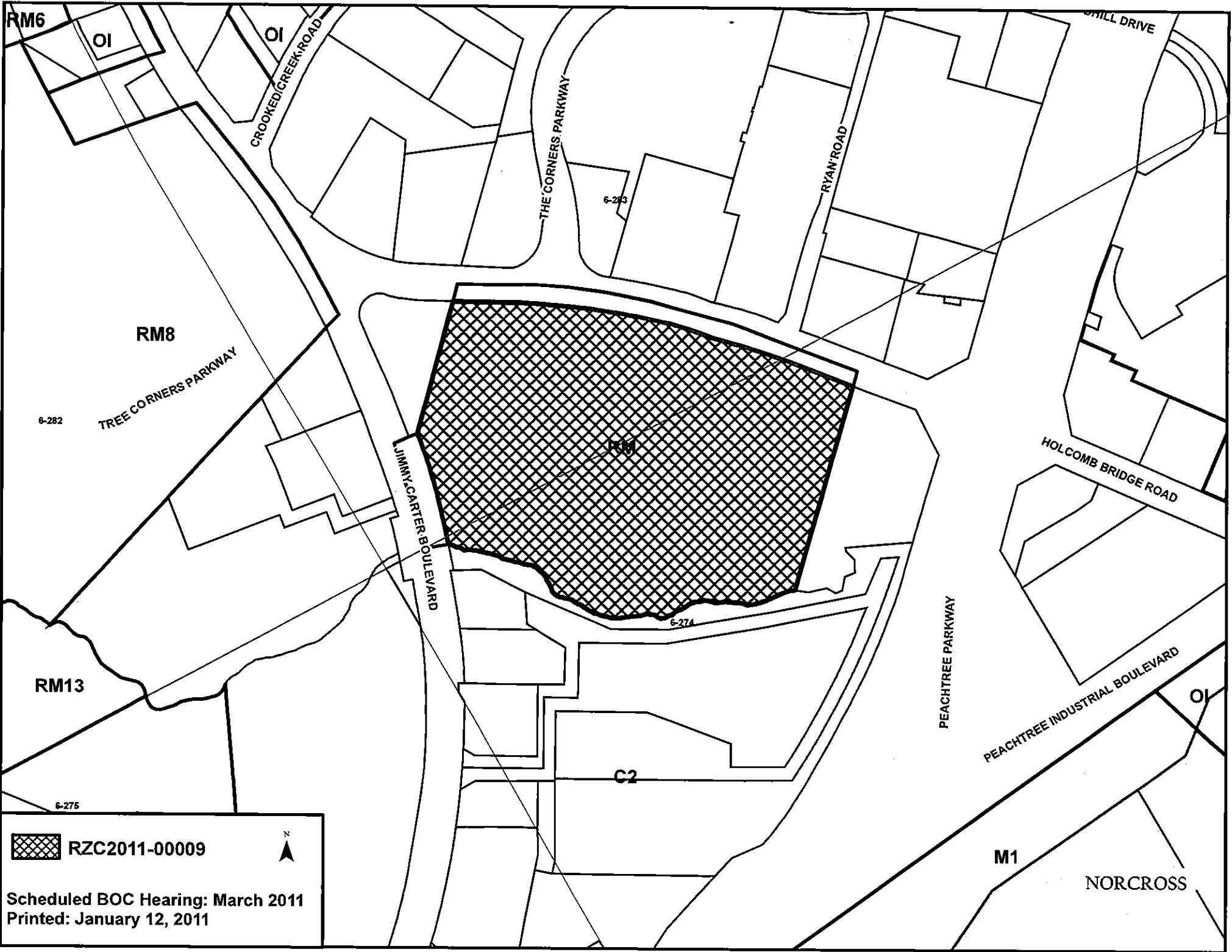


 RZC2011-00009

Scheduled BOC Hearing: March 2011  
 Printed: January 12, 2011







 RZC2011-00009



Scheduled BOC Hearing: March 2011  
Printed: January 12, 2011

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

CASE NUMBER :**SUP2011-00012**  
ZONING :RA-200  
LOCATION :1900 BLOCK OF NEW HOPE ROAD  
MAP NUMBER :R5217 002A  
ACREAGE :0.60 ACRE  
PROPOSED DEVELOPMENT :HOME OCCUPATION (GROUP DAYCARE)  
COMMISSION DISTRICT :(3) BEAUDREAU

**FUTURE DEVELOPMENT MAP:**

APPLICANT: LUIS BONILLA  
1522 GREAT SHOALS DRIVE  
LAWRENCEVILLE, GA 30045

CONTACT: LUIS BONILLA PHONE: 678.985.0890

OWNER: LUIS BONILLA  
1522 GREAT SHOALS DRIVE  
LAWRENCEVILLE, GA 30045

**DEPARTMENT RECOMMENDATION:**

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MATER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER 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

Planning Section of the Gwinnett County  
Planning Division

Dec 10<sup>th</sup> 2010

Dear Sirs,

The property for which the special use permit is being submitted is ideal for a small early childhood education center. The surroundings and the location provide a convenient and safe environment for this type of application.

The program will be based on the Montessori system. One of the owners of the property, Mrs. Doris Bonilla, has been an assistant teacher on this type of Pre-K programs for over 10 years. It has been her life-long dream to own and operate her own school based on the Montessori system.

The property is located on district 5 and it is identified as lot 217. The lot size is approximate 0.6 acres. The building structure is approximately 1,468 sq ft. The facility is more than adequate to satisfy the needs for the type of special use that it is being requested. The owners will make any additions or modifications to the property as required to improve the facility and to comply with local and State code regulations.

The backyard area is perfectly suitable to have gardens and playgrounds needed for the children attending the program. It is surrounded by unoccupied land currently being used as a buffer of the adjacent subdivision, which adds privacy and enhance the overall conditions for the intended and proposed application.

