

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Frantz J. Pierre</u>	NAME: <u>RICOH ELECTRONICS INC</u>
ADDRESS: <u>1125 Hurricane Shoals Road</u>	ADDRESS: <u>1100 VALENCIA AVE</u>
CITY: <u>Lawrenceville</u>	CITY: <u>TUSTIN</u>
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: <u>CALIFORNIA</u> ZIP: <u>92780-6428</u>
PHONE: <u>770.338.7200</u>	PHONE: <u>714.566.2500</u>
CONTACT PERSON: <u>Sean K. Sanders</u> PHONE: <u>678.376.6340</u>	
CONTACT'S E-MAIL: <u>Sean_K_Sanders@rei.ricoh.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

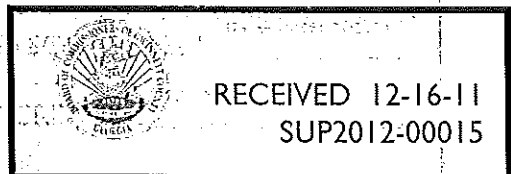
EXISTING/PROPOSED ZONING: M1 BUILDING/LEASED SQUARE FEET: 128,964,110,094, & 112,000

LAND DISTRICT(S): 5&7 LAND LOT(S): 208, 209, 14, 15 ACREAGE: 66.81

ADDRESS OF PROPERTY: 1125 Hurricane Shoals Road

SPECIAL USE REQUESTED: height variance for 140 ft.

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



## LEGAL DESCRIPTION; BASED ON SURVEY BY VALENTINO

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 209 and 240 of the 5th District and Land Lots 14 and 15 of the 7th District of Gwinnett County, Georgia, being more particularly described as follows:

BEGINNING at a computed point at the southernmost corner of the mitered intersection of the easterly right-of-way line of Progress Industrial Boulevard (public r/w varies) and the northerly right-of-way line of Hurricane Shoals Road (public r/w varies);

THENCE proceeding along said easterly right-of-way line of Progress Industrial Boulevard the following courses and distances:

North 57 degrees 11 minutes 23 seconds West for a distance of 42.43 feet to a computed point;

THENCE North 12 degrees 11 minutes 23 seconds West for a distance of 74.39 feet to a computed point (said computed point being witnessed by a disturbed 1/2" rebar found 0.16' southeast thereof);

THENCE along a curve to the left having a radius of 655.07 feet for an arc distance of 158.87 feet (said arc being subtended by a chord of North 19 degrees 08 minutes 15 seconds West for a distance of 158.48 feet) to a computed point (said computed point being witnessed by a 1/2" rebar found 0.18' northeast thereof);

THENCE North 26 degrees 05 minutes 07 seconds West for a distance of 334.09 feet to a computed point (said computed point being witnessed by a 1/2" rebar found 0.23' southwest thereof);

THENCE along a curve to the right having a radius of 1032.71 feet for an arc distance of 472.91 feet (said arc being subtended by a chord of North 12 degrees 57 minutes 59 seconds West for a distance of 468.79 feet) to a computed point;

THENCE North 00 degrees 09 minutes 09 seconds East for a distance of 290.05 feet to a computed point (said computed point being witnessed by a disturbed 1/2" rebar found 0.06' northwest thereof);

THENCE along a curve to the left having a radius of 673.74 feet for an arc distance of 157.81 feet (said arc being subtended by a chord of North 06 degrees 33 minutes 28 seconds West for a distance of 157.45 feet) to a computed point (said computed point being witnessed by a 1/2" rebar found 0.13' northeast thereof);

THENCE North 13 degrees 16 minutes 05 seconds West for a distance of 50.02 feet to a computed point;

THENCE North 31 degrees 43 minutes 55 seconds East for a distance of 48.08 feet to a computed point on the southerly right-of-way line of Progress Center Avenue (public r/w varies; said computed point being witnessed by a disturbed 1/2" rebar found 5.80' east thereof);

