

DRAFT PRELIMINARY AGENDA - SUBJECT TO CHANGE

CASES SCHEDULED FOR PUBLIC HEARINGS – OCTOBER 2013

Attached are site plans, locations maps, and letters of intent for Rezoning and Special Use Permit applications pending action by the Gwinnett County Board of Commissioners and the Gwinnett County Planning Commission

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS**

CASE NUMBER :**RZR2013-00006**
ZONING CHANGE :R-75 MODIFIED TO R-75
LOCATION :700 BLOCK OF WEST JOHNS ROAD
MAP NUMBER :R6159 001
ACREAGE :4.93 ACRES
PROPOSED DEVELOPMENT :SINGLE-FAMILY RESIDENCES
UNITS :2 UNITS
COMMISSION DISTRICT :(2) HOWARD

FUTURE DEVELOPMENT MAP:

APPLICANT: SONIA MORALES DIAZ
735 DURHAM RIDGE DRIVE, N.W.
LILBURN, GA 30047

CONTACT: SONIA DIAZ PHONE: 404.543.3647

OWNER: SONIA MORALES DIAZ & VILLAFANA YOBANY
735 DURHAM RIDGE DRIVE, N.W.
LILBURN, GA 30047

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS

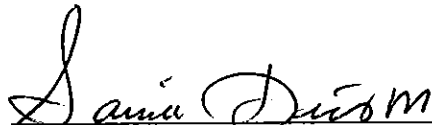
06-24-2013

Letter Of Intent

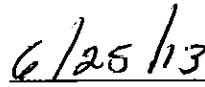
Sonia Diaz Morales &
Yobany Villafana
735 Durham Ridge Dr NW
Lilburn, GA 30047

To Gwinnett County Planning Division,

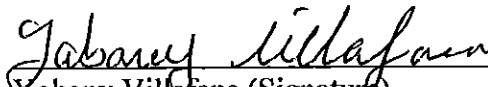
We Sonia Diaz Morales and Yobany Villafana here by request our land tract, located on 720 West Johns Road, Lilburn, GA 30047, for the property to be rezoned from R-75 MOD to R75. The reason for this request is that my plan for the use of this property is to build a single family dwelling which will be my primary residence, and will not be used for a multi-family subdivision as originally intended by the prior owner. Thank you for your service and consideration and if you have any further questions feel free to give me a call at (404)543-3647.




Sonia Diaz Morales (Signature)



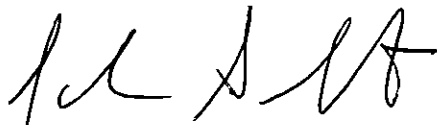
Date



Yobany Villafana (Signature)



Date

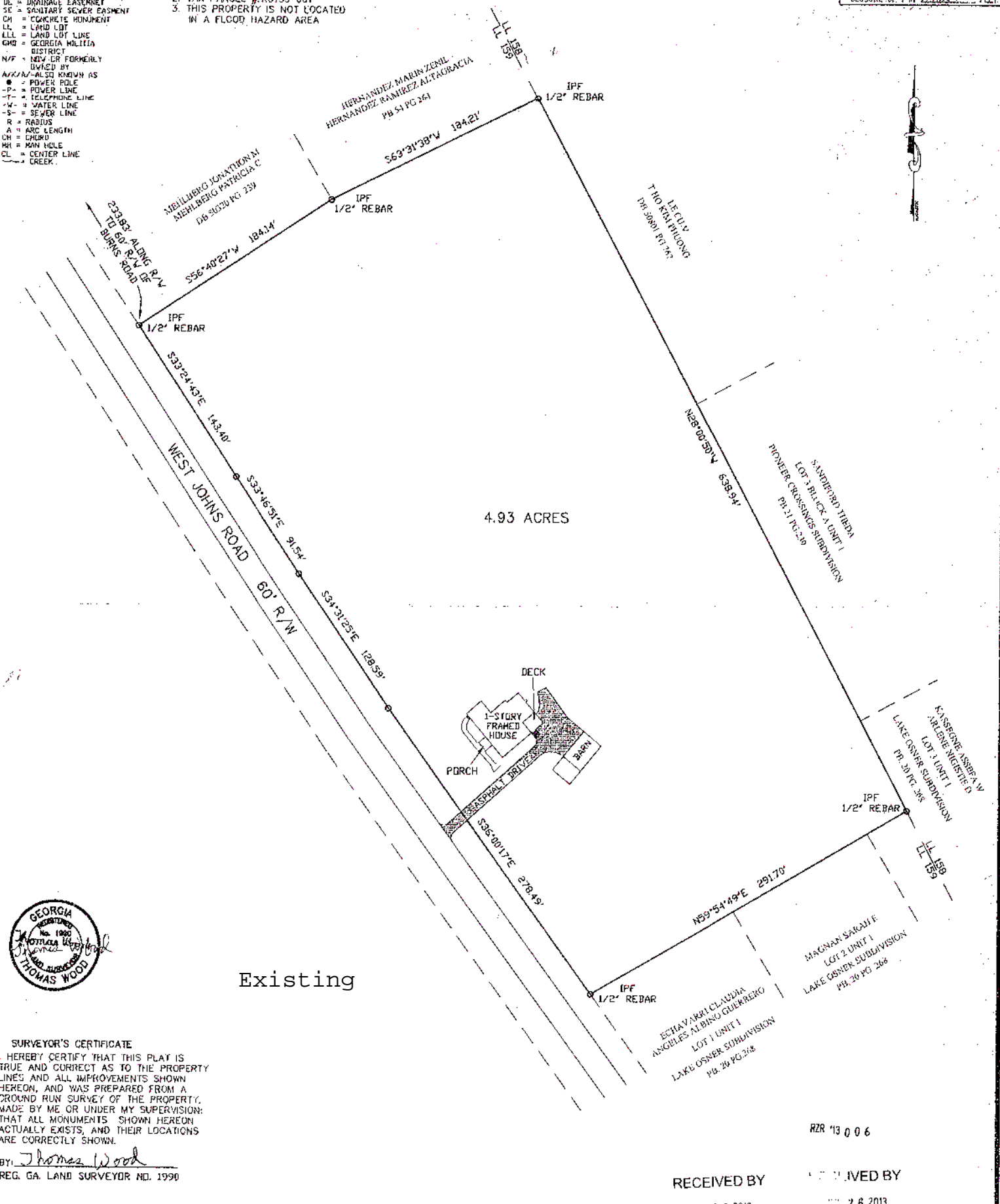

My Commission Expires
6/6/2015

RZR '13 0.06

- *****LEGEND*****
- IPF = IRON PIN FOUND
 - IPS = IRON PIN SET
 - R/W = RIGHT OF WAY
 - BL = BUILDING LINE
 - PL = PROPERTY LINE
 - DE = DRAINAGE EASEMENT
 - SE = SANITARY SEWER EASEMENT
 - CM = CONCRETE MONUMENT
 - LL = LAND LOT
 - LLL = LAND LOT LINE
 - GMD = GEORGIA METROPOLITAN DISTRICT
 - N/F = NEW OR FORMERLY OWNED BY
 - N/K/N = ALSO KNOWN AS
 - = POWER POLE
 - P- = POWER LINE
 - T- = TELEPHONE LINE
 - W- = WATER LINE
 - S- = SEWER LINE
 - R = RADIUS
 - A = ARC LENGTH
 - CH = CHISEL
 - MH = MAN HOLE
 - CL = CENTER LINE
 - - - = CREEK

- NOTES:
1. PROPERTY ADDRESS: 720 WEST JOHNS ROAD LILBURN, GA. 30247
 2. TAX PARCEL #: H6199 001
 3. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA

THE FIELD DATA UPON WHICH THIS
 PLAT IS BASED WAS OBTAINED WITH
 TOTAL STATION. THIS AN ANGULAR
 ERROR OF . . . SECONDS PER ANGLE
 POINT, A CLOSURE OF 1 IN 24,520
 FEET AND WAS ADJUSTED BY
 COMPASS RULE. THIS PLAT HAS A
 CLOSURE OF 1 IN 224,024 FEET.



Existing

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN HEREON, AND WAS PREPARED FROM A GROUND RUN SURVEY OF THE PROPERTY, MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXISTS, AND THEIR LOCATIONS ARE CORRECTLY SHOWN.

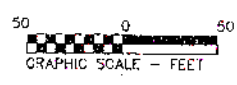
BY: Thomas Wood
 REG. GA. LAND SURVEYOR NO. 1990

RZR 13 0 0 6

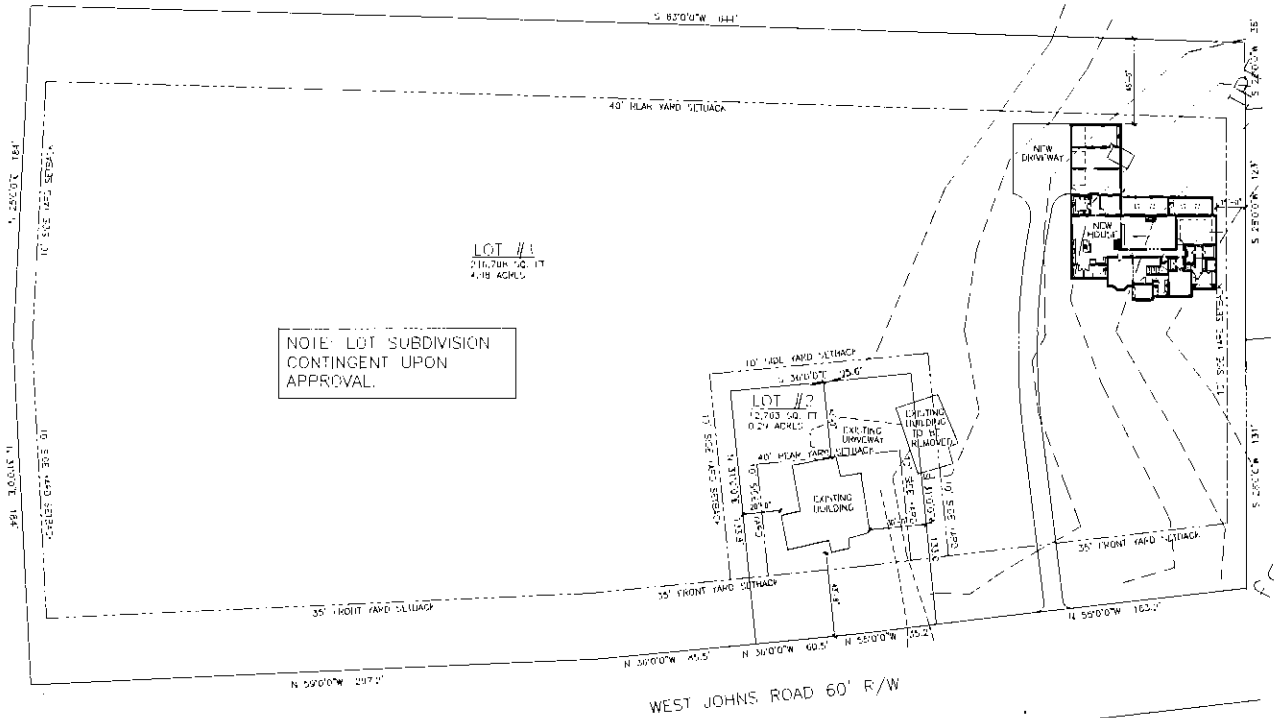
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 JUL 26 2013
 Planning & Development

SURVEY FOR: YOBANY VILLAFAN
 LL 159, 6TH DISTRICT, GWINNETT COUNTY
 DATE: JULY 24, 2013
 THOMAS WOOD & ASSOC. PHONE (770)945-3804
 50 MAIN ST. BUFORD GA. 30518



RZR '13 006



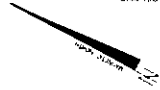
NOTE: LOT SUBDIVISION
CONTINGENT UPON
APPROVAL.

WEST JOHNS ROAD 60' R/W

SITE PLAN FOR
720 WEST JOHNS ROAD

LAND LOT 150 AREA = 5.77 ACRES

0 10 20
GRAPHIC SCALE - 1" = 30'



Proposed



**ROBERT
KOCH
DESIGNS,
L.L.C.**

308 East Pharr Road
Decatur, GA
30030
678-464-1299
rkoach12@yahoo.com



NEW RESIDENCE CONSTRUCTION DOCUMENTS FOR
THE WEST JOHNS RESIDENCE
720 WEST JOHNS ROAD, LILBURN, GEORGIA

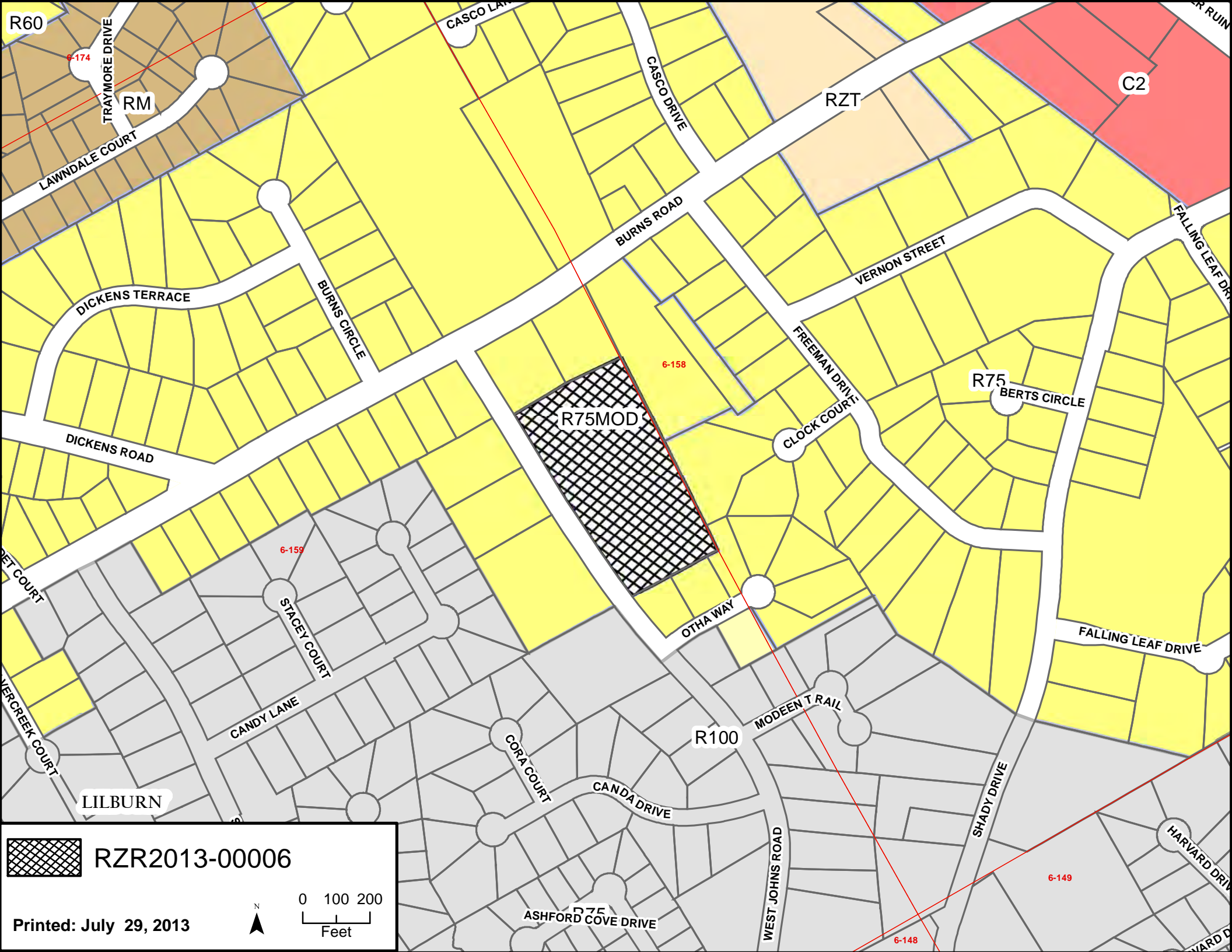


DATE	
SCALE	
NO. OF SHEETS	
TOTAL SHEETS	

DATE DRAWN CHECKED
DESIGNER REVISIONS

S-1

Issued For Construction



 RZR2013-00006

Printed: July 29, 2013

0 100 200
Feet

N

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING AND SPECIAL USE ANALYSIS**

CASE NUMBER :**RZR2013-00007**
ZONING CHANGE :R-100 TO R-75 MODIFIED
LOCATION :1000-1100 BLOCK OF KILLIAN HILL ROAD
:3900 BLOCK LEE RIDGE WAY
MAP NUMBERS :R6090 002 & R6090 081
ACREAGE :35.98 ACRES
PROPOSED DEVELOPMENT :MODIFIED SINGLE-FAMILY SUBDIVISION
UNITS :94 UNITS
COMMISSION DISTRICT :(2) HOWARD

CASE NUMBER :**SUP2013-00041**
ZONING :R-75 MODIFIED (PROPOSED)
LOCATION :1000-1100 BLOCK OF KILLIAN HILL ROAD
:3900 BLOCK LEE RIDGE WAY
MAP NUMBERS :R6090 002 & R6090 081
ACREAGE :35.98 ACRES
PROPOSED DEVELOPMENT :MODIFIED SINGLE-FAMILY SUBDIVISION
UNITS :94 UNITS
COMMISSION DISTRICT :(2) HOWARD

FUTURE DEVELOPMENT MAP:

APPLICANT: TRATON HOMES
C/O MILL CREEK CONSULTING
4480 COMMERCE DRIVE, SUITE A
BUFORD, GA 30519

CONTACT: MITCH PEEVY PHONE: 770.614.6511

OWNER: QTIP MARTIAL TRUST AND MICHAEL A. LEE
C/O MILL CREEK CONSULTING
4480 COMMERCE DRIVE, SUITE A
BUFORD, GA 30519

DEPARTMENT RECOMMENDATION:

PROJECT DATA:
ZONING HISTORY:
GROUNDWATER RECHARGE AREA:
WETLANDS INVENTORY:
OPEN SPACE AND GREENWAY MATER PLAN:
DEVELOPMENT REVIEW SECTION COMMENTS:
STORMWATER REVIEW SECTION COMMENTS:
GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:
GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS

REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Traton Homes, requests rezoning with a special use permit on 35.975 acres for the purpose of developing a Single Family detached subdivision. In order to develop the site as proposed, the Applicant respectfully requests a rezoning from R-100 to R-75 Modified. The subject property is located at 1096 and 1136 Killian Hill Road and is found in the 6th district, land lot 90 in Gwinnett County.

