BUFFER REDUCTION APPLICATION TO THE GWINNETT COUNTY BOARD OF COMMISSIONERS FOR A BUFFER REDUCTION OF MORE THAN 50 PERCENT

Please complete this application and submit with all necessary attachments as outlined on the **Buffer Reduction Information Form.** (Please type or print).

APPLICANT INFORMATION	OWNER INFORMATION
NAME: Michael Gregorakos	NAME: Harmony Management Group, LLC
ADDRESS: 1391 Old Virginia CT SE Marietta Georgia	ADDRESS: 4445 Blackbirch Lane Lane Decatur Georgia
ZIP CODE: 30067	ZIP CODE: 30034
PHONE NUMBER: 678-836-7934	PHONE NUMBER: 678-628-0999
EMAIL ADDRESS: mgregorakos@comcast.net	atlregroup@gmail.com

PROPERTY INFORMATION

ADDRESS OF PROPERTY:

STREET ADDRESS: 4884 Stone Mountain Highway

ZONING: C2 LAND DISTRICT: 6 LAND LOT: 57 PARCEL: R6057 048

BUFFER REDUCTION INFORMATION

STATE THE BUFFER REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE FROM WHICH YOU SEEK A REDUCTION:

According to Table 610.1 properties zoned C2 require 75ft. buffer to adjacent land zoned for residential

BUFFER REQUESTED: A reduction from 75 ft. to 20 ft with us providing a 6ft. privacy fence and installing a tree buffer

See attached letter and plans.

Please attach a Letter of Intent explaining what use is proposed and include your justification for this reduction.

RECEIVED BY

FEB 09 2015

Planning & Development

BRD '15 0 0 1

ALL THAT TRACT OR PARCEL OF LAND BEING IN LAND LOT 57 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning At A point marking the intersection of the southeastern right-of-way line of U.S. Highway No. 78 and the southwestern right-of-way of Mankin Drive; Thence along the right of way of Mankin Drive With A Curve Turning To The Left With An Arc Length Of 152.09', With A Radius Of 335.86', With A Chord Bearing Of S 46 DEGREES 13 MINUTES 57 SECONDS E, With A Chord Length Of 150.80', To A Point; Thence S 60 DEGREES 19 MINUTES 37 SECONDS E A Distance Of 95.66 Feet To A Point; Thence leaving said right-of-way S 62 DEGREES 04 MINUTES 08 SECONDS W A Distance Of 250.45 Feet To A Point; Thence N 21 DEGREES 42 MINUTES 53 SECONDS W A Distance Of 234.26 Feet To A Point along the right-of-way of U.S. Highway 78; Thence With A Curve Turning To The Left With An Arc Length Of 79.74', With A Radius Of 1589.32', With A Chord Bearing Of N 61 DEGREES 18 MINUTES 53 SECONDS E, With A Chord Length Of 79.73', To A Point; Thence S 30 DEGREES 16 MINUTES 13 SECONDS E A Distance Of 11.89 Feet To A Point; Thence N 59 DEGREES 43 MINUTES 43 SECONDS E A Distance Of 46.31 Feet To A Point; Which Is The Point Of Beginning.

Having An Area Of 40384.02 Square Feet, 0.927 Acres

RECEIVED BY
FEB 0 9 2015
Planning & Development

BRD '15 0 0 1:

GENERAL NOTES:

1) THE SITE ADDRESS IS 4884 STONE MOUNTAIN PARKWAY.

2) THE SITE IS CURRENTLY A DEVELOPED LOT WITH AN ABANDONED HOUSE LOCATED ON IT.

