

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 September 2011.

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

CASE NUMBER :RZC2011-00010
ZONING CHANGE :R-140 TO O-1
LOCATION :3200 BLOCK OF HAMILTON MILL ROAD
MAP NUMBER :R1001 167
ACREAGE :0.92 ACRE
PROPOSED DEVELOPMENT :OFFICE USES (REDUCTION IN BUFFERS)
SQUARE FEET :4,000 SQUARE FEET
COMMISSION DISTRICT :(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: ALEXANDER AND JUDY OSOWA
3447 MULBERRY LANE WAY
DACULA, GA 30019

CONTACT: ALEXANDER OSOWA PHONE: 770.757.5503

OWNER: ALEXANDER AND JUDY OSOWA
3447 MULBERRY LANE WAY
DACULA, GA 30019

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:



Buford Family Practice And Urgent Care Center, P.C
Care For The Entire Family

January 21, 2011

LETTER OF INTENT FOR REZONING

The applicant Alexander Osowa, MD has been practicing primary care Medicine at Gwinnett county for more than 4 years. Our current location is 4 blocks from the property we are seeking rezoning for. We currently rent 2500 sq ft and need more space for expansion. The subject property is located at 3255 Hamilton Mill Road, Buford and is found on 1st district, Land lot 1 in Gwinnett county. It is a 0.915 acres.

The property is currently zoned R-140 and we would like to rezone it to O & I for future use of Buford Family Practice and Urgent care center, P.C. Buford Family Practice is only 4 blocks down the road. Buford Family Practice intends to occupy the entire building.

The intended number of parking spaces would be 20 spaces. There would be no change in buffers. The height of the building would not exceed 35 feet. It is single level building.

Approximately 90 percent of our patients are about 2 miles radius from the proposed site. The new location would meet the ever growing health care needs of Buford community.

Alexander Osowa, MD and Judy Osowa have worked and lived in Gwinnett County since June 2006.

The applicant welcome the opportunity to meet with staffs of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matter set forth in this letter or the rezoning of the said property. The applicant respectfully requests your approval of this Application.

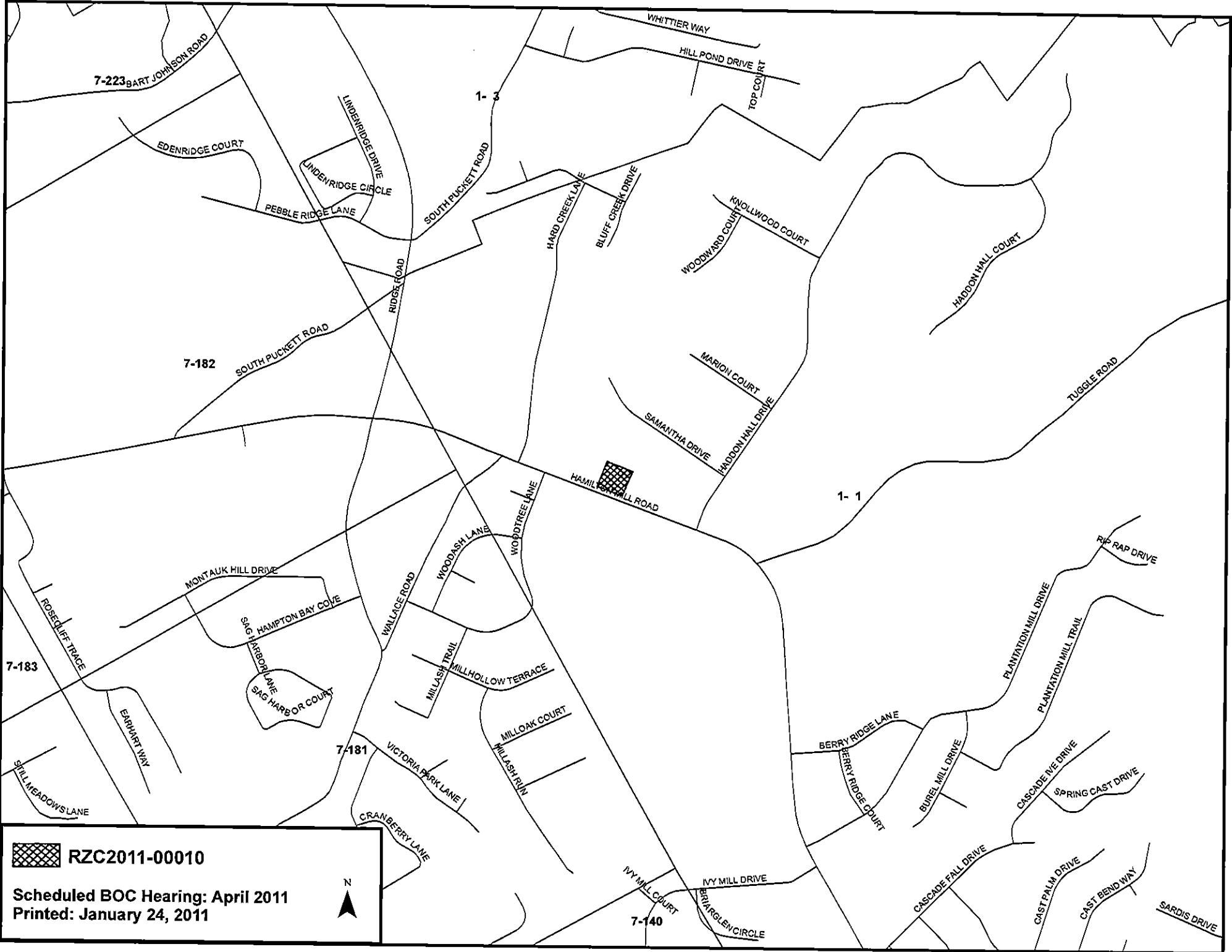
Sincerely,


Alexander Osowa, MD

3331 Hamilton Mill Road
Suite 1102
Buford, GA 30519
Tel: 678-541-0588
Fax: 678-541-0610
Email: praise3111@yahoo.com



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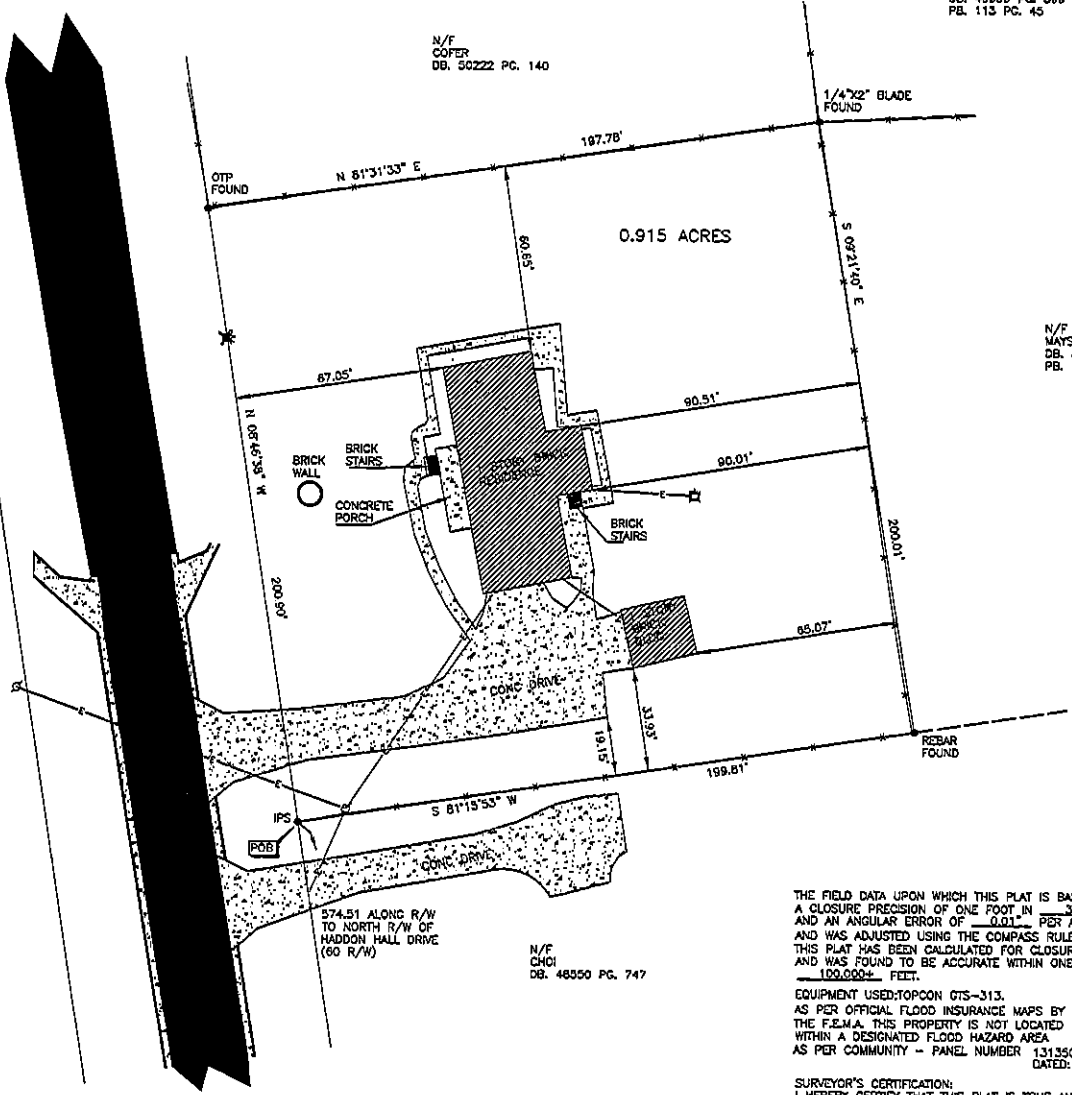


 RZC2011-00010

Scheduled BOC Hearing: April 2011
Printed: January 24, 2011



LEGEND		
POWER POLE	---○---	RCP = REINFORCED CONCRETE PIPE
EX. OVERHEAD POWER LINES	---E---	CMP = CORRUGATED METAL PIPE
EX. FENCE	--- ---	CPP = CORRUGATED PLASTIC PIPE
IPS = IRON PIN SET (#4 REBAR)	--- ---	FIRE HYDRANT
DB = DEED BOOK	---	SANITARY SEWER MANHOLE
PB = PLAT BOOK	---	EX. BUILDING
PC = PAGE	---	EX. CONCRETE
N/F = NOW OR FORMERLY	---	EX. ASPHALT
EX. = EXISTING	---	
OTP = OPEN TOP PIPE	---	
UG SEWER LINE	---S---	
LIGHT POLE	--- ---	



N/F
STROUD
DB. 49898 PG. 398
PB. 113 PG. 45

N/F
COFER
DB. 50222 PG. 140

N/F
MAYS
DB. 3538 PG. 118
PB. 113 PG. 45

N/F
CHOI
DB. 48550 PG. 747

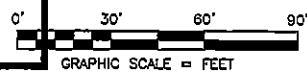
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 35,283 FEET AND AN ANGULAR ERROR OF 0.01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

EQUIPMENT USED: TOPCON GTS-313.
AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
AS PER COMMUNITY - PANEL NUMBER 13135C00277 DATED: SEPTEMBER 29, 2008

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE MONUMENTS REFERENCED HEREON, EXIST AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN.



RECEIVED 1-21-11
RZC2011-00010

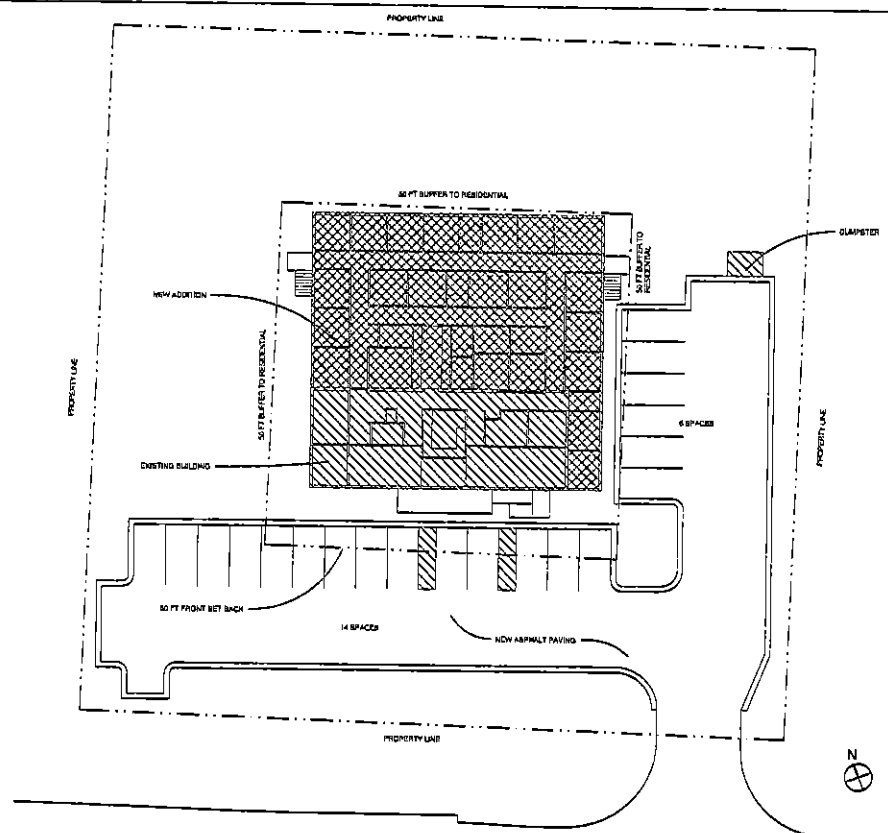
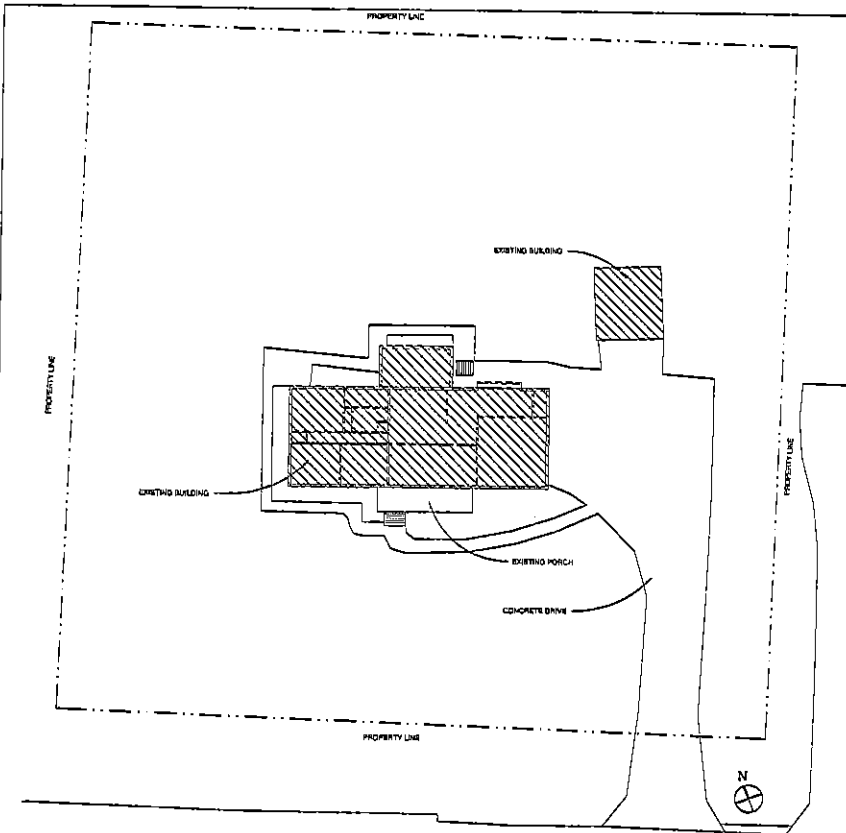


LARRY SIBLEY SURVEYING, INC.
 310 RACETRACK ROAD
 MCDONOUGH, GA 30252
 PHONE: (770) 320-7555
 FAX: (770) 320-7535
 www.sibleysurveying.com
 *TOPOGRAPHICAL SURVEYS
 *LAND SURVEYING
 *LAND PLANNING
 *CONSTRUCTION LAYOUT
 *LAND DEVELOPMENT DESIGN
 *CIVIL ENGINEERING

BOUNDARY SURVEY
ALEX OSOWA
0.915 ACRES
LAND LOT 1, 1st. DISTRICT
WINNETT COUNTY, GEORGIA

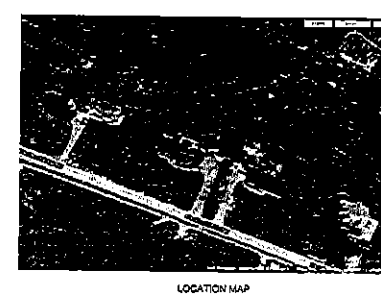
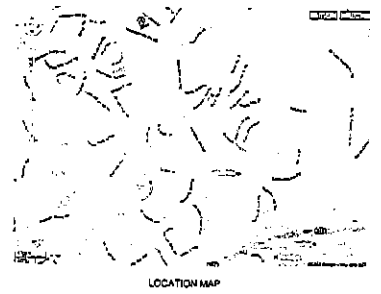
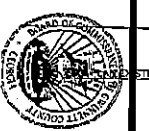


PROJECT NO.: B10053
 DRAWN BY: JC
 SCALE: 1" = 30'
 DATE: 12-01-2010



HAMILTON MILL ROAD

HAMILTON MILL ROAD



① SITE PLAN PROPOSED
1/16" = 1'-0"

3255 HAMILTON MILL ROAD

SITE PLAN GENERAL NOTES
1. SITE AREA = 0.918 ACRES
2. NEW PARKING SPACES = 20

ARCHITECTON
ARCHITECTS
131 PORCHER DE LEON AVE. SUITE 210
ATLANTA, GA 30308
WWW.ARCHITECTON.COM

CONSULTANTS

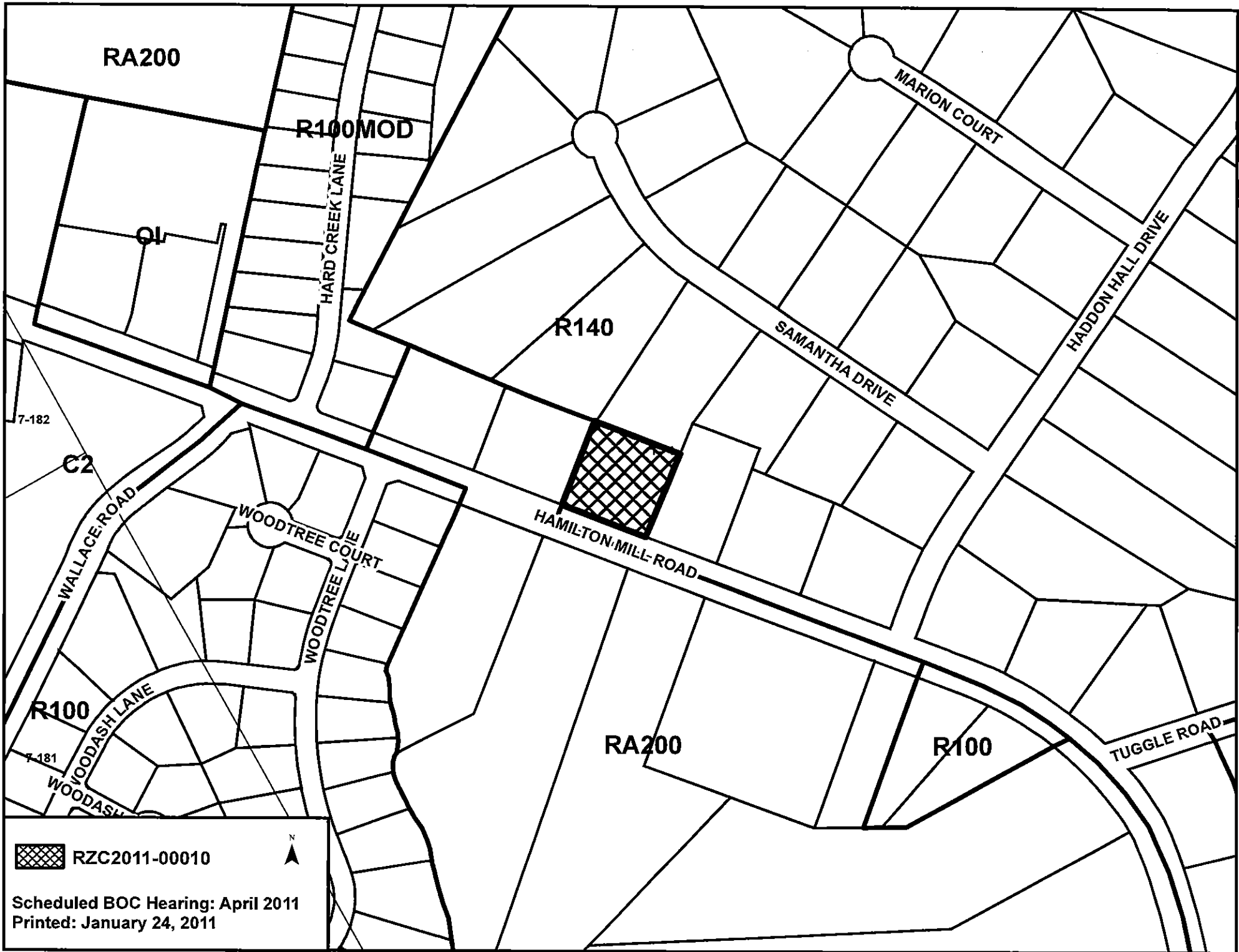
PROJECT TITLE

BUFORD FAMILY PRACTICE & URGENT CARE CENTER
3255 HAMILTON MILL ROAD,
BUFORD, GA 30519

SCALE

DATE	ISSUE
JAN 03, 2011	ZONING REVIEW
PROJECT NO.	10-000
TITLE	ARCHITECTURAL SITE PLAN
SHEET NO.	A1.1

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RA200

R100MOD

R140


R100

RA200

R100

7-182

7-181

 RZC2011-00010

Scheduled BOC Hearing: April 2011
Printed: January 24, 2011



C2

OL

WOODTREE COURT

WOODTREE LANE

WALLACE ROAD

WOODDASH LANE

WOODDASH

HAMILTON MILL ROAD

MARION COURT

SAMANTHA DRIVE

HADDON HALL DRIVE

TUGGLE ROAD

HARD CREEK LANE

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

CASE NUMBER :RZC2011-00018
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
COMMISSION DISTRICT :(2) HOWARD

CASE NUMBER :SUP2011-00045
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:

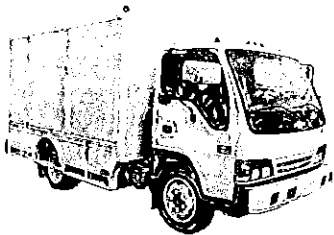
APPLICANT: ACE BEVERAGE REFURB & SALES, LLC
4930 BUFORD HIGHWAY
NORCROSS, GA 30071

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

June 21, 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.

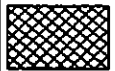
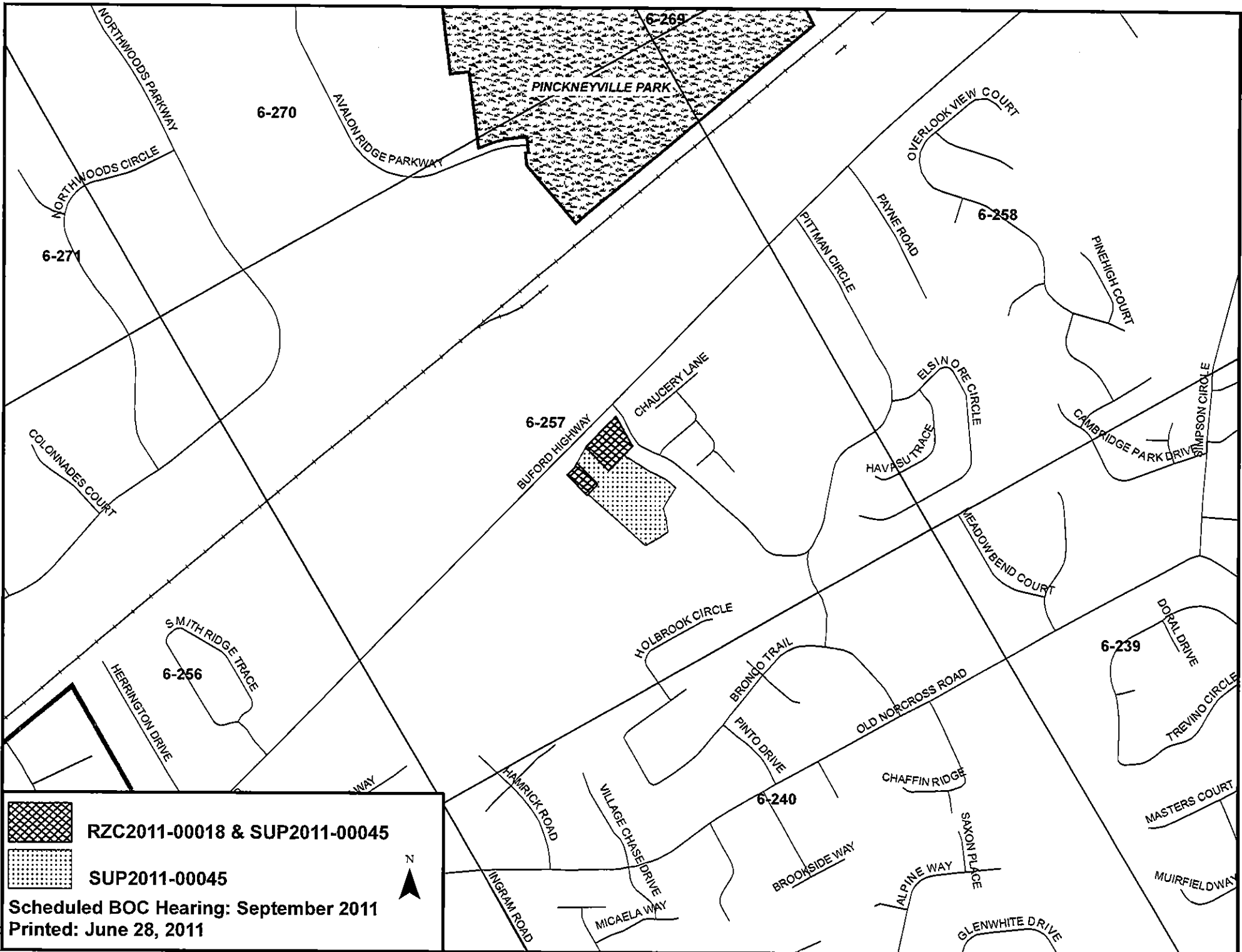
Rezoning the requested 1.589 combined acres from C-1 to C-2 is a more reasonable and Economical fit for a positive answer concerning this request.

