REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: RINGO ABERNATHY	NAME: MARK F. LANDON
ADDRESS: 174 DACULA ROAD	ADDRESS: 884 BETHESDA SCHOOL ROAD
CITY: DACULA	CITY: LAWRENCEVILLE
STATE: GEORGIA ZIP: 30019	STATE: GEORGIA ZIP: 30044
PHONE: 770.962.8456	PHONE: 678.727.6631

CONTACT PERSON: GUY ABERNATHY PHONE: 770.231.9013

CONTACT'S E-MAIL: GUYA@RINGOABERNATHY.COM

APPLICANT IS THE:

☑ OWNER'S AGENT ☐ PROPERTY OWNER ☐ CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R100 REQUESTED ZONING DISTRICT: C-1

LAND DISTRICT(S): 7TH LAND LOT(S) 002 ACREAGE: 0.53 AC.

ADDRESS OF PROPERTY: 884 BETHESDA SCHOOL ROAD

PROPOSED DEVELOPMENT: COMMERCIAL

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units	No. of Buildings/Lots: 2/1
Dwelling Unit Size (Sq. Ft.):	Total Building Sq. Ft. 6,588 SQ. FT.
Gross Density:	Density: 4,482 SQ.FT PER ACRE
Net Density:	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY
JAN 28 2016
Planning & Development

RZC '16 009

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: RINGO ABERNATHY	NAME: SANAA NASSAR
ADDRESS: 174 DACULA ROAD	ADDRESS: 1007 TUMBLEWOOD TRAIL
CITY: DACULA	CITY: LAWRENCEVILLE
STATE: GEORGIA ZIP: 30019	STATE: GEORGIA ZIP: 30044
PHONE: 770.962.8456	PHONE: 404.545.6967

CONTACT PERSON: GUY ABERNATHY PHONE: 770.231.9013

CONTACT'S E-MAIL: GUY@RINGOABERNATHY.COM

APPLICANT IS THE:

☑ OWNER'S AGENT ☐ PROPERTY OWNER ☐ CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): R100 REQUESTED ZONING DISTRICT: C-1

LAND DISTRICT(S): 7TH LAND LOT(S): 002 ACREAGE: 0.42 AC.

ADDRESS OF PROPERTY: 26006 CRUSE ROAD

PROPOSED DEVELOPMENT: COMMERCIAL

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units	No. of Buildings/Lots: 2/1
Dwelling Unit Size (Sq. Ft.):	Total Building Sq. Ft. 6,588 SQ. FT.
Gross Density:	Density: 4,482 SQ. FT. PER ACRE
Net Density:	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: RINGO ABERNATHY	NAME: ASMA ALMONER
ADDRESS: 174 DACULA ROAD	ADDRESS: 2141 SUGAR VALLEY LANE
CITY: DACULA	CITY: LAWRENCEVILLE
STATE: GEORGIA ZIP: 30019	STATE: GEORGIA ZIP: 30043
PHONE: 770.962.8456	PHONE: 404.423.6160

CONTACT PERSON: GUY ABERNATHY PHONE: 770.231.9013

CONTACT'S E-MAIL: GUYA@RINGOABERNATHY.COM

APPLICANT IS THE:

☑ OWNER'S AGENT ☐ PROPERTY OWNER ☐ CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): R100 REQUESTED ZONING DISTRICT: C-1

LAND DISTRICT(S): 7TH LAND LOT(S): 002 ACREAGE: 0.62 AC

ADDRESS OF PROPERTY: 2596 CRUSE ROAD

PROPOSED DEVELOPMENT: COMMERCIAL

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units	No. of Buildings/Lots: 2/1
Dwelling Unit Size (Sq. Ft.):	Total Building Sq. Ft. 6,588 SQ. FT.
Gross Density:	Density: 4,482 SQ. FT/ACRE
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

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 2 OF THE 7TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE EASTERLY 80 FOOT RIGHT OF WAY OF BETHESDA SCHOOL ROAD AND THE SOUTHERLY 80 FOOT RIGHT OF WAY OF CRUSE ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE North 60 degrees 16 minutes 53 seconds East for a distance of 152.40 feet TO A POINT;
THENCE North 59 degrees 50 minutes 27 seconds East for a distance of 45.01 feet TO A POINT;
THENCE North 30 degrees 11 minutes 48 seconds West for a distance of 9.94 feet TO A POINT;
THENCE North 59 degrees 29 minutes 58 seconds East for a distance of 160.00 feet TO A POINT;
THENCE South 30 degrees 11 minutes 48 seconds East for a distance of 160.00 feet TO A POINT;
THENCE South 59 degrees 29 minutes 58 seconds West for a distance of 471.70 feet TO A POINT;
THENCE North 06 degrees 33 minutes 38 seconds East for a distance of 190.99 feet TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

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

Said property contains 1.47 acres.

