

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 April 2011.

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

CASE NUMBER :**CIC2011-00007**
ZONING :C-2
LOCATION :1800 BLOCK OF AZALEA DRIVE
:1800 BLOCK OF BUFORD DRIVE
MAP NUMBER :R7091 324
ACREAGE :9.25 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO ALLOW
OUTDOOR STORAGE
COMMISSION DISTRICT :(4) HEARD

CASE NUMBER :**SUP2011-00017**
ZONING :C-2
LOCATION :1800 BLOCK OF AZALEA DRIVE
:1800 BLOCK OF BUFORD DRIVE
MAP NUMBER :R7091 324
ACREAGE :9.25 ACRES
PROPOSED DEVELOPMENT :OUTDOOR STORAGE
COMMISSION DISTRICT :(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: BUFORD DRIVE SELF-STORAGE, LLC
1201 N. PETERSON AVENUE
DOUGLAS, GA 31533

CONTACT: SHERWOOD NANCE PHONE: 912.384.0700 EXT. 551

OWNER: BUFORD DRIVE SELF-STORAGE, LLC
1201 N. PETERSON AVENUE
DOUGLAS, GA 31533

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:

**Letter of Intent
Georgia Self-Storage, Buford Drive**

The applicant/owner Buford Drive Self-Storage, LLC (a subsidiary of Crown Properties Group, LLC) requests a Change of Condition for a prior Special Use Permit, case #SUP-07-002, condition 1.B. "Outdoor storage and truck rental shall be prohibited". Emphasis on the "outdoor storage" portion of the referenced condition only. If the Change of Condition is approved, the applicant/owner further requests a Special Use Permit for the use of outdoor storage limited to "wheeled apparatuses" as further defined below.

At the time of the Special Use Permit application process the applicant did not understand the broad term of "outside storage", assuming that it meant permanent storage outside the fenced compound of materials that might be use for construction, industry, etc as understood in other communities in which Georgia Self-Storage operates. Applicant's desire is to provide a service to and meet the need of the community by accommodating the parked "storage" of wheeled apparatuses such as automobiles, trucks, vans, recreational vehicles, and trailers when they are not in use by their owners.

Off-site "parking", is a need in the community where residential developments that have Home Owner Association covenants that forbid the parking of recreational vehicles, boats, and trailers on properties within the subdivision, as well as extended parking of vehicles on residential streets. Without parking "storage" in facilities like Georgia Self-Storage options for these owners is extremely limited.

As illustrated on the Site Plan provided in the application, Georgia Self-Storage only has 15 existing parking spaces that can be designated for "outside storage". This request is for the use of these 15 spaces for parking only.

As previously stated, applicant did not understand parking was disallowed. A January 7th with a "Notice of Violation" bringing attention to the fact since a van, RV, trailers, and boats on trailers were parked in the designated parking area along the Buford Drive frontage of the facility. These parking spaces are the appropriate size, per Gwinnett County Development Regulations, of 9 feet x 19 feet, thus oversized RV's, trailers and tractor trailers cannot be parked in these spaces.

This parking has limited visual impact on the aesthetics of the Buford Drive corridor. Attached pictures (Exhibit A, B, and C) are taken from the pavement edge of Buford Drive 70 or more feet from the designated parking spaces which are behind an ornamental fence with brick columns and landscape planting including shrubs and trees. The trees are presently dormant (pictures taken January 2011) and provide greater visual screening 7-8 months out of the year.

Buford Drive has a 50 mph speed limit, and the parking area is 150 feet in length. At 50 mph, a passerby has a very limited window of time to actually noticing the storage facility itself, much less the parking in front of it. Additionally, a far more noticeable (and unattractive) "storage" area (Exhibit D) exists diagonally across Buford Drive from



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CIC2011-00007

Georgia Self-Storage for parking of tractor trailers demonstrating that a precedent has been previously established in the area for outdoor storage.

Because the subject parking area is along the Buford Drive frontage the parking area does not have an impact on adjacent residential properties. The only residential property is to the north (n/f Danny Sutton) and is screened by a buffer of existing trees. Additionally, Mr. Sutton's residence is located hundreds of feet off Buford Drive.