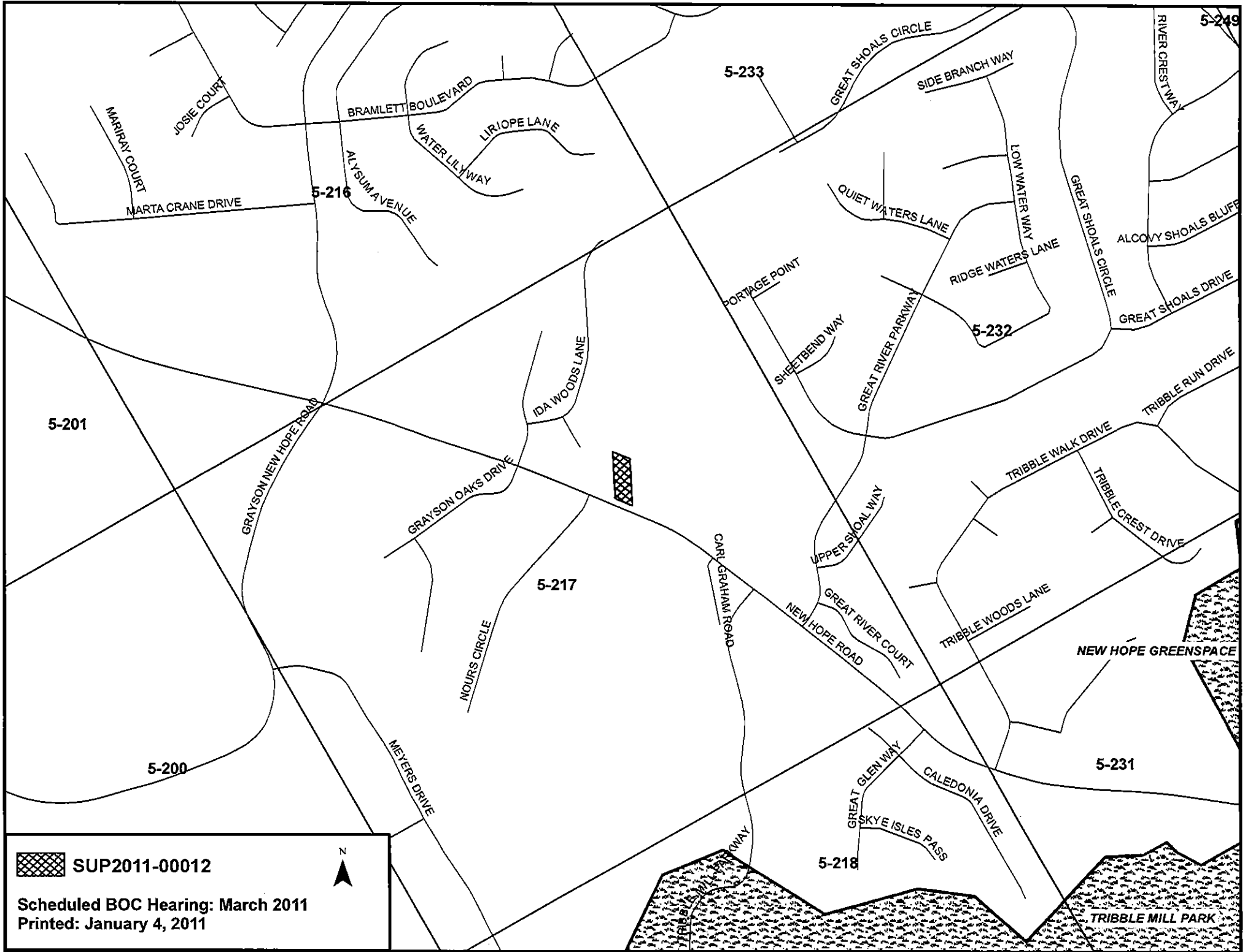
Sincerely,



Luis Bonilla  
1522 Great Shoals Drive  
Lawrenceville GA 30045



RECEIVED 12-21-10  
SUP2011-00012



5-249

5-233

5-216

5-232

5-201

5-217

5-200

5-231

5-218

 SUP2011-00012

Scheduled BOC Hearing: March 2011  
Printed: January 4, 2011



NEW HOPE GREENSPACE

TRIBBLE MILL PARK

MARIPAT COURT

JOSIE COURT

MARTA CRANE DRIVE

BRAMLETT BOULEVARD

LIRIOPE LANE

WATER LILY WAY

ALYSUM AVENUE

GREAT SHOALS CIRCLE

SIDE BRANCH WAY

RIVER CREST WAY

LOW WATER WAY

GREAT SHOALS CIRCLE

ALCOVY SHOALS BLUFF

GREAT SHOALS DRIVE

QUIET WATERS LANE

RIDGE WATERS LANE

PORTAGE POINT

SHEETBEND WAY

GREAT RIVER PARKWAY

TRIBBLE RUN DRIVE

IDA WOODS LANE

GRAYSON OAKS DRIVE

GRAYSON NEW HOPE ROAD

TRIBBLE WALK DRIVE

TRIBBLE CREST DRIVE

UPPER SHOAL WAY

GREAT RIVER COURT

TRIBBLE WOODS LANE

NOURS CIRCLE

CARL GRAHAM ROAD

NEW HOPE GREENSPACE

