

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Lindfield Holdings, LLC</u>	NAME: <u>Lindfield Holdings, LLC</u>
ADDRESS: <u>1378 Scenic Hwy</u>	ADDRESS: <u>1378 Scenic Hwy</u>
CITY: <u>Snellville GA</u>	CITY: <u>Snellville</u>
STATE: <u>GA</u> ZIP: <u>30078</u>	STATE: <u>GA</u> ZIP: <u>30078</u>
PHONE: <u>770 853-1000</u>	PHONE: <u>(770) 853-1000</u>
CONTACT PERSON: <u>William Davidson</u> PHONE: <u>(770) 853-1000</u>	
CONTACT'S E-MAIL: <u>wk davidson@hot mail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): O:I REQUESTED ZONING DISTRICT: C2

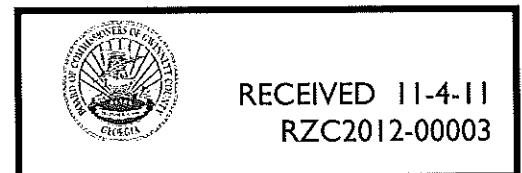
LAND DISTRICT(S): 5th LAND LOT(S): 74 ACREAGE: .75

ADDRESS OF PROPERTY: 1378 Scenic Hwy, Snellville, GA

PROPOSED DEVELOPMENT: change in status on a single lot and bldg

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>1600</u>
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



Corrective 13403-23 \$24

WARRANTY DEED (SHORT)

Pioneer National Title Insurance Company

BOOK 4336 PAGE 54 ATLANTA, GEORGIA
STATE OF GEORGIA
COUNTY GWINNETT

GWINNETT CO., GEORGIA
REAL ESTATE TRANSFER TAX
\$ 13.20

Date 6-1-87
A. R. Yates
Clerk of Superior Court

WARRANTY DEED

THIS DEED, made this 29th day of May in the
Year of Our Lord One Thousand Nine Hundred Eighty-seven

between NORTH ROAD PARTNERS, a Georgia general partnership ("Grantor") of
the State of Georgia and County of _____, and
ROBERT C. SACKS, P.C. ("Grantee") of the State of
Georgia and county of Gwinnett, (the terms
Grantor and Grantee to include their respective heirs, successors and assigns where the context hereof
requires or permits),

WITNESSETH THAT: Grantor, for and in consideration of the sum of _____

Ten and no/100----- (\$ 10.00) DOLLARS,

and other good and valuable consideration, in hand paid at and before the sealing and delivery of these
presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has
granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey
unto Grantee, the following described real property, to wit:
All that tract or parcel of land lying and being in Land Lot 74 of the 6th District
of Gwinnett County, Georgia, as per plat thereof prepared for Joe Milligan by
McNally, Patrick, & Cole, Inc., dated February 3, 1984, revised April 2, 1984, and
bearing the seal of Lloyd C. McNally, Jr., Georgia Registered Land Surveyor No.
2040, the same being recorded at Plat Book 41, Page 62, Gwinnett County Records
and being more particularly described as follows.

BEGINNING at an iron pin set at the intersection of the easterly right-of-way line
of Old Snellville Highway (also known as North Road and being a 60 foot right-of-
way) and the southeasterly right-of-way line of Scenic Highway, Georgia Highway 124
(being a 100 foot right-of-way) said point being the TRUE POINT OF THE BEGINNING,
Run thence N 13° 55' 05" E along said southeasterly right-of-way line of Scenic
Highway a distance of 193.33 feet to an iron pin found; run thence S 72° 11' 36" E a
distance of 142.03 feet to a point; run thence S 12° 32' 46" E a distance of 151.24
feet to a point; run thence S 82° 52' 20" W a distance of 212.50 feet to a point on
the said easterly right-of-way line of Old Snellville Highway; run thence N 7° 07'
40" W along said easterly right-of-way line a distance of 30.00 feet to the TRUE
POINT OF THE BEGINNING, being improved property and containing 0.750 acre, according
to aforesaid plat of survey.

