

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 July 2011.

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

CASE NUMBER :RZC2011-00016
ZONING CHANGE :RMD TO C-1
LOCATION :5800 BLOCK OF SINGLETON ROAD
:1400 BLOCK OF PIRKLE ROAD
MAP NUMBER :R6189 026
ACREAGE :0.59 ACRE
PROPOSED DEVELOPMENT :HAIR SALON (REDUCTION IN BUFFERS)
SQUARE FEET :1,500 SQUARE FEET
COMMISSION DISTRICT :(1) LASSETER

FUTURE DEVELOPMENT MAP:

APPLICANT: LILLIAN PICHARDO
2718 SUMMIT HILL DRIVE
TUCKER, GA 30084

CONTACT: BRENDA CASTRO PHONE: 770.314.6260

OWNER: LILLIAN PICHARDO
2718 SUMMIT HILL DRIVE
TUCKER, GA 30084

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MATER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:

Lillian Pichardo
2718 Summit Hill Drive
Tucker, GA 30084
678-697-4257

NOVEMBER 09, 2010

Re: Letter of Intent
Property: 5809 Singlenton Rd
Norcross, GA 30093

To whom it may concern:

This letter of intent is in order to comply with the rules and requirements as specified by the Gwinnett County Planning Division and Special Use Permit Application. The following is an explanation of the activities to be conducted in the location listed above.

Use: The location will be used as Beauty Salon and the business will conduct normal business hours. The number of Parking Spaces used will be exclusive to owners land and will be constructed on that land.

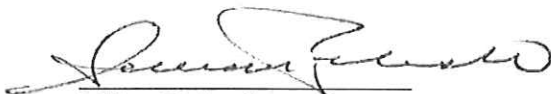
- The Size of the Land is: 0.590 Acreage
- The Zoning Qualification is: C-1
- The Dwelling Unit Size is: 25,727 Square Ft
-
- The Person in Charge of the Beauty Salon and Owner is:

Lillian Pichardo
5809 Singlenton Rd
Norcross, GA 30093
Tel: 678-697-4257

The applicant therefore respectfully requests your approval of the Special Use Permit.

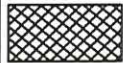
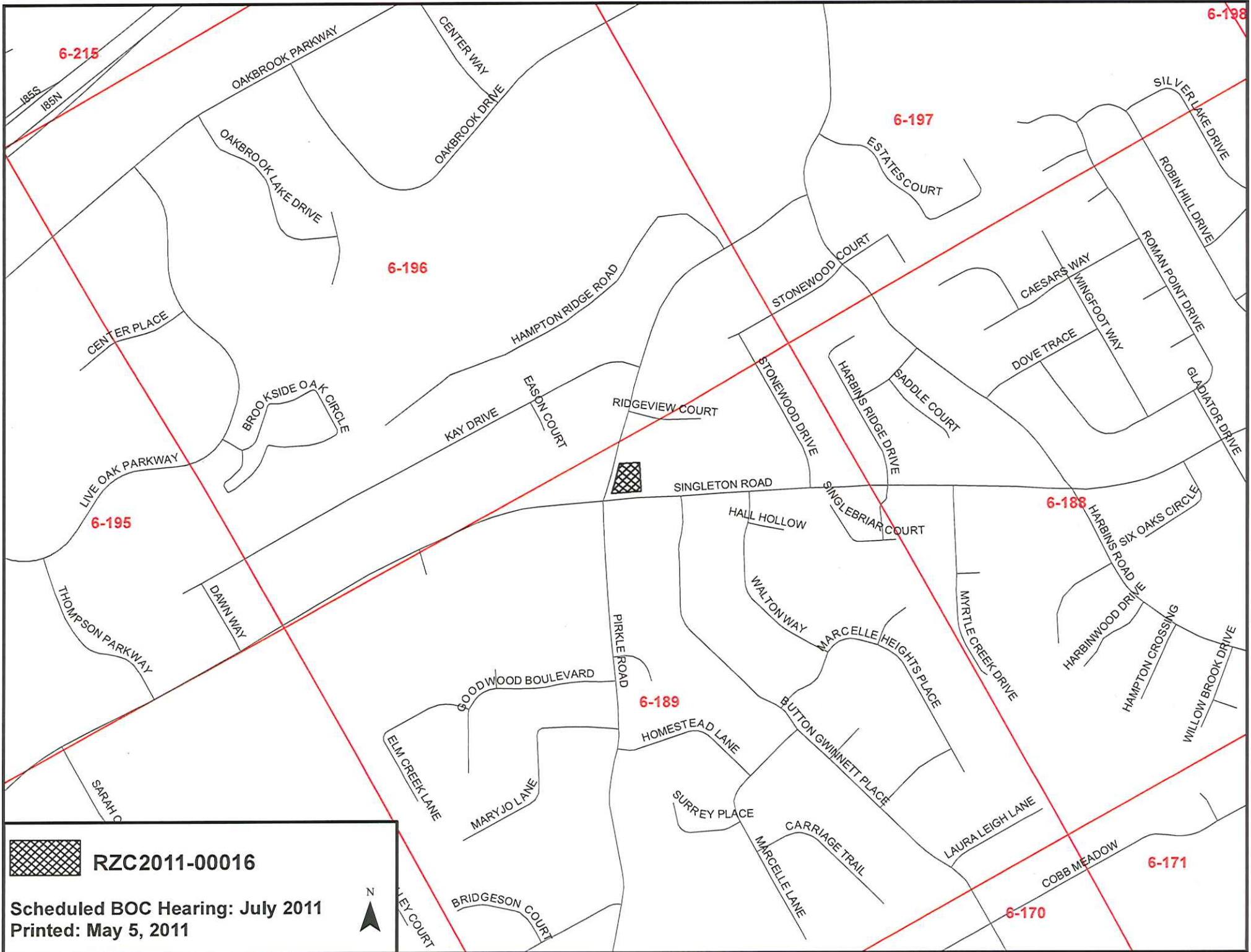
If you have any questions, please feel free to contact me.

Sincerely,


Lillian Pichardo



RECEIVED 5-04-11
RZC2011-00016



RZC2011-00016

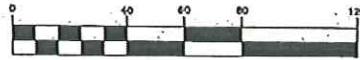
Scheduled BOC Hearing: July 2011
Printed: May 5, 2011



FLOOD STATEMENT

NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY "F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL # 13135C097F DATE 9/29/2006

GRAPHIC SCALE



(IN FEET)
1 inch = 40' ft.

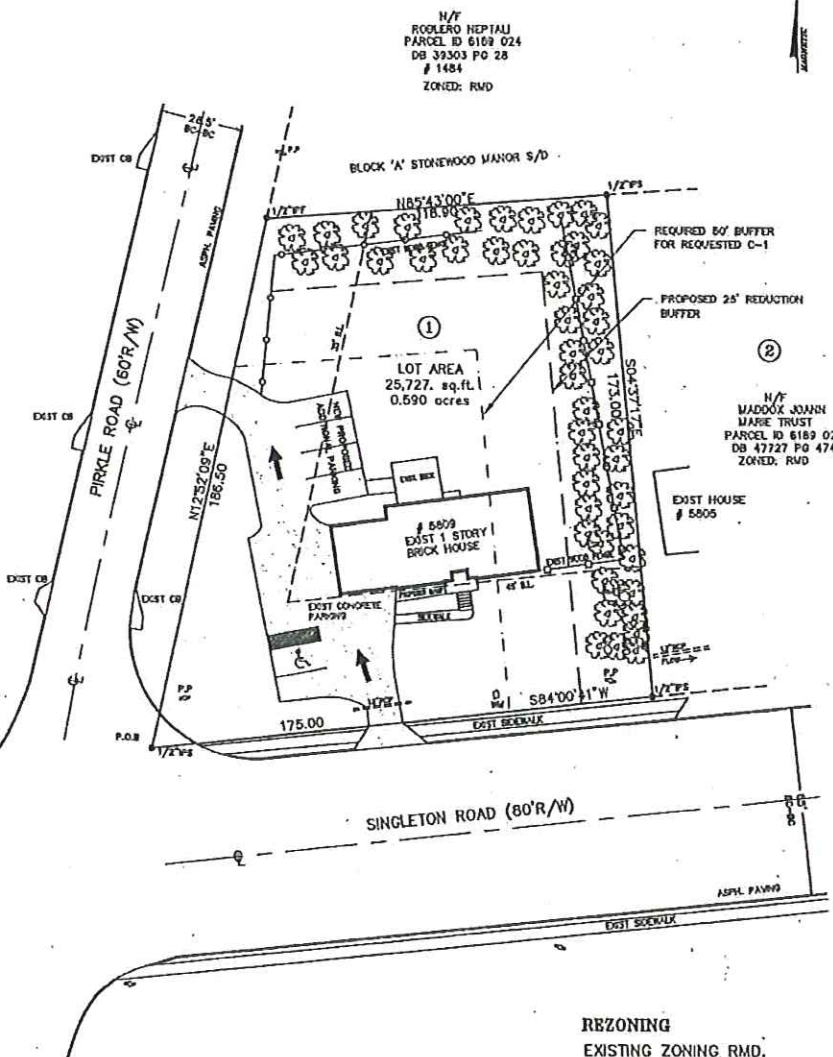
NOTES:

INSTRUMENT USED:
NIKON DTM-520 TOTAL STATION

REFERENCE USE: PLAT BOOK N PAGE 59

THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASE ON FIELD OBSERVATION THE ACTUAL LOCATION SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION

- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.R. POINT OF REFERENCE
 - I.P.S. 1/2" IRON PIN SET
 - O.H.P. OVERHEAD POWER LINE
 - P.P. POWER POLE
 - L.P. LIGHT POLE
 - CMP CORRUGATED METAL PIPE
 - L.L.L. LAND LOT LINE
 - I.P.F. 1/2" IRON PIN FOUND
 - C.L. CENTER LINE
 - ⊙ LOT NUMBER
 - WM WATER METER
 - ← GUY WIRE
 - A/C AIR CONDITION
 - N/F NOW OR FORMERLY



REZONING
EXISTING ZONING RMD.
REQUESTED ZONING C-1

NOTE:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 65,660 FEET AND AN ANGULAR ERROR OF 00'00\"/>

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

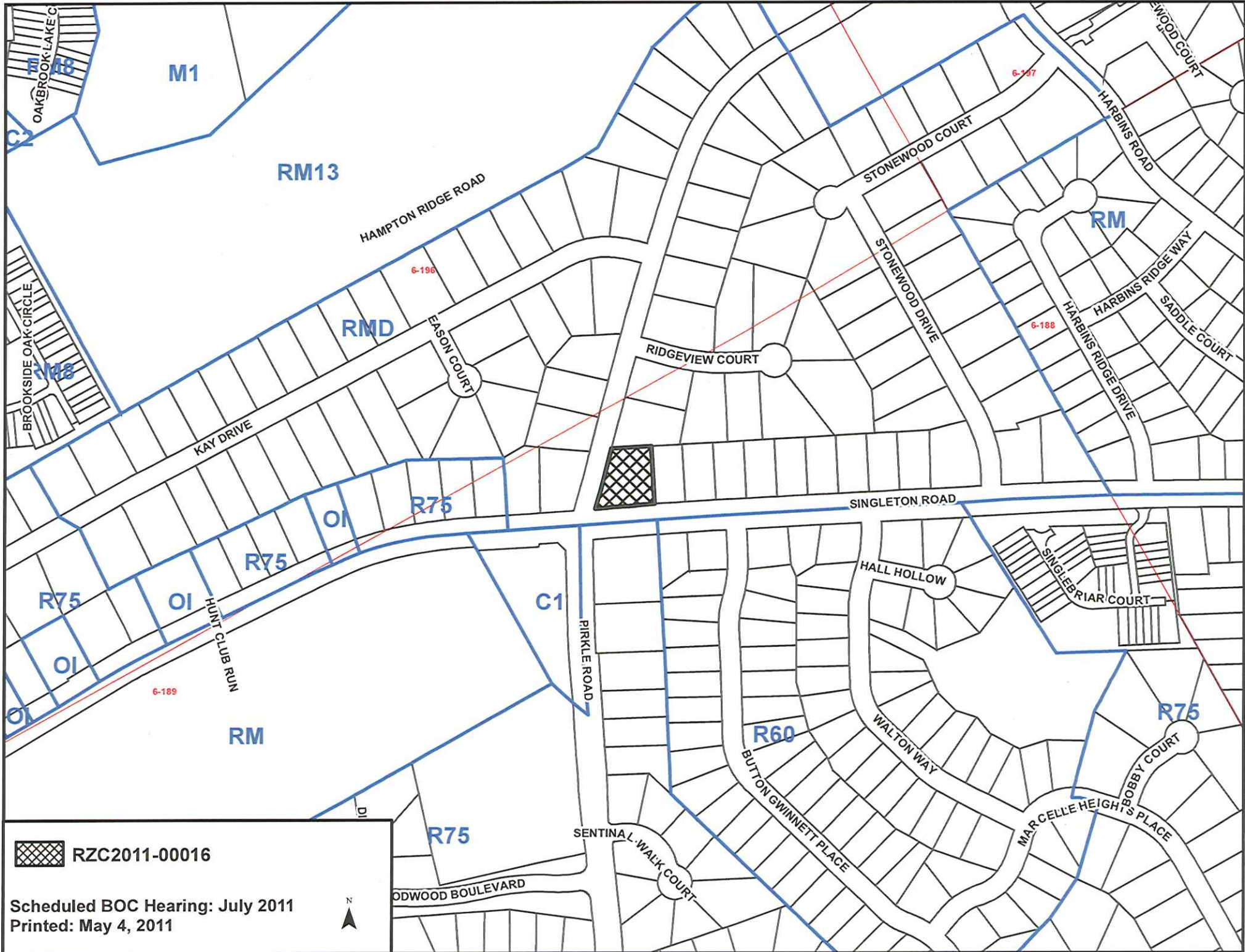


W. W. Pritchard
APR 23/11

SURVEY PLAT FOR:
WILLIAM PRICHARD
5809 SINGLETON ROAD
NORCROSS, GA 30093
LAND LOT; 189 6TH DISTRICT
GWINNETT COUNTY, GEORGIA
SCALE 1" = 40' DATE: APRIL 23, 2011

