

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 October 2011.

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

CASE NUMBER :RZC2011-00022
ZONING CHANGE :O-1 TO M-1
LOCATION :1300 BLOCK OF SATELLITE BOULEVARD
MAP NUMBER :R7124 006
ACREAGE :32.62 ACRES
PROPOSED DEVELOPMENT :OFFICE/WAREHOUSE/DISTRIBUTION
SQUARE FEET :559,407 SQUARE FEET
COMMISSION DISTRICT :(1) LASSETER

FUTURE DEVELOPMENT MAP:

APPLICANT: INDUSTRIAL DEVELOPMENTS INTERNATIONAL, INC.
1100 PEACHTREE STREET, SUITE 1100
ATLANTA, GA 30309

CONTACT: HAROLD BUCKLEY, JR. PHONE: 404.881.7860
GAYLE LEE 404.881.7745

OWNER: LAND INVESTMENT PARTNERS, LLC
2303 CUMBERLAND PARKWAY, S.E.
ATLANTA, GA 30339

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:

ALSTON & BIRD LLP

One Atlantic Center
1201 West Peachtree Street
Atlanta, GA 30309-3424

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T. Michael Tennant
Harold Buckley, Jr.

Direct Dial: 404-881-7860
Direct Dial: 404-881-7860

E-mail: mlke.tennant@alston.com
E-mail: harold.buckley@alston.com

August 3, 2011

VIA HAND DELIVERY

Mr. Jeff West
Gwinnett County Dept. of Planning and Dev.
446 West Crogan Street
Lawrenceville, GA 30045

Re: Letter of Intent for Application by IDI, Inc. to Rezone a 32.62-Acre Property Located at 1340 Satellite Boulevard (Tax Parcel No. R7124006) (the "Subject Property") From O-I to M-1 to Facilitate the Development of a Class-A Office/Warehouse Facility.

Dear Jeff:

We represent IDI, a development firm with considerable expertise in developing Class-A Office/Warehouse facilities for its clients throughout North America, and specifically Gwinnett County. IDI has developed in excess of seven (7) million square feet of Class-A facilities in Gwinnett County – namely the 587-acre Shawnee Ridge Business Park on Satellite Boulevard and 250 acre Hamilton Mill Business Center on Hamilton Mill Road. IDI is marketing the Subject Property to a Fortune Global 500 company that currently operates a office/warehouse facility within Gwinnett County (the "Company"), but due to expanded business operations, is considering a relocation and expansion of their operations. The Company is currently considering Build-to-Suits in Gwinnett County, as currently there are no available buildings in Gwinnett County that meet the Company's specific requirements. There are available, existing buildings which meet the Company's requirements in neighboring counties which are also being considered. To accommodate the Company's facility requirements, IDI would develop the Subject Property with a facility encompassing approximately 500,000 square feet of warehouse space and 58,000 square feet of office and professional training space.

The Company employs approximately 200 people at its current Gwinnett County office/warehouse facilities with a total payroll of approximately \$23 million, which translates to an average payroll of approximately \$115,000 per employee. The Company expects its employment numbers to grow to 260 employees and a total payroll of \$30 million by the year 2012 – the planned year of occupancy for the Subject Property. In addition, the company anticipates increasing its employment to over 400 employees over the next 10 years with



newly created jobs paying an average annual salary of approximately \$125,000. In addition, the Company brings approximately 1,200 people to Gwinnett County every year for 3-day on-site training seminars, resulting in a substantial economic benefit for Gwinnett County's hospitality industry. The Company expects to increase the number of seminar attendees by approximately 5% annually once it occupies its new facility.

IDI in conjunction with the Gwinnett Chamber of Commerce and Alfie Meek, previous Director of Economic Analysis Division of the Gwinnett County Board of Commissioners has conducted a LOCI (Local Fiscal Impact Analysis) study based on employment data and other pertinent data supplied by Project Vulcan. The outcome of the LOCI study demonstrates the proposed project has fiscal benefits with a net present value well in excess of \$5 Million. Further, the LOCI study indicated that by the time the proposed project is completed in 2012, it will result in excess of \$10 Million/year in new retail sales, and generate new annual household income of \$18 Million/year, of which 60% will be Gwinnett households.

Office/warehouse facilities require M-1 (Light Industrial) zoning. Therefore, IDI respectfully requests a rezoning of the Subject Property from O-I to M-1, which includes office/warehouse facilities as a permitted land use. Our request satisfies all the rezoning approval criteria set forth in Section 1702 of the Gwinnett County Zoning Ordinance as follows:

1. **The proposed office/warehouse facility is a use that is suitable in view of the use and development of adjacent and nearby properties;**

The Subject Property fronts approximately 1,220 feet on the east side of Satellite Boulevard and abuts the I-85 right-of way along the full length of its rear boundary. The site has been cleared but remains undeveloped.

The area surrounding the Subject Property is heavily developed with commercial (Home Depot retail store and multiple restaurant and retail venues) and office/warehouse facilities. The Subject Property is located within the northwestern portion of Huntcrest, a +/- 283-acre multi-use development. The Huntcrest Design Control Committee has approved the proposed Class A office/warehouse use and the required master plan change to reflect this approval.

The property across Satellite Boulevard from the Subject Property is developed with the Gates, a small office-condo development. The properties developed to the north of the Subject Property are a small medical office and Noble Village at Sugarloaf, an active adult lifestyle center. IDI's Shawnee Ridge, a 587-acre Class-A office/warehouse development, is located a short walking distance north of Noble Village. I-85 runs along the rear of the Subject Property. A significant retail activity node is located a short distance to the south of the Subject Property at the intersection of Old Peachtree Road and Satellite Boulevard, including the Home Depot store. This intersection is located within a significant node of commercial activity.



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For these reasons, IDI's proposed office/warehouse facility is consistent with the prevailing development patterns in the surrounding area.

2. **The proposed office/warehouse facility would positively affect the existing use or usability of nearby properties;**

The Company has executed a letter of intent authorizing IDI to move forward with a Class A office/warehouse facility on the Subject Property, subject to Gwinnett County's approval of IDI's rezoning application. The proposed office/warehouse facility will provide 260 high-wage jobs by the year 2012. In addition, its professional training component will draw more than 1,200 people to the Subject Property every year, providing a consistent income stream to the hotels and restaurants in the nearby area. Gwinnett County will potentially lose these jobs, and the benefit of the professional training component, if the Company is prevented from selecting the Subject Property as the site of its new office/warehouse facility.

The intersection of Satellite Boulevard and Old Peachtree Road, which is located a short distance south of the Subject Property, is the focal point for a significant retail activity node. Additional retailers and other commercial business are located to the north on Lawrenceville-Suwanee Road. These retailers and commercial businesses, as well as hoteliers in the surrounding area, should experience a substantial economic benefit from their proximity to the office/warehouse facility's employees and invitees. Conversely, the denial of IDI's rezoning request would potentially amplify the already severe impact of the current economic downturn on Gwinnett County's retail, commercial, and hospitality industries.

3. **The Subject Property does not have a reasonable economic use as presently zoned;**

The Subject Property is part of a 60-acre parcel that Gwinnett County rezoned more than 12 years ago, on March 24, 1998 from M-1 to O-I. While limited low density office development took place in the surrounding area during economic boom periods after that rezoning, much of the property within the rezoned area remains vacant. Furthermore, given current market conditions with office vacancy rates exceeding 20% (and long-term office market projections) it is not reasonable to expect the economic benefits of developing new offices within the area to justify the costs of such development in the near-term. Therefore, the Subject Property does not have a reasonable economic use for the foreseeable future as presently zoned.

4. **The proposed office/warehouse facility will maximize the efficient use of existing local infrastructure;**

I-85, Lawrenceville-Suwanee Road, Old Peachtree Road, Satellite Boulevard, and Northbrook Parkway form a well designed collector-distribution system. The county created this system specifically to accommodate the type of vehicular circulation associated with the proposed office/warehouse facility.



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One of the Subject Property's strongest assets is its close proximity to the I-85 access ramps on Old Peachtree Road. To reach the Subject Property, virtually all vehicles will follow a local route from I-85 to Old Peachtree Road (Exit #109) and, from there, a short distance north on Satellite Boulevard to the Subject Property. This route is well-designed and already accommodates commercial and light industrial vehicular circulation, which is consistent with the type of vehicular activity associated with the proposed office/warehouse facility. In addition, the interchange at Exit 109, with its upgraded overpass and design, has significant capacity available to accommodate the proposed Company's use, and would also help alleviate some of the over capacity at the Company's current exit (Exit #110 Lawrenceville-Suwanee Road). As the county intended, this route avoids sending commercial and light industrial vehicles through residential areas.

A secondary route to the Subject Property is available from Lawrenceville-Suwanee Road, which also has I-85 access. From I-85, vehicles would travel west on Lawrenceville-Suwanee Road and south on Satellite Boulevard to reach the Subject Property. As the county intended, this secondary route also avoids sending commercial and light industrial vehicles through residential areas.

Furthermore, because the Satellite Boulevard corridor is already developed with high density retail, commercial and light industrial uses, the water and sewer infrastructure required for the proposed office/warehouse facility is already in place. Therefore, developing the office/warehouse facility on the Subject Property represents an opportunity to take advantage of existing commercial and industrial scale infrastructure.

For these reasons, locating the proposed office/warehouse facility on the Subject Property will maximize the efficient use of existing local infrastructure as the county intended.

5. **The proposed rezoning conforms with the policy and intent of the land use plan; and**

Gwinnett County's comprehensive plan (the 2030 Unified Plan) designates the Subject Property for "preferred office" use. The county's land use policies place a high priority on office development because it provides high-wage jobs, substantial tax benefits, and sustainable economic development. Therefore, to accomplish this, the Office Policy (set forth in the county's land use plan for preferred office) notes the following action as a key implementation step:

Protect parcels designated for office use rather than rezoning these parcels to uses that do not support sustained economic health and higher wage jobs in the County

As stated, an increased number of high-wage jobs is an enumerated measure of effectiveness and monitoring benchmark for the Office Policy.



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IDI's proposed office/warehouse facility is consistent with the Office Policy because:

- I. The proposed office/warehouse facility would generate the kind of economic impact the Office Policy was adopted to encourage.

First, the Company currently provides 200 jobs at an average payroll of \$115,000 per job, which will increase to 260 jobs at the same payroll average. Therefore, the quality of wages provided by the proposed office/warehouse facility would be commensurate with, or superior to, those of jobs in office-only environments. The approval of IDI's rezoning request would save 200 existing high-wage jobs and generate 60 new high-wage jobs for Gwinnett County over the course of the next two years. Over the next ten years, the company expects to have over 400 employees, with an average wage rate of approximately \$120,000/job.

In addition, the Company currently draws 1,200 people to Gwinnett County for 3-day professional training seminars, which represents a substantial economic benefit for Gwinnett County's hospitality industry. The number of seminar attendees will increase annually by 5% once the Company occupies the proposed office/warehouse facility. Therefore, the economic impact of the office/warehouse facility's 260 permanent high-wage jobs is substantially multiplied by the facility's professional training component.

For these reasons, the proposed office/warehouse facility not only generates the economic activity intended by the Office Policy, denial of IDI's rezoning request would potentially impose a substantial economic detriment on Gwinnett County businesses and residents.

- II. The office/warehouse center represents the type of targeted development the office land use policy was intended to facilitate.

As explained above, the Subject Property is located within Huntcrest, a +/- 283-acre mixed-use development. Shawnee Ridge, a large light industrial development that IDI developed, is located just north of Huntcrest on Satellite Boulevard. The intersection of Old Peachtree Road and Satellite Boulevard, which is a short distance south of the Subject Property, is the focus of a significant amount of retail activity. Consequently, the portion of Satellite Boulevard running through these three activity centers forms a definable high density commercial and industrial corridor. Therefore, locating the proposed office/warehouse facility within this high density commercial and industrial corridor would represent targeted growth and development.

The proposed office/warehouse facility would generate a substantial amount of property and ad valorem tax revenue for Gwinnett County, in addition to preserving and generating high-wage jobs. Therefore, approving IDI's rezoning request would be consistent with the County's stated policies of strengthening the tax base with targeted growth and focusing development in specific areas.



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6. **There are conditions affecting the use and development of the Subject Property that support the approval of the Application.**

The Subject Property is currently zoned and master planned to accommodate four multi-story office buildings and 2,250 parking spaces. By contrast, IDI's proposed office/warehouse development would generate a lower volume of overall vehicular traffic and impose a much lower demand on local water, sewer and public safety infrastructure. Furthermore, IDI's proposed development would provide: (1) a substantial number of high-wage jobs, and (2) a significant amount of demand for nearby hospitality services.

In addition, a high percentage of the Company's current employees are Gwinnett County residents, who enjoy the proximity of their homes to the Company's current office/warehouse facility. These residents would lose this geographic benefit if the Company were to move its facility to another county.

Finally, IDI's proposed office/warehouse facility would generate a substantial amount of property tax revenue and ad valorem tax revenue for Gwinnett County. The facility would provide Gwinnett County with a direct ad valorem tax benefit (through payroll taxes on newly created jobs) and an indirect ad valorem tax benefit (through increased economic activity the facility will foster for nearby businesses).

Therefore, approving IDI's rezoning request would:

1. Reduce the Subject Property's potential impact on local infrastructure while preserving high-quality jobs,
2. Preserve the convenience of nearby high-quality jobs for a significant number of Gwinnett County residents, and
3. Preserve and generate substantial tax revenues for Gwinnett County.

For the foregoing reasons, IDI respectfully requests the rezoning of the Subject Property from O-I to M-1 to facilitate the development of the proposed office/warehouse facility. Please let me know if I may provide you with any additional information or clarification.

Sincerely,
ALSTON & BIRD LLP

J. Michael Tennant w/express permission
by *Cindy Carter*

T. Michael Tennant

Harold Buckley, Jr.
Harold Buckley, Jr., AICP
Attorneys for IDI, Inc.

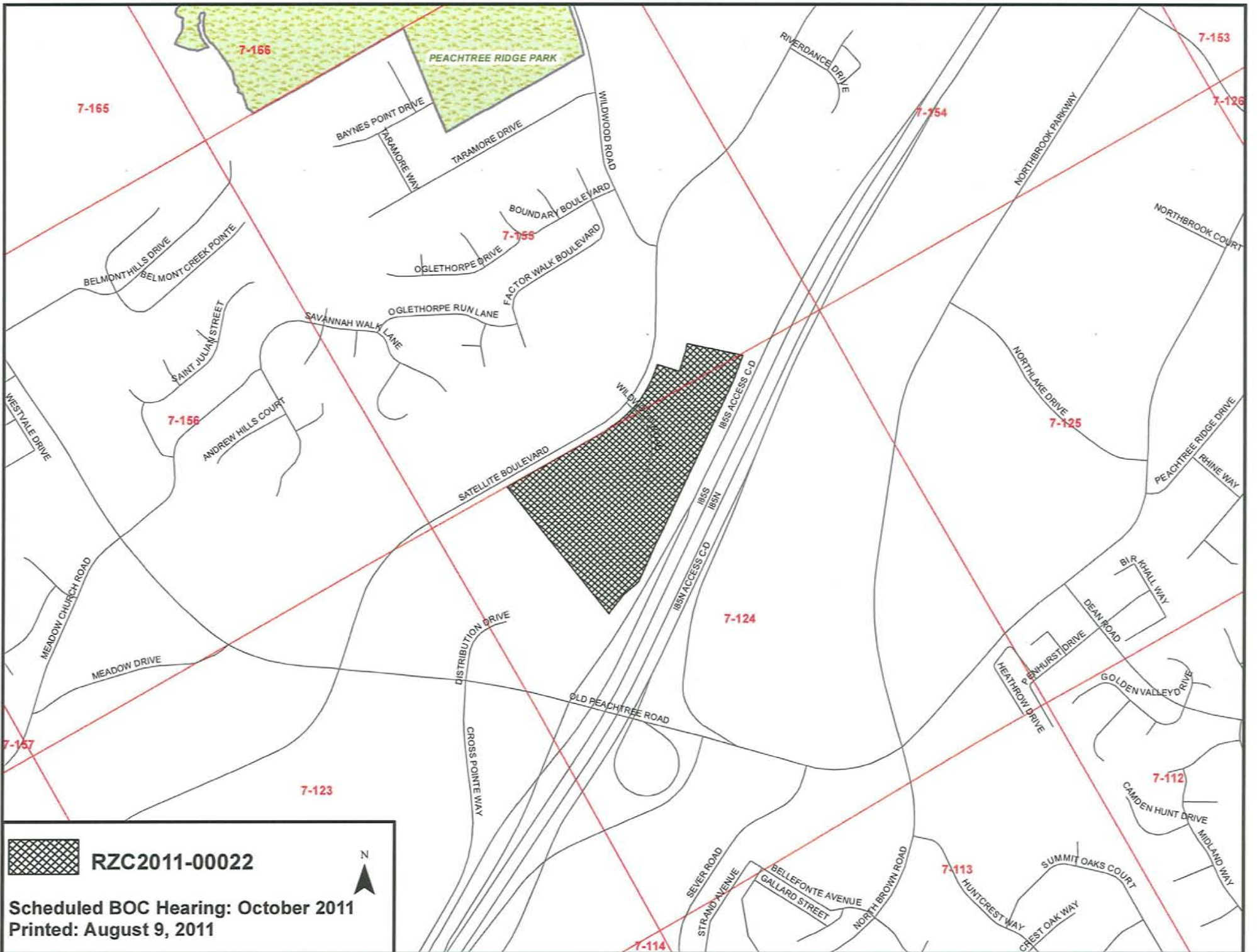
Attachments

cc: Ms. Lisa Ward, IDI, Inc.
Mr. Jay Mitchell, IDI, Inc.

