

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>RONALD Anglin</u>	NAME: <u>Jimmy Stokes</u>
ADDRESS: <u>4764 Feathercreek Ct</u>	ADDRESS: <u>4420 Anderson Livsey LAM</u>
CITY: <u>Stone Mountain</u>	CITY: <u>Snellville</u>
STATE: <u>Georgia</u> ZIP: <u>30087</u>	STATE: <u>Georgia</u> ZIP: <u>30039</u>
PHONE: <u>678-410-9195</u>	PHONE: <u>770-654-1283</u> ⁴⁰⁴⁻⁸⁸⁶⁻⁷⁹⁶³ Agent #
CONTACT PERSON: <u>RONALD Anglin</u> PHONE: <u>678-410-9195</u>	
APPLICANT'S E-MAIL: <u>Anglin123@Comcast.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 type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICTS(S): <u>RA 200</u> REQUESTED ZONING DISTRICT: <u>C-2</u>			
LAND DISTRICT(S): <u>6</u> LAND LOT(S): <u>248.06</u> ACREAGE: <u>2.00 Acres</u>			
ADDRESS OF PROPERTY: <u>State Highway 124 / Castlegate Dr (Corner Lot)</u>			
PROPOSED DEVELOPMENT: <u>Retail Center</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>13,000</u>
GROSS DENSITY: _____	DENSITY: _____
NET DENSITY: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED.

CASE NUMBER RZC 08 053



October 28, 2007

I, Ronald Anglin, would like to develop a small retail center within the unincorporated part of Snellville, Georgia in Gwinnett County. The location is at the corner of State Highway 124 and Castlegate Drive. The retail center will be no more than approximately 13,000 square feet. With plenty of décor, curb appeal, parking and landscaping. The retail center will provide much needed convenience for the more than six hundred (600) homes within its surroundings. The center would also reduce transitional commutes for everyday household items from 3 to 5 miles down to a $\frac{1}{2}$ to $\frac{3}{4}$ of a mile. I believe the retail center will add much value to the residential scope of the neighborhood. The retail centers' will be understated and minimized in scale as a commercial structure in order to reduce the impact of a commercial presence on the residential neighborhood. Landscaping will be maximized to assist in this aspect of the design.

Ronald A. Anglin

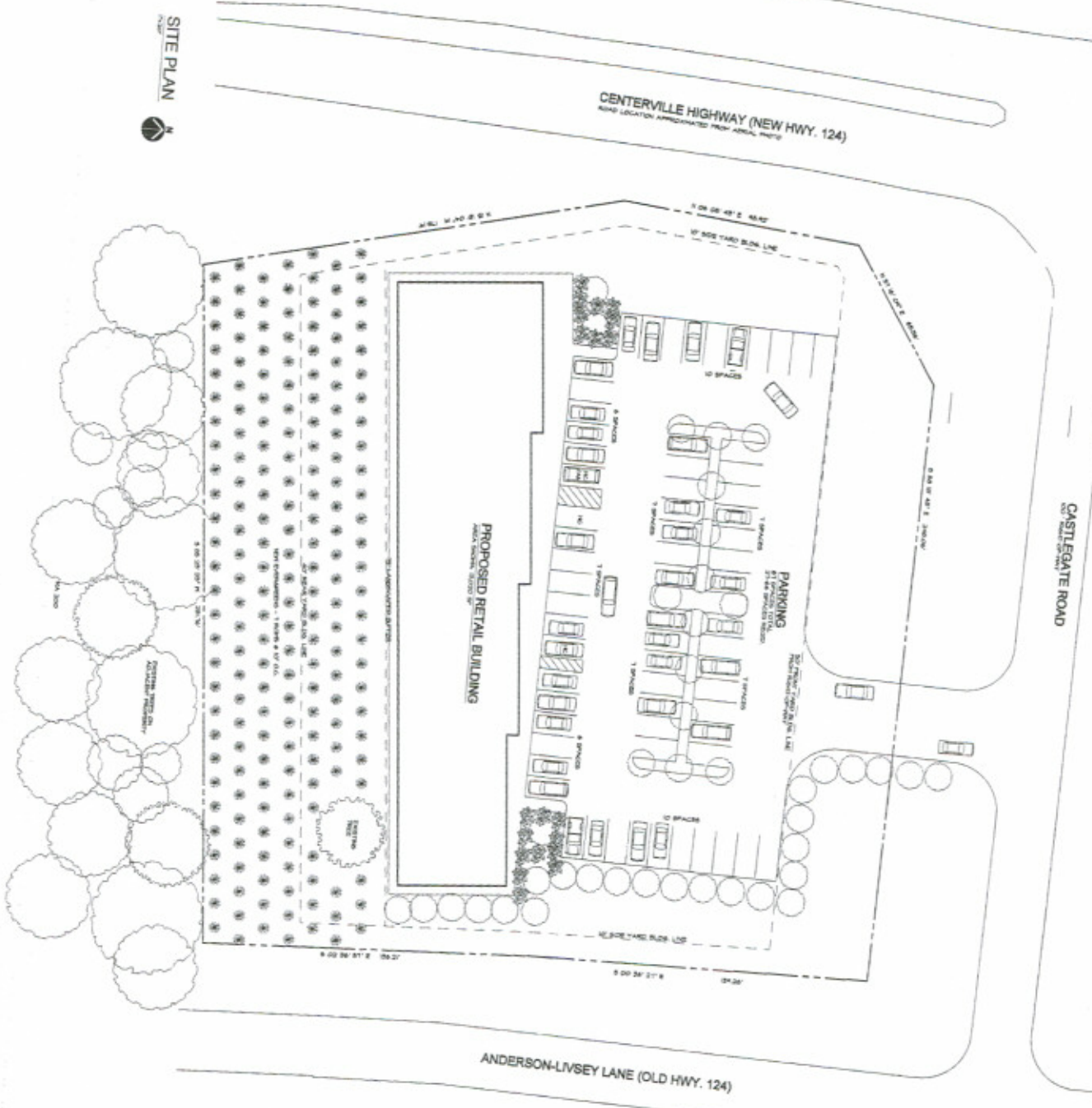
Ronald A. Anglin

C² ZONING Requested

* PLANNING ON
have a Restaurant
as a tenant within
Retail Center

RZC 08 053





SITE PLAN

ANDERSON-LIVSEY LANE (OLD HWY. 124)

CASTLEGATE ROAD

CENTERVILLE HIGHWAY (NEW HWY. 124)
ROAD LOCATION APPROPRIATED FROM AERIAL PHOTO

RECEIVED
OCT 30 2007
GWINNETT PLANNING DIVISION

- NOTES:**
1. THE SITE IS LOCATED WITHIN THE R-100 ZONING DISTRICT.
 2. THE SITE IS LOCATED WITHIN THE R-100 ZONING DISTRICT.
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 11. THE SITE IS LOCATED WITHIN THE R-100 ZONING DISTRICT.
 12. THE SITE IS LOCATED WITHIN THE R-100 ZONING DISTRICT.

RZC 08 0 53

PRELIMINARY SITE PLAN FOR:
RON ANGLIN
LAND LOT 5
GWINNETT PLANNING DIVISION

DATE: 10/26/07
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]