

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 December 2011.

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

CASE NUMBER :**SUP2011-00066**  
ZONING :C-2  
LOCATION :5400 BLOCK OF JIMMY CARTER BOULEVARD  
MAP NUMBER :R6195 129  
ACREAGE :1.07 ACRES  
PROPOSED DEVELOPMENT :PAWN SHOP AND TITLE LOAN FACILITY  
SQUARE FEET :2,400 SQUARE FEET  
COMMISSION DISTRICT :(1) LASSETER

**FUTURE DEVELOPMENT MAP:**

**APPLICANT:** GMH AND COMPANY, LLC  
475 CLUBFIELD DRIVE  
ROSWELL, GA 30075

**CONTACT:** GEORGE HOGAN           PHONE: 404.925.6358

**OWNER:** AMIN TEJANI  
2788 ARBOR SPRINGS TRACE  
TUCKER, GA 30084

**DEPARTMENT RECOMMENDATION:**

**PROJECT DATA:**

**ZONING HISTORY:**

**GROUNDWATER RECHARGE AREA:**

**WETLANDS INVENTORY:**

**OPEN SPACE AND GREENWAY WATER PLAN:**

**DEVELOPMENT REVIEW SECTION COMMENTS:**

**GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:**

**GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:**

**GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:**

**BUILDING CONSTRUCTION SECTION COMMENTS:**

**GWINNETT COUNTY FIRE SERVICES COMMENTS:**

**DEPARTMENT ANALYSIS:**

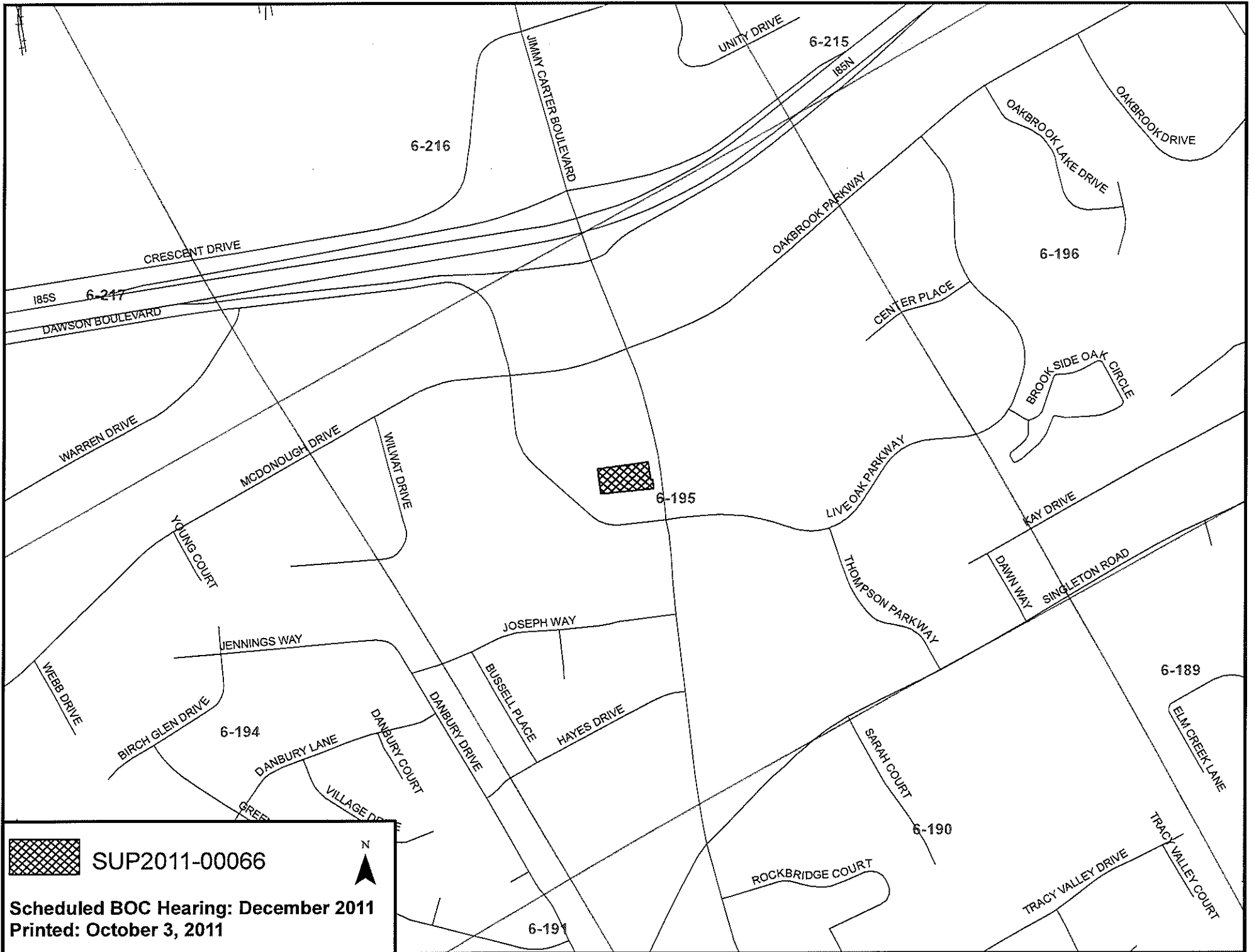
## Rezoning Applicant's Letter Of Intent

The Applicant, GMH and Company, LLC, requests a special use permit for the purpose of opening a Pawn and Title loan business located at: 5476 Jimmy Carter Boulevard. This property is found in the 6<sup>th</sup> District, land lot 195. The square footage totals 2400.

The site consists of all commercial business surrounding this particular site. The hours of operation would be 9:00 am until 7:00 pm. This is a new Food Mart / Shell gas station and the signage and inside will reflect nothing less than a well kept and organized store. No merchandise will be stored outside per the lease stipulations. Formally, the applicant was with I-Deal Jewelry and Pawn, which currently has five locations. These stores are very clean, organized, and understand the necessity of being a role model store for other Pawn shops to follow.



RECEIVED 9-30-11  
SUP2011-00066



**PARKING CALCULATION**

PARKING REQUIREMENTS - G-TOWN  
 (MINIMUM) = 1 SPACE PER 500 SQ. FT.  
 (MAXIMUM) = 1 SPACE PER 200 SQ. FT.  
 MINIMUM SPACES REQUIRED = 7000/500 = 14  
 MAXIMUM SPACES REQUIRED = 8000/200 = 40  
 TOTAL SPACES REQUIRED = 14 TO 40 SPACES  
 BRACKLE PROVIDES 13 MINIMUM SPACES IN 11 SPACES  
 TOTAL SPACE PROVIDED = 14 SPACES

**UTILITY NOTES**

POLE HYDRANTS AND WATER MAINS ARE TO BE INSTALLED, FLUSHED AND UNDER PRESSURE BEFORE ANY CONCRETE CONSTRUCTION IS SET.  
 THIS SITE PLAN INDICATES POTABLE WATER SERVICE LINES AND SANITARY SEWER LATERALS. GEORGIA STATE LAW REQUIRES THIS WORK TO BE INSTALLED BY A LICENSED MASTER PLUMBER. THIS WORK REQUIRES A SEPARATE SITE PLANNING PERMIT WHICH SHALL BE OBTAINED FROM CHATTAHOOCHEE COUNTY PLANNING DEPARTMENT. ALL WORK SHALL BE INSPECTED BY THE CHATTAHOOCHEE COUNTY PLANNING DEPARTMENT. INSPECTIONS SHALL BE REQUESTED BY PHONE: 678-265-4277.

USE OF PRECAST INVERT MANHOLES IS ACCEPTABLE PROVIDED POINTS ARE NOT MODIFIED.  
 TAP TO BE PERFORMED ONLY BY LICENSED. TO SCHEDULE CALL 678-276-7000 TO ARE IN ADVANCE. CONTRACTOR IS RESPONSIBLE FOR ALL OBSERVATION AND SCHEDULE. SCHEDULES MUST BE SET ON EXISTING CURB, STANDARD AND BE ACCEPTABLE BY OWNER PRIOR TO SCHEDULE THIS FOR CITY FORCES TO ARRIVE AND PERFORM TAP.

A SEPARATE CONSTRUCTION PERMIT IS TO BE OBTAINED BY LICENSED APPROVED CONTRACTOR PRIOR TO INSTALLATION. CALL 678-276-4375 FOR INFORMATION AND COPY OF APPROVED CONTRACTORS LIST. A MANDATORY PRE-CONSTRUCTION CONFERENCE WITH INSPECTOR BY APPOINTMENT ONLY. IS REQUIRED 48 HOURS PRIOR TO ANY UTILITY CONSTRUCTION. ANY UTILITY WORK SHALL BE APPROVED BY WATER AND SEWER DEPARTMENT SECTION OF PRECISE PROJECT TO INSTALLATION.

PLUG TO BE INSTALLED AT THE IN-IN MANHOLE AND FIRST MANHOLE UPSTREAM. PLUG TO BE INSTALLED AT THE END OF UTILITY INSPECTION. FAILURE TO COMPLY MAY RESULT IN STATION AND/OR SUSPENSION FROM APPROVED CONTRACTORS LIST.

APPROPRIATE RECORD DRAWINGS FOR SEWER SYSTEMS REQUIRED AT LEAST 14 BUSINESS DAYS PRIOR TO RECORDING FROM PLAT APPROVAL. TEMPORARY CONTINGENCY OF OCCUPANCY OR CHANGE OF OCCUPANCY OF OCCUPANCY.

ALL WORK TO BE PERFORMED ACCORDING TO CHATTAHOOCHEE COUNTY DEPARTMENT OF WATER RESOURCES EXISTING SEWER STANDARDS. CURRENT EDITION. ACTUAL FIELD CONDITIONS SHALL DETERMINE NEAREST STANDARDS. IF DOCKED NECESSARY BY INSPECTOR.

OWNER SHALL MAINTAIN PILES IN DAMPER DRAINS AT ALL TIMES SO AS TO PREVENT LIQUID DAMAGE FROM DAMPER.

SEWERAGE SHALL NOT DISCHARGE ANY PAVEMENT CUT-IF CUT IS NECESSARY PERMISSION MUST BE OBTAINED FROM THE OWNER BY SEWER.

MAINTAIN 10' SEPARATION BETWEEN WATER AND SEWER LINES

NO TRENCH OR FOUNDATION STRUCTURES ALLOWED IN SANITARY SEWER EXCEPT IN ACCORDANCE WITH CURRENT CHATTAHOOCHEE COUNTY POLICY.

CONTRACTOR TO FIELD LOCATE ALL UTILITIES BEFORE CONNECTIONS ARE MADE

SEWERAGE DEP. #10 - CALL WILLIAM EDWARDS AT 770-334-3208 24 HOURS BEFORE CONSTRUCTION.

A CONSTRUCTION PERMIT MUST BE OBTAINED BY A LICENSE APPROVED CONTRACTOR PRIOR TO INSTALLATION. CALL 678-276-4375 FOR INFORMATION AND A COPY OF APPROVED CONTRACTORS LIST. A MANDATORY PRE-CONSTRUCTION CONFERENCE WITH INSPECTOR BY APPOINTMENT ONLY. IS REQUIRED 48 HOURS PRIOR TO INSTALLATION OF WATER METERING DEVICE. METERS 3/4" TO 2", INSTALLED BY SEWER, REQUIRING NO CONSTRUCTION PERMIT.

SEWERAGE DEP. IS ISSUED 48-HOURS FOR THE DETECTOR CHECK AND A FINAL INSPECTION BY SEWER AND REQUIRING.

OWNER SHALL CHECK METERING PROTECTION DEVICES FOR ALL METERS AND/OR FIRE LINES MUST BE TESTED AND APPROVED BEFORE OCCUPANCY OF FINAL CERTIFICATE OF OCCUPANCY.

**SIDEWALK NOTE**

RECORDERS SHALL BE LOCATED 2 FEET FROM THE BACK OF CURB AND WALK 3 FEET FROM THE SIDEWALK. A MINIMUM 3 FEET IN WIDTH AND 4 FEET IN LENGTH. RECORDERS SHALL BE CONSTRUCTED WITH A CROSS SLOPE OF 1/4" PER FOOT. SIDEWALK SHALL BE CLASSIFIED AS A STRENGTH OF 2200 PSI AT 28 DAYS.

RECORDERS SHALL BE LOCATED AT LEAST 2 FEET FROM BACK OF CURB AND WALK 3 FEET FROM THE SIDEWALK. THE RECORDERS SHALL BE CONSTRUCTED WITH A CROSS SLOPE OF 1/4" PER FOOT. SIDEWALK SHALL BE CLASSIFIED AS A STRENGTH OF 2200 PSI AT 28 DAYS.