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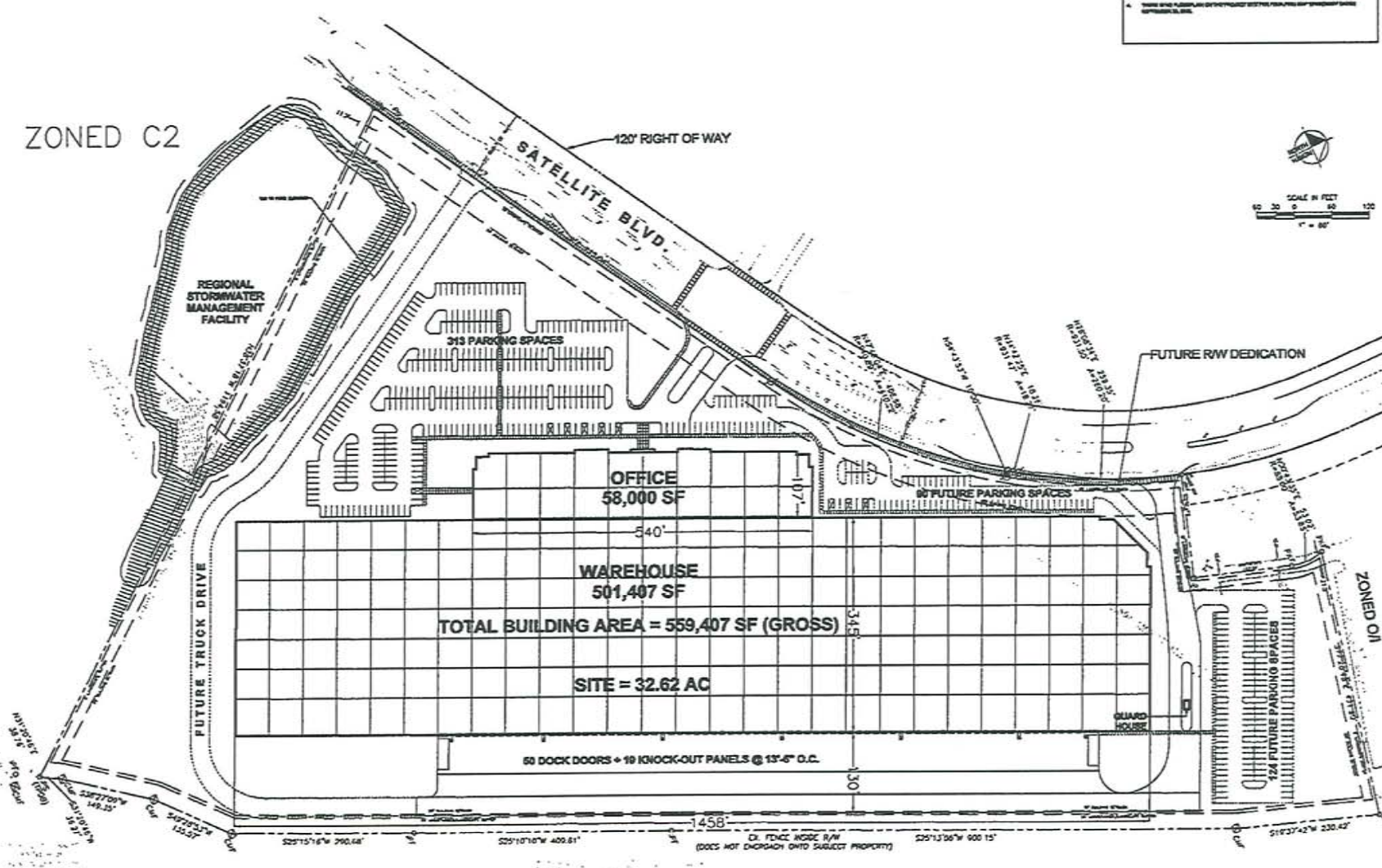
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RZC2011-00022




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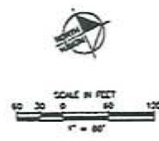
Scheduled BOC Hearing: October 2011
 Printed: August 9, 2011

ZONED C2



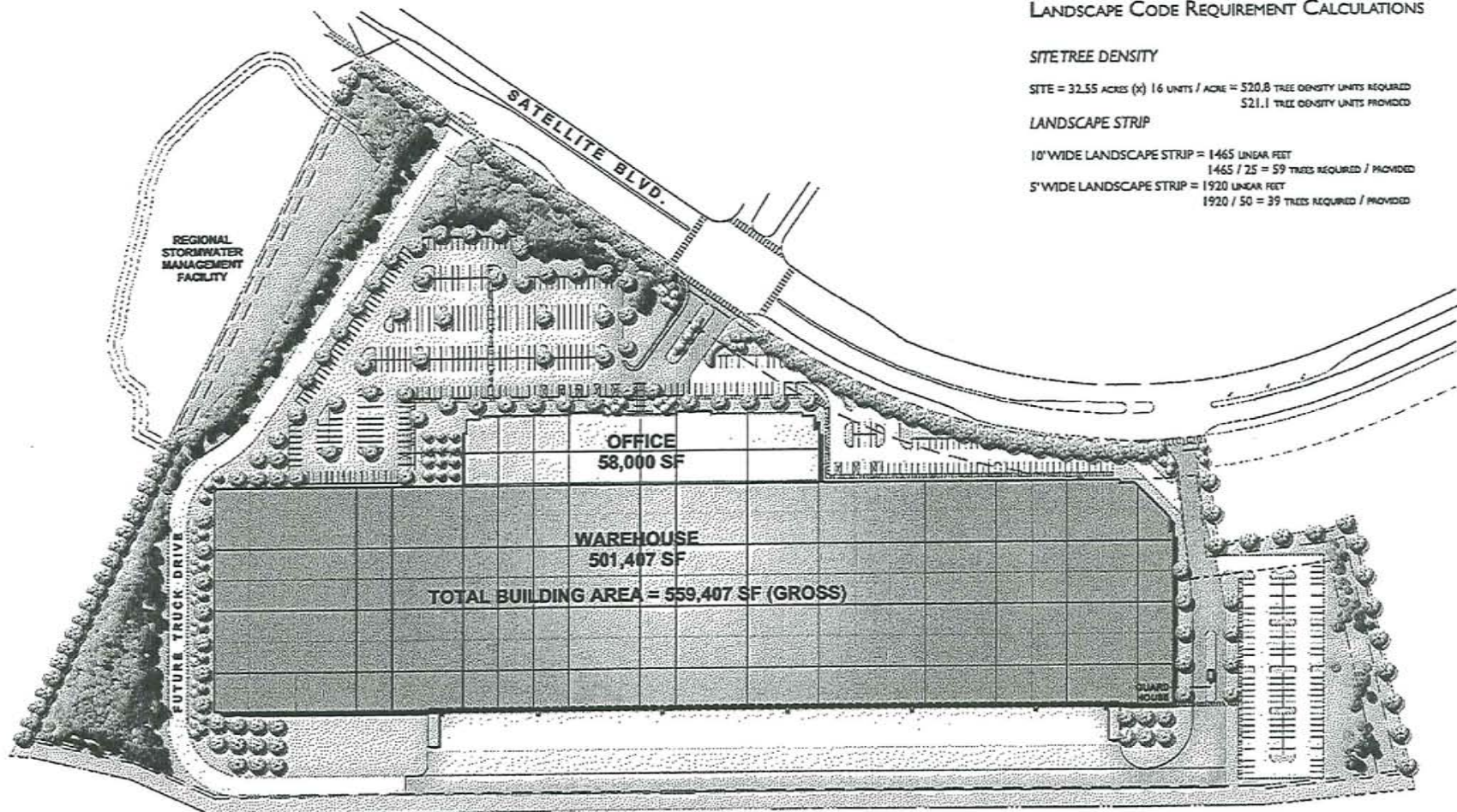
SITE PLAN REZONING NOTICE

1. INTERESTED PARTIES	DATE
2. INTERESTED PARTIES	DATE
3. INTERESTED PARTIES	DATE
4. INTERESTED PARTIES	DATE



DATE	01/13
BY	JK
PROJECT NO.	01/2010
SHEET NUMBER	1
PROJECT NAME	
INDUSTRIAL DEVELOPMENTS INTERNATIONAL	
REZONING SITE PLAN	
PROJECT LOCATION	
INDUSTRIAL PARKWAY, GAINESVILLE, FL	
PROJECT OWNER	
INDUSTRIAL DEVELOPMENTS INTERNATIONAL	
DESIGNED BY	
KIMLEY-HORN AND ASSOCIATES, INC.	
1000 UNIVERSITY BLVD, SUITE 200, GAINESVILLE, FL 32608	
PHONE: 352-336-1111	
FAX: 352-336-1112	
WWW.KIMLEY-HORN.COM	
COUNTY	
FLORIDA	

PROJECT VULCAN



LANDSCAPE CODE REQUIREMENT CALCULATIONS

SITE TREE DENSITY

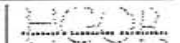
SITE = 32.55 ACRES (x) 16 UNITS / ACRE = 520.8 TREE DENSITY UNITS REQUIRED
521.1 TREE DENSITY UNITS PROVIDED

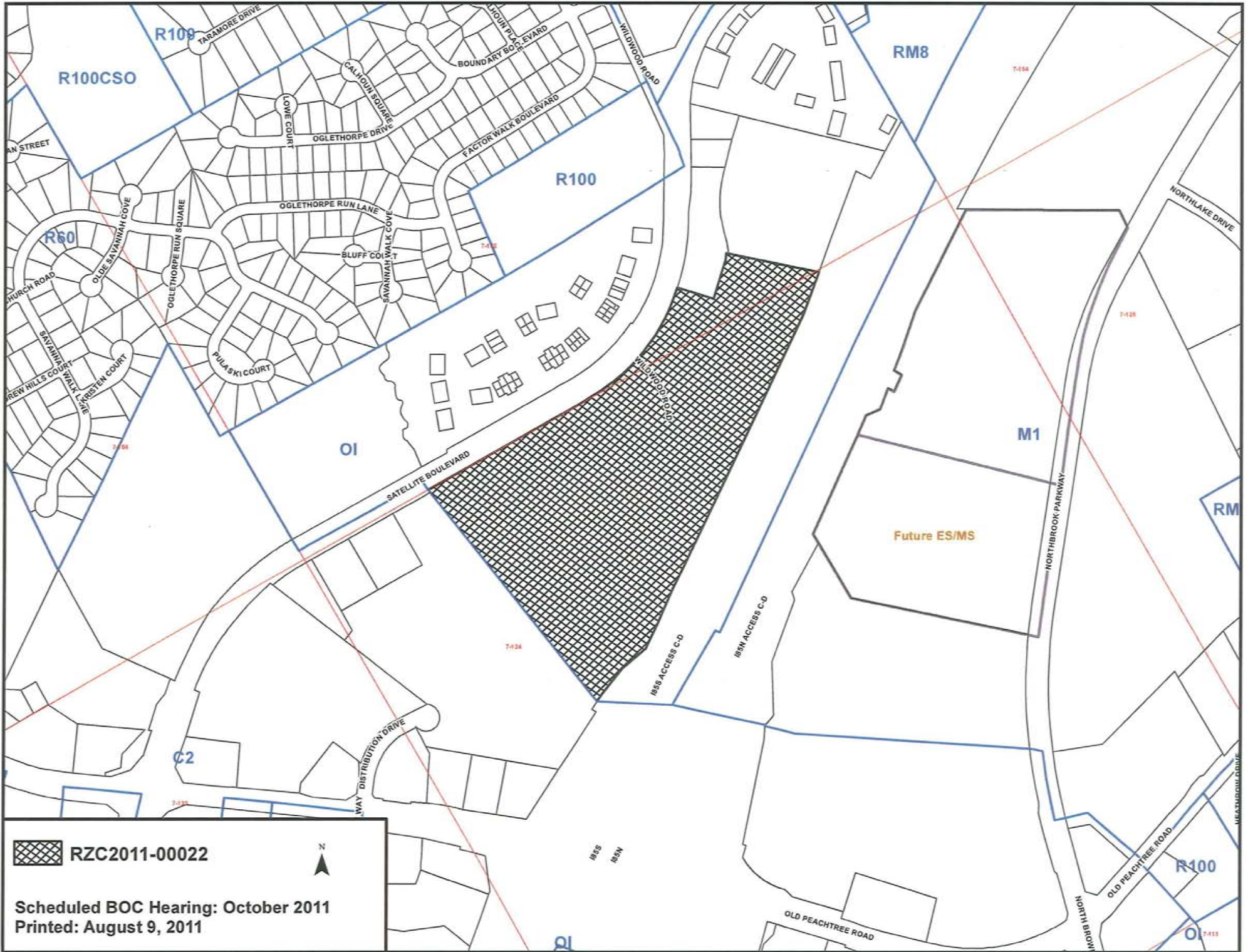
LANDSCAPE STRIP

10' WIDE LANDSCAPE STRIP = 1465 LINEAR FEET
1465 / 25 = 59 TREES REQUIRED / PROVIDED
5' WIDE LANDSCAPE STRIP = 1920 LINEAR FEET
1920 / 50 = 39 TREES REQUIRED / PROVIDED

CODE COMPLIANT LANDSCAPE SITE PLAN

BUFORD, GA
August 03, 2011





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

CASE NUMBER :CIC2011-00018
ZONING :R-60
LOCATION :3600 BLOCK OF SUWANEE CREEK ROAD
:1400 BLOCK OF BUFORD HIGHWAY
:3800 BLOCK OF IDLEWILD PLACE
MAP NUMBER :R7197 181 & 7197 002
ACREAGE :14.61 ACRES
REQUEST :CHANGE IN CONDITIONS TO REMOVE BUILDING
MATERIALS REQUIREMENT AND 30-FOOT
CONSTRUCTION BUFFER
UNITS :51 UNITS
COMMISSION DISTRICT :(1) LASSETER

FUTURE DEVELOPMENT MAP:

APPLICANT: BEAZER HOMES, CORP.
6755 SHILOH ROAD EAST, SUITE 101
ALPHARETTA, GA 30005

CONTACT: JIM BOWERSOX PHONE: 404.759.7038

OWNER: BEAZER HOMES, CORP.
6755 SHILOH ROAD EAST, SUITE 101
ALPHARETTA, GA 30005

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:



Gwinnett County Department of Planning and Development
Planning Division
446 West Crogan Street, Suite 250
Lawrenceville, GA 30046
Re: Change in Conditions Application – Chelsea Falls Subdivision, 242 Chelsea Falls Lane

Dear Planning Division:

Beazer Homes respectfully requests a **Change in Conditions** for the single family subdivision known as Chelsea Falls Subdivision (F.K.A Allen Estates), parcel #7-197-002. The property was previously rezoned to the single-family detached residential district of R-60 with zoning case number RZC -04-011. Previous Change-In-Condition applications (CIC-06-024) were processed with the County by the original developer. The project also was permitted for land disturbance under SDP# 2005-00065 and was substantially completed although no Final Plat has been approved for the property by Gwinnett County.

Chelsea Falls is located in the southwest corner of the intersection of Suwanee Creek Road & Buford Highway. The property is comprised of 14.615-acre, containing 51, R-60 lots. There is no designated or required open space area for the project. The resulting gross and net densities for the project are 3.49 units per acre. These homes to be built upon the lots within the development will consist of a minimum heated floor area of 2,000 square feet (SF) for one-story units and 2,200 SF for two-story units.

Beazer Homes would like to request two changes in the current zoning conditions as stated in the Rezoning Notes, Case RZC-04-011 approved December 14, 2004 & Case CIC-06-024 approved August 22, 2006. The requested changes are to remove the following conditions:

1. Item 1 - A. Which states *homes shall be constructed of three sides brick, stacked stone or stucco with the balance being the same or fiber-cement type-siding.*
2. Item 2 - A. Which states *provide a 30-Foot Construction Buffer adjacent to residentially-zoned property.*

Should you have any questions, comments or a need for additional information, please don't hesitate to contact me at the phone listed below.

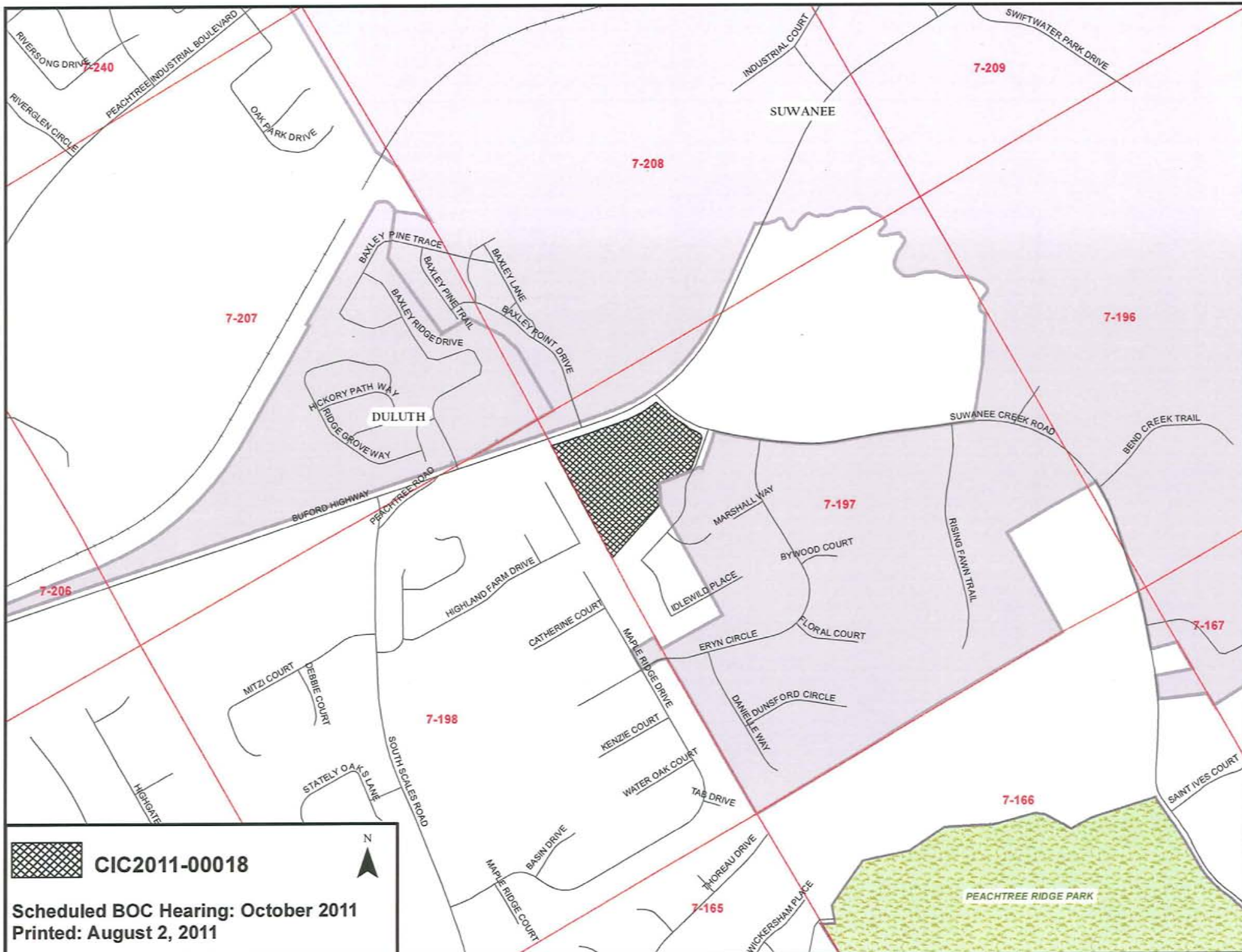
Sincerely,

James F. Bowersox, II
Director, Land Acquisition & Development
Beazer Homes, Corp.
O: 770.781.0617
F: 770.781.0611
C: 404-759.7038
Email: jim.bowersox@beazer.com
www.beazer.com

