

**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	PROPERTY OWNER INFORMATION
NAME: <u>Tunce Realty, LLC</u>	NAME: <u>WR of South Snellville II, L.L.C.</u>
ADDRESS: <u>374D North Deshon Road</u> <u>Stone Mountain, Georgia</u>	ADDRESS: <u>1311 Chuck Dawley Blvd., Suite 102</u> <u>Mount Pleasant, South Carolina</u>
ZIP CODE: <u>30087</u>	ZIP CODE: <u>29464</u>
PHONE NUMBER: <u>(770) 469-4192</u>	PHONE NUMBER: <u>(803) 474-0930</u>
<b>CONTACT INFORMATION</b>	
NAME: <u>Andrew Kaiser, Attorney</u> PHONE NUMBER: <u>(770) 349-8202</u>	
E-MAIL ADDRESS: <u>akaiser@stoutkaiser.com</u>	
<b>PROPERTY INFORMATION</b>	
STREET ADDRESS OF PROPERTY: <u>3966 and 4004 Annistown Road, Snellville, GA 30039</u>	
ZONING: <u>C-2</u> PARCEL NUMBER(S): <u>R6020 279 and R6020 022A</u>	
<b>BUFFER REDUCTION INFORMATION</b>	
STATE THE BUFFER REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE FROM WHICH YOU SEEK A REDUCTION: <u>75 foot buffer for dissimilar districts</u> <u>pursuant to Section 610-20.1</u>	
BUFFER REQUESTED: <u>20 foot</u>	
Please attach a Letter of Intent explaining what use is proposed and include your justification for this reduction.	

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Property Line Description  
Annistown Road Overall Tract  
3966 and 4004 Annistown Road Combined

All that tract or parcel of land lying and being in Land Lot 20 of the 6th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at the mitered intersection of the easterly right-of-way of Winston Mason Drive and the southerly right-of-way of Annistown Road;

Thence along said miter North 43 degrees 02 minutes 23 seconds East, 28.53 feet to a point on said southerly right-of-way;

Thence along said southerly right-of-way and a curve to the right, an arc distance of 157.40 feet, said curve having a radius of 1582.02 feet and being subtended by a chord of 157.34 feet, at South 78 degrees 20 minutes 44 seconds East, to a 1/2" rebar found, said point being the TRUE POINT OF BEGINNING;

Thence continuing along said southerly right-of-way of Annistown Road the following courses and distances:

Along a curve to the right, an arc distance of 389.33 feet, said curve having a radius of 1582.02 feet and being subtended by a chord of 388.35 feet, at South 68 degrees 26 minutes 42 seconds East, to a 1/2" rebar set;

South 16 degrees 54 minutes 52 seconds West, 31.06 feet to a point;

South 59 degrees 13 minutes 10 seconds East, 5.67 feet to a point;

North 54 degrees 26 minutes 40 seconds East, 21.68 feet to a point;

South 19 degrees 46 minutes 21 seconds East, 15.05 feet to a point;

South 52 degrees 47 minutes 15 seconds East, 13.47 feet to a 1/2" rebar set on the westerly boundary of the lands of Stone Creek on the Green Apartments (Plat Book 91, Page 10);

Thence departing said southerly right-of-way and along said westerly boundary South 17 degrees 35 minutes 18 seconds West, 229.39 feet to a 1/2" rebar set on the northerly boundary of said lands of Stone Creek;

Thence along said northerly boundary North 72 degrees 22 minutes 22 seconds West, 211.84 feet to a 1/2" rebar set on the easterly boundary of the Masonwood Subdivision (Plat Book 7, Page 83);

Thence along said easterly boundary the following courses and distances:

North 19 degrees 23 minutes 08 seconds West, 303.72 feet to a 1/2" rebar found;

North 19 degrees 12 minutes 15 seconds West, 56.14 feet to a 1/2" rebar found on said southerly right-of-way of Annistown Road, said point being the TRUE POINT OF BEGINNING;

Said tract or parcel of land contains 2.016 acres and is more accurately depicted on a plat of survey prepared by Surveys Plus, Inc.

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## LETTER OF INTENT

3966 and 4004 Annistown Road, Snellville, Georgia 30039  
Parcel Numbers R6020 279 and R6020 022A  
Buffer Reduction Application

Applicant has contracted to purchase the two subject contiguous parcels, 3966 Annistown Road (Parcel Number R6020 279), comprising 1.242 acres, and 4004 Annistown Road (Parcel Number R6020 022A), comprising .774 of an acre. Applicant desires to develop the combined parcels with a one-story building for the operation of the dentistry practice of the Applicant's principal, Dr. Adesegun Tewogbade, and one or more retail businesses. These uses are allowable under the C-2 zoning applicable to both parcels and require no variances. The proposed building is currently planned to comprise approximately 8,000 square feet. Please see attached site plan for further information regarding the building and planned development.

Applicant is requesting approval of the Application to allow a reduction of the required seventy-five (75) foot buffer on the west and south portions of the property to twenty (20) feet. This requested buffer reduction is necessary primarily to allow for grading which will create a slope to provide a visual barrier between the subject property and the contiguous residential properties. Applicant's landscaping will provide a further visual barrier to maximize privacy for the contiguous residential properties. Additionally, Applicant desires to construct a small number of paved parking spaces, along with customary curbing, within a portion of the current buffer area farthest away from the contiguous residential properties.

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Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns regarding this letter or the Buffer Reduction Application.

Respectfully submitted,

STOUT KAISER MATTESON  
PEAKE & HENDRICK, LLC



Andrew P. Kaiser  
Attorney for Applicant

Stout Kaiser Matteson Peake & Hendrick, LLC  
1117 Perimeter Center West, Suite W400  
Atlanta, Georgia 30338  
[akaiser@stoutkaiser.com](mailto:akaiser@stoutkaiser.com)  
(770) 349-8202 (office direct)

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### APPLICANT CERTIFICATION

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

[Signature]  
SIGNATURE OF APPLICANT

06/29/16  
DATE

Adesegun Tewogbade / owner  
TYPE OR PRINT NAME AND TITLE

[Signature]  
NOTARY

06/29/16



### 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.

[Signature]  
SIGNATURE OF PROPERTY OWNER

7-6-16  
DATE

STEPHEN W. RAINER  
TYPE OR PRINT NAME AND TITLE

owner/manager

[Signature]  
NOTARY

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