

DRAFT PRELIMINARY AGENDA - SUBJECT TO CHANGE

CASES SCHEDULED FOR PUBLIC HEARINGS – JUNE 2017

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 & SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER :**RZC2017-00013**  
ZONING CHANGE :R-100 TO O-1  
LOCATION :1200 BLOCK OF BRASELTON HIGHWAY  
MAP NUMBER :R7054 007  
ACREAGE :5.28 ACRES  
SQUARE FEET :9,000 SQUARE FEET  
PROPOSED DEVELOPMENT :DAYCARE FACILITY  
COMMISSION DISTRICT :(4) HEARD

CASE NUMBER :**SUP2017-00020**  
ZONING :O-1 (PROPOSED)  
LOCATION :1200 BLOCK OF BRASELTON HIGHWAY  
MAP NUMBER :R7054 007  
ACREAGE :5.28 ACRES  
SQUARE FEET :9,000 SQUARE FEET  
PROPOSED DEVELOPMENT :DAYCARE FACILITY  
COMMISSION DISTRICT :(4) HEARD

**FUTURE DEVELOPMENT MAP:**

APPLICANT: DOCHINGOZI HOUEY  
1288 BRASELTON HIGHWAY  
LAWRENCEVILLE, GA 30043

CONTACT: DOCHINGOZI HOUEY PHONE: 770.856.4233

OWNER: UNITED COMMUNITY BANK  
1001 POLK STREET  
MARIETTA, GA 30064

**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:

Dochingozi Houey  
288 Braselton Highway  
Lawrenceville, GA 30043  
770-856-4233.

March 1st, 2017.

Ladies and Gentlemen:

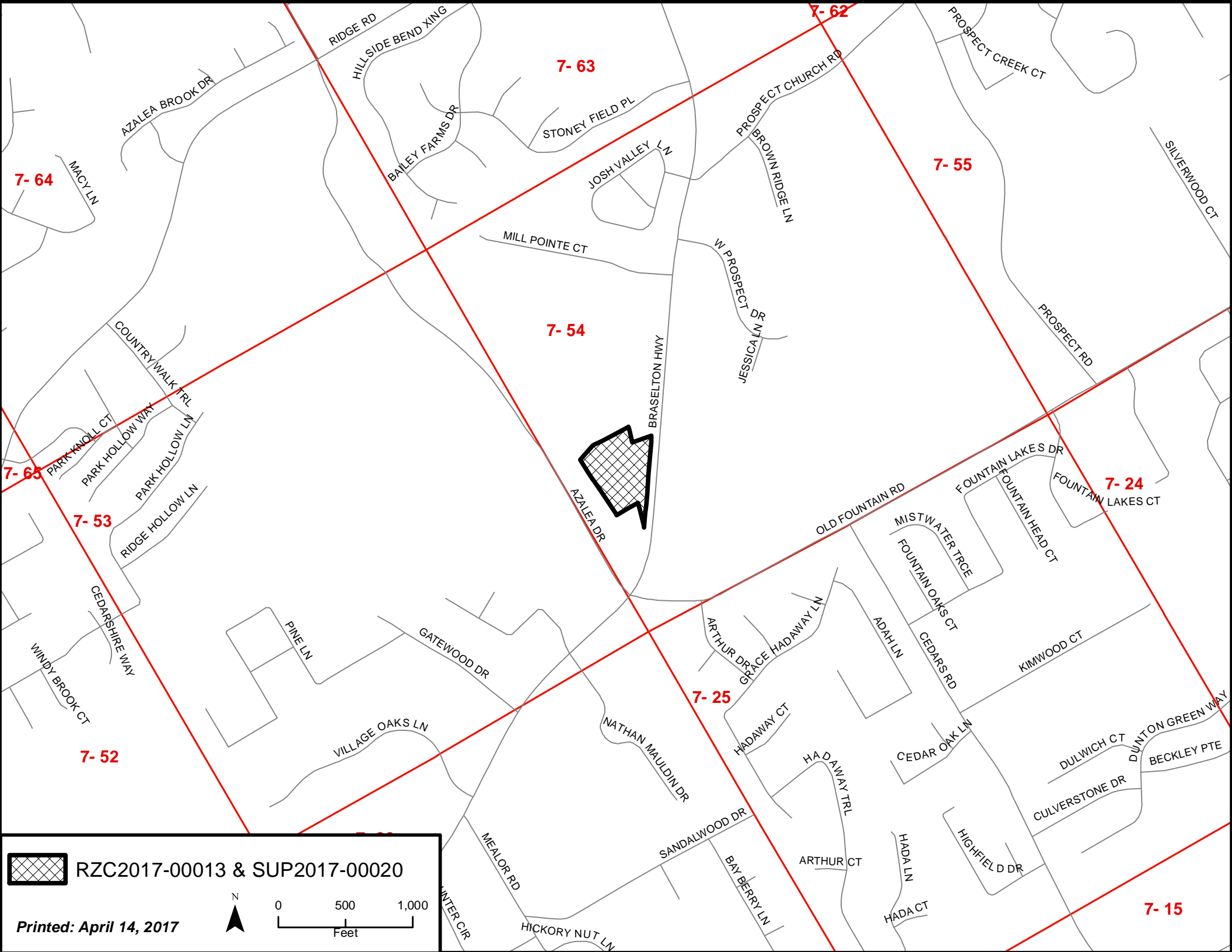
We are requesting a zoning change from Residential with special use permit for private school to I+O with special use permit for daycare. When we took over the building we were told the zoning would need to be changed. This property has been previously used as a private school. Thank you for your careful consideration. Have a blessed day.