This is the same property conveyed to North Road Partners by Joe D. Digby and Carol
A. Digby recorded in Deed Book 2758, Page 181 as Tract 2.

TO HAVE AND TO HOLD the above-described tract or parcel of land, together with all and singular
the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining,
to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE.

AND, SUBJECT TO the title matters expressly set forth hereinabove, if any, Grantor will warrant
and forever defend the right and title to the above-described tract or parcel of land unto the Grantee
against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed the day and year first above written

Signed, sealed and delivered in the presence of:

Sam Hulle
Unofficial Witness

[Signature]
GARY R. YATES, CLERK



NOTARY PUBLIC, GEORGIA, STATE AT LARGE
MY COMMISSION EXPIRES OCTOBER 14, 1988

James W. Briss
(SEAL)

45777

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.
JUN - 1 11 AM '87
(SEAL)



RECEIVED 11-4-11
RZC2012-00003

LEGEND

- I.P.F. = IRON PIN FOUND
- I.P.S. = IRON PIN SET
- P.L. = PROPERTY LINE
- L.L.L. = LAND LOT LINE
- C.L. = CENTER LINE
- B.L. = BUILDING LINE
- R/W = RIGHT OF WAY
- M.T. = MARKED TREE
- P.T. = POINT OF TANGENCY
- P.C. = POINT OF CURVATURE
- R. = RADIUS

NOTES:

1. EXISTING ZONING R-100 PROPOSED ZONING O & I
2. PROPOSED USE: LAW OFFICE
3. NUMBER OF EMPLOYEES: 4
4. EXISTING STRUCTURE IS ONE STORY BRICK WITH 2000 SQ.FT. TO BE REMODELED TO PROVIDE HANDICAP ACCESS
5. PLANS FOR WIDENING OF HWY 124 ARE IN PRELIMINARY STAGES BY GA. D.O.T. ADDITIONAL R/W REQUIREMENTS ARE NOT NOW DEFINITELY DEFINED
6. 6 PARKING SPACES 9 X 19
1 HANDICAP SPACE 12 X 19
7 SPACES TOTAL

