

DRAFT PRELIMINARY AGENDA - SUBJECT TO CHANGE

CASES SCHEDULED FOR PUBLIC HEARINGS – DECEMBER 2016

Attached are site plans, locations maps, and letters of intent for Rezoning and Special Use Permit applications pending action by the Gwinnett County Board of Commissioners and the Gwinnett County Planning Commission

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS**

CASE NUMBER	:RZC2016-00020
ZONING CHANGE	:M-1 TO C-2
LOCATION	:4500 BLOCK OF SHACKLEFORD ROAD :4400 BLOCK OF TIMMERS WAY :1700 BLOCK OF BEAVER RUIN ROAD
MAP NUMBERS	:R6200 010 & 003
ACREAGE	:2.33 ACRES
SQUARE FEET	:5,500 SQUARE FEET
PROPOSED DEVELOPMENT	:CONVENIENCE STORE
COMMISSION DISTRICT	:(1) BROOKS

FUTURE DEVELOPMENT MAP :

APPLICANT: RACETRAC PETROLEUM, INC.
C/O MAHAFFEY, PICKENS, TUCKER, LLP
1550 N. BROWN ROAD, SUITE 125
LAWRENCEVILLE, GA 30043

CONTACT: SHANE LANHAM PHONE: 770.232.0000

OWNER: GARNETT REALTY, INC.
3530 TUXEDO PARK NW
ATLANTA, GA 30305

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:



Matthew P. Benson
Gerald Davidson, Jr.*
Brian T. Easley
Kelly O. Faber
Christopher D. Holbrook
Joshua P. Johnson

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Planning & Development

RZC '16 020

Shane M. Lanham
Austen T. Mabe
Jeffrey R. Mahaffey
Steven A. Pickens
Andrew D. Stancil
R. Lee Tucker, Jr.
*Of Counsel

**APPLICANT’S LETTER OF INTENT
FOR REZONING APPLICATION**

The Applicant, Mahaffey Pickens Tucker, LLP, submits this Letter of Intent with the attached Rezoning Application related to the proposed development of an approximately 2.33 acre property (the “Property”) located at the intersection of Shackelford Road and Beaver Ruin Road in western Gwinnett County. The Applicant is proposing to rezone the Property from the M1 zoning classification to the C2 zoning classification in order to permit the development and operation of a RaceTrac Neighborhood Market convenience store with fuel pumps.

The subject property is vacant and is located in an established, heavy commercial and industrial area in very close proximity to Interstate 85. The adjacent property to the west and northwest is currently used as an electric utility transmission line substation. The Property is bordered by Timmers Way to the north and Shackelford Road to the east with the Beaver Ruin Road right of way forming the southern property line. Across Beaver Ruin Road is a large, 500+ acre property zoned M2 and used as a quarry.

The proposed development will provide an enhanced, aesthetically appealing RaceTrac Neighborhood Market store, and will provide patrons with a variety of added amenities including more than 4,000 retail and grocery items, including indoor and outdoor seating, an expansive coffee bar, 24-hour Swirl World frozen yogurt and free WiFi in addition to the large selection of premium beverage and food items. Current plans for the Property include an approximately

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

FACSIMILE 678 518 6880

www.mptlawfirm.com

5,500 square foot store building with nine multi-product fuel dispensers. The new building design will offer customer entrances on two sides of the building and a vendor's entrance for deliveries on the rear of the building. The proposed building would be constructed primarily of brick and/or stacked stone on all four sides with attractive accents of glass and metal. The proposed store building would also feature articulated parapets and projecting entryways. The building orientation and overall site layout have been designed to maximize safety and traffic flow on-site and at the Property entrances.

The Applicant and its representatives welcome the opportunity to meet with the staff of the Gwinnett County Department of Planning and Development to answer any questions or to address any concerns with this Letter of Intent or the Application submitted herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted this 8th day of March, 2016.

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham

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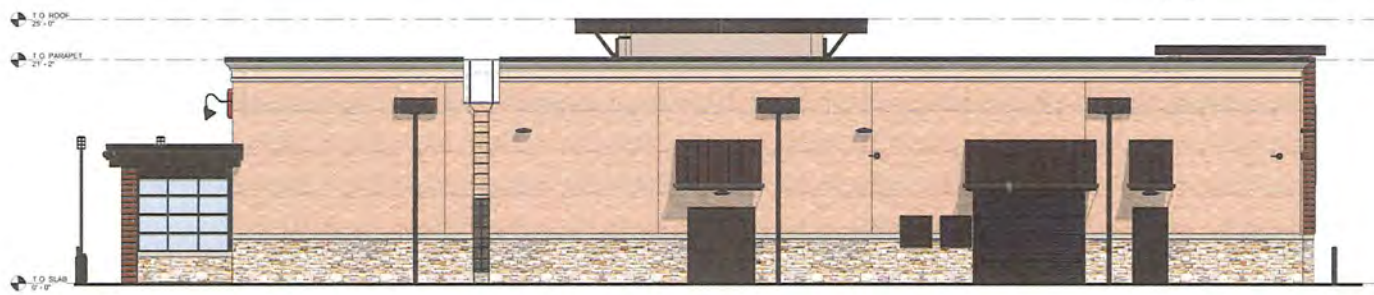
RZC 16 020



4 RIGHT ELEVATION
3'10" x 1'-0"



3 LEFT ELEVATION
3'10" x 1'-0"



2 REAR ELEVATION
3'10" x 1'-0"



1 FRONT ELEVATION
3'10" x 1'-0"

RZC '16 020

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EXTERIOR MATERIAL SCHEDULE

AWNING	ALUMINUM AWNING	SELECTED BY RACE TRAC
BR-1	BOHRA	LAREDO BRICK
CS-1	CONTINENTAL CAST STONE OR APPROVED OTHER	MATCH BOHRA TUSCAN UNITEL CHAMPAGNE
CS-2	CONTINENTAL CAST STONE OR APPROVED OTHER	COLOR 1102 NATURAL STONE, MORTAR COLOR "LIGHT BUFF"
GR-5	GRASS	
LP-1	STO	TRULUM G
LP-2	STO	TRULUM G
GL-1	1" NON-IMPACT RATED INSULATED GLAZING	CLIMATE ZONE 2 OR 3 10U AT STOREFRONT 0.28 U-FAC TOR, SHGC P-0.25+0.27 (14" PPG SOLARBAR TINT, LOW-E, 02-10" AIR + 1/4" CLEAR)
GL-2	1" NON-IMPACT RATED INSULATED GLAZING	CLIMATE ZONE 2 OR 3 10U AT STOREFRONT 0.28 U-FAC TOR, SHGC P-0.25+0.27 (14" PPG SOLARBAR TINT, LOW-E, 02-10" AIR + 5/8" CLEAR SATIN ETCH K1)
M-1	PRE-FINISHED 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-2	COLOR DARK BRONZE	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-3	VISITAWALL	PG-3000 STOREFRONT SYSTEM DARK BRONZE
M-4	REYNOLDS	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
GT	VERBATIX	WIRE TONGUE AND GROOVE
SP-1	SHERWIN WILLIAMS	LUXURION PAINT TO MATCH DARK BRONZE
SP-2	SHERWIN WILLIAMS	LUXURION PAINT AS SELECTED BY RACE TRAC
ROOFING	DUROGAST	70 MIL MECHANICAL ROOFING SYSTEM
STACKED STONE	BOHRA	ANSELN COUNTRY LEDGESTONE
STONE SAND	BOHRA	TUSCAN UNITEL CHAMPAGNE
WOOD SLATS	COMPACTWOOD	1/2" THICKNESS WALNUT GC "SW-GOVAL-5.043-12"

RaceTrac
PETROLEUM INC.
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DESIGN PROFESSIONALS

ISSUE/REVISION RECORD

DATE	DESCRIPTION
04/07/16	SUBMIT FILED
05/27/16	UPON FILED

RaceTrac
RACE TRAC PETROLEUM, INC.
3225 CHERMOKING ROAD
SUITE 100
ATLANTA, GEORGIA 30338
(770) 431-7860

PROJECT NAME
ANYTOWN, CITY

STATE 00000
ADDRESS

RACE TRAC STORE NUMBER
#000

PROJECT NUMBER
2016 BR-RH-MO(-) 0401

PLAN MODIFICATION NOTICE
SHEET NO. XXX DATE XXX-XX-XX

STANDARD PLAN SOLUTIONS (SPS) NOTIFY THE PROJECT OWNER AT 48 HOURS BEFORE THE LATEST PERMITTED BY LOCAL JURISDICTION. THE OWNER'S RESPONSE TO THIS NOTIFICATION IS REQUIRED TO BE RECEIVED BY THE DESIGN PROFESSIONAL WITHIN THE SPECIFIED RESPONSE TIME. CONTACT RACE TRAC FOR MORE INFORMATION.

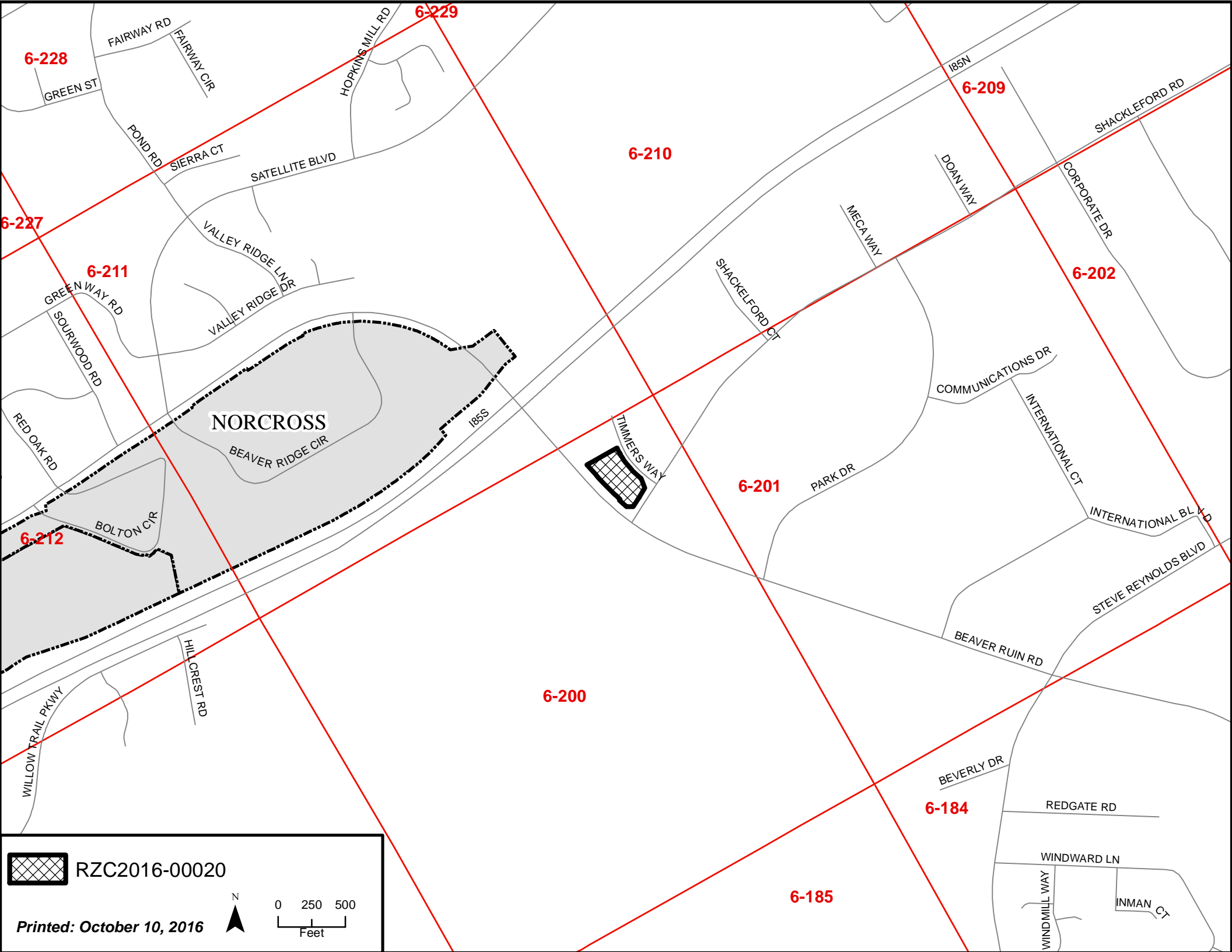
DESIGN PROFESSIONAL SEAL

PROJECT NUMBER
XXXXXXXXXX


SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A300 B

NOT FOR CONSTRUCTION



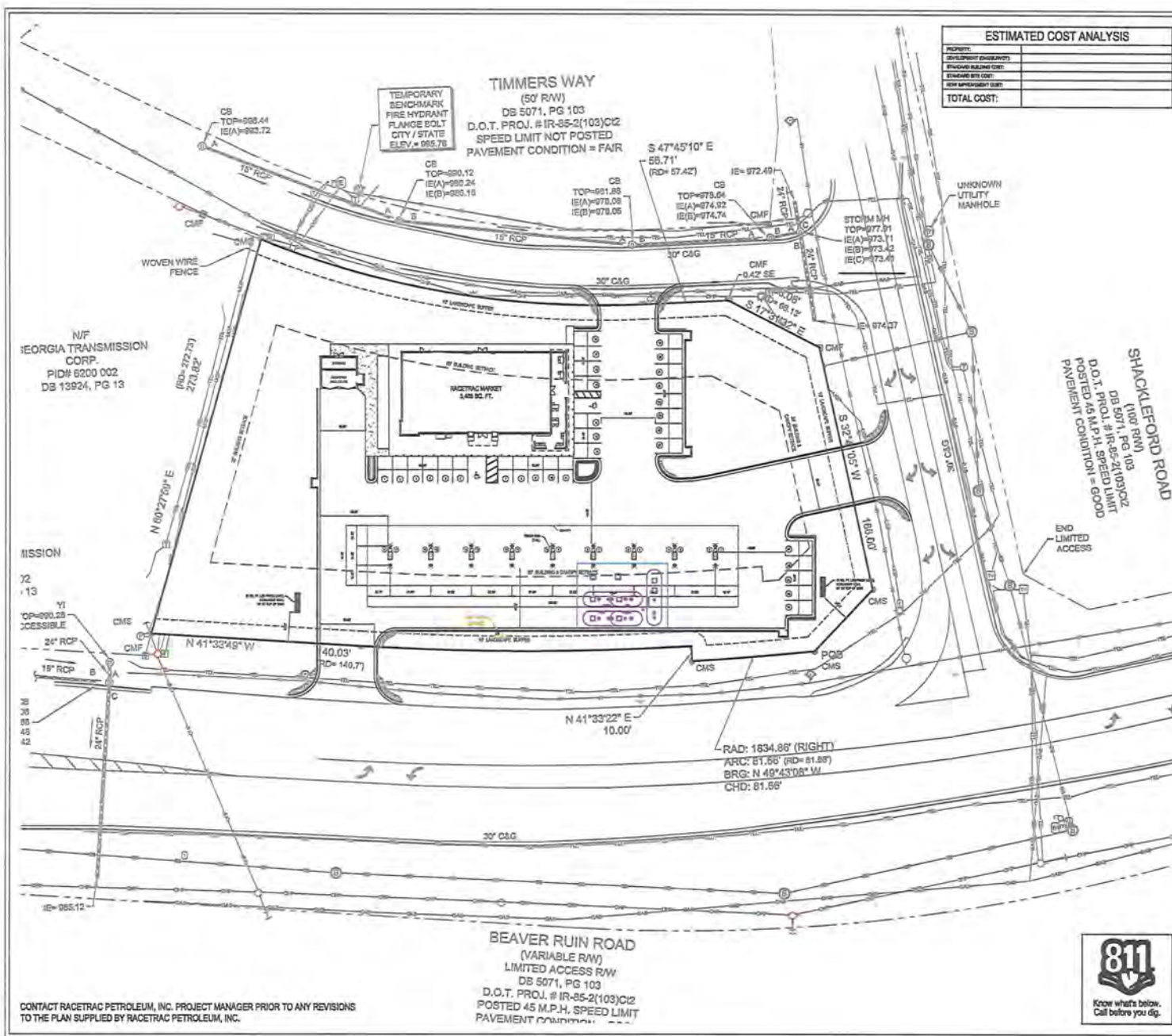
NORCROSS

 RZC2016-00020



0 250 500
Feet

Printed: October 10, 2016



RZC '16 020

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THESE PLANS ARE SUBJECT TO FEDERAL, STATE AND LOCAL LAWS, ANY CONFLICTS THEREIN BEING THE EXPRESSED INTENTION OF THE ENGINEER. NO PART OF THESE PLANS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IN ATLANTA, GA 30338. (770) 431-7000

RaceTrac

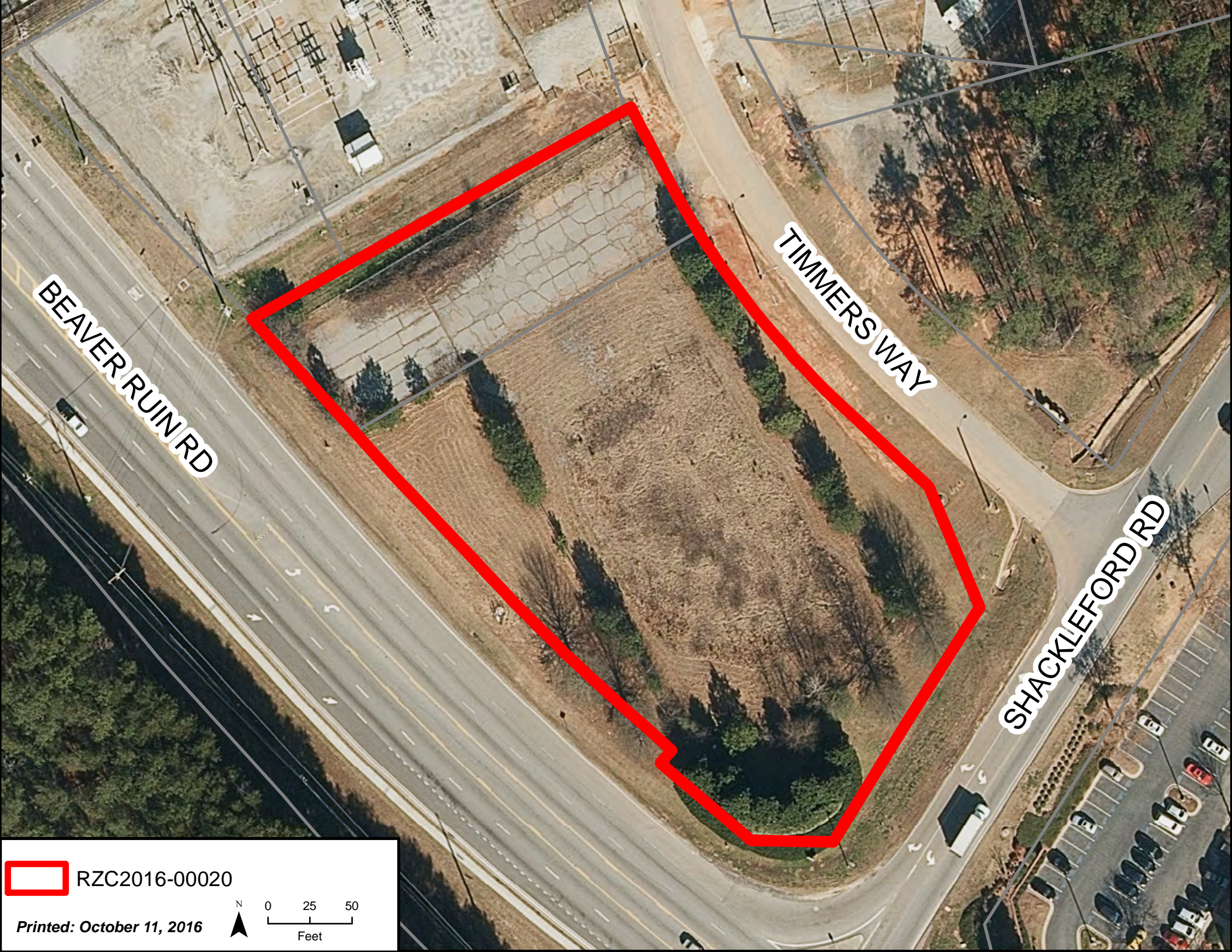
RACETRAC MARKET
 Beaver Ruin Road @ Shackleford Road
 Florence, Georgia
 Chatham County

811
 Know what's below.
 Call before you dig.

GRAPHIC SCALE IN FEET

DATE:	REVISED:
SCALE:	SCALE:
PROJECT NAME:	SCALE:
C-3.1	1
SHEETING:	VERSION:


CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.



BEAVER RUN RD

TIMMERS WAY

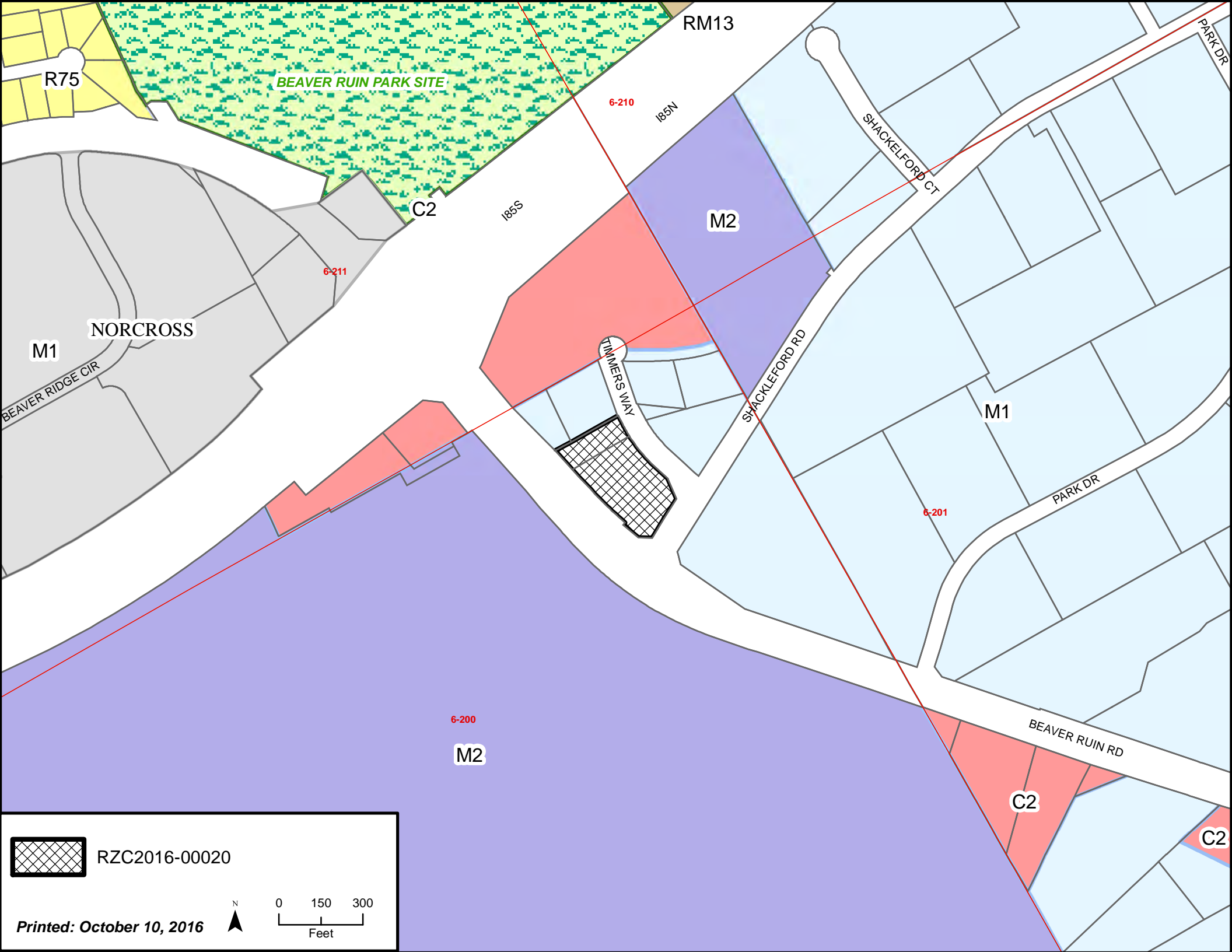
SHACKLEFORD RD

 RZC2016-00020

Printed: October 11, 2016

N

0 25 50
Feet



R75

BEAVER RUIN PARK SITE

RM13

6-210

185N

SHACKLEFORD CT

C2

185S

M2

6-211

NORCROSS

M1

BEAVER RIDGE CIR

TIMMERS WAY

SHACKLEFORD RD

M1

PARK DR

6-201

6-200

M2

BEAVER RUIN RD

C2

C2



RZC2016-00020



0 150 300
Feet

Printed: October 10, 2016

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING & SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER :**RZC2016-00021**
ZONING CHANGE :RA-200 TO O-I
LOCATION :3000 BLOCK OF HOG MOUNTAIN ROAD
MAP NUMBERS :R3001 035
ACREAGE :1.2 ACRES
SQUARE FEET :4,923 SQUARE FEET
PROPOSED DEVELOPMENT :PERSONAL CARE HOME (CONGREGATE)
COMMISSION DISTRICT :(3) HUNTER

CASE NUMBER :**RZC2016-00022**
ZONING CHANGE :RA-200 TO O-I
LOCATION :3100 BLOCK OF HOG MOUNTAIN ROAD
MAP NUMBERS :R3001 137
ACREAGE :3.99 ACRES
SQUARE FEET :6,020 SQUARE FEET
PROPOSED DEVELOPMENT :PERSONAL CARE HOME (CONGREGATE)
COMMISSION DISTRICT :(3) HUNTER

CASE NUMBER :**SUP2016-00065**
ZONING :O-I (PROPOSED)
LOCATION :3000 BLOCK OF HOG MOUNTAIN ROAD
MAP NUMBER :R3001 035
ACREAGE :1.2 ACRES
PROPOSED DEVELOPMENT :PERSONAL CARE HOME (CONGREGATE)
COMMISSION DISTRICT :(3) HUNTER

CASE NUMBER :**SUP2016-00066**
ZONING :O-I (PROPOSED)
LOCATION :3100 BLOCK OF HOG MOUNTAIN ROAD
MAP NUMBER :R3001 137
ACREAGE :3.99 ACRES
PROPOSED DEVELOPMENT :PERSONAL CARE HOME (CONGREGATE)
COMMISSION DISTRICT :(3) HUNTER

FUTURE DEVELOPMENT MAP :

APPLICANT: CLAUDIU RATIU
3093 HOG MOUNTAIN ROAD
DACULA, GA 30019

CONTACT: CLAUDIU RATIU PHONE: 678.772.4472

OWNER: CLAUDIU RATIU
 3093 HOG MOUNTAIN ROAD
 DACULA, GA 30019

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:

October 5, 2016

Letter of Intent

My name is Claudiu Ratiu, and I'm submitting this letter of intent, along with supporting application package and attached documentation, to request for our currently approved special use permit, to be updated and allow our personal care home capacity to be increased from 8 to 14 senior residents.

There are absolutely **no** modification, remodel or construction needed for our home for this change, because most of our bedrooms, as originally built, are very large and accommodate double occupancy.

We have confirmed with the Fire Department, that all fire code requirements have been met for this increase in capacity, and further more we have also confirmed that all state licensing requirements have been met for this increase.

We have been taking care of senior citizens for many years at this location, and we are very well known, respected for our integrity and appreciated for our compassionate services and hard work we do within our community, surrounding churches, and the communities from greater area of Hamilton Mill.

Many of our neighbors, have expressed their desire for us to take care of their loved ones, so they may keep them close to their homes often located within walking distance from our care home. After receiving multiple and several requests from various neighborhood families living within our vicinity, we are requesting the Board to allow us to increase our capacity to continue to serve and provide these much needed serviced for our seniors.

The address of the proposed location is 3093 Hog Mountain Rd. Dacula, GA 30019. The house has approximately 4920 sf. and is located on a large 1.25 acre lot, with plenty of land and space surrounding our personal care home.

The home is serviced by public water and public sewage.

The home has a very long and wide paved driveway, approximately 300 feet long and 18 feet wide. In addition at the end of the 300 feet driveway, towards the back of the home, we have a large 60 x 60 feet open space paved area.

In the spirit of serving our community, we would like to accommodate our neighbors and surrounding families from within our community, and kindly requesting the Board's consideration, support and approval of our application to increase capacity.

Thank you
Claudiu Ratiu - Owner
3093 Hog Mountain Rd
Dacula GA 30019

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Planning & Development

RZC 16 021

October 4, 2016

To: Gwinnett County
Planning and Development

To Whom It May Concern:

This letter of intent is being provided in support to the Gwinnett County rezoning from an RA200 to an O-I with a special use permit application for an existing personal care home. The current capacity of our home is 8 residents and without any additional construction or change in the layout of the building we would like to increase the capacity to 14 residents as our large rooms allow double occupancy.

The address of the proposed location is 3103 Hog Mountain Rd. Dacula GA 30019. The house has approximately 6020 sf. and is located on a large lot of 3.991 acres with plenty of space for a small personal care home.

The house has a very long and wide paved driveway that is approximately 300 feet long by 18 feet wide. In addition at the end of the 300 feet of driveway there is a square of 60x60 feet paved concrete square that leads to the back of the property.



Thank you,

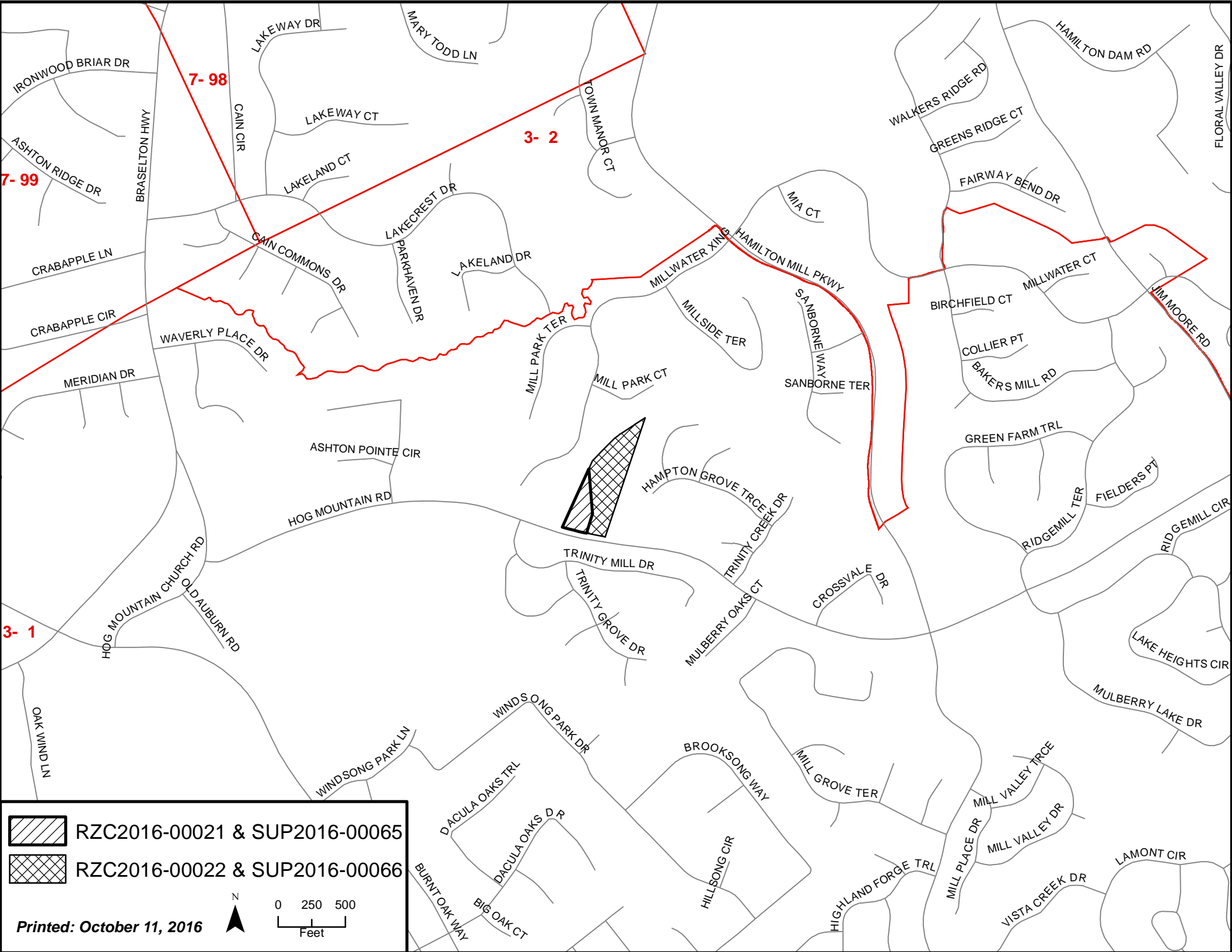
Claudiu Ratiu, Owner
3103 Hog Mountain Rd
Dacula GA 30019
678-772-4472

RZC '16 022

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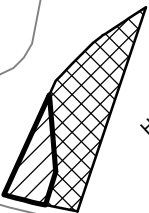


7-98

3-2

7-99

3-1



IRONWOOD BRIAR DR
ASHTON RIDGE DR
CRABAPPLE LN
CRABAPPLE CIR
MERIDIAN DR
HOG MOUNTAIN CHURCH RD
OAK WIND LN
WINDSONG PARK LN
D ACULA OAKS TRL
D ACULA OAKS DR
BURNT OAK WAY
BIG OAK CT
LAKELAND CT
LAKECREST DR
LAKELAND DR
MILL PARK TER
MILL PARK CT
TRINITY MILL DR
TRINITY GROVE DR
WINDSONG PARK DR
BROOKSONG WAY
HILLSONG CIR
MILL GROVE TER
HIGHLAND FORGE TRL
MILL PLACE DR
MILL VALLEY TRCE
MILL VALLEY DR
LAMONT CIR
FLORAL VALLEY DR
WALKERS RIDGE RD
GREENS RIDGE CT
FAIRWAY BEND DR
HAMILTON DAM RD
MIA CT
HAMILTON MILL PKWY
SANBORNE WAY
SANBORNE TER
BIRCHFIELD CT
MILLWATER CT
COLLIER PT
BAKERS MILL RD
GREEN FARM TRL
RIDGEMILL TER
FIELDERS PT
RIDGEMILL CIR
LAKE HEIGHTS CIR
MULBERRY LAKE DR
CROSSVALE DR
MULBERRY OAKS CT
TRINITY CREEK DR
HAMPTON GROVE TRCEE DR
CROSSVALE DR
JIM MOORE RD

FINAL SURVEYOR'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 23,300 FEET AND AN ANGULAR ERROR OF PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 203,000 FEET, AND CONTAINS A TOTAL OF 5.193 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TOPCON-GTS-2B.