Sincerely,  
Dochingozi Houey  
Dochingozi Houey  
RZC 17013

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MAR 16 2017

Planning & Development



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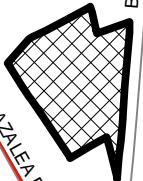
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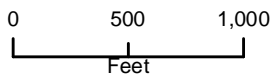
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 RZC2017-00013 & SUP2017-00020

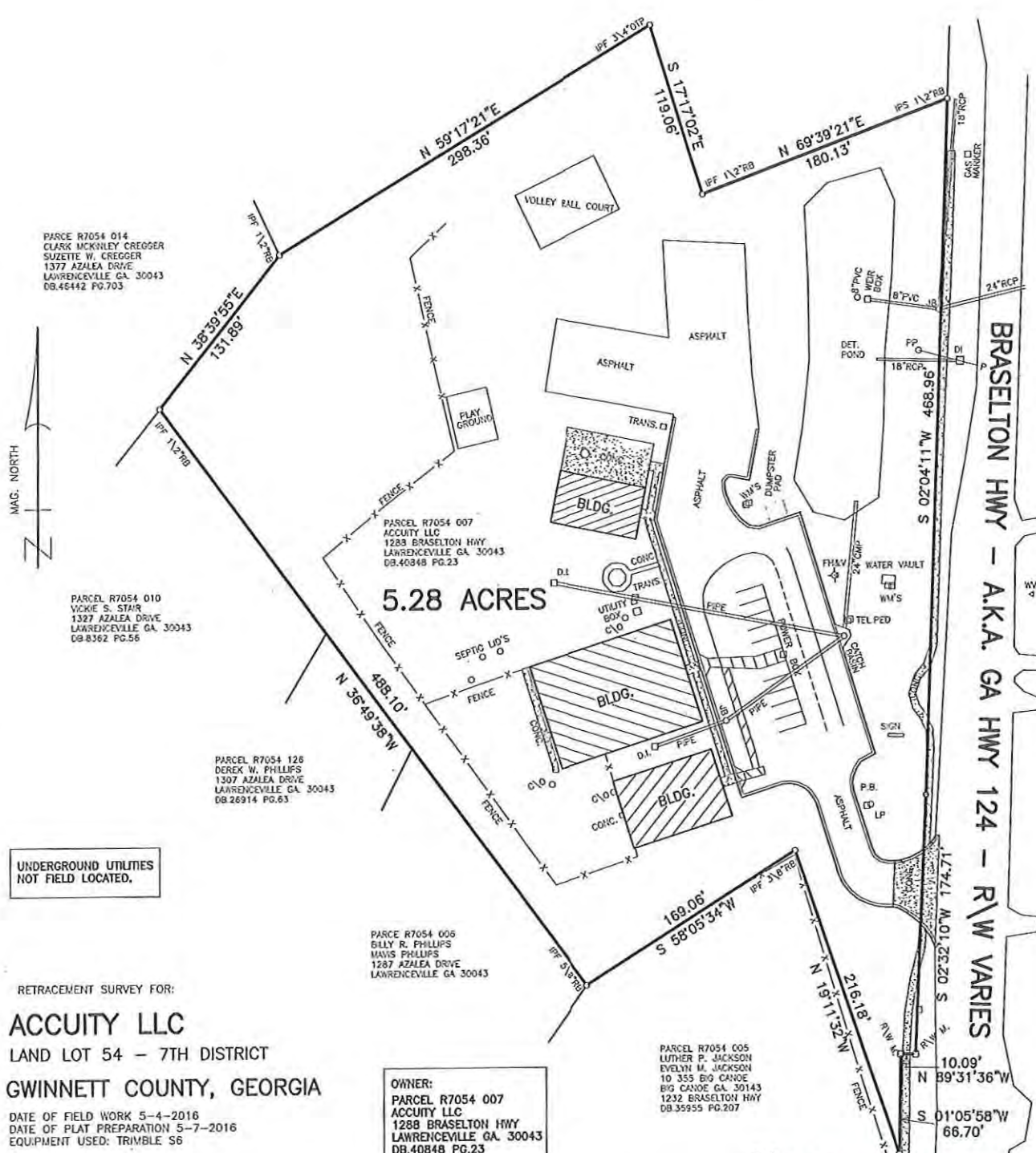


Printed: April 14, 2017

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 160-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-167, AUTHORITY O.C.G.A. SECS. 15-6-97, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 43,505 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 379,162 FEET.

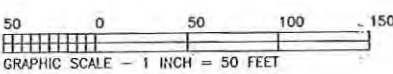
PASCEL R7054 082  
WORLD OUTREACH CHURCH  
FOR ALL NATION  
1294 BRASELTON HWY  
LAWRENCEVILLE, GA. 30043  
DB.49797 PG.195-197



UNDERGROUND UTILITIES  
NOT FIELD LOCATED.

RETRACEMENT SURVEY FOR:  
**ACCUITY LLC**  
LAND LOT 54 - 7TH DISTRICT  
**GWINNETT COUNTY, GEORGIA**

DATE OF FIELD WORK 5-4-2016  
DATE OF PLAT PREPARATION 5-7-2016  
EQUIPMENT USED: TRIMBLE S6



OWNER:  
PARCEL R7054 007  
ACCUITY LLC  
1288 BRASELTON HWY  
LAWRENCEVILLE GA. 30043  
DB.40848 PG.23



**PATRICK & ASSOCIATES, INC.**  
SURVEYING & ENGINEERING  
928 BLACKLAWN ROAD  
CONYERS, GEORGIA 30094  
PHONE: 770-483-9745 - FAX: 770-483-9219



P.O.B.  
S 55°05'34"W 484.75'  
TO INTERSECTION OF  
CENTER LINES OF  
BRASELTON HWY. &  
AZALEA DRIVE.