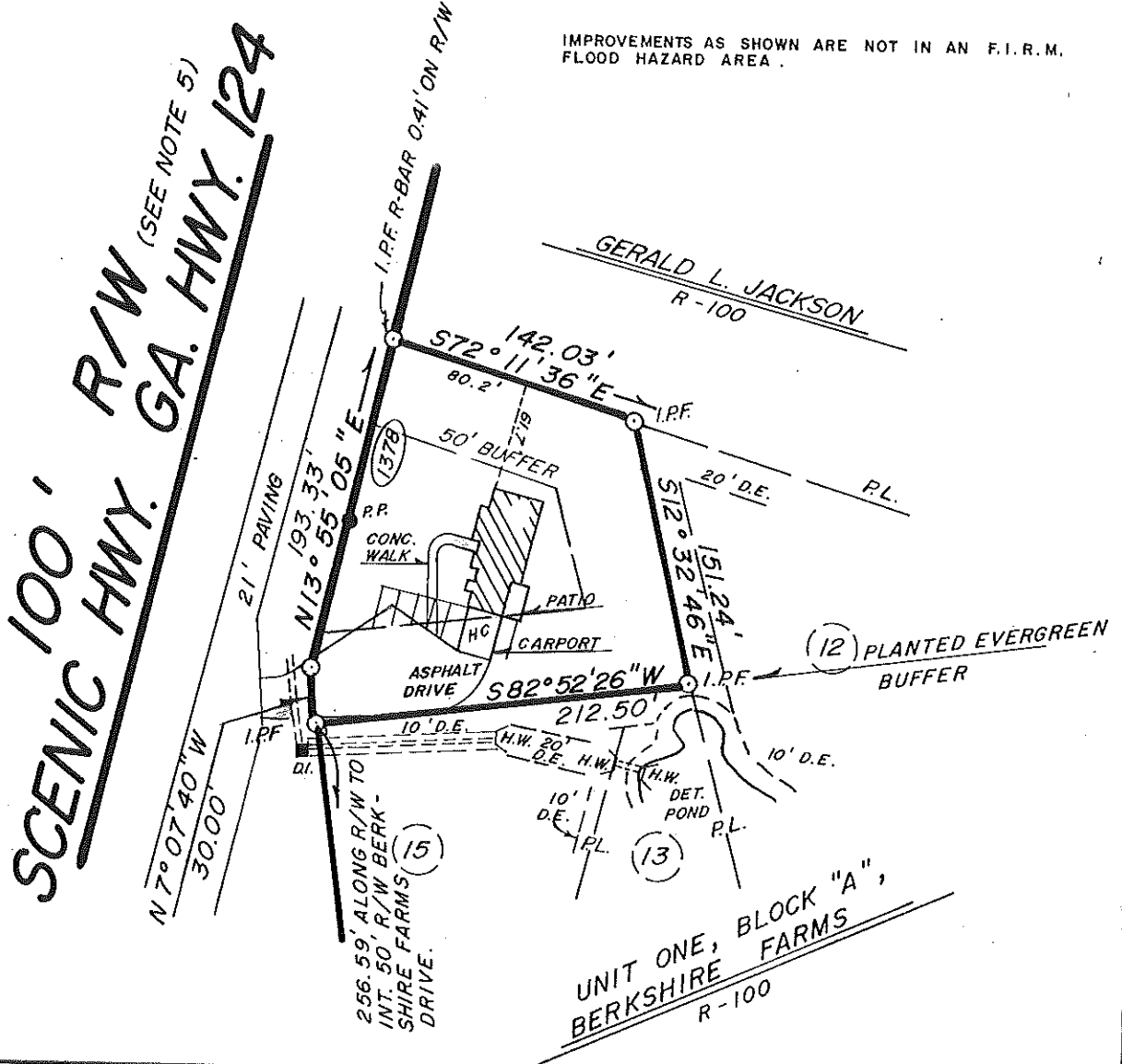
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 67,063 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 125,573 FEET.

EQUIPMENT USED TO OBTAIN FIELD DATA:
KERN D.K.M. 2AE THEODOLITE A HEWLETT
PACKARD 3805 E.D.M. AND A STEEL TAPE.

IMPROVEMENTS AS SHOWN ARE NOT IN AN F.I.R.M. FLOOD HAZARD AREA.

MAGNETIC NORTH



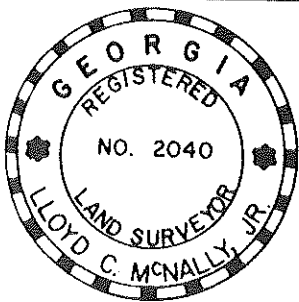
REZONING PLAT

FOR : **ROBERT C. SACKS, P.C.**

JOB NO 2393-87

LAND LOT(S) 74 of the 5th DISTRICT
SCALE: 1" = 100' GWINNETT COUNTY, GEORGIA

DATE: 5-13-87 FILE NO. 7798



McNally & Patrick

1505 Highway 29 South
Lawrenceville, GA 30245 • 404/963-8520
TAPE 106, FILE 45

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

REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

The property is situated between major retail centers
There should be no inconsistency at all.

- (B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

The rezoning is more in keeping with the
adjacent property's character.

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

There is currently a glut of unused office
space in Gwinnett. Viability of an aging office
building for professional offices is uncertain.

- (D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

The property is situated on a state highway
between large retail centers. There should be no impact.

- (E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Yes

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING:

The original zoning to O&I took place
before the highway was widened and major
retail outlets were built next door.



Lindfield Holdings, LLC
1378 Scenic Highway
Snellville, Georgia 30078

Gwinnett County Government
Department of Planning and Zoning
One Justice Square
446 West Crogan Street, Suite 250
Lawrenceville, Georgia 30045

Re: 1378 Scenic Highway
Land Lot 74, 5th District

To the Planning and Zoning Commission;

The purpose of this change in zoning/ special use request is to achieve the business purpose of operating a precious metals dealership in a professional office environment. The property is located and known as 1378 Scenic Highway, Snellville, Georgia, and is in unincorporated Gwinnett County.

