

**REZONING APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: Sara Silvio	NAME: Angkawijana, LLC
ADDRESS: 646 B Kentucky Street	ADDRESS: 2444 Meadowbrook Parkway
CITY: Scottdale	CITY: Duluth
STATE: Georgia ZIP: 30079	STATE: Georgia ZIP: 30096
PHONE: 404.539.2199	PHONE: _____
CONTACT PERSON: Sara Silvio PHONE: 678.230.5601	
CONTACT'S E-MAIL: ssilvio@constructiveingenuity.com	

**APPLICANT IS THE:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): M-1 REQUESTED ZONING DISTRICT: M-2

LAND DISTRICT(S): 7th LAND LOT(S): 79 ACREAGE: 19.778

ADDRESS OF PROPERTY: 2444 Meadowbrook Parkway Duluth, GA 30096

PROPOSED DEVELOPMENT: Distribution with Cut Shop  
*\* Meat Processing (meat and fish)*

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>1</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>160,000sf</u>
Gross Density: _____	Density: <u>8090sf/ac</u>
Net Density: _____	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

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**L E G A L   D E S C R I P T I O N**

**Angkawijana, LLC**  
**2444 Meadowbrook Pkwy Duluth, GA**

All that tract or parcel of land, lying and being located in Lot 79 of the 7<sup>th</sup> District, Gwinnett County, State of Georgia, Being Lot 1, Block "C", Meadowbrook Business Center, Phase Three, as shown on plat recorded in Plat Book 84, Page 207, Gwinnett County, Georgia Records, as set forth in The Title Commitment Number NCS-588088-DC72 dated January 10, 2013 issued by First American Title Insurance Company, and being more particularly described as follows.

BEGINNING AT 3/8 in. re-bar found WHERE THE LAND LOT LINE COMMON TO LAND LOTS 79 AND 117, 7th DISTRICT, INTERSECTS THE NORTHEASTERLY 100 FT. RIGHT-OF-WAY OF BOGGS ROAD, **THE TRUE POINT OF BEGINNING,**

THENCE North 58 degrees 01 minutes 14 seconds East for a distance of 921.99 feet to a 1/2 in. re-bar found ;

THENCE South 32 degrees 40 minutes 48 seconds East for a distance of 19.33 feet to a 1/2 in. re-bar found with cap ;

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THENCE North 66 degrees 12 minutes 13 seconds East for a distance of 203.65 feet to a 5/8 in. re-bar set ;

THENCE South 13 degrees 14 minutes 14 seconds West for a distance of 277.07 feet to a 5/8 in. re-bar set;

THENCE South 32 degrees 42 minutes 40 seconds East for a distance of 83.96 feet to a 5/8 in. re-bar set;

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THENCE continuing along the North Easterly 100 ft. Right-of-Way of Boggs Road and along a curve to the left having a radius of 868.51 feet and an arc length of 455.38 feet, being subtended by a chord of North 30 degrees 49 minutes 44 seconds West for a distance of 450.18 feet to a 1/2 in. re-bar set at the point of tangency ;

THENCE continuing along the North Easterly 100 ft. Right-of-Way of Boggs Road, North 45 degrees 55 minutes 45 seconds West for a distance of 183.66 feet to a 3/8 in. re-bar found, the **True Point of Beginning.**

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Together with and subject to covenants, easements, and restrictions of record.

Said property contains 19.778 acres.

