

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Progressive Recycling, LLC</u> <u>c/o Laurel David, Esq.</u>	NAME: <u>Pendley Park Associates, LLC</u>
ADDRESS: <u>Dillard & Galloway, LLC</u> <u>3500 Lenox Rd., NE, Suite 760</u>	ADDRESS: <u>7561 Industrial Ct., Ste. A</u>
CITY: <u>Atlanta</u>	CITY: <u>Alpharetta</u>
STATE: <u>GA</u> ZIP: <u>30326</u>	STATE: <u>GA</u> ZIP: <u>30004</u>
PHONE: <u>404-965-3669</u>	PHONE: _____

CONTACT PERSON: Laurel David, Esq. PHONE: 404-965-3669

CONTACT'S E-MAIL: laurel@dandglaw.com

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): M-1 REQUESTED ZONING DISTRICT: M-2

LAND DISTRICT(S): 6 LAND LOT(S): 258 ACREAGE: 2.173

ADDRESS OF PROPERTY: 2725 Simpson Circle, Norcross, GA 30071

PROPOSED DEVELOPMENT: Metal Salvage business in existing building

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>1</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. _____
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



DILLARD & GALLOWAY, LLC

ATTORNEYS AT LAW

3500 LENOX ROAD, N.E.
SUITE 760
ATLANTA, GEORGIA
30326

LAUREL A. DAVID
DIRECT DIAL NUMBER
(404) 965-3669

TELEPHONE
(404) 965-3680
FACSIMILE
(404) 965-3670

LAUREL@DANDGLAW.COM

JUNE 23, 2011

Letter of Intent for Rezoning Progressive Recycling, LLC

The Applicant, Progressive Recycling, LLC (the "Applicant"), submits this application on behalf of the Owner, Pendley Park Associates, LLC (the "Owner") for approval of a Rezoning and a SUP for approximately 2.173 acres of land located at 2725 Simpson Circle, Norcross, Gwinnett County, Georgia (the "Subject Property"). The Applicant is requesting the Rezoning in order to expand an existing business on the adjacent property that recycles copper, aluminum, stainless steel, brass and light steel such as rebar. The Property is located in an area zoned predominantly M-1 or M-2 with residential uses to south, buffered by an undisturbed buffer. Progressive Recycling is a thriving business and has operated in a manner that is compatible with the industrial uses in the area.

Georgia Law requires us to raise Federal and State Constitutional objections during the application process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

The portions of the Gwinnett County Zoning Resolution that classify, or that may classify the Property, into any land use category other than M-2 modified with a SUP as requested by the Applicant, are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Gwinnett County Zoning Resolution to the Property that restricts its use to any land use category other than M-2 modified with a SUP as requested by the Applicant is unconstitutional, illegal, null and void because such an application constitutes a taking of the Applicant's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I,



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of the Constitution of the State of Georgia of 1983 and of the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States, because such an application denies the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary and capricious act by the Gwinnett County Board of Commissioners without any rational basis, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Gwinnett County Board of Commissioners to amend the Official Zoning Map, as it relates to the Property, to the M-2 modified with a SUP as proposed by the Applicant, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any change in the designation of the Property by the Gwinnett County Zoning Resolution or 2030 Unified Plan that subjects the Property to conditions that are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting the Applicant's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional category and would likewise violate each of the provisions of the State and Federal Constitutions set forth herein above.

You are hereby notified pursuant to O.C.G.A. §36-11-1 of Applicant's intention to seek damages, including diminution of the value of the property and attorney's fees and costs and expenses of litigation from Gwinnett County incurred as a result of the unconstitutional zoning on the property.

Accordingly, the Applicant respectfully requests that the Application for the Rezoning be granted.

Sincerely

DILLARD & GALLOWAY, LLC



Laurel A. David

158356



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SPECIAL USE PERMIT APPLICATION

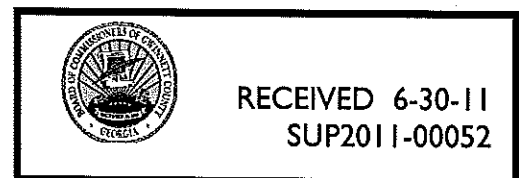
AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	OWNER INFORMATION*
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ADDRESS: <u>3500 Lenox Rd., NE, Suite 760</u>	ADDRESS: <u>7561 Industrial Ct., Ste. A</u>
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CONTACT'S E-MAIL: <u>laurel@dandglaw.com</u>	

*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>M-2</u> BUILDING/LEASED SQUARE FEET: _____
LAND DISTRICT(S): <u>6</u> LAND LOT(S): <u>258</u> ACREAGE: <u>2.173</u>
ADDRESS OF PROPERTY: <u>2725 Simpson Circle, Norcross 30071</u>
SPECIAL USE REQUESTED: <u>Metal Salvage business in existing building</u>

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



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LAUREL@DANDGLAW.COM

JUNE 23, 2011

Letter of Intent for Special Use Permit Progressive Recycling, LLC

The Applicant, Progressive Recycling, LLC (the "Applicant"), submits this application on behalf of the Owner, Pendley Park Associates, LLC (the "Owner") for approval of a Special Use Permit (SUP) for approximately 2.173 acres of land located at 2725 Simpson Circle, Norcross, Gwinnett County, Georgia (the "Subject Property"). The Applicant is requesting the SUP in order to expand an existing business on the adjacent property that recycles copper, aluminum, stainless steel, brass and light steel such as rebar. The Property is located in an area zoned predominantly M-1 or M-2 with residential uses to south, buffered by an undisturbed buffer. Progressive Recycling is a thriving business and has operated in a manner that is compatible with the industrial uses in the area.