The existing improvement on the property was originally built as a residence and was rezoned to Office and Industrial in 1985. Since that time the roadway has been widened to four lanes, numerous major retail centers have been built on either side of the property, and the state Department of Transportation has built curbing and sidewalks on the frontage and driveway.

The size of the lot is .75 acres and it is the only lot involved in this request. The zoning change requested is to C2. The building is a one story office building and it will remain as it is. No new construction is planned at this time. The office building, 2,200 square feet, is the environment that the applicant desire to maintain for their business. There are already 6 parking places on the property. There is one handicapped space and five regular



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RZC2012-00003

spaces. The lot immediately north of this property is a commercial retail center and the buffer on the northern-most property line is no longer necessary.

Thank you for your consideration of this matter.

Sincerely,




William Davidson
Vice President
Lindfield Holdings, LLC



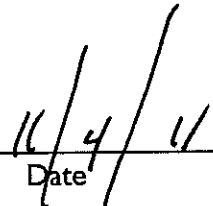
RECEIVED 11-4-11
RZC2012-00003

REZONING APPLICANT'S CERTIFICATION

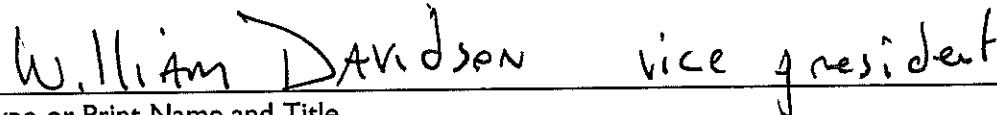
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



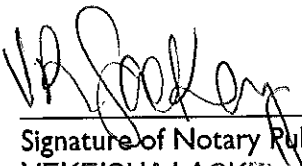
Signature of Applicant



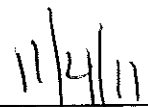
Date




Type or Print Name and Title

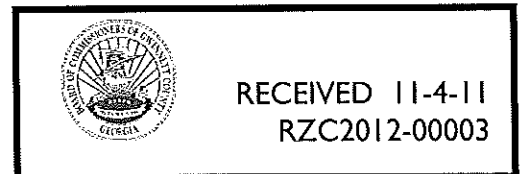


Signature of Notary Public
VEKEISHA LACKEY



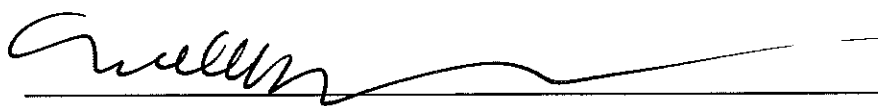
Date


Notary Seal

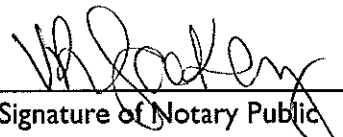


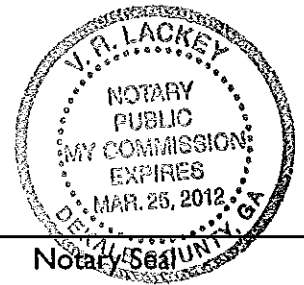
REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.


Signature of Property Owner _____ Date 11/4/11

William Davidson vice president
Type or Print Name and Title _____


Signature of Notary Public _____ Date 11/4/11



VEKEISHA LACKEY



CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

William Davidson 11/4/11 vice president William Davidson
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

William Davidson 11/4/11 _____
 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE

V. R. Lackey 11/4/11
 SIGNATURE OF NOTARY PUBLIC DATE
 VEKEISHA LACKEY



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

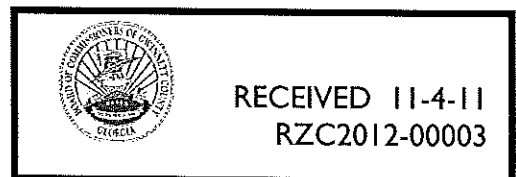
Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES NO William Davidson
 YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.



VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 5th - 74 - R-5074-100
(Map Reference Number) District Land Lot Parcel

William Davidson 11/4/11
Signature of Applicant Date
William Davidson
Type or Print Name and Title

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Jessica Richardson TSA-III
NAME TITLE
11-04-11 (JK)
DATE



SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
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STATE: <u>GA</u> ZIP: <u>30078</u>	STATE: <u>GA</u> ZIP: <u>30078</u>
PHONE: <u>(770) 853-1000</u>	PHONE: <u>(770) 853-1000</u>
CONTACT PERSON: <u>William Davidson</u> PHONE: <u>(770) 853.1000</u>	
CONTACT'S E-MAIL: <u>wkdavidson@hotmail.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:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

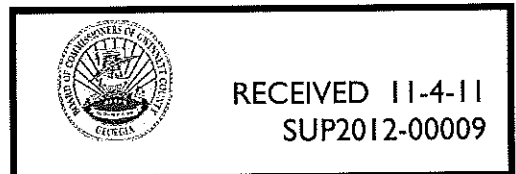
EXISTING/PROPOSED ZONING: O1/C2 BUILDING/LEASED SQUARE FEET: 1600

LAND DISTRICT(S): 5 LAND LOT(S): 74 ACREAGE: .75

ADDRESS OF PROPERTY: 1378 Scenic Hwy Snellville GA

SPECIAL USE REQUESTED: precious metals ~~dealer~~ dealer

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



Corrective 13403-23 #24

WARRANTY DEED (SHORT)

Pioneer National Title Insurance Company

BOOK 4336 PAGE 54 ATLANTA, GEORGIA
STATE OF GEORGIA
COUNTY GWINNETT

GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 13.20

Date 6-1-87
R. Yates
Clerk of Superior Court

WARRANTY DEED

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Year of Our Lord One Thousand Nine Hundred Eighty-seven

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and other good and valuable consideration, in hand paid at and before the sealing and delivery of these
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feet to a point; run thence S 82° 52' 20" W a distance of 212.50 feet to a point on
the said easterly right-of-way line of Old Snellville Highway; run thence N 7° 07'
40" W along said easterly right-of-way line a distance of 30.00 feet to the TRUE
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the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining,
to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE.

AND, SUBJECT TO the title matters expressly set forth hereinabove, if any, Grantor will warrant
and forever defend the right and title to the above-described tract or parcel of land unto the Grantee
against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed the day and year first above writing

Signed, sealed and delivered in the presence of:

Unofficial Witness

GARY R. YATES, CLERK
FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.
JUN - 1 11 9 01
JAMES H. BRIS (SEAL)
JAMES H. BRIS (SEAL)
JAMES H. BRIS (SEAL)