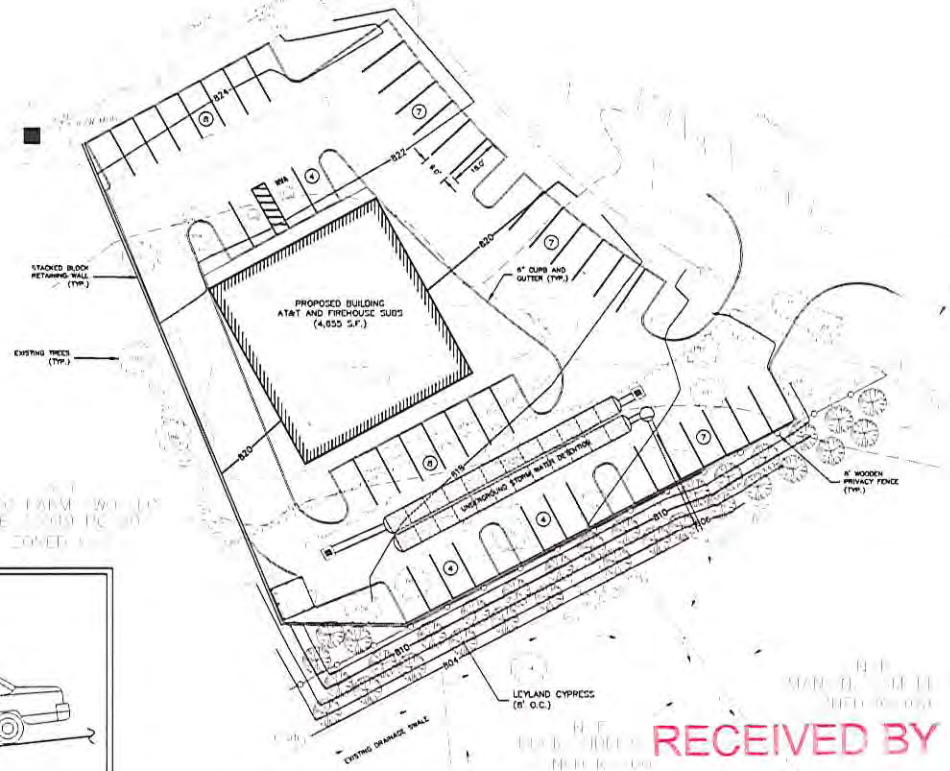
3) THE PROPOSED LAND USE WILL BE A 1-STORY RETAIL BUILDING WITH THE ASSOCIATED PARKING.

4) ACCORDING TO FIRM MAP NUMBER 13135C0135F (DATED SEPTEMBER 29, 2006), THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.

5) CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY LAW AND HAVE ALL UTILITIES MARKED PRIOR TO CONSTRUCTION ACTIVITIES. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.

6) BUILDING FOUNDATION AND LAYOUT SHALL BE COORDINATED USING THE ARCHITECTURAL DRAWINGS.

PROJECT SITE



SETBACK & BUFFER REQUIREMENTS
(ZONING C-2)

FRONT SETBACK = 50'
SIDE SETBACK = 10'
REAR SETBACK = 40'
FRONT LANDSCAPE BUFFER = 10'
SIDE LANDSCAPE BUFFER = 5'
75' UNDISTURBED BUFFER BETWEEN C-2 AND RESIDENTIAL ZONING, REDUCED TO 20' BY VARIANCE

PARKING CALCULATIONS:
1 SPACE PER 75 S.F. (RESTAURANT)
1 SPACE PER 200 S.F. (RETAIL)

3,000 S.F. RESTAURANT = 40 SPACES
1,655 S.F. RETAIL = 8.3 SPACES
49 SPACES MAX. REQUIRED

47 STANDARD SPACES (9'x18') PROVIDED ON-SITE
1 STANDARD HANDICAP SPACES (9'x18') PROVIDED
1 UNIVERSAL HANDICAP SPACE (11'x18') PROVIDED
TOTAL SPACES PROVIDED 49

LOT COVERAGE:

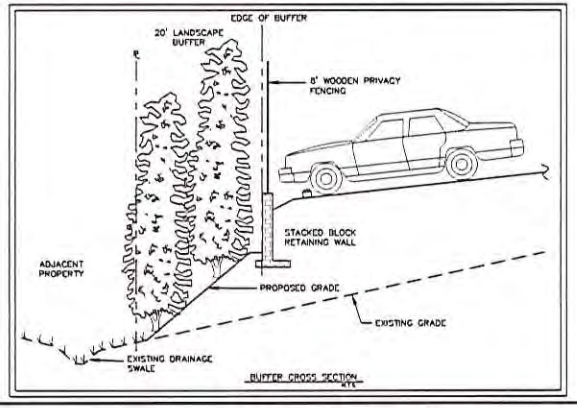
TOTAL LOT ACREAGE = 0.93 AC (40,384 S.F.)
TOTAL IMPERVIOUS AREA = 0.65 AC (70%)
TOTAL LANDSCAPE AREA = 0.28 AC (30%)

BUILDING AREA INFORMATION:

BUILDING FOOT PRINT = 4,655 S.F.

STORMWATER DETENTION NOTE:

ONCE THE SITE IS DEVELOPED THE STORMWATER WILL FLOW INTO AN UNDERGROUND WATER QUALITY AND DETENTION FACILITY. THE FACILITY WILL DISCHARGE FROM THE SITE INTO THE EXISTING DRAINAGE SWALE AT THE REAR OF THE PROPERTY, AS SEE IN THE PLAN VIEW, AT A RATE EQUAL TO OR BELOW THE EXISTING FLOW PER THE COUNTY'S STORMWATER ORDINANCE 800-10.1.



BUFFER CROSS SECTION
N.T.S.

24-HOUR CONTACT
MICHAEL GREGORAKOS
(678) 836-7934

RECEIVED BY
FEB 09 2015
Planning & Development

BRD '15 00 1

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

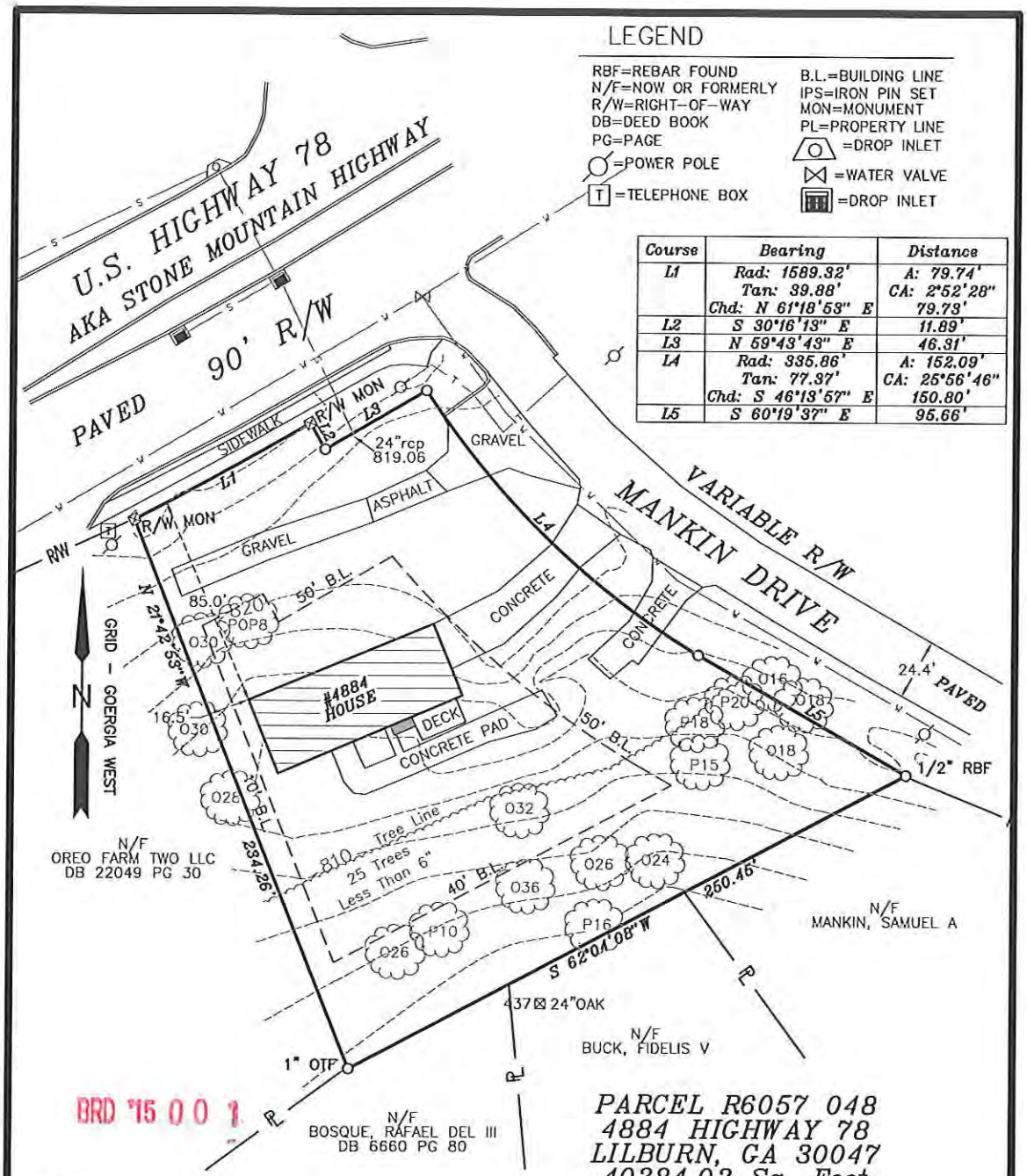
Harper Engineering, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
4145 BLACKBURN LANE, DECATUR, GA 30034
(404) 435-3171 (phone)
(404) 435-3172 (fax)
harper@harperengineering.com

