

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 June 2011.

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

CASE NUMBER :RZC2011-00013
ZONING CHANGE :R-75 TO C-2
LOCATION :2500 BLOCK OF OLD ROCKBRIDGE ROAD
MAP NUMBER :R6245 002
ACREAGE :0.75 ACRE
PROPOSED DEVELOPMENT :AUTOMOBILE SERVICE
SQUARE FEET :1,800 SQUARE FEET
COMMISSION DISTRICT :(2) HOWARD

CASE NUMBER :SUP2011-00028
ZONING :C-2 (PROPOSED)
LOCATION :2500 BLOCK OF OLD ROCKBRIDGE ROAD
MAP NUMBER :R6245 002
ACREAGE :0.75 ACRE
PROPOSED DEVELOPMENT :AUTOMOBILE SERVICE
SQUARE FEET :1,800 SQUARE FEET
COMMISSION DISTRICT :(2) HOWARD

FUTURE DEVELOPMENT MAP:

APPLICANT: ZULFIQAR AHMED
1620 LEATHER LAKE COURT
LAWRENCEVILLE, GA 30043

CONTACT: MITCH PEEVY PHONE: 770.361.8444

OWNER: ZULFIQAR AHMED
1620 LEATHER LAKE COURT
LAWRENCEVILLE, GA 30043

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:



5914 OLD DAHLONEGA HWY, MURRAYVILLE, GA 30564, TEL 404 597 6745/FAX: 404 806 5112

March 2, 2011

Board of Commissioners
Gwinnett County
Lawrenceville, Georgia

Dear Commission;

**LETTER OF INTENT: REZONING, SPECIAL USE PERMIT BUFFER REDUCTION
FOR 2537 OLD ROCKBRIDGE RD PIN: 6-245-002;**

On behalf of the applicant, Zulfiqar Ahmed we respectfully submit to the Board of Commissioners a request to change the current zoning of the property to C2. The property, located at 2537 Old Rockbridge Road, Norcross is currently zoned R 75. The property consists of 0.75 acres and currently vacant. We are also requesting a special use permit for this property as it will serve as an automobile repair and detailing facility that will strictly serve the business and not open to the general public. The applicant trades car via the internet.

We note that there is a daycare center to the south and further south a landscape business. To the east and across Old Rockbridge Road is an apartment complex. Directly, north and west are residential properties. We propose to minimize the impact of the development by maintaining the existing 6-foot high wooden fence along eastern property line and portions of the northern and southern boundary limits. We propose installing a similar fence along the unprotected sections of the northern and southern boundary lines. Existing dense bamboo growth (12-foot high) along the western limits of the site will be maintained to provide effective screening. We also proposed evergreen plants, 6-8 foot high at time of planting, along the southern, eastern and northern property limits. The proposed buffer planting will provide adequate screening of the site and preserve the tranquility of the neighborhood. All work will be performed inside the proposed building ad will be limited to 8am to 6pm Monday to Saturday.



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RZC2011-00013



5914 OLD DAHLONEGA HWY, MURRAYVILLE, GA 30064, TEL 404 587 6745/FAX: 404 806 5112

To this end we request a 40 foot natural and undisturbed buffer adjacent to all residentially zoned properties to the west. We also request a 10 foot planted buffer along the northern and southern boundaries. The buffers requested are as shown on the submitted site plan.

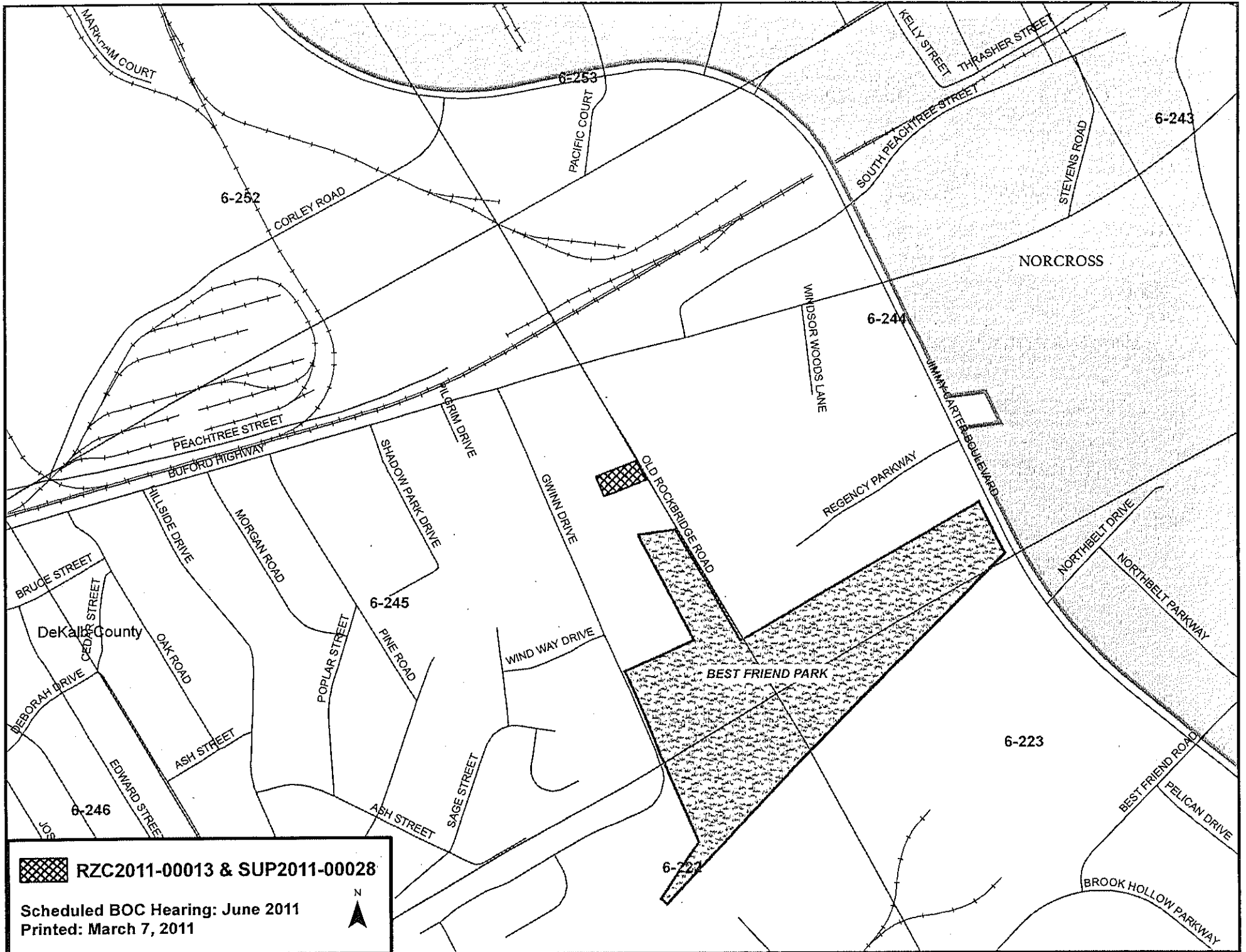
The automobile repair and detailing facility with office will be brick finished and about 1800 s.f when complete.

Respectively Submitted,

George Awuku, P.E.
Design Engineer



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RZC2011-00013



RZC2011-00013 & SUP2011-00028

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





VICINITY MAP (NTS)

ZONED R-75
 LOT AREA
 0.74 ACRES
 32,377 SQ.FT.

PROP USE: AUTO REPAIR/DETAILING
 (NOT OPEN TO GENERAL PUBLIC)
 TOTAL SITE = 0.74 ACRES
 BUILDING AREA: 1,800 S.F.
 PROP ZONING: C-2/SUP

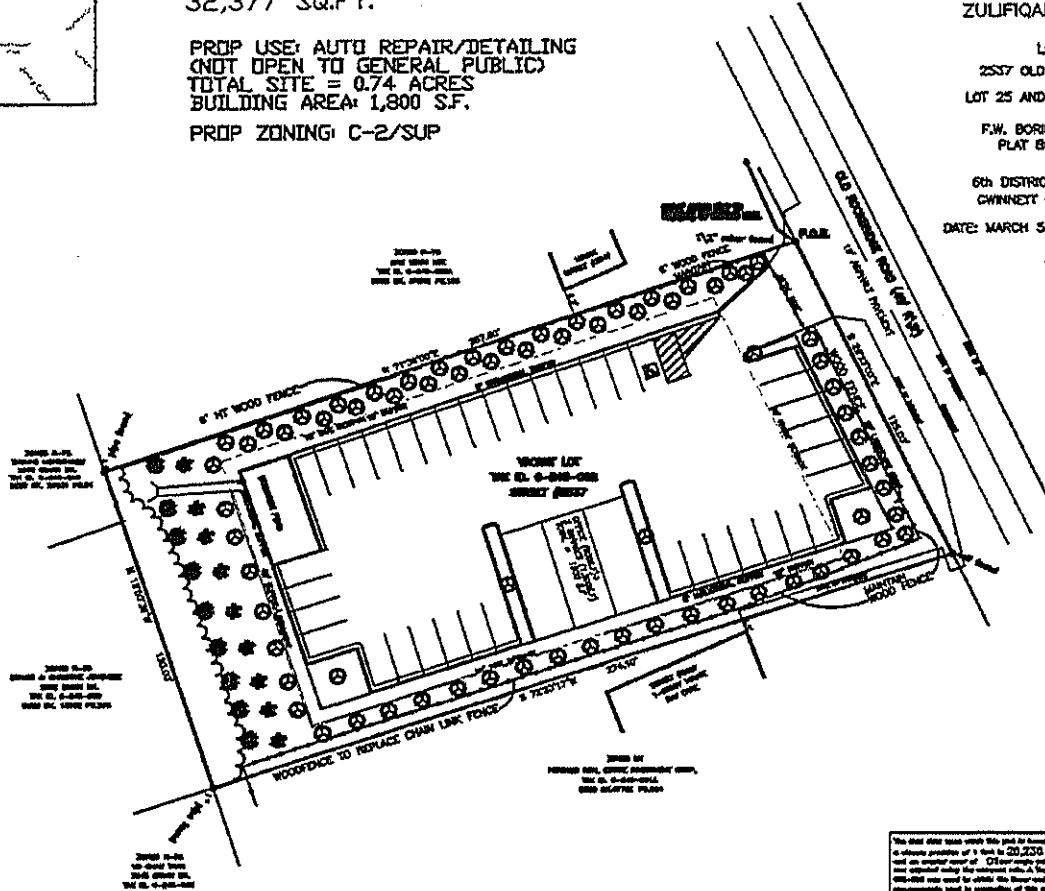
BOUNDARY SURVEY
 for
 ZULIFIQAR AHMED

LOCATION
 2537 OLD ROCKBRIDGE ROAD
 LOT 25 AND PORTION OF LOT 26
 BLOCK C
 F.W. BORING SUBDIVISION
 PLAT BOOK D PAGE 119

6TH DISTRICT LAND LOT 245
 CHIRRETT COUNTY, GEORGIA
 DATE: MARCH 5, 2011 JOB #211104

PARKING SUMMARY

PARKING REQUIREMENT FOR
 TOTAL OFFICE SPACE = 600 SQ. FT.
 REQUIRED PARKING:
 MIN: 1 PER 400 S.F. = 1.5 (2) SPACES
 MAX: 1 PER 150 S.F. = 4.0 (4) SPACES
 NO REQUIREMENT ON INVENTORY PARKING.
 PROVIDED FOR OFFICE USE = 2 SPACES
 PROVIDED FOR INVENTORY = 36 SPACES
 TOTAL PARKING = 38 SPACES
 INCLUDING ONE (1) HANDICAP SPACE



This plan shall mean with this plan to record that a certain quantity of 1 foot in 200,000 feet and an amount equal to 0.0005% of the total area of the property shall be reserved for the use of the owner and his heirs and assigns for the purpose of this plan. This plan has been submitted for review and is filed in the records within 1 foot in 200,000 feet.

This document does NOT levy any tax. RELEVANT PLANS SHOULD BE FILED FOR THE OWNERS RECORD. COUNTY RECORDS 121300 0066 F. REVISED 08-20-2006

STATEMENT OF PRECISION AND ACCURACY

STATEMENT OF FLOOD HAZARD



ENGINEER
 GEORGE AWUKU, P.E.
 1000 W. LONEGA HWY
 ATLANTA, GEORGIA 30364
 PH: (404) 591-6745
 FAX: (404) 846-5112
 CONTACT: GEORGE AWUKU, P.E.