Atlanta Office

6755 Shiloh Road East, Suite 101
Alpharetta, GA 30005

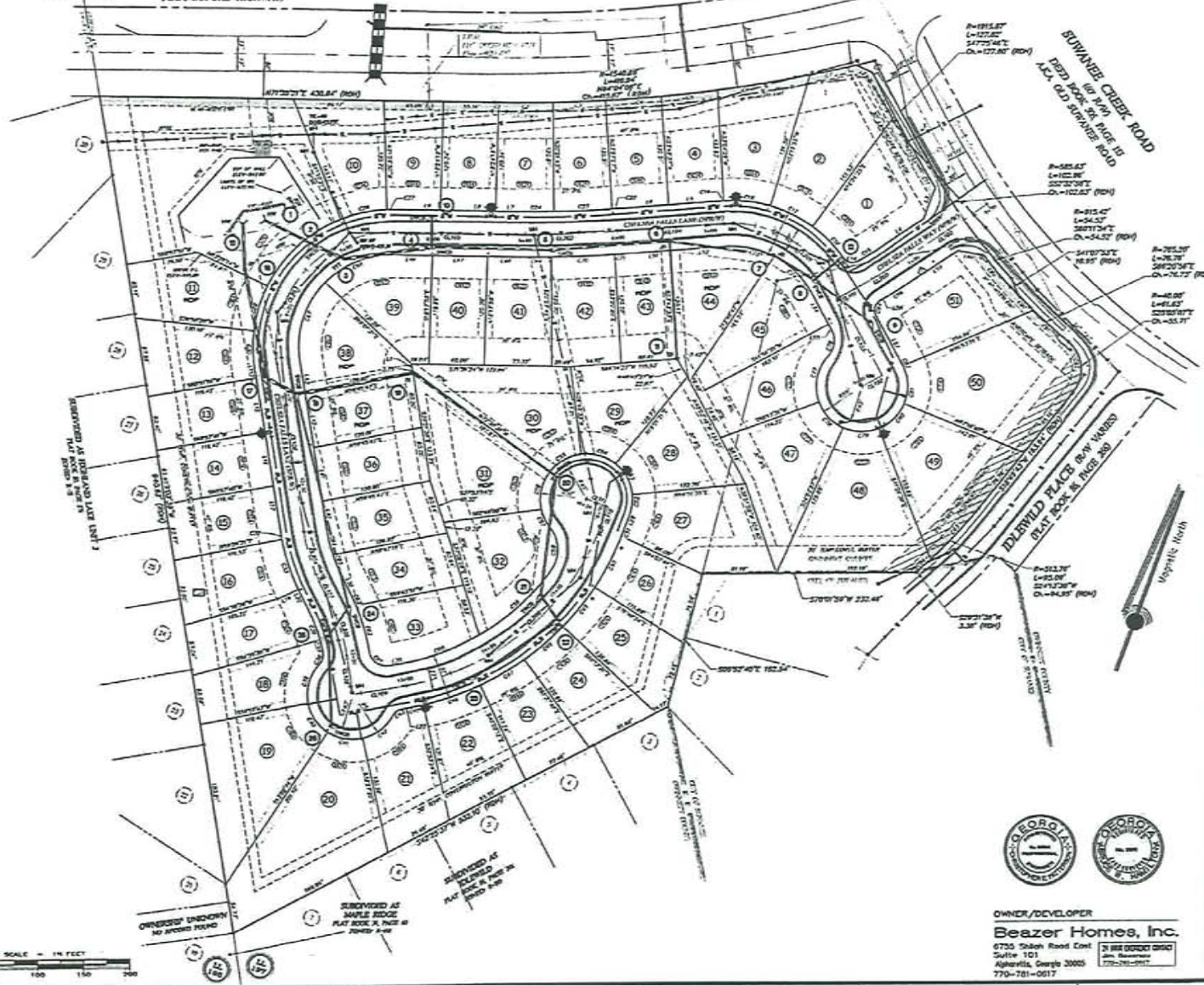




CIC2011-00018

Scheduled BOC Hearing: October 2011
Printed: August 2, 2011

STATE ROUTE 23 (000 R/W)
(ALFA BUTFORD HIGHWAY)



SUNNIVEE CREEK ROAD
1893 BOX 20A PAGE 15
12A OLD SUNNIVEE ROAD

P=191.67
L=127.62
Δ=177.04°
DL=127.62' (RD)

P=55.67
L=122.86'
Δ=102.87° (RD)

P=91.47
L=64.57'
Δ=54.57° (RD)

P=75.07
L=26.78'
Δ=72.77° (RD)

P=40.00'
L=61.67'
Δ=33.71°

IDLEWILD PLACE (BY BANKS)
6247 BOX 8 PAGE 80

P=51.76'
L=92.09'
Δ=94.87° (RD)

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SUBDIVISION AS SHOWN ON
FLAT BOOK A, PAGE 80

SHOWED AT IDLEWILD
FLAT BOOK A, PAGE 80



OWNER/DEVELOPER
Beazer Homes, Inc.
6750 Shahan Road East
Suite 101
Alpharetta, Georgia 30005
770-781-0617

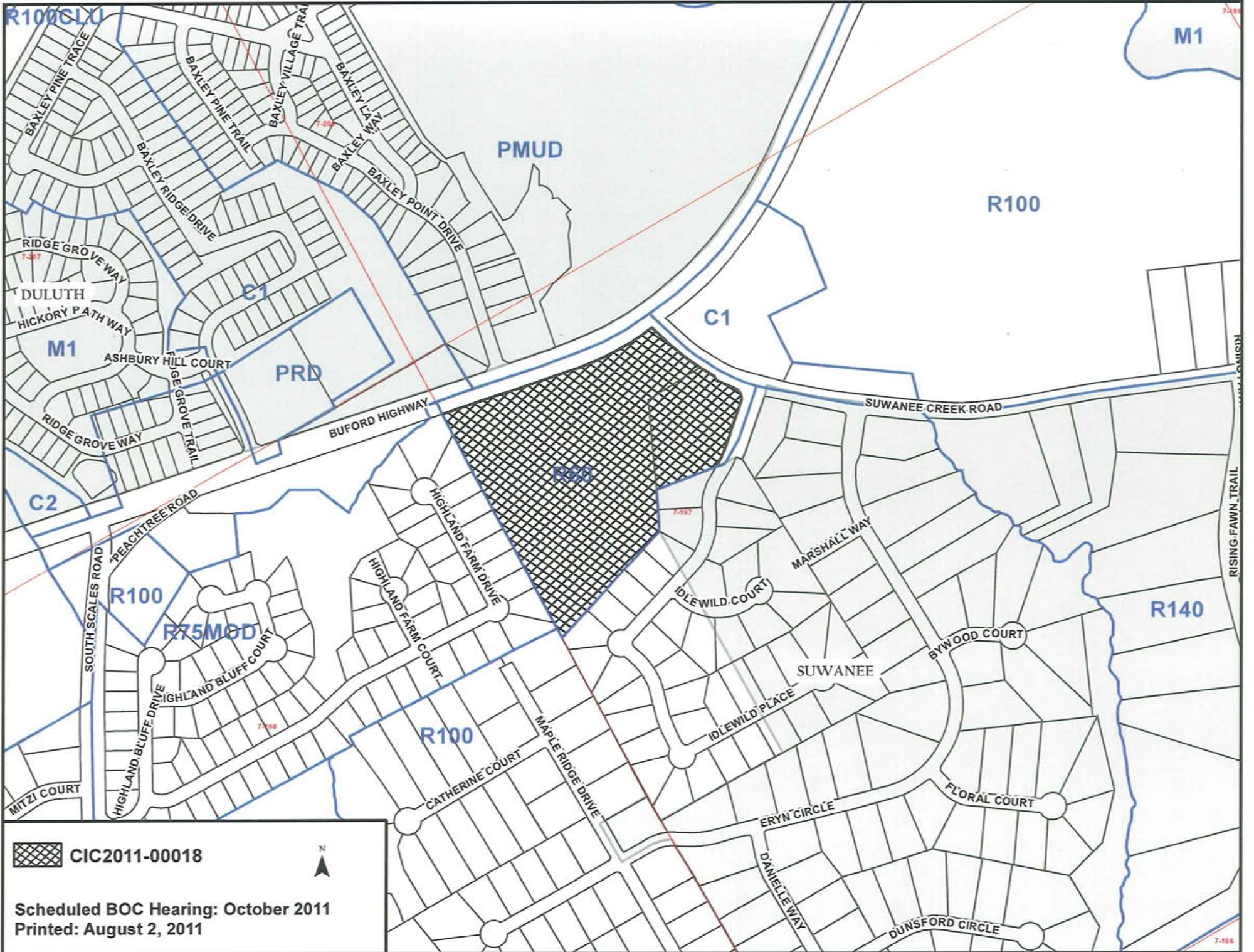
TRAVIS PRATT & ASSOCIATES, INC.
1015 FAIRVIEW AVENUE, SUITE 101
ALPHARETTA, GEORGIA 30005
PHONE: (770) 465-7311
FAX: (770) 465-7329
WWW: TRAVISPRATT.COM



FINAL PLAN
CHELSEA FALLS

SHEET 002, LOTS 1ST, 2ND, 3RD, 4TH

Sheet No. 3 of 3



 **CIC2011-00018**



Scheduled BOC Hearing: October 2011
Printed: August 2, 2011

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

CASE NUMBER :**CIC2011-00019**
ZONING :C-2
LOCATION :600 BLOCK OF AIRPORT ROAD
MAP NUMBER :R5208 028
ACREAGE :1.10 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO AMEND USE
RESTRICTIONS, BUILDING ARCHITECTURAL
TREATMENTS, SIGN HEIGHT, AND FENCING
SQUARE FEET :11,880 SQUARE FEET
COMMISSION DISTRICT :(4) HEARD

CASE NUMBER :**SUP2011-00057**
ZONING :C-2
LOCATION :600 BLOCK OF AIRPORT ROAD
MAP NUMBER :R5208 028
ACREAGE :1.10 ACRES
PROPOSED DEVELOPMENT :OUTDOOR SALES AND STORAGE
COMMISSION DISTRICT :(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: JONATHAN DUGAN
659 AIRPORT ROAD
LAWRENCEVILLE, GA 30046

CONTACT: JONATHAN P. DUGAN PHONE: 770.365.2620

OWNER: JONATHAN P. DUGAN
2148 WALKER DRIVE
LAWRENCEVILLE, GA 30045

DEPARTMENT RECOMMENDATION:

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

Letter of intent for change in conditions and Special Use Permit applications
Tax Parcel 5 208 028 per RZC 2011-00004. 659 Airport rd Lawrenceville Ga. 30046

To whom it may concern:

My name is Jonathan Dugan and I seek application for change in conditions and a special use permit for my property located at 659 Airport rd Lawrenceville for the following reasons, based on current conditions included in RZC2011-00004:

Condition 1A amended to include title loan and check cashing facility, pawn shop and or recovered materials processing facility.

Reason: I may have to lease all or part of my property in the future because of business being very slow during these harsh economic conditions and from having forgone the process of rezoning my property at the beginning of the year due to code enforcement requirements.

I have been in business for 25 years and my intentions are to remain in business however I have to weigh all my options at this time.

There has been interest in a title loan company as a potential tenant and I know that I may have other potential tenants approach me for other type businesses and need as many options as possible when and if the need to recruit tenants arises.

Condition 1B amended to exclude any new buildings in the rear of the facility ie storage buildings or expansion of the main structure from having to be finished with architectural treatments of glass, stacked stone, brick or stucco.

Reason: any possible future expansion of the building or added storage buildings that may be required to satisfy the needs of potential tenants or myself should be limited to the construction materials of like kinds already in use on the main steel building because it would match the existing structure and because the property is fenced and screened entirely and any additional structure or alteration can not be seen from any direction including Georgia hwy 316 or Airport Rd. Forcing the use of architectural treatments of glass, stacked stone, brick or stucco would actually make the building look aesthetically unbalanced and create great additional expense for no real purpose based on the fact that it would not be seen and would not be located in the front of the building where the retail space is located.

Condition 2A amended to increase sign height and square footage facing hwy 316.

Reason: Consideration of potential future tenants that may choose to exercise the option to increase sign size and square footage to promote their business. As it stands the allowable signage size of 150 square feet (if only a 50 square foot sign is located in the front of the building) sounds large enough but from 150 feet away on hwy 316, proportionately, that is not large enough to adequately display a message to motorists traveling on hwy 316, especially at 50-70 miles per hour. Considering there is a commercial billboard on either side of my property, not only do they capture the vast amount of attention, my 150 square foot ground sign is dwarfed by these large elevated signs. The light daily Automobile traffic on Airport road equates to a drop of water in the ocean compared to the heavy traffic count on hwy 316 on a daily basis which is where the main signage benefit comes from and has come from for the past 12 years that I have



RECEIVED 8-5-11
CIC2011-00019

been operating my business from 659 Airport road. Furthermore, should it become necessary for me to lease all or part of my building to a potential tenant or tenants, having to share a tiny 150 square foot sign between 3-4 potential businesses hurts the group as a whole and individually. This would also severely inhibit my ability to lease the property if necessary in the future.

Businesses need signage to announce their presence and to maintain their existence because not all businesses have the resources to advertise in print, media or cable mediums.

Signs are fundamentally necessary for small business to survive. The world is a different place and the economy is brutal. Advertising budgets for many small businesses such as mine are simply non existent in this day and age we all struggle through.

Condition 2B amended to eliminate the need to screen/fence the 90 foot section where the monument sign has been permitted to exist. Modified fence to reflect submitted site plan per C.I.C RZC 2011-00004

Reason: I can't screen the area directly in front of the sign nor the adjacent 35 feet on either side of the sign as it would completely shroud the sign from the view from east or west bound motorists. Even without the fence there is already screening that exists by way of two containers on the property that block the automotive repair shop, parking area and any contents contained within the back yard area behind the building.

The front of my building fronts Airport road not hwy 316.

Condition 2D amended to include outdoor sales of merchandise and equipment not limited to specific products. Monday through Saturday contained to the front sidewalk under the overhang of the building and the parking area directly in front of the building. Display area to reflect submitted site plan per C.I.C RZC 2011-00004

Reason: One of the two businesses that we operate sells antiques general merchandise, floral products and plants. Displaying select items daily in front of the building helps to drive motorists that travel Airport road into our place of business and this has been an effective method of advertising for the last year until we were blocked from displaying merchandise per code enforcement at which time business decreased noticeably.

Condition 2E amended to reflect that the outdoor storage area shall be within the existing opaque fencing and screening along Georgia highway 316.

Fencing to reflect submitted site plan per C.I.C RZC 2011-00004.

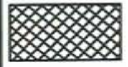
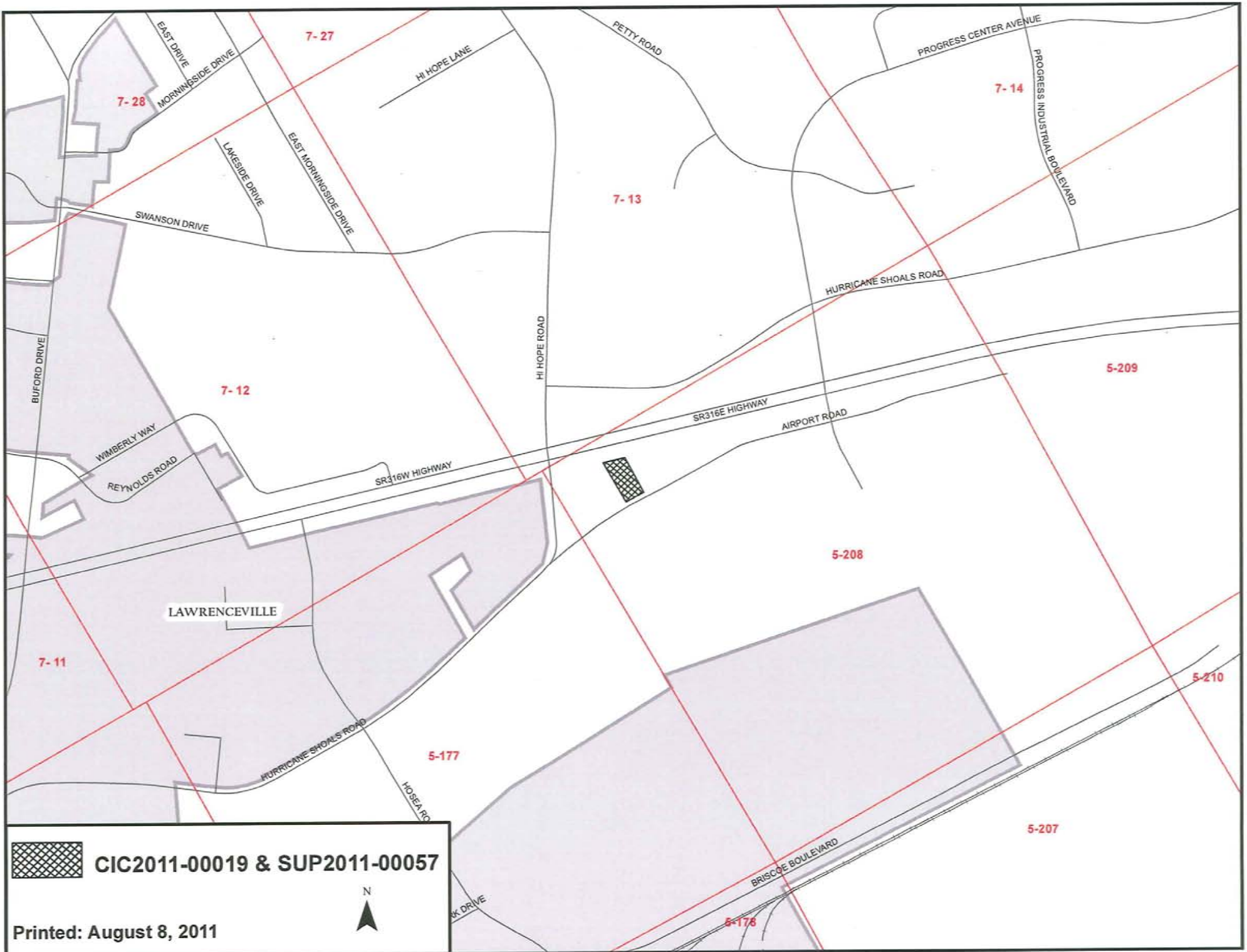
Reason: This storage area behind the building comprised of asphalt and gravel is necessary to operate both businesses due to off loading merchandise that will be entered into the main warehouse that is accessed through the rear of the building and to house vehicles awaiting repair. The automotive repair business has the capacity to house 5 vehicles at any given time and depending on workload, there are generally more vehicles awaiting repair than can be fitted into the building including but not limited to our service vans and personal vehicles as we do not park in the customer parking area in the front of the building. None of these vehicles can be seen from either side of the building or 316 because the entire property is fenced and screened specifically to eliminate motorists and customers from viewing or entering the rear of the property.