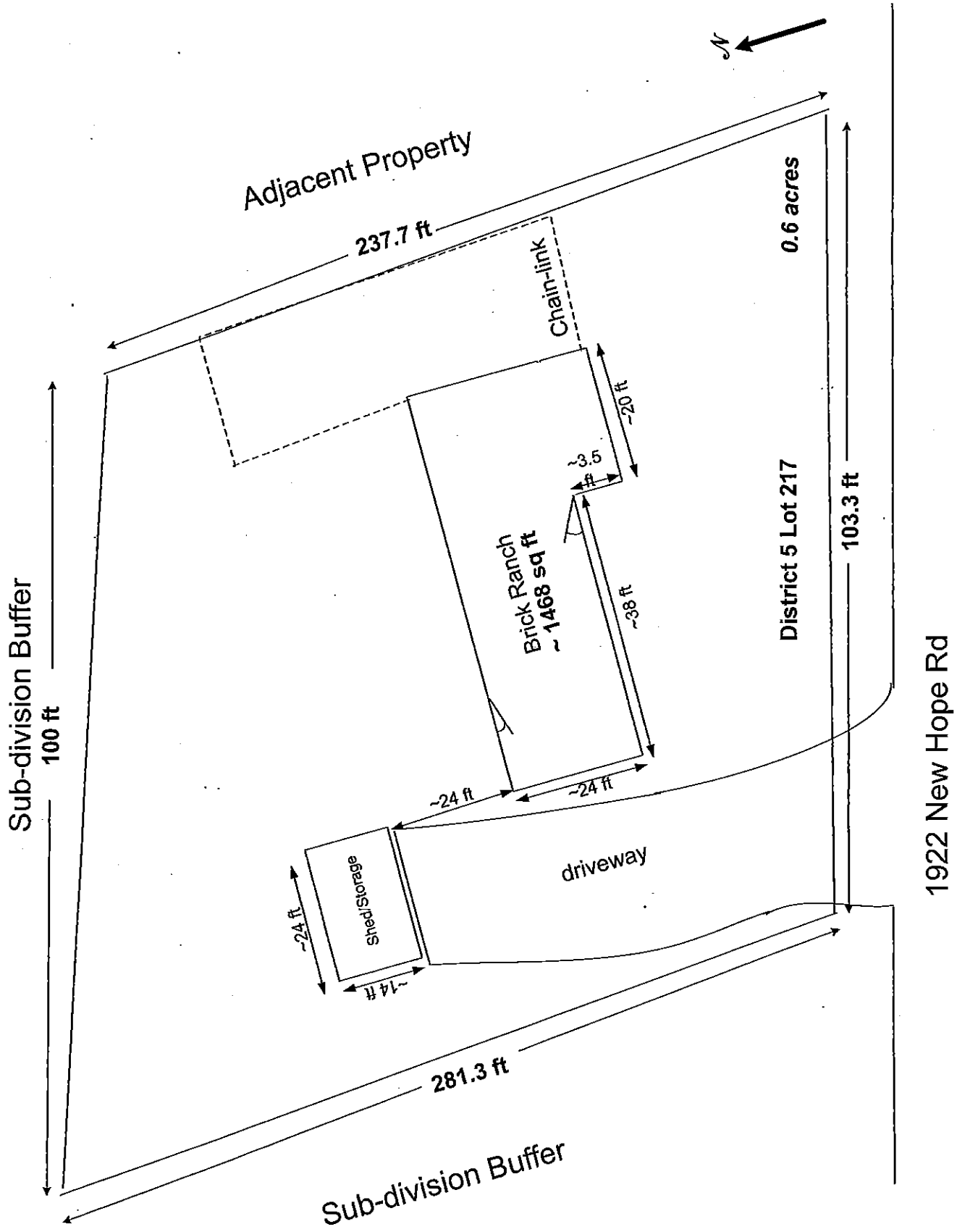
MEYERS DRIVE

GREAT GLEN WAY

CALEDONIA DRIVE

SKYE ISLES PASS

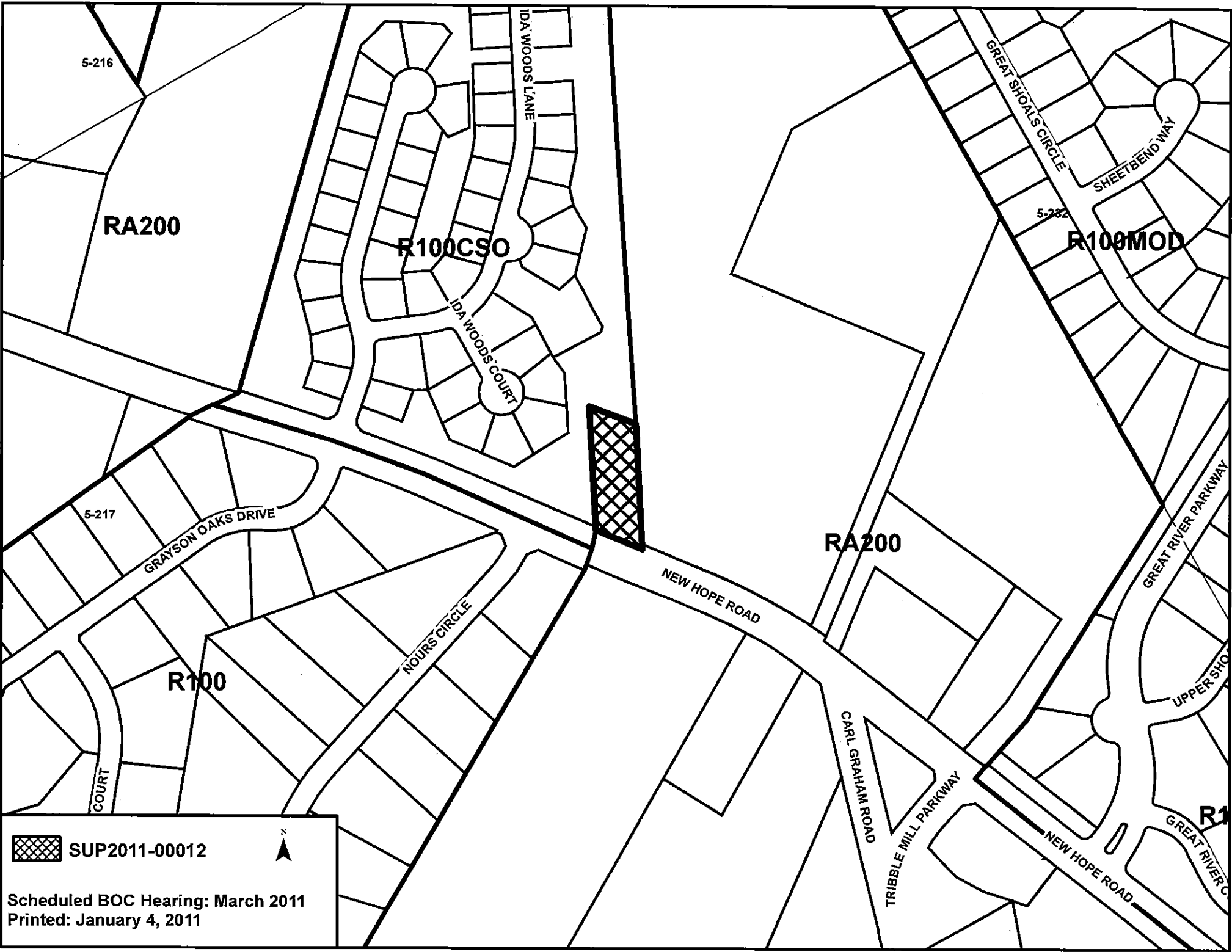
TRIBBLE MILL PARK



1922 New Hope Rd



RECEIVED 12-21-10  
SUP2011-00012



5-216

RA200

R100CSO

R100MOD

5-217

GRAYSON OAKS DRIVE

R100

NOURS CIRCLE

RA200

NEW HOPE ROAD

GREAT RIVER PARKWAY



SUP2011-00012



Scheduled BOC Hearing: March 2011  
Printed: January 4, 2011

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

CASE NUMBER :SUP2011-00013  
ZONING :M-1  
LOCATION :2100 BLOCK OF BOGGS ROAD  
MAP NUMBER :R7117 054  
ACREAGE :5.48 ACRES  
PROPOSED DEVELOPMENT :RECREATION FACILITY/TRAINING CENTER  
SQUARE FEET :34,419 SQUARE FEET  
COMMISSION DISTRICT :(1) LASSETER

**FUTURE DEVELOPMENT MAP:**

APPLICANT: J. STEVE BEAR  
3 PIEDMONT CENTER, SUITE 205  
ATLANTA, GA 30305

CONTACT: J. STEVE BEAR PHONE: 404.298.0277