THENCE proceeding along said southerly right-of-way line of Progress Center Avenue the following courses and distances:

North 76 degrees 43 minutes 55 seconds East for a distance of 128.44 feet to a 1/2" rebar found;

THENCE along a curve to the right having a radius of 886.29 feet for an arc distance of 262.96 feet (said arc being subtended by a chord of North 85 degrees 13 minutes 55 seconds East for a distance of 262.00 feet) to a computed point;

THENCE South 86 degrees 16 minutes 05 seconds East for a distance of 260.92 feet to a computed point;

THENCE along a curve to the left having a radius of 1863.16 feet for an arc distance of 706.78 feet (said arc being subtended by a chord of North 82 degrees 51 minutes 55 seconds East for a distance of 702.55 feet) to a computed point;

THENCE North 71 degrees 59 minutes 52 seconds East for a distance of 345.91 feet to a computed point;

THENCE along a curve to the right having a radius of 795.78 feet for an arc distance of 277.78 feet (said arc being subtended by a chord of North 81 degrees 59 minutes 52 seconds East for a distance of 276.37 feet) to a computed point (said computed point being witnessed by a 1/2" rebar w/cap found 0.10' southeast thereof);

THENCE South 88 degrees 00 minutes 08 seconds East for a distance of 68.46 feet to a computed point (said computed point being witnessed by a disturbed 1/2" rebar found 0.10' southwest thereof);

THENCE South 43 degrees 20 minutes 29 seconds East for a distance of 82.86 feet to a computed point on the westerly right-of-way line of Cedars Road (public r/w varies; said computed point being witnessed by a 1/2" rebar w/cap found 0.04' southwest thereof);

THENCE proceeding along said westerly right-of-way line of Cedars Road the following courses and distances:

Along a curve to the left having a radius of 1196.88 feet for an arc distance of 99.00 feet (said arc being subtended by a chord of South 03 degrees 03 minutes 04 seconds East for a distance of 98.97 feet) to a computed point (said computed point being witnessed by a 1/2" rebar w/cap found 0.06' southeast thereof);

THENCE South 05 degrees 25 minutes 15 seconds East for a distance of 232.21 feet to a computed point (said computed point being witnessed by a 1/2" rebar w/cap found 0.10' southwest thereof);

THENCE along a curve to the right having a radius of 3769.78 feet for an arc distance of 521.92 feet (said arc being subtended by a chord of South 01 degrees 27 minutes 16 seconds East for a distance of 521.50 feet) to a computed point (said computed point being witnessed by a 1/2" rebar w/cap found 0.07' southwest thereof);

THENCE South 02 degrees 30 minutes 42 seconds West for a distance of 291.06 feet to a computed point (said computed point being witnessed by a 1/2" rebar w/cap found 0.10' south thereof);

THENCE South 34 degrees 04 minutes 02 seconds West for a distance of 35.59 feet to a computed point on the northerly right-of-way line of Hurricane Shoals Road (said computed point being witnessed by a



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1/2" rebar w/cap found 0.06' southeast thereof);

THENCE proceeding along said northerly right-of-way line of Hurricane Shoals Road the following courses and distances:

South 65 degrees 37 minutes 22 seconds West for a distance of 129.89 feet to a computed point (said computed point being witnessed by a 1/2" rebar found 0.08' southwest thereof);

THENCE along a curve to the left having a radius of 6705.17 feet for an arc distance of 201.19 feet (said arc being subtended by a chord of South 64 degrees 45 minutes 48 seconds West for a distance of 201.18 feet) to a computed point (said computed point being witnessed by a disturbed 1/2" rebar found 0.05' northwest thereof);

THENCE along a curve to the right having a radius of 6625.17 feet for an arc distance of 198.79 feet (said arc being subtended by a chord of South 64 degrees 45 minutes 48 seconds West for a distance of 198.78 feet) to a computed point;

