

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>BRIGHT-MEYERS 2001 LLC</u>	NAME: <u>1500 HOLCOMB BRIDGE ASSC LLC</u>
ADDRESS: <u>5881 GLENRIDGE DR, SUITE 220</u>	ADDRESS: <u>3190 NORTHEAST EXPRESSWAY</u>
CITY: <u>ATLANTA</u>	CITY: <u>ATLANTA</u>
STATE: <u>GA</u> ZIP: <u>30328</u>	STATE: <u>GA</u> ZIP: <u>30341</u>
PHONE: <u>404-252-1499</u>	PHONE: <u>770-445-6053</u>
CONTACT PERSON: <u>MATT SASSER, VICE PRESIDENT</u> PHONE: <u>404-446-0225</u>	
CONTACT'S E-MAIL: <u>MATT@MEYERSBROTHERS.COM</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): RM REQUESTED ZONING DISTRICT: C-2

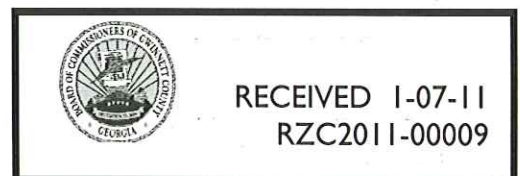
LAND DISTRICT(S): 6274 LAND LOT(S): 004 ACREAGE: 21.307

ADDRESS OF PROPERTY: 3325 HOLCOMB BRIDGE ROAD

PROPOSED DEVELOPMENT: SHOPPING CENTER

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>2 BUILDINGS/2 LOTS</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>181.419</u>
Gross Density: _____	Density: <u>8,514 SF/ACRE</u>
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED





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

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

**LETTER OF INTENT FOR
REZONING APPLICATION OF BRIGHT-MEYERS 2001 LLC**

The Applicant, Bright-Meyers 2001 LLC, submits this Rezoning Application for the purpose of rezoning to the C-2 zoning classification a 21.307 acre tract (hereafter, the "Property") located on Holcomb Bridge Road near its intersection with Peachtree Parkway. The Property is currently zoned RM and is occupied by an apartment complex known as Sturbridge Square Apartments. The Applicant submits that the existing apartment complex is in disrepair and has an occupancy of less than 33-1/3%. All properties adjoining the Property are zoned and used for commercial and retail or similar uses. The rezoning to the C-2 zoning classification will be consistent and compatible with all adjoining and nearby properties and uses.

The site plan submitted herewith shows two proposed buildings, one being 151,687 square feet and the other for proposed shops, containing 31,200 square feet, for a total square footage of 182,887 square feet. This results in a density of 8,583.4 square feet per acre for the proposed development. Additionally, the site plan provides for 790 parking spaces which includes 90 spaces for compact vehicles. This results in a ratio of 4.36 parking spaces per 1,000 square feet, well below the maximum amount allowed. The height of the buildings will not exceed 35 feet in accordance with the terms and provisions of Section 1401 of the 1985 Zoning Resolution, Gwinnett County, Georgia.

The Applicant is aware that the proposed development is located within the Peachtree Corners Overlay District and pledges to conform with the applicable provisions of Section 1315 of the Zoning Resolution.

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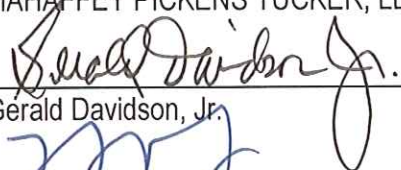


The Applicant and its representatives welcome the opportunity to meet with representatives of the Peachtree Corners community to discuss and address any issues or concerns they may have. Moreover, the Applicant and its representatives look forward to meeting with and working with the staff of the Gwinnett County Department of Planning & Development to work together to insure a quality project. The Applicant respectfully requests your approval of this Application.

This 6th day of January, 2011.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP



Gerald Davidson, Jr.