Sincerely,

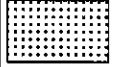
Al Karnitz
Owner



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RZC2011-00018



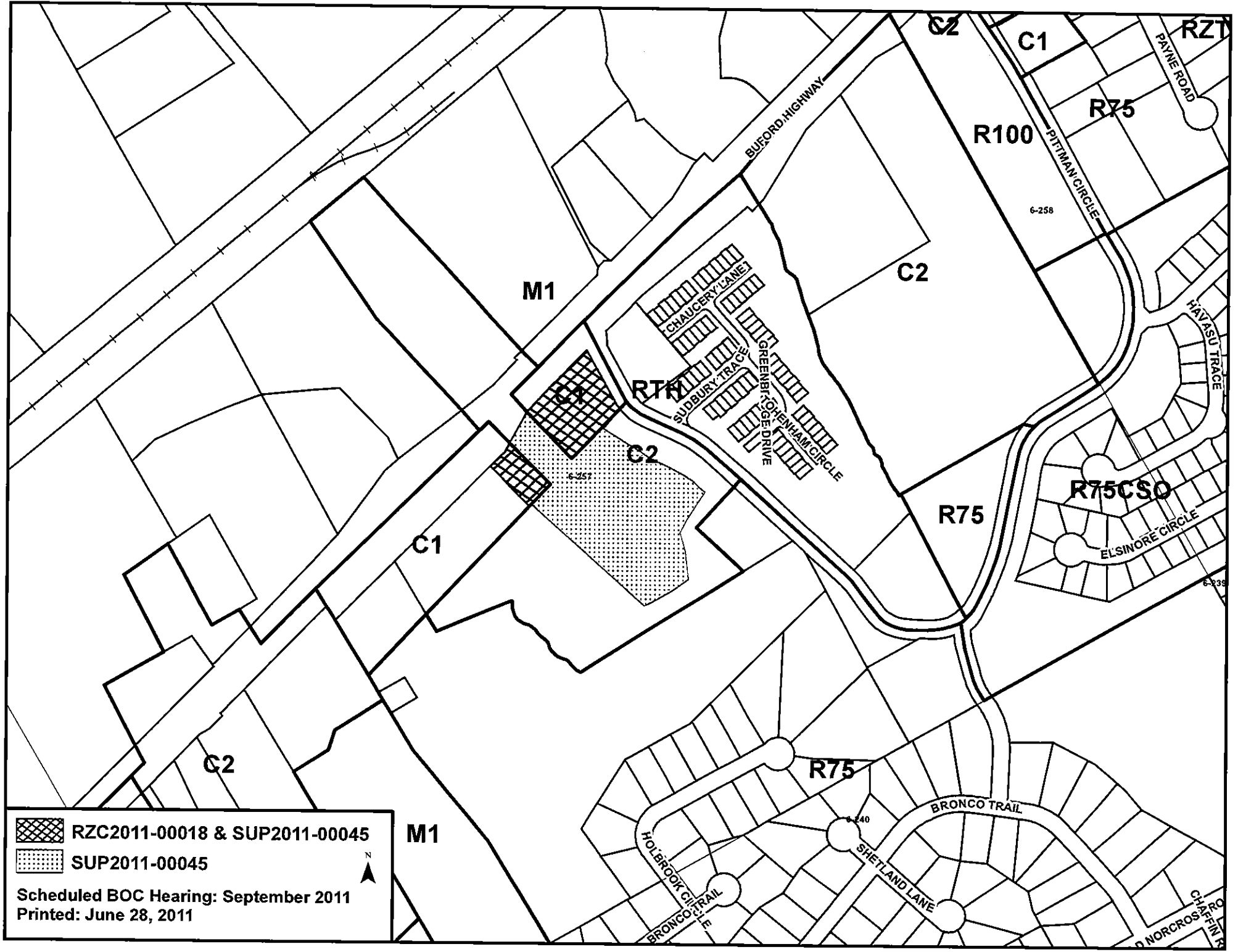
RZC2011-00018 & SUP2011-00045





SUP2011-00045



Scheduled BOC Hearing: September 2011
Printed: June 28, 2011



-  RZC2011-00018 & SUP2011-00045
-  SUP2011-00045

M1



Scheduled BOC Hearing: September 2011
Printed: June 28, 2011

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

CASE NUMBER :RZC2011-00019
ZONING CHANGE :O-1 TO C-2
LOCATION :4600 BLOCK OF STONE MOUNTAIN HIGHWAY
MAP NUMBER :R6063 026
ACREAGE :0.60 ACRE
PROPOSED DEVELOPMENT :AUTOMOBILE SERVICE
SQUARE FEET :2,710 SQUARE FEET
COMMISSION DISTRICT :(3) BEAUDREAU

CASE NUMBER :SUP2011-00050
ZONING :C-2 (PROPOSED)
LOCATION :4600 BLOCK OF STONE MOUNTAIN HIGHWAY
MAP NUMBER :R6063 026
ACREAGE :0.60 ACRE
PROPOSED DEVELOPMENT :AUTOMOBILE SERVICE
SQUARE FEET :2,710 SQUARE FEET
COMMISSION DISTRICT :(3) BEAUDREAU

FUTURE DEVELOPMENT MAP:

APPLICANT: DAVID E. HUNT
3274 STONE MOUNTAIN HIGHWAY
SNELLVILLE, GA 30078

CONTACT: DAVID E. HUNT PHONE: 404.202.0101

OWNER: RICK L. AND BELINDA RUPARD
4674 STONE MOUNTAIN HIGHWAY
LILBURN, GA 30047

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:

LETTER OF INTENT

The proposal is C-2 with SUP for its' present use as the property is presently being used as an automobile maintenance and storage of automobiles in the fenced area to the rear of the property.

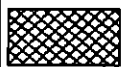
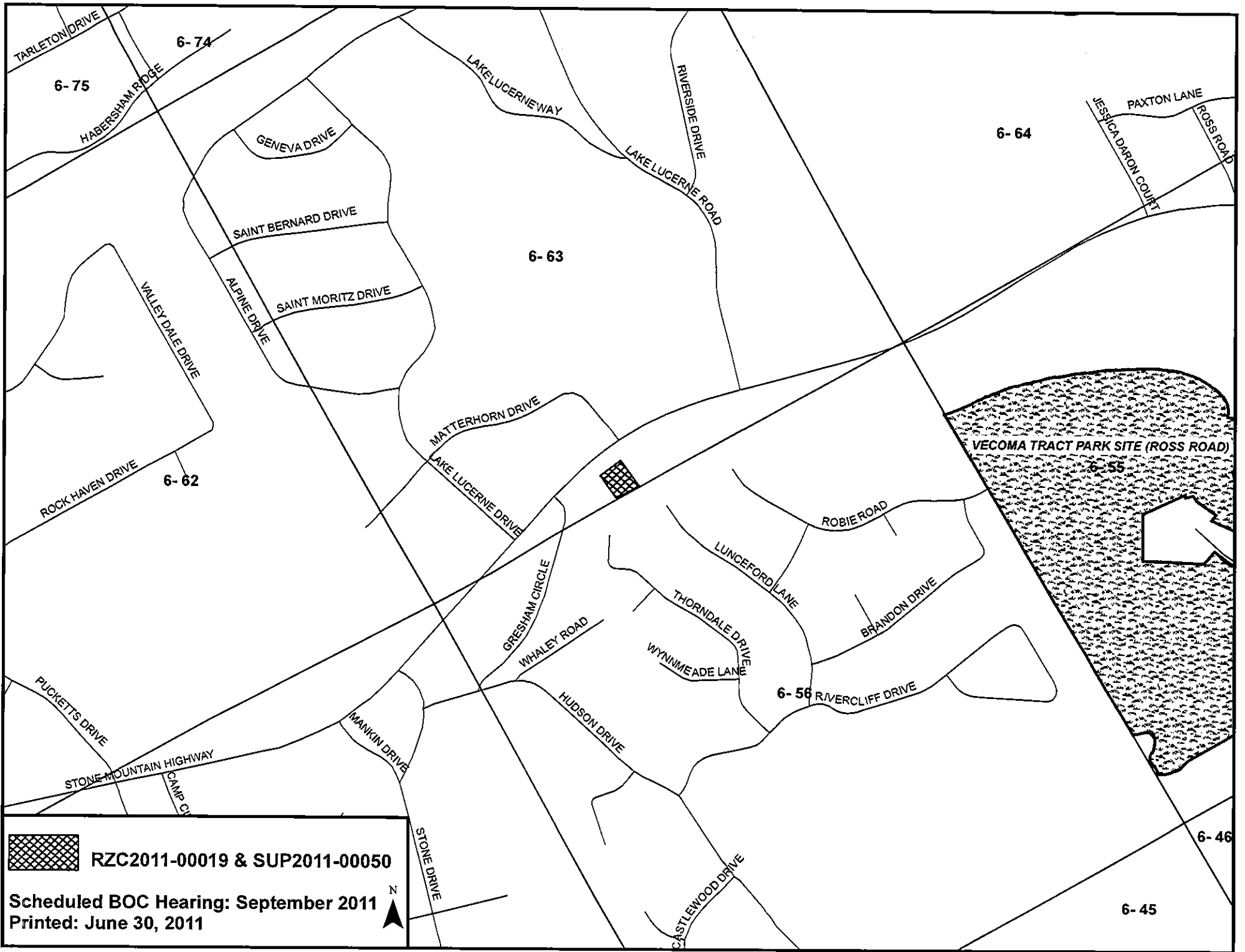
The Property is .6 (six tenths) of an acre with improvements of 2,710 square feet which equates to .10 square feet per acre. The building height is 35 feet above finished grade.

There are 9 spaces in front of the building and substantial parking to the rear in the fenced compound area.

There is no request of any Buffer changes.



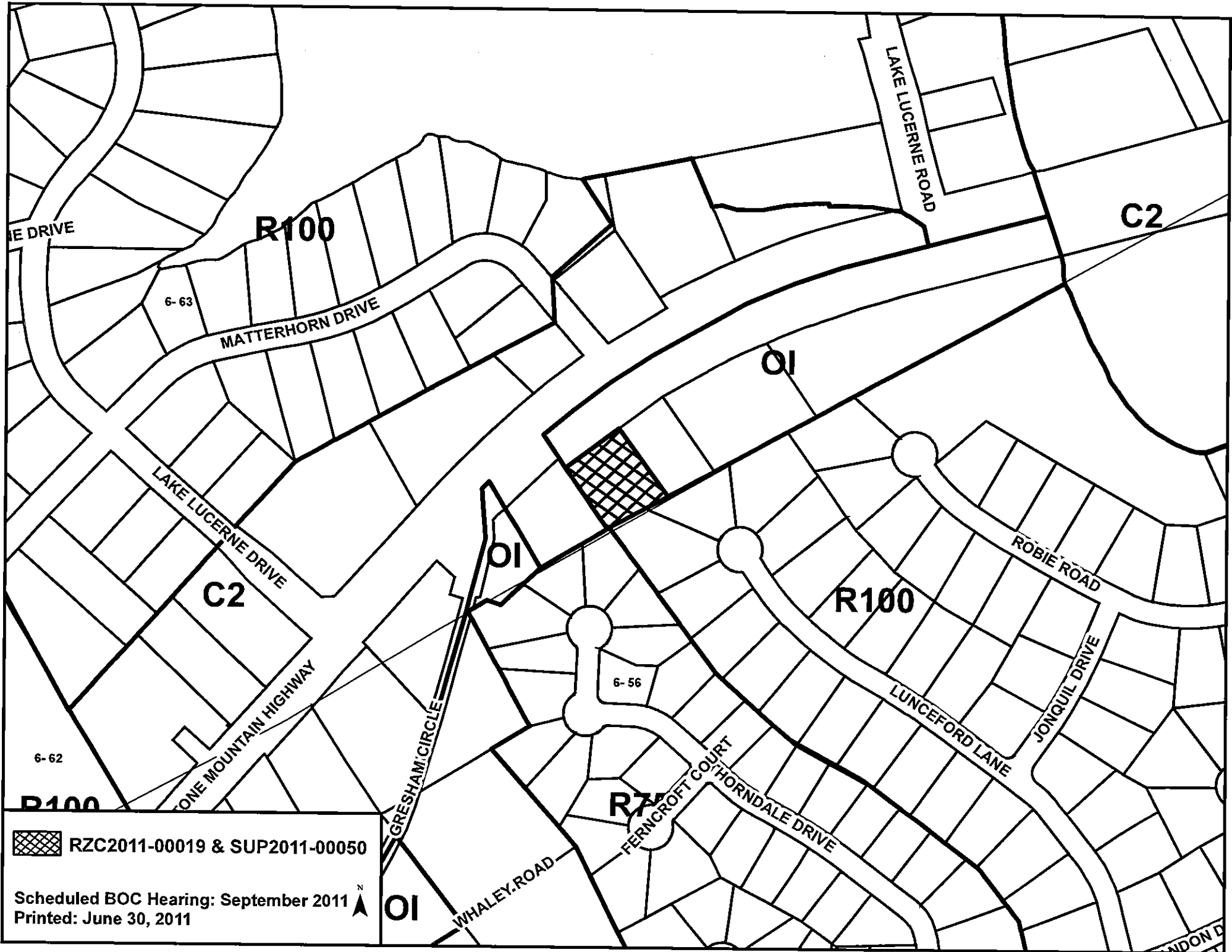
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RZC2011-00019



RZC2011-00019 & SUP2011-00050

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





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

CASE NUMBER :RZC2011-00020
ZONING CHANGE :M-1 TO M-2
LOCATION :2700 BLOCK OF KEYSTONE COURT
MAP NUMBER :R6258 047
ACREAGE :2.17 ACRES
PROPOSED DEVELOPMENT :METAL SALVAGE AND RECYCLING FACILITY
:(REDUCTION IN BUFFERS)
SQUARE FEET :5,000 SQUARE FEET
COMMISSION DISTRICT :(2) HOWARD

CASE NUMBER :SUP2011-00052
ZONING :M-2 (PROPOSED)
LOCATION :2700 BLOCK OF KEYSTONE COURT
MAP NUMBER :R6258 047
ACREAGE :2.17 ACRES
PROPOSED DEVELOPMENT :METAL SALVAGE AND RECYCLING FACILITY
SQUARE FEET :5,000 SQUARE FEET
COMMISSION DISTRICT :(2) HOWARD

CASE NUMBER :SUP2011-00051
ZONING :M-2
LOCATION :2700 BLOCK OF SIMPSON CIRCLE
:2700 BLOCK OF KEYSTONE COURT
MAP NUMBER :R6258 051
ACREAGE :1.01 ACRES
PROPOSED DEVELOPMENT :METAL SALVAGE AND RECYCLING FACILITY (RENEWAL)
SQUARE FEET :6,000 SQUARE FEET
COMMISSION DISTRICT :(2) HOWARD

FUTURE DEVELOPMENT MAP:

APPLICANT: PROGRESSIVE RECYCLING, LLC
C/O DILLARD & GALLOWAY, LLC
3500 LENOX ROAD, NE, SUITE 760
ATLANTA, GA 30326

CONTACT: LAUREL DAVID, ESQ. PHONE: 404.965.3669

OWNER: PENDLEY PARK ASSOCIATES, LLC (RZC2011-00020 & SUP2011-00052)
7561 INDUSTRIAL COURT, SUITE A
ALPHARETTA, GA 30004

PROGRESSIVE RECYCLING, LLC (SUP2011-00051)
C/O DILLARD & GALLOWAY, LLC
3500 LENOX ROAD, NE, SUITE 760

DILLARD & GALLOWAY, LLC

ATTORNEYS AT LAW

3500 LENOX ROAD, N.E.
SUITE 760
ATLANTA, GEORGIA
30326

LAUREL A. DAVID
DIRECT DIAL NUMBER
(404) 965-3669

TELEPHONE
(404) 965-3680
FACSIMILE
(404) 965-3670

LAUREL@DANDGLAW.COM

JUNE 23, 2011

Letter of Intent for Rezoning Progressive Recycling, LLC

The Applicant, Progressive Recycling, LLC (the "Applicant"), submits this application on behalf of the Owner, Pendley Park Associates, LLC (the "Owner") for approval of a Rezoning and a SUP for approximately 2.173 acres of land located at 2725 Simpson Circle, Norcross, Gwinnett County, Georgia (the "Subject Property"). The Applicant is requesting the Rezoning in order to expand an existing business on the adjacent property that recycles copper, aluminum, stainless steel, brass and light steel such as rebar. The Property is located in an area zoned predominantly M-1 or M-2 with residential uses to south, buffered by an undisturbed buffer. Progressive Recycling is a thriving business and has operated in a manner that is compatible with the industrial uses in the area.

Georgia Law requires us to raise Federal and State Constitutional objections during the application process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

The portions of the Gwinnett County Zoning Resolution that classify, or that may classify the Property, into any land use category other than M-2 modified with a SUP as requested by the Applicant, are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Gwinnett County Zoning Resolution to the Property that restricts its use to any land use category other than M-2 modified with a SUP as requested by the Applicant is unconstitutional, illegal, null and void because such an application constitutes a taking of the Applicant's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I,



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RZC2011-00020

of the Constitution of the State of Georgia of 1983 and of the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States, because such an application denies the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary and capricious act by the Gwinnett County Board of Commissioners without any rational basis, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Gwinnett County Board of Commissioners to amend the Official Zoning Map, as it relates to the Property, to the M-2 modified with a SUP as proposed by the Applicant, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any change in the designation of the Property by the Gwinnett County Zoning Resolution or 2030 Unified Plan that subjects the Property to conditions that are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting the Applicant's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional category and would likewise violate each of the provisions of the State and Federal Constitutions set forth herein above.

You are hereby notified pursuant to O.C.G.A. §36-11-1 of Applicant's intention to seek damages, including diminution of the value of the property and attorney's fees and costs and expenses of litigation from Gwinnett County incurred as a result of the unconstitutional zoning on the property.

Accordingly, the Applicant respectfully requests that the Application for the Rezoning be granted.

Sincerely

DILLARD & GALLOWAY, LLC



Laurel A. David

158356



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RZC2011-00020

EROSION CONTROL NOTES

- 1) A WRITTEN DETAILED REPORT SHALL BE SUBMITTED TO THE DIRECTOR OF PUBLIC WORKS FROM THE BEGINNING TO COMPLETION OF GRADING AND CONSTRUCTION. THIS REPORT SHALL BE THE RESPONSIBILITY OF THE OWNER OR DEVELOPER AND SHALL BE PREPARED BY A PROFESSIONAL ENGINEER. THE REPORT SHALL RECORD THE QUALITY AND PROGRESS OF THE WORK AND THE EFFECTIVENESS OF THE CONTROL DEVICES.
- 2) ALL SILT BARRIERS MUST BE PLACED BEFORE ANY CLEARING IS BEGUN. NO GRADING SHALL BE DONE UNTIL SILT BARRIERS INSTALLATION IS COMPLETED.
- 3) NOTIFY INSPECTOR 24 HOURS PRIOR TO START OF CONSTRUCTION.
- 4) SILT BARRIERS ARE TO BE PLACED AS SHOWN ON AS DIRECTED BY THE PROJECT ENGINEER AND/OR INSPECTION DEPARTMENT.
- 5) CONSTRUCTION EXITS TO BE 30" X 2' DEPT X 6" DIA OF STONE SIZE AS PER 4111.07 TO 2.0' DEPT.
- 6) CONSTRUCTION EXITS TO BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING ON FLOW OF AND OFF PUBLIC HIGHWAYS.
- 7) ALL OPEN DRAINAGE CHANNELS MUST BE DEGRADED AND REBARRED MUST BE PLACED AS REQUIRED TO CONTROL EROSION. A MINIMUM OF 10' WIDE FAN OF 40 LBS. STONES SHALL BE PLACED AT ALL DOWNSTREAM HEADWALLS.
- 8) ALL BUFFERS TO BE STAYED IN THE FIELD AND ALL PERMANENT CONSTRUCTION TO BE LOCATED OUTSIDE OF BUFFER AREAS.
- 9) ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED TO CONTROL SEDIMENT AND SILT FROM LEAVING THE SITE AS DETERMINED NECESSARY BY THE REGULATING GOVERNING AUTHORITY.
- 10) THE INDIVIDUAL BUILDER SHALL BE HELD RESPONSIBLE FOR CONTROLLING EROSION ON THEIR INDIVIDUAL LOTS.
- 11) NOTE PERSON RESPONSIBLE FOR THE MAINTENANCE OF THE EROSION CONTROL DEVICES AND MEASURES. MAINT. DEVELOPMENT CORPORATION.
- 12) SOIL MAINTENANCE, UNWEED AND LAWFY IS THE RESPONSIBILITY OF MAINT. DEVELOPMENT CORP.

STABILIZATION OF DISTURBED AREAS

ALL DISTURBED AREAS SHALL BE PROTECTED BY SEEDING WITH EITHER A PERMANENT VEGETATIVE COVER OR, IF BEASON AND CLIMATE PERMIT, TEMPORARY VEGETATIVE COVER UNTIL THE APPROPRIATE SEASON ARRIVES FOR THE PERMANENT IMPLANTING. BEHIND THE WINTER MONTHS, DRY GRASS SHALL BE UPLIN AT THE RATE OF 50 POUNDS PER ACRE USING 100 POUNDS PER ACRE OF 8-18-19 FERTILIZER. AREAS TO BE SEEDER SHALL BE COMBED, TEXTURED AND REAERED PRIOR TO THE ESTABLISHMENT AND PROTECTANTS OF THE SEED. DURING THE SPRING AND FALL PLANTING SEASONS, TEMPORARY VEGETATIVE COVER SHALL BE BROADCAST WITH PERCULOUS GRASS. 40 POUNDS PER ACRE DISTRIBUTION WITH 700 POUNDS PER ACRE 8-18-19 FERTILIZER TO MAINTAIN GROWTH. IN BOTH THE TEMPORARY AND PERMANENT PLANTINGS, A WHEAT STRAW OR COMON HAY MULCH SHALL BE USED TO PROVIDE FOR STABILIZATION OF THE SEEDS UNTIL ESTABLISHED AND TO BENEFIT EROSION. THOSE AREAS THAT BUFFER SEWER EROSION PRIOR TO ESTABLISHMENT OF THE ROADWAY BITUMH SHALL BE REPAIRED BY FILLING WITH AN ORGANIC FILL, RESEEDING AND RE MULCHING.

SEEDING SCHEDULE

SPECIES	RATE/1000 SF	DATE	FERTILIZER	RATE/1000 SF	PLANTING
PERCULOUS GRASS	40 LBS. PER ACRE	04/15/92	700 LBS. PER ACRE	8-18-19	PERMANENT
WHEAT STRAW	100 LBS. PER ACRE	04/15/92			PERMANENT
PERCULOUS GRASS	40 LBS. PER ACRE	04/15/92	700 LBS. PER ACRE	8-18-19	PERMANENT
WHEAT STRAW	100 LBS. PER ACRE	04/15/92			PERMANENT

PLANTING LIST

COMMON NAME	BOTANICAL NAME	AMOUNT	SIZE	SPACING	VALUC
LOBLOLLY PINE	PINUS TAEDA	32	2" 8"	10' O.C.	0.3

NOTE: TREES TO BE CARED OF IN A MANNER AT PLANTING.

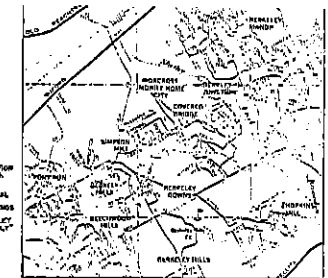
TREE DENSITY CALCULATIONS
 1.054 ACRES x 15 = 15.81 REQUIRED UNITS
 32 2" 8" TREES x 0.315 UNITS = 10.08 UNITS - DENSITY SATISFIED

BUILDING USAGE

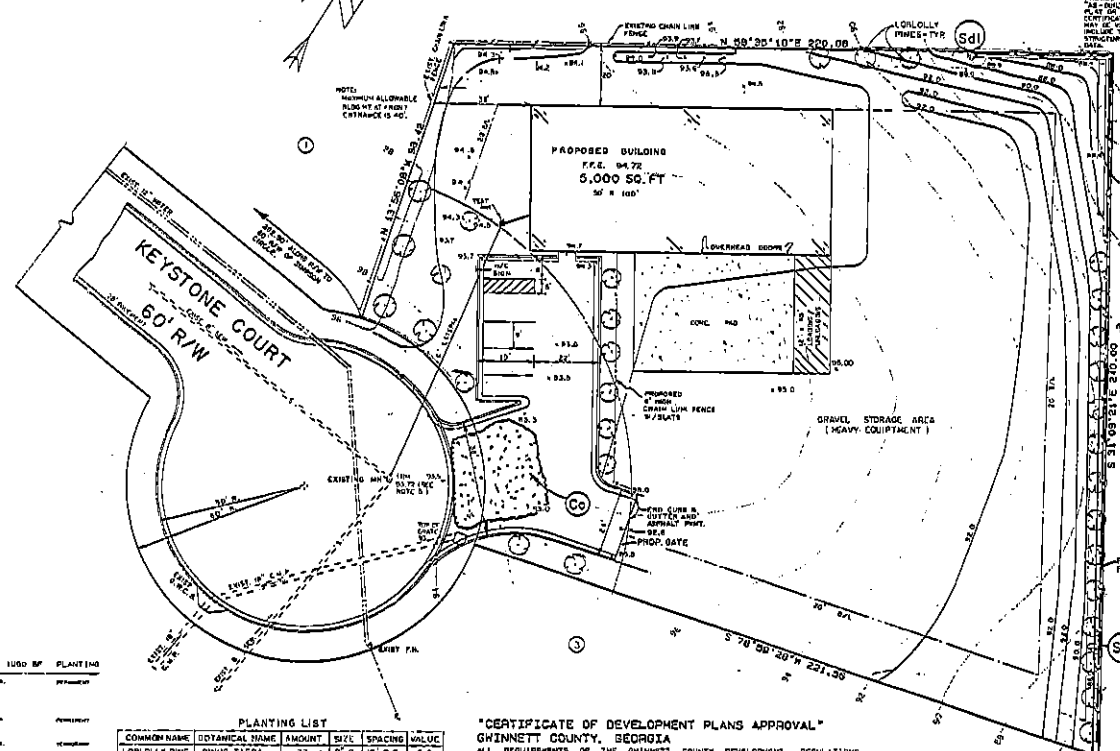
AREA PROPOSED (SQ. FT.)	USAGE
900	OFFICE
4100	STORAGE

PARKING SPACE REQUIREMENTS
 OFFICE: 1 SPACE PER 500 SQ. FT. OFFICE SPACE
 MANUFACTURING: 1 SPACE PER 1,000 SQ. FT. MANUFACTURING
 100 SQ. FT. x 3.00 = 30 SPACES
 4100 SQ. FT. x 1.00 = 41 SPACES
 5000 SQ. FT. x 1.00 = 50 SPACES
 PROPOSED: 5 SPACES + 0 SPACES = 5 SPACES
 PARKING REQUIREMENTS SATISFIED.

NOTIFY UTILITY PROTECTION AGENCY (491-0044) 72 HRS. PRIOR TO COMMENCEMENT OF ANY CLEARING, GRADING OR CONSTRUCTION.



LOCATION MAP



NOTES
 DEVELOPER SHALL CLEAR AND ACCUMULATE ALL MATERIAL FROM AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN RESTORED.
 DEVELOPER SHALL MAINTAIN ALL DISTURBED AREAS WITH VEGETATIVE COVER UNTIL THE DISTURBED AREAS ARE FULLY RESTORED TO ORIGINAL OR BETTER CONDITION. FINAL CERTIFICATE OF OCCUPANCY FOR THIS DEVELOPMENT SHALL BE ISSUED UPON VERIFICATION OF PROPER RESTORATION. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

- GENERAL NOTES**
- 1) PROPOSED SINGLE STORY BUILDING FOR OFFICE AND WAREHOUSE USE.
 - 2) TOTAL NUMBER OF PARKING SPACES IS 5.
 - 3) SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD DISTRICT AS PER FIRM PANEL NO. 130322 0100C.
 - 4) SUBJECT PROPERTY IS LOT 2 OF KEYSTONE INDUSTRIAL PARK SUBDIVISION IS SHOWN AS PER A PLAT BY NORTH METHOD PLANNING AND RECORDED IN BOOK 55, PAGE 160 ON 6-11-88.
 - 5) ADD 616 1/2" TO ELEVATIONS TO THE 10' "AS-BUILT" EARTH DRAWINGS OF KEYSTONE INDUSTRIAL PARK. DIFFERENCE IS BASED ON THE TBM TOP OF EXIST. MKL 03.72 - 600.00 FROM 63-850.00 ELEV.
 - 6) DOUBLE CHECK BACKLASH PREVENTER REQUIRED AT METCH-WATTS SCARFS 007, HERSH MODEL PDC OR EQUIV.

ADEQUATE HORIZONTAL AND VERTICAL SIGHT DISTANCE EXIST IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN SECTION 9.6.7 OF THE DEVELOPMENT REGULATIONS.
 R. L. HENDERSON, GEORGIA P.E. # 4433

"CERTIFICATE OF DEVELOPMENT PLANS APPROVAL"

GWINNETT COUNTY, GEORGIA
 ALL REQUIREMENTS OF THE GWINNETT COUNTY DEVELOPMENT REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A SUBDIVISION DEVELOPMENT PERMIT APPLICATION HAVING BEEN FULFILLED, AND SAID APPLICATION AND ALL SUPPORTING PLANS AND DATA HAVING BEEN REVIEWED AND APPROVED BY ALL AFFECTED COUNTY DEPARTMENTS AS REQUIRED UNDER THEIR RESPECTIVE AND APPLICABLE REGULATIONS, APPROVAL IS HEREBY GRANTED, OF THIS PRELIMINARY PLAN AND ALL OTHER PLANS ASSOCIATED WITH THIS SUBDIVISION, SUBJECT TO ALL FURTHER PROVISIONS OF SAID DEVELOPMENT AND OTHER COUNTY EXISTING REGULATIONS.
 DATED THIS 15TH DAY OF FEBRUARY 1992

John G. Teisell 02-15-92
 SUPERVISOR OF DEVELOPMENT
 PER SIGNED ORIGINAL CDP 101.92

DRAINAGE LIABILITY
 THE DEVELOPER ASSUMES THE RESPONSIBILITY FOR OBTAINING THE NECESSARY PERMITS AND LIABILITY FROM THE STATEMENTS OF THE STATE OF GEORGIA, COUNTY OF GWINNETT, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION, WITHIN THE RIGHT WAYS OF THE ADJACENT AND RECORDING SANITIZATION PLAN.

NOTE:
 FINAL LOCATION, WHETHER A USE ARE NOT APPROVED UNDER THIS BUILDING PERMIT, A SEPARATE PERMIT IS REQUIRED FOR EACH USE.
 NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
 HIGH INTENSITY LIGHTING FACILITIES SHALL BE PROVIDED THAT THE SOURCE OF ANY LIGHT IS CRITICAL TO THE PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY. ALL LIGHTS MUST BE SHIELDED TO THE MINIMUM.