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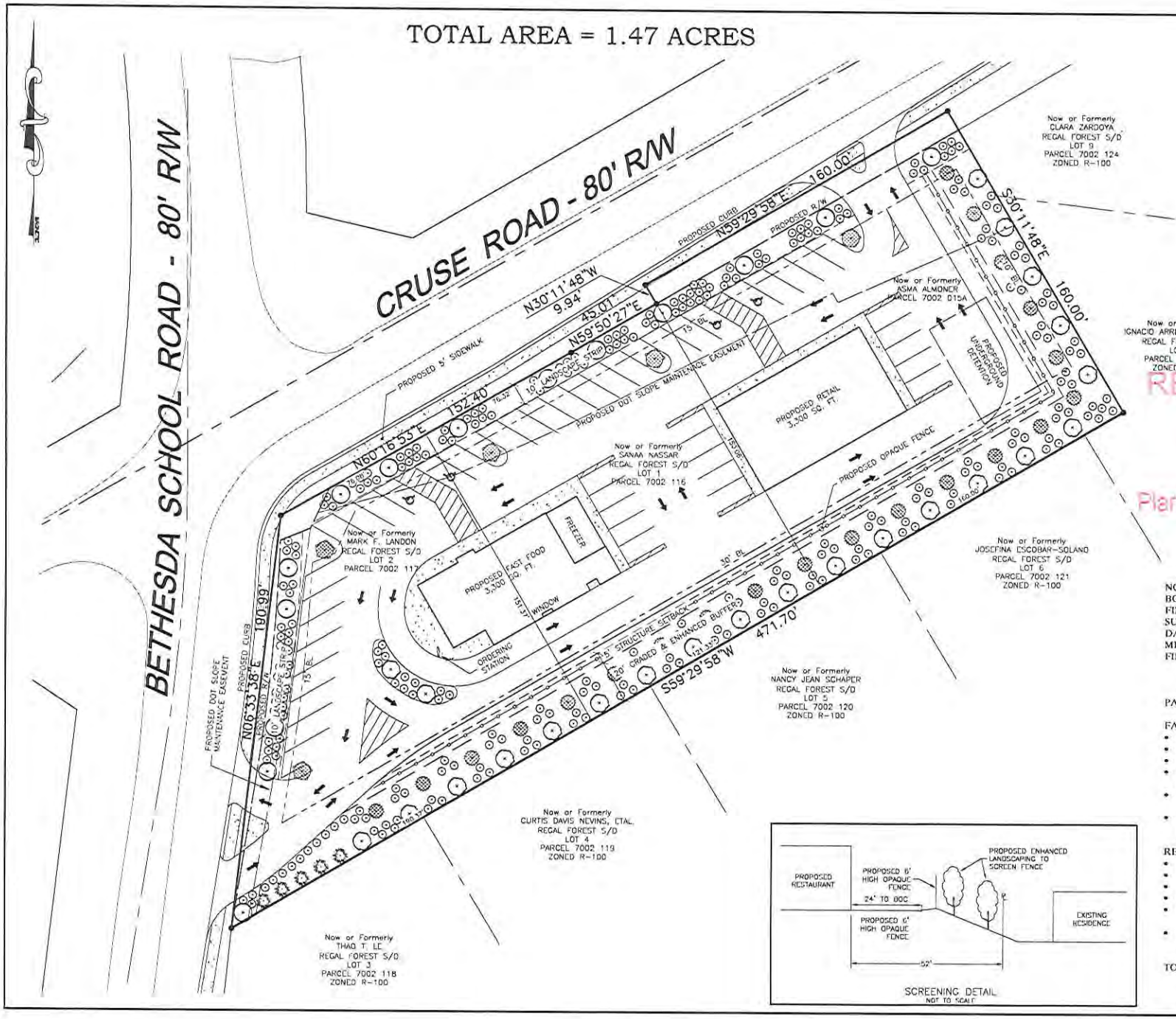
TOTAL AREA = 1.47 ACRES



SCREENING DETAIL
NOT TO SCALE

VICINITY MAP
N.T.S.

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NOTE:
BOUNDARY INFORMATION TAKEN FROM FINAL PLAT FOR REGAL FOREST SUBDIVISION, PREPARED BY S.R. FIELD, DATED MARCH 30, 1983, AND SURVEY FOR MRS. MARIE DAVIS BAILEY, PREPARED BY S.R. FIELDS, DATED APRIL 19, 1983.

PARKING REQUIREMENTS:

FAST FOOD RESTAURANT
- 1SPACE FOR EVERY 150 SQ. FT. MINIMUM
- 1 SPACE FOR EVERY 75 SQ. FT. MAXIMUM
- 3,300 SQ. FT. BUILDING
- REQUIRED MINIMUM PARKING - 22 SPACES
- REQUIRED MAXIMUM PARKING - 44 SPACES
- PARKING PROVIDED - 31 SPACES WHICH INCLUDES 2 HANDICAP PARKING SPACES

RETAIL
- 1 SPACE FOR EVERY 500 SQ. FT. MINIMUM
- 1 SPACE FOR EVERY 200 SQ. FT. MAXIMUM
- 3,300 SQ. FT. BUILDING
- REQUIRED MINIMUM PARKING - 7 SPACES
- REQUIRED MAXIMUM PRAKING - 17 SPACES
- PARKING PROVIDED - 13 SPACES WHICH INCLUDES 2 HANDICAP PARKING SPACES

TOTAL PARKING PROVIDED 44 SPACES

GRAPHIC SCALE 1" = 20'
20 0 20 40 60

GEORGIA No. 16252 PROFESSIONAL S. GUY ABERNATHY
LEVEL II - 0000013091
EXPIRES 07-16-2018

RINGO ABERNATHY & ASSOCIATES
CONSULTANTS SURVEYORS ENGINEERS PLANNERS
174 DADULA ROAD - DADULA, GA. 30019
Phone (770) 962-8456 - Fax (770) 277-3951

COUNTY:	GWINNETT
DISTRICT/SECTION:	7th
LAND LOT(S):	2
DATE:	01/27/16
SCALE:	1" = 20'
JOB NO.:	15072

REZONING PLAN FOR:
SE CORNER OF CRUSE ROAD & BETHESDA SCHOOL ROAD

REVISIONS	NO.	DATE

SHEET 1

REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, 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:

YES - ADJACENT ON CRUSE & HERRINGTON IS COMM.