BY: _____
REGISTERED GEORGIA LAND SURVEYOR
REG. NO. 1577 DATE OF EXPIRATION 12/31/2010



HEALTH DEPARTMENT CERTIFICATION:
(FOR SUBDIVISIONS SERVED BY SEPTIC TANKS)

THE LOTS SHOWN HEREON HAVE BEEN REVIEWED BY THE GWINNETT COUNTY HEALTH DEPARTMENT AND, WITH THE EXCEPTION OF LOTS _____ AND _____ ARE APPROVED FOR DEVELOPMENT. EACH LOT IS TO BE REVIEWED BY THE GWINNETT COUNTY HEALTH DEPARTMENT AND APPROVED FOR SEPTIC TANK INSTALLATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

DATED THIS _____ DAY OF _____ 20____
BY: _____
TITLE: GWINNETT COUNTY HEALTH DEPARTMENT

NOTES:

- 1) THERE IS NO FLOOD PLAIN LIMITS WITH 100-YEAR FLOOD ELEVATION ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES AS PER F.I.R.M. MAP # 1313500037F DATED 9/29/2006
- 2) NO WETLANDS ON THIS ARE WITHIN STREAM BUFFERS ONLY
- 3) MINIMUM LOT TO BE 40,000 SQ FT
- 4) MINIMUM LOT WIDTH TO BE 200'
- 5) ROAD FRONTAGE TO BE 40'

FINAL PLAT APPROVAL:

THE DIRECTOR OF THE DEPARTMENT OF PLANNING & DEVELOPMENT CERTIFIES THAT THIS PLAT COMPLIES WITH THE ZONING RESOLUTION AND THE DEVELOPMENT REGULATIONS, AND THAT IT HAS BEEN APPROVED BY ALL OTHER OPERATIONAL COUNTY DEPARTMENTS, AS APPROPRIATE. THIS PLAT IS APPROVED SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND GWINNETT COUNTY.

DATED THIS _____ DAY OF _____ 20____

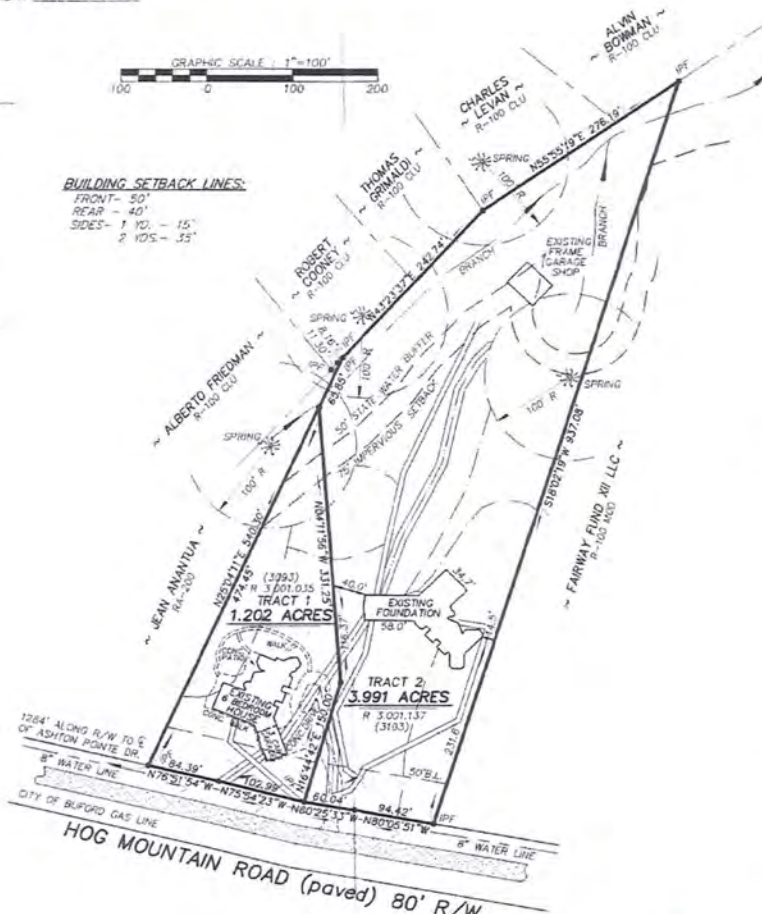
DIRECTOR
DEPARTMENT OF PLANNING & DEVELOPMENT

(NOTE: GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT. NOTE: STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION. NOTE: STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.)

RZC2016-00021 & SUP2016-00065
RZC2016-00022 & SUP2016-00066
RECEIVED: OCTOBER 6, 2016
PLANNING & DEVELOPMENT

~ LEGEND ~
***** = ADDRESS
R/W = RIGHT OF WAY
IFS = IRON PIN SET (1/2" OPEN TOP)
IFP = IRON PIN FOUND (1/2" REBAR)

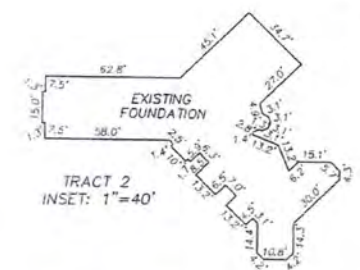
BUILDING SETBACK LINES:
FRONT - 50'
REAR - 40'
SIDES - 1' TO - 15'
 2' TO - 35'



OWNERS ACKNOWLEDGMENT AND DECLARATION:

STATE OF GEORGIA, COUNTY OF GWINNETT
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DECIDES BY THIS ACKNOWLEDGMENT AND DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF OWNER _____ DATE SIGNED _____
PRINTED OR TYPED NAME OF OWNER _____
SIGNATURE OF OWNER _____ DATE SIGNED _____
PRINTED OR TYPED NAME OF OWNER _____



REFERENCE:
BEING OUR SURVEY FOR CLAUDIU RATIU DATED 9/16/2008

... TOTAL AREA 5.193 ACRES ...

EXEMPTION PLAT FOR				
CLAUDIU RATIU				
3095 HOG MOUNTAIN ROAD Dacula, GA 30019 678.772.4472				
CITY	GMD	COUNTY	SCALE	DATE
Dacula	1749	GWINNETT	1"=100'	8/13/2010
W. T. DUNAHOO AND ASSOCIATES, L.L.C.				
P.O. BOX 182 802 W. HAY ST. Dacula, GA 30019 770.367.5911				



THE LOTS SHOWN HEREON MAY NOT BE RESUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS AS PROVIDED BY THE GWINNETT COUNTY DEVELOPMENT REGULATIONS IN EFFECT AT THAT TIME. THIS PROPERTY IS ZONED RA-230.



MILLWATER XING

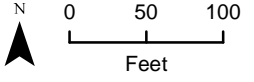
TRINITY CHASE DR

HAMPTON GROVE TRCE

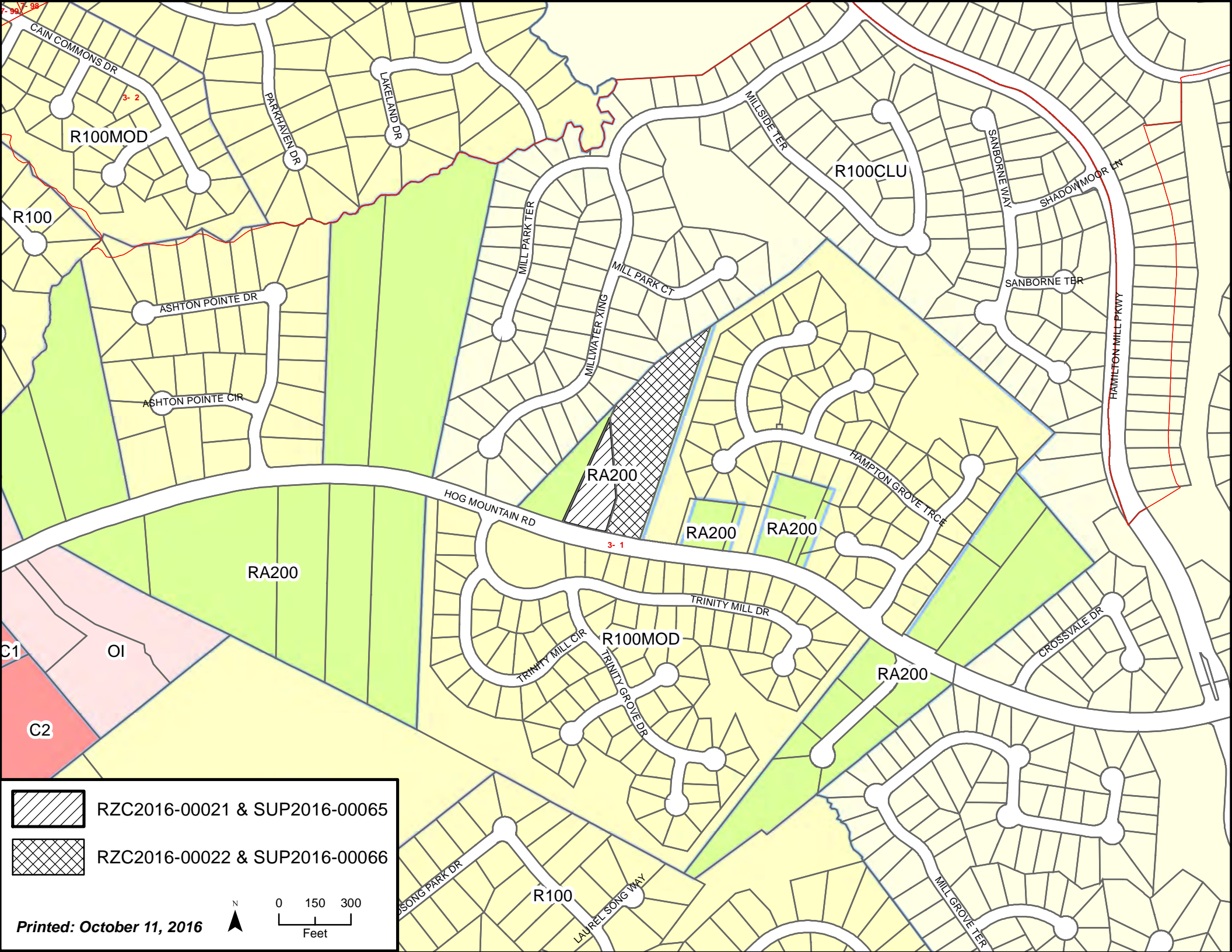
ITY MILL DR

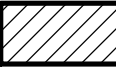

HOG MOUNTAIN RD

- RZC2016-00021 & SUP2016-00065
- RZC2016-00022 & SUP2016-00066



Printed: October 11, 2016



-  RZC2016-00021 & SUP2016-00065
-  RZC2016-00022 & SUP2016-00066

Printed: October 11, 2016

N

0 150 300
Feet

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING & SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER :**RZC2016-00023**
ZONING CHANGE :MUO TO O-I
LOCATION :2400 BLOCK OF BUFORD DRIVE
:1000 BLOCK OF OLD PEACHTREE ROAD
MAP NUMBERS :R7105 044 & R7132 001C
ACREAGE :19.21 ACRES
SQUARE FEET :248,000 SQUARE FEET
PROPOSED DEVELOPMENT :RETIREMENT COMMUNITY
COMMISSION DISTRICT :(1) BROOKS

CASE NUMBER :**SUP2016-00070**
ZONING :O-I (PROPOSED)
LOCATION :2400 BLOCK OF BUFORD DRIVE
:1000 BLOCK OF OLD PEACHTREE ROAD
MAP NUMBERS :R7105 044 & R7132 001C
ACREAGE :19.21 ACRES
PROPOSED DEVELOPMENT :RETIREMENT COMMUNITY
COMMISSION DISTRICT :(1) BROOKS

CASE NUMBER :**SUP2016-00071**
ZONING :O-I (PROPOSED)
LOCATION :2400 BLOCK OF BUFORD DRIVE
:1000 BLOCK OF OLD PEACHTREE ROAD
MAP NUMBERS :R7105 044 & R7132 001C
ACREAGE :19.21 ACRES
PROPOSED DEVELOPMENT :BUILDING HEIGHT INCREASE
COMMISSION DISTRICT :(1) BROOKS

FUTURE DEVELOPMENT MAP:

APPLICANT: MANSIONS SENIOR LIVING
C/O PURSLEY, FRIESE, TORGRIMSON, LLP
1230 PEACHTREE STREET, SUITE 1200
ATLANTA, GA 30309

CONTACT: JULIE L. SELLERS PHONE: 404.665.1242

OWNER: GARLAND J. ROBERTS
3261 HADDON HALL DRIVE
BUFORD, GA 30519

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:

Letter of Intent and Review Criteria

Gwinnett County Rezoning and Special Use Permit Applications

Applicant:

Mansions Senior Living

Property:

+/- 19.21 acres of Land

Located at

2454 Buford Drive and 1066 Old Peachtree Rd
Lawrenceville, GA 30043

Submitted for Applicant by:

G. Douglas Dillard

Julie L. Sellers

PURSLEY FRIESE TORGRIMSON

1230 Peachtree Street, Suite 1200

Atlanta, Georgia 30309

(404) 665-1243

ddillard@pftlegal.com

jsellers@pftlegal.com

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Planning & Development

RZC '16 023

I. INTRODUCTION

Proposed Development of the Property

The Subject Property is located at 1066 Old Peachtree Road and 2454 Buford Drive (“Property”) consisting of approximately 19.21 acres. The Applicant requests Gwinnett County to make three zoning decisions by approving the applications to (1) zone the property to the OI classification, (2) a special use permit for a retirement community, and (3) a special use permit to allow the height of the independent living facility up to 61 feet.

The Property is under contract for sale for the development of a senior living community. With the baby boomer generation aging and improvements in healthcare that have resulted in longer life spans in the United States, there is a need for additional housing options. Of particular need is the ability for active adults and seniors to age in place. The ability to independently live in a community and transition as healthcare and lifestyle needs change is a huge benefit to any County and is much needed in Gwinnett County. These applications reflect a proposal for smaller attached and detached homes, a four story independent living facility, and a two story assisted living facility located in one community and connected through walking trails and shared amenities. One of the many benefits of this type of retirement community is the fact that a married couple may have different healthcare needs resulting in one spouse needing assisted living and the other spouse able to independently live. At the proposed retirement community, the spouses will be able to receive the necessary level of care while being in the same community and will be able to see each other daily without having to drive to a separate location.

The OI zoning is an appropriate transition from the adjacent commercial parcel zoned C2 and the stadium and related development. The proposed zoning and use is consistent with the future development plans set forth in the County’s 2030 Unified Development Plan. As set forth in more detail below, the applications satisfy the criteria set forth by the state and Gwinnett County when considering zoning decisions.

Mansions Senior Living is an experienced developer and operator of communities for seniors and active adults. The exterior finishes of the buildings demonstrate a high quality housing option and the attention to details and pedestrian connectivity makes the retirement community a significant enhancement of the Property.

Zoning History of the Property

The Property has been owned by the Roberts family for decades and has largely remained undeveloped. In 2007, the property was under contract for sale to Brand Properties and remained under contract for years. On February 24, 2009, then Commissioner Kevin Kenerly moved to adopt a zoning ordinance that changed the zoning of the Property from R-100 (residential) to MUO (mixed use overlay) and changed the zoning of the other properties. This zoning decision was the subject of legal challenges resulting in Gwinnett County Superior Court Judge Randy Rich issuing

an Order declaring the MUO zoning unconstitutional. A copy of the Court Order is attached as **Exhibit A**. The Applicant and Owner request the County to fulfill their legal obligation to work with property owners to allow them the highest and best use of their property and approve these applications. By authorizing the Applicant to submit these applications, the Property Owners do not waive any rights or legal claims, including the legal position that in light of the attached Order there are no zoning restrictions on the Property and the Owners are entitled to freely use the Property for any and all uses. The applicant is thus giving the County the opportunity to work with the applicant to achieve the highest and best use while at the same time giving the County the opportunity to address any concerns it might have.

II. APPLICANT SATISFIES THE ZONING CRITERIA

The Applicant satisfies all of the criteria as set forth in Gwinnett County's Unified Development Ordinance for rezoning and special use permit as set forth below:

(A) Whether a proposed rezoning and special use permit will permit a use that is suitable in view of the use and development of adjacent and nearby property:

Yes, the zoning of the Property to OI for purposes of a retirement community is suitable in view of the use and development of the surrounding properties. The adjacent uses include a retail shopping center with a grocery anchor tenant, a church, and multifamily residential. There is a need in Gwinnett County for housing options to allow residents to age in place. Approval of the applications will provide a suitable use and fill a need in the County.

(B) Whether a proposed rezoning and special use permits will adversely affect the existing use of usability of adjacent or nearby property:

No, the use of the Property for senior living will not adversely affect the existing use of adjacent properties. In fact, the proximity to the Publix shopping center will allow senior residents to walk to a grocery store and other retail shops resulting in an increase and benefit to the nearby commercial uses. The proximity of a church and other residential uses will not be adversely impacted.

(C) Whether the property to be affected by a proposed rezoning and special use permits has reasonable economic use as currently zoned:

No, the Property currently has no reasonable economic use. As set forth in the Court's Order the MUO zoning of the Property is unconstitutional.

(D) Whether the proposed rezoning and special use permits will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools:

No, the use of the Property for a retirement community would not impact schools and will include a lower vehicular use compared to commercial uses or residential uses targeted to a younger demographic group. Similarly, the density proposed would not be excessive for utilities.

(E) Whether the proposed rezoning and special use permits is in conformity with the policy and intent of the land use plan:

Yes, the OI zoning district and retirement community use is consistent with the future development map and the 2030 Unified Plan expectations. The Property is the southern portion of the Regional Mixed Use designation along Buford Drive. It is adjacent to existing/emerging suburban residential area. The 19 acres of the Property satisfies the size criteria and the community is pedestrian oriented providing walking paths through the property. The medium density proposed satisfies the encouraged use. The proximity of the Property to the suburban residential area also supports the approval of this senior living community.

(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 and special use permits:

The Property has been unused and the subject of a legal action regarding the zoning. The Court's Order found the MUO zoning of the property is unconstitutional and directed the County to rezone the Property. The previous MUO zoning called for more intensive uses than the retirement community as proposed by the applicant. The Order supports the requested zoning. Furthermore, the fact that there is a shortage of housing options to allow Gwinnett County residents to age in one location and transition as healthcare and living needs change also supports the approval of these applications.

III. CONSTITUTIONAL AND ANTE LITEM NOTICE

Georgia law and the procedures of Gwinnett County require us to raise Federal and State constitutional objections during the zoning application process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

The portions of the Gwinnett County Unified Development Code, facially and as applied to the Property, which restrict the Property to any zoning classification, uses, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the

Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of Gwinnett County Unified Development Code, facially and as applied to the Property, which restricts the Property to any zoning classification, uses, heights, or to any conditions other than the those as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests. A denial of this Application would constitute an arbitrary and capricious act by Gwinnett County without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Gwinnett County to grant these applications in accordance with the zoning criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any zoning of the Property subject to conditions which are different than the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

The existing zoning classifications and development restrictions which prohibit the Applicant's use of the Property are unconstitutional. This notice is being given to comply with the provisions of O.C.G.A. § 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification and grant the requested height use permit. If action is not taken by

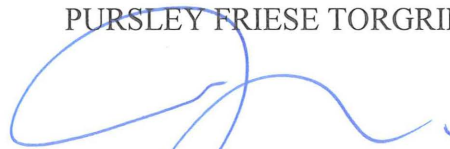
the County to rectify this unconstitutional zoning classification within a reasonable time, a claim will be filed in the Superior Court of Gwinnett County demanding just and adequate compensation under Georgia law for the taking of the Property, diminution of value of the Property, attorney's fees and not less than \$75 million in other damages arising out of the unlawful deprivation of the Applicant's property rights.

Accordingly, your Applicant respectfully requests that this Application be granted as requested by the Applicant.

If there are any questions about this rezoning request, you may contact me at 404-665-1242 or jsellers@pftlegal.com.

Sincerely,

PURSLEY FRIESE TORGRIMSON

A handwritten signature in blue ink, appearing to be 'G. Douglas Dillard', written over the typed name.

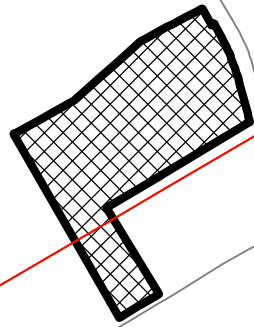
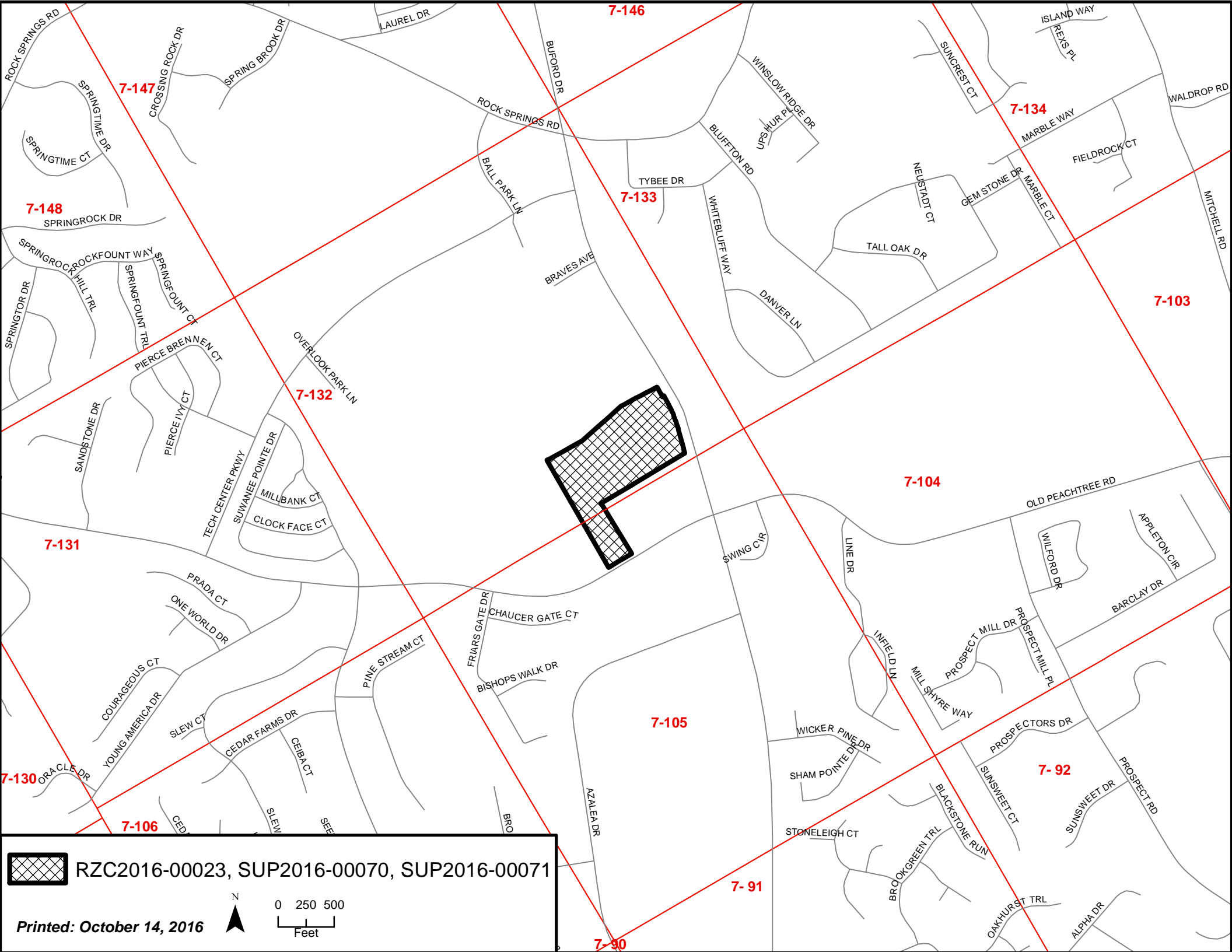
G. Douglas Dillard
Julie L. Sellers

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 RZC2016-00023, SUP2016-00070, SUP2016-00071

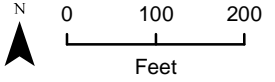


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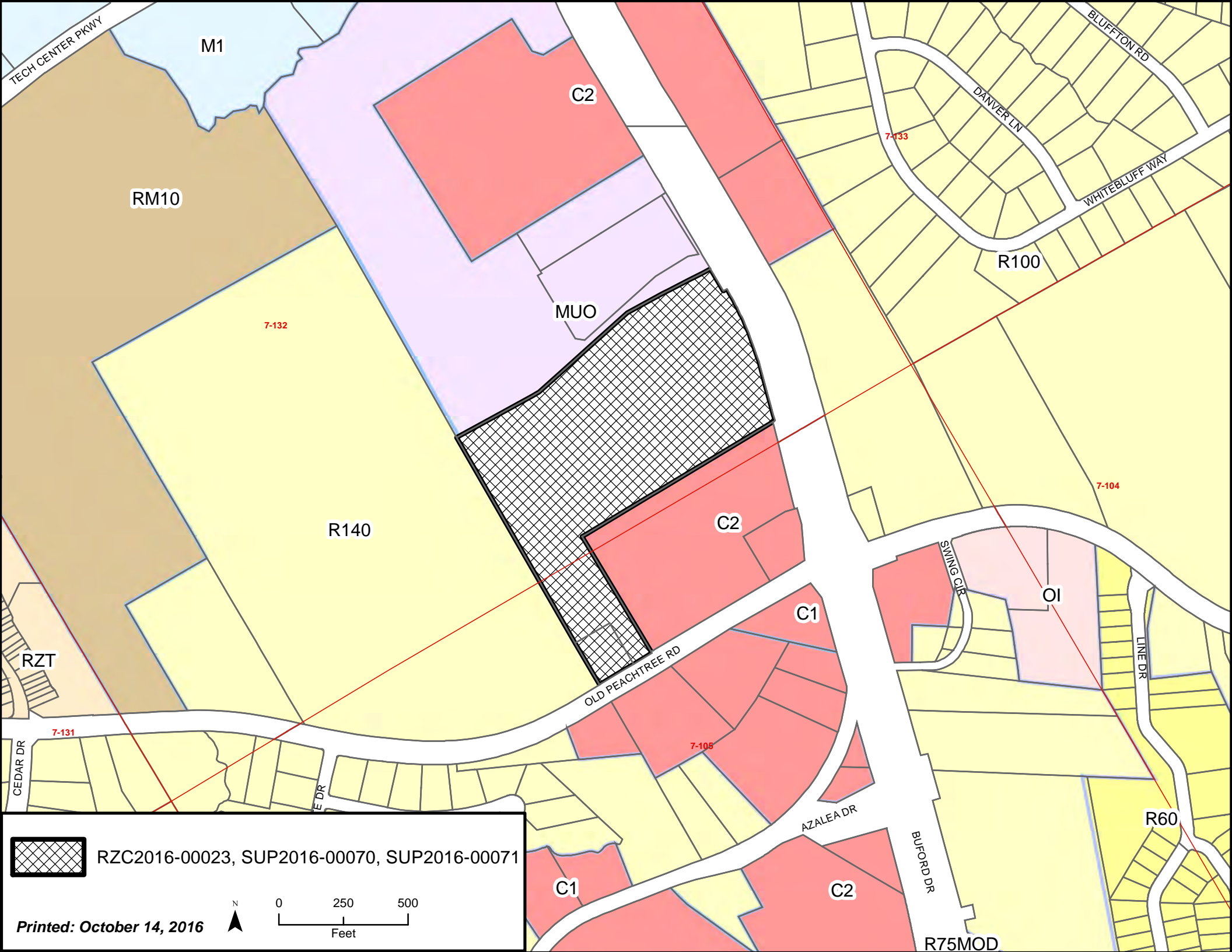
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Printed: October 14, 2016



 RZC2016-00023, SUP2016-00070, SUP2016-00071

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**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING & SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER :**RZC2016-00024**
ZONING CHANGE :M-1 & C-2 TO M-1
LOCATION :2000 BLOCK OF WEST PARK PLACE BOULEVARD
:2100 BLOCK OF WEST PARK COURT
MAP NUMBERS :R6060 076, 031, 064 & R6059 015
ACREAGE :9.52 ACRES
SQUARE FEET :52,830 SQUARE FEET
PROPOSED DEVELOPMENT :RECREATION FACILITY (INDOOR & OUTDOOR)
COMMISSION DISTRICT :(3) HUNTER

CASE NUMBER :**SUP2016-00073**
ZONING :M-1 (PROPOSED)
LOCATION 2000 BLOCK OF WEST PARK PLACE BOULEVARD
:2100 BLOCK OF WEST PARK COURT
MAP NUMBERS :R6060 076, 031, 064 & R6059 015
ACREAGE :9.52 ACRES
SQUARE FEET :52,830 SQUARE FEET
PROPOSED DEVELOPMENT :RECREATION FACILITY (OUTDOOR)
COMMISSION DISTRICT :(3) HUNTER

FUTURE DEVELOPMENT MAP:

APPLICANT: NETHERWORLD HAUNTED ATTRACTIONS, LLC
C/O MAHAFFEY, PICKENS, TUCKER, LLP
1550 N. BROWN ROAD, SUITE 125
LAWRENCEVILLE, GA 30043

CONTACT: SHANE LANHAM PHONE: 770.232.0000

OWNERS: J M WILLIAMS, JR, WILLIAMS CONTRACTING INC., J M WILLIAMS, JR. ET
AL., & SOUTH STONE HERITAGE, LLC
C/O MAHAFFEY PICKENS TUCKER, LLP
1550 N. BROWN ROAD, SUITE 125
LAWRENCEVILLE, GA 30043

DEPARTMENT RECOMMENDATION:

PROJECT DATA:
ZONING HISTORY:
GROUNDWATER RECHARGE AREA:
WETLANDS INVENTORY:
OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:



Matthew P. Benson
 Gerald Davidson, Jr.*
 Brian T. Easley
 Kelly O. Faber
 Christopher D. Hollbrook
 Joshua P. Johnson

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RZC '16 024

OCT 07 2016

Planning & Development

Shane M. Lanham
 Austen T. Mabe
 Jeffrey R. Mahaffey
 Steven A. Pickens
 Andrew D. Stancil
 R. Lee Tucker, Jr.
 *Of Counsel

**LETTER OF INTENT FOR
 REZONING AND SPECIAL USE PERMIT APPLICATIONS OF
 NETHERWORLD HAUNTED ATTRACTIONS, LLC**

Mahaffey Pickens Tucker, LLP, on behalf of Netherworld Haunted Attractions, LLC (“Netherworld” or the “Applicant”), submits this Letter of Intent and attached Rezoning and Special Use Permit Applications (the “Applications”) related to an approximately 9.524-acre property situated along West Park Place Boulevard south of its intersection with Stone Mountain Highway (also known as U.S. Route 78) (the “Property”). The Property is currently zoned C-2 and M-1 and contains two warehouse buildings totaling 52,830 square feet. The Applicant is proposing to renovate these two buildings in order to accommodate the new location of Netherworld Haunted House. Accordingly, the Applicant is requesting to rezone the Property so that the entire site is zoned M-1 with the same conditions. Additionally, the Applicant is requesting approval of a special use permit for a Recreation and Entertainment Facility, Outdoor. The existing and proposed gross density of the Property is 5,549.37 square feet per acre.