**RECEIVED BY**  
**MAR 16 2017**

**Planning & Development** OF NO. 16-178  
DWG. NO. 30423

RZC 17013  
SUP 17020



AZALEA DR


BRASELTON HWY

JESSICA LN

OLD FOUNTAIN RD

ARTHUR DR

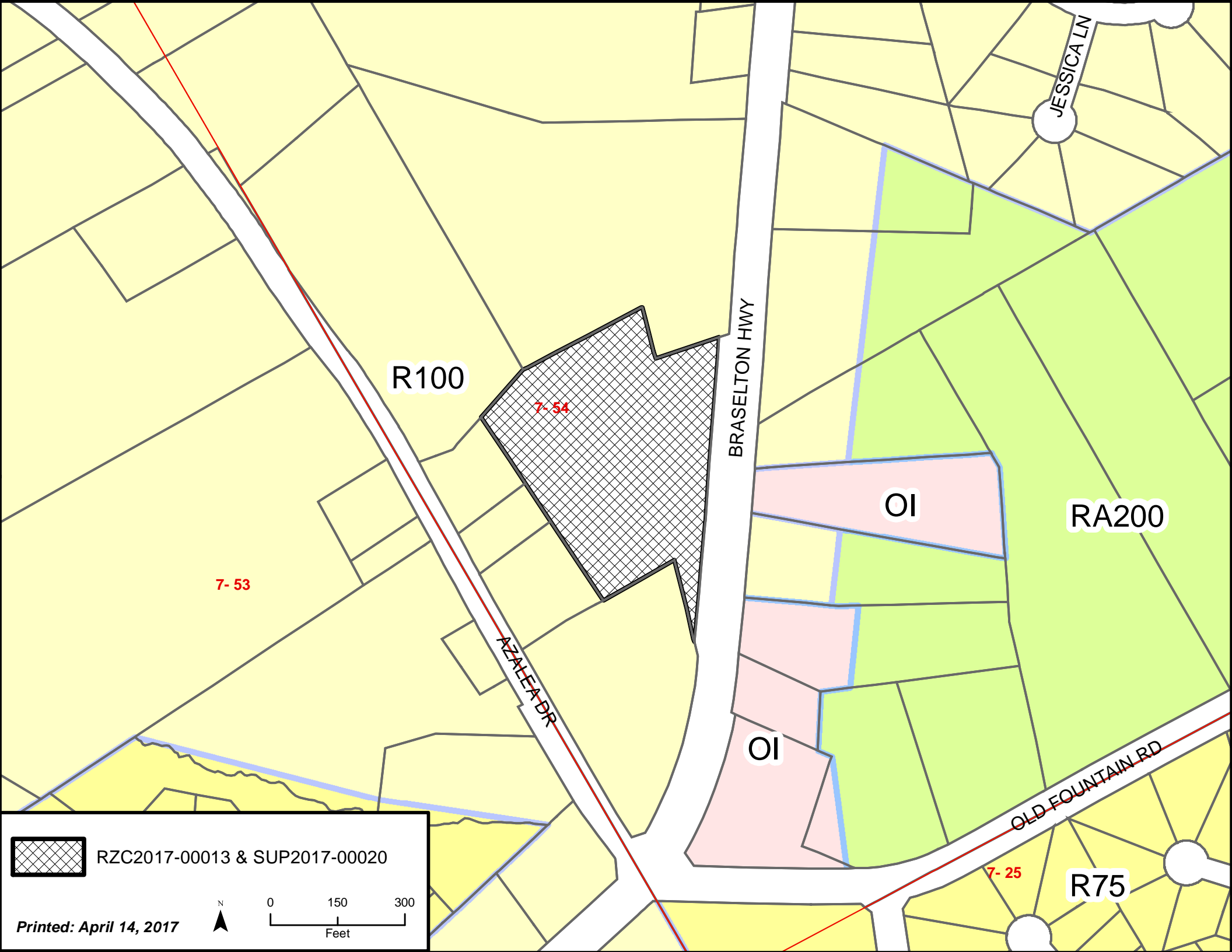
ADAH CT

 RZC2017-00013 & SUP2017-00020

Printed: April 14, 2017

N

0 50 100  
Feet



R100

7-54

BRASELTON HWY

JESSICA LN

7-53

OI

RA200


AZALEA DR

OI

OLD FOUNTAIN RD

7-25

R75

 RZC2017-00013 & SUP2017-00020

Printed: April 14, 2017

0 150 300  
Feet

N



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

CASE NUMBER :**RZC2017-00014**  
ZONING CHANGE :R-100 TO O-1  
LOCATION :1400 BLOCK OF SCENIC HIGHWAY  
MAP NUMBER :R5074 298  
ACREAGE :0.41 ACRE  
SQUARE FEET :1,329 SQUARE FEET  
PROPOSED DEVELOPMENT :TUTORING CENTER  
COMMISSION DISTRICT :(3) HUNTER

CASE NUMBER :**SUP2017-00026**  
ZONING :O-1 (PROPOSED)  
LOCATION :1400 BLOCK OF SCENIC HIGHWAY  
MAP NUMBER :R5074 298  
ACREAGE :0.41 ACRE  
SQUARE FEET :1,329 SQUARE FEET  
PROPOSED DEVELOPMENT :TUTORING CENTER  
COMMISSION DISTRICT :(3) HUNTER

**FUTURE DEVELOPMENT MAP:**

APPLICANT: ANKURKUMAR JOSHI  
2701 BRENTFORD LANE  
SNELLVILLE, GA 30078

CONTACT: ANKURKUMAR JOSHI PHONE: 678.935.2006

OWNER: ANKURKUMAR JOSHI  
2701 BRENTFORD LANE  
SNELLVILLE, GA 30078

**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

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Wednesday, April 5, 2017

To,  
Gwinnet County  
Department of Planning & Development  
Planning Division.

Sub: Letter of Intent for 1461 Scenic Highway - zoning

Dear Sir/Mam,

I, Ankurkumar Joshi, owner of the property located at 1461 Scenic highway, (LL 74, 5th District, Gwinnett County, GA ) Snellville, 30078, would like to use this property as after school learning/Tutoring center. With this letter of intent I am applying for rezoning the property with required special permit, which can comply with Gwinnett county Department of Planning and Development instruction and procedure.