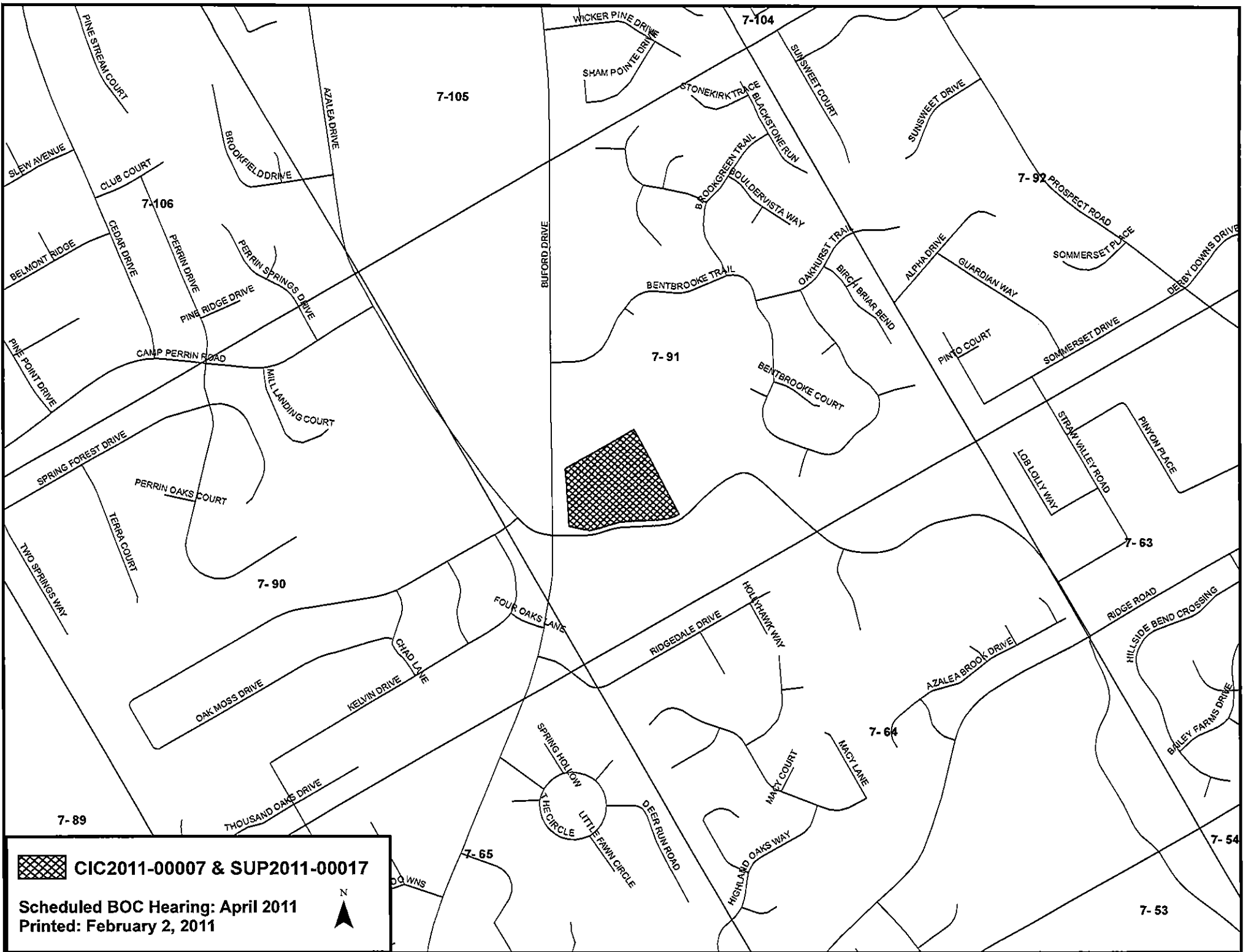
We are proud of the Georgia Self-Storage facility and took great care in building it. We always maintain our properties to the up most quality in appearance. It is not our intent to allow any vehicle storage that will distract or compromise the appearance of our property.

Therefore, we respectfully request approval of the Change of Condition, and subsequent Special Use Permit be approved to allow 15 parking spaces to be designated as parking "outside storage" of wheeled apparatuses (cars, vans, trucks, RV's, campers, and trailers) no greater than 25 feet in length and to be in good condition/operational by their owners throughout the storage period.