Netherworld Haunted House began in 1997 and has grown to become the award-winning, nationally-recognized haunted house that it is today. After nearly twenty years of operation, Netherworld has decided to relocate its operation to southern Gwinnett County near Stone Mountain. The principal use of the Property per the Gwinnett County Unified Development Ordinance (the “UDO”) is a Recreation and Entertainment Facility, Indoor, which is permitted by right in the M-1 zoning classification. However, some components of the proposed use occur

outside the main building. Accordingly, the Applicant is requesting approval of a Special Use Permit for Recreation and Entertainment Facility, Outdoor to permit outdoor entertainment and recreational activities associated with the Netherworld Haunted House. For example, entertainers will interact with guests while they are outside waiting in line to enter the main building.

The Property is surrounded by land zoned for relatively intense commercial and industrial uses. To the north and east, the subject Property is adjacent to land zoned M-1. Vacant land zoned C-2 is located across West Park Place Boulevard. The Property is appropriately situated to provide convenient access for Netherworld's guests without placing an undue burden on traffic infrastructure and other public utilities. A portion of the subject property has remained vacant for several years and the proposed use is an opportunity to provide a use on an underutilized property.

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 in the Applications filed herewith. The Applicant respectfully requests your approval of the Applications.

Respectfully submitted this 7th day of October, 2016.

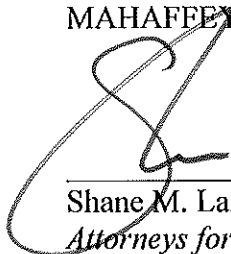
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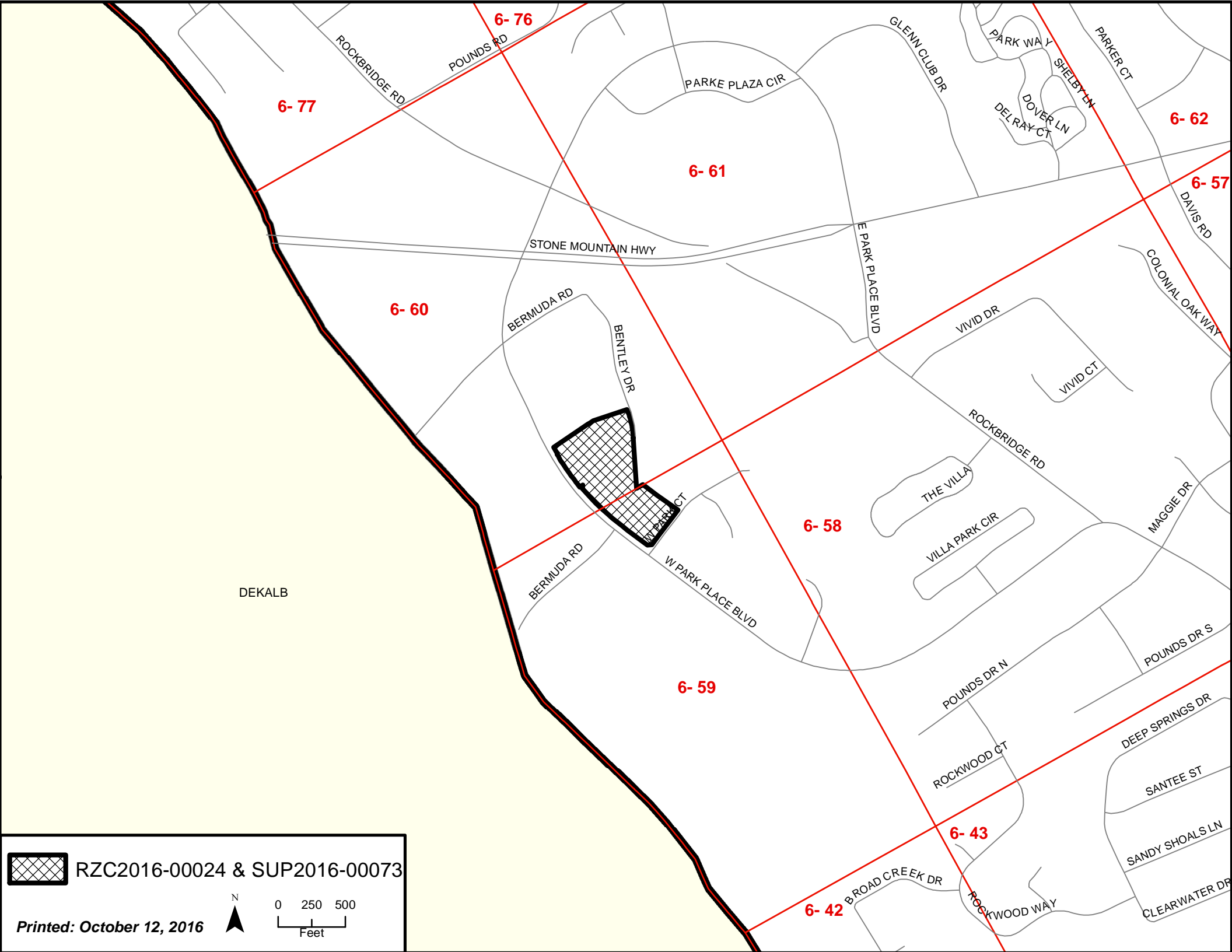
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MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham
Attorneys for Applicant



6-77

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6-61

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6-60

STONE MOUNTAIN HWY


6-58

DEKALB

6-59

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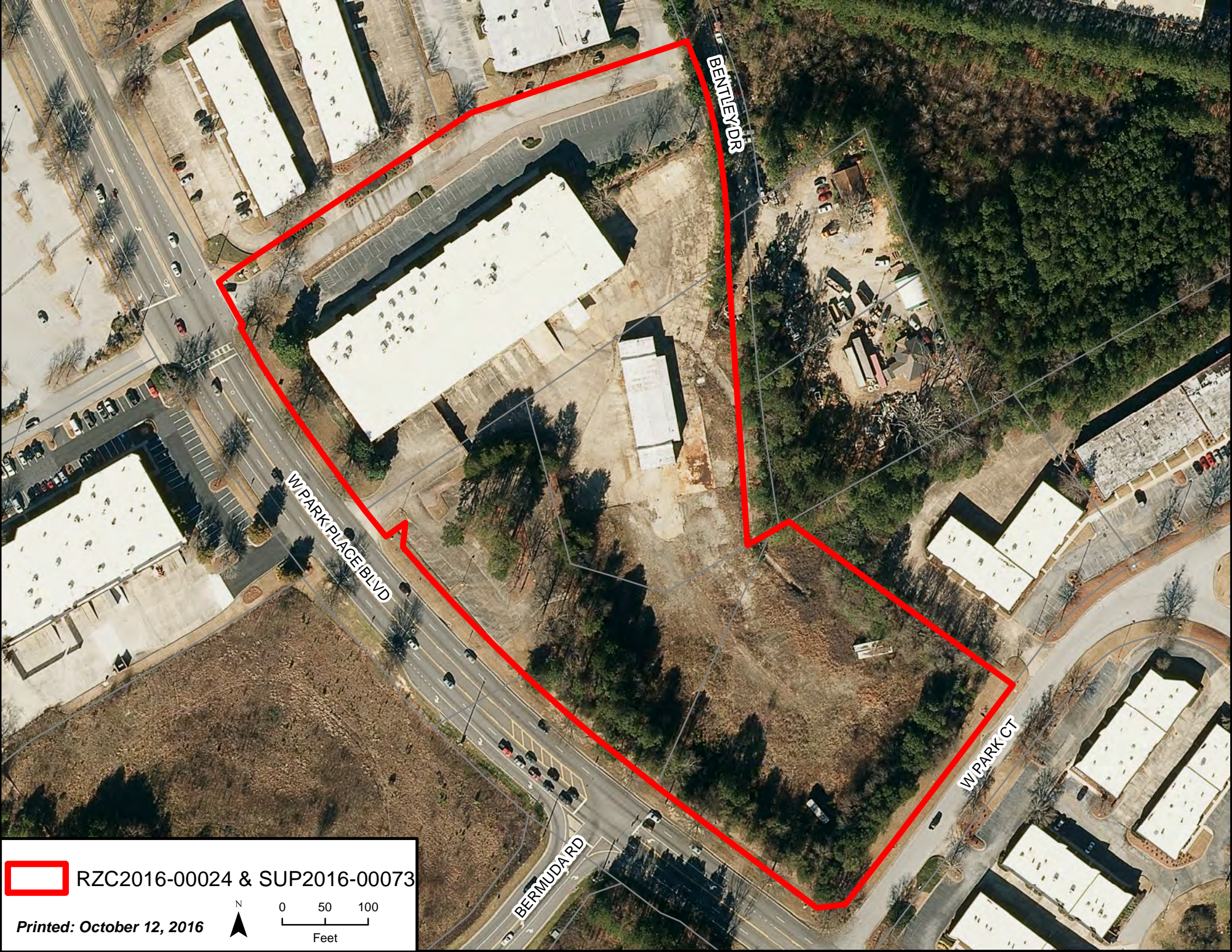
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 RZC2016-00024 & SUP2016-00073



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BENTLEY DR

W PARK PLACE BLVD

BERMUDARD

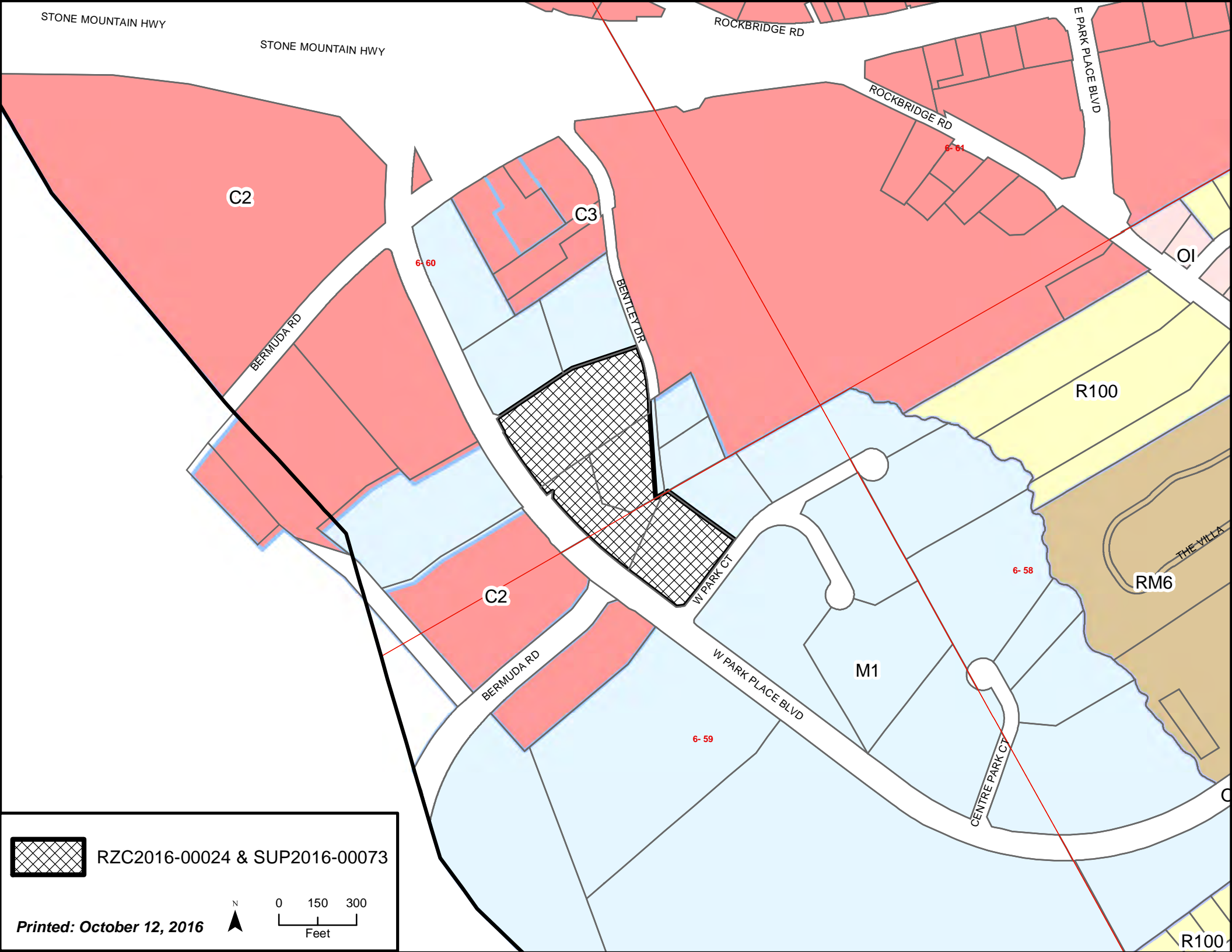
W PARK CT

 RZC2016-00024 & SUP2016-00073



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Printed: October 12, 2016



STONE MOUNTAIN HWY

STONE MOUNTAIN HWY

ROCKBRIDGE RD

E PARK PLACE BLVD

ROCKBRIDGE RD

C2

C3

O1

BERMUDA RD

6-60

6-61

BENTLEY DR

R100

C2

RM6

6-58

6-59

W PARK CT

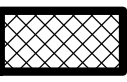
M1

W PARK PLACE BLVD

CENTRE PARK CT

THE VILLA

R100

 RZC2016-00024 & SUP2016-00073



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Printed: October 12, 2016

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS**

CASE NUMBER	: RZM2016-00006
ZONING CHANGE	:R-75 TO R-TH
LOCATION	:600 BLOCK OF ROCKBRIDGE ROAD
MAP NUMBER	:R6162 260
ACREAGE	:1.35 ACRES
UNITS	:8 UNITS
PROPOSED DEVELOPMENT	:TOWNHOMES (REDUCTION IN BUFFERS)
COMMISSION DISTRICT	:(2) HOWARD

FUTURE DEVELOPMENT MAP:

APPLICANT: MOHAMMAD JAVANMARD
160 STANFORD RIDGE
JOHNS CREEK, GA 30097

CONTACT: MOHAMMAD JAVANMARD PHONE: 678.860.5563

OWNER: MOHAMMAD JAVANMARD
160 STANFORD RIDGE
JOHNS CREEK, GA 30097

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:

LETTER OF INTENT

July 22, 2016

From: Mohammad A. Javanmard

160 Stanford ridge, Johns Creek GA 30097

To: Gwinnett County Planning Division

Rezoning and Special Use Application

446 W. Crogan Street, Suite 225

Lawrenceville, Georgia 30045

RE: Rezoning the **parcel ID: R6162 260** from Residential "R 75" to R-TH
(Townhomes) zoning district.

As we can see, the location of this 1.35 Acres property is surrounded from West by Jackson Creek approx. covers half of this property, and from south by Rockbridge Road, and from east and north the existing single L shape property with a single house on it. **This property is located in 6th District and Land Lot 162 in Gwinnett County in City of Lilburn.**

I am planning to build townhomes as many as it is feasible or fits the constructability of the area on this property; Eight (8) or less.

I appreciate very much if I may have this permit which I think has the harmony with the neighborhood very well!

With all respect,



Mohammad A. Javanmard,

Property owner

Cell: (678)860-5563

E-mail: ajavanmard67@yahoo.com

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RZM '16 006



FRONT ELEVATION
1/8" = 1'-0"

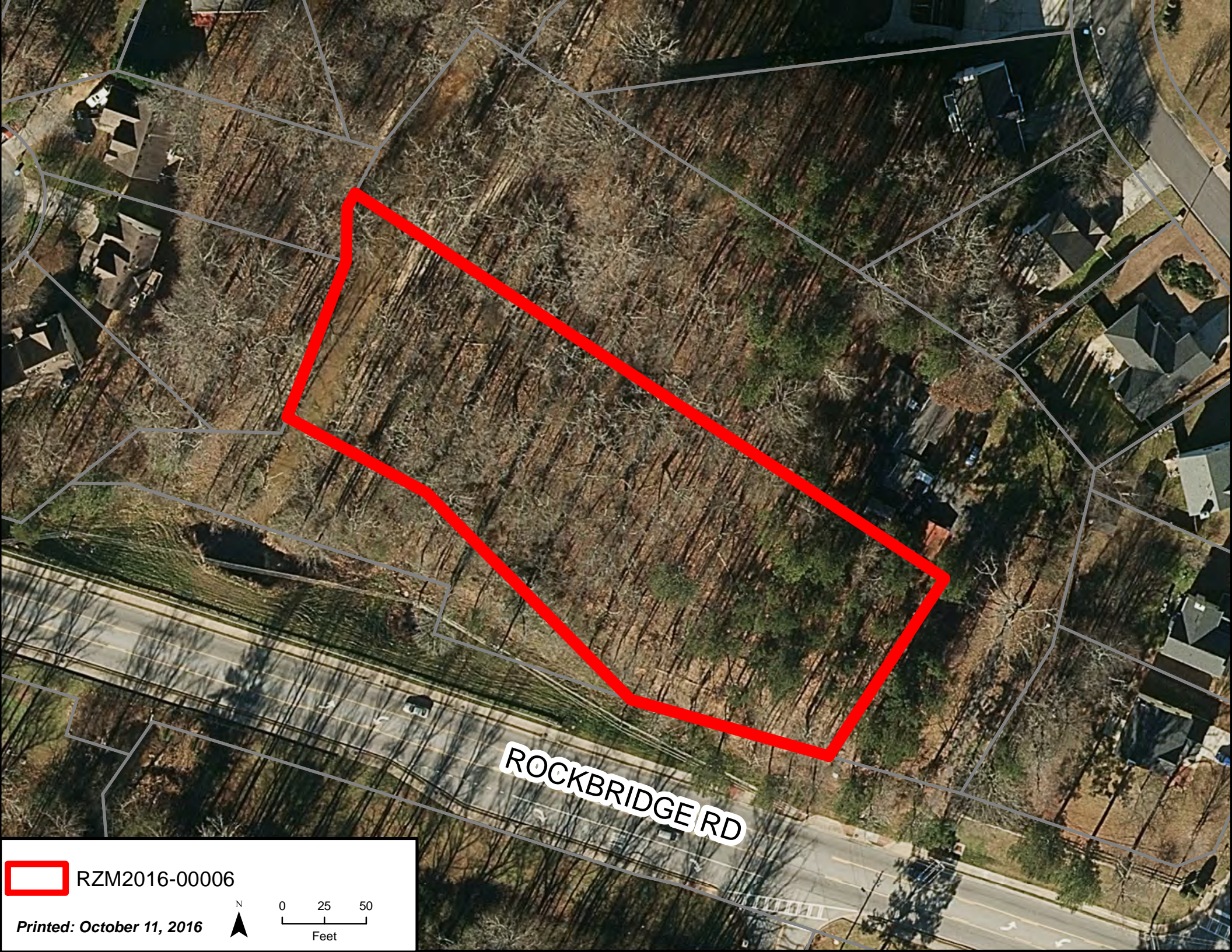


REAR ELEVATION
1/8" = 1'-0"




RIGHT END ELEVATION
1/8" = 1'-0"

LEFT END ELEVATION
1/8" = 1'-0"



ROCKBRIDGE RD

 RZM2016-00006

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N

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**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS**

CASE NUMBER :**RZM2016-00007**
ZONING CHANGE :C-2 & R-ZT TO R-TH
LOCATION :3400 BLOCK OF SUGARLOAF PARKWAY
MAP NUMBERS :R5084 012 & 013
ACREAGE :10.01 ACRES
UNITS :60 UNITS
PROPOSED DEVELOPMENT :TOWNHOMES
COMMISSION DISTRICT :(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: INLAND, LLC
2180 SATELLITE BOULEVARD
SUITE 400-15
DULUTH, GA 30097

CONTACT: ERIC JOHANSEN, RLA PHONE: 678.571.4843

OWNERS: GWINNETT COUNTY ABANDON PETS RESCUE
4155 LAWRENCEVILLE HIGHWAY, NE
LILBURN, GA 30047

DWDW HOLDINGS, LLC
3454 SOUTH SCALES ROAD
SUWANEE, GA 30024

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:



October 5, 2016

Gwinnett County Board of Commissioners
c/o Kathy Holland
Director of Planning and Development
446 West Crogan Street
Lawrenceville, GA 30045

Re: Sugarloaf Parkway Townhouse Development-- Rezoning Letter of Intent
Parcels: R5084 012 & R5084 013
Gwinnett County, GA

Dear Ms. Holland,

Inland Group, LLC ("Inland") has been retained by Inland, LLC (the "Applicant") to pursue a Rezoning Application (the "Application") for real property located at the 3440 and 3460 Sugarloaf Parkway, Lawrenceville, GA 30044 and further described as Parcels R5084 012 & R5084 013 that are approximately ±10.006 acres (the "Subject Property"). **The Applicant is Contract Purchaser of the Subject Property.** The Subject Property is currently zoned C-2 (RZC-06-038) & R-ZT (RZR-06-042) and is surrounded by a mixture of residential and commercial uses (to include small box retail, outparcel retail and retail shopping center uses) within the Sugarloaf Parkway corridor.

The Applicant is proposing a Rezoning of the Subject Property to R-TH (Single Family Residential Townhouse District) for a residential development that will both compliment and blend into the immediate and surrounding area along the Sugarloaf Parkway corridor. Townhouses in this area provides an alternative residential living option for residents who want to be located near Highway 316 and Interstate 85 for commute purposes, the City of Lawrenceville and want their children to be educated within the Discovery School Cluster.

The Sugarloaf Parkway corridor within the immediate vicinity of the Subject Property has an average daily traffic count of 36,200 ADT based on 2014 traffic data, with the workforce getting back into the daily grind, it is fair to assume this ADT will continue to increase annually. The Subject Property is surrounded by the following zoning designations with a ½ mile radius: C-1, C-2, O-I, BG, HSB, R-ZT, RS-60, R-75 Mod, R-75, and RS-140. This Subject Property is clearly located within a transitional area from residential to commercial as evidenced by the vast zoning uses, and for the fact that a Publix anchored shopping center is immediately adjacent.

The proposed R-TH development will include the construction of sixty (60) two-story single family townhouse units that are 24' wide by 50' deep, a minimum of 1,600 square feet in heated floor space, two car garages, covered front porches, and rear outdoor living areas. The proposed architecture will include a mixture of building

2180 Satellite Boulevard / Suite 400-15 / Duluth, Georgia 30097
(404) 355-6700 Phone (404) 355-6760 Fax
www.inlandgrp.com

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materials to include brick, stone, wood, hardi cement siding, stucco and EIFS accents. The proposed development will include 4' sidewalks on both sides of the internal roads, community green space, centrally located mail kiosk, lush landscaping, stream buffer views, and on-site storm water management.

We respectfully request your approval of this request for the Rezoning from C-2 and R-ZT to R-TH for the proposed single family residential town house development located on the Subject Property. The proposed use on the Subject Property is consistent with the current Unified Plan and creates an opportunity to provide an alternate housing option for residents of the Sugarloaf Parkway corridor. The residents of the proposed townhouse units will be Gwinnett County tax payers, and will continue to shop, eat, and support the local businesses of the surrounding area and local communities. We are available to meet with the County staff and District Representatives at any time to further discuss the merits of this Application upon request.

Thank you for your consideration of this Application.

Sincerely,



Eric Johansen, RLA
Inland Group, LLC
Agent for the Applicants

cc: Applicant
File

RZM '16 007

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Left Elevation

Right Elevation



Rear Elevation

5-79

5-110

5-83

5-109

5-78

LAWRENCEVILLE

5-84

5-108

5-51

5-77

5-52

5-85

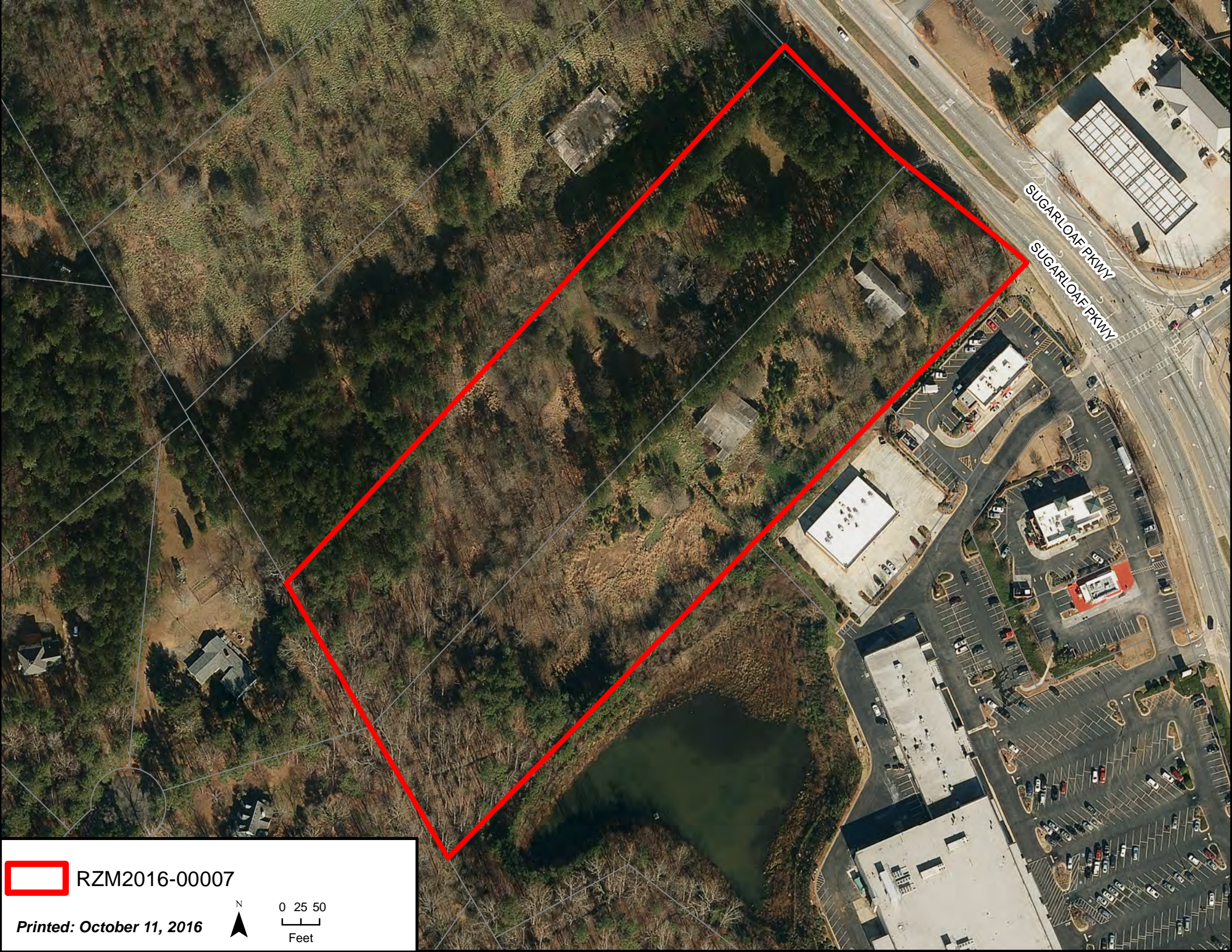
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


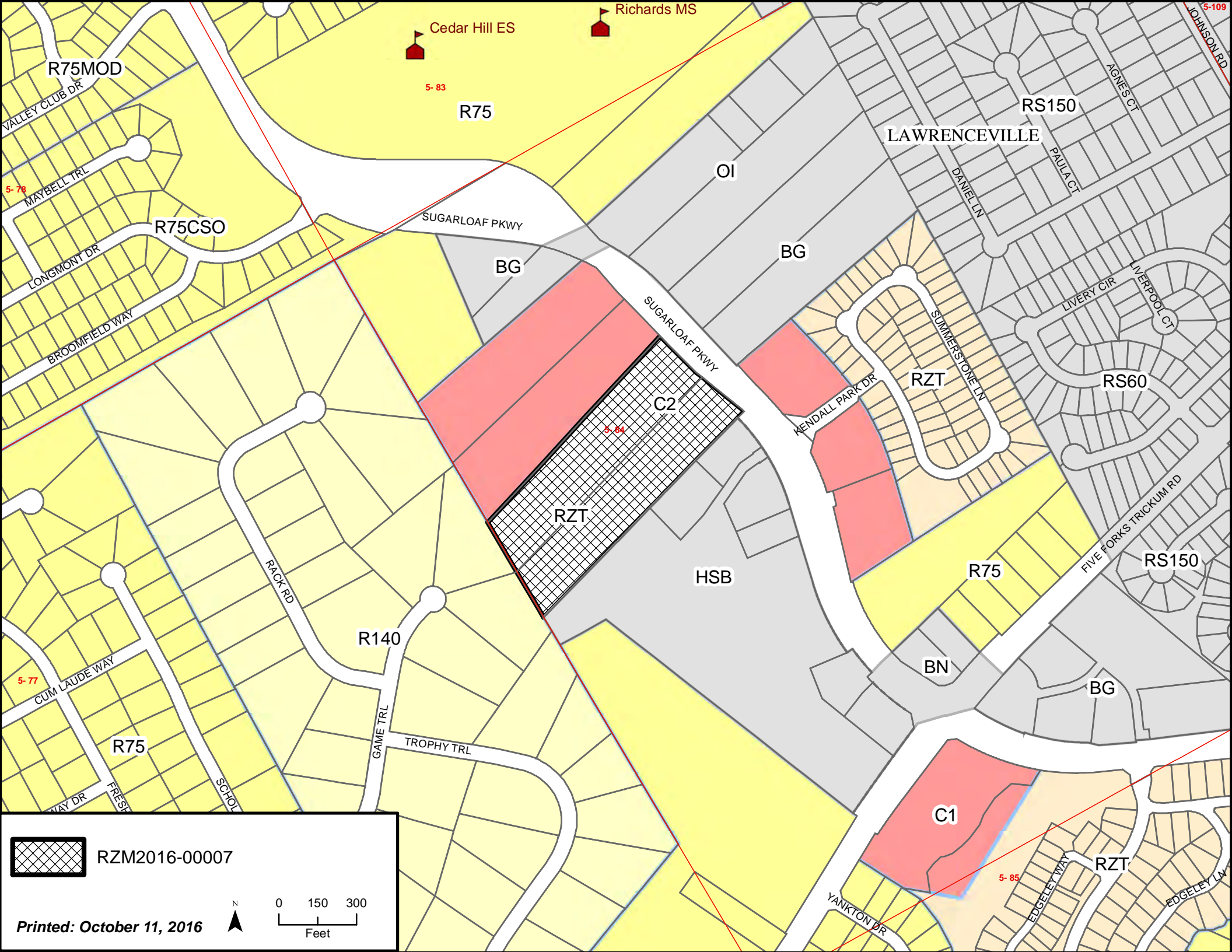
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SUGARLOAF PKWY

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Cedar Hill ES
5-83

Richards MS

R75MOD

R75

RS150

LAWRENCEVILLE

R75CSO

SUGARLOAF PKWY

OI

BG

BG

SUGARLOAF PKWY

RZT

RS60

C2

RZT

HSB

R75

RS150

R140

BN

BG

CUM LAUDE WAY

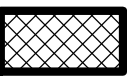
R75

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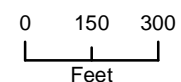
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RZM2016-00007



Printed: October 11, 2016

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS**

CASE NUMBER	: RZM2016-00008
ZONING CHANGE	:C-2 & RA-200 TO R-TH
LOCATION	:4200 BLOCK OF BRASELTON HIGHWAY :4200 BLOCK OF SPOUT SPRINGS ROAD
MAP NUMBERS	:R3003 135, 051, 147, & 674
ACREAGE	:32.13 ACRES
UNITS	:230 UNITS
PROPOSED DEVELOPMENT	:TOWNHOMES
COMMISSION DISTRICT	:(3) HUNTER

FUTURE DEVELOPMENT MAP:

APPLICANT: MAHAFFEY, PICKENS, TUCKER, LLP
1500 N. BROWN ROAD, SUITE 125
LAWRENCEVILLE, GA 30043

CONTACT: SHANE LANHAM PHONE: 770.232.0000

OWNERS: CONSTANCE TRONCALLI, MARTHA STOVALL, CONNIE TRONCALLI, &
HERITAGE LAND & DEVELOPMENT CO.
C/O MAHAFFEY, PICKENS, TUCKER, LLP
1500 N. BROWN ROAD, SUITE 125
LAWRENCEVILLE, GA. 30043

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:



Matthew P. Benson
Gerald Davidson, Jr.*
Brian T. Easley
Kelly O. Faber
Christopher D. Holbrook
Joshua P. Johnson

Shane M. Lanham
Austen T. Mabe
Jeffrey R. Mahaffey
Steven A. Pickens
Andrew D. Stancil
R. Lee Tucker, Jr.
*Of Counsel

**AMENDMENT TO AN APPLICATION TO AMEND THE OFFICIAL
ZONING MAP OF GWINNETT COUNTY, GEORGIA**

APPLICANT: Mahaffey Pickens Tucker, LLP
ZONING CASE NUMBER: RZM2016-0008
PRESENT ZONING DISTRICT(S): RA-200 & C-2
REQUESTED ZONING DISTRICT(S): R-TH
PROPERTY: Spout Springs Road and Braselton Highway
SIZE: +/-32.13 Acres
DISTRICT & L.L.: 3rd L.D., 003 L.L.
PROPOSED DEVELOPMENT: Single-family residential townhomes

The Applicant hereby amends its application to amend the official zoning map of Gwinnett County, Georgia heretofore filed with the Planning Division of Gwinnett County, Georgia by the addition of the attached Exhibit to the original application.