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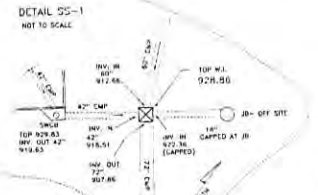
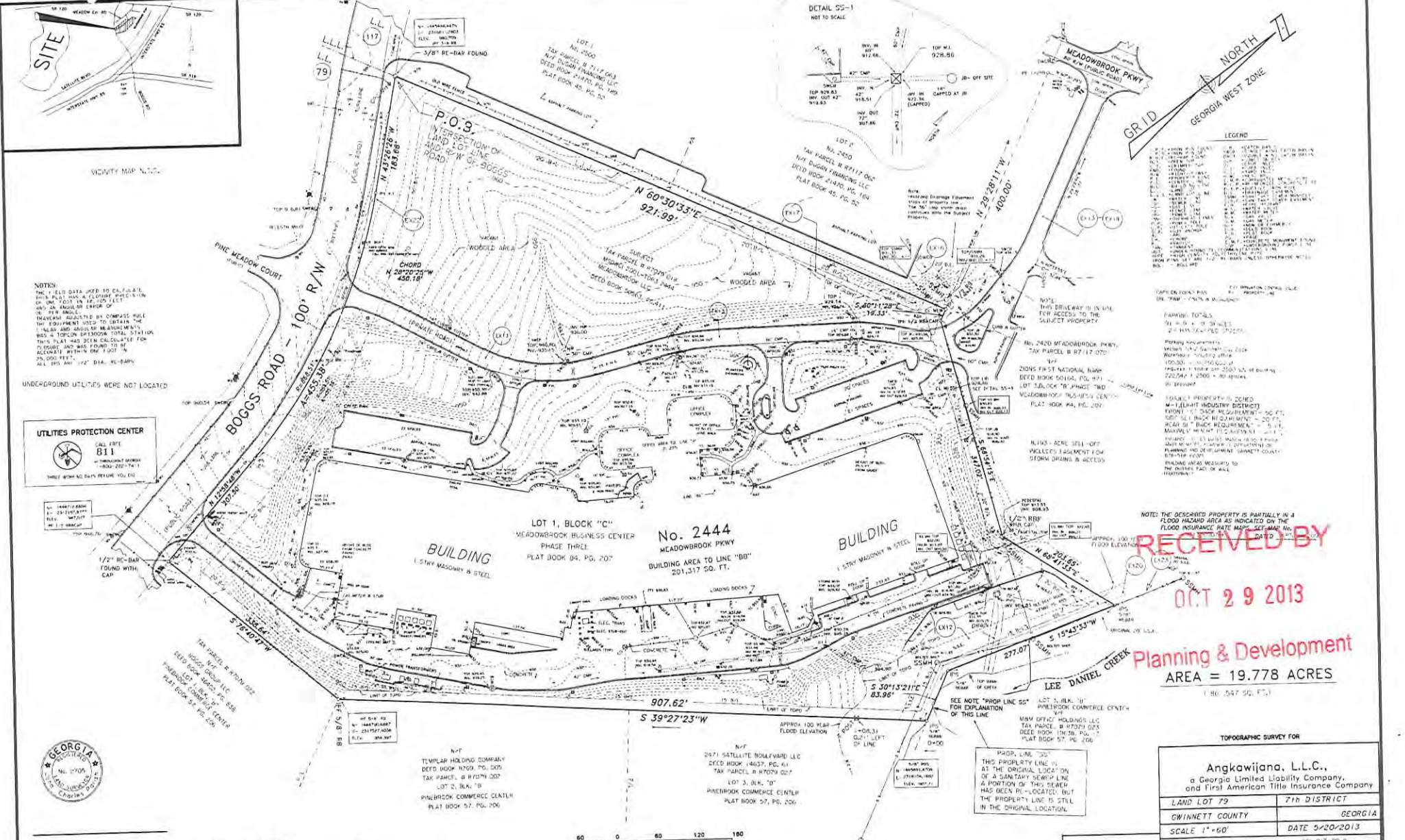
VICINITY MAP N.C.C.

NOTES: THE FIELD DATA USED TO CALCULATE THIS PLAN WAS A COMBINATION OF ONE FOOT IN THE 100' FEET UNIT ANGLE OF ERROR OR IN THE ANGLE MEASUREMENTS... UNDERGROUND UTILITIES WERE NOT LOCATED

UTILITIES PROTECTION CENTER CALL 811... THREE WORK DAYS BEFORE YOU DIG



HOUSTON ENGINEERING, INC. 1424 VETERANS DRIVE SUITE 3... DESIGN ENGINEERS AND SURVEYORS



LEGEND table with columns for symbols and descriptions of various site features like spot elevations, contours, and utility lines.