LILBURN PLAZA
(LL 97, DISTRICT 6, GWINNETT CO.)
HARMONY MANAGEMENT GROUP, LLC
4145 BLACKBURN LANE, DECATUR, GA 30034

PROJECT NO	PROJECT DATE		
REV. NO	REVISIONS	DATE	

PRELIMINARY SITE LAYOUT

DRAWING NO
C-1



Course	Bearing	Distance
L1	Rad: 1589.32' Tan: 39.88' Chd: N 61°18'53" E	A: 79.74' CA: 2°52'28" 79.73'
L2	S 30°16'13" E	11.89'
L3	N 59°43'43" E	46.31'
L4	Rad: 335.86' Tan: 77.37' Chd: S 46°13'57" E	A: 152.09' CA: 25°56'46" 150.80'
L5	S 60°19'37" E	95.66'

BRD '15 0 0 1

PARCEL R6057 048
4884 HIGHWAY 78
LILBURN, GA 30047
40384.02 Sq. Feet
0.93 Acres

0 50 100 150

NOTES
1.ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
2. SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF +-0.03 FEET.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.
5. EQUIPMENT USED IN THIS SURVEY WAS A CARLSON SURVEYOR + DATA COLLECTOR AND A TOPCON GPT 3003LW TOTAL STATION.
6. FIELD WORK COMPLETED ON OCTOBER 6, 2014.

Surveyor's Acknowledgment

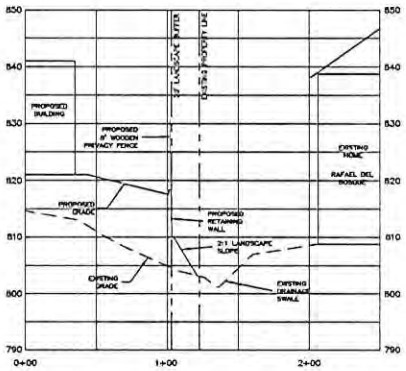
I herby certify that this survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