This 14th day of October, 2016.

MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham
Attorneys for Applicant

1550 North Brown Road
Suite 125
Lawrenceville, Georgia 30043
(770) 232-0000

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

FACSIMILE 678 518 6880

www.mptlawfirm.com

RZM '16 008

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Matthew P. Benson
Gerald Davidson, Jr.*
Brian T. Easley
Kelly O. Faber
Christopher D. Holbrook
Joshua P. Johnson

Shane M. Lanham
Austen T. Mabe
Jeffrey R. Mahaffey
Steven A. Pickens
Andrew D. Stancil
R. Lee Tucker, Jr.
*Of Counsel

**LETTER OF INTENT FOR REZONING APPLICATION
OF MAHAFFEY PICKENS TUCKER, LLP**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning Application on behalf of Rocklyn Homes, Inc. (the “Applicant”) for the purpose of rezoning to the R-TH zoning classification an approximately 32.13-acre tract (the “Property”) situated along Braselton Highway (also known as Georgia Route 124) and Spout Springs Road south of and adjacent to Interstate 85. The majority of the Property (approximately 29 acres) is currently zoned C-2 with a smaller portion (approximately 3 acres) along Spout Springs zoned RA-200.

The Applicant proposes to develop a gated, single-family residential community, consisting of 230 attached residential townhomes. The proposed development would have a net density of approximately 7.15 units per acre, which is below the maximum allowed density of 8.0 units per acre prescribed for the R-TH zoning classification in the Gwinnett County Unified Development Ordinance (the “UDO”). The proposed single-family community would consist of homes at a size, quality, and price-point commensurate with or exceeding homes in the surrounding area. The Applicant is currently in the final stages of building homes at the Caswell Overlook subdivision in the City of Marietta which consists of homes that are comparable to the homes in the proposed development. Homes in Caswell Overlook are currently selling in the high \$200s and the Applicant anticipates that homes in the proposed development would also sell in the high \$200s.

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NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

FACSIMILE 678 518 6880

www.mptlawfirm.com

The proposed townhomes would include double-car garages as well as attractive architectural elements which are compatible with the surrounding area. The façades of the homes would be constructed primarily of brick and/or stacked stone as well as cementitious cedar shake, siding, and/or board and batten as depicted in the building elevations submitted with the Application. The proposed townhomes are front-entry units with garages on the front elevation and would be accessed by internal streets and driveways. Currently, the proposed units would have building footprints of 26 feet wide by 50 feet deep with approximately 2,000 square feet of heated space. The proposed community would also feature approximately 7.9 acres of common open space which is roughly 25% of the entire development. This common open space includes a park area to the rear of the site and access to an existing +/- 1.2-acre pond. The proposed development would also include community and recreation facilities such as a pool, cabana/clubhouse, and tennis courts.

The Applicant proposes to develop the Property with gated entrances off of Spout Springs Road as well as Braselton Highway which would include attractive landscaping, a decorative fence or wall, and entrance monument as well as an additional 50-foot landscaped setback along both road frontages creating an attractive streetscape. The Applicant is also requesting to reduce the required 35-foot undisturbed buffer along property zoned RA-200 to 10 feet and replant the remaining 25 feet to buffer standards as a Landscaped Buffer as defined in the UDO. Though the Unified Plan may call for lower densities in the Existing/Emerging Character Area than what is proposed in the Application, the Property has several characteristics which differentiate it from other land in the Existing/Emerging Character Area. For example, the Property is located between and adjacent to both Interstate 85 and Georgia Highway 124. Additionally, approximately 90% of the Property is currently zoned C-2 which permits relatively

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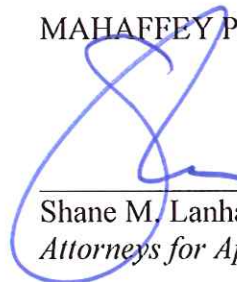
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intense commercial and retail uses. An approval of the Application would actually move the Property closer in line with the Unified Plan while remaining consistent with its overall policies of providing a mix of housing options and encouraging infill development. Moreover, the traffic study submitted with the Application shows that the proposed development would actually generate fewer vehicle trips than would be generated if the Property were to be developed under its current C-2 zoning. An approval of the Application would actually be a downzoning and would reduce the intensity of allowed development on the Property.

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 in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted this 7th day of October, 2016.

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham
Attorneys for Applicant

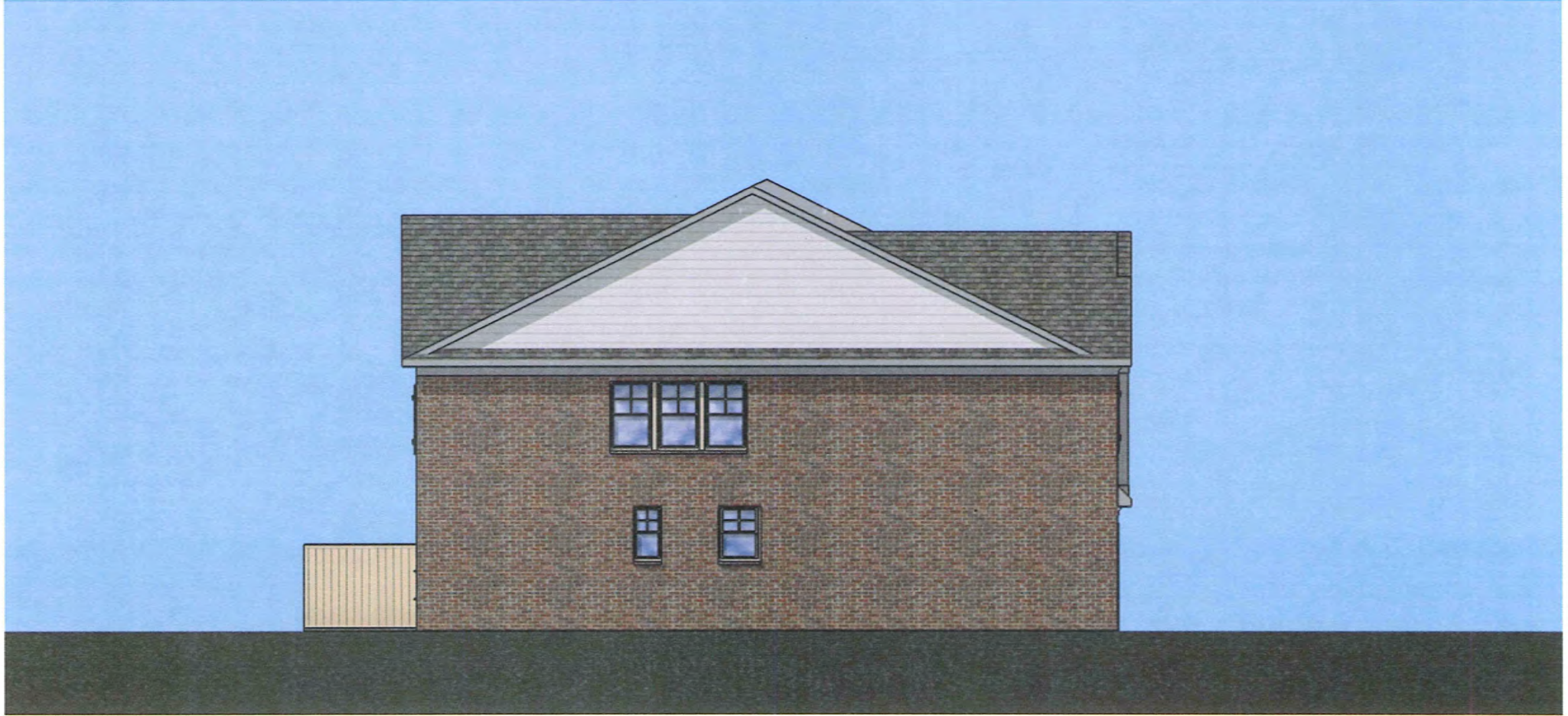
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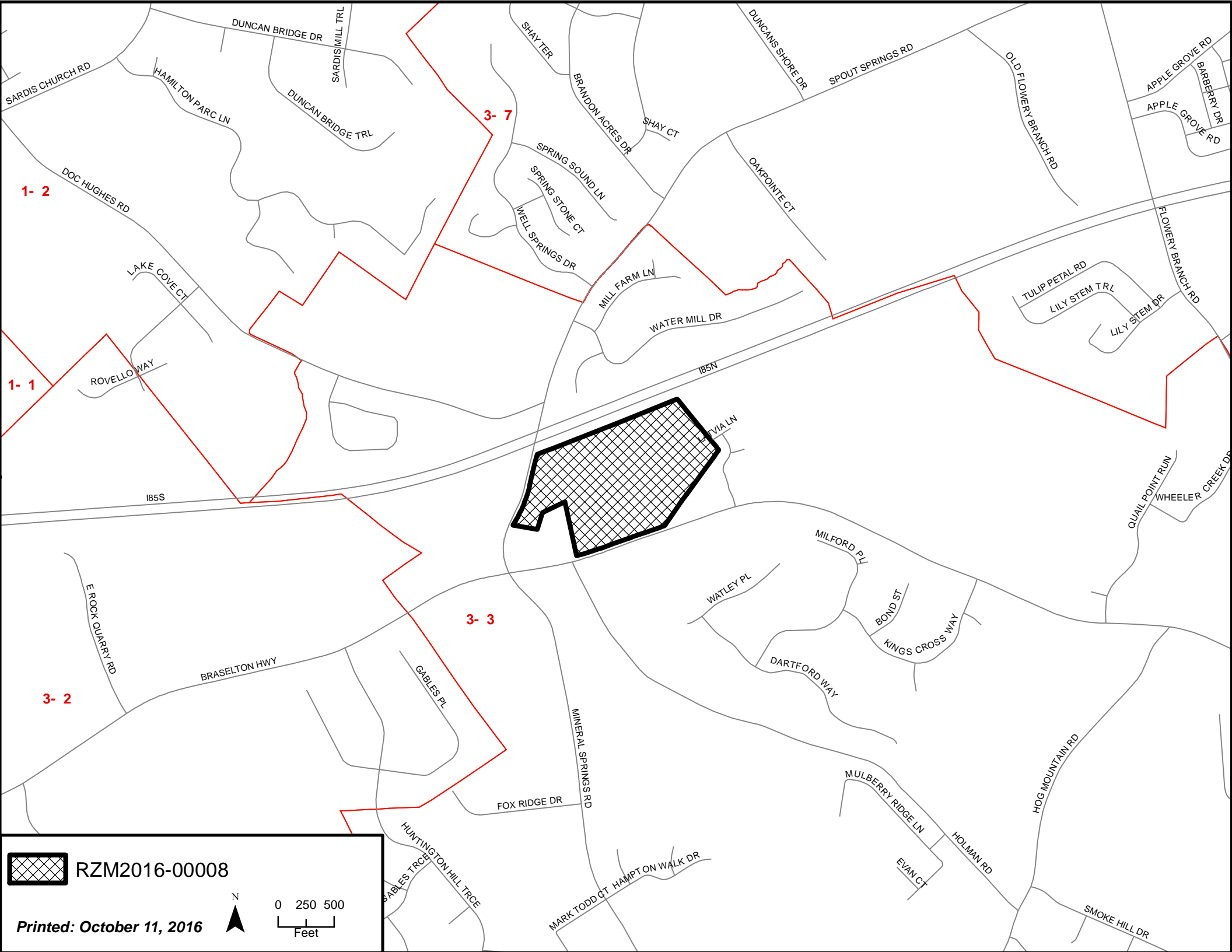













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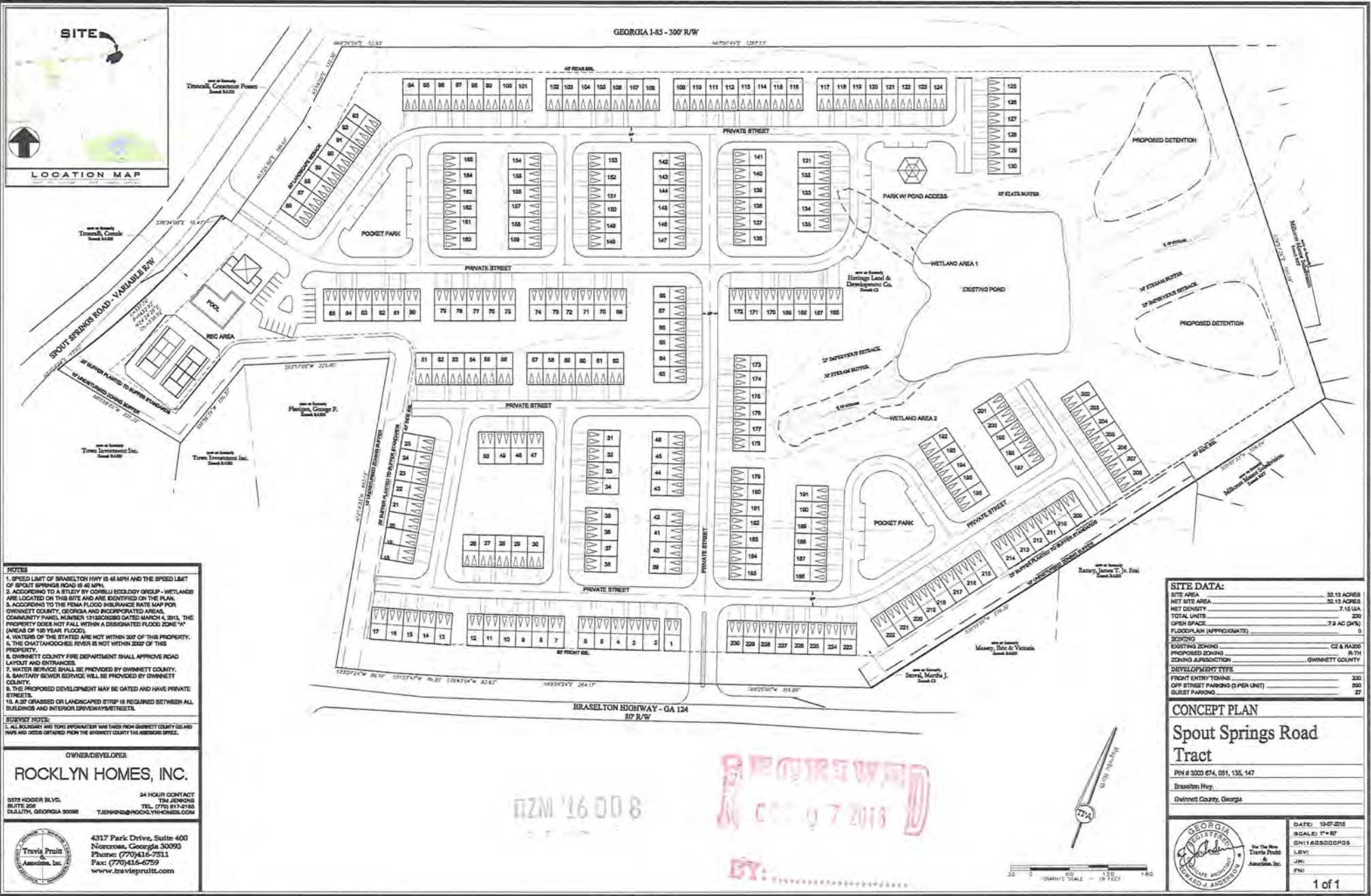
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 RZM2016-00008

Printed: October 11, 2016



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NOTES

1. SPEED LIMIT OF BRASELTON HWY IS 45 MPH AND THE SPEED LIMIT OF SPOUT SPRINGS ROAD IS 40 MPH.
2. ACCORDING TO A STUDY BY CORNELIUS ECOLOGY GROUP - WETLANDS ARE LOCATED ON THIS SITE AND ARE IDENTIFIED ON THIS PLAN.
3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR GWINNETT COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 1315000080 DATED MARCH 4, 2015, THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE "V" (AREAS OF 100 YEAR FLOOD).
4. WATERS OF THE STATE ARE NOT WITHIN 200' OF THIS PROPERTY.
5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 200' OF THIS PROPERTY.
6. GWINNETT COUNTY FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
7. WATER SERVICE SHALL BE PROVIDED BY GWINNETT COUNTY, & SANITARY SEWER SERVICE WILL BE PROVIDED BY GWINNETT COUNTY.
8. THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREETS.
9. A 20' GRASSSED OR LANDSCAPED STRIP IS REQUIRED BETWEEN ALL BUILDINGS AND INTERIOR DRIVEWAYS/STREETS.

UTILITY NOTES:

1. ALL BOUNDARY AND TOWN INFORMATION WAS TAKEN FROM GWINNETT COUNTY GIS AND MAPS AND SHOULD BE VERIFIED FROM THE GWINNETT COUNTY THE SERVICE OFFICE.

OWNERS/DEVELOPER
ROCKLYN HOMES, INC.

3579 HOOPER BLVD. SUITE 205
 DULUTH, GEORGIA 30098
 TEL: (770) 817-8185
 TJEHOMES@ROCKLYNHOMES.COM

24 HOUR CONTACT
 724 DENNIS
 TEL: (770) 817-8185
 FAX: (770) 816-6759
 www.travisprutt.com



SITE DATA:

SITE AREA	32.13 ACRES
NET SITE AREA	32.13 ACRES
NET DENSITY	7.15 U/A
TOTAL UNITS	230
OPEN SPACE	7.9 AC (24%)
FLOODPLAIN (APPROXIMATE)	0
ZONING	CS & RA200
PROPOSED ZONING	R-7H
ZONING JURISDICTION	GWINNETT COUNTY
DEVELOPMENT TYPE	
FRONT ENTRY TOWNS	230
OFF STREET PARKING (PER UNIT)	800
GUEST PARKING	27

CONCEPT PLAN
Spout Springs Road Tract
 PIN # 3003 074, 051, 135, 147
 Braselton Hwy.
 Gwinnett County, Georgia

DATE: 10/07/2016
 SCALE: 1"=80'
 GHI1603000105
 LBY: JLN
 JLN
 FNS

GEORGIA REGISTERED PROFESSIONAL ENGINEER
 EDWARD J. ANDREWS
 No. 16486
 Travis Prutt & Associates, Inc.

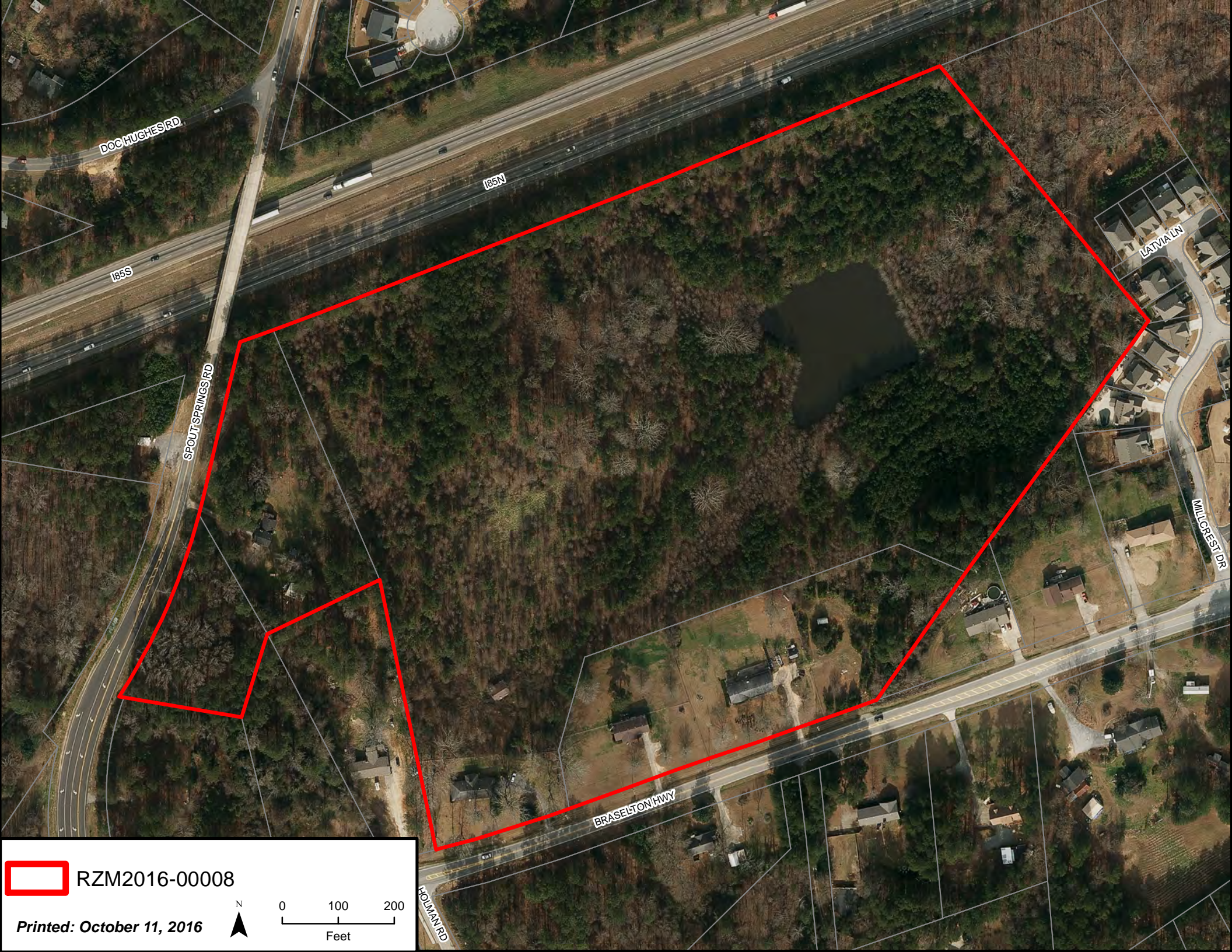
DATE: 10/07/2016
 SCALE: 1"=80'
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 BY: [Signature]





DOC HUGHES RD

185S

SPOUT SPRINGS RD


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BRASELTON HWY

LATVIA LN

MILCREST DR

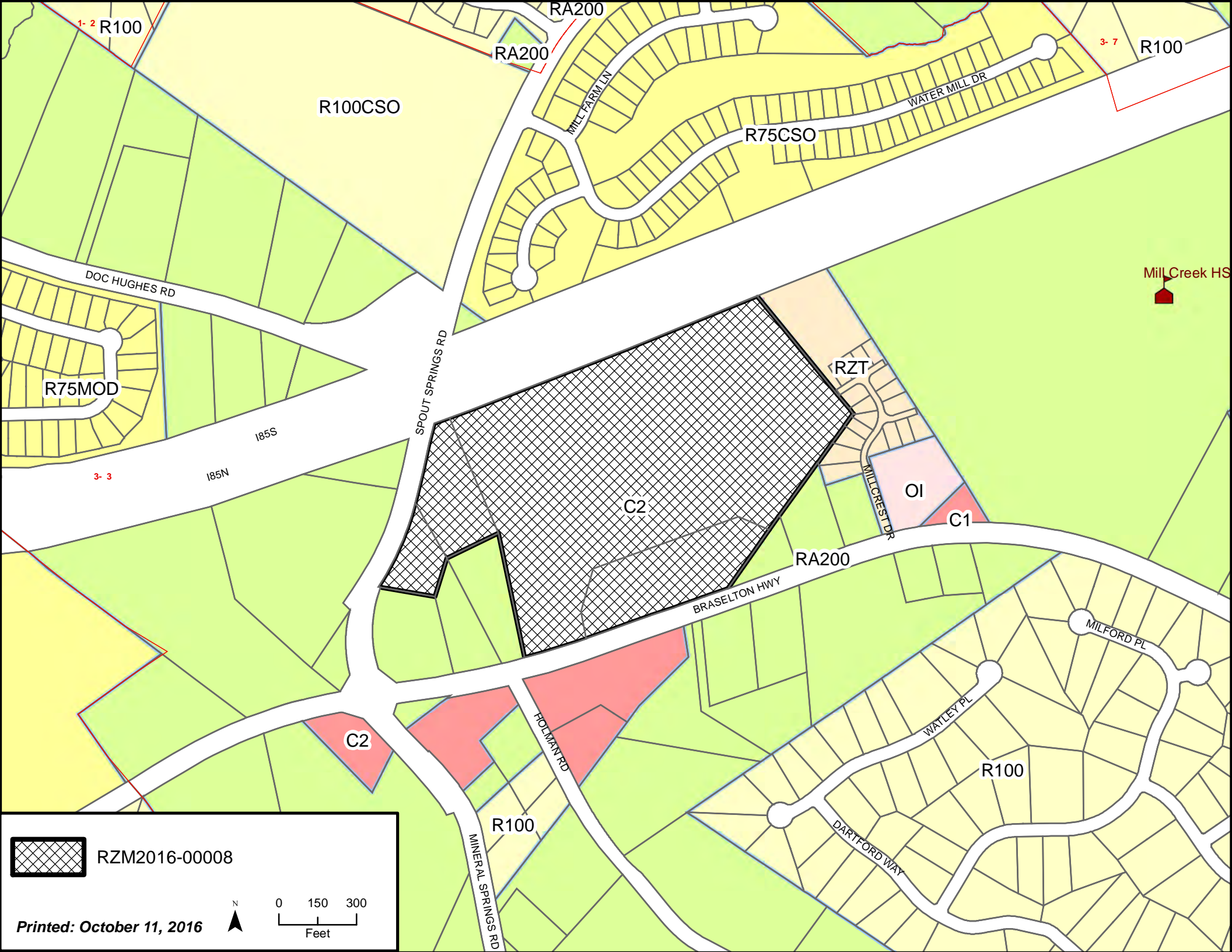
HOLMAN RD

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Printed: October 11, 2016

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1-2 R100

RA200

3-7 R100

R100CSO

R75CSO

DOC HUGHES RD

R75MOD

185S

185N

3-3

SPOUT SPRINGS RD

C2

RZT

OI

C1

Mill Creek HS

RA200

BRASELTON HWY

C2

HOLMAN RD

R100

R100

MILFORD PL

WATLEY PL

DARTFORD WAY

MINERAL SPRINGS RD



RZM2016-00008



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Printed: October 11, 2016

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS**

CASE NUMBER	: RZM2016-00009
ZONING CHANGE	:C-2 & O-I TO R-TH
LOCATION	:4900 BLOCK OF STONE MOUNTAIN HIGHWAY
MAP NUMBERS	:R6062 017B, 016D, & 154
ACREAGE	:26.74 ACRES
UNITS	:162 UNITS
PROPOSED DEVELOPMENT	:TOWNHOMES
COMMISSION DISTRICT	:(2) HOWARD

FUTURE DEVELOPMENT MAP:

APPLICANT: US LAND INVESTMENTS, LLC
C/O ANDERSON, TATE, & CARR, PC
1960 SATELLITE BOULEVARD, SUITE 4000
DULUTH, GA 30097

CONTACT: MARIAN C. ADEIMY PHONE: 770.822.0900

OWNER: REO FUNDING SOLUTIONS V, LLC
1170 PEACHTREE STREET NE, SUITE 1150
ATLANTA, GA 30309

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:

ANDERSEN | TATE | CARR

ANDERSEN, TATE & CARR, P.C.
ONE SUGARLOAF CENTRE
1960 SATELLITE BOULEVARD, SUITE 4000
DULUTH, GEORGIA 30097
(770) 822-0900
FACSIMILE (770) 822-9680
www.atclawfirm.com

Marian C. Adeimy
Direct Phone: (678) 518-6855

Direct Fax: (770) 236-9702
Email: madeimy@atclawfirm.com

October 7, 2016

VIA HAND DELIVERY AND E-MAIL

Gwinnett County
Department of Planning and Development
Attn: Kathy Holland, Development Director
446 West Crogan Street
Lawrenceville, GA 30046-2440

RE: Letter of Intent in Support of Rezoning for the property located near the Lowes, on Highway 78, and known as Parcel Id No. R6-062-17B (the "Subject Property")

Dear Ms. Holland and Planning Department:

On behalf of the Applicant and Property Owner, Andersen, Tate & Carr, PC and Marian C. Adeimy, Esq., hereby submit this Letter in Support of the related Applications for Rezoning. The Applicant hereby submits this application for rezoning, to rezone the Subject Property, being approximately 26 acres, from C-2/O&I to R-TH, to allow for 162 quality townhomes.

I. Background

The Applicant seeks to create quality, residential development consistent with the existing residential communities in the area, while supporting the commercial development surrounding this long vacant property, all of which is located in the Evermore CID. The Subject Property was zoned C-2 as part of a larger planned development that never came to fruition due to the economic downturn, and due to the influx of less desirable commercial development along the Highway 78 corridor.

The property shares an entrance with the Lowes home improvement store, two existing restaurants, and future retail outparcels. This residential community will complete the development by creating a quality mixture of uses and rooftops to support the existing commercial and retail uses. The property will transition from a vacant, infill site to a walkable community.

It is clear that the residential real estate market is not only strong, but particularly near Stone Mountain and the Yellow River Game Ranch, where the County and Evermore CID has supported quality, residential development in order to support the saturated retail and commercial market in that area. The County recently furthered that goal by approving the purchase of the Stone Mountain Tennis Center for redevelopment.

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II. Rezoning

In conjunction with all of the positive redevelopment opportunities in that area, the subject property has caught the attention of national builder, who seeks to build approximately 162 high-end townhomes, a majority of which would be rear entry, to support the existing Lowes retail center, restaurant outparcels, and long-undeveloped infill site. The proposed zoning and site plan is entirely consistent with similarly developed, residential communities along Highway 78, selling in the \$300's. Similar townhomes in the Metro-Atlanta area range between the \$300's to over \$600,000, serving the higher-end market.

The proposed development will include a community "main street", with amenities and open space to account for approximately nine (9) acres of the overall property. The townhomes will be a mixture of front and rear entry, to provide for a "main street" at the community's entrance. Homes are expected to be 22 ft. wide, with a minimum of 1,800 sq. ft., and will be built with quality materials of craftsman and traditional design, with alternating architectural elevations to create individual homes and facades. A master association and covenants will be formed to govern and enforce covenants, and to maintain all common areas and landscaping.

As outlined in the 2030 Unified Plan and Future Development Map, the Subject Property and surrounding areas are designated as a *Corridor Mixed-Use*, consistently found to be appropriate for similar mixed retail, townhome and residential communities. Quality homes will help raise property values and support the over-saturation of commercial and retail uses.

Like the residential developments along Highway 78, the requested rezoning is absolutely necessary to enable the Applicant to develop the property so as to allow for a feasible economic use based on the property's location to the existing Lowes, restaurants, and Highway 78. The timing and approval of the requested use is also appropriate given the needs in the area and Evermore CID, which seeks to balance the existing commercial uses with residential uses and patrons, to create a trail system between existing properties, and to support the viability of that area and existing businesses.

III. Constitutional Objections

In order to preserve their constitutional objections, the Applicant and Owner outline those potential objections herein. The portions of the Gwinnett County Unified Development Ordinance, as amended, (the "UDO") which classify or condition the Subject Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant and property owner are and would be unconstitutional in that they would destroy the Applicant's and Property Owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United

States. A refusal by the Gwinnett County Board of Commissioners to approve the Applicant's and Property Owner's requested rezoning request and related variances, with only such additional conditions as agreed to by the Applicant, so as to permit the only feasible economic use of the Subject Property, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution.

The application of the UDO, as applied to the Subject Property, which restricts its use to the present zoning classification, uses, regulations, requirements, and conditions is unconstitutional, illegal, null and void, constituting a taking of the Applicant's and the Property Owner's property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant and Property Owner any economically viable use of the Property while not substantially advancing legitimate state interests.

IV. Conclusion

The Applicant proposes a quality and high-end residential community to complete what was once an infill site, creating a walkable mixed-use development. The Applicant respectfully requests that the Gwinnett County Board of Commissioners, Planning Commission and Planning staff recommend and approve the Applicant's rezoning request, with conditions agreeable to the Applicant, in order to allow for this viable, quality and economic use.

The Applicant and its representatives welcome the opportunity to meet with the Gwinnett County Board of Commissioners, Planning Commissioners, community members, and staff to answer any questions.

Respectfully submitted this 7th day of October, 2016.

ANDERSEN, TATE & CARR, P.C.