RECEIVED 3-11-11
 RZC2011-00013



EL MNA INCORPORATED
 10011 OLD ROCKBRIDGE RD.
 LAWRENCEVILLE, GEORGIA 30046

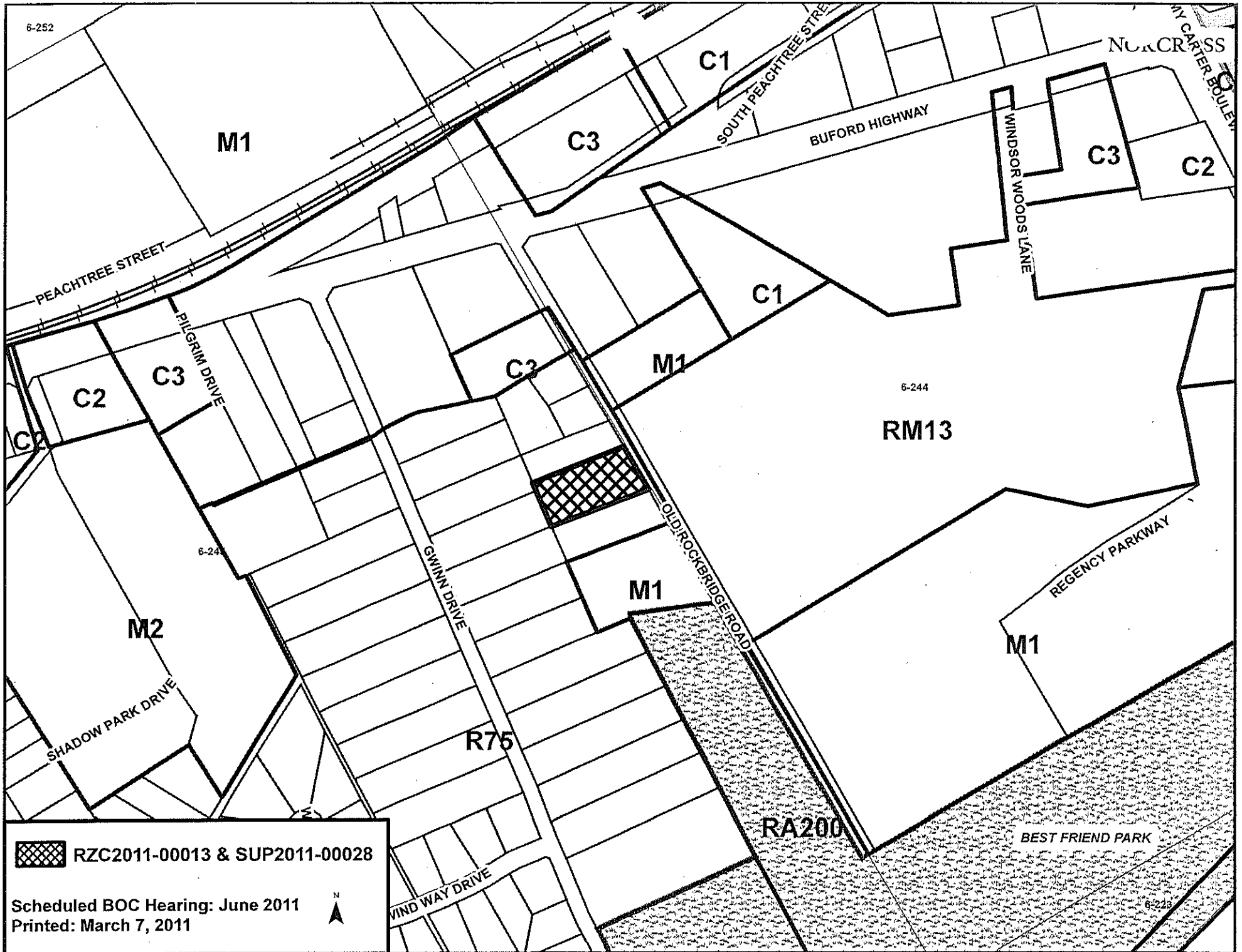
CONCEPT SITE PLAN
 2537 OLD ROCKBRIDGE ROAD
 LAWRENCEVILLE, GA 30077
 PARCEL NO. P-245-002


PROJECT TITLE

DATE	DESCRIPTION

SCALE FOR RECORD

RZC-1



 RZC2011-00013 & SUP2011-00028

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



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

CASE NUMBER :RZC2011-00014
ZONING CHANGE :C-1 TO C-2
LOCATION :4900 BLOCK OF BUFORD HIGHWAY
:2600 BLOCK OF PITTMAN CIRCLE
MAP NUMBER :R6257 014
ACREAGE :1.59 ACRES
PROPOSED DEVELOPMENT :TRUCK SALES AND SERVICE
SQUARE FEET :33,175 SQUARE FEET
COMMISSION DISTRICT :(2) HOWARD

CASE NUMBER :SUP2011-00029
ZONING :C-2 (PROPOSED)
LOCATION :4900 BLOCK OF BUFORD HIGHWAY
:2600 BLOCK OF PITTMAN CIRCLE
MAP NUMBER :R6257 014
ACREAGE :4.93 ACRES
PROPOSED DEVELOPMENT :TRUCK SALES AND SERVICE
SQUARE FEET :33,175 SQUARE FEET
COMMISSION DISTRICT :(2) HOWARD

FUTURE DEVELOPMENT MAP:

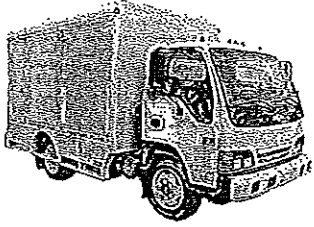
APPLICANT: ACE BEVERAGE REFURB & SALES, LLC
4930 BUFORD HIGHWAY
NORCROSS, GA 30071

CONTACT: AL KARNITZ PHONE: 770.447.8434

OWNER: ACE BEVERAGE REFURB & SALES, LLC
4930 BUFORD HIGHWAY
NORCROSS, GA 30071

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:



ACE BEVERAGE REFURB & SALES

D/B/A Ace Truck Body & Trailer Repair, Inc.
4930 Buford Highway • Norcross, GA 30071
770.274.0358 • 770.447.8434

Gwinnett County Department of
Planning & Development Division

March 16, 2011

Dear Planning Commission and Members of the Board,

This is an application to be considered for the rezoning of 1.589 combined acres within the 12.08 acre property located at 4930 Buford Highway, Land Lot 257, 6th District, Parcel #14. I, Al Karnitz, am the property owner.

Presently, Ace Truck & Body Repair, Inc. is located on the 12.08 acre property which is zoned C-2 and C-1. The request is for the 1.589 combined acres to be rezoned from C-1 to C-2. This will be consistent with the majority of the property, presently zoned C-2. This rezoning is also being requested for a proposed special use permit which will allow for a new service at our existing business.

Rezoning the requested 1.589 combined acres from C-1 to C-2 is a more reasonable and economical fit for the subject and nearby properties.

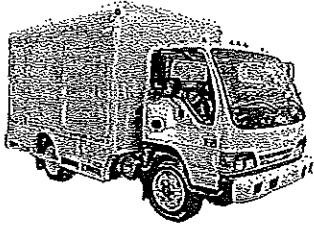
We are hoping for a positive answer concerning this request.

Sincerely,


Al Karnitz
Owner



RECEIVED 3-21-11
RZC2011-00014



ACE BEVERAGE REFURB & SALES

D/B/A Ace Truck Body & Trailer Repair, Inc.

4930 Buford Highway • Norcross, GA 30071

770.274.0358 • 770.447.8434

Gwinnett County Department of
Planning & Development Division

March 16, 2011

Dear Sirs:

This is an application to be considered for a Special Use Permit to sell trucks at 4930 Buford Highway, Land District 6, Land Lot 257 acreage of 4.931 on a 12.08 Acre of property with a C-2 zoning. I, Al Karnitz am the property owner.

Presently Ace Truck Body & Trailer Repair, Inc. is located on this 12.08 acreage. We have been in business almost 30 years, with a special service use permit.

We are asking for a permit to sell trucks from behind our fenced in area with very little Exposure to the public from Buford Hwy. We are starting a new service to our existing business that is refurbishing beverage trucks and selling of used beverage trucks.

There is a great need for this type of service. Not only will it enhance our business but We expect to generate at least three more employees in this department. The first years Expected revenue is around \$200,000.00.

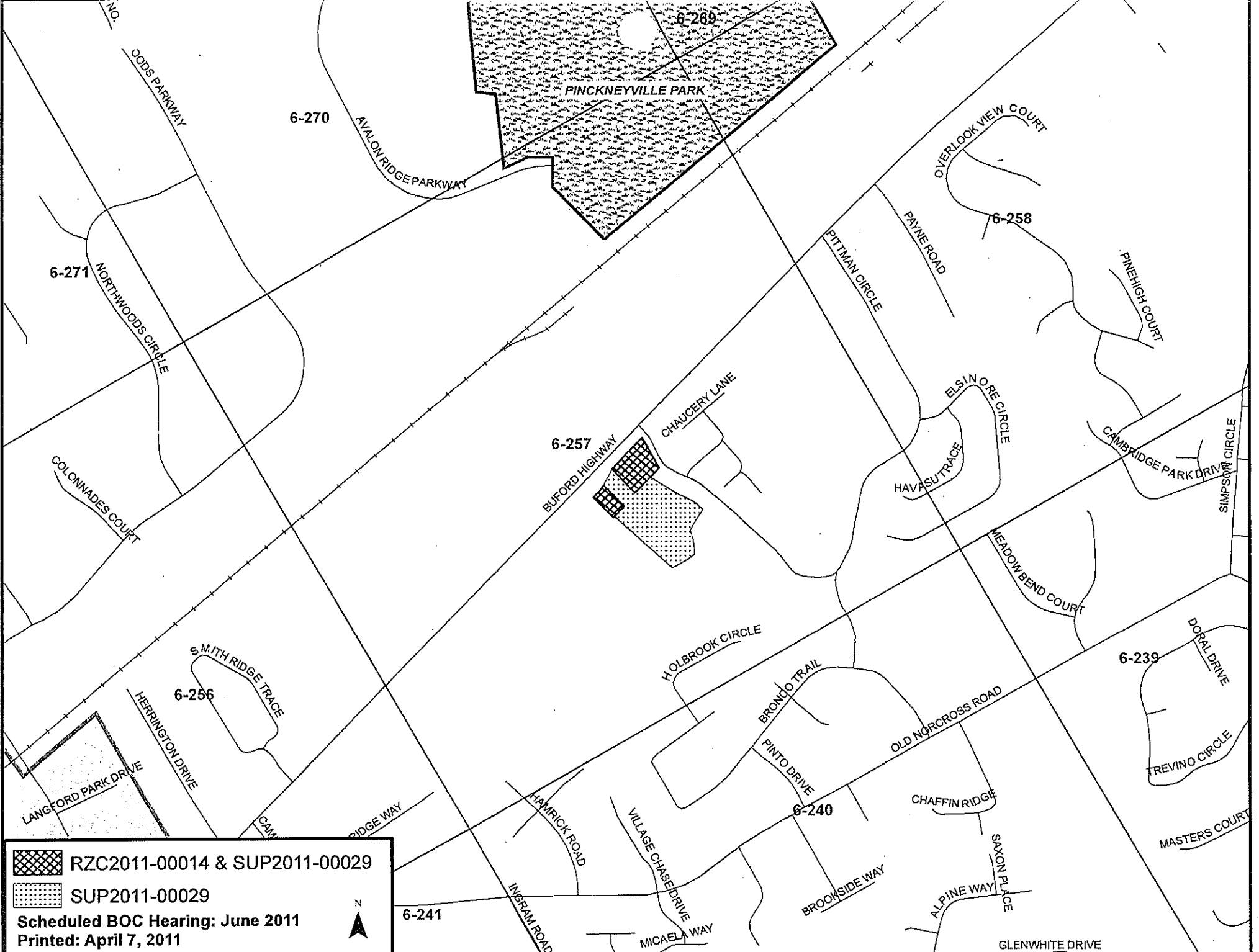
We are hoping for positive answer concerning this request.

Sincerely

Al Karnitz
Owner



RECEIVED 3-21-11
SUP2011-00029



RZC2011-00014 & SUP2011-00029



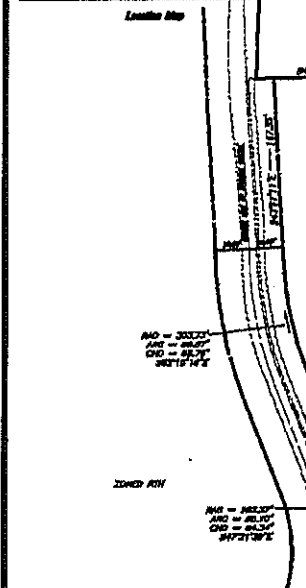
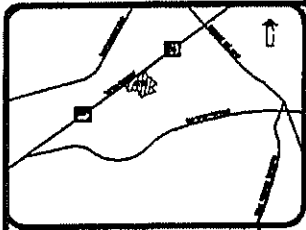
SUP2011-00029