The enclosed site plan indicates 94 units on the subject site. The site plan shows that the project will have one entrance from Killian Hill that aligns with Graham Way. The minimum heated square footage for the dwellings will be 2,000 sf for a single story and 2,200 sf for a two story with a maximum height for the proposed dwellings 35'. The exterior of all dwellings will consist of brick or stone accents on the front façade. The balance of the home may be the same or wood, cedar shake or fiber cement siding. Price range for the units will be from the high \$200s to the mid \$300s. Sidewalks will be provided on the interior streets and along the entire frontage along Killian Hill. The required open space is 2.59 acres and 2.73 acres are provided and while not required, the applicant is proposing to construct a swim and tennis facility with a cabana area. The property abuts commercial and industrial properties along the northern property line and the applicant believes that the R-75 modified will provide a good transition from those intense uses.

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ELEVATION A



ELEVATION B



ELEVATION C

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THE SUTTON

Elevations shown are conceptual and sizes and dimensions shown are approximate. Consult construction drawings for specific details. Continuing a policy of ongoing product improvement, Traton Homes reserves the right of price, plan, and specification changes without prior notice or obligation. Exterior handrails shown are installed only where required by code.

RZR '13 0 0 7



ELEVATION D



ELEVATION F



ELEVATION K

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RZR '13 0 0 7

THE RUTHERFORD

Elevations shown are conceptual and sizes and dimensions shown are approximate. Consult construction drawings for specific details. Continuing a policy of ongoing product improvement, Traton Homes reserves the right of price, plan, and specification changes without prior notice or obligation. Exterior handrails shown are installed only where required by code.

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ELEVATION A



ELEVATION B



ELEVATION C

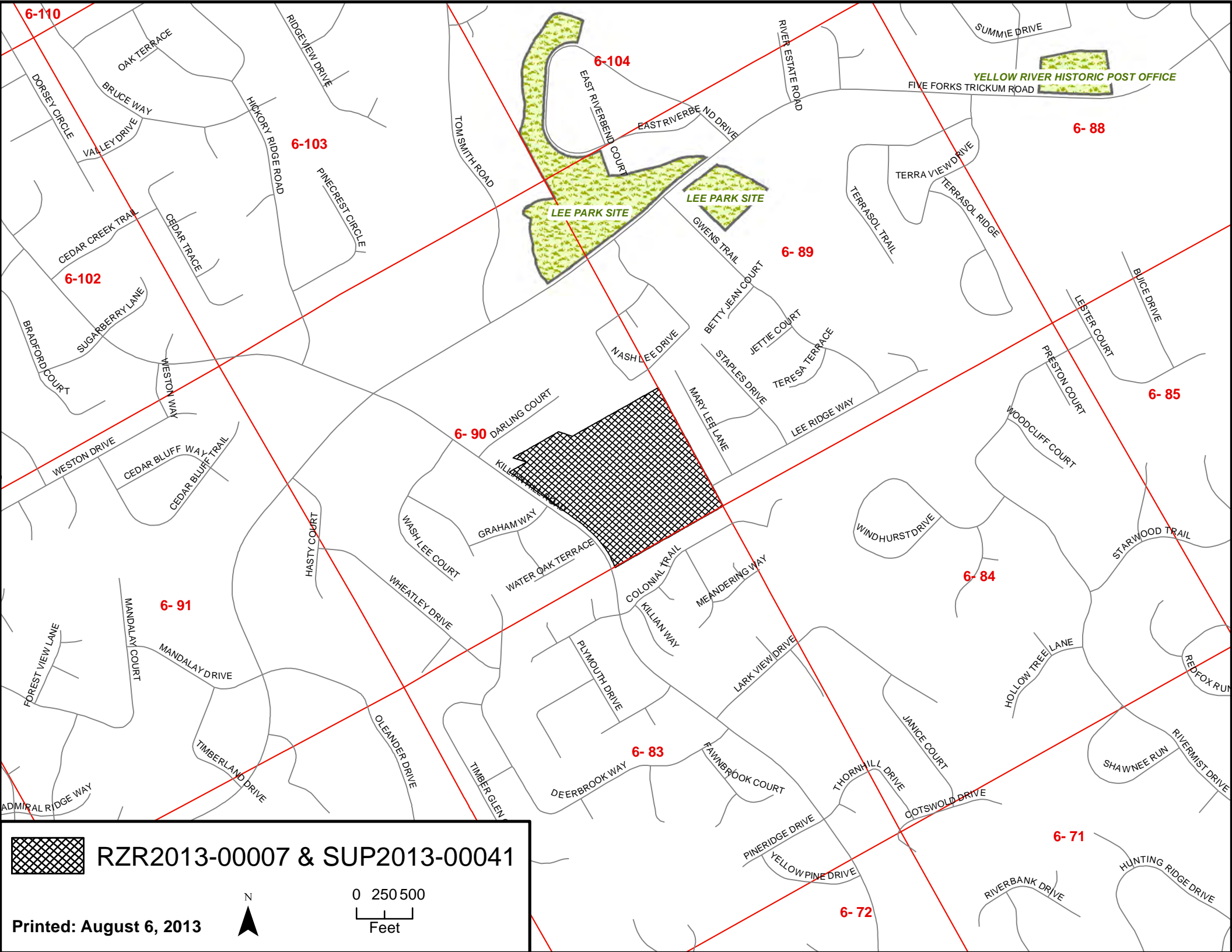


ELEVATION D

THE GLENSTONE

Elevations shown are conceptual and sizes and dimensions shown are approximate. Consult construction drawings for specific details. Continuing a policy of ongoing product improvement, Traton Homes reserves the right of price, plan, and specification changes without prior notice or obligation. Exterior handrails shown are installed only where required by code.

RZR '13 007



YELLOW RIVER HISTORIC POST OFFICE

6-104

6-103

6-88

6-102

6-89

6-90

6-85

6-91

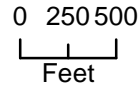
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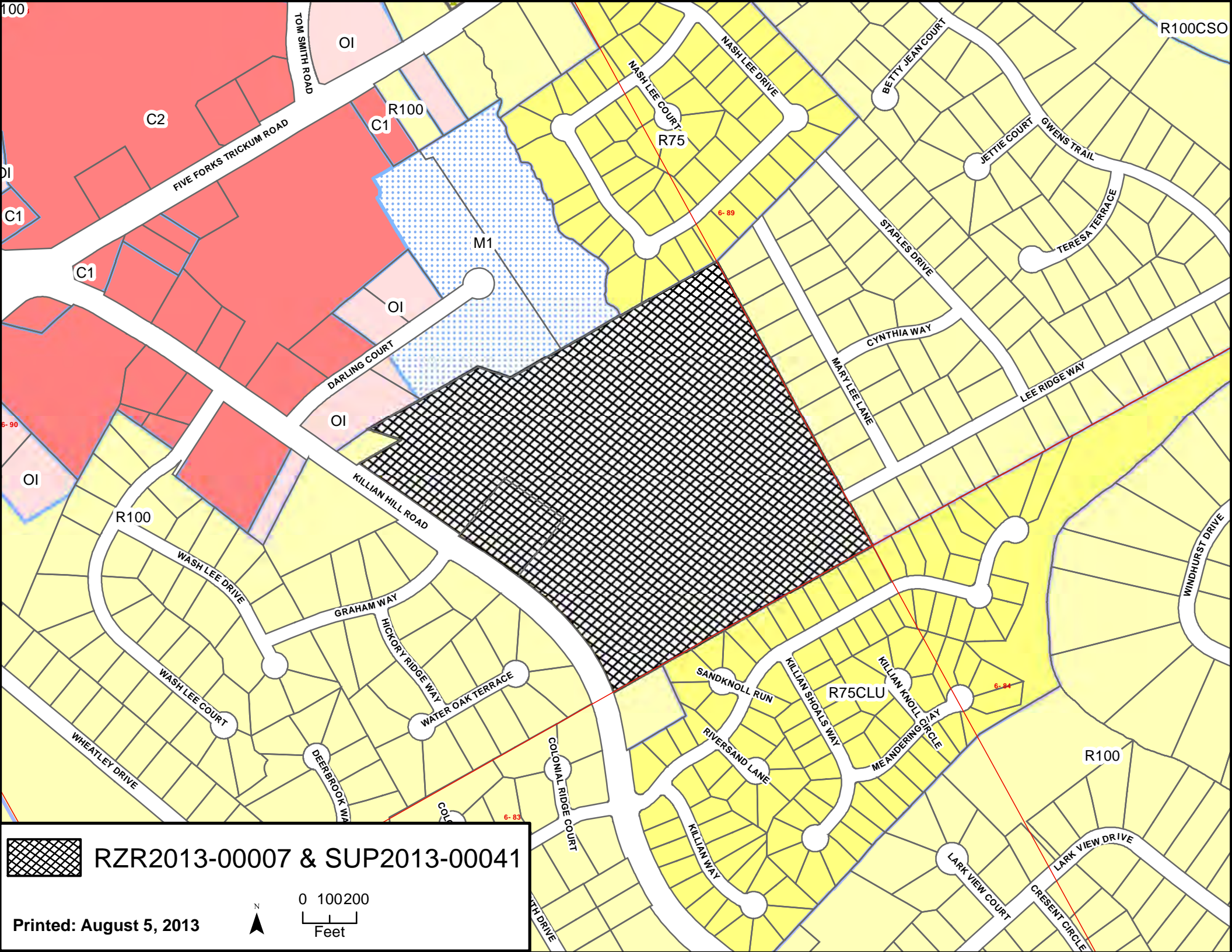
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RZR2013-00007 & SUP2013-00041

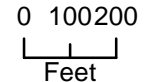


Printed: August 6, 2013



 RZR2013-00007 & SUP2013-00041

Printed: August 5, 2013



**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS**

CASE NUMBER :RZC2013-00005
ZONING CHANGE :R-100 TO O-I
LOCATION :2300 BLOCK OF MEADOW CHURCH WAY
MAP NUMBER :R7117 036
ACREAGE :1.50 ACRES
PROPOSED DEVELOPMENT :OFFICE USES (REDUCTION IN BUFFERS)
SQUARE FEET :9,290 SQUARE FEET
COMMISSION DISTRICT :(1) BROOKS

FUTURE DEVELOPMENT MAP:

APPLICANT: ARMOR LOCK AND SAFE CO., INC.
1960 SATELLITE BOULEVARD, SUITE 4000
DULUTH, GA 30097

CONTACT: MARIAN C. ADEIMY PHONE: 770.822.0900

OWNER: ARMOR LOCK AND SAFE CO., INC.
1960 SATELLITE BOULEVARD, SUITE 4000
DULUTH, GA 30097

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS

**LETTER OF INTENT FOR REZONING
FOR ARMOR LOCK AND SAFE CO., INC.**

The Applicant, Armor Lock and Safe Cop., Inc. (hereafter, "Applicant"), submits this Rezoning Application and request for buffer reduction for the purpose of rezoning a 1.5 acre tract located at 2332 Meadow Church Way, Duluth, Georgia (hereinafter, the "Property") from the economically, unfeasible R-100 zoning classification to the O&I zoning classification with a 50% buffer reduction to the north of the property, to allow for a one-story, 9,290 square foot office building.

The Applicant intends to develop the property as a small, neighborhood office building similar to the adjacent office zoning, the CPA and Verizon offices located across the street, and consistent with the nearby Primerica campus, all zoned O&I. This request is also consistent with the use and development of adjacent and nearby properties located at the corner and along Highway 120, which include retail, commercial, gas station, and townhome uses that are more intense than the requested zoning, but consistent with the existing transition from commercial to office to residential. This request would also be consistent with prior Board of Commissioners precedent in rezoning those similarly situated properties in this area for office use, including, but not limited to the Primerica campus.

In light of these factors, the rezoning request for a mere one-story office building, on a small, odd-shaped tract with no other economically viable use would seem to be entirely appropriate and a far less intensive a use than the nearby commercial node and large Primerica office campus. The proposed use is consistent with the intent of the Zoning Ordinance for O&I uses. The property has access to a public water supply, public sanitary sewer, and has convenient access to collector streets, major thoroughfares, and highways.

Most importantly, the subject property has absolutely no reasonable economic use as currently zoned R-100. It would be all but impossible to develop and/or market the property for low density or detached residential uses due to the property's size, shape, and its location to existing office and commercial uses. The development of the property as a small one-store office is appropriate to the subject tract and is entirely consistent with the zoning, use and development of the adjacent and surrounding properties.

As part of this Rezoning Application, in order to meet storm water, ADA, and parking requirements, the Applicant also requests a buffer reduction from 50 feet to 25 feet on the northern property line, with replanting of trees similar to Leyland Cypress or some other privacy hedge that the Planning staff, Planning Commissioners, or Board of Commissioners recommends. Despite the reduction, the concept plan shows that the planned building will be further than 25 feet from the northern property line.

CONCLUSION

This proposed zoning will serve residents and small business owners in Gwinnett County. Applicant and its representatives welcome the opportunity to meet with the staff of the Gwinnett County Department of Planning and Development to answer any questions or to address any concerns. Applicant respectfully requests your approval of this Application.

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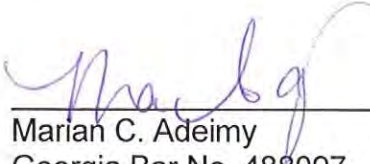
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This 2nd day of August, 2013.

Respectfully submitted,

ANDERSEN, TATE & CARR, P.C.

One Sugarloaf Centre
1960 Satellite Blvd.
Suite 4000
Duluth, Georgia 30097
(770) 822-0900



