

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 November 2011.

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

CASE NUMBER :**RZC2011-00023**  
ZONING CHANGE :M-1 TO M-2  
LOCATION :4400 BLOCK OF BUFORD HIGHWAY  
:4400 BLOCK OF FREEDOM LANE  
MAP NUMBER :R6259 049 & R6259 050  
ACREAGE :2.73 ACRES  
PROPOSED DEVELOPMENT :SALVAGE OPERATION &  
RECOVERED MATERIALS PROCESSING  
COMMISSION DISTRICT :(2) HOWARD

CASE NUMBER :**SUP2011-00064**  
ZONING :M-2 (PROPOSED)  
LOCATION :4400 BLOCK OF BUFORD HIGHWAY  
:4400 BLOCK OF FREEDOM LANE  
MAP NUMBER :R6259 049 & R6259 050  
ACREAGE :2.73 ACRES  
PROPOSED DEVELOPMENT :SALVAGE OPERATION &  
RECOVERED MATERIALS PROCESSING  
COMMISSION DISTRICT :(2) HOWARD

**FUTURE DEVELOPMENT MAP:**

APPLICANT: VIVIAN D. SINGLETON  
7334 WILLIAMS ROAD  
FLOWERY BRANCH, GA 30542

CONTACT: TONY SINGLETON PHONE: 404.502.6818

OWNER: VIVIAN D. SINGLETON  
7334 WILLIAMS ROAD  
FLOWERY BRANCH, GA 30542

**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:**

August 29, 2011

Board of Commissioners, Gwinnett County Georgia  
Department of Planning and Development  
Gwinnett Justice and Administration Center  
75 Langley Avenue  
Lawrenceville, GA 30045

Letter of Intent:

Reference: Application for M2/w Special Use Permit/RECOVERED MATERIALS PROCESS

To Whom it May Concern:

Respectfully request favorable consideration for M2/ w Special Use Permit/Recovered materials process (of the property referenced below):

4465 & 4449 Buford Highway  
Norcross, GA 30071

Boundary survey and land description attached property total 2.73 acres.

Subject property is to be used for storage for heavy equipment, light equipment, along with trucks and other related

materials and equipment, top soil storage and concrete recycling. Small construction trailers for use for men to have a

restroom and store paper work and get out of the weather. Our desire is to come into compliance with the county's M2 zoning.

We understand this is to allow us, a broader range of tenants. At present we understand we need a SUP Permit to allow current

tenant to crush concrete and store fill dirt above fence limit. There are similar activities in the area. The rear property entrance

is located on a dirt road next to the railroad track. It is now screened with plants and trees and barely visible from Buford Hwy.

If deemed necessary we would like to screen the existing fence with black screening and be able to park heavy equipment

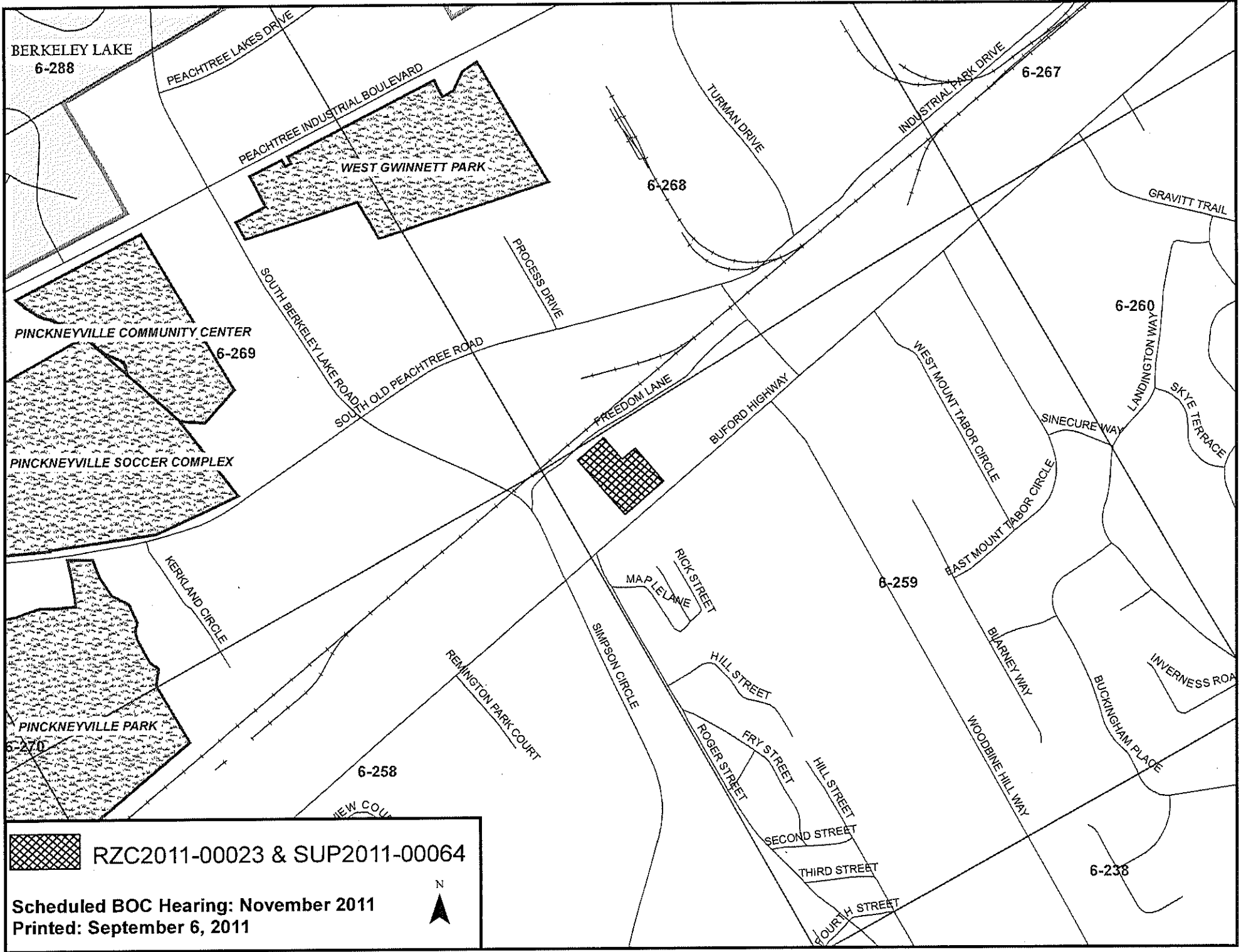
on gravel. We thank you for your consideration on this matter, since it is our livelihood and to pay our property taxes.


We are not a large company just citizens trying to make a living.

Sincerely,

Letter\_of\_intent1.txt

Tony & Vivian Singleton



 RZC2011-00023 & SUP2011-00064

Scheduled BOC Hearing: November 2011  
 Printed: September 6, 2011



6268 005  
4464

6268 001  
4462

6259 063  
4427

6259 068  
4428

6-268

6259 051  
4431

Gate

6259 064  
4454

FREEDOM LANE

Gravel

6259 050  
4449

6-259

6259 049  
4465

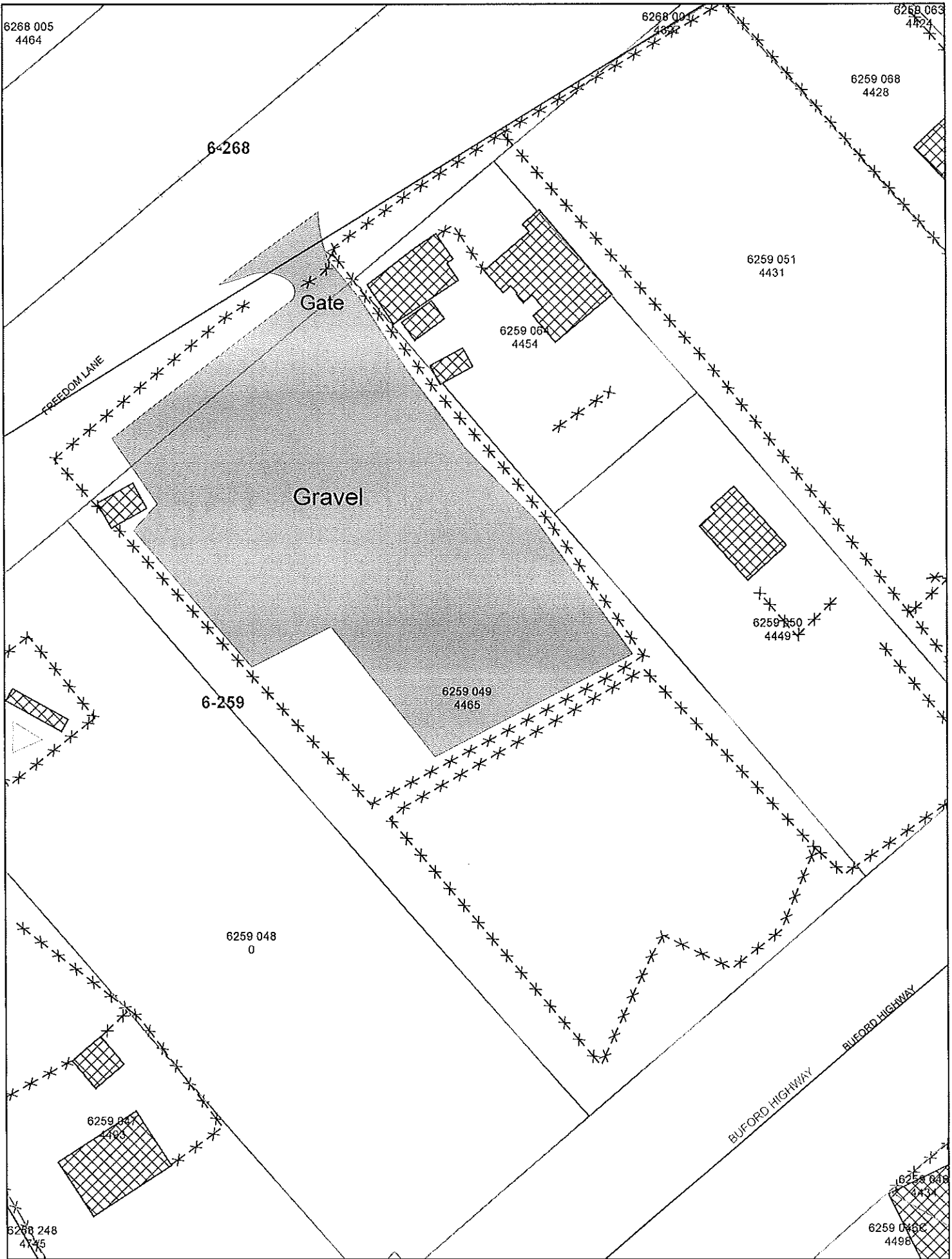
6259 048  
0

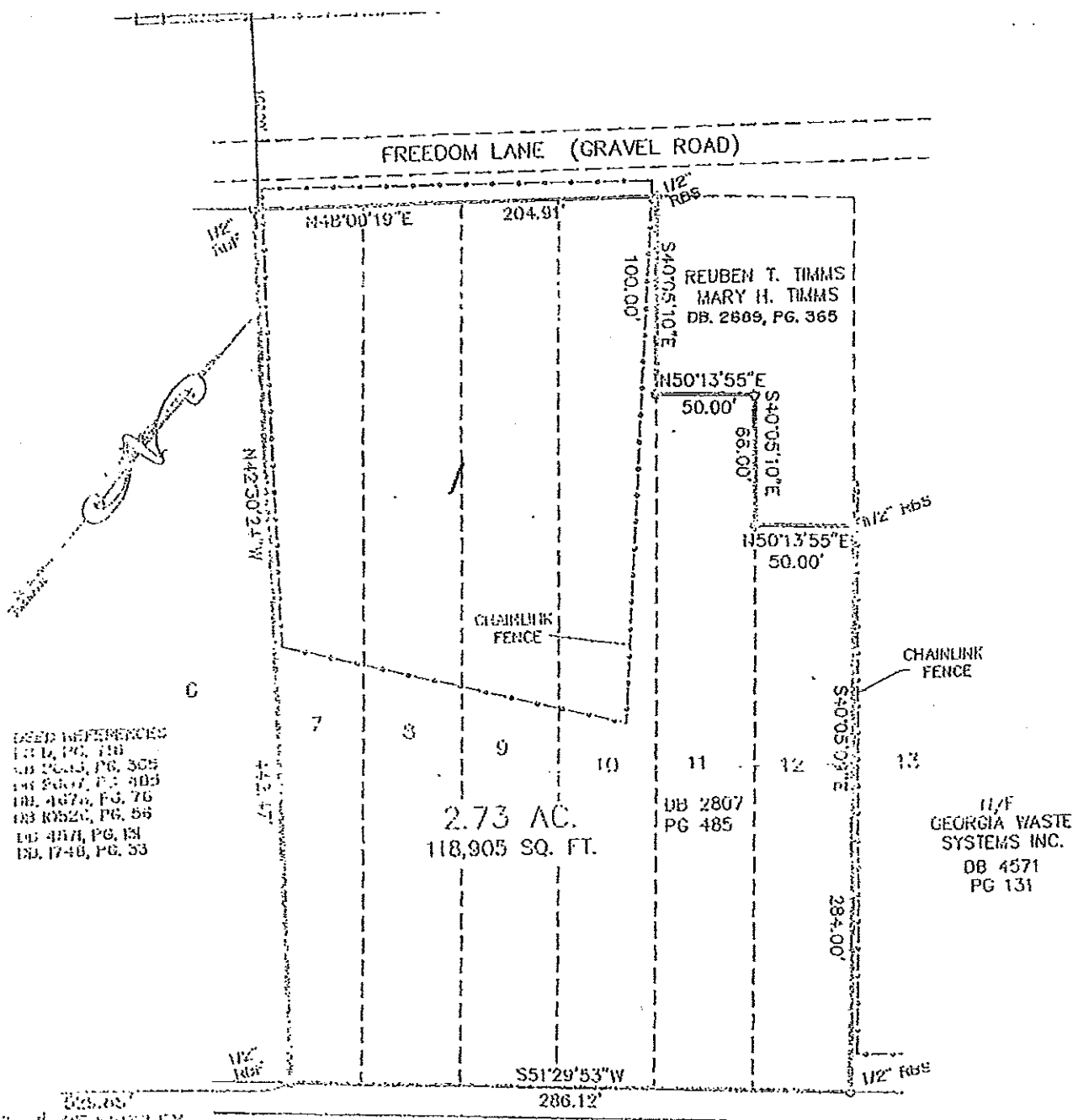
BIJFORD HIGHWAY

6259 047  
4462

6268 248  
4445

6259 046  
4498





DEED REFERENCES  
 1314, PG. 110  
 1315, PG. 305  
 1316, PG. 405  
 1317, PG. 76  
 1318, PG. 56  
 1319, PG. 131  
 1320, PG. 33