Scheduled BOC Hearing: June 2011

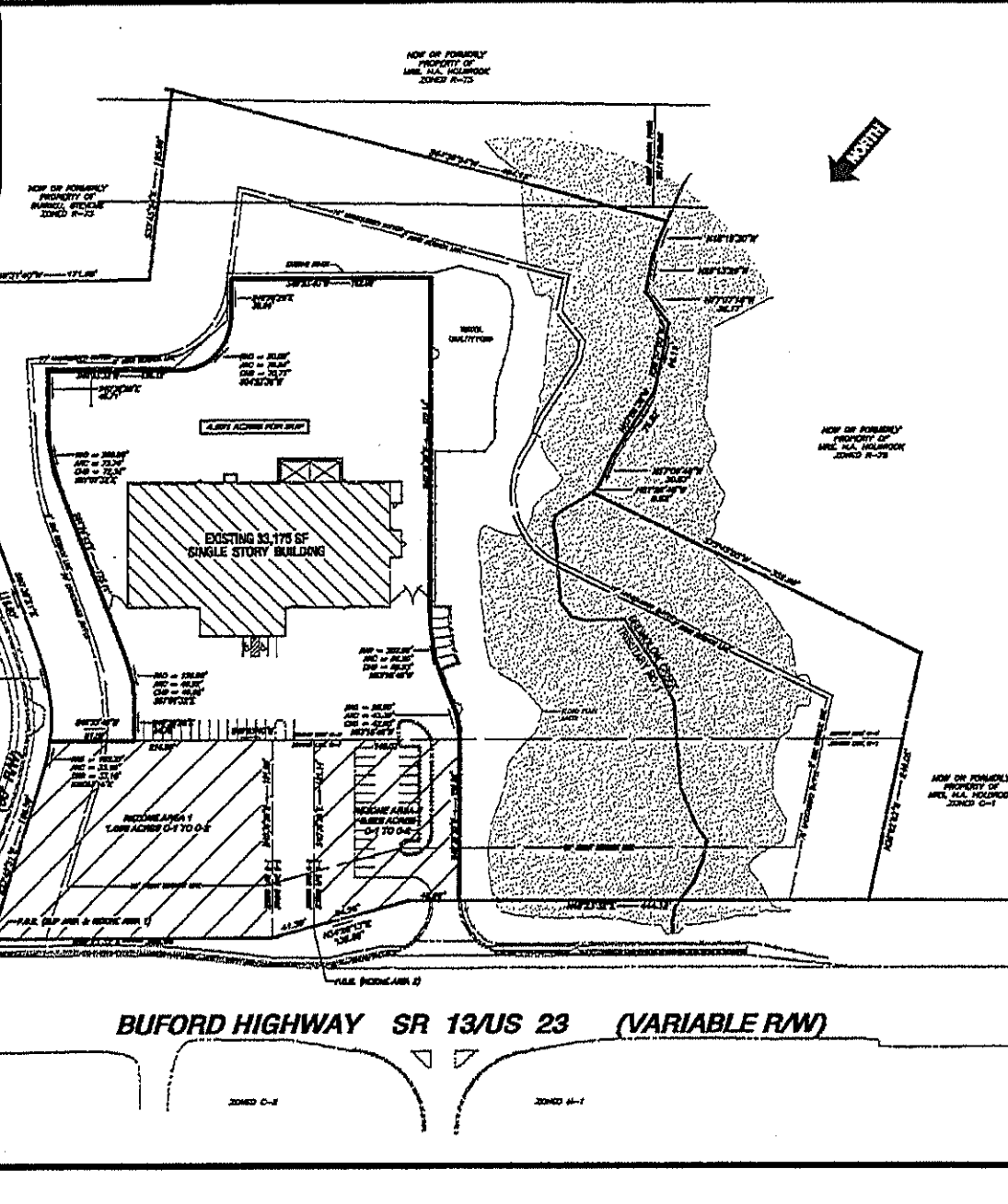
Printed: April 7, 2011



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RZC2011-0001



LEGEND

AREA FOR SUP

REZONE AREA

FLOOD PLAIN

1. PROPERTY ARE - CLASS AREAS. AREAS FOR SUP AREAS - CLASS AREAS.
 2. PROPERTY AREAS - CLASS AREAS. AREAS FOR SUP AREAS - CLASS AREAS.
 3. PROPERTY AREAS - CLASS AREAS. AREAS FOR SUP AREAS - CLASS AREAS.

LEGAL DESCRIPTION
 REZONE AREA
 ALL THAT PART OF PARCELS OF LAND SHOWN ON THE MAPS OF THE CITY OF ATLANTA, GEORGIA, AND MORE SPECIFICALLY REZONE AREAS AS FOLLOWS:
 (Detailed description of the rezoned area follows)

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 REZONE AREA
 ALL THAT PART OF PARCELS OF LAND SHOWN ON THE MAPS OF THE CITY OF ATLANTA, GEORGIA, AND MORE SPECIFICALLY REZONE AREAS AS FOLLOWS:
 (Detailed description of the rezoned area follows)

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 (Detailed description of the rezoned area follows)

REVISIONS

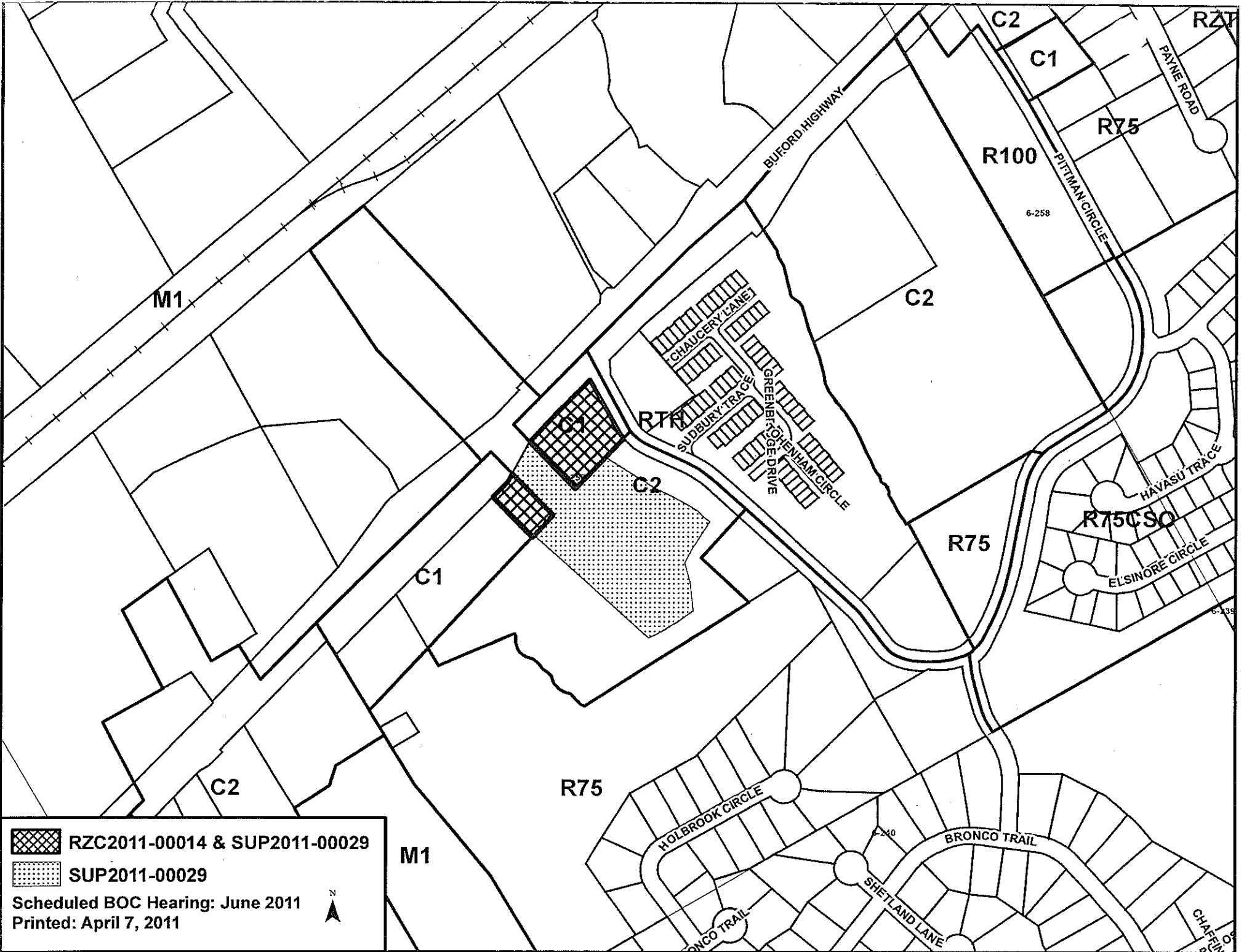
ACE BEVERAGE REFURB & SALES
 4880 BUFORD HIGHWAY
 LAND LOT 267, 6th DISTRICT, PARCEL 14
 GWINNETT COUNTY, GEORGIA

APPROVED BY: *[Signature]*
 SPECIAL USE PERMIT & REZONING PLAN
 SCALE: 1" = 80'

ACE BEVERAGE REFURB & SALES
 4880 BUFORD HIGHWAY
 LAND LOT 267, 6th DISTRICT, PARCEL 14
 GWINNETT COUNTY, GEORGIA

REVISIONS

APPROVED BY: *[Signature]*
 SPECIAL USE PERMIT & REZONING PLAN
 SCALE: 1" = 80'



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

CASE NUMBER :RZC2011-00015
ZONING CHANGE :M-1 AND C-2 TO C-2
LOCATION :1100 BLOCK OF BEAVER RUIN ROAD
MAP NUMBER :R6175 201
ACREAGE :4.08 ACRES
PROPOSED DEVELOPMENT :AUTOMOBILE SALES
SQUARE FEET :12,000 SQUARE FEET
COMMISSION DISTRICT :(1) LASSETER

CASE NUMBER :SUP2011-00031
ZONING :C-2 (PROPOSED)
LOCATION :1100 BLOCK OF BEAVER RUIN ROAD
MAP NUMBER :R6175 201
ACREAGE :4.08 ACRES
PROPOSED DEVELOPMENT :AUTOMOBILE SALES
SQUARE FEET :12,000 SQUARE FEET
COMMISSION DISTRICT :(1) LASSETER

FUTURE DEVELOPMENT MAP:

APPLICANT: XIAO OU SHAN
C/O ANDERSEN TATE & CARR
1960 SATELLITE BOULEVARD, SUITE 4000
DULUTH, GA 30097

CONTACT: MICHAEL L. SULLIVAN PHONE: 770.822.0900

OWNER: XIAO OU SHAN
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 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:

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 REZONING AND SPECIAL USE PERMIT APPLICATIONS OF
XIAO OU SHAN
C-2 (Used Automobile Sales)

The Owner and Applicant, Xiao Ou Shan (hereinafter, "Applicant"), submits these Rezoning and Special Use Permit Applications to allow Applicant to utilize the subject property as a used automobile sales facility. The existing 12,000 square foot building would be used along with some additional parking as shown on the submitted site plan. The majority of the subject property would continue to remain undeveloped and wooded, allowing for significant natural buffers which could also be supplemented by additional landscaping.

The subject property is an approximately 4.08 acre tract (hereinafter, the "Property") located on Beaver Ruin Road near its intersection with Steve Reynolds Road and directly across the street from the Atlanta Golf Center driving range. The area is composed of a mix of commercial and Industrial buildings, within which the requested rezoning and special use would be entirely consistent.

The proposed used automobile sales facility will be primarily focused on online sales, as opposed to a traditional car lot which would be focused on attracting drive-by interest and sales to individuals while physically present on the lot. As a result, many of the attributes of traditional auto sales lots may not be present on the subject property.

The development of the property as a new & used automobile sales facility 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

As stated in the Application, the Applicant intends to use the property in its current configuration as a primarily used car sales service facility.



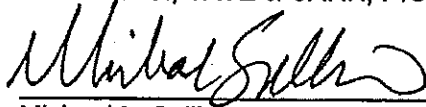
RECEIVED 3-29-11
SUP2011-00031

CONCLUSION

This proposed rezoning and special use permit would result in a high-quality used car sales 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 29th day of March, 2011.

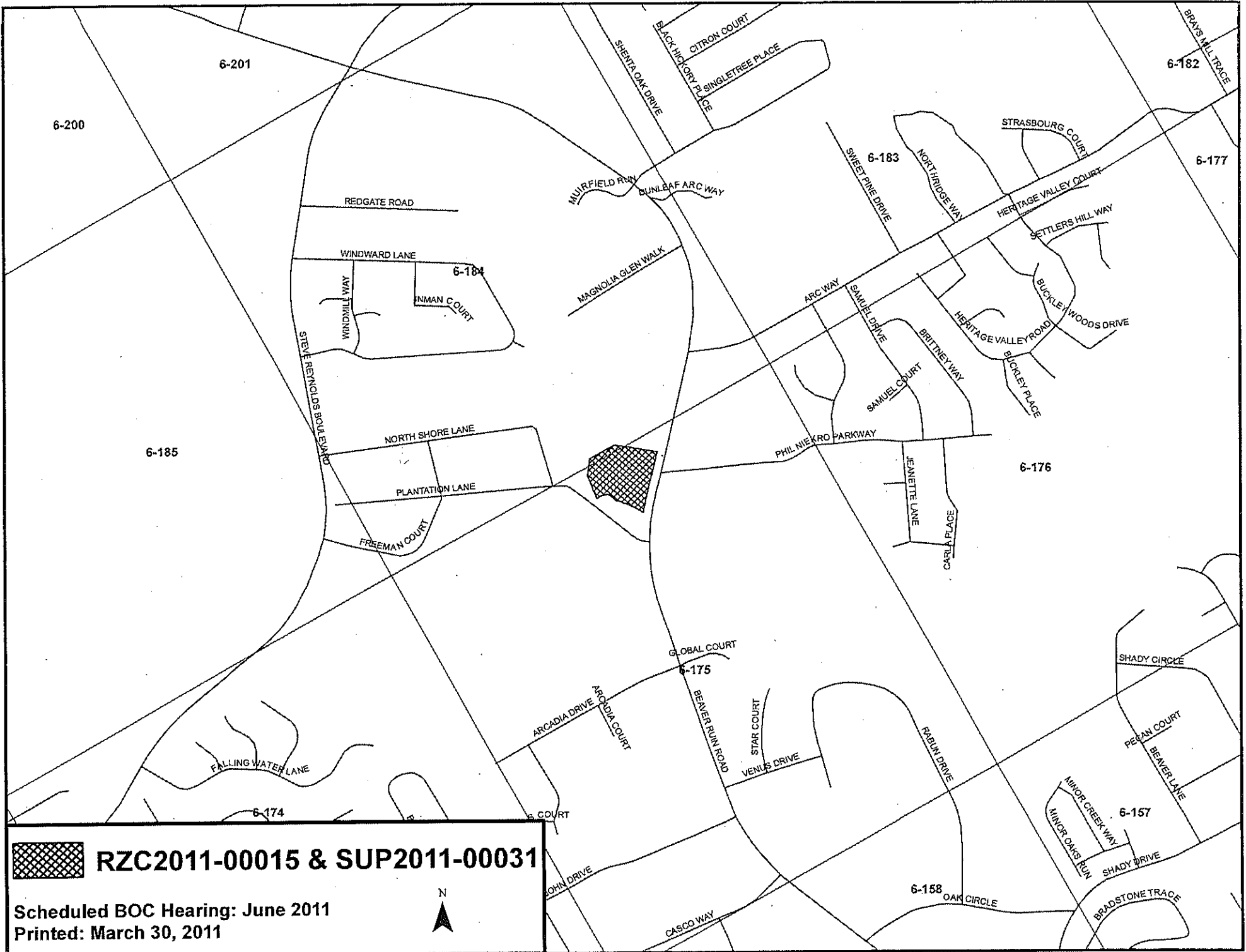
Respectfully submitted,
ANDERSEN, TATE & CARR, P.C.