THENCE South 65 degrees 37 minutes 22 seconds West for a distance of 238.18 feet to a computed point;

THENCE along a curve to the right having a radius of 1843.86 feet for an arc distance of 452.15 feet (said arc being subtended by a chord of South 72 degrees 38 minutes 52 seconds West for a distance of 451.02 feet) to a computed point;

THENCE South 79 degrees 40 minutes 22 seconds West for a distance of 320.66 feet to a computed point;

THENCE along a curve to the left having a radius of 6192.02 feet for an arc distance of 201.28 feet (said arc being subtended by a chord of South 78 degrees 44 minutes 30 seconds West for a distance of 201.27 feet) to a computed point;

THENCE South 77 degrees 48 minutes 37 seconds West for a distance of 81.91 feet to a computed point at the southernmost corner of the mitered intersection of the easterly right-of-way line of Progress Industrial Boulevard and the northerly right-of-way line of Hurricane Shoals Road, said computed point being the POINT OF BEGINNING.

The above described parcel of land contains 66.816 acres or 2,910,497 square feet of land, and is shown on and described according to that certain Survey for Ricoh Electronics, Inc. prepared by Valentino & Associates, Inc., bearing the seal of Glenn A. Valentino, Georgia Registered Land Surveyor No. 2528, (Job/File No. 11-012).



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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:

Exploring potential long range use for existing manufacturing facilities already on property

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

Relative to the size of the property, at over 60 acres, the height variance should have no adverse impact on nearby properties.

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

Request explores opportunities for continuation of existing manufacturing operations located on property

- (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:

Progress Center Industrial Business Park has necessary accommodations, roadways, etc.

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

Request is in keeping with current industrial zoning use M-1

- (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:

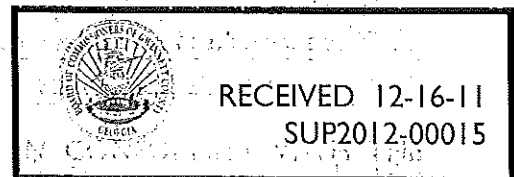
Study of potential future plans for use would be beneficial for the economic development for the City of Lawrenceville and Gwinnett County

- (G) TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

Business Center Industrial Business Park has necessary accommodations, roadways, etc.

- (H) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Request is in keeping with current industrial zoning use M-1



**RICOH**

RICOH ELECTRONICS, INC.  
1125 Hurricane Shoals Road  
Lawrenceville, GA 30043  
(770) 338-7200

15 December 2011

Gwinnett County Department of Planning and Development  
Attention: Bryan Lackey, Director  
One Justice Square  
446 West Crogan Street  
Lawrenceville, GA 30046

Subject: Notice of Intent and Application for Height Variance

Dear Brian,

Ricoh Electronics, Inc. is examining potential long-range use at our 1125 Hurricane Shoals Road address in the Progress Center Business Park. The property concerned is 66.81 acres, parcel R7014 033, zoned M-1 and purchased in 1988. There are two existing buildings, a toner manufacturing plant constructed in 1990 and conjoined thermal media paper operation added in 1996, as well as, a second toner manufacturing facility built in 1998.

Potential future structures may exceed the County's current allowable building height limitations. Please find attached the Special Use Application requesting approval for a height variance to allow 140 ft.

We appreciate your consideration to this request as we examine the potential future expansion of our business.

Best regards,

Sean K. Sanders  
EH&S Specialist  
1125 Hurricane Shoals Road  
Lawrenceville, GA 30043  
770.338.7200

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Sean K. Sanders  
EH&S Specialist  
1125 Hurricane Shoals Road  
Lawrenceville, GA 30043  
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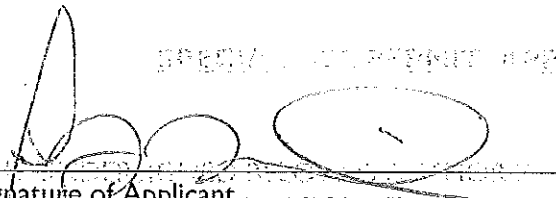


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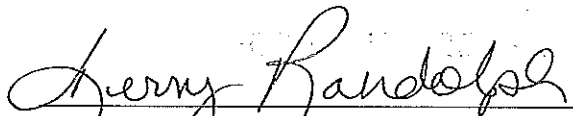
**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

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.

