

SPECIAL USE PERMIT APPLICATION

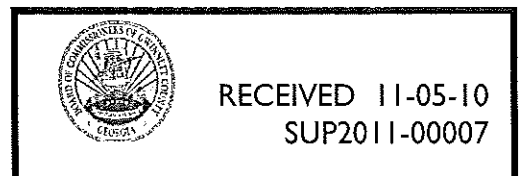
AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Metro Green, LLC</u> c/o Mahaffey Pickens Tucker, LLP ADDRESS: <u>1550 N. Brown Road</u> CITY: <u>Suite 125, Lawrenceville</u> STATE: <u>Georgia</u> ZIP: <u>30043</u> PHONE: <u>(770) 232-0000</u>	PK-4351 Pleasantdale, LLC NAME: <u>FR-4351 Pleasantdale, LLC</u> LW-4351 Pleasantdale, LLC ADDRESS: _____ CITY: <u>c/o Mahaffey Pickens Tucker, LLP</u> STATE: _____ ZIP: _____ PHONE: _____
CONTACT PERSON: <u>E. Michelle Rothmeier, Attorney</u> PHONE: <u>(770) 232-0000</u> CONTACT'S E-MAIL: <u>emrothmeier@mptlawfirm.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>6th</u> LAND LOT(S): <u>220</u> ACREAGE: <u>+/- 16.842 acres</u>	
ADDRESS OF PROPERTY: <u>4351 Pleasantdale Road</u>	
SPECIAL USE REQUESTED: <u>outdoor storage for recovered materials processing and recycling</u>	

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

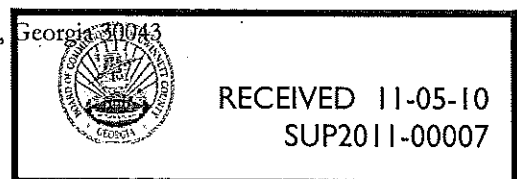
Kelly O. Faber
Andrew D. Stancil
E. Michelle Rothmeier
Kenneth W. Stroud
Bartow B. Duncan, III
Shawn F. Bratton
Jill H. Harris,
of Counsel

**LETTER OF INTENT FOR
REZONING AND SPECIAL USE PERMIT APPLICATIONS
OF METRO GREEN, LLC**

Mahaffey Pickens Tucker, LLP, submits this Rezoning and Special Use Permit Application on behalf of Metro Green, LLC (the "Applicant"), for the purpose of rezoning to the M-2 zoning classification (with an associated Special Use Permit) an approximately 16.8 acre tract located at 4351 Pleasantdale Road in unincorporated Gwinnett County (the "Property"). The Property is currently zoned M-1.

The Applicant intends to conduct a recycling business on the Property. The recycling operation will involve recovered materials processing (the collecting, sorting, processing, re-configuration and shipping of previously used materials including, without limitation, construction and demolition debris, concrete, masonry materials, plastics, glass, paper, aluminum, rock, iron rebar, porcelain, asphalt and wood). The Applicant will collect the to-be-recycled materials on the Property and then will subject these materials to an on-site recycling process which will result in the creation of new products and segregation of component materials (such as, for example, the conversion of used concrete lined with iron rebar into a new concrete aggregate product which can be

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utilized in road construction and segregated iron which can be shipped off-site to a third party to be melted and re-configured). Recovered materials will be maintained on site prior to distribution.

Affiliates of the Applicant currently conduct activities similar to those proposed in this Application on a site near Hartsfield Jackson International Airport. The Applicant has met with representatives of Gwinnett County in anticipation of filing this application and has been advised that the proposed rezoning and special use permits will be required for the anticipated recycling operation.

The use and development of the Property as M-1 is not economically feasible and is not the highest and best use of the Property. The operation of the Property in a manner consistent with M-2 zoning with a Special Use Permit (to allow the recycling and recovered materials processing and storage) under the guidelines of Gwinnett County is appropriate for the subject tract and is consistent with the surrounding property. The surrounding property consists of a mixture of industrial uses. An M-2 zoning classification will afford the Applicant the opportunity to utilize the Property to provide a much-needed recycling service in Gwinnett County.

The Applicant and its 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 and Special Use Permit Applications filed herewith. The Applicant respectfully requests your approval of this Application.



RECEIVED 11-05-10
SUP2011-00007

This 5th day of November, 2010.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP



E. Michelle Rothmeier, Attorneys for Applicant



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SUP2011-00007

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
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CONTACT PERSON: E. Michelle Rothmeier, Attorney PHONE: (770) 232-0000 APPLICANT'S E-MAIL: emrothmeier@mptlawfirm.com	

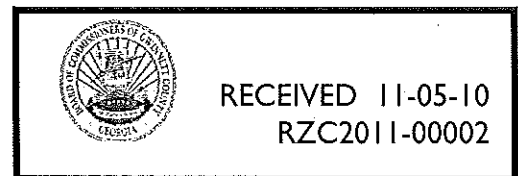
APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): M-1 REQUESTED ZONING DISTRICT: M-2 with SUP
 LAND DISTRICT(S): 6th LAND LOT(S): 220 ACREAGE: +/- 16.842 acres
 ADDRESS OF PROPERTY: 4351 Pleasantdale Road
 PROPOSED DEVELOPMENT: Recovered materials processing and recycling

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: one building
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. 206,700 sq. feet
Gross Density: _____	Density: 12,272.89 feet an acre
Net Density: _____	

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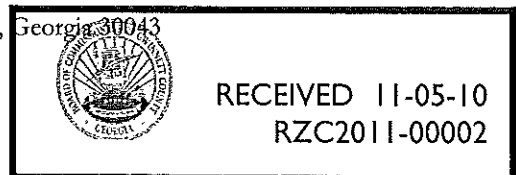
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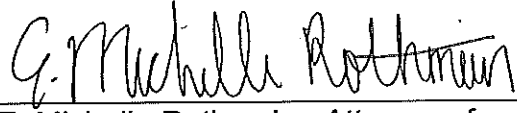


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This 5th day of November, 2010.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP



E. Michelle Rothmeier, Attorneys for Applicant



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