

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 May 2011.

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

CASE NUMBER :RZC2011-00011
ZONING CHANGE :O-1 TO C-1
LOCATION :2700 BLOCK OF CRUSE ROAD
MAP NUMBER :R7001 062
ACREAGE :0.47 ACRE
PROPOSED DEVELOPMENT :COMMERCIAL / RETAIL USES (REDUCTION IN BUFFERS)
SQUARE FEET :3,100 SQUARE FEET
COMMISSION DISTRICT :(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: HUNG NGUYEN & HOA TRAN
128 JENNIFER LANE
LILBURN, GA 30047

CONTACT: ERIC JOHANSEN PHONE: 678.571.4843

OWNER: HOA TRAN
2768 CRUSE ROAD
LAWRENCEVILLE, GA 30044

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:



March 3, 2011
Revised on March 9, 2011

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

**Re: 2768 Cruse Road – Letter of Intent
Inland Project #11-006 / Hung Nguyen and Hoa Tran
Parcel R7001 062
Gwinnett County, GA**

Dear Commissioners,

Inland Group, LLC ("Inland") has been retained by Hung Nguyen and Hoa Tran (the "Applicants") to pursue a change in zoning from the O-I to C-1 for property located at 2768 Cruse Road, Lawrenceville, GA and more particularly described Parcel R7001 062 (the "Subject Property"). **The Applicants are the Property Owners and will be the end users of the Subject Property.** The intended use of the property will be for displaying and producing high end Glass Sculptures within the existing structure. The Applicants equipment is small in nature and resembles the Bunsen Burners we have all used in high school science classes. There is not any large or industrial sized equipment used for this highly specialized trade of producing Glass Sculptures (see attached photos depicting necessary equipment for Glass Sculptures).

Upon due diligence with the Gwinnett County Current Planning Department, we were advised that the Subject Property would need a change in zoning from O-I to C-2 for the requested use. **We want to make it very clear, that the Applicants do not care how or what the resulting zoning change or what the potential Special Use is ultimately placed upon the Subject Property, so long as they can do the work they are requesting to do for Glass Sculptures and a Glass Art Studio.**

There also could be an assumed landscaped buffer for the Subject Property due to a dissimilar zoning district abutting another zoning district of a different classification. In any such case, the Applicant request a zero foot buffer on any applicable property line side where this could be the case. This was the case when the property was rezoned to O-I with an SUP for a Day Care Facility in 2007.

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(404) 355-6700 Phone (404) 355-6760 Fax
www.inlandgrp.com

Hung Nguyen is a Master Glass Artist who was trained under the world renowned Hans Godo Frabel of Frabel Glass. Mr. Frabel is considered to have been the best in his craft of Glass Sculptures and took Hung Nguyen under his wing and classically trained him beginning in 1985. Mr. Nguyen became a gifted Glass Sculpture Artist and has created one-of-a-kind original pieces for Queen Elizabeth, President Bush, President Reagan, President Carter, Margaret Thatcher, Mikhail Gorbachev, Larry King, Wayne Newton, Sean "P Diddy" Combs, and other important Heads of State and notable people over his career. Recently, Mr. Nguyen has started his own studio creating unique designs and creations using the experience he has gained over the years working with the best in his industry. His studio will continue to focus on the unique Glass Sculptures and also offer pieces for collectors, significant milestone gifts, corporate awards, and other special industry recognitions.

There is a common misconception that Glass Blowing and Glass Sculptures is one-in-the same thing. Let me tell you they are not the same and in fact are very much different. For the record, there is NO Glass Blowing proposed to be utilized on the Subject Property as a result of this zoning change. The Applicants are high end Glass Sculpture Artist and are considered Masters in their technical trade.

The Subject Property was recently purchased by the Applicants having been vacant for several years. The previous owner of the land had the property defaulted causing their financial lender to take back the property. The Applicants believe their unique and high end business will not be a detriment or nuisance to the surrounding area. Cruse Road between Bethesda School Road and Club Drive averages over 21,000 vehicles per day, according to the available Gwinnett County DOT traffic data. The Subject Property was granted an SUP in 2007 for the use of a daycare facility for up to 15 children. The use of the Subject Property as a Glass Art Studio will be a much less intensive use of the land and will be a compliment to the existing mixture of C-2, C-1, O-1, and other high density residential uses within the immediate and surrounding vicinity.

The Applicants plan to make minimal site changes adding in the required landscape strip along Cruse Road, providing a commercial driveway entrance, drive aisle, and parking lot. With respect to the existing structure, the Applicants intend to paint the exterior with a more up to date color palate and make some minor interior changes once zoned and the necessary interior finish permits are granted. Proposed changes will be submitted to the County at the appropriate time after the zoning of the property has been considered.

We respectfully request your approval of this request for C-1 zoning (**or other appropriate zoning or Special Use that will permit the intended use of the Subject Property by the Applicants**) and are open to further meeting with the appropriate parties to discuss the proposed rezoning. The Applicants would like to set up a demonstration on site to show the Gwinnett County Staff, Planning Commission members, BOC members and other interested parties the highly skilled nature of the Glass Sculpture craft and also demonstrate the actual practices of the proposed business. We will notify the County for the on-site demonstration in April 2011.

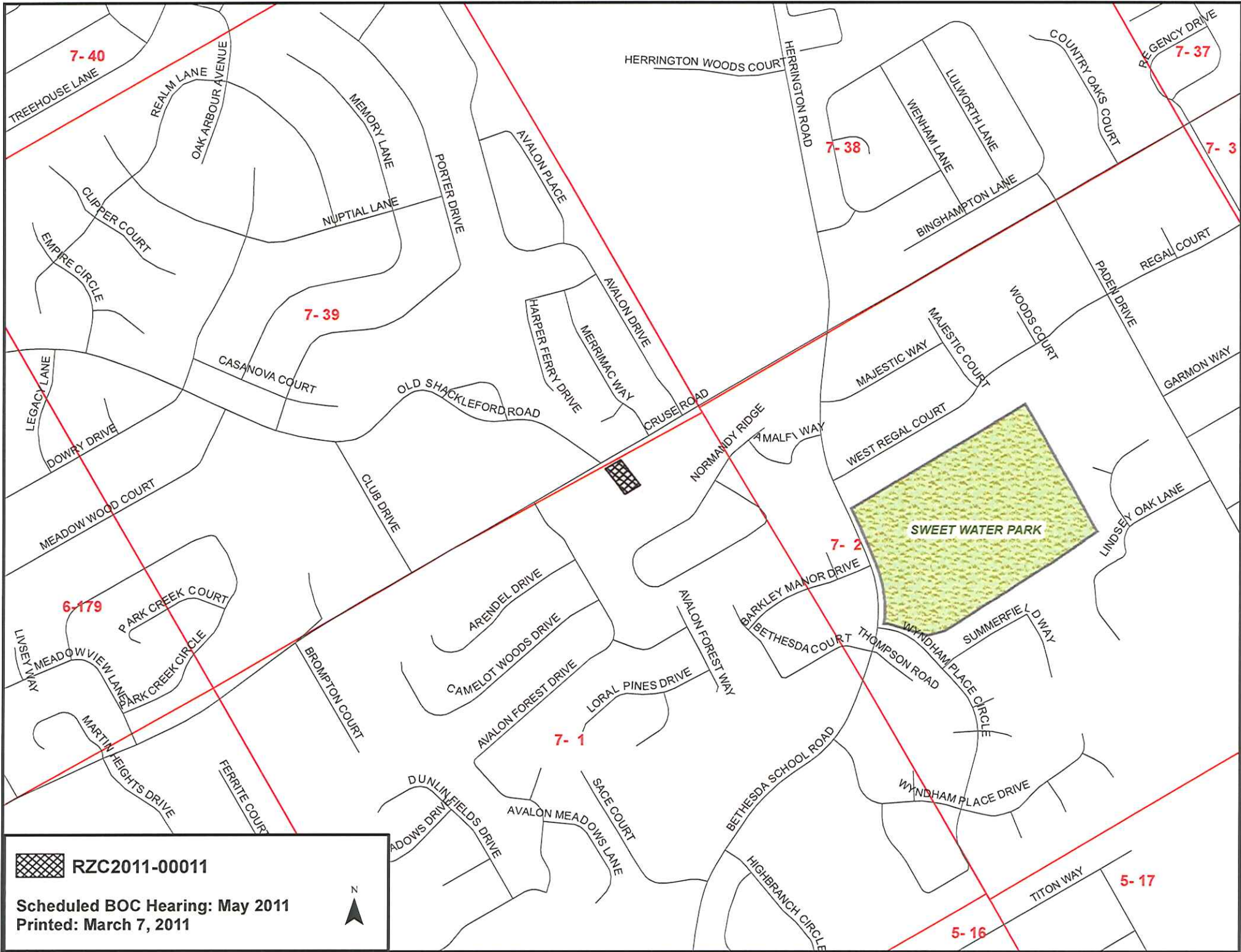
Thank you for your consideration of this request.

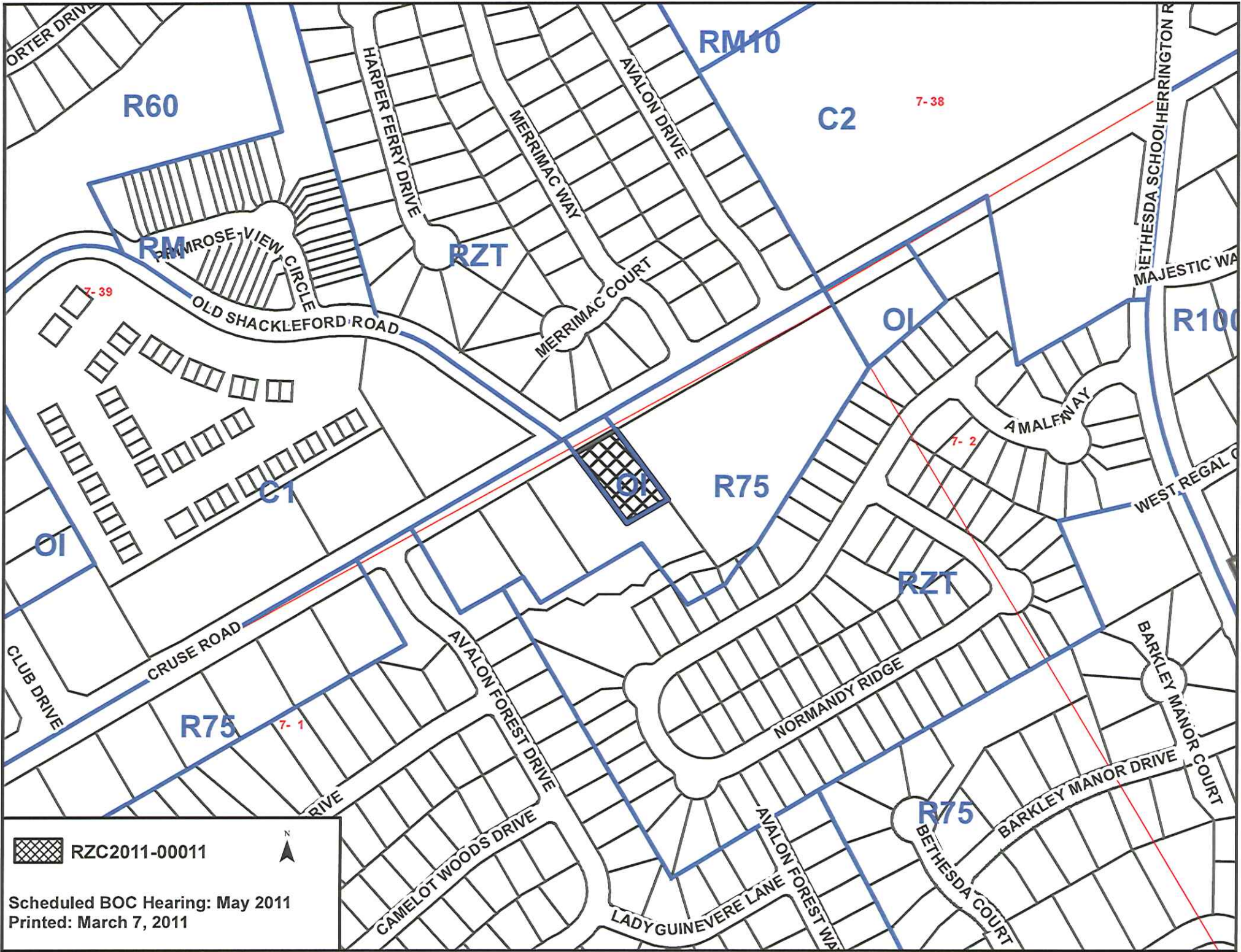
Sincerely,



Inland Group, LLC
Agent for the Applicants

cc: Hung Nguyen, Applicant
Hoa Tran, Applicant
File





RZC2011-00011



Scheduled BOC Hearing: May 2011
Printed: March 7, 2011

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

CASE NUMBER :RZC2011-00012
ZONING CHANGE :C-1 & C-2 TO C-2
LOCATION :6900 BLOCK OF BUFORD HIGHWAY
MAP NUMBER :R6247 392 & R6247 023A
ACREAGE :3.09 ACRES
PROPOSED DEVELOPMENT :AUTOMOBILE SALES & SERVICE
SQUARE FEET :2,800 SQUARE FEET
COMMISSION DISTRICT :(2) HOWARD

CASE NUMBER :SUP2011-00024
ZONING :C-2 (PROPOSED)
LOCATION :6900 BLOCK OF BUFORD HIGHWAY
MAP NUMBER :R6247 392 & R6247 023A
ACREAGE :3.09 ACRES
PROPOSED DEVELOPMENT :AUTOMOBILE SALES & SERVICE
SQUARE FEET :2,800 SQUARE FEET
COMMISSION DISTRICT :(2) HOWARD

FUTURE DEVELOPMENT MAP:

APPLICANT: 6956 BUFORD HIGHWAY, LLC
2322 CRIMSON KING DRIVE
BRASELTON, GA 30517

CONTACT: ERIC JOHANSEN PHONE: 678.571.4843

OWNER: 6956 BUFORD HIGHWAY, LLC
2322 CRIMSON KING DRIVE
BRASELTON, GA 30517

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:



March 3, 2011

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

**Re: 6956 & 6960 Buford Highway – Letter of Intent
Inland Project #10-020 / 6656 Buford Hwy, LLC
Parcel(s) R6247 023A & R6247 392
Gwinnett County, GA**

Dear Commissioners,

Inland Group, LLC ("Inland") has been retained by 6956 Buford Hwy, LLC (the "Applicant") to pursue a change in zoning from the C-1 and C-2 to C-2 for properties located at 6956 & 6960 Buford Highway, Doraville, GA and more particularly described Parcel(s) R6247 023A & R6247 392 (the "Subject Property"). **The Applicant is the Property Owner of the Subject Property.** The Subject Property is approximately 3.085 acres and is assembled with two existing commercial parcels. The front parcel along Buford Highway is currently zoned unconditional C-1 and was home to the former Dairy Queen and other unsuccessful restaurants over the years. The back parcel is the wooded tract and is zoned C-2 with a Special Use Permit to allow for a two-story 128 room Hotel and Mini Warehouse Facility.

It is the intention of the Applicant to seek a C-2 zoning for the entire Subject Property and an associated Special Use Permit for the allowed use of Pre-Owned Vehicle Sales. Initially, the Automotive Sales facility would operate within the existing structure, parking facility, and have some growth within the existing wooded property. As the business continued to grow, expansion onto the wooded tract would become inevitable and the entire parcel would be utilized for the use of Automotive Sales.

We see the Subject Property with a highest and best use in the present to next 10 plus years as an Automotive Sales property. As the Buford Highway continues to change and the Mixed Use Redevelopment efforts of Gwinnett County and the Gwinnett Village Community Improvement District begin to take shape, this property would be an asset to an assemblage of other properties in the immediate and surrounding vicinity. This redevelopment effort is many years away but we recognize the long range potential for the Subject Property.

The Subject Property was recently a foreclosed asset held by the lender. The Applicant purchased the Subject Property from the California based financial institution and is presenting it to Gwinnett County for consideration for a

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higher and better use than it currently sits. While in possession of the lender, the property was trashed, vandalized, used as a pathway for the local pedestrian foot traffic, the building was stripped of all copper, the HVAC units were removed, and has become an eyesore for the local community. The Applicant has intentions of cleaning up the Subject Property if this Application is approved, installing a new landscape strip, installing a protective fence around the perimeter of the vehicle sales area, providing an upgrade to the building façade and more up to date paint scheme, repair the site lighting, and help put this property back on the positive tax rolls of Gwinnett County.

The adjacent and surrounding properties are all commercially zoned or industrially zoned. The frontage parcels along Buford Highway adjacent to the Subject Property are both currently zoned C-2. There both automotive service facilities and automotive sales facilities in the immediate and surrounding area. The proposed use of the Subject Property as a C-2 zoned property with the Special Use Permit rights for Automotive Sales would be compatible with the adjacent uses and abundant traffic patterns of Buford Highway. According to the Gwinnett County Department of Transportation data for 2009, there are over 35,000 vehicles per day between the DeKalb County line and Amweiler road, and over 38,000 vehicles per day between Amweiler Road and Button Gwinnett Drive.