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of the Constitution of the State of Georgia of 1983 and of the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States, because such an application denies the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary and capricious act by the Gwinnett County Board of Commissioners without any rational basis, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

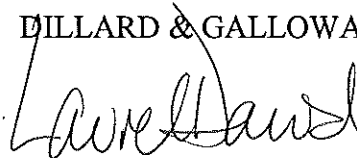
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You are hereby notified pursuant to O.C.G.A. §36-11-1 of Applicant's intention to seek damages, including diminution of the value of the property and attorney's fees and costs and expenses of litigation from Gwinnett County incurred as a result of the unconstitutional zoning on the property.

Accordingly, the Applicant respectfully requests that the Application for the SUP be granted.

Sincerely

DILLARD & GALLOWAY, LLC



Laurel A. David

158345



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NOTIFY UTILITY PROTECTION AGENCY (491-0044) 72 HRS. PRIOR TO COMMENCEMENT OF ANY CLEARING, GRADINGS OR CONSTRUCTION.

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LOCATION MAP

GENERAL NOTES

- 1) PROPOSED SINGLE SIDE IMPROVEMENTS AND WADROUSE DEC.
- 2) TOTAL NUMBER OF TREES TO BE PLANTED AS SHOWN ON THIS PLAN.
- 3) PLANT SPECIES AS SHOWN ON THIS PLAN.
- 4) SUBJECT PROPERTY IS TO BE REDEVELOPED AND RECONSTRUCTED TO BE USED AS A RESIDENTIAL DEVELOPMENT. THE PROPOSED IMPROVEMENTS ARE SHOWN AS SHOWN ON THIS PLAN.
- 5) ADD 85 FT TO EXISTING TO THE "AS-BUILT" CONSTRUCTION OF EXISTING IMPROVEMENTS. THE DIFFERENCE IS INDICATED BY THE "AS-BUILT" LINE.
- 6) DOUBLE CHECK ROADWAY DIMENSIONS AS REQUIRED BY LOCALITY.

ADJUSTS HORIZONTAL AND VERTICAL SIGHT DISTANCE TO MEET THE REQUIREMENTS OF SECTION 0.6.7 OF THE DEVELOPMENT REGULATIONS.

A. C. NORTON, GEORGIA P.E. # 4232

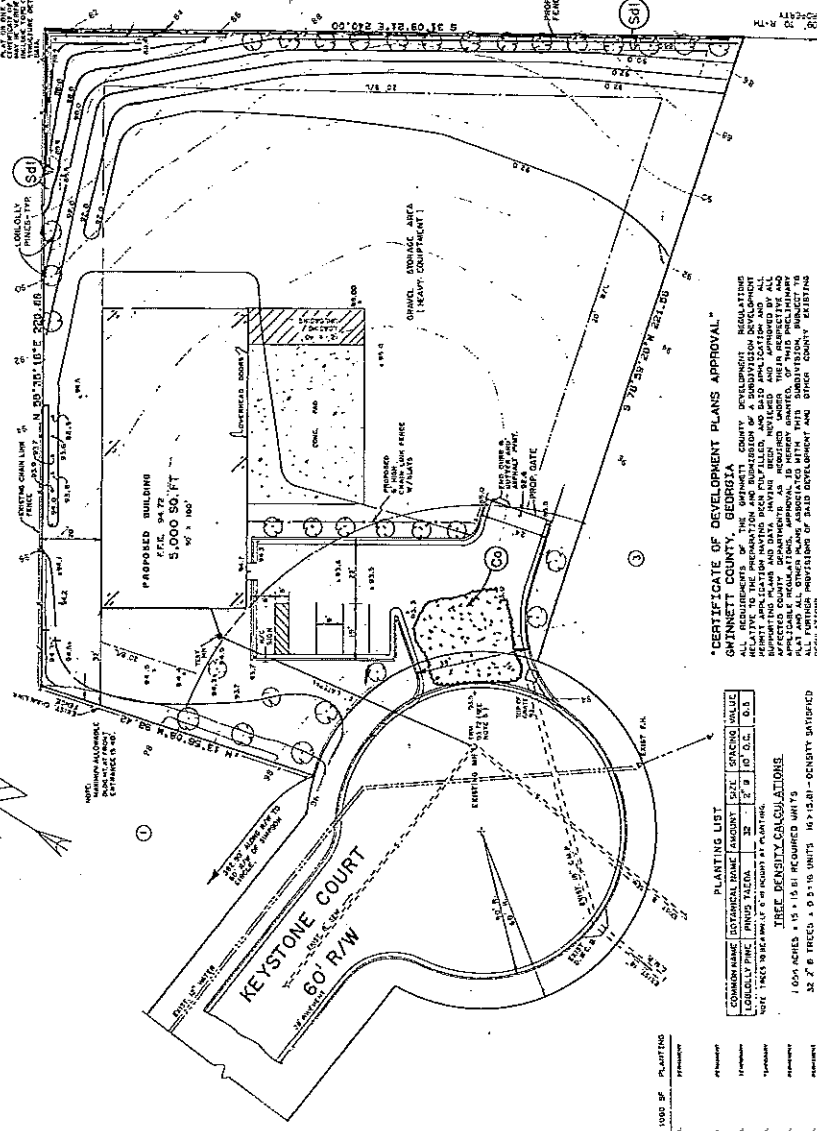
NOTIFY GWINNETT INSPECTOR 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION. CONTRACTOR MUST MAINTAIN A COMPLETE SET OF AS-BUILT RECORDS AND SUBMIT CONSTRUCTION PLANS AT THE CONSTRUCTION SITE AT ALL TIMES.