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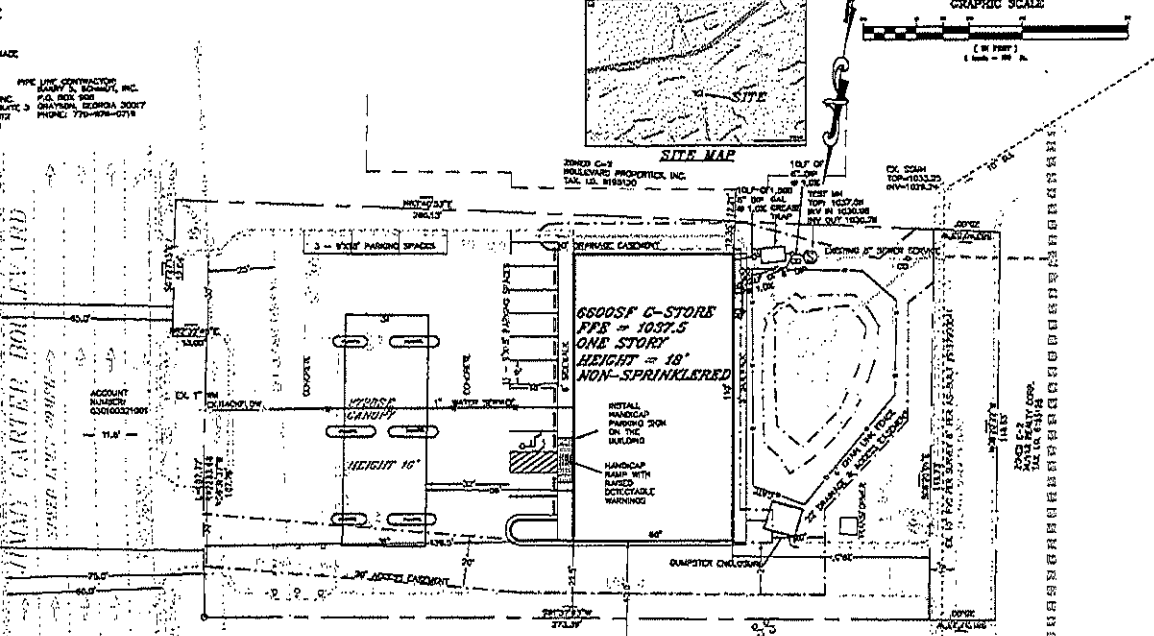
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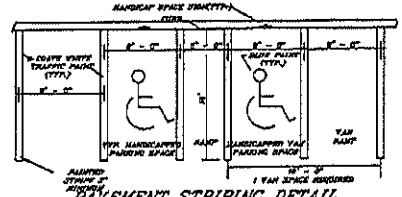
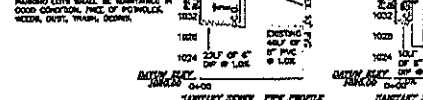
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**GENERAL NOTES**

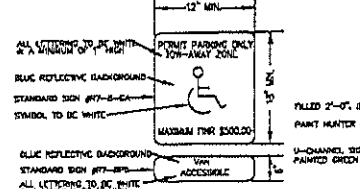
OWNER DEVELOPER  
 ASB PETROLEUM, LLC  
 4001 SHELBY  
 2715 AVENUE SPRINGS TRACE  
 TUCKER, GA 30084  
 PHONE: (404) 452-7123  
 SITE ENGINEER  
 JIMMY CARTER BLDG. STATION  
 6476 JIMMY CARTER BLDG. STATION  
 6476 JIMMY CARTER BLDG. STATION  
 CHATTAHOOCHEE COUNTY, GEORGIA 30088  
 PHONE: (770) 791-1200



**PARKING LOTS**



**PAVEMENT STRIPING DETAIL**



1. ALL SIGNS TO BE 6.00\"
2. ALL SIGNS SHALL CONFORM WITH ALL CURRENT A.S.A., FEDERAL, STATE, AND LOCAL CODES & REGULATIONS.
3. PLACE VAN ACCESSIBLE SIGN IN FRONT OF VAN ACCESSIBLE SPACES ONLY.

**HANDICAP SIGN DETAIL**

RECEIVED 9-30  
 SUP2011-00006

HOUSTON ENGINEERING, INC.  
 CONSULTING & DESIGN ENGINEERS  
 1414 VICTORIA DRIVE, SUITE A, CONYERS, GEORGIA 30005  
 PHONE: (770) 928-1158 FAX: (770) 928-1158

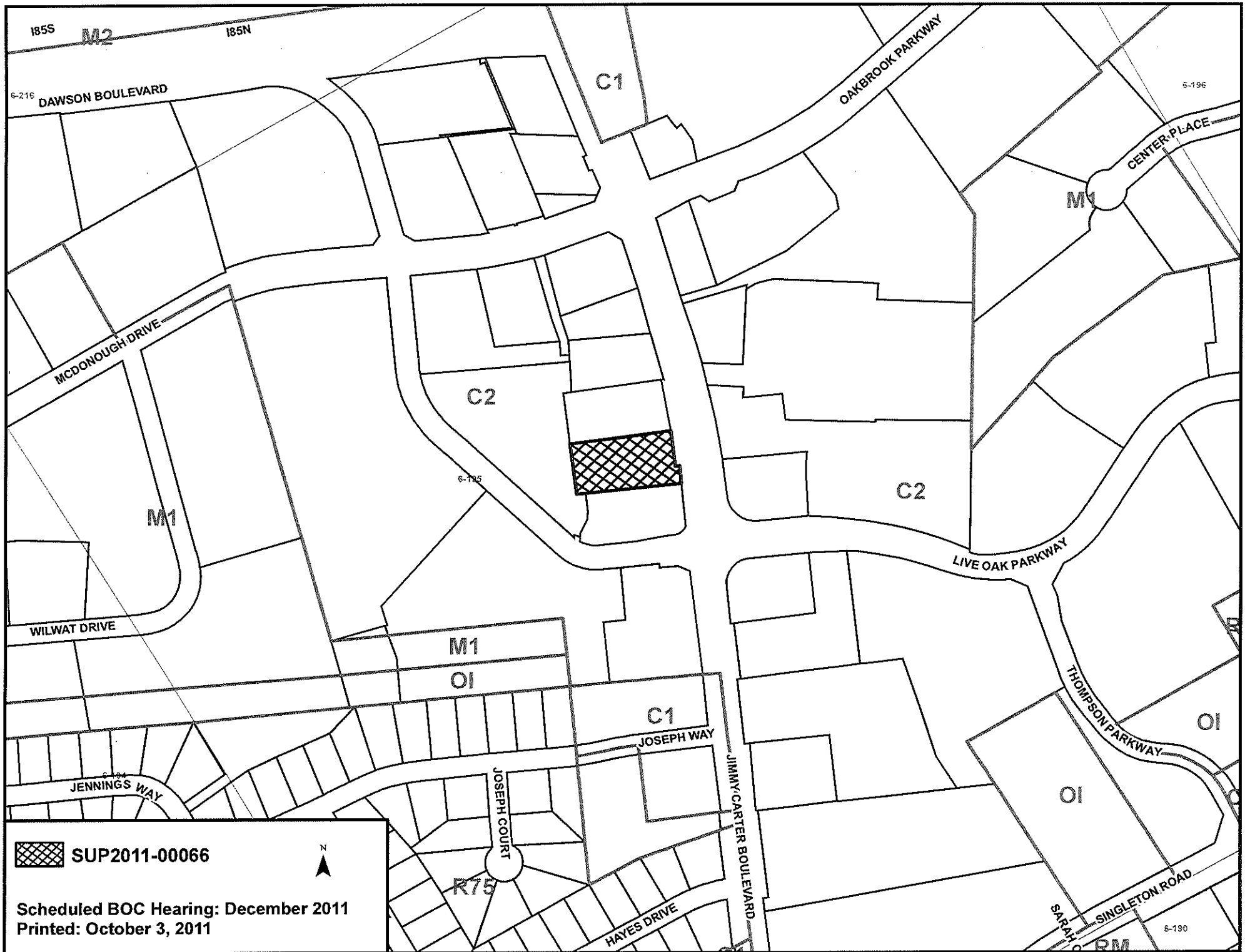
Sheet Title  
**CANSTRY & UTILITY  
 SITE PLAN**

TAX PARCEL #: 6-196-129

**AS-BUILT**

JIMMY CARTER BLDG. STATION  
 6476 JIMMY CARTER BOULEVARD  
 MARIETTA, GA 30068

UTILITIES PROTECTION CENTER  
 CALL 800-368-5888  
 FOR MORE INFORMATION



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

CASE NUMBER :**SUP2011-00067**  
ZONING :O-1  
LOCATION :1200 BLOCK OF SATELLITE BOULEVARD  
MAP NUMBER :R7155 562  
ACREAGE :0.50 ACRE  
PROPOSED DEVELOPMENT :VETERINARY CLINIC  
SQUARE FEET :2,850 SQUARE FEET  
COMMISSION DISTRICT :(I) LASSETER

**FUTURE DEVELOPMENT MAP:**

APPLICANT: BOB ISRAEL  
1230 SATELLITE BOULEVARD  
SUWANEE, GA 30024

CONTACT: BOB ISRAEL PHONE: 770.476.9192

OWNER: WILDWOOD PROFESSIONAL PROPERTIES LLC  
1230 SATELLITE BOULEVARD  
SUWANEE, GA 30024

**DEPARTMENT RECOMMENDATION:**

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

Letter of Intent

1230 Satellite Blvd

Proposed Use of the Property: There is an existing building located on the subject property which currently houses a dental practice in a portion. This Special Use Permit request is to allow utilization of the vacant portion for a Veterinary Clinic. The Veterinary Clinic office is to be established for the main intention of treating domestic animals (to include surgery).

It may be necessary for animals to stay overnight as part of the surgery recovery, illnesses, observation as part of the diagnosis process, etc. Further, the veterinary would board only small animals (inside kennels only – NO outside kenneling or runs) if there is additional capacity beyond animal patients in the small # of inside kennels, but this would only be ancillary to the main purpose of the facility/business operations.

Each stay would range from overnight to 10 days maximum. There would *not* be long term boarding offered for rescue animals, shelter housing, long term boarding (i.e. for owner long term travel or owner sicknesses/home removal, etc).

The acreage/size of tract: 0.50 acres

Zoning Classification Requested: The property is currently zoned O/I and a Special Use Permit is being requested per the Gwinnett County Planning Division procedures.

The number of lots or number of dwelling units proposed house size proposed: Only one O/I zoned lot is under consideration for this Special Use Permit request.

The density in terms of gross square footage per acre for proposed commercial, industrial, office or institutional use: The proposed Use of Veterinary Clinic would be in approximately 2,850 sf of a 5,590 sf existing building located on 0.50 acres.

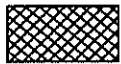
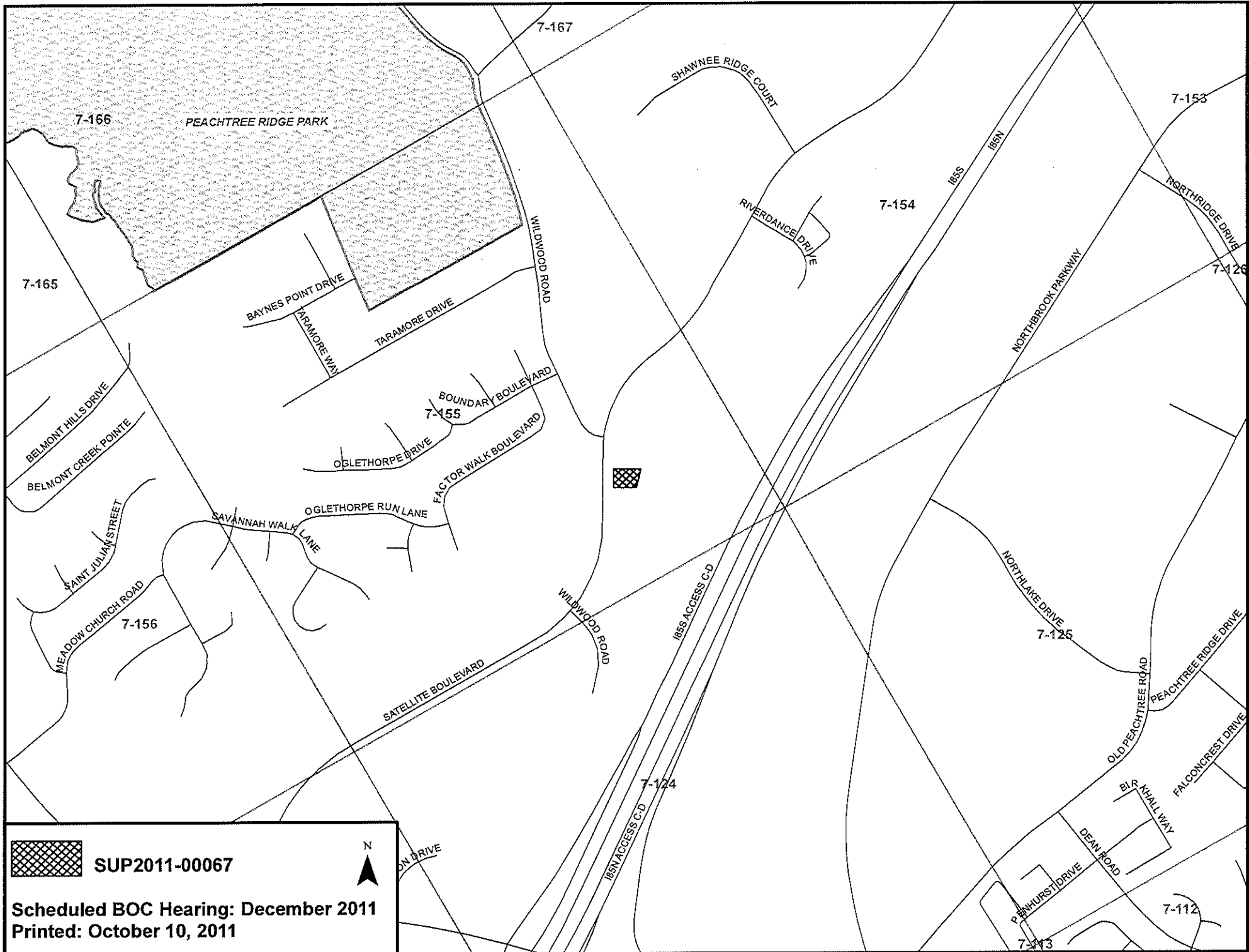
The number of parking spaces: There are 19 regular spaces + 1 handicapped space; total of 20 spaces