We respectfully request your approval of this request for a complete C-2 Rezoning and Special Use Permit for Automotive Sales on the Subject Property. This property is perfectly situated for the proposed use of Automotive Sales, is located at a signalized intersection with two points of ingress/egress onto Buford Highway, has tremendous traffic counts, is completely surrounded by compatible and similar land uses, is located in the middle of other automotive type use facilities, and is in conformance with the 2030 Unified Plan for commercial uses in this part of the County. As previously mentioned, we see a short term use of the property for the next 10 plus years as a Pre Owned Automotive Facility and a long term use, over 10 years, as an assemblage to blend into the Mixed Use Redevelopment efforts of Gwinnett County and the Gwinnett Village Community Improvement District. We welcome the opportunity to walk the property with any interested parties and are available to meet at a time mutually agreeable to further discuss the merits of this proposed development.

Thank you for your consideration of this request.

Sincerely,

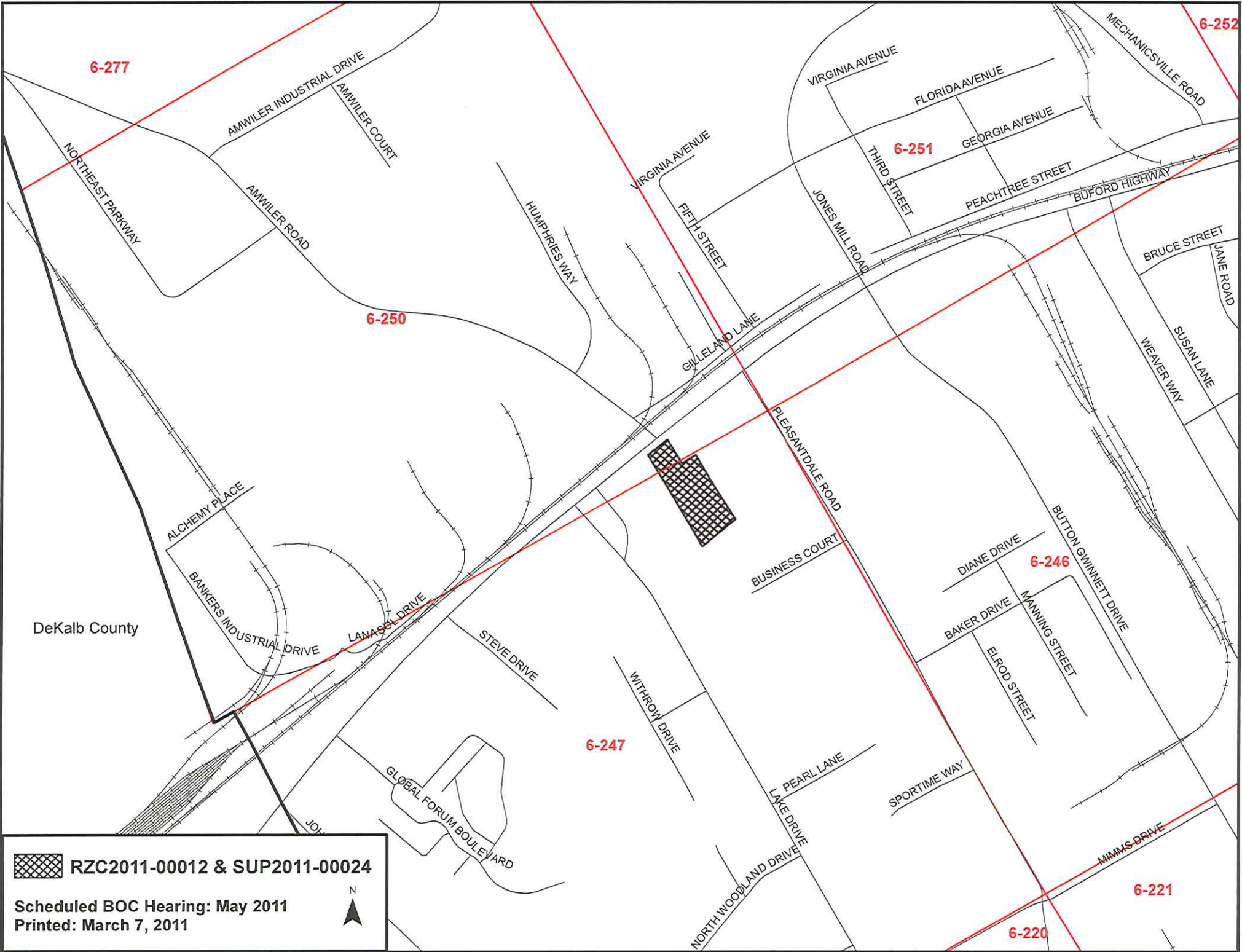


Inland Group, LLC
Agent for the Applicants

cc: 6956 Buford Hwy, LLC, Applicant
File



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RZC2011-00012



6-277

6-252

6-251

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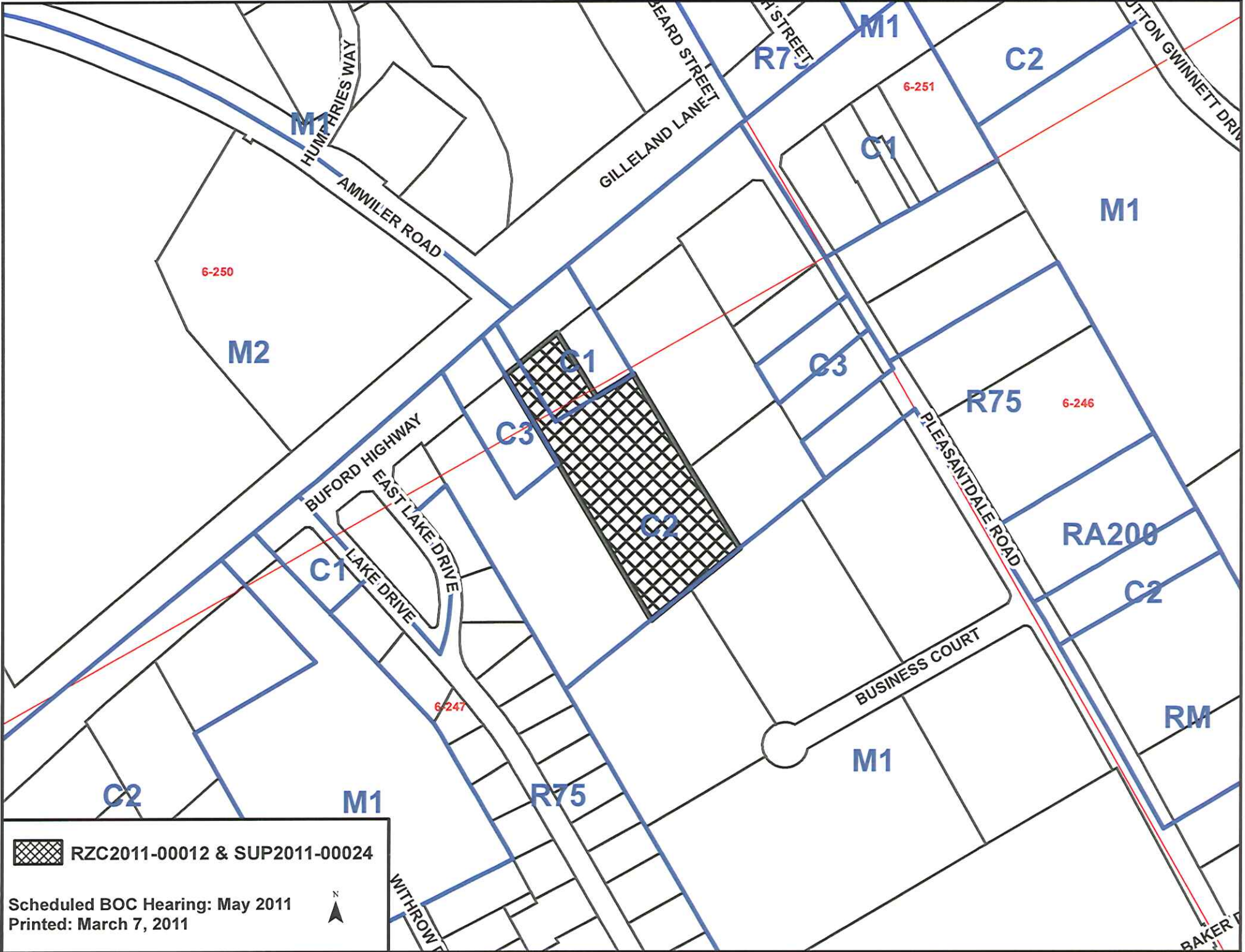
6-220


DeKalb County

 RZC2011-00012 & SUP2011-00024

Scheduled BOC Hearing: May 2011
Printed: March 7, 2011





 RZC2011-00012 & SUP2011-00024

Scheduled BOC Hearing: May 2011
Printed: March 7, 2011



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

CASE NUMBER :**CIC2011-00008**
ZONING :C-2
LOCATION :4900 BLOCK OF BRASELTON HIGHWAY
MAP NUMBER :R3004 066
ACREAGE :6.78 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO REMOVE USE
RESTRICTIONS
COMMISSION DISTRICT :(4) HEARD

CASE NUMBER :**SUP2011-00025**
ZONING :C-2
LOCATION :4900 BLOCK OF BRASELTON HIGHWAY
MAP NUMBER :R3004 066
ACREAGE :6.78 ACRES
PROPOSED DEVELOPMENT :CONTRACTORS OFFICE WITH OUTDOOR STORAGE
COMMISSION DISTRICT :(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: GOLDEN SANDS GENERAL CONTRACTOR
C/O MILL CREEK CONSULTING
4480 COMMERCE DRIVE, SUITE A
BUFORD, GA 30518

CONTACT: MITCH PEEVY **PHONE:** 770.614.6511

OWNER: GOLDEN SANDS GENERAL CONTRACTOR
2500 NW 39TH STREET
MIAMI, FL 33142

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:

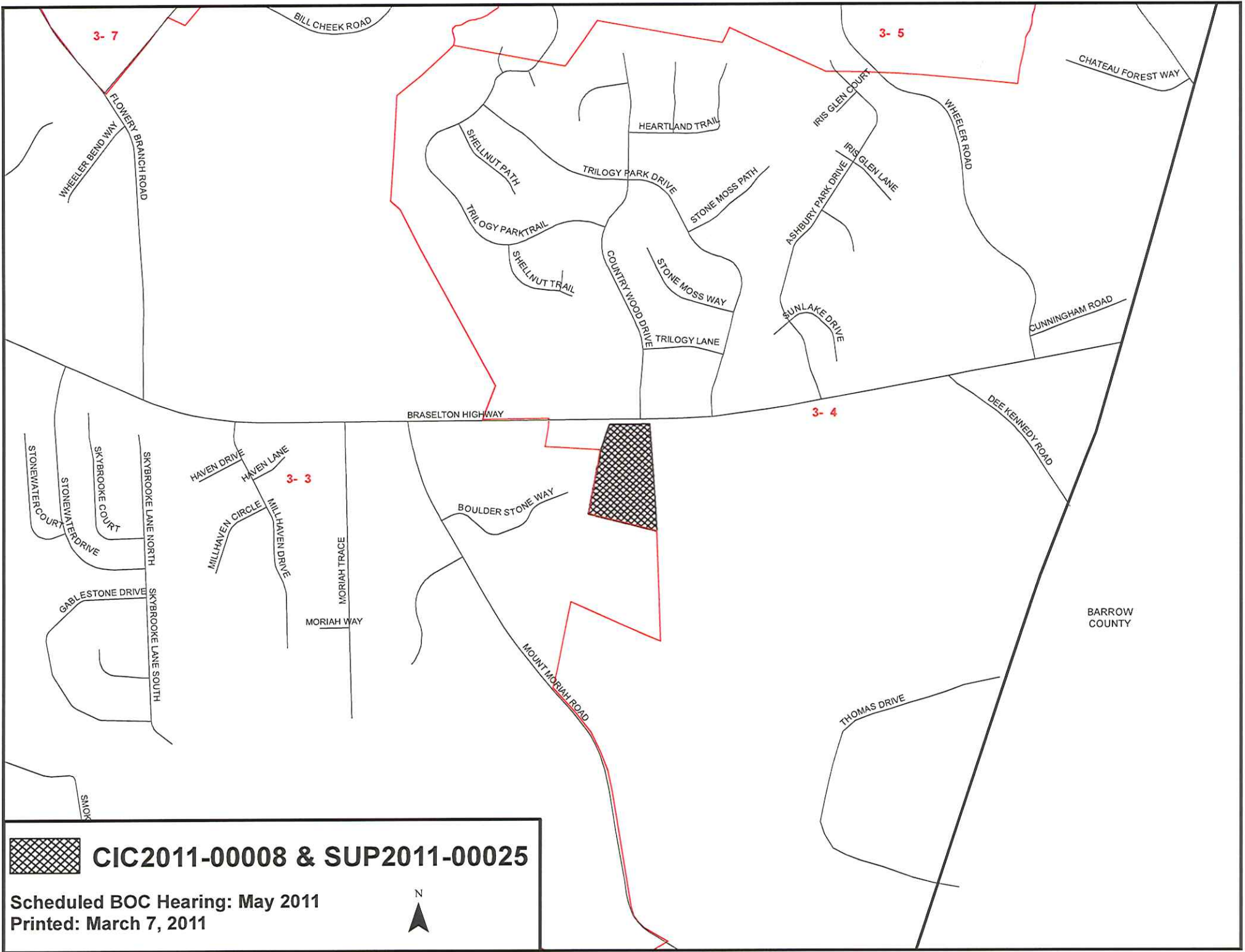
REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Golden Sands Contracting, requests a Change in Conditions on RZC2009-00040 to allow a landscape contractor with retail and wholesale plant sales as well as a general contractor in the office building. The property is a total of 6.78 acres and is located on Braselton Highway and is found in the 3rd district land lot 004 in Gwinnett County.

The enclosed site plan indicates the existing building is a total of 2,265 square feet and no additions are planned for the structure. The site has been cleared and was used for a number of years as a wholesale lawn and garden center. The business failed and the property was foreclosed on and taken over by the lender. The Bank had the property under contract in 2009 to a Heating and Air Conditioning Contractor and rezoned the property for that use. That contract for the purchase of the property was not completed and the property was recently purchased by Golden Sands Contracting. The proposed use is to reopen the landscape supply business that was at the site for wholesale and retail sales. The main equipment that will be used on the site is a bobcat loader and it will be parked inside the building at night. The site plan shows that the applicant proposes to utilize the existing access onto Braselton Highway as well as the existing monument sign. Golden Sands will utilize the office space for a general contractor's office with no construction equipment to be stored or parked on site. Also, because the site has been cleared and a parking lot paved adjacent to the eastern property line the applicant requests to keep the buffer reduction as approved 0 feet along that side of the property so as to utilize that parking lot. Then because the majority of the property is going to be used as it was for years the applicant is requesting a buffer reduction along the West and South to 0 feet as there are existing walls that can't be moved.



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CIC2011-00008



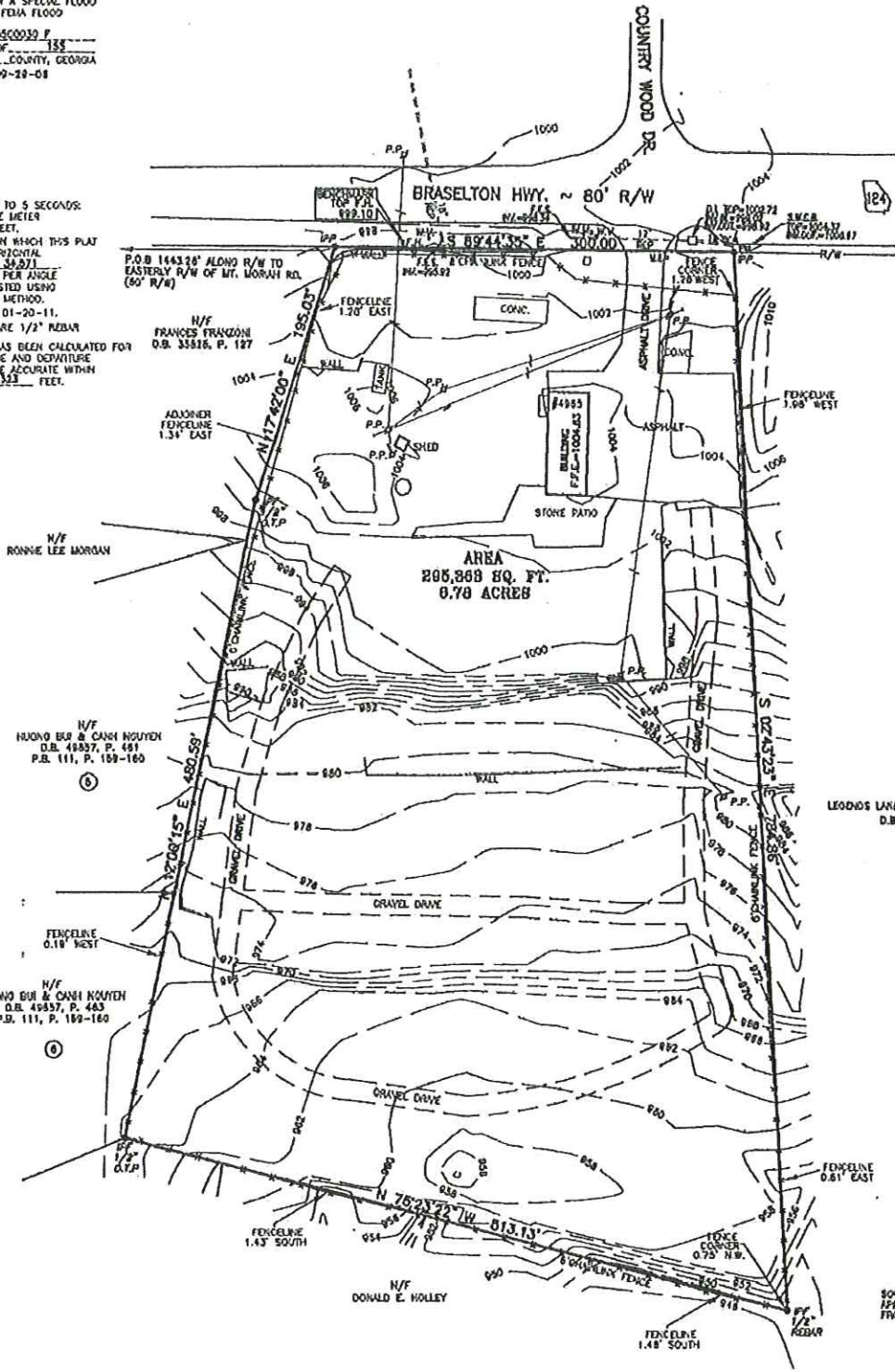
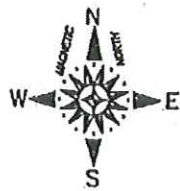
CIC2011-00008 & SUP2011-00025

Scheduled BOC Hearing: May 2011
 Printed: March 7, 2011



THIS PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP NUMBER: 13135C0032 F PANEL 51 OF 135 GWINNETT COUNTY, GEORGIA MAP DATED 09-28-01

EQUIPMENT USED:
 THEODOLITE READING TO 5 SECONDS
 ELECTRONIC DISTANCE METER READING TO 0.005 FEET.
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1 IN 34,271.
 ANGULAR ERROR: 1" PER ANGLE
 TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.
 FIELD SURVEY DATE: 01-20-11.
 IRON PINS PLACED ARE 1/2" NEAR
 THIS SURVEY PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDE AND DEPARTURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 310,323 FEET.