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

NOT REALLY - EMERGING AREA - PLAN TO INSTALL ENHANCED LANDSCAPE STRIP (BUFFER)

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

NO

(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:

AREA IS GROWING - GWINN DOT HAS CURRENT ROAD PROJECT THAT ADDRESSES GROWTH ISSUES. THIS PROJECT, BY ITSELF, IS NOT AN EXCESSIVE OR BURDENSOME CONTRIBUTOR TO PROBLEMS

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

YES - CORNER OF INTERSECTION

(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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174 DACULA ROAD.
DACULA, GA 30019
(770) 962-8456 FAX (770) 277-3981

RINGO /ABERNATHY & ASSOCIATES

December 31, 2015

Gwinnett County Planning and Development Department
75 Langley Drive
Lawrenceville, GA 30045

Attn: Jeff West

RE: Rezoning Request –
Cruse Rd at Bethesda School Rd Site
Client contact: Muhammad Hillou
Parcel: 7-002-015a, 7-002-116, 7-002-117

To Whom it May Concern;

Our Client, Mr. Hillou, is seeking to rezone the site on the SE corner of the intersection of Cruse Road and Bethesda School Rd, from its current zoning of R-100 to C1. Further, because the intended use is for a fast food restaurant, they also seek a Special Use Permit (SUP)

Property Info:
The tract being rezoned is a combination of three residential lots, all fronting on Cruse Road. Parcel 7-002-117 has frontage on Bethesda School Road, as well. The two lots closest to the corner are a part of the Regal Forest S/D, though they have no frontage onto an internal street. The last lot – Parcel 7-002-015a is an outparcel lot that was never a part of the subdivision.
The total of the three properties is 1.47 acres. The combination tract will be 150-feet deep, by approximately 355 wide on Cruse Rd, and 471 feet across the back (against Regal Forest S/D)
The property slopes from the intersection to the southeast (back left) corner.

Project Info
The clients intend to build a fast food restaurant. And, adjacent to the fast food restaurant, they intend to build a 2-unit retail space.
In preparing the site for this case, we met with planning, and also with Gwinnett Transportation. We discussed that the driveways would need to be right-in / right-out only, and would need to be located as far away from the intersection as possible. We also discussed the need to request a buffer reduction, as the area behind the property is essentially open back yards. Thus, the proposal is to build up a slope and enhance the buffer with landscaping, which would also screen a 6 foot high opaque fence to be installed at top of slope.

Official Request:
The request is to rezone properties from R-100 to C1 with a SUP for a drive-thru window. Further, the applicants would like to request a reduction in the zoning buffer down to a 20-foot enhanced landscape strip and fence.

Reason / Justification for the Requests:
Per the County Zoning Ordinance, this business use may be suited for either C1 with Special Use Permit, or C2. It was our opinion that, even though adjacent commercial corners are C2, the property was probably a little better suited to be C-1 with the SUP given the proximity to neighborhood residential.

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The typical objections to any rezoning seem to be traffic, and schools. These uses will not affect schools. And Cruse Road is slated for some major road improvements. The county will be needing a slope easement on the subject property, and if our plan is to raise the site up, the need for this slope easement is greatly reduced. The county has already taken into account the increases in traffic in the area and is designing appropriate solutions for growth into the future.

The reason for the buffer reduction: A – the property is 150-feet deep. To have best access to the restaurant space, you need parking in the front as near the door as practical. By the time a 65-ft parking lot and 8-foot sidewalk is made available, the space left for a building and a drive thru lane leaves only 25-feet in the rear of the site. In other words, we need at least 125 workable feet to accommodate the working site area.
The balance of the property is the 20-foot enhanced buffer and 5-foot structural setback. For this, as the "buffer" area is flat, and essentially all grass yard, and a wall is going to be necessary to build up the site to road grade, we would suggest softening the affect by sloping and planting the slope, and reducing any walls as much as possible.

To REITERATE by Response Narrative:
a. It is our opinion that the zoning request is a good fit for the area, and the property has no real value in its current zoning.
b. Traffic issues on Cruse Road are being addressed presently by Gwinnett County, and ultimately should not be hindered by this rezoning change.
c. The rezoning is in conformity with the Long Range Plan. It is at an intersection in a commercial corridor, across the street from current C2-SUP zoning.

Thank you for consideration to allow Mr Hillou's clients to rezone their property to C-1 with a SUP and reduce the buffer to accommodate the plan and driveways.

Guy Abernathy
Ringo Abernathy & Associates
(770-231-9013)
-- on behalf of clients of Muhammad Hillou

Mark F Landon – parcel 7-002-117
Sanna Nassar – parcel 7-002-116
Asma Almoner – parcel 7-002-015a

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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 — Date: 30 DEC 2015

GUY ABERNATHY - VICE PRESIDENT
Type or Print Name and Title

Melissa Corley
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires September 7, 2018

Signature of Notary Public — Date: 12/30/15 — Notary Seal

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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.

Asma almoner — 12/29/15

Signature of Property Owner — Date

ASMA ALMONER - PROPERTY OWNER

Type or Print Name and Title

CAROLYN V WEXLER
MY COMMISSION EXPIRES
NOTARY PUBLIC
JUNE 2, 2018
WALTON COUNTY, GEORGIA

12/29/15

Signature of Notary Public — Date — Notary Seal

RECEIVED BY
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RZC '16 009

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.