NOTES: THE DESCRIBED PROPERTY IS PARTIALLY IN A FLOOD HAZARD AREA AS INDICATED ON THE FLOOD INSURANCE RATE MAP... RECEIVED BY OCT 29 2013

RECEIVED BY OCT 29 2013 Planning & Development AREA = 19.778 ACRES (186,547 SQ. FT.)



Table with project information: LAND LOT 79, 7th DISTRICT, GWINNETT COUNTY, GEORGIA, SCALE 1"=60', DATE 9/20/2013.

Angkajiana, L.L.C., a Georgia Limited Liability Company, and First American Title Insurance Company

TOPOGRAPHIC SURVEY FOR

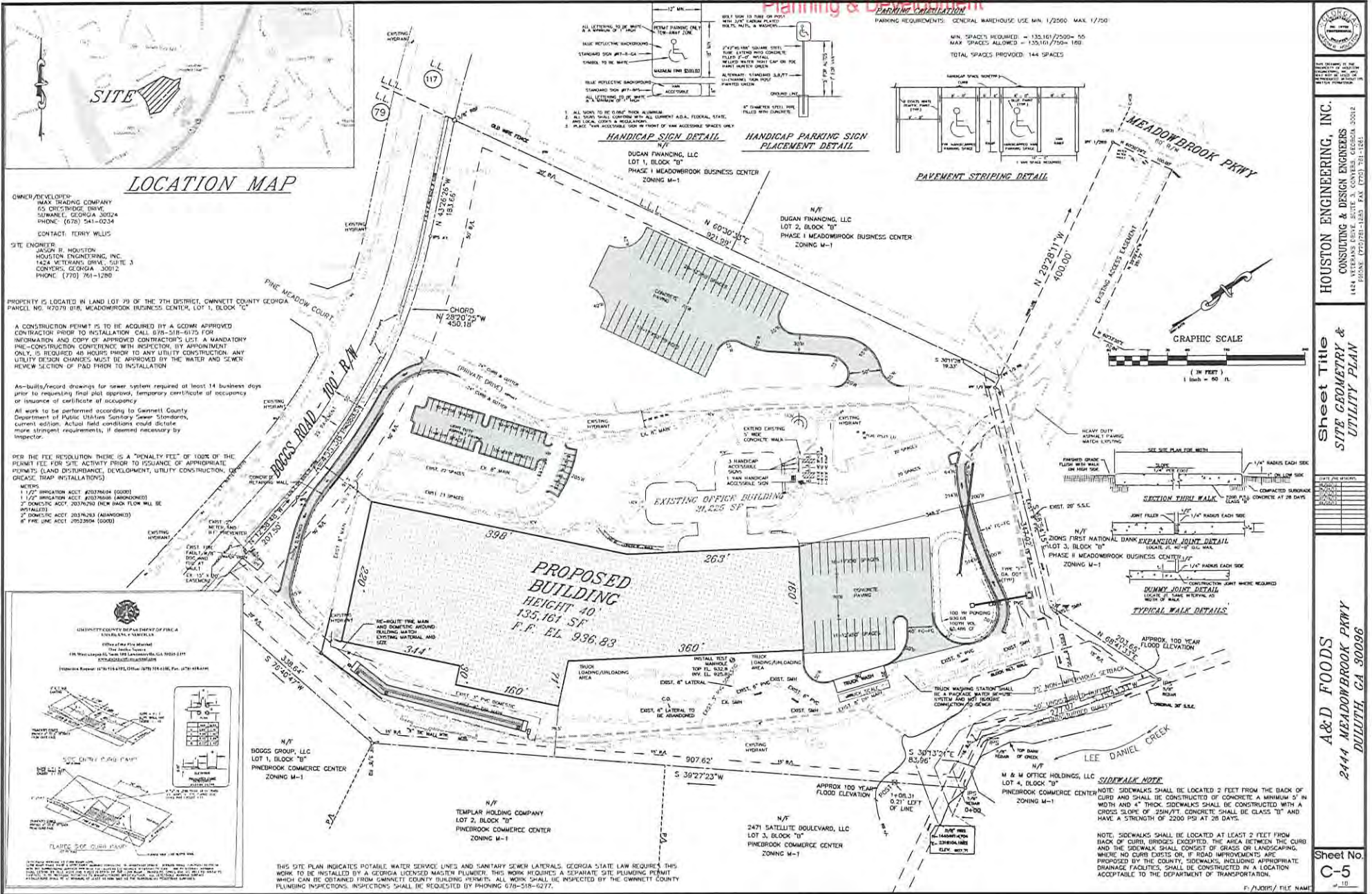
SCHEMATIC EMPLOYMENT JOB NO. 13-0054



OCT 29 2013

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**LOCATION MAP**

OWNER/DEVELOPER:  
MAX TRADING COMPANY  
65 CRESTBROOK DRIVE  
SENIAMORE, GEORGIA 30024  
PHONE: (678) 541-0234  
CONTACT: TERRY WILLIS

SITE ENGINEER:  
HOUSTON ENGINEERING, INC.  
1424 VETERANS DRIVE, SUITE 3  
CONLEY, GEORGIA 30012  
PHONE: (770) 761-1280

PROPERTY IS LOCATED IN LAND LOT 79 OF THE 7TH DISTRICT, GWINNETT COUNTY GEORGIA. PARCEL NO. 47079 019, MEADOWBROOK BUSINESS CENTER, LOT 1, BLOCK "C"

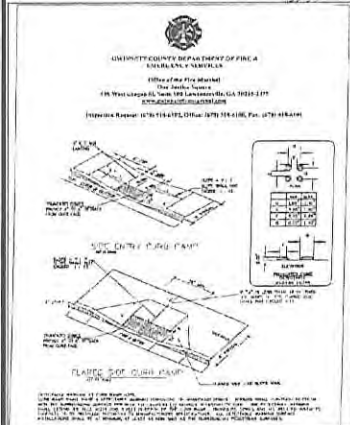
A CONSTRUCTION PERMIT IS TO BE ACQUIRED BY A GCDWR APPROVED CONTRACTOR PRIOR TO INSTALLATION. CALL 678-518-6175 FOR INFORMATION AND COPY OF APPROVED CONTRACTOR'S LIST. A MANDATORY PRE-CONSTRUCTION CONFERENCE WITH INSPECTION, BY APPOINTMENT ONLY, IS REQUIRED 48 HOURS PRIOR TO ANY UTILITY CONSTRUCTION. ANY UTILITY DESIGN CHANGES MUST BE APPROVED BY THE WATER AND SEWER REVIEW SECTION OF PAD PRIOR TO INSTALLATION.