- LEGEND**
- I.P.F. IRON PIN FOUND
 - I.P.L. IRON LOT LINE
 - L.L. LAND LOT
 - P.P. POWER POLE
 - B.L. BUILDING LINE
 - D.B. DEED BOOK
 - P.B. PLAT BOOK
 - P. PAGE
 - C.L. CENTERLINE
 - R/W RIGHT-OF-WAY
 - F.H. FIRE HYDRANT
 - W.V. WATER VALVE
 - W.L. WATER METER
 - M.H. MANHOLE
 - S.E. SANITARY EASEMENT
 - F.E.S. FLAGGED END SECTION
 - D.L. DROP BULLET
 - H.M. HEADMILL
 - S.W.C.B. SINGLE WING CATCH BASIN
 - D.W.C.B. DOUBLE WING CATCH BASIN
 - S.B. SANDWICH BOX
 - C.M.P. CORRUGATED METAL PIPE
 - R.C.P. REINFORCED CONCRETE PIPE
 - N.O. NOW OR FOREVER
 - O.T.P. OPEN TOP PIPE
 - C.T.P. CROWN TOP PIPE
 - F.F.C. FINISHED FLOOR ELEVATION
 - X- FENCE LINE
 - R.O.S. RADIAL
 - C.R. CURB

N/F LEONDS LAND DEVELOPMENT GROUP, LLC
 D.B. 60127, P. 268

SOURCE OF VERTICAL DATUM:
 APPROXIMATE MSL AS TAKEN FROM GWINNETT COUNTY D.S. MAP



THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE, THE UNDERSIGNED AND TIBBITTS LAND SURVEYING, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.
 THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENT'S CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES SHOWN. ALL DAMAGE WAD TO EXISTING UTILITIES BY THE OWNER, OR OWNER'S AGENT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, OR OWNER'S AGENT.
 THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK AND USE BY THIRD PARTIES IS AT THEIR OWN RISK. TIBBITTS LAND SURVEYING, INC. WILL NOT ACCEPT ANY RESPONSIBILITY OF LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE PERSON, OR PERSONS NAMED IN THE TITLE BLOCK.



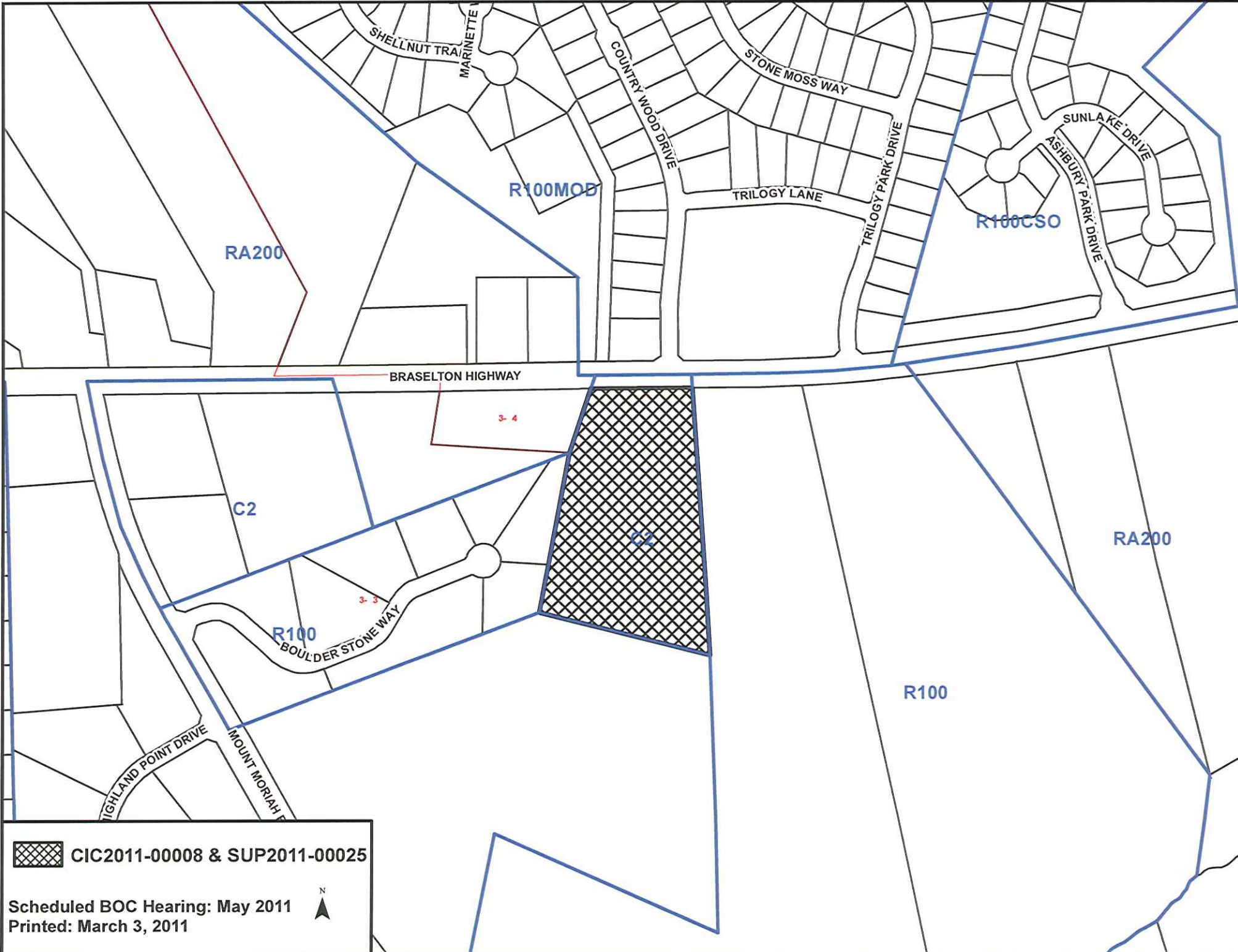
BY MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE USUAL STANDARDS AND REQUIREMENTS OF LAW.

110070707 F.A.S.-EX-110070707 & 110070707
 BOUNDARY & TOPOGRAPHIC SURVEY FOR:

GOLDEN SANDS CONTRACTING, INC.

LAND LOT	DISTRICT	SECTION	COUNTY	STATE
4	360		GWINNETT	GEORGIA
DATE: 01-25-11	DRAWN BY: EDH	CHECKED BY: JRT	JOB NO.: 11007	CAD: SERVER

TIBBITTS LAND SURVEYING, INC.
 382 WEST MEMORIAL DRIVE, DALLAS, GEORGIA 30132
 (770) 443-1021



CIC2011-00008 & SUP2011-00025

Scheduled BOC Hearing: May 2011

Printed: March 3, 2011



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

CASE NUMBER :CIC2011-00009
ZONING :C-3
LOCATION :2500 BLOCK OF PLEASANT HILL ROAD
MAP NUMBER :R6236 016
ACREAGE :8.8 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO ALLOW USED CAR
SALES & SERVICE
SQUARE FEET :27,996 SQUARE FEET
COMMISSION DISTRICT :(1) LASSETER

FUTURE DEVELOPMENT MAP:

APPLICANT: ATLANTA LUXURY MOTORS
C/O ANDERSEN, TATE & CARR
1960 SATELLITE BOULEVARD, SUITE 4000
DULUTH, GA 30097

CONTACT: MICHAEL L. SULLIVAN PHONE: 770.822.0900

OWNER: CAR SAT GWINNETT, LLC
C/O ANDERSEN, TATE & CARR
1960 SATELLITE BOULEVARD, SUITE 4000
DULUTH, GA 30097

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:

ANDERSEN TATE CARR

ANDERSEN, TATE & CARR, P.C.
ONE SUGARLOAF CENTRE
1960 SATELLITE BOULEVARD, SUITE 4000
DULUTH, GEORGIA 30097
(770) 822-0900
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www.atclawfirm.com

MICHAEL L. SULLIVAN
Attorney at Law

E-mail: msullivan@atclawfirm.com

**LETTER OF INTENT
FOR CHANGE IN CONDITIONS APPLICATION OF
ATLANTA LUXURY MOTORS
C-3 (Used Automobile Sales & Service)**

The Applicant, Atlanta Luxury Motors (hereinafter, "Applicant"), submits this Change in Conditions Application for the purpose of modifying Condition 1(A) which reads: "A Saturn/automobile sales and service dealership for new automobiles and accessory used auto sales at a maximum density of 30,150 square feet of total floor area." Applicant is proposing to purchase this currently vacant automobile sales and service facility for use as the Duluth location of Atlanta Luxury Motors, a luxury used automobile sales and service dealership (with existing locations in Roswell and Woodstock), and would like for the Condition 1(A) to be modified to allow used automobile sales and service. No changes are proposed to the current configuration of the existing building and/or parking area.

The subject property is an approximately 8.8 acre tract (hereinafter, the "Property") located on Pleasant Hill Road adjacent to the Super H Mart anchored shopping center and directly across the street from the Lou Sobh automobile dealership in an area with numerous other automobile sales and service facilities. The significant presence of automobile sales and service facilities (as well as exclusively service facilities, such as Classic Collision, which is just around the corner from the subject Property) have identified this area as the primary automobile sales and service destination area in Gwinnett County, underscoring the appropriateness of the requested change in conditions.

Moreover, the predominance of automobile sales and service facilities in the area northwest of Gwinnett Place was well established almost 20 years ago when the subject property was zoned C-3 (Gwinnett's most intensive commercial zoning classification) to allow the property to be developed as a Saturn sales and service dealership.

One thing that has changed in the past 20 years is that major automobile manufacturers have consolidated, eliminated brands and closed dealerships (such as the Saturn dealership formerly on the subject property until that brand was eliminated by General Motors and all Saturn dealerships were closed). The list of formerly vibrant brands that have been eliminated in the almost 20 years since the subject property was zoned C-3 for the Saturn dealership in 1992 is long, and includes: Oldsmobile, Pontiac, Hummer, Saturn, Plymouth, Mercury, Eagle and Geo. As a result, the universe of new car dealerships has been greatly reduced and the list of potential purchasers would be in the market to



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CIC2011-00009

utilize the subject property as a new car dealership is almost non-existent. Particularly in light of the fact that almost every remaining viable new car brand (foreign and domestic) already has an existing dealership within a two mile radius of the subject property. To restrict this property which was zoned, developed and built for automobile sales and service to only new car sales and service is tantamount to leaving this property with no present prospects for any reasonable or likely economic use.

There will be little difference between the use and operation of the subject Property by Atlanta Luxury Motors and the use of the property during the period it was a Saturn dealership. In fact, the price point of the type of used cars sold by Atlanta Luxury Motors would actually be higher in many cases than the price point of the new cars formerly sold by Saturn.

This location will employ approximately 30 to 40 people for positions such as sales associates, finance manager, accounting, office manager, sales manager, service manager, service associates, mechanics, technicians and detailers. The proposed facility will also provide ancillary business to local automotive vendors in the area and projected to generate approximately \$100,000 per month in sales tax revenue. Atlanta Luxury Motors has been in business for more than 11 years, earning an impeccable track record. The proposed location will be limited to luxury pre owned cars and accessory sales and service and will be very similar to the Roswell location (see www.almroswell.com)

The development of the property as proposed under the guidelines of Gwinnett County is appropriate to the subject tract, consistent use and development of adjacent and surrounding properties as well as the significant presence of automotive sales and service uses in the surrounding area and consistent with the Gwinnett County 2030 Unified Plan. It is also worth noting the significant portion of the subject property that serves as an undeveloped buffer area between the developed portion of the subject Property and the adjacent multi-family housing development. This is in addition to the required 100-foot buffer area.

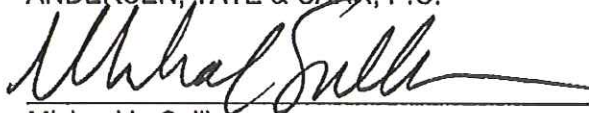
As stated in the Application, the Applicant intends to use the property in its current configuration as a luxury used car sales and service facility with no change in the existing zoning conditions on the property since 1992, other than a modification to Condition 1(A) to allow used car sales and service (rather than the existing restriction to new car sales and service with only accessory used car sales).

CONCLUSION

This proposed change in conditions would result in a high-quality luxury used car sales and service facility for the residents of Gwinnett County, providing jobs and improving Gwinnett's tax base. Applicant and its representatives welcome the opportunity to meet with the staff of the Gwinnett County Department of Planning and Development to answer any questions or to address any concerns. Applicant respectfully requests your approval of this Application.

This 3rd day of March, 2011.

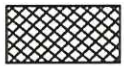
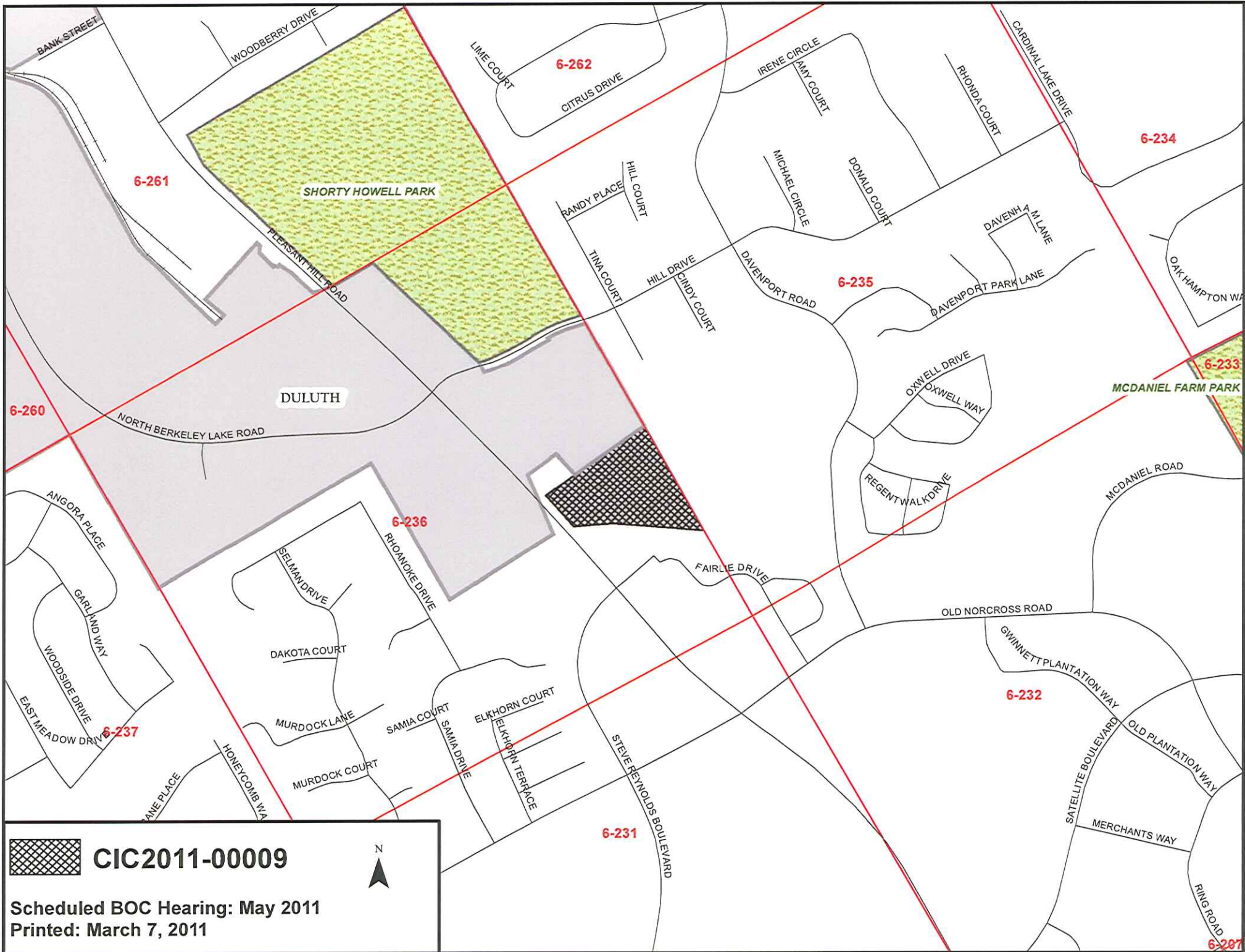
Respectfully submitted,
ANDERSEN, TATE & CARR, P.C.



