

**SPECIAL USE PERMIT APPLICATION**

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

<b>APPLICANT INFORMATION</b>	<b>OWNER INFORMATION</b>
NAME: <u>Trip, Georgia, LLC</u>	NAME: <u>Trip, Georgia, LLC</u>
ADDRESS: <u>535 Grayson Parkway</u>	ADDRESS: <u>535 Grayson Parkway</u>
CITY: <u>Grayson</u>	CITY: <u>Grayson</u>
STATE: <u>GA</u> ZIP: <u>30017</u>	STATE: <u>GA</u> ZIP: <u>30017</u>
PHONE: _____	PHONE: _____
CONTACT PERSON: <u>Bill Cornell</u> PHONE: <u>(770) 338-8000</u> FAX: <u>(770) 338-8030</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).

<b>APPLICANT IS THE:</b>		
<u>      </u> OWNERS AGENT	<u>  X  </u> PROPERTY OWNER	<u>      </u> CONTRACT PURCHASER
PRESENT ZONING DISTRICT (S) <u>      R-100 CSO      </u>		
LAND DISTRICT (S): <u>  5  </u>	LAND LOTS (S): <u>  231  </u>	ACREAGE: <u>  66.14  </u>
ADDRESS OF PROPERTY: <u>  Callie Still Road &amp; New Hope Road  </u>		
SPECIAL USE PERMIT REQUESTED: <u>  Conservation Subdivision Overlay  </u>		