As-built/record drawings for sewer system required at least 14 business days prior to requesting final plat approval, temporary certificate of occupancy or issuance of certificate of occupancy.

All work to be performed according to Gwinnett County Department of Public Utilities Sanitary Sewer Standards, current edition. Actual field conditions could dictate more stringent requirements, if deemed necessary by inspector.

PER THE FEE RESOLUTION THERE IS A "PENALTY FEE" OF 100% OF THE PERMIT FEE FOR SITE ACTIVITY PRIOR TO ISSUANCE OF APPROPRIATE PERMITS (LAND DISTURBANCE, DEVELOPMENT, UTILITY CONSTRUCTION, OR GROUND TRAP INSTALLATIONS).

METERS:  
1 1/2" IRRIGATION ACCT. #03729004 (0000)  
1 1/2" IRRIGATION ACCT. #03729006 (UNAPPROVED)  
2" DOMESTIC ACCT. #03747676 (NEW BACK FLOW WILL BE INSTALLED)  
2" DOMESTIC ACCT. #03747678 (ABANDONED)  
4" FIRE LINE ACCT. #0523004 (0000)



THIS SITE PLAN INDICATES POTABLE WATER SERVICE LINES AND SANITARY SEWER LATERALS. GEORGIA STATE LAW REQUIRES THIS WORK TO BE INSTALLED BY A GEORGIA LICENSED MASTER PLUMBER. THIS WORK REQUIRES A SEPARATE SITE PLUMBING PERMIT WHICH CAN BE OBTAINED FROM GWINNETT COUNTY BUILDING PERMITS. ALL WORK SHALL BE INSPECTED BY THE GWINNETT COUNTY PLUMBING INSPECTIONS. INSPECTIONS SHALL BE REQUESTED BY PHONING 678-518-6277.