Michael L. Sullivan
Attorney for Owner/Applicant



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SUP2011-00031



RZC2011-00015 & SUP2011-00031

Scheduled BOC Hearing: June 2011
 Printed: March 30, 2011



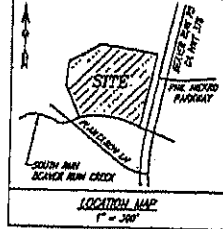
DES DAVIS
 ENGINEERING & SURVEYING
 448 INDUSTRIAL DRIVE
 BUCKINGHAM, GA 30611
 (770) 424-8800
 FAX (770) 444-8800
 WWW.DESDAVIS.COM

CONTRACT NO. 2011-031
 PROJECT NO. 2011-031
 SHEET NO. 1 OF 1

ZONING PLAN
 REGENT GROUP REALTY
 GREENE COUNTY, GEORGIA
 1165 BEAVER RUN ROAD
 NORCROSS, GA 30093

SHEET NO.
1 of 1
 PROJECT NO.
2011-031

PROPERTY ADDRESS
 1165 BEAVER RUN ROAD
 NORCROSS, GA 30093



DEVELOPMENT STANDARDS:
 CURRENT ZONING: M1
 PROPOSED ZONING: C2
 TOTAL AREA: 4.080 ACRES

MINIMUM LOT SIZE: N/A
 MINIMUM LOT WIDTH: N/A
 MINIMUM DENSITY: N/A

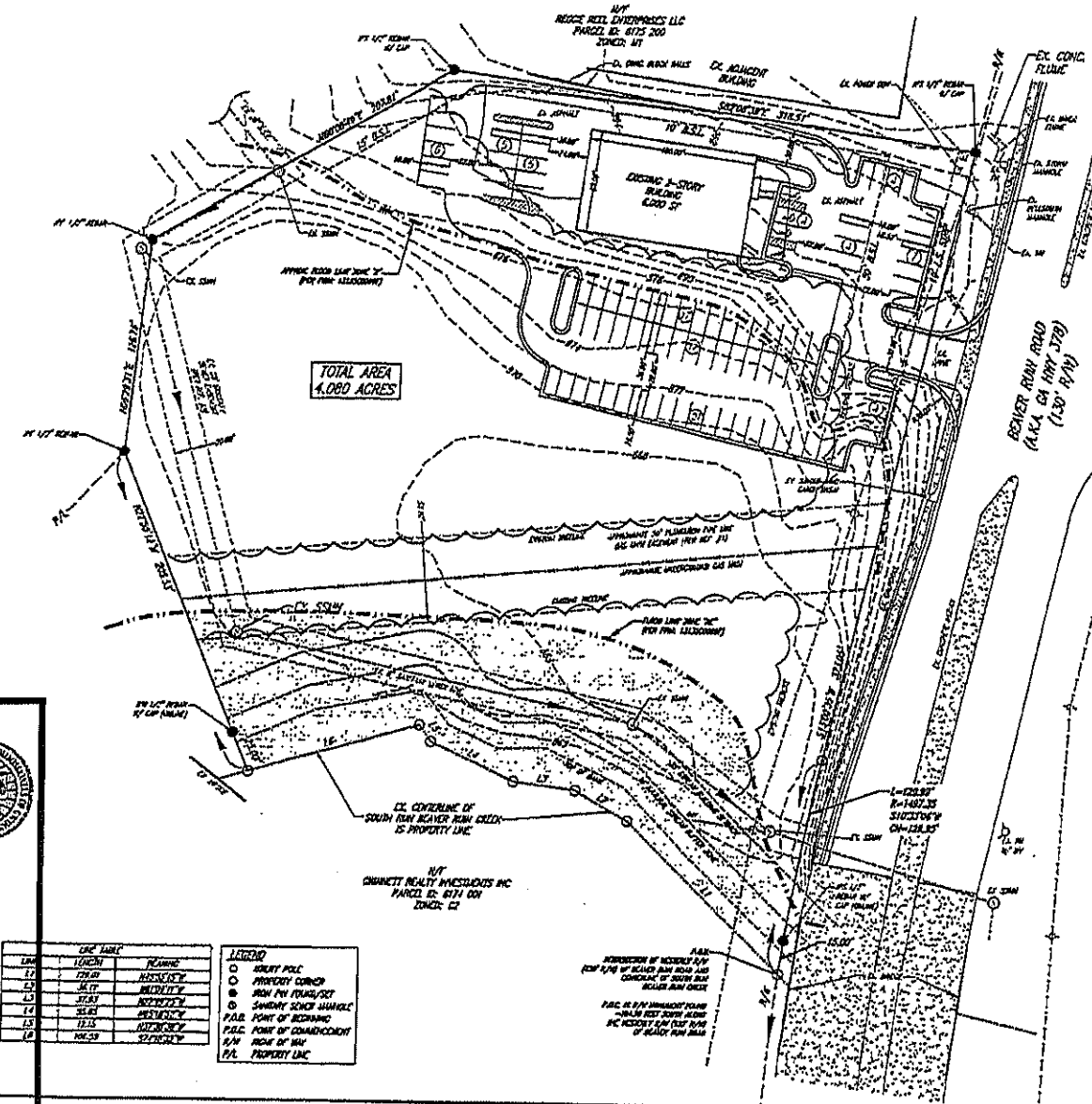
MINIMUM FRONT YARD SETBACK: 50 FEET
 MINIMUM SIDE YARD SETBACK: 10 FEET
 MINIMUM REAR YARD SETBACK: 15 FEET
 MAXIMUM BUILDING HEIGHT: 35 FEET

FLOOD NOTE:
 A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER FULTON COUNTY FLR.M. PANEL NO. 13135C0090F, DATED SEPTEMBER 20, 2006.

GENERAL PREFERENCE NOTES:
 1) CONTOURS SHOWN HEREON ARE (2) TWO FOOT INTERVAL.
 2) BOUNDARY SURVEY INFORMATION OBTAINED FROM SURVEY BY DAVIS ENGINEERING AND SURVEYING, INC. FOR REGENT GROUP REALTY, DATED FEBRUARY 22, 2011.
 3) TOPOGRAPHIC INFORMATION OBTAINED FROM GRIMMETT COUNTY GIS.

PARKING CALCULATIONS:
 AUTOMOBILE SALES; USED CAR OR NEW CAR DEALERSHIP
 MINIMUM PARKING REQUIRED:
 1 SPACE PER 400 SF
 NO MINIMUM FOR INVENTORY
 MAXIMUM PARKING ALLOWED:
 1 SPACE PER 150 SF
 NO MAXIMUM FOR INVENTORY

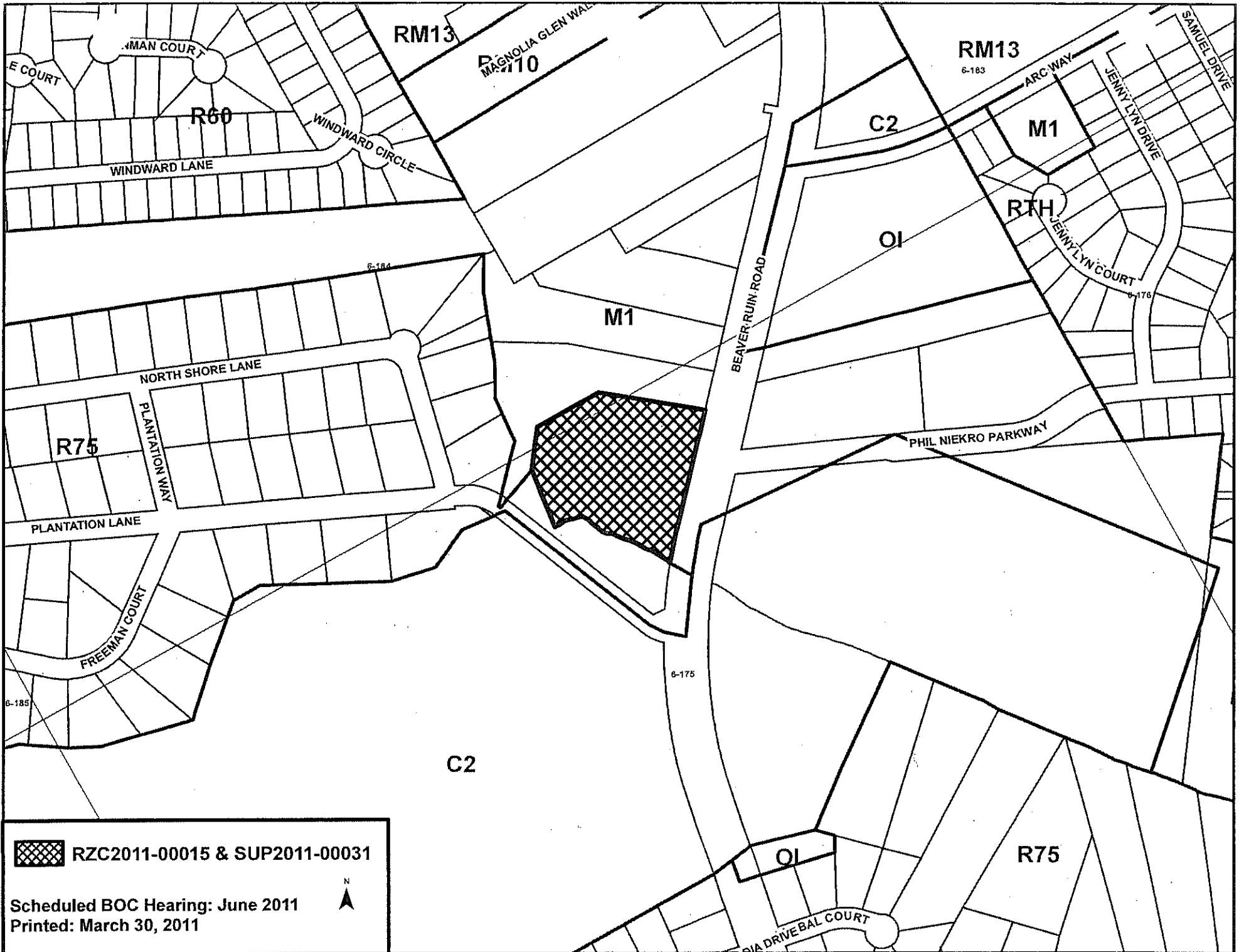
PARKING REQUIRED:
 6000 SF / 400 = 15 SPACES
 PARKING PROVIDED:
 CUSTOMER: 15 SPACES (INCLUDES 4 HANDICAP)
 INVENTORY: 79 SPACES
TOTAL PARKING PROVIDED: 94 SPACES




LINE	LENGTH	BEARING
12A	178.00	N85°00'00"W
12B	14.17	N85°00'00"W
12C	17.87	N85°00'00"W
12D	35.83	N85°00'00"W
12E	11.15	N85°00'00"W
12F	196.59	N27°00'00"W

SYMBOL	DESCRIPTION
○	ADJUTANT POLE
●	PROPERTY CORNER
○	IRON PIN FOUND/SET
○	SHOULDER SCREW MARKER
○	PALE POINT OF BEGINNING
○	PALE POINT OF COMPLETION
N/A	ROCK BY WAY
P/L	PROPERTY LINE

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 SUP2011-00031



 RZC2011-00015 & SUP2011-00031

Scheduled BOC Hearing: June 2011

Printed: March 30, 2011

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

CASE NUMBER :CIC2011-00011
ZONING :C-2
LOCATION :1300 BLOCK OF PLEASANT HILL ROAD
:3600 BLOCK OF CORLEY PLACE
MAP NUMBER :R6182 008
ACREAGE :3.22 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO REMOVE USE RESTRICTIONS
SQUARE FEET :46,950 SQUARE FEET
COMMISSION DISTRICT :(1) LASSETER

FUTURE DEVELOPMENT MAP:

APPLICANT: BRADLEY INVESTMENT CO.
C/O ANDERSEN TATE & CARR
1960 SATELLITE BOULEVARD, SUITE 4000
DULUTH, GA 30097

CONTACT: MICHAEL L. SULLIVAN PHONE: 770.822.0900

OWNER: BRADLEY INVESTMENT CO.
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 BRADLEY INVESTMENT CO. (C-2)

The Owner and Applicant, Bradley Investment Co. (hereinafter, "Applicant"), submits this change in condition application to allow Applicant to utilize the subject property for retail and/or service commercial uses other than the only currently permitted use of "furniture store."

No changes to the exterior status quo are proposed. The exterior of the existing 46,950 square foot building will remain virtually unchanged (other than signage, consistent with Gwinnett County regulations) and all other external characteristics will remain largely as they have on the subject property for more than 16 years. The only change would be to allow the subdivision of interior of the existing building from a single tenant to allow for one or more additional tenants/users.