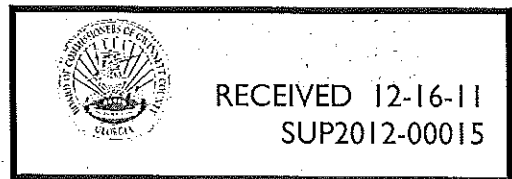
Gwinnett County Planning Division  
Special Use Permit Application  
Last Updated 8.2008

  
Signature of Applicant \_\_\_\_\_ Date 12-15-2011  
I AM 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.  
Frantz J. Pierre, GM and VP of Operations

Type or Print Name and Title

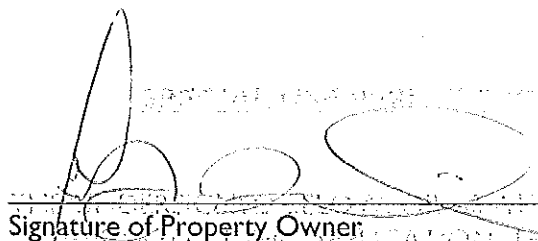
  
Signature of Notary Public \_\_\_\_\_ Date 12-15-11 Notary Seal  
KERRY I. RANDOLPH  
NOTARY PUBLIC  
HALL COUNTY  
STATE OF GEORGIA  
My Commission Expires September 18, 2012

Type or Print Name



**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.

  
Signature of Property Owner: \_\_\_\_\_ Date: 12/15/2011

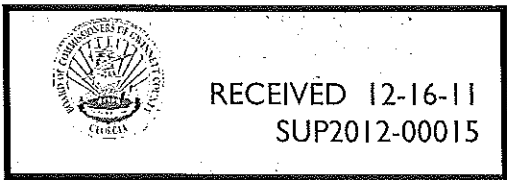
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE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

Frantz J. Pierre, GM and VP of Operations

Type or Print Name and Title

  
Signature of Notary Public \_\_\_\_\_ Date: 12-15-11 Notary Seal

KERRY I. RANDOLPH  
NOTARY PUBLIC  
HALL COUNTY  
STATE OF GEORGIA  
My Commission Expires September 18, 2012



**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

The undersigned below, making application for a Special Use Permit, 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.

*[Handwritten Signature]*      12-15-2011      FRANTZ J. PIERRE  
 SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

\_\_\_\_\_  
 SIGNATURE OF APPLICANT'S      DATE      TYPE OR PRINT NAME AND TITLE  
 ATTORNEY OR REPRESENTATIVE

*[Handwritten Signature]*      12-15-11      \_\_\_\_\_  
 SIGNATURE OF NOTARY PUBLIC      DATE      NOTARY SEAL

KERRY I. FRANTZOLDH  
 NOTARY PUBLIC  
 HALL COUNTY  
 STATE OF GEORGIA

My Commission Expires September 18, 2012

**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    Frantz J. Pierre  
 YOUR NAME

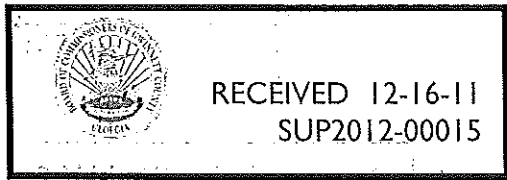
If the answer is yes, please complete the following section:

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

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

YES     NO    \_\_\_\_\_  
 YOUR NAME

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



NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL  
 CONTRIBUTIONS  
 DATE CONTRIBUTION WAS MADE