Notary Public Seal
NOTARY PUBLIC, GEORGIA, STATE AT LARGE
MY COMMISSION EXPIRES OCTOBER 16, 1988
45777



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SUP2012-00009

GENERAL NOTES

1. Property Owner/Developer: Robert C. Sacks P.C., P.O. Box 1047, Marietta, Georgia 30075, Phone No. 478-3099
2. Property is to be used as a law office.
3. Total area of property is 0.7500 acres.
4. Property is presently zoned R-1. The proposed use is a Law Office. Planning Board # 1988-0132 to 0133.
5. The subject property will be restricted to the use as a Law Office.
6. There will be no modifications to the exterior of the building building other than normal maintenance and approved exterior lighting.
7. There will be no alterations, modifications or additions to the existing site plan or site plan which would increase the density of the site.
8. There will be a 25' natural buffer, undisturbed except for approved exterior lighting, landscaping and plantings, which property line exclusive of existing improvements.
9. There will be a 10' landscaped strip outside the right of way of Georgia Highway 124.
10. There will be no more than one entrance/exit on Georgia Highway 124.
11. All regulations as required by the Local Zoning Ordinance shall be observed.
12. All setbacks shall be in accordance with the zoning code.
13. Property will have one unit on 0.75 acres for a density of 1.33 units per acre.
14. Floor area of existing building is 2600 sq. ft.
15. Plans are shown for the addition of Georgia Highway 124 to the site. A 30' building line will be shown to the right of the new 10' landscaped strip.
16. All parking and drive ways shall be clearly demarcated with asphalt and painted prior to commencement of any construction.
17. No J.D. signs are proposed for this location. All signs shall be considered in the future, conditions of approval shall be determined by the sign department.
18. No outdoor storage is proposed. This includes supplies, vehicles, equipment, products, etc.
19. No grading will be necessary to modify this property to the proposed use.
20. This property is not located within a known Flood Hazard Area as per the F.F.A.M. Maps of this area.
21. No Certificate of Occupancy will be issued until all improvements have been completed.
22. Notify DeKalb County Inspection Dept. at least 24 hours prior to the start of each phase of construction.

PROPERTY OWNER/DEVELOPER: ROBERT C. SACKS P.C.
 P.O. BOX 1047
 MARIETTA, GEORGIA 30075
 PHONE NO. 478-3099

PROPERTY IS TO BE USED AS A LAW OFFICE.

TOTAL AREA OF PROPERTY IS 0.7500 ACRES.

PROPERTY IS PRESENTLY ZONED R-1. THE PROPOSED USE IS A LAW OFFICE. PLANNING BOARD # 1988-0132 TO 0133.

THE SUBJECT PROPERTY WILL BE RESTRICTED TO THE USE AS A LAW OFFICE.

THERE WILL BE NO MODIFICATIONS TO THE EXTERIOR OF THE BUILDING BUILDING OTHER THAN NORMAL MAINTENANCE AND APPROVED EXTERIOR LIGHTING.

THERE WILL BE NO ALTERATIONS, MODIFICATIONS OR ADDITIONS TO THE EXISTING SITE PLAN OR SITE PLAN WHICH WOULD INCREASE THE DENSITY OF THE SITE.

THERE WILL BE A 25' NATURAL BUFFER, UNDISTURBED EXCEPT FOR APPROVED EXTERIOR LIGHTING, LANDSCAPING AND PLANTINGS, WHICH PROPERTY LINE EXCLUSIVE OF EXISTING IMPROVEMENTS.

THERE WILL BE A 10' LANDSCAPED STRIP OUTSIDE THE RIGHT OF WAY OF GEORGIA HIGHWAY 124.

THERE WILL BE NO MORE THAN ONE ENTRANCE/EXIT ON GEORGIA HIGHWAY 124.

ALL REGULATIONS AS REQUIRED BY THE LOCAL ZONING ORDINANCE SHALL BE OBSERVED.

ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING CODE.

PROPERTY WILL HAVE ONE UNIT ON 0.75 ACRES FOR A DENSITY OF 1.33 UNITS PER ACRE.

FLOOR AREA OF EXISTING BUILDING IS 2600 SQ. FT.

PLANS ARE SHOWN FOR THE ADDITION OF GEORGIA HIGHWAY 124 TO THE SITE. A 30' BUILDING LINE WILL BE SHOWN TO THE RIGHT OF THE NEW 10' LANDSCAPED STRIP.

ALL PARKING AND DRIVEWAYS SHALL BE CLEARLY DEMARCATED WITH ASPHALT AND PAINTED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

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NO OUTDOOR STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLES, EQUIPMENT, PRODUCTS, ETC.

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NOTIFY DEKALB COUNTY INSPECTION DEPT. AT LEAST 24 HOURS PRIOR TO THE START OF EACH PHASE OF CONSTRUCTION.

PROPERTY IS TO BE USED AS A LAW OFFICE.

TOTAL AREA OF PROPERTY IS 0.7500 ACRES.