The height of buildings: The height of the existing building is 18 feet to top of brick

Requested change in buffers: N/A



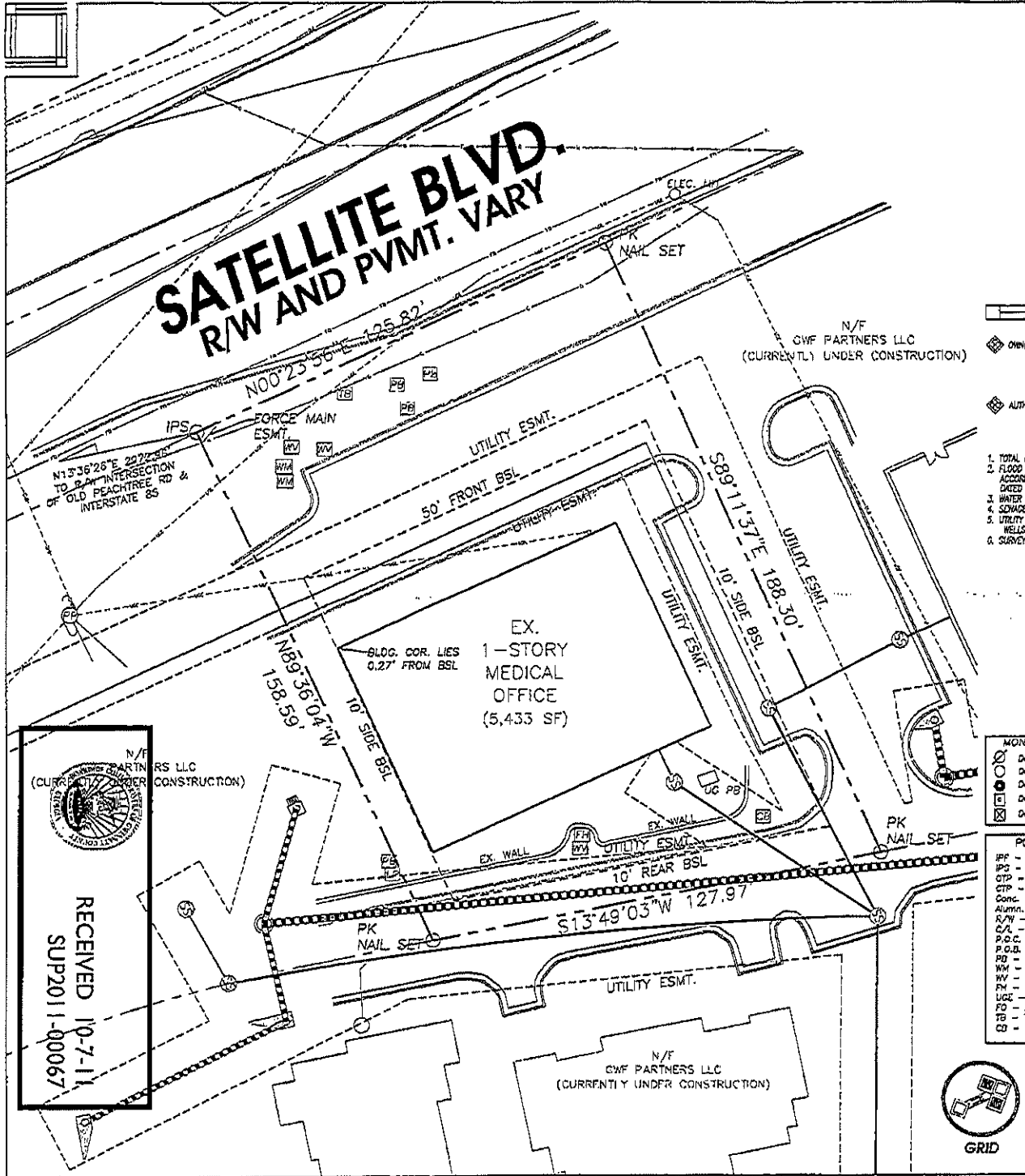
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SUP2011-00067



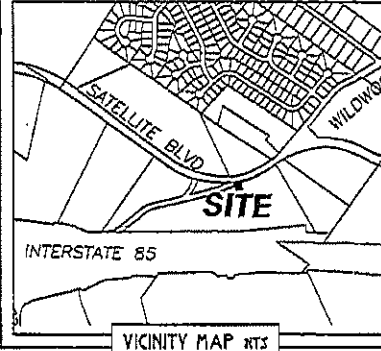
**SUP2011-00067**



**Scheduled BOC Hearing: December 2011**  
**Printed: October 10, 2011**



**SATELLITE BLVD.**  
R/W AND PVMT. VARY



**PROJECT DATA**

**OWNER:** WILDWOOD PROFESSIONAL PROPERTIES, LLC & IRONSTONE BANK  
3410 PIEDMONT ROAD, SUITE 1200  
ATLANTA, GA 30305

**AUTHORIZED AGENT:** ASE - JD WOOD SURVEYING, INC.  
CONTACT: JERRY D. WOOD, GRS  
22 BARNETT SQUARE RD  
WATKINSVILLE, GA 30677

- TOTAL PROJECT AVERAGE 0.50 ACRES
- FLOOD PLANE NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13-35C 0057 F, DATED SEPTEMBER 25, 2006.
- WATER SUPPLY: GWINNETT COUNTY PUBLIC UTILITIES
- SEWER DISPOSAL: GWINNETT COUNTY PUBLIC UTILITIES
- UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
- SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.

**SURVEY CLOSURE STATEMENT**

The field data upon which this plat is based has a "closing" precision of one foot in 30,336 feet, and an angular error of 1" per angle point, and was not adjusted.

This plat has been calculated for closure and is found to be accurate within one foot in 30,336 feet.

Linear Measurement obtained using TOPCON 625  
Angular Measurement obtained using TOPCON 602  
Field Work completed 03-21-07

**MONUMENTATION LEGEND**

- Depicts Computed Point Only
- Depicts Iron Pin Set
- Depicts Iron Pin Found
- Depicts Monument Set
- Depicts Monument Found

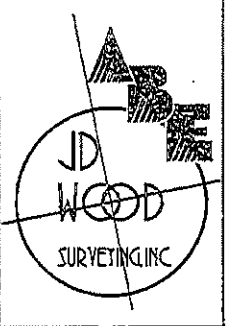
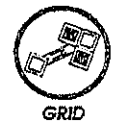
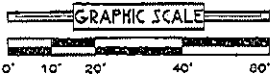
**PLAT ABBREVIATIONS**

- IPF - Iron Pin Found
- IPs - Iron Pin Set
- OTF - Open Top Pipe
- CIP - Closed Top Pipe
- Conc. - Concrete
- Alum. - Aluminum
- R/W - Right of Way
- C/L - Centerline
- P.O.C. - Point of Commencement
- P.O.B. - Point of Beginning
- PD - Power Duct
- WM - Water Meter
- WV - Water Valve
- FM - Fire Hydrant
- UG2 - Underground Electric
- FB - Fiber Optic
- TB - Traffic Light Box
- CB - Cobia Box

**SURVEYOR: JERRY D. WOOD**  
GEORGIA R.L.S. #2990  
1671 Marshmore Dr. Suite 201  
Bosque, CA 30622  
704.613.9500  
704.425.0631 FAX

NOTE: THIS PLAT IS NOT VALID FOR RECORDING PURPOSES UNLESS SURVEYOR'S SIGNATURE APPEARS BY ORIGINAL BLACK INK OVER THE STAMP.

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



22 BARNETT SQUARE RD.  
WATKINSVILLE, GA 30677  
704.30.1900  
706.310.1944 FAX

**BOUNDARY SURVEY FOR:**  
**WILDWOOD PROFESSIONAL PROPERTIES, LLC AND IRONSTONE BANK**

**SATELLITE BOULEVARD**  
GWINNETT COUNTY, GA  
124th & 155th L.L., 7th DISTRICT

REVISIONS	DATE

NOT VALID FOR RECORDING PURPOSES UNLESS SURVEYOR'S SIGNATURE APPEARS BY ORIGINAL BLACK INK OVER THE STAMP.



**DATE**  
08/23/07

**PROJECT**  
05-100-03S

**BOUNDARY SURVEY**

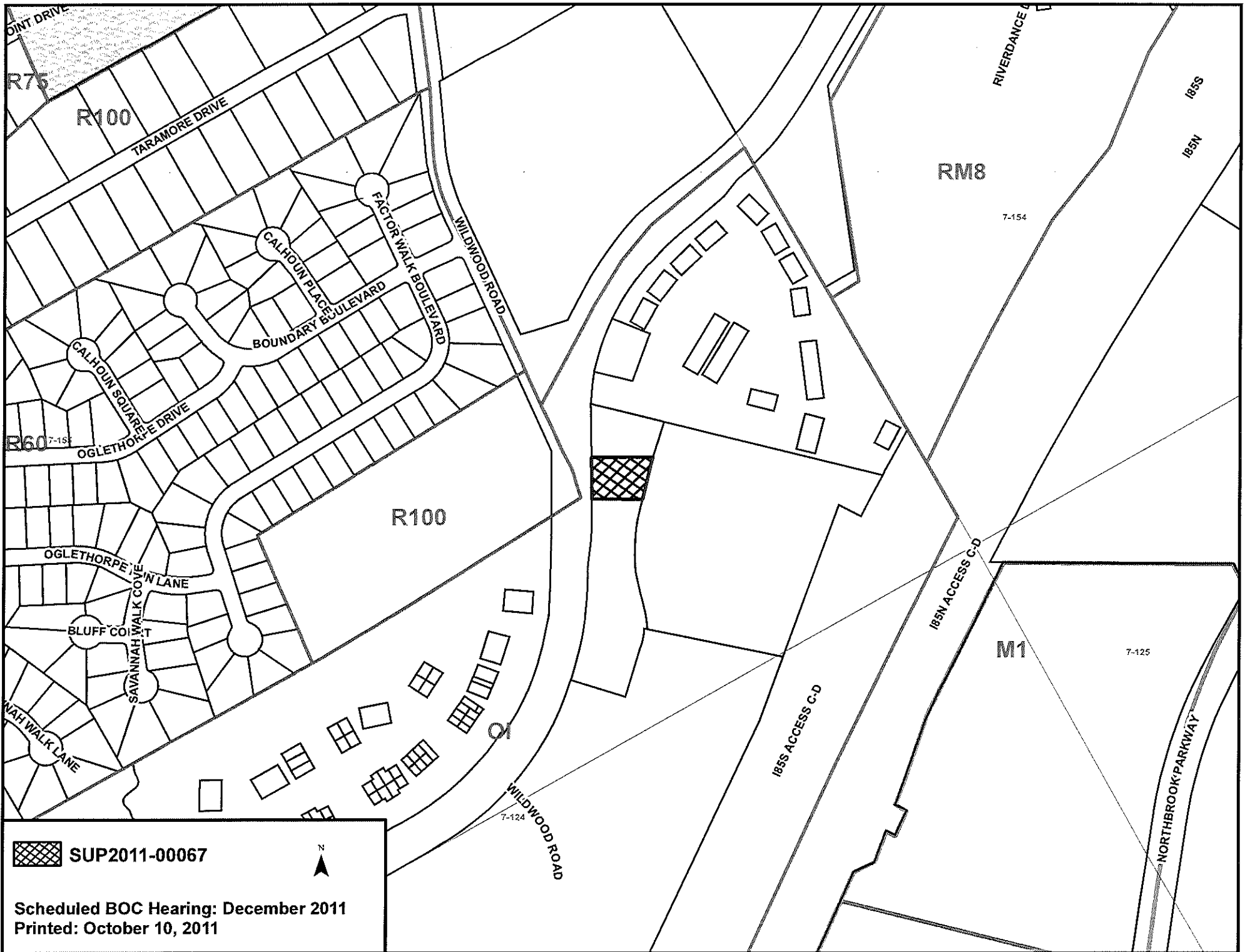
**SHEET**  
1 OF 1

RECEIVED 10-7-11  
SUP2011-00067

N/F CWF PARTNERS LLC (CURRENTLY UNDER CONSTRUCTION)

N/F CWF PARTNERS LLC (CURRENTLY UNDER CONSTRUCTION)

EX. 1-STORY MEDICAL OFFICE (5,433 SF)  
BLDG. COR. LIES 0.27' FROM BSL



 SUP2011-00067



Scheduled BOC Hearing: December 2011  
Printed: October 10, 2011

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

CASE NUMBER :**SUP2011-00068**  
ZONING :C-2  
LOCATION :5000 BLOCK OF BUFORD HIGHWAY  
MAP NUMBER :R6257 001  
ACREAGE :1.09 ACRES  
PROPOSED DEVELOPMENT :OUTDOOR SALES/STORAGE (RENEWAL)  
SQUARE FEET :1,171 SQUARE FEET  
COMMISSION DISTRICT :(2) HOWARD

**FUTURE DEVELOPMENT MAP:**

**APPLICANT:** BAHRAM KARIMI  
9725 BRECKENRIDGE CLOSE  
ALPHARETTA, GA 30022

**CONTACT:** ERIC JOHANSEN                      PHONE: 678.571.4843

**OWNER:** BAHRAM KARIMI  
9725 BRECKENRIDGE CLOSE  
ALPHARETTA, GA 30022

**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:**

October 6, 2011

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

Re: **5055 Buford Highway – Special Use Permit LOI**  
**Parcel R6257 001**  
**Gwinnett County, GA**

Dear Commissioners,

Bahram Karimi (the "Applicant and Property Owner") is seeking a permanent Special Use Permit ("SUP") for real property located at 5055 Buford Highway, Norcross, GA, Parcel R6257 001 (the "Subject Property"). Previously, SUP-07-101 was approved for the Subject Property in June 2009. To date, the Applicant and Property Owner has fully complied with the Conditions that were approved as part of the previous SUP and would request this Board to grant permanent SUP status for the efforts they have shown.