1. Purpose and Proposed Use:

The property is located on Hwy 124 a.k.a. Scenic Highway , which is growing rapidly for past 10 years in most economic sectors like residential, commercial, education, medical. With current increasing demand for education it is very essential that students should be more focused towards the learning activities and academic grades. My proposed business (Best Brains franchise) is an after school-learning/tutoring center that helps our student community in their academic and career growth. The property is ideal for after school learning/tutoring center as it is located in Scenic highway, which can be easily commutable and accessible for all nearby school cluster students.

2. Property Details:

**Address:** 1461 Scenic Hwy, Snellville, GA, 30078

Description: LL 74, 5th District, Gwinnett County

Existing Zoning: R100

Proposed Zoning: O&I w/ Special Permit

Parcel Number: R5074-298,

Acreage: 0.413

Building Sq. Feet: 1329

No. Of Parking Space: (Proposed): 7 including Handicap Parking.

I would like to request you to grant the zoning application with required special permit.

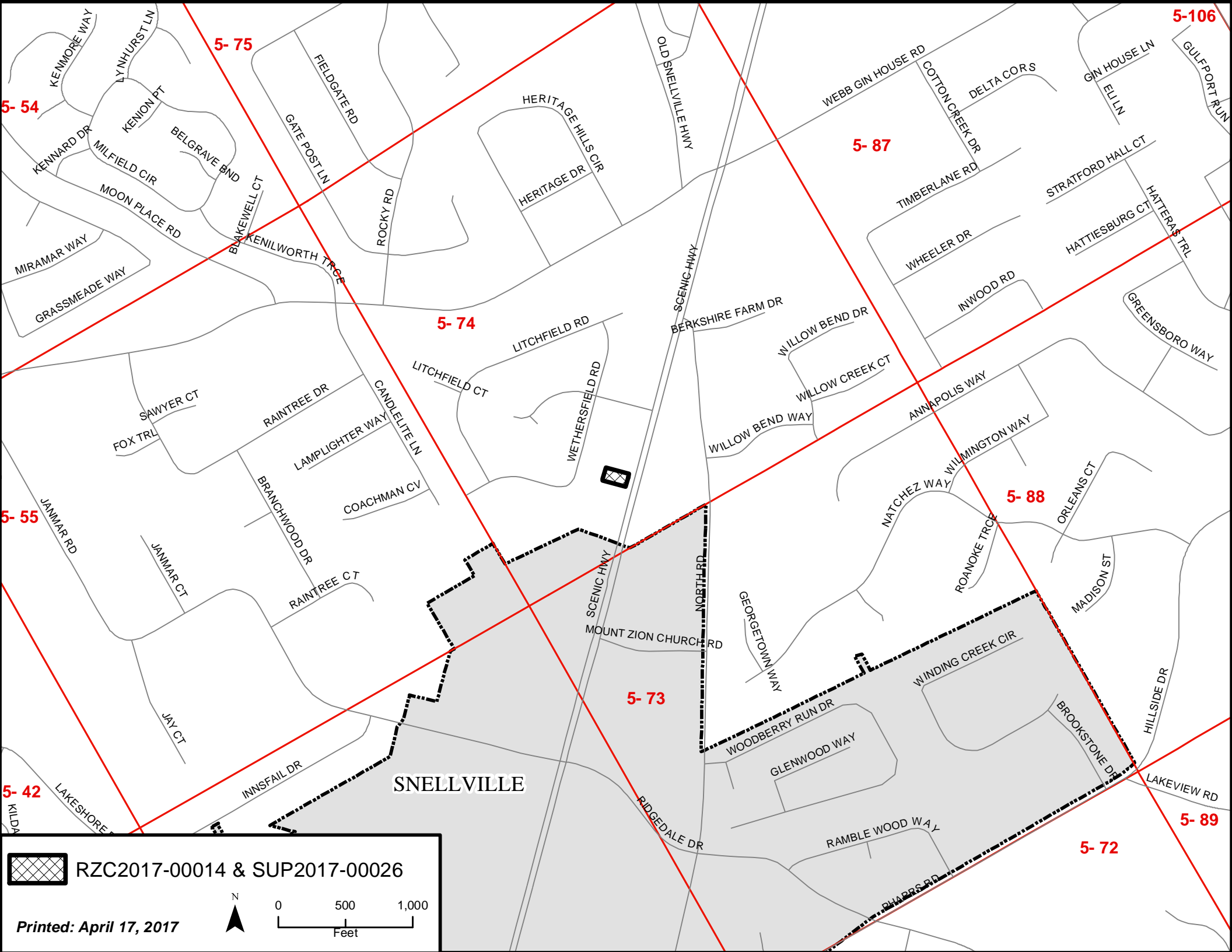
Sincerely,  
Ankurkumar Joshi


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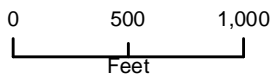
RZC '17014

APR 06 2017

Planning & Development



 RZC2017-00014 & SUP2017-00026



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APR 06 2017

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RZC '17014

SUP '17026

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON, THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE PREMISES.

UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE. NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS.

ONLY ACTS OF POSSESSIONS, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY THE ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.

UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.

REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, DATED, AND SEALED WITH A SURVEYOR'S SEAL.

FOR OFFICIAL USE ONLY

N/F  
RAMSUCHIT RELAWRENCE  
RAMSUCHIT PRABOUTI  
P.B. 20, PG. 25

N/F  
KEMPTON OWEN P  
KEMPTON CHRISTIAN A  
P.B. 48, PG. 132

ZONING  
GWINNETT COUNTY, GEORGIA  
ZONED R-100  
(Single-Family Residence District)  
BUILDING SETBACK REQUIREMENTS:  
FRONT - 35' OR 50'  
SIDE - 10' ONE YARD  
          25' TWO YARDS  
REAR - 40'  
MINIMUM LOT SIZE  
15,000 SQ. FT. SEWER  
25,500 SQ. FT. SEPTIC  
MINIMUM LOT WIDTH - 100'  
MINIMUM HEATED FLOOR AREA - 1,400 SQ. FT.

NOTES:

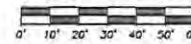
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 18,610 FEET AND AN ANGULAR ERROR OF 08 SECOND(S) PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000+ FEET.

ALL IRON PINS LABELED AS SET OR FOUND (IPS OR IPF) ARE 1/2" REBAR RODS, UNLESS OTHERWISE NOTED.

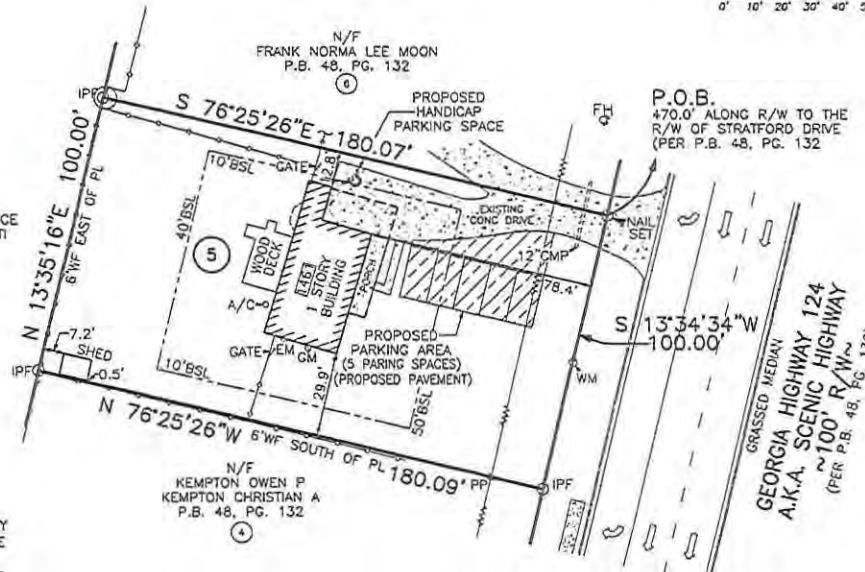
SCALE: 1" = 30'



MAGNETIC

LEGEND

- A/C AIR CONDITIONING
- R/W RIGHT-OF-WAY
- N/F ADJOINING OWNERSHIP
- CLF CHAIN LINK FENCE
- BSL BUILDING SETBACK LINE
- CO CLEAN-OUT
- CONC CONCRETE
- CONC CONCRETE
- CMF CONCRETE MONUMENT FOUND
- C&G CURB & GUTTER
- EM ELECTRICITY METER
- FH FIRE HYDRANT
- GM GAS METER
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- PL PROPERTY LINE
- PP POWER POLE
- D.B. DEED BOOK
- P.B. PLAT BOOK
- PC PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- RB REBAR
- WF WOOD FENCE
- TYP TYPICAL
- WM WATER METER
- OVERHEAD UTILITY LINES



