

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Armen and Joseph Jewelers</u>	NAME: <u>LUV-LUV, LLC</u>
ADDRESS: <u>3360 Satellite Boulevard</u>	ADDRESS: <u>229 Peachtree Street, NE</u> <u>-2450 International Towers</u>
CITY: <u>Duluth</u>	CITY: <u>Atlanta</u>
STATE: <u>Georgia</u> ZIP: <u>30096</u>	STATE: <u>Georgia</u> ZIP: <u>30303</u>
PHONE: <u>770/623-1800</u>	PHONE: <u>404/588-1001</u>
CONTACT PERSON: <u>Tracey Blasi</u>	PHONE: <u>770/963-6909</u>
APPLICANT'S E-MAIL: <u>tnblasi@bellsouth.net</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)

<input type="checkbox"/> OWNER'S AGENT	APPLICANT IS THE:	<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): _____ REQUESTED ZONING DISTRICT: _____			
LAND DISTRICT(S): <u>7</u> LAND LOT(S): <u>122</u> ACREAGE: <u>1.2475</u>			
ADDRESS OF PROPERTY: <u>6525 Sugarloaf Parkway, Duluth, Georgia 30097</u>			
PROPOSED DEVELOPMENT: <u>Fine jewelry store</u>			

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: <u>1</u>
DWELLING UNIT SIZE (sq. ft.): _____	TOTAL GROSS SQUARE FEET: <u>4,752 s. f.</u>
GROSS DENSITY: _____	DENSITY: <u>3,801.6 s. f. per acre</u>
NET DENSITY: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED.

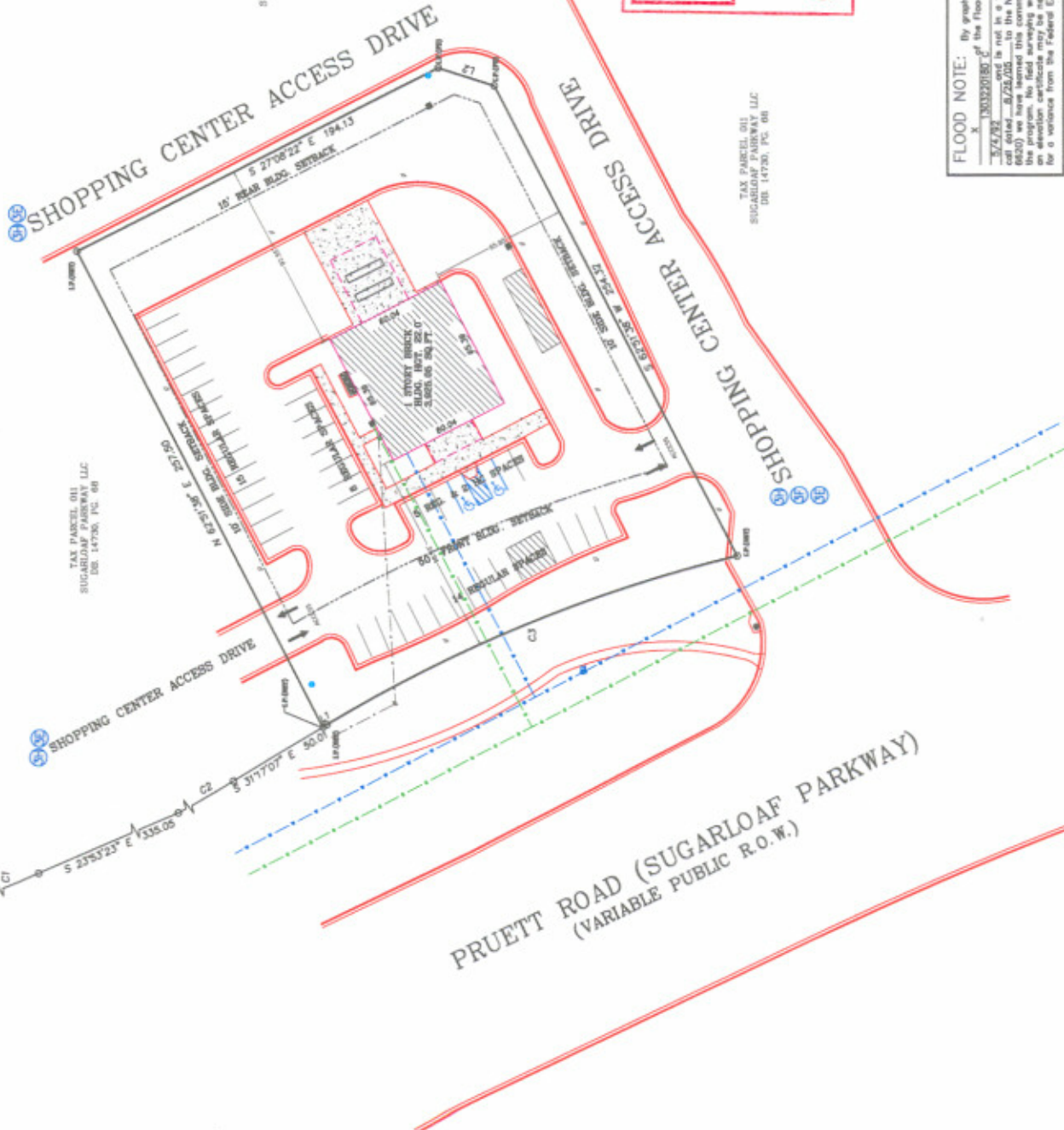
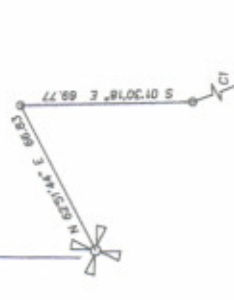
CASE NUMBER CIC 06027