HUD PRITCHARD & ASSOCIATES, INC.
Consulting Engineers & Surveyors
110 N. Peachtree Street
Stockbridge, GA 30281-3400
Phone (770) 474-4444 Fax (770) 474-7487
JOB # 25077

RECEIVED 5-04-11
RZC2011-00016



 RZC2011-00016

Scheduled BOC Hearing: July 2011
 Printed: May 4, 2011



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

CASE NUMBER :CIC2011-00014
ZONING :C-2
LOCATION :2700 BLOCK OF HAMILTON MILL ROAD
MAP NUMBER :R1001 024A
ACREAGE :0.96 ACRE
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO REMOVE OR REVISE ALL
ZONING CONDITIONS
SQUARE FEET :8,483 SQUARE FEET
COMMISSION DISTRICT :(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: GRANITE HAMILTON MILL, LLC
415 PISGAH CHURCH ROAD
GREENSBORO, NC 27455

CONTACT: TODD SELDOMRIDGE PHONE: 770.447.8999

OWNER: GRANITE HAMILTON MILL, LLC
415 PISGAH CHURCH ROAD
GREENSBORO, NC 27455

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:

W Wolverton & Associates

March 4, 2011

Gwinnett County, GA
Department of Planning & Development
446 West Crogan Street, Suite 275
Lawrenceville, Georgia 30045

RE: Letter of Intent for Change in Conditions Application
Granite Hamilton Mill, LLC (Parcel 1-001-024A)
2740 Hamilton Mill Road, Buford, Georgia
W&A Project No.: 08-124

To Whom It May Concern:

The attached proposed Change In Conditions (CIC) application is being submitted by Wolverton & Associates on behalf of Granite Hamilton Mill, LLC. The site is referenced as Parcel 1-001-024A and is 0.964 acre (41,974 S.F.). It is surrounded by Parcel 1-001-856 (aka BWD Hamilton Mill, LLC) to the east, Parcel 1-001-032 (aka Holliday property) to the west and south, and Hamilton Mill Road to the north, as shown on the Site Plan. The intent of the proposed Change In Conditions request is to remove the majority of the conditions imposed by zoning case RZC-01-026, dated August 8, 2001, from Parcel 1-001-024A as the surrounding properties have since been rezoned from RA-200 to C-2 and the Hamilton Mill Overlay District is now in effect.

The proposed commercial development on the affected property consists of two one-story buildings totaling 8,483 S.F. and 66 parking spaces. The proposed buildings will be less than 35' in height per the C-2 zoning classification requirements. When Parcel 1-001-024A was rezoned in August 2001, the neighboring Holliday property to the west and south was zoned RA 200. Therefore, because of the non-similar zoning uses at the time, the conditions of the RZC-01-026 required a 25' landscape buffer along Hamilton Mill Road, a 75' undisturbed buffer along the south property line and a 20' undisturbed buffer along the western property line.

In October 2005, the Parcel 1-001-032 (to the west and south) was rezoned C-2 with conditions per RZC-05-054. In addition, Parcels 1-001-856/857 (to the east) were rezoned (case CIC 05-010) to C-2 and more recently amended in case CIC 2010-00018. The enclosed CIC application requests that RZC-01-026 be amended to remove all conditions except H from Parcel 1-001-024A. Many of the conditions in RZC-01-026 were based directly on Gwinnett County's Activity Center / Corridor Overlay District Requirements because the Georgia Highway 124/324/Hamilton Mill Overlay District did not exist when RZC-01-026 was approved. The attached summary lists each condition in case RZC-01-026 and explains in detail the justification for removal or modification thereof. It is the intent of this CIC request to allow Parcel 1-001-024A to be developed in accordance with Gwinnett County's current zoning code overlay

6745 Sugarloaf Parkway ♦ Suite 100 ♦ Duluth, Georgia 30097 ♦ 770-770-1111
www.wolverton-assoc.com



RECEIVED 5-06-11
CIC2011-00014

Gwinnett Co. Dept. of Planning & Development

March 4, 2011

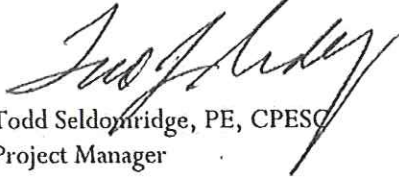
Page 2

district requirements and development regulations in an effort to simplify the review process for County staff and therefore minimize the County resources required to complete this project.

Should you have any questions or need any further information in order to process this Change In Conditions application, please do not hesitate to contact me.

Sincerely,

Wolverton & Associates, Inc.



Todd Seldomridge, PE, CPESC
Project Manager

Enclosures: Summary of RZC-01-026
CIC Application
CIC Checklist (with corresponding information attached)
Gwinnett County Land Use Map (with site identified)

C: Edward Tam, BWD Hamilton Mill, LLC



RECEIVED 5-06-11
CIC2011-00014

Summary of Case Number RZC-01-026
Page 1

Note: Response comments by Applicant are shown in italics.

Condition 1A – Provide a 25' landscape buffer along Hamilton Mill Road, planted with evergreens to provide an effective visual screen.

We would like to request that this condition be removed and allow the Hamilton Mill Overlay District and Section 4.1.1.a & 4.2.1 of Gwinnett County Buffer, Landscape & Tree Ordinance requirements to govern since the surrounding properties are zoned C-2. This would require a 10 ft landscape strip at the frontage of the property. The Hamilton Mill Overlay District requirements were not in place at the time of the last rezoning (case RZC-01-026).

Condition 1B – Provide a 75' undisturbed buffer from the rear of the property, abutting RA-200 zoning, replanted where sparsely vegetated. The existing building encroachment in the buffer may remain.

We would like to request removal of this condition and allow the Hamilton Mill Overlay District requirements to govern as the adjoining property to the north-west has been rezoned from RA-200 to C-2 (case number RZC-05-054). The Hamilton Mill Overlay District requirements were not in place at the time of the last rezoning (case RZC-01-026).

Condition 1C – Provide a 20' undisturbed buffer from north-west side, abutting an RA-200 use, replanted where sparsely vegetated.

We would like to request removal of this condition and allow the Hamilton Mill Overlay District requirements to govern as the adjoining property to the north-west has been rezoned from RA-200 to C-2 (case number RZC-05-054). The Hamilton Mill Overlay District requirements were not in place at the time of the last rezoning (case RZC-01-026).

Condition 1D – Dumpster shall be screened with an opaque fence or wall. Hours of dumpster's pick-up shall be between 7:00 AM & 7:00 PM.

Section 2.E of the Overlay ordinance requires the dumpsters to be screened on all four sides. We would like to request that this condition be removed and allow the Hamilton Mill Overlay District requirements to govern since the surrounding properties are zoned C-2. The Hamilton Mill Overlay District requirements were not in place at the time of the last rezoning (case RZC-01-026).

Condition 1E – Billboards shall not be permitted.

This condition is a requirement of the overlay ordinance (Section 4.A). We would like to request that this condition be removed and allow the Hamilton Mill Overlay District requirements to govern since the surrounding properties are zoned C-2. The Hamilton Mill Overlay District requirements were not in place at the time of the last rezoning (case RZC-01-026).



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CIC2011-00014

Summary of Case Number RZC-01-026

Page 2

Condition 1F – Signage shall be limited to a single monument-type ground sign, not to exceed six-feet in height, nor to exceed 32 square feet in area.

We would like to request that this condition be removed and allow the County's signage ordinance and Hamilton Mill Overlay District requirements to govern since the surrounding properties are zoned C-2. This will allow the same signage rights as the adjacent surrounding properties.

Condition 1G – Building and landscape plans shall be submitted for review and approval by the Director of Planning & Development.

We would like to request this condition be removed since the project is governed by the landscaping and architectural requirements of the Hamilton Mill Overlay District. The Hamilton Mill Overlay District requirements were not in place at the time of the last rezoning (case RZC-01-026).

Condition 1H – Access shall be limited to a single entrance/exit onto Hamilton Mill Road.

We would like to have this condition revised to read as follows:

The number, design and location of exits/entrances shall be subject to review and approval of the Gwinnett County Department of Transportation.

Condition 1I – Lighting shall be directed in toward the property so as to not reflect onto adjacent properties or roadways.

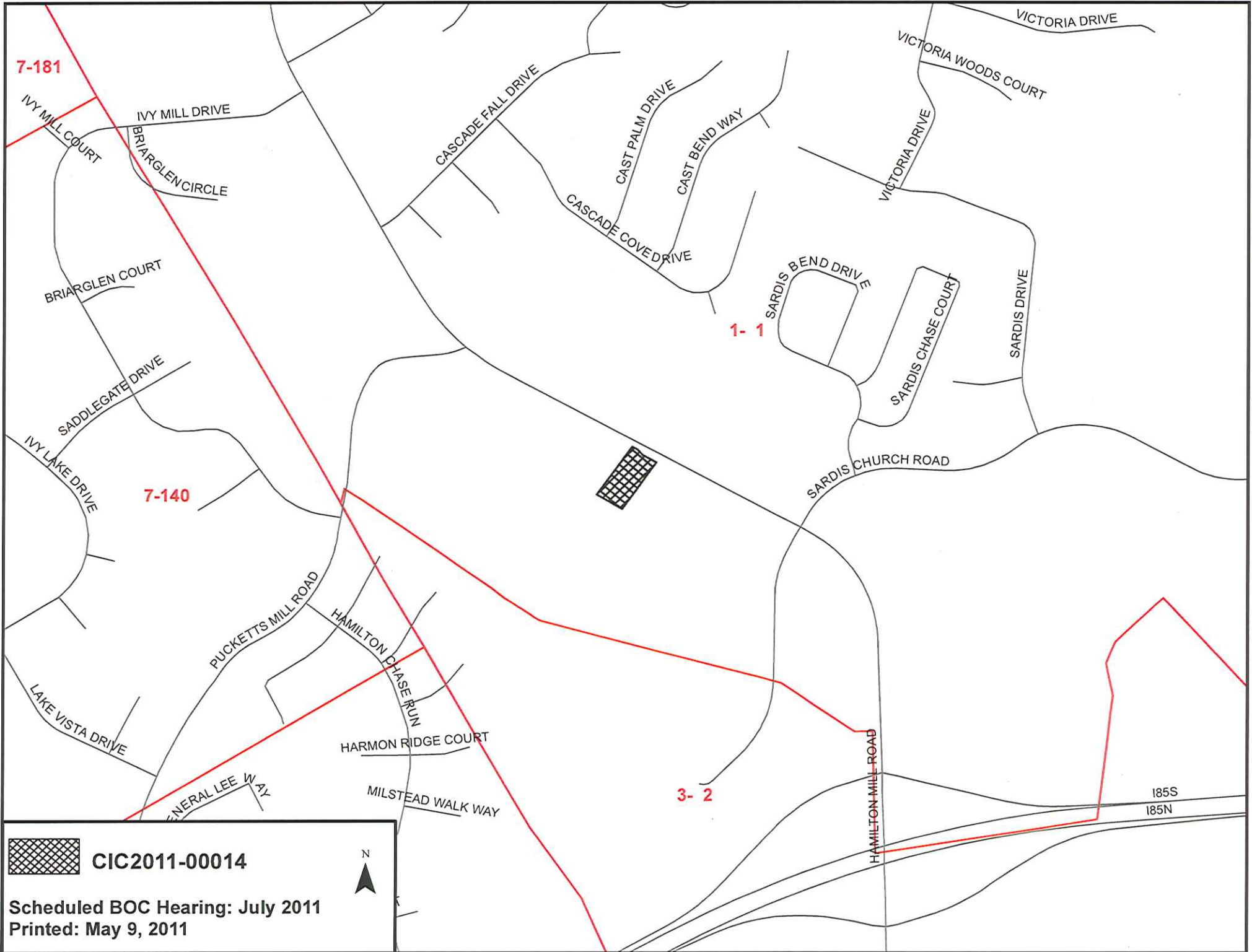
We would like to request that this condition be removed and allow the lighting requirements of the Hamilton Mill Overlay District and Gwinnett County Zoning ordinance (Section 1008 a – d) to govern since the surrounding properties are zoned C-2.