TOTAL AREA 1.054 ACRES PROPERTY ZONED M-1



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6-30-11
RZC7011-00020

DATE	BY	REVISION
07/92	THJ	01/92
07/92	THJ	02/92
07/92	THJ	03/92

HORLBECK ENGINEERING CORP.
 ENGINEERS - SURVEYORS - PHOTOGRAMMETRISTS
 777 WEST PEACHTREE STREET
 NOLCROSS, GEORGIA 30071
 TELEPHONE: (404) 448-1848

PROFESSIONAL ENGINEER
 JOHN G. TEISELL
 STATE OF GEORGIA
 LICENSE NO. 10192

FILE NUMBER 5710	CLIENT MIKE BLACKBURN 180 LAKE LYMAN HEIGHTS LYMAN, SOUTH CAROLINA 29365 (803) 879-4029	DRAWING NUMBER DRAWING 1 OF 3
DATE 7/6/92		
SCALE 1" = 20'		
TRK NUMBER		

DILLARD & GALLOWAY, LLC

ATTORNEYS AT LAW

3500 LENOX ROAD, N.E.
SUITE 760
ATLANTA, GEORGIA
30326

LAUREL A. DAVID

DIRECT DIAL NUMBER
(404) 965-3669

LAUREL@DANDGLAW.COM

TELEPHONE
(404) 965-3680
FACSIMILE
(404) 965-3670

JUNE 23, 2011

Letter of Intent for Special Use Permit Progressive Recycling, LLC

The Applicant and Owner, Progressive Recycling, LLC (the "Applicant"), submits this application for final approval of a permanent Special Use Permit (SUP) for approximately 1.01 acres of land located at 2752 Simpson Circle, Norcross, Gwinnett County, Georgia (the "Subject Property"). On September 22, 2009, the Board of Commissioners approved a SUP on the Property for a term of two (2) years. The Applicant is requesting the renewal of an existing SUP in order to continue to operate a recycling business focusing on copper, aluminum, stainless steel, brass and light steel such as rebar. The Property is located in an area zoned predominantly M-1 or M-2 with residential uses to south, buffered by an undisturbed buffer. Progressive Recycling is a thriving business and has operated in a manner that is compatible with the industrial uses in the area. The Applicant requests that the SUP be renewed and be made permanent.

Georgia Law requires us to raise Federal and State Constitutional objections during the application process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

The portions of the Gwinnett County Zoning Resolution that classify, or that may classify the Property, into any land use category other than M-2 modified with a SUP as requested by the Applicant, are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Gwinnett County Zoning Resolution to the Property that restricts its use to any land use category other than M-2 modified with a SUP as requested by the Applicant is unconstitutional, illegal, null and void because such an application constitutes a taking of the



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SUP2011-00051

Applicant's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I, of the Constitution of the State of Georgia of 1983 and of the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States, because such an application denies the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary and capricious act by the Gwinnett County Board of Commissioners without any rational basis, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Gwinnett County Board of Commissioners to amend the Official Zoning Map, as it relates to the Property, to the M-2 modified with a SUP as proposed by the Applicant, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any change in the designation of the Property by the Gwinnett County Zoning Resolution or 2030 Unified Plan that subjects the Property to conditions that are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting the Applicant's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional category and would likewise violate each of the provisions of the State and Federal Constitutions set forth herein above.

You are hereby notified pursuant to O.C.G.A. §36-11-1 of Applicant's intention to seek damages, including diminution of the value of the property and attorney's fees and costs and expenses of litigation from Gwinnett County incurred as a result of the unconstitutional zoning on the property.

Accordingly, the Applicant respectfully requests that the Application for the SUP be granted.

Sincerely

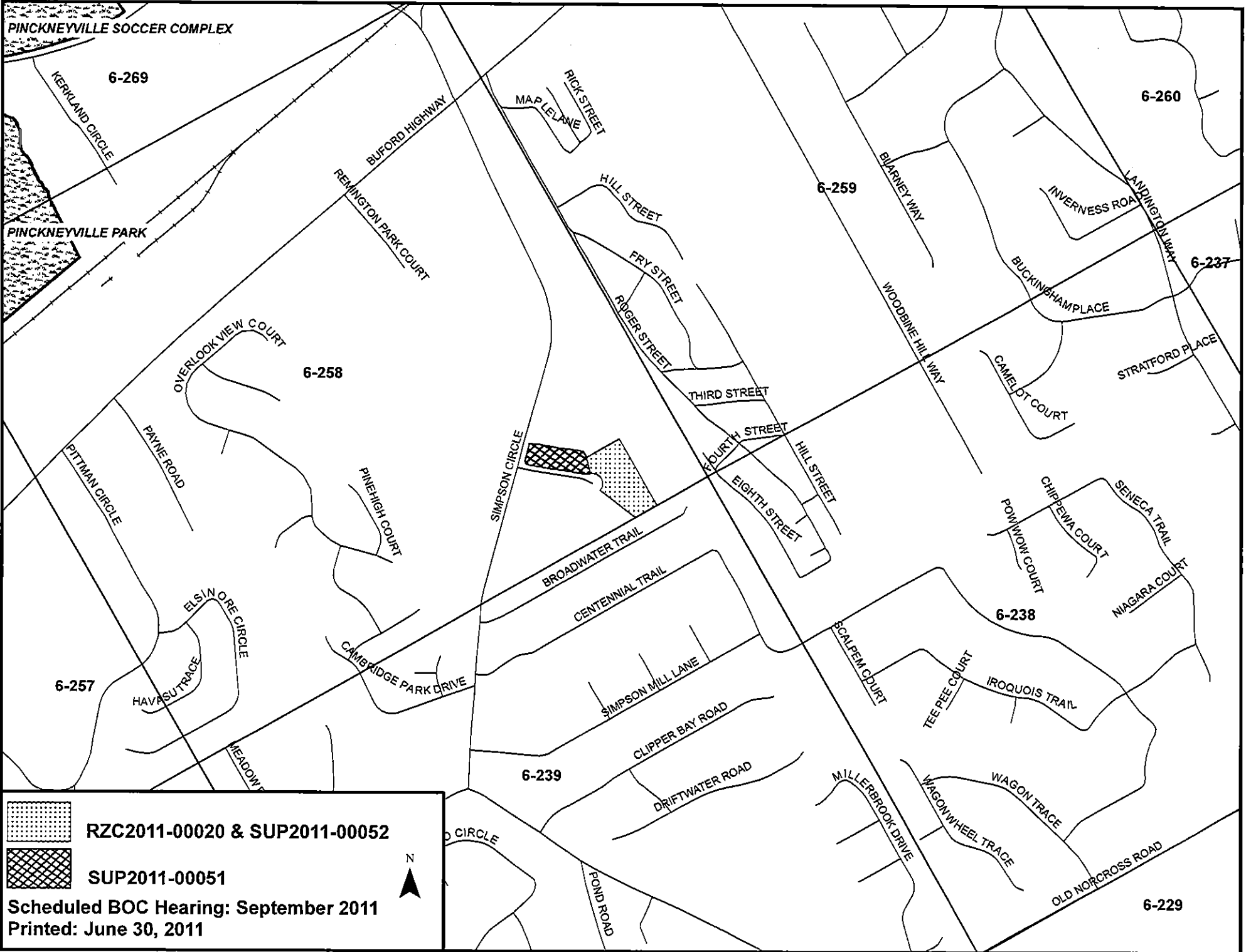
DILLARD & GALLOWAY, LLC





Laurel A. David

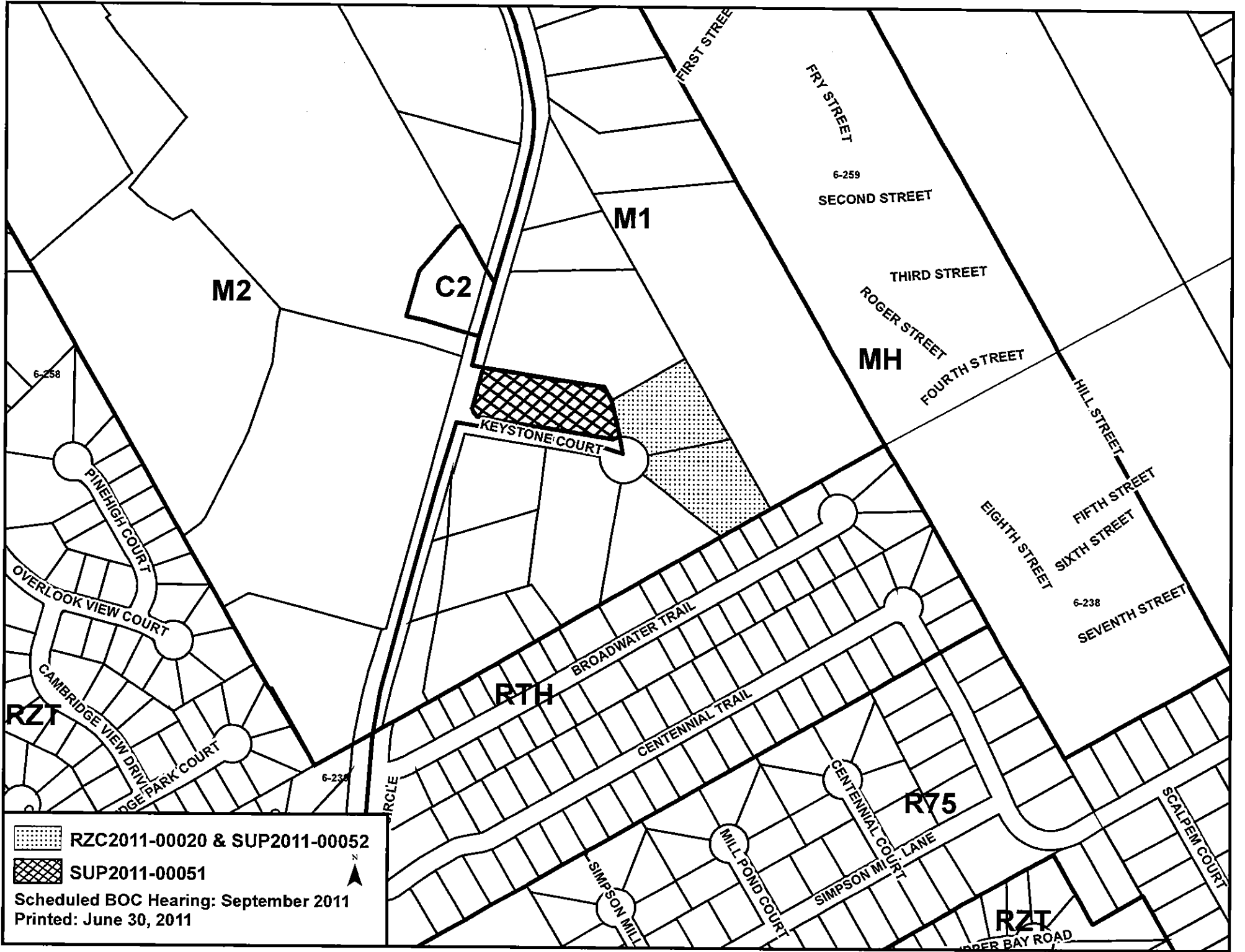



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SUP2011-00051



 **RZC2011-00020 & SUP2011-00052**
 **SUP2011-00051**
Scheduled BOC Hearing: September 2011
Printed: June 30, 2011





 RZC2011-00020 & SUP2011-00052

 SUP2011-00051

Scheduled BOC Hearing: September 2011

Printed: June 30, 2011



UPPER BAY ROAD

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

CASE NUMBER :RZC2011-00021
ZONING CHANGE :R-75 TO O-1
LOCATION :2900 BLOCK OF LAWRENCEVILLE HIGHWAY
MAP NUMBER :R5016 005
ACREAGE :2.41 ACRES
PROPOSED DEVELOPMENT :CHURCH (REDUCTION IN BUFFERS)
SQUARE FEET :3,000 SQUARE FEET
COMMISSION DISTRICT :(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: JOHN MCGEE
C/O MAHAFFEY PICKENS TUCKER, LLP
1550 NORTH BROWN ROAD, SUITE 125
LAWRENCEVILLE, GA 30043

CONTACT: MICHELLE ROTHMEIER PHONE: 770.232.0000

OWNER: JOHN AND CHRISTINE MCGEE
C/O MAHAFFEY PICKENS TUCKER, LLP
1550 NORTH BROWN ROAD, SUITE 125
LAWRENCEVILLE, GA 30043

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY WATER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:



Jeffrey R. Mahaffey
Steven A. Pickens
R. Lee Tucker, Jr.
Matthew P. Benson
Gerald Davidson, Jr.,
of Counsel

Andrew D. Stancil
E. Michelle Rothmeier
Kenneth W. Stroud
Shawn F. Bratton
Alissa L. Cummo
Jill H. Harris,
of Counsel

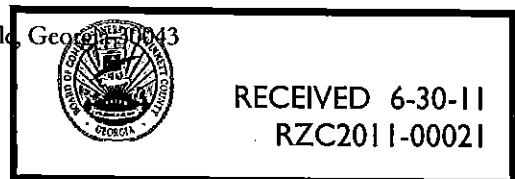
**LETTER OF INTENT FOR REZONING
OF JOHN MCGEE**

The Applicant, John McGee, submits this Rezoning Application for the purpose of rezoning an approximate 2.409 acre tract (hereinafter, the "Property") located on Highway 29, aka Lawrenceville Highway, near its intersection with Bethesda Church Road. The Property is currently zoned R-75. We are respectfully requesting a rezoning from R-75 to the O-I zoning classification to allow our client to develop a church on the subject Property. A 3,000 square foot building currently exists and will remain on the Property. The Applicant has already conducted the required Compliance Inspection (CIR2010-00182) in regards to such. The Applicant also requests to reduce the required buffer between O-I and the adjacent R-75 property from 50 feet to 40 feet on the southwest side Property line.

The Applicant submits that the use and development of the Property as R-75 is not economically feasible and is not the highest and best use of the Property. The operation of the Property as an O-I development under the guidelines of Gwinnett County is appropriate for the subject tract and is consistent with the surrounding institutional and commercially zoned property and will afford the owner the opportunity to enhance the use on site.

The Applicant welcomes the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address

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

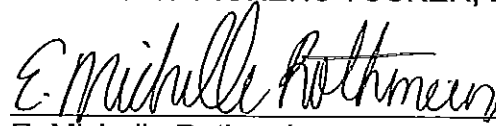


any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of this Application.

This 30th day of June, 2011.

Respectfully submitted,

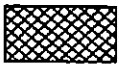
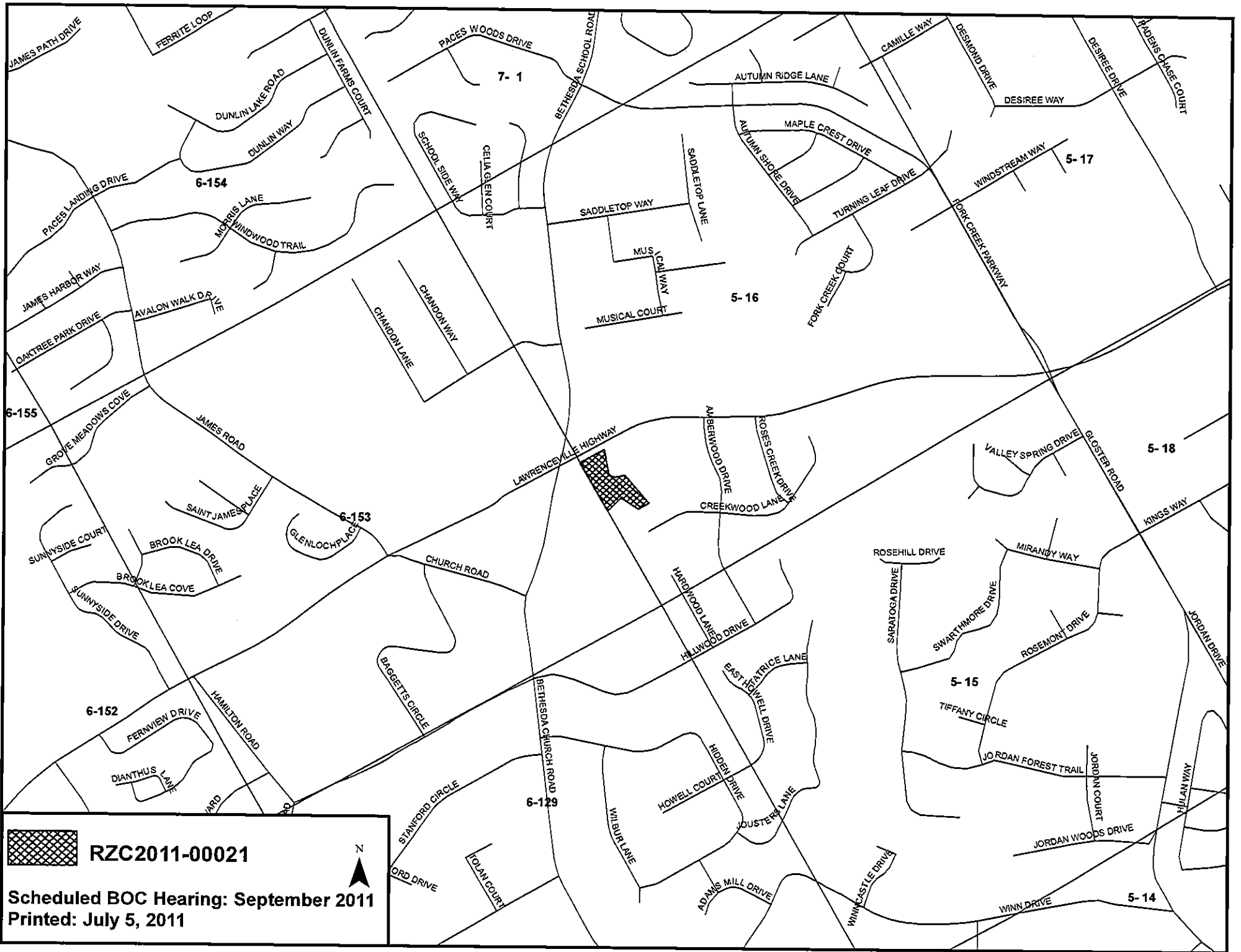
MAHAFFEY PICKENS TUCKER, LLP



E. Michelle Rothmeier
Attorney for Applicant



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RZC2011-00021



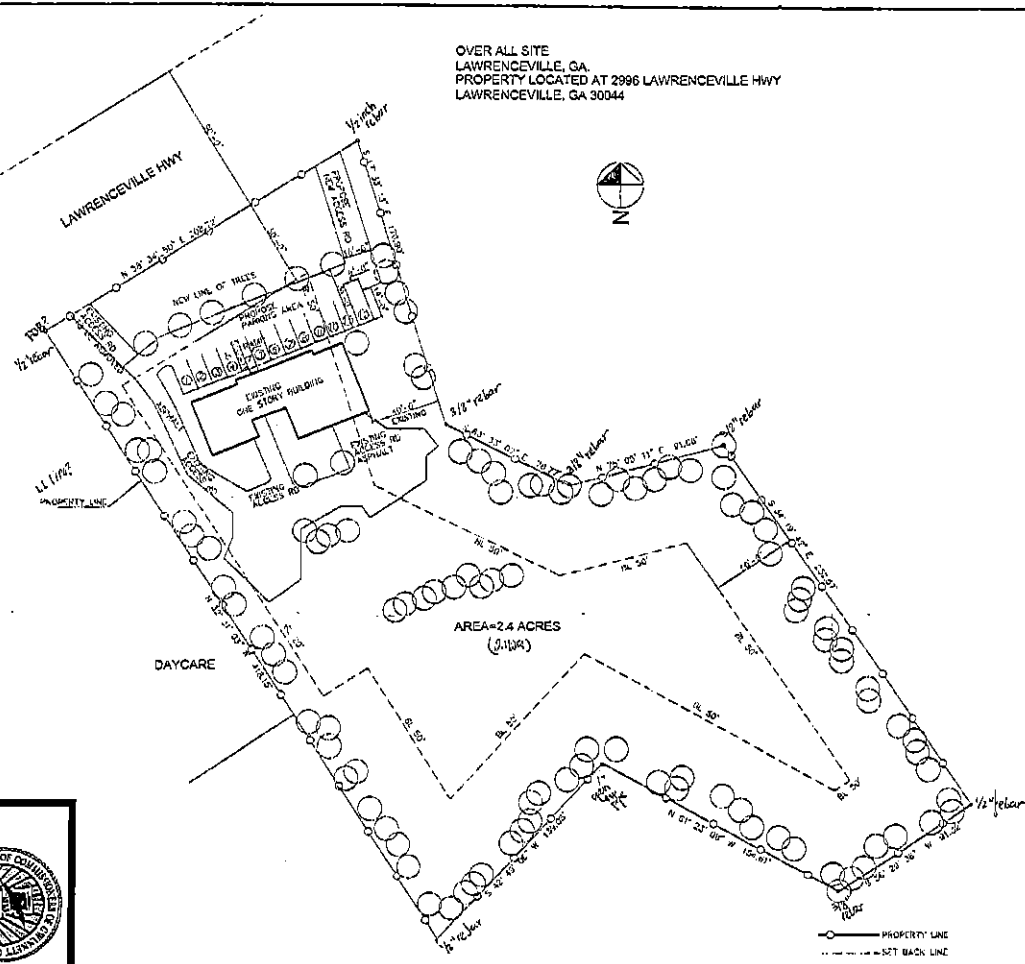
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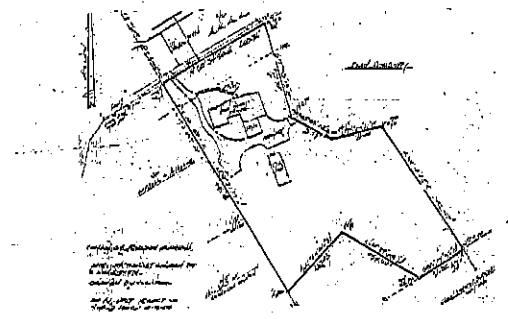


Scheduled BOC Hearing: September 2011
Printed: July 5, 2011

OVER ALL SITE
LAWRENCEVILLE, GA.
PROPERTY LOCATED AT 2996 LAWRENCEVILLE HWY
LAWRENCEVILLE, GA 30044



SIDE PLAN
1/2" = 1'-0"



SIDE PLAN SURVEY
1/2" = 1'-0"

PROJECT DESCRIPTION

Proposed Occupancy Use: A-3 (DC) Assembly
Development Type: Church
Construction Type: (CC) TYPE 1B (MSP/PROTECTABLE)
Number of Stories: 1
Building Height: 10'
Basement: Yes
Total Square Feet: 3,000 sq
Springwater: No
Crad Space: Yes
Basement Sq Ft: 1,000
1st Floor Sq Ft: 2,000
Common Area: 0
Zoning District: N-25
Proposed Zoning: O-1

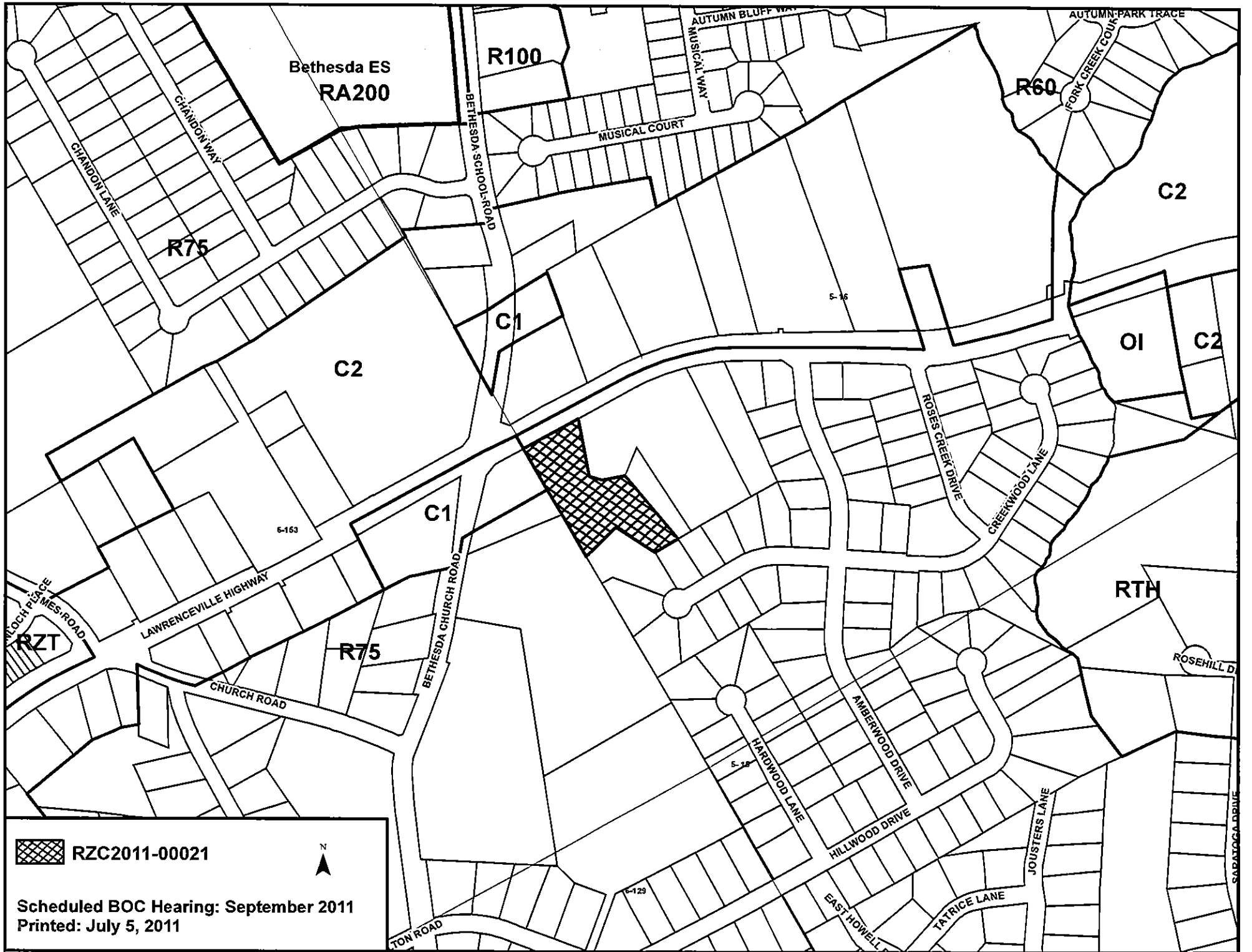
NOTES

1. This layout represents the property lines for the property located at 2996 Lawrenceville Hwy, GA 30044 City of Lawrenceville based on survey conducted by Owner Sep 2010.
2. No land disturbance is proposed beyond the western line.
3. Tree Preservation and Replacement Plan (TPRP) required sixteen (16) trees density will per acre.
4. A tree (10) foot wide landscape strip is required along road frontage. Made in six (1) tree per 25 feet and one (1) shrub per 25 feet with length.
5. One (1) tree per 7 parking spaces. Every parking space within 60 feet of the trunk of tree.
6. Maximum size: Deciduous tree 2" diameter; Deciduous tree (one each full) Ever green tree 4" tall height.
7. Trees are measured 6" from ground for newly planted trees, 4.5 feet for existing trees are measured 6" from ground for newly planted trees, 4.5 feet for existing trees.



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RZC2011-00021

DATE	RELEASE FOR APPROVAL DESCRIPTION	DRAWN P.C. APPROVED U.P.	CONTRACTOR (24 HR. CONTACT)	ARCHITECT P.C.	OWNER CRISTO PARA TODAS LAS NACIONES IGLESIA PREBITERIANA (USA) INC TEL 404-669-1129	PROJECT RELIGIOUS CONGREGATION 2996 LAWRENCEVILLE HWY LAWRENCEVILLE, GA 30044	DESCRIPTION SIDE PLAN	DWG AG FILE
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 RZC2011-00021



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

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

CASE NUMBER :CIC2011-00015
ZONING :MUO
LOCATION :2400-2600 BLOCK OF BUFORD DRIVE
MAP NUMBER :R7132 024
ACREAGE :31.71 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO INCREASE BUILDING
HEIGHT FROM FOUR TO FIVE STORIES
UNITS :200 RESIDENTIAL UNITS
COMMISSION DISTRICT :(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: BRAND PROPERTIES, LLC
C/O MAHAFFEY PICKENS TUCKER, LLP
1550 N. BROWN ROAD, SUITE 125
LAWRENCEVILLE, GA 30043

CONTACT: MICHELLE ROTHMEIER PHONE: 770.232.0000

OWNER: BRAND PROPERTIES, LLC
C/O MAHAFFEY PICKENS TUCKER, LLP
1550 N. BROWN ROAD, SUITE 125
LAWRENCEVILLE, GA 30043

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:



Jeffrey R. Mahaffey
Steven A. Pickens
R. Lee Tucker, Jr.
Matthew P. Benson
Gerald Davidson, Jr.,
of Counsel

Kelly O. Faber
Andrew D. Stancil
E. Michelle Rothmeier
Kenneth W. Stroud
Bartow B. Duncan, III
Shawn F. Bratton
Jill H. Harris,
of Counsel

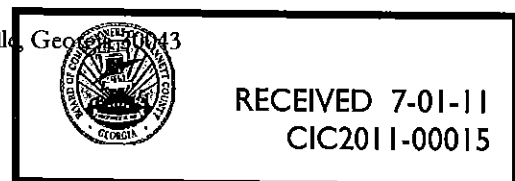
**LETTER OF INTENT FOR CHANGE IN CONDITIONS APPLICATION OF
BRAND PROPERTIES, LLC**

Mahaffey Pickens Tucker, LLP submits this letter of intent on behalf of the property owner, Brand Properties, LLC (the "Applicant"). The property which is the subject of this Application is that certain 31.71 +/- acres located off of Highway 20, surrounding the Gwinnett Braves Stadium (the "Property"). The Property is currently zoned MUO for mixed-use development as part of MUO-08-004, approved by Resolution of Board of Commissioners of Gwinnett County, Georgia on February 24, 2009 (the "Resolution"). The Resolution contained certain conditions governing the development of the Property. In order to further the development of the Property in accordance with the attached site plan, the Applicant requests modification to one such condition of zoning.