Mark F. Landon by Rehem Nassar 12/29/15

Signature of Property Owner Date

MARK F. LANDON - PROPERTY OWNER

Type or Print Name and Title

12/29/15

Signature of Notary Public Date Notary Seal

CAROLYN V WEXLER
MY COMMISSION EXPIRES
NOTARY
PUBLIC
JUNE 1, 2018
WALTON COUNTY, GEORGIA

RECEIVED BY

JAN 2 8 2016

Planning & Development

RZC '16 00 9

STATE OF GEORGIA

COUNTY OF GWINNETT

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, **MARK F. LANDON**, of Gwinnett County, Georgia for diverse good causes and considerations I hereunto moving, have made, ordained and appointed, and by these presents do make, ordain and appoint, **REHAM M. NASSAR**, my true and lawful attorney for me and in my name and for my own proper use and benefit, to execute in my name all documents necessary to lease a portion of the following described realty, to-wit:

All that tract or parcel of land lying and being in Land Lot 2 of the 7th District, Gwinnett County, Georgia, being Lot 2, Block C, Regal Forest Subdivision, as per plat recorded in Plat Book 21, Page 148, and last revised in Plat Book 23, Page 125, Gwinnett County Records, which plat is hereby referred to and made a part of this description. Said property being more commonly known as ~~844~~ 884 Bethesda School Road, Lawrenceville, GA. MW

And to have, use and take, all lawful ways and means, in my name, or otherwise, that may be found necessary or proper, including but not limited to the negotiation for and execution of leases or other documents relating to the renting of the above-described property. Also to pursue the collection of debts arising out of the leasing including legal process to oust delinquent tenants and obtain a money judgement. Additionally, I do convey to my attorney in fact the authority to receive rents therefrom and to deposit into accounts of mine and to pay unto any mortgage holder on my behalf any indebtedness on the above-described property. Furthermore, such acts as previously executed by such individual are hereby ratified. To do all the lawful acts and things whatsoever, concerning the premises, as fully in every respect as I might or could do were I personally present at the doing thereof; hereby ratifying and confirming, and, by these presents allowing whatsoever my said attorney shall, in my name, lawfully do or cause to be done. In and about the premises by virtue of these presents.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, this _____ day of May 18, 20 15

mark f landon **(SEAL)**

Mark F. Landon

Signed, sealed, and delivered in the presence of:

Witness

1-24-2016 Notary Public

My Commission Expires:

NOTARY PUBLIC COBB COUNTY GEORGIA ANA ALVAREZ MY COMMISSION EXPIRES JANUARY 24, 2016

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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.

Sanaa Nassar by Reham Nassar 12/29/15
Signature of Property Owner Date

SANAA NASSAR - PROPERTY OWNER
Type or Print Name and Title

CAROLYN V WEXLER
MY COMMISSION EXPIRES
NOTARY PUBLIC
JUNE 2, 2018
WALTON COUNTY, GEORGIA

12/29/15
Signature of Notary Public Date Notary Seal

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Date: December 28, 2015

To Gwinnett County

I, Sanaa Nassar, do authorize my daughter, Reham Nassar, to sign in my place all necessary rezoning documents for the property located at Cruse Rd, Lawrenceville, GA.

Sanaa Nassar — Date: 12-31-15

Public Notary — Date: 12/31/15

Date Expires : April 2, 2016

CARRIE ALISON SEGURA
My Commission Expires
April 2, 2016

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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.

SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
	30 Dec 2015	GUY ABERNATHY - V.P.

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

SIGNATURE OF NOTARY PUBLIC	DATE
Melissa Corley	12/30/15

Melissa Corley
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires September 7, 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 GUY ABERNATHY
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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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.

asma almoner 12/29/15 ASMA ALMONER - PROPERTY OWNER
SIGNATURE OF OWNER DATE TYPE OR PRINT NAME AND TITLE

SIGNATURE OF OWNER'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

12/29/15
SIGNATURE OF NOTARY PUBLIC DATE NOTARY SEAL

CAROLYN V WEXLER NOTARY PUBLIC WALTON COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 2, 2018

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 ASMA ALMONER
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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RZC '16 009

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.

Mark F. Landon by Richard Nassar 12/29/15

SIGNATURE OF OWNER DATE MARK F. LANDON - PROPERTY OWNER
TYPE OR PRINT NAME AND TITLE

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

12/29/15

SIGNATURE OF NOTARY PUBLIC DATE NOTARY SEAL

CAROLYN V. WEXLER
MY COMMISSION EXPIRES
NOTARY PUBLIC
JUNE 2, 2016
WALTON COUNTY, GEORGIA

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 MARK F. LANDON
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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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.

Sanaa Nassar by Nassar Rham 12/29/15 SANAA NASSAR - PROPERTY OWNER

SIGNATURE OF OWNER DATE TYPE OR PRINT NAME AND TITLE

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

12/29/15

SIGNATURE OF NOTARY PUBLIC DATE NOTARY SEAL

CAROLYN V WALLER NOTARY PUBLIC WALTON COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 2, 2018

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 SANAA NASSAR
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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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: (Map Reference Number) 7 - 002 - 015A
District Land Lot Parcel

asma almoner — 12/29/15
Signature of Applicant — Date

ASMA ALMONER - PROPERTY OWNER
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)

Diane Fox — TSA II
NAME — TITLE

12/22/2015
DATE

RECEIVED BY
JAN 28 2016
Planning & Development

RZC '16 009

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: (Map Reference Number) 7 - 002 - 116
District Land Lot Parcel

Sanaa Nassar by Reham Nassar 12/29/15
Signature of Applicant Date

SANAA NASSAR - PROPERTY OWNER
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)

DFno Diane Fox TSA II
NAME TITLE

12/22/2015
DATE

RECEIVED BY
JAN 2 8 2016
Planning & Development

RZC '16 009

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

PARCEL I.D. NUMBER: 7 - 002 - 117
(Map Reference Number) District Land Lot Parcel

Mark F. Landon by Rehum Nassar 12/29/15
Signature of Applicant Date

MARK F. LANDON - PROPERTY OWNER
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)

Diane Fox TSA II
NAME TITLE

12/22/2015
DATE

RECEIVED BY
JAN 2 8 2016
Planning & Development

RZC '16 009

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: RINGO ABERNATHY	NAME: MARK F. LANDON
ADDRESS: 174 DACULA ROAD	ADDRESS: 884 BETHESDA SCHOOL ROAD
CITY: DACULA	CITY: LAWRENCEVILLE
STATE: GEORGIA ZIP: 30043	STATE: GEORGIA ZIP: 30044
PHONE: 770.962.8456	PHONE: 678.727.6631