SURVEY FOR:
HARMONY MANAGEMENT GROUP LLC

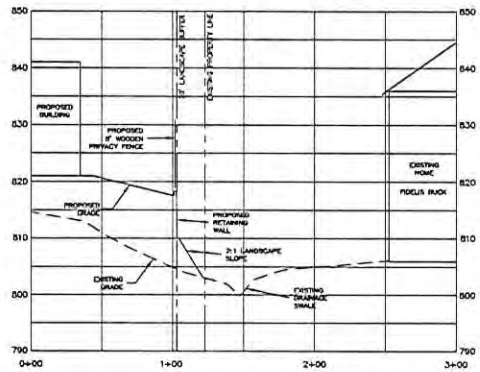
LAND LOT: 57	*DATE 10/07/2014*	GARMON Land Surveying
DISTRICT: 6	*SCALE*	
SECTION:	*1"=50'*	
COUNTY: GWINNETT	*JOB NO. 2014-228*	1920 Railroad Street Statham, Ga 30666 678-776-3544 - tony@garmonlandsurveying.com
		DRAWING NAME: 4884 HWY 78.dwg

GEORGIA REGISTERED No. 3230 PROFESSIONAL LAND SURVEYOR ANTHONY P GARMON

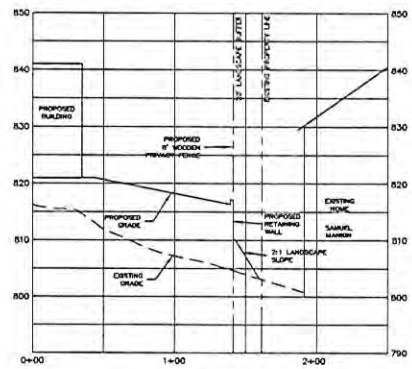
RECEIVED BY
FEB 09 2015
Planning & Development



CROSS SECTION – ROSOLIE PROPERTY
SCALE: 1"=40' HORIZONTAL
1"=10' VERTICAL



CROSS SECTION – RUCK PROPERTY
SCALE: 1"=40' HORIZONTAL
1"=10' VERTICAL



CROSS SECTION – MANGIN PROPERTY
SCALE: 1"=40' HORIZONTAL
1"=10' VERTICAL

RECEIVED BY
FEB 09 2015
Planning & Development

BRD '15 001

Harper Engineering, Inc.

LILBURN PLAZA
(LL 37, DISTRICT 6, GWINNETT CO.)
HARMONY MANAGEMENT GROUP, LLC
4445 BLACKBIRCH LANE, DECATUR, GA 30034

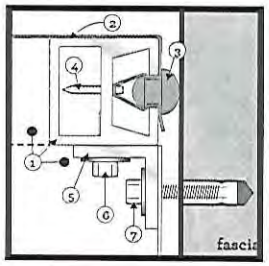
PROJECT NO.
PROJECT DATE
REV. NO.
REVISIONS
DATE

CROSS SECTIONS

DRAWING NO.
C-2

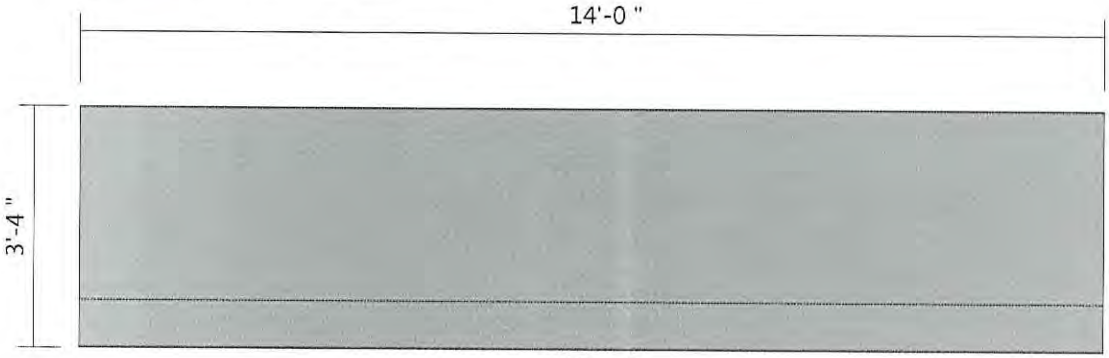
S7 Awning w/ Vinyl (Qty. 5)

Awning substrate to be Cooley Weathertyte #HGC-31129 Orange.