Sincerely,

Jonathan P Deegan



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CIC2011-00019



CIC2011-00019 & SUP2011-00057



Printed: August 8, 2011

CIC - RZC 2011-00004

REZONING REQUESTS

1. SIGN REVISION TO PROPOSED SIGN AT HWY 316
2. OUTDOOR DISPLAY AND STORAGE OF GOODS AND MERCHANDISE
3. REVISION TO FENCE LINE

FOR PERMIT & CONSTRUCTION
 DATE: 5/6/2011
 PLAN DATE: 5/4/2011
 FILE NAME: 11-014-SUGA
 DRAWN BY: ERS
 CHECKED BY: YAP

This drawing is an instrument of service. It is the property of the designer and shall not be reproduced, published or used in any way without the written permission of the designer.

SPALDING DESIGNS, L.L.C.
 BUILDING DESIGN & CONSULTING
 1222 HILL CREEK LANE
 LAWRENCEVILLE, GEORGIA 30046
 PHONE: 770.962.8800
 FAX: 770.962.8801
 WWW.SPALDINGDESIGNS.COM

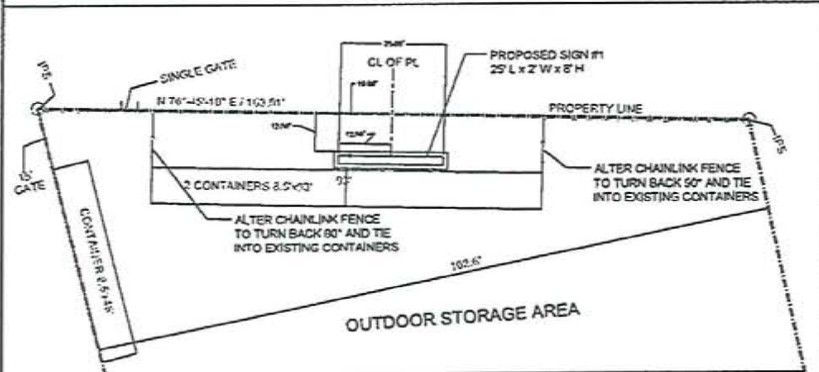
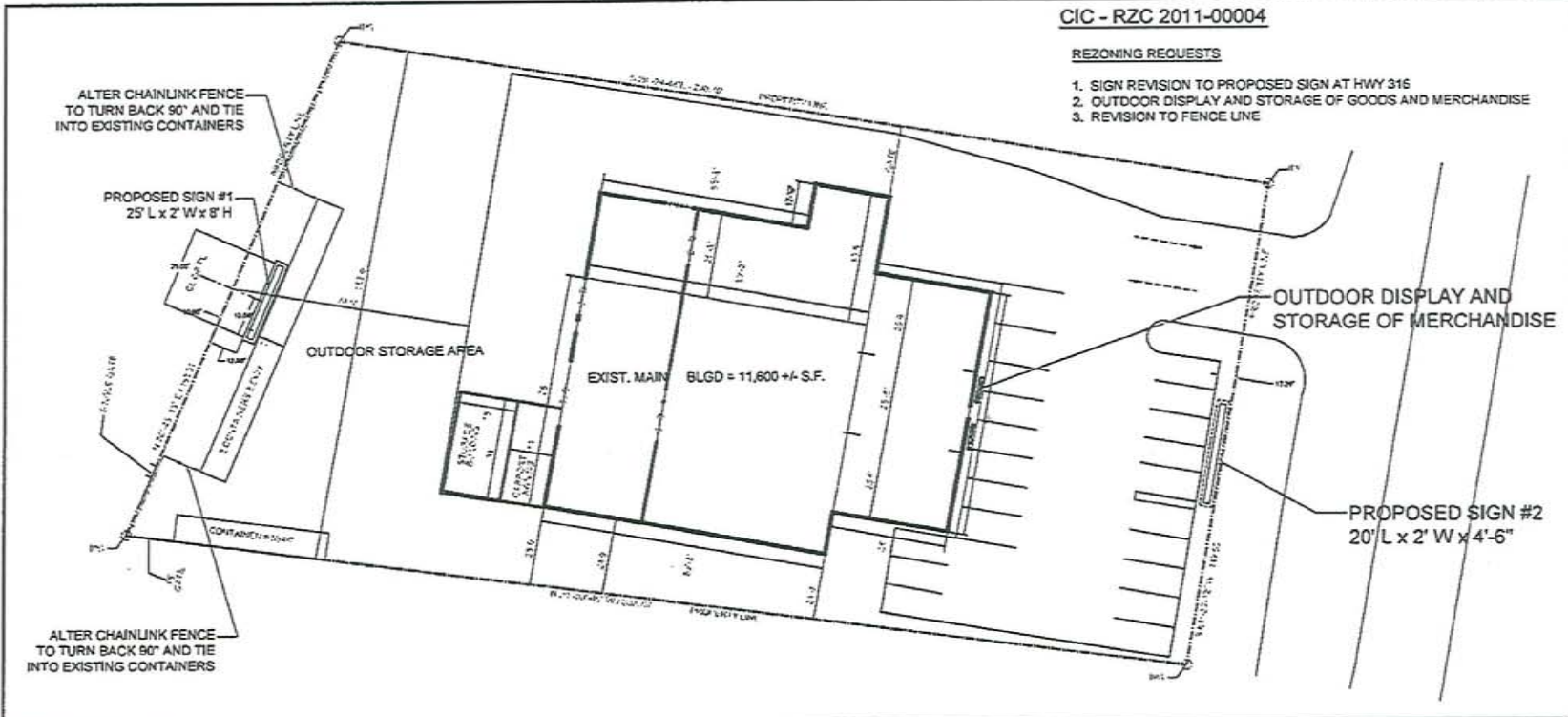
DUGAN AUTOMOTIVE
 659 AIRPORT ROAD
 LAWRENCEVILLE, GEORGIA 30046

REVISION: _____ DATE: _____

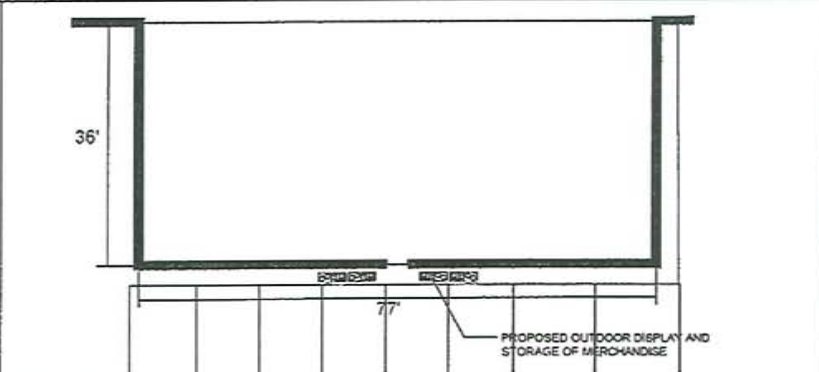
 PROPOSED SITE ADJUSTMENTS
 SCALE: AS NOTED

C2

SHEET 1 OF 1

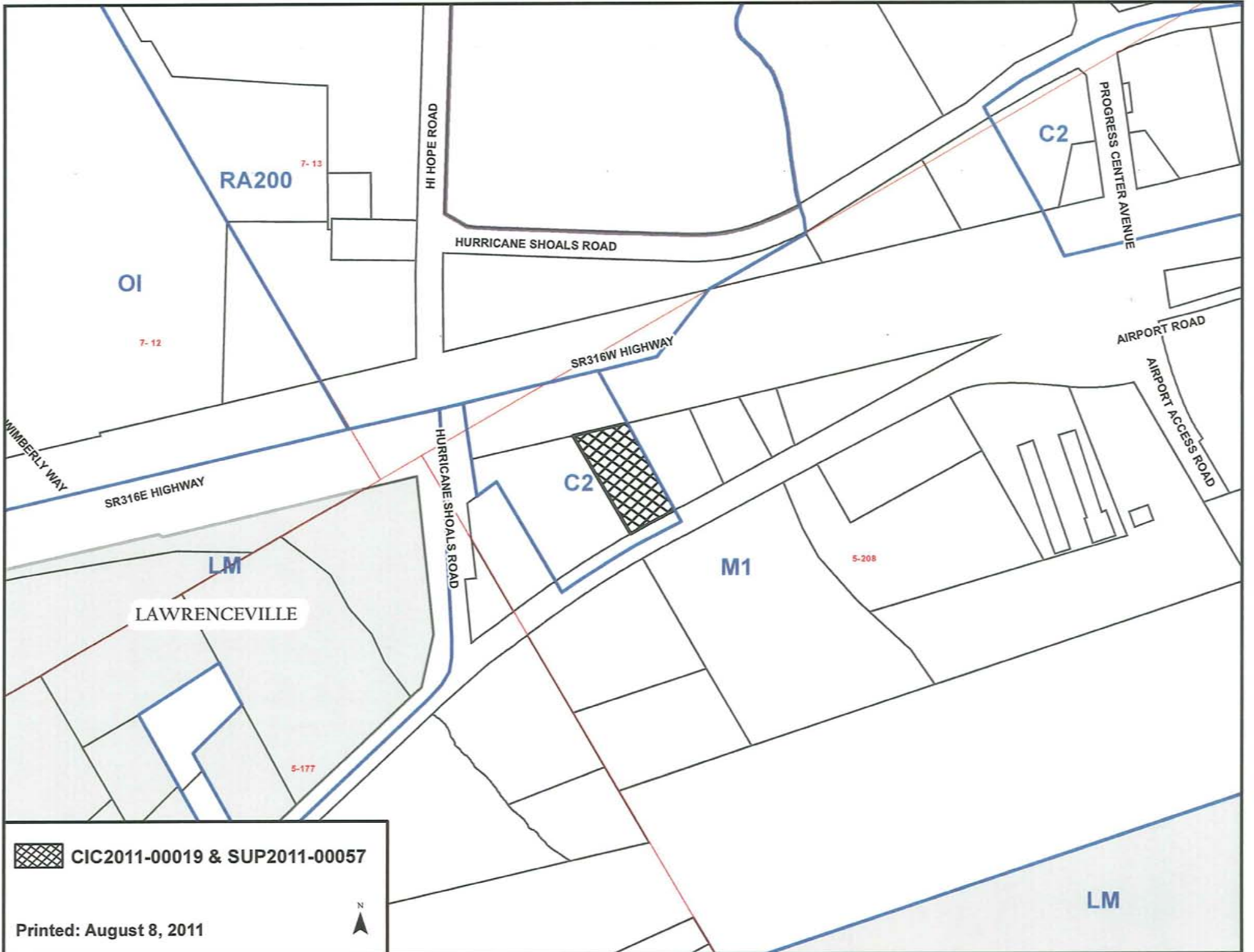


CIC CONDITIONS #1 & #3
 N.T.S.



CIC '11 01 9
CIC CONDITION #2
 N.T.S.

SITE DRAWINGS COURTESY OF:
BULLARD
LAND PLANNING, INC
ESTABLISHED 1988



 CIC2011-00019 & SUP2011-00057

Printed: August 8, 2011



LM

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

CASE NUMBER :CIC2011-00020
ZONING :C-2
LOCATION :500 BLOCK OF ATHENS HIGHWAY
MAP NUMBER :R5131 202
ACREAGE :1.96 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO REMOVE USE RESTRICTION
SQUARE FEET :15,000 SQUARE FEET
COMMISSION DISTRICT :(3) BEAUDREAU

CASE NUMBER :SUP2011-00059
ZONING :C-2
LOCATION :500 BLOCK OF ATHENS HIGHWAY
MAP NUMBER :R5131 202
ACREAGE :1.96 ACRES
PROPOSED DEVELOPMENT :HEAVY/FARM EQUIPMENT SALES AND SERVICE
COMMISSION DISTRICT :(3) BEAUDREAU

FUTURE DEVELOPMENT MAP:

APPLICANT: CHRIS MOON
P. O. BOX 218
LOGANVILLE, GA 30052

CONTACT: ERIC JOHANSEN PHONE: 678.571.4843

OWNER: CREEK SIDE VENTURE PARTNERS
P. O. BOX 312
LOGANVILLE, GA 30052

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:



August 3, 2011

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

**Re: 539 Athens Highway (Highway 78) – Letter of Intent
Inland Project #11-011 / Chris Moon
Parcel R5131 202
Gwinnett County, GA**

Dear Commissioners,

Inland Group, LLC ("Inland") has been retained by Chris Moon (the "Applicant") to pursue a Special Use Permit ("SUP") and a Change in Conditions ("CIC") for property located at 539 Athens Highway, Loganville, GA and further described as Parcel R5131 202 (the "Subject Property"). **The Applicant is the Contract Purchaser of the Subject Property.** The Subject Property is currently zoned C-2 as part of the previous actions approved by the Board of Commissioners under RZC-03-043. The Subject Property is approximately 1.96 acres located on the northern side of Athens Highway, and is also known as Tract 3 of the Creek Side Sports Center Final Plat.

The intended use of the Subject Property is a Lawnmower and Tractor Sales & Repair Facility with an outdoor display area for equipment and sales, sales showroom to display other items, service facility for repairs, and a parts room. A SUP is required for the Subject Property to permit the special uses of **Heavy Equipment and Farm Equipment Sales and Service** under the C-2 zoning designation. A CIC is required for the Subject Property to remove Condition (2E) which states "**Outdoor Sales and/or Storage shall be prohibited**". Both of these items are critical to the success of the Applicant on the Subject Property and are vital for his entire business to properly operate and grow in the future.

Currently, the Applicant is Owner and Operator of Stephens Repair Shop in Loganville, GA and is widely respected in his field of expertise. Their existing location is less than 8,000 square feet and they have simply outgrown that space. The Athens Highway corridor is the ideal location for their business model as it provides easy access from all parts of the metro Atlanta area. The proposed facility on the Subject Property will be approximately 16,000 square feet consisting of a Sales, Service, and Parts for Outdoor Lawn and Farm Equipment. The Subject Property has been recently mass graded (by others) with utilities stubbed out to include Sanitary Sewer, Water, and Storm Water. A Master Detention facility has been constructed and is

2180 Satellite Boulevard / Suite 400-15 / Duluth, Georgia 30097
(404) 355-6700 Phone (404) 355-6760 Fax
www.inlandgrp.com



RECEIVED 8-5-11
CIC2011-00020

appropriately sized to handle the proposed development. The proposed improvement to the Subject Property will all be new construction and the architectural treatments will meet the minimum standard of the immediate and surrounding area which is largely composed of brick and stone combinations. The Subject Property has a full length deceleration, curb cut with full access to Athens Highway, and pedestrian sidewalks along the entire frontage. Athens Highway is considered an Urban Freeway and Expressway by the GDOT Functional Classification as part of The Gwinnett Unified Plan: Comprehensive Transportation Plan, and has a traffic counts in excess of 34,000 ADT between Rosebud Road and the Walton County Line per the current Gwinnett County Traffic Counts.

We respectfully request your approval of this request of the SUP to permit **Heavy Equipment and Farm Equipment Sales and Service** under the C-2 zoning designation, and the CIC for the remove **Condition (2E)** which states *"Outdoor Sales and/or Storage shall be prohibited"*. We would be more than happy to meet with Staff and the District Representatives on-site or at the current Stephens Repair Shop facility to discuss in greater detail the core business operations and future growth plans.

Thank you for your consideration of this request.