OWNER: BERT LOCKE  
1170 PEACHTREE STREET, SUITE 565  
ATLANTA, GA 30309

**DEPARTMENT RECOMMENDATION:**

**PROJECT DATA:**

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MATER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER 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  
Special Use Permit for Competitive Edge Sports  
2150 Boggs Rd, Suite 250

The applicant submits this Special Use Permit Application for the purpose of approval of continued occupancy within the subject building currently zoned M-1 for Competitive Edge Sports, the existing tenant.

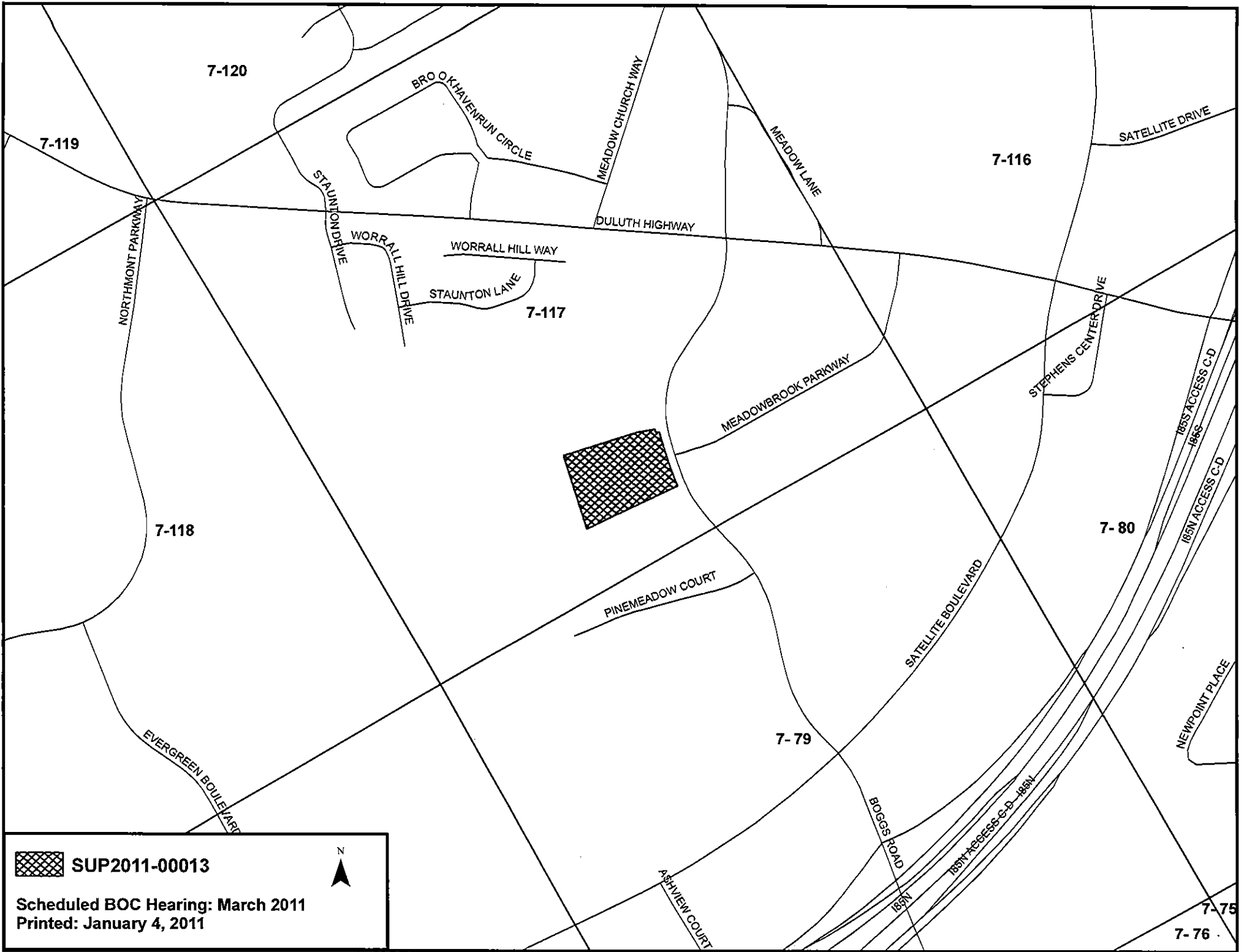
The Competitive Edge Sports has occupied the existing suite as a sub-lease for approximately seven (7) years and has built a thriving business training high school athletes for their college sports 'tryouts' as well as college athletes for their professional sports combines.