Condition 1J – Parking shall be provided to the rear of the existing structure.

We would like to request that this condition be removed and allow the Hamilton Mill Overlay District parking requirements (Section 3.D) to govern the proposed development since the surrounding properties are zoned C-2. The Hamilton Mill Overlay District requirements were not in place at the time of the last rezoning (case RZC-01-026).



RECEIVED 5-06-11
CIC2011-00014



7-181

7-140

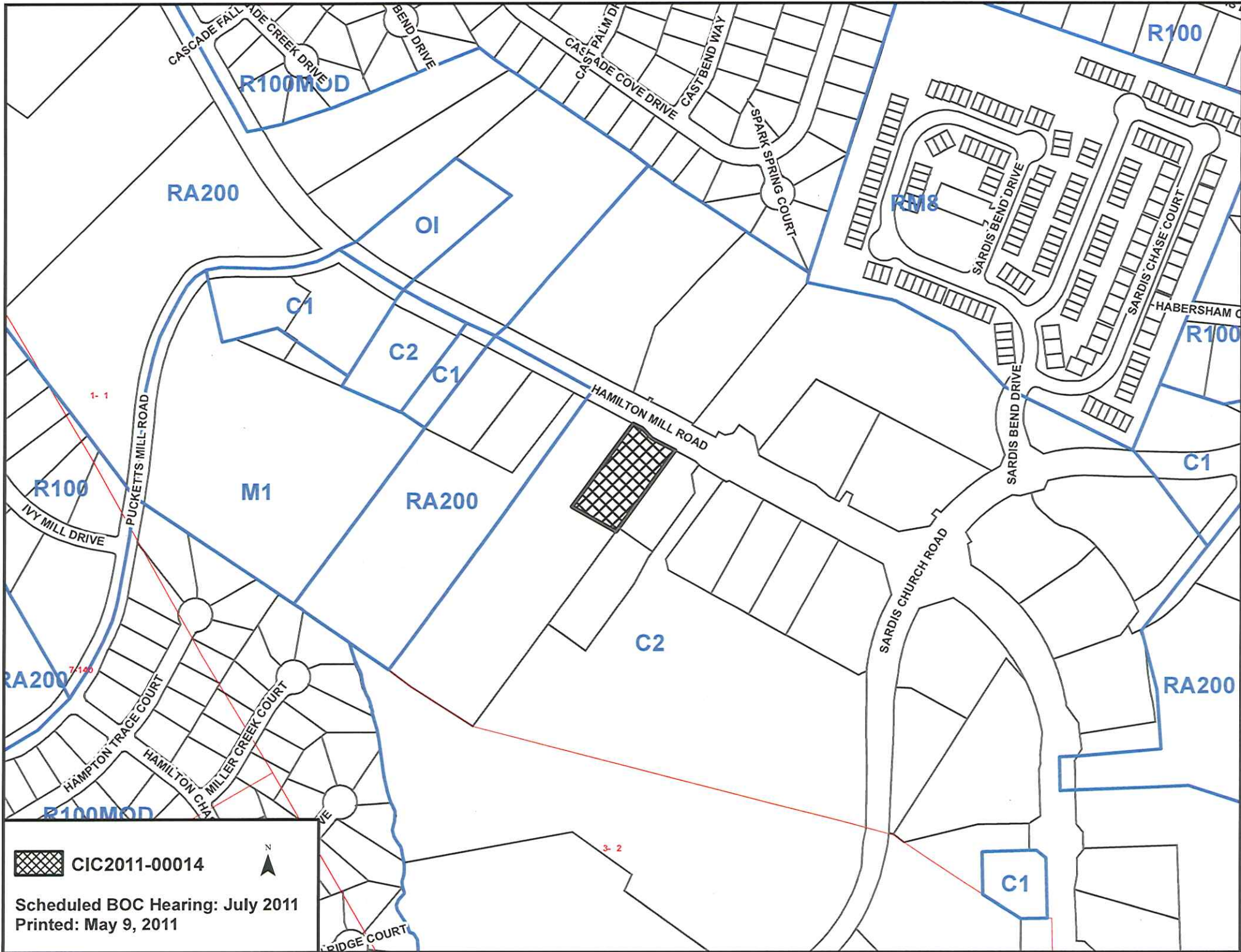
1-1

3-2

 CIC2011-00014

Scheduled BOC Hearing: July 2011
Printed: May 9, 2011





CIC2011-00014



Scheduled BOC Hearing: July 2011
Printed: May 9, 2011

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

CASE NUMBER :SUP2011-00032
ZONING :C-2
LOCATION :700 BLOCK OF BEAVER RUIN ROAD
MAP NUMBER :R6158 011
ACREAGE :0.97 ACRE
PROPOSED DEVELOPMENT :TRUCK RENTAL
COMMISSION DISTRICT :(2) HOWARD

FUTURE DEVELOPMENT MAP:

APPLICANT: MATTRESSES AND MORE, INC.
715 BEAVER RUIN ROAD
LILBURN, GA 30047

CONTACT: ALAN LASKY PHONE: 770.955.7780

OWNER: DEWEY PAUL MARTIN
POST OFFICE BOX 1301
WINDER, GA 30680

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:

MATTRESSES AND MORE, INC.

**715 BEAVER RUIN ROAD
LILBURN, GA 30047**

PHONE (770) 935-7780

FAX-(770) 935-7790

Via Hand Delivery

Gwinnett County
Department of Planning & Development
Planning Division
446 West Crogan Street, Suite 275
Lawrenceville, GA 30046

LETTER OF INTENT

To Whom It May Concern,

This is to supplement the Application of Mattresses and More, Incorporated's (the "Company") Application for a Special Use Permit for the rental of Penske Moving Trucks on the property located at 715 Beaver Ruin Road, Lilburn, Gwinnett County, Georgia (the "Property").

If permitted, the Company will inventory and offer for rent approximately five moving vans; to wit: three 16 foot trucks, one 22 foot truck and one 26 foot truck. The number of vans on the Property may vary slightly on occasion depending upon supply and customer traffic. The maximum number of vans on the Property at any one time will never, however, exceed ten vans.

The enclosed boundary line survey/site plan illustrates that there is ample room for the storage of the vans in the rear and side of the eastern most building closest to Beaver Ruin Road. Storage in the rear and on the side of the building will prevent the trucks from occupying space preserved for the Company's mattress and furniture sales. Furthermore, it will prevent any visibility issues for traffic on Beaver Ruin Road or adjacent land owners.

The rental of moving vans is a special use contemplated by the current Zoning Regulations, As Amended for the Commercial 2 District. Furthermore, the rental of moving vans supplements the sale of furniture and mattresses for relocating families. Also, the rental and storage of these vans will not negatively impact the surrounding area or businesses. Finally, the supplemental income will provide additional income needed to maintain a successful/charitable (see attached letters) business on the Property.

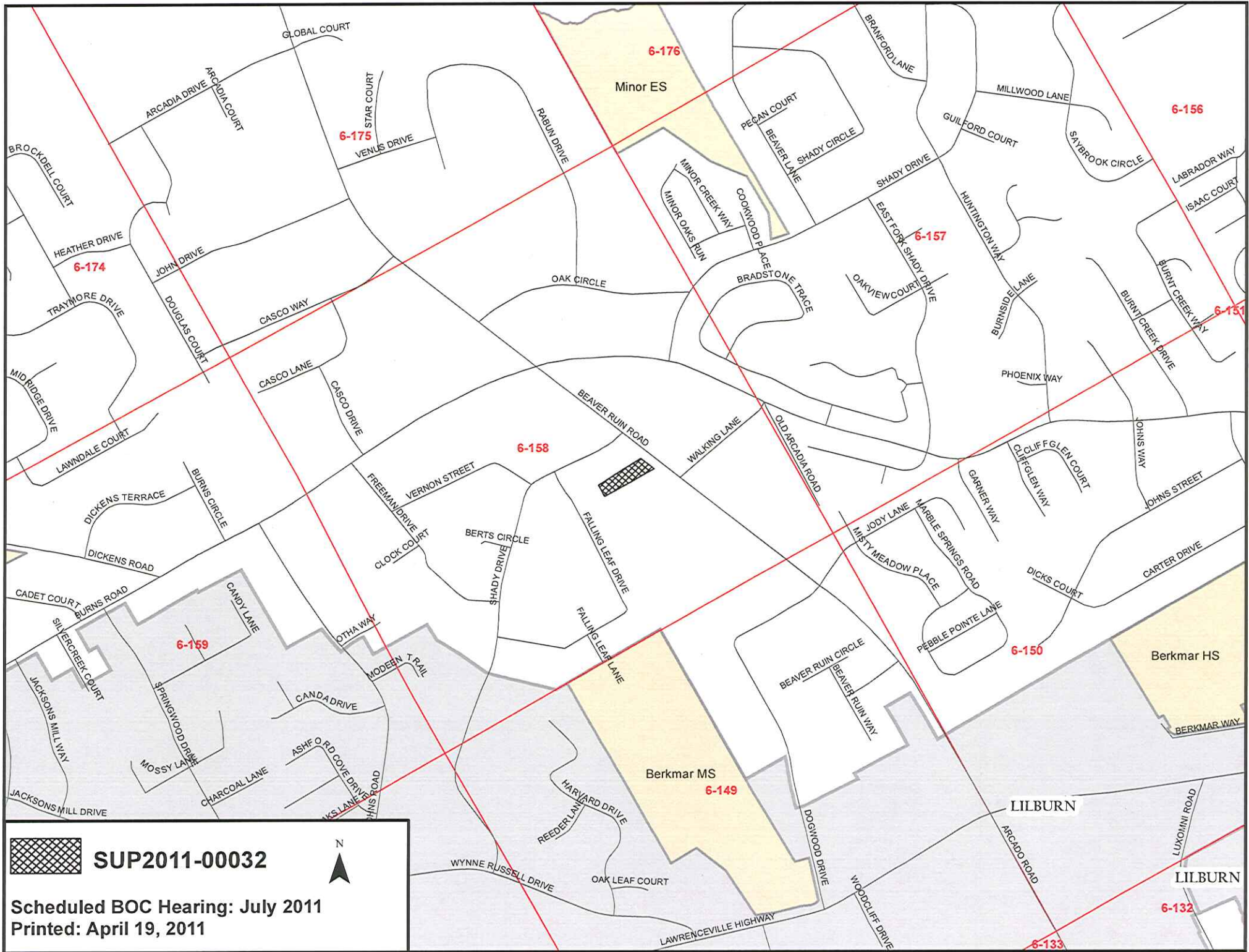
For the reasons above, Mattresses and More, Inc. respectfully requests the applied for Special Use Permit. I am available to answer any questions at the number above. Thank you for your consideration.

Sincerely,

Alan Lasky, Sr., President
Mattresses and More, Inc.
Please see the attached letters of recommendation.