Marian C. Adeimy
Attorney for Applicant

cc: Jim Brooks, Evermore CID

Enclosures:

Letter and Request for Time Waiver,
Rezoning Application and exhibits
2761819_1.DOCX

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RZM '16 009

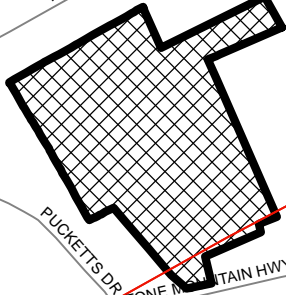
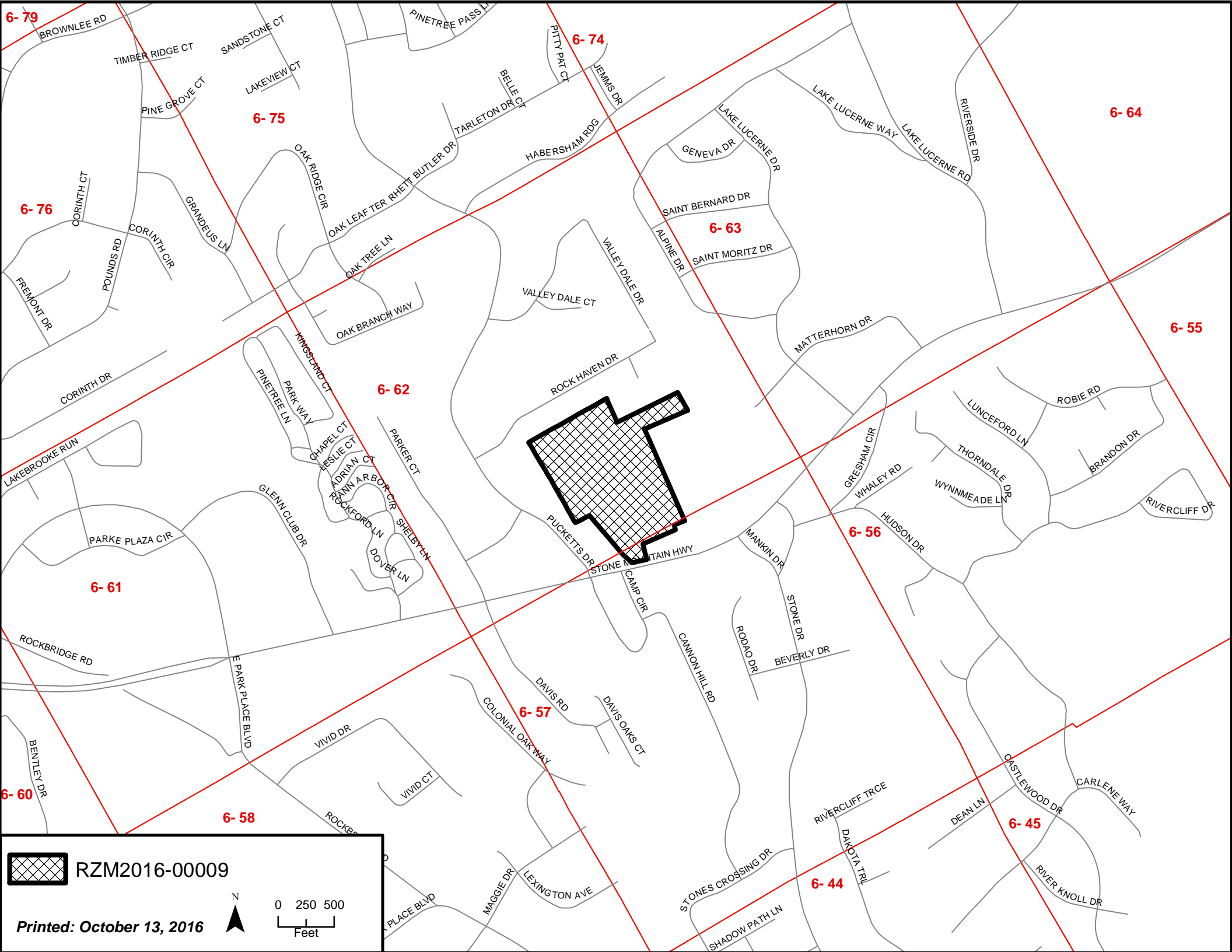


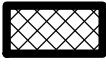
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ROCKHAVEN DR

PUCKETTS DR

BARKER-PUCKETTS WAY

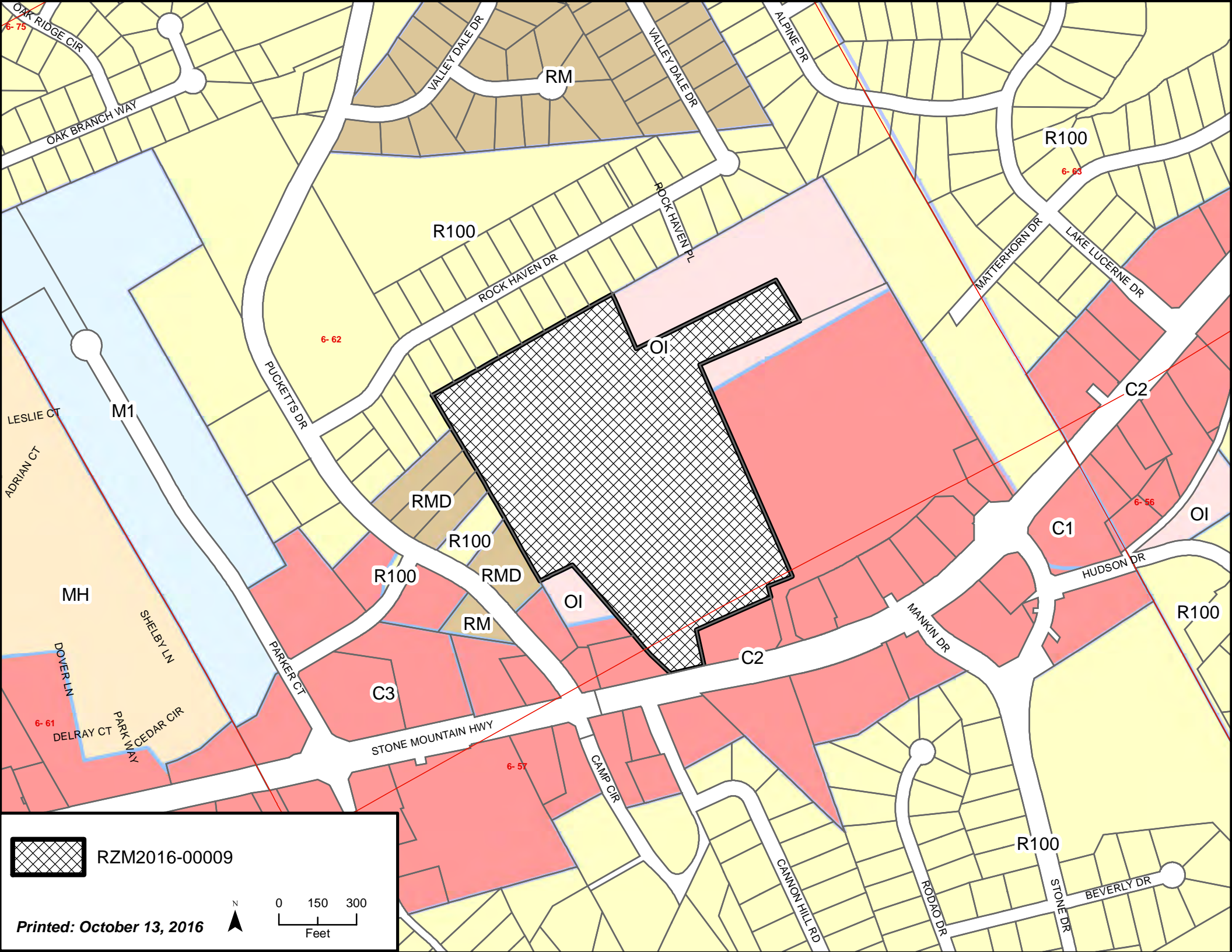
STONE MOUNTAIN HWY


 RZM2016-00009



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Printed: October 13, 2016



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Printed: October 13, 2016

N

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Feet

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS**

CASE NUMBER :**RZR2016-00025**
ZONING CHANGE :R-100 TO R-75
LOCATION :2700 BLOCK OF DULUTH HIGHWAY
MAP NUMBER :R7160 008
ACREAGE :0.83 ACRE
UNITS :2 UNITS
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION
COMMISSION DISTRICT :(1) BROOKS

FUTURE DEVELOPMENT MAP:

APPLICANT: HYUNG LEE
3565 MCLURE WOODS DRIVE
DULUTH, GA 30096

CONTACT: HYUNG LEE PHONE: 404.488.9872

OWNER: HYUNG LEE
2722 DULUTH HIGHWAY
DULUTH, GA 30096

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:

LETTER OF INTENT FOR REZONING APPLICATION
OF 2722 DULUTH HIGHWAY

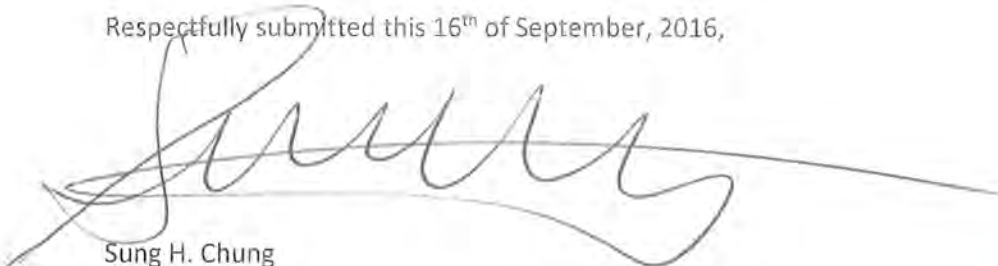
Hyung Lee (the "Applicant") submits this Letter of Intent and attached Rezoning Application for the purpose of rezoning to the R-75 zoning classification an approximate 0.83 acre tract (the "Property") situated along Duluth Highway west of its intersection with Bunten Road. The Property is currently zoned R-01.

The Applicant proposes to divide the single property into 2 separate properties, and develop 2 separate single-family residences. The proposed properties will be divided into 2 lots, .448 acres (19,500 Sq Ft) and .382 acres (16,650 Sq Ft) in size from West to East. The proposed development would have densities of approximately 2.2 units/acre and 2.6 units/acre respectively, which is below the maximum allowed density of 3.0 units/acre prescribed for the R-75 zoning classification in the Gwinnett County Unified Development Ordinance (the "UDO"). The proposed single-family community would consist of homes at a size, quality, and price-point commensurate with or exceeding homes in the surrounding area.

The proposed homes would include double-car garages as well as other attractive architectural elements. The building materials would consist of brick, stacked stone, or fiber-cement or shake siding. The homes in the proposed development will have 2 floors and a basement. The height of the homes will follow the set restrictions stated in the "UDO".

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 in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted this 16th of September, 2016,



Sung H. Chung

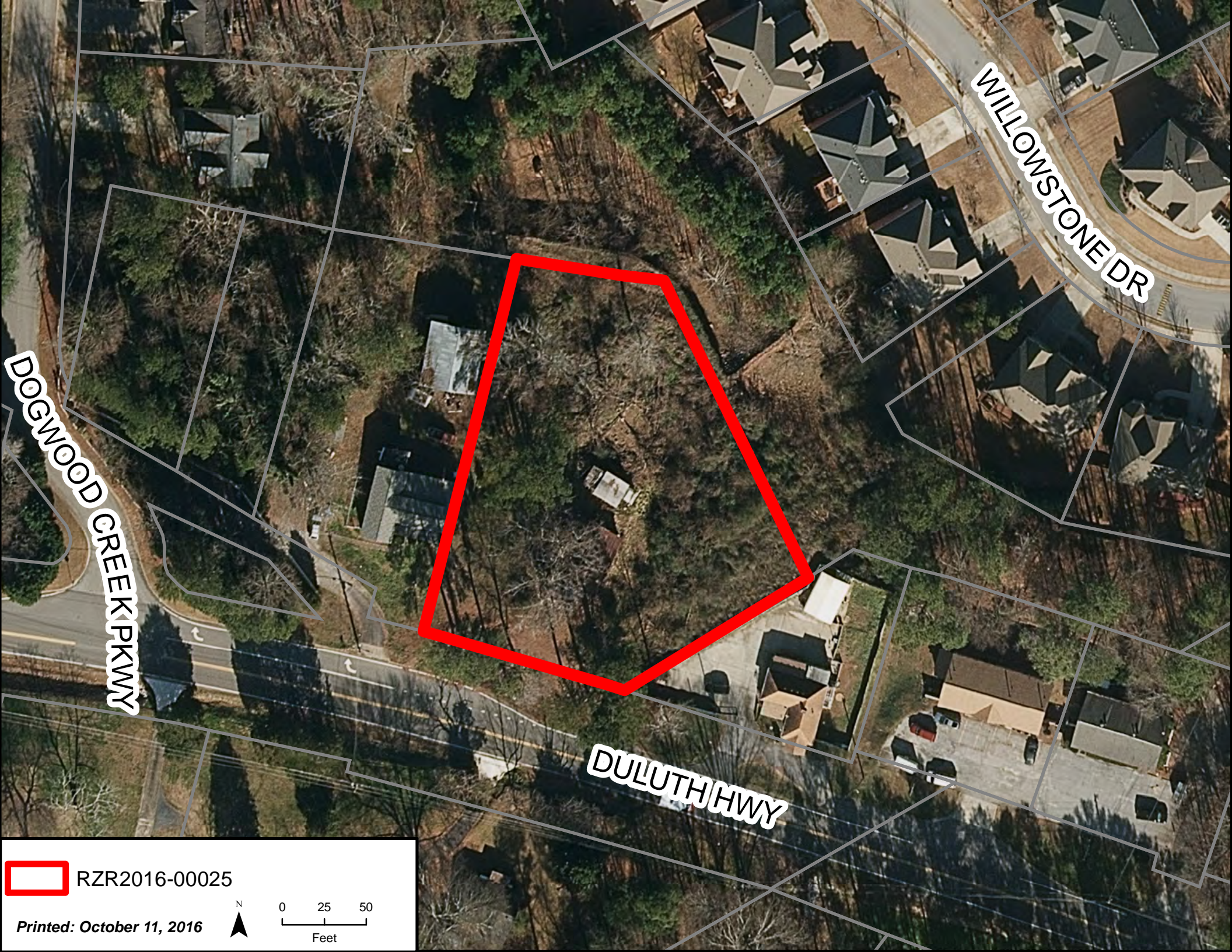
General Contractor

RZR '16 025

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DOGWOOD CREEK PKWY

WILLOWSTONE DR

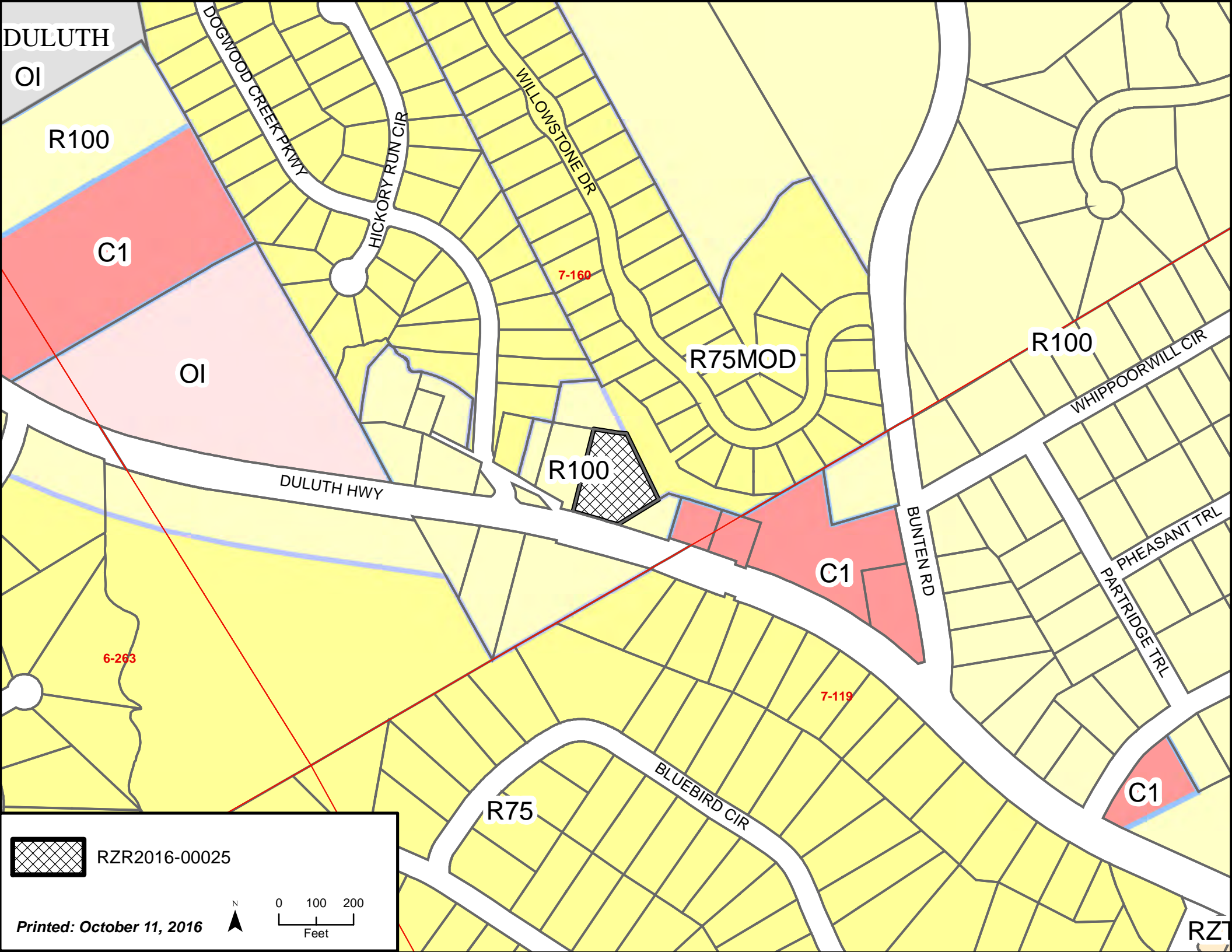
DULUTH HWY

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 RZR2016-00025

Printed: October 11, 2016  

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS**

CASE NUMBER	: RZR2016-00026
ZONING CHANGE	:R-100 TO R-75
LOCATION	:2000 BLOCK OF BUFORD DAM ROAD
MAP NUMBER	:R7334 005
ACREAGE	:20.0 ACRE
UNITS	:38 UNITS
PROPOSED DEVELOPMENT	:SINGLE-FAMILY SUBDIVISION
COMMISSION DISTRICT	:(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: WHITE HORSE 70, LLC
C/O MILL CREEK CONSULTING
4480 COMMERCE DRIVE, SUITE A
BUFORD, GA 30518

CONTACT: MITCH PEEVY PHONE: 770.614.6511

OWNER: BARBARA I. BRADBERRY
C/O MILL CREEK CONSULTING
4480 COMMERCE DRIVE, SUITE A
BUFORD, GA 30518

DEPARTMENT RECOMMENDATION:

PROJECT DATA:
ZONING HISTORY:
GROUNDWATER RECHARGE AREA:
WETLANDS INVENTORY:
OPEN SPACE AND GREENWAY MASTER PLAN:
DEVELOPMENT REVIEW SECTION COMMENTS:
STORMWATER REVIEW SECTION COMMENTS:
GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:
GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:
GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:
BUILDING CONSTRUCTION SECTION COMMENTS:
GWINNETT COUNTY FIRE SERVICES COMMENTS:
DEPARTMENT ANALYSIS:

REZONING APPLICANT'S LETTER OF INTENT

The Applicant, White Horse 70, LLC, requests rezoning on 20.003 acres for the purpose of developing a Single Family detached subdivision. In order to develop the site as proposed, the Applicant respectfully requests a rezoning from R-100 to R-75. The subject property is located at 2053 Buford Dam Road and is found in the 7th district, land lot 334 in Gwinnett County.

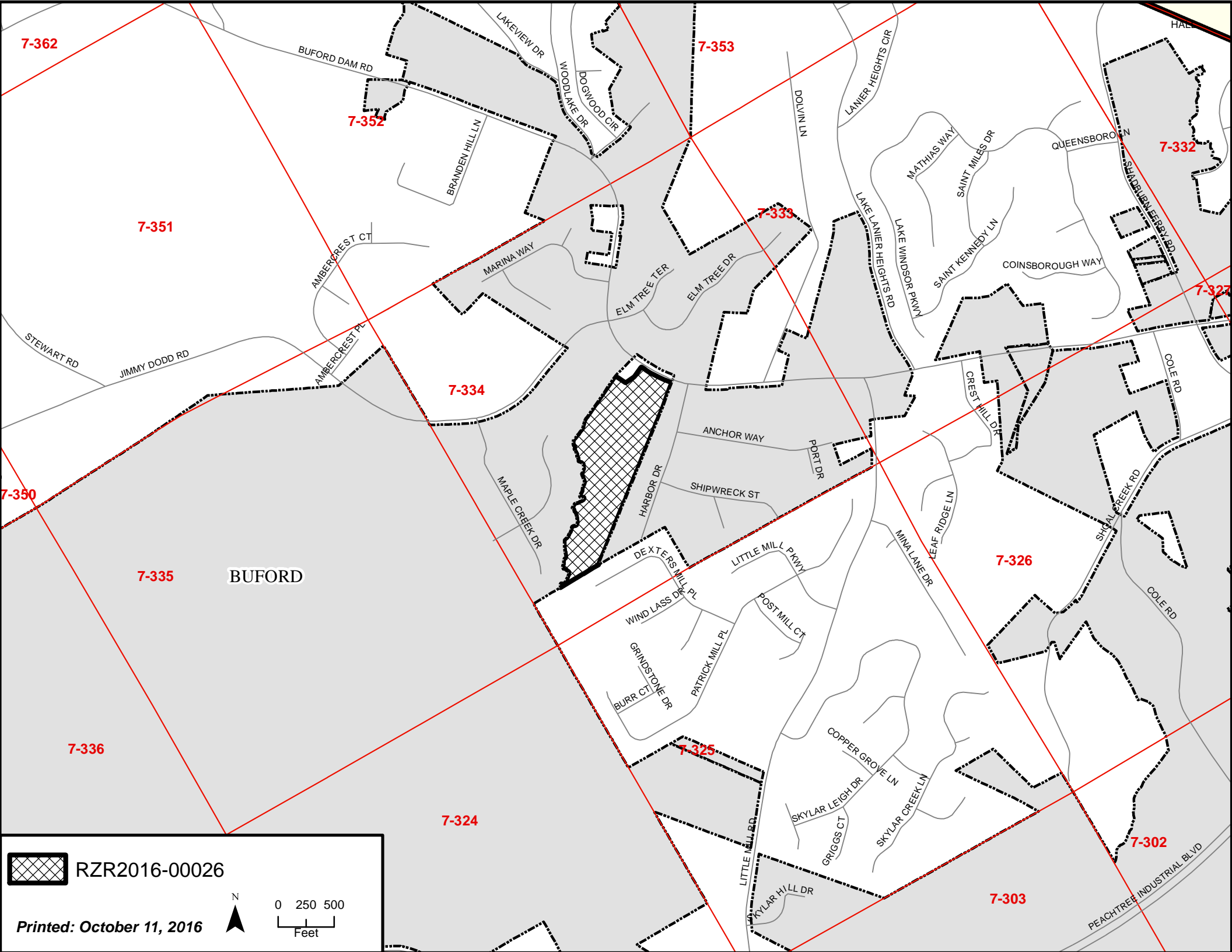
The enclosed site plan indicates 38 units on the subject site. The site plan shows that the project will have one entrance onto Buford Dam Road. The minimum heated square footage for the dwellings will be 2,700 sf for all the homes with a maximum height for the proposed dwellings 35'. The exterior of all dwellings will consist of brick or stone accents on the front façade. The balance of the home may be the same or wood, cedar shake or fiber cement siding. Price range for the units will be from the mid \$300s and up. Sidewalks will be provided on the interior streets and along the entire frontage along Buford Dam Road. The 2 subdivisions that adjoin this property along the sides are in the City of Buford and are on septic tank lots. The subdivision to the rear, Little Mill Farms, is in the county and it is connected to sanitary sewer and has lots exactly the same size as the applicant is proposing. While there is no open space required, the applicant is proposing to provide 4.55 acres or 22% of the property as common open space. The open space will be dedicated to the mandatory Home Owners Association for maintenance and use by all the residents.

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RZR '16 026



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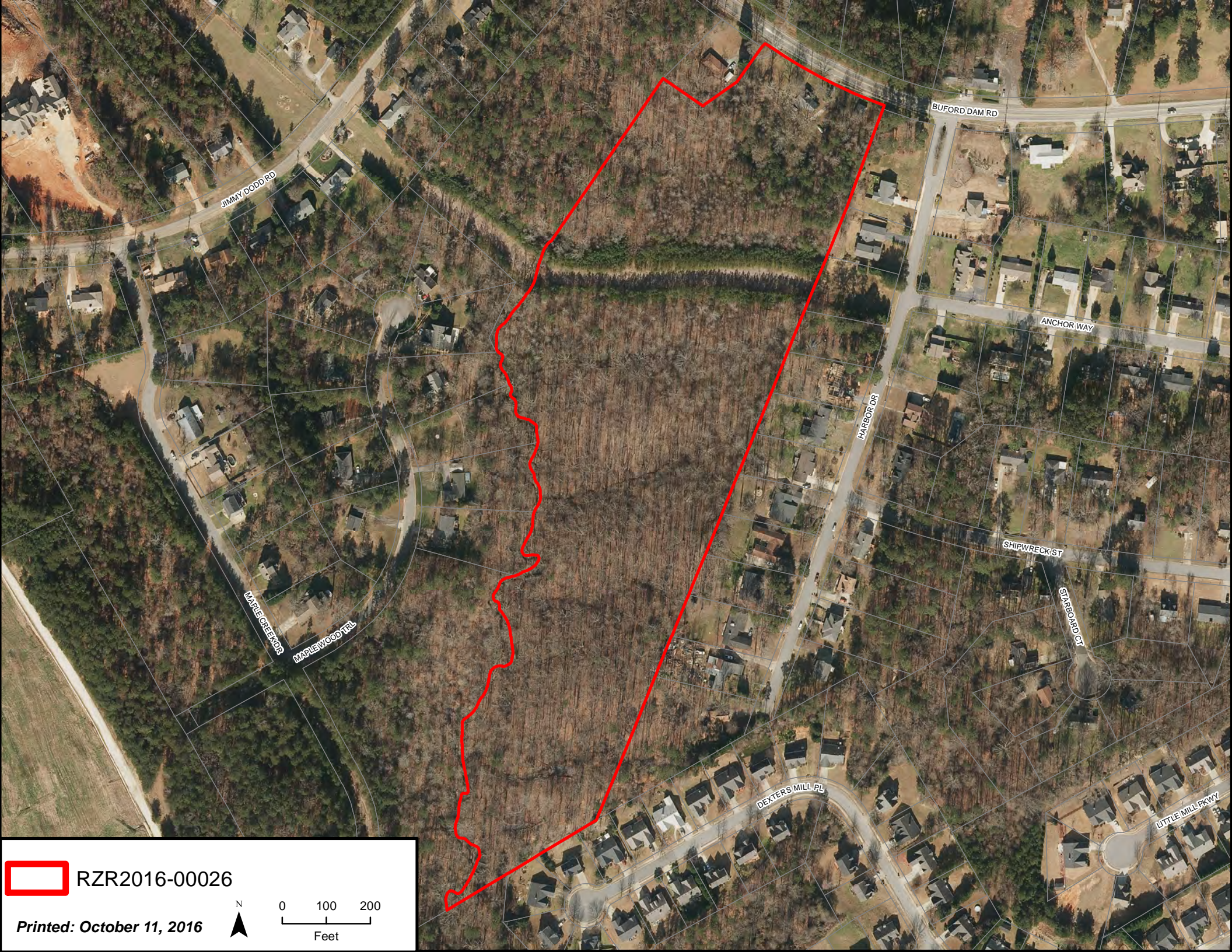
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Printed: October 11, 2016

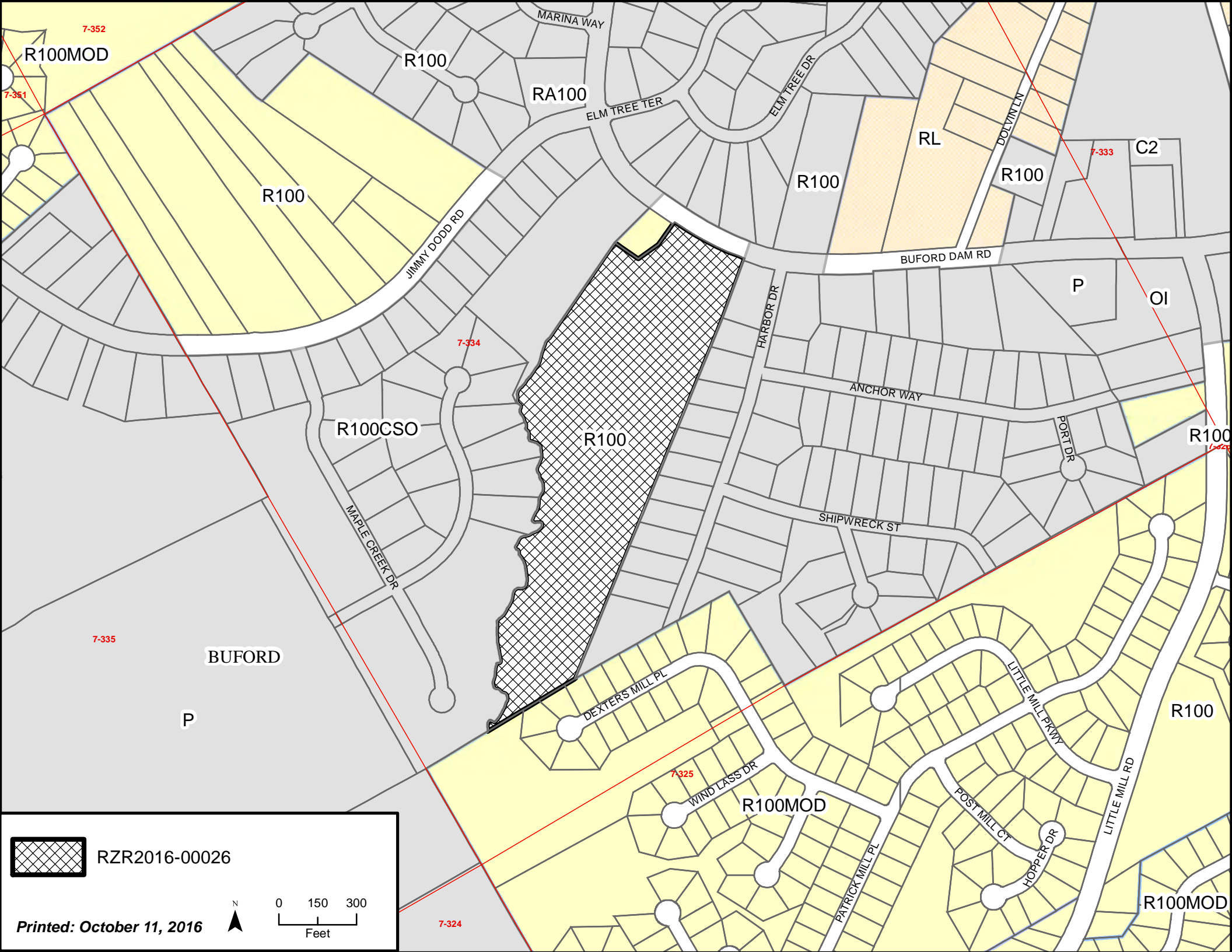


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Printed: October 11, 2016

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JIMMY DODD RD

BUFORD DAM RD

P

OI

R100CSO

R100

ANCHOR WAY

PORT DR

R100

MAPLE CREEK DR

SHIPWRECK ST

BUFORD

P

DEXTERS MILL PL

R100

7-325

WIND LASS DR

R100MOD

LITTLE MILL PKWY

POST MILL CT

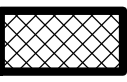
HOPPER DR

LITTLE MILL RD

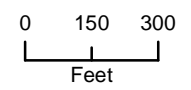
R100MOD

7-324

PATRICK MILL PL



RZR2016-00026



Printed: October 11, 2016

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS**

CASE NUMBER :**RZR2016-00027**
ZONING CHANGE :R-100 TO RA-200
LOCATION :3800 BLOCK OF STEPHENS ROAD
MAP NUMBER :R5095 006
ACREAGE :8.56 ACRES
UNITS :1 UNIT
PROPOSED DEVELOPMENT :FARMER'S MARKET (ON-SITE PRODUCTS ONLY)
COMMISSION DISTRICT :(3) HUNTER

FUTURE DEVELOPMENT MAP:

APPLICANT: ANN LANGLEY
1936 LAKE LUCERNE ROAD
LILBURN, GA 30047

CONTACT: ANN LANGLEY PHONE: 770.617.9156

OWNER: JAMES E. FUTRAL
3809 STEPHENS ROAD
LOGANVILLE, GA 30052

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:

**Rezoning Request Letter of Intent for
3809 Stephens Rd., Loganville, GA 30052**

This 8.56 acre property is currently zoned R-100. We request that the zoning classification be changed to RA-200 for agricultural purposes.