The original tenant was a company named 'Hardball Warehouse' who was in the business of providing the same type service with a primary focus on college & professional baseball training. Originally, the merging of the services of the two companies into a single location seemed to be advantageous and, in fact, worked well for several years. Due to financial complications, the original tenant concluded occupancy within the space in May of this year. Competitive Edge Sports agreed to lease the existing suite and executed a new lease in June of this year to continue their operation. Upon making application to the Gwinnett Building Department for a change of tenant permit, we learned that the original tenant had obtained an interior finish permit as an 'office / warehouse' occupancy even though they were operating as the previously mentioned sports training facility. We were advised the 'tenant change' permit could not be approved due to a change of use which, in actuality, was not the case. The miscommunication, on the part of the original tenant, has placed us in an untenable predicament and is the driving force behind the SUP application.

We respectfully request approval of our Special Use Permit based on the existing use being acceptable under the use guidelines outlined in Section 1310 of the Zoning Resolution for an M-1 zoning classification.



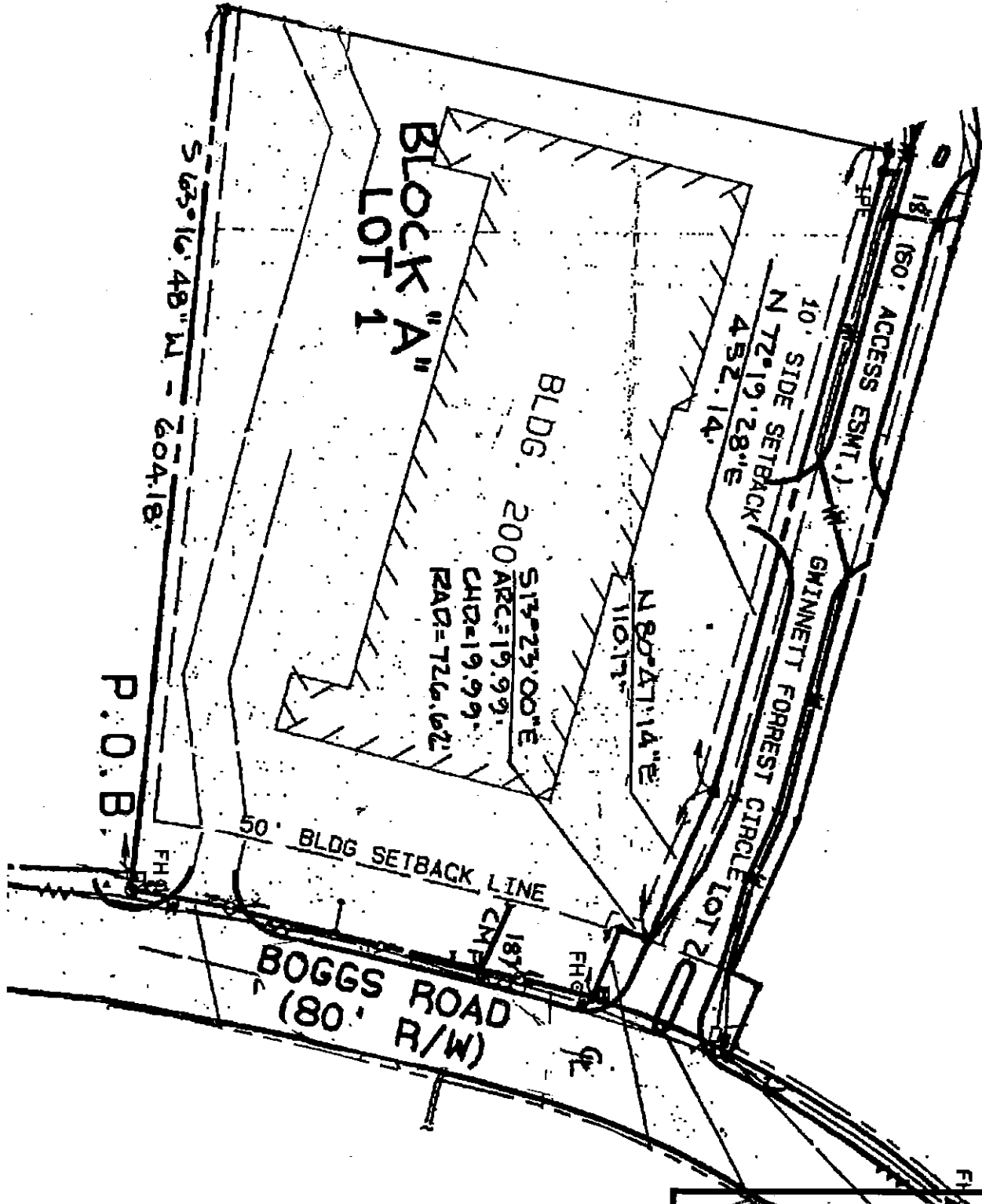
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SUP2011-00013