Marian C. Adeimy
Georgia Bar No. 488097
Attorneys for Applicant

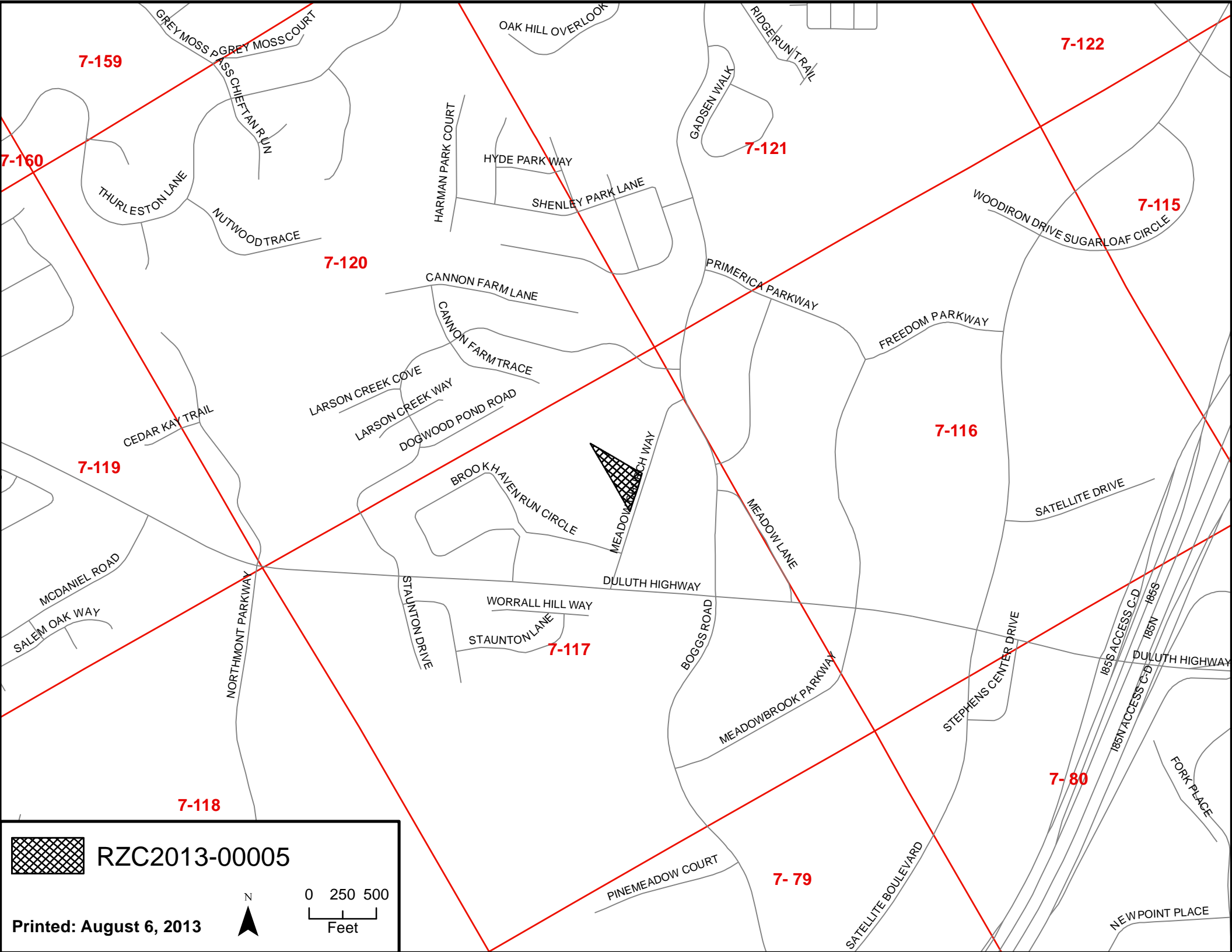
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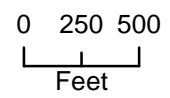
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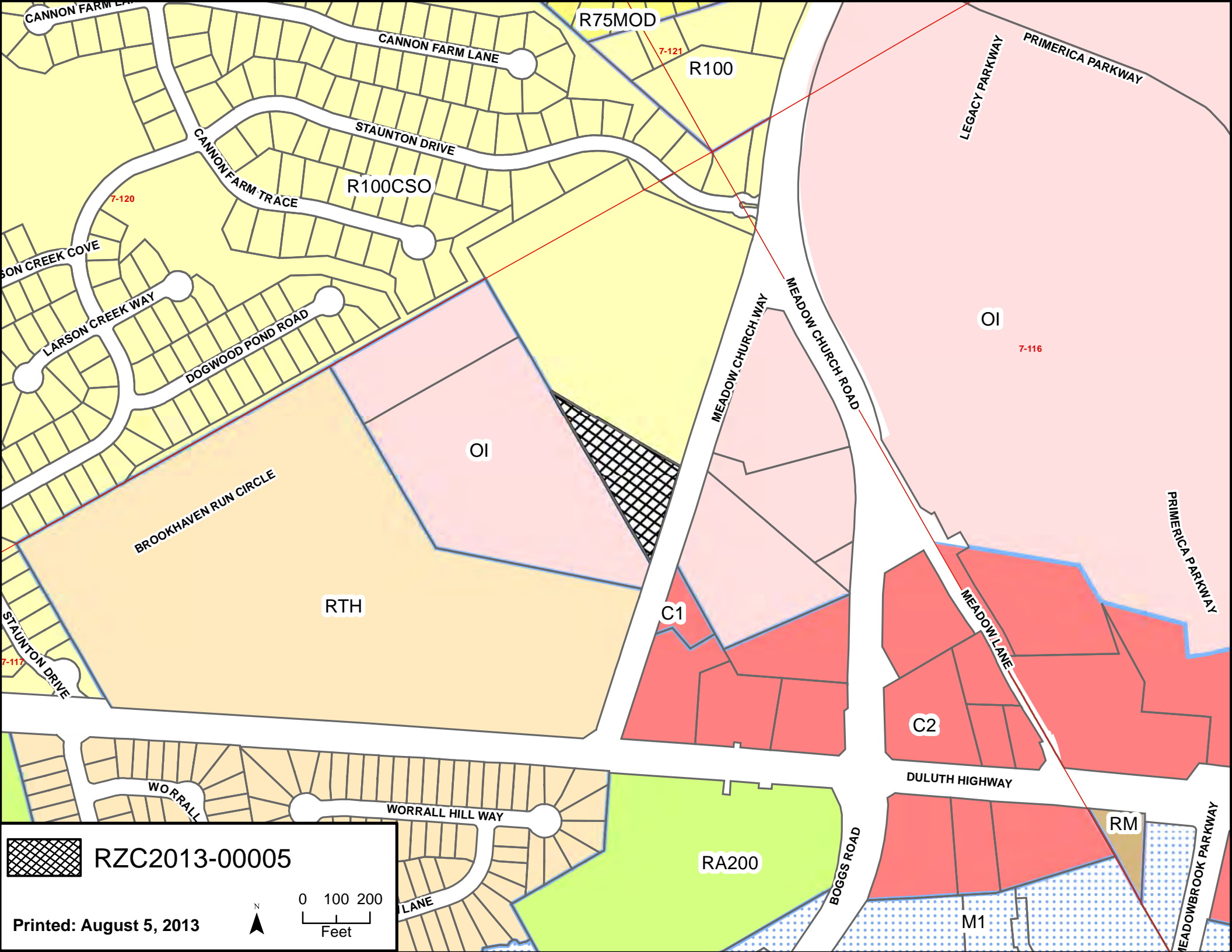
 RZC2013-00005



Printed: August 6, 2013

LEGEND

1/4" = 1'00"	1/8" = 1'00"	1/16" = 1'00"	1/32" = 1'00"
1/64" = 1'00"	1/128" = 1'00"	1/256" = 1'00"	1/512" = 1'00"
1/1024" = 1'00"	1/2048" = 1'00"	1/4096" = 1'00"	1/8192" = 1'00"
1/16384" = 1'00"	1/32768" = 1'00"	1/65536" = 1'00"	1/131072" = 1'00"
1/262144" = 1'00"	1/524288" = 1'00"	1/1048576" = 1'00"	1/2097152" = 1'00"
1/4194304" = 1'00"	1/8388608" = 1'00"	1/16777216" = 1'00"	1/33554432" = 1'00"
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CANNON FARM LANE

R75MOD

R100

CANNON FARM LANE

7-121

STAUNTON DRIVE

R100CSO

7-120

CANNON FARM TRACE

SON CREEK COVE

LARSON CREEK WAY

DOGWOOD POND ROAD

OI

7-116

OI

BROOKHAVEN RUN CIRCLE

MEADOW CHURCH WAY

MEADOW CHURCH ROAD

PRIMERICA PARKWAY

RTH

C1

MEADOW LANE

C2

STAUNTON DRIVE

7-117

DULUTH HIGHWAY

MEADOWBROOK PARKWAY

WORRALL


WORRALL HILL WAY

RA200

RM

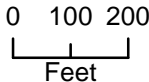
M1

BOGGS ROAD

 RZC2013-00005

Printed: August 5, 2013

 N

 0 100 200 Feet

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING AND SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER :**RZC2013-00006**
ZONING CHANGE :RA-200 TO C-1
LOCATION :2800 BLOCK OF HAMILTON MILL ROAD
:3300 BLOCK OF PUCKETTS MILL ROAD
MAP NUMBER :R1001 452
ACREAGE :1.65 ACRES
PROPOSED DEVELOPMENT :RESTAURANT (REDUCTION IN BUFFERS)
SQUARE FEET :2,609 SQUARE FEET
COMMISSION DISTRICT :(4) HEARD

CASE NUMBER :**SUP2013-00043**
ZONING :C-1 (PROPOSED)
LOCATION :2800 BLOCK OF HAMILTON MILL ROAD
:3300 BLOCK OF PUCKETTS MILL ROAD
MAP NUMBER :R1001 452
ACREAGE :1.65 ACRES
PROPOSED DEVELOPMENT :RESTAURANT
SQUARE FEET :2,609 SQUARE FEET
COMMISSION DISTRICT :(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: SADIQ PATHRAWALA & ASFAK MOMIN
3029 HIDDEN FALLS DRIVE
BUFORD, GA 30519

CONTACT: GUY ABERNATHY PHONE: 770.962.8456

OWNER: TROY L. BUREL & BARBARA BANKS ESTATE
1920 MINERAL SPRINGS ROAD
HOSCHTON, GA 30548

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS

RINGO/ABERNATHY & ASSOCIATES

July 31, 2013

Gwinnett County Planning and Development Department
75 Langley Drive
Lawrenceville, GA 30045

Attn: Geoff West

RE: Rezoning Request –
Dairy Queen Site
Client: Sadiq Pathrawala and Asfak Momin
Parcel: 1-1-452

To Whom it May Concern;

Our Clients, Mr. Pathrawala and Mr. Momin, is seeking to rezone the site on the NW corner of the intersection of Puckett's Mill Road and Hamilton Mill Road, from its current zoning of RA-200 to C1. Further, because the intended use is for a fast food restaurant, they also seek a Special Use Permit (SUP)

Property Info:

The tract being rezoned is 1.65 acres, and is being cut out of a tract owned by the Troy Burel Estate. The parent tract is 8.61 acres. The Burel estate wishes to sell to our clients the corner portion of their site; however they do not intend to rezone the balance of the property at this time. The clients intend to build a Dairy Queen Grill and Chill Restaurant on the tract.

Official Request:

The request is to rezone to C1 with a SUP. Further, the applicants would like to request a reduction in the zoning buffer down to a 20-foot landscape strip.

Reason / Justification for the Requests:

Per the County Zoning Ordinance, this business use may be suited for either C1 with Special Use Permit, or C2. It was our opinion that since the immediately adjacent properties was C1 with SUP (Exxon C-Store, Sherwin Williams / O'Reilly Auto Parts), C1-SUP was the correct request. And, the property owners who are selling the property are in agreement with the use and they are the remaining surrounding entity.

The typical objections to any rezoning seem to be traffic, and schools. The Dairy Queen will not affect schools. And Hamilton Mill Road is slated for some major road improvements (5 lane road section, and the realignment of the Puckett's Mill Road intersection).

The reason for the buffer reduction: A – the seller is in agreement with the plan to build the DQ site and retain the balance of the property. The purpose of the buffer is to protect his property from the commercial development. Our client and the seller are in agreement of the 20-foot buffer reduction. The reason for the landscape strip versus buffer – buffer implies undisturbed. We are working in a pasture area and have some amount of site improvements that may go over into that "strip" which we can then replant in the landscape portion of the project,

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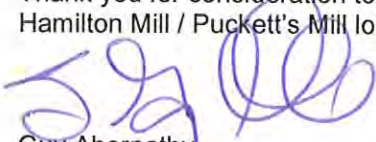
Planning & Development

RZC '13 0 0 6

To REITERATE by Response Narrative:

- a. It is our opinion that the zoning request is a good fit for the area, and the property has no real value in its current zoning.
- b. Traffic issues on Hamilton Mill are being addressed presently by Gwinnett County, and ultimately should not be hindered by this rezoning change.
- c. The rezoning is in conformity with the Long Range Plan. It is at an intersection in a commercial corridor, across the street from current C1-SUP zoning.
- d. The property sellers, though retaining RA-200 zoning on the parent tract, are in agreement with the requested zoning and buffer reductions.

Thank you for consideration to allow Mr. Pathrawala and Mr. Momin to build a Dairy Queen at this Hamilton Mill / Puckett's Mill location.



Guy Abernathy
Ringo Abernathy & Associates
(770-231-9013)

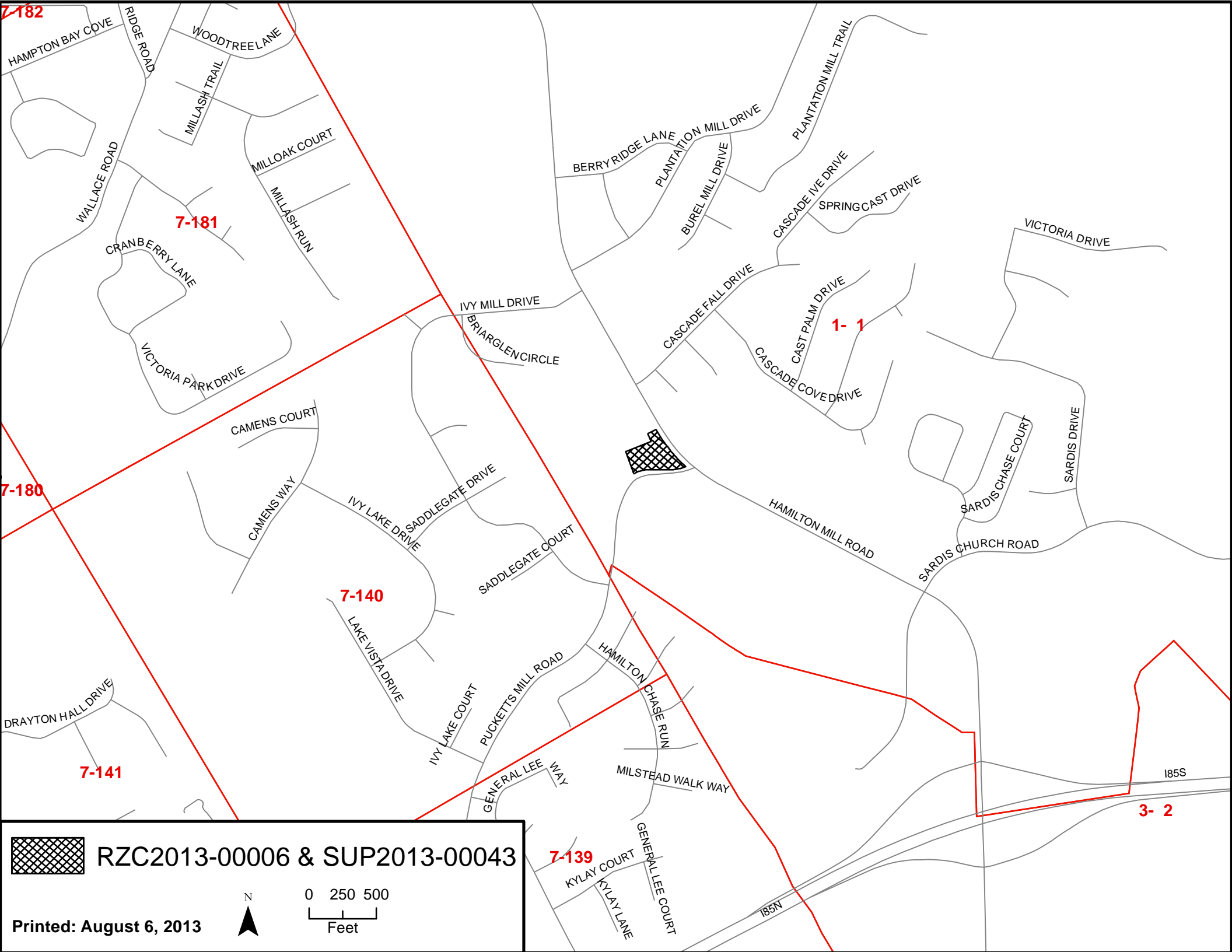
-- on behalf of Sadiq Pathrawala and Asfak Momin

RZC '13 0 0 6

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AUG 02 2013

Planning & Development



7-182

7-181

1-1


7-180

7-140

7-141

3-2

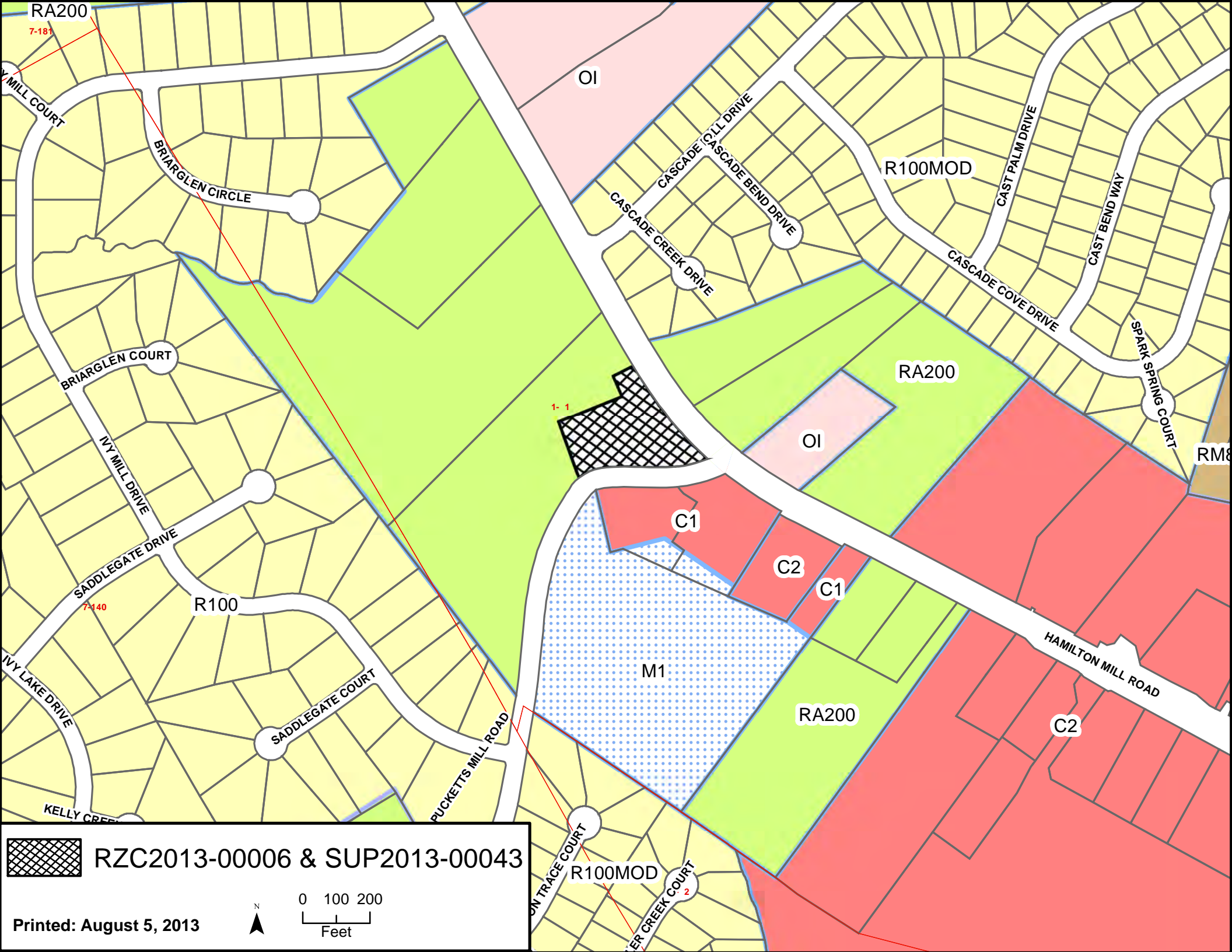
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 RZC2013-00006 & SUP2013-00043