We intend to use the property

- To keep bees, chickens, goats and a guard donkey for personal utility
- To offer "Pick-Your-Own" muscadines and blueberries
- As a farmer's market to sell onsite fruits, vegetables and bee by-products
- As an educational site to demonstrate sustainable gardening practices

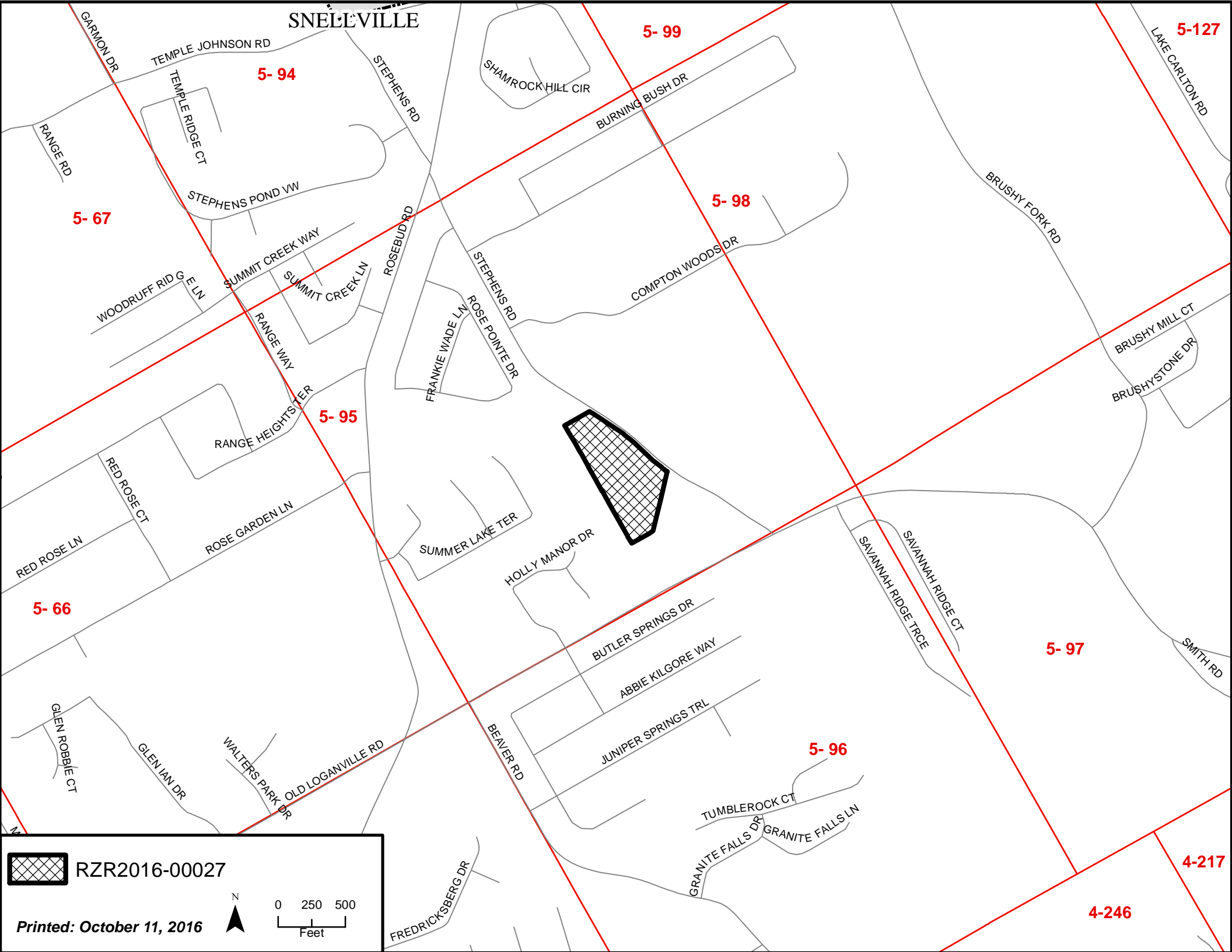
The property will basically remain as is with two exceptions. Earlier this year we deconstructed a house built on the property in the late 1800's. All that remains of the house are the chimney, foundation stones, two concrete slabs and concrete steps. We plan to build a shed-style farmer's market stand on the existing site. In addition, we intend to fence in the entire property. We plan to use post and rails with 2"x4" fencing for the public areas of the property – a section facing Stephens Road and sections along the property lines adjoining our next door neighbors. For the remainder we plan to use 4"x4" fencing and posts.

Additional, limited onsite parking will be provided in permeable parking areas indicated on the site map.

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RZR '16 027

SNELEVILLE



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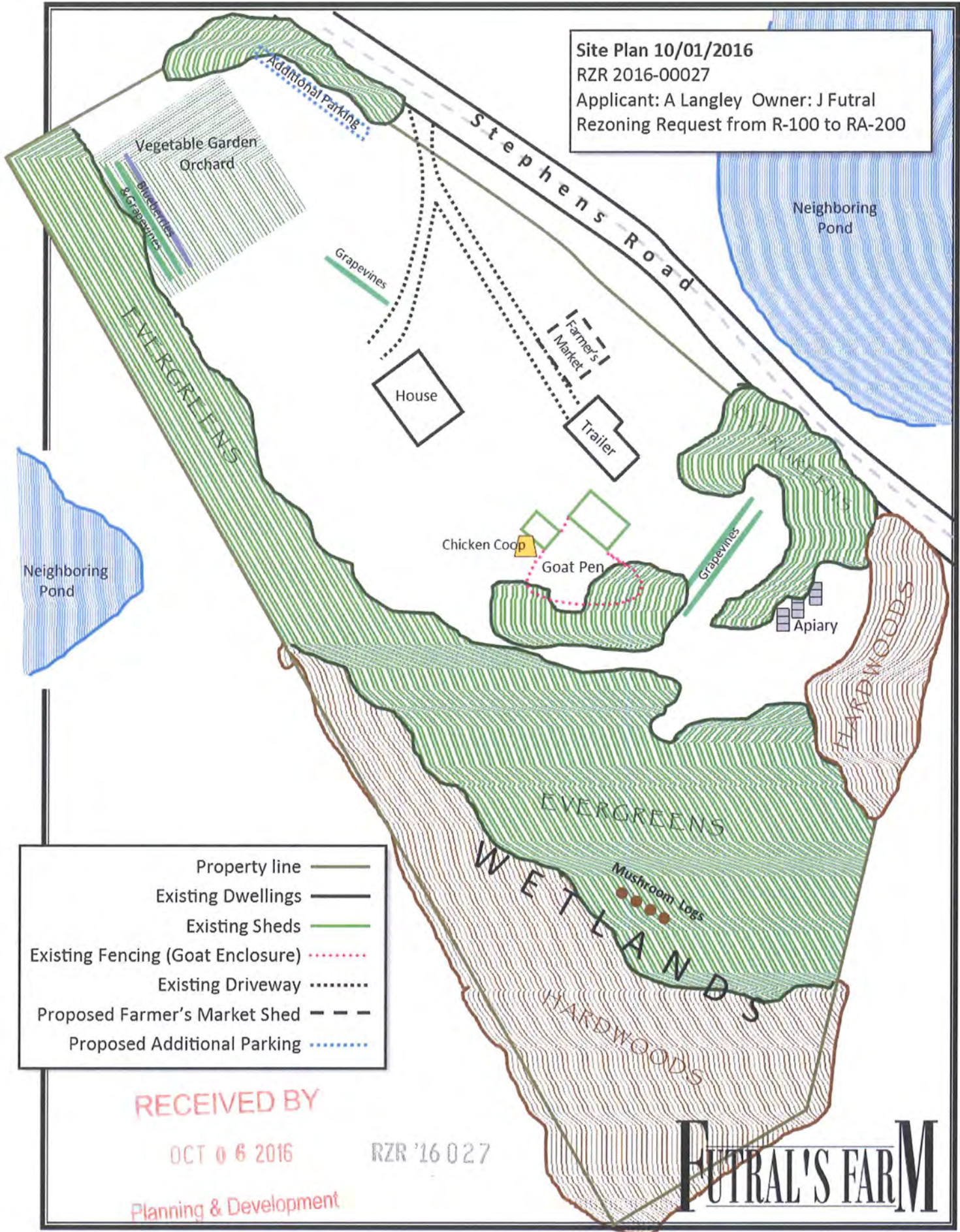
 RZR2016-00027



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Printed: October 11, 2016

Site Plan 10/01/2016
 RZR 2016-00027
 Applicant: A Langley Owner: J Futral
 Rezoning Request from R-100 to RA-200



- Property line ———
- Existing Dwellings ———
- Existing Sheds ———
- Existing Fencing (Goat Enclosure) ·····
- Existing Driveway ·····
- Proposed Farmer's Market Shed - - - -
- Proposed Additional Parking ·····

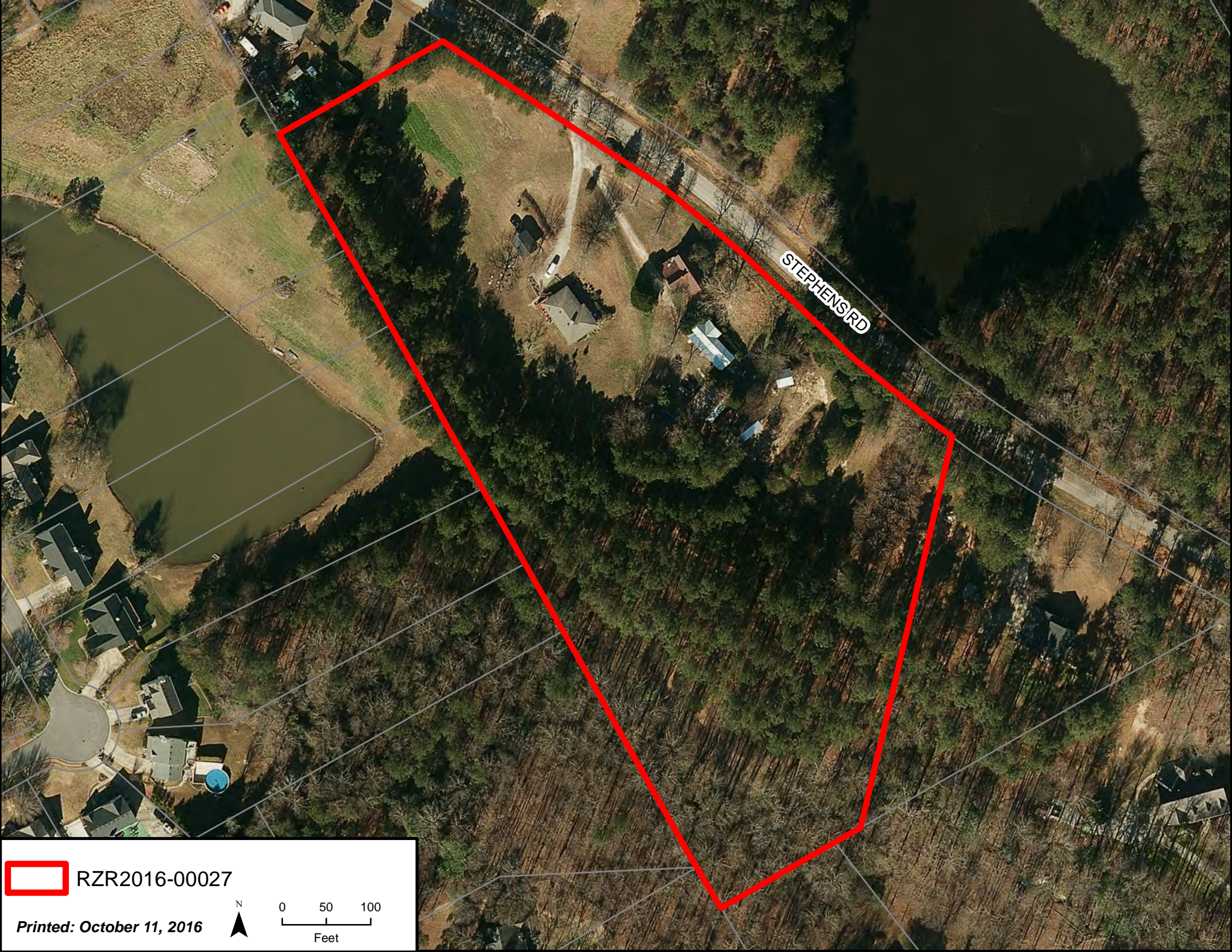
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RZR '16 027

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FUTRAL'S FARM



STEPHENS RD

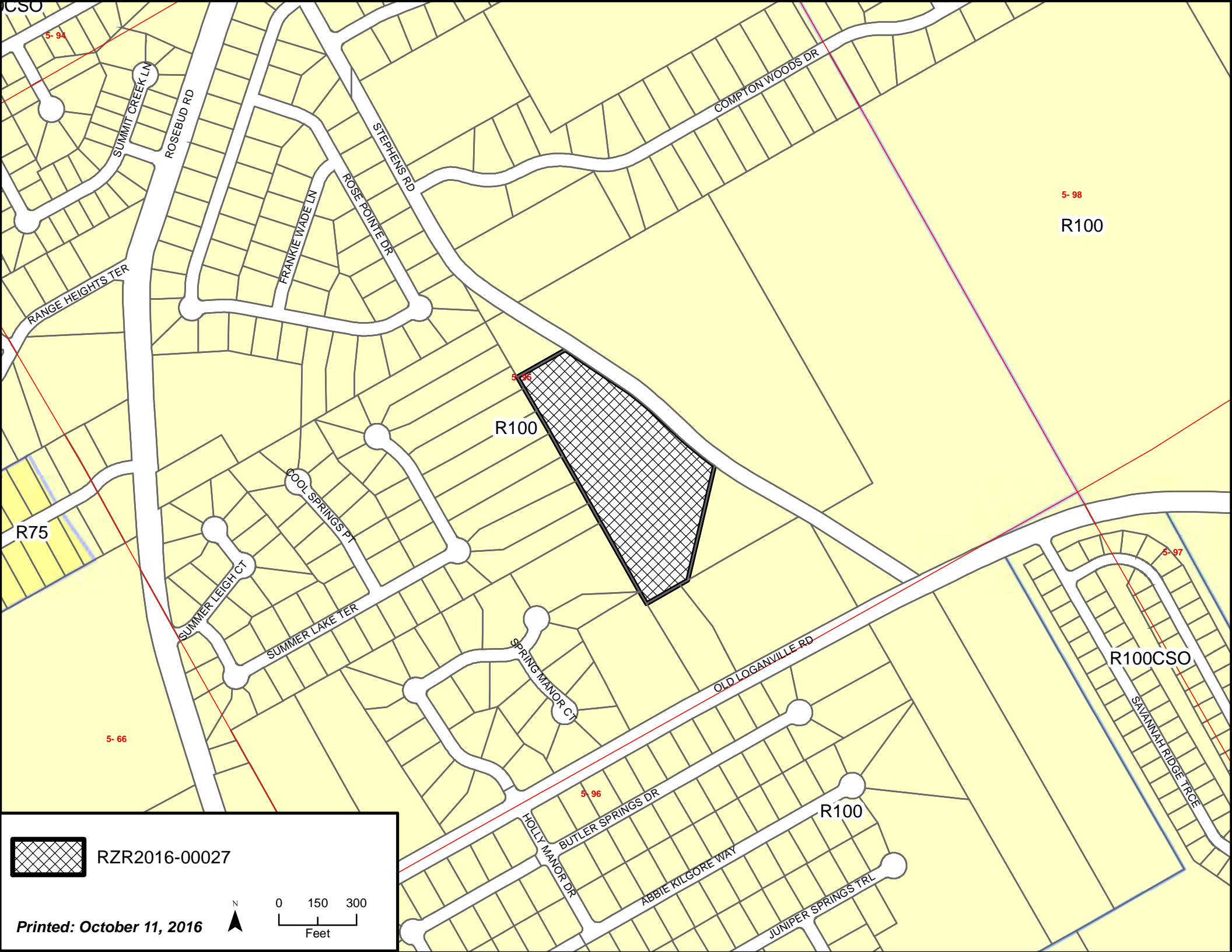



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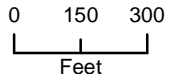
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**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS**

CASE NUMBER	: RZR2016-00028
ZONING CHANGE	:R-100 TO R-75
LOCATION	:3300 BLOCK OF OAK GROVE ROAD
MAP NUMBER	:R5158 018
ACREAGE	:1.33 ACRES
UNITS	:3 UNITS
PROPOSED DEVELOPMENT	:SINGLE-FAMILY SUBDIVISION
COMMISSION DISTRICT	:(3) HUNTER

FUTURE DEVELOPMENT MAP:

APPLICANT: ROBERT JACKSON WILSON, P.C.
10 LUMPKIN STREET
LAWRENCEVILLE, GA 30046

CONTACT: JACK WILSON PHONE: 770.962.9780

OWNER: M. M. BOSS
1866 KELLEYTOWN ROAD
MCDONOUGH, GA 30252-4123

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:

ROBERT JACKSON WILSON, PC

ATTORNEY AT LAW

10 LUMPKIN STREET ■ LAWRENCEVILLE, GA 30046
770-962-9780

ROBERT JACKSON WILSON

jwilson@rjwpcclaw.com

October 7, 2016

Ms. Charlotte Nash, Chairman, and
Members of the Board of Commissioners
Gwinnett County Justice and Administration Center
75 Langley Drive
Lawrenceville, GA 30045

Re: 3322 Oak Grove Road, Loganville, GA 30052

Dear Chairman Nash and Members of the Board:

This firm represents the contract purchaser of the subject property. The property is vacant and unimproved. The purchaser seeks rezoning from R-100 to R-75 to permit three (3) residential dwelling lots on the property. Sanitary sewer is located in close proximity on the opposite side of Oak Grove from the subject property. The Applicant would prefer to develop residential units with sanitary sewer service. The rezoning allows a yield which makes the cost of making the necessary sewer improvements financially feasible. Constructing homes with sanitary sewer service would be better for the environment and adjoining and nearby properties than construction with septic systems. The purchaser proposes to build one single family residence on each of the three new lots. The homes would be Craftsman style, 2200 square feet for single story and 2400 feet for two story. If you have any questions or need any additional information, please do not hesitate to contact me.

With best regards, I am

Very truly yours,



Robert Jackson Wilson

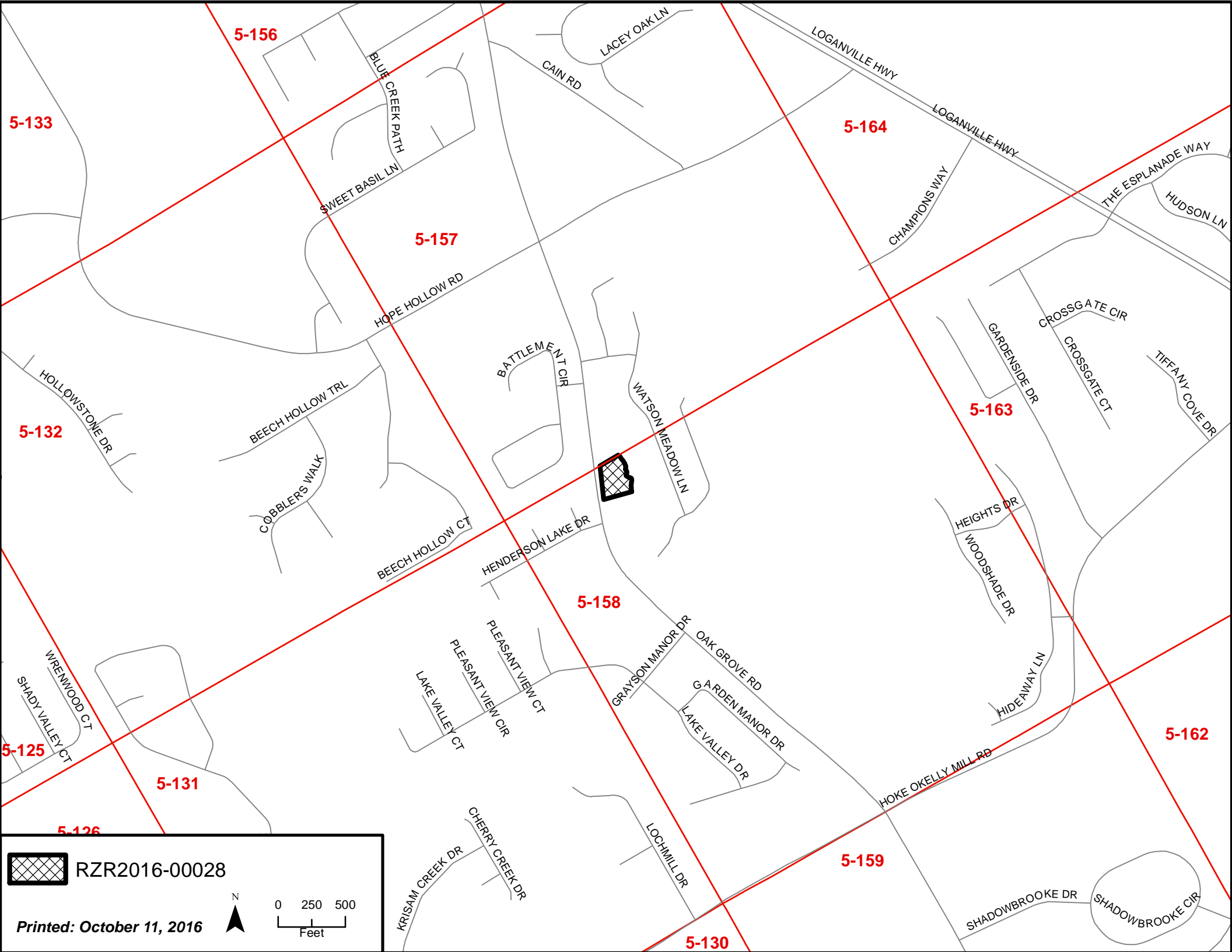
RJW/bka

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RZR 16028

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Printed: October 11, 2016



OAK GROVE RD

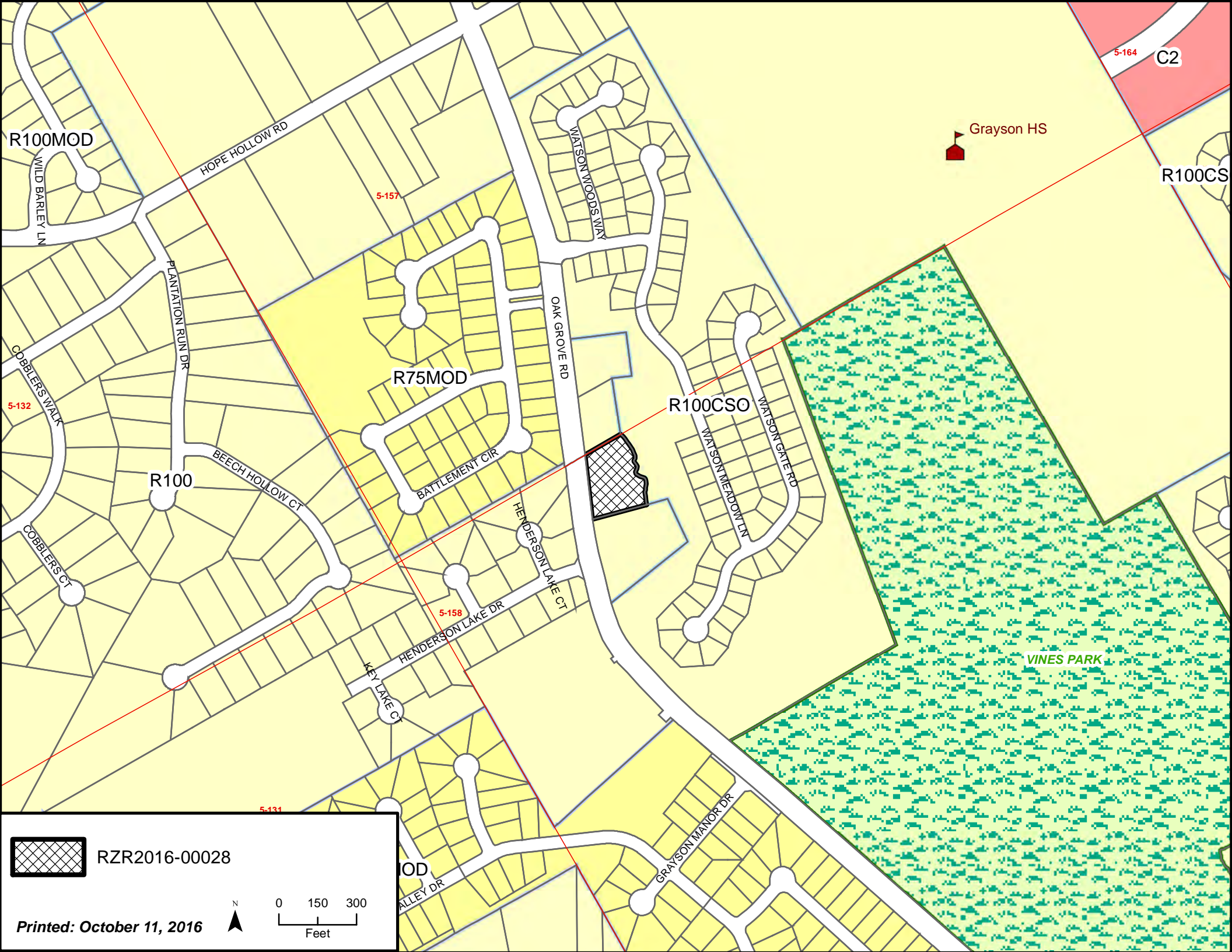



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Printed: October 11, 2016



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Grayson HS

R100CS

R100MOD

R75MOD

R100CSO

R100

VINES PARK

OD

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5-158

5-131

WILD BARLEY LN

HOPE HOLLOW RD

PLANTATION RUN DR

COBBLERS WALK

BEECH HOLLOW CT

COBBLERS CT

BATTLEMENT CIR

OAK GROVE RD

WATSON WOODS WAY

HENDERSON LAKE CT

HENDERSON LAKE DR

KEY LAKE CT

WATSON MEADOW LN

WATSON GATED RD

ALLEY DR

GRAYSON MANOR DR

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS**

CASE NUMBER :**RZR2016-00029**
ZONING CHANGE :R-TH TO R-60
LOCATION :2400 BLOCK OF WHITEHEAD PLACE DRIVE
MAP NUMBERS :R7126 002 & 496
ACREAGE :2.52 ACRES
UNITS :7 UNITS
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION
COMMISSION DISTRICT :(1) BROOKS

FUTURE DEVELOPMENT MAP:

APPLICANT: PTL, LLC
PO BOX 720314
ATLANTA, GA 30358

CONTACT: ANDY PERRY PHONE: 404.987.1224

OWNER: PTL, LLC
PO BOX 720314
ATLANTA, GA 30358

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:

2435-2445 Whitehead Place Drive

Rezoning Plan for PTL, LLC

(Letter of Intent)

October 6th, 2016

We respectfully submit this zoning application, with property defined by the legal description in this application, to the zoning classification of R-60 from its present zoning of RTH.

This site was originally approved for development in 2007 and named Villages at Suwanee. As presently zoned and approved, the site would accommodate 16 town homes.

Our proposal is to build 7 for sale single family homes. The site is +/- 2.518 acres and provides a slightly lower density of 2.78 units per acre. We will adhere to the original approved plans by buffering adjacent residential properties and providing a front landscape setback along Whitehead Place Drive. We are not asking for changes to the setback or buffer requirements. We will not have homes located within 50' of the ROW along Whitehead Place Drive.

We will be providing at least 2,100 SF for each home. Every home will have a 2-car garage, maintaining a balance of brick, cement siding, shake, architectural shingles and decorative trim. Our driveway lengths will be no less than 24' from back of curb and we will provide visitor parking within our property. Each home will allow parking for now fewer than 4 cars.

As required by the UDO we will provide sidewalks along the frontage of Whitehead Place Drive. We will also replant the buffer areas as required. Gwinnett County Water Resources serve the property for water and sanitary sewer. All power, phone and cable services to the community will be buried underground.

Thank you for your time.

