

**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>TRAVIS H. PRUITT, JR</u>	NAME: <u>JEFFERSON LAURE BANGS, ETAL</u>	ADDRESS: <u>4317 PARK DRIVE</u>	ADDRESS: <u>499 HICKORY ST. SW</u>
<u>SUITE 400 NORCROSS, GA</u>	<u>SOCIAL CIRCLE, GA</u>	ZIP CODE: <u>30093</u>	ZIP CODE: <u>30025 - 2917</u>
PHONE NUMBER: <u>770 416-7511</u>	PHONE NUMBER: <u>678-725-9518</u>	<b>CONTACT INFORMATION</b>	
NAME: <u>TRAVIS H. PRUITT, JR</u>		PHONE NUMBER: <u>770-416-7511</u>	
E-MAIL ADDRESS: <u>TRAVIS@TRAVISPRUITT.COM</u>			
<b>PROPERTY INFORMATION</b>			
STREET ADDRESS OF PROPERTY: <u>JIMMY CARTER BLVD.</u>			
ZONING: <u>RM-13</u>		PARCEL NUMBER(S): <u>6142 318</u>	
<b>BUFFER REDUCTION INFORMATION</b>			
STATE THE BUFFER REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE FROM WHICH YOU SEEK A REDUCTION: _____			
<u>50' BUFFER ADJACENT TO R-75</u>			
BUFFER REQUESTED: <u>10'</u>			
Please attach a Letter of Intent explaining what use is proposed and include your justification for this reduction.			

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**DESCRIPTION OF  
Jimmy Carter Parcel**

All that tract or parcel of land lying and being in Land Lots 142 and 143 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

**COMMENCING** at a point at the intersection of the westerly right-of-way of Jimmy Carter Boulevard (variable right-of-way) and the northerly right-of-way of U.S. Hwy 29 (100' right-of-way); **THENCE** along said right-of-way of Jimmy Carter Boulevard North 2244.14 feet to a point; **THENCE** continue along said right-of-way of Jimmy Carter Boulevard North 07 degrees 43 minutes 13 seconds East a distance of 1.38 feet to a point; **THENCE** South 81 degrees 27 minutes 57 seconds East a distance of 19.99 feet to a point; **THENCE** North 07 degrees 55 minutes 58 seconds East a distance of 99.69 feet to a point; **THENCE** along a curve to the left with a radius of 1859.86 feet and an arc length of 199.26 feet, said curve having a chord bearing of North 04 degrees 57 minutes 46 seconds East and a chord distance of 199.16 feet to a point, said point being the **POINT OF BEGINNING**.

**THENCE** from said **POINT OF BEGINNING** leaving the westerly right-of-way of Jimmy Carter Boulevard (100' right-of-way at this point) South 85 degrees 37 minutes 35 seconds West a distance of 427.46 feet to a point; **THENCE** North 04 degrees 35 minutes 10 seconds West a distance of 148.64 feet to a point; **THENCE** North 85 degrees 27 minutes 15 seconds East a distance of 438.37 feet to a point at the westerly right-of-way of Jimmy Carter Boulevard (100' right-of-way at this point); **THENCE** along said right-of-way of Jimmy Carter Boulevard along a curve to the right with a radius of 1859.86 feet and an arc length of 150.35 feet, said curve having a chord bearing of South 00 degrees 25 minutes 20 seconds East and a chord distance of 150.31 feet to a point, said point being the **POINT OF BEGINNING**.

Said tract or parcel containing 64,782 square feet or 1.487 acres.