Condition 2C of the Resolution currently limits the height of all buildings, besides hotels, to four stories. The Applicant respectfully requests that Condition 2C be modified to limit the height of all buildings, besides hotels, to no more than five stories.

The Applicant submits that the requested change is consistent with the intent of the Zoning Ordinance and that changing the condition as requested herein will have no adverse impact on the current or contemplated uses of nearby or surrounding properties.

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



In fact, the Applicant respectfully submits that the requested change will operate to make the area a more attractive and hospitable venue. Additionally, the change in condition will allow the owner to efficiently and effectively develop and market the property to its highest and best use, which is in the best interest of Gwinnett County and its citizens.

The Applicant respectfully requests your approval of the requested change of condition and hereby offers to meet with staff of the Gwinnett County Department of Planning and Development to address any concerns they may have.

This 1 day of July, 2011.

Respectfully Submitted,

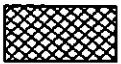
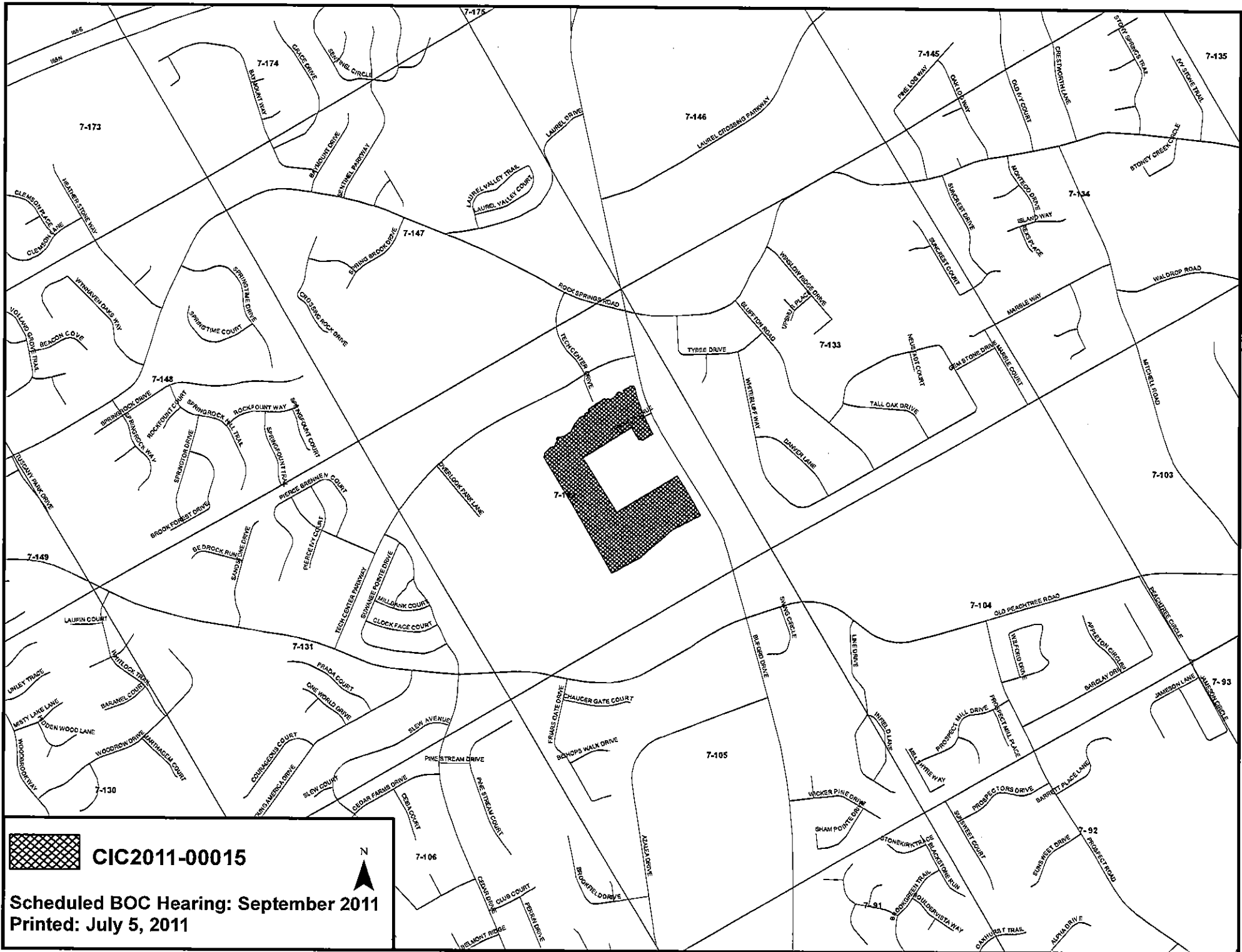
Mahaffey Pickens Tucker, LLP



E. Michelle Rothmeier
Attorney for Applicant



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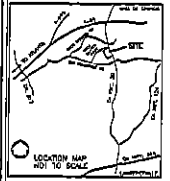


CIC2011-00015



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

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



100' RAW TECH CENTER PARKWAY

THE STATE OF GEORGIA, COUNTY OF DEKALB, BEING THE COUNTY IN WHICH THE LAND DESCRIBED HEREIN IS LOCATED, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS INSTRUMENT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE PROVISIONS OF THE PROFESSIONAL ENGINEERING ACT OF 1967, AS AMENDED.

THE STATE OF GEORGIA, COUNTY OF DEKALB, BEING THE COUNTY IN WHICH THE LAND DESCRIBED HEREIN IS LOCATED, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS INSTRUMENT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE PROVISIONS OF THE PROFESSIONAL ENGINEERING ACT OF 1967, AS AMENDED.

RECEIVED 7-01-11
 CIC2011-00015



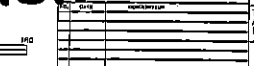
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ON THE DATE OF THE SURVEY, MARCH 23, 2006, OBSERVATION OF ADJACENTS ON TRACT 1 AND TRACT 2, IN PROGRESS, INCLUDING BOUNDARIES, LINES, FENCES, BORDERS, UTILITIES, AND OTHER FEATURES, WAS MADE BY THE SURVEYOR. ALL DIMENSIONS, BEING AS SHOWN ON THIS PLAN, ARE AS MEASURED AND REPORTED AS SHOWN ON THESE INSTRUMENTS OR AS REQUIRED BY GEORGIA COUNTY AND HAVE NOT BEEN CHANGED.

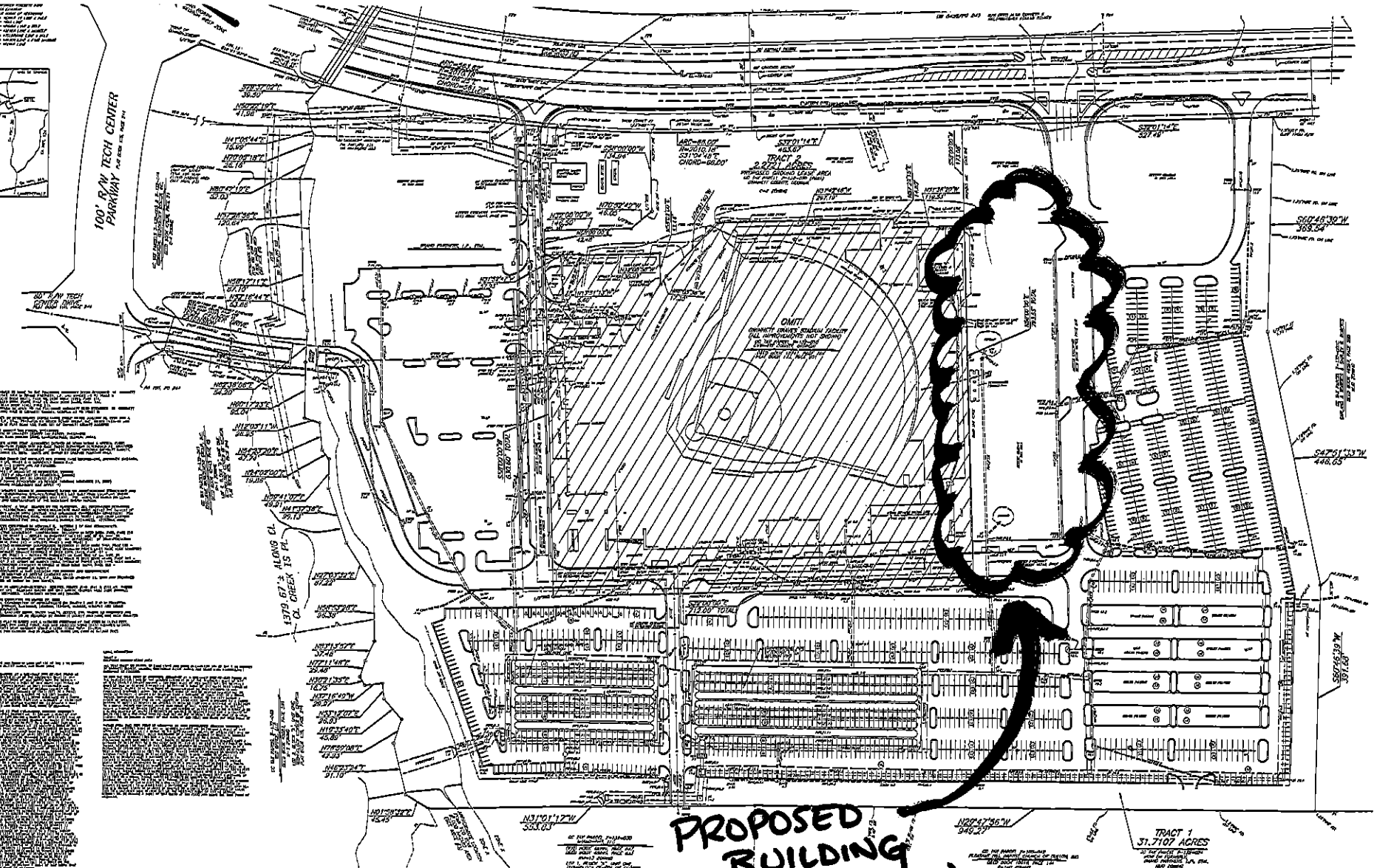
PROPOSED BUILDING LOCATION

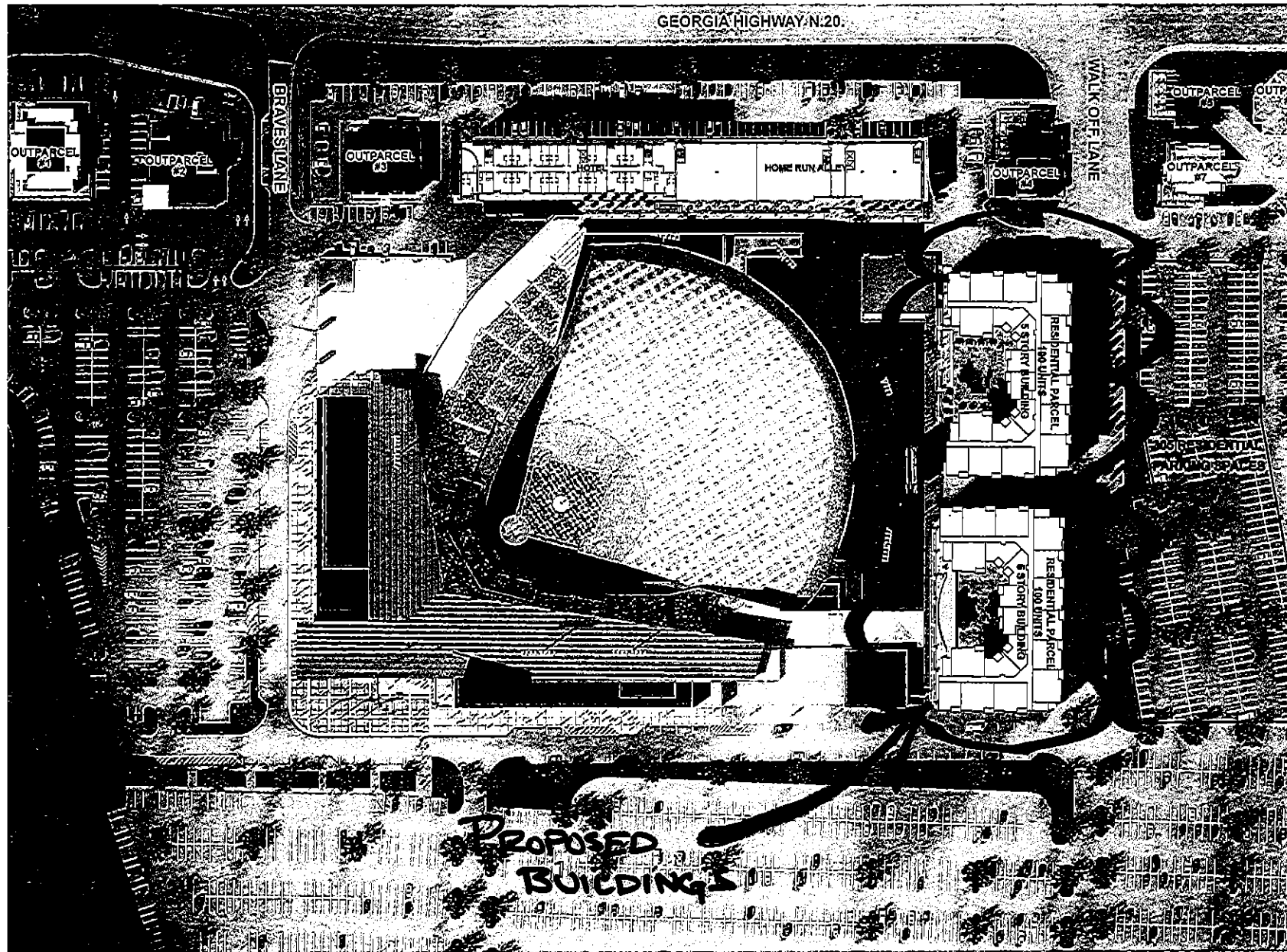
ATRADE BOUNDARY

1	2	3	4	5	6	7	8	9	10
100'	100'	100'	100'	100'	100'	100'	100'	100'	100'



ALTA / ACEN LAND TITLE SURVEY FIRM THE VILLAGE AT GRINNETT STADIUM, LLC, BRAND PARTNERS, L.P., ATLANTIC CAPITAL BANK, ITS SUCCESSORS AND ASSIGNS, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY	DATE: 03-23-06 SCALE: 1"=50' SHEET 1 OF 1 DRAWN BY: JF TITLE: PLANNING COLLAS USE FOR OFFICE FILE NO.
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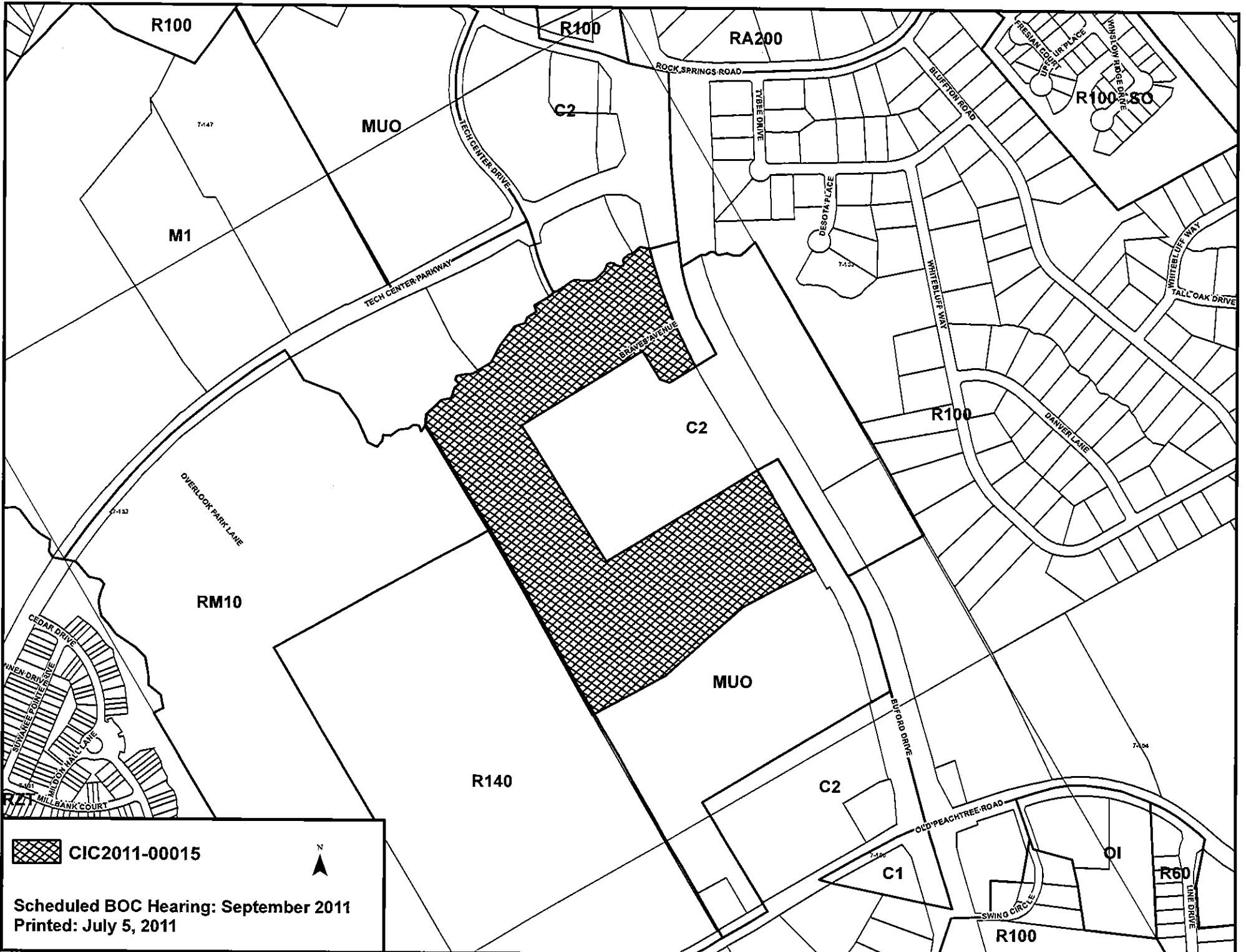





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 CIC2011-00015
VBA

THE VILLAGE AT GWINNETT STADIUM

BRAND Properti



 **CIC2011-00015**



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

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

CASE NUMBER :CIC2011-00016
ZONING :C-2
LOCATION :6100 BLOCK OF SINGLETON ROAD
MAP NUMBER :R6190 053
ACREAGE :0.50 ACRE
REQUEST :CHANGE IN CONDITIONS TO DELETE 10-FOOT
LANDSCAPE STRIP REQUIREMENT
COMMISSION DISTRICT :(1) LASSETER

FUTURE DEVELOPMENT MAP:

APPLICANT: RICHARD & MRYNA BLANTON
6195 SINGLETON ROAD
NORCROSS, GA 30093

CONTACT: RICHARD BLANTON PHONE: 404.786.0401

OWNER: RICHARD & MRYNA BLANTON
6195 SINGLETON ROAD
NORCROSS, GA 30093

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:

Richard & Myrna Blanton
6195 Singleton Rd.

July 21, 2011

Norcross, Ga. 30093

O-770-448-3939 F- 404-393-9293 C-404-786-0401

Singleton Rd. E-Fax Richard Cell

Bryan Lackey - Gwinnett County Planning Division

446 West Crogan St., Ste. 250

Lawrenceville, Ga. 30046

678-518-6000

Re: Letter of Intent
Zoning change for 6195 Singleton Rd.
SUP Permit- SUP-04-065

Thanks for addressing our request regarding the change in our SUP dated 10-22-2004

Item 2A- Provide a ten-foot landscape along Singleton Rd.

A Georgia Department of Transportation road project will remove a large portion of this strip as well as create an economic hardship on our space constrained parcel.

We are requesting this item be deleted to accommodate the road project as well as allow us to continue to operate within the guidelines of the SUP.

Thanks for addressing our request regarding the change in our SUP dated 10-22-2005

Regards,



Richard & Myrna Blanton

Owner/Operator

Aztec Auto & Truck Sales, Inc.

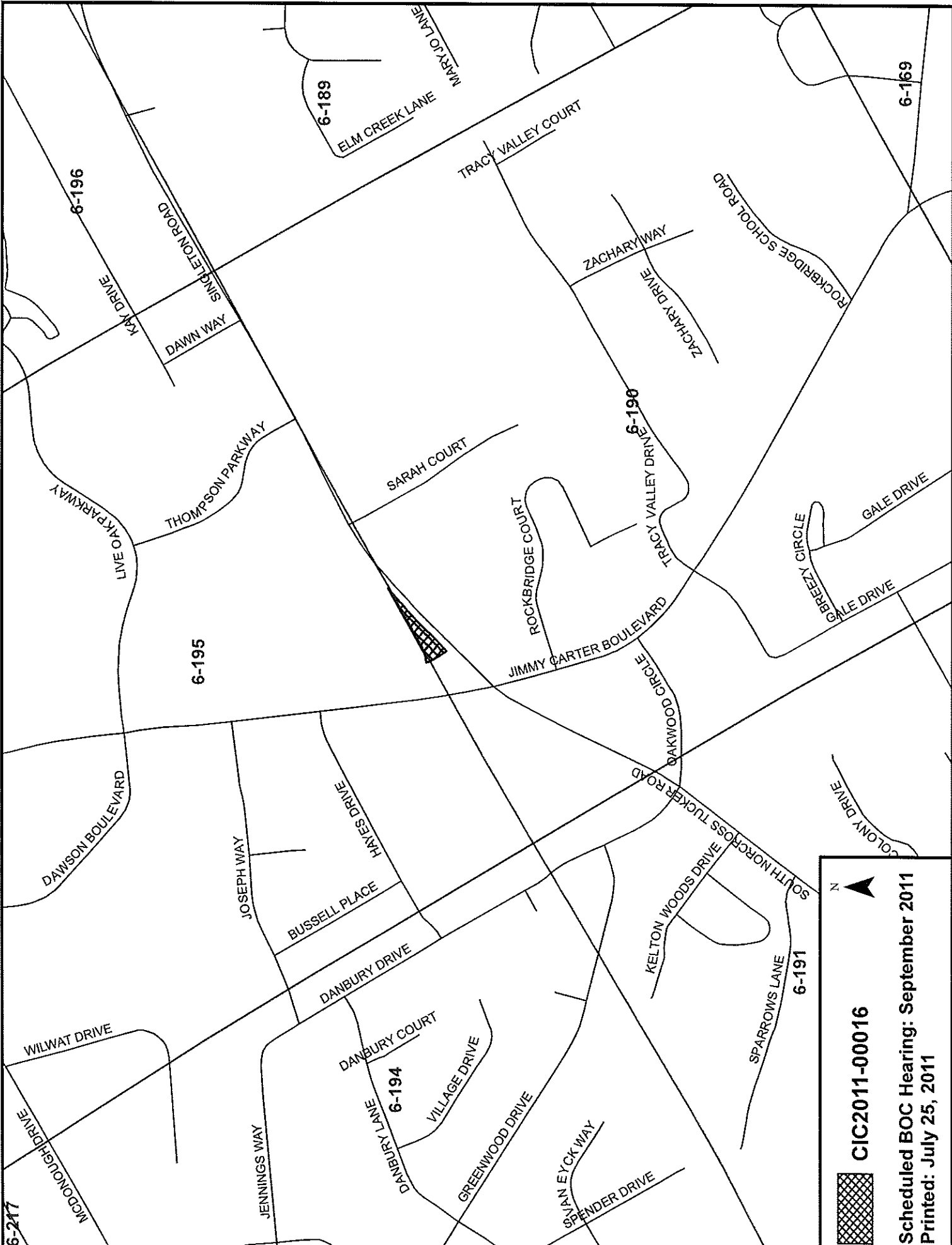
6195 Singleton Rd.

Norcross, Ga. 30093


Serving Gwinnett County Since 2004




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CIC2011-00016



17-3

 N

 **CIC2011-00016**

Scheduled BOC Hearing: September 2011
Printed: July 25, 2011

6-196

6-189

6-169

6-195

6-190

6-194

6-191

KAY DRIVE

SINGLETON ROAD

DAWN WAY

THOMPSON PARKWAY

LIVE OAK PARKWAY

DAWSON BOULEVARD

JOSEPH WAY

BUSSELL PLACE

DANBURY DRIVE

WILWAT DRIVE

MCDONOUGH DRIVE

JENNINGS WAY

DANBURY COURT

DANBURY LANE

VILLAGE DRIVE

GREENWOOD DRIVE

WYAN EYCK WAY

SPENDER DRIVE

SARAH COURT

ROCKBRIDGE COURT

JIMMY CARTER BOULEVARD

WOODCROFT CIRCLE

SOUTH NORCROSS TUCKER ROAD

KELTON WOODS DRIVE

SPARROWS LANE

COLONY DRIVE

TRACY VALLEY COURT

ZACHARY WAY

ZACHARY DRIVE

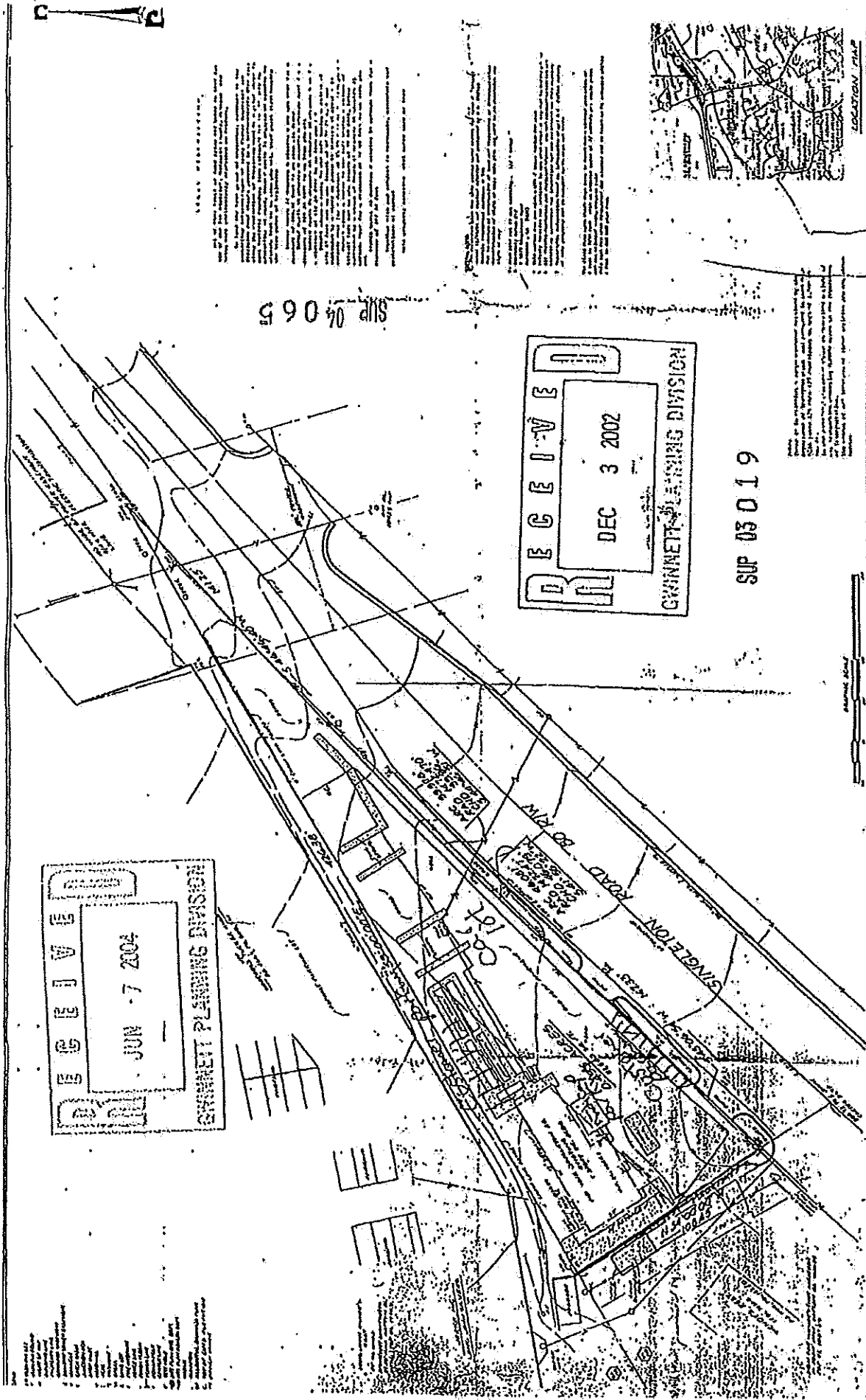
ROCKBRIDGE SCHOOL ROAD

TRACY VALLEY DRIVE

BREEZY CIRCLE

GALE DRIVE

GALE DRIVE



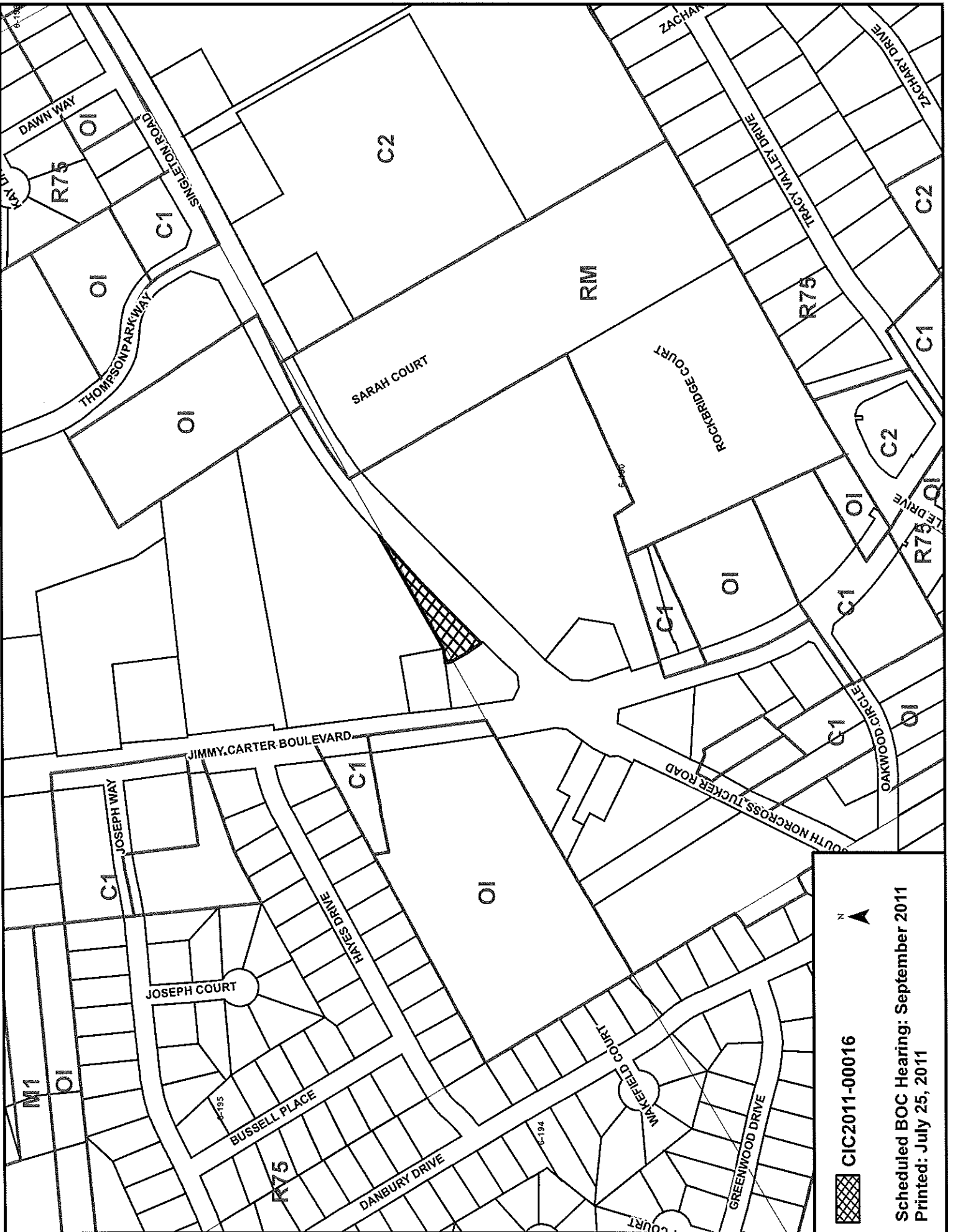
R E C E I V E D
 JUN - 7 2004
 GWINNETT PLANNING DIVISION