As with most SUP renewals, the Applicant and Property Owner did not receive any notifications from Gwinnett County (the "County") informing him that his SUP was set to expire. Within the last few months the Gwinnett County Code Enforcement Division has visited the property and cited the existing tenant, Aztec Stone Empire, with citations, one being for not complying with the Conditions of the SUP. After further research and discussions with the Code Enforcement Officer and the County Planning Staff, it was determined that the SUP had expired. All other issues that were brought up to the existing tenant have been fully addressed and remedied. Upon approval of this SUP request, Aztec Stone Empire will continue to remain as the tenant on the Subject Property.

The Applicant and Property Owner had no intentions of not meeting his obligations to the County and letting the SUP expire. As with other properties he owns that have had SUP's, it was a usual and customary practice of receiving notice from the County roughly three months prior to the expiration of the SUP and then he would file for renewal or permanent SUP status at the appropriate times to avoid the expiration of previously granted approvals. The Applicant and Property Owner is taking full responsibility for this and wants to correct this issue by filing this request for a permanent SUP status on the Subject Property given that he has fully complied with the previous requests from the County.

We respectfully request this Board's approval of this request and would be happy to meet with the appropriate parties from the County Staff to further discuss this SUP Application.

Thank you for your consideration of this request.

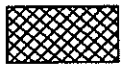
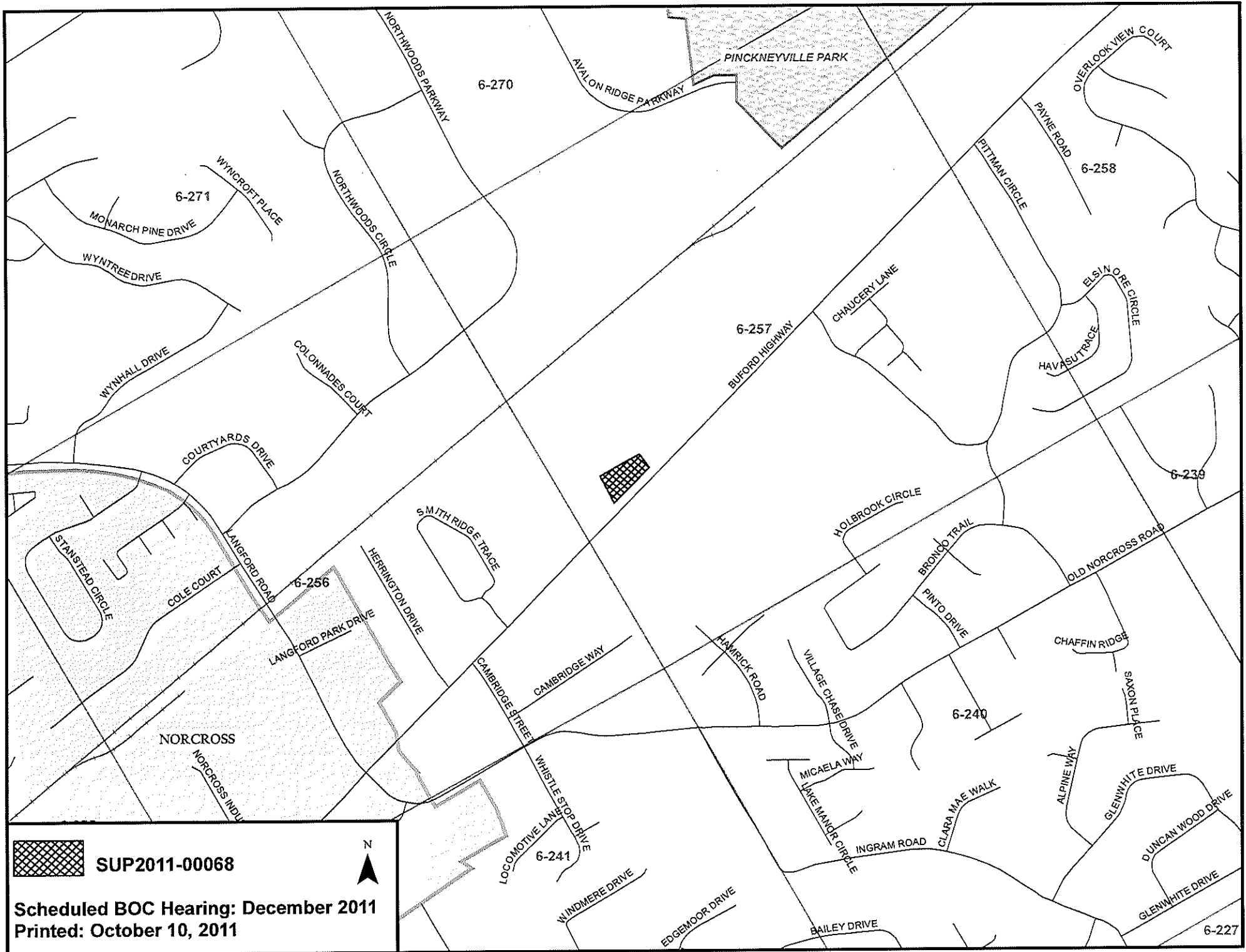
Sincerely,



**Inland Group, LLC**  
Agent for the Applicant and Property Owner



RECEIVED 10-7-11  
SUP2011-00068



SUP2011-00068



Scheduled BOC Hearing: December 2011  
Printed: October 10, 2011

6-270

6-271

6-258

6-257

6-239

6-256

6-240

6-241

6-227

PINCKNEYVILLE PARK

NORCROSS

STANSTEAD CIRCLE

AVALON RIDGE PARKWAY

NORTHWOODS PARKWAY

NORTHWOODS CIRCLE

WYNHALL DRIVE

WYNTREED DRIVE

MONARCH PINE DRIVE

WYNHALL DRIVE

COLONNADES COURT

COURTYARDS DRIVE

LANGFORD ROAD

COLE COURT

LANGFORD PARK DRIVE

SMITH RIDGE TRACE

HERRINGTON DRIVE

CAMBRIDGE STREET

CAMBRIDGE WAY

WHISTLE STOP DRIVE

LOCOMOTIVE LANE

WINDMERE DRIVE

EDGEWOOD DRIVE

BAILEY DRIVE

AVALON RIDGE PARKWAY

BUFORD HIGHWAY

CHAUCERY LANE

HOLBROOK CIRCLE

HARRICK ROAD

VILLAGE CHASE DRIVE

LAKE MANOR CIRCLE

INGRAM ROAD

CLARA MAE WALK

BRONCO TRAIL

PINTO DRIVE

OVERLOOK VIEW COURT

PAYNE ROAD

PITTMAN CIRCLE

ELSINORE CIRCLE

HAVASU TRACE

CHAFFIN RIDGE

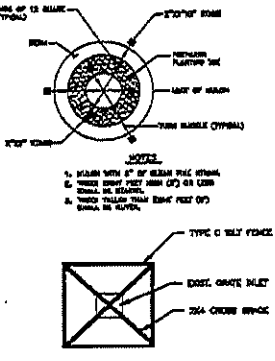
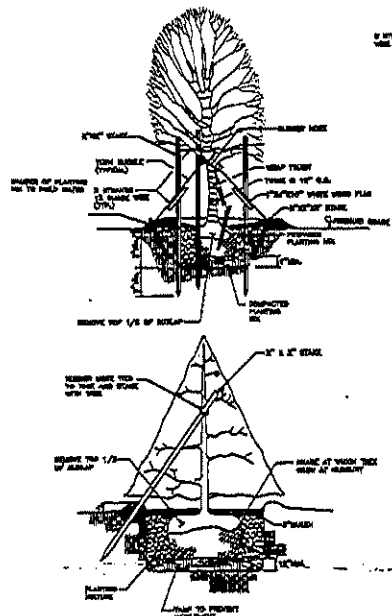
SAXON PLACE

ALPINE WAY

GLENWHITE DRIVE

DUNCAN WOOD DRIVE

GLENWHITE DRIVE



**Sd2 FOR GRATE INLET**

**SOD INSTALLATION**

1. Sod should be watered and soil covered 1/4\"/>

Tree Species	Quantity	Notes
...	...	...

Special attention should be given to the installation of sod in areas where the soil is poor or where the sod is to be installed in a shaded area. The sod should be watered and soil covered 1/4\"/>

Tree Species	Quantity	Notes
...	...	...

**Calculations for Guilford County Tree Ordinance**

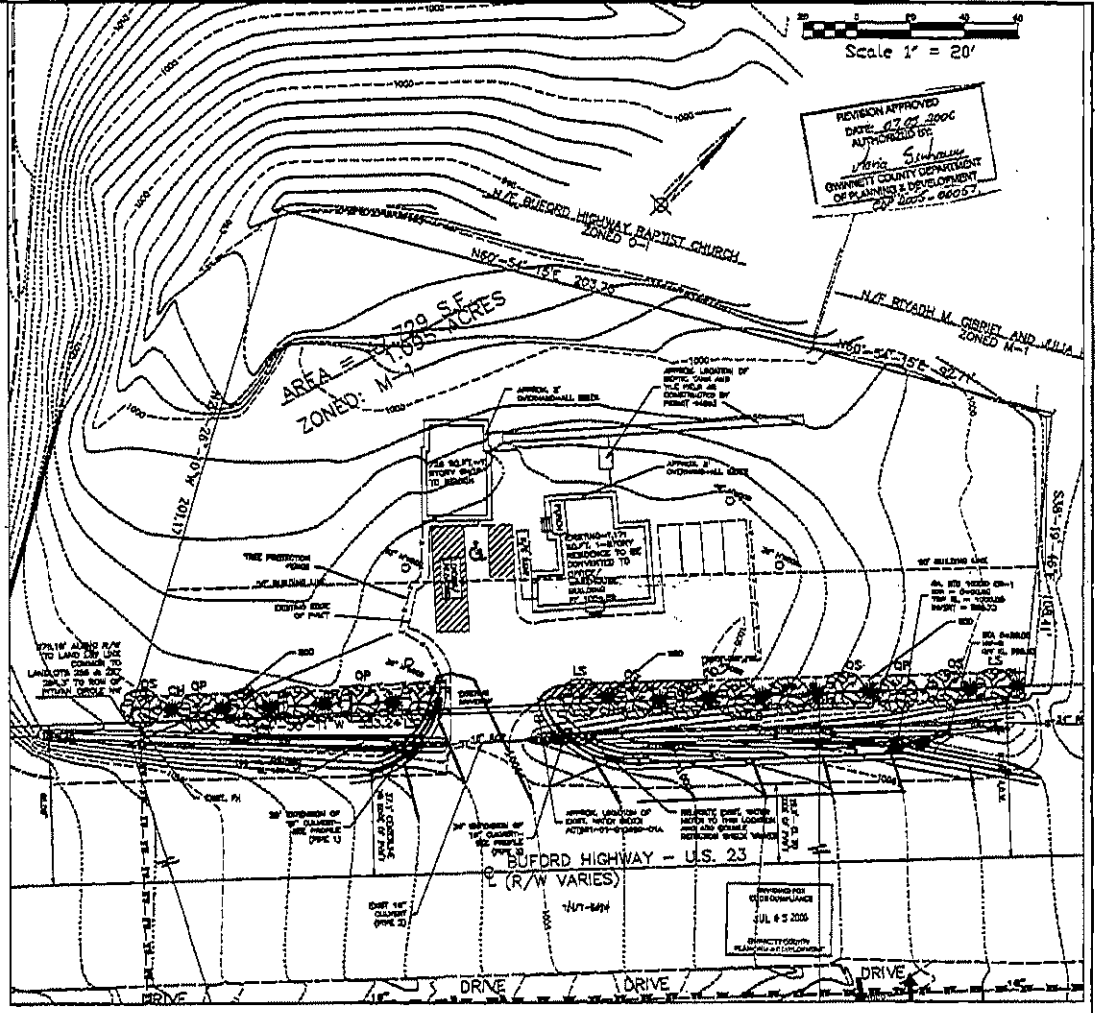
Total Average Leaf Surface	1,000,000
16X Average X 1,000,000 =	17.02 YEARS REQUIRED
4-1/2\"/>	
200 Dollars = 12,000 - 17.02 = 111.38 YEARS	

Tree Species	Quantity	Notes
...	...	...