CONTACT PERSON: GUY ABERNATHY PHONE: 770.231.9013
CONTACT'S E-MAIL: GUYA@RINGOABERNATHY.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:

☑ OWNER'S AGENT ☐ PROPERTY OWNER ☐ CONTRACT PURCHASER

EXISTING/PROPOSED ZONING: R100 C-1 BUILDING/LEASED SQUARE FEET: 2/6,588 SQ.FT.
LAND DISTRICT(S): 7TH LAND LOT(S): 002 ACREAGE: 0.53 AC
ADDRESS OF PROPERTY: 884 BETHESDA SCHOOL ROAD
SPECIAL USE REQUESTED: TO ALLOW FOR A FAST FOOD RESTAURANT WITH A DRIVE THROUGH

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY
JAN 28 2016
Planning & Development

SUP '16 022

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: RINGO ABERNATHY	NAME: SANAA NASSAR
ADDRESS: 174 DACULA ROAD	ADDRESS: 1007 TUMBLEWOOD TRAIL
CITY: DACULA	CITY: LAWRENCEVILLE
STATE: GEORGIA ZIP: 30019	STATE: GEORGIA ZIP: 30044
PHONE: 770.962.8456	PHONE: 404.545.6967

CONTACT PERSON: GUY ABERNATHY PHONE: 770.231.9013
CONTACT'S E-MAIL: GUYA@RINGOABERNATHY.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:

☑ OWNER'S AGENT ☐ PROPERTY OWNER ☐ CONTRACT PURCHASER

EXISTING/PROPOSED ZONING: R100 / C-1 BUILDING/LEASED SQUARE FEET: 2,616,588 SQ. FT.

LAND DISTRICT(S): 7TH LAND LOT(S): 002 ACREAGE: 0.42 AC

ADDRESS OF PROPERTY: 2606 CRUSE ROAD

SPECIAL USE REQUESTED: TO ALLOW FOR A FAST FOOD RESTAURANT WITH A DRIVE THROUGH.

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY
JAN 28 2016
Planning & Development

SUP '16 022

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: RINGO ABERNATHY	NAME: ASMA ALMONER
ADDRESS: 174 DACULA ROAD	ADDRESS: 2141 SUGAR VALLEY LANE
CITY: DACULA	CITY: LAWRENCEVILLE
STATE: GEORGIA ZIP: 30019	STATE: GEORGIA ZIP: 30043
PHONE: 770.962.8456	PHONE: 404.423.6160

CONTACT PERSON: GILLY ABERNATHY PHONE: 770.231.9013

CONTACT'S E-MAIL: GILLYA@RINGOABERNATHY.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:

☑ OWNER'S AGENT ☐ PROPERTY OWNER ☐ CONTRACT PURCHASER

EXISTING/PROPOSED ZONING: R100 C-1 BUILDING/LEASED SQUARE FEET: 2/6,598 SQ.FT.

LAND DISTRICT(S): 7TH LAND LOT(S): 002 ACREAGE: 0.62 AC

ADDRESS OF PROPERTY: 2596 CRUSE ROAD

SPECIAL USE REQUESTED: TO ALLOW FOR A FAST FOOD RESTAURANT WITH A DRIVE THROUGH

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

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 2 OF THE 7TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE EASTERLY 80 FOOT RIGHT OF WAY OF BETHESDA SCHOOL ROAD AND THE SOUTHERLY 80 FOOT RIGHT OF WAY OF CRUSE ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE North 60 degrees 16 minutes 53 seconds East for a distance of 152.40 feet TO A POINT;
THENCE North 59 degrees 50 minutes 27 seconds East for a distance of 45.01 feet TO A POINT;
THENCE North 30 degrees 11 minutes 48 seconds West for a distance of 9.94 feet TO A POINT;
THENCE North 59 degrees 29 minutes 58 seconds East for a distance of 160.00 feet TO A POINT;
THENCE South 30 degrees 11 minutes 48 seconds East for a distance of 160.00 feet TO A POINT;
THENCE South 59 degrees 29 minutes 58 seconds West for a distance of 471.70 feet TO A POINT;
THENCE North 06 degrees 33 minutes 38 seconds East for a distance of 190.99 feet TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

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

Said property contains 1.47 acres.

