

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Armor Lock and Safe Co., Inc.</u>	NAME: <u>Armor Lock and Safe Co., Inc.</u>
ADDRESS: <u>1960 Satellite Blvd., Suite 4000</u>	ADDRESS: <u>1960 Satellite Blvd., Suite 4000</u>
CITY: <u>Duluth</u>	CITY: <u>Duluth</u>
STATE: <u>Georgia</u> ZIP: <u>30097</u>	STATE: <u>Georgia</u> ZIP: <u>30097</u>
PHONE: <u>(770) 822-0900</u>	PHONE: <u>(770) 822-0900</u>
CONTACT PERSON: <u>Marian C. Adeimy, Esq.</u> PHONE: <u>(770) 822-0900</u>	
CONTACT'S E-MAIL: <u>madeimy@atclawfirm.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): R-100 REQUESTED ZONING DISTRICT: O&I

LAND DISTRICT(S): 7 LAND LOT(S): 117 ACREAGE: 1.5

ADDRESS OF PROPERTY: 2332 Meadow Church Way, Duluth, Georgia

PROPOSED DEVELOPMENT: Office

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>One</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>9,290</u>
Gross Density: _____	Density: <u>Total lot size approx. 65,000 sq. ft.</u>
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RZC '13 0 0 5

RECEIVED BY

AUG 02 2013

Planning & Development

EXHIBIT "C"

LEGAL DESCRIPTION FOR ARMOR LOCK AND SAFE CO., INC.

All that tract or parcel of land lying and being in Land Lot 117 of the 7th Land District, Gwinnett County, Georgia, otherwise known as 2332 Meadow Church Way, Duluth, Georgia, containing 1.5 acres as shown on survey for Henry S. Vanos prepared by Engineering & Construction Services, dated March 7, 1975, revised September 18, 1975, and more particularly described as follows:

To find a place or point of beginning, begin at the point where the original land lot line common to Land Lots 116 and 117 intersects the northwesterly right of way line of Meadow Church and run thence South 18 degrees 11 minutes 01 seconds West 457 feet to an iron pin; run thence South 17 degrees 40 minutes 58 seconds West 287.66 feet to an iron pin, being the place or point beginning; from said point of beginning run thence along the northwesterly right of way line of Meadow Church Road South 17 degrees 40 minutes 56 seconds West 300 feet to an iron pin at the property of Henrietta Singleton; thence along property of Singleton North 29 degrees 28 minutes 05 seconds West 589.71 feet to an axle corner; thence along property of Vanos South 59 degrees 09 minutes 46 seconds East 446.38 feet to an axle corner on the northwesterly right of way line of Meadow Church Road, being the place or point of beginning.

RZC '13 0 0 5

RECEIVED BY

AUG 02 2013

Planning & Development

309560

PT-61 # 067-2007-036256

WINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 355.00

TOM LAWLER CLERK OF
SUPERIOR COURT

File #32728C
Brown & Katz, PC
4320 Suwanee Dam Rd.#1500
Suwanee, GA 30024

FILED & RECORDED
CLERK SUPERIOR COURT
WINNETT COUNTY, GA.
2007 NOV 20 PM 1:47
TOM LAWLER, CLERK

EXECUTORS DEED

STATE OF GEORGIA
COUNTY OF WINNETT

THIS INDENTURE, made the 16th day of November, 2007, between Edith Harper Pinson, individually and as Executor of the Last Will and Testament of Edward J. Pinson, late of the County of Gwinnett and State of Georgia, deceased, as party or parties of the first part, hereinafter called Grantor, and ARMOR LOCK & SAFE CO., INC., as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, acting under and by virtue of the power and authority contained in the said Will, the same having been duly probated and recorded in the Probate Court of Forsyth County, Georgia, for and in consideration of the sum of Ten dollars (\$10.00) and other valuable consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 117 of the 7th Land District, Gwinnett County, Georgia, containing 1.5 acres as shown on survey for Henry S. Vanos prepared by Engineering & Construction Services, dated March 7, 1975, revised September 18, 1975 and more particularly described as follows:

To find the place or point of beginning, begin at the point where the original land lot line common to Land Lots 116 and 117 intersects the northwesterly right of way line of Meadow Church and run thence South 18 degrees 11 minutes 01 seconds West 457 feet to an iron pin; run thence South 17 degrees 40 minutes 58 seconds West 287.66 feet to an iron pin, being the place or point of beginning; from said point of beginning run thence along the northwesterly right of way line of Meadow Church Road South 17 degrees 40 minutes 56 seconds West 300 feet to an Iron pin at property of Henrietta Singleton; thence along property of Singleton North 29 degrees 28 minutes 05 seconds West 589.71 feet to an axle corner; thence along property of Vanos South 59 degrees 09 minutes 46 seconds East 446.38 feet to an axle corner on the northwesterly right of way line of Meadow Church Road, being the place or point of beginning.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the said Grantee forever, in fee simple, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

IN WITNESS WHEREOF, Grantor herein has hereunto set hand and seal, the day and year first above written.