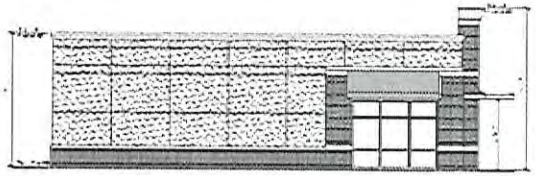


1. 1" x 1" alumnium tube frame
2. awning material
3. beeding
4. staple
5. 3/4" x 3/4" x 1/4" steel angle
6. lag bolt
7. mounting bolt

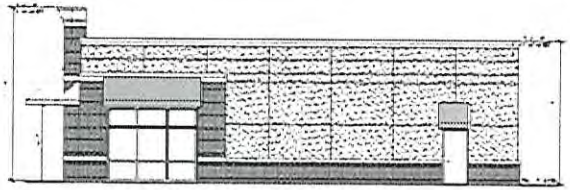
FRONT ELEVATION



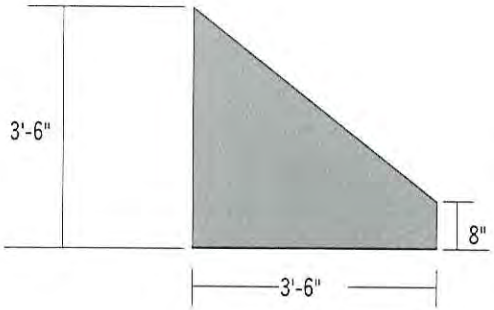
(Qty. 2)

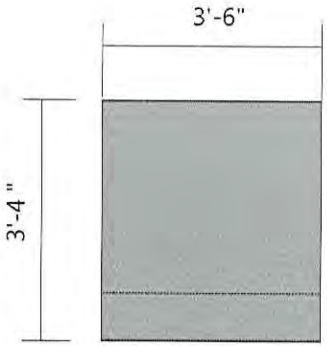


LEFT-SIDE ELEVATION

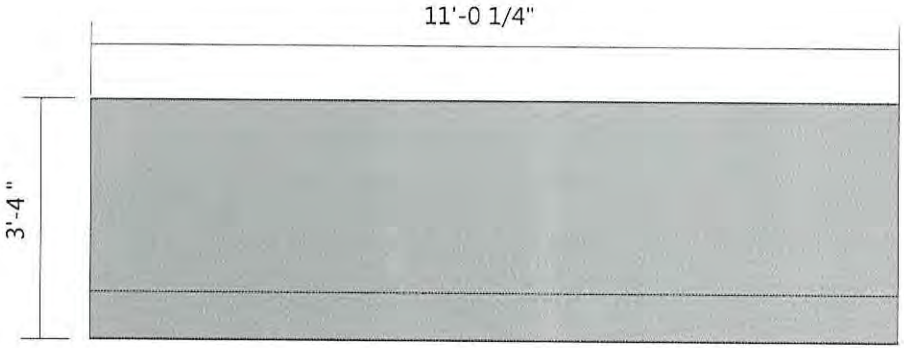


RIGHT-SIDE ELEVATION





(Qty. 1)



(Qty. 2)

priorityсign

Revisions: x x x x	File Location: ArtDept\CorelColors\AT&T	Date: 4-10-12	City/State: Osage Beach, MO	Drawing #	C33482-S7
		Designer: AG PM: TK	Address: Hwy 54-42	Site Name	-

LETTER OF INTENT

We are requesting the undisturbed land buffer be reduced from 75ft. to 25ft. In turn, we will be improving the buffer area by planting 31 Leland Cyprus trees on 8 foot centers staggered. Additionally, we are installing an 8 foot tall cedar fence directly behind the buffer zone on are property. This having the effect of a 12 foot privacy fence due to the grade change by are 4 foot retaining wall . (See Below) The trees have a growth rate of 3 to 4 feet a year which will offer a far superior buffer to the adjacent Homeowners. The Homeowners are in agreement with this proposed buffer improvement. See the following letter from the Homeowners to Jeff West, Planning Manager.