0 250 500
Feet

Printed: August 6, 2013



RA200
7-181

IVY MILL COURT

BRIARGLEN CIRCLE

OI

CASCADE CREEK DRIVE
CASCADE HILL DRIVE
CASCADE BEND DRIVE

R100MOD

CASCADE COVE DRIVE
CAST PALM DRIVE

CAST BEND WAY

SPARK SPRING COURT

BRIARGLEN COURT

RA200

IVY MILL DRIVE

OI

SADDEGATE DRIVE

R100

1-1

C1

C2

C1

IVY LAKE DRIVE

SADDEGATE COURT

M1

RA200

HAMILTON MILL ROAD

C2

KELLY CREEK


BUCKETTS MILL ROAD

ON TRACE COURT

R100MOD

ER CREEK COURT

2

 RZC2013-00006 & SUP2013-00043

Printed: August 5, 2013



0 100 200
Feet

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING AND SPECIAL USE ANALYSIS**

CASE NUMBER :**RZC2013-00007**
ZONING CHANGE :MH & R-100 TO O-I
LOCATION :1000 BLOCK OF BUFORD DRIVE
MAP NUMBER :R7028 010
ACREAGE :6.04 ACRES
PROPOSED DEVELOPMENT :RETIREMENT COMMUNITY/ASSISTED LIVING FACILITY
UNITS :120 UNITS
COMMISSION DISTRICT :(4) HEARD

CASE NUMBER :**SUP2013-00045**
ZONING :O-I (PROPOSED)
LOCATION :1000 BLOCK OF BUFORD DRIVE
MAP NUMBER :R7028 010
ACREAGE :6.04 ACRES
PROPOSED DEVELOPMENT :RETIREMENT COMMUNITY/ASSISTED LIVING FACILITY
UNITS :120 UNITS
COMMISSION DISTRICT :(4) HEARD

CASE NUMBER :**SUP2013-00046**
ZONING :O-I (PROPOSED)
LOCATION :1000 BLOCK OF BUFORD DRIVE
MAP NUMBER :R7028 010
ACREAGE :6.04 ACRES
PROPOSED DEVELOPMENT :BUILDING HEIGHT INCREASE (4 STORIES)
COMMISSION DISTRICT :(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: CHRISTOPHER M. HUNT, SR.
5456 PEACHTREE BLVD., STE. 410
ATLANTA, GA 30341

CONTACT: CHRISTOPHER HUNT PHONE: 770.457.3300

OWNER: MARK POTTINGER
AMERICAN INVESTMENT GROUP, INC.
1130 HURRICANE SHOALS ROAD, STE. 1600
LAWRENCEVILLE, GA 30043

DEPARTMENT RECOMMENDATION:

PROJECT DATA:
ZONING HISTORY:
GROUNDWATER RECHARGE AREA:
WETLANDS INVENTORY:

STATEMENT OF INTENT

and
Other Materials
for
Rezoning Application
per Section 1702
of 1985 Zoning Resolution

by

Green Community Development, LLC

Project:

GreenLeaf Community on Buford Hwy 20

for

6.04 Acres of Land located in
Land Lot 28, 17th District
of Gwinnett County, Georgia

From Mobile Homes to O-I Senior Housing
With Two Special Use Permits
for Height & Assisted Living

July 29, 2013

I. Introduction

This Application seeks the conditional rezoning of 6.04 acres of land located Land Lots 28, 7th District, known as 1080 and 1088 Buford Road/GA Hwy 20 Lawrenceville Georgia 30542, to permit the development for elderly housing. The proposed density of 120 units is in compliance with the current Comprehensive Land Use Plan. The requested height of three stories above one level of parking is reasonable given the tract's topographic elevations and is preferred for maximizing green space buffers and preserving the environment. Senior Housing is an urgent need for Gwinnet Citizens.

The Applicant files the engineered site plan, rendering of units, and if required a list of Conditions it is willing to assume in conjunction with the rezoning and development of this property.

Gwinnett County will be proud of this first of a kind LEED Platinum USGBC green elderly housing center to replace existing mobile home park.

Approving this zoning is actually helpful for Gwinnett county in warding off bad density residential zonings in areas where the comprehensive zoning map requires higher density for the urgently needed elderly housing this application requests. Approving this zoning will bolster Gwinnett's reputation that it is not capricious and arbitrary but rather adheres to zoning plans and standards. This is proven smart and green zoning.

This property can become a show place for trend setting that will help set a standard for Gwinnett. It is perfectly situated on a rare larger tract on a major thoroughfare. Because the Conditions of Zoning set such a high standard, the proposed development will establish a desirable known standard to help increase values. The undesired economic alternative for this property if improperly forced to remain mobile homes is to the neglect of much needed housing for the elderly for only more environmentally unfriendly housing that negatively impacts the neighborhood.

This document is submitted as a Statement of Intent with regard to this Application, a preservation of the Applicant's Constitutional rights, and a written Justification for the Application. This document also is intended to address and substantiate the requisite responses to the state "Steinberg Act", O.C.G.A. § 36-67-1 et seq. A plat of the property with seal has been filed contemporaneously with the Application, along with other required materials.

II AREA CHARACTERISTICS

The Subject Property is located on the southern side of Buford Road, between I-85 Mall of Georgia Area and 316 that is being transformed into a major expressway. The entire Buford Road is commercial. The property abutting to the South is residential with huge buffers and during initial introductory meeting the were positive to best option due to low noise, good neighbors and appreciates property values. All along Buford on both sides of streets are numerous zonings consisting of Apartments, Churches, Schools, Commercial and a minority single family residential that would only be positively effected by this zoning.

The Gwinnett County government has already sanctioned redevelopment in this area for projects quite similar to the one proposed for the Subject Property.

III. HISTORY

The Subject Property has been zoned mobile homes with less restrictive buffers and green spaces. Many of the surrounding tracts in same comprehensive land use map are already zoned for high densities and commercial. The current zoning is inappropriate for the needs of Gwinnett County.

IV IMPACT ANALYSIS PER Section 27-832

A. THE PROPOSED ZONING IS CONSISTENT WITH THE POLICY AND INTENT OF THE COMPREHENSIVE LAND USE PLAN, AND THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY.

The countywide Comprehensive Land Use Plan which Gwinnett County adopted consists of a text and series of maps. In this instance the Application complies fully with the Plan Map, which sanctions O-I development as Applicant desires. Moreover, the Application satisfies the Plan's general long-range goals as set forth in the text, including:

(a) Appropriate use and management of land, water, soils, forest, mineral, historic and human resources and planned and orderly growth consistent with the County's resources and ability to extend or provide necessary public services and facilities to accommodate and support such development;

(b) Limitation of growth in areas that cannot sustain increased development due to environmental or infrastructure constraints; and

(c) Planned growth consistent with County resources and the ability to extend or provide necessary public services and facilities to accommodate and support development.

The Applicant's proposed use will promote all of the above goals, policies and objectives, among others. The Applicant's overall project constitutes a high-quality and first-class use. The project is located in that portion of Gwinnett County which has a very strong need for housing to accommodate the needs of the community and commercial Gwinnett area. The population of this area is projected to increase and given the already high demand for housing this project is perfectly located for easy access for family visits and emergency care. Applicant's proposed development is consistent with such development trends and projections. Redevelopment of this quality should encourage similar infill in this area and would stabilize it.

In addition to compliance with these general goals, this request is consistent with specific short term objectives and Policies of the new Plan as follows:

Objective: Maintain and improve the individual character and identity of neighborhoods and communities.

(Housing and Land Use)

Policies:

1. Protect established single family residential neighborhoods from encroachment by incompatible development.

2. Encourage appropriate transitions between various residential districts by an appropriate intermediate land uses.

3. Encourage clustering of neighborhood and community shopping and office facilities in nodes with defined boundaries the are convenient to population concentrations and major transportation facilities.

Objective: Provide opportunities for quality, affordable, safe and sanitary housing to all residents of Gwinnett County.

Policies:

1. While meeting infill and historic guidelines, identify and encourage new and innovative approaches to quality residential developments that expand housing opportunities and minimize public and private costs.

Objective: Develop appropriate mix of dwelling types, sizes and prices to meet current and projected housing needs of the County's residents.

Policies:

1. Encourage the level and type of residential development compatible with physical the limitations of the land and the surrounding natural and built environment.

In summary, the development's design and use of appropriate density, landscaping, buffers, privacy fence and other conditions voluntarily assumed only enhances the values of adjacent or proximate properties. The project at issue represents a consistent use commensurate with other existing uses on adjacent and nearby sites, in an area that is convenient to shopping and office uses. The proposed use therefore is suitable vis-a-vis the policies.

B. THE ZONING PROPOSAL WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT OR NEARBY PROPERTY.

The Subject Property is entirely consistent with surrounding commercial developments and is complimentary to abutting residential housing by residential architectural design and underneath parking maximizing green space buffers. The proposed development will have a positive impact on the surrounding area by meeting a strong demographic residential need so will help maintain residential integrity with high property values. The intended final appearance of this small development will exceed in quality and environmental benefit as comparable projects in this community. Appropriate attention to scale, buffering, setbacks and landscaping has been given to ensure that this project will blend harmoniously with its surroundings.

C. THE SUBJECT PROPERTY TO BE EFFECTED BY THE ZONING PROPOSAL DOES NOT HAVE A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

The requested zoning complies with the comprehensive land use plan. Given the nature of the Subject property having far less desirable mobile homes crammed onto small buildable area, and that immediately surrounding properties have been granted zonings for elderly housing in high demand, the Applicant on behalf of the property owners, respectfully submits that the current zoning of mobile homes economically penalizes the property owners and prohibits them from realizing reasonable economic return which is "balanced" by public welfare concerns. On behalf of the Applicant, the land prices will not support a low density development so as to allow a reasonable economic return from development.

Accordingly, the Applicant, on behalf of the owners of the tract of land at issue in this rezoning application (the "Property"), respectfully submits that the Zoning Ordinance of Gwinnett County, Georgia, as amended from time to time and known as the "Gwinnett County Zoning Ordinance", to the extent that it classifies the Property in any zoning district which would preclude the development of this project (or to the extent conditions inconsistent with the requested zoning might be imposed), is unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Any existing inconsistent zoning of the Property pursuant to the Gwinnet Zoning Ordinance deprives the current owner of any alternative reasonable use and development of the Property. Additionally, all other zoning classifications, including ones intervening between the existing classification and those requested herein, would deprive the current owner of any reasonable use and development of the Property. Further, an attempt by the Board of Commissioners to impose greater restrictions upon the manner in which the property will be developed than presently exist would be equally unlawful.

Accordingly, Applicant submits that the current Mobile Home zoning classification and any other zoning of the Property save for what has been requested (O-I) by it as established in the Gwinnett County Zoning Ordinance constitute an arbitrary and unreasonable use of the zoning

All inconsistent zoning classifications between the existing zoning and the zoning requested hereunder would constitute an arbitrary and unreasonable use of the zoning and police powers because they bear or would bear no substantial relationship to the public health, safety, morality or general welfare of the public and would substantially harm the Property owner. Further, the existing inconsistent zoning classifications constitute, and all zoning and plan classifications intervening between the existing inconsistent zoning classification and that required to develop this project would constitute a taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Due Process Clause of the Fourteenth Amendment of the United States Constitution and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

Further, the Applicant respectfully submits that the Board of Commissioner's failure to approve the requested zoning change would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Property owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

Finally, the Applicant respectfully submits that the Board of Commissioners cannot lawfully impose more restrictive standards upon the development of the property than presently exist as to do so not only would constitute a taking of the property as set forth above, but also would amount to an unlawful delegation of their authority, in response to neighborhood opposition, in violation of Article M Section IV, Paragraph II of the Georgia Constitution.

This Application meets favorably the prescribed test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power, Guhl vs. Holcomb Bridge Road, 238 Ga. 322 (1977).

But the issue even more important than the economics is serving the needs of this community, and the demand for a different type of housing product, which this Application's purpose is to provide, is also the only financially viable option for both property owners and Applicant.

D. THE PROPOSED ZONING WILL NOT RESULT IN A USE THAT WILL OR COULD CAUSE AN EXCESSIVE BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS.

The demographic group being served is the least impactful. Very few drive and with the proposed bus service being provided to major areas of interest the proposed use will have minimal impact given the size of roadways and exiting traffic. This project, if approved, certainly will not effect existing streets, transportation facilities, utilities or schools given its small scale serving the niche elderly demographic group as compared to the available capacity of all streets, transportation facilities, utilities and schools. The proposed use will not have a negative impact or cause an excessive or burdensome use of existing utilities. According to Gwinnett's recent studies, water, sewer and drainage facilities are all sufficient to permit Applicant's proposed use. Sewer lines are adjacent to the Property and sewer capacity is available to service this project. Further, the main water line serving the Property is adequate to handle the property's water needs. There are ample resources necessary to provide electric, gas, water and telephone utilities to the project.

E. THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN.

The O & I category is compatible along this major commercial corridor of GA Hwy 20 between 316 to east and I-85 to west. The use for Elderly Housing makes it even more compatible. It is a rare tract which provides depth of set back for privacy and green space while still easy access for visitors.

F. OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL.

The Subject property is located between I-85 and 3-16 among commercial zonings. Its relative ease of access, coupled with the development which has occurred in this area, have resulted in this node of commercial generating an extremely high demand for housing as proposed by Applicant.

To the Applicant's best knowledge, there are no known existing nor changing conditions that would negatively effect the use and development of this land.

The requested zoning proposal should be approved because it meets an important need of housing for the citizens of Gwinnett County and will not result in a use which will, or could, cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools

THE ZONING PROPOSAL WILL NOT ADVERSELY EFFECT ANY HISTORIC BUILDINGS, SITES, DISTRICTS, OR ACHAEOLOGICAL RESOURCES.

In conclusion, for the foregoing reasons, the Applicant respectfully requests that the Rezoning Application at issue be approved. The Applicant also invites and welcomes any comments from Board of Commissioners, Staff or other officials so that such recommendations or input might be incorporated as conditions for approval of the Application.

Sincerely,



Christopher M. Hunt, Applicant
Green Community Development, LLC
5456 Peachtree Blvd., Ste 410
Atlanta, Georgia 30341-2235
(770) 457-3300
cmh@greencommunitydev.com

JUSTIFICATION FOR REZONING
and SPECIAL USE PERMITS FOR HEIGHT & ASSISTED LIVING

TO: Gwinnett County Commissioners and Planning Commission

Dear Gwinnett County Commissioners,

The following Application for rezoning is justified for the following reasons (which will be explained in more detail in following pages):

1. Subject Property does not have reasonable economic value under its current zoning of Mobile Homes.
2. The request of rezoning to more appropriate O-I conditional Senior Housing is consistent with adjoining properties as well as numerous other properties on same street. The requested Special Use Permit for Height is cooperative with the topography as and maximizes the green space buffers and Assisted Living is needed to meet the County's future needs.
3. This Application is requesting a plan consistent with the Comprehensive Land Use Plan.
4. The Application, if approved, would only be advantageous to the community in many ways and will have no known negative impact. Just a few of the advantages are helping meet the urgent and growing need for elderly housing. It will set a new standard for green development and construction fulfilling Gwinnett's smart green growth and meeting the need for Senior housing. It will increase the tax base and raise property values with minimal burden on infrastructure.
5. The quality of this LEED Platinum project will enhance the image of Gwinnett County and help attract similar quality projects into Gwinnett. The roof top garden increases the green space and usability of the property.

Thank you for your consideration and support at the Rezoning hearings. If you should have any questions or comments, please do not hesitate to call me (770) 457-3300.