This request is necessary as the space requirements of the primary tenant (the existing La-Z-Boy Showroom) have decreased dramatically over the years, with no prospect for ever increasing back to previous levels. Applicant has an underutilized, partially vacant building that is unfairly restricted by a zoning condition that limits it to the single use of "furniture store" unlike every other commercial property along this portion of Pleasant Hill Road, which are permitted the full range of uses allowed under the C-2 zoning classification. To restrict the subject property to a single permitted use not only leaves the Applicant with minimal economic use for what would be an otherwise viable commercial parcel, it is also a result that cannot be supported by any rational review of Gwinnett's zoning and development related ordinances, including the Gwinnett 2030 Unified Plan.

The subject property is an approximately 3.22 acre tract (hereinafter, the "Property") located on Pleasant Hill Road near its intersection with Club Drive, located between the U-Haul facility to the south and Ida's Pizza Kitchen (formerly mellow Mushroom) to the north.

Allowing a wider range of permitted uses under the C-2 zoning classification and within the guidelines of Gwinnett County is appropriate to the subject tract, consistent with the use and development of adjacent and surrounding properties as well as the longtime commercial zoning of the subject property (which predated the 1995 imposition of Condition 1(A) by RZ-95-143) and the Gwinnett County 2030 Unified Plan.



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CONCLUSION

This proposed change in conditions would result in little if any external change to the use or development of the subject Property, while allowing Applicant to fully utilize what is currently a partially vacant building. 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 29th day of March, 2011.

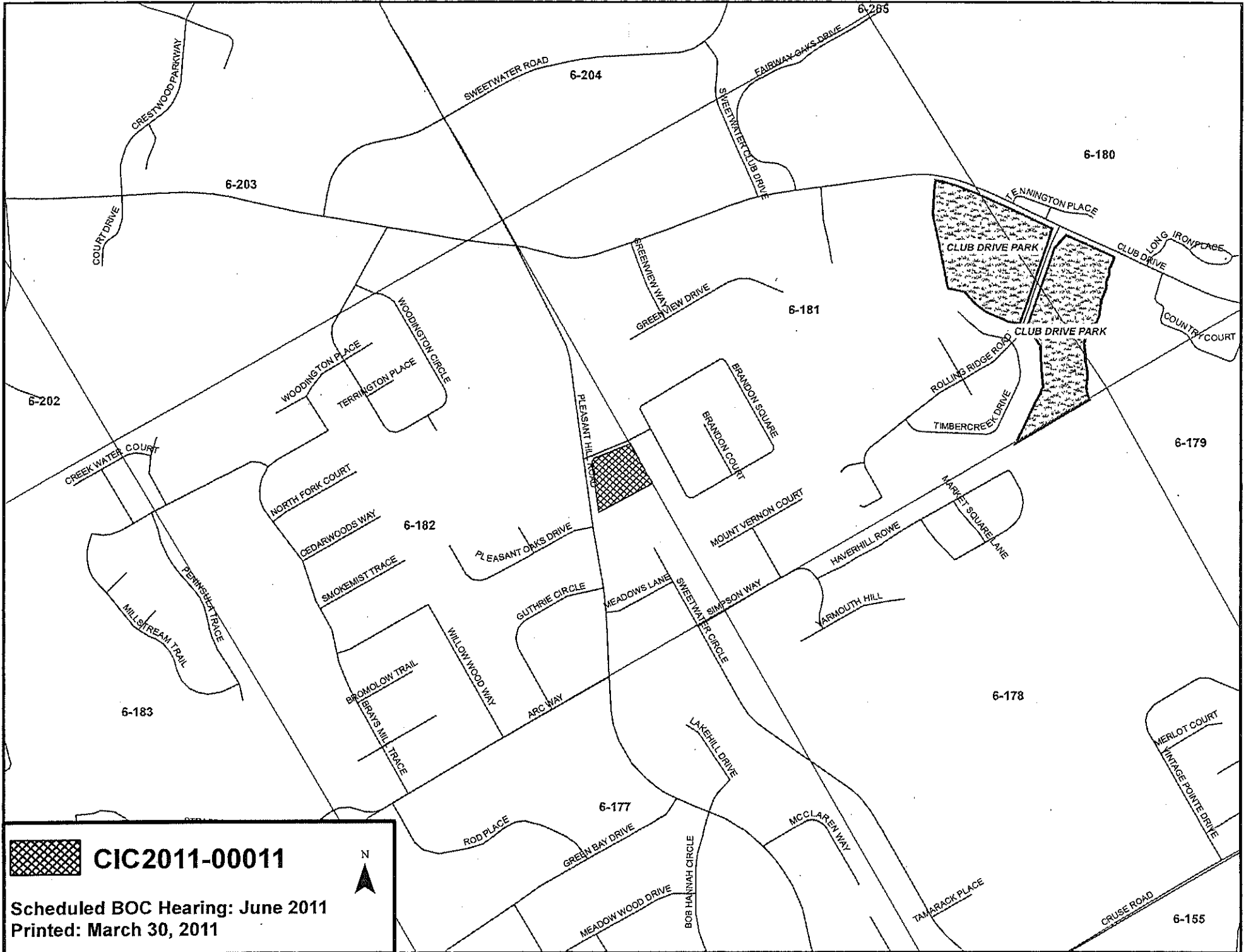
Respectfully submitted,
ANDERSEN, TATE & CARR, P.C.



Michael L. Sullivan
Attorney for Owner/Applicant



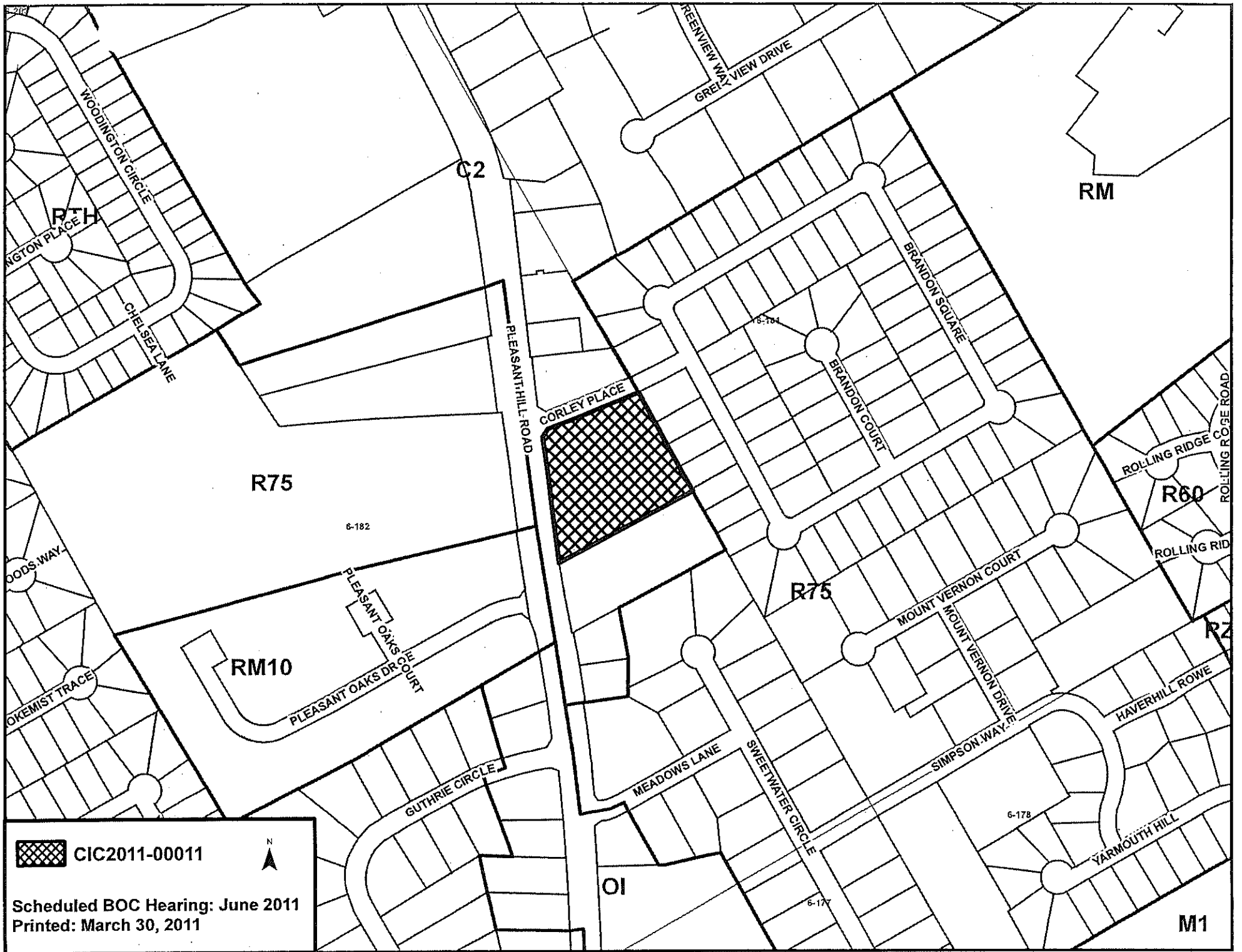
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CIC2011-00011



CIC2011-00011



Scheduled BOC Hearing: June 2011
Printed: March 30, 2011



CIC2011-00011



Scheduled BOC Hearing: June 2011
Printed: March 30, 2011

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

CASE NUMBER :CIC2011-00012
ZONING :O-1
LOCATION :2300 - 2400 BLOCK OF MEADOW CHURCH ROAD
MAP NUMBER :R7116 005
ACREAGE :94.43 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO REMOVE PARKING DECK
REQUIREMENT
COMMISSION DISTRICT :(1) LASSETER.

FUTURE DEVELOPMENT MAP:

APPLICANT: DUKE REALTY LIMITED PARTNERSHIP
3950 SHACKLEFORD ROAD, SUITE 300
DULUTH, GA 30096

CONTACT: MICHAEL PROCHASKA PHONE: 770.638.2554

OWNER: DUKE REALTY LIMITED PARTNERSHIP
3950 SHACKLEFORD ROAD, SUITE 300
DULUTH, GA 30096

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:



3950 Shackleford Road
Suite 300
Duluth, GA 30096

March 31, 2011

Via Hand Delivery

Mr. Bryan J. Lackey
Gwinnett County
Department of Planning & Development
446 West Crogan Street, Suite 150
Lawrenceville, GA 30045

Re: Change in Conditions Application for 94.34 acres
Duke Realty Limited Partnership (Duke Realty) - Legacy Office (O-I)

Dear Mr. Lackey:

Please consider this letter as Duke Realty Limited Partnership's request for a Change in Conditions (CIC) for the above-referenced property. The Duke Realty Legacy project is located on the NE corner of State Route 120 and Meadow Church Road and consists of approximately 110 acres of land. Currently, 94 acres are zoned for O-I and 16 acres are zoned for retail. The project was previously approved by the Gwinnett County Board of Commissioners (Case Number CIC -06-040) at its meeting on November 28, 2006. We are seeking a CIC for the office portion of the site only.

The approved office component of Legacy (O-I) included 8 office buildings that totaled more than 1,285,000 SF and had an anticipated completion date around 2012. Due to the current economic conditions, the entire site including the retail portion remains undeveloped and Duke Realty no longer believes that the office density previously approved will ever be realized.

Duke Realty is seeking more flexibility in attracting development to the site and requests the elimination of condition 2E. :

"The aggregate number of parking spaces shall not exceed the ratio of four spaces per 1,000 square feet of office space unless parking in excess of this ratio is located within parking decks."



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CIC2011-00012

Mr. Bryan Lackey
March 31, 2011
Page 2

Enclosed for your review is a Conceptual Site Plan that illustrates a potential development with a parking ratio of five spaces per 1,000 square feet. This plan shows a reduction in density by 124,569 square feet and with all the required parking provided as surface parking. It is our belief that this conceptual plan maintains the integrity of the master plan, has a more reasonable chance of attracting users and does not adversely affect adjacent property.

Please find enclosed the Change in Conditions Application, Conceptual Site Plan, Survey, Legal Description (office component only) and Application Fee. Do not hesitate to call with questions, comments and/or if you require any additional information.