Sincerely,



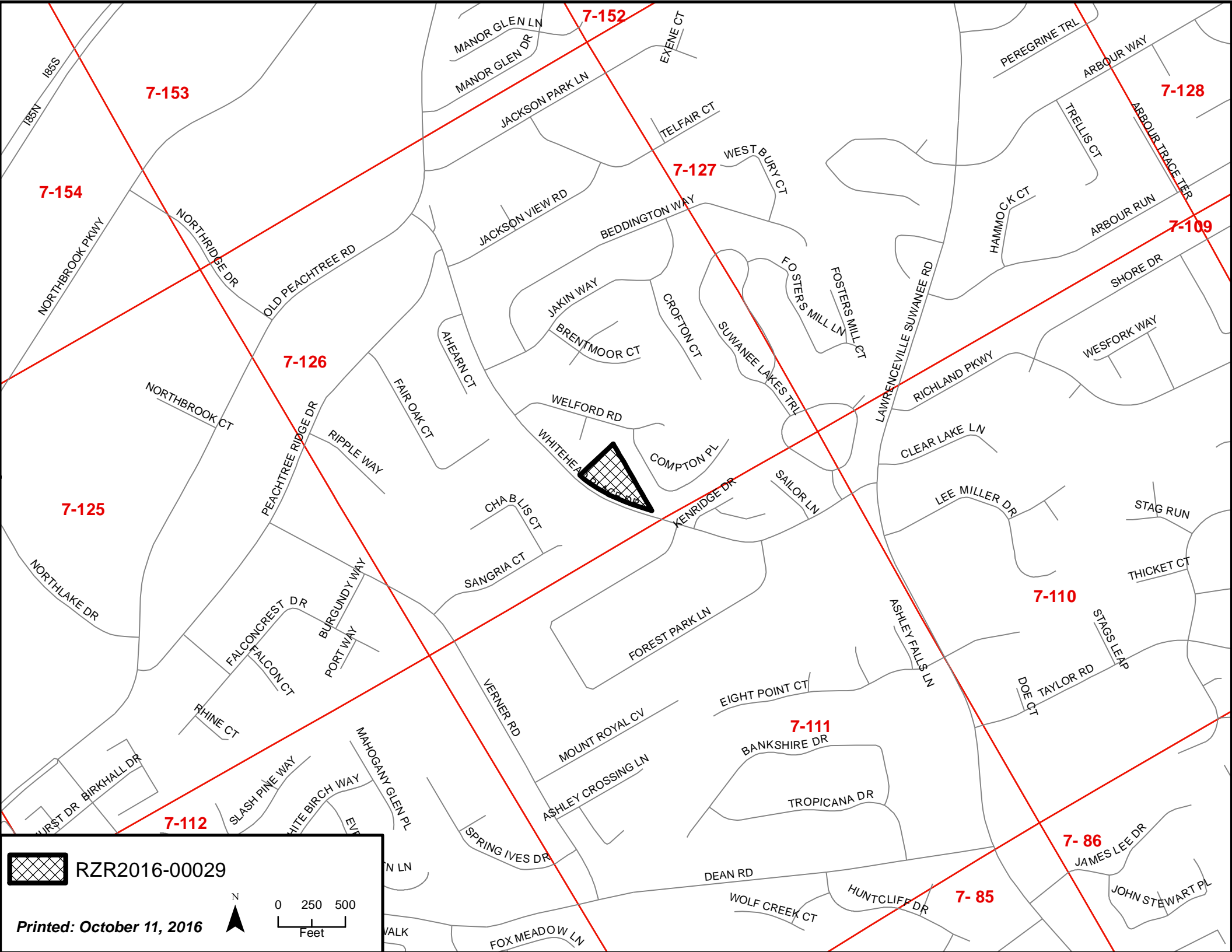
Andrew Perry
PTL, LLC

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OCT 07 2016

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RZR '16 029



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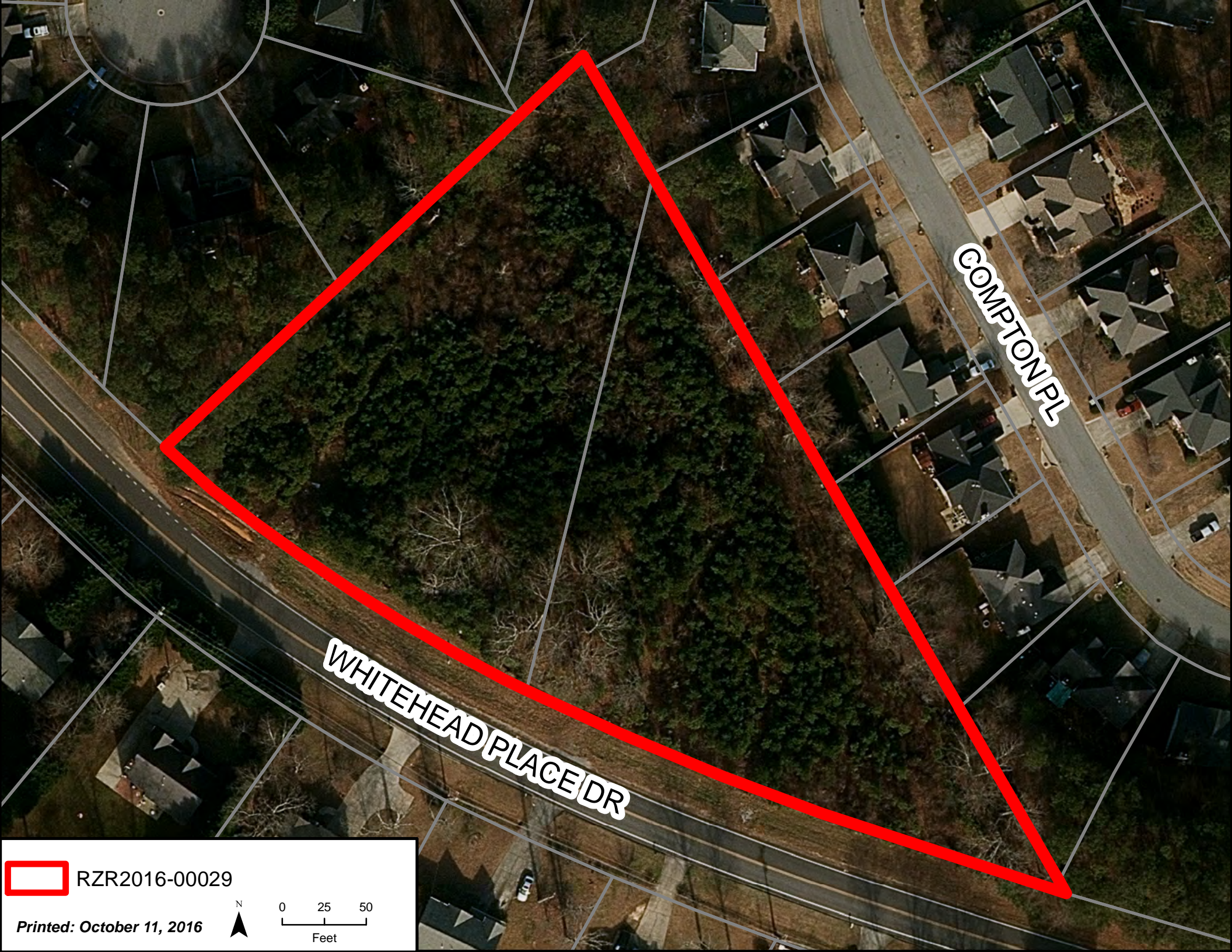
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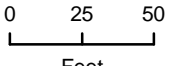
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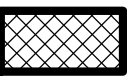
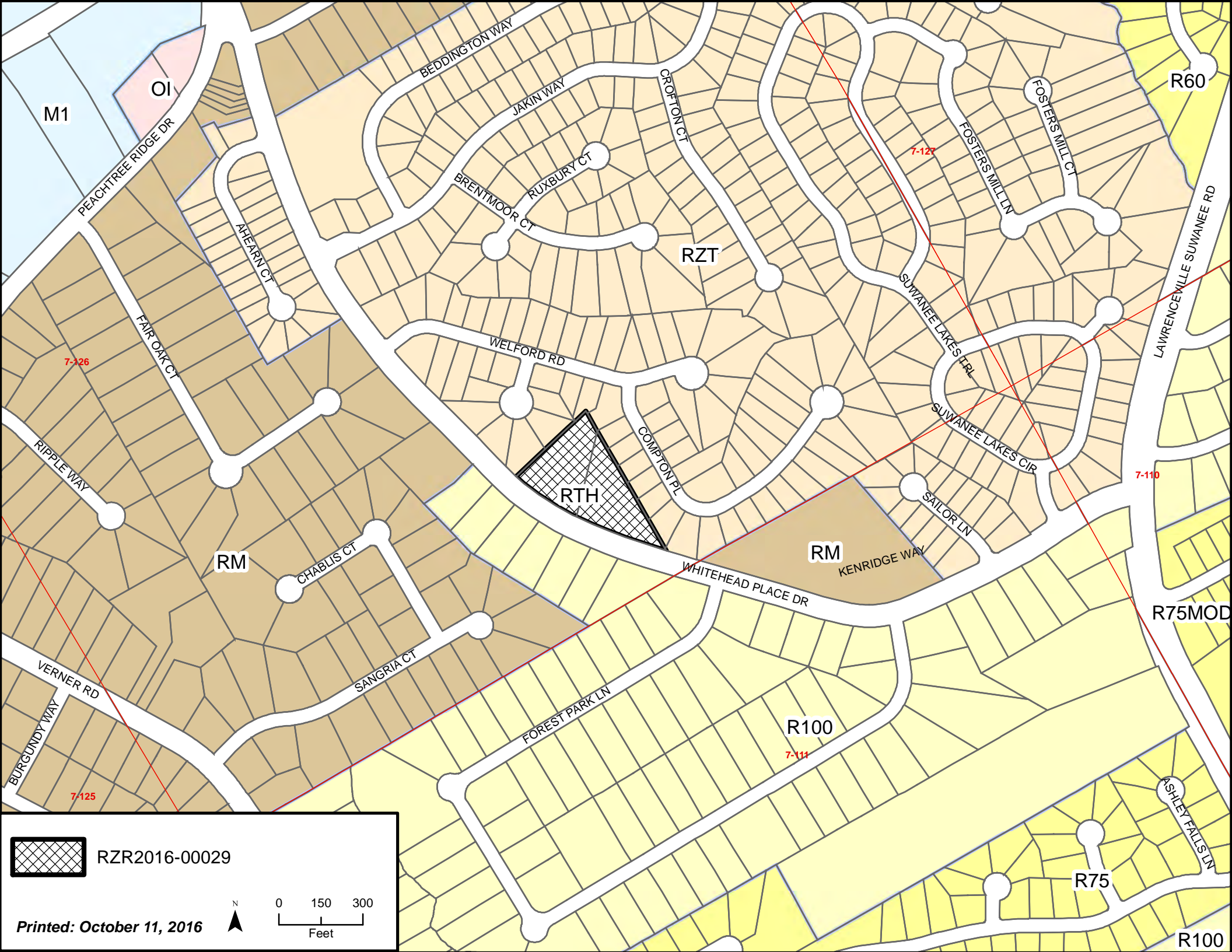
WHITEHEAD PLACE DR

 RZR2016-00029

Printed: October 11, 2016

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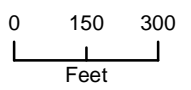
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RZR2016-00029



Printed: October 11, 2016



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**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER :**SUP2016-00067**
ZONING :C-2
LOCATION :1000 BLOCK OF SCENIC HIGHWAY
MAP NUMBER :R5086 629
ACREAGE :1.24 ACRES
SQUARE FEET :2,200 SQUARE FEET
PROPOSED DEVELOPMENT :AUTOMOBILE SERVICE
COMMISSION DISTRICT :(3) HUNTER

FUTURE DEVELOPMENT MAP:

APPLICANT: PARADISE GROUP, LLC
2901 RIGSBY LANE
SAFETY HARBOR, FL 34695

CONTACT: DAVE MATTSON PHONE: 404.444.8924

OWNER: TROUT PROPERTIES @ SCENIC OVERLOOK
4774 GROVE FIELD PARK
SUWANEE, GA 30024

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:



October 7, 2016

Gwinnett County
Dept. of Planning and Development
446 West Crogan Street, Suite 250
Lawrenceville, GA 30046

RE: 1083 Scenic Hwy – Gwinnett County – Parcel R5086 629

This letter of intent is for a Special Use Permit request to allow for an Automobile Lubrication and Emission facility in the C-2 zoning district per Section 230-100 Table 230.4. The site is located on a 1.24 acres tract located at 1083 Scenic Hwy. The proposed building will be approximately 2,200 sf with 8 parking spaces for a density of 1,774 sf per acre of commercial use per the attached site plan. The height of the proposed building is 17' high with a 30' high tower feature at the corner. There are no requested variances or change in required buffers.

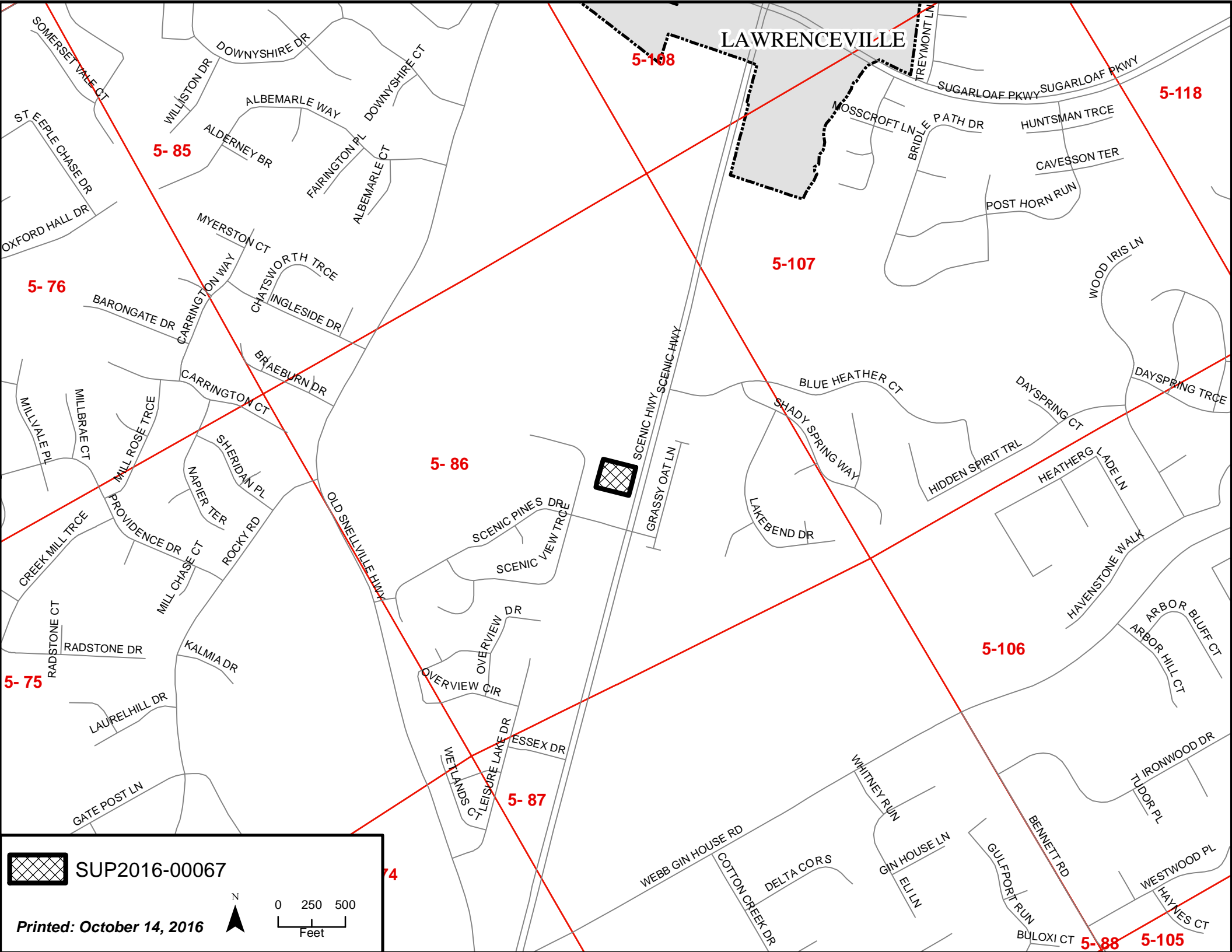
- (A) The proposed development will consist of an oil change facility per the attached site plan. This Special Use Permit request will be suitable in view of the use and developments of nearby properties. There are auto repair businesses along this road including a Discount Tire just south of this site.
- (B) The proposed oil change and emissions only concept will compliment these surrounding businesses. The proposed use will have no impact on the usability of adjacent or nearby properties.
- (C) The property to be affected by the proposed Special Use Permit does have a reasonable economic use as currently zoned however it is not the prime property located in the Snellville Exchange Outlots as it is not at the full access intersection with the potential for a traffic signal.
- (D) The proposed development will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- (E) The proposed development will be in conformity with the policy and intent of the Land Use Plan by providing a convenient neighborhood service in a C-2 Zoning District.
- (F) There are no 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.


Sincerely,

Dave Mattson, P.E.

SUP2016-00067
Received: October 7, 2016
Planning & Development

LAWRENCEVILLE



 SUP2016-00067



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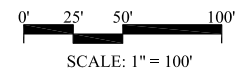
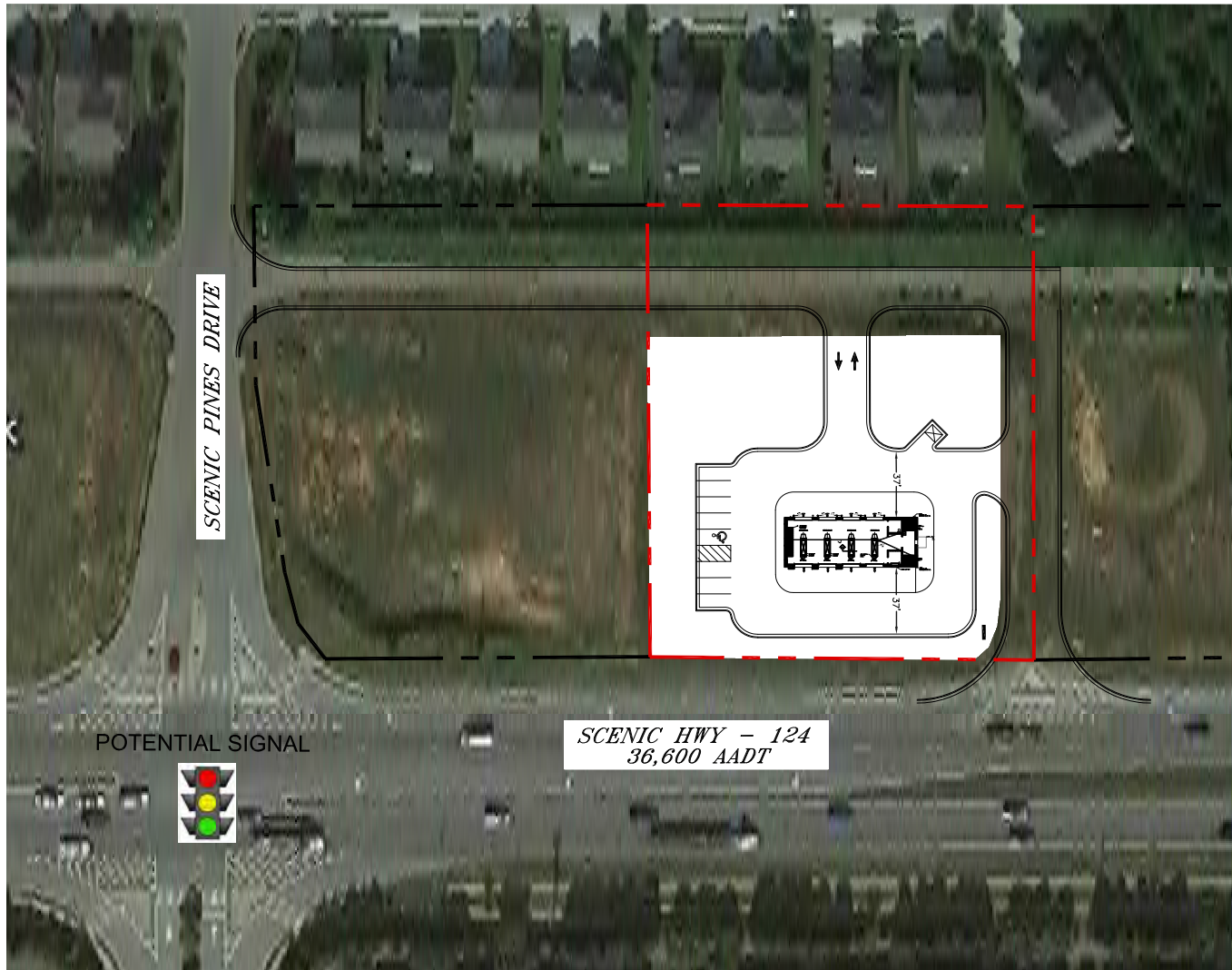
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2901 RIGSBY LANE
SAFETY HARBOR, FL 34695
PHONE (727) 726-1115



SUP2016-00067
Received: October 7, 2016
Planning & Development

SITE DATA			
	SITE AREA	BLDG AREA	PROVIDED PARKING
4 BAY OIL CHANGE	1.24 ACRES	2,200	8

PROJECT NAME		
SNELLVILLE EXCHANGE RETAIL		
1083 SCENIC HIGHWAY		
SNELLVILLE, GWINNETT COUNTY, GA		
DRAWING TITLE		
CONCEPTUAL SITE PLAN		
DATE:	STORE NO.:	DRAWING NO.:
10-4-2016		
DESIGNED BY:	SCALE:	P4
DAM	1" = 100'	
REVIEWED BY:	RELEASED TO CONSTRUCTION:	
DAM		OF DWGS.

OWNER/DEVELOPER:
ENGINEER/SURVEYOR:
 SUP2016-00067
 1153 Hwy-124
 UNIT 1
 SCENIC OVERLOOK COMMERCIAL LOTS
 ZONED R-21
 1153 Hwy-124
 UNIT 1
 SCENIC OVERLOOK COMMERCIAL LOTS
 ZONED R-21

DATE NUMBER REC'D AND ISS:

FINAL SURVEYOR'S CERTIFICATE

NOTE

OWNERS ACKNOWLEDGMENT AND DECLARATION

CORNER SIGHT DISTANCE

IF YOU DO IT GEORGIA... CALL US FIRST! (404) 883-4411 (METRO ATLANTA ONLY) WE'LL TAKE CARE OF IT! IT'S THE LAW

FINAL PLAT DATA

BLOCK & LOT CHART

LOCATION MAP

OWNER/DEVELOPER
 SCENIC OVERLOOK COMMERCIAL LOTS
 UNIT 1
 ENGINEER/SURVEYOR

SUP2016-00067
Received: October 7, 2016
Planning & Development

FINAL SURVEYOR'S CERTIFICATE

NOTE

OWNERS ACKNOWLEDGMENT AND DECLARATION

CORNER SIGHT DISTANCE

IF YOU DO IT GEORGIA... CALL US FIRST! (404) 883-4411 (METRO ATLANTA ONLY) WE'LL TAKE CARE OF IT! IT'S THE LAW

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NOTE

OWNERS ACKNOWLEDGMENT AND DECLARATION

CORNER SIGHT DISTANCE

IF YOU DO IT GEORGIA... CALL US FIRST! (404) 883-4411 (METRO ATLANTA ONLY) WE'LL TAKE CARE OF IT! IT'S THE LAW

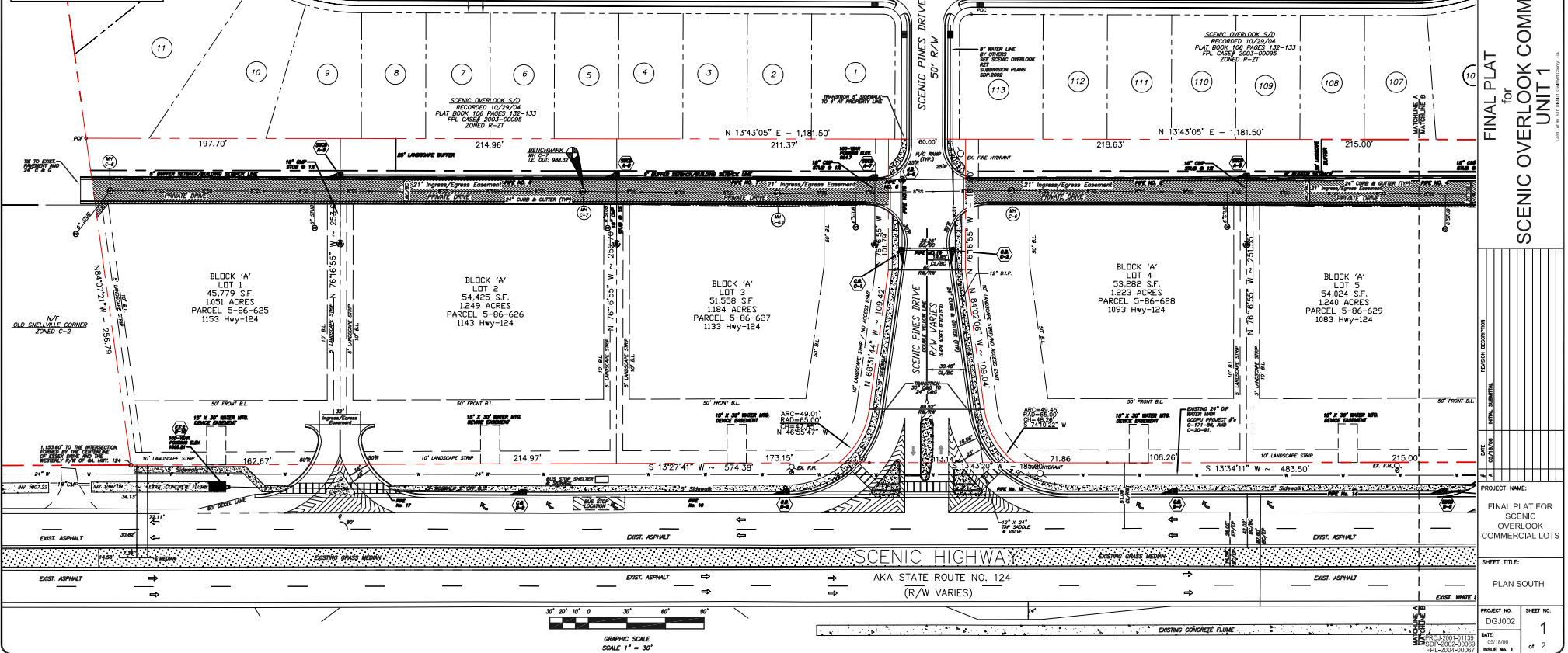
FINAL SURVEYOR'S CERTIFICATE

NOTE

OWNERS ACKNOWLEDGMENT AND DECLARATION

CORNER SIGHT DISTANCE

IF YOU DO IT GEORGIA... CALL US FIRST! (404) 883-4411 (METRO ATLANTA ONLY) WE'LL TAKE CARE OF IT! IT'S THE LAW



FINAL PLAT
 for
SCENIC OVERLOOK COMMERCIAL LOTS
UNIT 1

PROJECT NAME:
 FINAL PLAT FOR SCENIC OVERLOOK COMMERCIAL LOTS

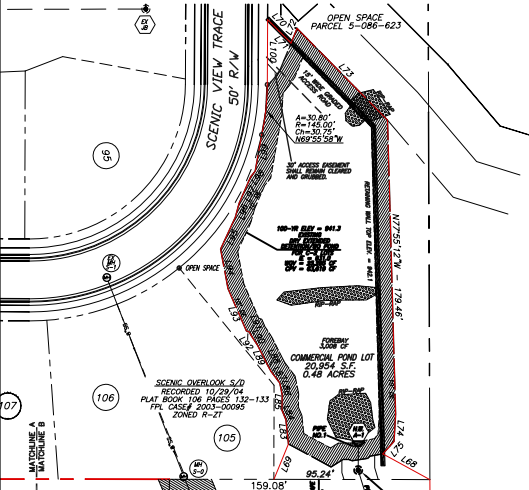
SHEET TITLE:
 PLAN SOUTH

PROJECT NO:
 DGJ002

SHEET NO:
 1

DATE:
 10/16/16

ISSUE NO:
 2 of 2



BLOCK 'A' - LOT 1

TREE PROTECTION REPLACEMENT CALCULATION		PROPOSED TREE DATA	
Tree Species	DBH (inches)	Tree Species	DBH (inches)
...
TOTAL CREDITS FROM PROPOSED TREES = 18.00		TOTAL CREDITS FROM PROPOSED TREES = 18.00	

BLOCK 'A' - LOT 2

TREE PROTECTION REPLACEMENT CALCULATION		PROPOSED TREE DATA	
Tree Species	DBH (inches)	Tree Species	DBH (inches)
...
TOTAL CREDITS FROM PROPOSED TREES = 18.00		TOTAL CREDITS FROM PROPOSED TREES = 18.00	

BLOCK 'A' - LOT 3

TREE PROTECTION REPLACEMENT CALCULATION		PROPOSED TREE DATA	
Tree Species	DBH (inches)	Tree Species	DBH (inches)
...
TOTAL CREDITS FROM PROPOSED TREES = 31.00		TOTAL CREDITS FROM PROPOSED TREES = 31.00	

BLOCK 'A' - LOT 4

TREE PROTECTION REPLACEMENT CALCULATION		PROPOSED TREE DATA	
Tree Species	DBH (inches)	Tree Species	DBH (inches)
...
TOTAL CREDITS FROM PROPOSED TREES = 30.00		TOTAL CREDITS FROM PROPOSED TREES = 30.00	

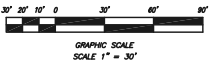
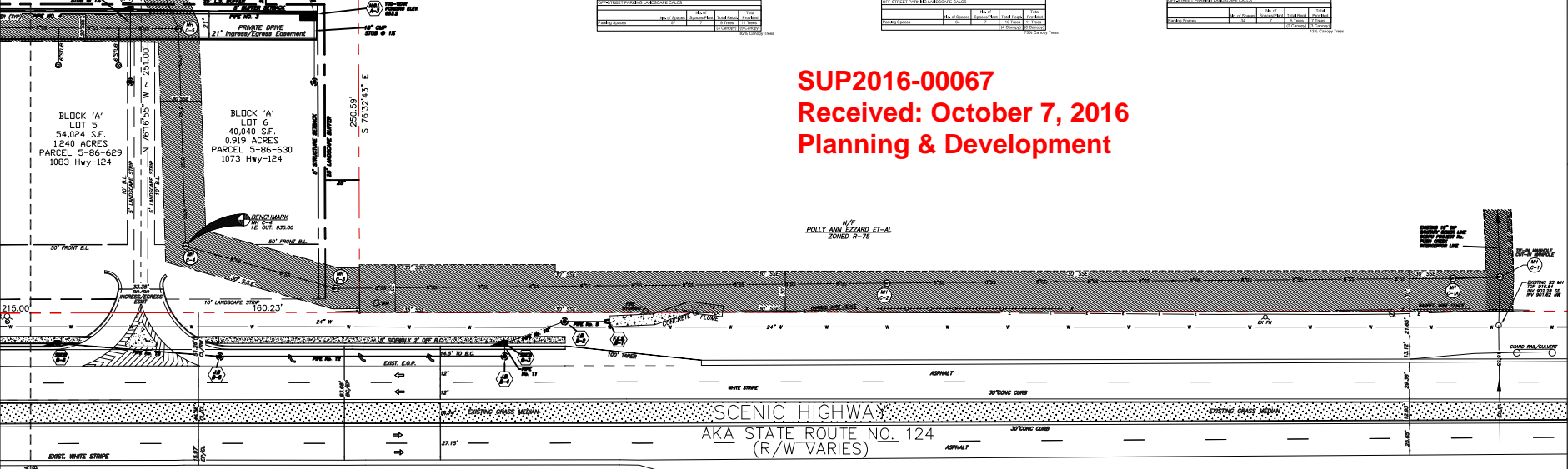
BLOCK 'A' - LOT 5

TREE PROTECTION REPLACEMENT CALCULATION		PROPOSED TREE DATA	
Tree Species	DBH (inches)	Tree Species	DBH (inches)
...
TOTAL CREDITS FROM PROPOSED TREES = 18.00		TOTAL CREDITS FROM PROPOSED TREES = 18.00	

BLOCK 'A' - LOT 6

TREE PROTECTION REPLACEMENT CALCULATION		PROPOSED TREE DATA	
Tree Species	DBH (inches)	Tree Species	DBH (inches)
...
TOTAL CREDITS FROM PROPOSED TREES = 11.50		TOTAL CREDITS FROM PROPOSED TREES = 11.50	

SUP2016-0067
Received: October 7, 2016
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IF YOU DIG GEORGIA... CALL US FIRST! 1-800-857-7411 (770) 633-4544 (METRO ATLANTA ONLY) UNLESS PROTECTED UNDER P.L. THE LAW

FINAL PLAN
for
SCENIC OVERLOOK COMMERCIAL LOTS
UNIT 1

PROJECT NAME: FINAL PLAN FOR SCENIC OVERLOOK COMMERCIAL LOTS

SHEET TITLE: PLAN NORTH

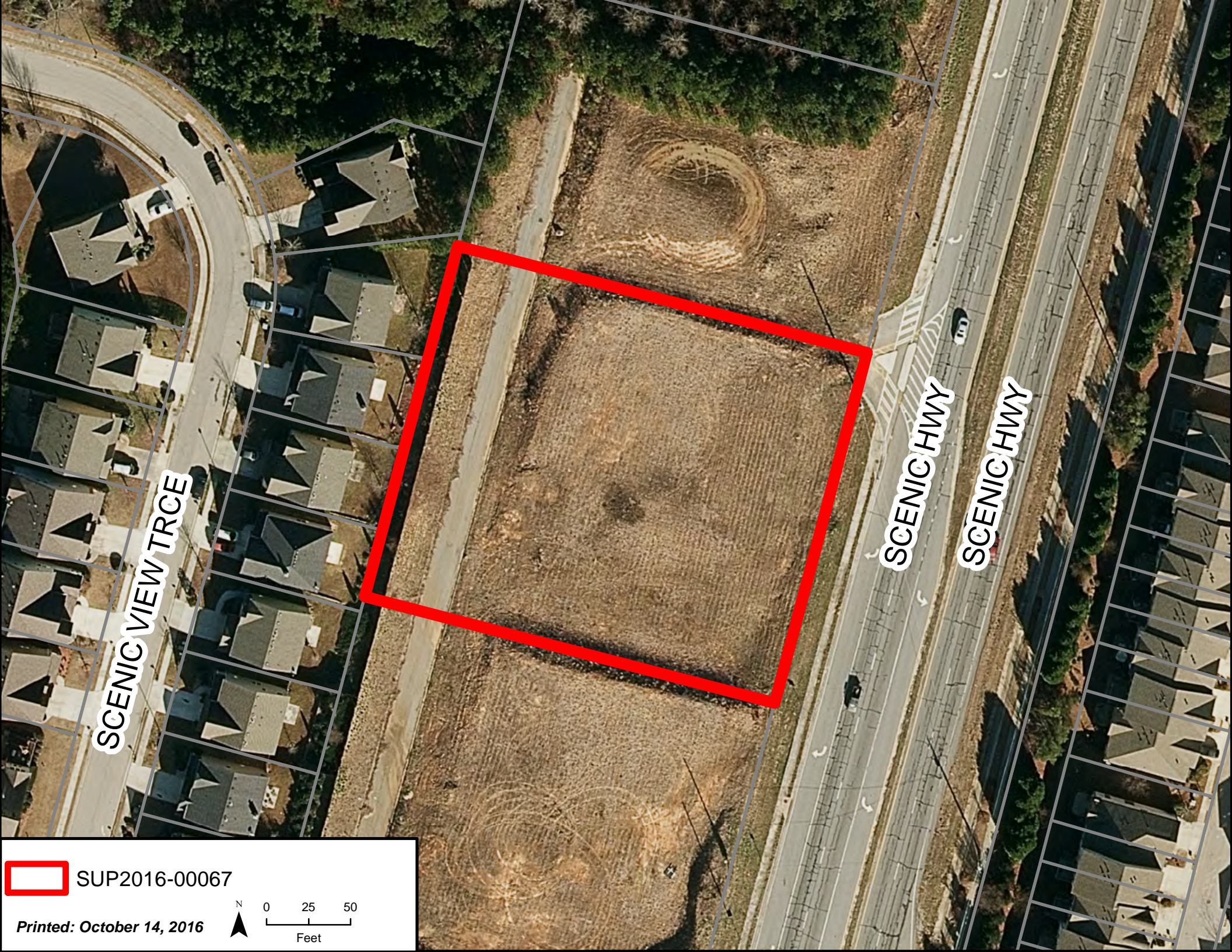
PROJECT NO. DG-1002

SHEET NO. 2

DATE: 10-10-16

ISSUE No. 1 of 2


PROJ-2001-041139
SIP-2003-00069
PPL-2004-00067




SCENIC VIEW TRCE

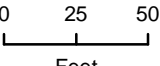
SCENIC HWY

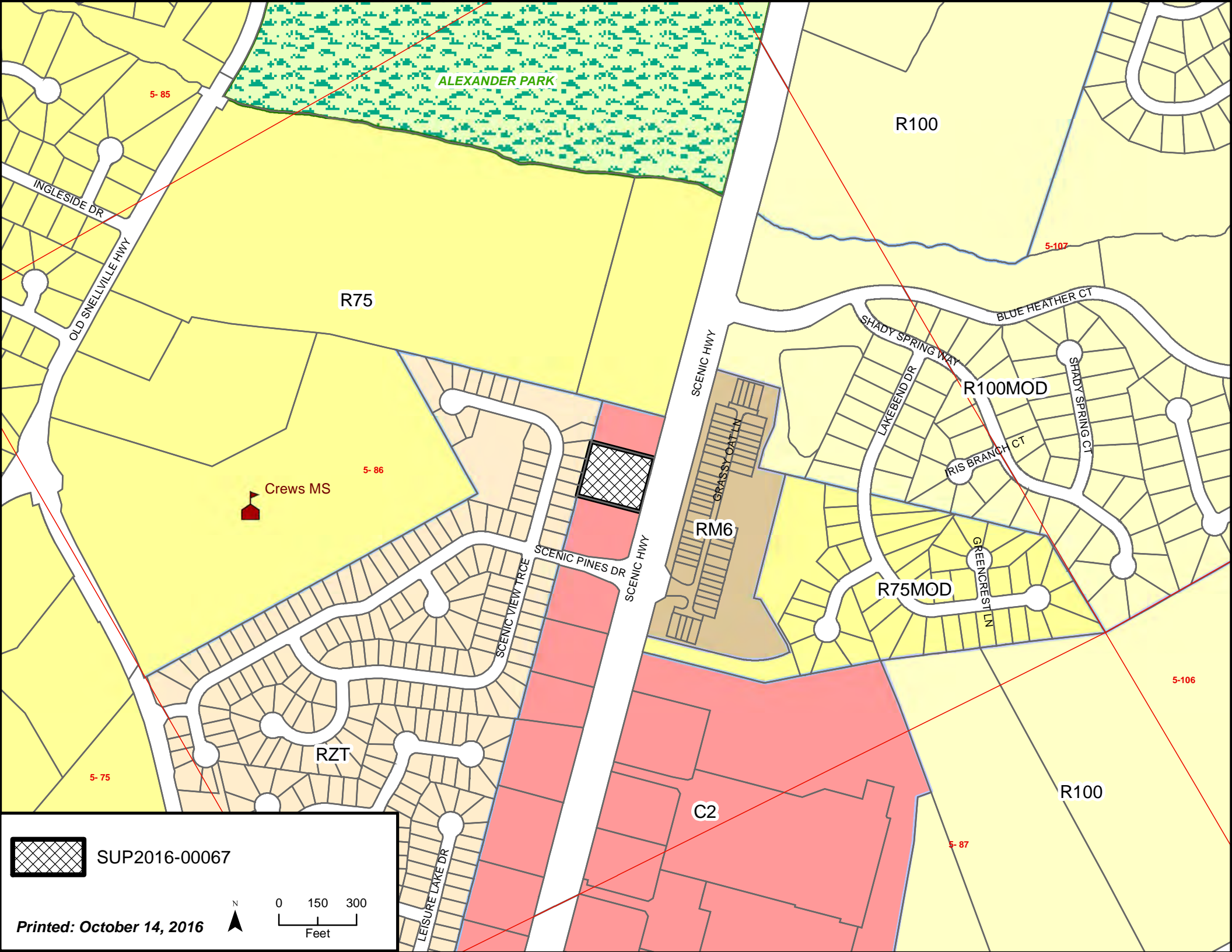
SCENIC HWY

 SUP2016-00067

Printed: October 14, 2016

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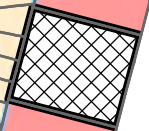
ALEXANDER PARK

R100

R75

Crews MS

5-86



RM6

R100MOD

R75MOD


RZT

C2

R100

5-106

5-87

 SUP2016-00067



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Printed: October 14, 2016

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER :**SUP2016-00068**
ZONING :C-2
LOCATION :3500 BLOCK OF STONE MOUNTAIN HIGHWAY
MAP NUMBER :R6052 006
ACREAGE :3.58 ACRES
SQUARE FEET :2,000 SQUARE FEET
PROPOSED DEVELOPMENT :AUTOMOBILE SALES
COMMISSION DISTRICT :(3) HUNTER

FUTURE DEVELOPMENT MAP:

APPLICANT: PREMIER AUTO BROKERS, LLC
3541 STONE MOUNTAIN HIGHWAY, SUITE I
SNELLVILLE, GA 30078

CONTACT: ANGELA DAVENPORT PHONE: 404.488.2547

OWNER: LYNWOOD P. CLEAVELAND
4122 TATE STREET
COVINGTON, GA 30014

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:

Letter of Intent

Our company leased space at 3541 Hwy 78 Snellville with the intention of “displaying” and selling automobiles. The property has ample parking and we are only allotted 30 spaces in that existing parking lot. There is a Hertz rent a car on the opposite end of the property with a much larger operation than the one we are proposing. The property bordering this property on our end is a large Auto Dealer with approximately 100 cars displayed. The VW Dealer is directly across the street. There are 3 Franchise Dealers, VW, Ford and Honda all within ½ mile of our location. As well as several others.