Michael L. Sullivan
Attorney for Owner/Applicant



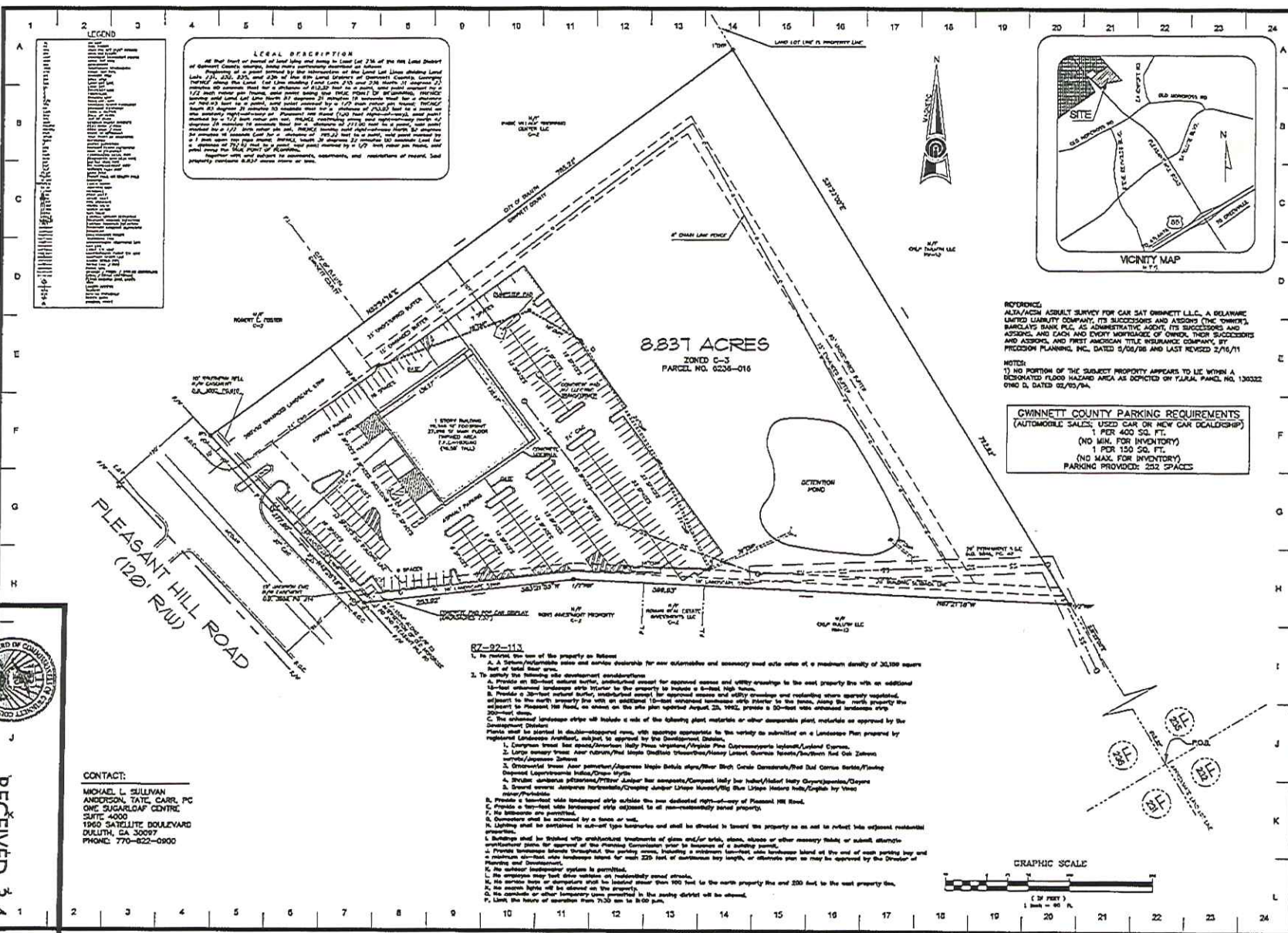
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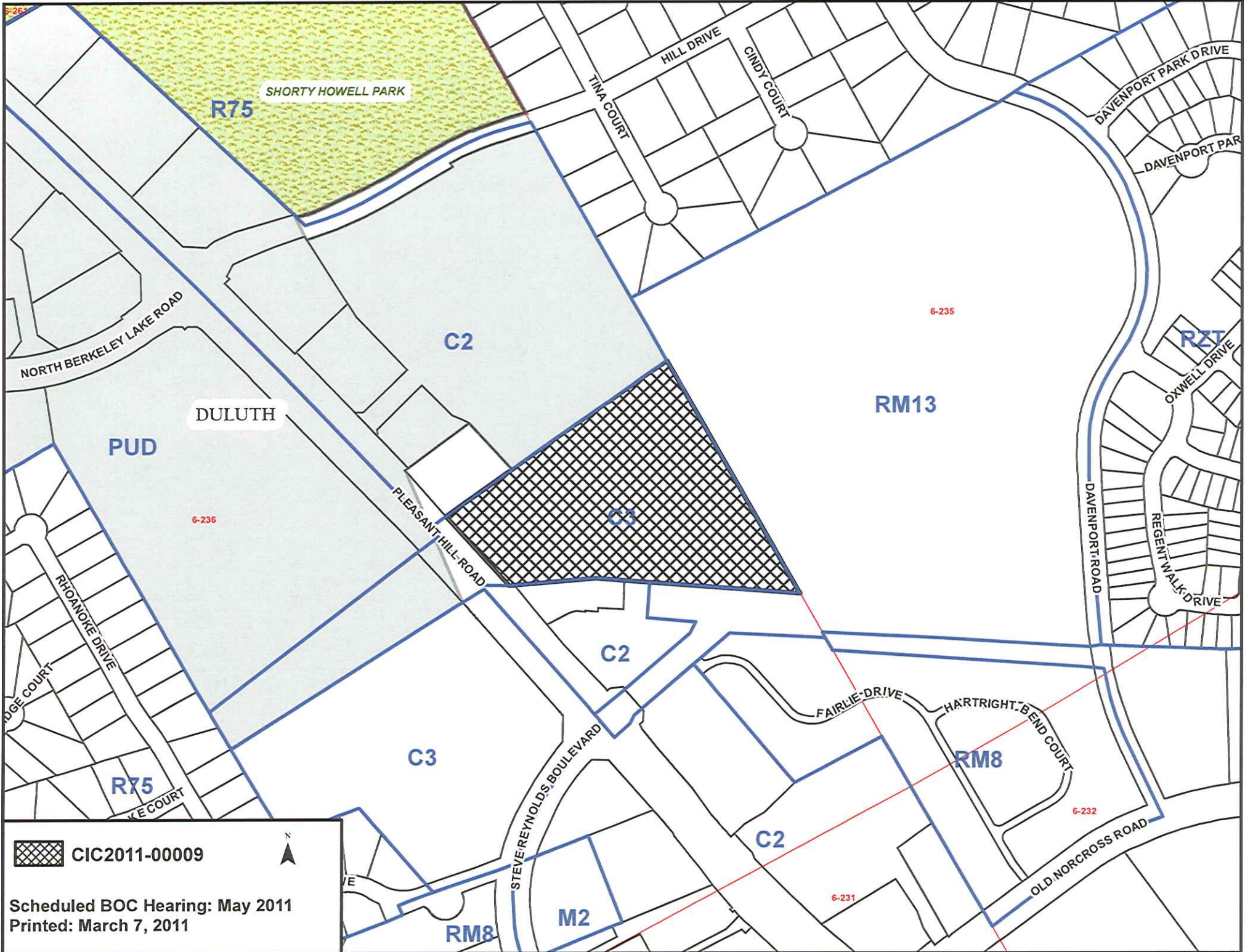



Scheduled BOC Hearing: May 2011
 Printed: March 7, 2011



LEGEND

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 CIC2011-00009

Scheduled BOC Hearing: May 2011
Printed: March 7, 2011

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

CASE NUMBER :CIC2011-00010
ZONING :RA-200 & R-100
LOCATION :2000 BLOCK OF SEVER ROAD
MAP NUMBER :R7083 270
ACREAGE :7.52 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO ALLOW INCREASE
IN BUILDING SQUARE FOOTAGE
SQUARE FEET :19,280 SQUARE FEET
COMMISSION DISTRICT :(1) LASSETER

FUTURE DEVELOPMENT MAP:

APPLICANT: MAGNOLIA HALL ON SEVER, LLC
C/O ANDERSEN, TATE & CARR
1960 SATELLITE BOULEVARD, SUITE 4000
DULUTH, GA 30097

CONTACT: MICHAEL L. SULLIVAN PHONE: 770.822.0900

OWNER: MAGNOLIA HALL OF SEVER, LLC
C/O ANDERSEN, TATE & CARR
1960 SATELLITE BOULEVARD, SUITE 4000
DULUTH, GA 30097

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:

ANDERSEN TATE & CARR

ANDERSEN, TATE & CARR, P.C.
ONE SUGARLOAF CENTRE
1960 SATELLITE BOULEVARD, SUITE 4000
DULUTH, GEORGIA 30097
(770) 822-0900
FACSIMILE: (770) 236-9754
www.atclawfirm.com

MICHAEL L. SULLIVAN
Attorney at Law

E-mail: msullivan@atclawfirm.com

LETTER OF INTENT **FOR CHANGE IN CONDITIONS APPLICATION OF** **MAGNOLIA HALL ON SEVER, LLC** **RA-200 (Country Club/Private Events Facility)**

The Owner and Applicant, Magnolia Hall on Sever, LLC (hereinafter, "Applicant"), submits this Change in Conditions Application for the purpose of modifying the portion of Condition 1(D) which reads: "*New building construction shall be limited to a ballroom not to exceed 7,000 square feet.*" Applicant is proposing construction of an approximately 10,040 square foot ballroom facility and would like for the Condition 1(D) to be modified to allow that.

The subject property is an approximately 7.52 acre portion (hereinafter, the "Property") of an approximately 14 acre surrounding tract of land located on Sever Road next to Jackson Elementary School. The portion of the Property covered by this Application is currently zoned RA-200.

The subject Property is located adjacent to the Jackson Elementary School, a large public/institutional use in an area that is uniformly low density residential subdivision development. A country club/private events facility is an ideally suited use for the property's location in that (1) country clubs are clearly contemplated for low density residential areas as a permitted use by right in the RA-200 zoning classification, and (2) the proposed facility would have its most likely use periods at times that would not conflict with peak traffic periods for either commuting residents or the arrival and departure times of the Jackson Elementary School.

Moreover, the difference between a 7,000 square foot ballroom and a 10,040 square foot ballroom would be negligible to anyone other than the Owner/Applicant. There would be no tangible increase in any relevant impact on surrounding properties. However, not allowing would significantly impact Applicant's ability to utilize the subject property for its currently approved private events facility use.

The subject property is not adjacent to any developed residential property and is surrounded on all sides by (1) Jackson Elementary School, (2) Sever Road, and (3) undeveloped, wooded property also owned by the Applicant/Owner, thereby further limiting the impact on adjacent property. As the proposed development is consistent with the adjacent low-density residential property uses and the institutional-type use of the elementary school,



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CIC2011-00010

this change in conditions proposes a use that is ideally suited to and consistent with adjacent and nearby property.

The development of the property as proposed under the guidelines of Gwinnett County is appropriate to the subject tract, consistent with the low density residential uses of the adjacent and surrounding property and consistent with the Gwinnett County 2030 Unified Plan.

As stated in the Application, the Applicant intends to develop the Property as a country club/private events facility within the existing residential structure (after it is refurbished, remodeled and brought up to code) and grounds, with the addition of a 10,040 square foot ballroom and service area facility. The sole access point is planned on Sever Road and the Site Plan provides efficient circulation.

This site is consistent with the surrounding residential developments and will serve as a meeting place for the community, since many of the subdivisions do not have clubhouse facilities. The property has access to a public water supply, public sanitary sewer, and convenient access to collector streets, major thoroughfares or state or interstate highways.

CONCLUSION

This proposed change in conditions would result in a high-quality country club/private events facility for the residents of the Sever Road community and of Gwinnett County. Applicant and its representatives welcome the opportunity to meet with the staff of the Gwinnett County Department of Planning and Development to answer any questions or to address any concerns. Applicant respectfully requests your approval of this Application.

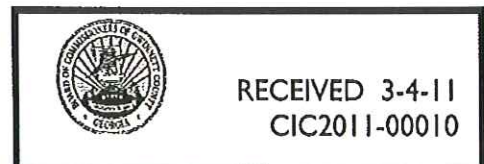
This 3rd day of March, 2011.

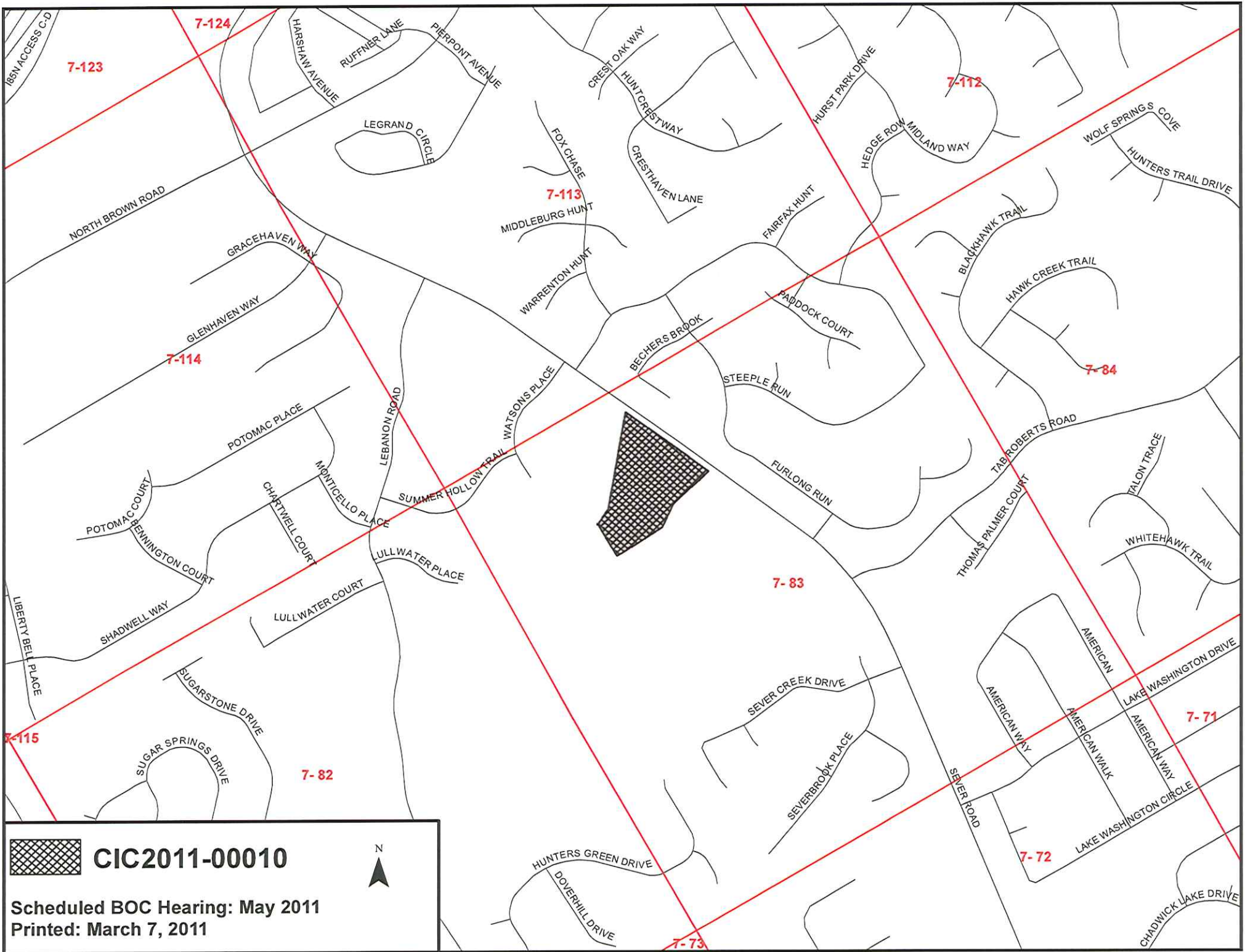
Respectfully submitted,

ANDERSEN, TATE & CARR, P.C.