Respectfully submitted,

DUKE REALTY

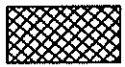
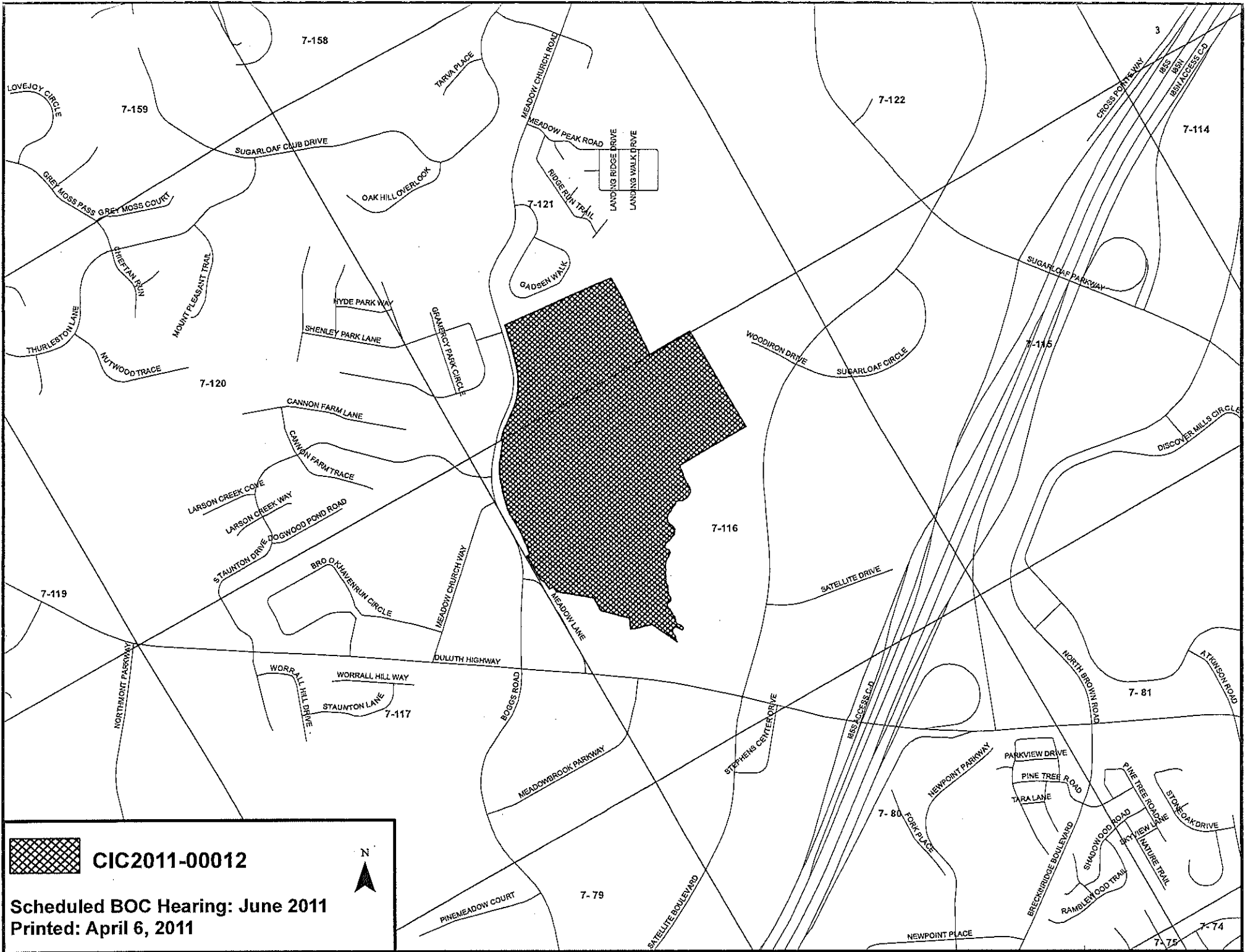


Michael A. Prochaska
Development Services Manager
3950 Shackleford Road
Suite 300
Duluth, GA 30096
770-638-2554
michael.prochaska@dukerealty.com

cc: C. Brown
C. Flanagan,
M. Rapier
J. Eshleman



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CIC2011-00012



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Scheduled BOC Hearing: June 2011
Printed: April 6, 2011

PARKING DATA

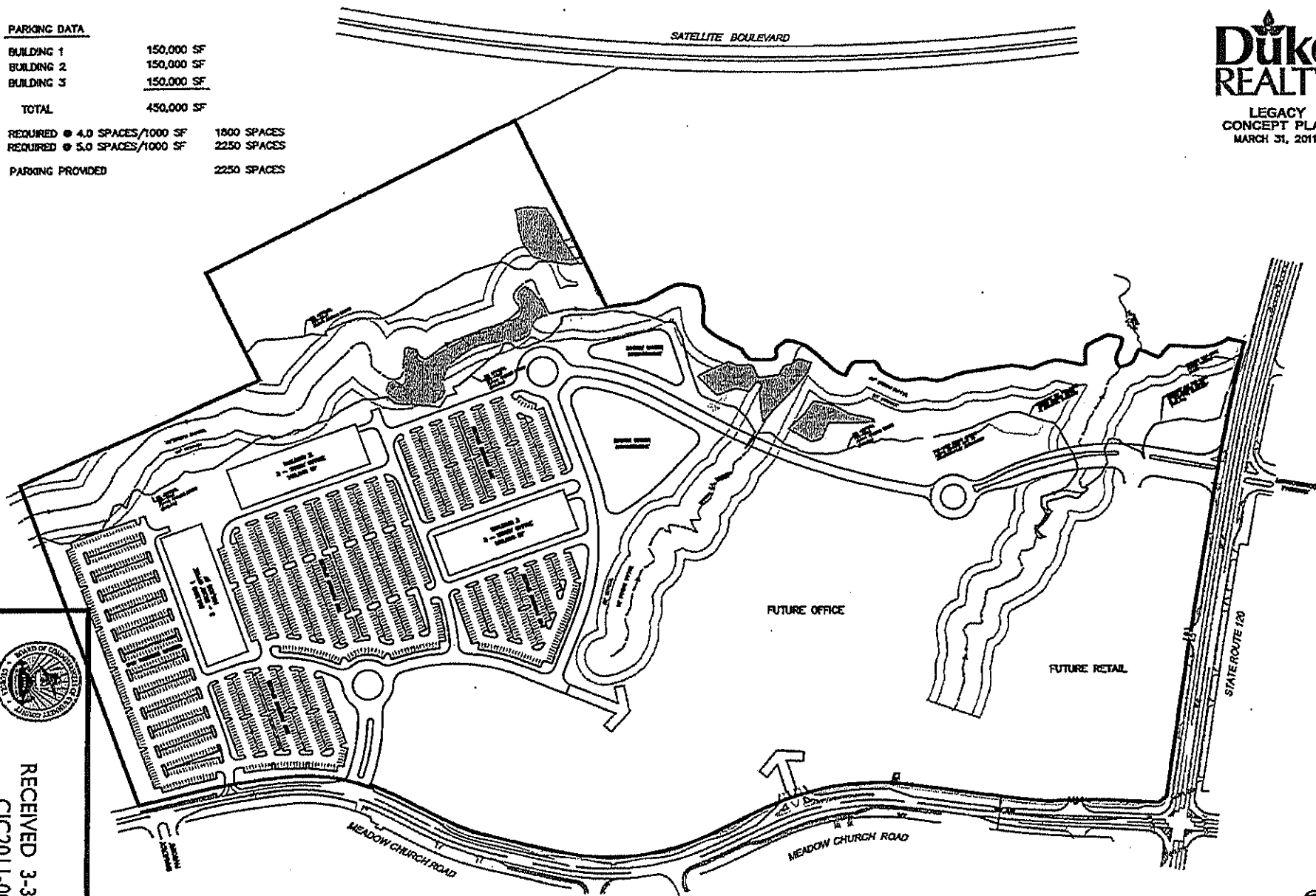
BUILDING 1	150,000 SF
BUILDING 2	150,000 SF
BUILDING 3	150,000 SF
TOTAL	450,000 SF

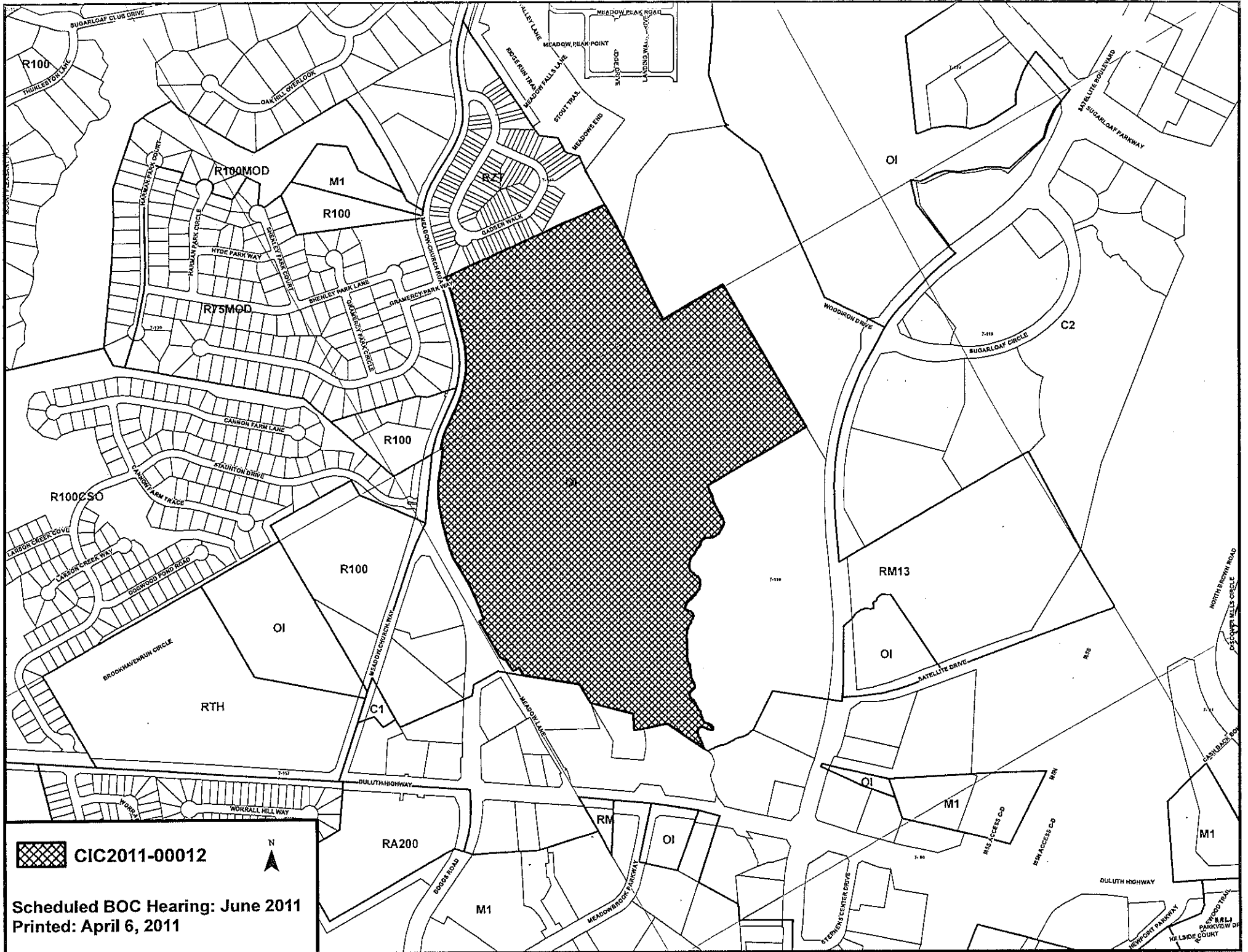
REQUIRED @ 4.0 SPACES/1000 SF	1800 SPACES
REQUIRED @ 5.0 SPACES/1000 SF	2250 SPACES
PARKING PROVIDED	2250 SPACES




LEGACY
CONCEPT PLAN
MARCH 31, 2011

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CIC2011-00012





 CIC2011-00012



Scheduled BOC Hearing: June 2011
 Printed: April 6, 2011

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

CASE NUMBER :CIC2011-00013
ZONING :R-ZT
LOCATION :2700-3300 BLOCK OF SMITH RIDGE TRACE
:5100 BLOCK OF BUFORD HIGHWAY
MAP NUMBERS :R6256 308-312, R6256 352-369 AND R6256 397-402
ACREAGE :2.59 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO AMEND ELEVATIONS
AND ALLOW DETACHED DWELLINGS
UNITS :22 UNITS
COMMISSION DISTRICT :(2) HOWARD

FUTURE DEVELOPMENT MAP:

APPLICANT: MRI HOMES, LLC
POST OFFICE BOX 720314
ATLANTA, GA 30358

CONTACT: ANDREW PERRY PHONE: 404.987.1224

OWNER: MRI HOMES, LLC
POST OFFICE BOX 720314
ATLANTA, GA 30358

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:

Madison Ridge

Change in Conditions Plan for MRI Homes, LLC

(Letter of Intent)

April 1, 2011

The applicant, MRI Homes, LLC, respectfully submits this change in conditions application for the purpose of changing the elevations and for detaching some of the proposed homes on the subject property, defined by the legal description attached to this application and containing +/- 2.59 acres. The zoning will remain RZT.


The applicant intends to develop a single-family detached residential and single family attached residential, owner occupied homes on a site which has 63 existing town homes. The attached site plan indicates the 22 lots which will be subject to this change in conditions. The site shall have a minimum lot size requirement consistent with other RZT zonings. All homes shall be constructed with a combination of brick, stone and hardie-siding on the exterior and shall be subject to the same requirements of architectural approval as the homes that are already built on the site. All homes shall have 2 car garages. The exterior of the homes shall be designed in a distinct manner so the transition from home to home shall be aesthetically appealing to both the residents of the community as well as the neighboring property owners.

The property is already served by public water, sanitary sewer and is conveniently located just off of Buford Highway, less than 1 mile from Beaver Run Road and 5 miles from I-85. All utilities that service the community shall remain underground.

This application for a change in conditions from the original zoning of RZM-03-059 is intended to provide a nice mix of detached homes, tool shed town homes and traditionally attached town homes within the property. We feel this "down-zoning" of the property will benefit existing and future residents tremendously.

Thank you for your time.