2.73 AC.  
 118,905 SQ. FT.

DB 2807  
 PG 485

11/F  
 GEORGIA WASTE  
 SYSTEMS INC.  
 DB 4571  
 PG 131

225.05'  
 TO L OF BRISLEY  
 1/4\"/>

SR 13 / US HWY 23 100' R/W

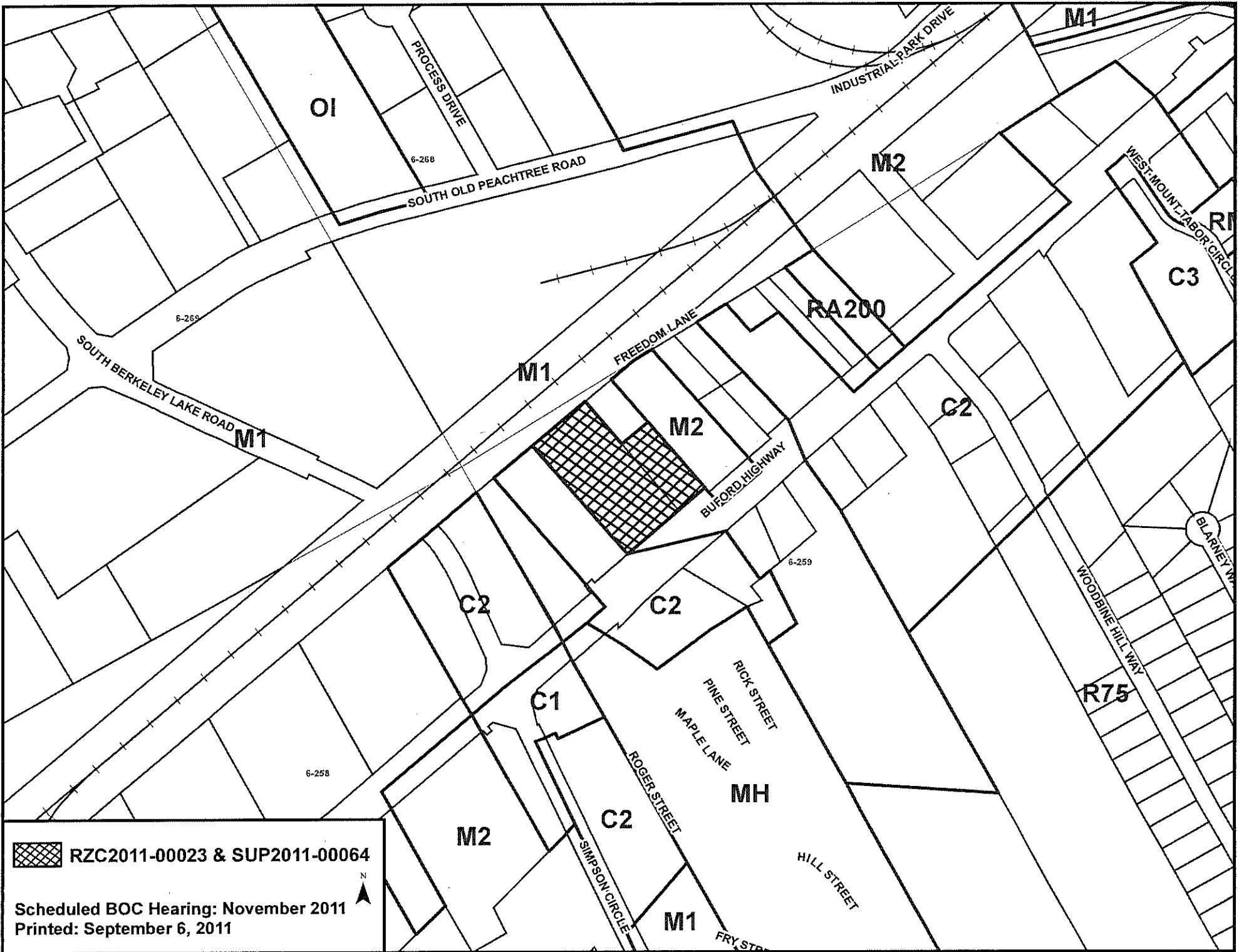
*[Faint, mostly illegible text, likely a surveyor's note or disclaimer]*


*To: English Hope*



SURVEY FOR:	TONY SINGLETON VIVIAN SINGLETON		
LAND LOT 259	6 TH DISTRICT		
GWINNETT COUNTY, GEORGIA		HARRICK SURVEYING, INC.	
LOT: 7-12	BLK:	UNIT	PHASE
			653 EXCHANGE PLACE NW - SUITE 203 ALPHARETTA, GEORGIA 30427 PHONE (770) 923-4531 <b>RZC2011-00023</b>

*[Small text at bottom left, likely a disclaimer or note]*



 RZC2011-00023 & SUP2011-00064

Scheduled BOC Hearing: November 2011  
Printed: September 6, 2011



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

CASE NUMBER :RZC2011-00024  
ZONING CHANGE :M-1 TO C-2  
LOCATION :700 BLOCK OF BUFORD HIGHWAY  
MAP NUMBER :R7256 011  
ACREAGE :10.10 ACRES  
PROPOSED DEVELOPMENT :COMMERCIAL / RETAIL USES (REDUCTION IN BUFFERS)  
SQUARE FEET :66,000 SQUARE FEET  
COMMISSION DISTRICT :(4) HEARD

**FUTURE DEVELOPMENT MAP:**

APPLICANT: TRI-MARK PROPERTIES, LLC  
131 PROMINENCE COURT, SUITE 230  
DAWSONVILLE, GA 30534

CONTACT: JIM KING PHONE: 706.265.9812

OWNER: TRI-MARK PROPERTIES, LLC  
131 PROMINENCE COURT, SUITE 230  
DAWSONVILLE, GA 30534

**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:

**LETTER OF INTENT  
FOR  
REZONING APPLICATION OF TRI-MARK PROPERTIES, LLC**

The Applicant, Tri-Mark Properties LLC, requests rezoning of a 10.1-acre tract from M-1 (Light Industry District) to C-2 (General Business District). The Property is located near the Northwest Corner of the intersection of Buford Highway/US 23 and Woodward Mill Road. The Property is comprised of the rear portion of a larger 14.23-acre tract that has significant frontage along US 23. The larger tract is identified as Gwinnett County Parcel 7-256-011. The remaining front-portion of the larger tract is currently already zoned C-2.

The application would serve to unify the entire tract under one zoning classification. Currently, approximately 30% of the overall 14.23-acre Parcel is zoned C-2. The use of the Property as M-1 is not economically feasible and is not the highest and best use of the Property. The Property is located on US 23 near the busy intersection of Woodward Mill Road allowing high exposure within this emerging Commercial Business Corridor. The development of the Property as a C-2 development under the guidelines of Gwinnett County is appropriate for the subject tract and is consistent with the surrounding area.

The development of the Property in accordance with a C-2 designation provides the appropriate type of zoning within the US 23 commercial corridor. The proposed use is consistent with the intent of the zoning ordinance for C-2 use. The requested rezoning will have no adverse impact on the current or contemplated uses of nearby or surrounding properties.

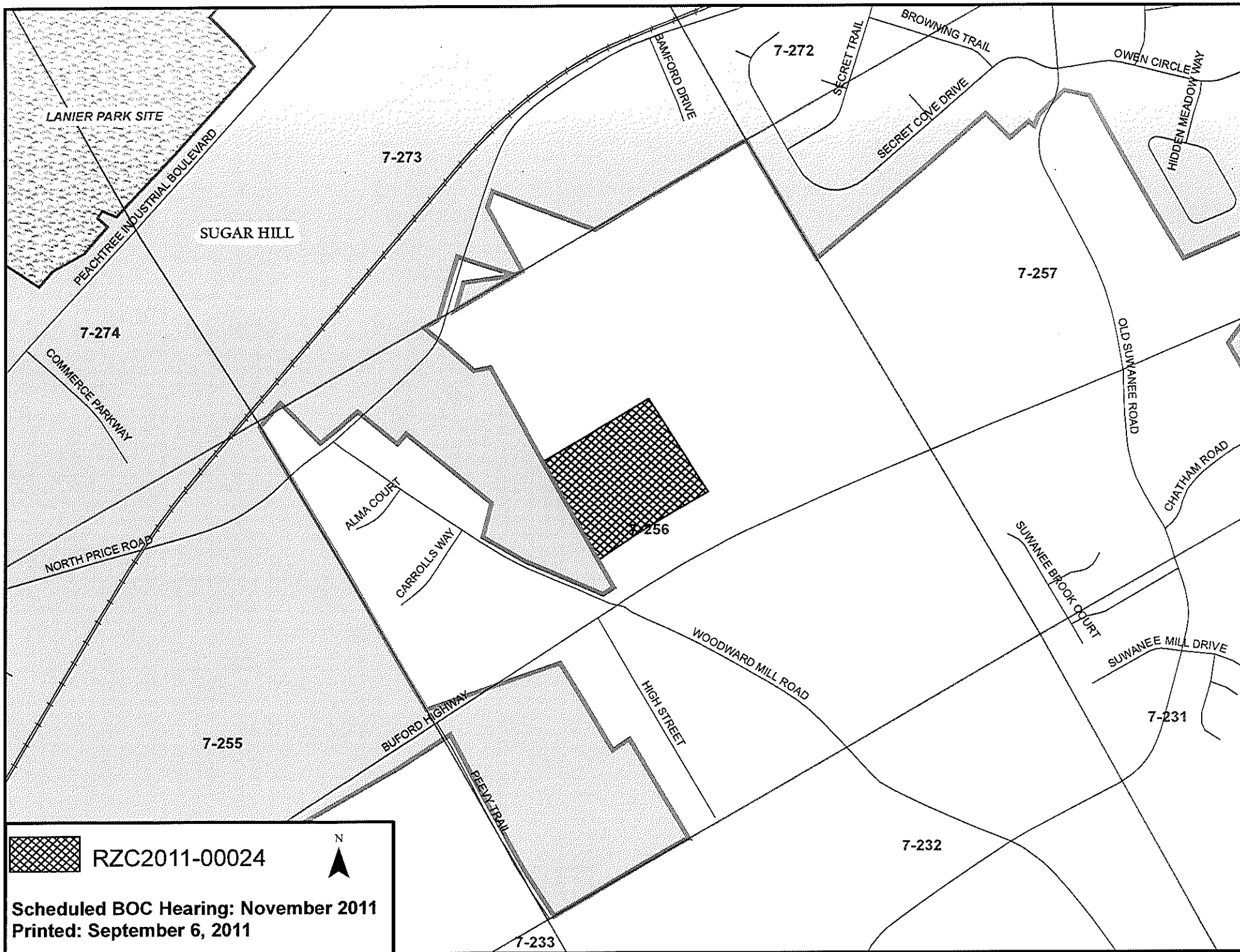
The Applicant and it's representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.