R E C E I V E D
 DEC 3 2002
 GWINNETT PLANNING DIVISION

SUP 05 0 1 9

SUP 04 0 6 5

COUNTY: GWINNETT DISTRICT: C-1 LAND LOT: 130 DATE: 11/10/06 SCALE: 1"=20' JOB NO.: 00076		THE BETTY COMPANY, INC. SURVEY FOR		RINGO ABERNATHY & ASSOCIATES 100 HARRY STANLEY, TALLASSEE, GEORGIA 31505
LOCATION MAP				



CIC2011-00016

Scheduled BOC Hearing: September 2011
Printed: July 25, 2011

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
BUFFER REDUCTION ANALYSIS**

CASE NUMBER :**BRD2011-00001**
ZONING :C-2
LOCATION :4900 BLOCK OF JIMMY CARTER BOULEVARD
:1100-1200 BLOCKS OF ROCKBRIDGE ROAD
MAP NUMBER :R6169 135
ACREAGE :13.04 ACRES
REQUEST :REDUCE REQUIRED BUFFER FROM 75 FEET TO 0-10 FEET
COMMISSION DISTRICT :(2) HOWARD

LAND USE PLAN RECOMMENDATION:

APPLICANT: DAVID C. KIRK, ATTY. FOR WALMART
TROUTMAN SANDERS, LLP
600 PEACHTREE STREET, N.E., SUITE 5200
ATLANTA, GA 30308

CONTACT: DAVID C. KIRK PHONE: 404.885.3415

OWNER: NORCROSS TRUST
C/O MS. VON TRAN
4864 JIMMY CARTER BOULEVARD
NORCROSS, GA 30093

BUFFER REDUCTION SUMMARY:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT SERVICES SECTION COMMENTS:

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:

DAVID C. KIRK
404.885.3415 telephone
404.962.6794 facsimile
david.kirk@troutmansanders.com

TROUTMAN SANDERS

TROUTMAN SANDERS LLP
Attorneys at Law
Bank of America Plaza
600 Peachtree Street, NE, Suite 5200
Atlanta, GA 30308-2216
404.885.3000 telephone
troutmansanders.com

July 22, 2011

VIA HAND DELIVERY

Mr. Jeff West, Manager
Gwinnett County Current Planning Division
One Justice Square
446 West Crogan Street, Suite 250
Lawrenceville, Georgia 30046

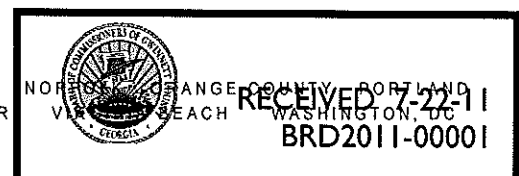
Re: Buffer Reduction Application for 4975 Jimmy Carter Boulevard

Dear Mr. West:

Attached are a Gwinnett County Buffer Reduction Application and required supporting materials requesting a reduction in the required buffer from 75 feet to 10 feet and zero (0) feet on the south and east property lines, respectively, of the subject property (Sections 606.2.2 and 606.7). This reduction is necessary to provide sufficient space for the proposed project on this redevelopment site. It is important to note that the existing structure on the subject property is nonconforming with regard to the buffer requirements. The proposed development will be substantially similar in its footprint. However, the proposed project will supplement the landscaping at the property's edges.

Walmart proposes to install additional buffer planting on the south property line, which will ensure that the proposed project will have a reduced impact on adjacent properties as compared to the existing development on the site. Walmart also proposes to supplement the existing vegetation in the proposed 10-foot buffer as needed where the existing trees and vegetation are sparse. A slope and drainage easement on the east side of the site ensures that there is ample green space between that property line and any adjacent structure. In addition, the proposed development footprint will increase the available area for possible vegetative screening along the east property line. Because this project is a redevelopment of an existing site, size and orientation of the project are a challenge. The requested waiver will allow for sufficient parking and building square footage, substantial landscaping, and safe and efficient operation of the proposed project without negatively impacting adjacent property.

ATLANTA CHICAGO HONG KONG LONDON NEW YORK NEWARK
RALEIGH RICHMOND SAN DIEGO SHANGHAI TYSONS CORNER

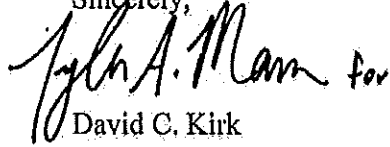


TROUTMAN
SANDERS

Mr. Jeff West
July 22, 2011
Page 2

Attached are all of the materials required for a Gwinnett County Buffer Reduction Application. Should you have any questions or require any further information, please do not hesitate to contact me directly. Thank you for your assistance with this exciting project.

Sincerely,

for
David C. Kirk

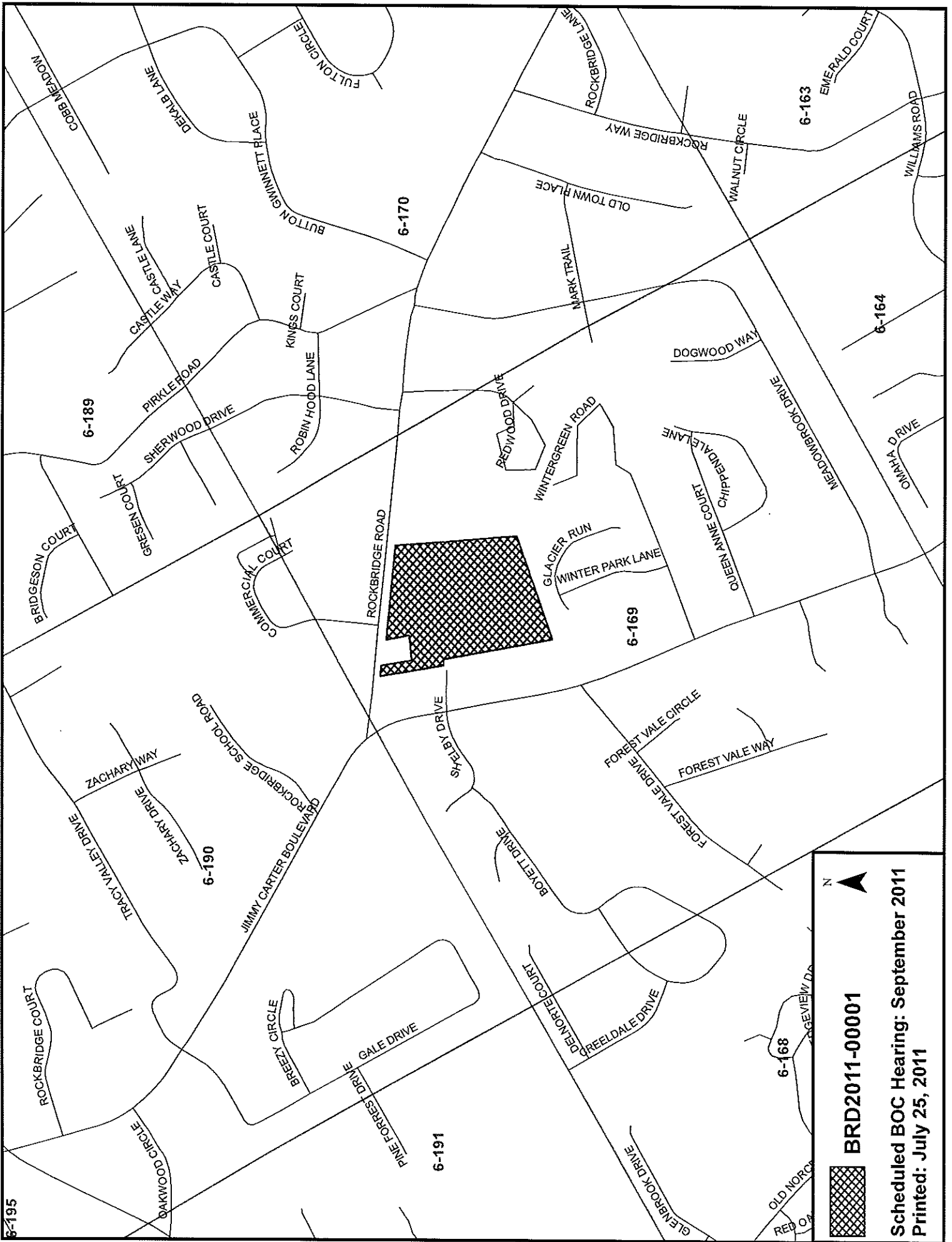
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Attachments

2297281v1



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BRD2011-00001



BRD2011-00001



**Scheduled BOC Hearing: September 2011
Printed: July 25, 2011**



CONCEPTUAL LANDSCAPE PLAN

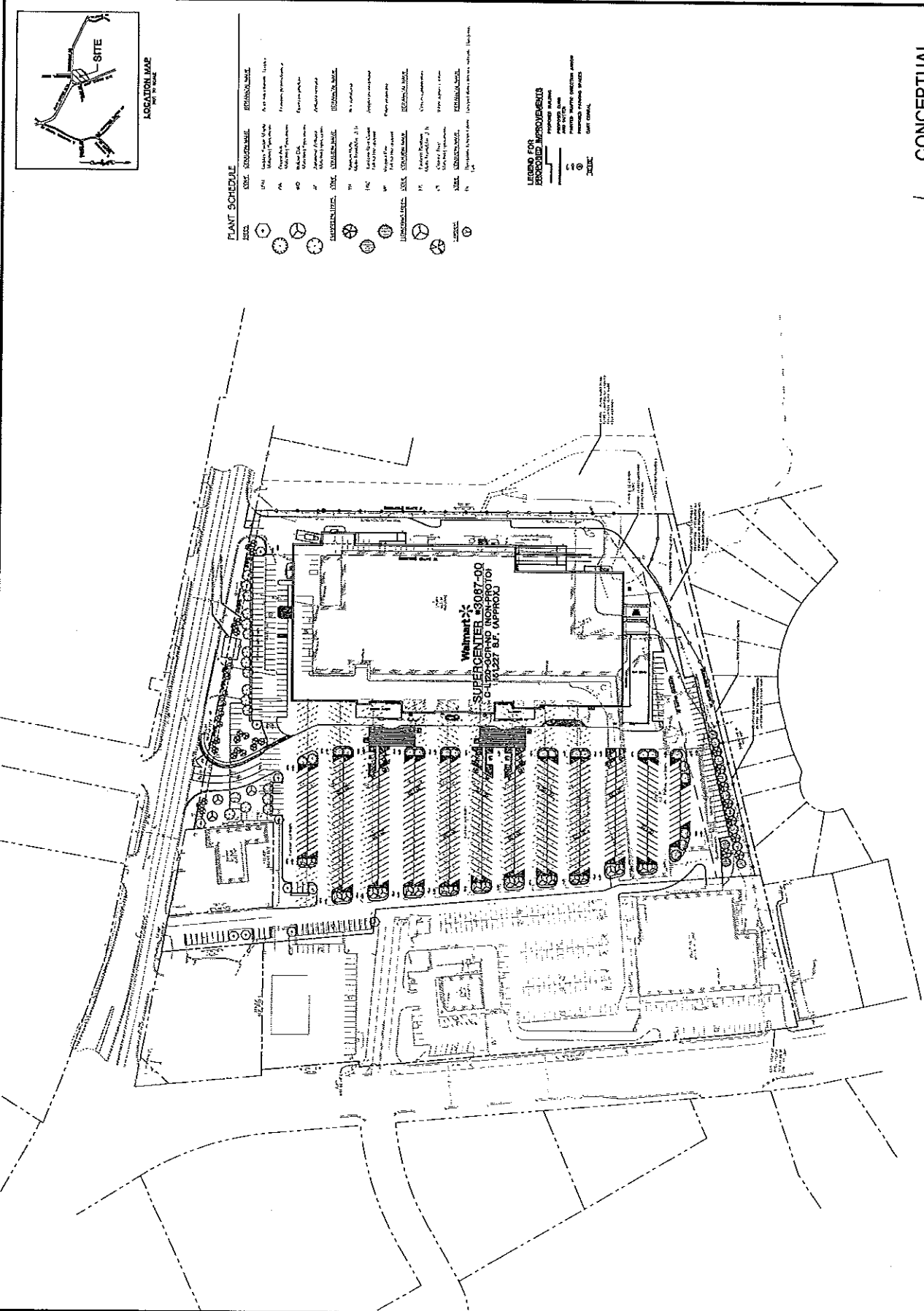
GRAPHIC SCALE
1" = 20' (0.5" = 10')

L-1
OF 2 SHEETS

DATE	07/26/2011
BY	TR, GFC
FOR	WALMART
PROJECT	WALMART SUPERCENTER
LOCATION	BENTONVILLE, AR

Project Title
Walmart SUPERCENTER #3087-00
BY: WAL-MART STORES, INC.
NORCROSS (E), GWINNETT COUNTY, GEORGIA

Wolverton & Associates
Civil Engineering & Landscape Architecture
1000 Peachtree Street, N.E., Suite 1000
Atlanta, Georgia 30309
www.wolverton.com

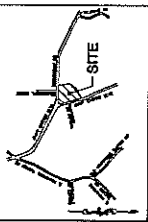


PLANT SCHEDULE

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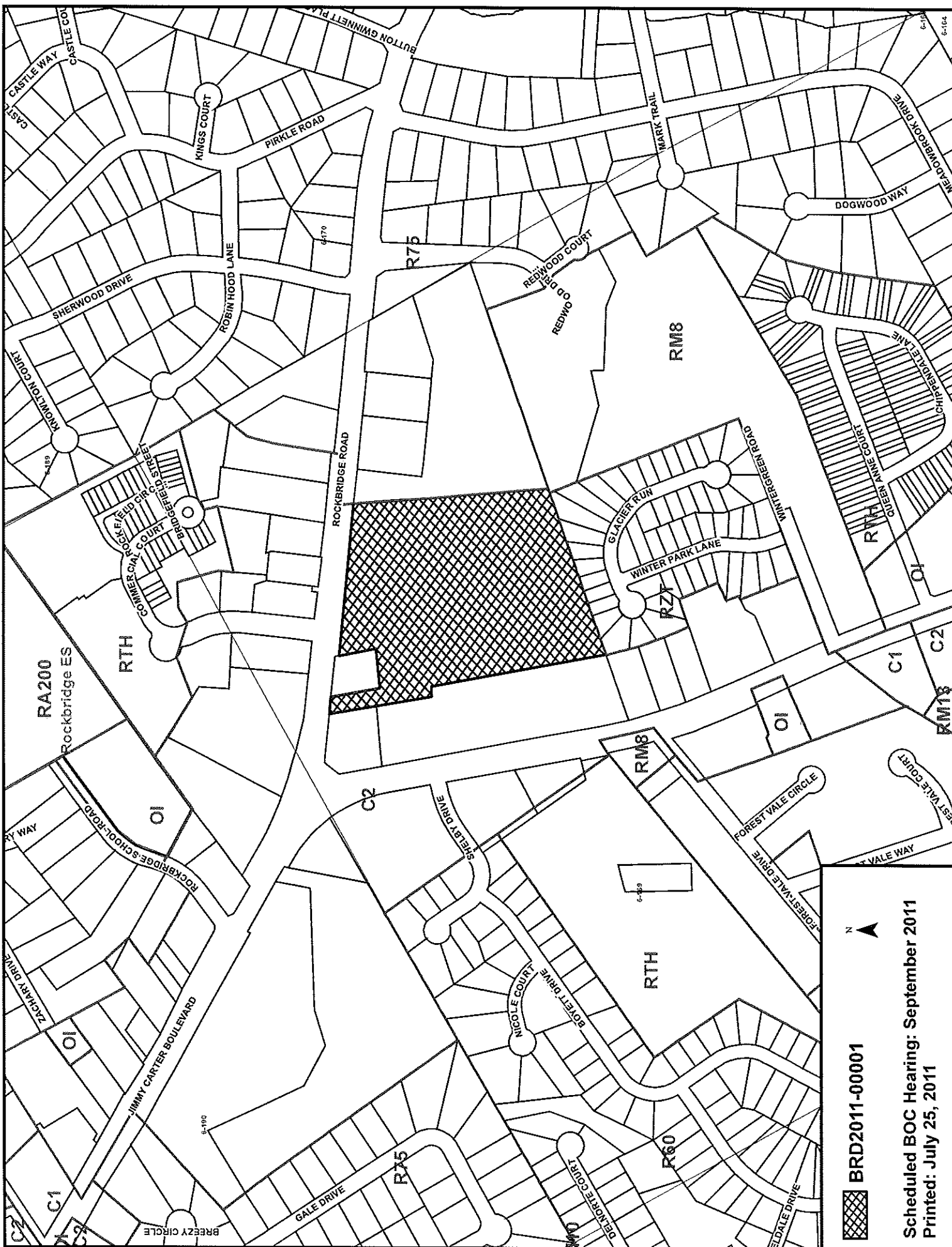
LEGEND FOR REQUIRED IMPROVEMENTS

(Symbol)	PROPOSED IMPROVEMENT
(Symbol)	EXISTING IMPROVEMENT
(Symbol)	PROPOSED IMPROVEMENT
(Symbol)	EXISTING IMPROVEMENT
(Symbol)	PROPOSED IMPROVEMENT
(Symbol)	EXISTING IMPROVEMENT



LOCATION MAP

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BRD2011-00001

Scheduled BOC Hearing: September 2011
 Printed: July 25, 2011

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
MIXED-USE OVERLAY ZONING ANALYSIS**

CASE NUMBER :MUO2011-00001
ZONING CHANGE :C-2 TO MUO
LOCATION :1400 BLOCK OF SATELLITE BOULEVARD
:1400 BLOCK OF DISTRIBUTION DRIVE
MAP NUMBER :R7124 086
ACREAGE :18.16 ACRES
PROPOSED DEVELOPMENT :MIXED USE OVERLAY DEVELOPMENT
UNITS/SQUARE FEET :266 UNITS (MULTIFAMILY)
:24,000 SQUARE FEET (COMMERCIAL/RETAIL)
COMMISSION DISTRICT :(1) LASSETER

FUTURE DEVELOPMENT MAP:

APPLICANT: THE WORTHING COMPANIES
C/O ANDERSEN, TATE & CARR
1960 SATELLITE BOULEVARD, SUITE 4000
DULUTH, GA 30097

CONTACT: MICHAEL L. SULLIVAN PHONE: 770.822.0900

OWNER: REDUS GEORGIA COMMERCIAL, LLC
C/O SEYFARTH SHAW, LLP
1075 PEACHTREE STREET, N.E., SUITE 2500
ATLANTA, GA 30309

DEPARTMENT RECOMMENDATION:

PROJECT DATA:
ZONING HISTORY:
GROUNDWATER RECHARGE AREA:
WETLANDS INVENTORY:
OPEN SPACE AND GREENWAY WATER PLAN:
DEVELOPMENT REVIEW SECTION COMMENTS:
STORMWATER REVIEW SECTION COMMENTS:
GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:
GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:
GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:
BUILDING CONSTRUCTION SECTION COMMENTS:
GWINNETT COUNTY FIRE SERVICES COMMENTS:
DEPARTMENT ANALYSIS:

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 MIXED-USE OVERLAY (MUO) DESIGNATION REQUEST
THE WORTHING COMPANIES / THE HEIGHTS AT SATELLITE BLVD.
Satellite Boulevard / Old Peachtree / Interstate 85

The Applicant, The Worthing Companies (hereinafter, "Applicant"), submits this request for creating a Mixed-Use Overlay (MUO) on an approximately 18.16 acre tract of land (hereinafter, the "Property") located near the northeastern corner of Satellite Boulevard and Old Peachtree Road along the westerly right-of-way of Interstate 85. The subject property covered by this Application is currently zoned C-2.

The proposed mixed-use development would include both retail/commercial and residential components and would be a perfect compliment to the existing components of the Huntcrest development within which the subject Property is located. While Huntcrest currently contains some higher density, owner-occupied residential townhomes, there is no residential option for the higher income young professionals who would be attracted to the learn/work/play options and convenient location Huntcrest offers, but who are not yet interested in taking on the responsibilities of homeownership and who would prefer an upscale apartment lifestyle option.

On the whole, Gwinnett County has very few upscale apartment community options for young professionals. As a result, many of them are choosing to live "Inside the Perimeter," where upscale apartment options and vibrant restaurant, entertainment and cultural opportunities are readily available and just make the "reverse commute" to their jobs in Gwinnett. This underserved market of young professionals is exactly the sort of demographic that Gwinnett needs to attract to maintain its vibrancy (and exactly the demographic Gwinnett would want in future years to transition to single-family residential areas in Gwinnett when they decide to settle down and raise their families). The introduction of high-end, residential apartments will introduce a much needed base of new, affluent customers for the numerous restaurants and commercial uses already in this area, energizing the commercial base and making those existing businesses and restaurants even more viable. The young professionals who will gravitate to our project are exactly the demographic that can bring new vitality to Gwinnett.

Moreover, the Gwinnett 2030 Unified Plan has designated the I-85 corridor as well as the specific area within which this property is located for higher density residential and mixed-use developments, making this request entirely consistent with the Plan's guidelines for this area.

The property has access to a public water supply, public sanitary sewer, and convenient access to collector streets, major thoroughfares and an interstate highway. The subject property is also located near public transportation routes and locations already existing and being considered in Gwinnett County.



RECEIVED 7-01-11
MUO2011-00001

THE WORTHING COMPANIES

Since 1986, Worthing has been one of the most active private real estate companies in the southeastern United States, specializing in the development and management of high quality, luxury multifamily residential properties. Worthing has earned its reputation for high quality, having developed more than 25,000 luxury apartment units representing an investment of more than \$2.2 billion in cities across the southeast. In Gwinnett, Worthing developed and constructed (and continues to manage) the 5375 Sugarloaf Parkway complex, one of Gwinnett's earliest higher-end apartment complexes.

CONCLUSION

This proposed mixed-use development would bring a vibrant, upscale, mixed-use community to this area and new customers for the existing restaurants and stores already nearby. 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 June, 2011.

Respectfully submitted,

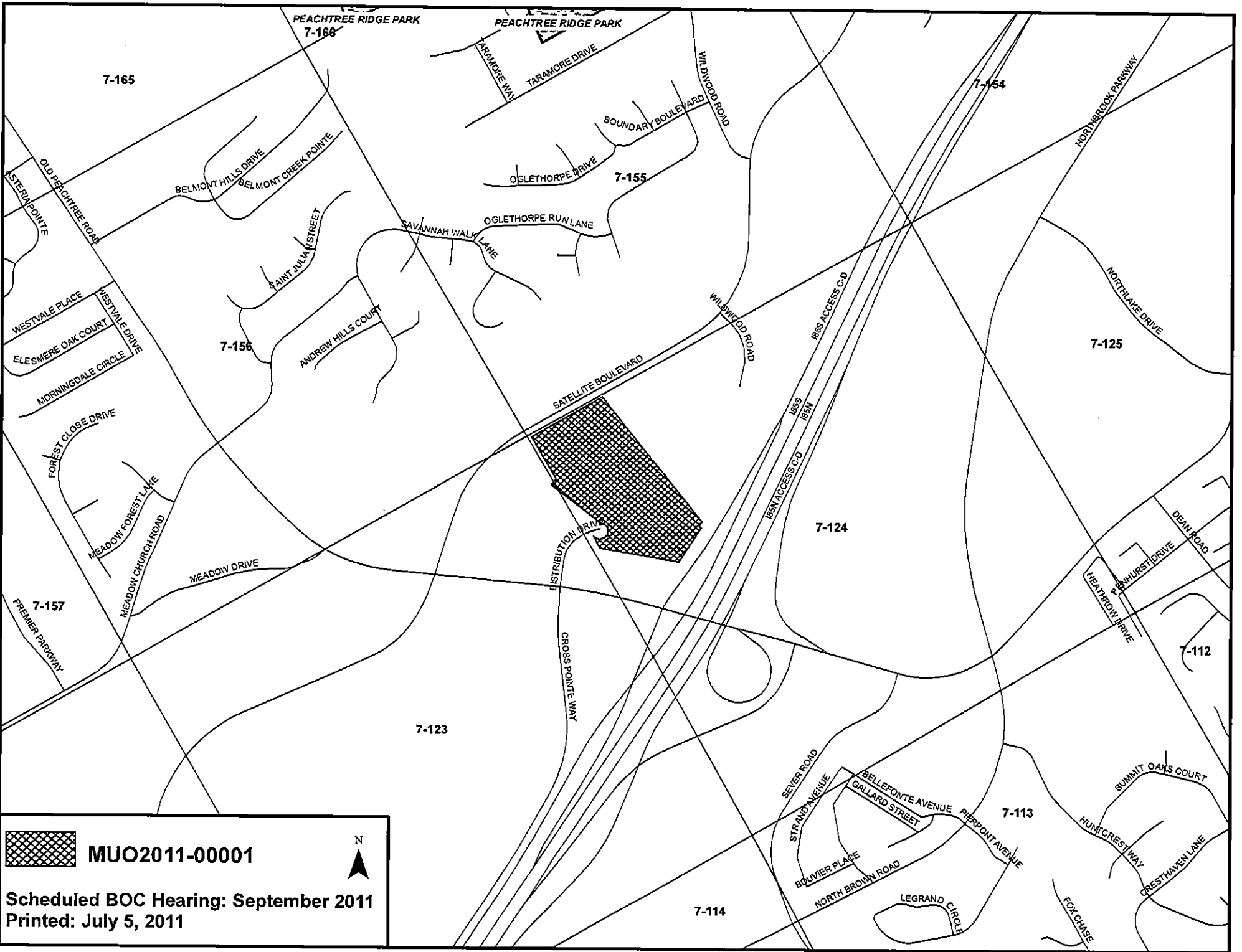
ANDERSEN, TATE & CARR, P.C.