Sincerely,



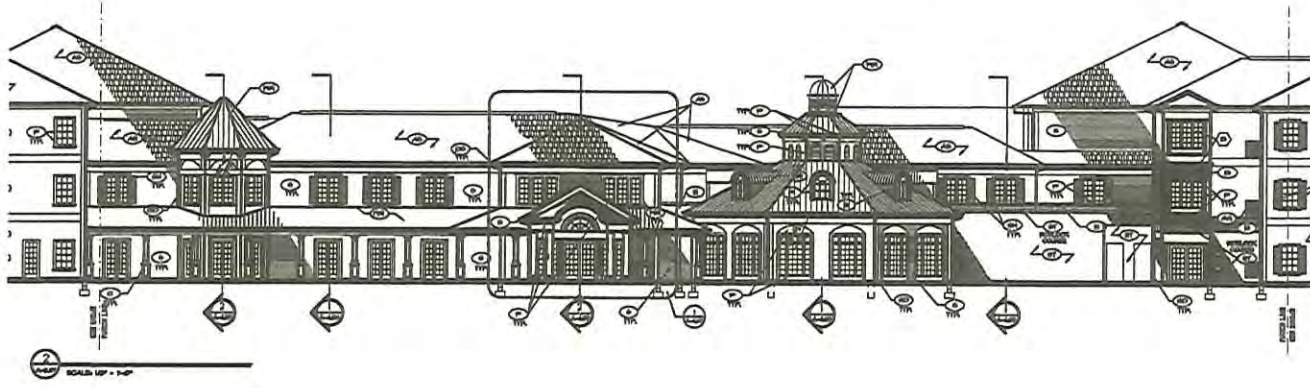
Christopher M. Hunt, Applicant
Green Community Development, LLC
5456 Peachtree Blvd., Ste. 410
Atlanta, Georgia 30341-2235
(770) 457-3300
cmh@greencommunitydev.com



*Conceptual Rendering for GreenLeaf on Buford
LEED Platinum Senior Living Residences*

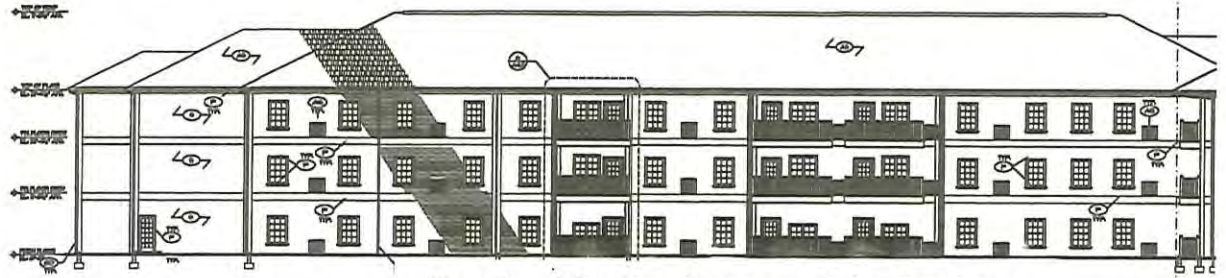


First Level Parking Shown on Color Rendering

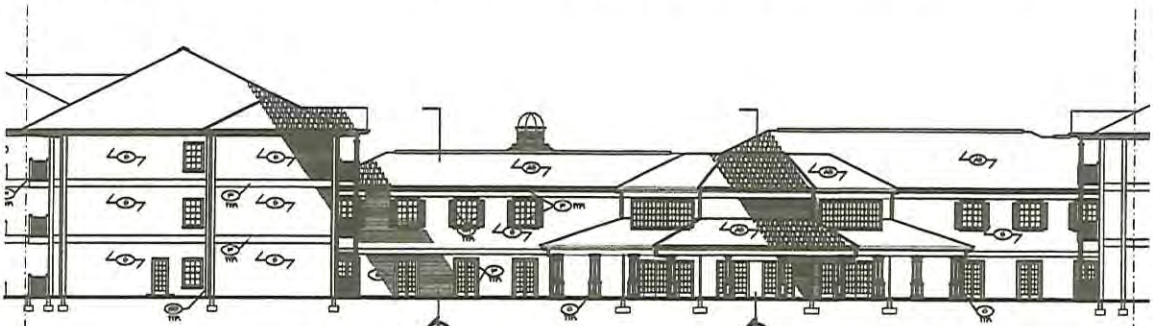


First Level Parking Shown on Color Rendering

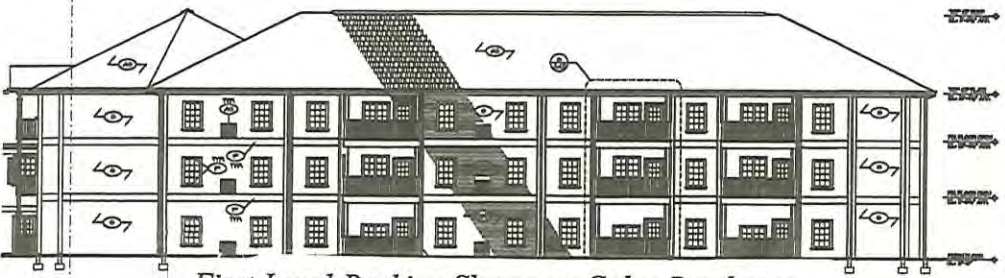
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LEED Platinum Senior Living Residences*



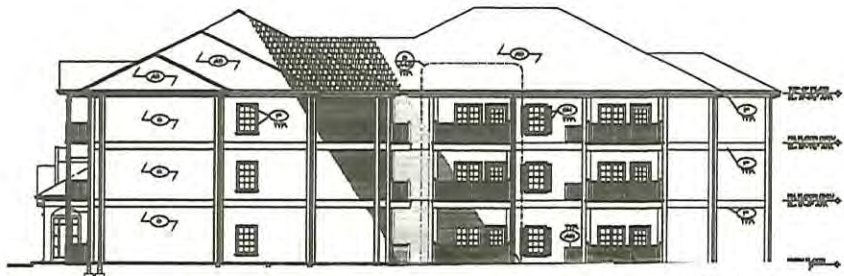
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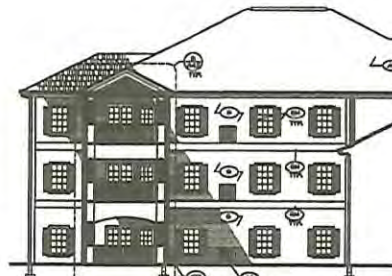
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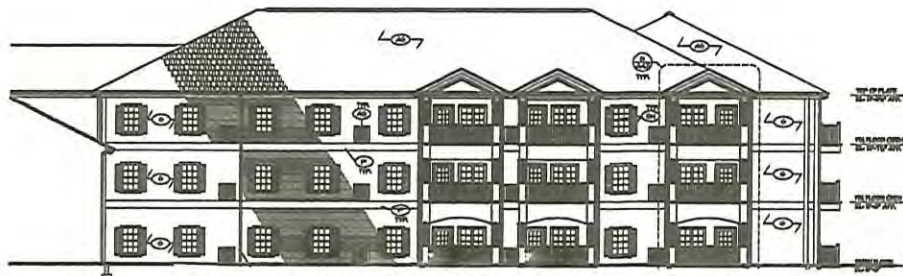
*Conceptual Elevations for GreenLeaf on Buford
LEED Platinum Senior Living Residences*



First Level Parking Shown on Color Rendering



SCALE 1/4\"/>

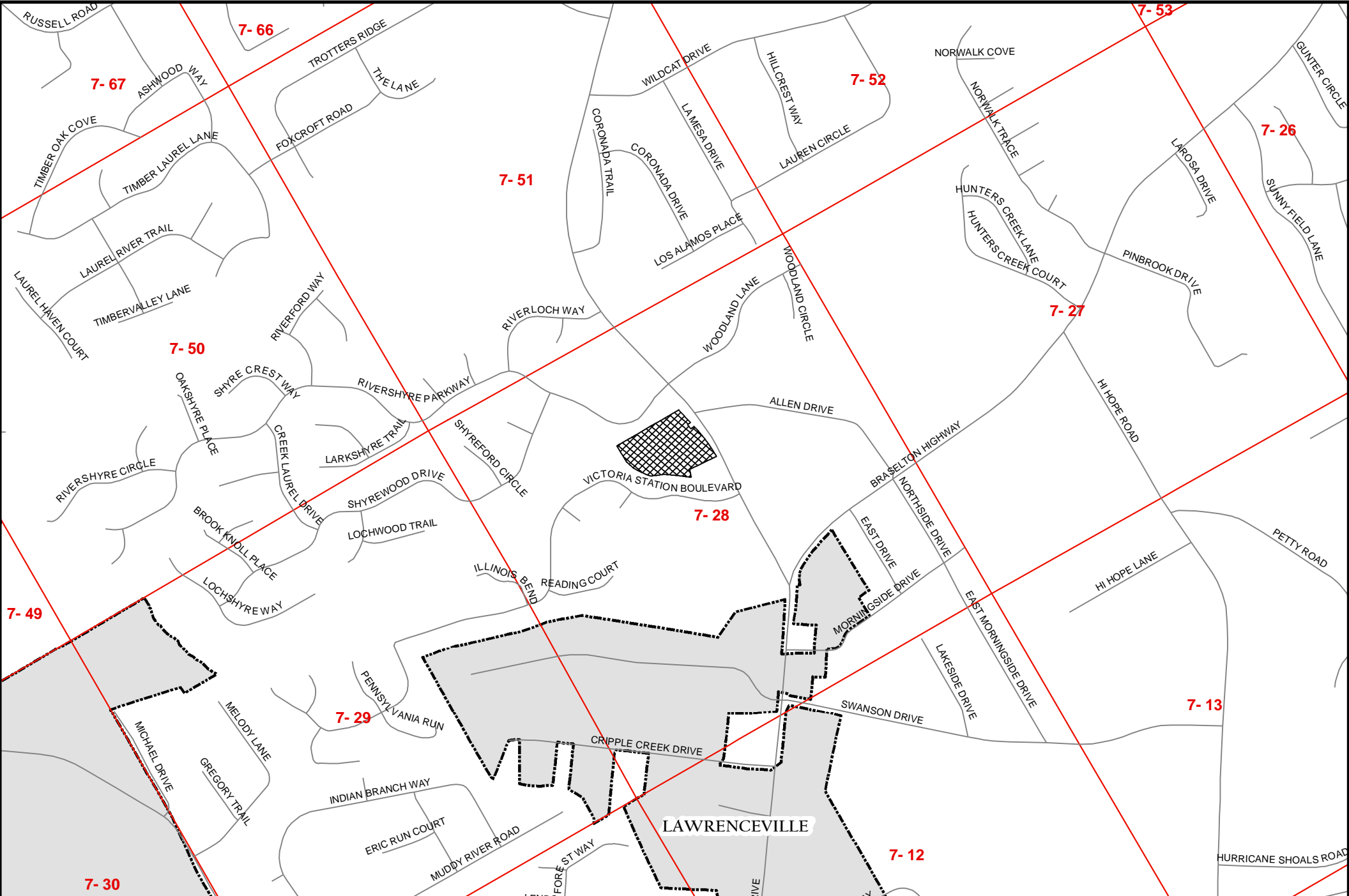


First Level Parking Shown on Color Rendering

SCALE 1/4\"/>



*Conceptual Elevations for GreenLeaf on Buford
LEED Platinum Senior Living Residences*



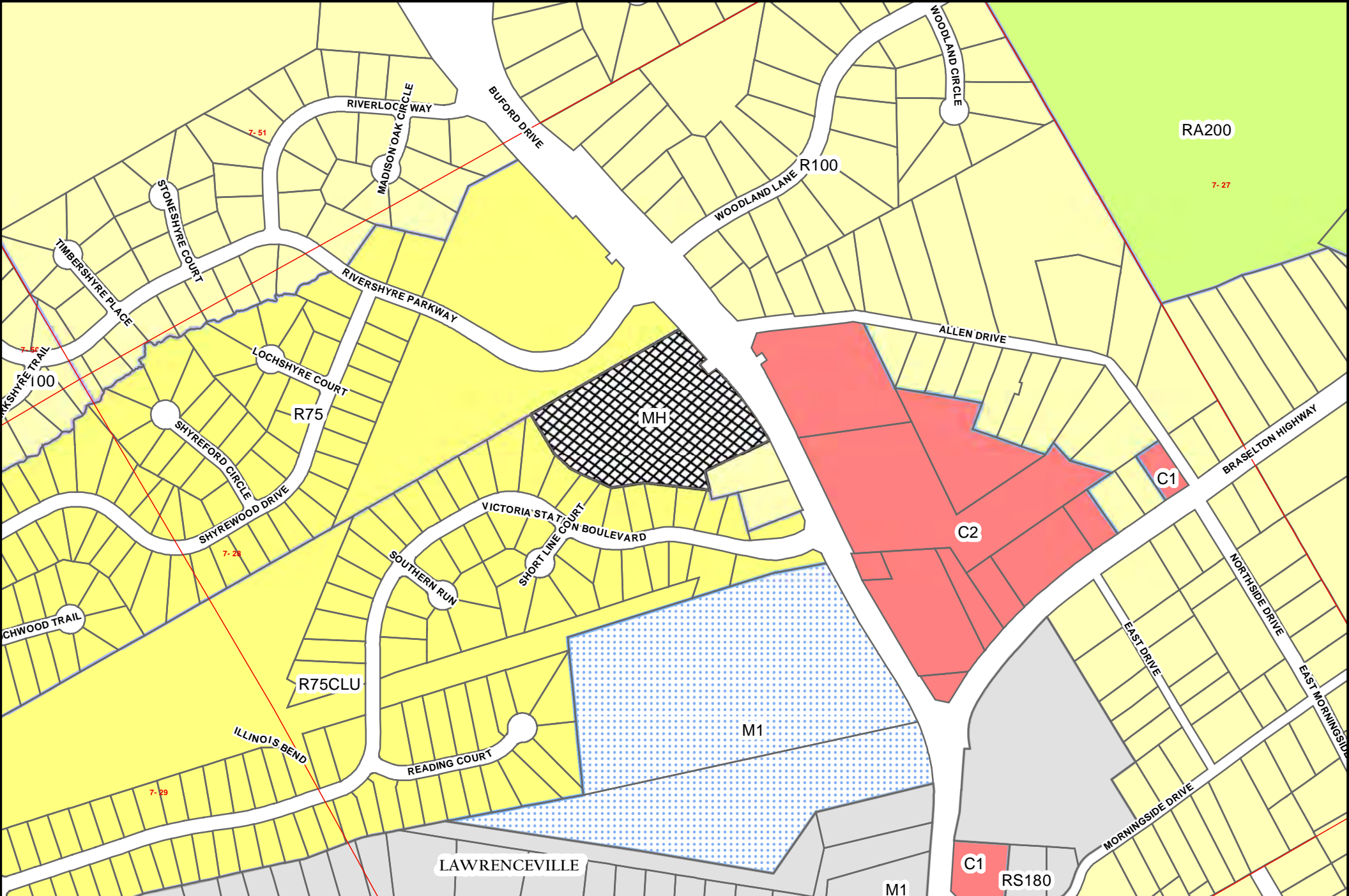
RZC2013-00007, SUP2013-00045 & SUP2013-00046

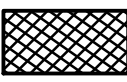


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Printed: August 7, 2013

5-177



 **RZC2013-00007, SUP2013-00045 & SUP2013-00046**

Printed: August 7, 2013

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**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS**

CASE NUMBER :**RZM2013-00005**
ZONING CHANGE :R-75 TO R-TH
LOCATION :6400 BLOCK OF SOUTH NORCROSS TUCKER ROAD
MAP NUMBERS :R6192 010 & R6192 291
ACREAGE :7.17 ACRES
PROPOSED DEVELOPMENT :TOWNHOMES (REDUCTION IN BUFFERS)
UNITS :54 UNITS
COMMISSION DISTRICT :(2) HOWARD

FUTURE DEVELOPMENT MAP:

APPLICANT: ANDY SHIN
130 MORNING GLEN DRIVE
SUWANEE, GA 30024

CONTACT: ANDY SHIN PHONE: 770.377.0283

OWNER: GEORGE FAN XU
6021 NEW PEACHTREE ROAD
DORAVILLE, GA 30340

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:

George Fan Xu
6021 Peachtree Road
Atlanta, Georgia, 30340
Phone Cell: (404)-200-8505

July 31, 2013

To: Gwinnett County Planning Commission

Sub: Letter of Intent to Rezoning from R-75 to R-TH
Parcel ID 6-192-291 & 6-192-010
6411 South Norcross Tucker Road

To whom it may concern;

George Fan Xu is pleased to present a request for a change of zoning for my property located on South Norcross Tucker Road, from R-75 to R-TH for the purpose of making this property economically feasible with a high end type construction.

It is our intent to build a high end town homes that will be pleasing to the neighborhood and achieve a reasonable and a marketable environment that fits within the current economical conditions of the market that has been affected by the current real estate activities.

This existing property has two old houses. It is intended to remove them and build a nice neighborhood.

As per the attached design, it shows an acreage of 7.167 with a proposed 54 townhome units and having a gross density of 7.53 units per acre.

The layout shows how tight the width of the property is. Due to that it will be intended to put a 3' sidewalk abutting the curb i.e. without having the 2' grass strip between the sidewalk and the curb. However, it is intended to waive this 2' grass strip and / or apply for a change of the 40' building setback line at the R-ZT side from 40' to 30' in order to relax the distance between the front of the buildings and the back of curb.

We respectfully request your consideration of this application and look forward to meeting with you and discussing this proposal during the rezoning process. Please contact us with any questions.