Special attention should be given to the installation of sod in areas where the soil is poor or where the sod is to be installed in a shaded area. The sod should be watered and soil covered 1/4\"/>

Special attention should be given to the installation of sod in areas where the soil is poor or where the sod is to be installed in a shaded area. The sod should be watered and soil covered 1/4\"/>

RECEIVED 10-7-11  
 SUP2011-00068



REVISION APPROVED  
 DATE 07-05-2006  
 AUTHORIZED BY  
 Marie Swanson  
 GUILFORD COUNTY DEPARTMENT  
 OF PLANNING & DEVELOPMENT  
 City Staff - 06057

**PLANT LIST**

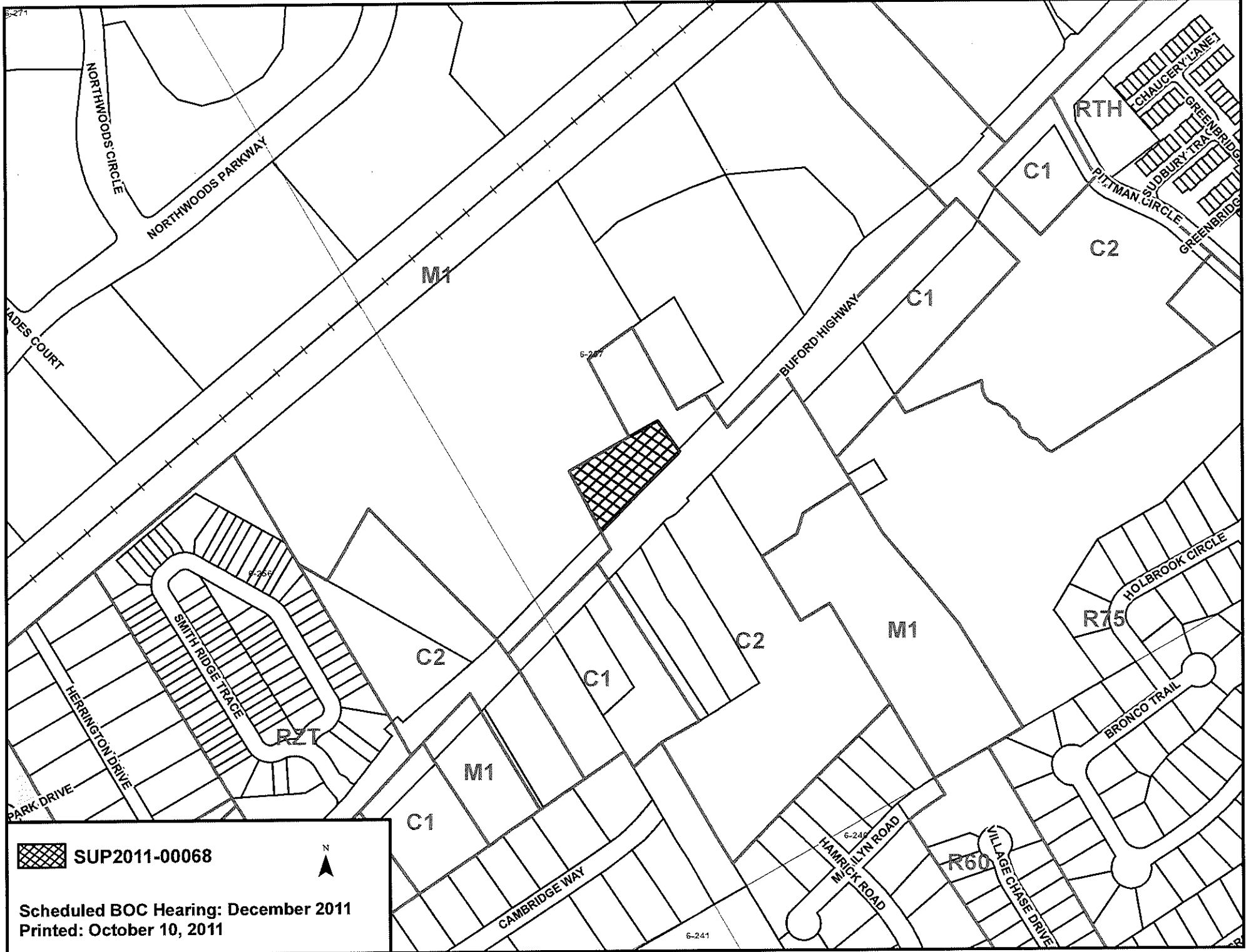
Plant Name	Quantity	Notes
...	...	...

PLEASE NOTE: ORDINANCE REQUIRES PARENT TREES FOR LOTS WITH 5 OR MORE SPACES. THIS LOT HAS ONLY 3 SPACES THUS NO PARENT TREES ARE REQUIRED.

PARCEL 6-257 001



**PRECISION ENGINEERING**  
 LANDSCAPE & TREE PLAN  
**AZTECA STONE EMPIRE**  
 1100 N. W. 10th St.  
 Raleigh, NC 27601  
 704-771-1000 FAX 704-771-1001



 SUP2011-00068



Scheduled BOC Hearing: December 2011  
Printed: October 10, 2011

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

CASE NUMBER :**SUP2011-00069**  
ZONING :RA-200  
LOCATION :4600 BLOCK OF SPOUT SPRINGS ROAD  
MAP NUMBER :R3007 034  
ACREAGE :7.04 ACRES  
PROPOSED DEVELOPMENT :CHURCH PRESCHOOL  
SQUARE FEET :6,030 SQUARE FEET  
COMMISSION DISTRICT :(4) HEARD

**FUTURE DEVELOPMENT MAP:**

APPLICANT: ANNETTE COFFEE  
2505 HAMMOCK COURT  
SUWANEE, GA 30024

CONTACT: ANNETTE COFFEE PHONE: 770.330.1319

OWNER: THE CROSSING, A CHURCH OF THE NAZARENE, INC.  
4682 SPOUT SPRINGS ROAD  
BUFORD, GA 30519

**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:

**EXHIBIT FIVE  
SPECIAL USE PERMIT  
APPLICANT: FOUR SEASONS MONTESSORI**

**LETTER OF INTENT**

This application for a special use permit is being submitted to request permission to open a private preschool within the existing church ("The Crossing") located at 4682 Spout Springs Road, Buford, GA. The property parcel id is: 3-007-034. The property is zoned RA 200 and is 7.035 acres. The RA200 zoning regulations allow for a private preschool to operate under a special use permit. The properties along the west boundary line of the existing site are zoned R100, while the property to the east boundary line is zoned RA200. A private preschool is in harmony with the existing use of the area.

The primary function of this property is a religious facility and will continue to operate in this capacity. We are seeking to have the private preschool utilize this facility during weekday hours. This use does not encumber the property with additional needs for parking, driveway modifications, or setbacks/buffers. No modifications to the existing building as permitted in January of 2010 will be required.

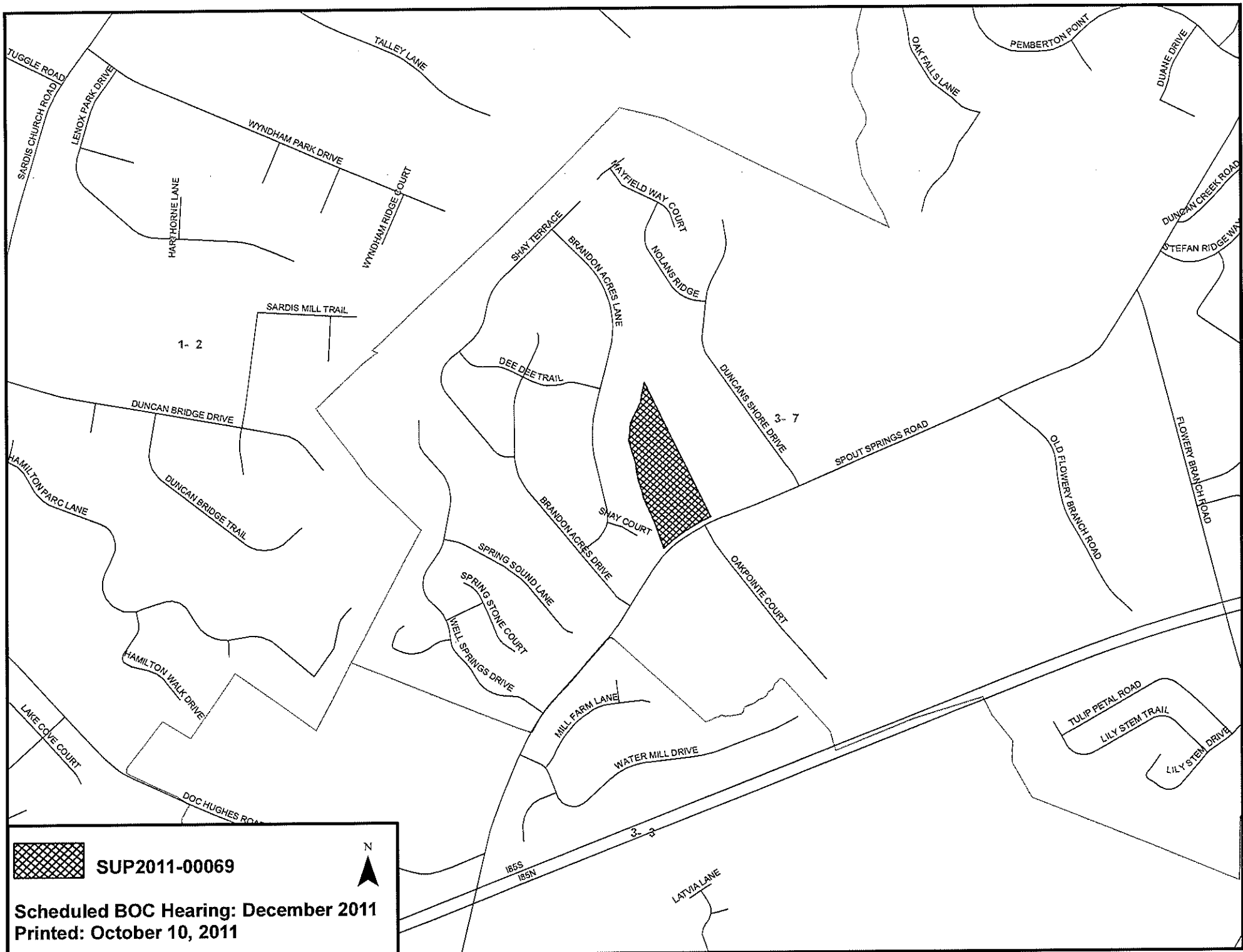
The application is respectfully submitted on behalf of "The Crossing".

*Annette Coffee*

Annette Coffee (applicant)



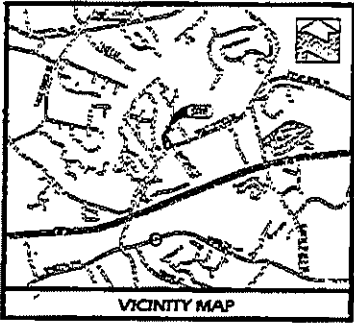
RECEIVED 10-7-11  
SUP2011-00069



SUP2011-00069



Scheduled BOC Hearing: December 2011  
Printed: October 10, 2011



**VICINITY MAP**

**SWIM SITE PLAN NOTES:**

1. THE SWIMMING POOL SHALL BE LOCATED AS SHOWN ON THIS PLAN AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES:
2. THE SWIMMING POOL SHALL BE CONSTRUCTED ON A SLOPE OF NOT MORE THAN 10%.
3. THE SWIMMING POOL SHALL BE CONSTRUCTED ON A SLOPE OF NOT MORE THAN 10%.
4. THE SWIMMING POOL SHALL BE CONSTRUCTED ON A SLOPE OF NOT MORE THAN 10%.
5. THE SWIMMING POOL SHALL BE CONSTRUCTED ON A SLOPE OF NOT MORE THAN 10%.
6. THE SWIMMING POOL SHALL BE CONSTRUCTED ON A SLOPE OF NOT MORE THAN 10%.
7. THE SWIMMING POOL SHALL BE CONSTRUCTED ON A SLOPE OF NOT MORE THAN 10%.
8. THE SWIMMING POOL SHALL BE CONSTRUCTED ON A SLOPE OF NOT MORE THAN 10%.
9. THE SWIMMING POOL SHALL BE CONSTRUCTED ON A SLOPE OF NOT MORE THAN 10%.
10. THE SWIMMING POOL SHALL BE CONSTRUCTED ON A SLOPE OF NOT MORE THAN 10%.

**ADDITIONAL NOTES:**

1. THE SWIMMING POOL SHALL BE CONSTRUCTED ON A SLOPE OF NOT MORE THAN 10%.

2. THE SWIMMING POOL SHALL BE CONSTRUCTED ON A SLOPE OF NOT MORE THAN 10%.

3. THE SWIMMING POOL SHALL BE CONSTRUCTED ON A SLOPE OF NOT MORE THAN 10%.

**SIGHT DISTANCE CERTIFICATION**

**SPROUT SPRINGS ROAD**

1. THE SIGHT DISTANCE CERTIFICATION FOR THIS PROJECT HAS BEEN OBTAINED FROM THE GEORGIA DEPARTMENT OF TRANSPORTATION.

2. THE SIGHT DISTANCE CERTIFICATION FOR THIS PROJECT HAS BEEN OBTAINED FROM THE GEORGIA DEPARTMENT OF TRANSPORTATION.

THESE ARE NO EXISTING STRUCTURES

NO EXISTING UTILITIES ARE SHOWN ON THIS PLAN

THESE ARE NO EXISTING UTILITIES

THESE ARE NO EXISTING UTILITIES

**PREVIOUS PERMIT NOTE:**

NO PREVIOUS PERMITS HAVE BEEN OBTAINED FOR THIS PROJECT

**SIDEWALK NOTE:**

NO SIDEWALKS ARE SHOWN ON THIS PLAN

**OUTDOOR STORAGE NOTE:**

NO OUTDOOR STORAGE IS SHOWN ON THIS PLAN

**RECEIVED**

7-11

0069

PLANNING DEPARTMENT

7-11

0069

**LIGHTING PLAN NOTE:**

SITE LIGHTING IS NOT INCLUDED IN THE SCOPE OF WORK FOR THIS PROJECT.

**MODIFIED APPROVAL NOTE:**

THIS PLAN HAS BEEN REVIEWED AND APPROVED FOR CONSTRUCTION.

ENCLOSURES SHALL BE AS LOW AS THE LOCAL INTERNATIONAL FIRE CODE AND LOCAL ORDINANCES.