Respectfully submitted,  
Tri-Mark Properties, LLC

  
\_\_\_\_\_  
Jim King



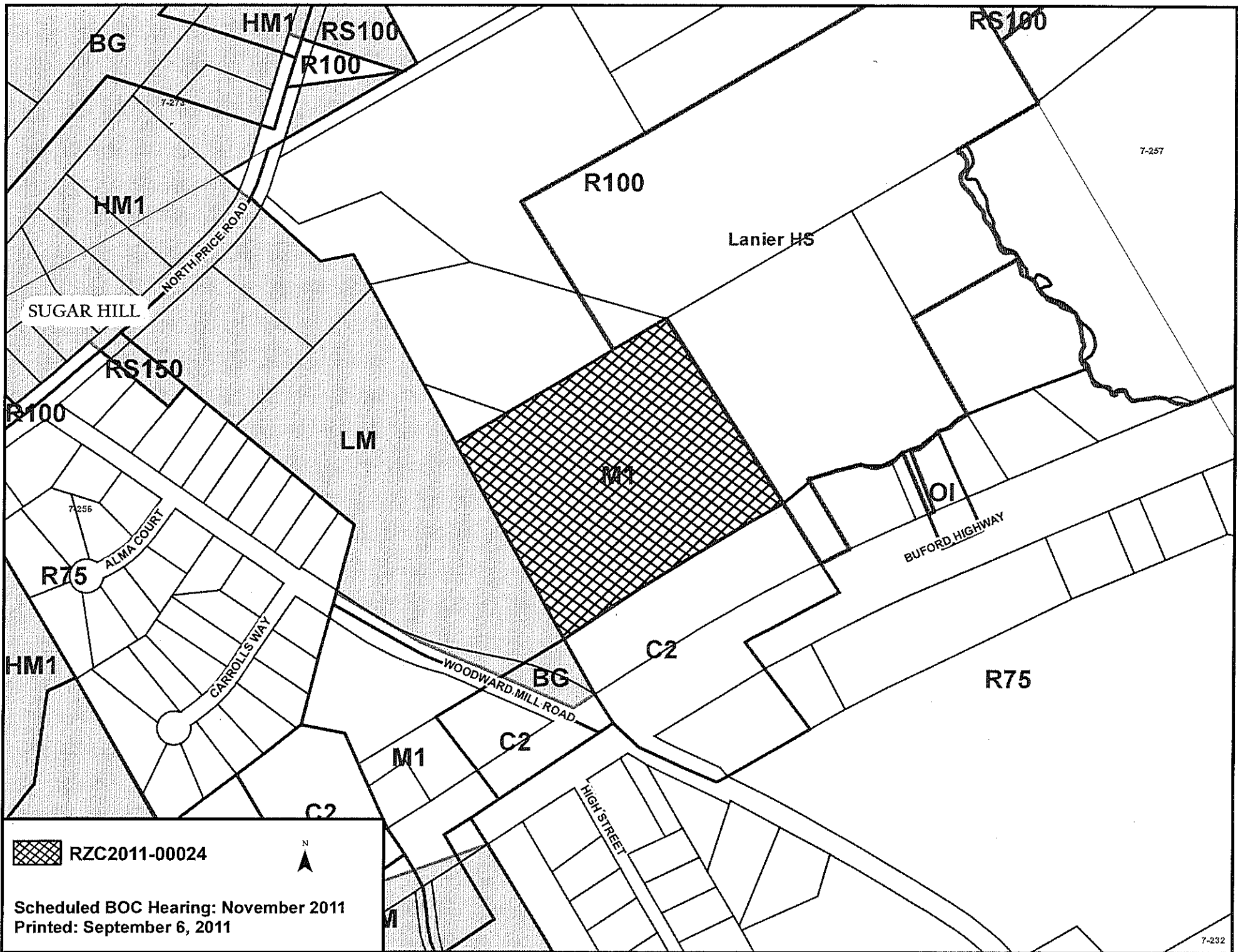
RECEIVED 9-2-11  
RZC2011-00024



 RZC2011-00024

Scheduled BOC Hearing: November 2011  
Printed: September 6, 2011





 RZC2011-00024



Scheduled BOC Hearing: November 2011  
Printed: September 6, 2011

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

CASE NUMBER :CIC2011-00021  
ZONING :R-75 CSO  
LOCATION :3000 BLOCK OF SOCIETY TRACE  
:4000-5100 BLOCK OF FELLOWSHIP DRIVE  
MAP NUMBER :R1003 472 THROUGH R1003 504  
ACREAGE :6.73 ACRES  
REQUEST :CHANGE IN CONDITIONS TO REDUCE DWELLING SIZE  
AND REVISE BUILDING MATERIALS  
REQUIREMENT  
UNITS :33 UNITS  
COMMISSION DISTRICT :(4) HEARD

**FUTURE DEVELOPMENT MAP:**

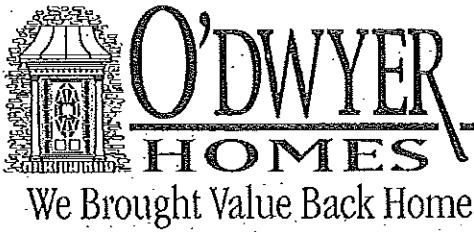
APPLICANT: O'DWYER HOMES  
850 ALPHARETTA ROAD  
ALPHARETTA, GA 30005

CONTACT: DAVE PLANTE                      PHONE: 770.887.2177 EXT. 205

OWNER: KILLARNEY INVESTMENTS, LLC  
850 OLD ALPHARETTA ROAD  
ALPHARETTA, GA 30005

**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:



08/30/11

Old Friendship Place

To: Current Residents Old Friendship Place

As you are aware the economic recession we are experiencing has put a financial burden on O'Dwyer Homes also. We have continued to maintain the community during the last five years at a considerable loss.

Despite all attempts to draw traffic/sales to the community in the form of creating new product, reduced pricing, sales concessions and sales agent bonuses we cannot seem to generate sales. Customer traffic continues to be slow at 0-2 customers per week. The current price range requested on most visits is high 100K to low 200K. This will rise as the market recovers. With the lot prices and the sizes of homes we are presently offering we cannot meet customer's request. We need to temporarily reduce prices to keep the community vibrant.

This letter will serve as notification that O'Dwyer Homes will submit an application to Gwinnett County to request permission to rezone a portion of Old Friendship Place from the present minimum of 2200 square feet to a minimum of 1600 square feet. Additionally we will request that the conditions of Zoning (ID) be changed from "Homes shall be constructed primarily of brick, stacked stone or stucco on front facades" to "Homes shall be constructed partially of brick, stacked stone or stucco on the front facades". The request for rezoning will pertain to lots 14-46 for a total of 33 lots. The 27 lots in the front of the community would remain as originally zoned and with 15 homes already built there would be a total of 42 homes under the original zoning. A small brick entry monument will be placed in a recorded 4' x 4' easement on lot 14 to designate the area in the rezoning request. As you are aware, many surrounding communities have failed. We have stayed committed to this community at great cost to us. Our goal is to have a successful neighborhood.

850 Old Alpharetta Rd. • Alpharetta, Georgia 30005-2233 • Voice: 770.887.2178  
Fax: 770.887.2178 • [www.odwyerhomes.com](http://www.odwyerhomes.com)




Once the rezoning request is submitted to Gwinnett County, a notice via sign will be placed in the entrance to the community. A date and time will be posted on the notice for the board of commissioners meeting which is open to the public and generally is held within 60 days of the notice. The boards of commissioners have the authority to grant approval to the request at that scheduled meeting.

We will have greater success in the approval by the board of commissioners if we have the support of our homeowners. We are asking you for your approval to this rezoning request as I believe it is critical to the successful completion of the community which is what we all desire.

I am available to meet if necessary to discuss or answer questions. Feel free to contact me at 770-887-2177 ext. 205 or e-mail at [davep@odwyerhomes.com](mailto:davep@odwyerhomes.com). Thank you in advance for your support!

Sincerely,



David S. Plante  
V.P. Construction  
O'Dwyer Homes, Inc.  
770-887-2177 ext 205  
770-887-2178 Fax  
[davep@odwyerhomes.com](mailto:davep@odwyerhomes.com)

cc: Dan O'Dwyer  
Eileen Walton



RECEIVED 9-1-11  
CIC2011-00021

**Old Friendship Place**  
"Change in Conditions" submittal  
2 September, 2011  
Technical Info (Supplement to Letter of Intent)

This request is ONLY dealing with conditions 1B -- Reduction of Heated Space to 1600 sq ft; and 1D -- Change the wording of housing construction materials (brick, stone, stucco) to read "Partially" in place of the word "Primarily".

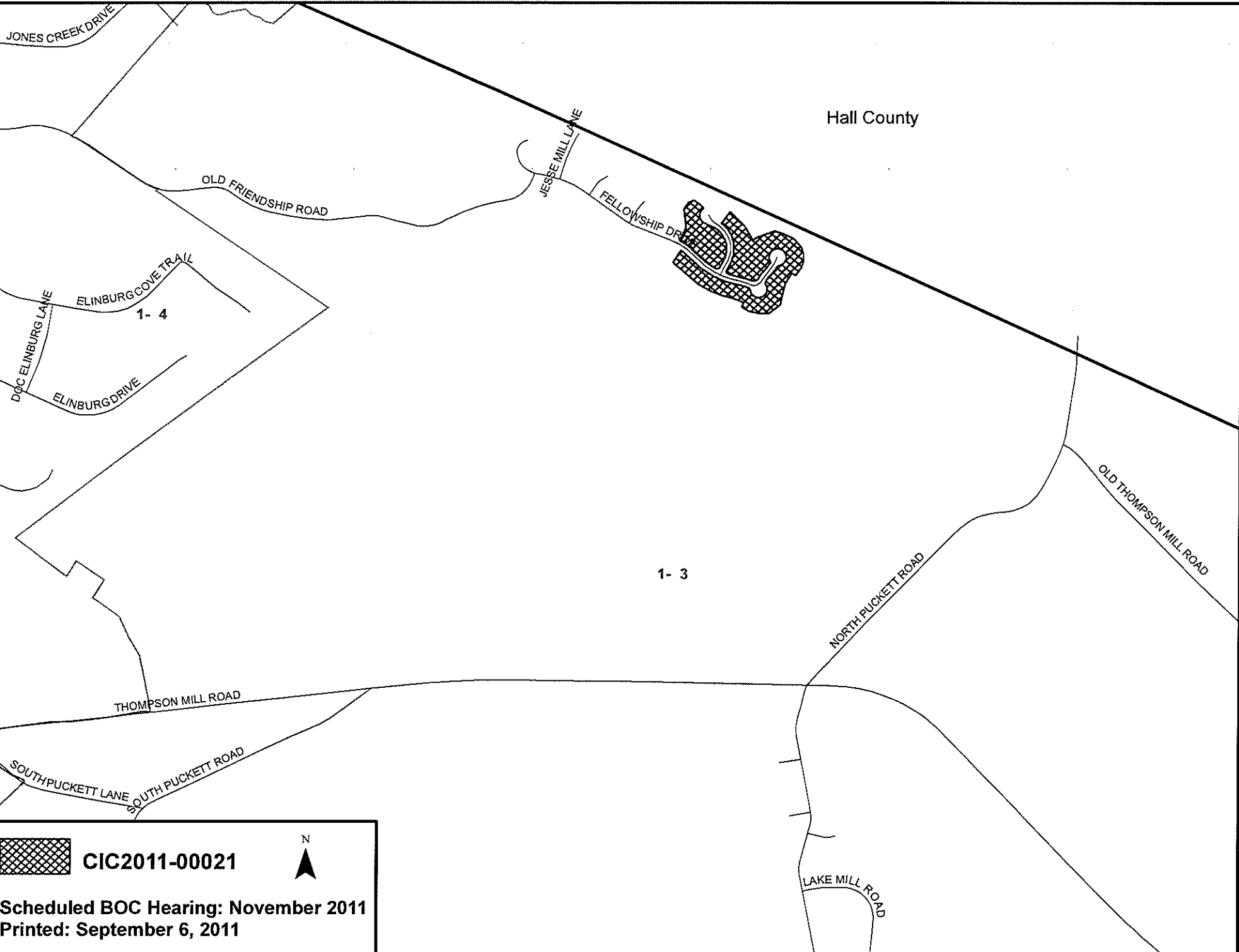
Existing Zoning R75 CSO Density: Gross / Net = 2.78 / 2.78  
Proposed Zoning R75 CSO Density: Gross / Net = 2.78 / 2.78

The Existing Plat has 75 lots on 26.95 (including dedicated open space)  
The Proposed change in conditions will effect 33 lots (#14-46, which are clustered in the rear of the development; see unshaded portion of attached site plan) on 6.73 acres. There is NO CHANGE IN LOT SIZE, NOR INCREASE IN NUMBER OF LOTS, NOR ALTERATION OF THE OPEN SPACE.