Sincerely,

George Fan Xu



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RZM '13 0 0 5



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FRONT ELEVATION (TYPE B)

RZM '13 0 0 5



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FRONT ELEVATION (TYPE C)

RZM '13 0 0 5



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FRONT ELEVATION (TYPE A)

RZM '13 0 0 5

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REAR ELEVATION

RZM '13 0 0 5



SIDE ELEVATION (TYPE A)

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RZM '13 0 0 5



SIDE ELEVATION (TYPE A)

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RZM '13 0 0 5



SIDE ELEVATION (TYPE B)

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Planning & Development

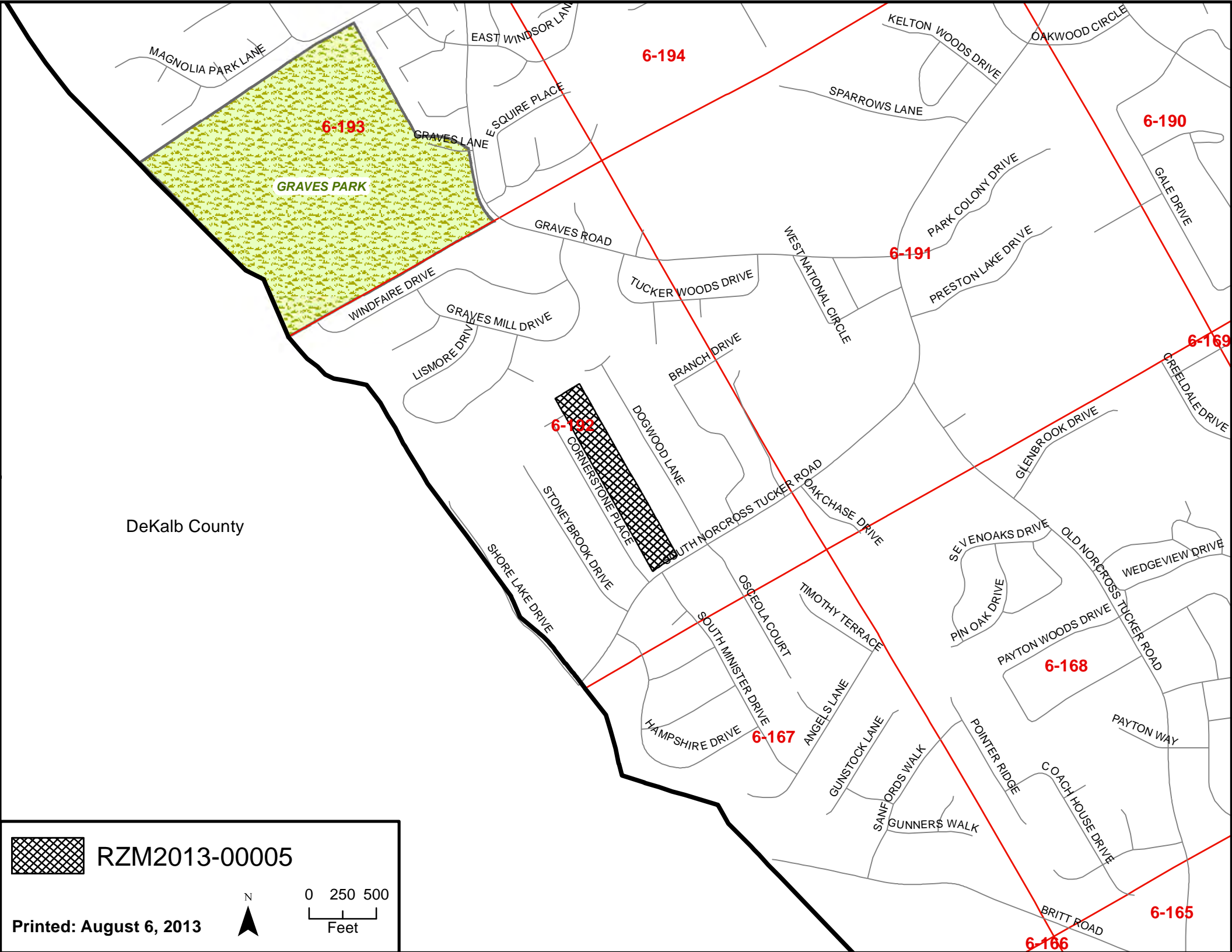
RZM '13 0 0 5



SIDE ELEVATION (TYPE B)

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Planning & Development

RZM '13 0 0 5



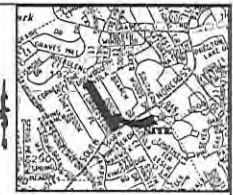
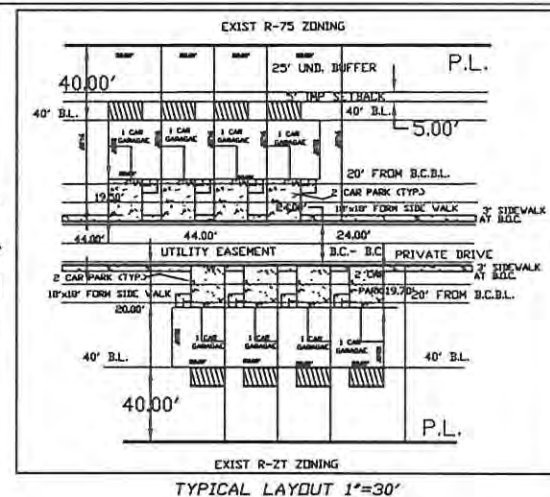
DeKalb County

 RZM2013-00005

Printed: August 6, 2013

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- NOTES:
- PROPERTY ZONED R-75
 - PROPOSED ZONING R-21
 - TOTAL AREA = 7.167 AC
 - PROPOSED AREA = 1.8 AC
 - DENSITY = 40 UPH/A = 43 UNITS/A, 10 UPH/A PER MAXIMUM
 - OPEN SPACE / PARKING PROVISION = 17% OF TOTAL
 - PROPOSED LOT WILL BE DOUBLE LOTS ATTACHED
 - ALL UNWELDED SHALL HAVE 18" MIN. CAR GARAGE
 - MINIMUM HEATED FLOOR AREA
 - 1,400 SQ FT FOR TWO-BEDROOM UNITS
 - 1,600 SQ FT FOR THREE-BEDROOM UNITS
 - FRONT SETBACK
 - FRONT = 30 FT
 - REAR = 30 FT
 - REAR = 40 FT
 - MINIMUM LOT SIZE
 - FRONT = 30 FT FROM BACK OF CURB
 - REAR = 30 FT BETWEEN UNITS
 - RESERVED FOR FUTURE DEVELOPMENT WITH 10' MIN. SETBACK FROM ADJACENT
 - DATE OCT 28, 2012 FOR SHERY THOMAS
 - REFERENCES TO SHERY THOMAS TOPO MAPS
 - ALL UTILITIES WILL BE UNDERGROUND
 - ALL UNDERGROUND UTILITIES WILL BE 18" MIN.
 - THE PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD ZONE AS PER SHERY THOMAS TOPO MAP DATED SEP 27, 2008
 - SANITARY SEWER TO BE PUBLIC AND SERVICE WILL BE PROVIDED BY SHERY THOMAS
 - WATER SYSTEM TO BE PUBLIC AND SERVICE WILL BE PROVIDED BY SHERY THOMAS
 - POWER WILL BE PROVIDED BY GEORGIA POWER
 - ALL CONSTRUCTION SHALL COMPLY WITH SHERY THOMAS STANDARDS AND SPEC
 - IF SIDEWALK WITH 2' WALK STRIP FROM B.C.B.L. WILL BE PROVIDED AS PER SHERY THOMAS STANDARDS & SPEC
 - TRASH 10' WIDE WILL BE ON SIDE

LEGAL DESCRIPTION
 6411 South Norcross Tucker
 Parcel ID # 6-192-291 & 6-192-010

All that tract or parcel of land lying and being in Land Lot 192, 0th District, Gwinnett County, Georgia and being more particularly described as follows:
 Beginning at the intersection of the north right-of-way of South Norcross Tucker road (100' R/W) and the westerly right-of-way of Douglas Drive (60' R/W) and run thence along the north right-of-way of South Norcross Tucker road a distance of 202.13 feet to a point, to the POINT OF BEGINNING, thence S27°40'20"W, a distance of 132.30 feet to a point, to a point of curve to the left, said curve having a radius of 766.20 feet, a chord bearing of S27°40'20"W a chord distance of 75.53 feet an arc distance of 75.57 feet to a point, thence N30°31'56"W, a distance of 143.13 feet to a point, thence N50°13'00"W, a distance of 212.19 feet to a point, thence S20°35'00"E, a distance of 1443.30 feet to a point and the POINT OF BEGINNING.

Said tract of land contains 7.167 acres, more or less, and is shown more fully on a Survey for Sheryl Nene by Thomas Wood and Associates dated Oct 20, 2012.



NO.	DATE	REVISIONS	BY	PROJECT NO.	DATE



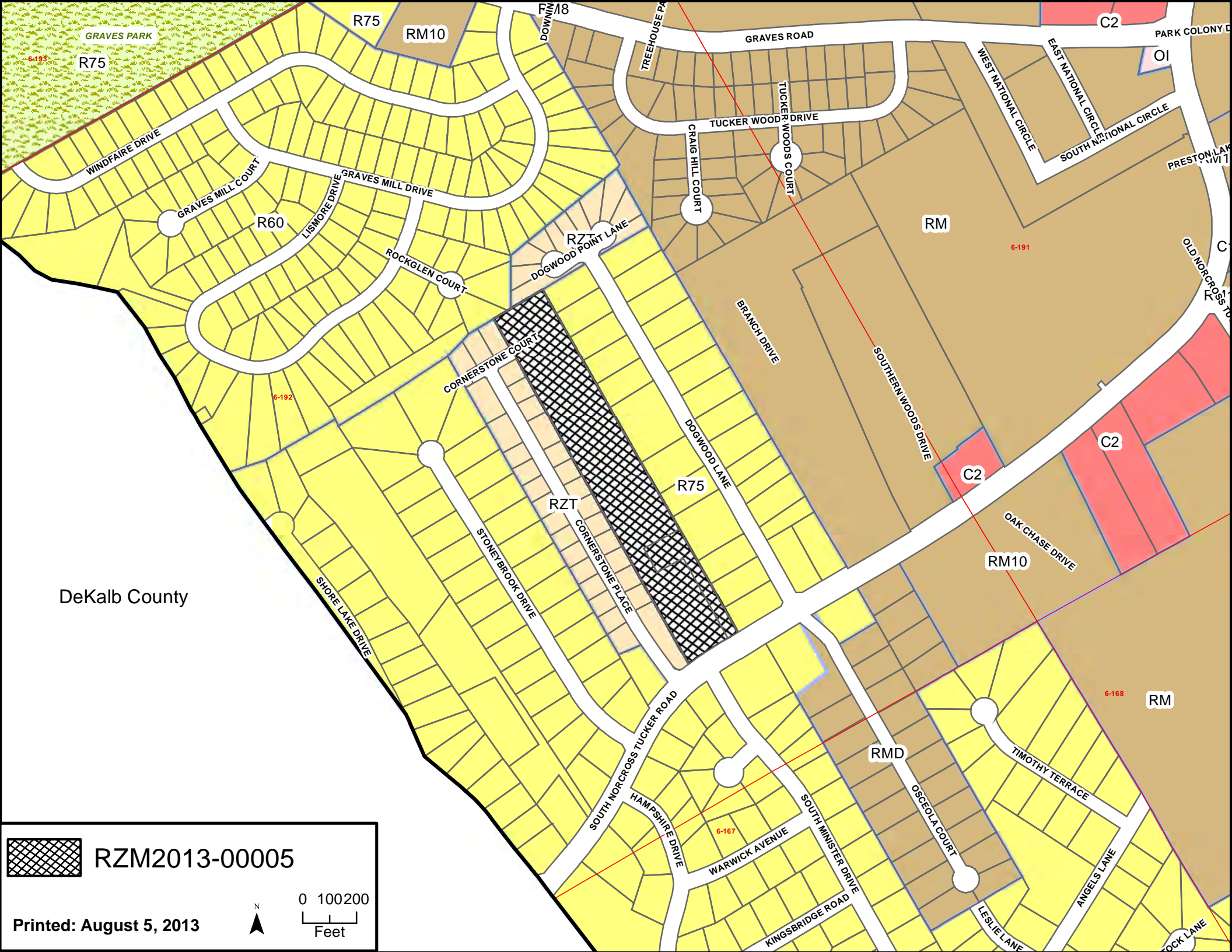
PREPARED BY
MANSUR ENGINEERING, INC.
 1810 PEACHTREE IND. BLVD., SUITE 140
 DULUTH, GEORGIA 30097
 Phone: (770) 734-0073 Facsimile: (770) 734-0085

OWNER/DEVELOPER
GEORGE FAN XU
 6021 NEW PEACHTREE ROAD
 ATLANTA, GA. 30340
 PHONE (404)-200-8565 CELL

PARCEL # 6-192-291 & 6-192-010

ZONING PLAN FOR
6411 SOUTH NORCROSS TUCKER ROAD
 LAND LOT 192, 6th DISTRICT
 GWINNETT COUNTY, GEORGIA

SCALE
 1" = 80'
 SHEET NO.
 1 / 1
 FILE NO.



DeKalb County

 RZM2013-00005

Printed: August 5, 2013



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Feet

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
CHANGE IN CONDITIONS ANALYSIS**

CASE NUMBER :CIC2013-00019
ZONING :R-60
LOCATION :3100-3200 BLOCK OF TALLULAH DRIVE
:3900 BLOCK OF SOVEREIGN DRIVE
MAP NUMBERS :R7224 281 & R7224 306
ACREAGE :0.42 ACRE
PROPOSAL :CHANGE IN CONDITIONS TO REDUCE DWELLING SIZE
AND REVISE REQUIRED BUILDING MATERIALS
COMMISSION DISTRICT :(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: VERITAS HOMES
P. O. BOX 118
BUFORD, GA 30515

CONTACT: BOBBY HUGHES PHONE: 678.878.0714

OWNER: DAVIDSON SIGNATURE PROPERTIES
P. O. BOX 610
BRASELTON, GA 30517

DEPARTMENT RECOMMENDATION:

PROJECT DATA:
ZONING HISTORY:
GROUNDWATER RECHARGE AREA:
WETLANDS INVENTORY:
OPEN SPACE AND GREENWAY MASTER PLAN:
DEVELOPMENT REVIEW SECTION COMMENTS:
GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:
GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:
GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:
BUILDING CONSTRUCTION SECTION COMMENTS:
GWINNETT COUNTY FIRE SERVICES COMMENTS:
DEPARTMENT ANALYSIS:



August 1, 2013

Gwinnett County Planning and Development
Providence Walk on Ivy Creek
Lot 3B & 4B
MEMO: Change in Conditions of Zoning

To whom it may concern:

Veritas Homes is seeking a change in condition for the lots 3B & 4B at Providence Walk on Ivy Creek. The change of condition we are proposing is identical to the CIC that was heard on 4/26/2011 and approved on 5/17/2011, to which the minimum square footage was changed to 1800 for all units and the exterior was changed from all brick to partial masonry and siding. These 2 were exempted at the time because they belonged to a different owner and were overlooked in the original process. The adjacent properties are all owned by Veritas Homes and have no structures on the home at this time. Your attention in this matter is appreciated and please do not hesitate to contact me for further questions.

Sincerely


Bobby Hughes
Veritas Homes
Construction Administrator
770-614-4698
bobbyhughes@veritashomes.net

