

**REZONING APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>John McGee</u>	NAME: <u>John and Christlne McGee</u>
ADDRESS: <u>c/o MPT, 1550 North Brown Rd, St. 125</u>	ADDRESS: <u>c/o MPT, 1550 North Brown Rd. St. 125</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: <u>Georgia</u> ZIP: <u>30043</u>
PHONE: <u>(770) 232-0000</u>	PHONE: <u>(770) 232-0000</u>
CONTACT PERSON: <u>Michelle Rothmeler, Attorney</u> PHONE: <u>(770) 232-0000</u>	
APPLICANT'S E-MAIL: <u>mrothmeler@mptlawfirm.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): R-75 REQUESTED ZONING DISTRICT: O-1

LAND DISTRICT(S): 5th LAND LOT(S): 16 ACREAGE: 2.409 acres

ADDRESS OF PROPERTY: 2996 Highway 29, Lawrenceville

PROPOSED DEVELOPMENT: Semi-public institution (church)

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>1 building, 1 lot</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>3,000 square feet</u>
Gross Density: _____	Density: <u>0.42 units per 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

Andrew D. Stancil  
E. Michelle Rothmeier  
Kenneth W. Stroud  
Shawn F. Bratton  
Alissa L. Cummo  
Jill H. Harris,  
of Counsel

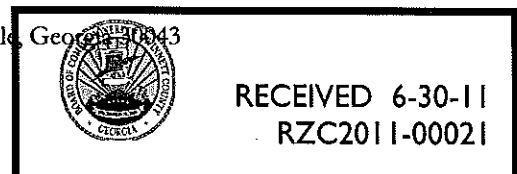
**LETTER OF INTENT FOR REZONING  
OF JOHN MCGEE**

The Applicant, John McGee, submits this Rezoning Application for the purpose of rezoning an approximate 2.409 acre tract (hereinafter, the "Property") located on Highway 29, aka Lawrenceville Highway, near its intersection with Bethesda Church Road. The Property is currently zoned R-75. We are respectfully requesting a rezoning from R-75 to the O-I zoning classification to allow our client to develop a church on the subject Property. A 3,000 square foot building currently exists and will remain on the Property. The Applicant has already conducted the required Compliance Inspection (CIR2010-00182) in regards to such. The Applicant also requests to reduce the required buffer between O-I and the adjacent R-75 property from 50 feet to 40 feet on the southwest side Property line.

The Applicant submits that the use and development of the Property as R-75 is not economically feasible and is not the highest and best use of the Property. The operation of the Property as an O-I development under the guidelines of Gwinnett County is appropriate for the subject tract and is consistent with the surrounding institutional and commercially zoned property and will afford the owner the opportunity to enhance the use on site.

The Applicant welcomes the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address

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any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of this Application.

This 30<sup>th</sup> day of June, 2011.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP



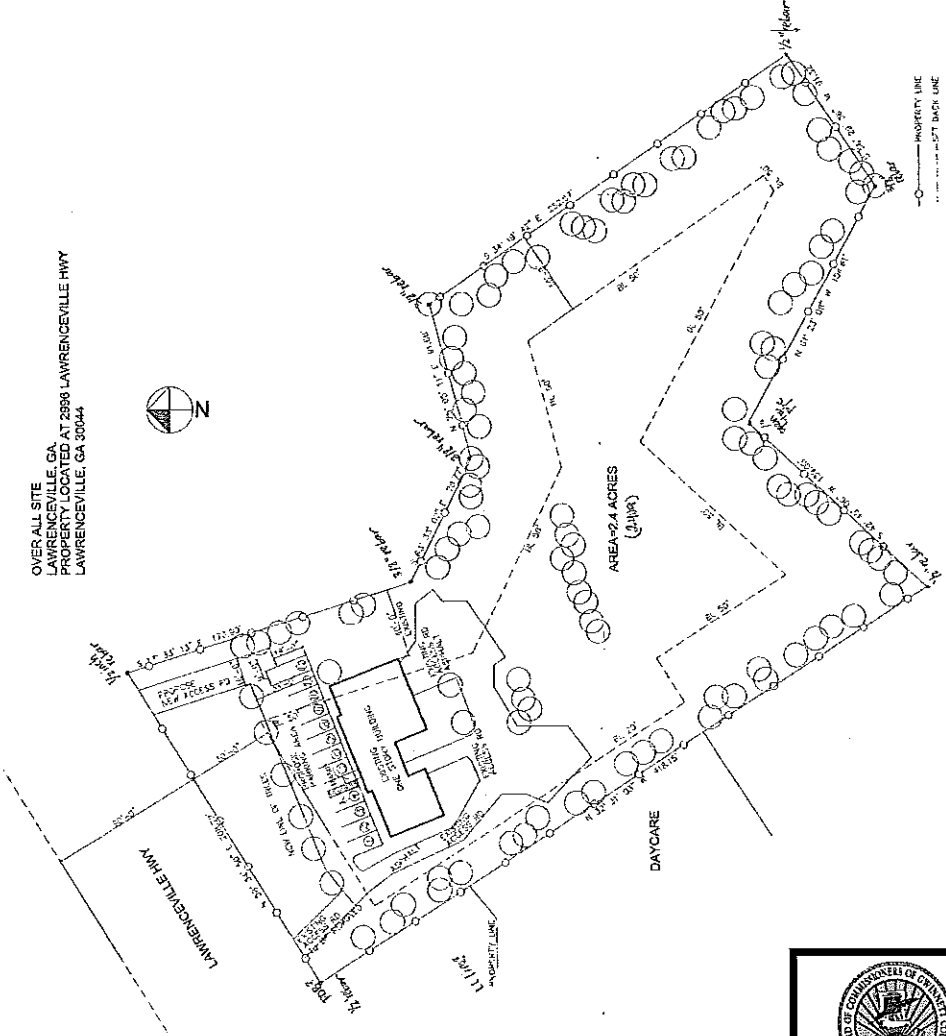
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E. Michelle Rothmeier  
Attorney for Applicant

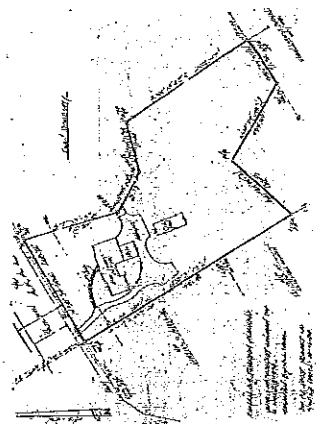


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RZC2011-00021

OVER ALL SITE  
LAWRENCEVILLE, GA  
PROPERTY LOCATED AT 2956 LAWRENCEVILLE HWY  
LAWRENCEVILLE, GA 30044



SIDE PLAN  
1/26



SIDE PLAN SURVEY  
1/26

PROJECT DESCRIPTION

Proposed Occupancy Use: A-3 (R/C) Assembly  
 Construction Type: (R/C) TYPE 1B UNREINFORCED  
 Number of Stories: 1  
 Building Height: 10'  
 Basement: Yes  
 Total Square Feet: 3,000 sq ft  
 Sprinklers: No  
 Clear Space: Yes  
 Lot Area: 2.4 ACRES  
 Lot Area (sq. ft.): 105,000  
 Commission District: 4  
 Zoning District: M-25  
 Proposed Zoning: O-1

NOTES

1. This layout represents the property limits for the property located at 2956 Lawrenceville Hwy, GA 30044 City of Lawrenceville based on survey supplied by Owner Site 2010
2. No lot distribution is proposed before the eastern line.
3. Tree Preservation and Replacement Plan (TPRP) required.
4. A tree (10) total wide backdrops shall be required along road right-of-way.
5. One (1) tree per 7 parking spaces.
6. Minimum size: Doublebar trees 2" diameter (Doublebar tree free leaves seen top) Every parking space within 50 feet of the trunk of tree.
7. Tree ground line shall be 4' from ground for newly planted trees, 4.5' for existing trees and 5' from ground for trees to be removed.
8. Tree ground line shall be 4' from ground for newly planted trees, 4.5' for existing trees and 5' from ground for trees to be removed.

DRAWN P.C.	APPROVED U.P.	CONTRACTOR (24-HR. CONTACT)	ARCHITECT P.C.	OWNER CRISTO PARA TODAS LAS NACIONES IGLESIA PREBTERIANA (USA) INC TEL. 404-860-1179	PROJECT RELIGIOUS CONGREGATION 2956 LAWRENCEVILLE HWY LAWRENCEVILLE, GA 30044	DESCRIPTION SIDE PLAN	DWG. NO.
							FILE



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