Michael L. Sullivan
Attorney for the Applicant



RECEIVED 7-01-11
MUO2011-00001




MUO2011-00001



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

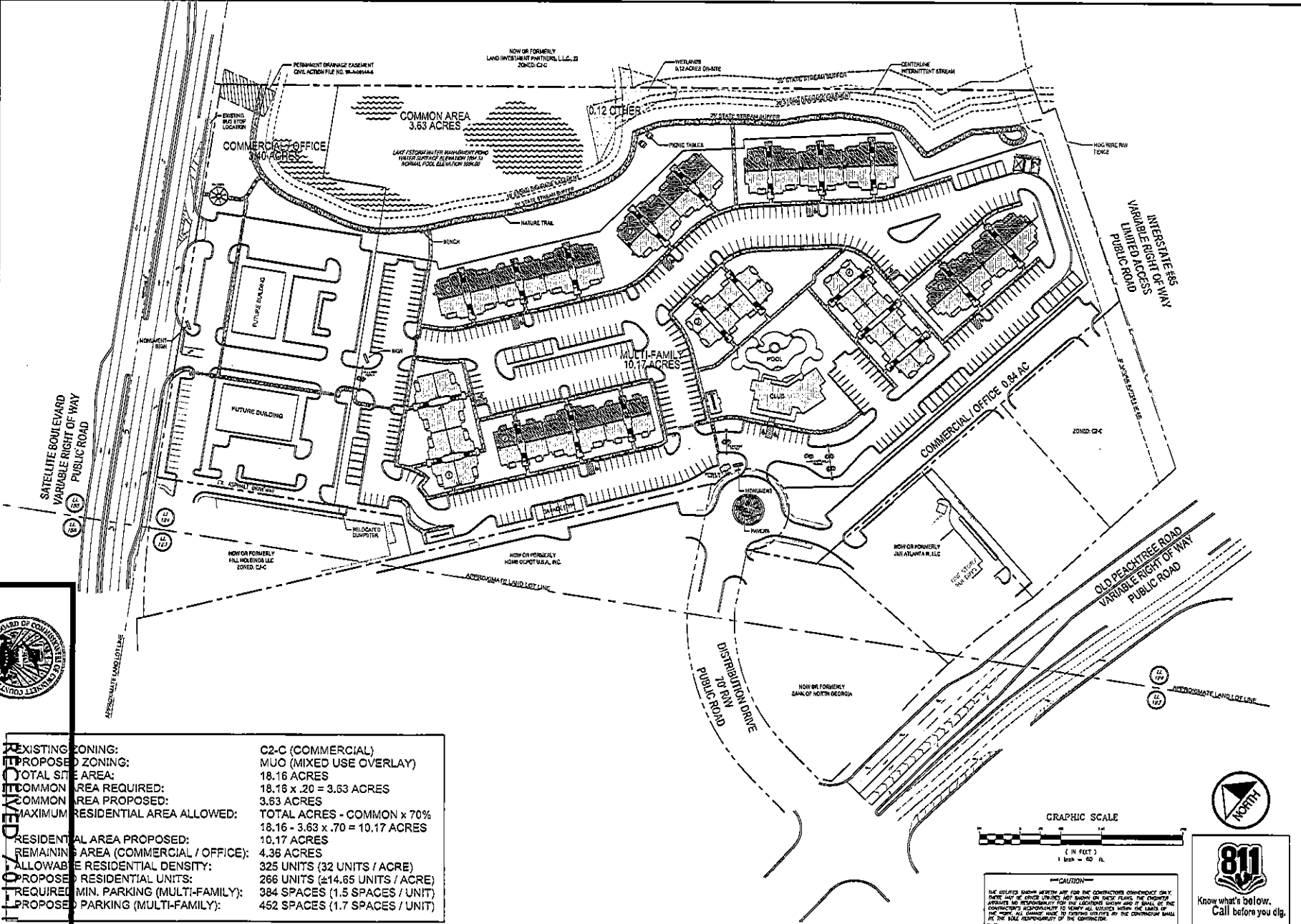


THE WORKING COMPANIES
 5878 PEACHTREE DUNWOODY RD.
 SUITE 400
 ATLANTA, GA 30328
 OFFICE: 770-522-5775
 FAX: 770-522-5781

Project No.	3-12-01	Date	01/01/01
Design By:	DAK	Drawn By:	DAK
Checked By:	DAK	Date:	07/11
Scale:	1" = 40'		

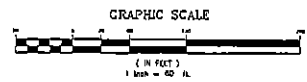
ZONING SITE PLAN
 THE HEIGHTS AT SATELLITE
 LAND LOT 124 - 18 DISTRICT
 GWINNETT COUNTY, GEORGIA

Drawing No.
 1 OF 1
 S-11-0042en.dwg



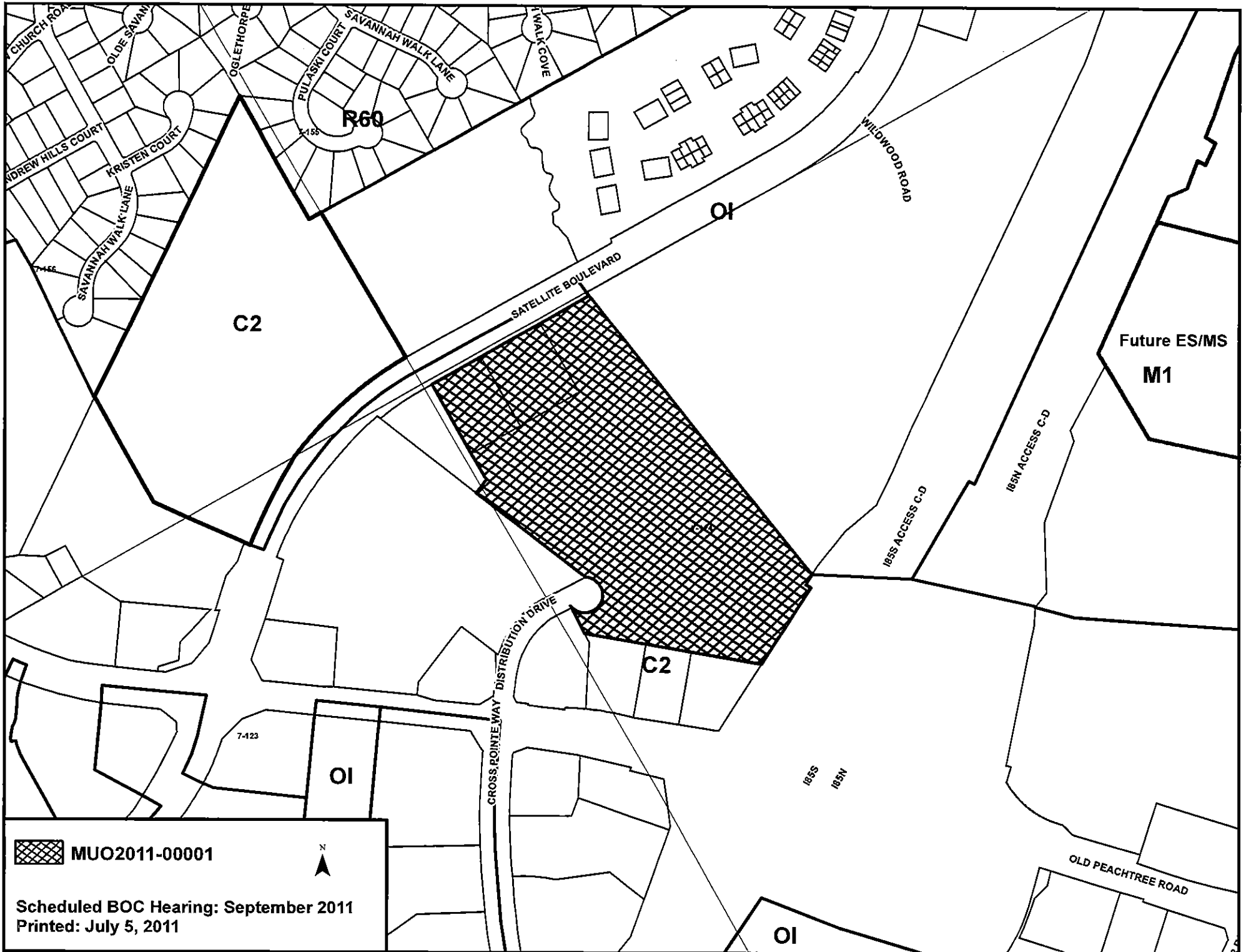
RECEIVED 7-0-11
 MUO2011-00001


EXISTING ZONING:	C2-C (COMMERCIAL)
PROPOSED ZONING:	MUO (MIXED USE OVERLAY)
TOTAL SITE AREA:	18.16 ACRES
COMMON AREA REQUIRED:	18.16 x .20 = 3.63 ACRES
COMMON AREA PROPOSED:	3.63 ACRES
MAXIMUM RESIDENTIAL AREA ALLOWED:	TOTAL ACRES - COMMON x 70% 18.16 - 3.63 x .70 = 10.17 ACRES
RESIDENTIAL AREA PROPOSED:	10.17 ACRES
REMAINING AREA (COMMERCIAL / OFFICE):	4.36 ACRES
ALLOWABLE RESIDENTIAL DENSITY:	325 UNITS (32 UNITS / ACRE)
PROPOSED RESIDENTIAL UNITS:	266 UNITS (±14.65 UNITS / ACRE)
REQUIRED MIN. PARKING (MULTI-FAMILY):	384 SPACES (1.5 SPACES / UNIT)
PROPOSED PARKING (MULTI-FAMILY):	452 SPACES (1.7 SPACES / UNIT)



CAUTION
 THE ISSUED DRAWINGS ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE GROUND. ALL DIMENSIONS SHALL BE TAKEN TO THE FACE OF THE WALL, UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.





 MUO2011-00001



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

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

CASE NUMBER :SUP2011-00046
ZONING :R-100
LOCATION :400 BLOCK OF ARBOUR RUN
:2400 BLOCK OF LAWRENCEVILLE-SUWANEE ROAD
MAP NUMBER :R7127 088
ACREAGE :0.49 ACRE
PROPOSED DEVELOPMENT :HOME OCCUPATION (HAIR SALON RENEWAL)
COMMISSION DISTRICT :(1) LASSETER

FUTURE DEVELOPMENT MAP:

APPLICANT: MARTHA ADAMS
487 ARBOUR RUN
SUWANEE, GA 30024

CONTACT: MARTHA ADAMS PHONE: 770.277.8553

OWNER: MARTHA ADAMS
487 ARBOUR RUN
SUWANEE, GA 30024

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:

Letter of Intent for:

487 Arbour Run

Suwanee, GA 30024

June 27, 2011

Dear Commissioners',

I would like to thank you for considering my application for a special use permit. I have been a professional hair stylist for over 30 years. My salary at the salon where I work is barely enough to get by on. However, if I could service a few clients, on an appointment only basis, in my free time, out of my home, it would greatly help to supplement my income. Your assistance in this matter will be greatly appreciated.

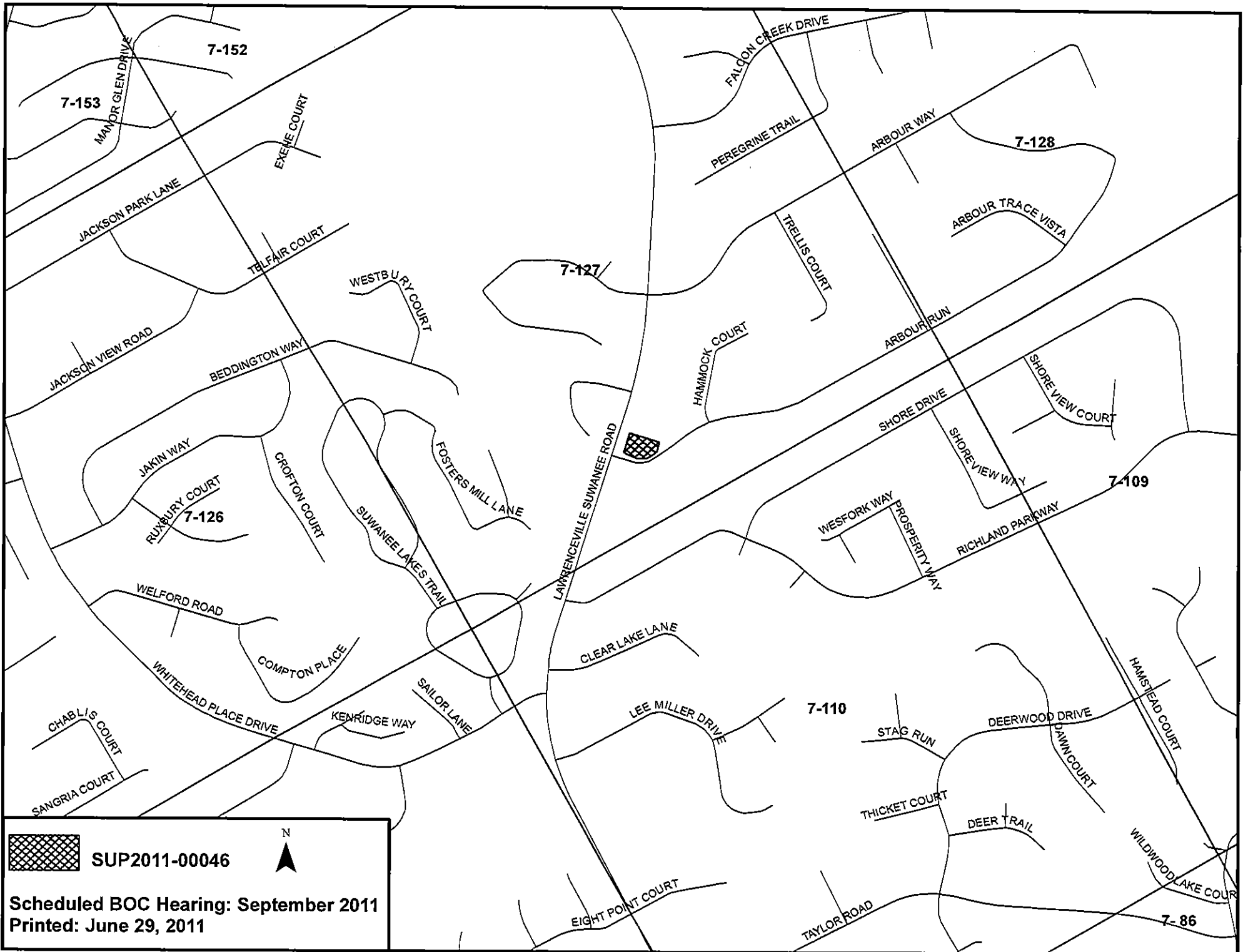
Sincerely,

Martha Adams

Martha Adams.



RECEIVED 6-28-11
SUP2011-00046



7-153

7-152

7-128

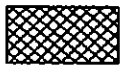
7-127

7-126

7-109

7-110

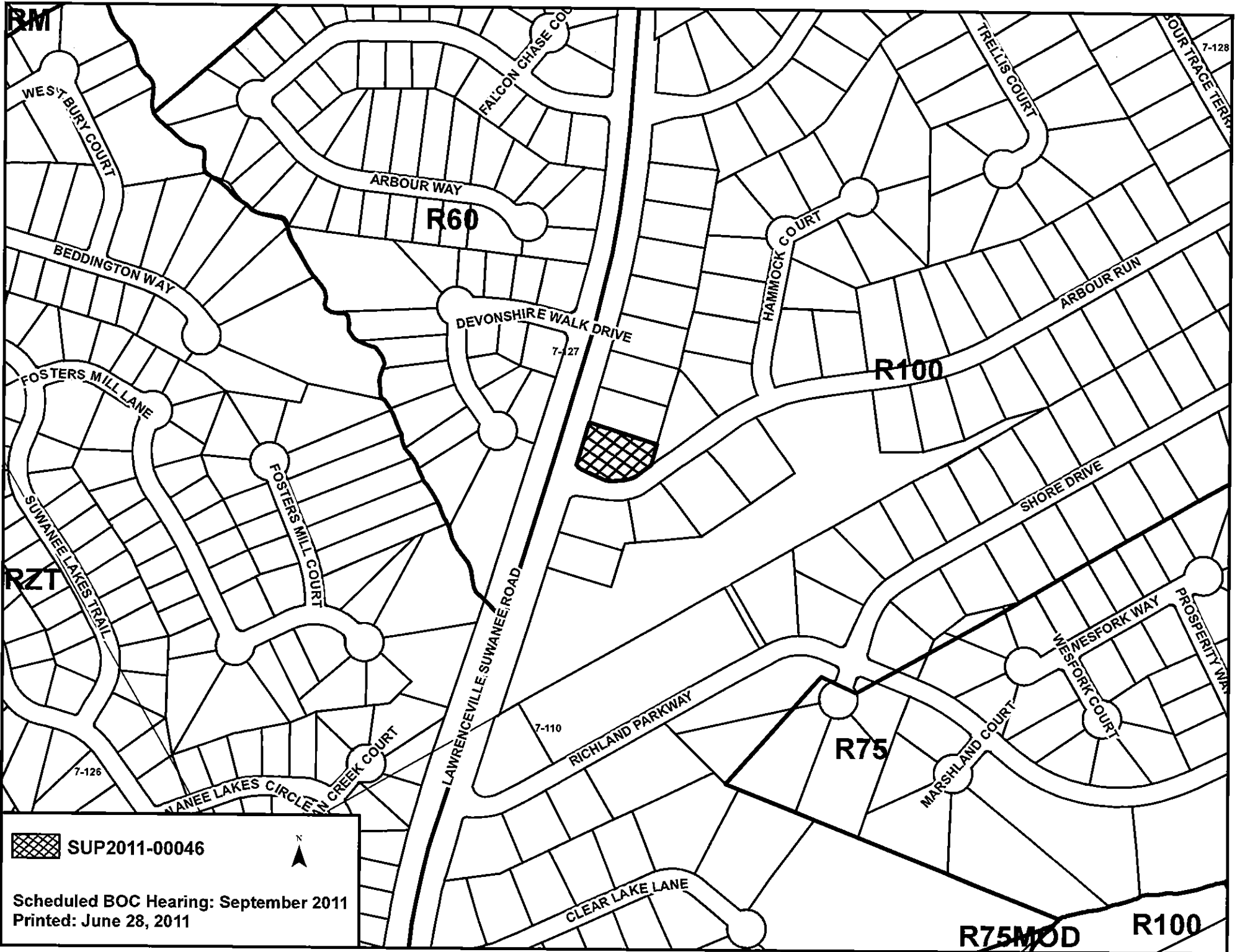
7-86



SUP2011-00046



Scheduled BOC Hearing: September 2011
Printed: June 29, 2011



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

CASE NUMBER :SUP2011-00047
ZONING :C-2
LOCATION :6200 BLOCK OF BUFORD HIGHWAY
MAP NUMBER :R6244 160
ACREAGE :5.65 ACRES
PROPOSED DEVELOPMENT :PRECIOUS METALS DEALER
SQUARE FEET :630 SQUARE FEET
COMMISSION DISTRICT :(2) HOWARD

FUTURE DEVELOPMENT MAP:

APPLICANT: ABBAS ARMAN
678 MADISON CHASE DRIVE
LAWRENCEVILLE, GA 30045

CONTACT: ABBAS ARMAN PHONE: 408.315.9970 OR 678.820.1072

OWNER: JOE FRANK
6200 BUFORD HIGHWAY
NORCROSS, GA 30071

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:

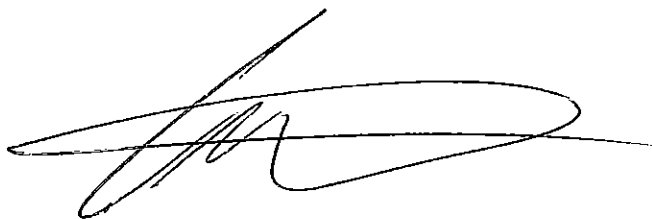
GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:

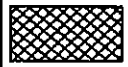
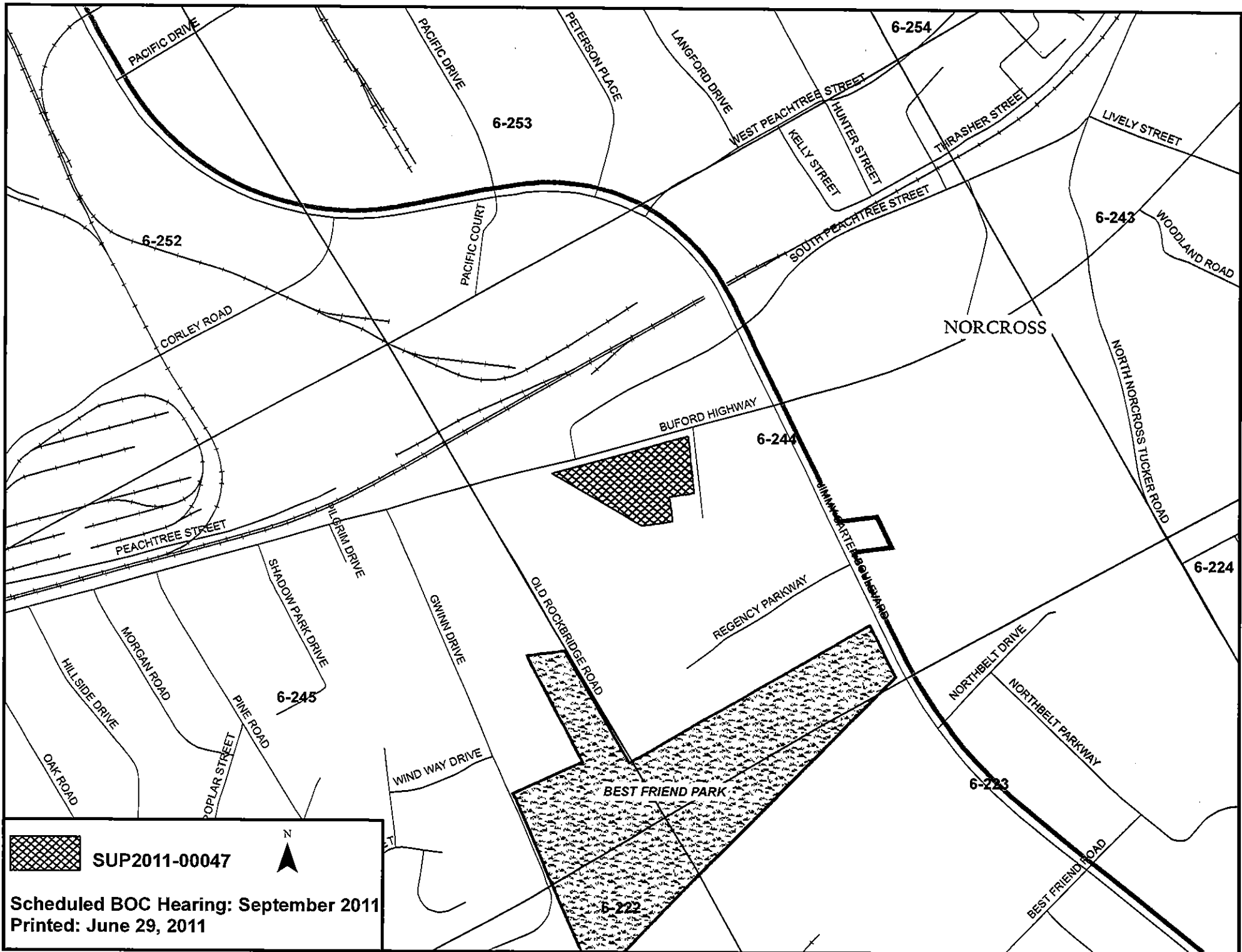
612711

To Whom It May Concern

My name is Abbas Arman I intend on starting cash for gold business. I will buy used, broken and unwanted precious metals. The business, if approved by the county will be located on 6200 Buford Hwy Norcross, Ga 30071. I have received permission from the owners of the plaza and will apply for a specials use permit from Gwinnett County. I believe this business will have a positive impact on the surrounding business and community, especially in this rough economy.



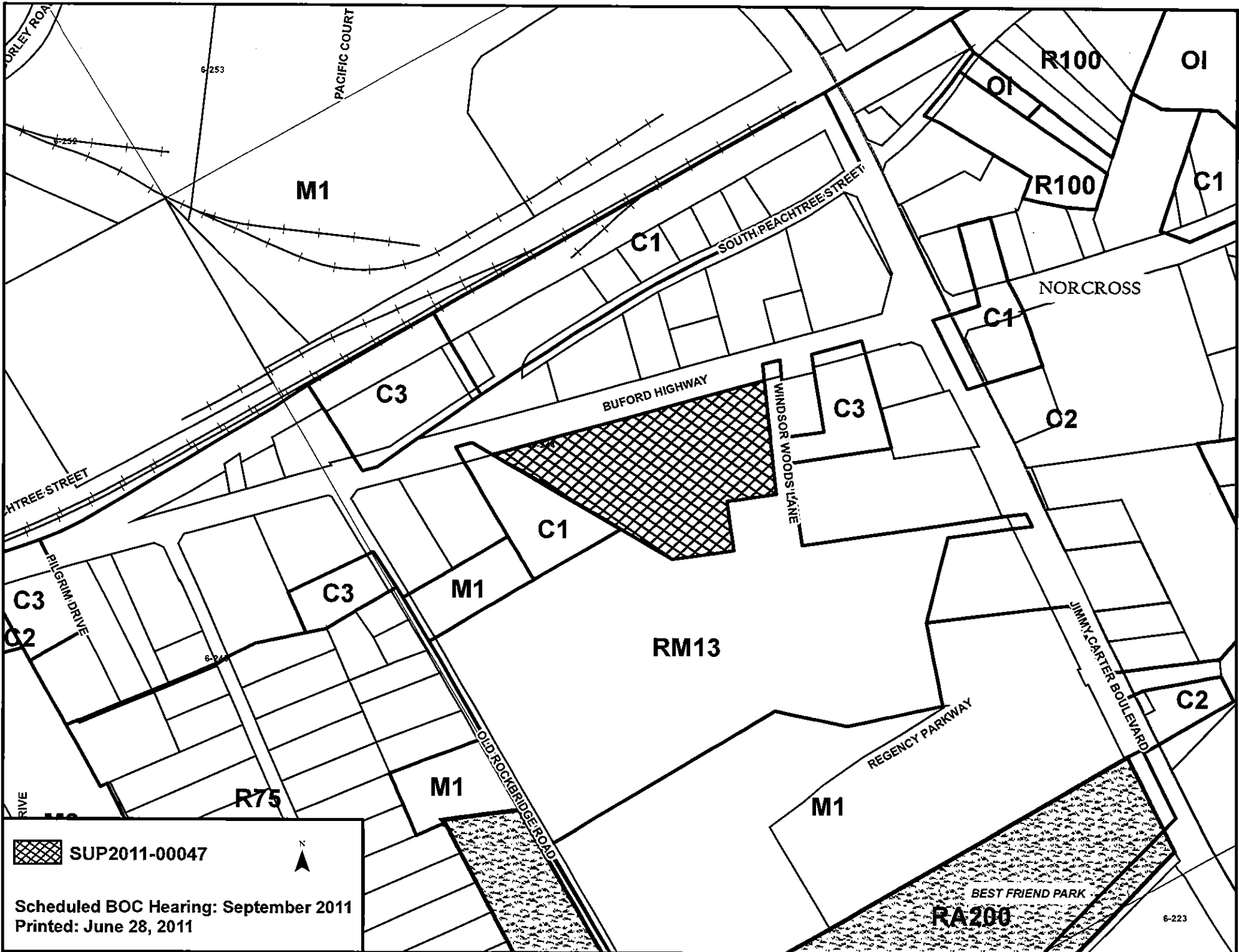
RECEIVED 6-28-11
SUP2011-00047



SUP2011-00047



Scheduled BOC Hearing: September 2011
Printed: June 29, 2011



SUP2011-00047



Scheduled BOC Hearing: September 2011
Printed: June 28, 2011

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

CASE NUMBER :**SUP2011-00048**
ZONING :C-2
LOCATION :3300 BLOCK OF BUFORD DRIVE
MAP NUMBER :R7176 004
ACREAGE :83.47 ACRES
PROPOSED DEVELOPMENT :PRECIOUS METALS DEALER
SQUARE FEET :1,400 SQUARE FEET
COMMISSION DISTRICT :(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: MARYAM SAGHAEI
EMPYREAN JEWELERS DESIGN CORP.
3333 BUFORD DRIVE, SUITE 143B
BUFORD, GA 30519

CONTACT: MARYAM SAGHAEI PHONE: 770.932.5511
SHARON JOHNSON

OWNER: MALL OF GA, LLC
P. O. BOX 6120
INDIANAPOLIS, IN 46206

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:

Empyrean Jewelers Designs, Corp.


Mall of Georgia
3333 Buford Dr. #1043B
Buford, GA 30519
770-932-5511

To Whom It May Concern:

This letter is to certify that I, Maryam Saghaei, am requesting to obtain a gold buying license as an added service to provide my customers, as well as improve our business. Thank you for your time and cooperation.