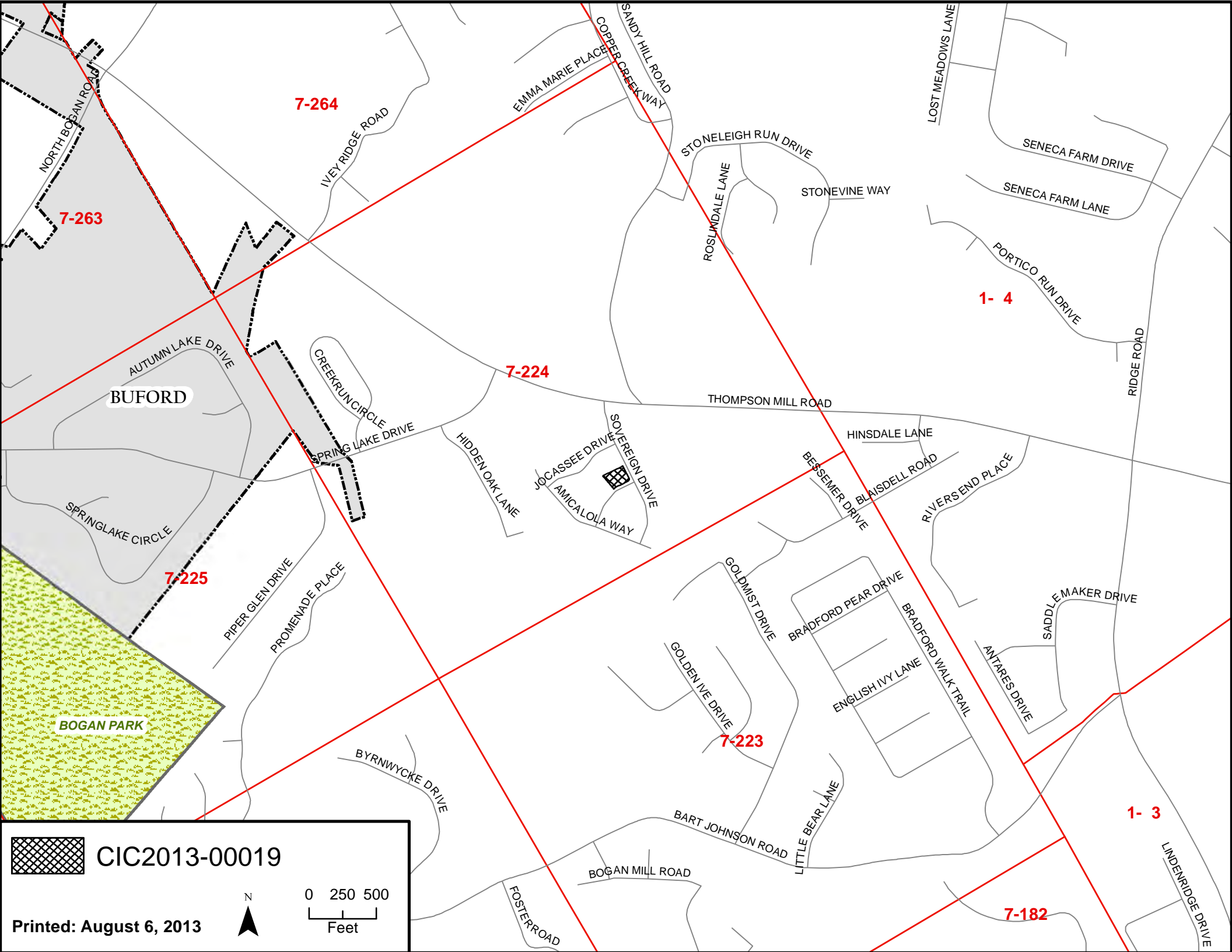
CIC '13 019

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BUFORD

BOGAN PARK

 CIC2013-00019

Printed: August 6, 2013

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GRAPHIC SCALE



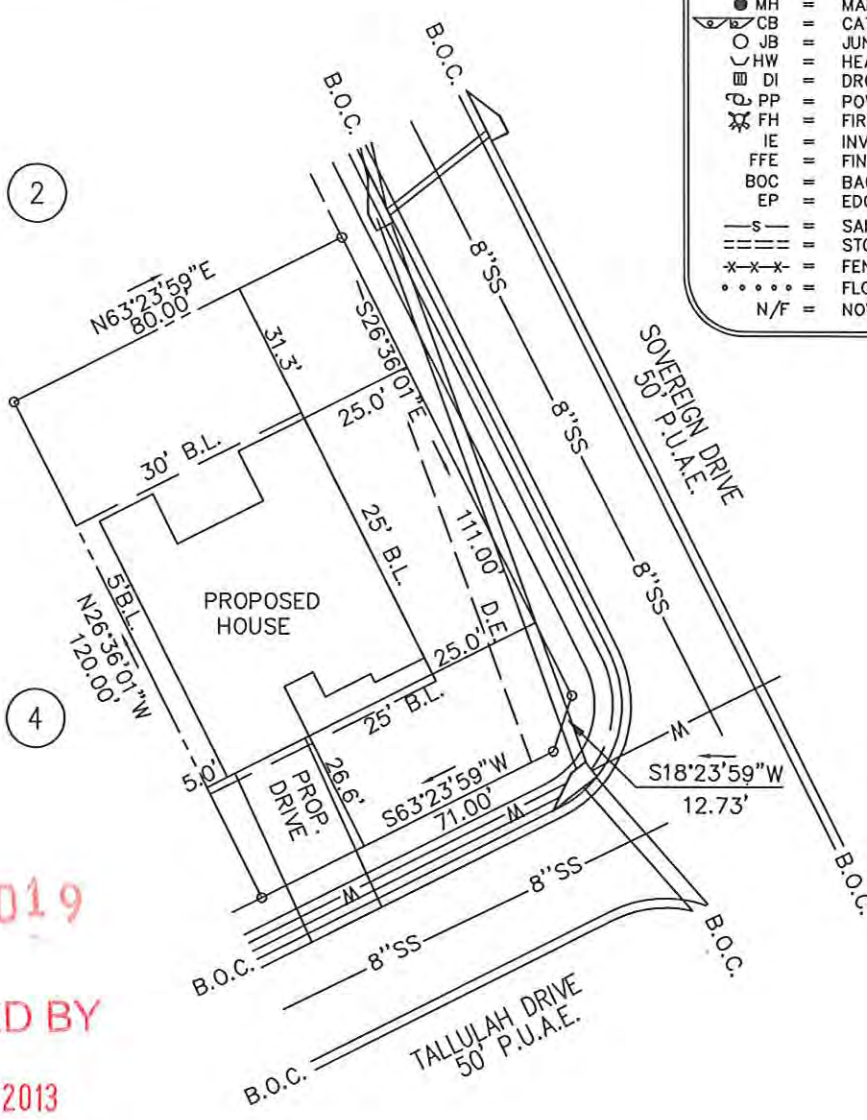
(IN FEET)
1 inch = 40 ft.

LEGEND	
IPF	= IRON PIN FOUND
IPS	= 1/2" REBAR PIN SET
LL	= LAND LOT
LLL	= LAND LOT LINE
P	= PROPERTY LINE
C	= CENTERLINE
B	= BUILDING LINE
R/W	= RIGHT-OF-WAY
SSE	= SANITARY SEWER EASEMENT
DE	= DRAINAGE EASEMENT
MH	= MANHOLE
CB	= CATCH BASIN
JB	= JUNCTION BOX
HW	= HEADWALL
DI	= DROP INLET
PP	= POWER/UTILITY POLE
FH	= FIRE HYDRANT
IE	= INVERT ELEVATION
FFE	= FINISHED FLOOR ELEVATION
BOC	= BACK OF CURB
EP	= EDGE OF PAVEMENT
-S-	= SANITARY SEWER LINE/PIPE
-SS-	= STORM SEWER LINE/PIPE
-X-X-X-	= FENCE LINE
.....	= FLOOD HAZARD ZONE LINE
N/F	= NOW OR FORMERLY



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CIC'13019

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3200 TALLULAH DRIVE
PROVIDENCE WALK ON IVY CREEK
UNIT 1
BLOCK B
LOT 3
9,560 SF
7-224-306

SITE PLAN FOR

VERITAS HOMES



LAND DEVELOPMENT
SURVEYORS, INC.

P.O. BOX 2050
Dacula, GA. 30019
(770) 592-8206
LDSURVEY@BELLSOUTH.NET

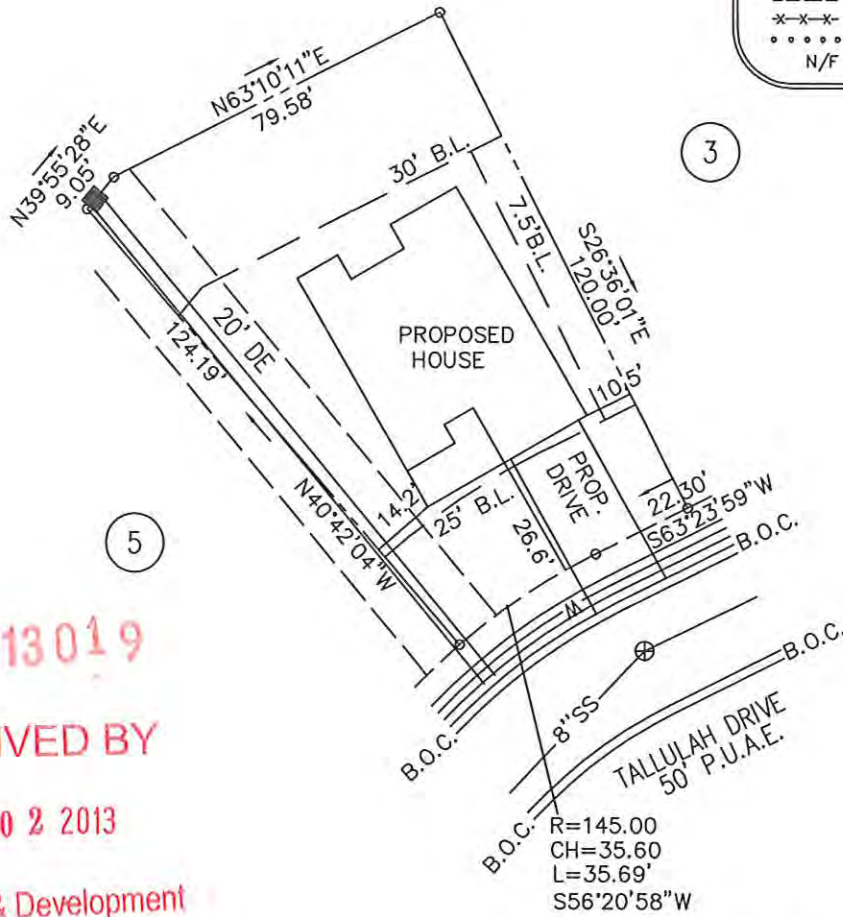
Date: 8/01/13	Land Lot: 224	District: 7th	Sheet No.
County: GWINNETT, GA	Scale: 1"=40'	Proj. Manager:	Drawn By: SMC
Checked By: LJJ	Job Number: 08125	File Number:	1 of 1

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

LEGEND	
IPF	= IRON PIN FOUND
IPS	= 1/2" REBAR PIN SET
LL	= LAND LOT
LLL	= LAND LOT LINE
P	= PROPERTY LINE
C	= CENTERLINE
B	= BUILDING LINE
R/W	= RIGHT-OF-WAY
SSE	= SANITARY SEWER EASEMENT
DE	= DRAINAGE EASEMENT
MH	= MANHOLE
CB	= CATCH BASIN
JB	= JUNCTION BOX
HW	= HEADWALL
DI	= DROP INLET
PP	= POWER/UTILITY POLE
FH	= FIRE HYDRANT
IE	= INVERT ELEVATION
FFE	= FINISHED FLOOR ELEVATION
BOC	= BACK OF CURB
EP	= EDGE OF PAVEMENT
-S-	= SANITARY SEWER LINE/PIPE
==	= STORM SEWER LINE/PIPE
-X-X-	= FENCE LINE
.....	= FLOOD HAZARD ZONE LINE
N/F	= NOW OR FORMERLY



CIC'13019

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Planning & Development



3190 TALLULAH DRIVE
PROVIDENCE WALK ON IVY CREEK
UNIT 1
BLOCK B
LOT 4
8,880 SF
7-224-281

SITE PLAN FOR

VERITAS HOMES

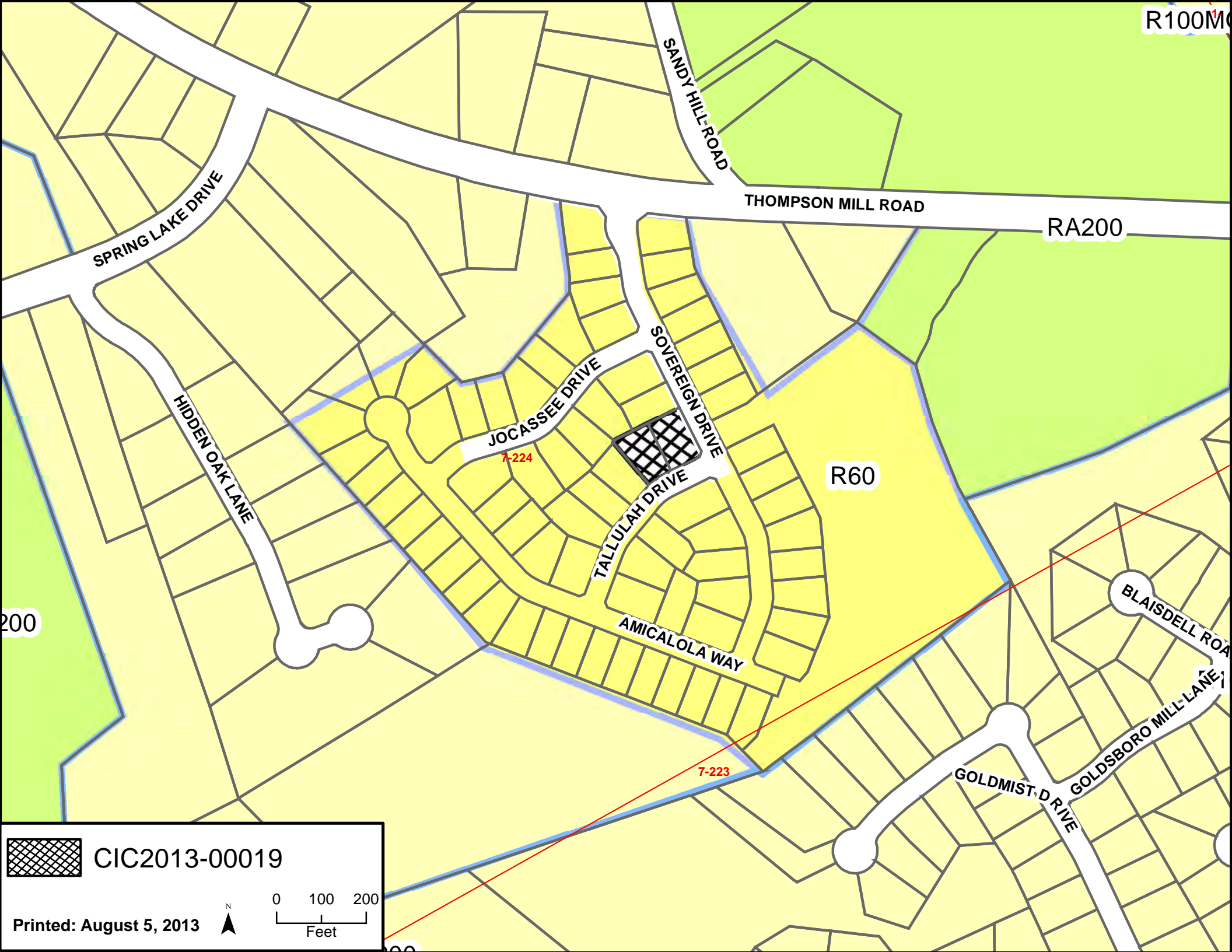


LAND DEVELOPMENT
SURVEYORS, INC.

P.O. BOX 2050
Dacula, GA. 30019
(770) 682-8206
LDSURVEY@BELLSOUTH.NET

Date: 8/01/13	Land Lot: 224	District: 7th
County: GWINNETT, GA	Scale: 1"=40'	Sheet No.
Proj. Manager:	Drawn By: SMC	Checked By: LJJ
Job Number: 08125	File Number:	1 of 1

R100M



SPRING LAKE DRIVE

SANDY HILL ROAD

THOMPSON MILL ROAD

RA200

HIDDEN OAK LANE

JOCASSEE DRIVE

SOVEREIGN DRIVE

R60

TALLULAH DRIVE

200

AMICALOLA WAY

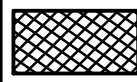
BLAISDELL ROAD

GOLDSBORO MILL LANE

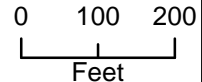
GOLDMIST DRIVE

7-223

7-224



CIC2013-00019



Printed: August 5, 2013

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER :**SUP2013-00039**
ZONING :M-1
LOCATION :5500 BLOCK OF OAKBROOK PARKWAY
:5400 BLOCK OF GOSHEN SPRINGS ROAD
MAP NUMBER :R6197 141
ACREAGE :9.17 ACRES
PROPOSED DEVELOPMENT :CHURCH
COMMISSION DISTRICT :(2) HOWARD

FUTURE DEVELOPMENT MAP:

APPLICANT: MT. ZION GHANA METHODIST CHURCH, INC.
4105 BRIARCLIFF ROAD, N.E.
ATLANTA, GA 30345

CONTACT: FRANK DADZIE & SEKYERE MENSAH PHONE: 404.519.3057

OWNER: SVN OAKBROOK I-V LLC
5555 OAKBROOK PARKWAY, SUITE #310
NORCROSS, GA 30093

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:

Mt. Zion Ghana Methodist Church
4105 Briarcliff Road NE
Atlanta, GA 30345

June 20, 2013

LETTER OF INTENT

Gwinnett County Planning Division-Special Use Permit
Department of Planning and Development

446 West Crogan Street, Suite 250

Lawrenceville, GA 30046

Dear Sir,

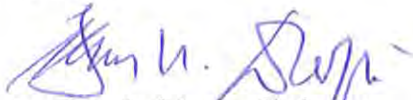
The applicants, Frank N. Dadzie and Sekyere Mensah, submit this application on behalf of the owner, Sperry Van Ness, for approval of Special Use Permit (SUP) for the office space located at **5555 Oakwood Parkway, Bldg 100, Suite 150, Norcross, GA 30093**, for the use of Mt Zion Ghana Methodist Church (MZGMC) for religious services.

MZGMC is an ethnic congregation with roots from Ghana, West Africa, and organized under the Methodist tradition, and supervised by the North America Mission of the Methodist Church Ghana.

In addition to the usual Sunday worship services, we intend to provide educational and other social services that will be accessible to the congregation and the surrounding community. The intent is to empower our congregation, especially the youth to take leadership roles both in their own neighborhoods and the community at large. In short we intend to project leadership through the scripture, and thereby affect inter-generational behavior patterns through their interaction with peers both within and outside the church community.

The applicants respectfully request that the Special Use Permit be granted.

Sincerely



Frank N. Dadzie, Lay Chairman



Sekyere Mensah, Steward.