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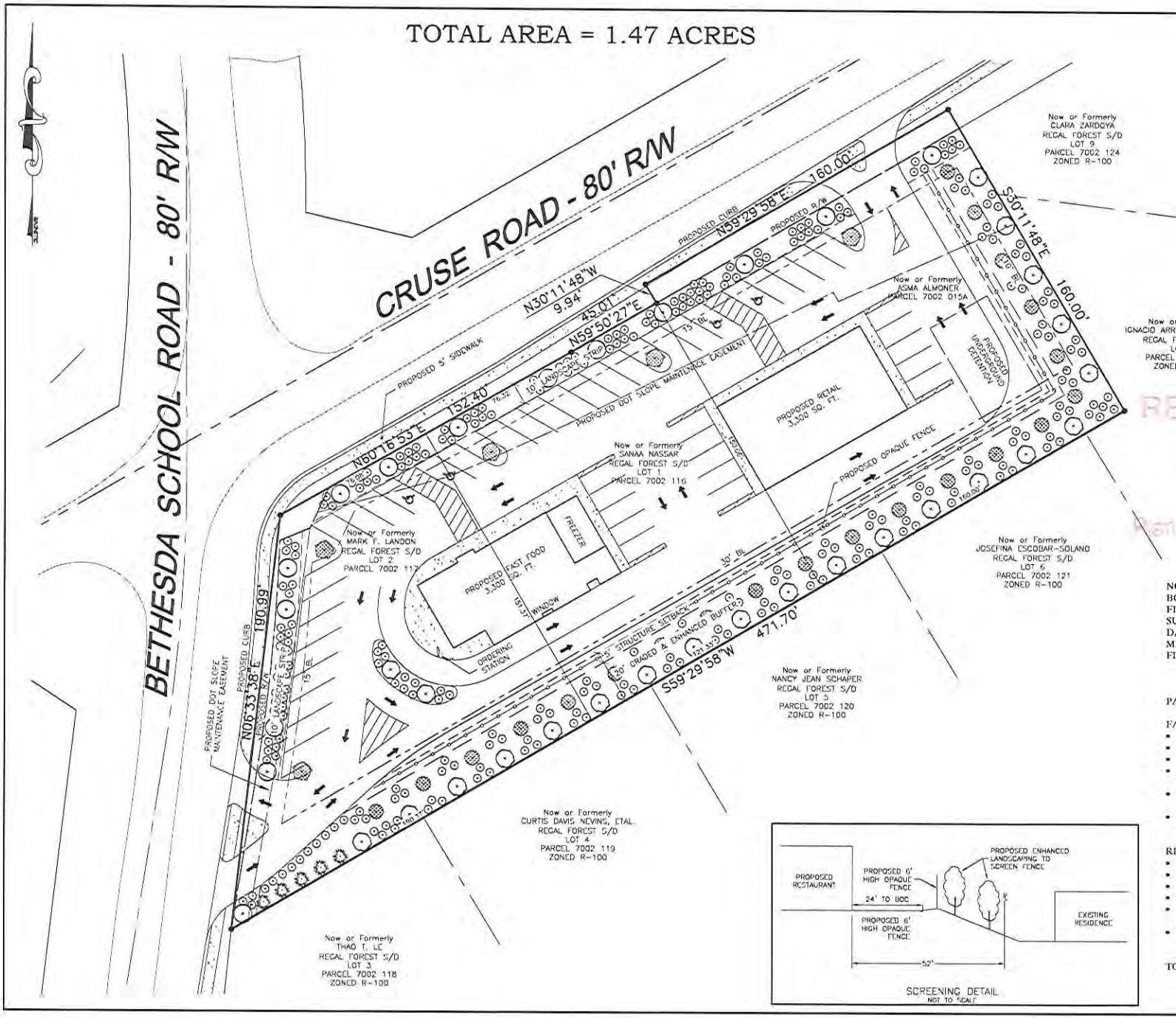
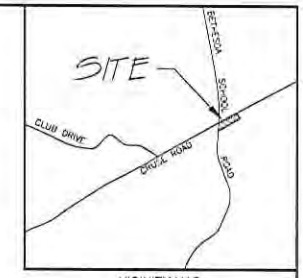
TOTAL AREA = 1.47 ACRES





VICINITY MAP
N.T.S.

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NOTE:
BOUNDARY INFORMATION TAKEN FROM FINAL PLAT FOR REGAL FOREST SUBDIVISION, PREPARED BY S.R. FIELD, DATED MARCH 30, 1983, AND SURVEY FOR MRS. MARIE DAVIS BAILEY, PREPARED BY S.R. FIELDS, DATED APRIL 19, 1983.

PARKING REQUIREMENTS:

FAST FOOD RESTAURANT
- 1SPACE FOR EVERY 150 SQ. FT. MINIMUM
- 1 SPACE FOR EVERY 75 SQ. FT. MAXIMUM
- 3,300 SQ. FT. BUILDING
- REQUIRED MINIMUM PARKING - 22 SPACES
- REQUIRED MAXIMUM PARKING - 44 SPACES
- PARKING PROVIDED - 31 SPACES WHICH INCLUDES 2 HANDICAP PARKING SPACES

RETAIL
- 1 SPACE FOR EVERY 500 SQ. FT. MINIMUM
- 1 SPACE FOR EVERY 200 SQ. FT. MAXIMUM
- 3,300 SQ. FT. BUILDING
- REQUIRED MINIMUM PARKING - 7 SPACES
- REQUIRED MAXIMUM PRAKING - 17 SPACES
- PARKING PROVIDED - 13 SPACES WHICH INCLUDES 2 HANDICAP PARKING SPACES

TOTAL PARKING PROVIDED 44 SPACES

GRAPHIC SCALE 1" = 20'
20 0 20 40 60

GEORGIA No. 15252 PROFESSIONAL S. GUY ABERNATHY
LEVEL II - 000001589
EXPIRES 07-19-2016

RINGO ABERNATHY & ASSOCIATES
CONSULTANTS SURVEYORS ENGINEERS PLANNERS
174 DADULA ROAD - DADULA, CA 30019
Phone (770) 962-8456 - Fax (770) 277-3931

COUNTY:	GWINNETT
DISTRICT/SECTION	7th
LAND LOT(S):	2
DATE:	01/27/16
SCALE:	1" = 20'
JOB NO.:	15072

REZONING PLAN FOR:
SE CORNER OF CRUSE ROAD & BETHESDA SCHOOL ROAD

REVISIONS	NO.	DATE

SHEET
1

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

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, 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 SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:
YES - ADJACENT ON CRUSE + HERRINGTON IS COMMERCIAL

(B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
NOT REALLY - EMERGING AREA - PLAN TO INSTALL ENHANCED LANDSCAPE STRIP (BUFFER)

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
NO

(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:
AREA IS GROWING - GWINNETT DOT HAS CURRENT ROAD PROJECT THAT ADDRESSES GROWTH ISSUES. THIS PROJECT, BY ITSELF, IS NOT AN EXCESSIVE OR BURDONSOME CONTRIBUTOR TO PROBLEMS