Technical Prep by:  
Ringo/Abernathy and Associates, Inc ph 770-962-8456



RECEIVED 9-1-11  
CIC2011-00021



Hall County

1-4

1-3

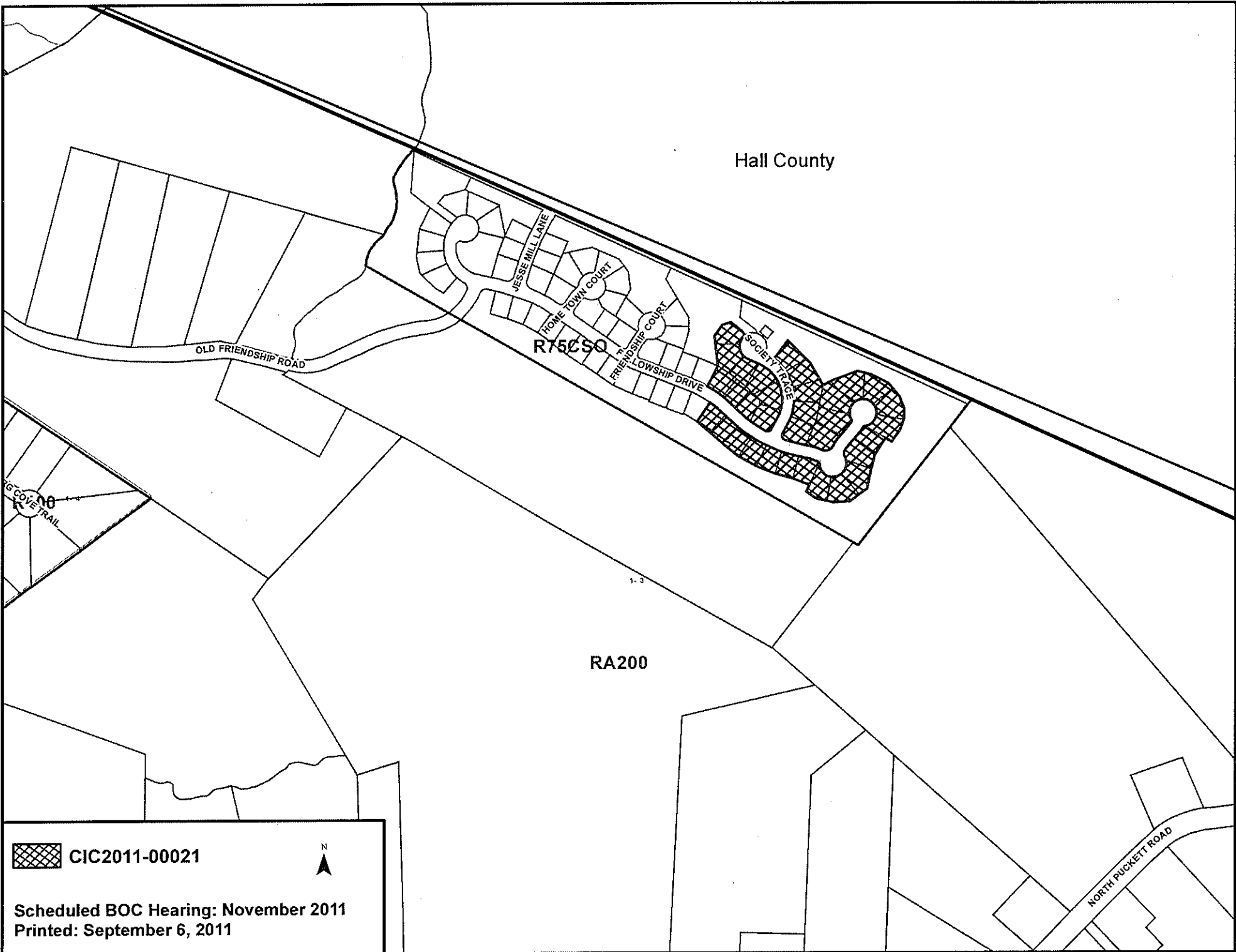


**CIC2011-00021**



**Scheduled BOC Hearing: November 2011**  
**Printed: September 6, 2011**





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

CASE NUMBER :CIC2011-00022  
ZONING :R-ZT  
LOCATION :0-100BLOCK OF JOHNSON ROAD  
:0-200 BLOCK OF CASSADY LANE  
:100-200 BLOCK OF AUGUST WEST WAY  
:1100-1300 BLOCK OF STELLA COURT  
MAP NUMBER :R5082 200 - 214, R5083 436 - 443, R5083 445 - 446,  
R5083 448 - 495  
ACREAGE :15.83 ACRES  
REQUEST :CHANGE IN CONDITIONS TO REDUCE DWELLING SIZE,  
REVISE BUILDING MATERIALS, AND REDUCE GARAGE  
REQUIREMENT  
UNITS :73 UNITS  
COMMISSION DISTRICT :(4) HEARD

**FUTURE DEVELOPMENT MAP:**

APPLICANT: TIM JONES COMMUNITIES, INC.  
C/O MAHAFFEY PICKENS TUCKER, LLP  
1550 NORTH BROWN ROAD, SUITE 125  
LAWRENCEVILLE, GA 30043

CONTACT: JEFF MAHAFFEY PHONE: 770.232.0000

OWNER: TIM JONES COMMUNITIES, INC.  
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 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:



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  
CHANGE IN CONDITIONS APPLICATION OF  
TIM JONES COMMUNITIES, INC.**

The property which is the subject of this Application is currently zoned R- ZT (Change in Conditions) as a part of CIC-04-019, approved by Resolution of the Board of Commissioners of Gwinnett County, Georgia on September 24, 2004 (the "Resolution"). The R-ZT zoning classification permits single-family residences in certain locations within Gwinnett County.

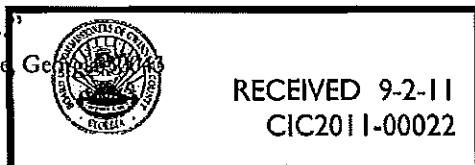
The Resolution contains conditions governing the development of the subject property. The subject property is located at the intersection of Johnson Road and Highway 29 (a/k/a Lawrenceville Highway). The property contains seventy-five lots, as seen on the attached site plan, in a subdivision that has been developed with only twelve homes. Only two of these homes have been purchased by homeowners.

The Applicant files this Change in Conditions Application requesting that three of the conditions of zoning found in the Resolution be changed so as to be compatible with the manner in which the Applicant seeks to further develop its property. The Applicant's proposals would aid the Applicant in its ability to develop and improve the subject property to meet and accommodate the current market conditions. More specifically, Applicant desires the following:

Condition 1B of the Resolution currently reads as follows:

"The minimum heated floor area per dwelling unit shall be 1,800 square feet for one-story homes and 2,000 square feet for two-story homes."

1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30046  
TELEPHONE 770 232 0000  
FACSIMILE 678 518 6880  
www.mptlawfirm.com



The Applicant respectfully requests that Condition 1B be modified to read as follows:

“The minimum heated floor area per dwelling unit shall be ~~1,800~~ 1,600 square feet for one-story homes and ~~2,000~~ 1,750 square feet for two-story homes.”

Condition 1C of the Resolution currently reads as follows:

“Front facades of all homes shall be finished with architectural treatments of brick, stacked stone or stucco. The remainder of each home may be finished with same or fiber-cement type siding. Architectural elevations shall be submitted for review and approval of the Director of Planning and Development.”

The Applicant respectfully requests that Condition 1C be modified to read as follows:

“Front facades of all homes shall be finished with architectural treatments of brick, stacked stone, *fiber-cement type siding* or stucco. The remainder of each home may be finished with same or ~~fiber-cement type siding~~. Architectural elevations shall be submitted for review and approval of the Director of Planning and Development.”

Condition 1D of the Resolution currently reads as follows:

“All dwellings shall have at least double-car garages. Where garages are front entry, driveways shall be a minimum of 16 feet in width.”

The Applicant respectfully requests that Condition 1D be modified to read as follows:

“All dwellings shall have at least ~~double-car~~ garages a single car garage. Where garages are front entry, driveways shall be a minimum of 16 feet in width.”



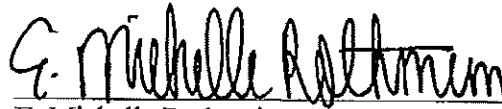
RECEIVED 9-2-11  
CIC2011-00022

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

This 2<sup>nd</sup> day of September, 2011.

Respectfully submitted,

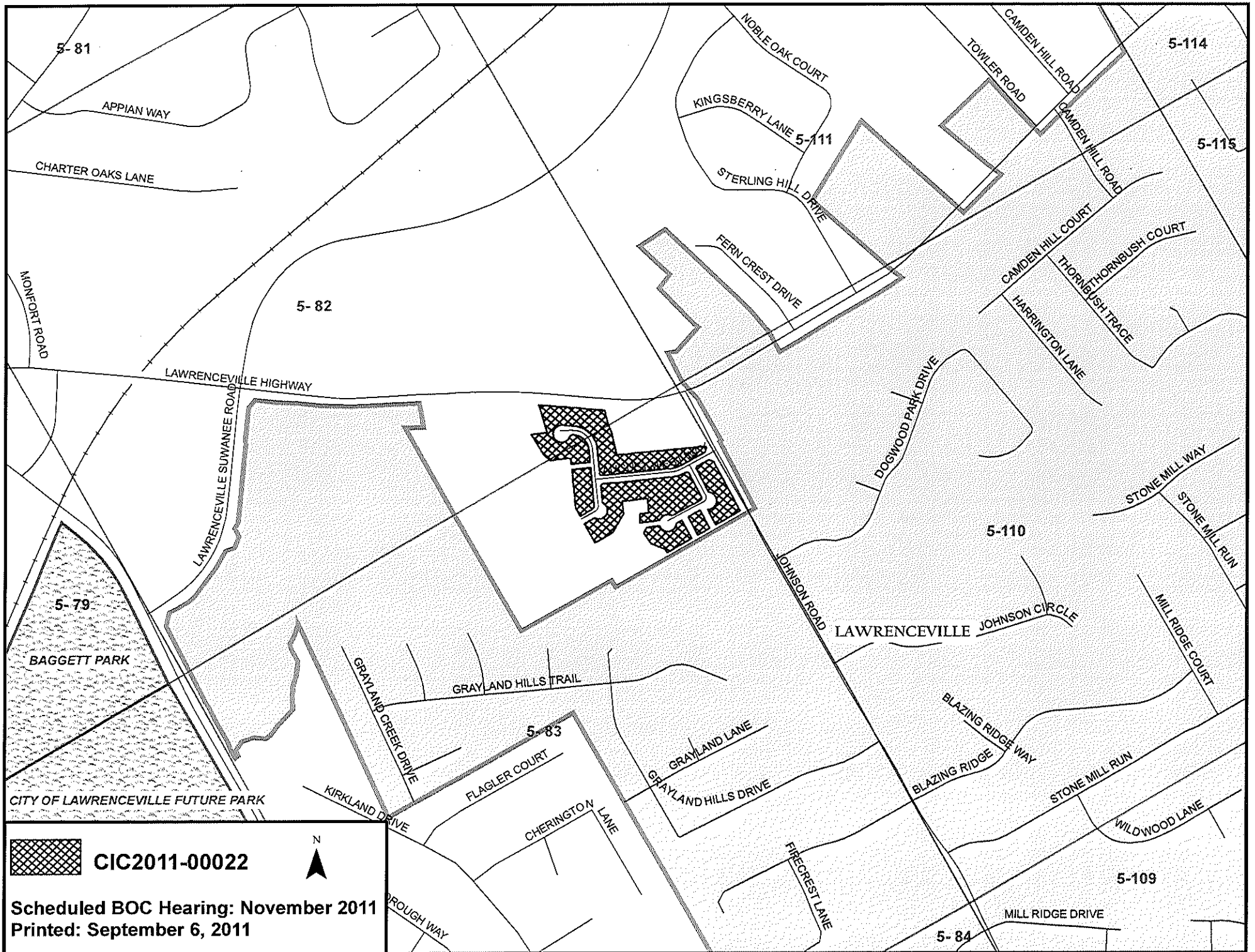
MAHAFFEY PICKENS TUCKER, LLP





E. Michelle Rothmeier



RECEIVED 9-2-11  
CIC2011-00022

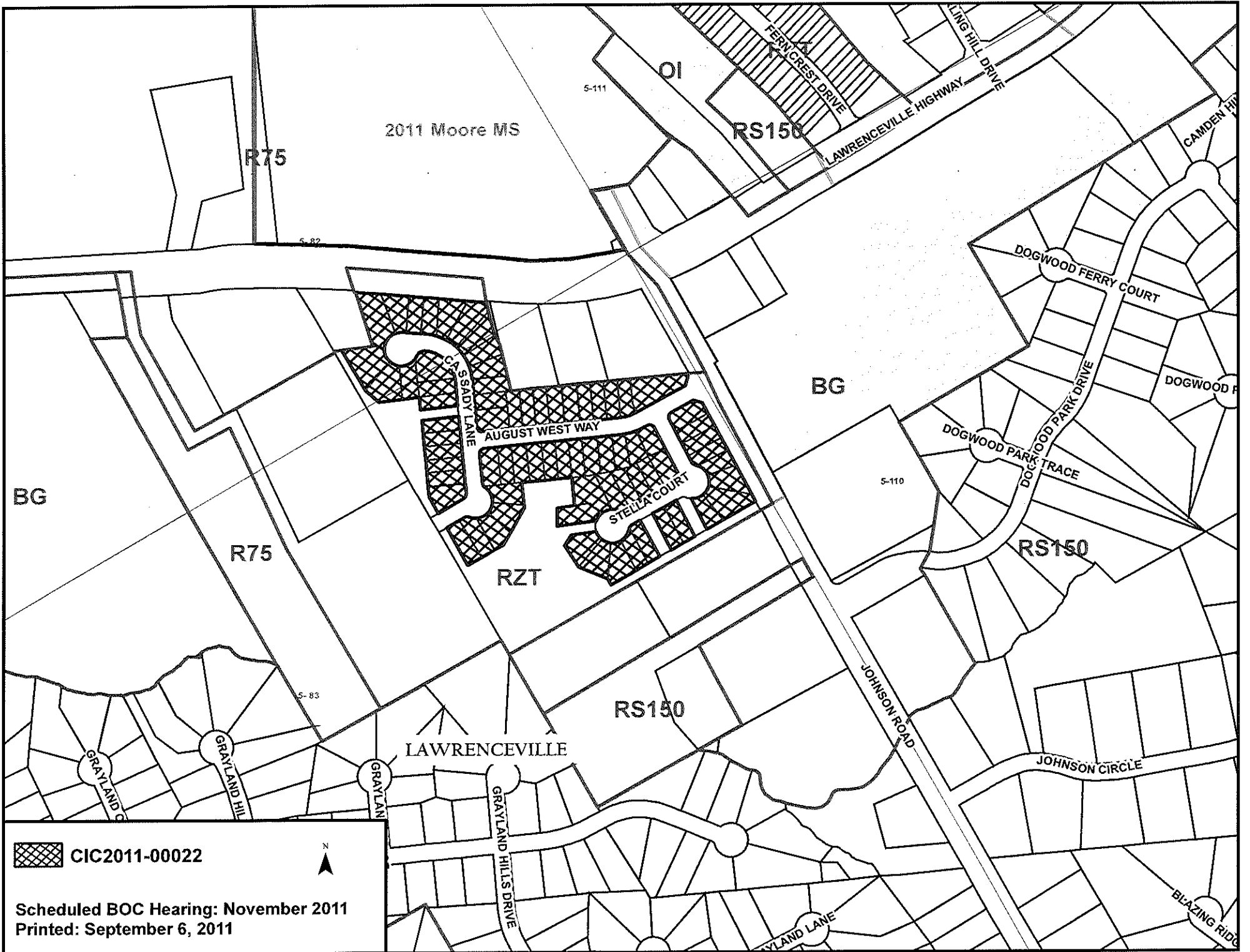



**CIC2011-00022**



**Scheduled BOC Hearing: November 2011**  
**Printed: September 6, 2011**





2011 Moore MS

R75

OI

RS150

BG

BG


R75

RZT

RS150

RS150

LAWRENCEVILLE

 CIC2011-00022



Scheduled BOC Hearing: November 2011  
Printed: September 6, 2011

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

CASE NUMBER :**SUP2011-00062**  
ZONING :R-100  
LOCATION :1100 BLOCK OF HIRAM DAVIS ROAD  
MAP NUMBER :R5203 030  
ACREAGE :2.27 ACRES  
PROPOSED DEVELOPMENT :IN-HOME HAIR SALON (RENEWAL)  
COMMISSION DISTRICT :(3) BEAUDREAU

**FUTURE DEVELOPMENT MAP:**

APPLICANT: ANA MORARIU  
1168 HIRAM DAVIS ROAD  
LAWRENCEVILLE, GA 30045-6600

CONTACT: ANA MORARIU PHONE: 678.858.7365

OWNER: ANA MORARIU  
1168 HIRAM DAVIS ROAD  
LAWRENCEVILLE, GA 30045-6600

**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:

**Ana Morariu**  
**1168 Hiram David Rd.**  
**Lawrenceville, GA 30045**  
**Tel: 678-858-7365**  
**Email: [ana\\_morariu2002@yahoo.com](mailto:ana_morariu2002@yahoo.com)**

Gwinnett County Department of Planning & Development  
One Justice Square, Suite 275  
446 West Crogan Street  
Lawrenceville, Ga. 30045

August 9, 2011

To whom it may concern at Gwinnett County,  
Department of Planning & Development:

Enclosed, please find the application, requested documentation and the money order for the Special Use Permit that I am applying for at my personal residence located in Gwinnett County: 1168 Hiram David Rd.; Lawrenceville, GA 30045.