Sincerely,

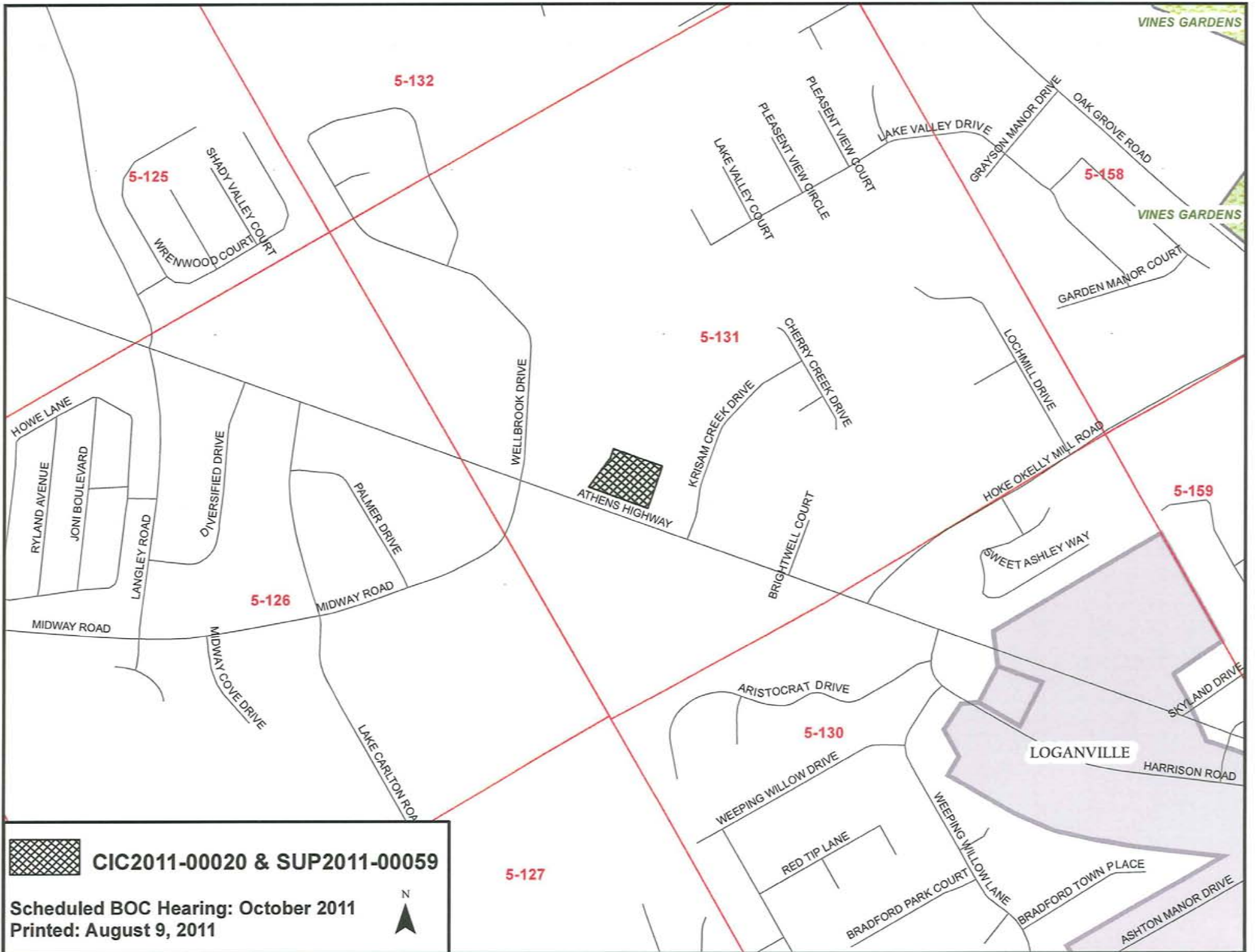


Inland Group, LLC
Agent for the Applicants

cc: Chris Moon, Applicant
File



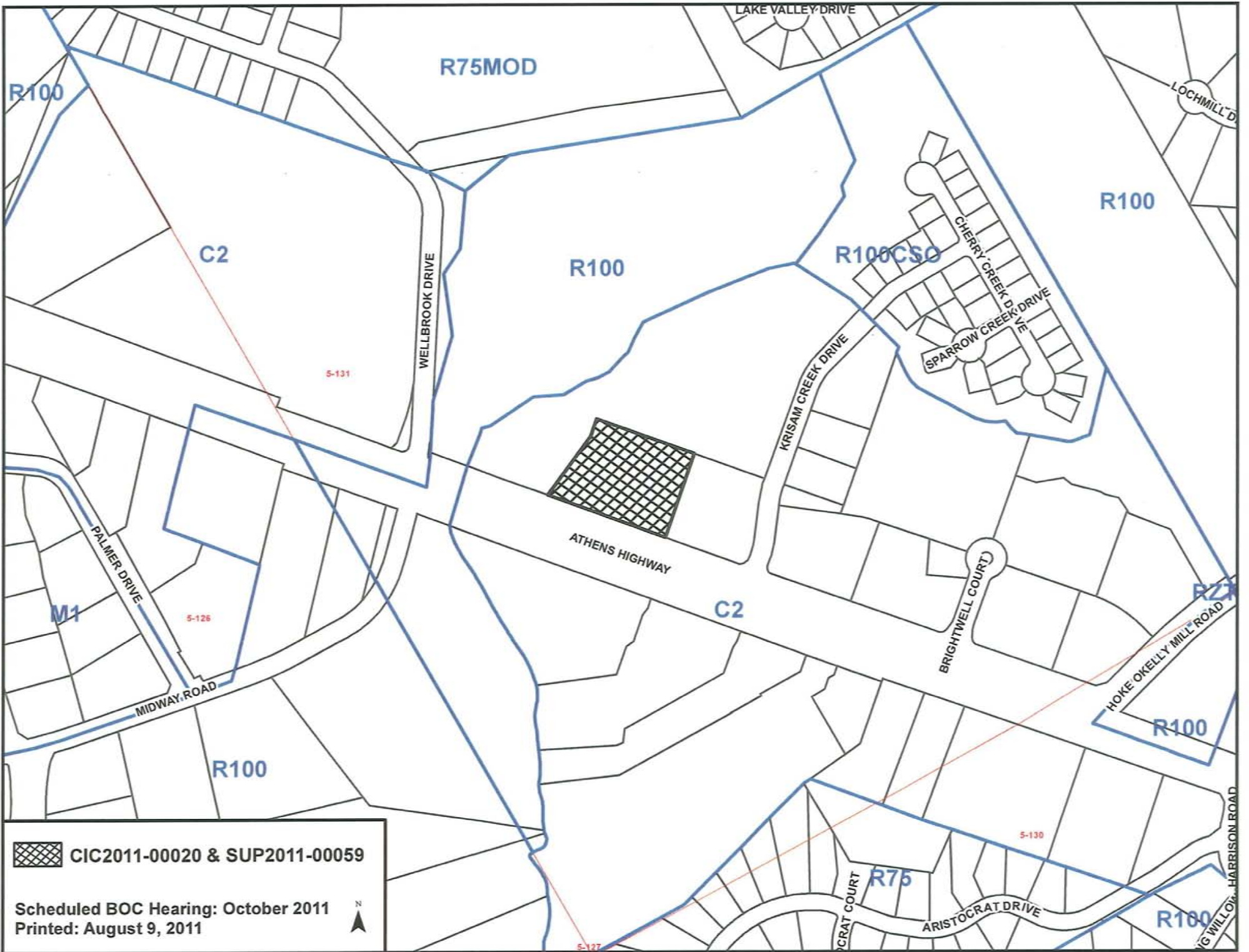
RECEIVED 8-5-11
CIC2011-00020



CIC2011-00020 & SUP2011-00059

Scheduled BOC Hearing: October 2011
 Printed: August 9, 2011





 CIC2011-00020 & SUP2011-00059

Scheduled BOC Hearing: October 2011
Printed: August 9, 2011



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

CASE NUMBER :**SUP2011-00055**
ZONING :R-75
LOCATION :0 - 100 BLOCK OF LEVEL CREEK ROAD
:4800 BLOCK OF WEST PRICE ROAD
MAP NUMBER :R7288 007
ACREAGE :3.29 ACRES
PROPOSED DEVELOPMENT :FAMILY PERSONAL CARE HOME
SQUARE FEET :4,300 SQUARE FEET
COMMISSION DISTRICT :(1) LASSETER

FUTURE DEVELOPMENT MAP:

APPLICANT: CHARLES M. GRENNOR
89 LEVEL CREEK ROAD
SUWANEE, GA 30024

CONTACT: CHARLES GRENNOR PHONE: 770.337.5329

OWNER: CHARLES M. GRENNOR
89 LEVEL CREEK ROAD
SUWANEE, GA 30024

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:

July 12, 2011

Gwinnett County
Planning and Development
One Justice Square
446 West Crogan St. Suite 250
Lawrenceville, GA 30046

Re: Letter of Intent
Special Use Permit Application
89 Level Creek Road
Suwanee, GA 30024

To Whom It May Concern:

This letter of intent is submitted to comply with the rules and requirements as specified by the Gwinnett County Planning Division and Special Use Permit Application. I am requesting a special use permit to open a family personal care home at the above location.

- The name of the family personal care home will be Rebecca Manor.
- The home will provide housing and daily living assistance to 3-4 residents.
- The property is currently zoned for R-75 and sits on 3.3 acres.

With an ever increasing need for senior housing and care in the Gwinnett County area, our goal is to provide a home environment that ideally suits their lifestyle at an affordable cost.

Thank you for your consideration in granting this special use permit in order to allow this family personal care home to serve the needs of residents in our community.

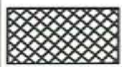
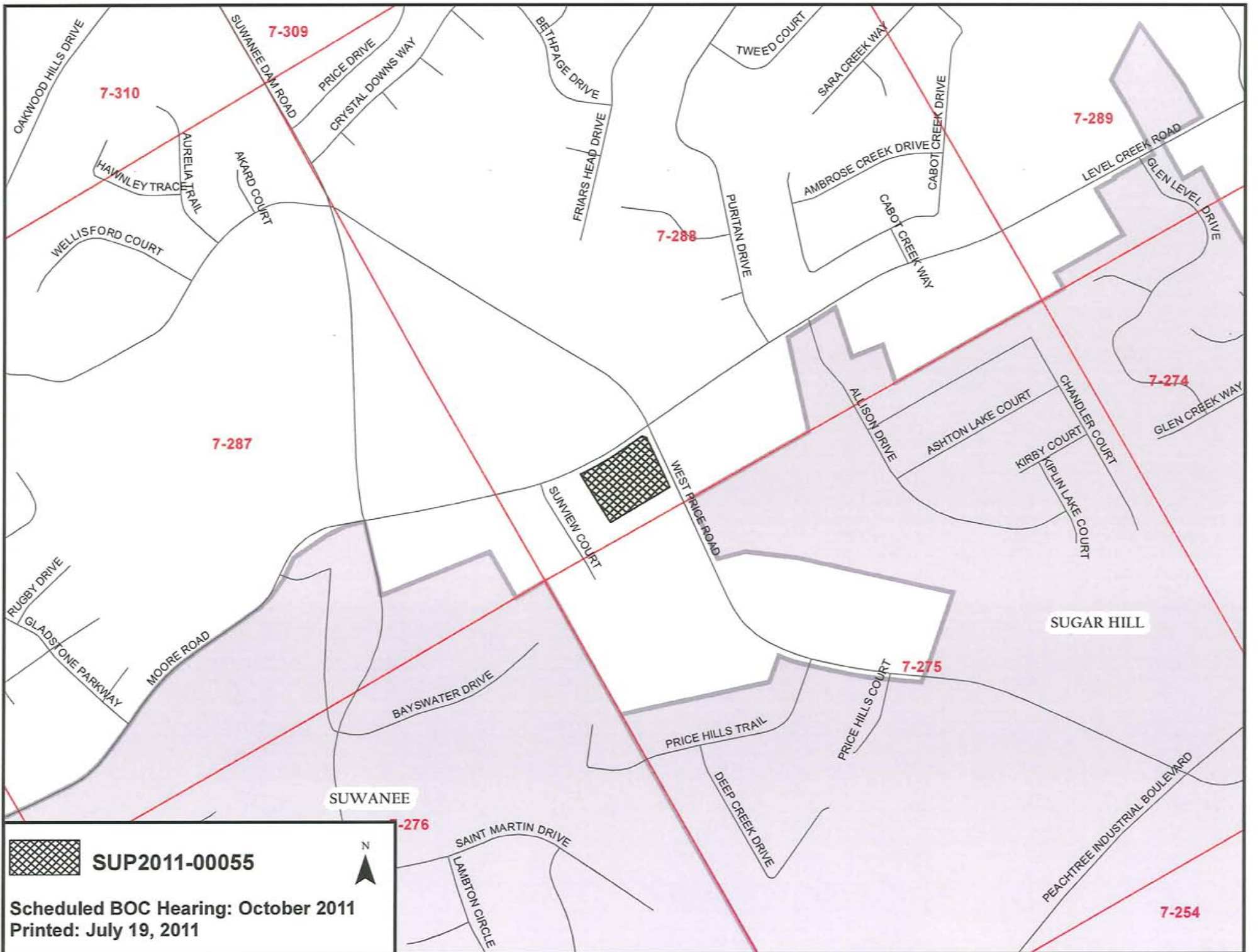
Sincerely,



Charles M. Grennor
Owner



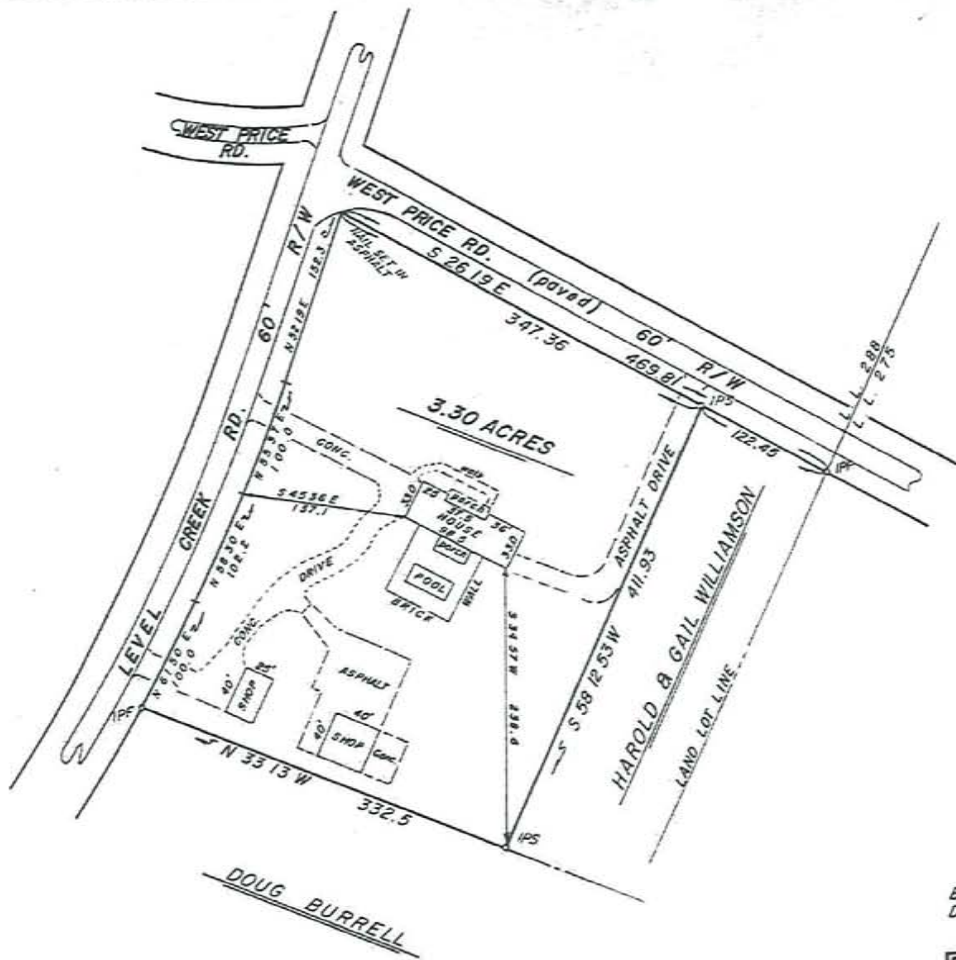
RECEIVED 7-13-11
SUP2011-00055



SUP2011-00055

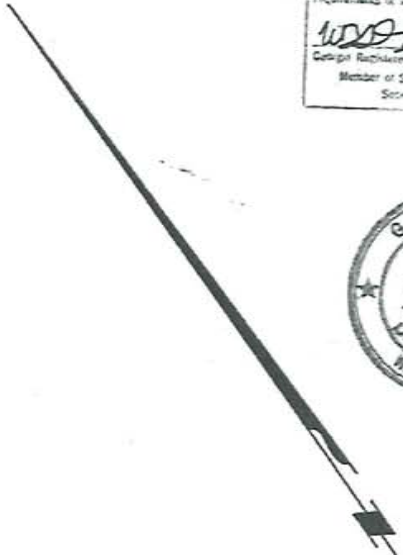


Scheduled BOC Hearing: October 2011
Printed: July 19, 2011



To my opinion, this is a correct representation of the land plotted and has been prepared in conformity with the minimum standards and requirements of law.

W. T. Dunahoo
 Georgia Registered Surveyor No. 1577
 Member of Surveying and Mapping Society of Georgia

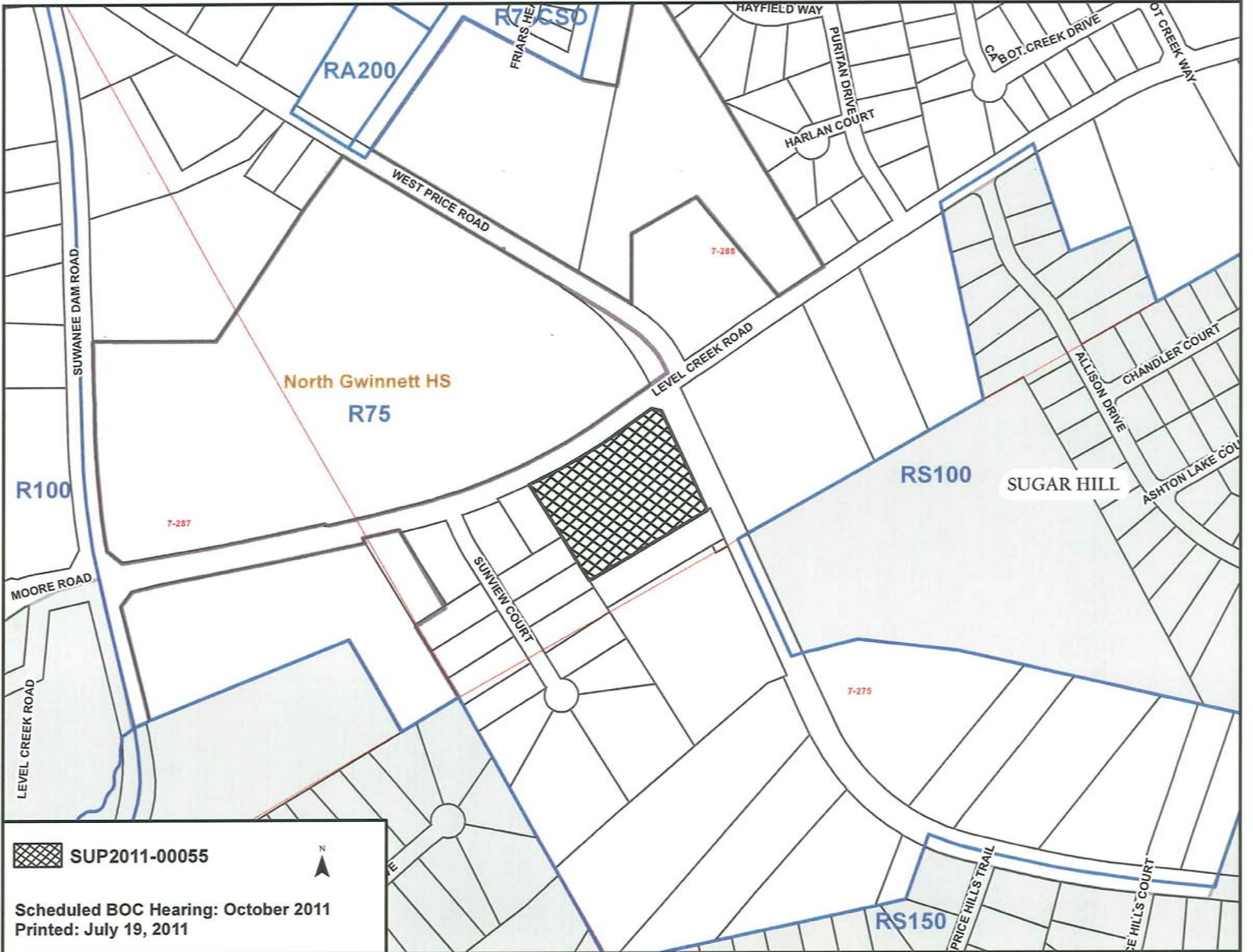


BEING TRACT 1 OF OUR SURVEY FOR THOMAS E. ROBINSON, Jr.
 DATED 4-24-91; REVISED 2-22-93.