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**NOTE:**  
 Bearings shown on this plot are TRUE NORTH based on a series of SOLAR OBSERVATIONS, using the local hour angle & trailing edge tangency method. CONVERGENCE ANGLE = -00°00'43.14"

- REFERENCES:**
- Survey for GEORGIA A. LANFORD by HANCOCK, Marks & Bagwell, dated 11-28-77.
  - Survey for LOY O. LANFORD by Gordon Haley, Engr., Reg. 238, dated 3-29-50.
  - Survey for CATHERINE BANKS & FRED P. HESBIT, by Bruner Engineering Co. Inc., dated July 6, 1979.
  - Construction drawings for JIMMY CARTER BLVD. by the Department of Transportation, Project No. FF010-2(118) sheets to 23.
- Plot Book 13, Page 162-A, Gwinnett County Records.  
 Deed Book 1936, Page 26, Gwinnett County Records.
- 1547, 302,
  - 2519, 186,
  - 2677, 50,
  - 4252, 470,

- LEGEND:**
- IRON PIN FOUND
  - IRON PIN SET (w/ MARK)
  - POINT
  - SANITARY SEWER MANHOLE
  - SANITARY SEWER LINE
  - STORM DRAINAGE LINE
  - CURB RULES
  - HEADWALL
  - POWER POLE
  - POWER LINE



*Robert L. White*  
 Robert L. White, R.L.S. # 2080

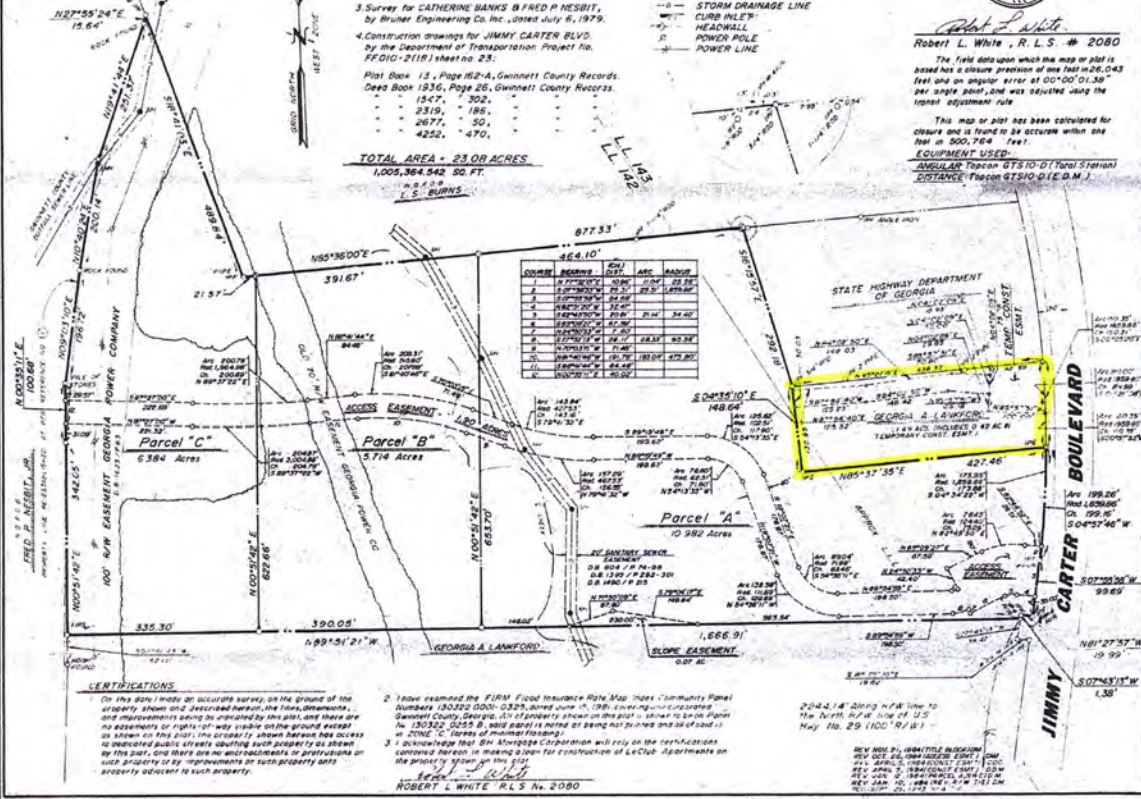
The field data upon which this map or plot is based has a closure precision of one foot in 26,043 feet and an angular error of 00°00'01.38" per angle point and was adjusted using the least adjustment rule.

This map or plot has been calculated for closure and is found to be accurate within one foot in 500,768 feet.