I would like to continue to use my basement as a home-based beauty salon. I am a licensed cosmetologist in the state of Georgia, and I intend to continue conducting this type of business in the basement of my house. I do not want to have an advertising sign in the yard, my business will be continue to be appointment-based only, and it will be non-intrusive, will not interfere in any way with any of the area activities.

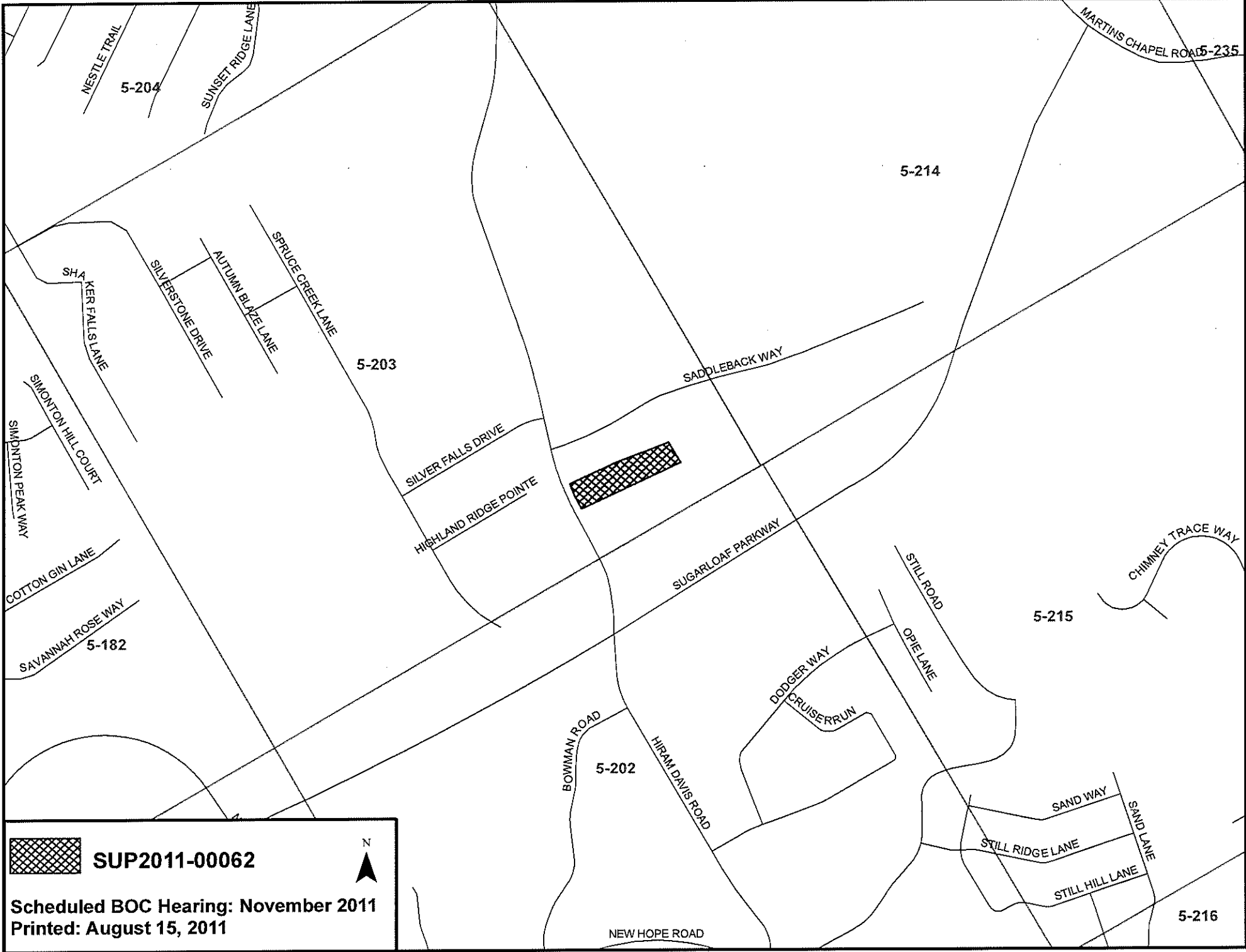
Should you have any questions, please do not hesitate to contact me for more information. Your guidance and help in this matter is highly appreciated.

Kindest regards,

Ana Morariu



RECEIVED 8-15-11  
SUP2011-00062



**SUP2011-00062**



**Scheduled BOC Hearing: November 2011**  
**Printed: August 15, 2011**

NESTLE TRAIL  
5-204

SUNSET RIDGE LANE

MARTINS CHAPEL ROAD 5-235

5-214

SHAKER FALLS LANE

SILVERSTONE DRIVE

AUTUMN BLAZE LANE

SPRUCE CREEK LANE

5-203

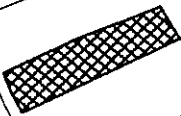
SADDLEBACK WAY

SIMONTON HILL COURT

SIMPINGTON PEAK WAY

SILVER FALLS DRIVE

HIGHLAND RIDGE POINTE



SUGARLOAF PARKWAY

COTTON GIN LANE

SAVANNAH ROSE WAY  
5-182

CHIMNEY TRACE WAY

5-215

STILL ROAD

DODGER WAY

OPEL LANE

BOWMAN ROAD

5-202

HIRAM DAVIS ROAD

CRUISERRUN

SAND WAY

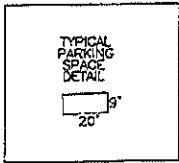
SAND LANE

STILL RIDGE LANE

STILL HILL LANE

5-216

NEW HOPE ROAD



N/F  
KYSER RICHARD IVAN ETAL  
DB. 11767, PG. 32  
ZONED: R100

N/F  
HILLOCK JACK  
DB. 49391, PG. 435  
ZONED: R100

N/F  
BEASLEY WILLIAM E. SR ETAL  
DB. 49391, PG. 435  
ZONED: R140

10' E  
1/2" REBAR

4 WIRE FENCE

10' E  
3/8" REBAR

160.15' ALONG R/W TO R/W OF  
SADDLESBACK ROAD.  
P.O.B.

HIRAM DAVIS ROAD  
R/W

N 65°31'20"E  
304.05'

N 69°52'14"E  
326.97'

S 31°43'30"E  
159.45'

S 65°49'00"W  
643.88'

N/F  
WINDSOR MARK T. ETAL  
DB. 7121, PG. 49  
ZONED: R100

### LEGEND

- A ARC
- R RADIUS
- C CHORD
- R/W RIGHT OF WAY
- N/F ADJOINING OWNERSHIP
- S/W SIDEWALK
- IPS IRON PIN SET
- IPF IRON PIN FOUND
- EP EDGE OF PAVEMENT
- C&G CURB AND GUTTER
- MON. MONUMENT
- RE-BAR RE-BAR
- OT OPEN TOP PIPE
- CT CRIME TOP PIPE
- CONC. CONCRETE
- EM ELECTRICITY METER
- WM WATER METER
- GM GAS METER
- BFO BURIED FIBER OPTICS
- CLF CHAIN LINK FENCE
- TYP TYPICAL
- RCP REINFORCED CONCRETE PIPE
- CPP CORRUGATED PLASTIC PIPE
- CMP CORRUGATED METAL PIPE
- DIP DUCTILE IRON PIPE
- SSMH SANITARY SEWER MANHOLE
- WV WATER VALVE
- TELE TELEPHONE
- CI CURB INLET
- GI GRATE INLET
- WI WEIR INLET
- PWR POWER TRANSFORMER
- DET. DETENTION POND
- RET. RETAINING WALL
- SWCB SINGLE WING CATCH BASIN
- DWCB DOUBLE WING CATCH BASIN
- FH FIRE HYDRANT
- JB JUNCTION BOX
- HW HEADWALL
- LP LIGHT POLE
- PP POWER POLE
- D.B. DEED BOOK
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- AE ACCESS EASEMENT
- OVERHEAD POWER LINE

A=160.00'  
R=1105.92'  
N 25°50'22"W  
159.86'



RECEIVED  
SUP2011-00062

AREA  
98,885 SQ. FT.  
2.270 ACRES

RECEIVED  
AUG 28 2009  
GWINNETT PLANNING DIVISION

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

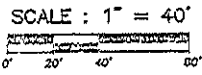
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 52,884 FEET AND AN ANGULAR ERROR OF 00 SECOND PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

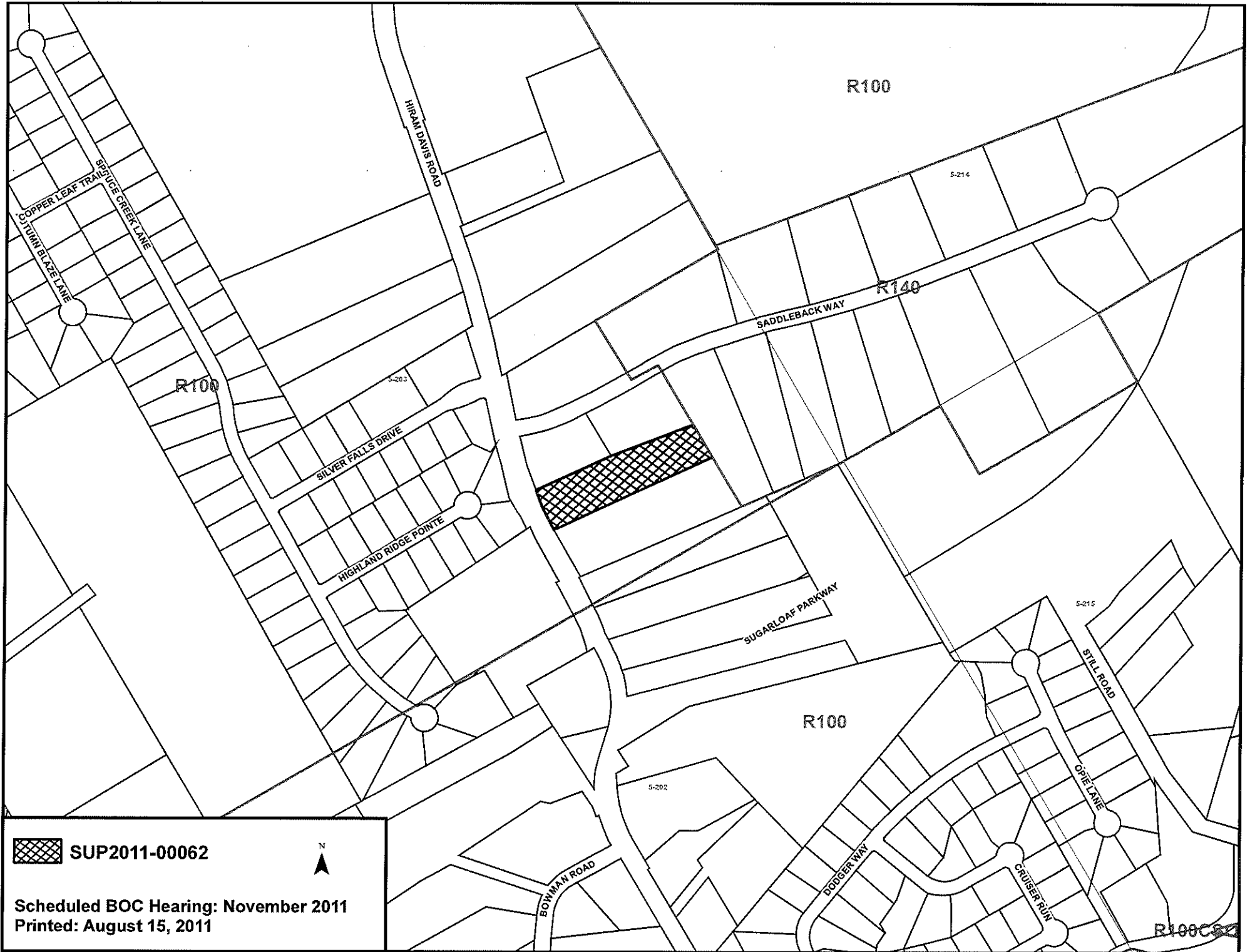
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 519,643 FEET.