AREA  
0.413 ACRES  
18,008 SQ. FEET

FLOOD HAZARD STATEMENT:  
THIS PROPERTY DOES NOT LIE WITHIN THE 1% ANNUAL FLOOD (100-YEAR FLOOD) FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13135C 0117F  
DATE: SEPTEMBER 29, 2006

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

UTILITY PROTECTION CENTER  
IF YOU DIG GEORGIA...  
CALL US FIRST!  
**811**  
IT'S THE LAW  
THREE WORKING DAYS BEFORE YOU DIG

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67 THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT OF PLAN HAS BEEN APPROVED FOR FILING BY ANY AND ALL APPLICABLE MUNICIPAL COUNTY PLANNING COMMISSIONS OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING.  
(OR THE FOLLOWING GOVERNMENTAL BODIES HAVE AFFIRMED THAT APPROVAL IS NOT REQUIRED)

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY SUCH PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERKS COOPERATIVE AUTHORITY. THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE THIS SURVEY WAS ISSUED AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

(SURVEYOR NAME) 2867 4/3/17  
(R.L.S.#) DATE



DATE OF PLAT PREPARATION	4/3/17	BY: DWJ
DATE OF FIELD SURVEY	3/24/17	BY: AMB
DEED: 42842, PG. 140		
PLAT: 48, PG. 132		
SCALE: 1"=30'		
SHEET # 1 OF 1		
17082		

REVISIONS	PROJECT DESCRIPTION:	GWINNETT COUNTY SITE PLAN FOR:
		ANKUR JOSHI
		1461 GEORGIA HIGHWAY 124, SNELLVILLE, GEORGIA
		LOT 5, BLOCK 5, UNIT SIX, FAIRFIELD FARMS SUBDIVISION
	COUNTY: GWINNETT	DISTRICT: 5TH
	LAND LOT: 74	SECTION:

**ADAM & LEE LAND SURVEYING**  
5640 GA. HWY. 20 S.  
LOGANVILLE, GA. 30052 (770)554-8995  
www.adamandlee.com FAX:(770)564-8134