**HOUSTON ENGINEERING, INC.**  
CONSULTING & DESIGN ENGINEERS  
1424 VETERANS DRIVE, SUITE 3  
CONLEY, GEORGIA 30012  
PHONE: (770) 761-1280 FAX: (770) 761-1284

Sheet Title  
**SITE GEOMETRY & UTILITY PLAN**

**A&D FOODS**  
2444 MEADOWBROOK PARKWAY  
DULUTH, GA 30096

Sheet No.  
**C-5**  
10



**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:

M-2 is consistent with adjacent and nearby properties which are zoned M-1

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

M-2 zoning should not adversely affect the adjacent properties which are zoned M-1

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

Yes, the current M-1 zoning does have reasonable economic use, however M-2 will allow for additional capacity and growth with the ability to process meat

- (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:

M-2 rezoning will not add any additional burden on infrastructure

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

Yes, M-2 zoning will be consistent with the land use in the area and industrial park

- (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:

None

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Angkawijana, LLC  
65 Crestridge Dr  
Suwanee, GA 30024

## LETTER OF INTENT

Proposed Use: This property, 2444 Meadowbrook Pkwy, Duluth, GA, is currently zoned M-1 and will be used by A&D Foods (tenant) to store and distribute frozen meat and fish. A&D Foods (tenant) intends to build a 5,000 SF "cut shop" within the facility to process meat and fish in small quantities. This process requires a zoning classification of M-2 and thus the reason for the re-zoning application.

Acreage: 19.778 acres

Zoning classification: Requesting M-2 classification

Number of lots: One

Density: after new construction (160,000SF/19.778 acres) 8,090 sf/ac

Parking Spaces: after new construction is 144

Height of Building: 35'

Buffers: NO requested changes

Signed: \_\_\_\_\_

Printed Name: Sengiri Angkawijana

Title: \_\_\_\_\_

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**REZONING APPLICANT'S CERTIFICATION**

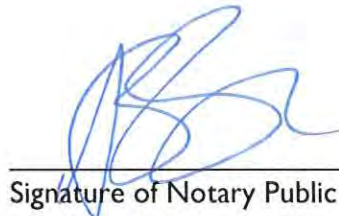
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL 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

10/15/13  
\_\_\_\_\_  
Date

Sara Silvio, President of Constructive Ingenuity, LLC

\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

10.15.13

\_\_\_\_\_  
Date

\_\_\_\_\_  
Notary Seal

ASHLEY SILVIO SANDERS  
NOTARY PUBLIC  
NEWTON COUNTY, GEORGIA  
MY COMMISSION EXPIRES  
MARCH 24, 2017

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**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.



10-22-13

Signature of Property Owner

Date

Sengiri Angkawijan  
Type or Print Name and Title



10-22-13

Signature of Notary Public

Date

Notary Seal

ASHLEY SILVIO SANDERS  
NOTARY PUBLIC  
NEWTON COUNTY, GEORGIA  
MY COMMISSION EXPIRES  
MARCH 24, 2017

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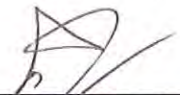
OCT 29 2013


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**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.


10.27.13  
 \_\_\_\_\_  
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE  
OWNER

\_\_\_\_\_  
 SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE  

10-22-13  
 \_\_\_\_\_  
 SIGNATURE OF NOTARY PUBLIC DATE

ASHLEY SILVIO SANDERS  
 NOTARY PUBLIC  
 NEWTON COUNTY, GEORGIA  
 MY COMMISSION EXPIRES  
 MARCH 24, 2018  
 NOTARY SEAL

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES  NO Sengiri Angkawijana  
YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

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**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: Sara Silvio	NAME: Angkawijana, LLC
ADDRESS: 646 B Kentucky Street	ADDRESS: 2444 Meadowbrook Pkwy
CITY: Scottsdale	CITY: Duluth
STATE: GA ZIP: 30079	STATE: GA ZIP: 30096
PHONE: 404.539.2199	PHONE: _____
CONTACT PERSON: Sara Silvio PHONE: 678.230.5601	
CONTACT'S E-MAIL: ssilvio@constructiveingenuity.com	

\*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).

APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: M-1/M-2	BUILDING/LEASED SQUARE FEET: 160,000 sf
LAND DISTRICT(S): 7 <sup>th</sup>	LAND LOT(S): 79 ACREAGE: 19.778
ADDRESS OF PROPERTY: 2444 Meadowbrook Pkwy	
SPECIAL USE REQUESTED: Meat Processing (5,000 sf cut shop within distribution facility)	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

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**L E G A L   D E S C R I P T I O N**

**Angkawijana, LLC**  
**2444 Meadowbrook Pkwy Duluth, GA**

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Together with and subject to covenants, easements, and restrictions of record.

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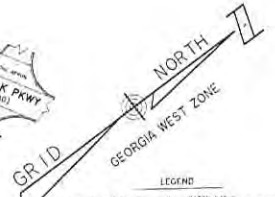
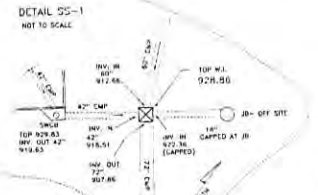
VICINITY MAP N.C.C.

NOTES: THE FIELD DATA USED TO CALCULATE THIS PLAN... UNDERGROUND UTILITIES WERE NOT LOCATED

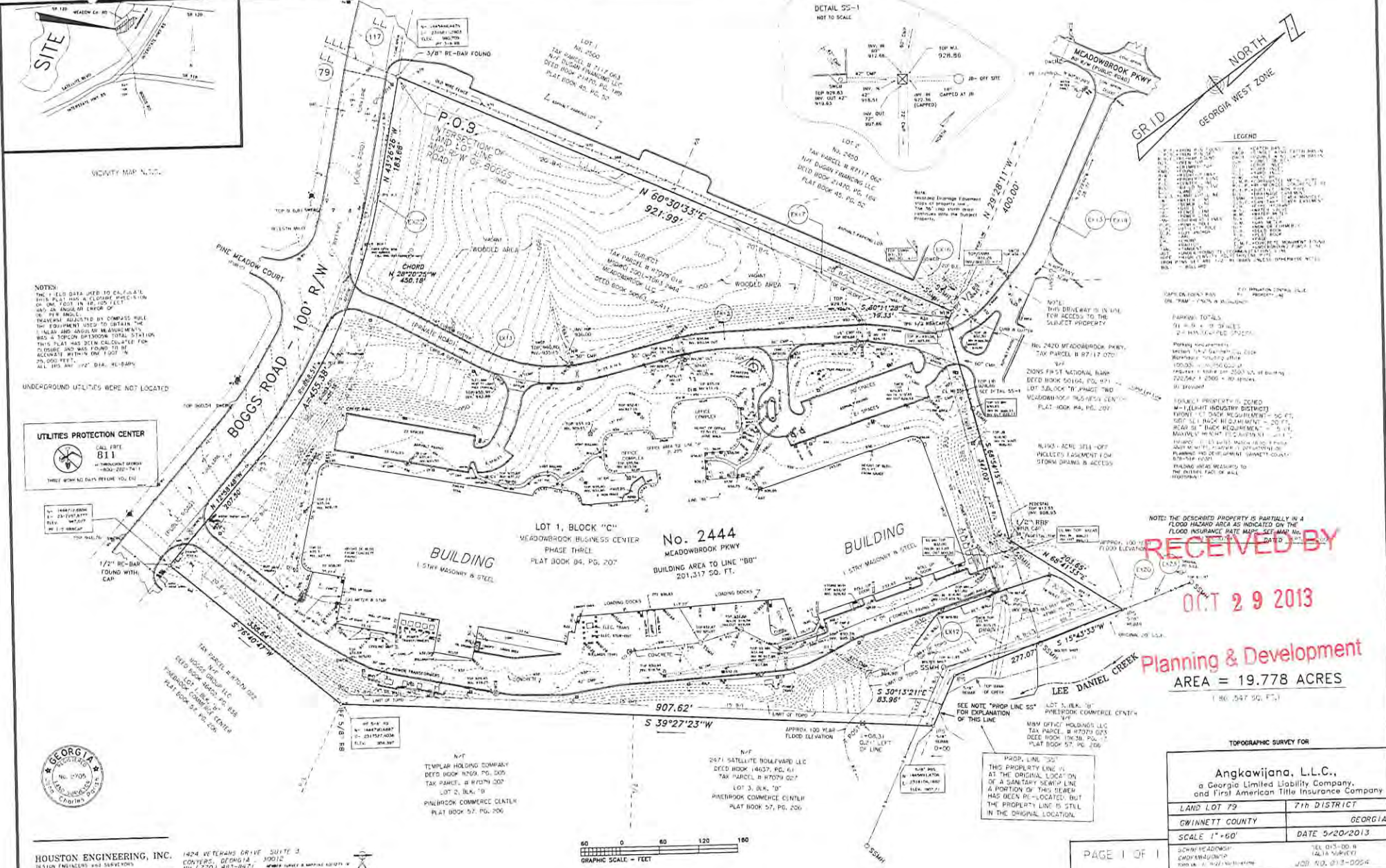
UTILITIES PROTECTION CENTER CALL 811



HOUSTON ENGINEERING, INC. 1424 VETERANS DRIVE SUITE 3



LEGEND table with symbols for various features like buildings, roads, and utilities.



RECEIVED BY OCT 29 2013 Planning & Development AREA = 19.778 ACRES

Angkajiana, L.L.C., a Georgia Limited Liability Company, and First American Title Insurance Company

Table with columns: LAND LOT 79, 7th DISTRICT, GWINNETT COUNTY, GEORGIA

SCALE 1"=60', DATE 9/20/2013







**SPECIAL USE PERMIT APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

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M-2 and this incidental cut shop is consistent with the adjacent and nearby properties (M-1).
  
- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:  
M-2 and the incidental cut shop should not adversely affect the adjacent properties which are zoned M-1.
  
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:  
Yes, the current M-1 zoning does have a reasonable economic use; however, M-2 will allow for additional capacity and growth with the ability to process meat.
  