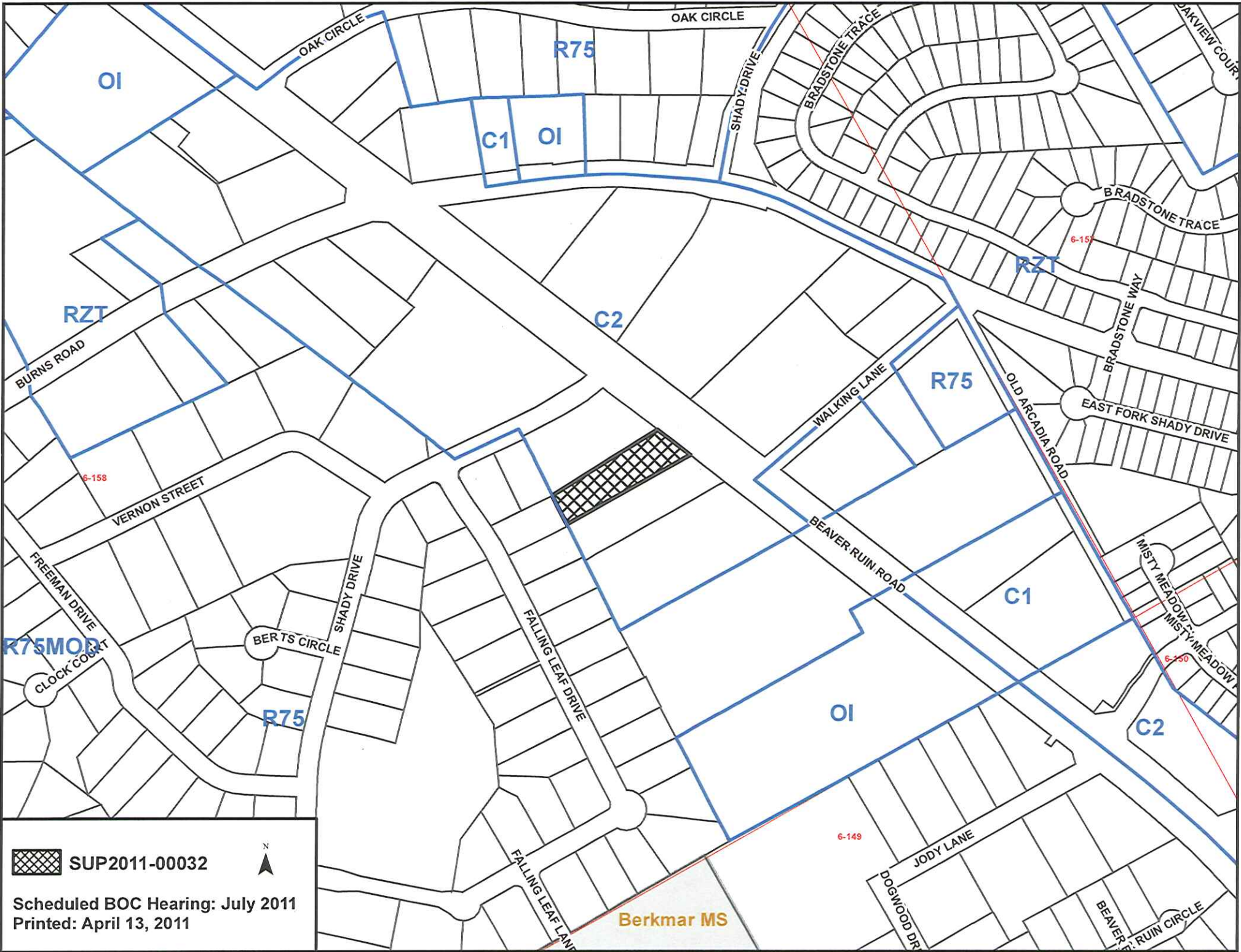
RECEIVED 4-13-11
SUP2011-00032



SUP2011-00032



Scheduled BOC Hearing: July 2011
Printed: April 19, 2011



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

CASE NUMBER :**SUP2011-00033**
ZONING :M-1
LOCATION :1600 BLOCK OF OAKBROOK DRIVE
MAP NUMBER :R6196 113
ACREAGE :4.21 ACRES
PROPOSED DEVELOPMENT :CHURCH
SQUARE FEET :5,120 SQUARE FEET
COMMISSION DISTRICT :(1) LASSETER

FUTURE DEVELOPMENT MAP:

APPLICANT: LIGHTHOUSE CHAPEL INTERNATIONAL
9135 RUEL LANE
SUWANEE, GA 30024

CONTACT: PATRICK ACQUAH PHONE: 678.350.5360

OWNER: BUSINESS PARK INVESTORS GROUP, LLC
1600 OAKBROOK DRIVE, SUITE 540
NORCROSS, GA 30093

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:



Lighthouse Chapel International
3040 Holcomb Bridge Road, Norcross, GA 30071

Chairman, Board of Commissioners

Gwinnett County
Department of Planning & Development
Planning Division
446 West Crogan Street, Suite 275
Lawrenceville, Georgia 30046
(678) 518-6020

Re: Application for Special Use Permit

LETTER OF INTENT

Dear Commissioners:

The Norcross Congregation of Lighthouse Chapel International request a special use permit to have building 1600 Oakbrook Parkway (suite 540), Norcross, GA for church office and assembly

This formal request for a Special Use Permit is made to Gwinnett County Department of Planning & Development, GA on behalf of The Lighthouse Chapel International by Patrick Acquah, Pastor of Local Branch of Lighthouse Chapel International. This document along with the accompanying application is submitted to request that the stated building be granted Special Use for Church office/assembly.

Statement of Commitment

Lighthouse Chapel International is totally committed to upholding a standard of excellence in the Norcross community. We will work closely with building owners and other tenants to enhance the attractiveness, aesthetic value and appearance of the premises and common areas. We will conduct ourselves according the Biblical principles in the community and uphold the standards of Jesus Christ in our conduct and character. All events will be conducted in compliance with City of Norcross laws and ordinances. Our congregation is totally committed to good citizenship and stewardship in the City of Norcross and we pledge to work in partnership with fellow Churches, faith-based organizations, social, and service organizations to raise a standard of excellence for families and youth of the city.

Norcross/Gwinnett County Community Involvement

Lighthouse Chapel International members are active in the Norcross/Gwinnet County community and have been for several years. We are totally committed to fostering Biblical family values by sustaining strong marriages, training our children to be excellent in spirit, character, reputation, relationships and work habits. We are committed to "letting our light so shine before men that they may see our good works and glorify our father which is in heaven".

SUP '11 0 3 3



Lighthouse Chapel International
3040 Holcomb Bridge Road, Norcross, GA 30071

We have been actively involved in the life of the City of Norcross.

In addition to the regular worship services and Bible studies, Lighthouse Chapel International will offer the following expanded programs and ministries to the Norcross community.

- Food Distribution Ministry – Occasional distribution of fresh, canned and dried foods to families in need
- Employment workshop
- Financial management workshops for Families and Youth
- Family Life Workshop

Lighthouse Chapel International will operate in full compliance with the Gwinnet County Codes and Ordinances. Our new location at 1670 Oakbrook Drive, Suite 380 places us in the Jimmy Carter Gateway of the city. We will work closely with owners and other tenants to enhance the attractiveness, aesthetic value and appearance of the premises and common areas. All outdoor events will be conducted in compliance with City of Norcross laws and ordinances. Our congregation is totally committed to good citizenship and stewardship in the City of Norcross and we pledge to work in partnership with fellow Churches, faith-based organizations, social, and service organizations to raise a standard of excellence for families and youth of the city.

LEGAL DESCRIPTION:

All that tract or parcel of land lying and being in Land Lot 196, 6th District, Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING at an iron pin on the southwesterly right-of-way of Oakbrook Drive (80 foot right-of-way) said iron being 736.00 feet southeasterly from the intersection of the southwesterly right-of-way of Oakbrook Drive and the southerly right-of-way of Oakbrook Parkway if said rights-of-way were extended to intersect; thence along the southwesterly right-of-way of Oakbrook Drive, South 40°22'15" East a distance of 14.68 feet to a point; thence continuing along said right-of-way, along the arc of a curve to the left having a radius of 300.44 feet an arc distance of 45.49, and a chord bearing of South 44°42'12" East a distance of 45.45 feet to an iron pin found, thence continuing along the southwesterly right-of-way of Oakbrook Drive (80' right-of-way) along the arc of a curve to the left, an arc distance of 144.83 feet, said curve having a radius of 300.44 feet and a chord bearing of South 62°51'05" East, a distance of 143.43 feet to an iron pin found; thence along the arc of a curve to the left a distance of 136.42 feet, said curve having a radius of 300.44 feet and a chord bearing of South 89°40'10" East, a distance of 135.25 feet to point; thence continuing along said right-of-way along the arc of a curve to the left a distance of 193.53 feet, said curve having a radius of 300.44 feet, and a chord bearing of North 58°52'06" East a distance of 190.20 feet to a point, thence North 40°25'00" East a distance of 105.19



Lighthouse Chapel International
3040 Holcomb Bridge Road, Norcross, GA 30071

feet to a point, and the TRUE POINT OF BEGINNING; thence North 40°25'00" East a distance of 329.89 feet to a point, thence leaving said right-of-way South 49°38'00" East a distance of 485.00 feet to a point, thence South 44°55'00" West a distance of 452.00 feet to a point, thence North 34°36'07" West a distance of 465.35 feet to a point, on the southerly right-of-way of Oakbrook Drive, and the TRUE POINT OF BEGINNING;

Said property contains 4.211 acres, more or less and more particularly shown on that drawing labeled Final Plat Five Oaks Business Park #1600, #1650 & #1670 Oakbrook Drive, prepared by ARCADIS, last revised February 09, 2007.

Proposed use of the property:

The attached site plan proposes a 5,120 square foot, brick building with a seating capacity of 50-75 people for weekly worship. The congregation does not engage in any other business or economic endeavors. The congregation's sole purpose is religious worship and bible study. The use of the property as a church will not be disruptive to the surrounding businesses as the congregation will not operate day care, school or host any outdoor activity. Our normal meetings are held after hours on Tuesdays 7.30pm to 9pm and Sundays, 10am-12:30pm.

The church building will provide a much needed place for worship for 60 members residing in the Norcross area. These members love the Norcross area and have been very instrumental in community outreaches-food and clothing drive. Granting them the special use permit will allow them to continually be engaged in city/county they love to live in.

Acreage or size of the tract: 183,414 square feet or 4.211 acres

Zoning classification requested: The congregation of Lighthouse Chapel International is requesting zoning reclassification to enable the congregation to have church office/assembly area. Current location is zoned M1 and need reclassification for church office/assembly.

Number of lots or number of dwelling units proposed house size proposed: All that tract or parcel of land lying and being in Land Lot 196, 6th District, Gwinnett County, Georgia has 3 lots (Lots 3, 4, 5). The request SUP applies to Lot 5.

Density in terms of gross square footage per acre for proposed commercial, industrial, office or institutional use)-Per the attached site plan, the entire size of Tract 3, where our church will be located is 183,414 or 4.211 square feet

Number of parking spaces: The total number of parking is 571 regular spaces and 17 handicap spaces. Tract 3 where our church will be located has 174 regular spaces and 4 handicap spaces.

SUP '11 0 3 3 3



Lighthouse Chapel International
3040 Holcomb Bridge Road, Norcross, GA 30071

Height of buildings: 20 feet

Any requested change in buffers: There is no proposed change in buffer for this location

CC: Rev. Joel Obuobisa, General SuperIntendant, Lighthouse Chapel International North America
Dr. Kodwo Orleans-Lindsay-*General Overseer, Ethos Diocese*
Dzinyo Amekudzi-*Associate Pastors, Lighthouse Chapel International, Norcross, GA*
Emmanuel Kwakye-*Associate Pastor, Lighthouse Chapel International, Norcross, GA*

RECEIVED
APR 19 2011

BY:

SUP '11 0 3 3 4

NORCROSS

6-224

HAMMOND DRIVE

CHASE COMMON COURT

HOLY RIDGE LANE

BROOK HOLLOW PARKWAY 1855

GOSHEN SPRINGS ROAD

6-198

6-215

FINANCIAL DRIVE

GOSHEN SPRINGS ROAD

CENTER WAY
OAKBROOK PARKWAY

PICKLE ROAD
OAKBROOK DRIVE 6-197

6-216

UNITY DRIVE

6-187

JIMMY CARTER BOULEVARD

OAKBROOK LAKE DRIVE

6-196

ESTATES COURT

SILVER LAKE DRIVE

ROBIN HILL DRIVE

ROMAN POINT DRIVE

CENTER PLACE

BROOKSIDE OAK CIRCLE

HAMPTON RIDGE ROAD

STONEWOOD COURT

CAESARS WAY
WINGFOOT WAY

DOVE TRACE

MCDONOUGH DRIVE

KAY DRIVE
EASPIN COURT

RIDGEVIEW COURT

STONEWOOD DRIVE

HARBIN'S RIDGE DRIVE

SADDLE COURT

6-188

DAWSON BOULEVARD

LIVE OAK PARKWAY

6-195

SINGLETON ROAD

SINGLEBRIAR COURT

HARBIN'S ROAD
SIX OAKS CIRCLE

ESANDUNE DRIVE



SUP2011-00033



Scheduled BOC Hearing: July 2011
Printed: April 19, 2011

6-189

GOOD WOOD BOULEVARD

MARYJO LANE

HOMESTEAD LANE

BUTTON GWINNETT PLACE

WALTON WAY
MARCELLE HEIGHTS PLACE

MYRTLE CREEK DRIVE

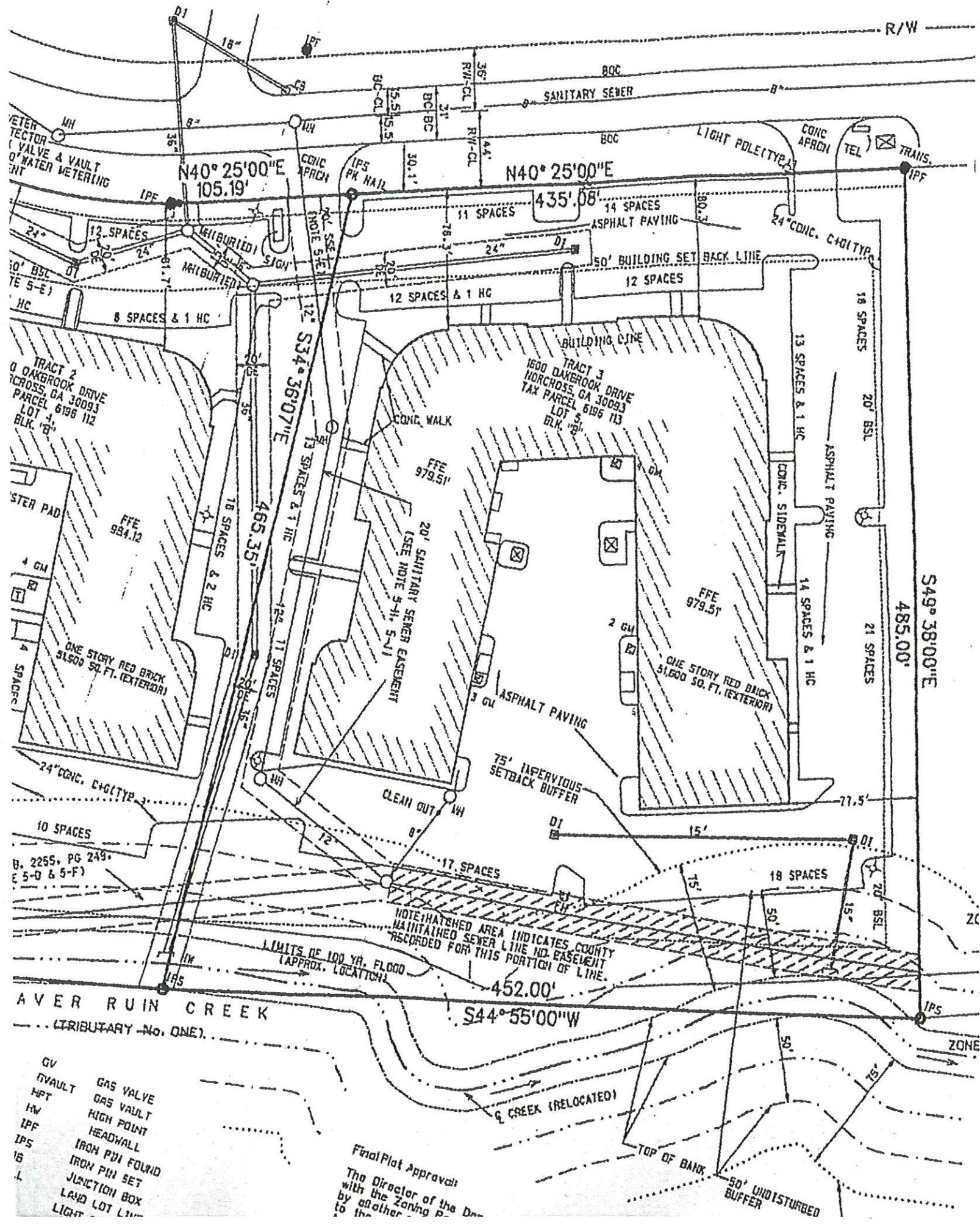
HARBINWOOD DRIVE

HAMPTON CROSSING

WILLOW BROOK DRIVE

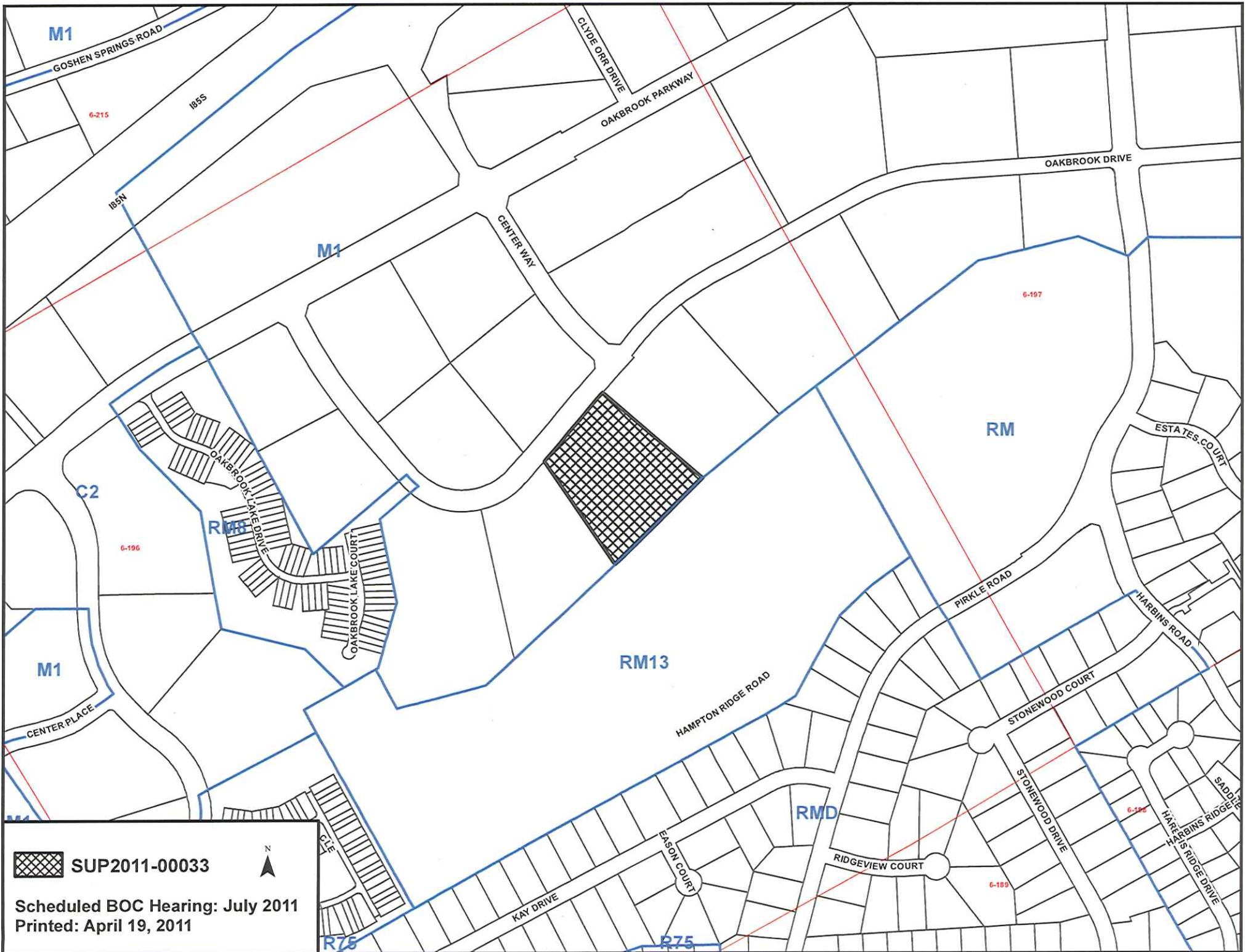
6-171

DRIVE (80 R/W)



- GV GAS VALVE
- IV VAULT
- HPT GAS VAULT
- HW HIGH POINT
- IPF HEADWALL
- IPS IRON PDI FOUND
- IS IRON PIN SET
- JL JUNCTION BOX
- LD LAND LOT LINE
- LI LIGHT

Final Plat Approval
 The Director of the Dept. of
 with the Zoning P.
 by another
 to the



SUP2011-00033



Scheduled BOC Hearing: July 2011
Printed: April 19, 2011

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

CASE NUMBER :SUP2011-00034
ZONING :M-1
LOCATION :4300 BLOCK OF STEVE REYNOLDS BOULEVARD
MAP NUMBER :R6184 244
ACREAGE :3.32 ACRES
PROPOSED DEVELOPMENT :CHURCH
SQUARE FEET :12,240 SQUARE FEET
COMMISSION DISTRICT :(1) LASSETER

FUTURE DEVELOPMENT MAP:

APPLICANT: IGLESIA EVANGELICA PENIEL
4325 STEVE REYNOLDS BOULEVARD
NORCROSS, GA 30093-3362

CONTACT: MISAEEL REYES PHONE: 770.206.0307

OWNER: LUIS U. FLORES
4325 STEVE REYNOLDS BOULEVARD
NORCROSS, GA 30093-3362

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:

**Iglesia Evangelica Peniel
4325 Steve Reynolds Blvd.
Norcross, GA 30093-3362**

Gwinnett County Dept.
of Planning and Development

Re: Letter of Intent
Rezoning and Special Use Permit Application
4325 Steve Reynolds Blvd.
Norcross, GA 30093-3362

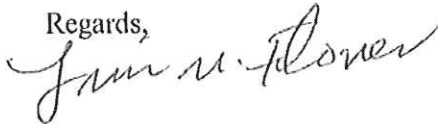
Dear Planning Department:

Iglesia Evangelica Peniel is pleased to submit the following letter of intent, which is being submitted with the rezoning and special use permit applications on behalf of our Church. Iglesia Evangelica Peniel recently purchased this property located at 4325 Steve Reynolds Blvd. Norcross, GA 30093-3362 (Land District 6 Land Lot 01 Acreage 3.02).

We intend to use this property for worship services and daily administrative activities.

On December 1999, our God profoundly ministered to me. The church, Iglesia Evangelica Peniel Inc., began on January 1, 2000. We just recently celebrated our 11th year anniversary. Our Vision is to have a place where the Holy Spirit's reigns, a clinic where many come from the cold world to receive the warmth of the almighty and feel his hands full of love. We welcome all nationalities in order to comply with God's purpose. Our intention with this property is to comply with our vision, which is God's purpose. For more information on our Church history please see our enclosed Biography.

Please do not hesitate to contact us if you have any questions or concerns. (770)206-0307.

Regards,


Brother Luis U. Flores
Senior Pastor



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SUP2011-00034

Biography of Iglesia Evangelica Peniel Inc.

Our Beginning

On December 1999, our God profoundly ministered the life of Brother Luis U. Flores who at the time was an active member of the church Rosa de Saron. He was given privileges at the church that were, but not limited to, a Sunday school teacher and a preacher. On this day he received a vision from our heavenly father that was to open a new church and this was to happen with the help of the church stated above. Once this vision was presented it was agreed that the new church was to start in the basement of the home of Brother Amabilio Duque, who was a deacon at the church Rosa de Saron. It was also agreed that there would be no economic benefit that would be backed by the founders, the church of Rosa de Saron. Then on January 1, 2000 the agreement was signed in the basement of the home of the Duque family.

The Church

The church, Iglesia Evangelica Peniel Inc., began on January 1, 2000 as agreed. The following were the members of the church Iglesia Evangelica Peniel, Inc.: Luis U. Flores, Amabilio Duque and family, Julio Ordonez and family, Armando Machado, and Manuel Torres. There was a total of seven adult members plus their children. We began by coming together to praise the Lord twice a week. We would rejoice praising His name in the basement and we could feel that God was with us, approving what we were doing in His name. We were only able to congregate for two weeks when an ice storm fell which caused us to cancel service. Even though the weather prohibited us from congregating, we were sure that this was only one of the obstacles that were to be overcome with the help of our Lord. We overcame the weather issue that had prevented us to congregate in the basement of the home of our fellow Brother and God blessed us with members for our congregation. The last week of February 2000, we were blessed with four new members and their children. This is when our congregation began to grow both spiritually and physically. The wife of one of the members was not yet converted and it was then that we joined to invoke the name of our Savior in order to gain her life for Him. At the end of March of the year 2000 she was conquered to do the will of God. On April 1, 2000 God blessed us by opening doors in a nearby church located at 4550 Lawrenceville Hwy Lilburn GA 30047. As the months passed our congregation grew both spiritually and in numbers. It was in this church that Luis U. Flores was officially named pastor of Iglesia Evangelica Peniel, Inc. by Reverend Fredy Villatoro, who authorized all credentials given for the mission International Apostoles y Profetas. At this location we were blessed greatly by our God Almighty. Our congregation grew in numbers to a point where this location was no longer suitable for us. With God guiding us, we opened a new location in Norcross, Georgia on June 2001. We proclaimed the name of God we were able to grow even more. In the lapse of four years our congregation grew by 100 members. We rejoiced in God's name and admire all the miracles he had done in our church, beginning with always providing us with a place to proclaim His name and blessing us with new active members. On May 2005 we signed the contract to move the church to 360 Killian Hill Lilburn GA 30047. The congregation worked together to prepare the location in order to hold our service. Our first service was held on September 1, 2005 where the glory of our Father fell on the congregation and this was the assurance that we were following His will. Since September 2005 to the present we have grown 100 more members, all of which have had unique experiences with