The development is a specialty retail center and we are currently under negotiation's with AT&T and Firehouse Subs for long term lease agreements. These type uses would not be offensive to the Homeowners and probably welcomed.

The building would be constructed of an attractive combination of Dryvit and brick with a 19 foot height.

Additionally, I have permission from Tara Arnold of Advanced Disposal to modify the door mechanism with Neoprene, a synthetic rubber used in scuba diving products, to suppress the sound of contact when the door opens and closes. Also, the dumpster tops are made of a hard plastic which will considerably reduce the noise factor at time of pickup. The lighting plan is being prepared by Walton EMC showing the exact locations. There will be 4 to 5 Metal Halide light fixtures mounted on 30 foot black steel light poles. They will be a cut-off fixture that projects a light down. This type fixture prevents light pollution.

8 Foot Privacy Fence

In closing, we are requesting you to approve this reduction in the undisturbed buffer area. Based on how this plan has been received by the Homeowners, it should be a benefit to all.

Sincerely,

Michael Gregorakos, CCIM
Applicant
1391 Old Virginia Court SE
Marietta Georgia 30067-8461
Direct Dial# 678-836-7934
Email: mgregorakos@comcast.net

RECEIVED BY
FEB 0 9 2015
Planning & Develo

BRD '15 0 0 1

February 4, 2015

Mr. Jeff West
Planning Manager
One Justice Square
446 West Crogan Street
Lawrenceville, GA 30046

Re: Undisturbed buffer reduction

Dear Mr. West:

My property and my mothers are located in the rear, adjacent to 4884 Stone Mountain Hwy., Lilburn, GA 30047. I'm aware that the current owners are submitting to you a plan for approval for a Retail Development Site.

This being said, they made me aware they will be requesting a reduction in the existing undisturbed buffer area to 20 feet from my property line.

I reviewed their most recent site plan titled Lilburn Plaza yesterday and its keeping with all of my and mother's requests. Concerning the landscape buffer , if you made their proposed site plan a condition of granting their approval that would be fine with me and I have no objection should their request be granted.

Sincerely,

Terry DeBosque 02/4/15
Terry Delbosque Dated
2181 Rodao Drive SW
Lilburn, GA 30047

Ethel Buck 02/4/15
Ethel Buck Dated
2182 Rodao Drive SW
Lilburn, GA 30047

RECEIVED BY

FEB 0 9 2015

BRD '15 0 0 1:

Planning & Development

APPLICANT CERTIFICATION

The undersigned below is authorized to make this application by the property owner.

Michael Gregorakos Digitally signed by Michael Gregorakos DN: cn=Michael Gregorakos, o, ou, email=mgregorakos@comcast.net, c=US Date: 2015.01.26 14:58:33 -05'00' 01/26/2015

SIGNATURE OF APPLICANT DATE

Michael Gregorakos

TYPE OR PRINT NAME AND TITLE

1/29/15

NOTARY

NICOLA N KIPP
MY COMMISSION EXPIRES
NOTARY
PUBLIC
03/18/2017
NEWTON COUNTY, GEORGIA

PROPERTY OWNER CERTIFICATION

The undersigned below, or as attached, is the owner of record of the property considered in this application and is aware that this application is made on his or her behalf.

By: Manager 01/26/2015

SIGNATURE OF PROPERTY OWNER DATE

Harmony Management Group, LLC

TYPE OR PRINT NAME AND TITLE

NOTARY

PATRICK D CROOM
NOTARY PUBLIC
Henry County
State of Georgia
My Comm. Expires Dec. 20, 2016

RECEIVED BY
FEB 09 2015
Planning & Development

BRD '15 00 1!