Michael L. Sullivan
Attorney for Owner/Applicant





CIC2011-00010



Scheduled BOC Hearing: May 2011
Printed: March 7, 2011

Conceptual Plan
Sever Road

Lot 100 76 Section 1 County Grant State, Oregon



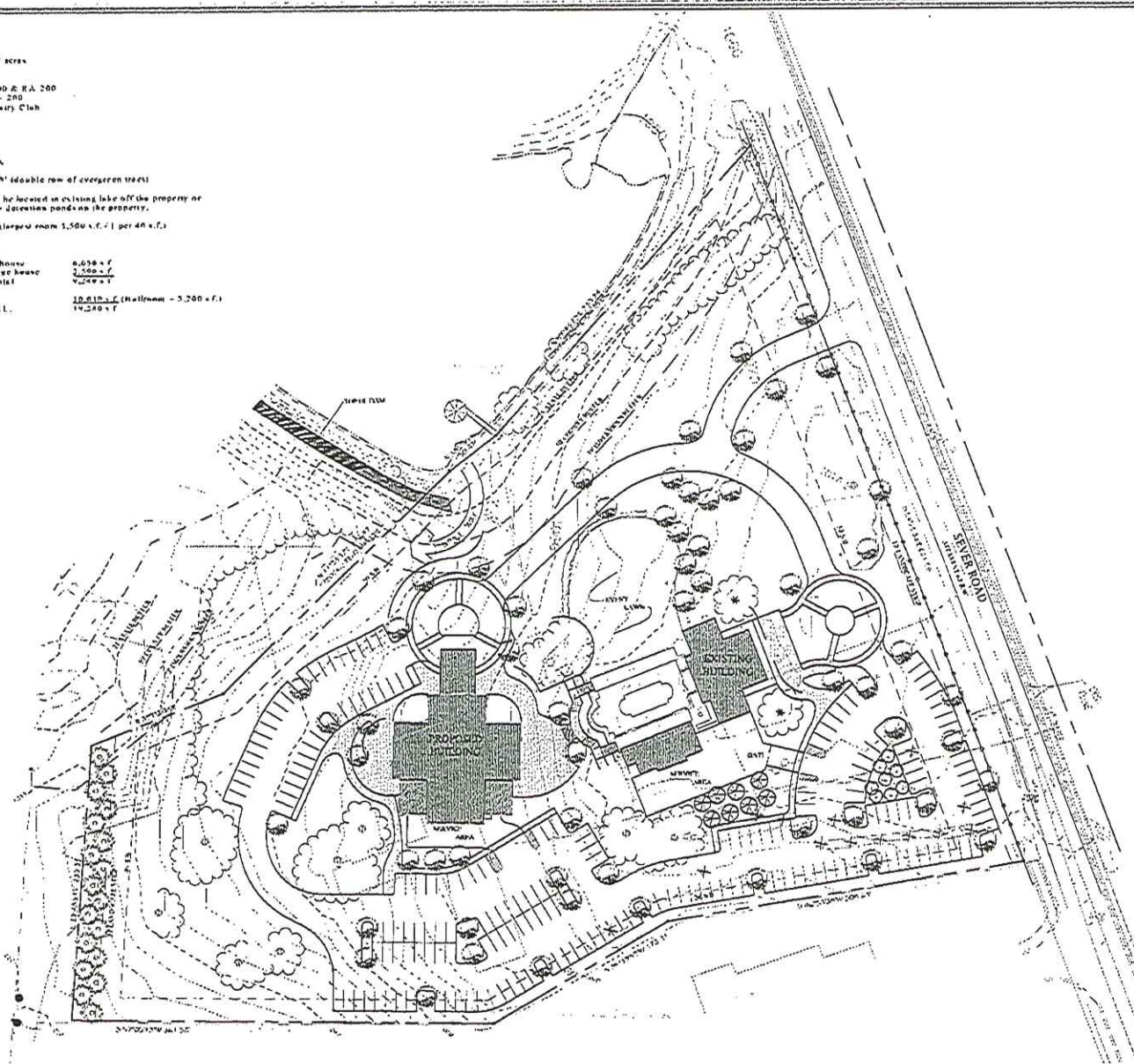
LANDSCAPE ARCHITECTURE
 400 AVENUE LIND BLVD. SEASIDE, OREGON 97138

ARCHITECTURE/INTERIOR DESIGN/ART
 1000 AVENUE LIND SEASIDE, OREGON 97138

Date: 11/19/08
 11/19/08
 11/19/08

- TOTAL AREA - 7.52 acres
- EXISTING ZONING - R-100 & RA-200
 - PROPOSED ZONING - RA - 200
 - PROPOSED USE - Country Club
 - EXTERIOR STRIPS
 - o Sever Road - 30'
 - o Southeast - 20'
 - o Northwest - 20'
 - o Southwest - 40'
 - EXTERIOR LANDSCAPE STRIPS
 - o Sever Road - 10'
 - o Southwest property line - 20' (double row of evergreen trees)
 - UNDERGROUND UTILITIES - May be located in existing lake off the property or in new retention ponds on the property.
 - DETENTION
 - PARKING Required - 136 (large room 1,500 x 6' x 1 per 40 x 6') Showed - 185
 - EXISTING BUILDINGS:

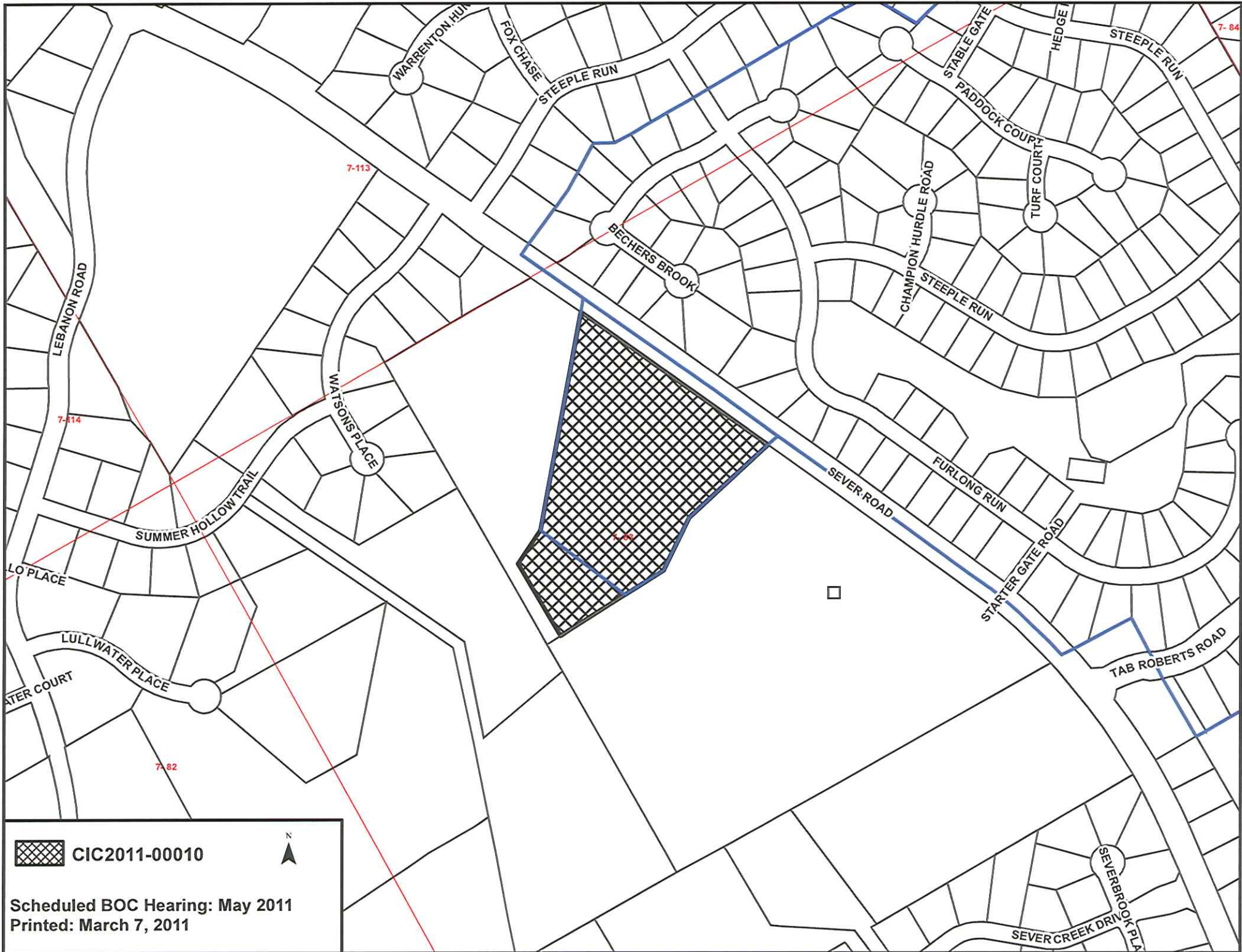
Main house	4,678 s.f.
Cottage house	2,500 s.f.
Sub hotel	4,240 s.f.
 - BANQUET HALL - 10,810 s.f. (Hallroom - 3,200 s.f.)
- TOTAL: 19,248 s.f.



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CIC2011-00010



Scheduled BOC Hearing: May 2011
Printed: March 7, 2011

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

CASE NUMBER :**SUP2011-00019**
ZONING :C-2
LOCATION :2100 BLOCK OF PARKWOOD ROAD
MAP NUMBER :R6052 003
ACREAGE :0.54 ACRE
PROPOSED DEVELOPMENT :AUTOMOBILE SERVICE (RENEWAL)
SQUARE FEET :4,500 SQUARE FEET
COMMISSION DISTRICT :(3) BEAUDREAU

FUTURE DEVELOPMENT MAP:

APPLICANT: LANDWORKS ASSOCIATES, INC.
3030 McEVER ROAD, SUITE 310
GAINESVILLE, GA 30504

CONTACT: MATTHEW ZIEG PHONE: 678.438.9665

OWNER: KAY GREENWAY
2682 PINELAND AVENUE
DORAVILLE, GA 30340

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:

KAY GREENWAY
2682 PINELAND AVE.
DORAVILLE, GA. 30340
770-231-3647

DATE: February 3, 2011

Letter of Intent

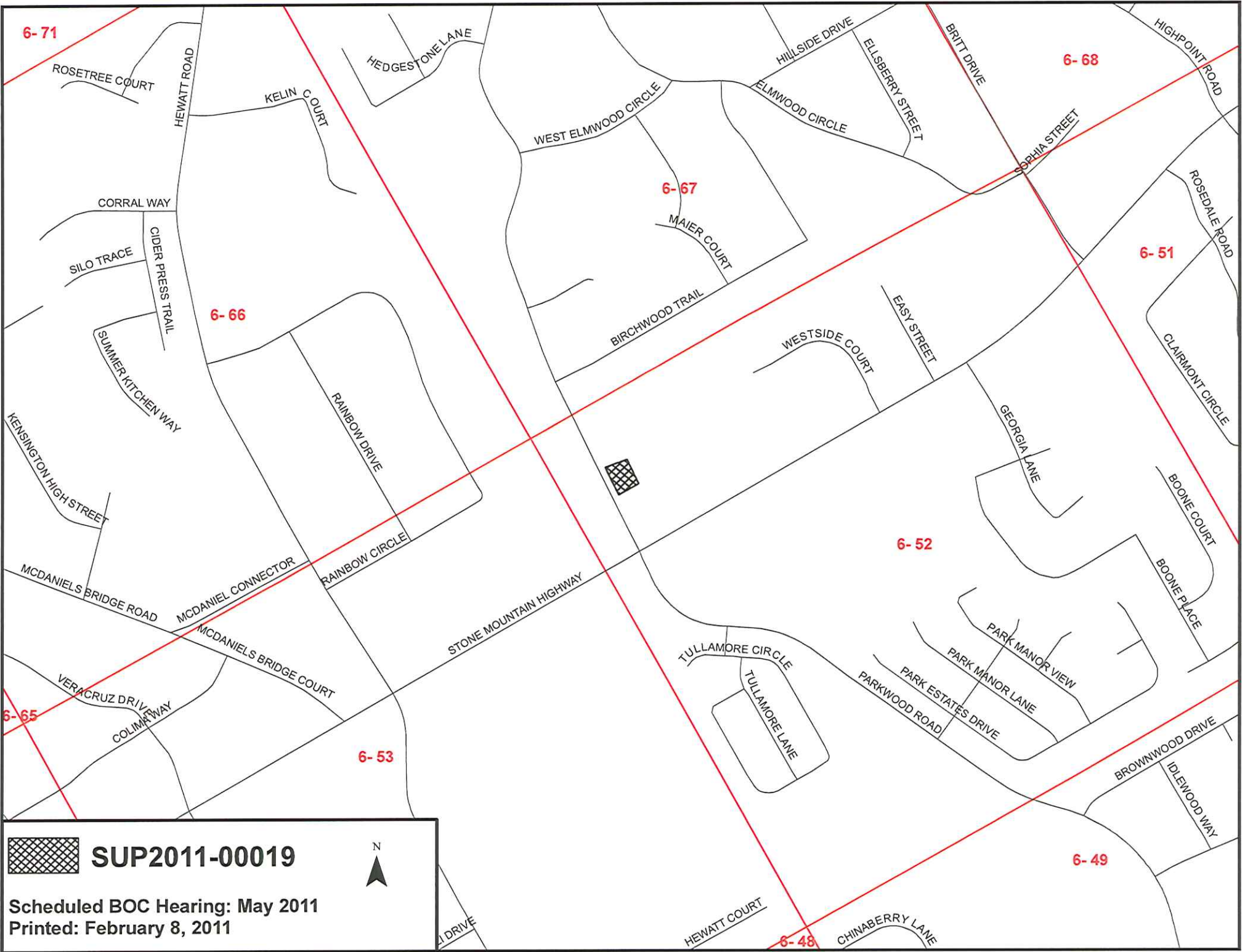
The property located at 2144 Parkwood Road is currently developed and operating as a 4,500 s.f. automobile service center. The property is zoned C-2 (RZC 05-002) with a special use case (SUP 05-018 & SUP 08-009.) These special use cases allow automobile service but had two year expiration dates. This letter is to reapply for a Special Use of automobile service within a C-2 zoning and to request that no further expiration dates be put on the conditions, all other existing re-zoning and SUP conditions are acceptable to carry onward.

Thank You

Kay Greenway

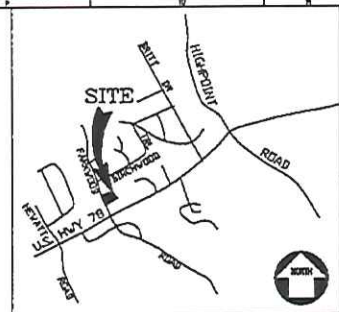
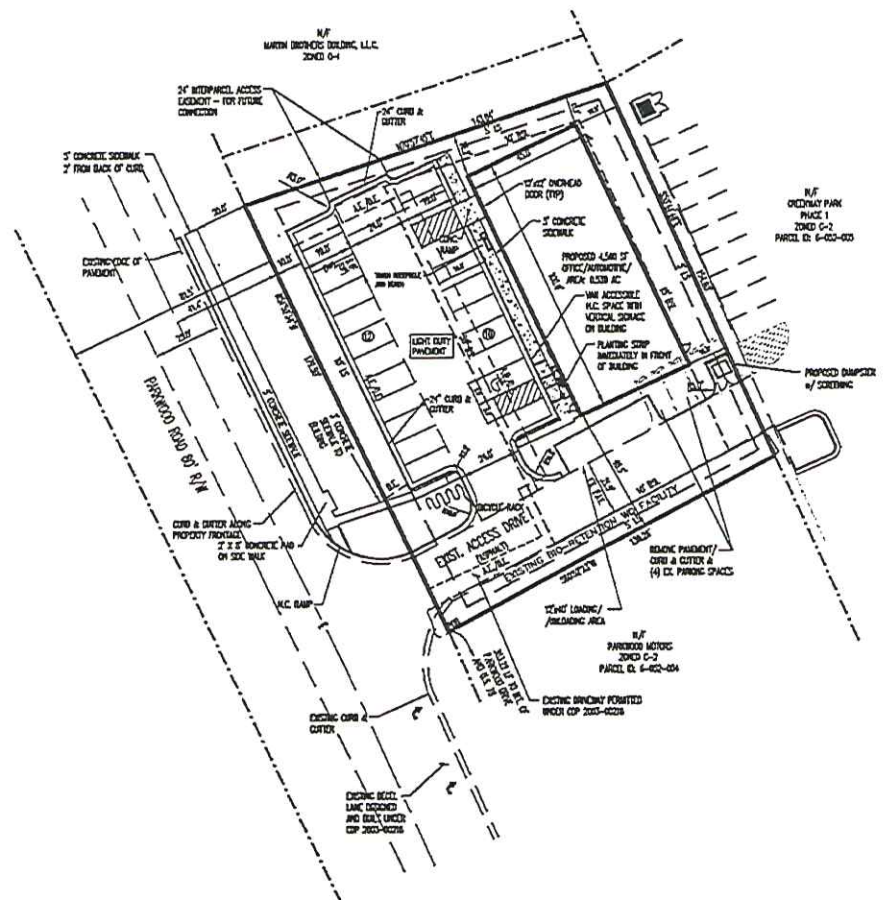


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SUP2011-00019





RECEIVED 2-7-11
 SUP2011-00019



LOCATION MAP

SITE SPEC NOTES:

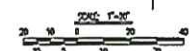
1. MATERIALS TO BE USED FOR THE BACK OF CURB AND SHALL BE CONCRETE OF COURSE A MINIMUM 4\"/>

ROADS	
1	10-0-00
2	10-0-00
3	10-0-00
4	10-0-00
5	10-0-00
6	10-0-00
7	10-0-00
8	10-0-00
9	10-0-00
10	10-0-00



Landworks Associates, Inc.
 3600 MARTIN BLDG. SUITE 310
 CLAYTON, GEORGIA 30604
 PHONE/FAX (770) 419-7170

GREENWAY BUILDING
 PARKWOOD ROAD
 LAND 107 S.E. 1/4, DISTRICT, PARCEL 6063 003
 FANNING COUNTY, GEORGIA



IF YOU DIG GEORGIA
 CALL OR VISIT
 1-800-4-A-FLORA
 OR VISIT
 WWW.IFYOUDIG.GEORGIA.GOV

SHEET TITLE	
SITE PLAN	
DATE:	02-07-11
JOB:	200-040708
BY:	WJZ
CHK:	WJZ
SHEET NUMBER:	1/1



SUP2011-00019



Scheduled BOC Hearing: May 2011
Printed: February 8, 2011

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

CASE NUMBER :SUP2011-00020
ZONING :R-100
LOCATION :2700 BLOCK OF CENTERVILLE HIGHWAY
MAP NUMBER :R6033 018
ACREAGE :1.0 ACRE
PROPOSED DEVELOPMENT :ADULT DAYCARE CENTER (GROUP)
SQUARE FEET :1,389 SQUARE FEET
COMMISSION DISTRICT :(3) BEAUDREAU

FUTURE DEVELOPMENT MAP:

APPLICANT: AMRUT INVESTMENT LLC
2704 CENTERVILLE HIGHWAY
SNELLVILLE, GA 30039

CONTACT: ARJUN PATEL PHONE: 678.382.2755

OWNER: AMRUT INVESTMENT LLC
2704 CENTERVILLE HIGHWAY
SNELLVILLE, GA 30039

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:

LETTER OF INTENT FOR SPECIAL USE PERMIT

The property which is the subject of this Application is currently zoned R-100 one acre parcel and is located on Georgia State Highway-124 in Snellville area. As per current ordinance of Gwinnett County Zoning Resolution, section 1301, the R-100 Zoning Classification allows for the use of a Group Day Care Home **which is more then six (6), but less then nineteen (19) provided** that the applicant for such development is granted a Special Use Permit by the Board of Commissioners. The property owner assists the senior citizen of county including Community Care Service Program from State of Georgia and owner having Prof. License in Health care from state of Georgia with 8 yr's experience with the senior community. This is a Owner-Occupied home is licensed by the state of Georgia to provide care for senior citizen.