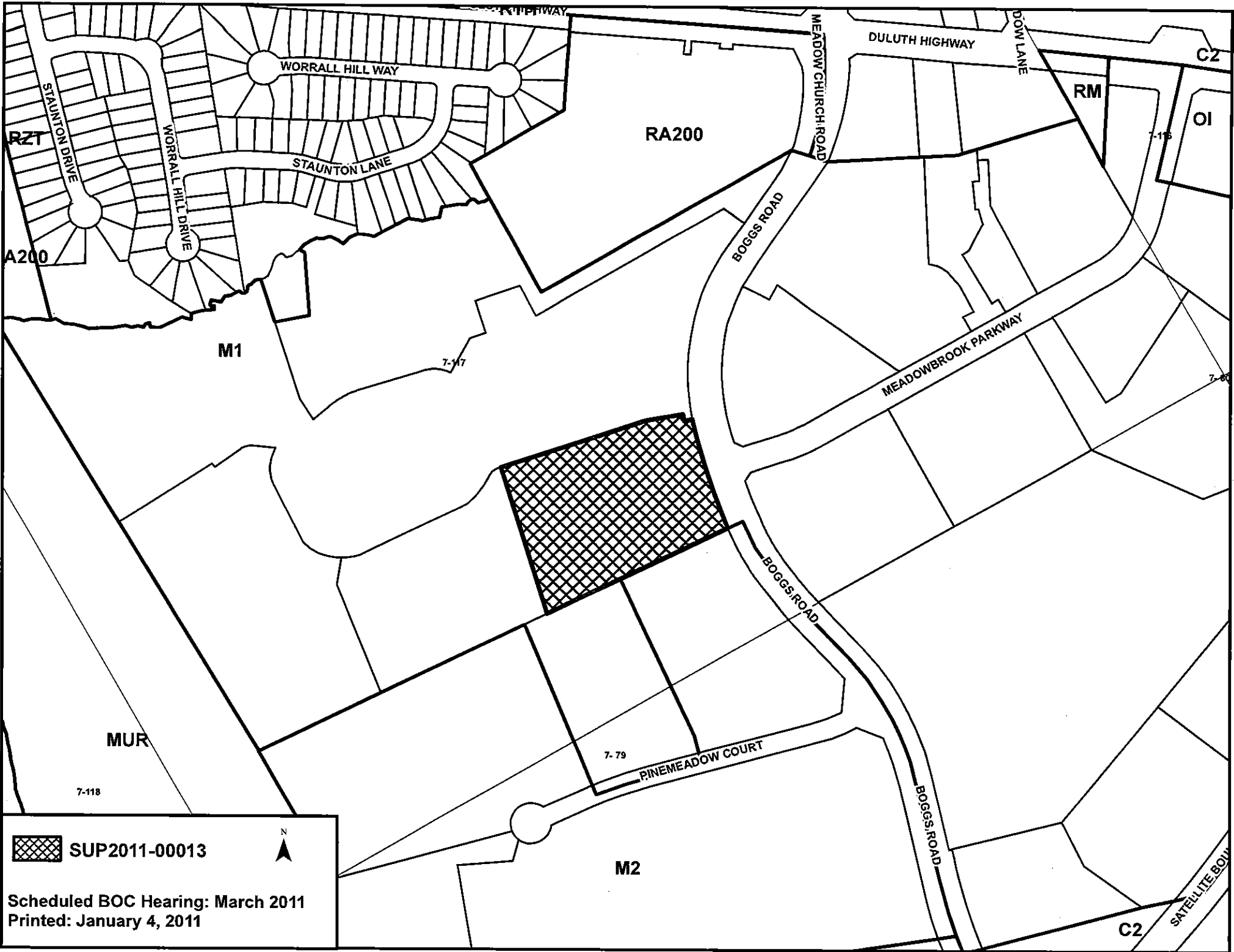
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Scheduled BOC Hearing: March 2011  
Printed: January 4, 2011



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 SUP2011-00013



SUP2011-00013



Scheduled BOC Hearing: March 2011  
Printed: January 4, 2011

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

CASE NUMBER :SUP2011-00015  
ZONING :C-2  
LOCATION :7000 BLOCK OF JIMMY CARTER BOULEVARD  
MAP NUMBER :R6274 047  
ACREAGE :5.75 ACRES  
PROPOSED DEVELOPMENT :KENNEL  
SQUARE FEET :6,000 SQUARE FEET  
COMMISSION DISTRICT :(2) HOWARD

**FUTURE DEVELOPMENT MAP:**

APPLICANT: KIMBERLY WEDDINGTON  
585 OAK ALLEY WAY  
JOHNS CREEK, GA 30022

CONTACT: KIM WEDDINGTON PHONE: 770.521.5550

OWNER: DAVID REDMON & G. CURTIS SWILEY  
7067 JIMMY CARTER BOULVEARD  
NORCROSS, GA 30092

**DEPARTMENT RECOMMENDATION:**

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MATER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER 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:



## Application for a Special Use Permit

Request for Approval for a commercial kennel facility for 150 pets on a 5.75 acre parcel on Jimmy Carter Blvd.

Owner / Applicant: Bradford Properties / Furry FairyTails,LLC dbaThe FairyTail Inn  
Location: North quadrant of Jimmy Carter Blvd / Peachtree Industrial Blvd – behind Grand Buffet and adjacent to Studio Plus Hotel

Address: 7067 Jimmy Carter Blvd., Norcross, GA 30092  
Parcel ID: 6274-047  
Zoning District: C-2  
Property Size: 5.75 Acres  
Present Land use: Undeveloped  
June 15, 2010

### PROJECT DESCRIPTION

It is the intention of The FairyTail Inn to operate a commercial pet kennel facility located at 7067 Jimmy Carter Blvd. The parcel is addressed on and has access from Jimmy Carter Blvd., however the property does not have frontage on Jimmy Carter Blvd. The site is situated east of Jimmy Carter Blvd. and northwest of the access road adjacent to Peachtree Industrial Blvd. (SR 141) where Peachtree Industrial Blvd. and Peachtree Parkway merge. As required per the Gwinnett County Zoning Ordinance for the contemplated use , we are requesting that you approve this application for a Special Use Permit.

The facility will accommodate up to 150 pets for overnight boarding. The applicant proposes to construct a building of approximately 6,000 square feet on two levels with an additional basement (initially unfinished) consisting of an additional 3,000 square feet. The County Zoning Ordinance requires 1 parking spaces per 500 square feet. Based on these ratios, the applicant will provide a total of 12 parking spaces. including 1



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handicapped accessible parking space on site. The outdoor dog play area will be approximately 2-3 acres of sectioned fence with four large containment areas, a pool for exercise and a shade shelter. A footbridge will provide access to the outdoor areas on the other side of the creek from the building.

Office hours will be from 7a.m. to 7 p.m., seven days a week. However, dogs will not be outside the main building after 7:00 p.m. The facility will employ a full time staff of two to four persons and additional part time staff of 4-6 persons.

The proposed use, by its nature, scale, intensity or design, will not impair the integrity and character of the zoning] district or neighborhood, and will not be detrimental to any important and distinctive features of the site's natural setting. With respect to the underlying C-2 zoning, the proposed use has significantly less impact than other uses allowed in this zoning category.

The use will not adversely affect water quality. Adequate wastewater treatment, disposal and sanitation facilities will be provided and will satisfy all applicable local, state and federal requirements.

