

**REZONING APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>TRI-MARK PROPERTIES, LLC</u>	NAME: <u>SAME AS APPLICANT</u>
ADDRESS: <u>131 PROMINENCE CT, STE 230</u>	ADDRESS: _____
CITY: <u>DAWSONVILLE</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30534</u>	STATE: _____ ZIP: _____
PHONE: <u>706-265-9812</u>	PHONE: _____
CONTACT PERSON: <u>JIM KING</u> PHONE: <u>706-265-9812</u>	
CONTACT'S E-MAIL: <u>jim@developmentadviser.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

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

LAND DISTRICT(S): 7<sup>TH</sup> LAND LOT(S): 256 ACREAGE: 10.1

ADDRESS OF PROPERTY: NW CORNER OF INTERSECTION US 23 & Woodward Mill Road

PROPOSED DEVELOPMENT: C-2 Commercial Business

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. <u>66,000 SF</u>
Gross Density: _____	Density: <u>6600 SF/Ac</u>
Net Density: _____	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**



**LETTER OF INTENT  
FOR  
REZONING APPLICATION OF TRI-MARK PROPERTIES, LLC**

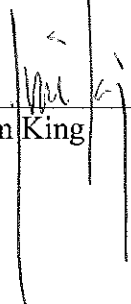
The Applicant, Tri-Mark Properties LLC, requests rezoning of a 10.1-acre tract from M-1 (Light Industry District) to C-2 (General Business District). The Property is located near the Northwest Corner of the intersection of Buford Highway/US 23 and Woodward Mill Road. The Property is comprised of the rear portion of a larger 14.23-acre tract that has significant frontage along US 23. The larger tract is identified as Gwinnett County Parcel 7-256-011. The remaining front-portion of the larger tract is currently already zoned C-2.

The application would serve to unify the entire tract under one zoning classification. Currently, approximately 30% of the overall 14.23-acre Parcel is zoned C-2. The use of the Property as M-1 is not economically feasible and is not the highest and best use of the Property. The Property is located on US 23 near the busy intersection of Woodward Mill Road allowing high exposure within this emerging Commercial Business Corridor. The development of the Property as a C-2 development under the guidelines of Gwinnett County is appropriate for the subject tract and is consistent with the surrounding area.

The development of the Property in accordance with a C-2 designation provides the appropriate type of zoning within the US 23 commercial corridor. The proposed use is consistent with the intent of the zoning ordinance for C-2 use. The requested rezoning will have no adverse impact on the current or contemplated uses of nearby or surrounding properties.

The Applicant and it's representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted,  
Tri-Mark Properties, LLC

  
\_\_\_\_\_  
Jim King



RECEIVED 9-2-11  
RZC2011-00024

