

REZONING APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Jean Lauderdale and Stanley Green</u>	NAME: <u>Jean Lauderdale and Stanley Green</u>
ADDRESS: <u>1305 Old Peachtree Road</u>	ADDRESS: <u>1305 Old Peachtree Road</u>
CITY: <u>Suwanee</u>	CITY: <u>Suwanee</u>
STATE: <u>GA</u> ZIP: <u>30024</u>	STATE: <u>GA</u> ZIP: <u>30024</u>
PHONE: <u>770-476-3785 home</u>	PHONE: <u>770-476-3785 home</u>
CONTACT PERSON: <u>Eric Johansen c/o Inland Group, LLC</u> PHONE: <u>678-571-4843 cell</u>	
CONTACT'S E-MAIL: <u>eric@inlandllc.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

R-100

PRESENT ZONING DISTRICTS(S): & C-1 REQUESTED ZONING DISTRICT: C-2

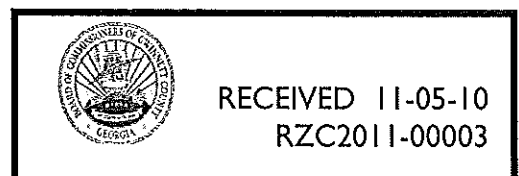
LAND DISTRICT(S): 7 LAND LOT(S): 156 ACREAGE: ± 2.052 ACRES

ADDRESS OF PROPERTY: 1305 Old Peachtree Road, Suwanee, GA 30024 (R7156 004 & 522)

PROPOSED DEVELOPMENT: Rezoning for future commercial uses

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. _____
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED





November 3, 2010
Revised on November 7, 2010

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

**Re: Old Peachtree Road and Meadow Church Road – Letter of Intent
Inland Project #10-013 / Stanley Green and Jean Lauderdale
Parcel(s) R7156 004 and R7156 522
Gwinnett County, GA**

Dear Commissioners,

Inland Group, LLC (“Inland”) has been retained by Stanley Green and Jean Lauderdale (the “Applicants”) to pursue a change in zoning from the current R-100 (Parcel R7156 004) and C-1 (Parcel R7156 522) to C-2 for future commercial, retail and restaurant uses. **For the record, the Applicants are also the property owners.** The parcels are located at the intersection of Old Peachtree Road and Meadow Church Road commonly referred to as 1305 Old Peachtree Road, Suwanee, GA, (the “Subject Property”) and is approximately 2.052 acres. The Subject Property is located within the Civic Center Overlay District and is a pin corner site to a fully signalized intersection.

The Applicants attempted to rezone the Subject Property in 2008 and were not successful in obtaining a commercial zoning, mainly due to access and compatibility issues. Since the 2008 decision, the Applicants worked diligently and obtained a small spite strip of land that prevented them from having access to Meadow Church Road which now squares up the Subject Property and gives them unconditional access. By having this complete and unconditional access to both Old Peachtree Road and Meadow Church Road, the Subject Property is a viable commercial property. The Subject Property has two road frontages, has traffic counts over 8,000 vehicles per day on Meadow Church Road and over 21,000 vehicles per day on Old Peachtree Road, is directly adjacent to a large commercial development zoned C-2 across Meadow Church Road, and sits directly diagonal across the intersection from an undeveloped C-2 tract.

In addition to the change in zoning to C-2, the Applicants also request the required 75 foot transitional buffer adjacent to residentially zoned properties be reduce to a 25 foot re-graded and re-planted buffer, consistent

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

with other commercially zoned properties in Gwinnett County. We will provide a 5 foot tall earthen berm, two staggered rows of 8 foot tall evergreen trees planted every 10 feet on center with the 25 foot buffer. This proposed buffer will add better protection than a standard distance buffer by providing a better acoustical and visual buffer from the adjacent properties into the Subject Property. Furthermore, the existing vegetation is mainly pine tree canopies and other invasive scrub growths that do not provide much protection at the ground level and do not abate sounds like a lower, denser, fully evergreen buffer can provide.