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SUP2011-00034

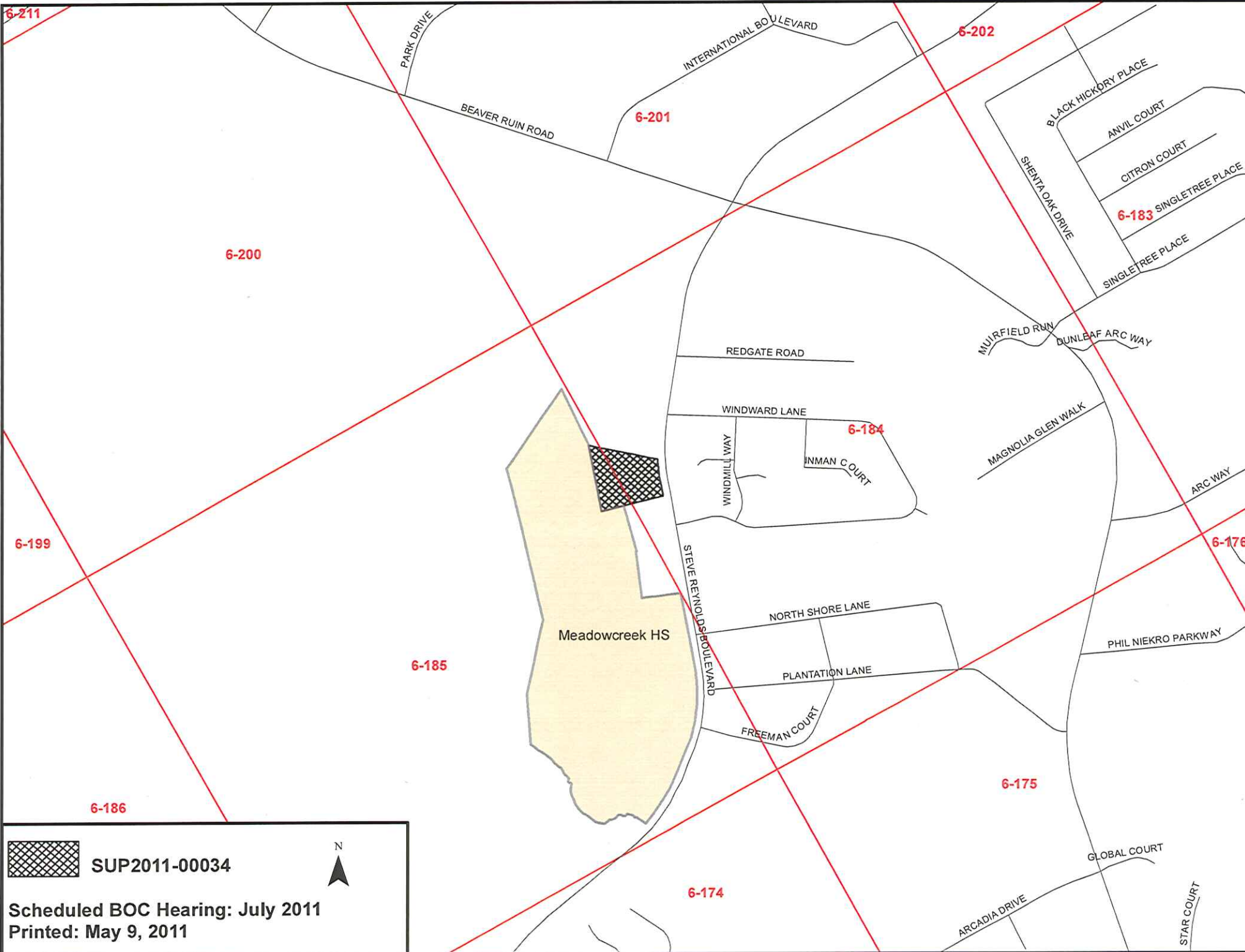
our Father. We have seen several miracles happen starting from helping people convert to healing the sick. With God's help we are currently at a little over 200 active members. We are focused on achieving our vision of being organized in our government of twelve, the youth group, the women's group, the chorus, and the different groups of _____.

Our Vision

We wish to have a place where the Holy Spirit's heat reigns, a clinic where many come from the cold world to receive the warmth of the almighty and feel His hands full of love. We think about multicultural in our church, where we welcome all nationalities in order to comply with God's purpose:



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SUP2011-00034



6-211

6-202

6-201

6-200

6-183

6-184

6-199

6-176

6-185

6-186

6-175

6-174

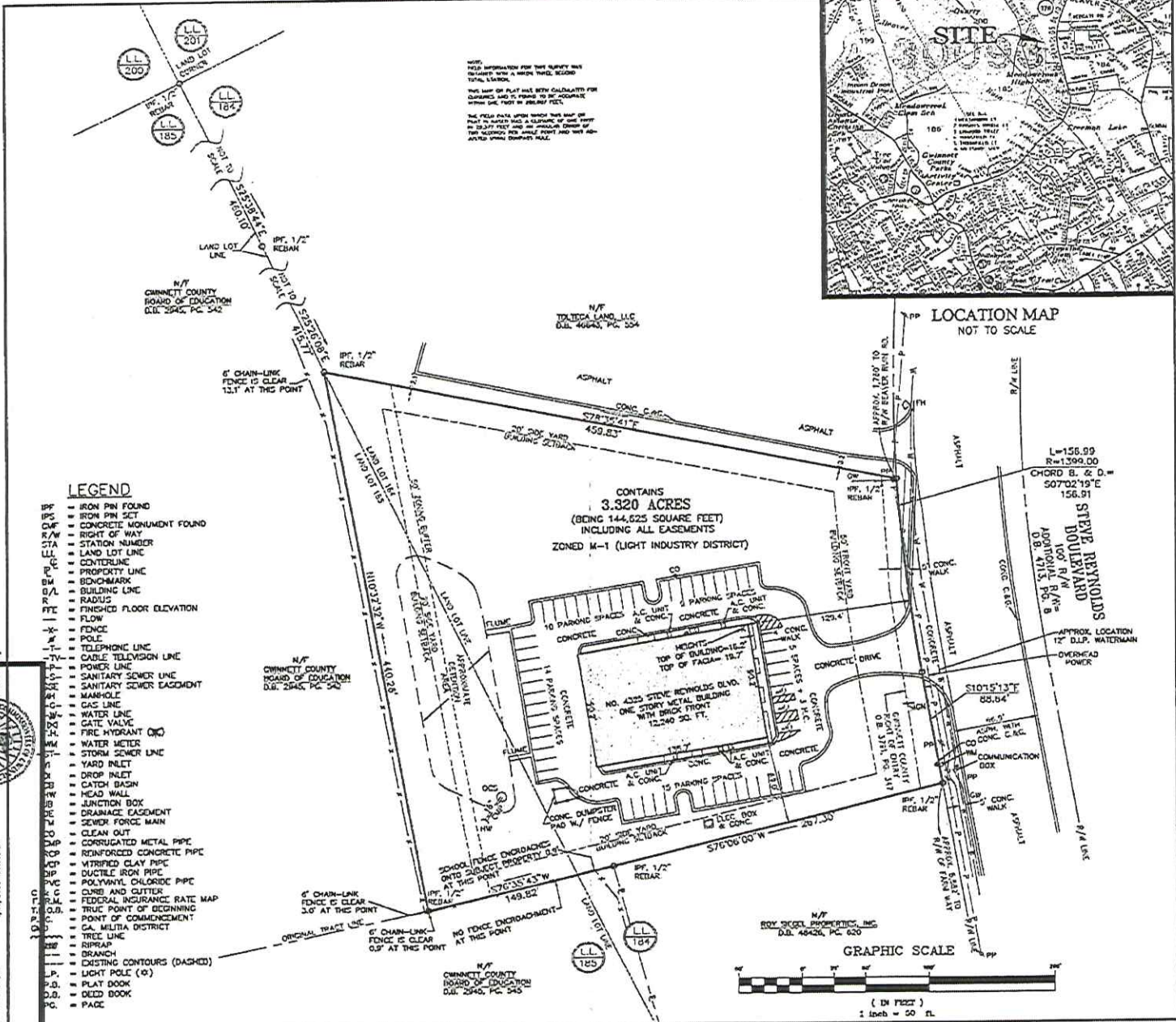


SUP2011-00034

N



Scheduled BOC Hearing: July 2011
Printed: May 9, 2011



Hayes James
ENGINEERS, PLANNERS & SURVEYORS
4145 SHACKLEFORD ROAD
SUITE 300
NORCROSS, GEORGIA 30093
TEL: (770) 923-1600
FAX: (770) 923-4292

ALTA/CMS LAND TITLE SURVEY
FOR
NORTH ATLANTA LAW GROUP, P.C.;
IRON PIN TITLE & ABSTRACT, LLC;
TOUCHMARK NATIONAL BANK; AND
CHICAGO TITLE INSURANCE COMPANY

PROJECT LOCATION
Land Lots: 184 and 185
District: 6th
County: Gwinnett
State: Georgia

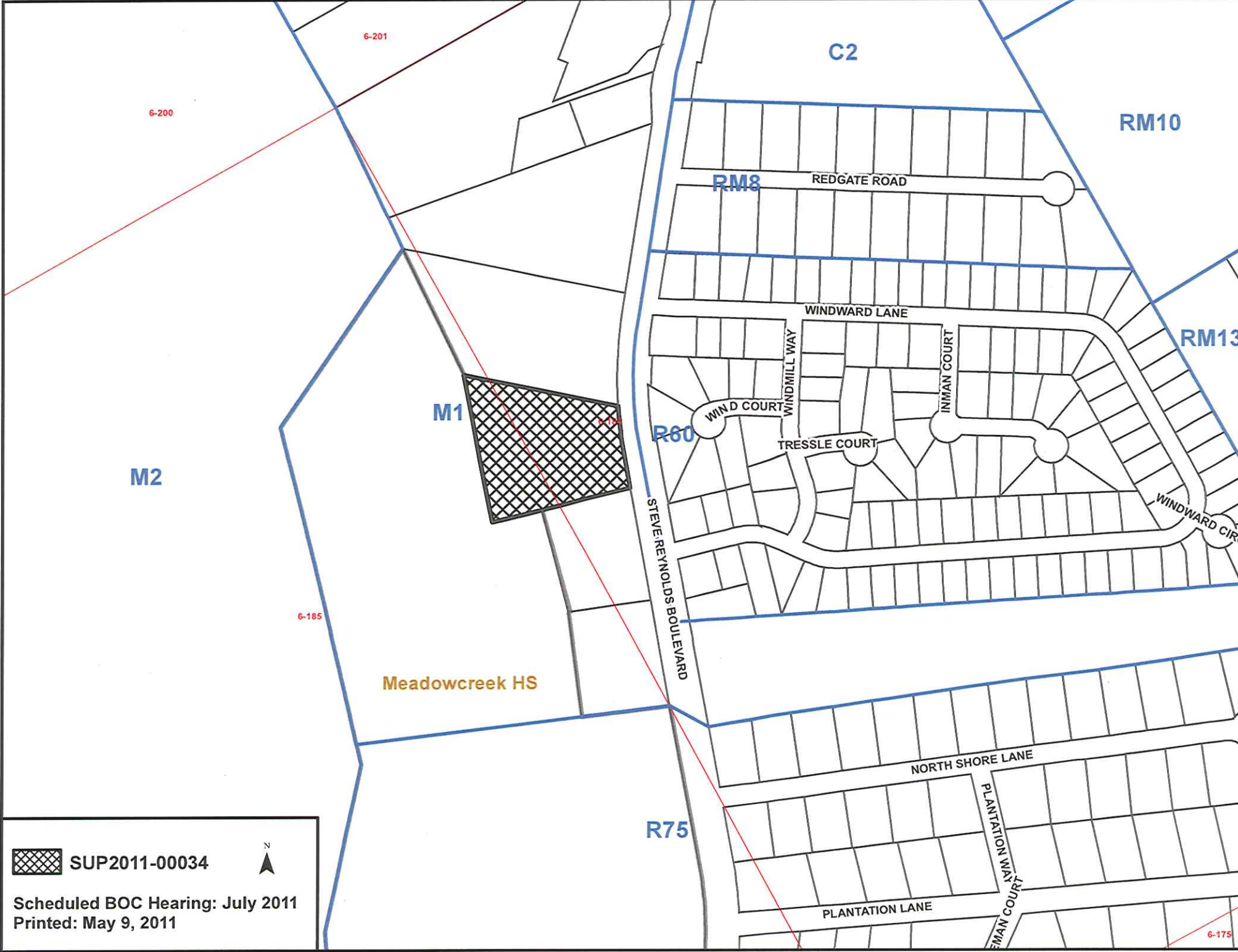


Project No. 11-029-C
Drawn By: TH
Checked By: CHR
Date: April 6, 2011
Scale: 1" = 50'