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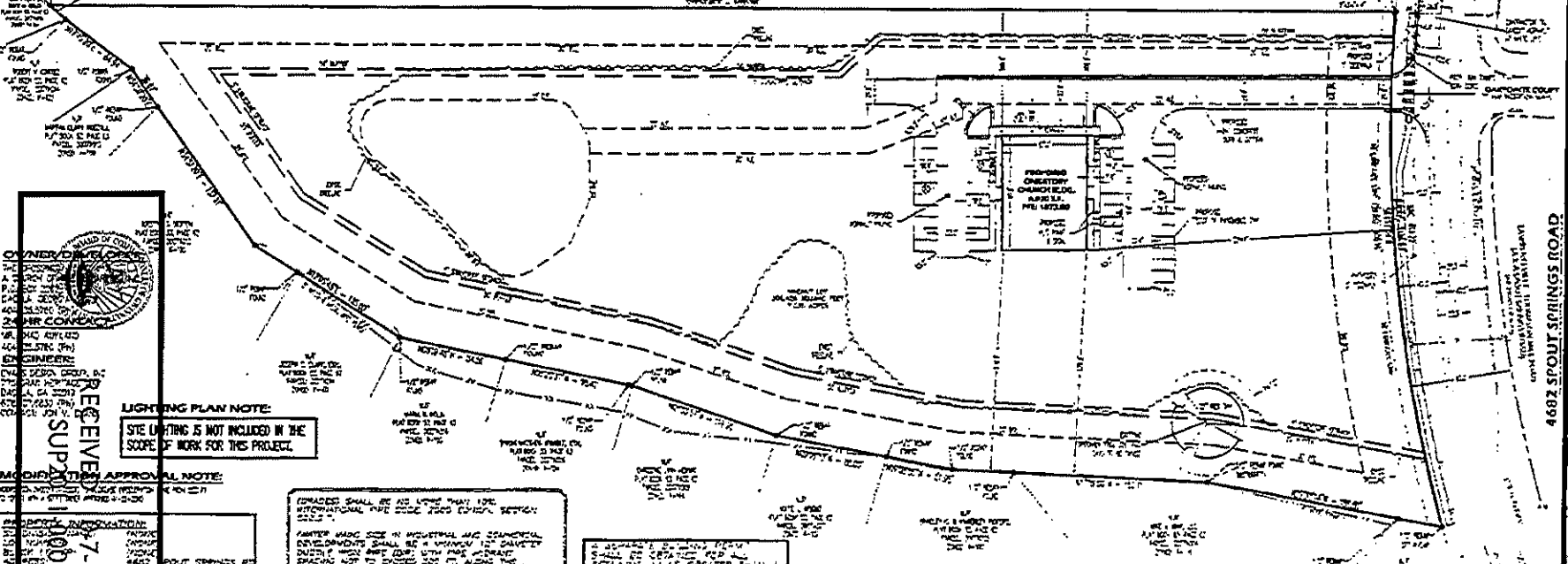
ENCLOSURES SHALL BE AS LOW AS THE LOCAL INTERNATIONAL FIRE CODE AND LOCAL ORDINANCES.

**RECORD INFORMATION**

PROJECT	NO. 0069
DATE	7-11-09
REVISIONS	0

**PARKING REQUIREMENTS**

TYPE OF DEVELOPMENT	MIN. SPACES	MIN. SPACES REQUIRED	SPACES PROVIDED
RESIDENTIAL	1	1	1
COMMERCIAL	2	2	2
INDUSTRIAL	3	3	3



**EVANS DESIGN GROUP, INC.**

315 Peachtree Street, N.W., Suite 1000, Atlanta, Georgia 30308

Phone: 404.525.1234

www.evansdesign.com

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**THE CROSSING A CHURCH OF THE NAZARENE**

LAND LOT 3 - 3rd DISTRICT - PARCEL 034

GA. PROJECT NO. 0069

DATE: 7-11-09

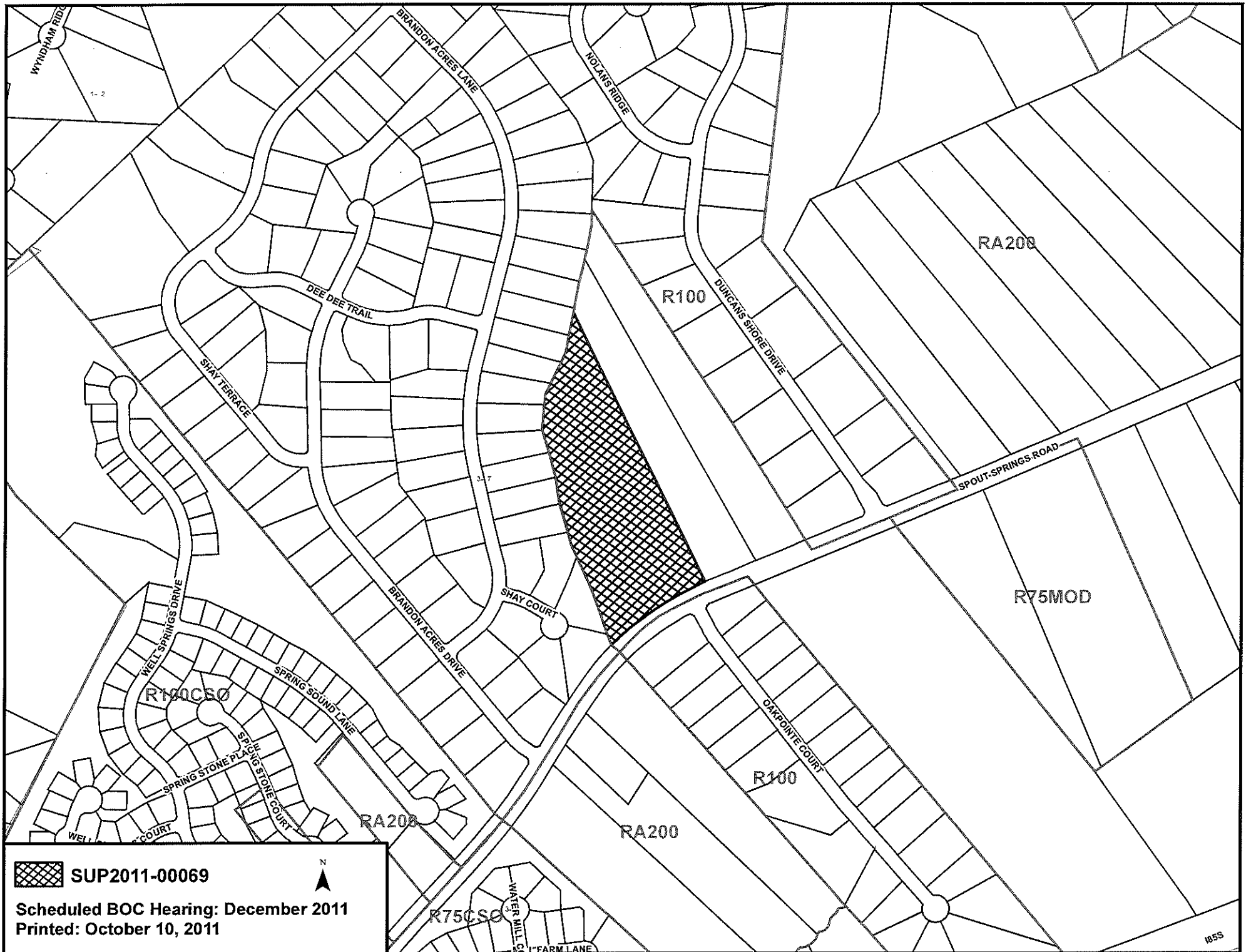
SCALE: AS SHOWN

PROJECT: THE CROSSING A CHURCH OF THE NAZARENE

DATE: 7-11-09

SCALE: AS SHOWN

PROJECT: THE CROSSING A CHURCH OF THE NAZARENE



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

CASE NUMBER :SUP2011-00070  
ZONING :M-1  
LOCATION :5400 BLOCK OF PEACHTREE PARKWAY  
:5500 BLOCK OF SPALDING DRIVE  
:5500 BLOCK OF TRIANGLE PARKWAY  
MAP NUMBER :R6302 121  
ACREAGE :5.24 ACRES  
PROPOSED DEVELOPMENT :PRIVATE SCHOOL (COLLEGE)  
SQUARE FEET :50,000 SQUARE FEET  
COMMISSION DISTRICT :(2) HOWARD

**FUTURE DEVELOPMENT MAP:**

APPLICANT: SU FACILITY #10, LLC  
800 EAST 96<sup>TH</sup> STREET, SUITE 175  
INDIANAPOLIS, IN 46240

CONTACT: MARK KILBY PHONE: 404.201.6130

OWNER: LAND INVESTMENT PARTNERS, LLC 7  
2303 CUMBERLAND PARKWAY  
ATLANTA, GA 30339

**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:



Kimley-Horn  
and Associates, Inc.

J. Mark Kilby  
Kimley-Horn & Associates  
817 W. Peachtree Street, N.W., Suite 601  
Atlanta, GA 30308

RE: 5515 Spalding Drive  
Special Use Permit (SUP) Application

To whom it may concern:

Please accept this letter as a "Letter of Intent" to the Gwinnett County Department of Planning and Development in support of the SUP application for site addressed 5515 Triangle Parkway for use as a Private School. The current vacant office building will be utilized by South University for their flagship campus in Atlanta. South University has 11 campuses in the following cities:

Montgomery AL  
Tampa, FL  
West Palm Beach, FL  
Savannah, GA  
Novi, MI  
Columbia, SC

Austin, TX  
The Art Institute of Dallas  
The Art Institute of Fort Worth  
Richmond, VA  
Virginia Beach, VA

The following degrees are offered at these 11 campuses as well as online:

Accounting  
Advertising Design  
Anesthesiologist Assistant  
Art of Cooking  
Baking & Pastry  
Business Administration  
Criminal Justice  
Culinary Arts  
Culinary Management  
Design & Media Management  
Digital Filmmaking & Video Production  
Digital Image Management  
Dual Degree: Pharmacy & Business Administration  
Fashion & Retail Management  
Fashion Design  
Fashion Retailing  
Graphic Design  
Health Science  
Healthcare Administration  
Healthcare Management  
Information Systems & Technology

Information Technology  
Interior Design  
Leadership  
Legal Studies  
Media Arts & Animation  
Medical Assisting  
Nursing  
Nursing RN to BSN Degree Completion  
Paralegal Studies  
Photography  
Physical Therapist Assisting  
Physician Assistant Studies  
Professional Counseling  
Psychology  
Public Administration  
Restaurant & Catering Management  
RN to Master of Science in Nursing  
Video Production  
Web Design & Development I  
Web Design & Development II  
Web Design & Interactive Media



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SUP2011-00070



Kimley-Horn  
and Associates, Inc.

The site is currently zoned M-1 and no alternative zoning is requested. However, a Special Use Permit is requested for a Private School that offers bachelors and masters programs.

Currently, the 5.244 acre site consists of one 50,000 square foot office building with surface parking, loading dock, and full movement access drives from Spalding Drive and Triangle Parkway. The proposed improvements consist of the addition of approximately 123 parking spaces to be constructed to the southeast and north of the existing building. This additional parking will bring the total parking on-site to 328 spaces which will allow South University to function for its intended build-out student load. The required number and type of ADA accessible parking spaces and routes will be provided to meet Gwinnett County's Development Regulations. No new buildings nor building expansions are being contemplated.

Street furniture pads and decorative street lights are proposed to be constructed within the right-of-way of Spalding Drive from the west property line to the intersection with Peachtree Parkway in accordance with the Peachtree Corners Overlay District Requirements. As part of the SUP Application, we respectfully request a waiver from the Peachtree Corners Overlay District Requirements to provide sidewalks, street furniture pads, decorative street lights and shade trees along the Peachtree Parkway frontage within the right-of-way. Due to the extreme topography (up to 16 feet of elevation difference at back of right-of-way), existing dense tree growth within right-of-way of Peachtree Parkway, and lack of clear zone distance from existing edge of pavement and guardrail along Peachtree Parkway frontage, it is impractical to construct these improvements. Furthermore, there is no continuation of such pedestrian facilities to the north of this property. The Georgia Department of Transportation requirements entail a clear zone distance for Peachtree Parkway to be 26 feet. The existing distance from the edge of pavement to the guardrail is 7 feet; therefore there is not enough distance to safely construct a sidewalk. The removal of mature trees and filling required to bring this area to street grade would require a GDOT encroachment permit which would likely not be approved due to the removal of vegetation required.