Thank you.



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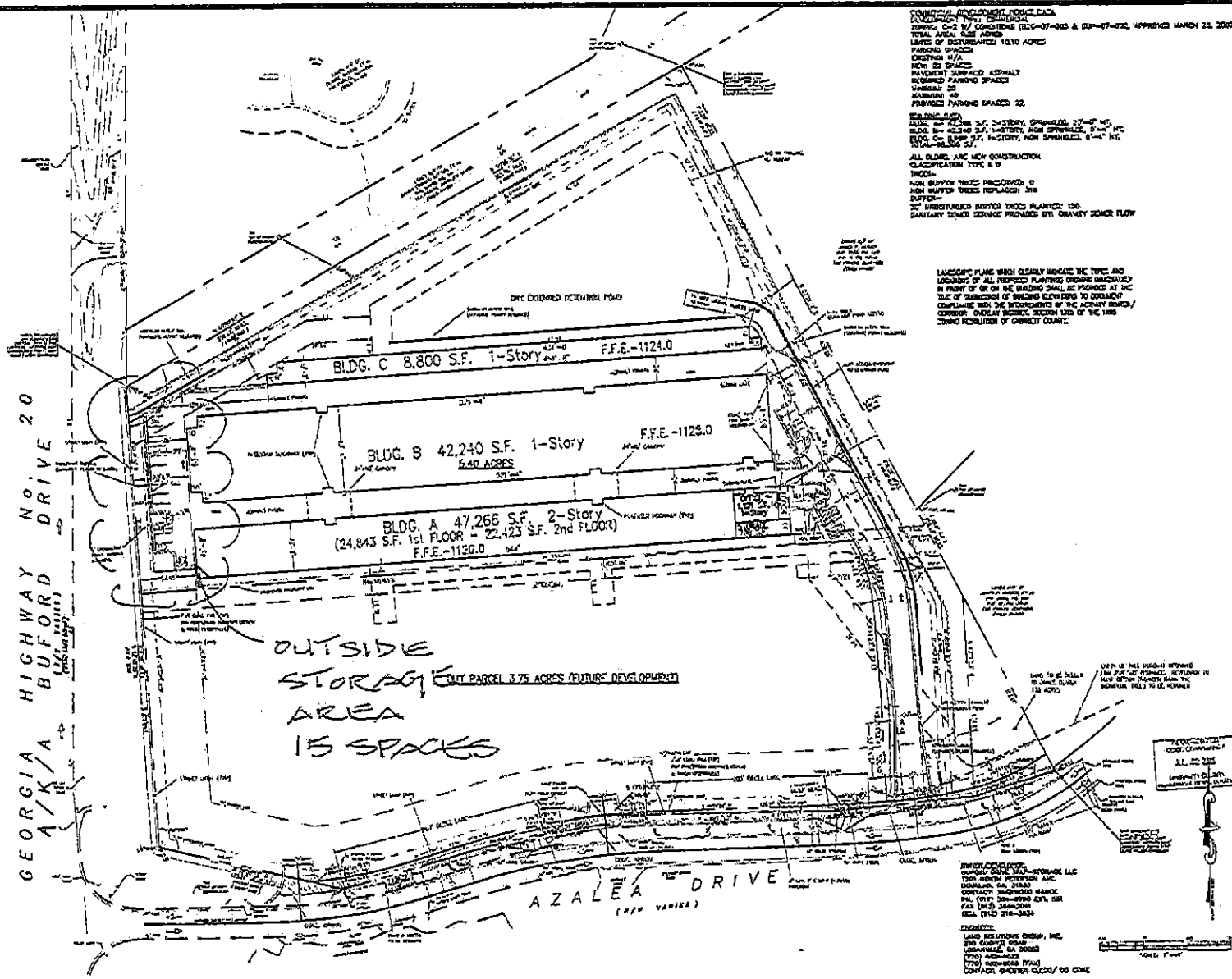
CIC2011-00007 & SUP2011-00017

Scheduled BOC Hearing: April 2011
Printed: February 2, 2011





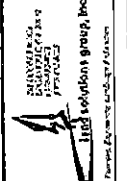
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CIC2011-00007