The Applicants have no plans to develop the Subject Property themselves at this time. Their plans are to obtain a commercial zoning designation with reasonable conditions that will make their property attractive to an end user. The Applicants have had several contracts to purchase their land over the years but the current zoning of residential has caused all of those contracts to fall through. Inland has provided a potential layout for a commercial development so that consideration can be given to how the Subject Property lays out.

We respectfully request your approval of this request for C-2 zoning and are open to further meet with the appropriate parties to discuss the proposed rezoning.

Thank you for your consideration of this request.

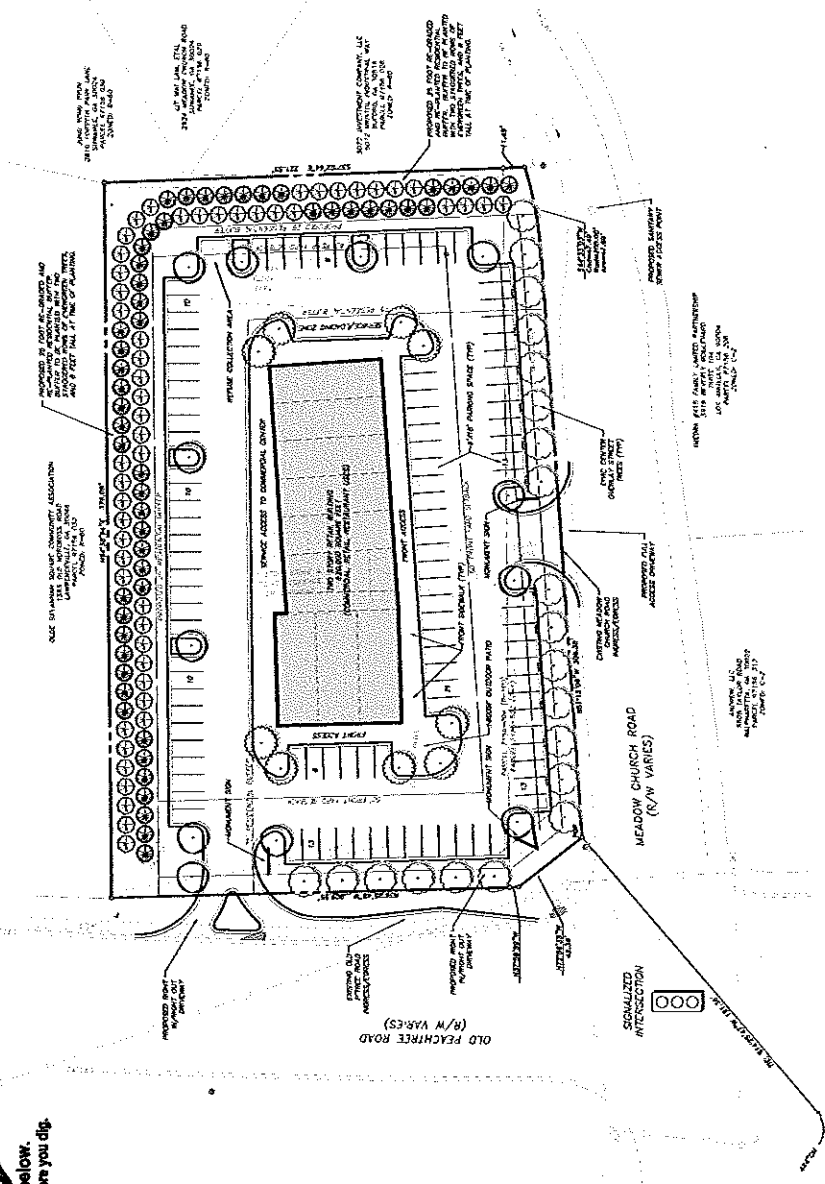
Sincerely,

A handwritten signature in black ink, appearing to be "E. J. O.", written in a cursive style.

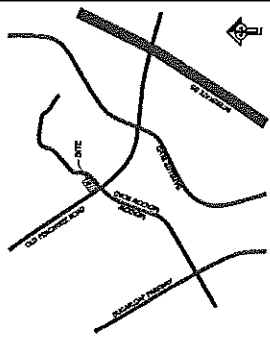
Inland Group, LLC
Agent for the Applicants



Know what's below.
Call before you dig.



