

**REZONING APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>David E. Hunt</u>	NAME: <u>Rick E. and Belinda D. Rupard</u>
ADDRESS: <u>3274 Stone Mountain Highway</u>	ADDRESS: <u>4674 Stone Mountain Highway</u>
CITY: <u>Snellville,</u>	CITY: <u>Lilburn</u>
STATE: <u>Georgia</u> ZIP: <u>30078</u>	STATE: <u>Georgia</u> ZIP: <u>30047</u>
PHONE: <u>404-202-0101</u>	PHONE: <u>770-363-0332</u>
CONTACT PERSON: <u>David E. Hunt</u> PHONE: <u>404-202-0101</u>	
CONTACT'S E-MAIL: <u>dehunt@allpointsrealty.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): O+J REQUESTED ZONING DISTRICT: C-2  
~~ez~~

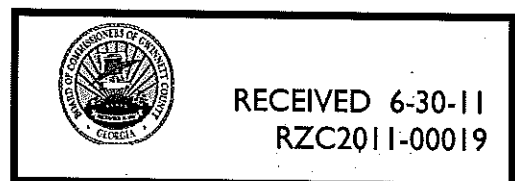
LAND DISTRICT(S): 63 LAND LOT(S): 63 ACREAGE: .60

ADDRESS OF PROPERTY: 4674 Stone Mountain Highway, Lilburn, Georgia 30047

PROPOSED DEVELOPMENT: Retail Auto Repair + storage

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



## LETTER OF INTENT

The proposal is C-2 with SUP for its' present use as the property is presently being used as an automobile maintenance and storage of automobiles in the fenced area to the rear of the property.

The Property is .6 (six tenths) of an acre with improvements of 2,710 square feet which equates to .10 square feet per acre. The building height is 35 feet above finished grade.

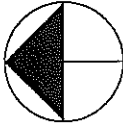
There are 9 spaces in front of the building and substantial parking to the rear in the fenced compound area.

There is no request of any Buffer changes.



RECEIVED 6-30-11  
RZC2011-00019

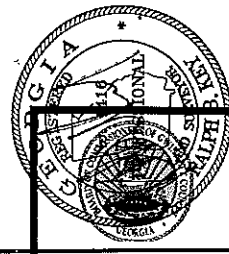
**OWNER**  
**RICK RUPARD**  
 4674 US HWY. # 78  
 LILBURN GA.  
 770-982-9553



Scale 1" = 50'

\* THE LOTS SHOWN HEREON MAY NOT BE RESUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS AS PROVIDED BY THE GWINNETT COUNTY DEVELOPMENT REGULATIONS IN EFFECT AT THAT TIME.

FILED & RECORDED  
 CLERK SUPERIOR COURT  
 GWINNETT COUNTY GA  
 DATE 4-22-03 TIME 3:45  
 PLAT BOOK 97 PAGE 256  
 TOM LAWLER, CLERK