COUNTY/PLANNING BOARD DATA
 DEKALB COUNTY PLANNING BOARD
 PERMITS 02-11-00007 (10-07-0003 & 01-07-0002, APPROVED MARCH 23, 2007)
 TOTAL ACRES 3.75
 LOTS OF DISTURBED 1610 ACRES
 PARKING SPACES
 EXISTING 1124
 NEW 22 SPACES
 PAVEMENT SPACES 1124
 UNPAVED 22
 PROVIDED PARKING SPACES 22

LANDSCAPE PLANS WHICH CLEARLY INDICATE THE TYPE AND LOCATION OF ALL PROPOSED PLANTING THERE INDICATED IN FRONT OF OR ON THE BUILDING SHALL BE PROVIDED AT THE TIME OF SUBMISSION OF BUILDING PERMITS TO COMPLY WITH THE REQUIREMENTS OF THE ACTIVITY CODES, ORDINANCE, ORDINANCE SECTION 1203 OF THE 1988 ZONING ORDINANCE OF DEKALB COUNTY.

DATE	DESCRIPTION	BY



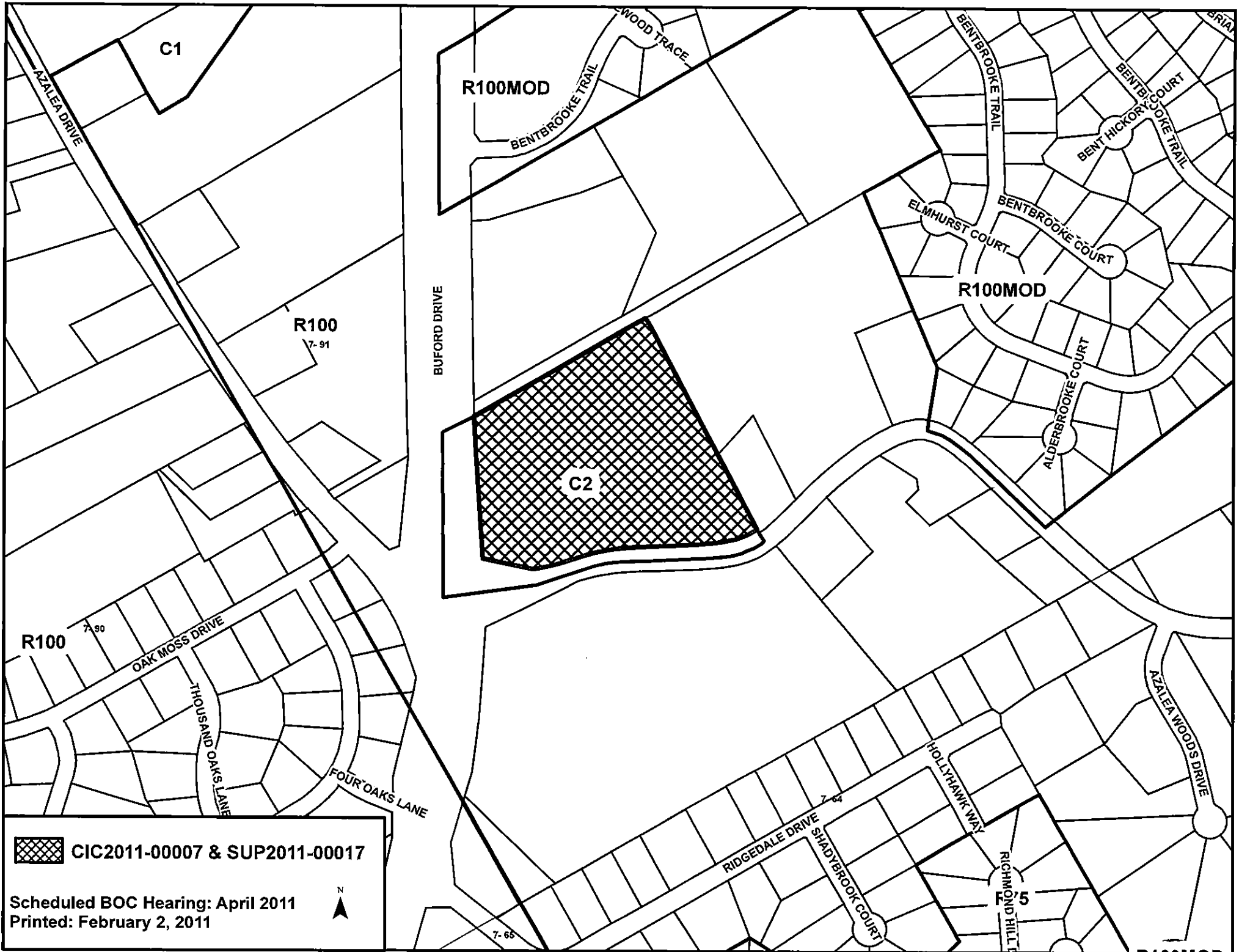
GEORGIA SELF STORAGE
BUFORD DRIVE
 1855 AZALEA DRIVE
 LAND LOT 91 - 7th DISTRICT PARCEL 324
 GWINNETT COUNTY