**EQUIPMENT USED:**  
 ANGULAR Tapeson GTS10-D (Total Station)  
 DISTANCE Tapeson GTS10-D (E.D.M.)

**TOTAL AREA - 23.0 ACRES**  
 1,005,364.542 SQ. FT.  
 R. S. BURNS

ADJ.	BEARING	CH.	SEC.	ADJ.
1	N 87° 55' 24" E	15.64	1	15.64
2	S 82° 30' 00" W	200.14	2	200.14
3	N 87° 55' 24" E	15.64	3	15.64
4	S 82° 30' 00" W	200.14	4	200.14
5	N 87° 55' 24" E	15.64	5	15.64
6	S 82° 30' 00" W	200.14	6	200.14
7	N 87° 55' 24" E	15.64	7	15.64
8	S 82° 30' 00" W	200.14	8	200.14
9	N 87° 55' 24" E	15.64	9	15.64
10	S 82° 30' 00" W	200.14	10	200.14
11	N 87° 55' 24" E	15.64	11	15.64
12	S 82° 30' 00" W	200.14	12	200.14
13	N 87° 55' 24" E	15.64	13	15.64
14	S 82° 30' 00" W	200.14	14	200.14
15	N 87° 55' 24" E	15.64	15	15.64
16	S 82° 30' 00" W	200.14	16	200.14
17	N 87° 55' 24" E	15.64	17	15.64
18	S 82° 30' 00" W	200.14	18	200.14
19	N 87° 55' 24" E	15.64	19	15.64
20	S 82° 30' 00" W	200.14	20	200.14



SEE SHEET 2 OF 2 FOR ADDITIONAL INFORMATION.

**NOTE:**  
 THIS BOUNDARY SURVEY IS INCLUDED SOLELY FOR THE PURPOSE OF DESCRIBING THE MEASUREMENTS OF THE ACCESS EASEMENT.

**CERTIFICATIONS:**

- On this date I made an accurate survey on the ground of the property shown and described herein, the lines, dimensions, and measurements being so certified by this plot, and there are no encumbrances or rights of way visible on the ground except as shown on this plot, and there are no encumbrances or obligations in respect to public streets abutting such property as shown on this plot, and there are no encumbrances or obligations on such property or by improvements on such property or on property adjacent to such property.
- I have examined the FIRM Flood Insurance Rate Map, sheet Community Panel Numbers 130322 0001-0325, dated June 15, 1988, covering the property shown on this plot, and I certify that the property shown on this plot is in Zone C (Area of minimal flooding).
- I acknowledge that the Club at Hunters Pointe will rely on the certifications contained herein in making a loan for construction of LeClub Apartments on the property shown on this plot.

ROBERT L. WHITE, R.L.S. No. 2080

2080-1-18-2019 - FIRM Map No. 130322 0001-0325, dated June 15, 1988, covering the property shown on this plot, and I certify that the property shown on this plot is in Zone C (Area of minimal flooding).

REVISED BY: [Signature]

**PLANNERS AND ENGINEERS COLLABORATIVE**  
 site planning • landscape architecture • civil engineering • land surveying  
 4100 parkside park south • atlanta, georgia • 30341 • (404) 451-2741

**Le Club, an apartment community for CLUB PARTNERS, LTD. & BALCOR/AMERICAN EXPRESS REAL ESTATE FINANCE, LTD.**  
 LAND LOT 142 B 143 GWINNETT COUNTY

**BOUNDARY SURVEY**  
 DRAWN BY: [Signature]  
 DATE: 5/15/85  
 FILE NO. 8359  
 CLASS:  
 DRAWN BY: CM

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The Club at Hunters Pointe for  
**T-C Associates and Massachusetts Mutual Life Insurance Company**