The property has good reasonable economic use as senior community Group day care Home due to its location on 4 lane state Highway. Also the property is surrounding the C1, O&I zone as well as neighbor is R-100 zone has 3 commercial type church building. Also increasing the life span of seniors, it is necessary to keep them healthy and active. This type of community service is necessary in a local community.

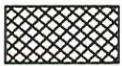
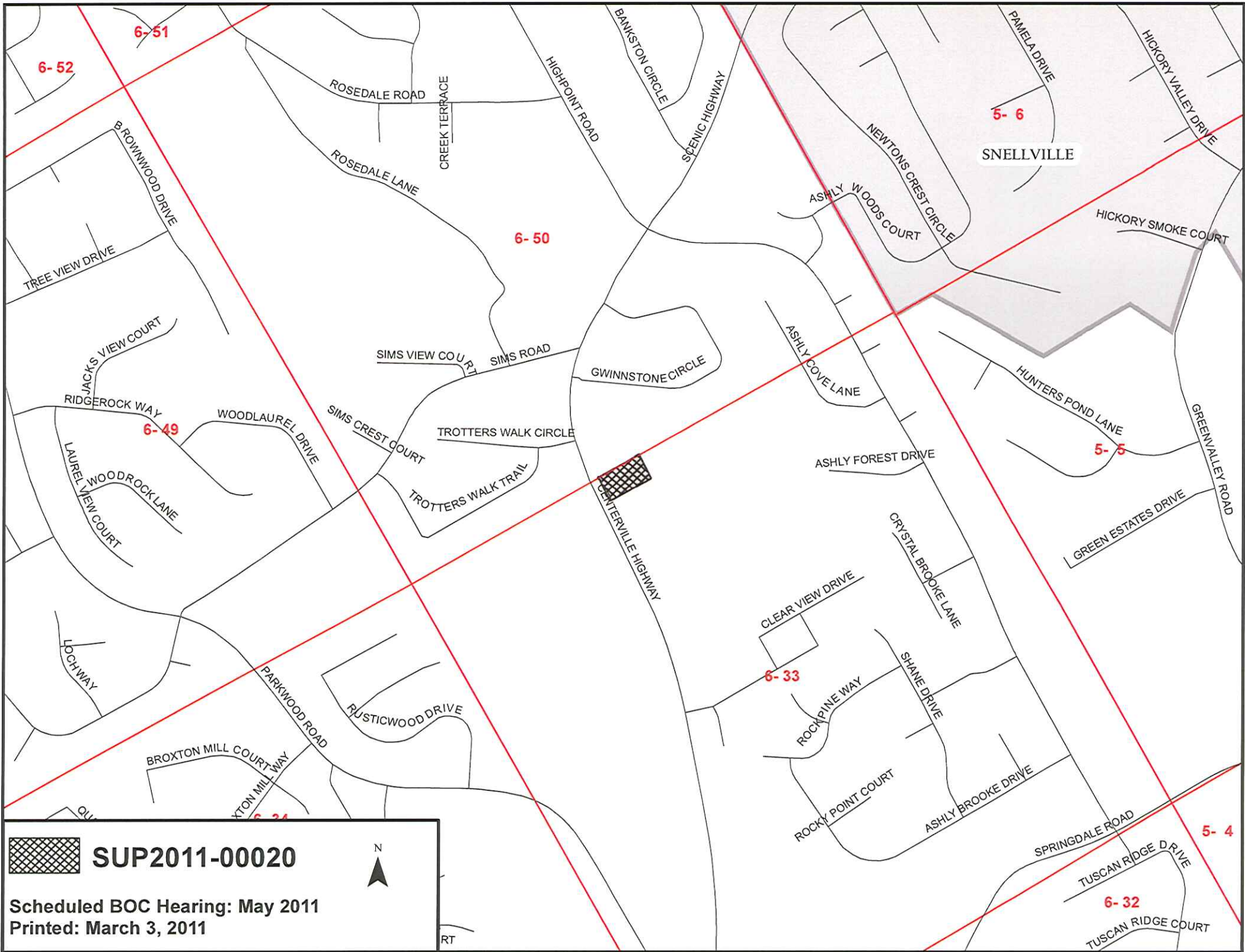
The applicant respectfully requests your approval of the requested Special Use Permit and hereby offers to meet with staff of the Gwinnett County Dept. of Planning & Dev. To address any concern they may have.

This 29th day of Dec, 2010,

Respectfully submitted,



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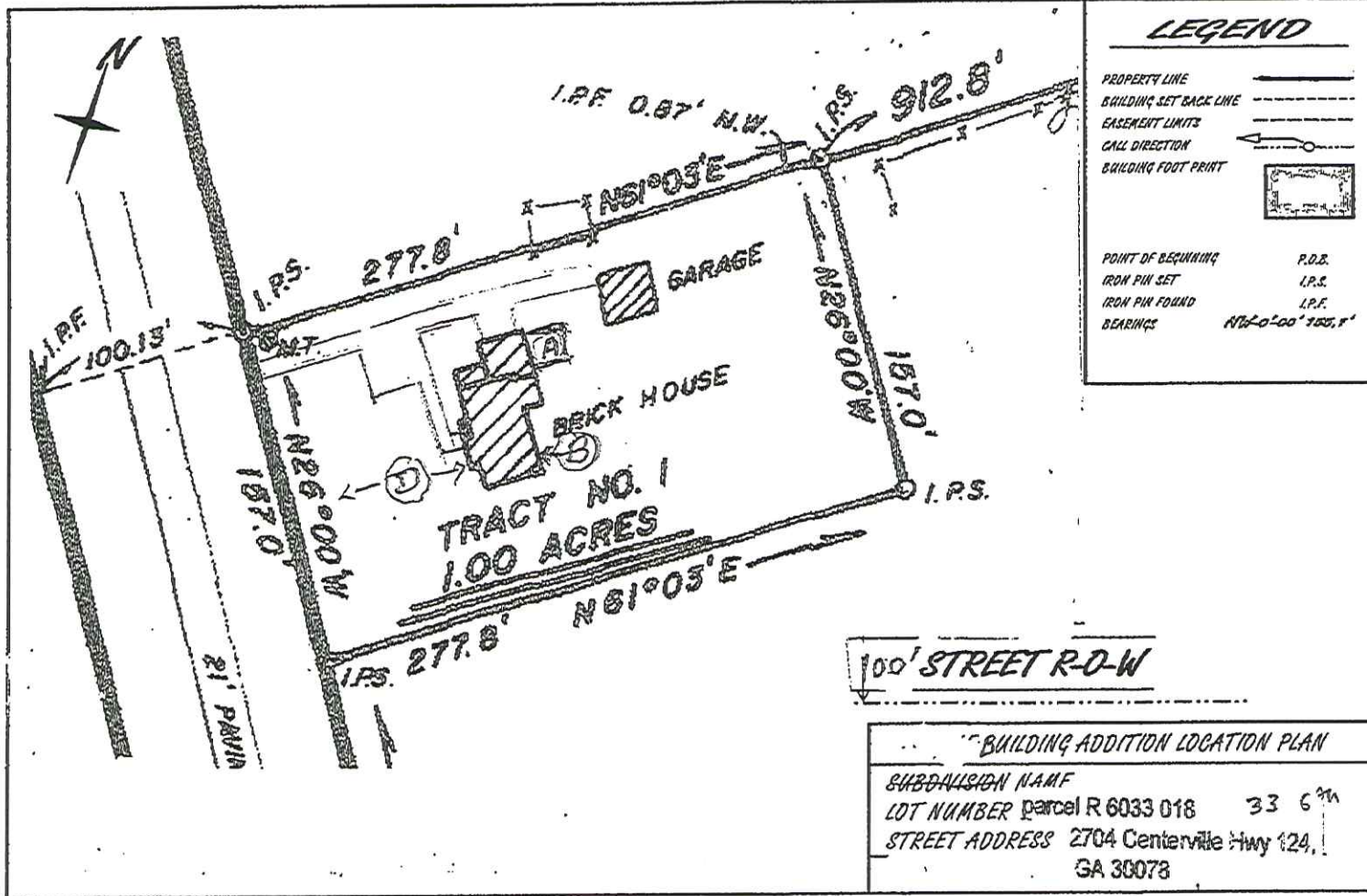


SUP2011-00020

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Scheduled BOC Hearing: May 2011
 Printed: March 3, 2011

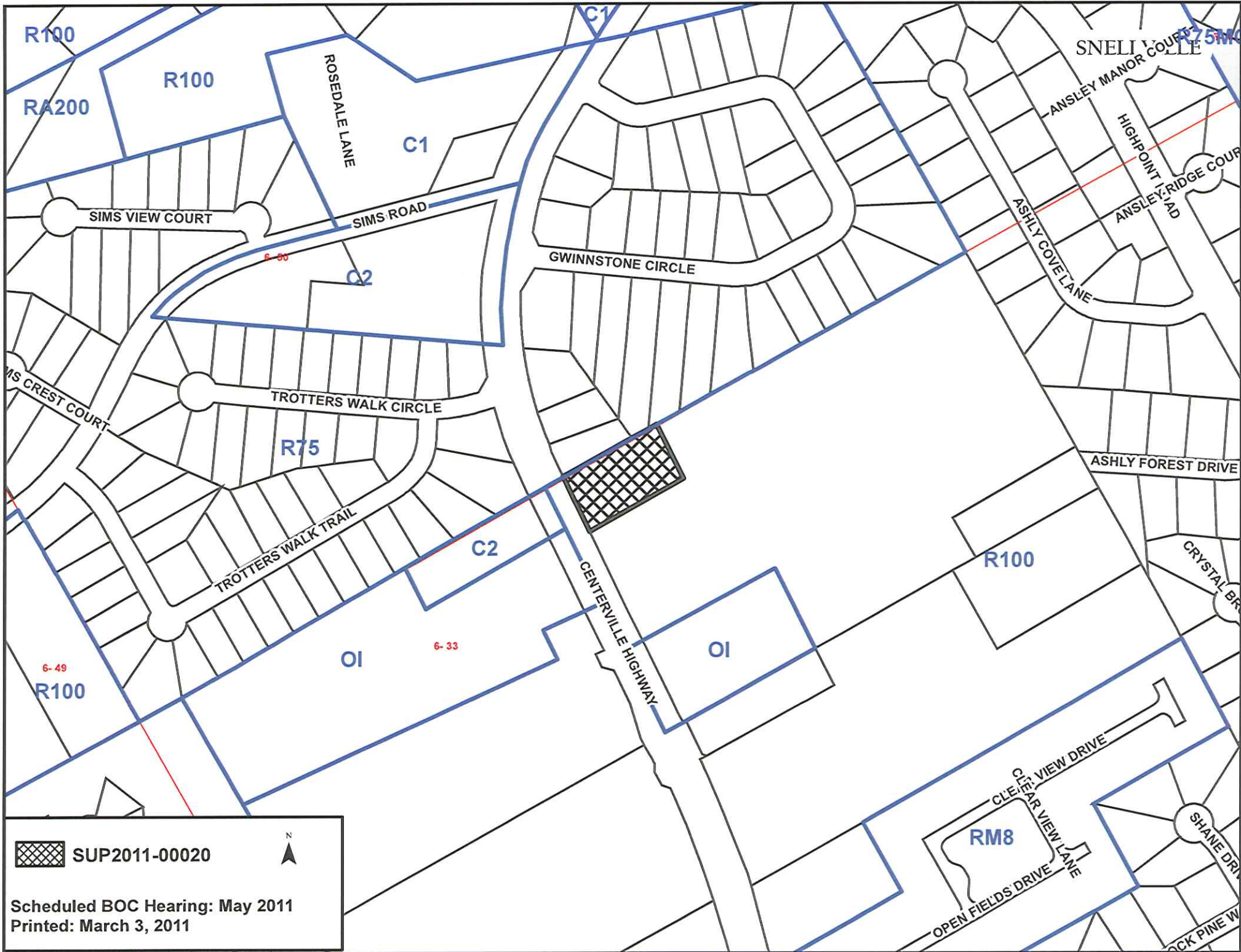
RT



- A - Proposed covered sunroom deck (16'x16')
- B - EXISTING HOME
- C - DRIVEWAY EXISTING
- D - FRONT SETBACK 40' ft



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 SUP2011-00020



SUP2011-00020



Scheduled BOC Hearing: May 2011
 Printed: March 3, 2011

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

CASE NUMBER :SUP2011-00022
ZONING :C-2
LOCATION :1500 BLOCK OF INDIAN TRAIL - LILBURN ROAD
MAP NUMBER :R6199 110
ACREAGE :1.53 ACRES
PROPOSED DEVELOPMENT :TRUCK RENTAL
SQUARE FEET :3,402 SQUARE FEET
COMMISSION DISTRICT :(1) LASSETER

FUTURE DEVELOPMENT MAP:

APPLICANT: TRAC LIMITED PARTNERSHIP
4817 HARGROVE ROAD
RALEIGH, NC 27616

CONTACT: JOHN E. UNDERWOOD, ESQ. PHONE: 770.925.0111

OWNER: J. W. A. PROPERTIES, LLC
C/O PALMETTO BANK
301 HILLCREST DRIVE
LAURENS, SC 29360

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:

THOMPSON | O'BRIEN

Thompson O'Brien Kemp & Nasuti, P.C. | Attorneys at Law

R. Michael Thompson
J. Patrick O'Brien
Albert F. Nasuti
Bret T. Thrasher
Ted W. Hight III

James M. Cavin
Adam L. Cleveland
Delia C. Elder
Lisa A. Frank
Aaron M. Koppler
Kevin S. Kovalchik
Kimber C. Kwiatkowski
Erin R. Moore
Michael B. Pugh
Jeremy B. Ross
David C. Whitridge (GA, VA, WV & MD)

OF COUNSEL
John E. Underwood

E-mail: junderwood@tokn.com

March 3, 2011

VIA HAND DELIVERY

Gwinnett County Department of Planning and Development
One Justice Square
446 West Crogan Street
Lawrenceville, Georgia 30045-2440

Re: SUP for Truck Rental
Application of TRAC Limited Partnership
Letter of Intent
Our File No. 6127.00001

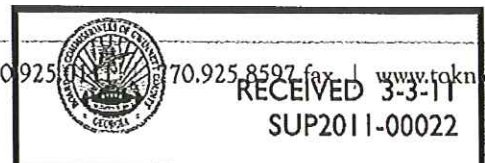
Dear Sir or Madam:

This firm represents TRAC Limited Partnership ("TRAC"), the applicant for the above referenced Special Use Permit.¹ TRAC is a North Carolina Limited Partnership created for the purpose of owning and leasing real estate to several commercial entities, including but not limited to, Triangle Rent A Car, LLC, a North Carolina Limited Liability Company authorized to do business in Georgia ("Triangle"). The Subject Property is Tax Parcel ID No. R6-199-110. Its street address is 1568 Indian Trail Road, Norcross, Georgia 30093-2613. A copy of the Limited Warranty Deed to the current owner and containing the current metes and bounds legal description is attached hereto as Exhibit "B."