PROPERTY IS PRESENTLY ZONED R-1. THE PROPOSED USE IS A LAW OFFICE. PLANNING BOARD # 1988-0132 TO 0133.

THE SUBJECT PROPERTY WILL BE RESTRICTED TO THE USE AS A LAW OFFICE.

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THERE WILL BE A 10' LANDSCAPED STRIP OUTSIDE THE RIGHT OF WAY OF GEORGIA HIGHWAY 124.

THERE WILL BE NO MORE THAN ONE ENTRANCE/EXIT ON GEORGIA HIGHWAY 124.

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SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:
there major retail centers on either side of the property
- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
this special use will be more in keeping with the uses of the current adjacent property
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
There is a glut of office space in the Gwinnett Annex. The building is being underutilized as it is.
- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:
NO, the property is on a state highway next to major retail centers, there is no excessive burden
- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
it is, yes
- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:
since zone O: I the property's rear frontage was widened to four lanes.



Lindfield Holdings, LLC
1378 Scenic Highway
Snellville, Georgia 30078

Gwinnett County Government
Department of Planning and Zoning
One Justice Square
446 West Crogan Street, Suite 250
Lawrenceville, Georgia 30045

Re: 1378 Scenic Highway
Land Lot 74, 5th District

To the Planning and Zoning Commission;

The purpose of this change in zoning/ special use request is to achieve the business purpose of operating a precious metals dealership in a professional office environment. The property is located and known as 1378 Scenic Highway, Snellville, Georgia, and is in unincorporated Gwinnett County.

The existing improvement on the property was originally built as a residence and was rezoned to Office and Industrial in 1985. Since that time the roadway has been widened to four lanes, numerous major retail centers have been built on either side of the property, and the state Department of Transportation has built curbing and sidewalks on the frontage and driveway.

The size of the lot is .75 acres and it is the only lot involved in this request. The zoning change requested is to C2. The building is a one story office building and it will remain as it is. No new construction is planned at this time. The office building, 2,200 square feet, is the environment that the applicant desire to maintain for their business. There are already 6 parking places on the property. There is one handicapped space and five regular



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SUP2012-00009

spaces. The lot immediately north of this property is a commercial retail center and the buffer on the northern-most property line is no longer necessary.

Thank you for your consideration of this matter.

Sincerely,



William Davidson
Vice President
Lindfield Holdings, LLC



RECEIVED 11-4-11
SUP2012-00009

SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

[Handwritten Signature]

Signature of Applicant

11/4/11

Date

William Dawson

Type or Print Name and Title

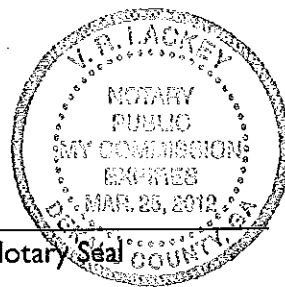
[Handwritten Signature]

Signature of Notary Public

VEKEISHA LACKEY

11/4/2011

Date



Notary Seal

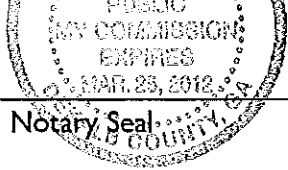


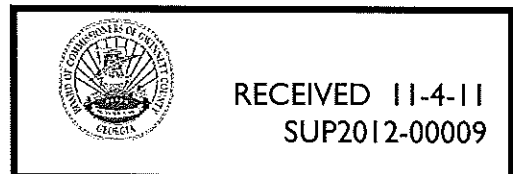
SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

William Ken Deh 11/4/11
Signature of Property Owner Date

William Davidson
Type or Print Name and Title

Vekeisha Lackey 11/4/11 
Signature of Notary Public Date Notary Seal
VEKEISHA LACKEY



VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER: 5th - 74 - R5074-100
(Map Reference Number) District Land Lot Parcel

[Signature] 11/4/11
Signature of Applicant Date
William Davidson
Type or Print Name and Title

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Jessica Richardson TSA#
NAME TITLE
11-04-11
DATE