The site's topography will create certain development issues, but will ultimately serve to minimize any potential visual and/or audible impact generated from the facility or its activities. Again, suggesting that this is a very satisfactory use within this zoning district.

The project will not significantly increase the existing traffic flow. Traffic is estimated to increase by approximately 50 trips and is not substantial in relation to the exiting traffic load and capacity of SR141 or Jimmy Carter Boulevard. It is the applicant's intention to seek a right in/right out curb cut on the SR 141 access road. This would be additional cost to the applicant but would allow better overall access and fewer cross movement in the traffic pattern. This section of SR 141 has been under Georgia DOT jurisdiction but will soon be under Gwinnett County DOT, so the approval will be sought through Gwinnett County DOT.

Storm water management for adjoining commercial uses is handled through a detention facility located adjacent to the subject site. Applicant's civil engineer will be required to calculate capacities to determine if the existing facility is adequate for storm water management of the subject site or if an additional capacity will need to be incorporated into the site plan.

The services of this kennel will include:

Day Care – The day care will provide customers the ability to leave their dog for the day to socialize and interact in a monitored, controlled environment. The day care will utilize the indoor facility as well as a fully fenced outdoor area. This will provide the animals with the opportunity for exercise and to enjoy the outdoors while visiting the FairyTail Inn.



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Boarding – The FairyTail Inn will offer overnight boarding for dogs and cats. Boarding pets will be kept in individual cages except in cases where the pet owner has requested a suite which allows the owner's pets to stay together in a larger environment. Owners will have the option to include their pet in the day care during their stay. The facility will be monitored via webcams which will enable the owners to view their pets both inside and outside.

Grooming – Grooming will consist of bathing, clipping and other cosmetic services for pets. The grooming services will be performed in an allocated room in the facility.

We appreciate your consideration and the opportunity to assist in continuing with the positive growth of Gwinnett County.

Sincerely,

Kimberly Weddington

#### Attachments

- |           |   |
|-----------|---|
| Exhibit A | Application Form  |
| Exhibit B | Legal Description   |
| Exhibit C | Boundary Survey   |
| Exhibit D | Site Plan (Four copies and one 8-1/2" X 11" reduction)    |
| Exhibit E | Standards Governing Exercise of the Zoning Power          |
| Exhibit F | Letter of Intent  |
| Exhibit G | Applicant Certification with Notarized Signature          |
| Exhibit H | Property Owner Certification with Notarized Signature     |
| Exhibit I | Conflict of Interest Certification/Campaign Contributions |
| Exhibit J | Verification of Paid Property Taxes (most recent year)    |
| Exhibit K | Application Fee made payable to Gwinnett County           |



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6-305

MCEACHERN WAY  
AMHERST COURT  
HOLCOMB WAY

CROOKED CREEK ROAD

THE CORNERS PARKWAY  
CAMERON TRAIL  
WIVETON COURT  
WOODHILL DRIVE

6-284

6-283

RYAN ROAD

FOUNTE PARKWAY

6-273

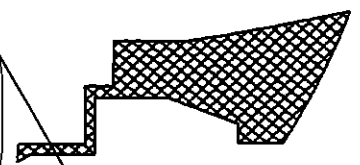
6-282

TREE CORNERS PARKWAY

JIMMY CARTER BOULEVARD

HOLCOMB BRIDGE ROAD

GLENLEAF DRIVE



PEACHTREE PARKWAY

HIDDEN COVE CIRCLE

6-274

SUMMIT POINT

PEACHTREE INDUSTRIAL BOULEVARD

CROSSING PARK ROAD

WEST SUMMIT POINT

6-275

HILLDALE DRIVE


NORCROSS

PEACHTREE CORNERS EAST  
ATLANTIC BOULEVARD

HUNTERS

CASH COURT

6-253

 SUP2011-00015



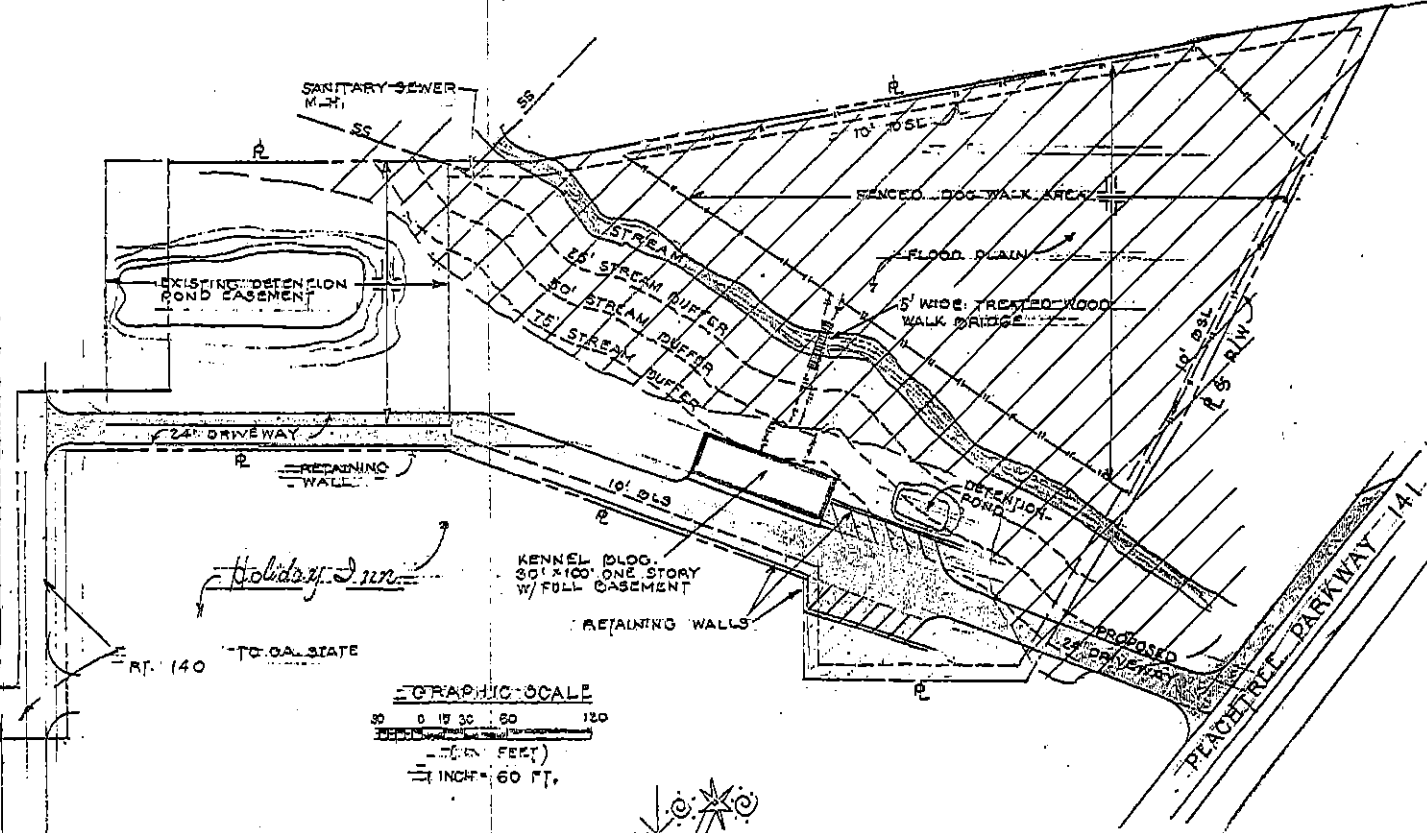
Scheduled BOC Hearing: March 2011  
Printed: January 4, 2011