R. Lee Tucker, Jr.
Attorneys for Applicant



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REVISIONS BY	

FRELAND and KAUFFMAN, INC.
 Engineers & Landscape Architects
 209 West Stone Avenue
 Greenville, South Carolina 29609
 864-233-5271
 Fax: 864-233-6965

PROPOSED SHOPPING CENTER
 NORROSS (W) (PEACHTREE), GA
 BRIGHT METERS DEVELOPMENT CORP.
 5881 GLENVIEW DRIVE, SUITE 220
 Atlanta, Georgia 30328
 Attn: Matt Soister

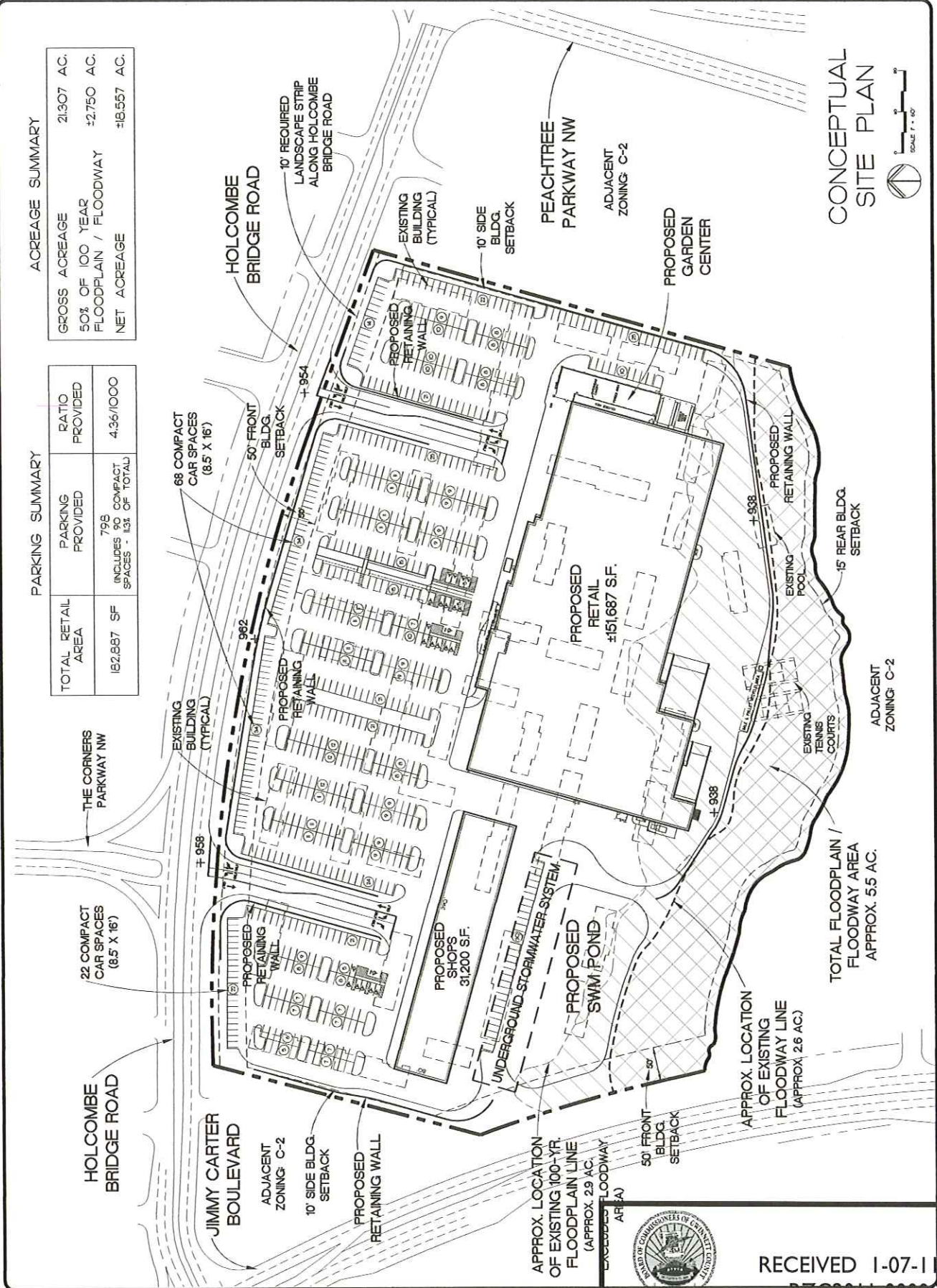
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ACREAGE SUMMARY

GROSS ACREAGE	21.307 AC.
50% OF 100 YEAR FLOODPLAIN / FLOODWAY	±2.750 AC.
NET ACREAGE	±18.557 AC.

PARKING SUMMARY

TOTAL RETAIL AREA	798	RATIO PROVIDED	
182,887 SF	(INCLUDES 90 COMPACT SPACES - 12% OF TOTAL)	4.36/1000	



CONCEPTUAL SITE PLAN
 SCALE: 1" = 60'

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