- (D) WHETHER THE PROPOSED 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:  
M-2 rezoning and this special use will not add any additional burden on the infrastructure.
  
- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:  
Yes, M-2 zoning and this special use is consistent with the land use in the area.
  
- (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 SPECIAL USE PERMIT:  
None.

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Angkawijana, LLC  
65 Crestridge Dr  
Suwanee, GA 30024

## LETTER OF INTENT

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Zoning classification: Requesting M-2 classification

Number of lots: One

Density: after new construction (160,000SF/19.778 acres) 8,090 sf/ac

Parking Spaces: after new construction is 144

Height of Building: 35'

Buffers: NO requested changes

Signed: \_\_\_\_\_

Printed Name: Sengiri Angkawijana

Title: \_\_\_\_\_

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**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

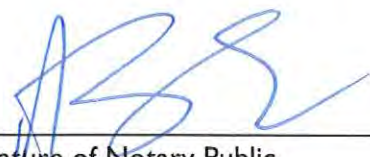
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\_\_\_\_\_  
Signature of Applicant

10/15/13  
\_\_\_\_\_  
Date

Sara Silvio, President, Constructive Ingenuity, LLC

\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

10-15-13  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Notary Seal

ASHLEY SILVIO SANDERS  
NOTARY PUBLIC  
NEWTON COUNTY, GEORGIA  
MY COMMISSION EXPIRES  
MARCH 24, 2017

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**SPECIAL USE PERMIT 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

10-22-13

\_\_\_\_\_  
Date

Sengiri Angkawijana

\_\_\_\_\_  
Type or Print Name and Title



\_\_\_\_\_  
Signature of Notary Public

10.22.13

\_\_\_\_\_  
Date

\_\_\_\_\_  
Notary Seal

ASHLEY SILVIO SANDERS  
NOTARY PUBLIC  
NEWTON COUNTY, GEORGIA  
MY COMMISSION EXPIRES  
MARCH 2014

RECEIVED BY

OCT 29 2013

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