For Mt Zion Ghana Methodist Church, Atlanta, GA 30345

RECEIVED BY

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SUP '13 0 3 9

Planning & Development

BEAVER RUIN GREENSPACE
BEAVER RUIN GREENSPACE

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6-213

6-199

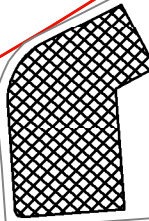
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NORCROSS

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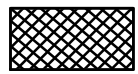
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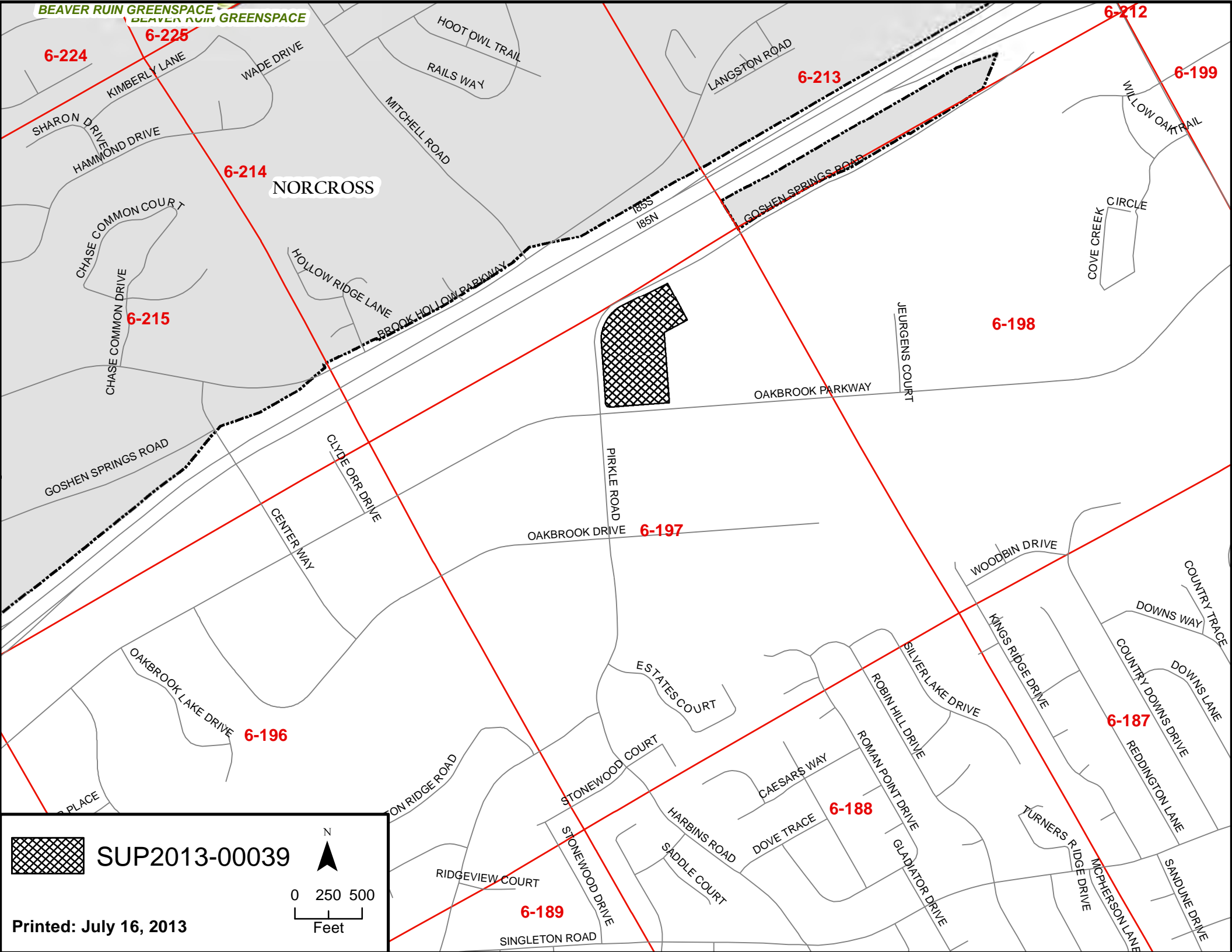


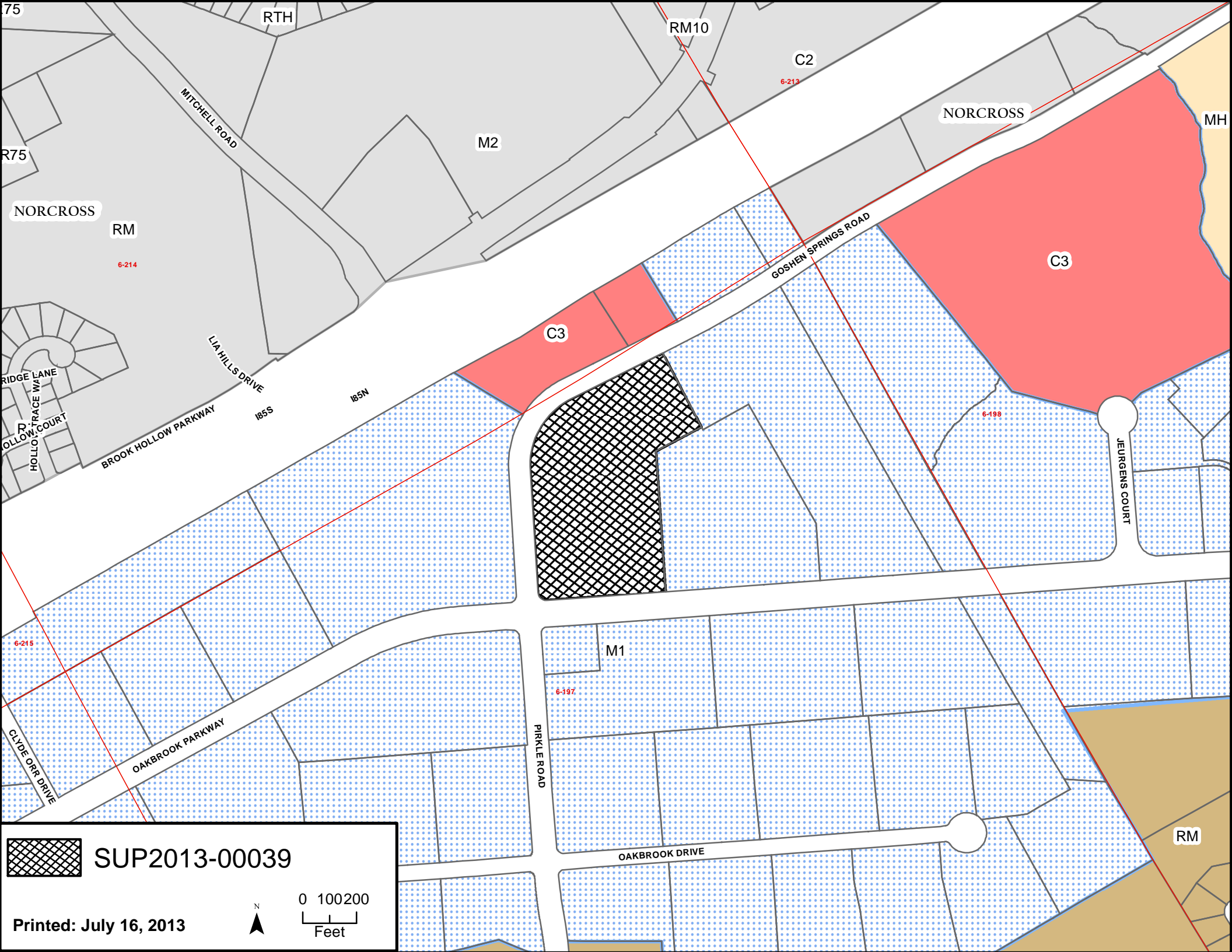
SUP2013-00039

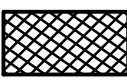


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Feet


Printed: July 16, 2013

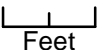




 SUP2013-00039

Printed: July 16, 2013

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**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER :**SUP2013-00042**
ZONING :M-1
LOCATION :1100 BLOCK OF HURRICANE SHOALS ROAD
:2100 BLOCK OF CEDARS ROAD
MAP NUMBER :R5209 032
ACREAGE :3.47 ACRES
PROPOSED DEVELOPMENT :CHURCH (RENEWAL)
SQUARE FEET :2,867 SQUARE FEET
COMMISSION DISTRICT :(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: THE REDEEMED CHRISTIAN CHURCH OF GOD
CHRIST CENTERED INTERNATIONAL CHAPEL, INC.
760 ALLEN'S LANDING DRIVE
LAWRENCEVILLE, GA 30045

CONTACT: STACEY GALOS PHONE: 678.427.7967

OWNER: CCOP, LLC
1960 SATELLITE BOULEVARD, SUITE 2300
DULUTH, GA 30096

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:

**THE REDEEMED CHRISTIAN CHURCH OF GOD
CHRIST CENTERED INTERNATIONAL CHAPEL, INC.**

**760 Allen's Landing Drive
Lawrenceville, Georgia 30045**

July 30, 2013

Gwinnett County Department of Planning and Development
Planning Division
One Justice Square
446 West Crogan Street
Lawrenceville, Georgia 30046

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AUG 01 2013

Planning & Development

SUP '13 04 2

RE: Letter of Intent
to Special Use Permit Application
for The Redeemed Christian Church of God – Christ Centered International
Chapel, Inc. at 1130 Hurricane Shoals Road, Suite 1600, Lawrenceville,
Georgia 30043

Dear Planning Department:

The subject property consists of a 3.47 acre tract located at 1130 Hurricane Shoals Road, Lawrenceville, Georgia, 30046. The subject property consists of one parcel (5th District, Land Lot 209, Parcel ID 032) zoned M-1 and is fully developed with one one-story office building totaling 45,500 square feet.


Applicant was granted a two-year Special Use Permit on November 2, 2011, for a church for Suite 1600, totaling 2,867 square feet, within the existing office building.

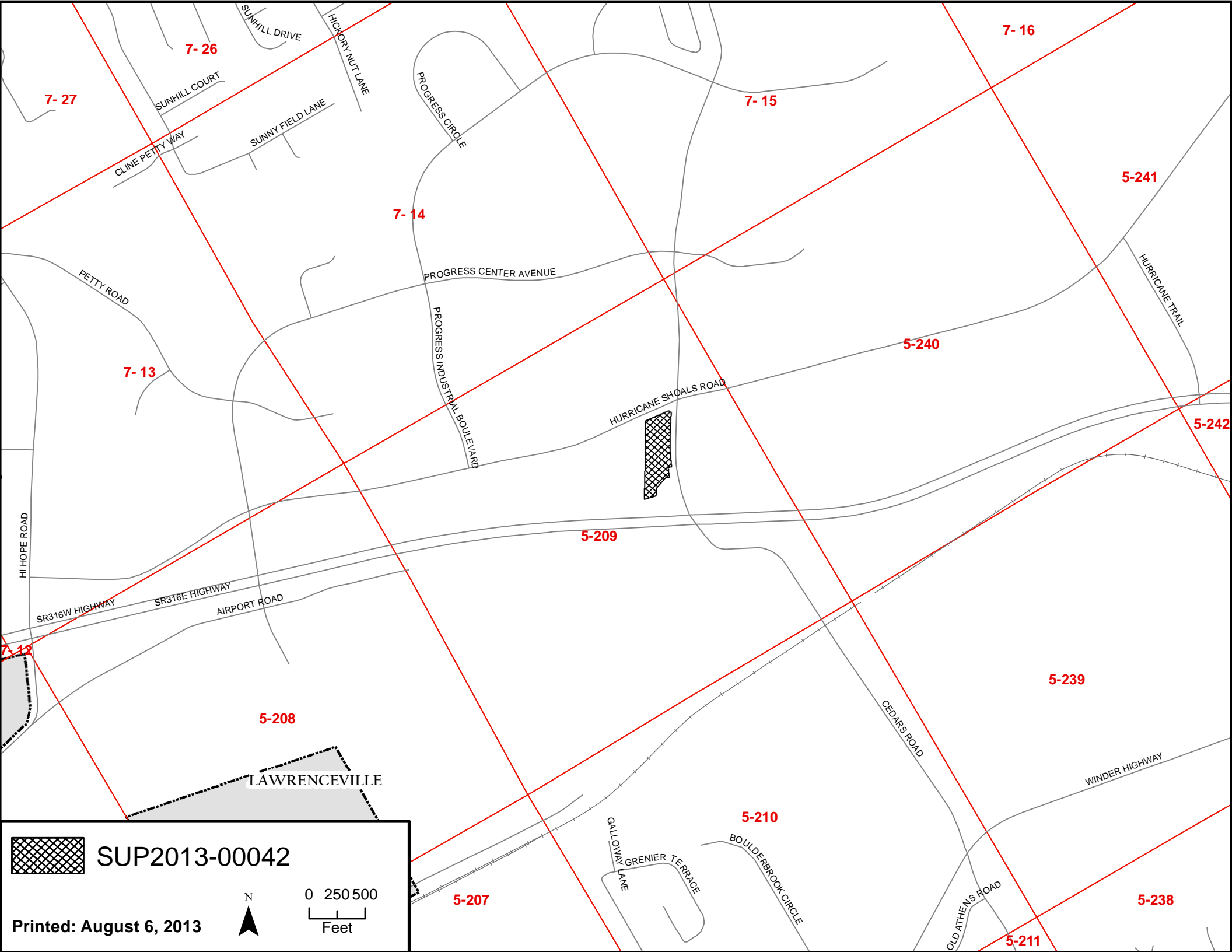
It is the applicant's desire to again obtain a Special Use Permit for a church at this same location. Applicant also desires that the term of the Special Use Permit runs for the duration of the applicant's lease period at this location and for any subsequent lease renewal periods at this location.

It is the applicant's continued desire to use the suite as a church office and worship center. The main hours of operation are Sundays between the hours of 9am and 1pm and Tuesdays between the hours of 7pm and 9pm. While the suite's occupancy load per the Gwinnett County Fire Marshal is approximately 80 persons, the current church membership is approximately 50 persons, about one-half of which are of legal driving age.

The applicant appreciates the Planning Department's consideration of this Special Use Permit application and is available to provide any additional information the Planning Department may require.

Respectfully submitted,


Michael Ademiso
for The Redeemed Christian Church of God – Christ Centered International Chapel, Inc.

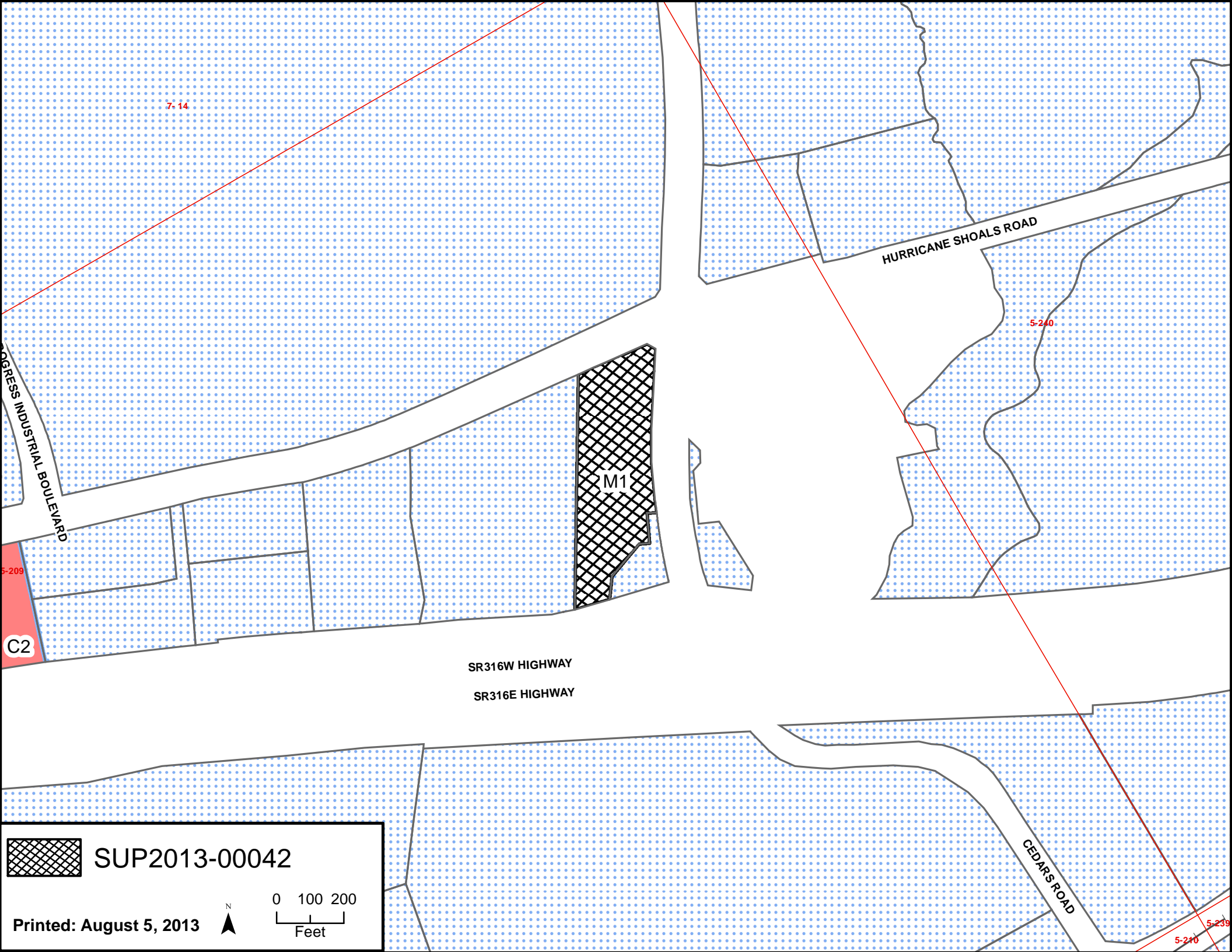


 SUP2013-00042

Printed: August 6, 2013

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0 250 500
Feet



7-14

HURRICANE SHOALS ROAD

5-240

CONGRESS INDUSTRIAL BOULEVARD


M1

5-209

C2

SR316W HIGHWAY

SR316E HIGHWAY

 SUP2013-00042

CEDARS ROAD



0 100 200
Feet

Printed: August 5, 2013

5-239
5-210