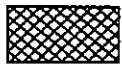
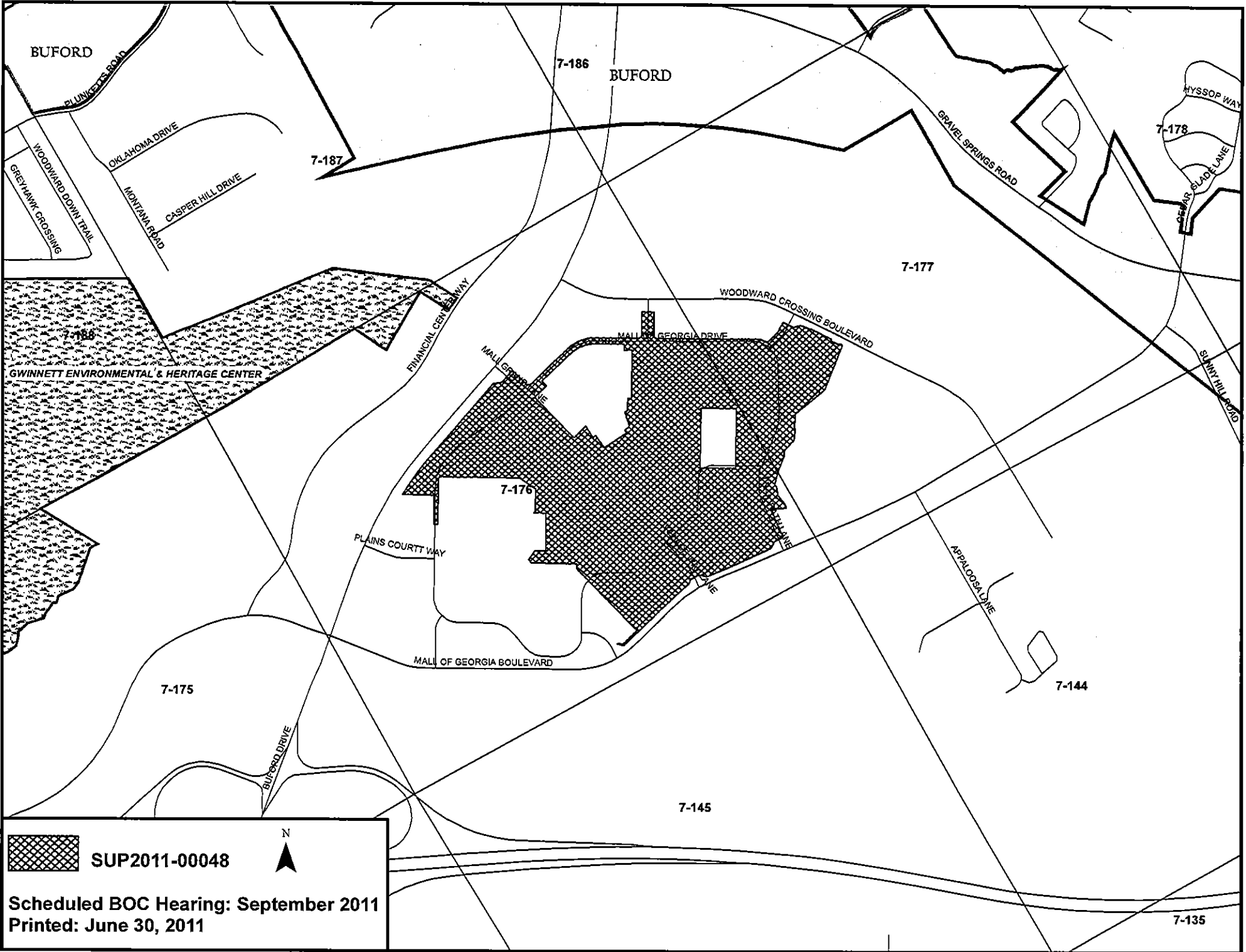
Very truly yours,

Maryam Saghaei


6-24-11



RECEIVED 6-29-11
SUP2011-00048



SUP2011-00048

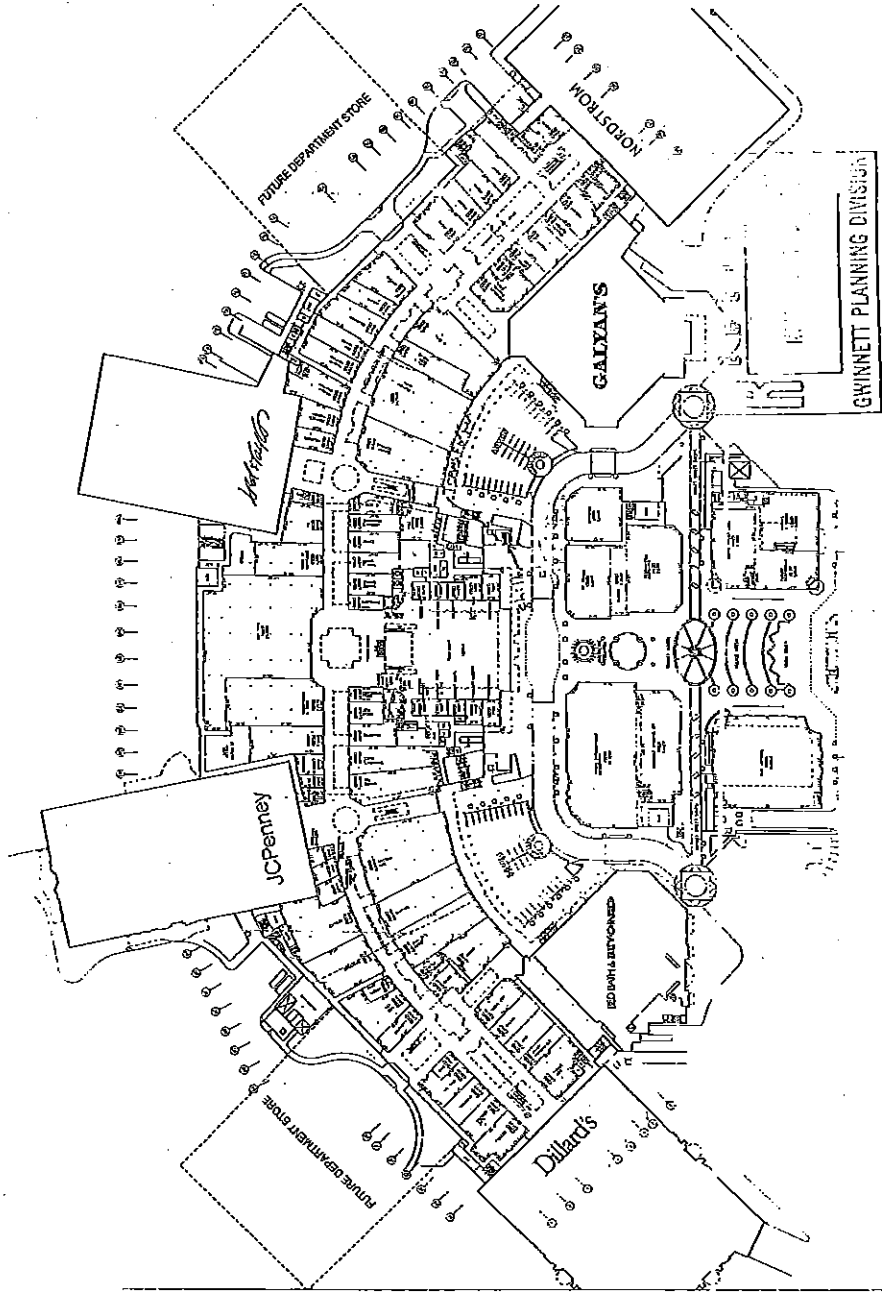


Scheduled BOC Hearing: September 2011
Printed: June 30, 2011

7-135

10

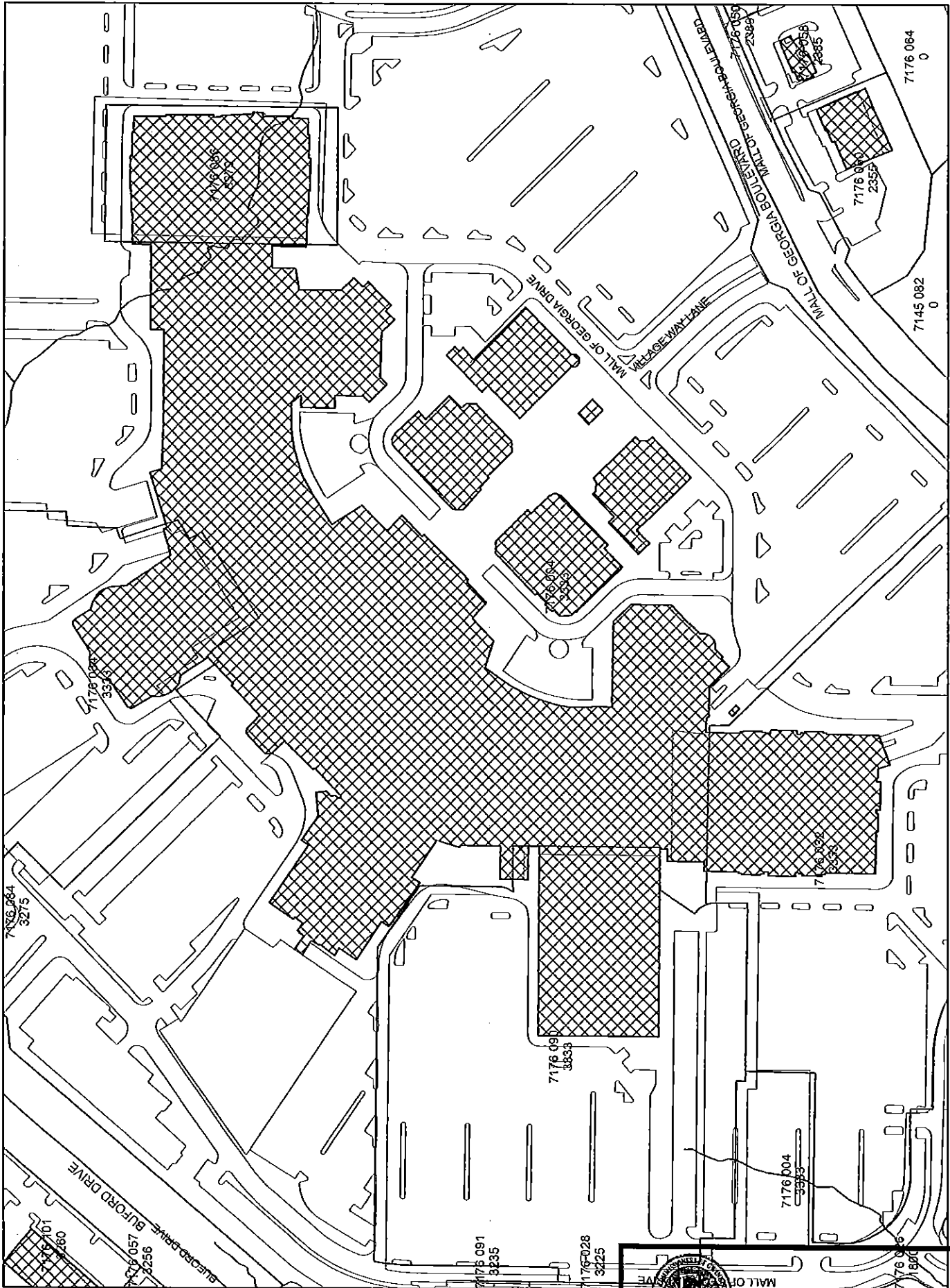
PROJECT DATA PROJECT NO. 1000000000 CLIENT THE SIMON GROUP ARCHITECT SIMON GROUP ENGINEER GANNETT & ASSOCIATES DATE 11/11/11 SHEET NO. DP 8-2 SCALE AS SHOWN DRAWN BY CHECKED BY DATE	SIMON PROJECT GROUP 1400 AVENUE 5300 SUITE 100 ATLANTA, GA 30328 (404) 525-1000	MALL OF GEORGIA 1400 AVENUE 5300 SUITE 100 ATLANTA, GA 30328 (404) 525-1000	GANNETT & ASSOCIATES 1400 AVENUE 5300 SUITE 100 ATLANTA, GA 30328 (404) 525-1000
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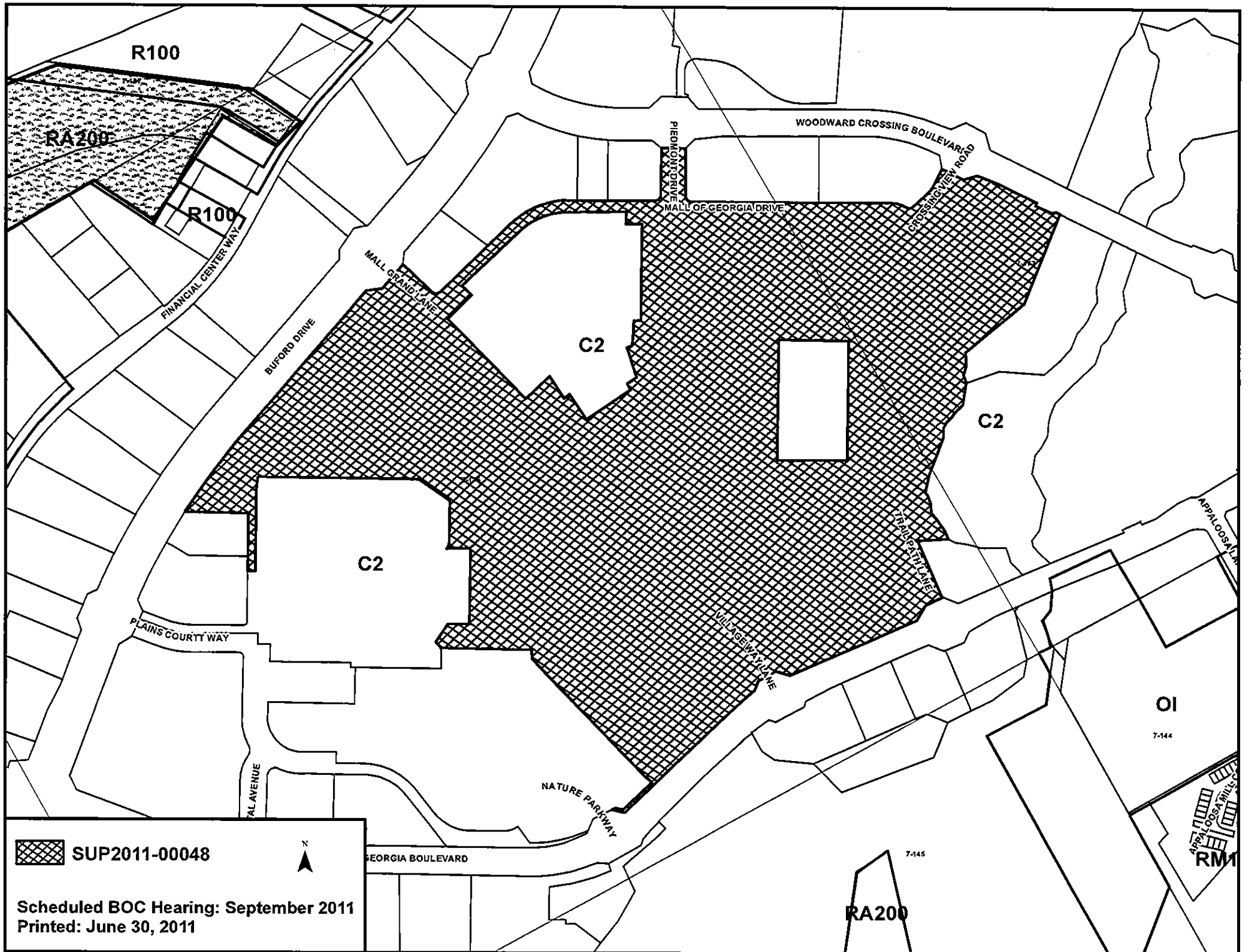
SHEET 1 OF 3

LOWER LEVEL

	RECEIVED 6-29-11 SUP2011-00048
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RECEIVED 6-29-11
SUP2011-00048



R100

RA200

R100

C2

C2

C2

OI

RM1

 SUP2011-00048



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

RA200

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

CASE NUMBER :**SUP2011-00049**
ZONING :C-2
LOCATION :2500 BLOCK OF HAMILTON MILL ROAD
MAP NUMBER :R1001 022
ACREAGE :2.95 ACRES
PROPOSED DEVELOPMENT :PAWN SHOP
SQUARE FEET :1,658 SQUARE FEET
COMMISSION DISTRICT :(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: USA MONEY SERVICES
C/O MILL CREEK CONSULTING
4480 COMMERCE DRIVE, SUITE A
BUFORD, GA 30518

CONTACT: MITCH PEEVY PHONE: 770.614.6511

OWNER: WONS, LLC
C/O MILL CREEK CONSULTING
4480 COMMERCE DRIVE, SUITE A
BUFORD, GA 30518

DEPARTMENT RECOMMENDATION:

PROJECT DATA:
ZONING HISTORY:
GROUNDWATER RECHARGE AREA:
WETLANDS INVENTORY:
OPEN SPACE AND GREENWAY 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:

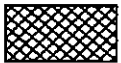
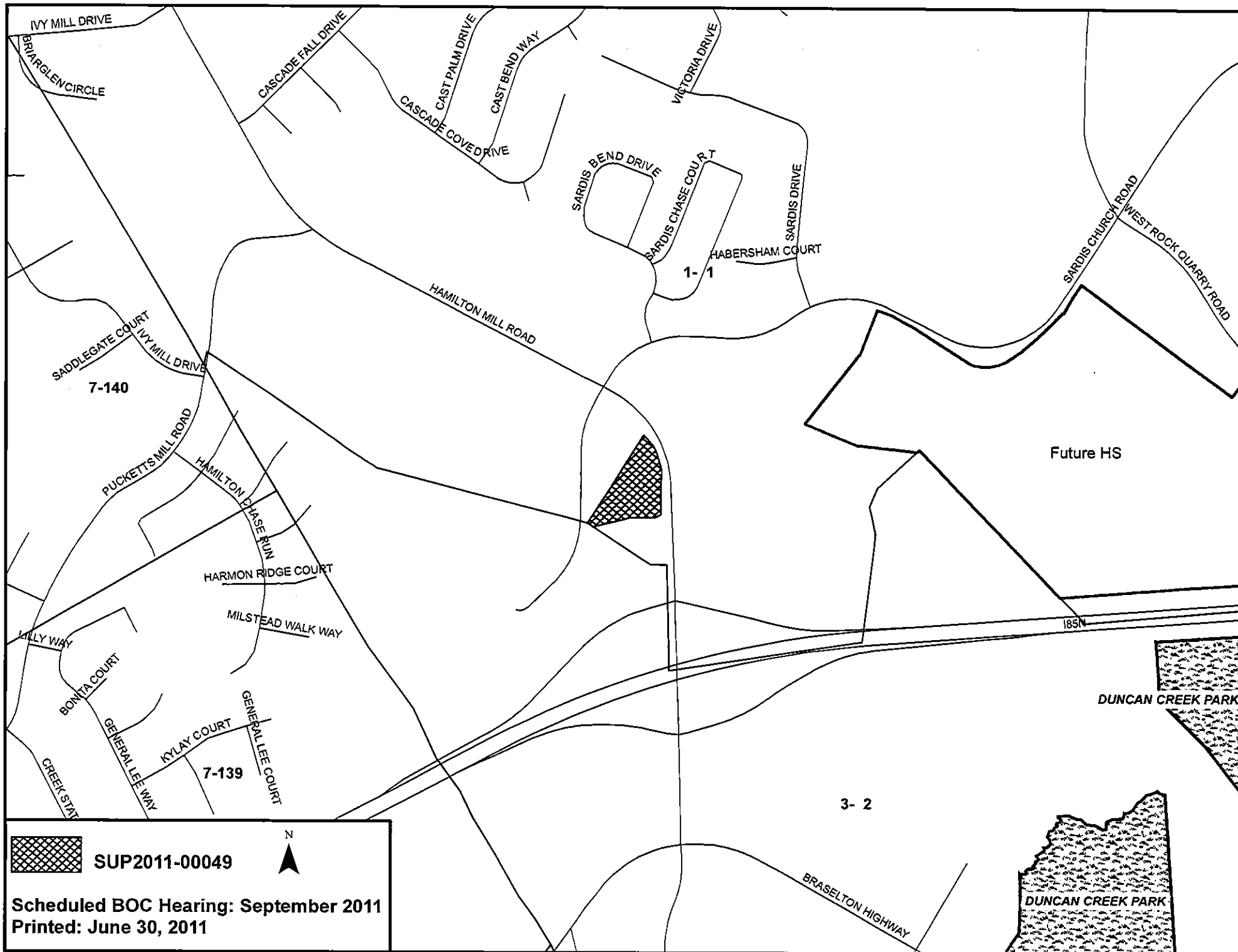
REZONING APPLICANT'S LETTER OF INTENT

The Applicant, USA Money Services, requests a special use permit for the purpose of opening a Pawn Shop in suite 107 at 2590 Hamilton Mill Road. The subject property is found in the 1st District, Land Lot 001 in Gwinnett County and the suite totals 1,658 square feet.

This site is in a heavily commercial area and is in fact surrounded by commercial properties and is directly adjacent to the Wal-Mart shopping center. This location has been recently used as a gold buying business and USA Money Service purchased that company with the intent to turn this site into a full service Pawn Shop. No repossessed vehicles or materials will be stored, parked or offered for sale outside the building at any time. USA Money Services operates a storage lot in the Suwanee area and in addition no exterior changes are planned for the building.



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SUP2011-00049



SUP2011-00049



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

VAK CONSULTING, LLC

1500 JULIANA DRIVE SUITE 30052 LAWRENCE, GA 30046

HAMILTON MILL SHOPPING

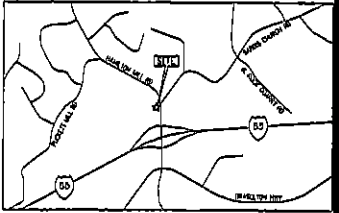
2580 HAMILTON MILL ROAD

SITE PLAN

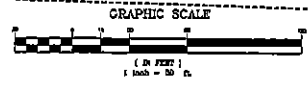
SHEET TITLE

DATE	DESCRIPTION
06/07	ISSUED FOR PERMITTING
07/10	REVISED PER PERMITTING
07/10	REVISED PER PERMITTING
07/10	REVISED PER PERMITTING
07/10	REVISED PER PERMITTING

DATE: 08/26/07
 DATE: 07/10
 PER NUMBER: 0-8



PARKING SUMMARY
 PARKING REQUIREMENT FOR SHOPPING CENTER
 TOTAL RETAIL SPACE = 20,701 SQ.FT.
 MINIMUM PARKING REQUIREMENT:
 THEREFORE MINIMUM PARKING REQUIRED = (20,701)/(200) = 99.4(90) SPACES
 MAXIMUM PARKING REQUIREMENT:
 THEREFORE MINIMUM PARKING REQUIRED = (20,701)/(200) = 148.5(149) SPACES
 PARKING SPACE PROVIDED = 146 INCLUDING 3 HANDICAP SPACES



IF YOU DO GENERAL CALL US FIRST!
 NATED ASHRAE 90.1-2003
 LEED GREEN BUILDING RATED 1 (2009) 2009/1/11

- NOTES:**
1. EACH BUILDING AND ITS LOCATION RELATIVE TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2006 INTERNATIONAL BUILDING CODE WITH CA STATE AMENDMENT (S2) WITH REGARDS TO THE HEIGHT AND AREA REQUIREMENTS OF 100 TABLE 503 AND THE FIRE RESISTANCE AND HORIZONTAL SEPARATION REQUIREMENTS OF 100 TABLE 601 AND 602 BASED ON OCCUPANCY GROUP CLASSIFICATION AND TYPE OF CONSTRUCTION.
 2. THE SITE PLAN INDICATES POTABLE WATER SERVICE LINES AND SANITARY SEWER LATERALS. GEORGIA STATE LAW REQUIRES THIS WORK TO BE INSTALLED BY A GEORGIA LICENSED MASTER PLUMBER. THIS WORK REQUIRES A SEPARATE SITE PLUMBING PERMIT WHICH SHALL BE OBTAINED FROM GWINNETT COUNTY BUILDING PERMITS. ALL WORK SHALL BE INSPECTED BY THE GWINNETT COUNTY PLUMBING INSPECTION UNIT. INSPECTIONS SHALL BE REQUESTED BY PHONING 578-310-0277.
 3. LANDSCAPE PLANS WHICH CLEARLY INDICATES THE TYPES AND LOCATIONS OF ALL PROPOSED PLANTINGS GROWING IMMEDIATELY IN FRONT OF OR ON THE BUILDING SHALL BE PROVIDED AT THE TIME OF SUBMISSION OF BUILDING ELEVATIONS TO DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE ACTIVITY CENTER/CORRIDOR OVERLAY DISTRICT, SECTION 1315 OF THE 1993 ZONING RESOLUTION OF GWINNETT COUNTY.
 (PRIOR TO ISSUANCE OF THE BUILDING PERMIT, THE COMMERCIAL DEVELOPMENT PERMIT (CDP) FOR THE PROJECT SHALL BE ISSUED TO INCLUDE LANDSCAPE PLANS WHICH HAVE BEEN REVIEWED AND APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT.)
 4. PRIOR TO FINAL INSPECTION OF SITE LIGHTING, THE SITE LIGHTING DESIGN PROFESSIONAL OF RECORD FOR THE PROJECT SHALL SUBMIT TO THE CHIEF ELECTRICAL INSPECTOR A SIGNED LETTER WHICH STATES THAT: I HAVE OBSERVED THE SITE LIGHTING FOR THIS PROJECT IN OPERATION AT NIGHT IN THE ABSENCE OF DAYLIGHT TO VERIFY THAT THE INSTALLED LIGHTING IS CONSISTENT WITH APPROVED SITE LIGHTING PLANS.

SITE IS LOCATED IN THE BRASELTON HWY/GRAVEL SPRINGS ROAD/HAMILTON MILL ROAD CORRIDOR.
 GWINNETT COUNTY DOT IS NOT ON THE ONE-CALL SYSTEM. CALL (770) 822-7474 WHEN LOCATING UTILITIES FOR CONSTRUCTION.

ROADWAY LIGHTING REQUIRED WITH USE OF COBRAHEAD FIXTURES AND SLACK FLUTED POLES. SEE C-12 FOR LIGHT FIXTURE DETAIL.

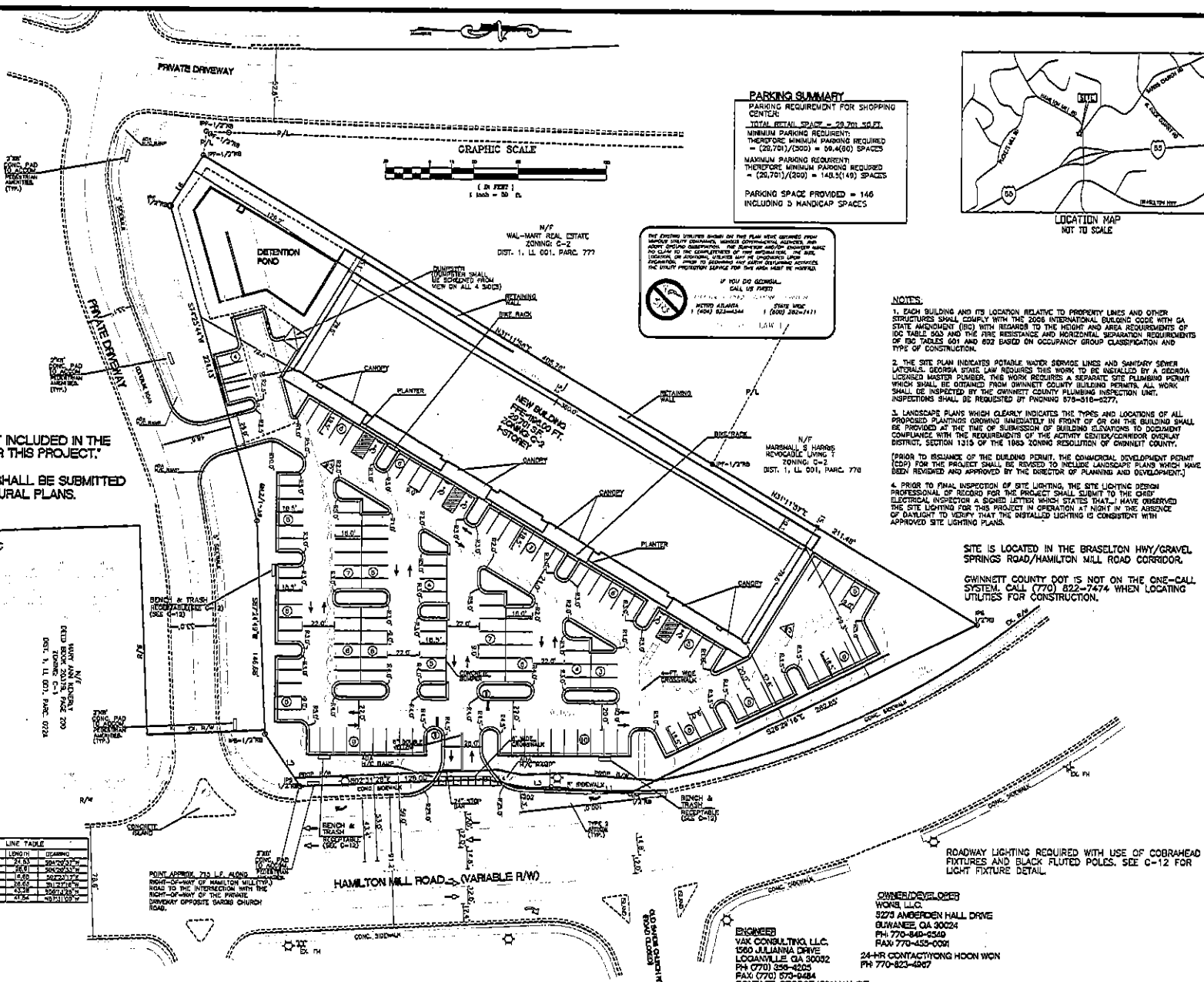
OWNER/DEVELOPER
 WONS, LLC
 5273 AMBERDEN HALL DRIVE
 SUWANEE, GA 30024
 PH: 770-840-0540
 FAX: 770-453-0091
 24-HR CONTACT: YOUNG HOON WON
 PH: 770-823-4907

ENGINEER
 VAK CONSULTING, LLC
 1500 JULIANA DRIVE
 LAWRENCE, GA 30046
 PH: (770) 356-4205
 FAX: (770) 570-9484
 CONTACT: GEORGE KYAMAH, P.E.