SITE PLAN		SHEET TITLE	
DATE	BY	NO.	OF



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REVISION



 CIC2011-00007 & SUP2011-00017

Scheduled BOC Hearing: April 2011
Printed: February 2, 2011



7-65

7-64

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7-90

7-91

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

CASE NUMBER	:SUP2011-00016
ZONING	:R-100 CSO
LOCATION	:5600 BLOCK OF WINTER BLUFF WAY :1200 BLOCK OF AUTUMN WOOD TRAIL
MAP NUMBER	:R7323 091
ACREAGE	:0.16 ACRE
PROPOSED DEVELOPMENT	:HOME OCCUPATION (NAIL SALON)
COMMISSION DISTRICT	:(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: AMY WILSON
5689 WINTER BLUFF WAY
SUGAR HILL, GA 30518

CONTACT: AMY WILSON PHONE: 678.617.3932

OWNER: AMY WILSON
5689 WINTER BLUFF WAY
SUGAR HILL, GA 30518

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:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:

Monday January 24th 2011

Amy Wilson
5689 Winter Bluff Way
sugar Hill, GA 30518

678-617-3932

Letter Of Intent:

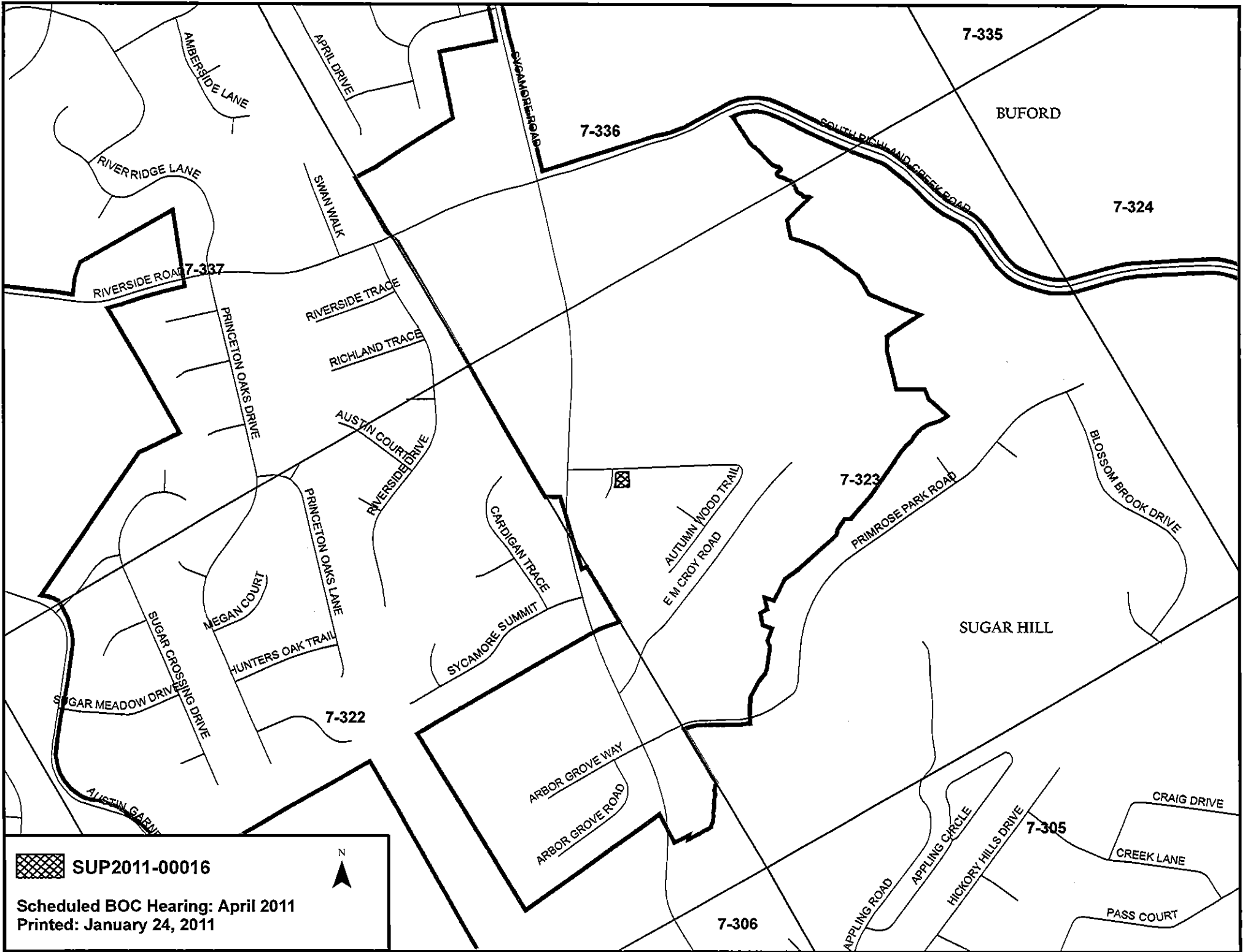
I am writing to request the ability to operate a single table nail salon in my residence. I am licensed by the state of Georgia and practice all regulations within state guidelines. I will only have one person at a time in my salon and have irregular scheduling of customers 6 days a week by appointment only. I would like the ability to help contribute to my family income in this economy and be home for my children when they get home from school. I have been practicing as a professional for 14 years and run a very quite and clean salon for friends and family. There will be no physical changes to property and I do not advertise to the public. Please if you can expedite this request so I may begin work as soon as possible.