FLOOD STATEMENT:  
THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13135C0090F DATED: SEPT. 29, 2005

SUP 09 057



	SPECIAL USE SITE PLAN FOR: <b>NICOLAE AND ANA MORARIU</b>	
	ZONED: R100 DB. 20976, PG. 258 1168 HIRAM DAVIS ROAD	COUNTY: GWINNETT LAND LOT: 203 DISTRICT: 5TH SECTION: SCALE: 1"=40' FIELD: 07/01/09 BY: JZ OFFICE: 07/10/09 DT: AMJ REVISED:
<b>ADAM &amp; LEE LAND SURVEYING</b> 5649 GA. HWY. 20 S. LOGANVILLE, GA. 30002 (770) 554-0906 www.adamandlee.com		09C80



 SUP2011-00062



Scheduled BOC Hearing: November 2011  
Printed: August 15, 2011

R100C82

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

CASE NUMBER :**SUP2011-00063**  
ZONING :M-1  
LOCATION :1500 BLOCK OF OAKBROOK DRIVE  
MAP NUMBER :R6196 122  
ACREAGE :4.75 ACRES  
PROPOSED DEVELOPMENT :CHURCH  
SQUARE FEET :14,200 SQUARE FEET  
COMMISSION DISTRICT :(1) LASSETER

**FUTURE DEVELOPMENT MAP:**

**APPLICANT:** GLORIOUS GLOBAL APOSTOLIC CHURCH  
3540 GARDEN MIST CIRCLE  
AUBURN, GA 30011

**CONTACT:** PASTOR SEABORNE ADZUDZOR      **PHONE:** 404.446.7070

**OWNER:** OAKSTON, LLC  
754 ROCKY POINT ROAD  
COVINGTON, GA 30014

**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:**



3540 GARDEN MIST CIRCLE  
AUBURN, GA 30011  
404-446-7070

LETTER OF INTENT FOR  
A SPECIAL USE PERMIT APPLICATION

The Glorious Global Apostolic Church Inc. (hereafter called the church/Applicant) submits this Letter of Intent for the purpose of seeking a Special Use Permit for the property located on 1590 OAKBROOK DRIVE, NORCROSS 30093 (Block B, lot 6). The property currently zoned M-1, is 14,200 sq feet and sits on 4.75 acres and was previously used as an Office Complex.

The Applicant has come to terms with Mr. Kyle E. Anderson, member/manager of Oakston LLC and intends to use the premises for the purposes of worship with the usual and customary activities associated with a Christian Church. The premises will also serve as the offices of the Pastor and other church leaders conducting the business of the church. The Church currently has a membership of 52

The Applicant has met with the representatives of Gwinnett County in anticipation of the application filing for a Certificate of Occupancy and was advised that a Special Use Permit will be required for the proposed use of these premises.

While the M-1 classification for this property is appropriate, under the current economic conditions, the limited classified use of this property is not the highest and best use of the Property for generating revenue for owner. The requested Special Use Permit will enhance the leasing potential and use of the Property.

The Application and its representatives welcome 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 the Special Use Permit application file herewith. The Applicant respectfully requests your approval of this Application.

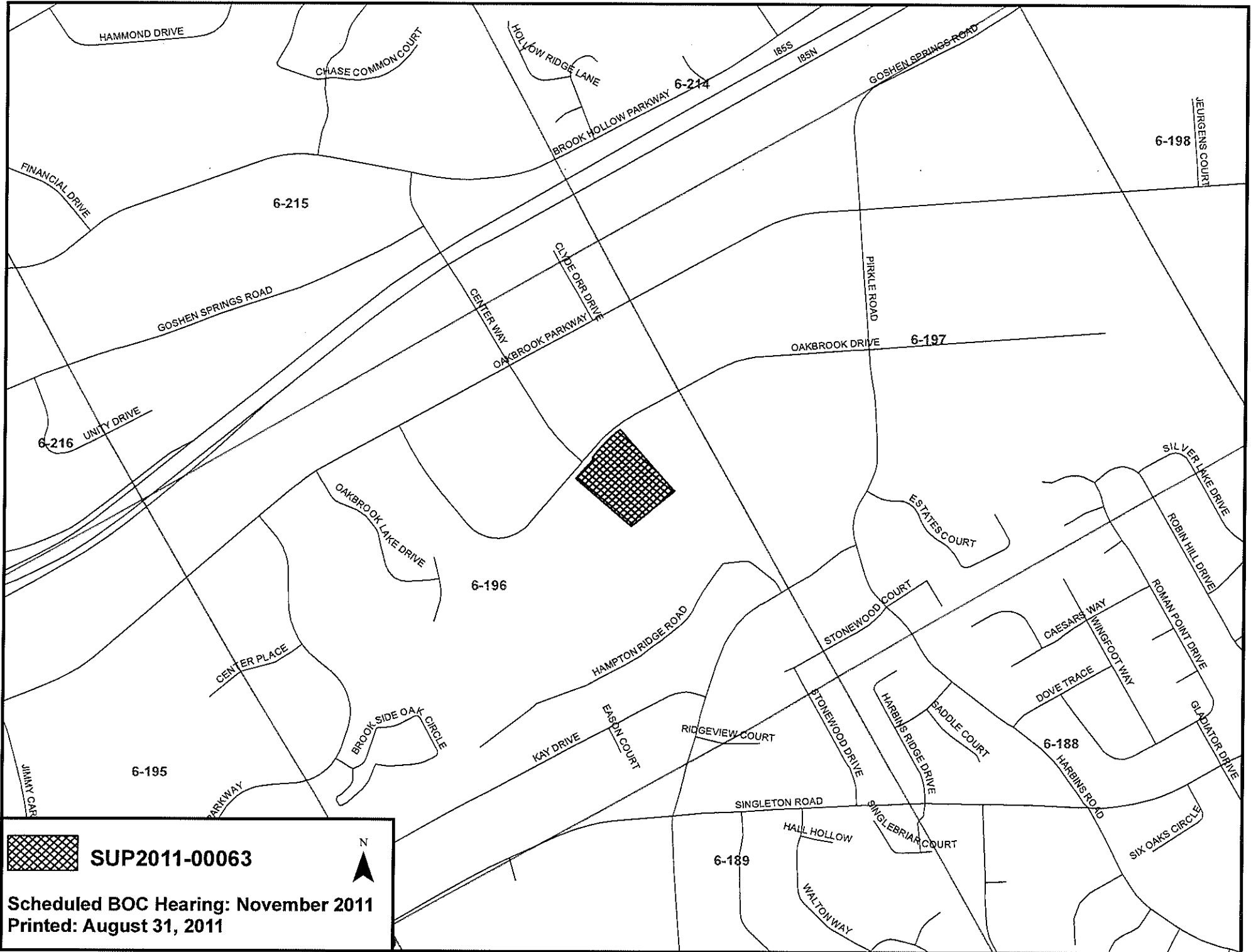
This 30<sup>th</sup> Day of August, 2011