LINE NO.	BEARING	DISTANCE
L1	N 31°47'12" W	2.32
L2	S 17°51'38" W	28.28

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	13°44'19"	426.1500	102.1846	101.9400	S 17°22'27" E
C2	7°23'45"	778.2000	100.4497	100.3900	S 27°35'36" E
C3	17°27'36"	700.0000	213.3144	212.4900	N 22°33'19" W

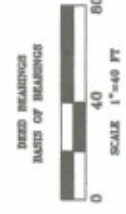
P.O.C.
INTERSECTION OF THE SOUTHWESTLY B.O.W.
OF MEADOW CHURCH ROAD WITH THE EASTWILLY
B.O.W. OF SUGARLOAF PARKWAY IN GWINNETT
COUNTY, GEORGIA



TAX PARCEL 011
SUGARLOAF PARKWAY LLC
DB: 147263, PG: 00

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CIC 06027



FLOOD NOTE: By graphic plotting only, this property is in Zone(A)
X 30320185 of the Flood Insurance Rate Map, Community Panel No.
57479Z, which bears an effective date of 8/26/2005. It is not in a Special Flood Hazard Area. For more information, call 604-638-6200 or visit the National Flood Insurance Program website at www.flood.gov. We have learned this community does currently participate in the program. No field surveying was performed to determine this zone and no elevation information was used to verify this information or apply for a variance from the Federal Emergency Management Agency.

LETTER OF INTENT TO REZONING APPLICATION
OF ARMEN & JOSEPH JEWELERS

June 30, 2006

Gwinnett County Department
of Planning and Development
Planning Division
75 Langley Drive
Lawrenceville, GA 30245

Dear Planning Department:

This letter of intent is being submitted with the rezoning application of Armen & Joseph Jewelers, the owner of 1.25 acres located at 6525 Sugarloaf Parkway in Gwinnett County, Georgia. The subject property consists of one parcel, which is an outparcel of a larger tract of property rezoned to C-2 pursuant to RZ-96-163. The larger tract is currently being used as a Kroger Shopping Center and the subject outparcel was previously being used as a bank.


The Owner/Applicant proposes to convert the existing one-story bank building on the subject property into a fine jewelry store as shown on the site plan filed herewith. The only change that the Owner/Applicant plans to make to the building would be to enclose the existing drive-through section of the building using brick as the exterior architectural treatment. This addition would increase the existing size of the building from 3,936 square feet by 816 square feet to a total of 4,752 square feet, resulting in a net density of 3,801.06 square feet per acre. The number of parking spaces provided for on the site plan totals 44 with 42 regular parking spaces and 2 handicapped parking spaces.

Condition 1.B. of the rezoning resolution for RZ-96-163 provides that "Outparcel development fronting Sugarloaf Parkway shall be limited to restaurants (excluding drive-through restaurants), financial institutions, office-professional and accessory uses." To effectuate the proposed development, the Owner/Applicant requests that the conditions of zoning currently existing on the property be changed to allow the subject property to be used as a fine jewelry store on this particular outparcel.

Armen & Joseph Jewelers is a family owned and operated business, currently located at 3360 Satellite Boulevard in Duluth and is proud to have served Gwinnett for more than 25 years. The property which is the subject of this rezoning request is located on a heavily traveled major roadway that serves large portions of the Gwinnett community. The proposed development is consistent with other uses within the area where it is located. The Owner/Applicant therefore respectfully requests your approval of this rezoning application and is available to meet with you to discuss any questions or concerns that you may have.

Respectfully submitted,

TRACEY MASON BLASI, LLC



By: Tracey Blasi
Attorney for the Owner/Applicant



c: Mr. Joseph A. Gheblikian, President
Armen & Joseph Jewelers

CIC 06027