Thank You

Amy Wilson



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SUP2011-00016



SUP2011-00016

Scheduled BOC Hearing: April 2011
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Autumnwood Trail

Winter Bluff Way

Driveway

5689

Patio



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SUP2011-00016

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

CASE NUMBER :**SUP2011-00018**
ZONING :C-2
LOCATION :4900 BLOCK OF JIMMY CARTER BOULEVARD
:1100 - 1200 BLOCK OF ROCKBRIDGE ROAD
MAP NUMBER :R6169 139
ACREAGE :0.94 ACRE
PROPOSED DEVELOPMENT :PAWN SHOP
SQUARE FEET :5,528 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: LUIS MACIAS
C/O MILL CREEK CONSULTING
4480 COMMERCE DRIVE, SUITE A
BUFORD, GA 30518

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:

REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Pawn Mart, requests a special use permit on 0.94 acres in an existing 5,528 square foot building, for the purpose of opening a new pawn shop. The subject property is located at 4995 Jimmy Carter Blvd and is found in the 6th 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 being used as a restaurant. The restaurant is going to close and Pawn Mart has an agreement with the owner to occupy the site. Pawn Mart does not 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. The applicant respectfully requests approval of this new location.



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ROCKBRIDGE COURT

BRIDGESON COURT

MARCELE LANE

6-189

TRACY VALLEY DRIVE

ZACHARY DRIVE

ZACHARY WAY

GRESEN COURT

SHERWOOD DRIVE

PIRKE ROAD

CASTLE WAY

CASTLE COURT

6-190

JIMMY CARTER BOULEVARD

ROCKBRIDGE SCHOOL ROAD

COMMERCIAL COURT

ROBIN HOOD LANE

KINGS COURT

BREEZY CIRCLE

PINE FORREST DRIVE

GALE DRIVE

ROCKBRIDGE ROAD

6-170

BUTTON GWINNETT PLACE

6-191



SHELBY DRIVE

REDWOOD DRIVE

BOYETT DRIVE

GLACIER RUN

WINTER PARK LANE

WINTERGREEN ROAD

MARK TRAIL

OLD TOWN PLACE

6-169

DEL NORTE COURT

PRELDALE DRIVE

WILDONBROOK DRIVE

GLENBROOK DRIVE

FOREST VALE DRIVE

FOREST VALE CIRCLE

QUEEN ANNE COURT

CHIPPENDALE LANE

DOGWOOD WAY

6-168



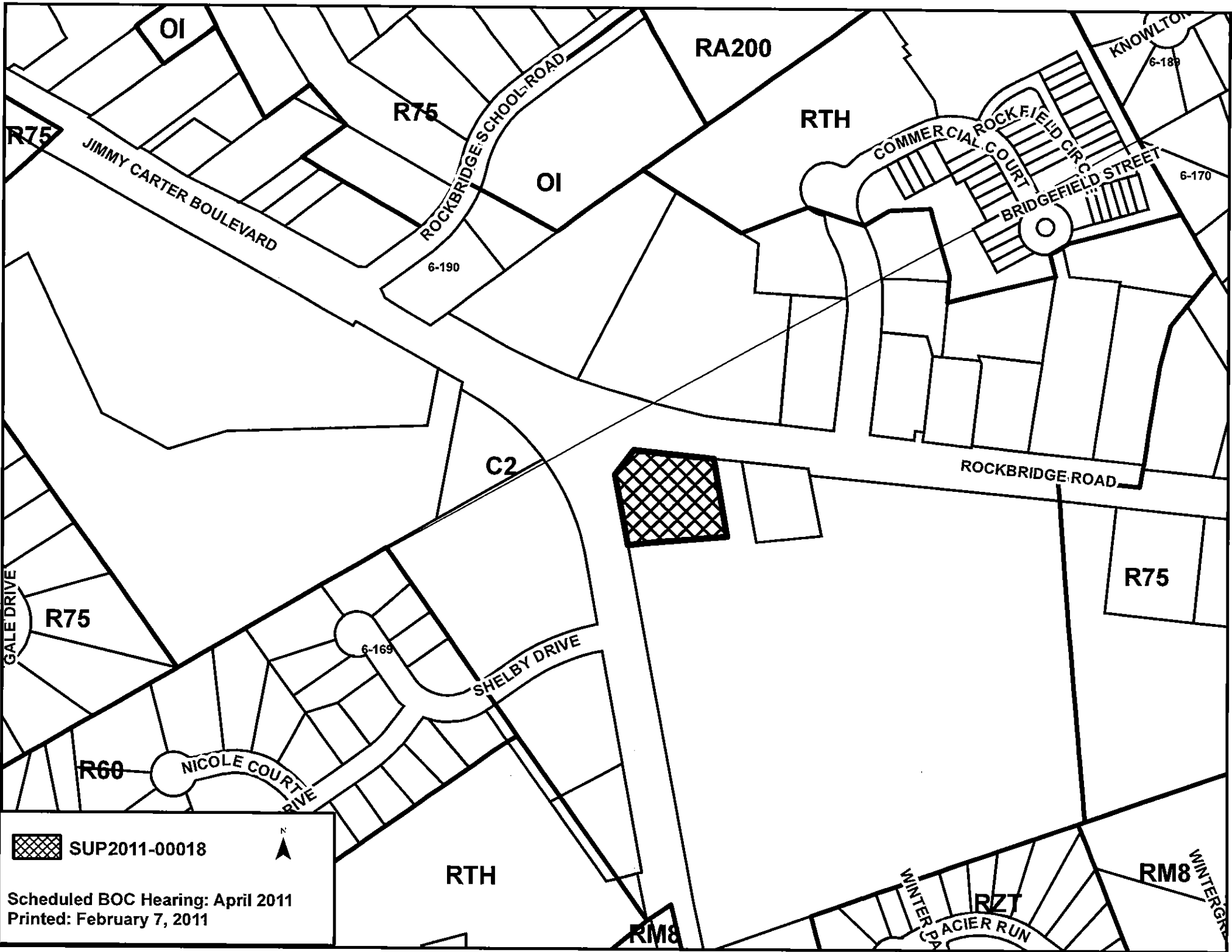
SUP2011-00018



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6-164



 SUP2011-00018

Scheduled BOC Hearing: April 2011
Printed: February 7, 2011