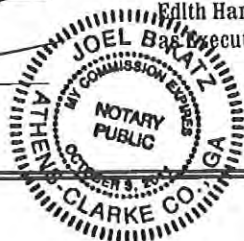
Signed, sealed and delivered
in the presence of:

William H. Katz
Witness

Edith Harper Pinson (SEAL)
Edith Harper Pinson, Individually and

Executor as aforesaid

Notary Public



0158190

RZC '13 0 0 5

RECEIVED BY

AUG 02 2013

Planning & Development

LEGEND

1/4"	1/4" = 100'
1/8"	1/8" = 50'
1/16"	1/16" = 25'
1/32"	1/32" = 12.5'
1/64"	1/64" = 6.25'
1/128"	1/128" = 3.125'
1/256"	1/256" = 1.5625'
1/512"	1/512" = 0.78125'
1/1024"	1/1024" = 0.390625'
1/2048"	1/2048" = 0.1953125'
1/4096"	1/4096" = 0.09765625'
1/8192"	1/8192" = 0.048828125'
1/16384"	1/16384" = 0.0244140625'
1/32768"	1/32768" = 0.01220703125'
1/65536"	1/65536" = 0.006103515625'
1/131072"	1/131072" = 0.0030517578125'
1/262144"	1/262144" = 0.00152587890625'
1/524288"	1/524288" = 0.000762939453125'
1/1048576"	1/1048576" = 0.0003814697265625'
1/2097152"	1/2097152" = 0.00019073486328125'
1/4194304"	1/4194304" = 0.000095367431640625'
1/8388608"	1/8388608" = 0.0000476837158203125'
1/16777216"	1/16777216" = 0.00002384185791015625'
1/33554432"	1/33554432" = 0.000011920928955078125'
1/67108864"	1/67108864" = 0.0000059604644775390625'
1/134217728"	1/134217728" = 0.00000298023223876953125'
1/268435456"	1/268435456" = 0.000001490116119384765625'
1/536870912"	1/536870912" = 0.0000007450580596923828125'
1/1073741824"	1/1073741824" = 0.00000037252902984619140625'
1/2147483648"	1/2147483648" = 0.000000186264514923095703125'
1/4294967296"	1/4294967296" = 0.0000000931322574615478515625'
1/8589934592"	1/8589934592" = 0.00000004656612873077392578125'
1/17179869184"	1/17179869184" = 0.000000023283064365386962890625'
1/34359738368"	1/34359738368" = 0.0000000116415321826934814453125'
1/68719476736"	1/68719476736" = 0.00000000582076609134674072265625'
1/137438953472"	1/137438953472" = 0.000000002910383045673370361328125'
1/274877906944"	1/274877906944" = 0.0000000014551915228366851806640625'
1/549755813888"	1/549755813888" = 0.00000000072759576141834259033203125'
1/1099511627776"	1/1099511627776" = 0.000000000363797880709171295166015625'
1/2199023255552"	1/2199023255552" = 0.0000000001818989403545856475830078125'
1/4398046511104"	1/4398046511104" = 0.00000000009094947017729282379150390625'
1/8796093022208"	1/8796093022208" = 0.000000000045474735088646411895751953125'
1/17592186044416"	1/17592186044416" = 0.0000000000227373675443232059478759765625'
1/35184372088832"	1/35184372088832" = 0.00000000001136868377216160297393798828125'
1/70368744177664"	1/70368744177664" = 0.000000000005684341886080148696968994140625'
1/140737488355328"	1/140737488355328" = 0.0000000000028421709430400743484844970703125'
1/281474976710656"	1/281474976710656" = 0.00000000000142108547152003717424224853515625'
1/562949953421312"	1/562949953421312" = 0.0000000000007105427357600185871211242678125'
1/1125899906842624"	1/1125899906842624" = 0.00000000000035527136788000929356056213390625'
1/2251799813685248"	1/2251799813685248" = 0.000000000000177635683940004647780281066953125'
1/4503599627370496"	1/4503599627370496" = 0.00000000000008881784197000232388914053329765625'
1/9007199254740992"	1/9007199254740992" = 0.0000000000000444089209850011619445702666478125'
1/18014398509481984"	1/18014398509481984" = 0.0000000000000222044604925005809723853332390625'
1/36028797018963968"	1/36028797018963968" = 0.00000000000001110223024625029048619266661953125'
1/72057594037927936"	1/72057594037927936" = 0.0000000000000055511151231251452430963333078125'
1/144115188075855872"	1/144115188075855872" = 0.000000000000002775557561562572621548166665390625'
1/288230376151711744"	1/288230376151711744" = 0.000000000000001387778780781286310774083326953125'
1/576460752303423488"	1/576460752303423488" = 0.000000000000000693889390390643153887041663326953125'
1/1152921504606846976"	1/1152921504606846976" = 0.000000000000000346944695195321576943520831663326953125'