The Subject Property is located within the Indian Brook Park office development. It is currently vacant, and it consists of a vacant building (approximately 3402 s.f.) with a large parking area containing approximately 47 parking spaces. The lot is approximately 1.528 acres and is currently zoned C-2.² The building is a single story structure approximately 15 feet high. A reduced copy of the Site Plan is attached hereto as Exhibit "C." Four (4) original full sized copies of the Site Plan are also attached.

¹ The original Special Use Permit Application, Special Use Applicant's Certification, Special Use Permit Property Owner's Certification, Notarized Conflict of Interest Certification for Special Use Permit (one each for the Applicant and the Owner) and the verification of Current Property Taxes Paid for Special Use Permit are attached hereto as Exhibit "A."

² This is approximately 2,226 s.f./acre.



The current owner of the Subject Property is J.W.A. Properties, LLC, currently operated by the Carolyn Coker Moore QTIP Trust (the "QTIP Trust"). The Palmetto Bank is the trustee of the QTIP Trust.³ The Subject Property is currently under contract for sale to TRAC. When the sale is consummated, TRAC intends to enter into a long term lease with Triangle to utilize the property as a retail automobile and truck rental agency.

The last use of the building was for a fast food restaurant. The contract for sale is contingent on an SUP for truck rental being approved by Gwinnett County for the Subject Property.

Triangle is a multi-state retail automobile and truck rental company. It rents automobiles and trucks in North and South Carolina, Virginia and Georgia. It currently has two locations in Gwinnett County, one in Snellville and the other on Jimmy Carter Boulevard. Triangle wishes to close its Jimmy Carter Boulevard location and open a new location on the Subject Property.

Based on discussions with the Gwinnett County of Planning and Development, we understand that Gwinnett County interprets the Zoning Ordinance so that automobile rental is a permitted use within C-2 zoning, but that an SUP must be obtained for any kind of truck rental.⁴ Similarly, an automotive car wash is also a permitted use for property zoned C-2.⁵

Triangle is primarily a retail automobile rental company, but it also offers pickup trucks, SUVs, passenger vans (up to 15 passengers maximum) and small box trucks (up to 15' maximum) in its rental inventory. Triangle anticipates repainting and using the existing building.

If the SUP is granted, Triangle shall place only rental car, pickup truck, minivans, passenger vans and SUV inventory on the lot between the building and Indian Trail Road. Any and all box van inventory will be stored in the parking area behind (i.e., the parking area north of) the building.

An excerpt from Triangle's website (www.trianglarentacar.com) showing the size and types of vehicles it currently offers for rent is attached hereto as Exhibit "F". Triangle does not anticipate having more than three (3) of the fifteen foot (15') box trucks present on the lot at any given time.

³ A true and correct copy of the Memorandum of Trust appointing Palmetto Bank as Trustee for the Carolyn Coker Moore QTIP Trust is attached hereto as Exhibit "D." A true and correct copy of the Resolution Authorizing W. Glenn Keadle to execute documents on behalf of the Palmetto Bank is attached hereto as Exhibit "E."

⁴ The phrase "automobile rental" does not appear in the permitted uses for C-2. Planning and Zoning staff interpret the category of "equipment rental" (Section 1308(A)(33)) to include automobile rental. Planning and Zoning similarly construes the special use of "Heavy equipment and farm equipment sales and service, *and truck rental*" (Section 1308(E)(7) (emphasis added) to mandate an SUP if an automobile rental company wishes to rent any kind of truck, including pick-up trucks and SUVs, at a C-2 location.

⁵ Section 1308(A)(6).



In addition, Triangle intends to operate a hand wash only area in the present kitchen area of the building. Triangle will remove all of the existing kitchen equipment and utilize the existing tile floor and drain for the purpose of washing automobiles inside the existing building. Triangle will have to install one or more roll up doors and a curb cut adjacent to the building to facilitate the car wash area. A diagram showing the proposed location of the car wash area and the box van and commuter van inventory storage area is attached hereto as Exhibit "G". Triangle will not have any outdoor car or truck washing activities on the Subject Property.

Triangle will agree that it will not utilize tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material to be displayed, hung or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs will not be utilized. Triangle will comply with the existing sign ordinance.⁶ Triangle will apply for a sign permit to re-use the extant sign pole that was previously approved for the prior fast food operator.


I have attached certain constitutional objections to this letter of intent which are incorporated herein by reference. See Exhibit "H" attached hereto.

Also attached hereto is this firm's check in the amount of \$750.00 made payable to Gwinnett County in payment of the application fee. A copy of the Special Use Permit Application Checklist is also attached as Exhibit "I."

If you have any questions, or if you wish to discuss any additional conditions, please do not hesitate to contact me.

Very truly yours,

Thompson, O'Brien, Kemp & Nasuti, P.C.


John E. Underwood
Of Counsel

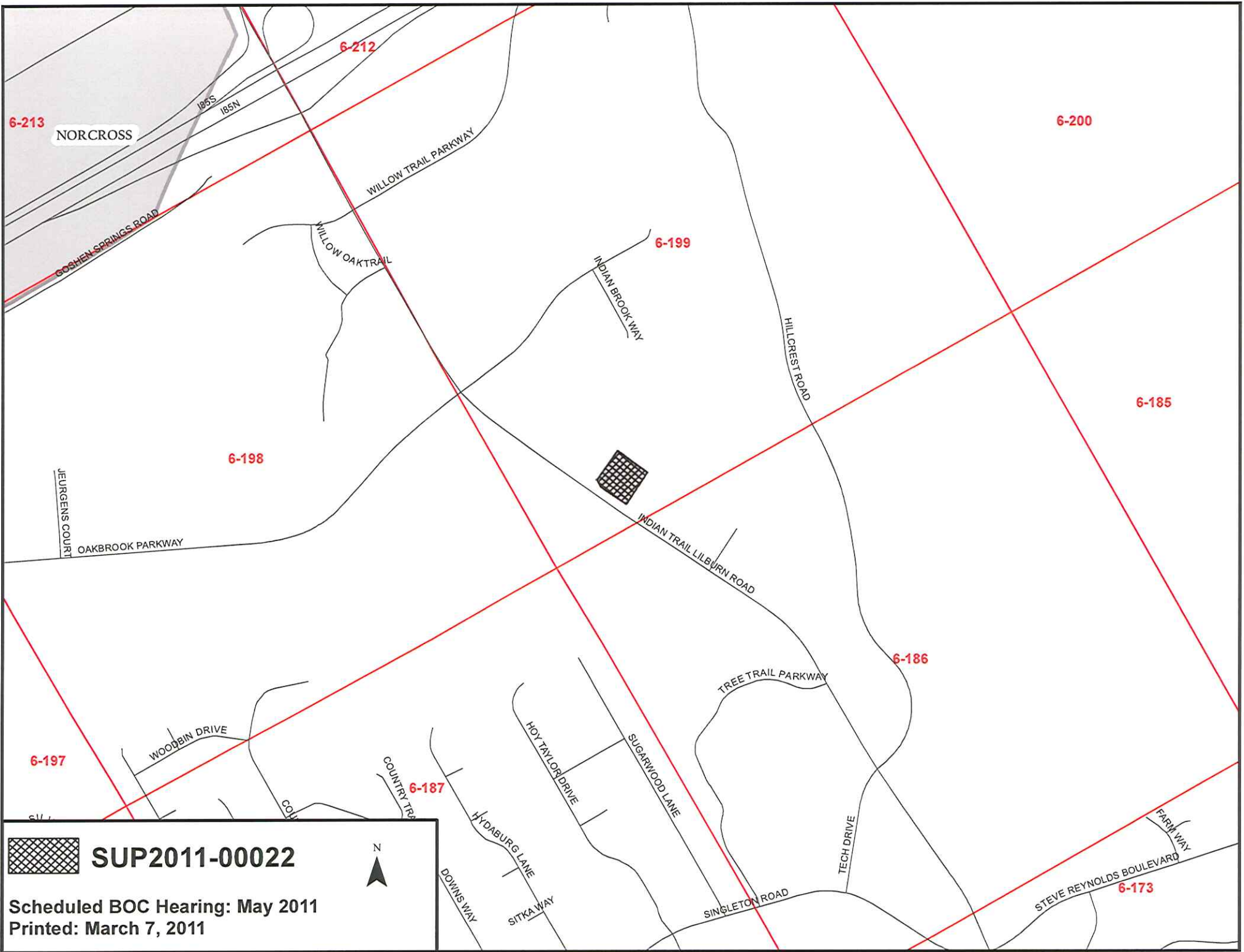
JEU:bms
Enclosures

cc: Frank Colonna, TRAC Limited Partnership (w/encl.)
John Wallace, Esq., counsel for TRAC Limited Partnership (w/encl.)
Glen Keadle, Palmetto Bank (w/encl.)

⁶ Gwinnett County Code, Part II, Sec. 86-100 – 86-125.



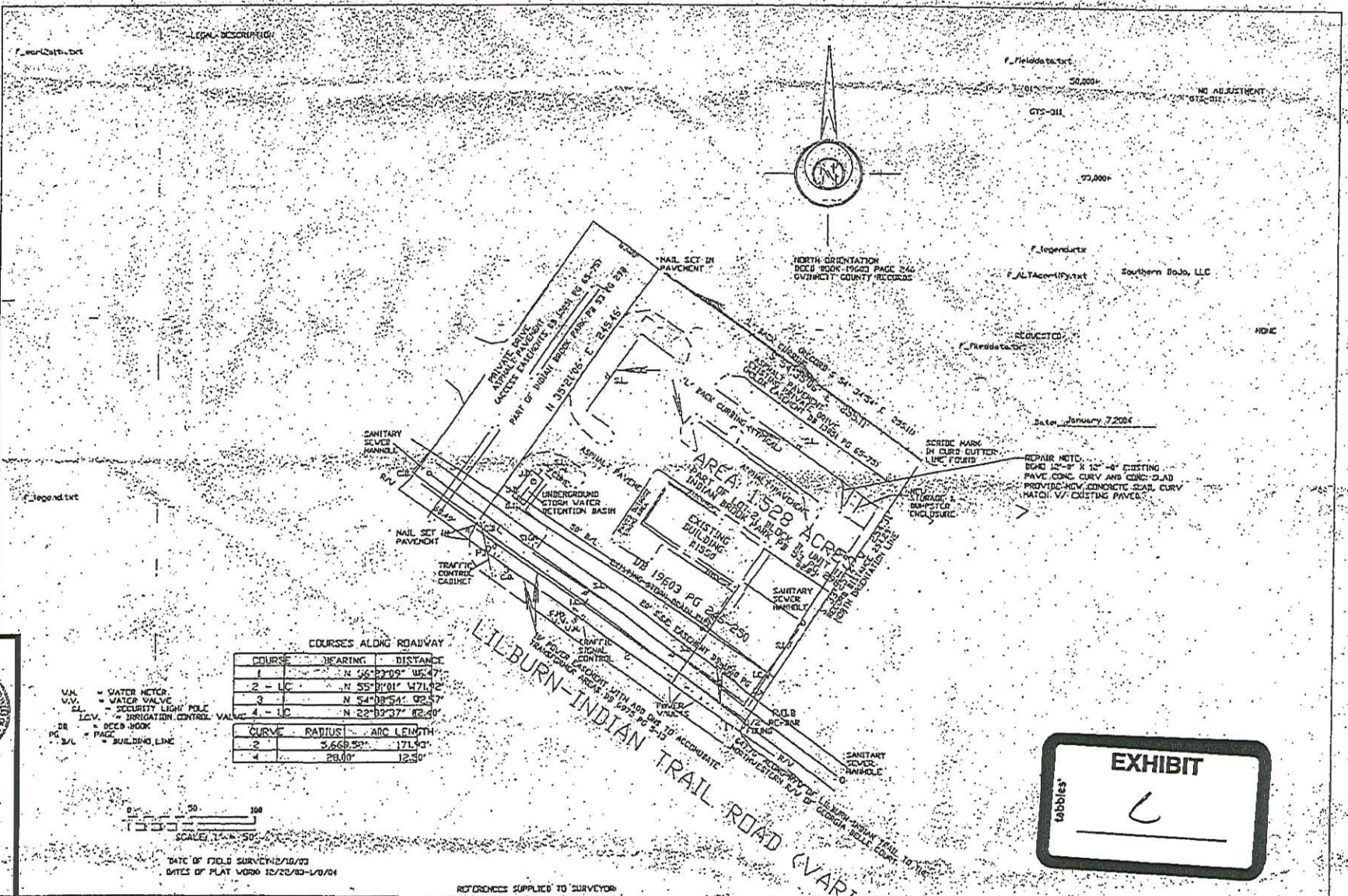
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SUP2011-00022

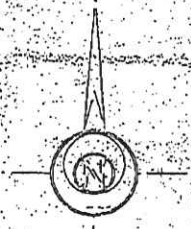
Scheduled BOC Hearing: May 2011
Printed: March 7, 2011





LEGAL DESCRIPTION

NO ADJUSTMENT
GTS-011



NORTH ORIENTATION
DEED BOOK 1962 PAGE 246
GWINNETT COUNTY RECORDS

Southern Bojo, LLC

REQUESTED

Date: January 7, 2004

REPAIR NTD...
BEAR 12'-0" X 12'-0" EXISTING
PAVE CONC CURV AND CONC SLAB
PROVIDE NEW CONCRETE SEAL CURV
MATCH W/ EXISTING PAVED

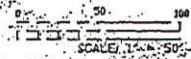
Legend.txt

COURSES ALONG ROADWAY

COURSE	BEARING	DISTANCE
1	N 56°32'09" W	47.71'
2 - LC	N 55°01'01" W	71.82'
3	N 54°08'54" W	92.57'
4 - LC	N 22°02'37" W	82.40'

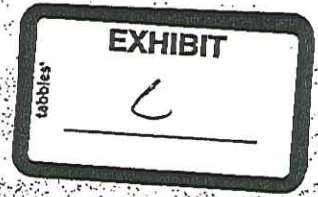
CURVE	RADIUS	ARC LENGTH
2	5,668.53'	171.93'
4	28.00'	12.50'

- W.V. = WATER VALVE
- W.V. = WATER VALVE
- SL = SECURITY LIGHT POLE
- LCV = IRRIGATION CONTROL VALVE
- DR = DEED BOOK
- B/L = BUILDING LINE



DATE OF FIELD SURVEY: 10/03
DATES OF PLAT WORK: 12/22/03-1/04/04

- REFERENCES SUPPLIED TO SURVEYOR:
- 08 279 PG 525
 - 08 275 PG 760
 - 08 275 PG 525
 - 08 775 PG 884
 - 00 1860 PG 647
 - 08 6075 PG 3-13
 - 08 8010 PG 163-203
 - 08 8313 PG 74-79
 - 08 9234 PG 249-264
 - 08 11501 PG 303-107
 - 08 13021 PG 63-75
 - 08 10428 PG 214-217
 - 08 10795 PG 66-70
 - 08 10861 PG 232-240
 - 08 19623 PG 246-259
 - 08 13662 PG 231-254
 - 08 28456 PG 83-91
 - 08 38977 PG 28
- PLATS REFLECTED IN TITLE COMMITMENT PACKAGE
BUT COPIES NOT FURNISHED TO ABOVE CLIENTS
SURVEYOR:
- PG 33 PG 236
 - PG 33 PG 299
 - PG 71 PG 35