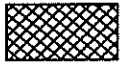
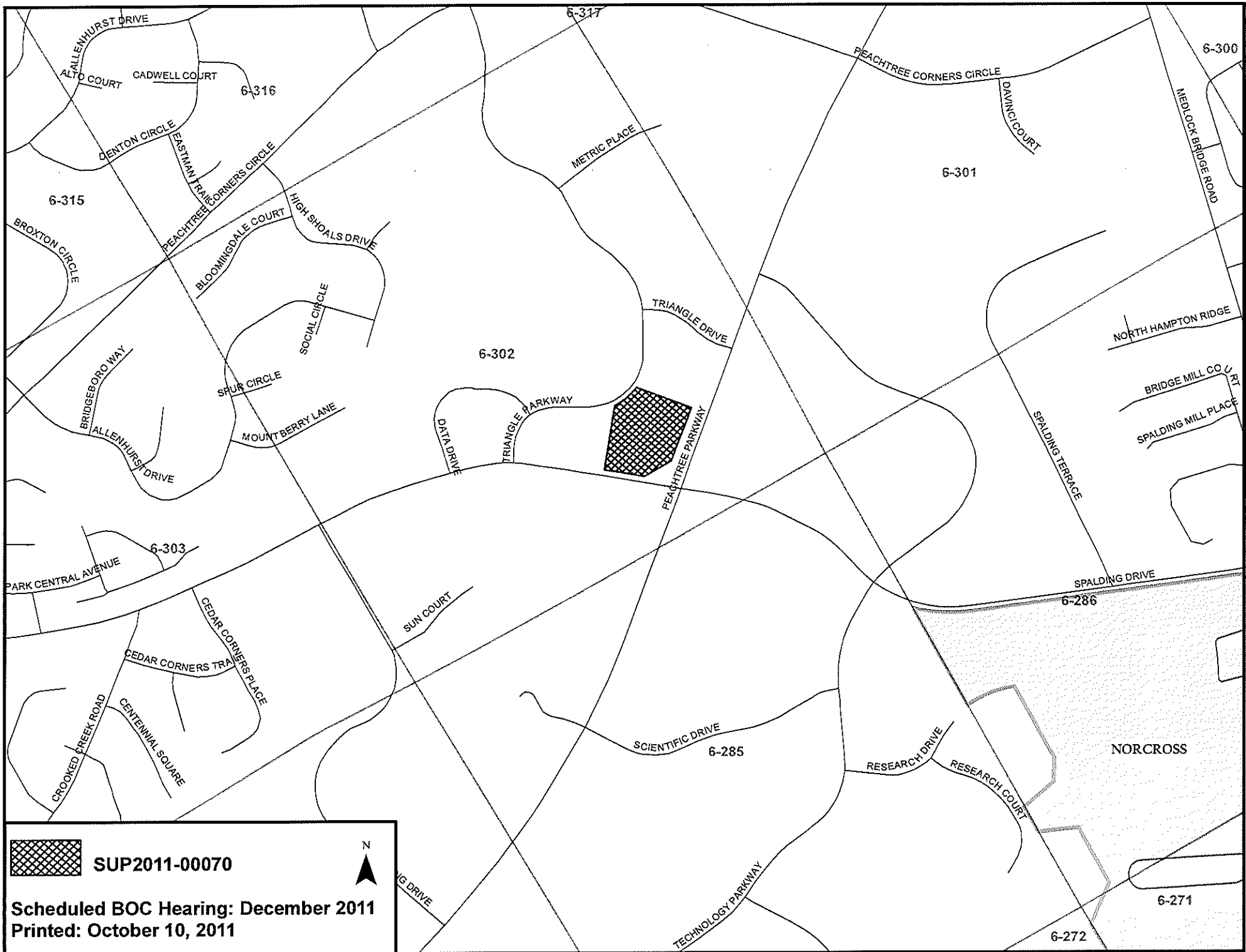
Thank you for your time and consideration in this matter.

Sincerely,

J. Mark Kilby, P.E.  
Kimley-Horn & Associates, Inc.



RECEIVED 10-7-11  
SUP2011-00070

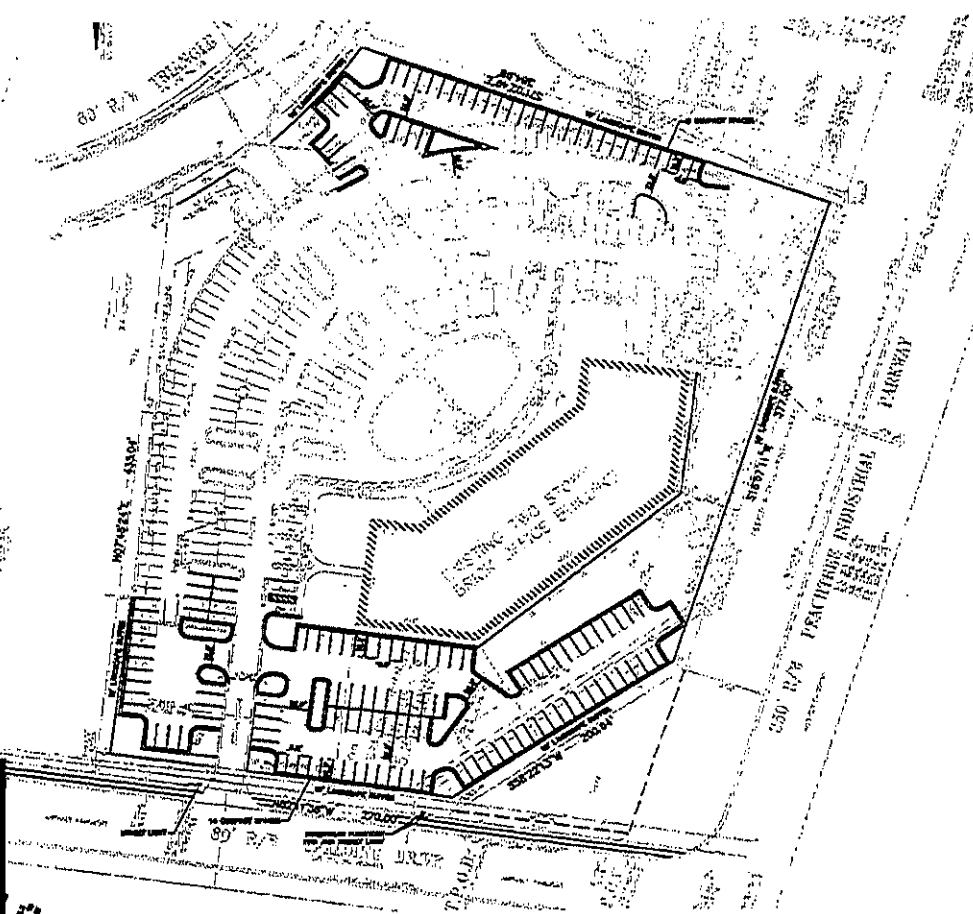


SUP2011-00070



Scheduled BOC Hearing: December 2011  
Printed: October 10, 2011





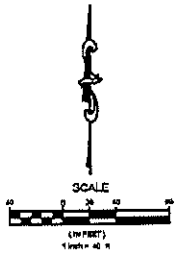
**SITE DATA:**

TOTAL ACRES	2.344 AC
EXISTING BUILDING SQUARE FOOTAGE	25,000 SF
CURRENT ZONING	M-1
PROPOSED ZONING	M-1

**PARKING SUMMARY:**

ADDITIONAL BULKHEAD SPACES	75 SPACES
ADDITIONAL HANDICAP SPACES	5 SPACES
TOTAL ADDITIONAL SPACES	80 SPACES
TOTAL SPACES ON SITE	250 SPACES

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SLIP2011.00070



NOT FOR CONSTRUCTION



**SU FACILITY #10, LLC**  
600 EAST 86TH STREET  
SUITE 115  
INDIANAPOLIS, IN 46240  
(317) 843-5665

**PEACHTREE CORNERS**  
SOUTH UNIVERSITY  
5515 TRAUERLE PAVY HORTONSS, GA 30062

**SITE PLAN**

**Kimley-Horn**  
**and Associates, Inc.**  
111 WEST PEACHTREE EASTWAY  
ATLANTA, GEORGIA 30308-1111  
TEL (404) 524-1111  
FAX (404) 524-1111



 SUP2011-00070



Scheduled BOC Hearing: December 2011  
Printed: October 10, 2011

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

CASE NUMBER :**SUP2011-00071**  
ZONING :C-1  
LOCATION :3700 BLOCK OF LENORA CHURCH ROAD  
:2900 BLOCK OF TEMPLE JOHNSON ROAD  
:2900 BLOCK OF XAVIER RAY COURT  
MAP NUMBER :R5002 012  
ACREAGE :4.95 ACRES  
PROPOSED DEVELOPMENT :RESTAURANT (RENEWAL)  
SQUARE FEET :3,500 SQUARE FEET  
COMMISSION DISTRICT :(3) BEAUDREAU

**FUTURE DEVELOPMENT MAP:**

APPLICANT: NISHI SHARMA  
4536 CEDAR WOOD DRIVE  
LILBURN, GA 30047

CONTACT: NISHI SHARMA                      PHONE: 678.477.2743

OWNER: NISHI SHARMA  
4536 CEDAR WOOD DRIVE  
LILBURN, GA 30047

**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:

Dear Gwinnett County Zoning Board,

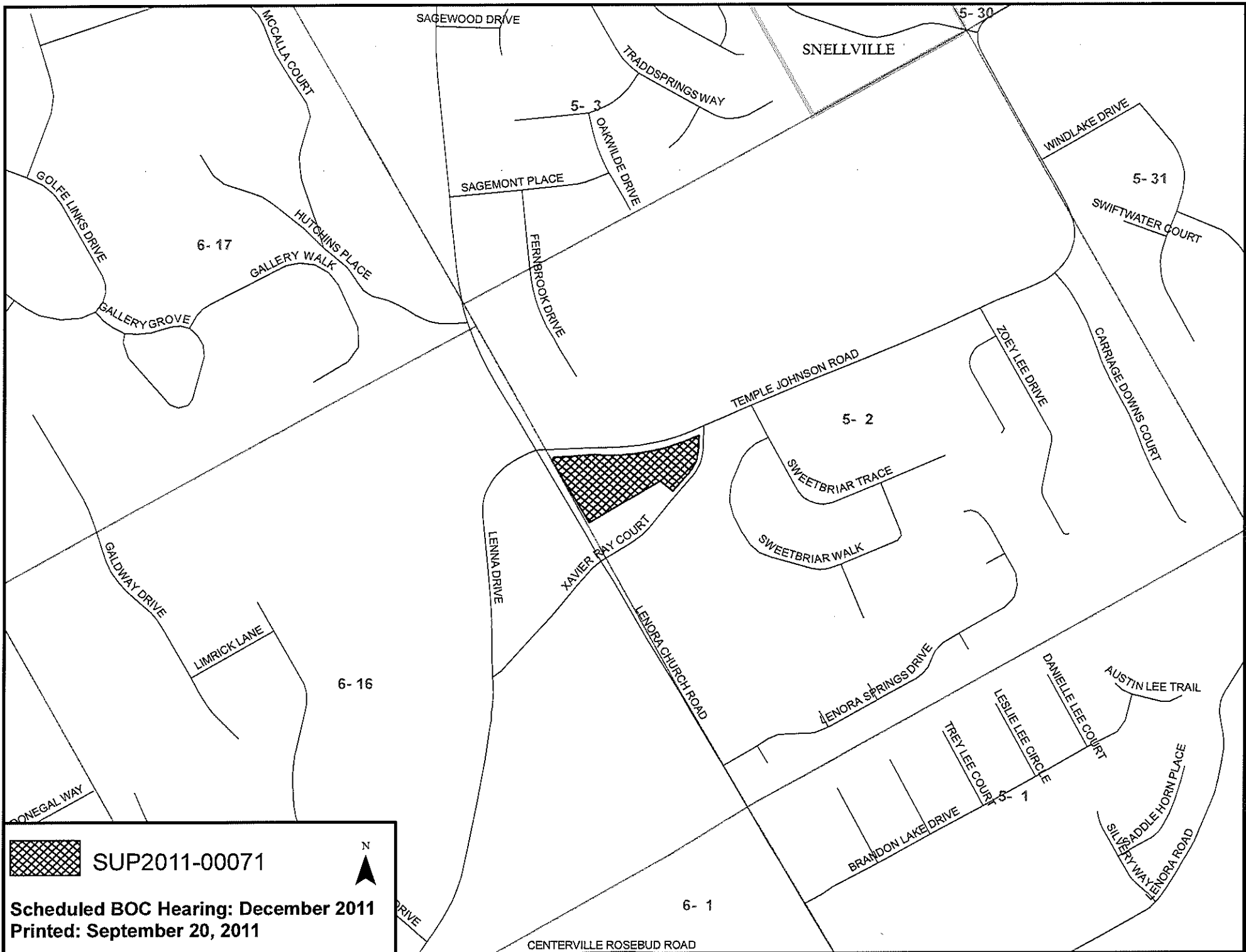
I would like  
to request the renewal of a S.U.P.  
for restaurant in a C-1 zoning.