1/2305843009213693952"	1/2305843009213693952" = 0.00000000000000017347234759766078847176041581663326953125'
1/4611686018427387904"	1/4611686018427387904" = 0.00000000000000008673617379883039423588020790831663326953125'
1/9223372036854775808"	1/9223372036854775808" = 0.0000000000000000433680868994151971179401039541663326953125'
1/18446744073709551616"	1/18446744073709551616" = 0.0000000000000000216840434497075985589700519770831663326953125'
1/36893488147419103232"	1/36893488147419103232" = 0.000000000000000010842021724853799279485025988541663326953125'
1/73786976294838206464"	1/73786976294838206464" = 0.000000000000000005421010862426899639742512994270831663326953125'
1/147573952589676412928"	1/147573952589676412928" = 0.00000000000000000271050543121344981987125649971370831663326953125'
1/295147905179352825856"	1/295147905179352825856" = 0.000000000000000001355252715606724909935283249868541663326953125'
1/5902958103587056517152"	1/5902958103587056517152" = 0.00000000000000000067762635780336245499676162494270831663326953125'
1/11805916207174113034304"	1/11805916207174113034304" = 0.000000000000000000338813178901681227498380812471370831663326953125'
1/23611832414348226068608"	1/23611832414348226068608" = 0.00000000000000000016940658945084061374991904062368541663326953125'
1/47223664828696452137216"	1/47223664828696452137216" = 0.00000000000000000008470329472542030687495952031184270831663326953125'
1/94447329657392904274432"	1/94447329657392904274432" = 0.00000000000000000004235164736271015343747976015921370831663326953125'
1/188894659314785808548864"	1/188894659314785808548864" = 0.0000000000000000000211758236813550767187398800796068541663326953125'
1/377789318629571617097728"	1/377789318629571617097728" = 0.00000000000000000001058791184067753835936994003980326953125'
1/755578637259143234195456"	1/755578637259143234195456" = 0.0000000000000000000052939559203387691796849700199016326953125'
1/1511157274518286468390912"	1/1511157274518286468390912" = 0.000000000000000000002646977960169384589842485009950816326953125'
1/3022314549036572936781824"	1/3022314549036572936781824" = 0.0000000000000000000013234889800846917949212425049750416326953125'
1/6044629098073145873563648"	1/6044629098073145873563648" = 0.00000000000000000000066174449004234589746122125248750416326953125'
1/12089258196146291747127296"	1/12089258196146291747127296" = 0.000000000000000000000330872245021172948730611062618750416326953125'
1/24178516392292583494254592"	1/24178516392292583494254592" = 0.0000000000000000000001654361225105864743653055313093750416326953125'
1/48357032784585166988509184"	1/48357032784585166988509184" = 0.0000000000000000000000827180612552932371826527656468750416326953125'
1/96714065569170333977018368"	1/96714065569170333977018368" = 0.00000000000000000000004135903062764661859132638282343750416326953125'
1/193428131138340667954036736"	1/193428131138340667954036736" = 0.000000000000000000000020679515313823309295631916411718750416326953125'
1/386856262276681335908073472"	1/386856262276681335908073472" = 0.000000000000000000000010339757656911654647815958208208750416326953125'
1/773712524553362671816146944"	1/773712524553362671816146944" = 0.00000000000000000000000516987882845582732390797910411718750416326953125'
1/1547425049106725343632293888"	1/1547425049106725343632293888" = 0.000000000000000000000002584939414227911611953989550508208750416326953125'
1/3094850098213450687264587776"	1/3094850098213450687264587776" = 0.00000000000000000000000129246970711145558097977525025411718750416326953125'
1/6189700196426901374529175552"	1/6189700196426901374529175552" = 0.00000000000000000000000064623485355572779048988762512511718750416326953125'
1/12379400392853802749058351104"	1/12379400392853802749058351104" = 0.0000000000000000000000003231174267777863895244944375062511718750416326953125'