The office space itself is approximately 2000 square feet. We are currently zoned C-2, that does allow for Auto Brokerage but that does not allow for displaying our inventory. A Brokerage can be run from a much smaller office, facility, less parking and for way less rent/overhead.

We are asking the commission to approve our application for a special use permit so that we may “display” our inventory and operate as a full Dealership and not just as a Broker.

Thanks for considering our request,

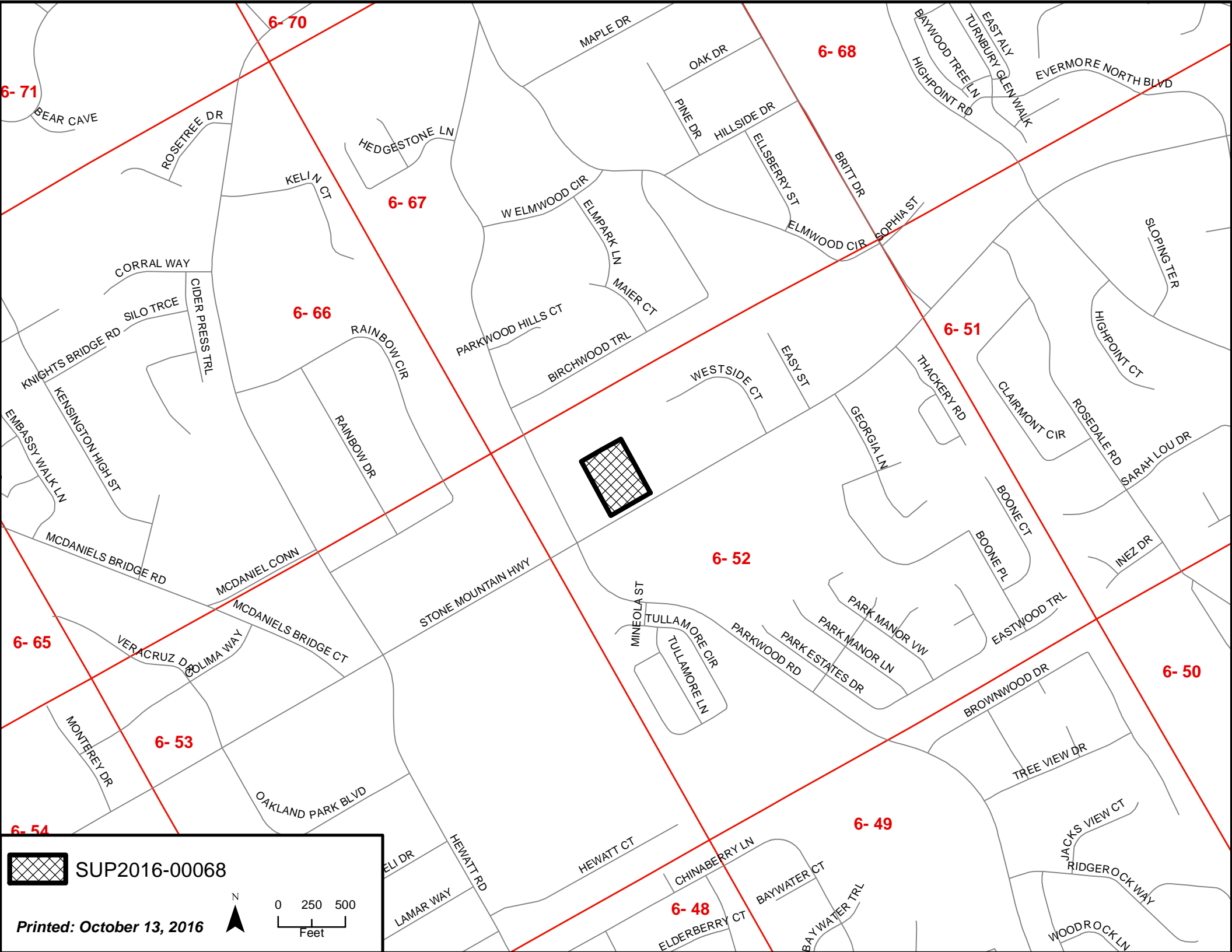
Angela Davenport


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OCT 07 2016

Planning & Development

SUP 16 10 08



 SUP2016-00068




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Printed: October 13, 2016



PARKNO

STONE MOUNTAIN HWY

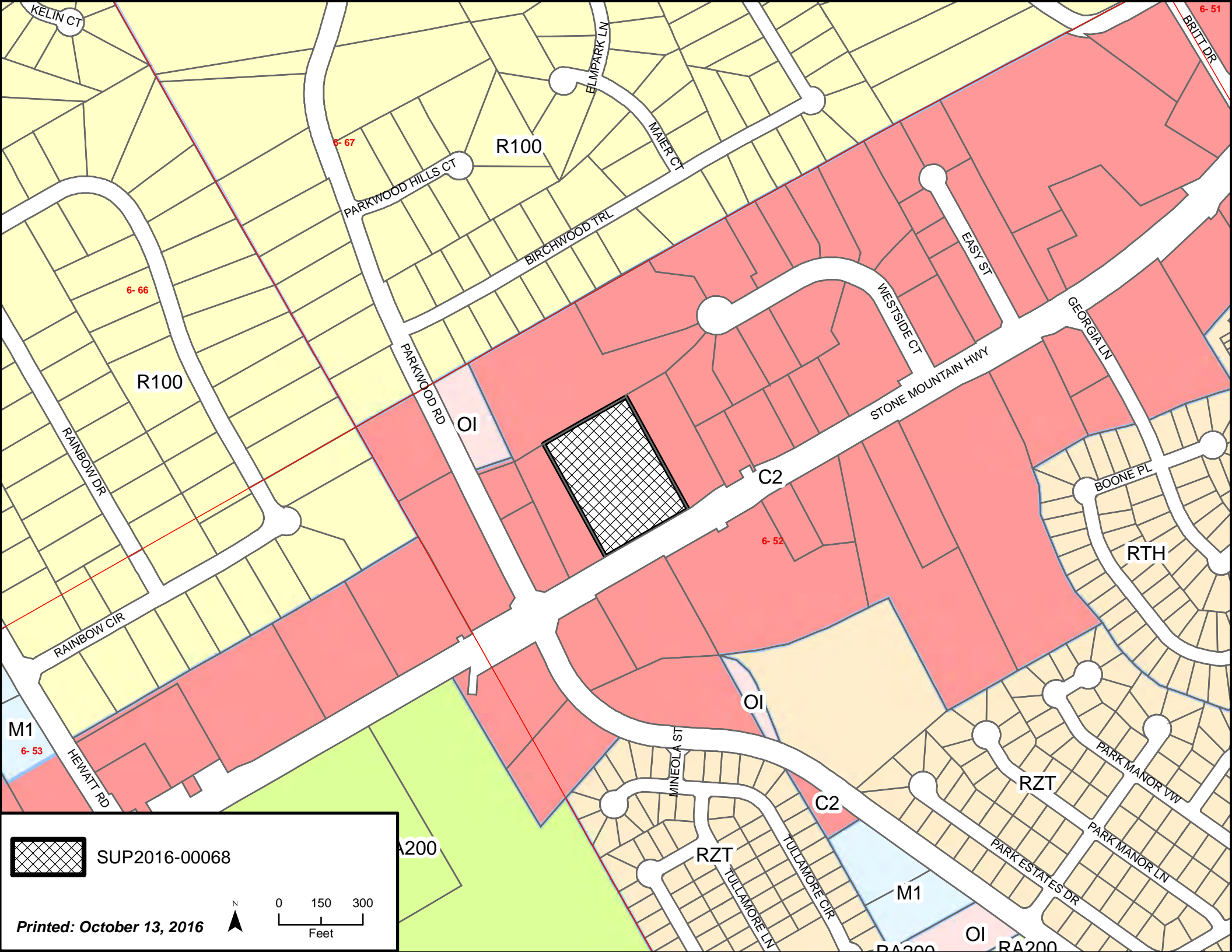
 SUP2016-00068


Printed: October 13, 2016

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 SUP2016-00068

Printed: October 13, 2016

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**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
SPECIAL USE PERMITS ANALYSIS**

CASE NUMBER :**SUP2016-00069**
ZONING :M-1
LOCATION :1600 BLOCK OF CEDARS ROAD
MAP NUMBER :R5210 162
ACREAGE :3.9 ACRES
SQUARE FEET :3,000 SQUARE FEET
PROPOSED DEVELOPMENT :TRUCK STORAGE LOT
COMMISSION DISTRICT :(4) HEARD

CASE NUMBER :**SUP2016-00072**
ZONING :M-1
LOCATION :1600 BLOCK OF CEDARS ROAD
MAP NUMBER :R5210 162
ACREAGE :3.9 ACRES
SQUARE FEET :3,000 SQUARE FEET
PROPOSED DEVELOPMENT :TRUCK SALES, LEASING AND/OR SERVICE, HEAVY
COMMISSION DISTRICT :(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: SHIRLEY INVESTMENT PARTNERS, LLC
131 PROMINENCE COURT, SUITE 203
DAWSONVILLE, GA 30534

CONTACT: JIM KING PHONE: 706.265.9812

OWNER: SHIRLEY INVESTMENT PARTNERS, LLC
131 PROMINENCE COURT, SUITE 203
DAWSONVILLE, GA 30534

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

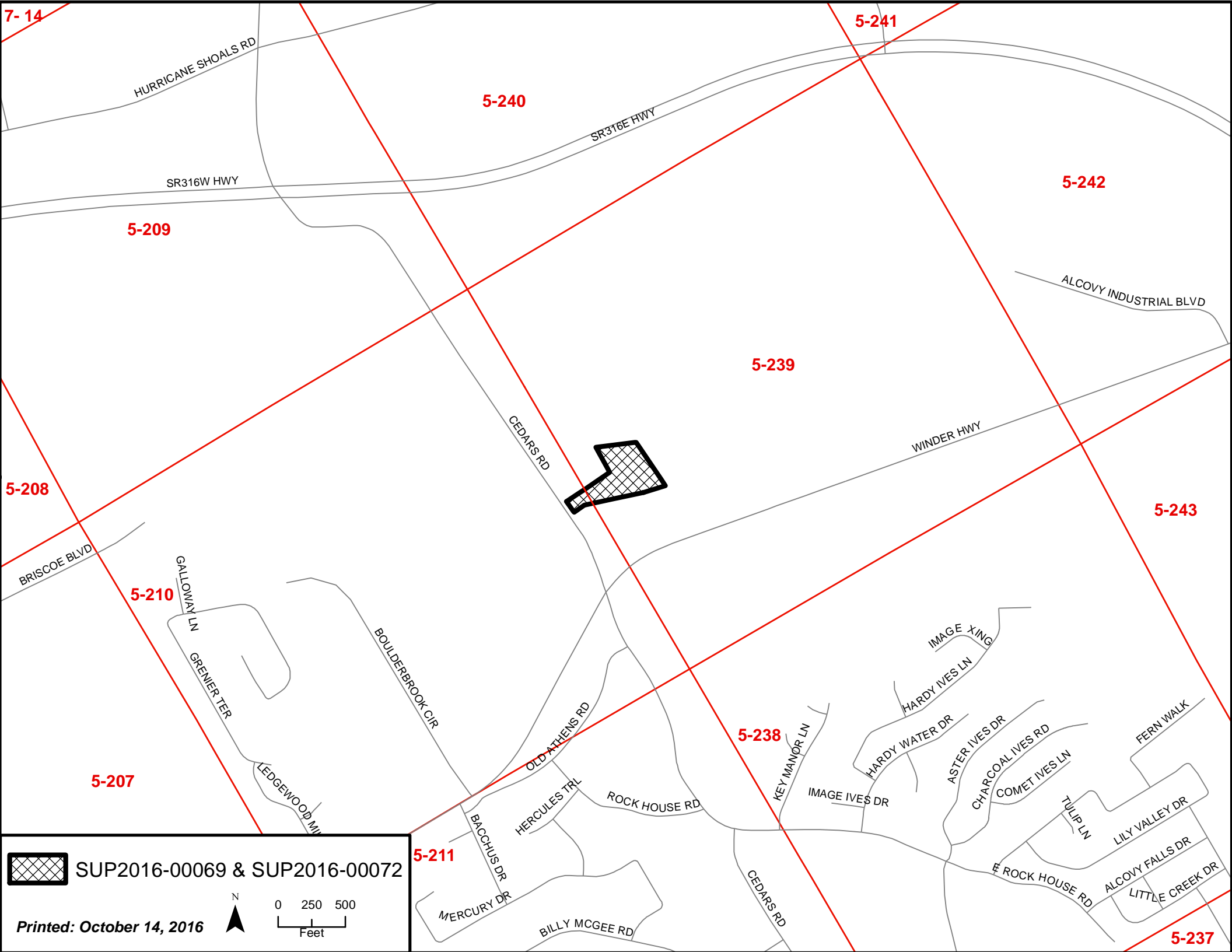
**GWINNETT COUNTY FIRE SERVICES COMMENTS:
DEPARTMENT ANALYSIS:**

Letter of Intent

The Applicant is requesting a SUP for a gravel lot for the use as a storage lot for parking of tractor-trailers and heavy equipment. The property is located within the Gwinnett Progress Center off of Cedars Road and is currently zoned M-1. The M-1 zoning district allows for outdoor storage and is an industrial land use zoning. The property will be used for storage of tractor-trailers, which meets the requirements for the M-1 industrial district. The Applicant is requesting to use gravel for storage because a paved parking lot will be hard to maintain and costly to repair. The property is surrounded by industrial uses and tractor-trailers coming and going around the site. Approving the SUP for gravel outdoor storage will reduce the impervious area. The granting of the SUP to allow a gravel lot will not adversely affect the adjacent property and is in keeping with the Gwinnett County Zoning Resolution.

Thank you for your consideration and approval of this SUP.

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SUP 16 069



SUP2016-00069 & SUP2016-00072



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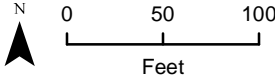
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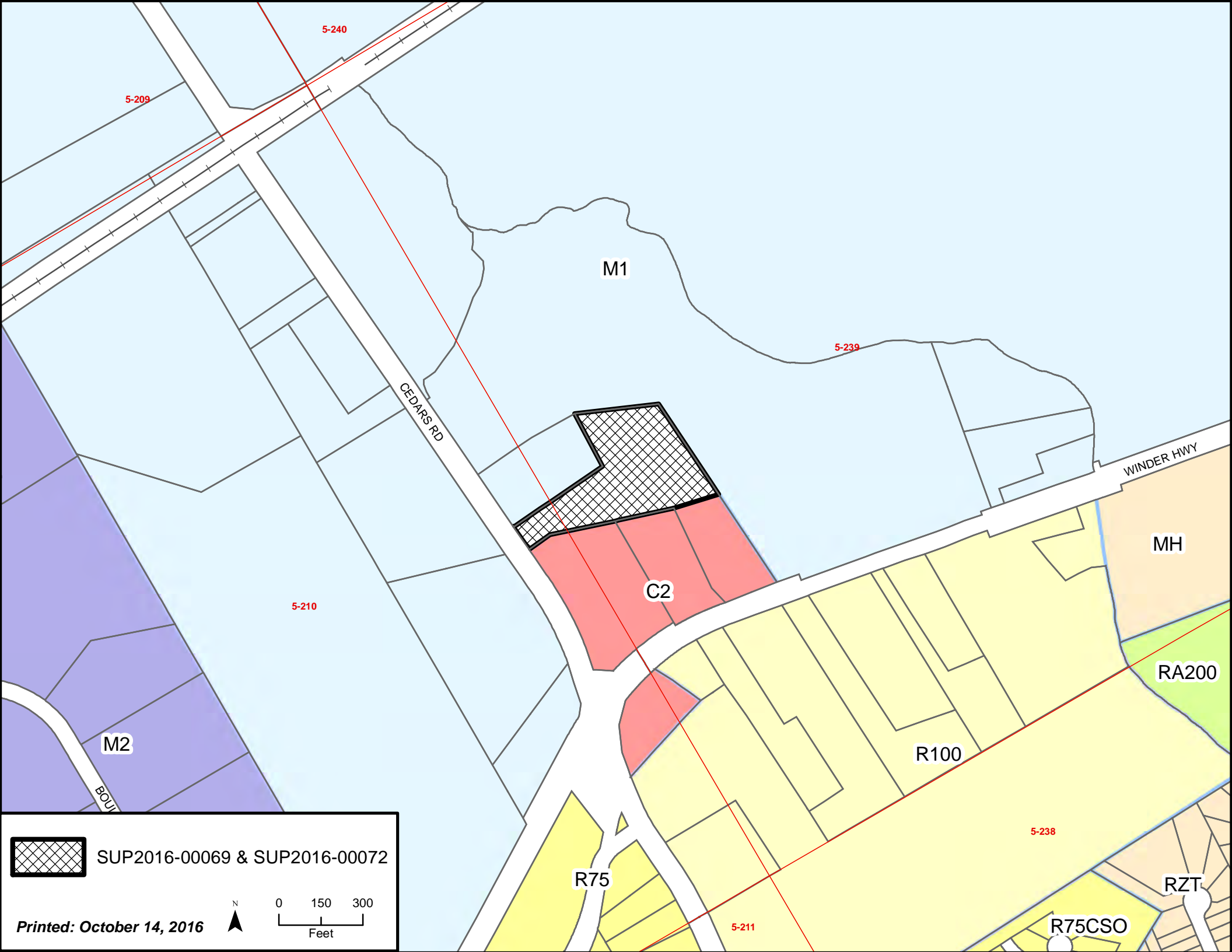
CEDARS RD

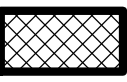
WINDER HWY

 SUP2016-00069 & SUP2016-00072



Printed: October 14, 2016



 SUP2016-00069 & SUP2016-00072

Printed: October 14, 2016  0 150 300 Feet

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER :**SUP2016-00074**
ZONING :C-2
LOCATION :4900 BLOCK OF STONE MOUNTAIN HIGHWAY
MAP NUMBER :R6062 223
ACREAGE :1.19 ACRES
SQUARE FEET :7,373 SQUARE FEET
PROPOSED DEVELOPMENT :AUTOMOBILE TIRE STORE
COMMISSION DISTRICT :(2) HOWARD

FUTURE DEVELOPMENT MAP:

APPLICANT: HALLE PROPERTIES, L.L.C.
20225 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85255

CONTACT: KELLY WAGONER PHONE: 404.567.5701

OWNER: ODIN PAXTON, LLC
707 WILSHIRE BOULEVARD, SUITE 4880
LOS ANGELES, CA 90017-3604

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:



May 27, 2016

SUP '16 074

Mrs. Kathy Holland
Interim Director
Gwinnett County Planning & Development Department
Planning Division
446 Crogan Street, Suite 250
Lawrenceville, GA 30046

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OCT 10 2016

RE: Special Use Permit Application Letter of Intent
4945 Stone Mountain Hwy.
BDG#: 16-158

Planning & Development

Dear Mrs. Holland,

Halle Properties, L.L.C., the property ownership entity for Discount Tire Company, is applying for a Special Use Permit to develop a new Discount Tire store located at 4945 Stone Mountain Hwy. A special use permit is required to support operation of Discount Tire to permit the sales of wheels and tires in a C-2 zoning district. Discount Tire offers no other automobile services such as oil changes, alignments, or other common automotive repair and services. The property is a 1.19 acre pad graded site with no existing improvements. The current zoning is appropriate for this use with the approval of a special use permit.

Discount Tire Company currently owns four stores operating in Gwinnett County. Three of the four stores are located on C-2 zoned property. The fourth is located within the City of Buford and in a comparable zoning district. The locations of these stores are in locations with similar retail characteristics of adjacent properties. The proposed development parcel was originally pad graded around 1999, during the time the adjacent Lowe's shopping center was constructed. Discount Tire store operations have very little impact on water, sewer, and transportation infrastructure.

The store is approximately 7,373 square feet single story building, 24 feet in height (27'-4" to top of parapet). The building density is approximately 14.1% of the lot size. Of the building, 1,450 square feet is comprised of display and sales area. The remaining includes storage, utility, office, and work bays of which there are six. The site plan is prepared to provide 37 parking spaces, or a 1 space per 200 SF of building area, the maximum permissible as a retail use. Although the UDO has a parking category for tire sales, Discount Tire's operation requires the level of parking shown on the site plan for various reasons. There are 8-10 employees on average that work at their store and often customers will drop vehicles off and pickup at a later time once the services for their vehicle is complete. Discount Tire is a high volume retailer with a lot of customer turn over in the course of a week and the parking provided per the site plan will adequately service the needs of the store.

There are no buffer impacts identified that are needed to develop the site as intended. Discount Tire intends to meet applicable development regulations with the exception of two potential variances as noted below:

1. Discount Tire is currently providing parking to meet their operational needs however the UDO includes tire sales as a category that is more restrictive than retail sales. Discount Tire will pursue a variance if determined by planning staff that the more restrictive parking provision will apply.
2. A variance to increase the maximum drive isle width of 24' to better accommodate store operations, delivery trucks, and for emergency vehicle access.

The purpose of the limitations described above appear to be heavily weighted to improve stormwater quality and reduce runoff from excess pavement in parking lots and provide pedestrian friendly developments. Discount Tire will work with planning staff to ensure that adequate alternative provisions will be made to address these types of concerns to ensure a high functioning store that will be successful at this location.

Should any further information be required to adequately review this application for a special use permit, please feel free to contact me.

Sincerely,



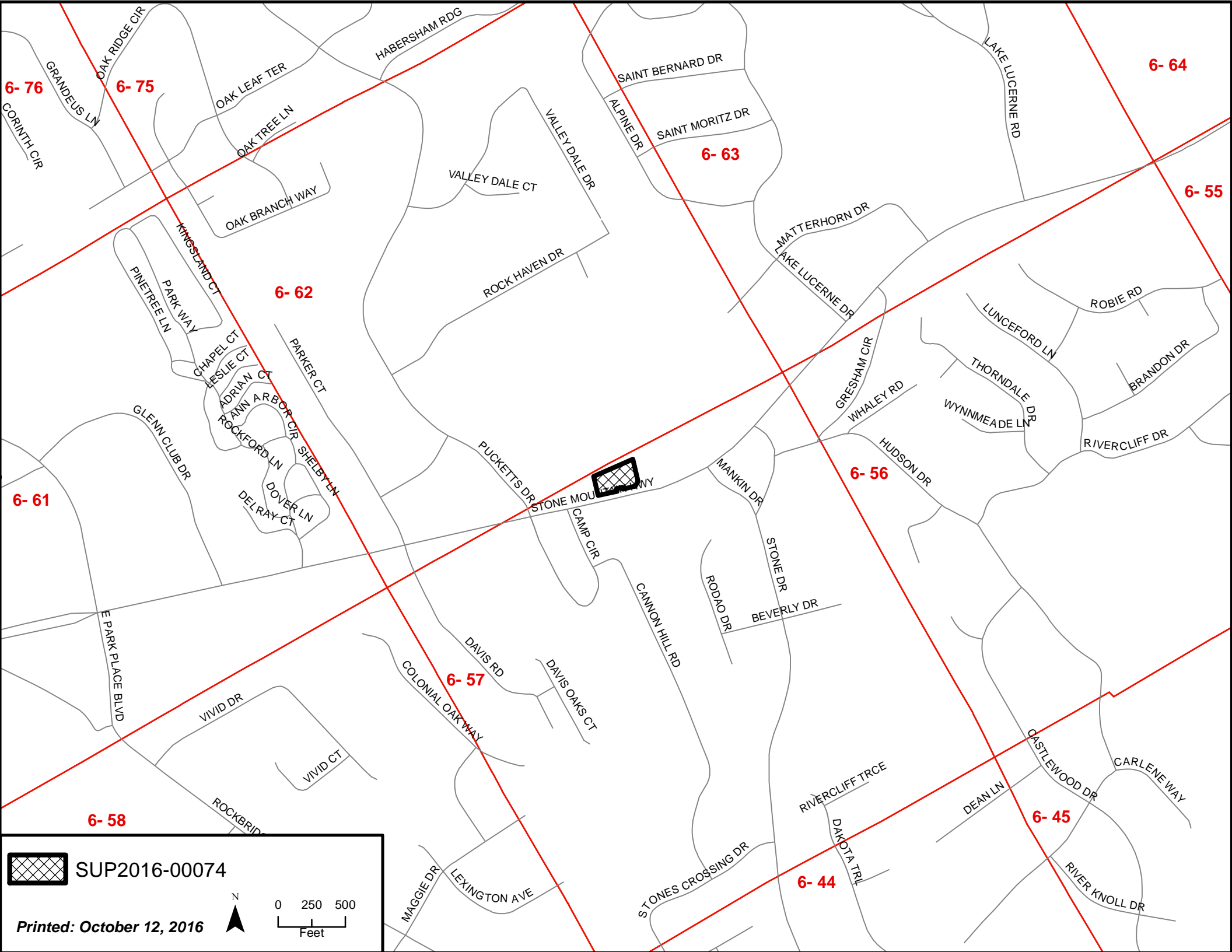
Kelly J. Wagoner, P.E. CPESC
Principal/Sr. Project Manager


SUP 16 07 4

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 SUP2016-00074

Printed: October 12, 2016

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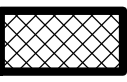
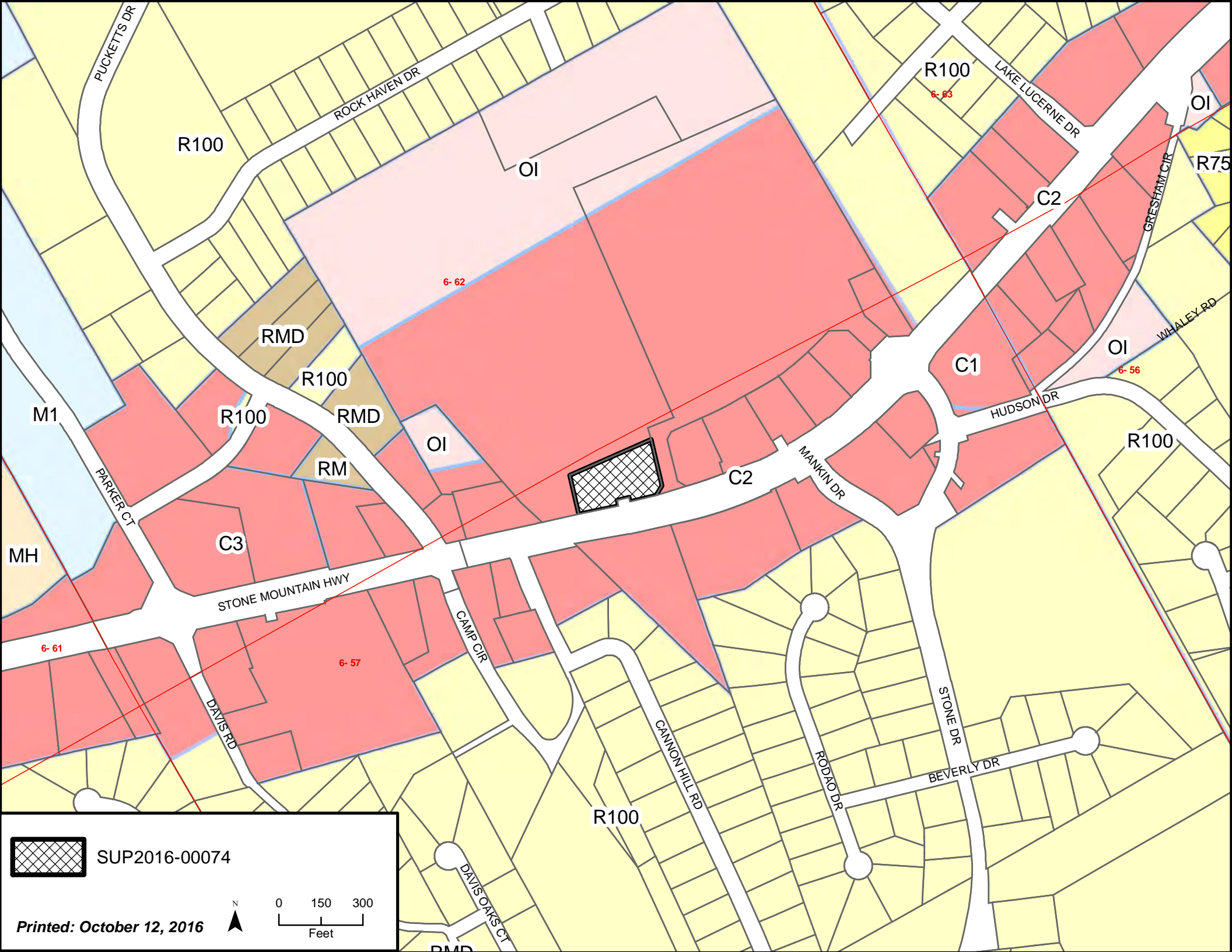
STONE MOUNTAIN HWY

 SUP2016-00074

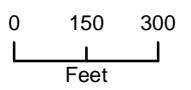
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