Thanks

Pharma 09.19.2011



RECEIVED 9-19-11  
SUP2011-00071



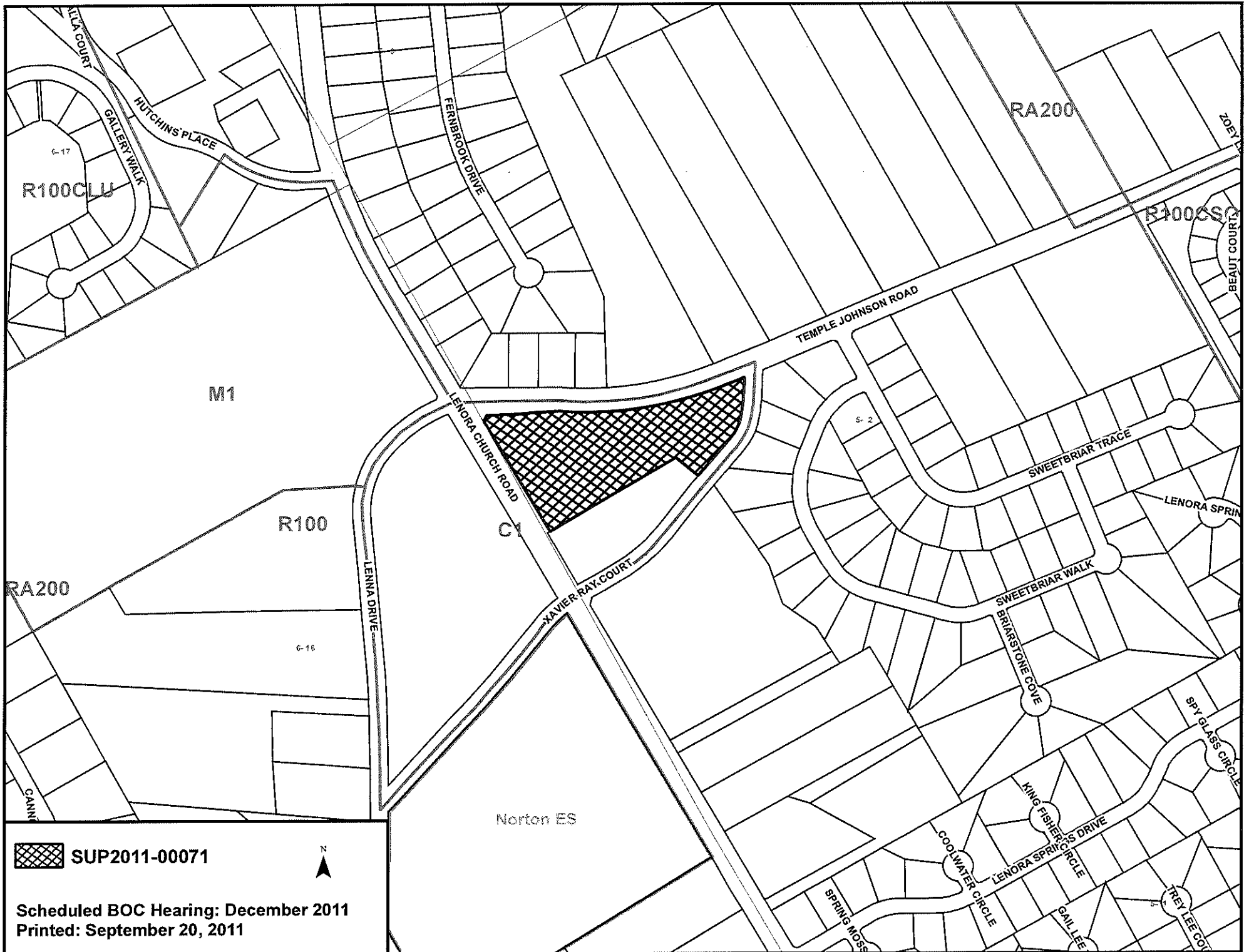
SUP2011-00071



Scheduled BOC Hearing: December 2011  
Printed: September 20, 2011

CENTERVILLE ROSEBUD ROAD





 SUP2011-00071



Scheduled BOC Hearing: December 2011  
Printed: September 20, 2011

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

CASE NUMBER :**SUP2011-00072**  
ZONING :M-1  
LOCATION :6900 BLOCK OF JIMMY CARTER BOULEVARD  
:6300 BLOCK OF PEACHTREE INDUSTRIAL BOULEVARD  
:6300 BLOCK OF CASH COURT  
MAP NUMBER :R6275 001A  
ACREAGE :7.07 ACRES  
PROPOSED DEVELOPMENT :RESIDENTIAL SHELTER  
SIZE :16 BEDS  
COMMISSION DISTRICT :(2) HOWARD

**FUTURE DEVELOPMENT MAP:**

APPLICANT: WORLD CHANGERS CHURCH INTERNATIONAL  
C/O ANDERSEN, TATE & CARR, P.C.  
1960 SATELLITE BOULEVARD, SUITE 4000  
DULUTH, GA 30097

CONTACT: MICHAEL L. SULLIVAN PHONE: 770.822.0900

OWNER: WORLD CHANGERS CHURCH INTERNATIONAL  
C/O ANDERSEN, TATE & CARR, P.C.  
1960 SATELLITE BOULEVARD, SUITE 4000  
DULUTH, GA 30097

**DEPARTMENT RECOMMENDATION:**

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

# ANDERSEN TATE CARR

ANDERSEN, TATE & CARR, P.C.  
ONE SUGARLOAF CENTRE  
1960 SATELLITE BOULEVARD, SUITE 4000  
DULUTH, GEORGIA 30097  
(770) 822-0900  
FACSIMILE: (770) 238-9754  
[www.atclawfirm.com](http://www.atclawfirm.com)

MICHAEL L. SULLIVAN  
Attorney at Law

E-mail: [msullivan@atclawfirm.com](mailto:msullivan@atclawfirm.com)

**LETTER OF INTENT**  
**FOR RESIDENTIAL SHELTER SPECIAL USE PERMIT**  
**WORLD CHANGERS CHURCH INTERNATIONAL**  
**6920 Jimmy Carter Boulevard**

The Owner and Applicant, World Changers Church International (hereinafter, "Applicant"), submits this request for a Special Use permit for a Residential Shelter on an approximately 7.065 acre tract of land (hereinafter, the "Property") located at 6920 Jimmy Carter Boulevard at its intersection with Peachtree Industrial Boulevard. The subject property covered by this Application is currently zoned M-1.

The proposed Residential Shelter would be a part of the Lady of Prestige ministry, which is a joint ministry of World Changers Church International, 12 Stone Church, Street Grace and Wellstone Living. Lady of Prestige is targeted at helping at-risk women improve their lives and become productive members of the community. It would house a maximum of 16 female residents within the existing church building. Interior remodeling and renovation would be performed to convert a portion of the existing facility into residential use, but there would be no changes to the exterior of the building or to the exterior portion of the property, which would continue to appear as it does today. Additionally, there would be no exterior signage to indicate the presence of the Lady of Prestige facility. The proposed residential shelter would be essentially invisible to anyone not inside the existing building itself.

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


## **CONCLUSION**

The subject property is an appropriate location for the proposed Residential Shelter for women and would have little to no impact on any surrounding properties or to the citizens in nearby or surrounding areas. Applicant and its representatives welcome the opportunity to meet with the staff of the Gwinnett County Department of Planning and Development to answer any questions or to address any concerns. Applicant respectfully requests your approval of this Application.

This 7<sup>th</sup> day of October, 2011.

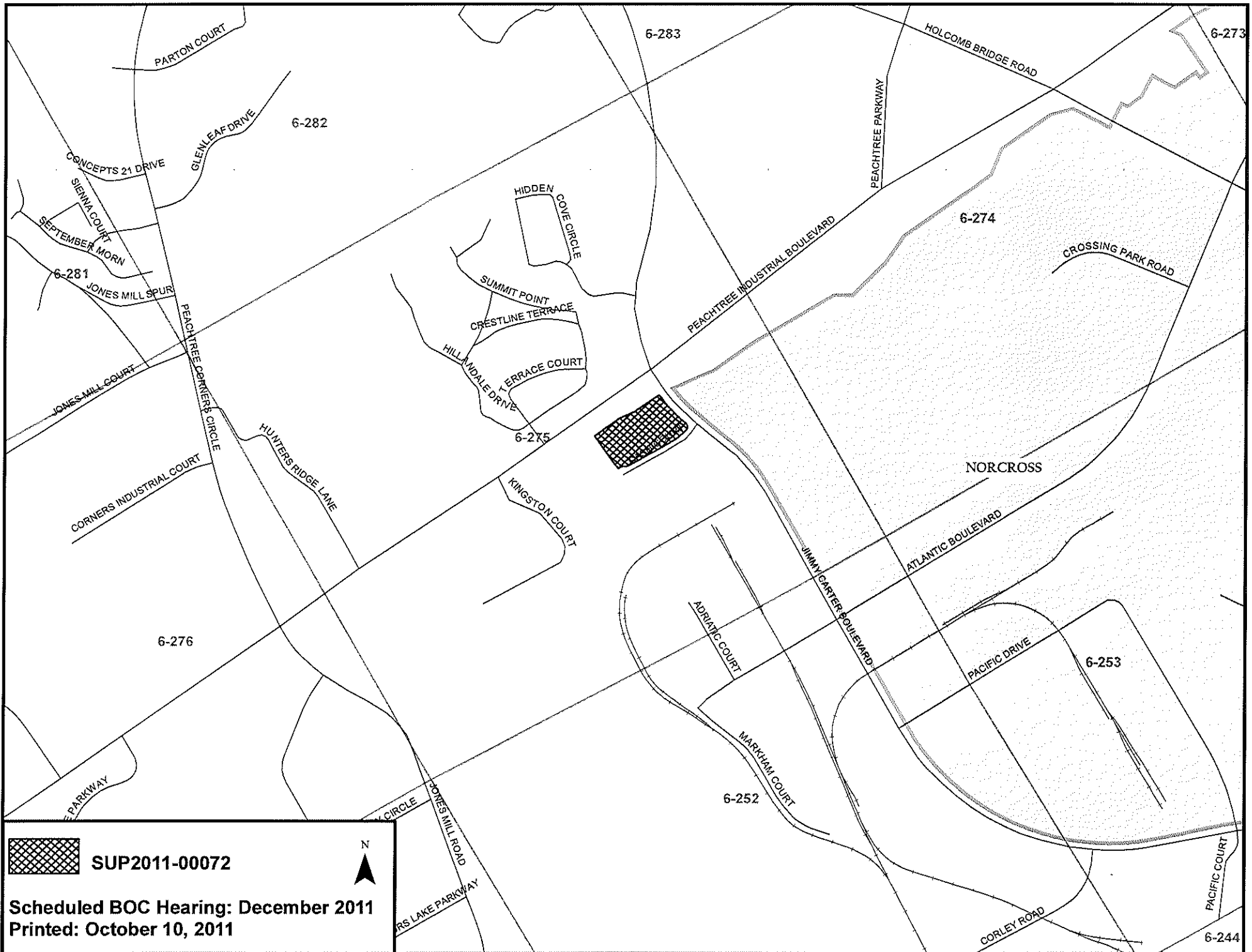
Respectfully submitted,

ANDERSEN TATE & CARR, P.C.

  
Michael L. Sullivan  
Attorney for the Applicant



RECEIVED 10-7-11  
SUP2011-00072

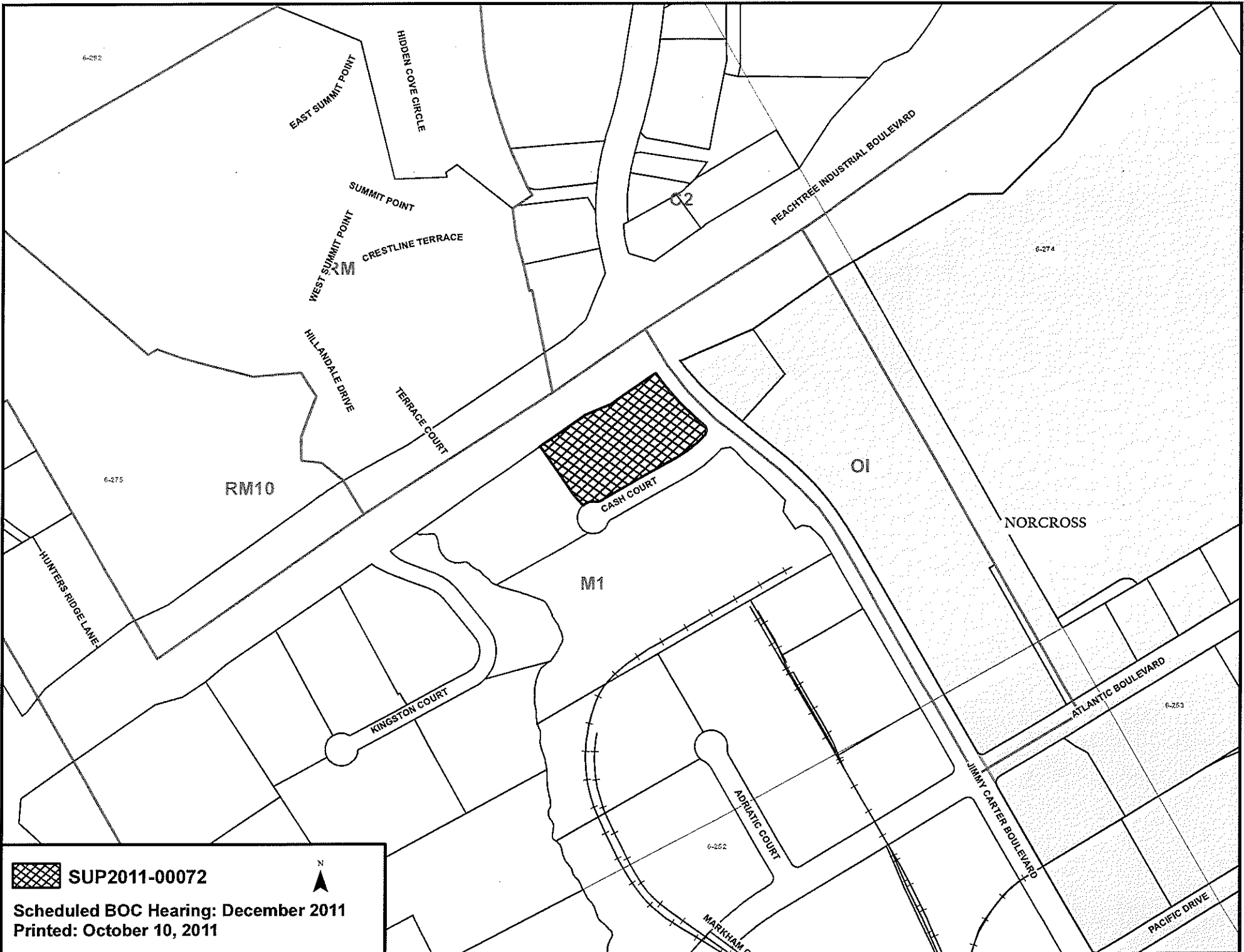



 SUP2011-00072




Scheduled BOC Hearing: December 2011  
Printed: October 10, 2011





 SUP2011-00072



Scheduled BOC Hearing: December 2011  
Printed: October 10, 2011