6-252

ATLANTIC BOULEVARD

GA. STATE R/L 140 - JIMMY CARTER OVDG.

GROSS ACREAGE 5.75  
NET ACREAGE 2.27



GRAPHIC SCALE  
0 10 20 30 40 50 60 70 80 90 100 110 120  
FEET  
1 INCH = 60 FT.

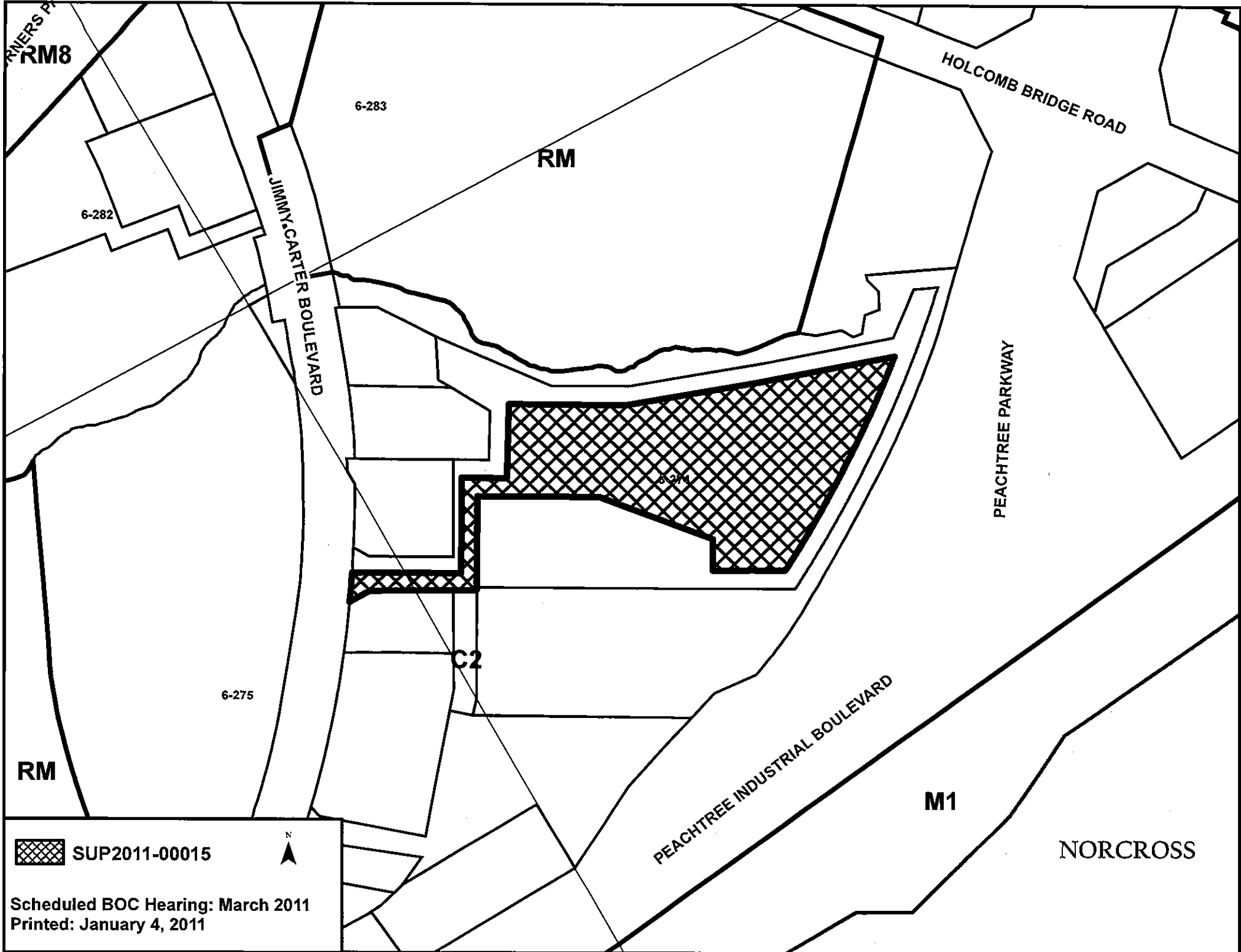
*The Fairytail  
Inn*

KIM WEDDINGTON  
(770) 521-5650  
6-22-2010 P.W.W.

PRELIMINARY SITE PLAN  
PET BOARDING FACILITY  
7067 JIMMY CARTER OVDG.  
PARCEL 274G 275 6TH DISTRICT  
WINNETT CO. GA.



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