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

(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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174 DACULA ROAD.
DACULA, GA 30019
(770) 962-8456 FAX (770) 277-3981

RINGO/ABERNATHY & ASSOCIATES

December 31, 2015

Gwinnett County Planning and Development Department
75 Langley Drive
Lawrenceville, GA 30045

Attn: Jeff West

RE: Rezoning Request –
Cruse Rd at Bethesda School Rd Site
Client contact: Muhammad Hillou
Parcel: 7-002-015a, 7-002-116, 7-002-117

To Whom it May Concern;

Our Client, Mr. Hillou, is seeking to rezone the site on the SE corner of the intersection of Cruse Road and Bethesda School Rd, from its current zoning of R-100 to C1. Further, because the intended use is for a fast food restaurant, they also seek a Special Use Permit (SUP)

Property Info:
The tract being rezoned is a combination of three residential lots, all fronting on Cruse Road. Parcel 7-002-117 has frontage on Bethesda School Road, as well. The two lots closest to the corner are a part of the Regal Forest S/D, though they have no frontage onto an internal street. The last lot – Parcel 7-002-015a is an outparcel lot that was never a part of the subdivision.
The total of the three properties is 1.47 acres. The combination tract will be 150-feet deep, by approximately 355 wide on Cruse Rd, and 471 feet across the back (against Regal Forest S/D)
The property slopes from the intersection to the southeast (back left) corner.

Project Info
The clients intend to build a fast food restaurant. And, adjacent to the fast food restaurant, they intend to build a 2-unit retail space.
In preparing the site for this case, we met with planning, and also with Gwinnett Transportation. We discussed that the driveways would need to be right-in / right-out only, and would need to be located as far away from the intersection as possible. We also discussed the need to request a buffer reduction, as the area behind the property is essentially open back yards. Thus, the proposal is to build up a slope and enhance the buffer with landscaping, which would also screen a 6 foot high opaque fence to be installed at top of slope.

Official Request:
The request is to rezone properties from R-100 to C1 with a SUP for a drive-thru window. Further, the applicants would like to request a reduction in the zoning buffer down to a 20-foot enhanced landscape strip and fence.

Reason / Justification for the Requests:
Per the County Zoning Ordinance, this business use may be suited for either C1 with Special Use Permit, or C2. It was our opinion that, even though adjacent commercial corners are C2, the property was probably a little better suited to be C-1 with the SUP given the proximity to neighborhood residential.

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The typical objections to any rezoning seem to be traffic, and schools. These uses will not affect schools. And Cruse Road is slated for some major road improvements. The county will be needing a slope easement on the subject property, and if our plan is to raise the site up, the need for this slope easement is greatly reduced. The county has already taken into account the increases in traffic in the area and is designing appropriate solutions for growth into the future.

The reason for the buffer reduction: A – the property is 150-feet deep. To have best access to the restaurant space, you need parking in the front as near the door as practical. By the time a 65-ft parking lot and 8-foot sidewalk is made available, the space left for a building and a drive thru lane leaves only 25-feet in the rear of the site. In other words, we need at least 125 workable feet to accommodate the working site area.
The balance of the property is the 20-foot enhanced buffer and 5-foot structural setback. For this, as the "buffer" area is flat, and essentially all grass yard, and a wall is going to be necessary to build up the site to road grade, we would suggest softening the affect by sloping and planting the slope, and reducing any walls as much as possible.

To REITERATE by Response Narrative:
a. It is our opinion that the zoning request is a good fit for the area, and the property has no real value in its current zoning.
b. Traffic issues on Cruse Road are being addressed presently by Gwinnett County, and ultimately should not be hindered by this rezoning change.
c. The rezoning is in conformity with the Long Range Plan. It is at an intersection in a commercial corridor, across the street from current C2-SUP zoning.

Thank you for consideration to allow Mr Hillou's clients to rezone their property to C-1 with a SUP and reduce the buffer to accommodate the plan and driveways.

Guy Abernathy
Ringo Abernathy & Associates
(770-231-9013)
-- on behalf of clients of Muhammad Hillou

Mark F Landon – parcel 7-002-117
Sanna Nassar – parcel 7-002-116
Asma Almoner – parcel 7-002-015a

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SPECIAL USE PERMIT 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 — Date: 30 DEC 2015

GUY ABERNATHY - VICE PRESIDENT
Type or Print Name and Title

Melissa Corley
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires September 7, 2018

Signature of Notary Public — Date: 12/30/15 — Notary Seal

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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.

asma almoner — 12/29/15
Signature of Property Owner — Date

ASMA ALMONER - PROPERTY OWNER
Type or Print Name and Title

12/29/15
Signature of Notary Public — Date — Notary Seal

CAROLYN V WEXLER
MY COMMISSION EXPIRES
NOTARY PUBLIC
JUNE 2, 2016
WALTON COUNTY, GEORGIA

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SUP '16 022

SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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Mark F. Landon by Rehum Nasar 12/29/15
Signature of Property Owner Date

MARK F. LANDON - PROPERTY OWNER
Type or Print Name and Title

12/29/15
Signature of Notary Public Date Notary Seal

CAROLYN V WEXLER
MY COMMISSION EXPIRES
NOTARY
PUBLIC
JUNE 21, 2018
WALTON COUNTY, GEORGIA

RECEIVED BY
JAN 28 2016
Planning & Development

SUP '16 022

STATE OF GEORGIA

COUNTY OF GWINNETT

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, **MARK F. LANDON**, of Gwinnett County, Georgia for diverse good causes and considerations I hereunto moving, have made, ordained and appointed, and by these presents do make, ordain and appoint, **REHAM M. NASSAR**, my true and lawful attorney for me and in my name and for my own proper use and benefit, to execute in my name all documents necessary to lease a portion of the following described realty, to-wit:

All that tract or parcel of land lying and being in Land Lot 2 of the 7th District, Gwinnett County, Georgia, being Lot 2, Block C, Regal Forest Subdivision, as per plat recorded in Plat Book 21, Page 148, and last revised in Plat Book 23, Page 125, Gwinnett County Records, which plat is hereby referred to and made a part of this description. Said property being more commonly known as 844 884 Bethesda School Road, Lawrenceville, GA.