Respectfully Submitted,

Pastor Seaborne Q. Adzudzor,  
Glorious Global Apostolic Church



RECEIVED 8-31-11  
SUP2011-00063



**SUP2011-00063**

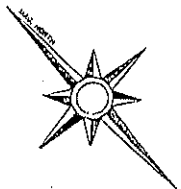
N



**Scheduled BOC Hearing: November 2011**

**Printed: August 31, 2011**

REVISIONS		
NO.	DATE	DESCRIPTION
1	1-17-68	ADDED HAZARDOUS LIQUIDS
2	1-21-68	ADDED FLOOD HAZARD FACTORS

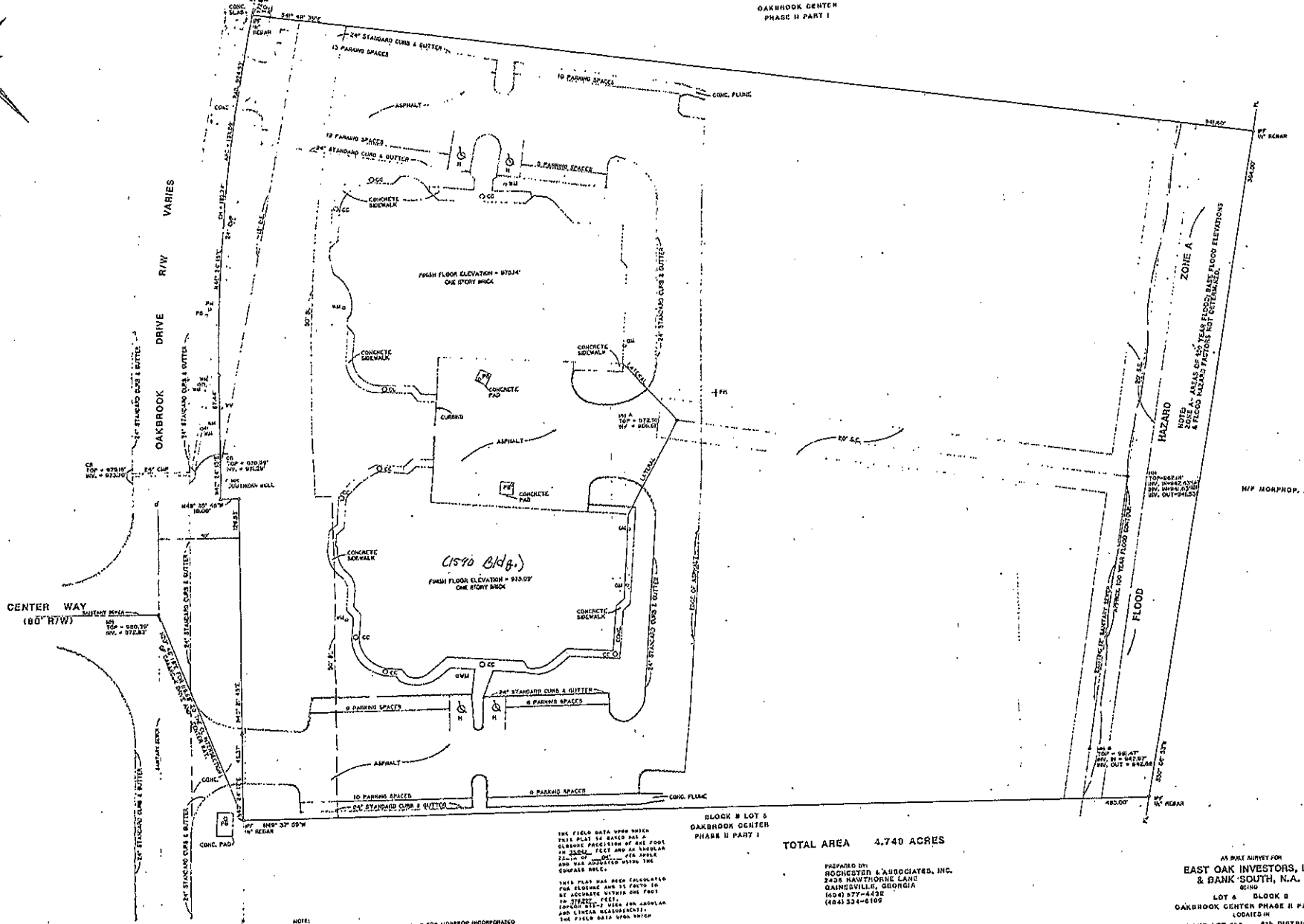


- 1. 1/4" = 100'-0"
- 2. 1/8" = 50'-0"
- 3. 1/16" = 25'-0"
- 4. 1/32" = 12'-6"
- 5. 1/64" = 6'-3"
- 6. 1/128" = 3'-1 1/2"
- 7. 1/256" = 1'-6 3/8"
- 8. 1/512" = 7/8"
- 9. 1/1024" = 3/8"
- 10. 1/2048" = 3/16"
- 11. 1/4096" = 3/32"
- 12. 1/8192" = 3/64"
- 13. 1/16384" = 3/128"
- 14. 1/32768" = 3/256"
- 15. 1/65536" = 3/512"
- 16. 1/131072" = 3/1024"
- 17. 1/262144" = 3/2048"
- 18. 1/524288" = 3/4096"
- 19. 1/1048576" = 3/8192"
- 20. 1/2097152" = 3/16384"
- 21. 1/4194304" = 3/32768"
- 22. 1/8388608" = 3/65536"
- 23. 1/16777216" = 3/131072"
- 24. 1/33554432" = 3/262144"
- 25. 1/67108864" = 3/524288"
- 26. 1/134217728" = 3/1048576"
- 27. 1/268435456" = 3/2097152"
- 28. 1/536870912" = 3/4194304"
- 29. 1/1073741824" = 3/8388608"
- 30. 1/2147483648" = 3/16777216"
- 31. 1/4294967296" = 3/33554432"
- 32. 1/8589934592" = 3/67108864"
- 33. 1/17179869184" = 3/134217728"
- 34. 1/34359738368" = 3/268435456"
- 35. 1/68719476736" = 3/536870912"
- 36. 1/137438953472" = 3/1073741824"
- 37. 1/274877907344" = 3/2147483648"
- 38. 1/549755814688" = 3/4294967296"
- 39. 1/1099511629376" = 3/8589934592"
- 40. 1/2199023258752" = 3/17179869184"
- 41. 1/4398046517504" = 3/34359738368"
- 42. 1/8796093035008" = 3/687194767344"
- 43. 1/17592186070016" = 3/137438953472"
- 44. 1/35184372140032" = 3/274877907344"
- 45. 1/70368744280064" = 3/549755814688"
- 46. 1/140737488560128" = 3/1099511629376"
- 47. 1/281474977120256" = 3/2199023258752"
- 48. 1/562949954240512" = 3/4398046517504"
- 49. 1/1125899908481024" = 3/8796093035008"
- 50. 1/2251799816962048" = 3/17592186070016"
- 51. 1/4503599633924096" = 3/35184372140032"
- 52. 1/9007199267848192" = 3/70368744280064"
- 53. 1/18014398535696384" = 3/140737488560128"
- 54. 1/36028797071392768" = 3/281474977120256"
- 55. 1/72057594142785536" = 3/562949954240512"
- 56. 1/144115188285571072" = 3/1125899908481024"
- 57. 1/288230376571142144" = 3/2251799816962048"
- 58. 1/576460753142284288" = 3/4503599633924096"
- 59. 1/1152921506284568576" = 3/9007199267848192"
- 60. 1/2305843012569137152" = 3/18014398535696384"
- 61. 1/4611686025138274304" = 3/36028797071392768"
- 62. 1/9223372050276548608" = 3/72057594142785536"
- 63. 1/18446744100553097216" = 3/144115188285571072"
- 64. 1/36893488201106194432" = 3/288230376571142144"
- 65. 1/73786976402212388864" = 3/576460753142284288"
- 66. 1/14757395280442477728" = 3/1152921506284568576"
- 67. 1/29514790560884955456" = 3/2305843012569137152"
- 68. 1/59029581121769910912" = 3/4611686025138274304"
- 69. 1/118059162243539821824" = 3/9223372050276548608"
- 70. 1/236118324487079643648" = 3/18446790560884955456"
- 71. 1/472236648974159287296" = 3/36893488201106194432"
- 72. 1/944473297948318574592" = 3/73786976402212388864"
- 73. 1/1888946595896637149184" = 3/14757395280442477728"
- 74. 1/3777893191793274298368" = 3/29514790560884955456"
- 75. 1/7555786383586548596736" = 3/59029581121769910912"
- 76. 1/15111572767173097193472" = 3/118059162243539821824"
- 77. 1/30223145534346194386944" = 3/236118324487079643648"
- 78. 1/60446291068692388773888" = 3/472236648974159287296"
- 79. 1/120892582137384777547776" = 3/944473297948318574592"
- 80. 1/241785164274769555095552" = 3/1888946595896637149184"
- 81. 1/483570328549539110191104" = 3/3777893191793274298368"
- 82. 1/967140657099078220382208" = 3/7555786383586548596736"
- 83. 1/1934281314198156440764416" = 3/15111572767173097193472"
- 84. 1/3868562628396312881528832" = 3/30223145534346194386944"
- 85. 1/7737125256792625763057664" = 3/60446291068692388773888"
- 86. 1/15474250513585251526115328" = 3/120892582137384777547776"
- 87. 1/30948501027170503052230656" = 3/241785164274769555095552"
- 88. 1/61897002054341006104461312" = 3/483570328549539110191104"
- 89. 1/123794004108682012208922624" = 3/967140657099078220382208"
- 90. 1/247588008217364024417845248" = 3/1934281314198156440764416"
- 91. 1/495176016434728048835690496" = 3/3868562628396312881528832"
- 92. 1/990352032869456097671380992" = 3/7737125256792625763057664"
- 93. 1/1980704065738912195342761984" = 3/15474250513585251526115328"
- 94. 1/3961408131477824390685523968" = 3/30948501027170503052230656"
- 95. 1/7922816262955648781371047936" = 3/61897002054341006104461312"
- 96. 1/15845632525911297562742078784" = 3/123794004108682012208922624"
- 97. 1/31691265051822595125484157568" = 3/247588008217364024417845248"
- 98. 1/63382530103645190250968315136" = 3/495176016434728048835690496"
- 99. 1/126765060207290380501936620272" = 3/990352032869456097671380992"
- 100. 1/253530120414580761003873240544" = 3/1980704065738912195342761984"

CENTER WAY  
(180' R/W)  
TOP = 800.70'  
B.V. = 972.87'

OAKBROOK DRIVE  
R/W VARIES

BLOCK B LOT 2  
OAKBROOK CENTER  
PHASE II PART I



NOTE:  
REFERENCE PLAN "FINAL SUBDIVISION MAP FOR MORPROP INCORPORATING  
OAKBROOK CENTER PHASE II PART I BLOCK "B" LOT 1 & BLOCK "B" LOT 2"  
PREPARED BY URBAN ENGINEERS, INC. DATED DEC. 21, 1968.

THE FIELD DATA UPON WHICH  
THIS PLAN IS BASED HAS  
BEEN CHECKED AND IS FACTO TO  
BE ACCURATE WITHIN ONE FOOT  
IN HORIZONTAL DISTANCE AND  
ONE HUNDREDTHS OF AN INCH  
IN VERTICAL DISTANCE.  
THE FIELD DATA UPON WHICH  
THIS PLAN WAS BASED WAS  
OBTAINED BY SURVEYING  
ON THE GROUND AND IS FACTO TO  
BE ACCURATE WITHIN ONE FOOT  
IN HORIZONTAL DISTANCE AND  
ONE HUNDREDTHS OF AN INCH  
IN VERTICAL DISTANCE.  
THE FIELD DATA UPON WHICH  
THIS PLAN WAS BASED WAS  
OBTAINED BY SURVEYING  
ON THE GROUND AND IS FACTO TO  
BE ACCURATE WITHIN ONE FOOT  
IN HORIZONTAL DISTANCE AND  
ONE HUNDREDTHS OF AN INCH  
IN VERTICAL DISTANCE.

BLOCK B LOT 2  
OAKBROOK CENTER  
PHASE II PART I

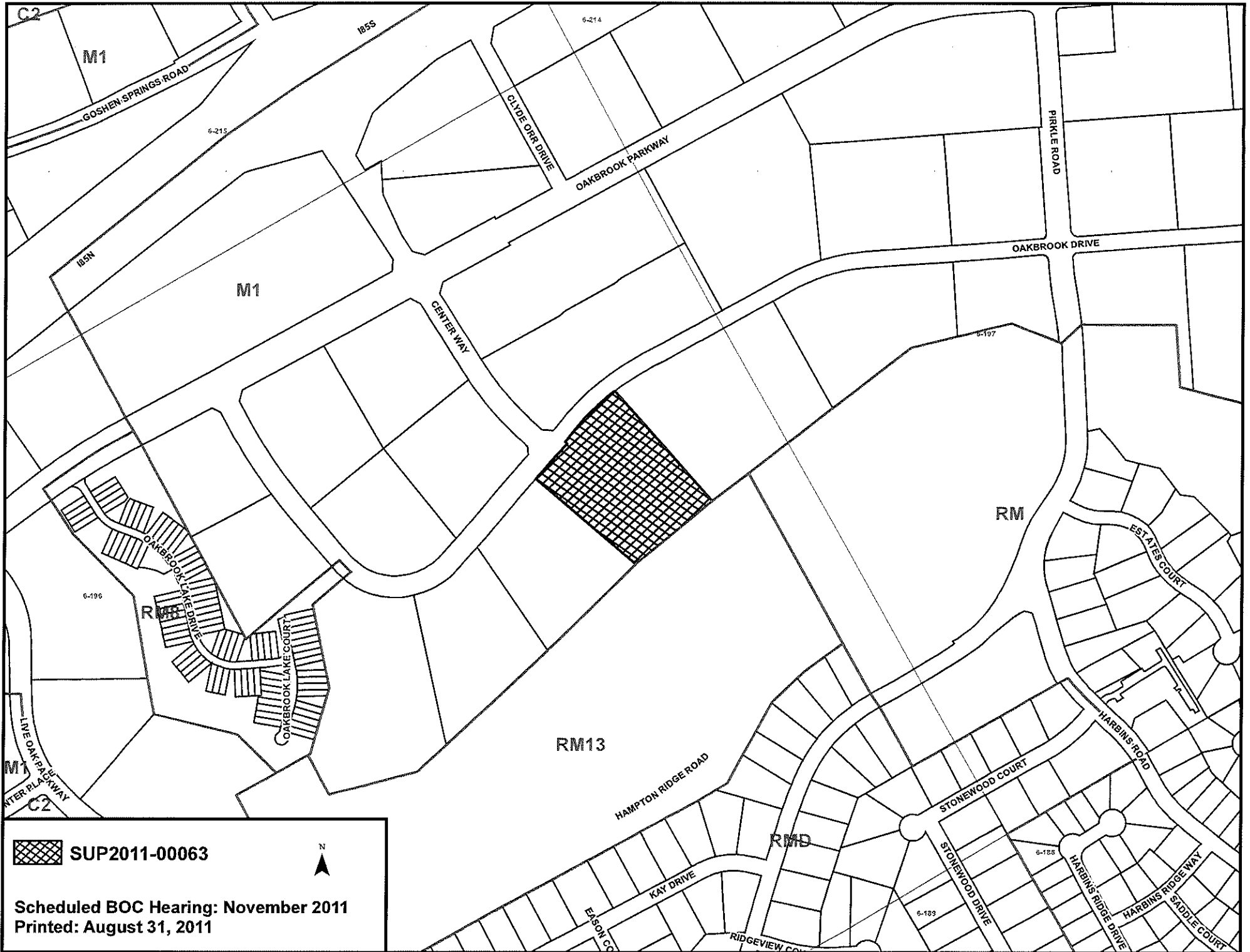
TOTAL AREA 4.740 ACRES

PREPARED BY:  
ROCHESTER & ASSOCIATED, INC.  
2425 HANFORD LANE  
DANVILLE, GEORGIA  
(404) 577-4432  
(404) 534-6100



In my opinion this plan is a correct representation of the land shown and has been prepared in accordance with the minimum standards and requirements of the law.

AS PART SURVEY FOR  
EAST OAK INVESTORS, LTD  
& BANK SOUTH, N.A.  
BANK  
LOT 2 BLOCK B  
OAKBROOK CENTER PHASE II PART I  
LOCATED ON  
LAND LOT 142 8TH DISTRICT  
GWINNETT COUNTY, GEORGIA  
SCALE 1" = 20' OCTOBER 8 1968  
GRAPHIC SCALE



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

CASE NUMBER :**SUP2011-00065**  
ZONING :C-2  
LOCATION :5200 BLOCK OF STONE MOUNTAIN HIGHWAY  
MAP NUMBER :R6061 029  
ACREAGE :0.70 ACRE  
PROPOSED DEVELOPMENT :TITLE LOAN FACILITY  
SQUARE FEET :1,400 SQUARE FEET  
COMMISSION DISTRICT :(3) BEAUDREAU

FUTURE DEVELOPMENT MAP:

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

CONTACT: CHRISTOPHER QUIGLEY PHONE: 404.457.9616

OWNER: ANTHONY JAMES ANGERAMI TRUST  
921 SUNNYBROOK DRIVE  
NORCROSS, GA 30093

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:

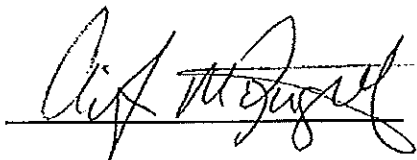
GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:

## Rezoning Applicants Letter of Intent

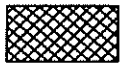
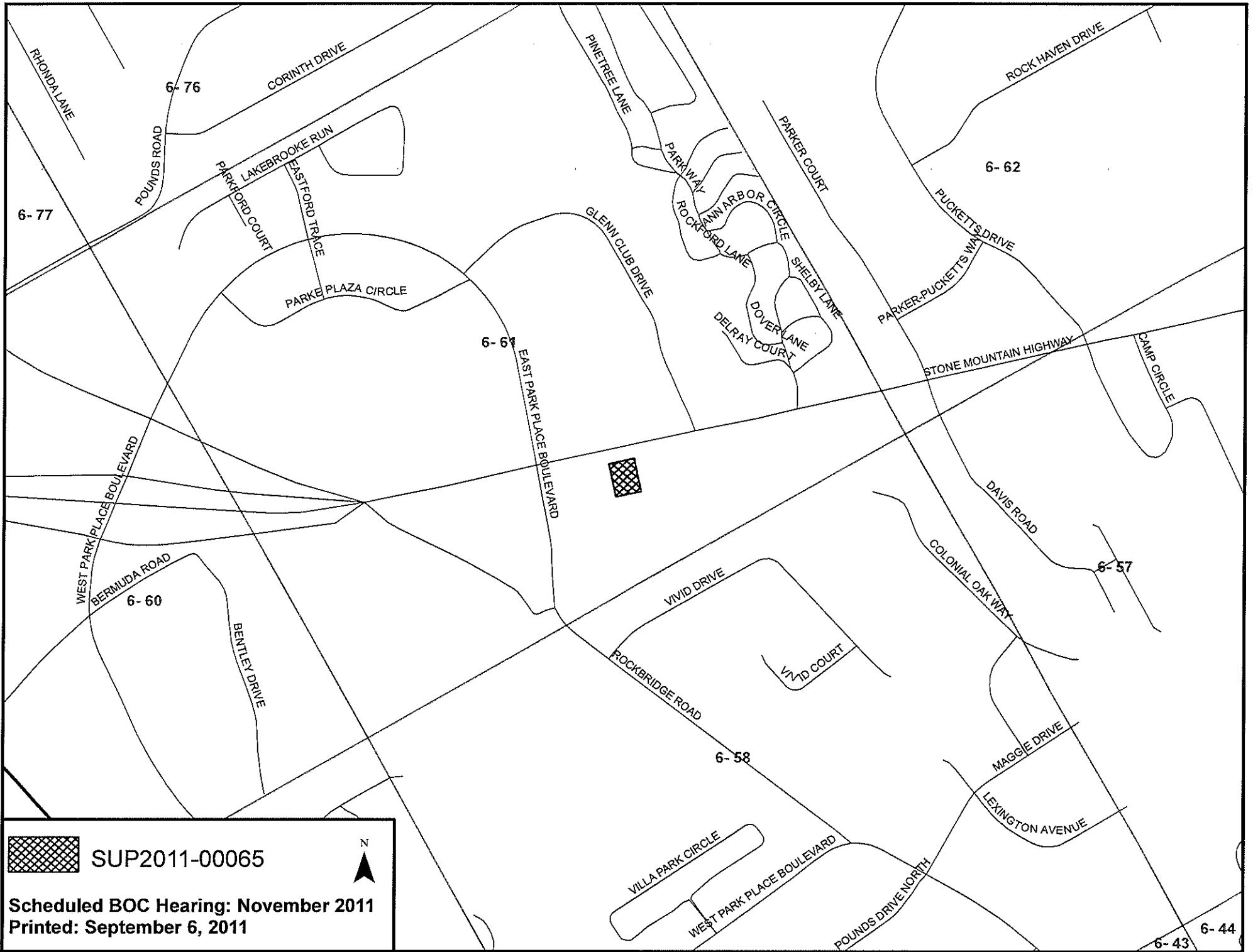
The Applicant, on behalf of the owner, Anthony James Angerami Trust, requests a Special Use Permit on 0.700 acres in an existing 7950 square foot building, for the purpose of opening a title pawn facility. The subject property is located at 5226 Hwy 78, Stone Mountain Ga and is found in the 6<sup>th</sup> District, Land Lot 61 in Gwinnett County.