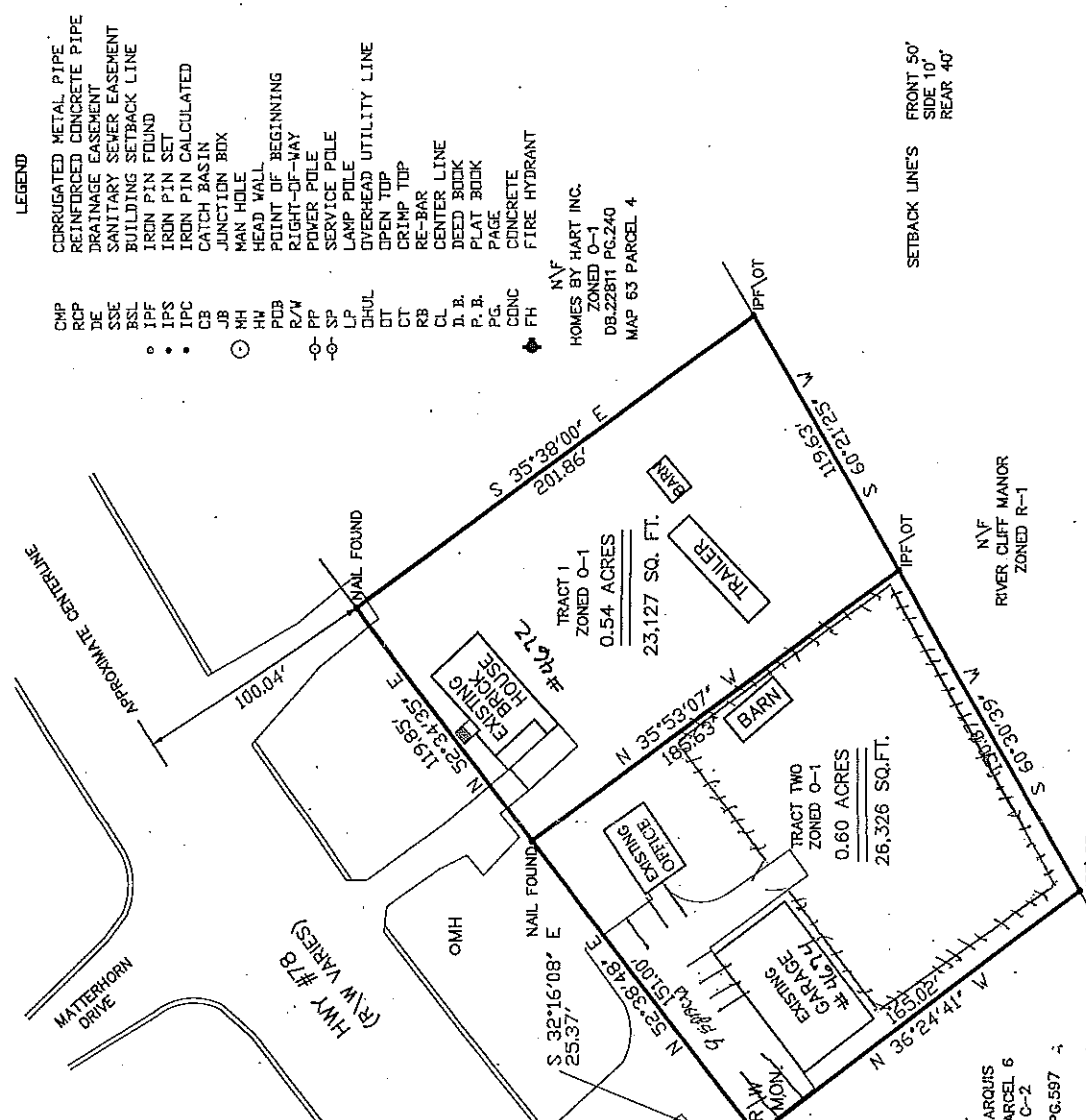
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IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLOTTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

*[Signature]*  
 RALPH B. KEY, GA R.L.S. NO. 1415

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AND AN ANGULAR ERROR OF 04 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500 FEET OF THIS PROPERTY.



**LEGEND**

- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BBL BUILDING SETBACK LINE
- IPF IRON PIN FOUND
- IPC IRON PIN CALCULATED
- CB CATCH BASIN
- JB JUNCTION BOX
- MH MAN HOLE
- HW HEAD WALL
- PUB POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- PP POWER POLE
- SP SERVICE POLE
- LP LAMP POLE
- OH OVERHEAD UTILITY LINE
- DT OPEN TOP
- CR CRIMP TOP
- RE RE-BAR
- CL CENTER LINE
- DB DEED BOOK
- P.B. PLAT BOOK
- PG. PAGE
- CG CONC
- FH FIRE HYDRANT

N/V HOMES BY HART INC.  
 ZONED O-1  
 DB-22811 PG.240  
 MAP 63 PARCEL 4

SETBACK LINES  
 FRONT 50'  
 SIDE 10'  
 REAR 40'

I HAVE THIS DATE EXAMINED THE "FLOOD INSURANCE RATE MAP" AND IN MY OPINION THE REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.  
 MAP ID: 130322 0280 C  
 EFFECTIVE DATE: MAY 4, 1992

**SPECIAL USE PERMIT APPLICATION**

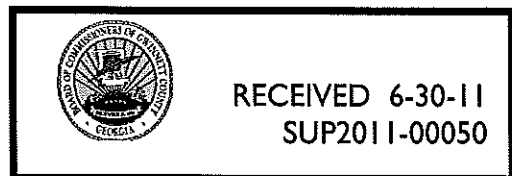
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\*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>C-2</u>	BUILDING/LEASED SQUARE FEET: <u>Building #1 - 2100 Sq. Ft.</u> <u>Building #2 - 610 Sq. Ft.</u>
LAND DISTRICT(S): <u>6</u>	LAND LOT(S): <u>63</u> ACREAGE: <u>.606 Acres</u>
ADDRESS OF PROPERTY: <u>4674 Stone Mountain Highway</u>	
SPECIAL USE REQUESTED: <u>Retail and Auto Repair and Automobile Storage</u>	