LAND LOTS 142 B 143 GWINNETT COUNTY

**REVISIONS**

- 5-28-85 ACCESS ESMT-JWH
- 4-18-86 UPDATE-CM

AS-BUILT SURVEY

SCALE: 1" = 60'  
 DATE: 5/15/85  
 FILE: 8359  
 CLASS:  
 DRAWN BY: CM

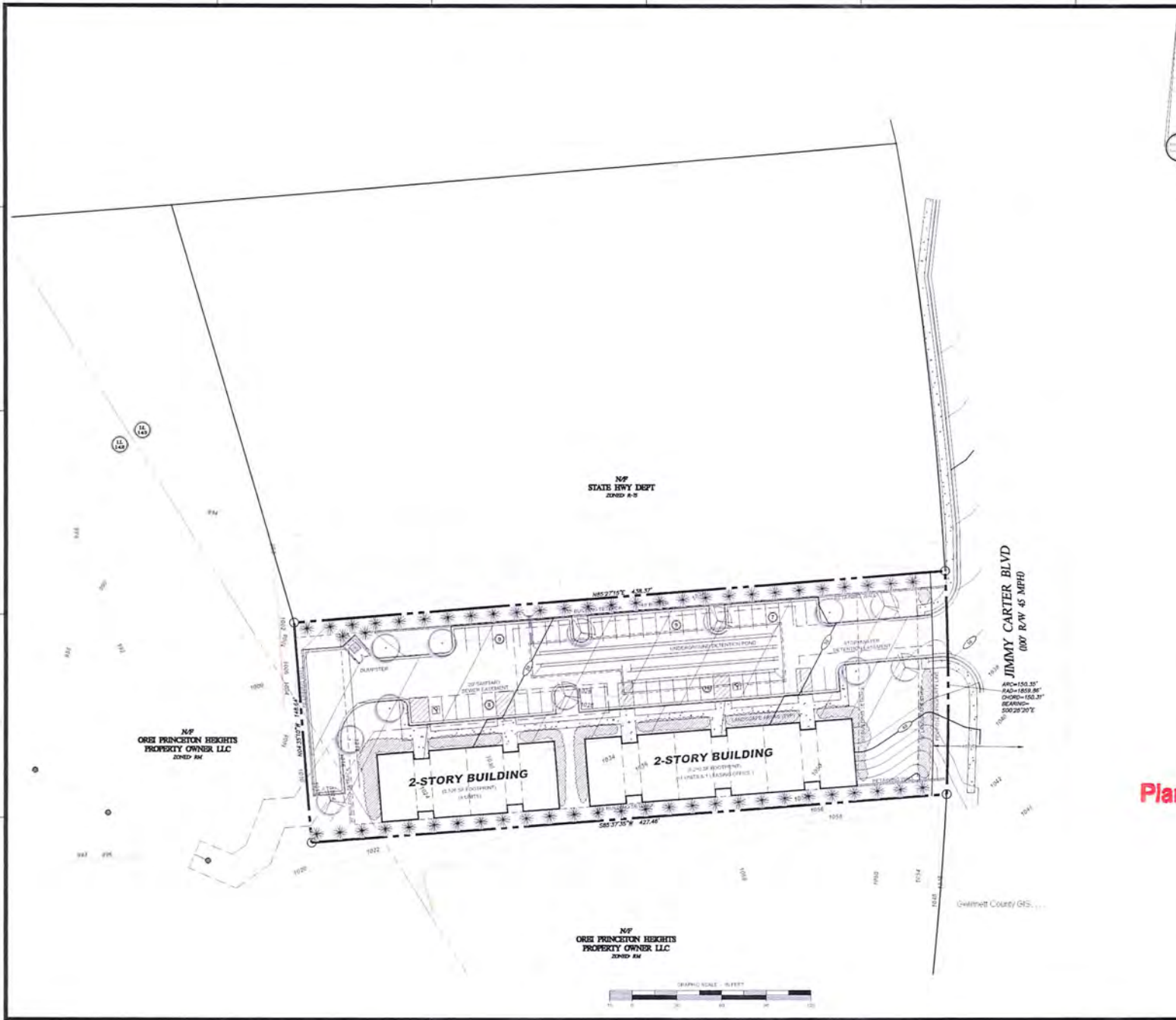
SHEET  
 /  
 OF 2 SHEETS

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15430-93R2

BRD '19002



**SITE ZONING:** R-10

**SITE AREA:** 4.4 AC

**TAX PARCEL ID:** 0211-100

**BUILDING SETBACK LINES:**

FRONT: 140' 0"

REAR: 100' 0"

SIDE: 10' 0"