NO.	DATE BY	APPROVED BY	REVISIONS
1	4/11/11	TH	ASPOSESSED EXPONENT

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Sheet Number **2 of 2**

RECEIVED 5-05-11
SUP2011-00034



SUP2011-00034



Scheduled BOC Hearing: July 2011
Printed: May 9, 2011

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

CASE NUMBER :**SUP2011-00035**
ZONING :R-100
LOCATION :1700 BLOCK OF OLD PEACHTREE ROAD
:3300 BLOCK OF SOUTH SCALES ROAD
MAP NUMBER :R7198 001
ACREAGE :17.52 ACRES
PROPOSED DEVELOPMENT :DAYCARE CENTER
SQUARE FEET :10,447 SQUARE FEET
COMMISSION DISTRICT :(1) LASSETER

FUTURE DEVELOPMENT MAP:

APPLICANT: SUGARLOAF UNITED METHODIST CHURCH
1795 OLD PEACHTREE ROAD
DULUTH, GA 30097

CONTACT: NANCY BURNS PHONE: 678.684.6007

OWNER: SUGARLOAF UNITED METHODIST CHURCH
1795 OLD PEACHTREE ROAD
DULUTH, GA 30097

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:



May 5, 2011

Gwinnett County
Department of Planning and Development
446 West Crogan Street, Suite 275
Lawrenceville, Georgia 30046

Re: Letter of Intent

Sugarloaf United Methodist Church, by this letter, is requesting a special use permit for the operation of a preschool on our campus for ages 12 month to young 5 year olds. The details of the use as a preschool are as follows:

Facilities: Currently, Sugarloaf United Methodist Church occupies that land designated in Exhibit "A" (legal description) in Gwinnett County, Georgia. Our property has four primary buildings for regular use, including a two-level main sanctuary building, a two-level secondary building in which the preschool will be housed, a third single story building used primarily for Sunday school services (not to be used by the preschool) and a fourth single story building used primarily as a large group gathering area (not to be used by the preschool). All buildings are depicted on the enclosed site plan. In addition, our property hosts a playground area and an activity field which are both kept in conformance with Gwinnett County regulations. Our property contains an outdoor parking lot with capacity for approximately 423 vehicles.

The preschool activities will be housed in the lower floor of the secondary building referenced above. The lower floor contains 18 rooms for preschool use, 2 three stall bathrooms for use, 4 entrance/exits, all maintained in accordance with applicable regulations promulgated by Gwinnett County.

Operations: Currently, we anticipate an immediate enrollment of approximately 178 children between the ages of 12 months to young 5 years old. The preschool operations will be conducted by 37 adults who have a combined over 200 years of preschool management and operations experience. The preschool hours of operations are expected to be from 9:30 a.m. to 1:00 p.m. on Monday through Friday of each week, excluding normal holidays and will operate from September to May each year. The days of operation are not expected to overlap any normal major church activities which would require excess parking or additional public use facilities.

Enclosed in this packet are the necessary documents for our request. Please let me know if you need any further information.

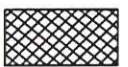
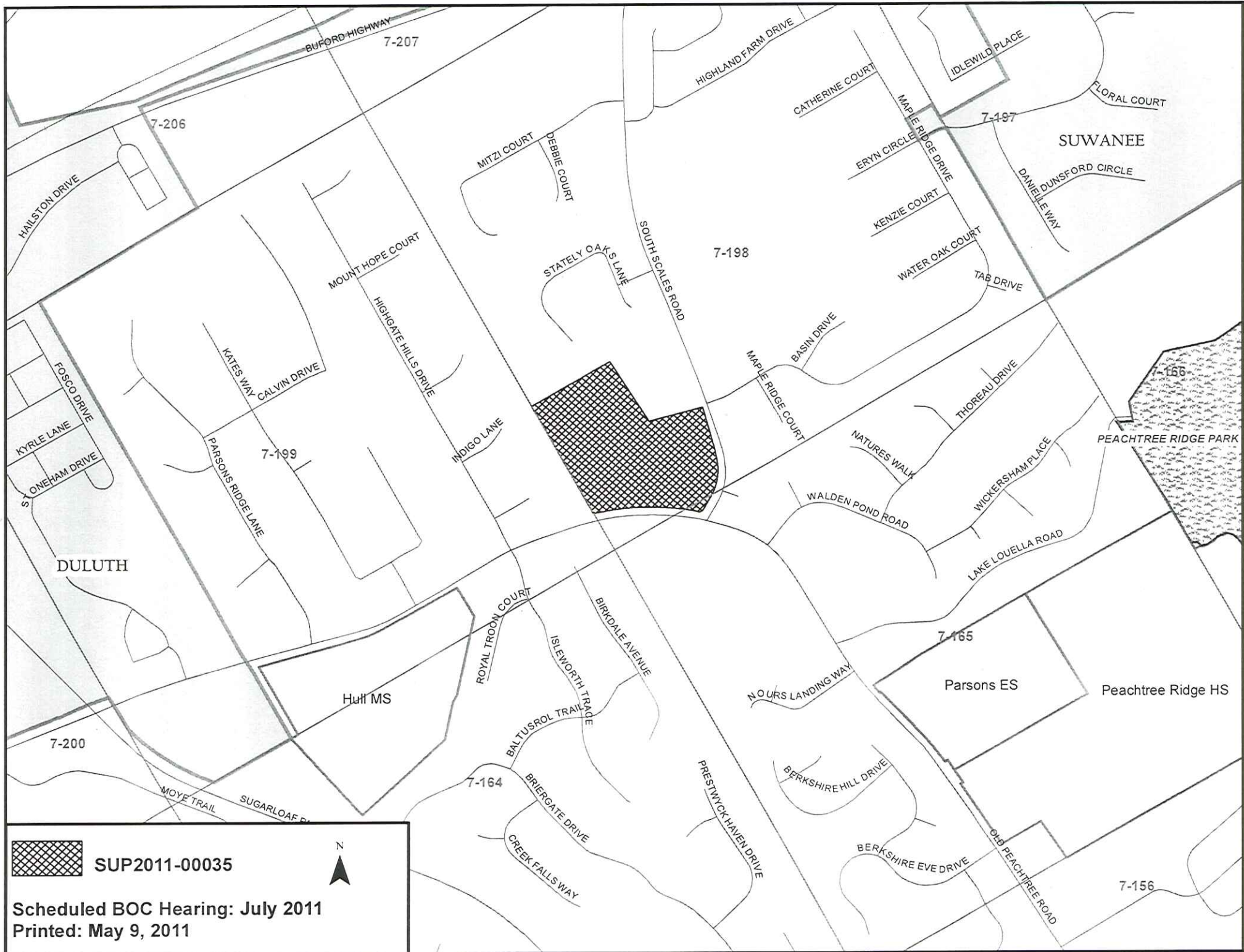
Sincerely,

A handwritten signature in black ink, appearing to read "Nancy Burns", is written over a faint, larger version of the same signature.

Nancy Burns
Operations Manager
Sugarloaf United Methodist Church
nbburns@sugarloaf.org
678-684-6007



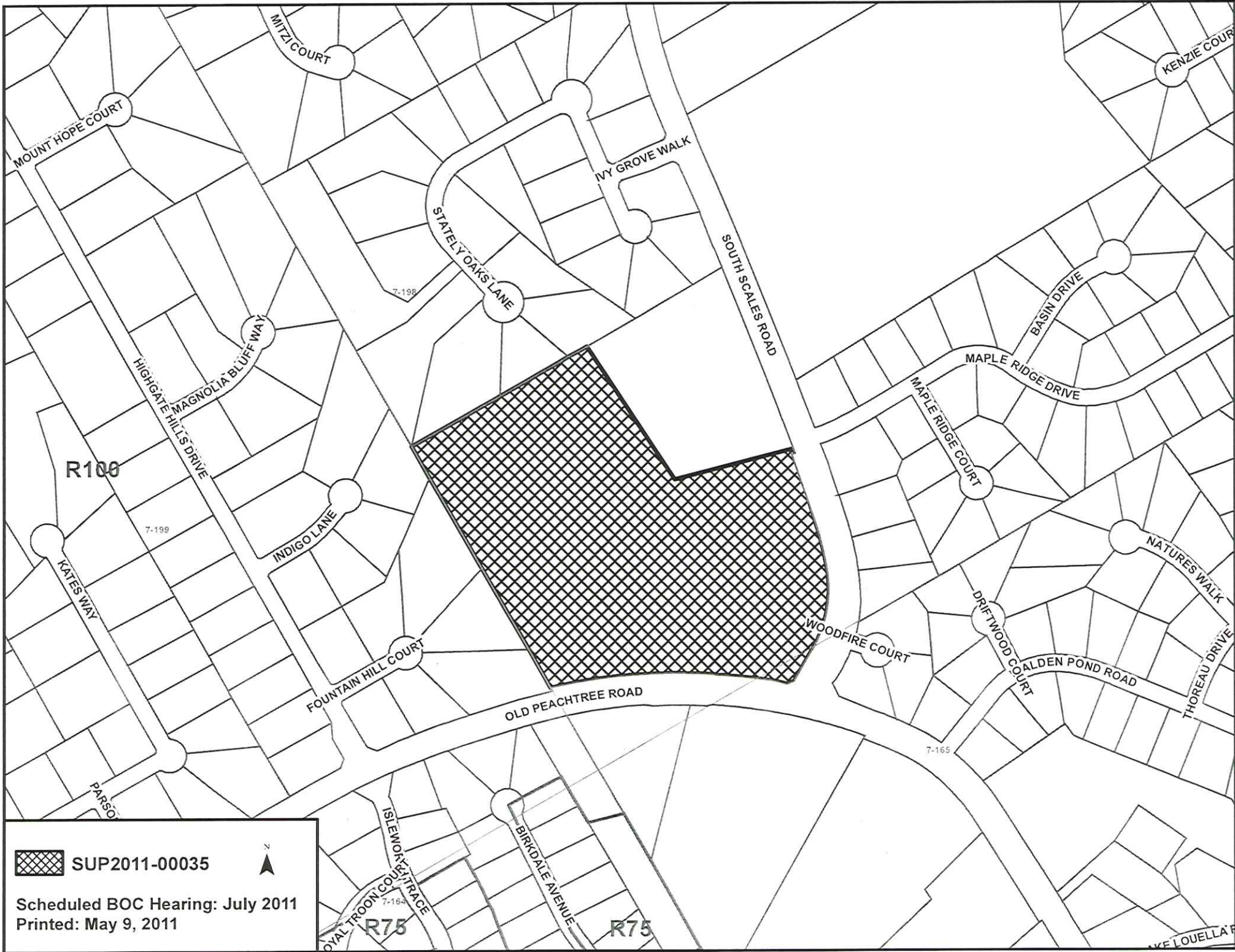
RECEIVED 5-05-11
SUP2011-00035



SUP2011-00035



Scheduled BOC Hearing: July 2011
 Printed: May 9, 2011



SUP2011-00035



Scheduled BOC Hearing: July 2011
Printed: May 9, 2011

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

CASE NUMBER :**SUP2011-00036**
ZONING :C-2
LOCATION :5300 BLOCK OF JIMMY CARTER BOULEVARD
:6000 BLOCK OF SINGLETON ROAD
MAP NUMBER :R6195 032
ACREAGE :7.26 ACRES
PROPOSED DEVELOPMENT :TITLE LOAN FACILITY
SQUARE FEET :1,600 SQUARE FEET
COMMISSION DISTRICT :(1) LASSETER

FUTURE DEVELOPMENT MAP:

APPLICANT: CHRISTOPHER M. QUIGLEY
3256 BROWNLEE LANE, S.W.
LILBURN, GA 30047

CONTACT: CHRISTOPHER M. QUIGLEY PHONE: 404.457.9616

OWNER: GWINNETT HORIZONS, LLC
85-A MILL STREET, SUITE 100
ROSWELL, GA 30075

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:

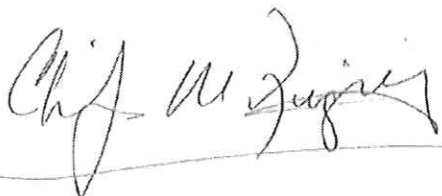
GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:

Rezoning Applicants Letter of Intent

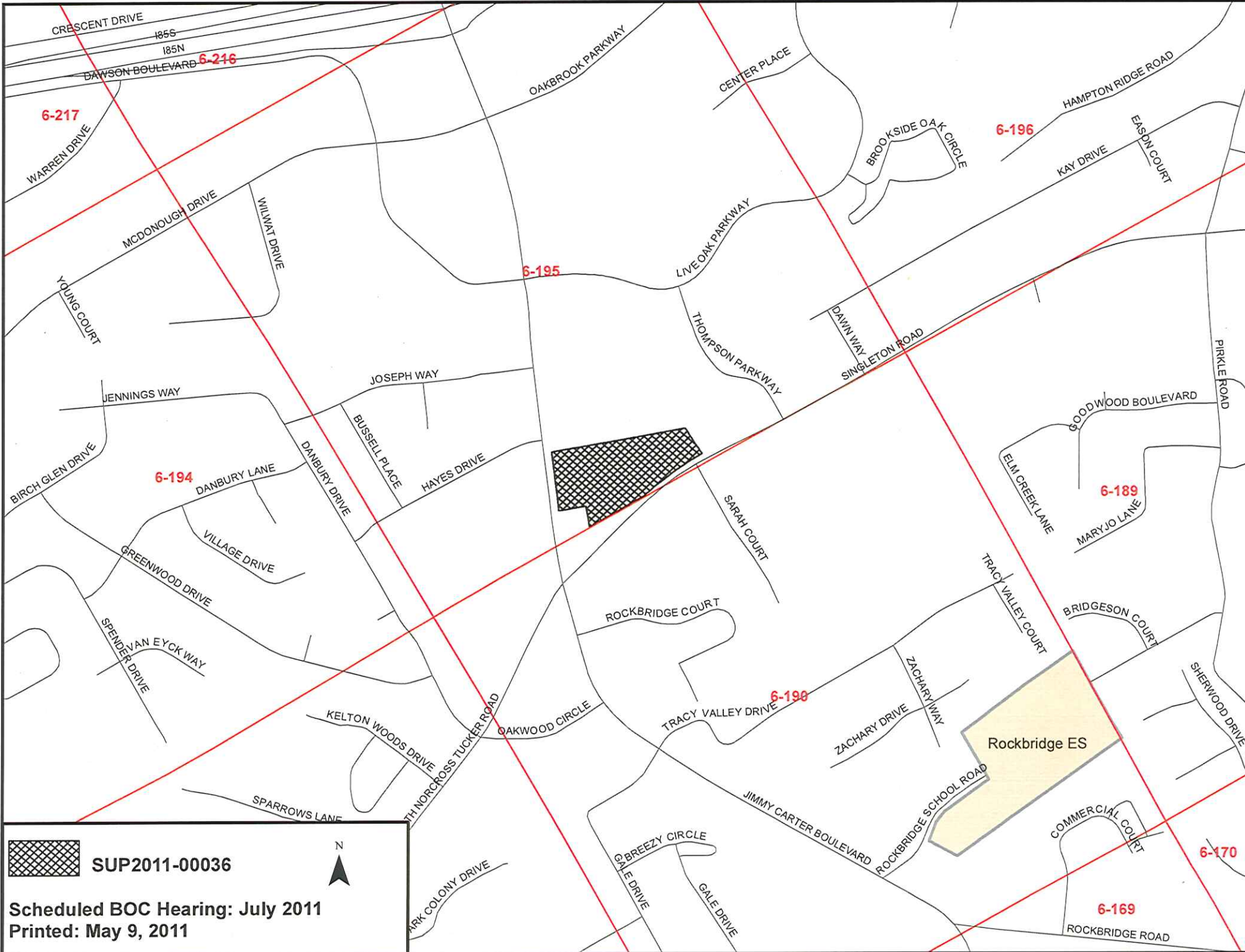
The Applicant, on behalf of the owner, Gwinnett Horizons, LLC, requests a Special Use Permit on 7.2615 acres in an existing 65,403 square foot building, for the purpose of opening a title pawn facility. The subject property is located at 5345 Jimmy Carter Blvd and is found in the 6th District Land Lot 195 in Gwinnett County.

The owner has identified a potential tenant for the location. This tenant has 12 title pawn facilities located within the state of Georgia. Tenant has been operating since 2007 and has contributed to local community in each of its locations. The proposed change will allow said tenant to obtain a business license and occupy a 1600 square foot space within the listed center. This change will not adversely affect traffic or the look of the area. The owner respectfully requests approval of this change at this location.


Applicant.



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SUP2011-00036



 SUP2011-00036



Scheduled BOC Hearing: July 2011
 Printed: May 9, 2011



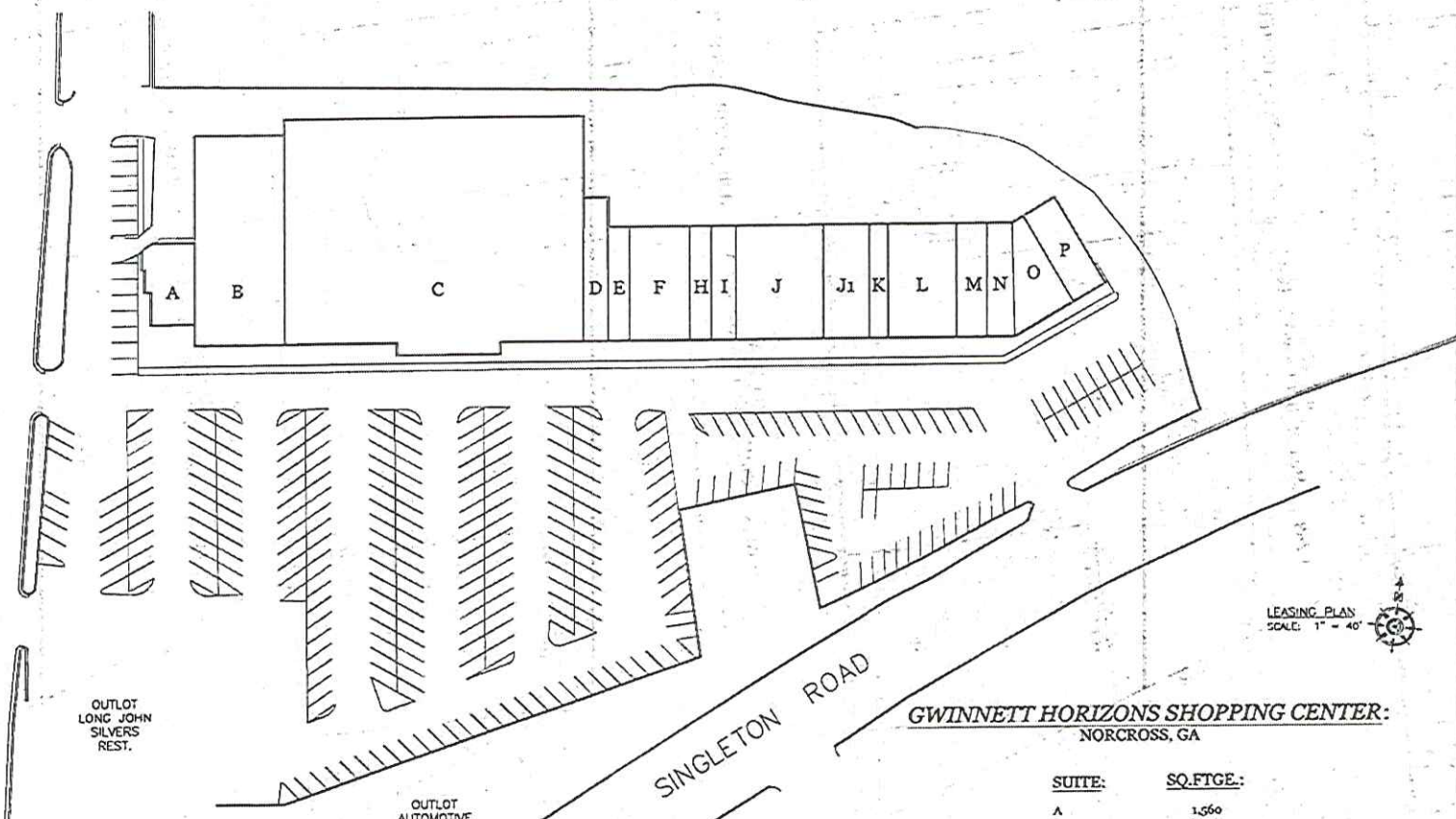
MIMMS ENTERPRISES
85-A MILL ST.
ROSWELL, GA 30075
770-518-1100

GWINNETT HORIZONS SHOP CTR
5345 JIMMY CARTER BLVD
NORCROSS, GA 30083

LEASING PLAN

DRAWN
JCS
DATE
5/2/2005
SCALE
AS SHOWN
JOB NO.
MIMMS4412
SHEET
A-1
1 OF 1 SHEETS

JIMMY CARTER BOULEVARD



LEASING PLAN
SCALE: 1" = 40'

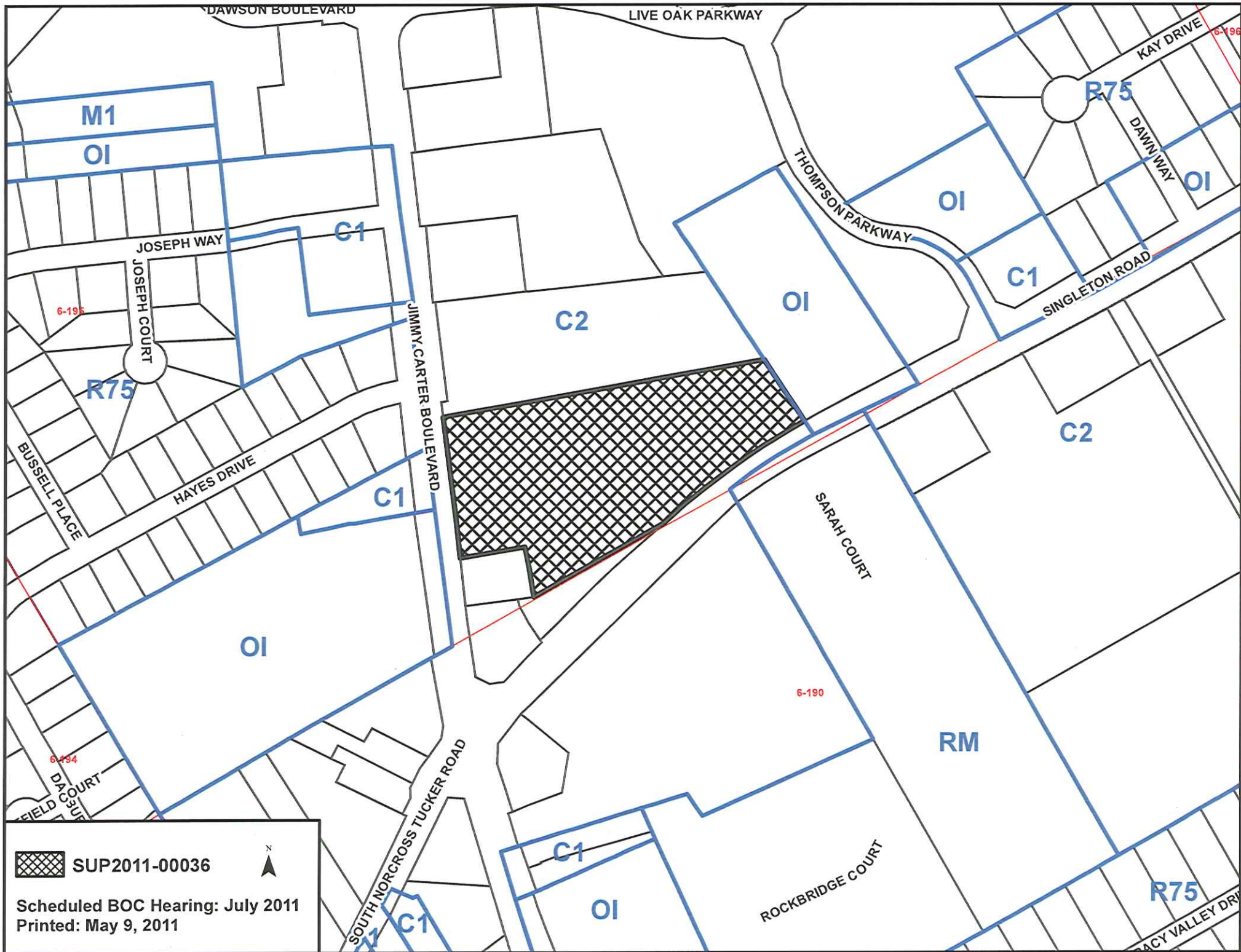


GWINNETT HORIZONS SHOPPING CENTER:
NORCROSS, GA

SUITE:	SQ. FTGE.:
A	1,560
B	8,400
C	30,300
D	1,525
E	1,160
F	3,050
H	988
I	1,224
J	4,400
J1	2,400
K	1,036
L	2,660
M	1,900
N	1,500
O	1,650
P	1,650



RECEIVED 5-06-11
SUP2011-00036



SUP2011-00036



Scheduled BOC Hearing: July 2011
Printed: May 9, 2011