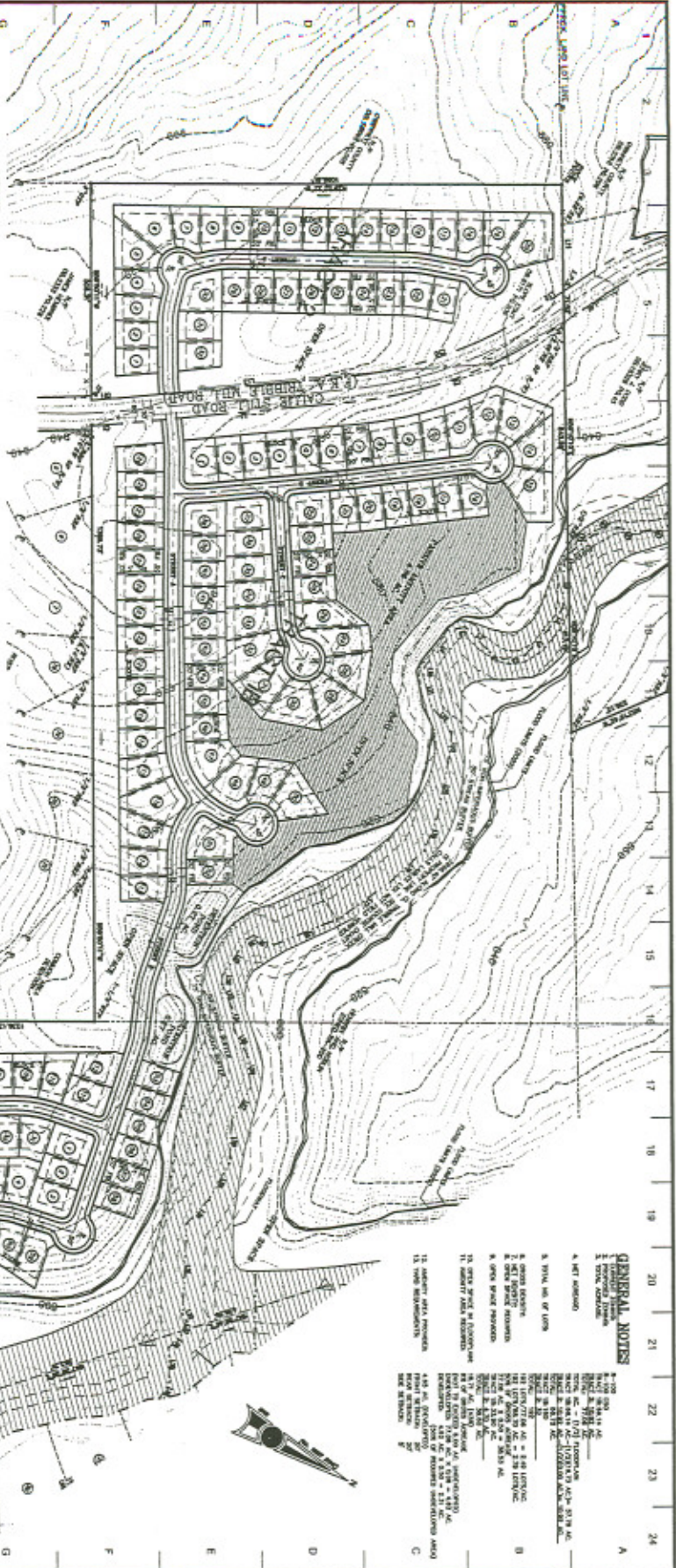
LETTER OF INTENT

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LINE	DESCRIPTION	AREA	PERCENTAGE	REMARKS
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- GENERAL NOTES**
1. SEE SHEET 211-01 FOR OVERALL LAYOUT.
  2. SEE SHEET 211-02 FOR SITE PLAN.
  3. SEE SHEET 211-03 FOR UTILITY PLAN.
  4. SEE SHEET 211-04 FOR EROSION CONTROL PLAN.
  5. SEE SHEET 211-05 FOR TRAFFIC IMPROVEMENT PLAN.
  6. SEE SHEET 211-06 FOR LANDSCAPE PLAN.
  7. SEE SHEET 211-07 FOR LIGHTING PLAN.
  8. SEE SHEET 211-08 FOR SIGNAGE PLAN.
  9. SEE SHEET 211-09 FOR FENCE PLAN.
  10. SEE SHEET 211-10 FOR SECURITY PLAN.
  11. SEE SHEET 211-11 FOR PAVEMENT PLAN.
  12. SEE SHEET 211-12 FOR DRAINAGE PLAN.
  13. SEE SHEET 211-13 FOR UTILITIES PLAN.
  14. SEE SHEET 211-14 FOR EROSION CONTROL PLAN.
  15. SEE SHEET 211-15 FOR TRAFFIC IMPROVEMENT PLAN.
  16. SEE SHEET 211-16 FOR LANDSCAPE PLAN.
  17. SEE SHEET 211-17 FOR LIGHTING PLAN.
  18. SEE SHEET 211-18 FOR SIGNAGE PLAN.
  19. SEE SHEET 211-19 FOR FENCE PLAN.
  20. SEE SHEET 211-20 FOR SECURITY PLAN.
  21. SEE SHEET 211-21 FOR PAVEMENT PLAN.
  22. SEE SHEET 211-22 FOR DRAINAGE PLAN.
  23. SEE SHEET 211-23 FOR UTILITIES PLAN.
  24. SEE SHEET 211-24 FOR EROSION CONTROL PLAN.

1 OF 2	DATE: 08/10/05	CONCEPT & REZONING PLAN	CALLIE STILL ROAD TRACT for TRIP, GEORGIA, LLC	Precision Planning, Inc. planners, engineers, architects & surveyors P.O. Box 2219 400 Pike Boulevard Gainesville, GA 30606-2219 (770) 336-6000 (770) 822-5800 Fax	
	PROJ. NO.: P05-211				
FILE NUMBER:	RELEASE	SHEET	PROJECT	STAMP	STAMP



LETTER OF INTENT

The Applicant seeks a Special Use Permit for a 77.06-acre tract located at New Hope Road and Callie Still Road. The subject property is located in the 5<sup>th</sup> District, Land Lot 231. To develop the subject property as proposed, the Applicant requests a Special Use Permit to utilize the Conservation Subdivision Overlay.

The proposed development will include a total of 192 lots with a resulting gross density of 2.49 units/acre and a net density of 2.79 units/acre. The development is split by Callie Still Road. The tract located to the east of Callie Still Road proposes 160 lots and the tract located to the west of Callie Still Road proposes 32 lots.

The Applicant wishes to notify Gwinnett County that an eminent domain proceeding has been filed with respect to a 151+- acre portion of the subject property which is located between New Hope Road and Callie Still Road, in the lawsuit captioned *Gwinnett County School District v. All that tract or parcel of land lying and being in Lots 230, 231, 250, and 251 of the 5<sup>th</sup> Land District of Gwinnett County, Georgia, containing 151.019 acres, et al.*, Civil Action File No.: 05-A-08791-6 in the Superior Court of Gwinnett County ("the Lawsuit"). The Applicant has raised a legal challenge to the validity of the Gwinnett County School District's attempt to forcibly acquire this portion of the subject property, but if this challenge is unsuccessful, and a portion of the subject property is in fact acquired through the power of eminent domain in the Lawsuit, the Applicant desires to proceed with its request to rezone the remaining portions of the subject property, and will amend this application accordingly at that time.

The applicant recognizes that the proposed use will have an impact on this section of Gwinnett County and has proposed the following mechanisms/controls to mitigate any potential negative impacts of the proposed development on the area.

*Developmental Considerations:*

**1. Environmental Considerations**

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- 1.1. Flood Hazard areas - The developer will comply with all local, state and Federal Guidelines for development in and around any flood hazard areas within the project. Any potential flood hazard areas not presently identified on FEMA Flood Insurance Rate maps will be studied using accepted methods during the design process.
- 1.2. Wetlands - The developer will conform to all federal, state and local regulations governing wetlands during this project. The developer will have all wetland areas delineated by a qualified professional during the design process. Furthermore, all delineated wetland areas will be protected during construction by implementing the best management practices.
- 1.3. Erosion and Sediment Control - The developer will conform to all local and state requirements regarding erosion and sediment control during the design and construction processes. The developer will submit full erosion control plans to Gwinnett County and other appropriate agencies for approval before construction commences. Additionally, the developer will maintain erosion control measures during the course of construction and will comply with the approved plans.
- 1.4. 1.4 Stormwater Management - The developer will meet all local requirements for stormwater detention throughout this project. The developer will submit stormwater runoff analyses and proposed mitigation efforts (e.g., detention ponds) with the construction plans. These plans will be prepared by a registered Professional Engineer for the State of Georgia, who will consult with the developer during all construction phases.

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