Sincerely,



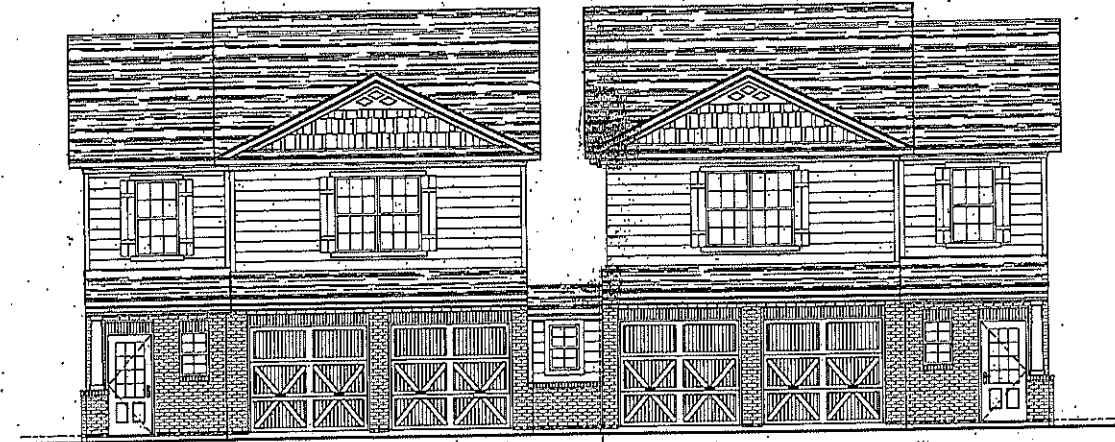
Andrew Perry, MRI Homes, LLC



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CIC2011-00013

Kevin P. Simon

P.O. Box 100
Halsbark, TX - 75147
409.860.6686
866.866.9127 fax:
kevin@kevinsimon.net



1 FRONT ELEVATION -
A7 SCALE: 1/8" = 1'-0"

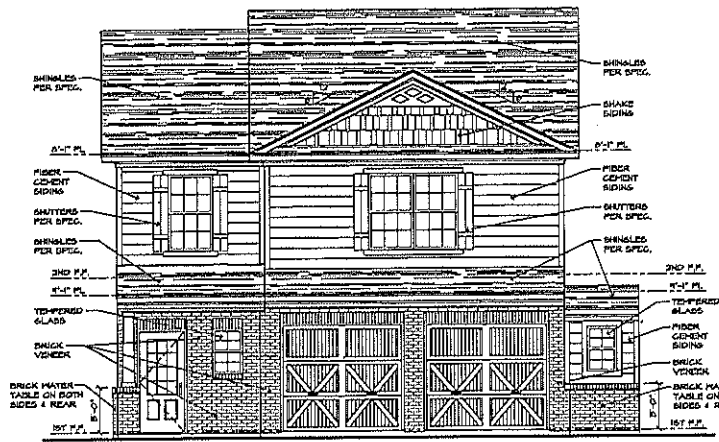
MADISON RIDGE
REVISED 3-22-11

PROJ. NO: 1031
DATE: 10/28/10

SHEET NO:

A7

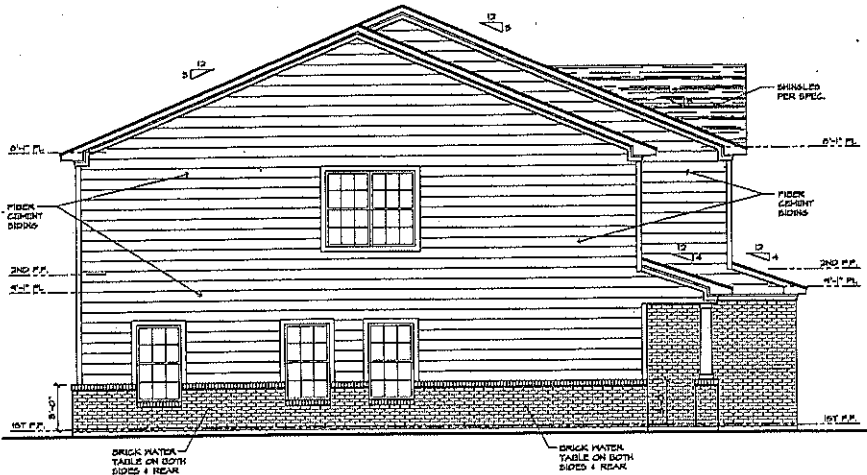
7 OF 9



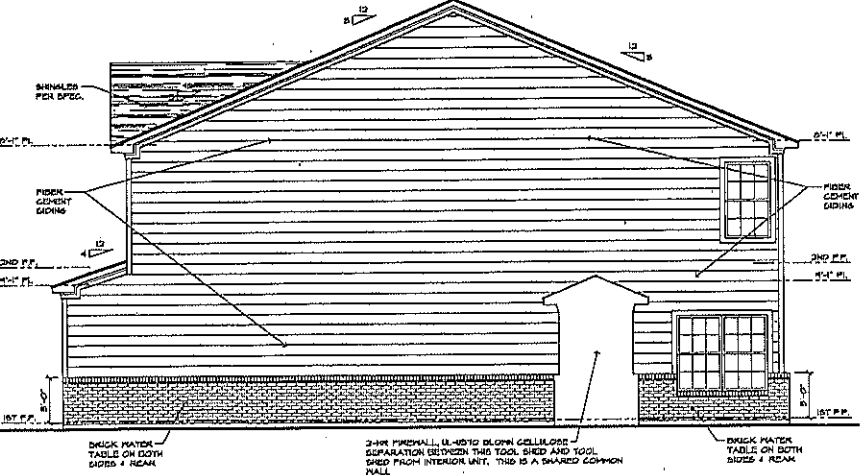
1 FRONT ELEVATION - PITTMAN
 A1 SCALE: 1/8" = 1'-0"



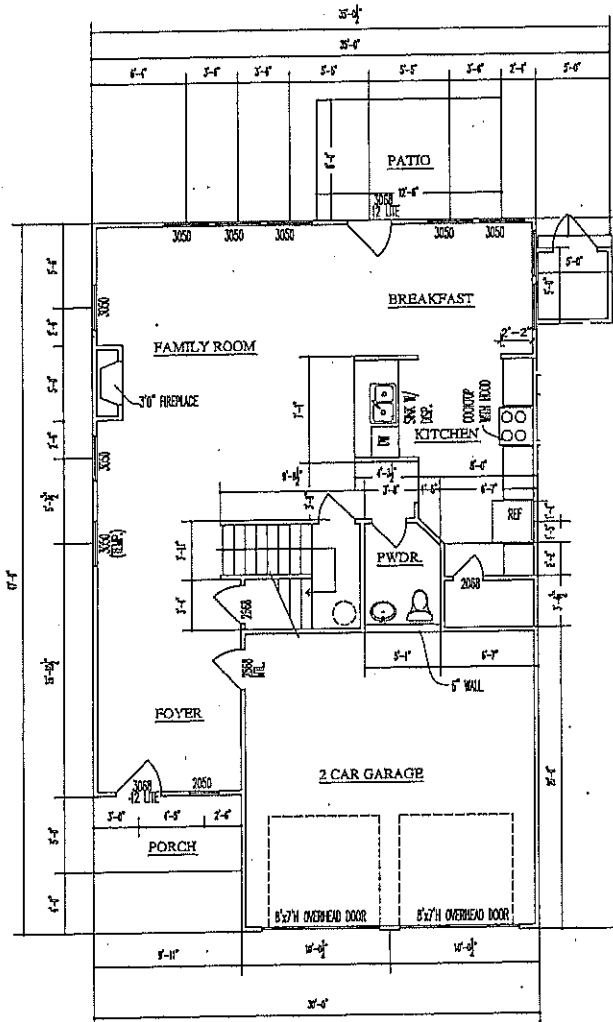
2 REAR ELEVATION - PITTMAN
 A1 SCALE: 1/8" = 1'-0"



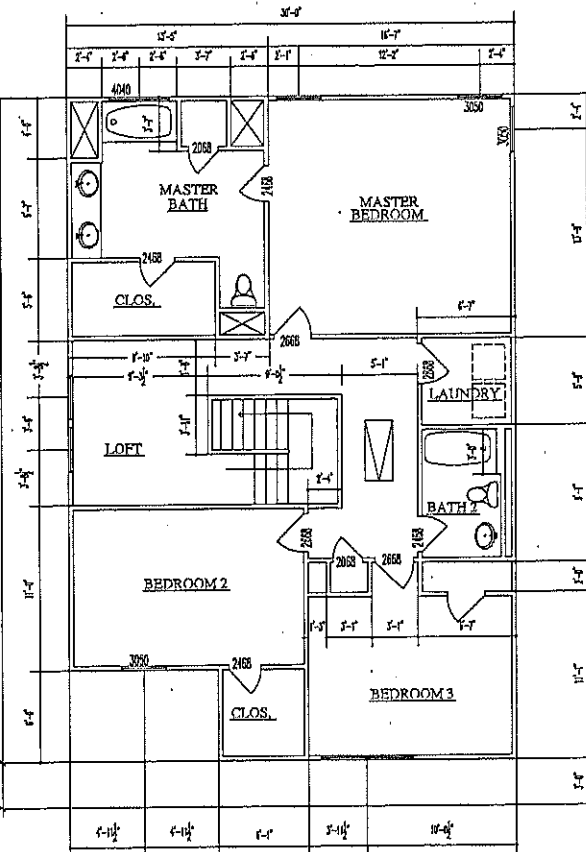
3 LEFT ELEVATION - PITTMAN
 A1 SCALE: 1/8" = 1'-0"



4 RIGHT ELEVATION - PITTMAN
 A1 SCALE: 1/8" = 1'-0"



ELEVATION "A"
1st FLOOR PLAN
SCALE: 1/8"=1'-0"



ELEVATION "A"
2nd FLOOR PLAN
SCALE: 1/8"=1'-0"

Madison Ridge
MLJ Homes, LLC
P.O. Box 720314
Atlanta, GA 30358

Pitman "A"

Floor Plan

Areas

AREA	SQ. FT.	SQ. FT.
LAND	---	---
CONC	---	---
WOOD	---	---
GLASS	---	---
NET BALANCE AREA	---	260

GENERAL COMMENTS:

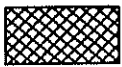
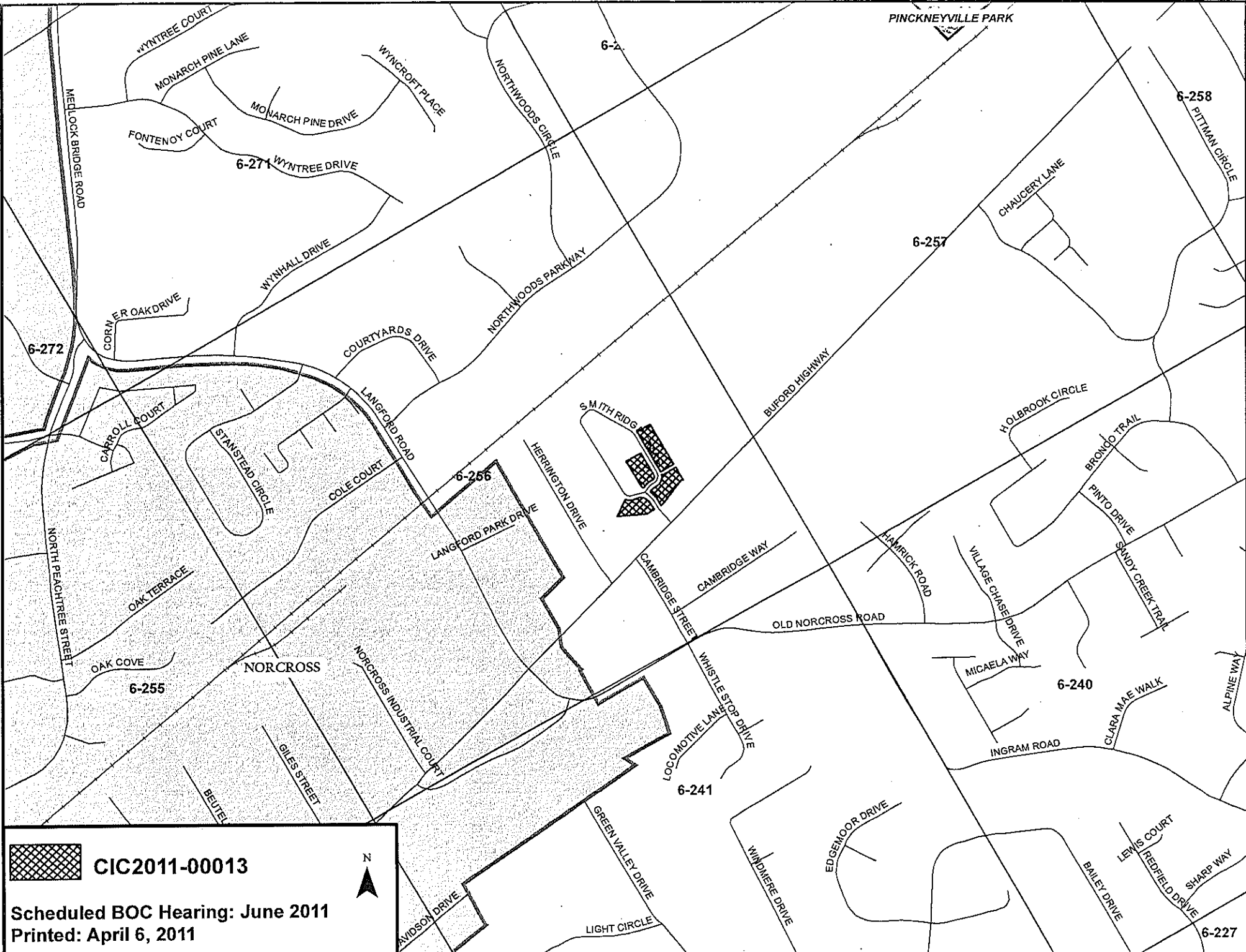
REVISIONS / ELEVATION:

JOB NO.: 16-101

DATE: 01/27/2010

SHEET:

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CIC2011-00013



Scheduled BOC Hearing: June 2011
Printed: April 6, 2011

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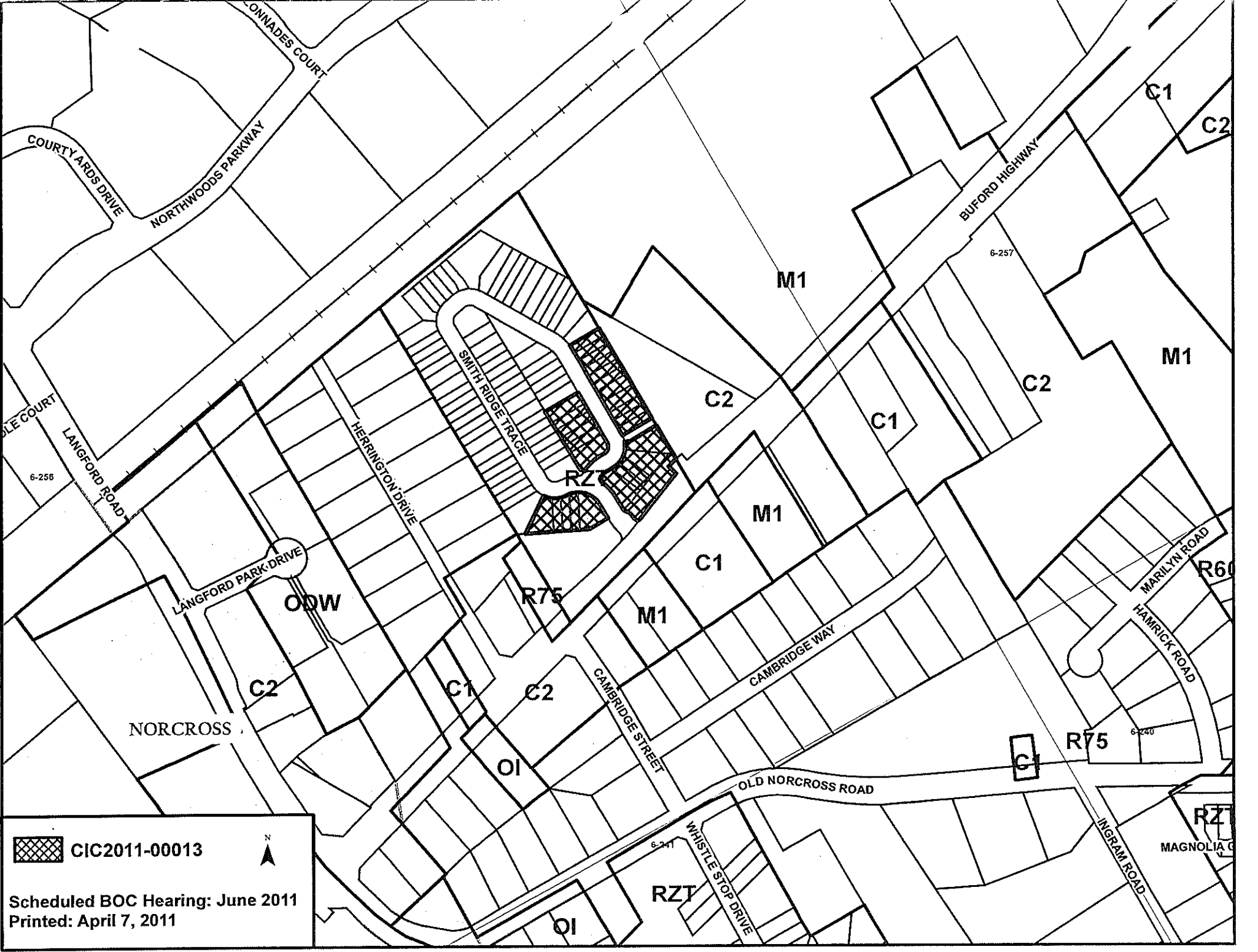
6-256

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6-227



CIC2011-00013

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

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

CASE NUMBER :SUP2011-00030
ZONING :R-75
LOCATION :3900 BLOCK OF OLD NORCROSS ROAD
MAP NUMBER :R6230 284
ACREAGE :0.64 ACRE
PROPOSED DEVELOPMENT :DAYCARE CENTER (GROUP)
SQUARE FEET :1,690 SQUARE FEET
COMMISSION DISTRICT :(1) LASSETER

FUTURE DEVELOPMENT MAP:

APPLICANT: NA LU
3927 OLD NORCROSS ROAD
DULUTH, GA 30096

CONTACT: NA LU PHONE: 678.510.6608 OR 718.808.5865

OWNER: LI WEN
3917 OLD NORCROSS ROAD
DULUTH, GA 30096

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:

March 8, 2011
3927 Old Norcross Road
Duluth GA 30096
Re: Special Use Permit Application/Letter of Intent

To whom it may concern:

I Na Lu, professional care director of Ming Ming Child Care Learning Center (Bilingual Education), submit this 'letter of intent' for the purpose of securing a single family 'special use permit.' Ming Ming child care (bilingual education) currently operates as a family child care home facility, the maximum amount of children my company can care for is six daily.

As far as I know, a lot of new immigrations from China hope to find a Child Care setting which has bilingual education for their child(ren) to adapt this new world that it is big difference (languages, cultures) from China. In additional, more and more Asian people has been moving quite near the area of this property lately, also they are still requiring after school, weekend services, or summer camp programs..... the demand is overwhelming. So opening a Group Child Care with an after school program would be very helpful to the parents who wants have Chinese bilingual education. Meanwhile, it would allow Ming Ming child care to employ additional caretakers which would assist in reducing the state's growing unemployment problem, thereby it could stimulate economic



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SUP2011-00030

development in the city.....

As a first child care setting about Chinese bilingual education in Atlanta may attract many people's attention. After much consideration, I have decided to explore the possibility of expanding Ming Ming child care learning center to meet the community's growing need. I would need to secure the special use permit to increase my capabilities up to 18 children or the maximum allowed by the state for these permits, because it will have a net expansionary effect on the economy of county.

Last but not least, I have attached the necessary documents for convection for you review, and looking forward have contribute to county's development in some ways.

The property:

Acreage: 0.64 Proposed Zoning: R75 Number of lot: 1

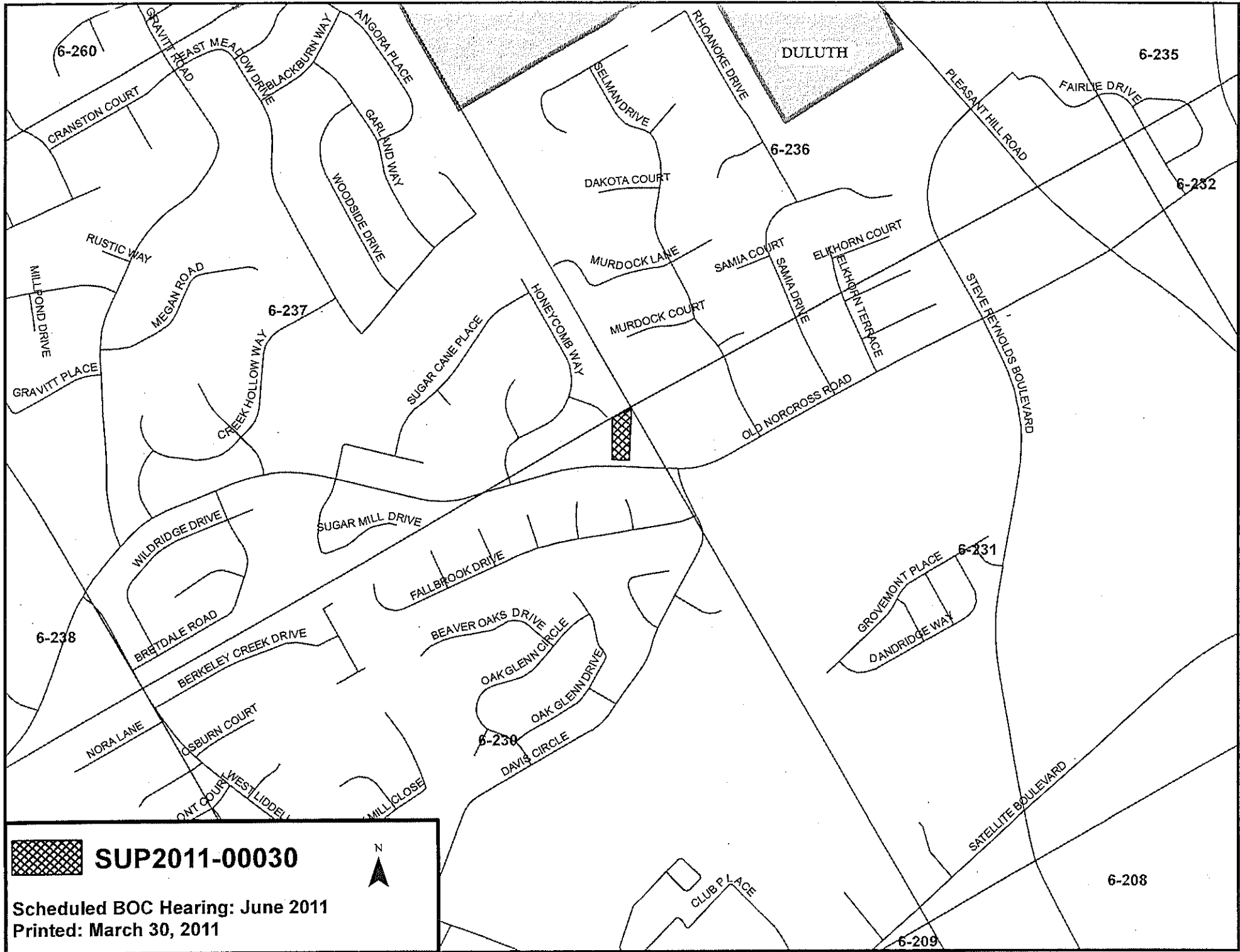
Number of parking place: 4

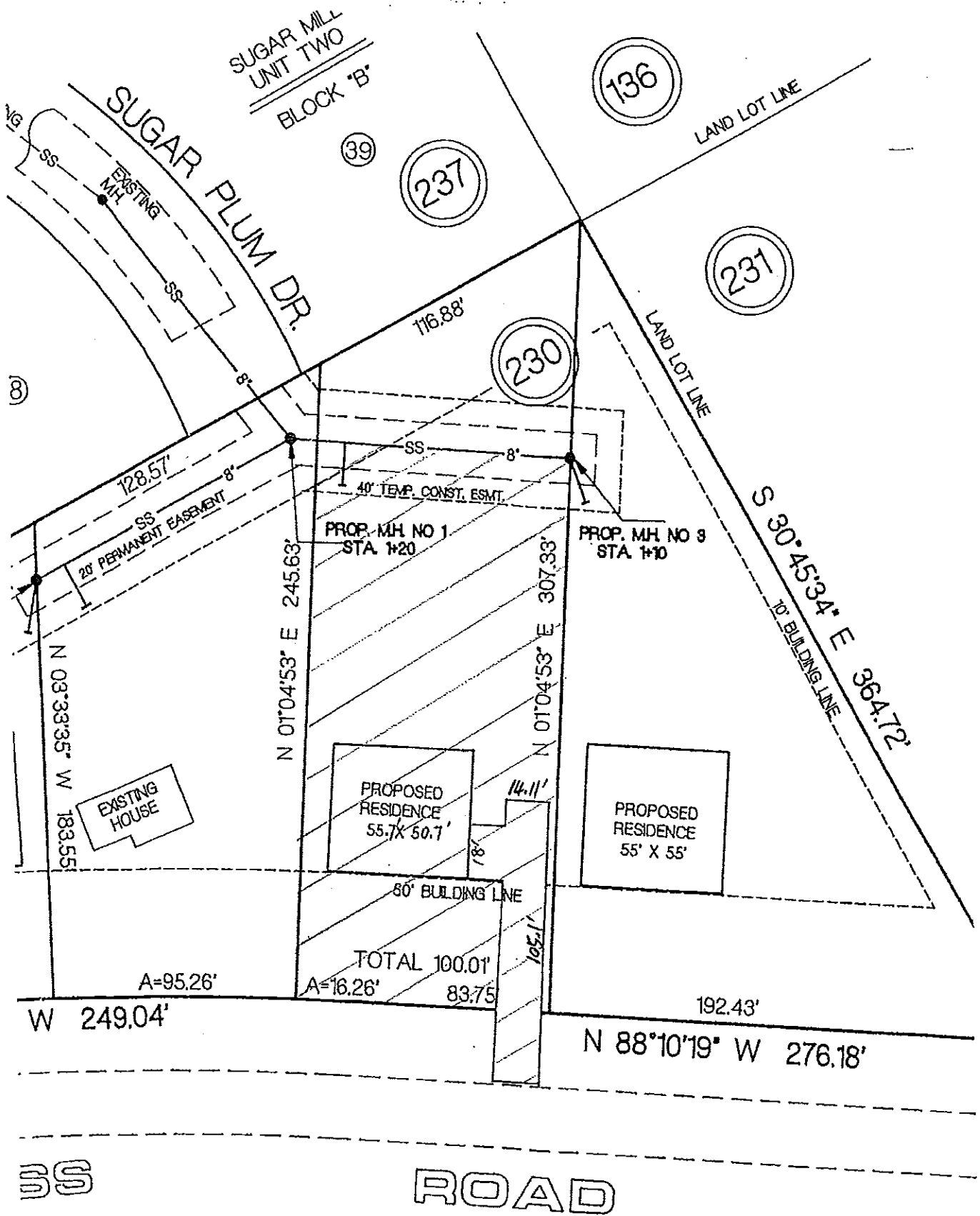
Best regards,

NA LU/Ming Ming Child Care Learning Center (Bilingual Education).



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