1/24758800785707605498116702208"	1/24758800785707605498116702208" = 0.000000000000000000000000161558713388893194762247218750311718750416326953125'
1/49517601571415210996233404416"	1/49517601571415210996233404416" = 0.00000000000000000000000008077935669444659738112360937501562511718750416326953125'
1/99035203142830421992466808832"	1/99035203142830421992466808832" = 0.0000000000000000000000000403896783472232986905618046875007812511718750416326953125'
1/198070406285660843984933617664"	1/198070406285660843984933617664" = 0.00000000000000000000000002019483917361164934528027093750039062511718750416326953125'
1/396140812571321687969867235328"	1/396140812571321687969867235328" = 0.0000000000000000000000000100974195868058246726401354687500195312511718750416326953125'
1/792281625142643375939734470656"	1/792281625142643375939734470656" = 0.000000000000000000000000005048709793402912336320067734375000976562511718750416326953125'
1/1584563250285286751879468941312"	1/1584563250285286751879468941312" = 0.000000000000000000000000002524354896701456168160033868750004882812511718750416326953125'
1/3169126500570573503758937882624"	1/3169126500570573503758937882624" = 0.00000000000000000000000000126217744835072808408001693437500024414062511718750416326953125'
1/6338253001141147007517875765248"	1/6338253001141147007517875765248" = 0.0000000000000000000000000006310887241753640420400084671875000122070312511718750416326953125'
1/12676506002282294015035751530496"	1/12676506002282294015035751530496" = 0.000000000000000000000000000315544362087682021020004233868750000610351562511718750416326953125'
1/25353012004564588030071503060992"	1/25353012004564588030071503060992" = 0.00000000000000000000000000015777218104384101051000211693437500003051757812511718750416326953125'
1/50706024009129176060143006121984"	1/50706024009129176060143006121984" = 0.00000000000000000000000000007888609052192050525500105846875000015258789062511718750416326953125'
1/101412048018258352120286012243968"	1/101412048018258352120286012243968" = 0.00000000000000000000000000003944304526096025262750005272343750000076293945312511718750416326953125'
1/202824096036516704240572024487936"	1/202824096036516704240572024487936" = 0.00000000000000000000000000001972152263048012631375000263617187500000381469726562511718750416326953125'
1/405648192073033408481144048975872"	1/405648192073033408481144048975872" = 0.0000000000000000000000000000098607613152400631568750001318089375000019073486976562511718750416326953125'
1/811296384146066816962288097951744"	1/811296384146066816962288097951744" = 0.00000000000000000000000000000493038065762003158437500006590446875000009536743166976562511718750416326953125'
1/1622592768322133633244576195903488"	1/1622592768322133633244576195903488" = 0.000000000000000000000000000002465190328810015921875000032952234375000047683715828976562511718750416326953125'
1/3245185536644267266489153391806976"	1/3245185536644267266489153391806976" = 0.0000000000000000000000000000012325951644050079609375000164761171875000238418574444976562511718750416326953125'
1/6490371073288534532978306783613952"	1/6490371073288534532978306783613952" = 0.000000000000000000000000000000616297582202503980468750000823805893750001192092822224976562511718750416326953125'
1/12980742146577069065956613767227904"	1/12980742146577069065956613767227904" = 0.00000000000000000000000000000030814879110125199023437500004119029111718750005960469726562511718750416326953125'
1/25961484293154138131913227534455808"	1/25961484293154138131913227534455808" = 0.000000000000000000000000000000154074395550625995117187500020595145589375000298023486976562511718750416326953125'
1/51922968586308276263826455068911616"	1/51922968586308276263826455068911616" = 0.000000000000000000000000000000077037197775312997558937500010297572794687500014901169726562511718750416326953125'
1/103845937172616552527	