And to have, use and take, all lawful ways and means, in my name, or otherwise, that may be found necessary or proper, including but not limited to the negotiation for and execution of leases or other documents relating to the renting of the above-described property. Also to pursue the collection of debts arising out of the leasing including legal process to oust delinquent tenants and obtain a money judgement. Additionally, I do convey to my attorney in fact the authority to receive rents therefrom and to deposit into accounts of mine and to pay unto any mortgage holder on my behalf any indebtedness on the above-described property. Furthermore, such acts as previously executed by such individual are hereby ratified. To do all the lawful acts and things whatsoever, concerning the premises, as fully in every respect as I might or could do were I personally present at the doing thereof; hereby ratifying and confirming, and, by these presents allowing whatsoever my said attorney shall, in my name, lawfully do or cause to be done. In and about the premises by virtue of these presents.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, this _____ day of May 18, 2015

Mark F. Landon (SEAL)

Mark F. Landon

Signed, sealed, and delivered in the presence of:

Witness

1-24-2016 Notary Public

My Commission Expires:

NOTARY PUBLIC COBB COUNTY GEORGIA ANA ALVAREZ MY COMMISSION EXPIRES JANUARY 24, 2016

RECEIVED BY

JAN 28 2016

Planning & Development

SUP '16 022

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.

Sanaa Nassar by Reham Nassar 12/29/15
Signature of Property Owner Date

SANAA NASSAR - PROPERTY OWNER
Type or Print Name and Title

12/29/15
Signature of Notary Public Date Notary Seal

CAROLYN V WEXLER
MY COMMISSION EXPIRES
NOTARY
PUBLIC
JUNE 2, 2018
WALTON COUNTY GEORGIA

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SUP '16 022

Date: December 28, 2015

To Gwinnett County

I, Sanaa Nassar, do authorize my daughter, Reham Nassar, to sign in my place all necessary rezoning documents for the property located at Cruse Rd, Lawrenceville, GA.

Sanaa Nassar 12-31-15
Date

Public Notary 12-31-15
Date

Date Expires : April 2, 2016

CARRIE ALISON SEGURA
My Commission Expires
April 2, 2016

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JAN 28 2016

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SUP '16 022

CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, 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.

SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
	30 DEC 2015	GUY ABERNATHY - V.P.

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

SIGNATURE OF NOTARY PUBLIC	DATE
Melissa Corley	12/30/15

Melissa Corley
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires September 7, 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 GUY ABERNATHY
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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CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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asma almoner 12/29/15 ASMA ALMONER-PROPERTY OWNER

SIGNATURE OF OWNER DATE TYPE OR PRINT NAME AND TITLE

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

12/29/15

SIGNATURE OF NOTARY PUBLIC DATE NOTARY SEAL

CAROLYN V WEXLER NOTARY PUBLIC MY COMMISSION EXPIRES JUNE 2, 2018 WALTON COUNTY, GEORGIA

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 ASMA ALMONER
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.

RECEIVED BY
JAN 28 2016
Planning & Development

SUP '16 022

CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, 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.

Mark F. Landon by Pelham Nassar 12/29/15 MARK F. LANDON - PROPERTY OWNER

SIGNATURE OF OWNER DATE TYPE OR PRINT NAME AND TITLE

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

12/29/15

SIGNATURE OF NOTARY PUBLIC DATE NOTARY SEAL

CAROLYN V WEXLER
MY COMMISSION EXPIRES
NOTARY PUBLIC
JUNE 2, 2016
WALTON COUNTY, GEORGIA

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 MARK F. LANDON

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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JAN 28 2016
Planning & Development

SUP '16 022

CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, 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.

Sanaa Nassar by Rehan Nassar 12/29/15 SANAA NASSAR - PROPERTY OWNER

SIGNATURE OF OWNER DATE TYPE OR PRINT NAME AND TITLE

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

12/29/15

SIGNATURE OF NOTARY PUBLIC DATE

CAROLYN V. WEXLER MY COMMISSION EXPIRES NOTARY PUBLIC JUNE 2, 2016 WALTON COUNTY, GEORGIA

NOTARY SEAL

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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☐ YES ☑ NO SANAA NASSAR

YOUR NAME

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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 SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER: 7TH - 002 - 015A
(Map Reference Number) District Land Lot Parcel

Asma Almoner 12/29/15
Signature of Applicant Date

ASMA ALMONER - PROPERTY OWNER
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)

Lynn Howard TSA
NAME TITLE

12-23-15
DATE

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

PARCEL I.D. NUMBER: (Map Reference Number) 7TH - 002 - 116
District Land Lot Parcel

Sanaa Nassar by Reham Nassar 12/29/15
Signature of Applicant Date

SANAA NASSAR - PROPERTY OWNER
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)

Lynn Howard TSA
NAME TITLE

12-23-15
DATE

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

PARCEL I.D. NUMBER: (Map Reference Number) 7 (District) - 002 (Land Lot) - 117 (Parcel)

Mark F. Landon by Reham Nassar 12/29/15
Signature of Applicant — Date

MARK F. LANDON - PROPERTY OWNER
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)

Lynn Howard — NAME
TSA — TITLE
12-23-15 — DATE

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