ALL CONSTRUCTION MUST CONFORM TO GWINNETT STANDARDS AND SPECIFICATIONS.

TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.



NOTE: ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AVAILABLE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.



CERTIFICATE OF DEVELOPMENT PLANS APPROVAL
GWINNETT COUNTY, GEORGIA COUNTY DEVELOPMENT REGULATIONS RELATIVE TO THE PROMOTION AND SUBMISSION OF SUBDIVISION DEVELOPMENT PLANS AND THE CONSTRUCTION OF IMPROVEMENTS AND UTILITIES ON ALL AFFECTED COUNTY DEPARTMENTAL AS REQUIRED UNDER THESE REGULATIONS AND ALL OTHER APPLICABLE LAWS AND ORDINANCES. THIS APPROVAL IS VALID FOR ALL LOTS AND ALL OTHER PLANS ASSOCIATED WITH THIS SUBDIVISION. SUBJECT TO ALL APPLICABLE PROVISIONS OF SAID DEVELOPMENT AND OTHER COUNTY RESISTING ORDINANCES.

DATE: 02-15-13
PER: [Signature]
CDDP: 101-92

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AFFECTED AGENCIES AND THE RIGHT-OF-WAY AGENCIES AND THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

DRAINAGE LIABILITY
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AFFECTED AGENCIES AND THE RIGHT-OF-WAY AGENCIES AND THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

TOTAL AREA: 1.054 ACRES

PROPERTY ZONED M-1

CLIENT: MIKE BLACKBURN
180 LAKE LYMAN HEIGHTS
LYMAN, SOUTH CAROLINA
29365
(803) 879-4029

FILE NUMBER: 5710
DATE: 7/6/92
SCALE: 1" = 20'
DRW NUMBER: 1 OF 3

DRYING MARKER

DRYING MARKER

DATE	BY	REVISION
8/92	TAJ	DRYING MARKER
7/92	CHD	DRYING MARKER
5/92	CHD	DRYING MARKER
3/92	CHD	DRYING MARKER

DRYING MARKER

EROSION CONTROL NOTES

- 1) ALL SLOPES MUST BE PLACED WITHIN THE PROTECTED AREA PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
- 2) ALL SLOPES MUST BE PLACED WITHIN THE PROTECTED AREA PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
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STABILIZATION OF DISTURBED AREAS

ALL DISTURBED AREAS SHALL BE PROTECTED BY SEEDING WITH APPROPRIATE SEED MIXTURES. THE SEED MIXTURE SHALL BE APPLIED AT THE RATE OF 50 POUNDS PER ACRE, USING THE SOG PLOUGH OR EQUIVALENT. THE SEED MIXTURE SHALL BE APPLIED PRIOR TO THE START OF CONSTRUCTION AND SHALL BE REAPPLIED AS NEEDED TO MAINTAIN PROTECTION. THE SEED MIXTURE SHALL BE APPLIED TO ALL DISTURBED AREAS, INCLUDING AREAS THAT ARE NOT TO BE PLACED WITHIN THE PROTECTED AREA. THE SEED MIXTURE SHALL BE APPLIED TO ALL DISTURBED AREAS, INCLUDING AREAS THAT ARE NOT TO BE PLACED WITHIN THE PROTECTED AREA.

SEEDING SCHEDULE

DATE	BY	REVISION
8/92	TAJ	DRYING MARKER
7/92	CHD	DRYING MARKER
5/92	CHD	DRYING MARKER
3/92	CHD	DRYING MARKER

PLANTING LIST

COMMON NAME	SCIENTIFIC NAME	AMOUNT	SIZE	SEASON VALUE
LOBLOLLY PINE <td>PINUS TAEDA</td> <td>32</td> <td>2" @ 0.0</td> <td>0.0</td>	PINUS TAEDA	32	2" @ 0.0	0.0
NOTE: TREES TO BE PLANTED AT 6' ON CENTER AT PLANTING.				

BUILDING USAGE

AREA: 10,000 SQ. FT.
TYPE: OFFICE
FLOOR: 1
TOTAL FLOOR AREA: 10,000 SQ. FT.
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