PROJECT CONTACT:
ERIC JOHANSEN (678)571-4643
eric@inlandllc.com



SITE MAP (NTS)

GENERAL NOTES:

1. THE GENERAL INFORMATION ON THIS CONCEPTUAL RESIZING PLAN WAS OBTAINED FROM THE RECORD PLANS AND SURVEY DATA FOR THE EXISTING DEVELOPMENT. THE CLIENT HAS REPRESENTED THAT THE INFORMATION IS ACCURATE AND COMPLETE.
2. THE CLIENT HAS REPRESENTED THAT THE EXISTING DEVELOPMENT IS IN FULL COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND ZONING ORDINANCES AT THE TIME OF THIS CONCEPTUAL RESIZING PLAN.
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LEGAL DESCRIPTION:

ALL INTERESTS IN THE LAND SHOWN ON THIS MAP ARE THE PROPERTY OF THE CLIENT. THE CLIENT HAS REPRESENTED THAT THE INFORMATION IS ACCURATE AND COMPLETE. THE CLIENT HAS REPRESENTED THAT THE EXISTING DEVELOPMENT IS IN FULL COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND ZONING ORDINANCES AT THE TIME OF THIS CONCEPTUAL RESIZING PLAN.

SITE DATA CHART:

EXISTING ZONING OF PROPERTIES	R-1.00 AND C-1 C-2
PROPOSED ZONING OF PROPERTIES	
ADDRESS OF PROPERTIES	1305 OLD PEACHTREE ROAD SUWANEE, GA 30054
PAGE IDENTIFICATIONS	R7156 004 AND R7156 052
AREA OF PROPERTIES	82,052 ACRES
PROPOSED USES	COMMERCIAL, RETAIL, RESTAURANT
PROPOSED BUILDING SQUARE FOOTAGE	220,000 SF
	- TWO STORY COMMERCIAL BUILDING
PARKING SPACES REQUIRED	40 SPACES (MAX) / 100 SPACES (MAX)
	100 SPACES (INCLUDING 160)
BUILDING SETBACKS	
- FRONT YARD	50 FEET FROM R/W
- SIDE YARD	20 FEET ADJUS. RESIDENTIAL
- REAR YARD	40 FEET ADJUS. RESIDENTIAL
- LANDSCAPE STRIP	10 FEET FROM R/W
- RESIDENTIAL BUFFER ZONE	75 FEET
PROPOSED VARIANCE REQUEST:	
1. REDUCE THE 75 FOOT RESIDENTIAL BUFFER TO A 25 FOOT BUFFER AND RELOCATED BUFFER DOUBLE STRIPPED	
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OUTDOOR LIGHTING:

ALL OUTDOOR LIGHTING WILL COMPLY WITH THE CIVIC CENTER OVERLAY STANDARDS AND GWINNETT COUNTY LIGHTING ORDINANCE

TRAFFIC COUNTS:

OLD PEACHTREE ROAD ±21,015 A/D
 - Counts measured between South Scales Road and Seditella Boulevard
 MEADOW CHURCH ROAD ±8,319 A/D
 - Counts measured between Sugarloaf Parkway and Old Peachtree Road
 ** Traffic data obtained from Gwinnett County DOT - 2009 data



RECEIVED 11-05-10
RZC2011-00003

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 Atlanta, Georgia 30309
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 Fax: (404) 525-1001
 www.inlandgroup.com

JEAN LUDDEKAT AND STANLEY GREEN
 1305 OLD PEACHTREE ROAD
 SUWANEE, GEORGIA 30024
 (770) 476-3765 Phone

REVISIONS:

NO.	DATE	REVISION
1	11/05/10	ISSUED FOR REVIEW

SHEET TITLE:
REZONING SITE PLAN

SCALE: 1" = 50'
 DATE: OCTOBER 27, 2010
 PROJECT: 10013

SHEET NUMBER: **1**