CLOSING PLAT FOR				STATE OF GEORGIA	
CHARLES M. GRENNOR & CHRISTINA L. GRENNOR					
L.L. 288 7th - DISTRICT					
CITY	GMD	COUNTY	SCALE	DATE	
		GWINNETT	1" = 100'	6-22-93	
W. T. DUNAHOO AND ASSOCIATES, INC.					
ATLANTA, HWY.		PH-867-3911		WINNER, GEORGIA	

RECEIVED 7-13-11
 SUP2011-00055

IPS-IRON PIN SET
 IPF-IRON PIN FOUND



 SUP2011-00055



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

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

CASE NUMBER :**SUP2011-00056**
ZONING :C-2
LOCATION :3700 BLOCK OF VENTURE DRIVE
MAP NUMBER :R6208 103
ACREAGE :7.97 ACRES
PROPOSED DEVELOPMENT :TAXI SERVICE
SQUARE FEET :125 SQUARE FEET
COMMISSION DISTRICT :(1) LASSETER

FUTURE DEVELOPMENT MAP:

APPLICANT: ARIRANG TAXI & LIMO, LLC
3761 VENTURE DRIVE
DULUTH, GA 30096

CONTACT: KUN C. PAK PHONE: 770.582.0995

OWNER: S & H FAMILY INVESTMENTS, LLC
3761 VENTURE DRIVE
DULUTH, GA 30096

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:

Gwinnett Place Business Park
3761 Venture Drive
Suite 200
Duluth, GA 30096
Telephone: 678.584.0800
Fax: 404.658.1155

Gwinnett County Planning Division
446 West Crogan Street
Suite 250
Lawrenceville, Georgia 30046

Dear Sir or Madam,

July 10, 2011

This is a letter of intent to apply for a Special Use Permit. The use of this special permit is to establish a taxi dispatch office at the location of 3761 Venture Drive. There will only be one taxicab at this physical location. Therefore there should not be any interference with traffic or any other complications in establishing this dispatch office.

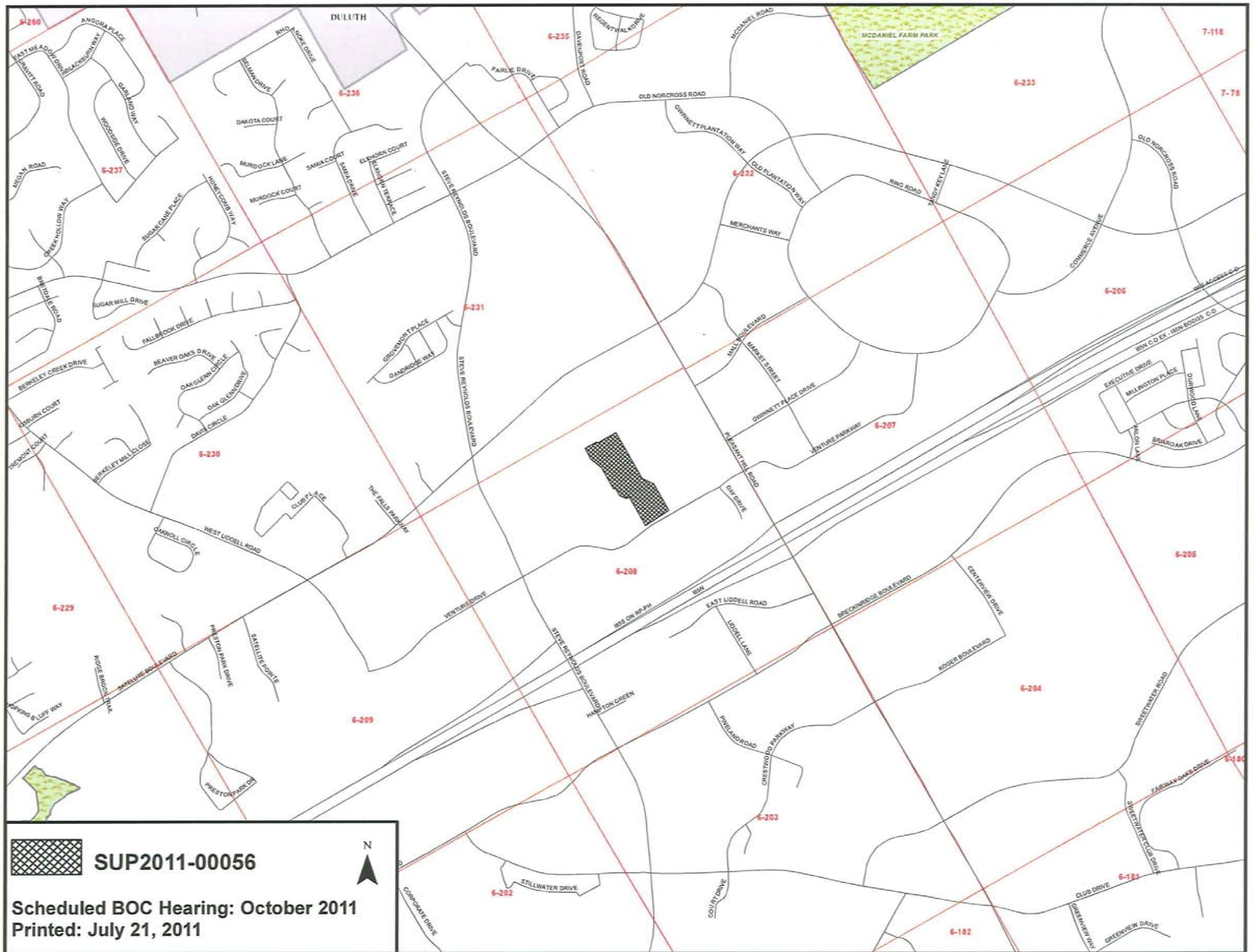
Best Regards,

Joanna P. Choi

Joanna Choi



RECEIVED 7-12-11
SUP2011-00056



SUP2011-00056



Scheduled BOC Hearing: October 2011
Printed: July 21, 2011

Legend of Symbols & Abbreviations

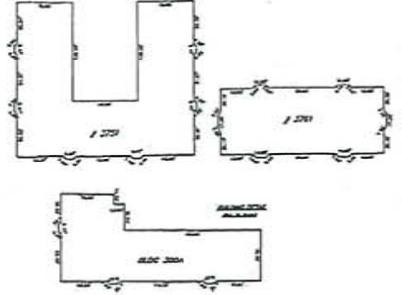
Table with 2 columns: Symbol and Description. Symbols include various line styles and markers for utilities, easements, and structures.

Record Legal Description

LEGAL DESCRIPTION OF THE LAND SHOWN ON THIS PLAN, TO-WIT: THE LAND SHOWN ON THIS PLAN IS PART OF THE LAND DESCRIBED AS FOLLOWS: [Detailed legal text]

Survey Notes

- 1. THE SITE BOUNDARIES AND THE SURVEY ARE SHOWN WITH A BOUNDARY AND SURVEY LINE.
2. THE SITE BOUNDARIES AND THE SURVEY ARE SHOWN WITH A BOUNDARY AND SURVEY LINE.
3. THE SITE BOUNDARIES AND THE SURVEY ARE SHOWN WITH A BOUNDARY AND SURVEY LINE.



Utility Contact

UTILITY CONTACT INFORMATION AND NOTES REGARDING EXISTING AND PROPOSED UTILITIES ON THE SITE.

Measured Description

Detailed measured description of the site boundaries and internal features, including bearings and distances.

Statement of Encroachment

STATEMENT OF ENCROACHMENT: [Text regarding encroachments on the site]

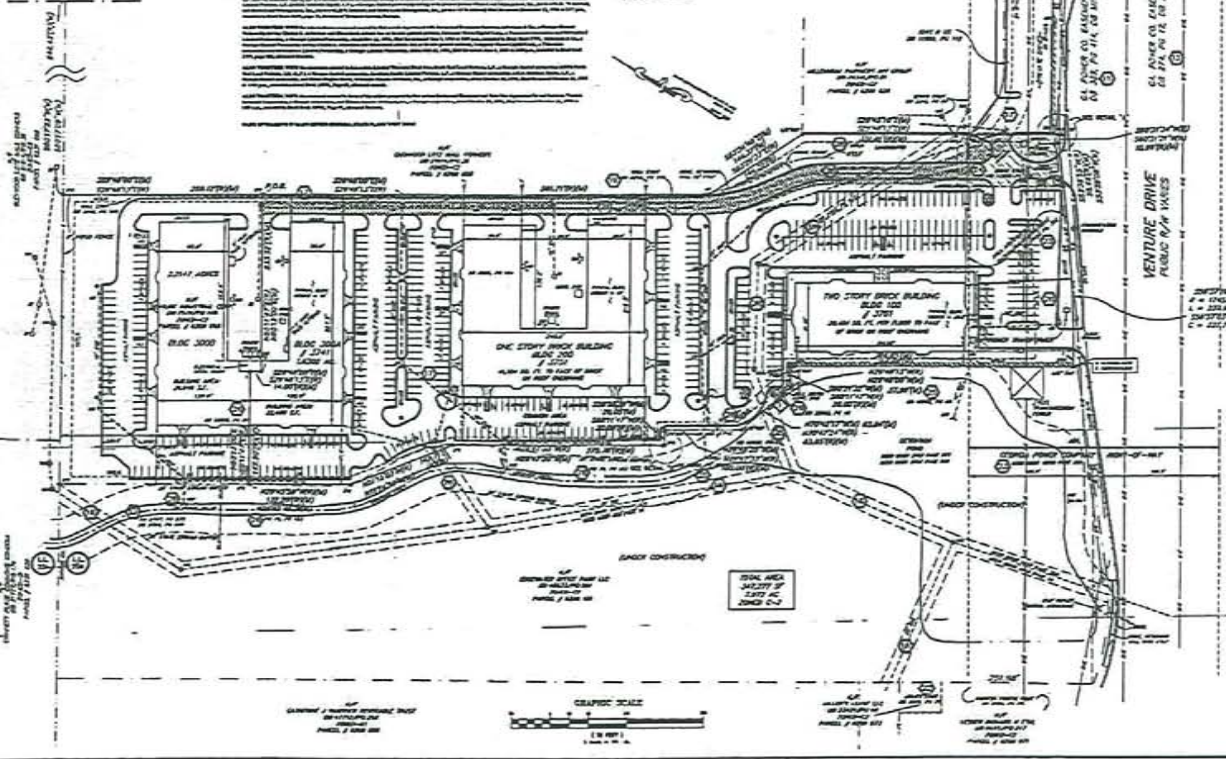
Statement of Zoning

STATEMENT OF ZONING: [Text regarding zoning regulations and compliance]

Statement of Parking

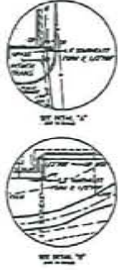
STATEMENT OF PARKING: [Text regarding parking requirements and provisions]

PLEASANT HILL ROAD (120' R/W)



Statement of Zoning

Detailed zoning statement and regulatory references, including citations to local ordinances.



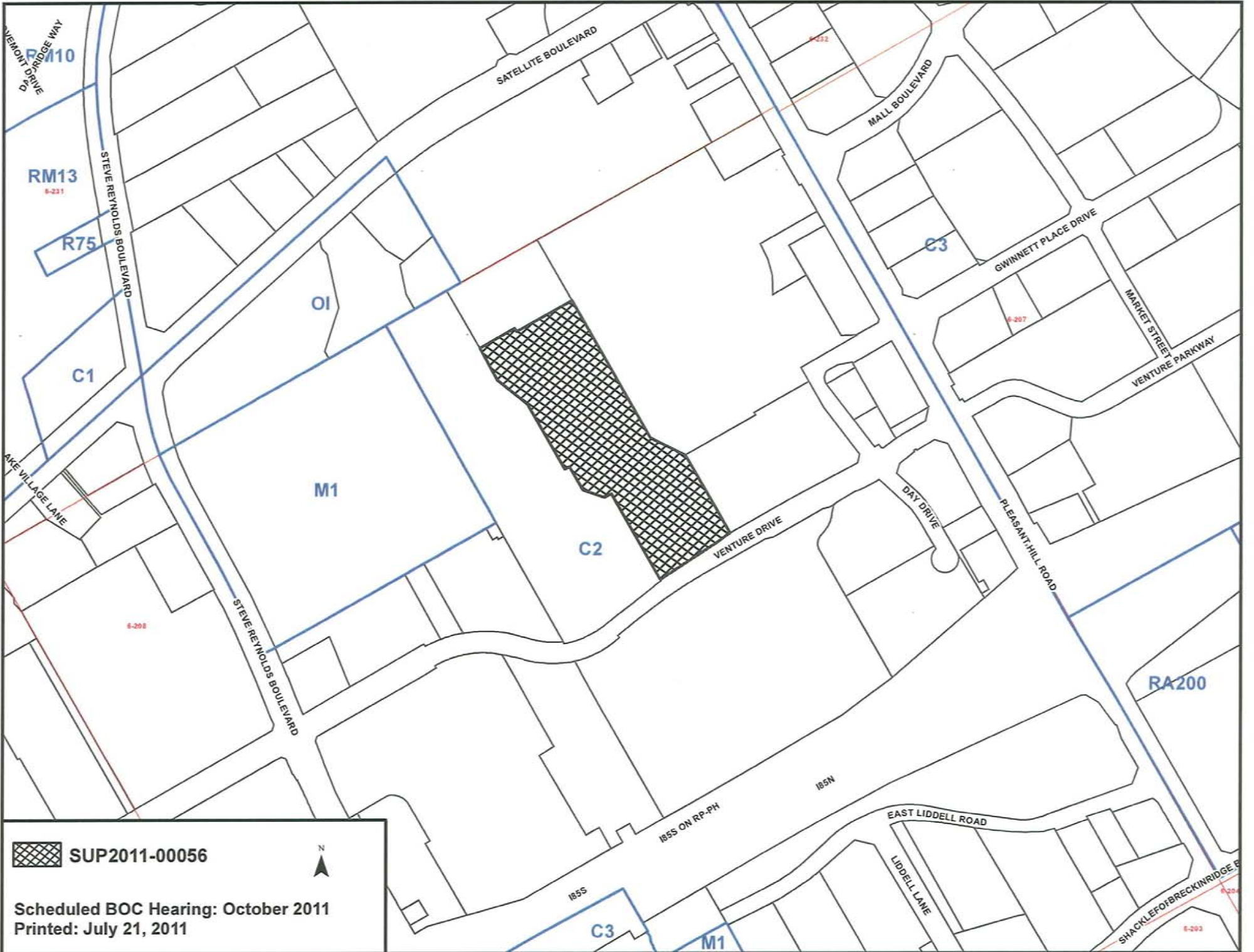
SUP 11 056

ALTA/ACM Land Title Survey

JUL 2 2011

Project information summary table including: LOCATED IN, PROJECT LOCATION, PROJECT ASSIGNED, PROJECT NAME, and GRANT SHEPHERD & ASSOCIATES, INC. details.





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

CASE NUMBER :**SUP2011-00058**
ZONING :C-2
LOCATION :2700 BLOCK OF LAUREL DRIVE
MAP NUMBER :R7146 023
ACREAGE :2.27 ACRES
PROPOSED DEVELOPMENT :TRUCK RENTAL (RENEWAL)
COMMISSION DISTRICT :(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: ANTHONY KIPPES
3112 S. PONTE VEDRA, B-1
S. PONTE VEDRA BEACH, FL 32082

CONTACT: ANTHONY KIPPES PHONE: 228.273.9099

OWNER: STORESMART OF BUFORD, LLC
LEWIS POLLACK
2384 N.W. 49TH LANE
BOCA RATON, FL 33431

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:

StoreSmart

Development, LLC

8/3/2011

Gwinnett County,
Department of Planning and Development
4486 West Crogan Street, Suite 250
Lawrenceville, Georgia 30046

9' 1.22 p 1
23' 1.22 p 1

This letter shall serve as our Letter of Intent and formal request to have the limited Truck Rental Special Use Permit SUP2010-00039 continue as a permanent use for the property.

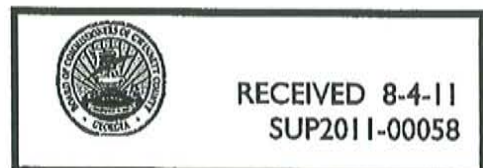
StoreSmart has been able to continue serving their customers and grow their business through the benefit of this vital service.

By providing a Truck Rental service as part of our business we gain exposure to the U-Haul network as a provider of storage products and services. It is through this strategic partnership that we have been able to offer enhanced convenience and service to the community. This exposure in the marketplace is a vital necessity as it ensures a greater frequency of storage rentals and survival of the business.