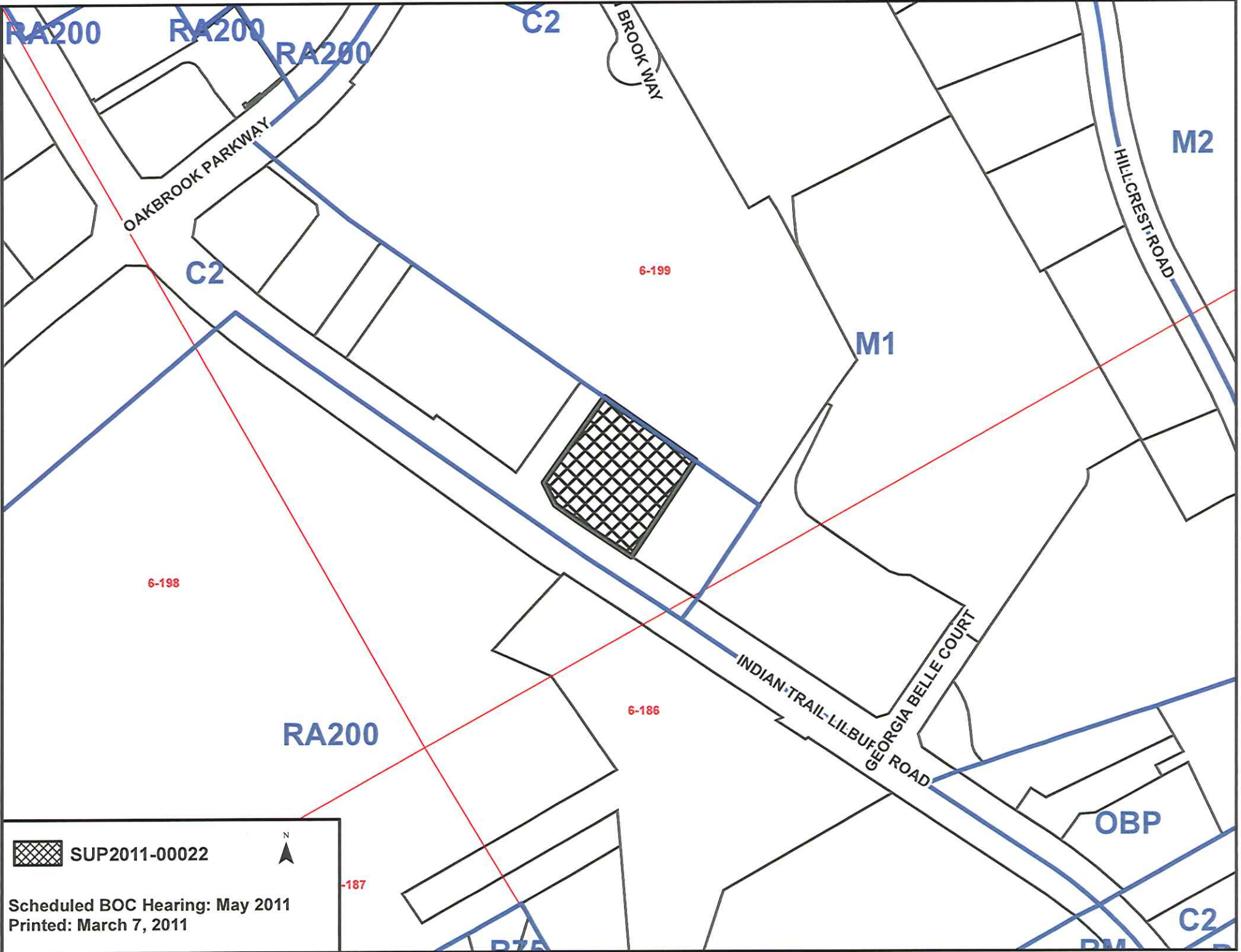


"ALTA/ACSM LAND TITLE SURVEY"
FOR
SOUTHERN BOJO, LLC
LOCATED IN LAND LOT 199
6TH LAND DISTRICT
GWINNETT COUNTY, GEORGIA

PREPARED BY
Caracot Land Services
P.O. BOX 354
MOLENA, GEORGIA 30258
770-228-6759 770-884-0431

RECEIVED 3-3-11
SUP2011-00022





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

CASE NUMBER :**SUP2011-00023**
ZONING :R-100
LOCATION :200 BLOCK OF RUSSELL ROAD
MAP NUMBER :R7068 082
ACREAGE :1.55 ACRES
PROPOSED DEVELOPMENT :PERSONAL CARE HOME (FAMILY)
SQUARE FEET :3,975 SQUARE FEET
COMMISSION DISTRICT :(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: DANIELA LUCA
2744 STERLING DRIVE
LAWRENCEVILLE, GA 30043

CONTACT: DANIELA LUCA PHONE: 404.516.1268

OWNER: DON P. GRAHAM
8629 ALEXENDRA ARBOR LANE
TAMPA, FL 33637

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:

Letter of Intent

My name is Daniela Luca and I am a citizen of the State of Georgia, residing with my spouse Ionut Cosmin Luca and our two wonderful girls Miruna and Cosmina, in The City of Lawrenceville, 2744 Sterling Dr.

We are purchasing the property located at 225 Russel Rd, Lawrenceville, GA, 30043 with the intention of opening a Personal Care Home for up to 8 elderly people. The property is located on a tract of 1.550 ACRE, surrounded by beautiful trees, 169.8 ' from the street, one single dwelling unit with one house of 3,975 Sq Ft conform Tax Record. The property is currently zoned R 100 and we have no intention of rezoning. The house has 3 car garage with additional 6 car parking provided on the drive way.

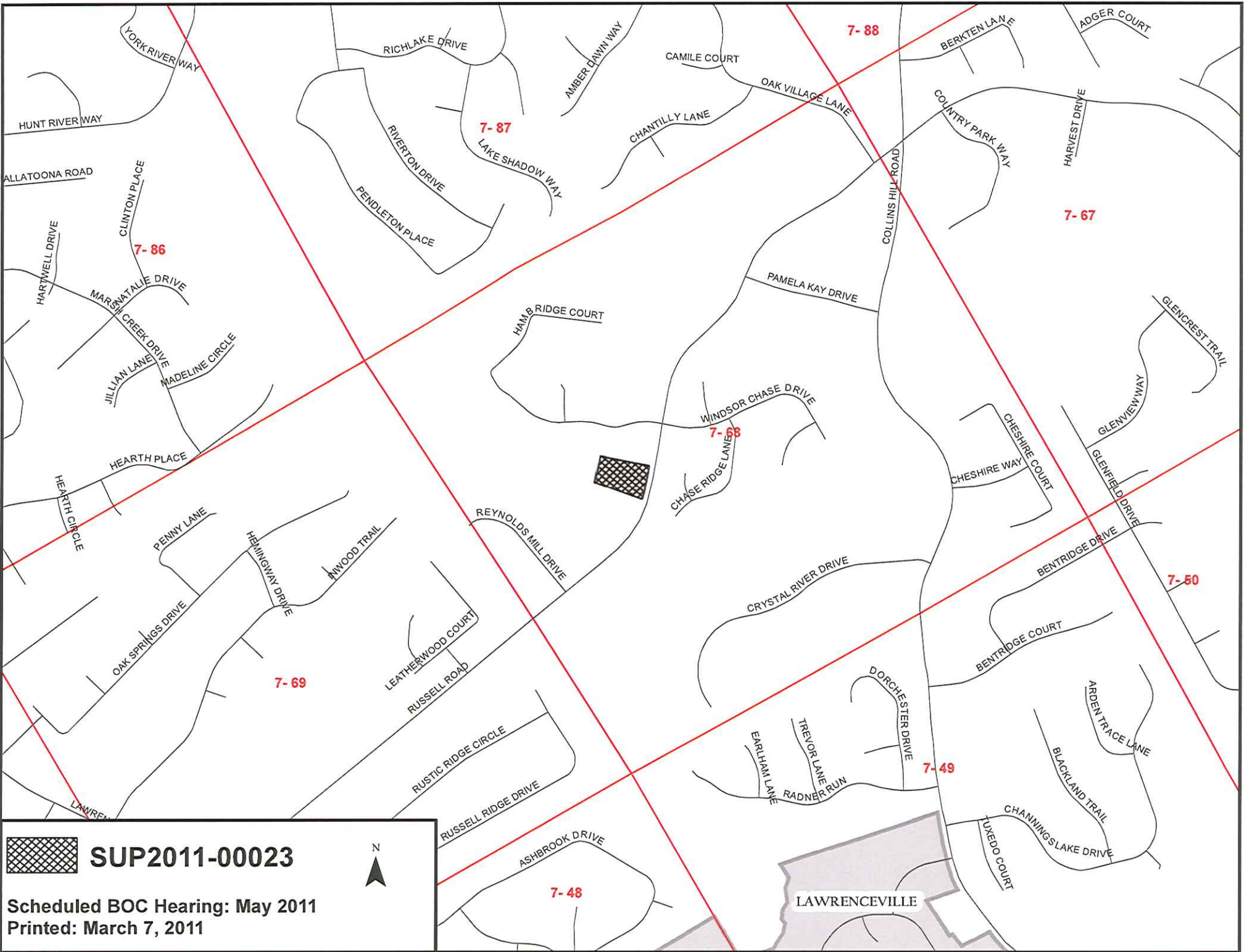
This business would give us the opportunity to serve elderly people, treating them with dignity and respect and also, will allow us to provide jobs for those willing to dedicate themselves to serve others.

We hope to be trusted with the approval of the Special Use Permit and we will not disappoint.

Thank you!

Daniela Luca



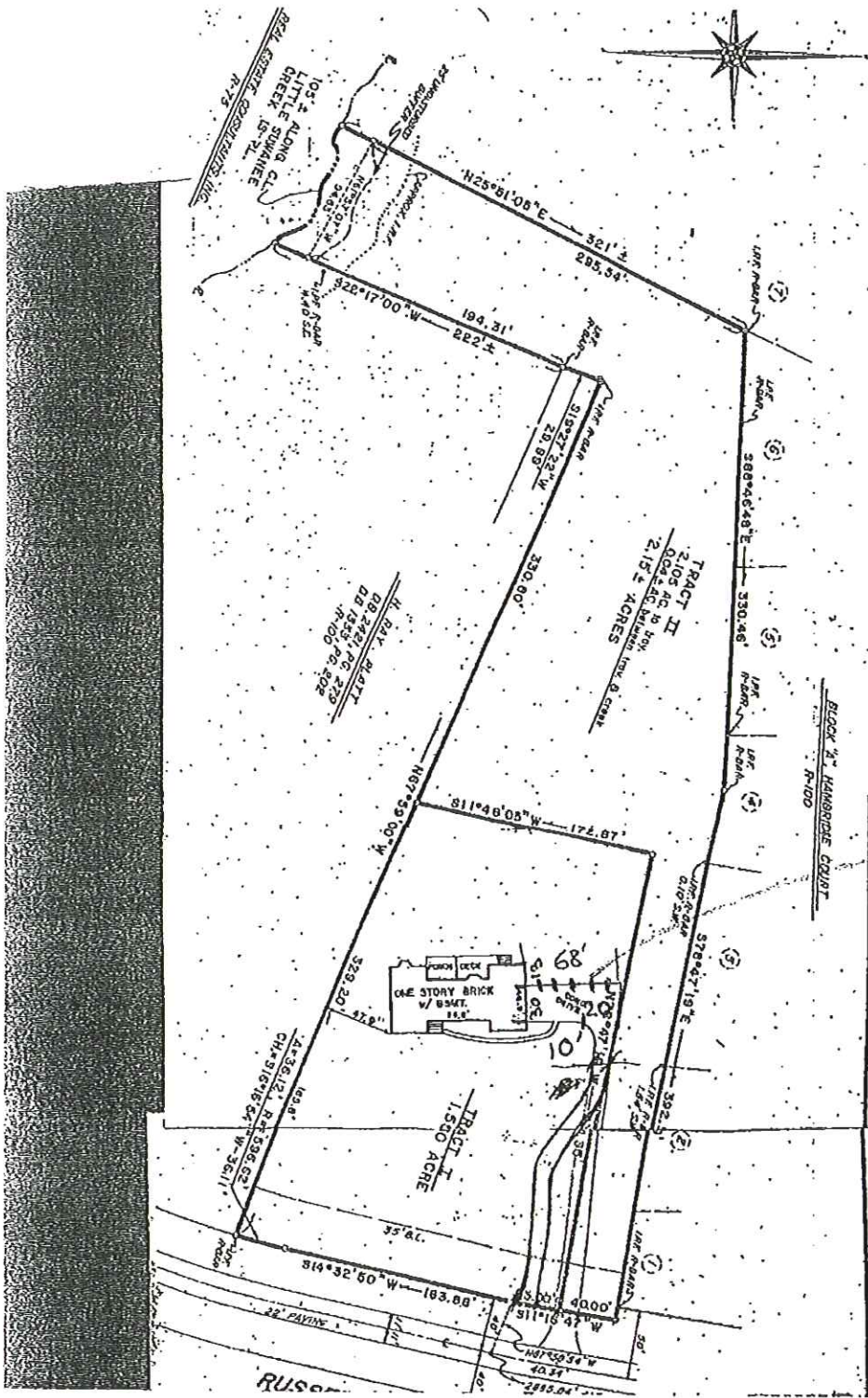


SUP2011-00023



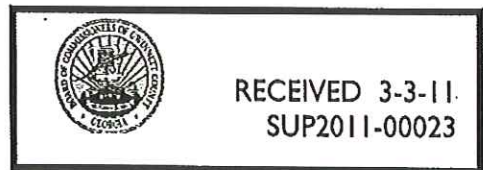
Scheduled BOC Hearing: May 2011
 Printed: March 7, 2011

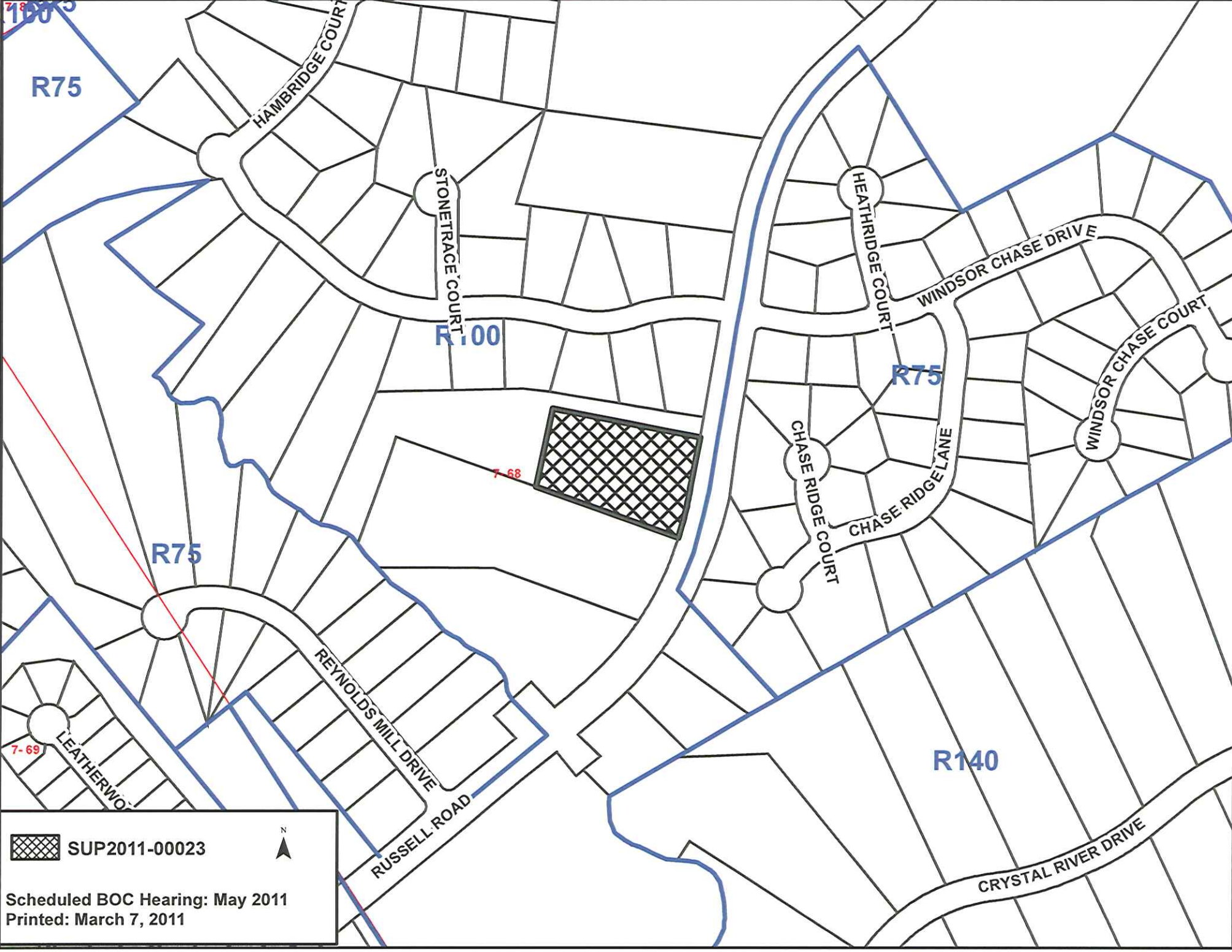
LAWRENCEVILLE



→ 6 parking
spaces
+
3 spaces in
garage

x- not associated with Fishpian (678-518-6169)





7-68

R75

HAMBRIDGE COURT

STONETRACE COURT

R100

7-68

HEATHRIDGE COURT

R75

WINDSOR CHASE DRIVE

WINDSOR CHASE COURT

CHASE RIDGE COURT

CHASE RIDGE LANE

R75

REYNOLDS MILL DRIVE


RUSSELL ROAD

R140


CRYSTAL RIVER DRIVE

LEATHERWOOD

7-69

 SUP2011-00023

Scheduled BOC Hearing: May 2011
Printed: March 7, 2011



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

CASE NUMBER :SUP2011-00026
ZONING :C-2
LOCATION :800 BLOCK OF OAK ROAD
:3000 BLOCK OF FIVE FORKS - TRICKUM ROAD
:3000 BLOCK OF RIVER DRIVE
MAP NUMBER :R6106 362
ACREAGE :1.80 ACRES
PROPOSED DEVELOPMENT :PRECIOUS METAL DEALER
SQUARE FEET :2,000 SQUARE FEET
COMMISSION DISTRICT :(3) BEAUDREAU

FUTURE DEVELOPMENT MAP:

APPLICANT: FIVE FORKS PRECIOUS METALS, LLC
C/O MILL CREEK CONSULTING
448 COMMERCE DRIVE, SUITE A
BUFORD, GA 30518

CONTACT: MITCH PEEVY PHONE: 770.614.6511

OWNER: OAK ROAD INVESTORS
P. O. BOX 98309
ATLANTA, GA 30359-2009

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, Five Forks Precious Metals,LLC, requests a special use permit on 1.8 acres for the purpose of allowing gold buying associated with a jewelry store. The subject property is located at 875 Oak Road in the Five Oaks Center at its intersection with Five Forks Trickum Road and is found in the 6th District, Land Lot 106 in Gwinnett County.

The applicant intends to open a Jewelry store in approximately 2,000 square feet of empty space in the shopping center and simply requests permission to be able to purchase precious metals on site.



RECEIVED 3-4-11
SUP2011-00026