REZONING 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 REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

See Exhibit "B".

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

See Exhibit "B".

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

See Exhibit "B".

- (D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

See Exhibit "B".

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

See Exhibit "B".

- (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 REZONING:

See Exhibit "B".

RZC '13 0 0 5

RECEIVED BY

AUG 02 2013

Planning & Development

EXHIBIT "B"

APPLICANT'S RESPONSE

- A) WHETHER A PROPOSED REZONING (OR SPECIAL USE PERMIT) WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes. The proposed office and subject property are located adjacent to and across the street from a Verizon corporate office, a CPA office, and a church that are all zoned O&I and/or C1. The nearby Primerica campus is also zoned O&I. A nearby commercial intersection, retail strip and gas station, zoned C2, provide the appropriate transition from commercial to office to residential. The proposed office will complement those uses while maintaining the office-residential transition and character of the area. The proposed buffer will screen and protect the buffer shared with the proposed residential development to the north of the property. The nearby office, church, medical, retail, and townhome developments already provide an appropriate transitional zoning classification and this property serves as a logical stopping point for the surrounding, existing O&I uses.

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

No, this rezoning request proposes a neighborhood-friendly office-use that is entirely compatible with the adjoining and nearby C1, C2, O&I, and residential zoned property and will not adversely affect these properties, nor will the proposed development have an adverse or negative impact on the surrounding properties, as it is consistent with the nearby office uses.

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

No. While it contains an old residence belonging to the former property owner, the subject property does not have any reasonable economic use as small, oddly-shaped parcel zoned R-100 near Highway 120 and Meadow Church Rd., near the Primerica campus, and adjacent to and across from similar uses and properties zoned O&I. Residential redevelopment is not feasible based on the shape and size of the property, leaving the property with no economically feasible use as currently zoned.

- D) WHETHER THE PROPOSED REZONING (OR 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:

No, this property is located in an area with public water and sewer availability, and convenient access to major thoroughfares and state highways. This rezoning will not cause excessive use of existing streets, transportation facilities or utilities and will have no impact whatsoever on the schools.

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

Yes. The proposed office is located near the Primerica campus and nearby properties zoned and developed for office/commercial/ and retail.

- F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER THE APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING (OR SPECIAL USE PERMIT).

Yes. (1) The location of the Property near a commercial intersection and similar office uses; (2) the location of the property near the Primerica campus, zoned O&I; (3) prior Board of Commissioners' actions in extending office uses for nearby property has clearly established the character of this area an appropriate transition from commercial to office to residential; and (4) the size and shape of this property make utilization under the current R-100 zoning classification extremely difficult, if not economically impossible.

1894556_1

RZC '13 0 0 5

RECEIVED BY

AUG 02 2013

Planning & Development

**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.

RECEIVED BY

RZC '13 0 0 5

AUG 0 2 2013

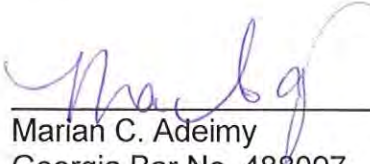
Planning & Development

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

1894563_1

RZC '13 0 0 5

RECEIVED BY

AUG 02 2013

Planning & Development

REZONING 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.



Signature of Applicant

8-2-13

Date

Eric Burke, Vice President, Armor Lock and Safe Co., Inc.

Type or Print Name and Title



Signature of Notary Public

8/2/13

Date



RZC '13 0 0 5

RECEIVED BY
AUG 02 2013
Planning & Development

REZONING 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

8-2-13

Date

Eric Burke, Vice President, Armor Lock and Safe Co., Inc.

Type or Print Name and Title



Signature of Notary Public

8/2/13

Date



RZC '13 0 0-5

RECEIVED BY

AUG 02 2013

Planning & Development

EXHIBIT "1"
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS BY ANDERSEN, TATE & CARR, P.C.

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE CONTRIBUTION WAS MADE
Charlotte Nash, Chairman	\$1,000 \$1,000 \$500	February 22, 2011 November 16, 2011 February 20, 2013
Jace Brooks, District 1 Commissioner	\$500 \$500	March 15, 2012 December 20, 2012
Lynette Howard, District 2 Commissioner	\$1,000 \$1,000	May 25, 2010 October 27, 2011
Tommy Hunter, District 3 Commissioner	\$1,500 \$500	October 1, 2012 December 28, 2012
John Heard, District 4 Commissioner	\$1,000 \$1,000	February 16, 2010 August 25, 2011

RZC '13 0 0 5

RECEIVED BY

AUG 02 2013


Planning & Development

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

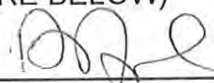
PARCEL I.D. NUMBER: 7 - 117 - 036
(Map Reference Number) District Land Lot Parcel

 _____ 8-2-13
Signature of Applicant Date

Type or Print Name and Title

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

 _____
NAME

TSA II _____
TITLE

8/2/2013 _____
DATE

RECEIVED

AUG 02 2013

7
PROPERTY TAX DIVISION
TAX COMMISSIONER'S OFFICE

RZC '13 0-05

RECEIVED BY

AUG 02 2013

Planning & Development