LANDSCAPE STRIP BY:

**PARKING SUMMARY**

REQUIREMENT	REQUIRED	PROVIDED
PER 100 SF FLOOR AREA	17	17
MIN. ACCESSIBLE PARKING	17	17
OFF-PEAK PARKING SPACES	0	41

**BUILDING 1 SUMMARY:** 2-STOREY, 11,000 SF EACH

**BUILDING 2 SUMMARY:** 2-STOREY, 11,000 SF EACH

**CONCEPTUAL PLANT SCHEDULE**

SYMBOL	TYPE	NOTES
(Circle with diagonal line)	DECIDUOUS SHADE TREE	PARKING LOT AND DRIVEWAYS
(Circle with horizontal line)	DECIDUOUS SHADE TREE	PARKING LOT AND DRIVEWAYS
(Star)	EVERGREEN TREES	PERIMETER
(Shaded area)	ORNAMENTAL SHRUBS AND LANDSCAPE MULCH	PERIMETER, PLANTING AND LANDSCAPE TRIM

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NOTE: LANDSCAPING AREAS SHOWN ARE CONCEPTUAL AT THIS STAGE. A FULL LANDSCAPE PLAN WILL BE DONE DURING PERMITTING.

**PLANNING & DEVELOPMENT**

DATE: 8/28/19  
 SCALE: 1" = 40'  
 CN: 190316PN  
 JN: 1-19-0361  
 FN: 165-D-118  
 SHEET NO: 1 OF 1

**REVISIONS**

NO.	DATE	DESCRIPTION

4317 Park Drive, Suite 400  
 Norcross, Georgia 30093  
 Phone: (770) 416-9311  
 www.travisfruit.com

**Travis Fruit & Associates, Inc.**

**SITE PLAN**

**PROPOSED APARTMENTS**

JIMMY CARTER BLVD - LAND LOTS 142, 143 - DISTRICT 6 - GWINNETT - GEORGIA



September 4, 2019

Gwinnett County Planning Division  
One Justice Square  
446 West Crogan Street  
Lawrenceville, GA 30046

**Re: Letter of Intent  
Proposed Apartments**

Travis Pruitt and Associates, INC submits this Letter of Intent for the purpose of requesting a buffer reduction of more than fifty percent to allow the development and construction of proposed apartments. The property is located on the west side of Jimmy Carter Boulevard, north of Lawrenceville Highway, with parcel ID of R6142 318. The subject property is currently zoned RM-13 and is surrounded on the south and west by Princeton Heights Apartment Homes, zoned RM, owned by OREI Princeton Heights Property Owner LLC and on the north by the State Highway Department currently undeveloped, zoned R-75.

The Applicant is requesting approval of the Application to allow a reduction of the required 50 foot buffer along the northern adjacent property. The Applicant is requesting to reduce the said buffer to a 10 foot buffer along the property line. Additionally we would like to re-grade in the buffer and replant to buffer standards. The subject property is relatively narrow in relation to the north and south, along with steep grade characteristics. Additionally the northern property owned by the State Highway Department will not likely be used for residences of the R-75 zoning. Therefore the site's development is severely restricted. Granting a reduction of the side buffer allows for the required parking with drive aisle, fire access, detention facility and retaining walls.

The 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 relating to the matters set forth in this letter or the Buffer Reduction Application filed herewith. The Applicant respectfully requests your approval of the Application.

This 4th day of September, 2019.

Sincerely,  
**Travis Pruitt & Associates**

Travis N. Pruitt, Jr., P.E., PLS  
President

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**APPLICANT CERTIFICATION**

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

*[Signature]* 9/3/19  
 SIGNATURE OF APPLICANT DATE

TRAVIS H. FRUITT, JR PRESIDENT  
 TYPE OR PRINT NAME AND TITLE

*[Signature]* \_\_\_\_\_  
 NOTARY



**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]* Sept. - 3 2019  
 SIGNATURE OF PROPERTY OWNER DATE

JEFFERSON LAMAR BANKS Jr.  
 TYPE OR PRINT NAME AND TITLE

*[Signature]* \_\_\_\_\_  
 NOTARY



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