The owner has identified a potential tenant for the location. This tenant has 15 title pawn facilities located within the state of Georgia including one in Gwinnett County. Tenant has been operating since 2007 and has contributed to local community in each of its locations. The proposed change will allow said tenant to obtain a business license and occupy a 1400 square foot space within the listed center. This change will not adversely affect traffic or the look of the area. The owner respectfully requests approval of this change at this location.

  
Applicant



RECEIVED 9-1-11  
SUP2011-00065



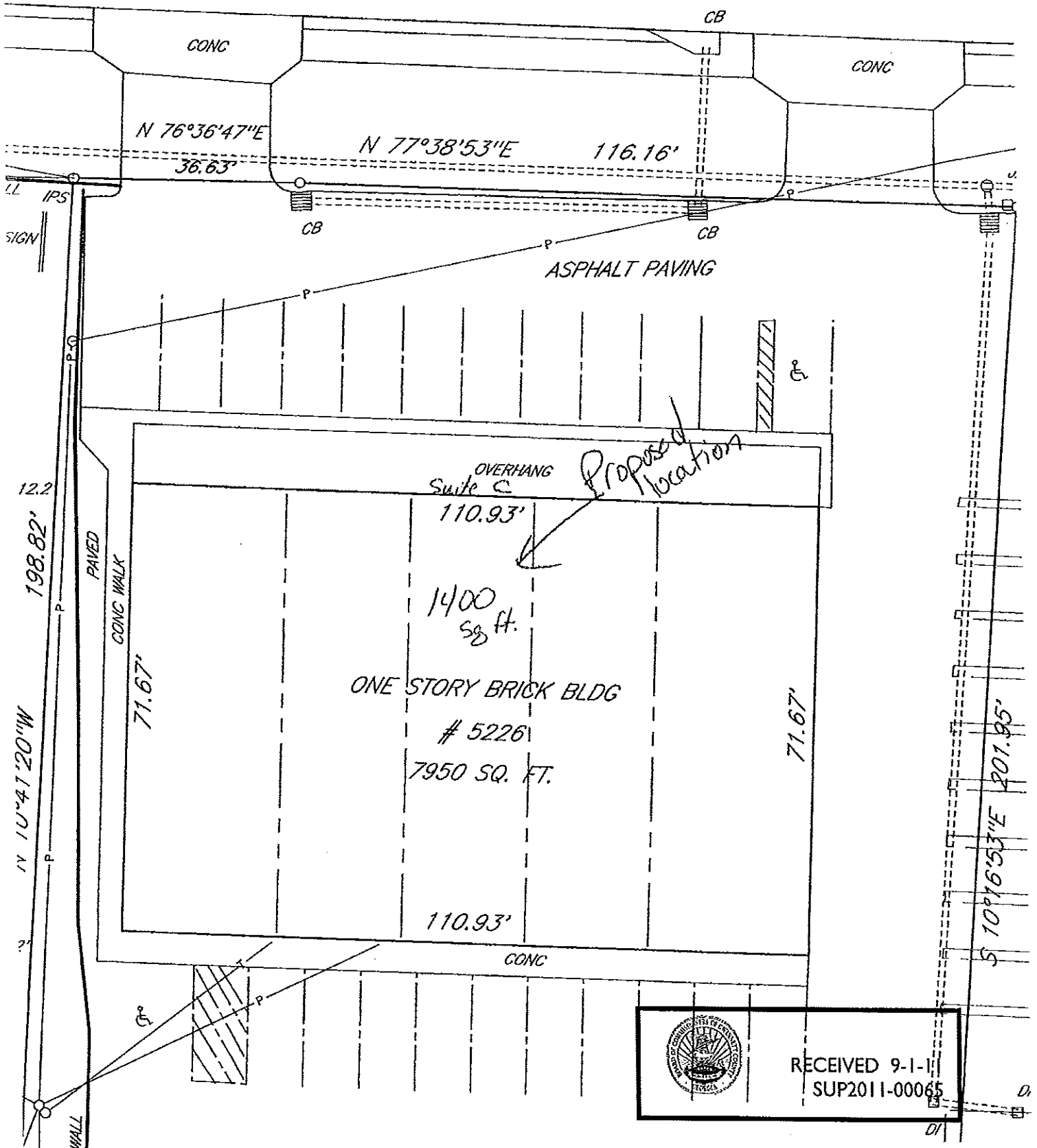
SUP2011-00065

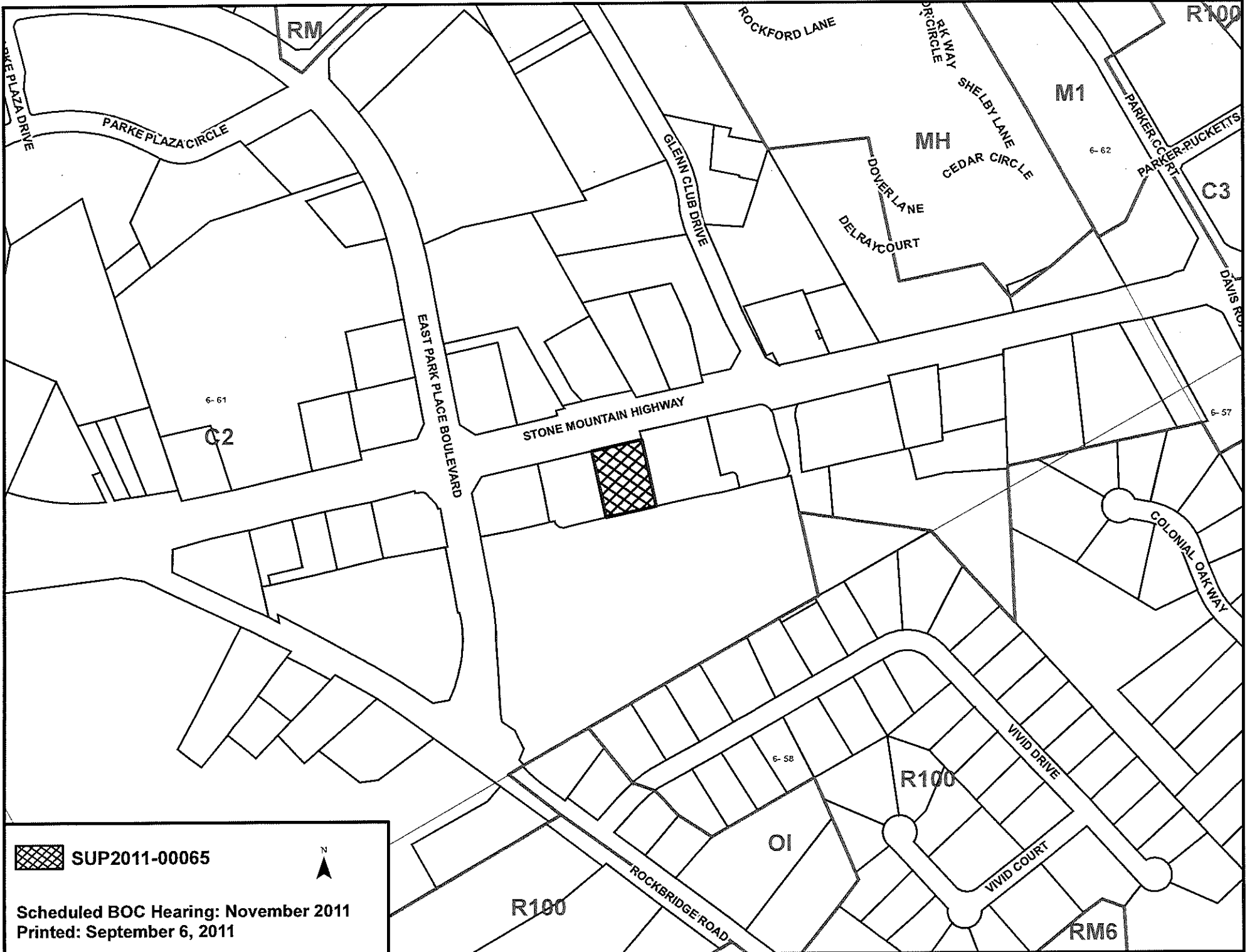


Scheduled BOC Hearing: November 2011  
Printed: September 6, 2011

U.S. HIGHWAY No. 78 GA. HIGHWAY No  
(AKA STONE MOUNTAIN HIGHWAY)

R|W VARIES





 SUP2011-00065



Scheduled BOC Hearing: November 2011  
Printed: September 6, 2011

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

CASE NUMBER :**BRD2011-00003**  
ZONING :C-2  
LOCATION :5000 BLOCK OF WINTERS CHAPEL ROAD  
MAP NUMBER :R6280 018  
ACREAGE :7.52 ACRES  
REQUEST :REDUCE REQUIRED BUFFER FROM 75 FEET TO 0 FEET  
COMMISSION DISTRICT :(2) HOWARD

**LAND USE PLAN RECOMMENDATION:**

APPLICANT: WAL-MART STORES, INC.  
2001 S. E. 10<sup>TH</sup> STREET  
BENTONVILLE, AR 72716-0550

CONTACT: AMY L. HILLMAN, ESQ. PHONE: 404.948.1064

OWNER: ELIOT PROPERTIES, A GEORGIA GENERAL PARTNERSHIP  
C/O M&P SHOPPING CENTERS  
5025 WINTERS CHAPEL ROAD  
DUNWOODY, GA 30360

**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:



Amy L. Hillman, Esq.  
ahillman@thplawfirm.com  
tel: 404.948.1064  
fax: 404.948.1033

September 2, 2011

Gwinnett County Board of Commissioners  
c/o Mr. Jeff West, Manager  
Gwinnett County Current Planning Division  
One Justice Square  
446 West Crogan Street, Suite 250  
Lawrenceville, Georgia 30030

Re: **JUSTIFICATION AND LETTER OF INTENT**  
Application for Buffer Reduction

Wal-Mart Stores, Inc., (the "Applicant")  
Renovation of existing retail store for a Wal-Mart Neighborhood Market to be located within an existing shopping center located at 5025 Winters Chapel Road, Dunwoody, Georgia 30360, (the "Property").

Dear Mr. West:

Attached please find a Gwinnett County Buffer Reduction Application and required supporting materials requesting a reduction in the required buffer from 75 feet to zero (0) feet on the southeast side of the Property pursuant to Sections 606.2.2 and 606.7 of the Gwinnett County Zoning Ordinance (the "Ordinance"). This reduction is requested to support the redevelopment of a portion of the existing shopping center on the Property for use as a Wal-Mart Neighborhood Market. The buffer reduction is necessary to account for existing conditions on this redevelopment site. The Property was developed prior to enactment of the buffer requirement. As the Property currently exists, there is no buffer.

Adjacent to the Property are residential apartments which were constructed several years after the existing shopping center. There is no room on the Property to provide a buffer as is now required by the Ordinance. The proposed Neighborhood Market will not increase structural encroachment into the buffer and will have a substantially similar footprint to what currently exists today. The Applicant also proposes certain enhancements to the buffer where appropriate. Moreover, topographical conditions work to further screen the Property from the adjacent apartment development and ensure that an ample vegetative buffer will remain



RECEIVED 9 2 11

Tatum Hillman Hickerson & Powell, LLP  
311 Alberta Terrace  
Atlanta, Georgia 30305

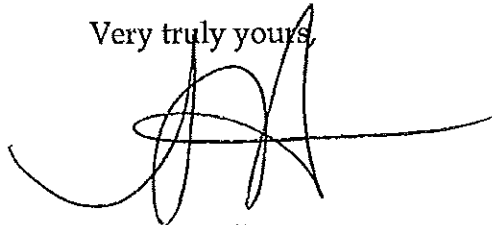
BRD2011-00003

between the Property and any adjacent structure. As the proposed project is a redevelopment initiative and involves only part of an existing shopping center, it is not possible for the Applicant to provide a 75 foot buffer, where one does not currently exist. Pictures of the existing buffered area between the Property and the apartments, which will remain virtually undisturbed, are attached as Exhibit A.

The renovation of the Property as proposed is a desirable outcome. The proposed use of the Property will provide a stable economic anchor for the shopping center and enable certain development improvements which will impact in a positive way the current landscape of the shopping center. It will provide a convenient source of fresh food where none exists. The requested buffer reduction is necessary to allow the project to move forward and allow the safe and orderly redevelopment of a vacant store in an existing shopping center. The Applicant's request represents the minimum necessary to afford relief. Accordingly, the Applicant respectfully requests the Board's approval.

Enclosed are all submittal materials required for a Gwinnett Count Buffer Reduction Application. Please contact me directly should you have questions or require further information.

Very truly yours,



Amy L. Hillman, Esq.

Enclosures



RECEIVED 9-2-11  
BRD2011-00003

DeKalb County



BRD2011-00003



Scheduled BOC Hearing: November 2011  
Printed: September 6, 2011