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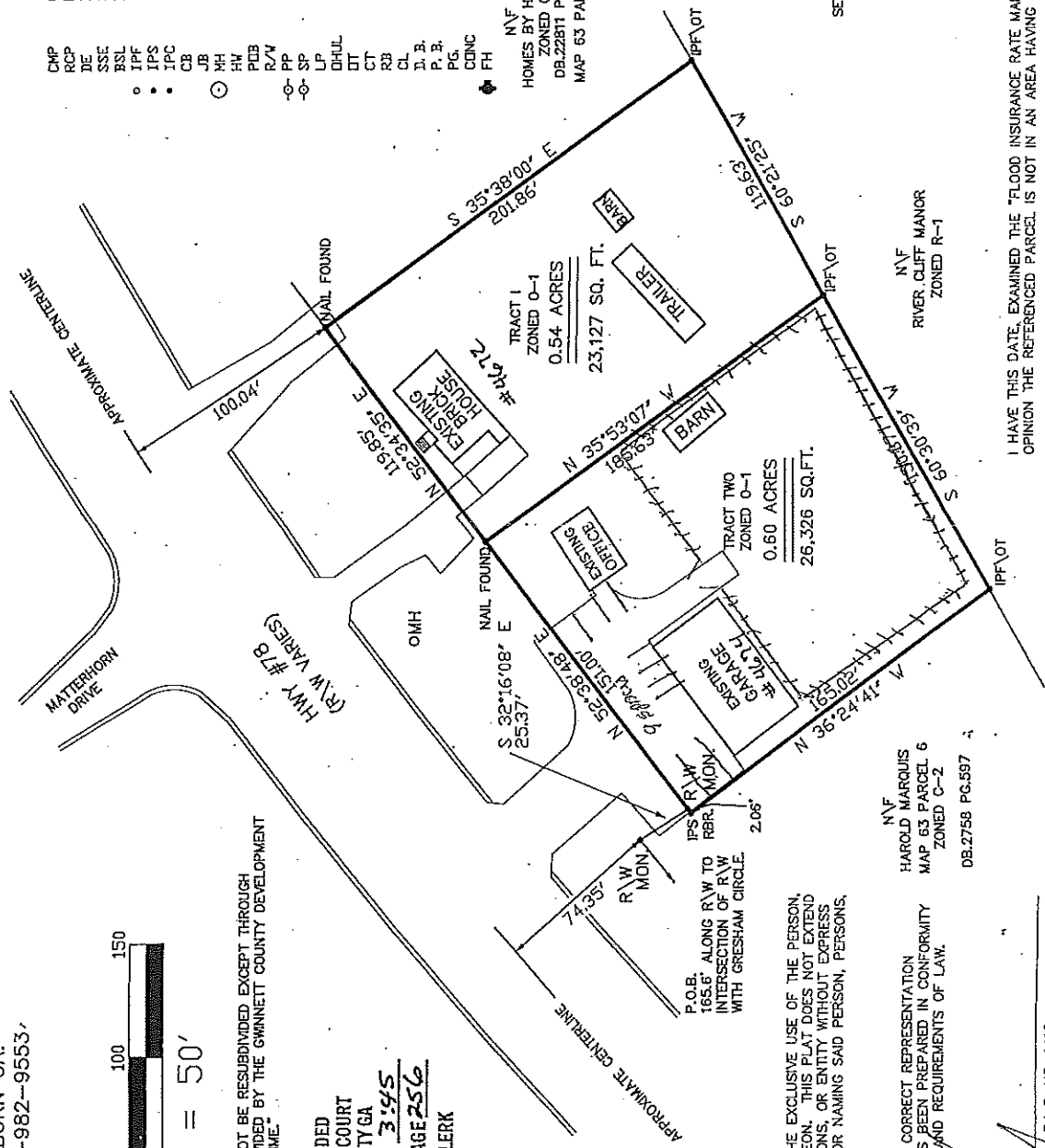
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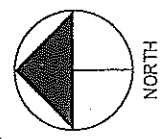
RECEIVED 6-30-11  
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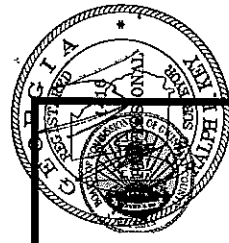
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