Sincerely,



Anthony J. Klippes



7-139

GWINNETT ENVIRONMENTAL & HERITAGE CENTER

7-176

7-175

1855

7-145

185N

7-174

SENTINEL CIRCLE

GRACE DRIVE

BAYMOUNT WAY

BAYMOUNT DRIVE

SENTINEL PARKWAY

7-146

LAUREL DRIVE

BUFFORD DRIVE

LAUREL CROSSING PARKWAY

7-173

LAUREL VALLEY TRAIL
LAUREL VALLEY COURT

7-134

7-147

SPRING BROOK DRIVE

ROCK SPRINGS ROAD

7-148

SPRING TIME DRIVE

CROSSING ROCK

7-133

WINSLOW RIDGE DRIVE

BLUFFTON ROAD

UPSHUR PLACE

TYBEE DRIVE

WHITEBLUFF WAY

7-132

WHITEBLUFF WAY

TALL OAK DRIVE



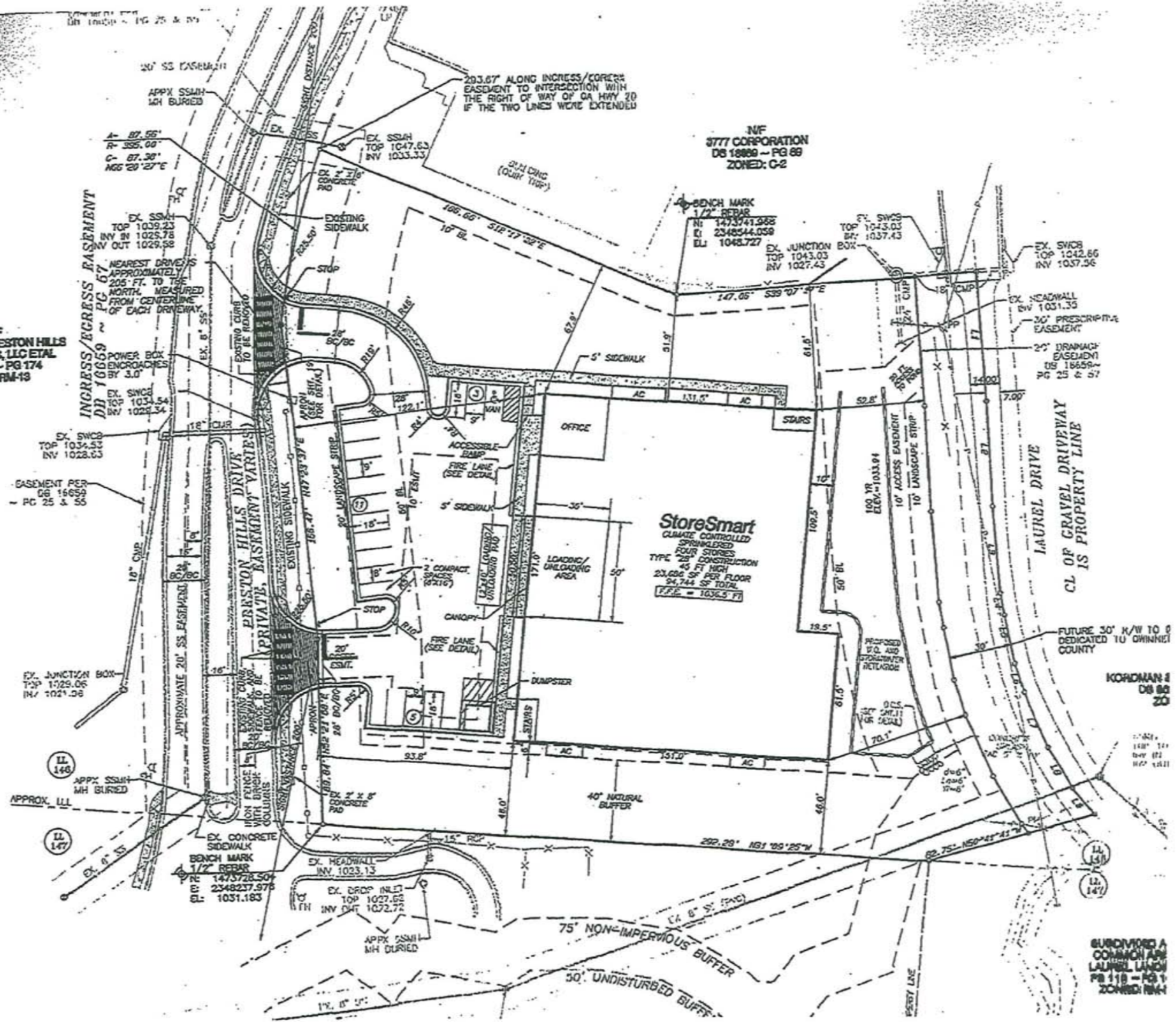
SUP2011-00058



Scheduled BOC Hearing: October 2011
Printed: August 4, 2011

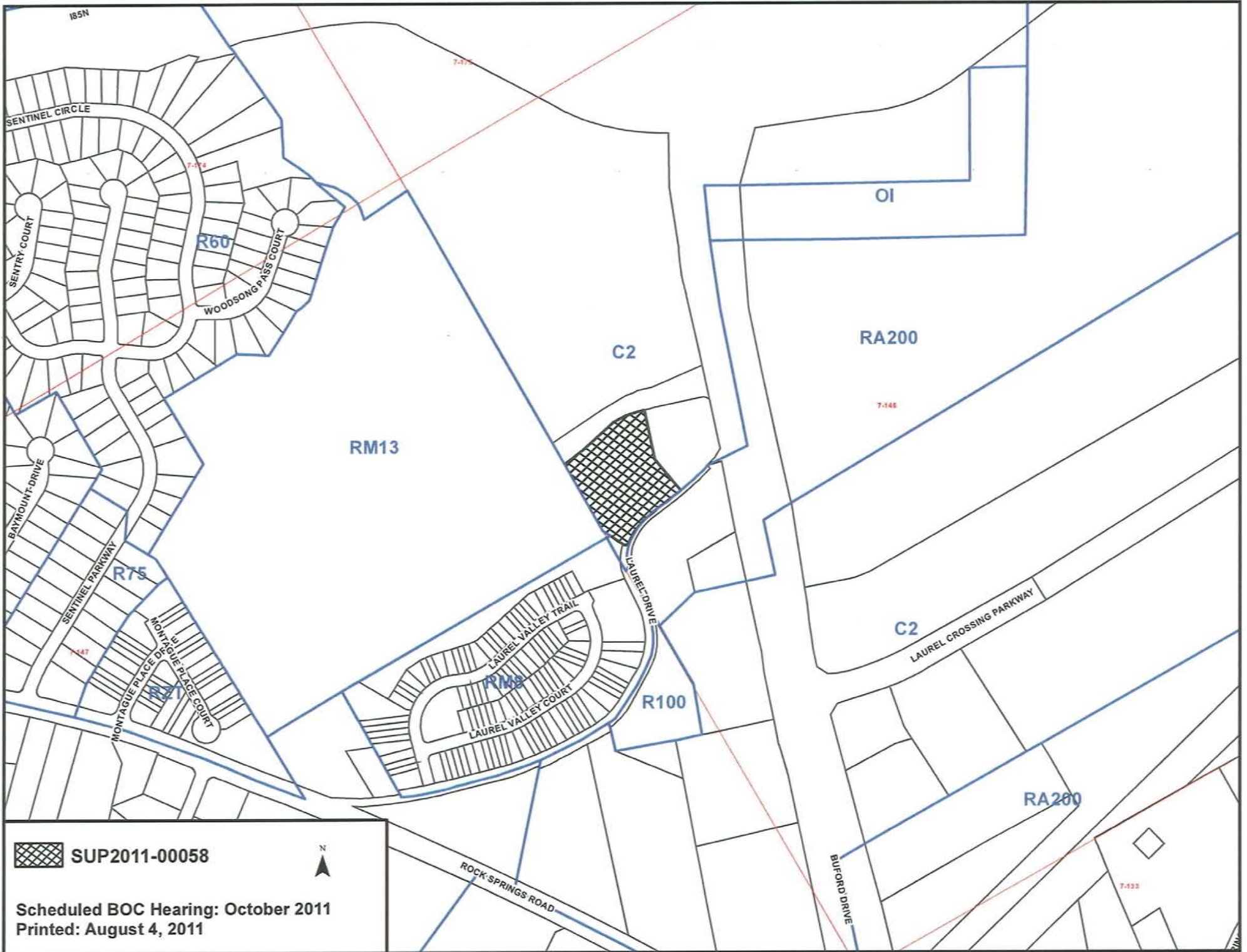
NF
ANDERSON PRESTON HILLS
APARTMENTS, LLC ETAL
DB 43807 - PG 174
ZONED: RM-18

NF
3777 CORPORATION
DB 18866 - PG 88
ZONED: C-2



RECEIVED 8-4-11
ST. LOUIS, MISSOURI

SUBDIVISION
COMMON FOR
LAUREL LANE
PG 118 - PG 121
ZONED: RM-18



 SUP2011-00058



Scheduled BOC Hearing: October 2011
Printed: August 4, 2011

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

CASE NUMBER :**SUP2011-00060**
ZONING :M-1
LOCATION :1100 BLOCK OF HURRICANE SHOALS ROAD
:1200 BLOCK OF CEDARS ROAD
MAP NUMBER :R5209 032
ACREAGE :3.47 ACRES
PROPOSED DEVELOPMENT :CHURCH
SQUARE FEET :2,867 SQUARE FEET
COMMISSION DISTRICT :(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: THE REDEEMED CHRISTIAN CHURCH OF GOD
CHRIST CENTERED INTERNATIONAL CHAPEL, INC.
C/O MICHAEL ADEMISOYE
3810 WALDROP ROAD
DECATUR, GA 30034

CONTACT: STACEY GALOS PHONE: 678.427.7967

OWNER: CCOP, LLC
1960 SATELLITE BOULEVARD, SUITE 2300
DULUTH, GA 30096

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY WATER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:

**THE REDEEMED CHRISTIAN CHURCH OF GOD
CHRIST CENTERED INTERNATIONAL CHAPEL, INC.
3810 Waldrop Road
Decatur, Georgia 30034**

August 3, 2011

Gwinnett County Department of Planning and Development
Planning Division
One Justice Square
446 West Crogan Street
Lawrenceville, Georgia 30046

RE: Letter of Intent
to Special Use Permit Application
for The Redeemed Christian Church of God – Christ Centered International
Chapel, Inc. at 1130 Hurricane Shoals Road, Suite 1600, Lawrenceville,
Georgia 30043

Dear Planning Department:

The subject property consists of a 3.47 acre tract located at 1130 Hurricane Shoals Road, Lawrenceville, Georgia, 30046. The subject property consists of one parcel (5th District, Land Lot 209, Parcel ID 032) zoned M-1 and is fully developed with one one-story office building totaling 45,500 square feet.


It is the applicant's intent to lease one suite (Suite 1600) totaling 2,867 square feet within the existing office building.

It is the applicant's intent to obtain a Special Use Permit for that suite only for a church.

It is the applicant's desire to use the suite as a church office and worship center. The main hours of operation will be Sundays between the hours of 9am and 1pm and Tuesdays between the hours of 7pm and 9pm. While the suite's occupancy load per the Gwinnett County Fire Marshal is approximately 80 persons, the current church membership is approximately 50 persons, about one-half of which are of legal driving age.

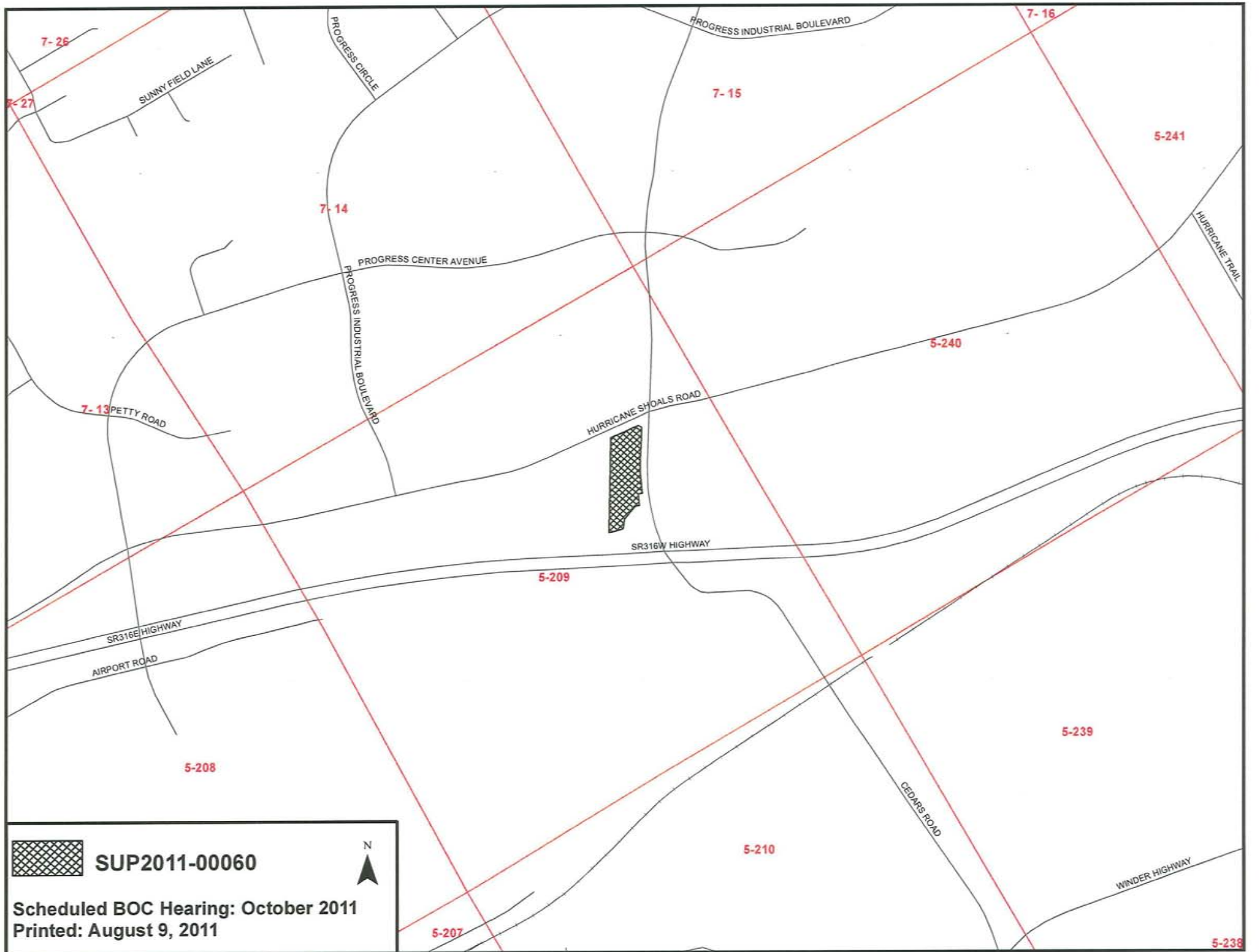
The applicant appreciates the Planning Department's consideration of this Special Use Permit application and is available to provide any additional information the Planning Department may require.

Respectfully submitted,


Michael Ademisoye
for The Redeemed Christian Church of God – Christ Centered International Chapel, Inc.



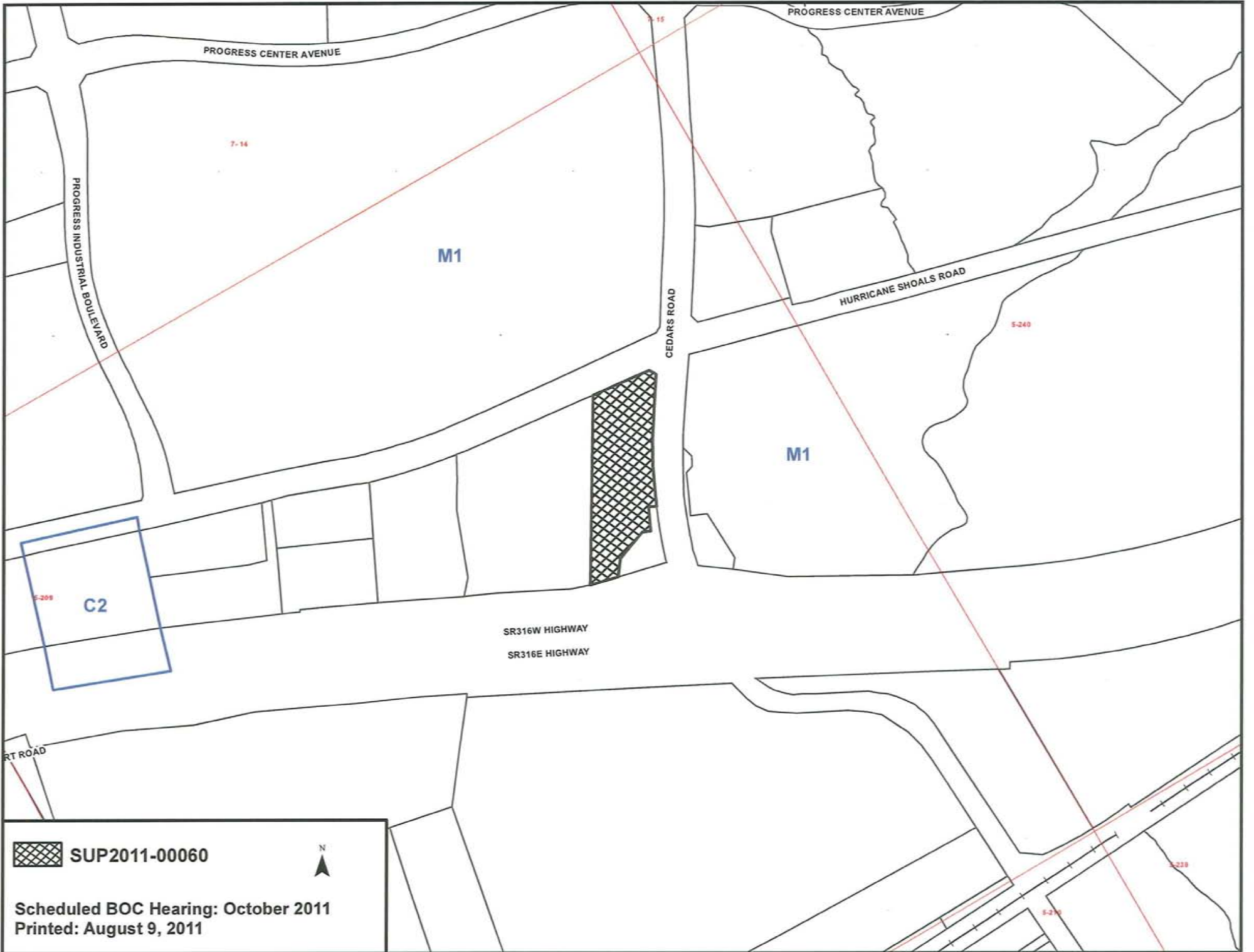
RECEIVED 8-5-11
SUP2011-00060



SUP2011-00060



Scheduled BOC Hearing: October 2011
Printed: August 9, 2011



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

CASE NUMBER :SUP2011-00061
ZONING :C-2
LOCATION :4700 BLOCK OF BRITT ROAD
:4500 - 4600 BLOCKS OF JIMMY CARTER BOULEVARD
MAP NUMBER :R6164 261
ACREAGE :9.20 ACRES
PROPOSED DEVELOPMENT :TITLE PAWN AND PRECIOUS METALS DEALER
SQUARE FEET :1,194 SQUARE FEET
COMMISSION DISTRICT :(2) HOWARD

FUTURE DEVELOPMENT MAP:

APPLICANT: JSL MULTISERVICE, INC.
4771 BRITT ROAD, SUITE 107
NORCROSS, GA 30093

CONTACT: LIZETH GARCIA PHONE: 678.261.7972

OWNER: CAMBELL REAL ESTATE GROUP, LLC
1-325 TWINGATE DRIVE
ALPHARETTA, GA 30022

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:

JSL Multiservice INC
4771 Britt Rd
Suite 107
Norcross GA 30093

July 28, 2011


Letter Of Intent

The location mentioned above is intended to be used as Precious Metal Regulations and Title Loans. The dwelling/premises square footage is 1171 is only One Lot/Suite. This location is located a business name Daniel Ahart Tax Service the use of space in the location will be at least 500 square feet. It's a commercial building.