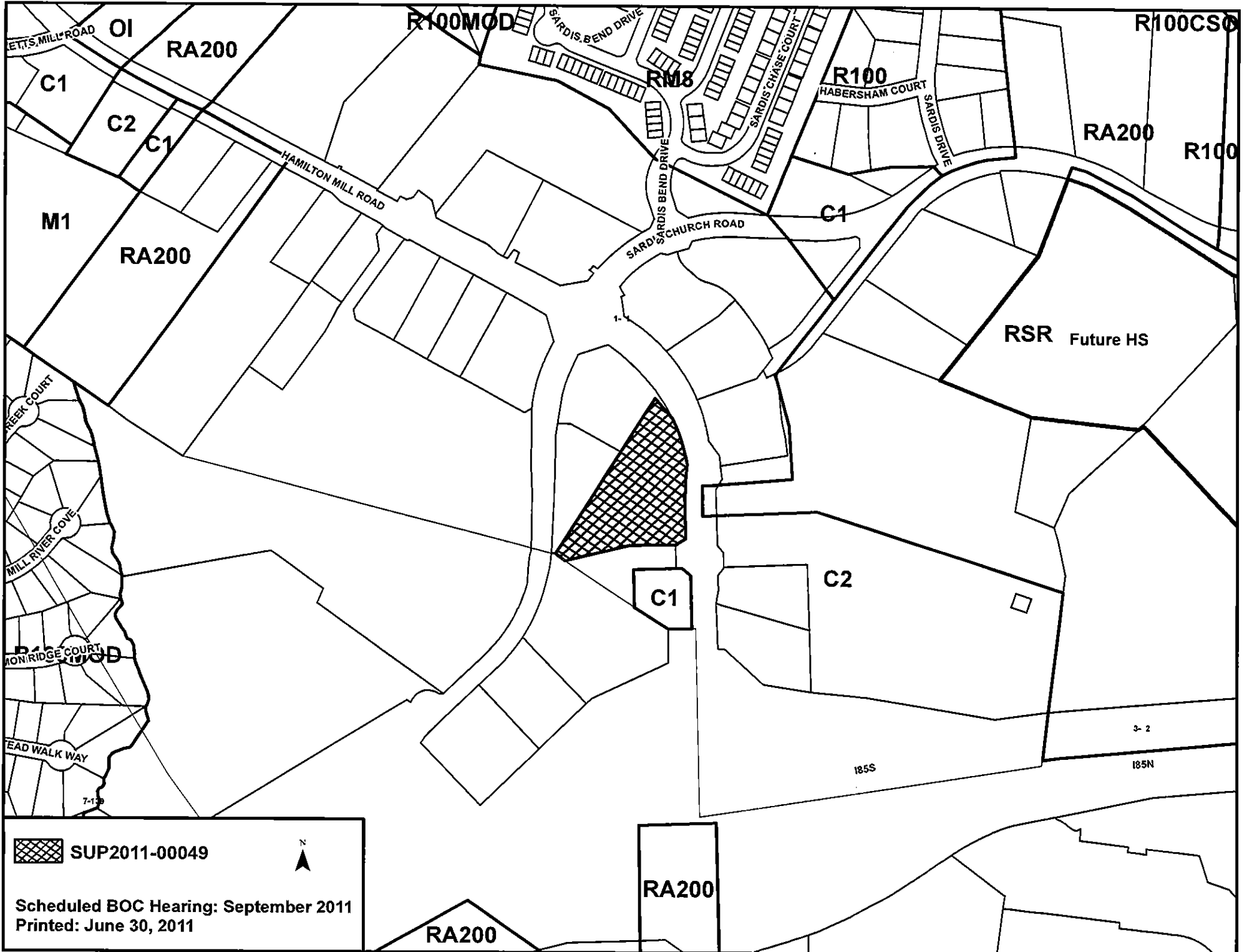
LINE TABLE

LINE	LENGTH	USARING
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15	25.00	2002/07/27
16	25.00	2002/07/27
17	25.00	2002/07/27
18	25.00	2002/07/27
19	25.00	2002/07/27

"SITE LIGHTING IS NOT INCLUDED IN THE SCOPE OF WORK FOR THIS PROJECT."
 SITE LIGHTING PLAN SHALL BE SUBMITTED WITH THE ARCHITECTURAL PLANS.



POINT APPROX. 713.1 E. ALONG RIGHT-OF-WAY OF HAMILTON MILL ROAD TO THE INTERSECTION WITH THE NORTH-OF-WAY OF THE PRIVATE DRIVEWAY OPPOSITE GARBO CHURCH ROAD.



 SUP2011-00049



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

RA200

RA200

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

CASE NUMBER :SUP2011-00053
ZONING :M-1
LOCATION :500 BLOCK OF OLD PEACHTREE ROAD
:500 BLOCK OF PEACHTREE RIDGE DRIVE
MAP NUMBER :R7125 134
ACREAGE :6.10 ACRES
PROPOSED DEVELOPMENT :RECREATION FACILITY - INDOOR
SQUARE FEET :32,000 SQUARE FEET
COMMISSION DISTRICT :(1) LASSETER

FUTURE DEVELOPMENT MAP:

APPLICANT: XTREME AIR, LLC D/B/A SKY ZONE SPORTS
C/O MAHAFFEY PICKENS TUCKER, LLP
1550 NORTH BROWN ROAD, SUITE 125
LAWRENCEVILLE, GA 30043

CONTACT: SHAWN F. BRATTON, ESQ. PHONE: 770.232.0000

OWNER: COBALT INDUSTRIAL REIT
P. O. BOX 565048
DALLAS, TX 75356-5048

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:



Jeffrey R. Mahaffey
Steven A. Pickens
R. Lee Tucker, Jr.
Matthew P. Benson
Gerald Davidson, Jr.,
of Counsel

June 30, 2011

Kelly O. Faber
Andrew D. Stancil
E. Michelle Rothmeier
Kenneth W. Stroud
Bartow B. Duncan, III
Shawn F. Bratton
Jill H. Harris,
of Counsel

**LETTER OF INTENT FOR REZONING AND
SPECIAL USE PERMIT APPLICATIONS OF MAHAFFEY PICKENS TUCKER, LLP**

The Applicant, Mahaffey Pickens Tucker, LLP, submits this Special Use Permit Application for the purpose of allowing as special use an approximate 6.105 acre tract (the "Property") located at 560 Old Peachtree Road near its intersection with Northbrook Court. The Property is currently zoned M-1.

We are respectfully requesting a Special Use Permit to allow our client to develop an indoor trampoline park on the subject Property. A 65,017 square feet building currently exists and will remain on the Property.

The proposed indoor trampoline park will consist of 32,000 square feet comprised of half of the building currently existing on the Property. Applicant is requesting an SUP on this facility for use as an indoor recreational facility.

The number of parking spaces proposed to support the facility includes 75 parking spaces and applicant is simultaneously requesting a downward parking variance of 30% to allow for this amount of parking. Given the fact that average age of the typical patron for this use is under the legal age to drive, and the fact that they are often dropped off at the Property in groups, this reduction would still provide for greater parking than will be necessary to operate the proposed special use.

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



RECEIVED 6-30-11
SUP2011-00053

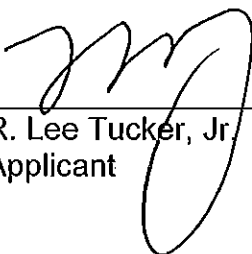
The use and development of the Property as M-1 is feasible but is not currently economically desired and is therefore not currently the highest and best use of the Property. The operation of the Property as recreational facility under the guidelines of Gwinnett County is appropriate for the subject tract and is consistent with the surrounding property and will afford the owner the opportunity to increase the number of allowed uses on site so as to provide a needed amenity for the surrounding area.

The Applicant welcomes the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Applications filed herewith. The Applicant respectfully requests your approval of these Applications.

This 30th of June, 2011.

Respectfully submitted,

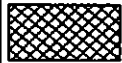
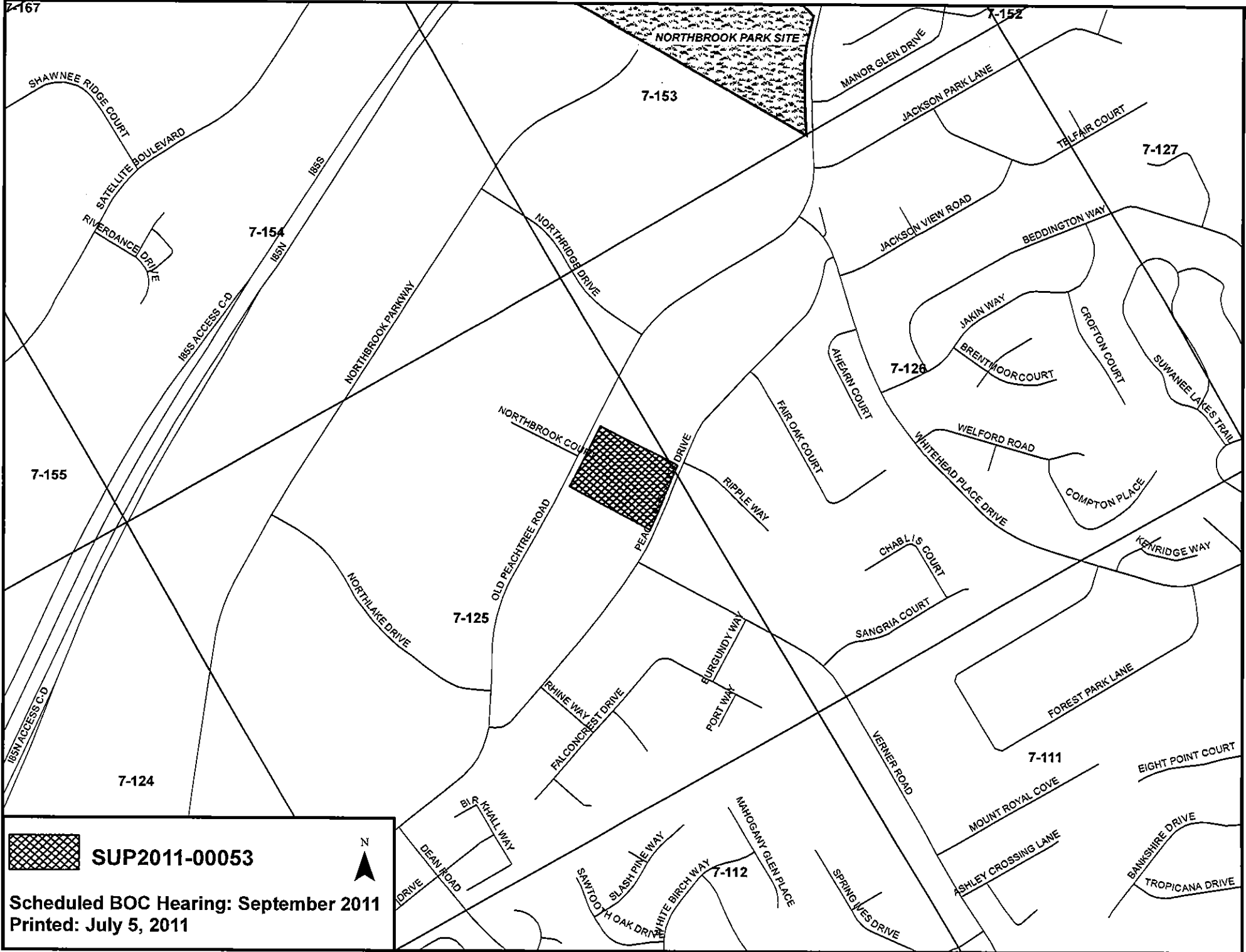
MAHAFFEY PICKENS TUCKER, LLP



R. Lee Tucker, Jr.
Applicant



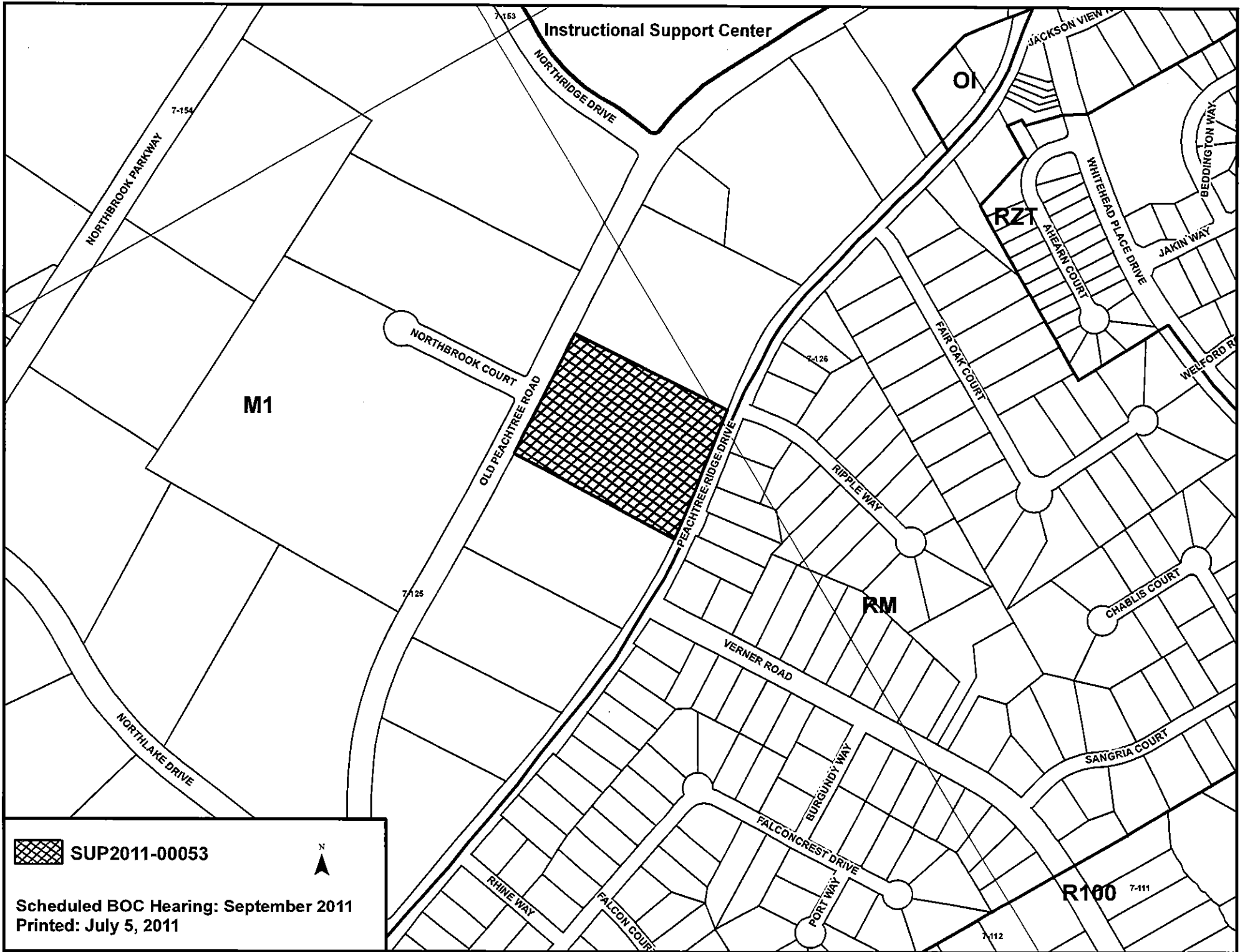
RECEIVED 6-30-11
SUP2011-00053



SUP2011-00053



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



 SUP2011-00053



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

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

CASE NUMBER :SUP2011-00054
ZONING :C-2
LOCATION :5900 BLOCK OF SOUTH NORCROSS-TUCKER ROAD
MAP NUMBER :R6190 051F
ACREAGE :1.32 ACRES
PROPOSED DEVELOPMENT :PRECIOUS METALS DEALER
SQUARE FEET :1,000 SQUARE FEET
COMMISSION DISTRICT :(1) LASSETER

FUTURE DEVELOPMENT MAP:

APPLICANT: ABBAS ARMAN
675 MADISON CHASE DRIVE
LAWRENCEVILLE, GA 30045

CONTACT: ABBAS ARMAN PHONE: 408.315.9970

OWNER: ABBAS ARMAN
675 MADISON CHASE DRIVE
LAWRENCEVILLE, GA 30045

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:

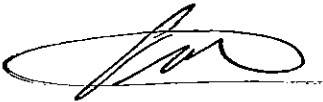
DEPARTMENT ANALYSIS:

71111

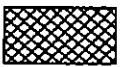
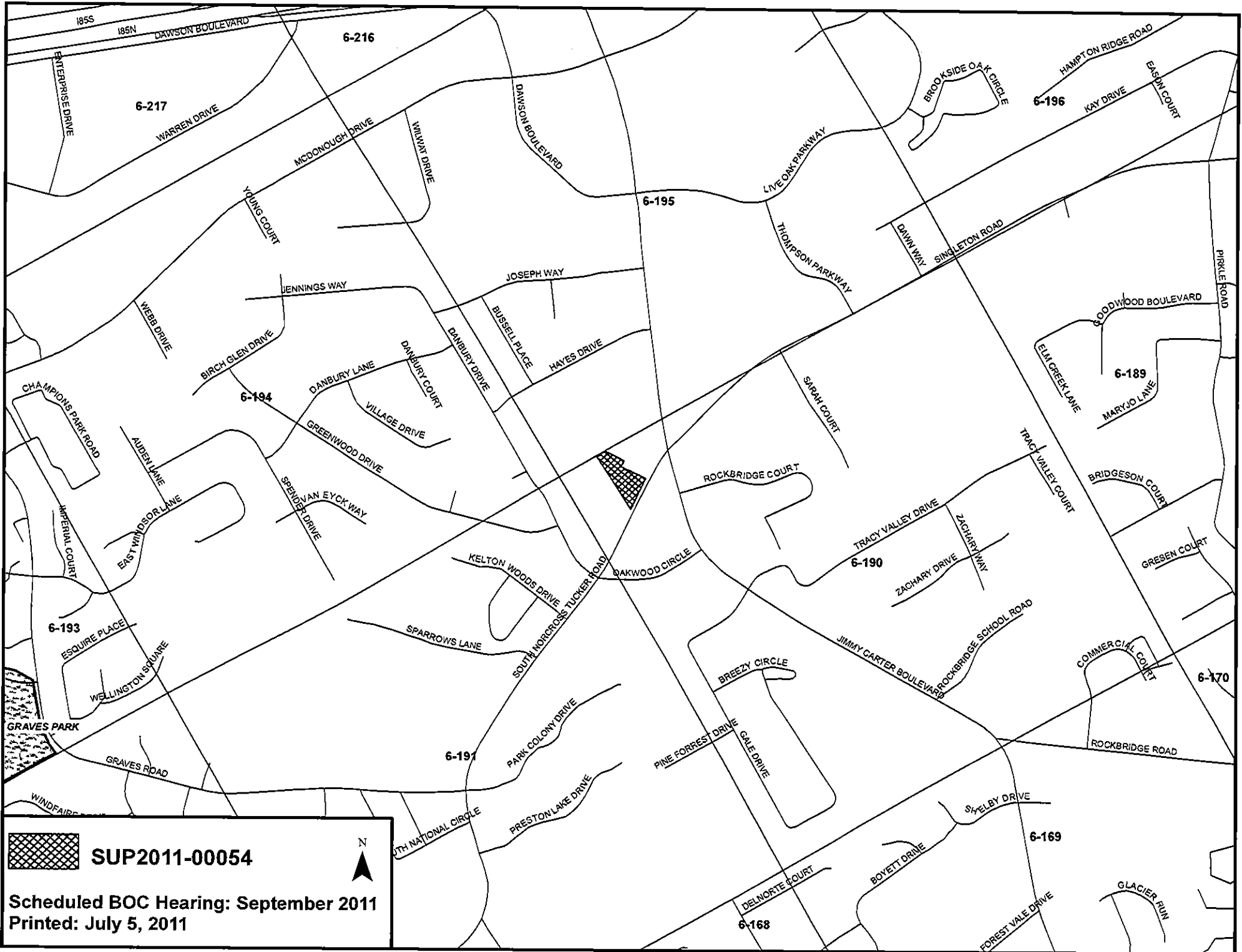
Letter Of Intent

My name is Abbas Arman, I intend on starting cash for gold business, on 5935 s Norcross-tucker rd Norcross, Ga 30093. If granted the special use permit I will buy old, broken and unwanted precious metals. I believe this business will have a positive impact on the surrounding businesses and community, especially in this rough economy.

Abbas Arman



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SUP2011-00054



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LEGEND	
PCC	Point of Commencement
PCB	Point of Beginning
⊙	Iron pin found
⊙	Iron Pin Set
⊙	Utility pole
—	Overhead power line
BOC	Back of curb



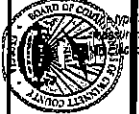
BEARINGS ARE BASED ON REFERENCED DEED

REFERENCES

DEED BOOK 50988 PAGE 853
 GEORGIA DEPARTMENT OF TRANSPORTATION
 PLANS FOR PROJECT #HR-6291-(1) REVISED 3-24-87

The field data upon which this map or plat is based has a closure precision of less than one foot in 10,000 feet and an angular error of 3 seconds per angle point, and was adjusted using compass rule.

This map or plat has been calculated for closure and is found to be accurate within one foot in 155,218 feet.



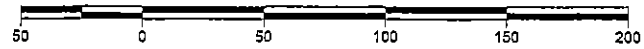
SURVEY FOR:
ABAS ARMANIEY
 PART LAND LOT 190, 6TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA

RECEIVED 7-01-11
 SUP2011-00054

TELEPHONE 770-253-5585
 GHARB@NUMAIL.ORG

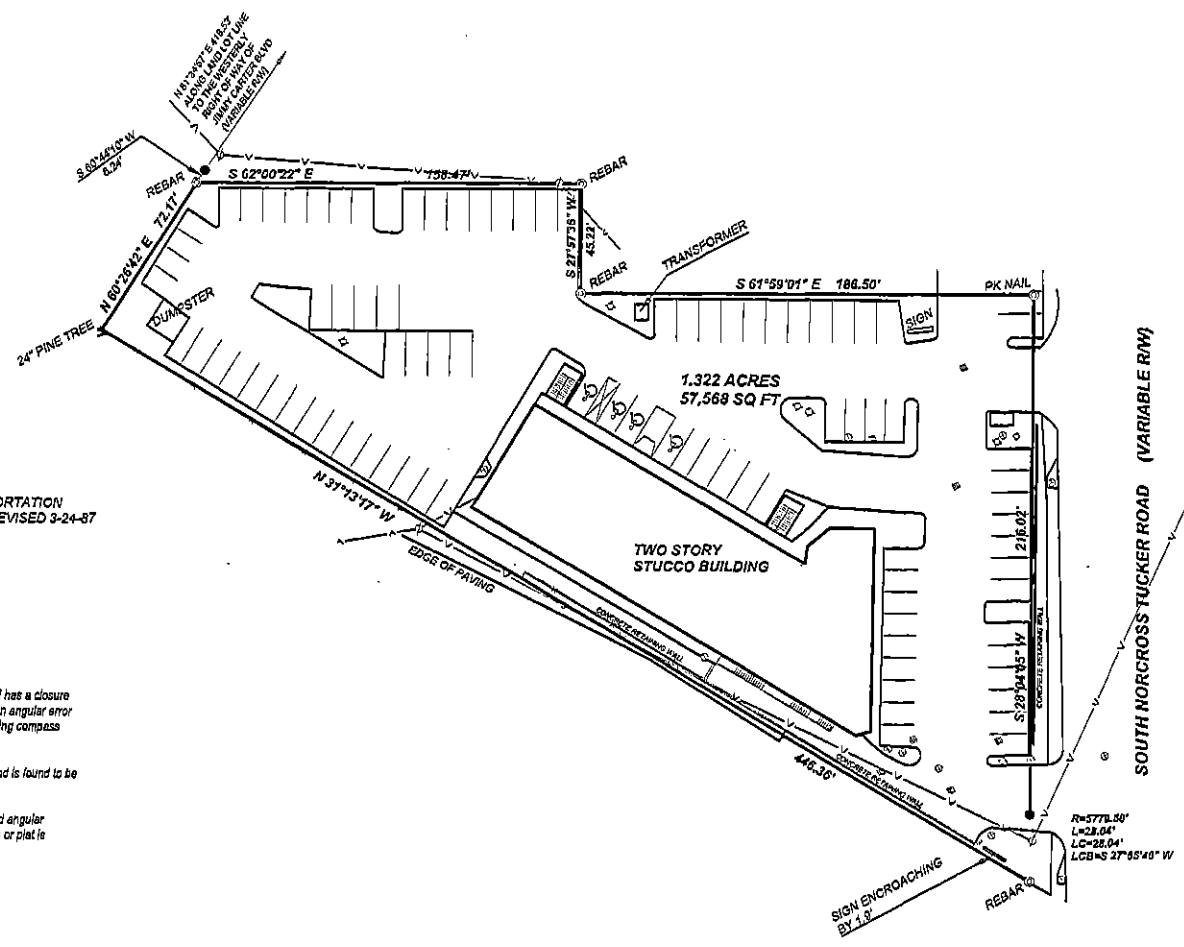
HARBUCK LAND SURVEYORS, INC.

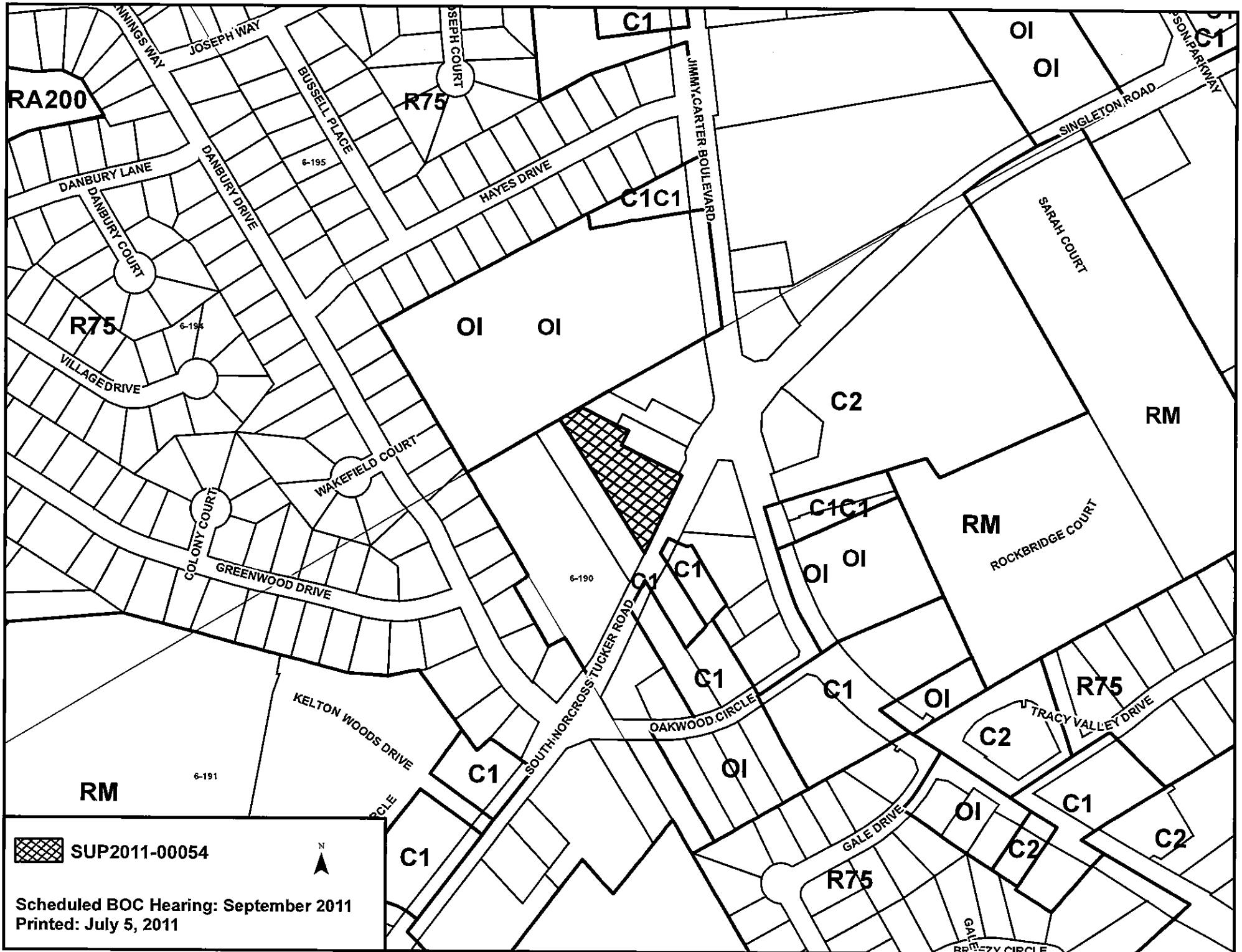
WILLIAM G. HARBUCK
 GEORGIA REGISTERED LAND SURVEYOR NO. 3008
 GRAPHIC SCALE IN FEET



06.30.11
 SCALE 1" = 50'

35 MANSOUR CIRCLE
 NEWNAN, GA. 30263





 SUP2011-00054



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