Owners Agent
Lizeth Garcia

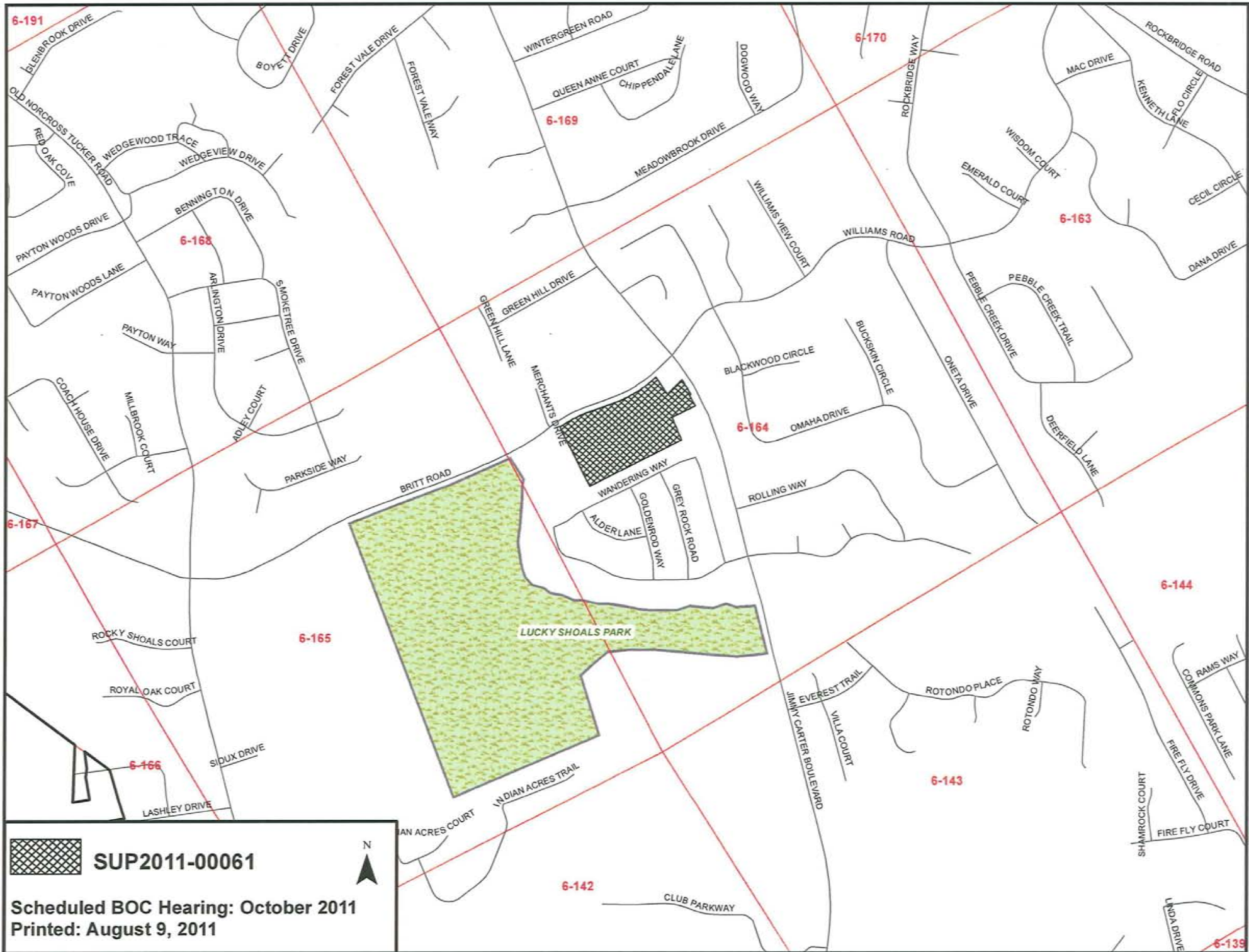
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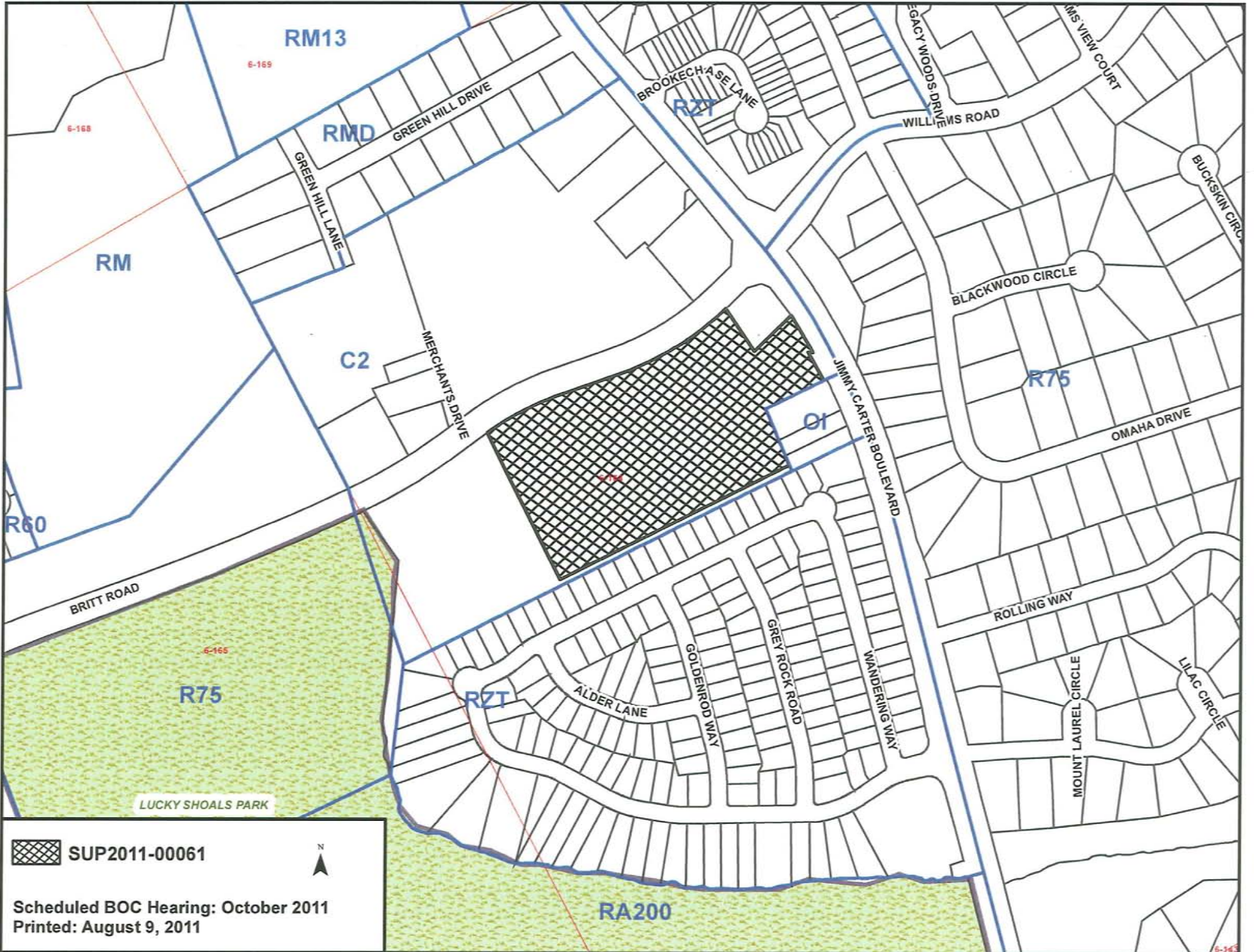
RECEIVED 8-5-11
SUP2011-00061



 SUP2011-00061



Scheduled BOC Hearing: October 2011
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 SUP2011-00061



Scheduled BOC Hearing: October 2011
 Printed: August 9, 2011

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

CASE NUMBER :BRD2011-00002
ZONING :C-1
LOCATION :5300 BLOCK OF LILBURN - STONE MOUNTAIN ROAD
:5300 BLOCK OF MILLER ROAD
MAP NUMBER :R6099 262
ACREAGE :1.12 ACRES
REQUEST :REDUCE REQUIRED BUFFER FROM 50 FEET TO 0 FEET
COMMISSION DISTRICT :(2) HOWARD

LAND USE PLAN RECOMMENDATION:

APPLICANT: ONE CONSULTING GROUP
P. O. BOX 54382
ATLANTA, GA 30308

CONTACT: STEVE J. BENNETT PHONE: 770.416.7511

OWNER: LANFORD COMMONS, LLC
50 GLENLAKE PARKWAY, SUITE 650
ATLANTA, GA 30328

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:

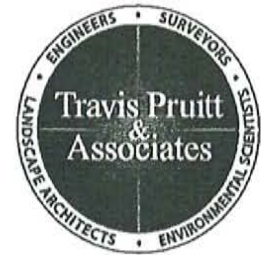
GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:



August 5, 2011

Hon. Charlotte J. Nash, Chairman
Shirley Lasseter, Commissioner
Lynette Howard, Commissioner
Mike Beaudreau, Commissioner
John Heard, Commissioner
Gwinnett County Board of Commissioners
75 Langley Dr.
Lawrenceville, GA 30045

Re: Buffer Reduction Request – Letter of Intent
Landford Commons Septic System Repair
5330 Lilburn Stone Mountain Road

Dear Chairman Nash and Members of the Board :

This buffer reduction request is made necessary due to a failure of the existing septic system for an existing shopping center. The septic system was previously located off-site, on property adjacent to the center. Investigations by soil scientists have determined that the off-site option is no longer viable and the only suitable repair location is the area directly behind the building. Connection to public sewer is not a feasible alternative, with the nearest public sewer being a lift station located in a residential neighborhood, more than 2,600' away.

Virtually the entire area behind the building is needed to achieve adequate treatment in a replacement system. The system will consist of tanks, appurtenances and high capacity chambers installed below-grade, with the area being re-grassed to match current conditions.

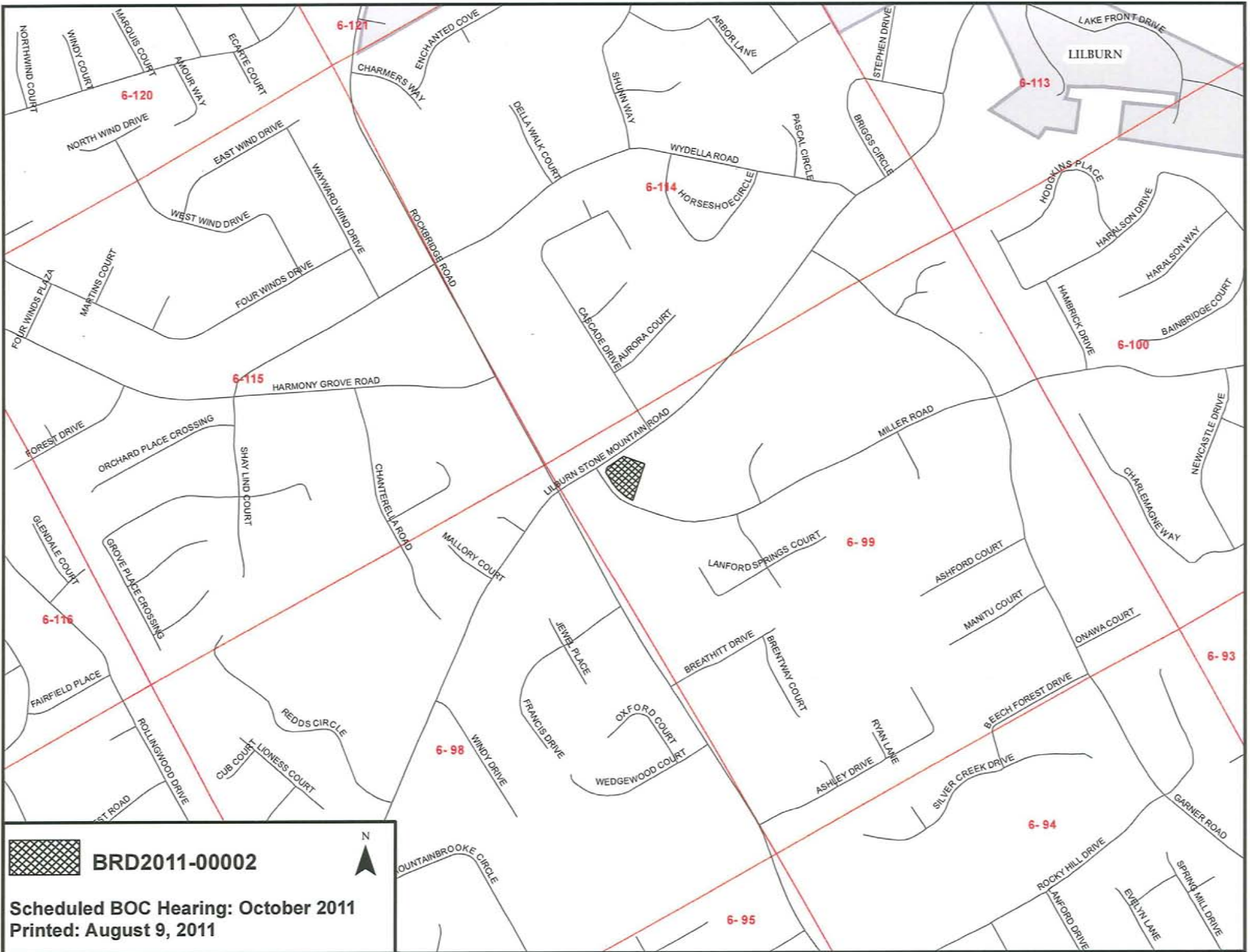
The property to the east of the proposed replacement drainfield was rezoned in 2001 from O-I to R-100. Prior to this rezoning, there was no buffer requirement between the properties. As a result of the rezoning, a 50' buffer has been introduced, where none existed previously. We are requesting a reduction of the buffer from 50' down to 0' to accommodate the septic system repairs.

Sincerely,

Steve J Bennett, PE
Project Manager



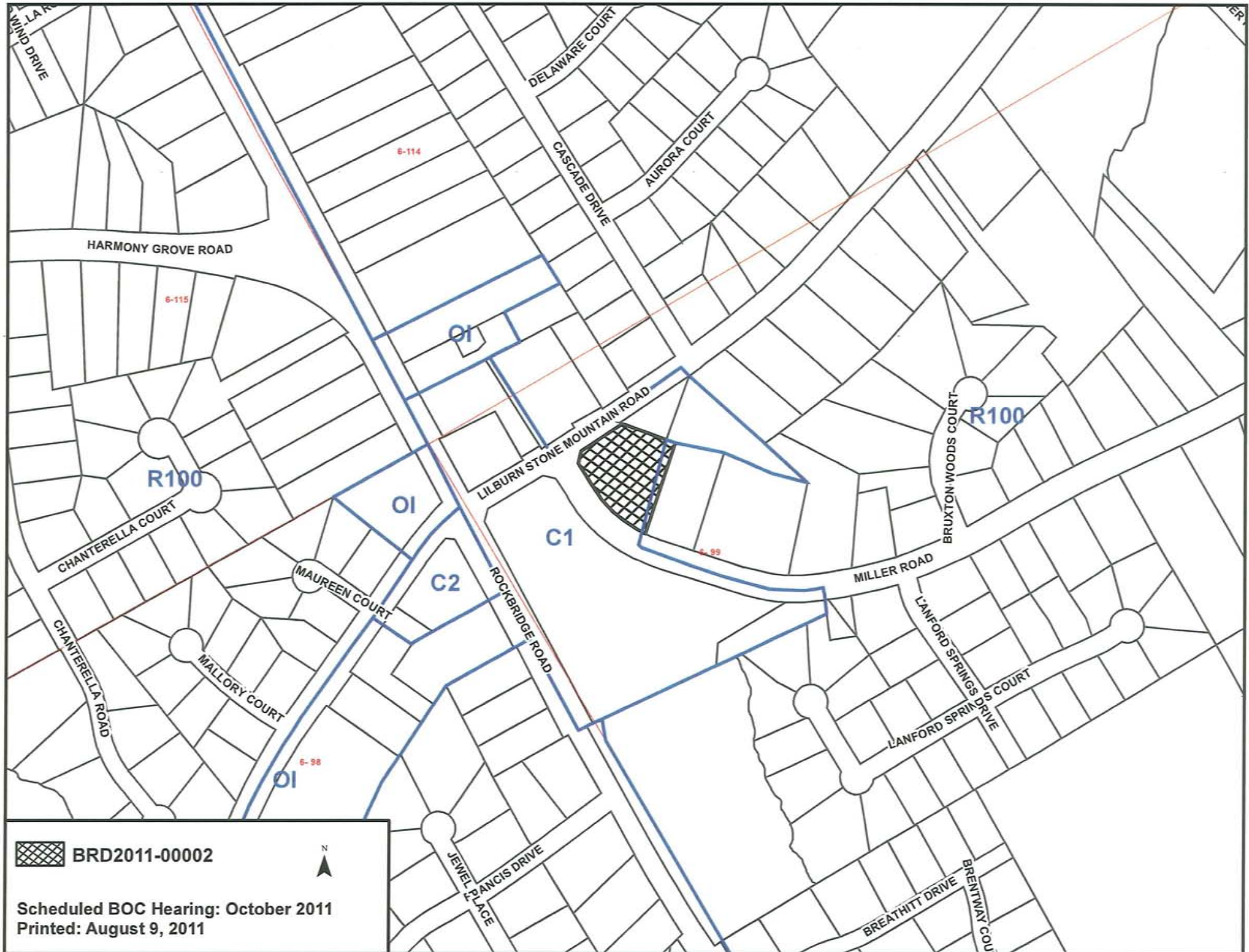
RECEIVED 8-5-11
BRD2011-00002



BRD2011-00002



Scheduled BOC Hearing: October 2011
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 BRD2011-00002



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