LITCHFIELD RD

STRATFORD DR

STRATFORD CT

LITCHFIELD RD


WETHERSFIELD RD

SCENIC HWY

SCENIC HWY

NORTH RD

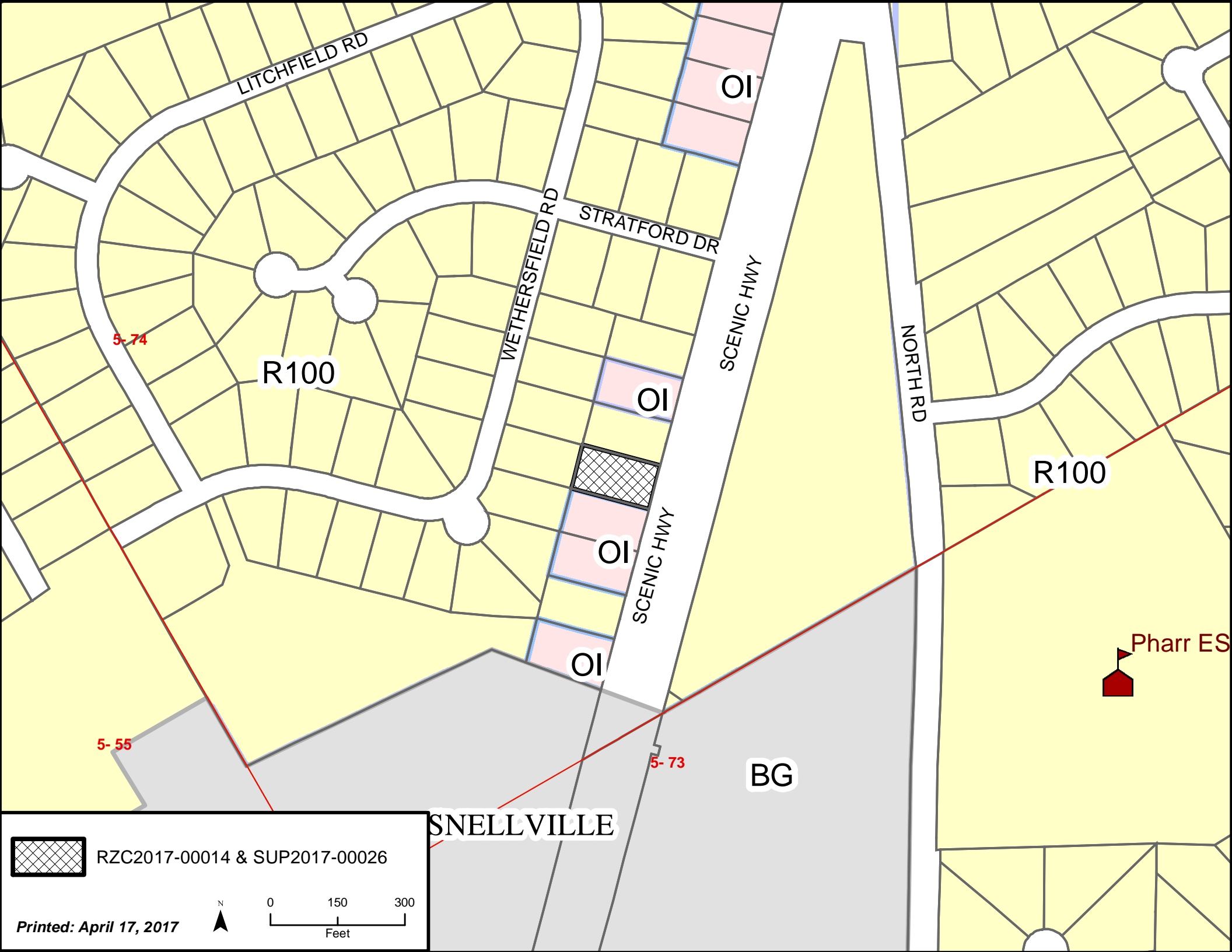
WILLOW BEND WAY

 RZC2017-00014 & SUP2017-00026

Printed: April 17, 2017

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Feet



LITCHFIELD RD

WETHERSFIELD RD

STRATFORD DR

SCENIC HWY

NORTH RD

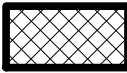
R100

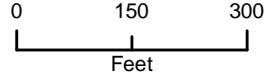
R100

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BG

SNELLVILLE

 RZC2017-00014 & SUP2017-00026



Printed: April 17, 2017

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

CASE NUMBER :**RZC2017-00015**  
ZONING CHANGE :C-2 TO M-1  
LOCATION :3400 BLOCK OF BRECKENRIDGE BOULEVARD  
:INTERSTATE 85 (NORTHBOUND)  
MAP NUMBER :R6207 050 & 095  
ACREAGE :3.76 ACRES  
SQUARE FEET :144,435 SQUARE FEET  
PROPOSED DEVELOPMENT :WAREHOUSE/OFFICES  
COMMISSION DISTRICT :(1) BROOKS

FUTURE DEVELOPMENT MAP:

APPLICANT: CHRIS SEWARD  
3340 PEACHTREE ROAD NE  
TOWER 100, SUITE 1950  
ATLANTA, GA 30326

CONTACT: CHRIS SEWARD PHONE: 404.591.7646

OWNER: DCT-GA 2004 RN PORTFOLIO U, LLC  
3340 PEACHTREE ROAD NE  
TOWER 100, SUITE 1950  
ATLANTA, GA 30326

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:



DCT Industrial acquired the buildings and land located at 3435 and 3445 Breckinridge Boulevard in 2004. The buildings were designed and developed for warehouse distribution given the size, clear height, dock doors, car parking and truck court depth. At the time of acquisition and during the timeframe in which we have owned the assets and land the buildings have been occupied and used for industrial warehouse and distribution. All seven (7) existing tenants in the buildings have valid business licenses provided by Gwinnett County with their use conforming to M-1 zoning. It was recently brought to our attention during an active lease negotiation in the 3445 Breckinridge building that the property has dual zoning of both M1 and C2. Our request is to rezone the smaller C-2 portion of the property to the intended and existing use of M-1. There will be no modifications to the exterior of the building, the building design or the land. This request is purely for having the appropriate zoning for the entire building and site.

Additional details to support our request are as follows:

- Total Acreage: 14.07 acres
  - Acreage zoned M-1: 10.31 acres or 73.3%
  - Acreage zoned C-2: 3.76 acres or 26.7%
  
- Total Industrial warehouse square footage existing and to remain
  - 3445 Breckinridge: 54,200sf
  - 3435 Breckinridge: 90,204sf
  
- Automobile Parking spaces
  - 3445 Breckinridge: 250 parking spaces
  - 3435 Breckinridge: 118 parking spaces
  
- The buildings both have an internal clear height of 24'
- There are no requests to make changes in buffers.

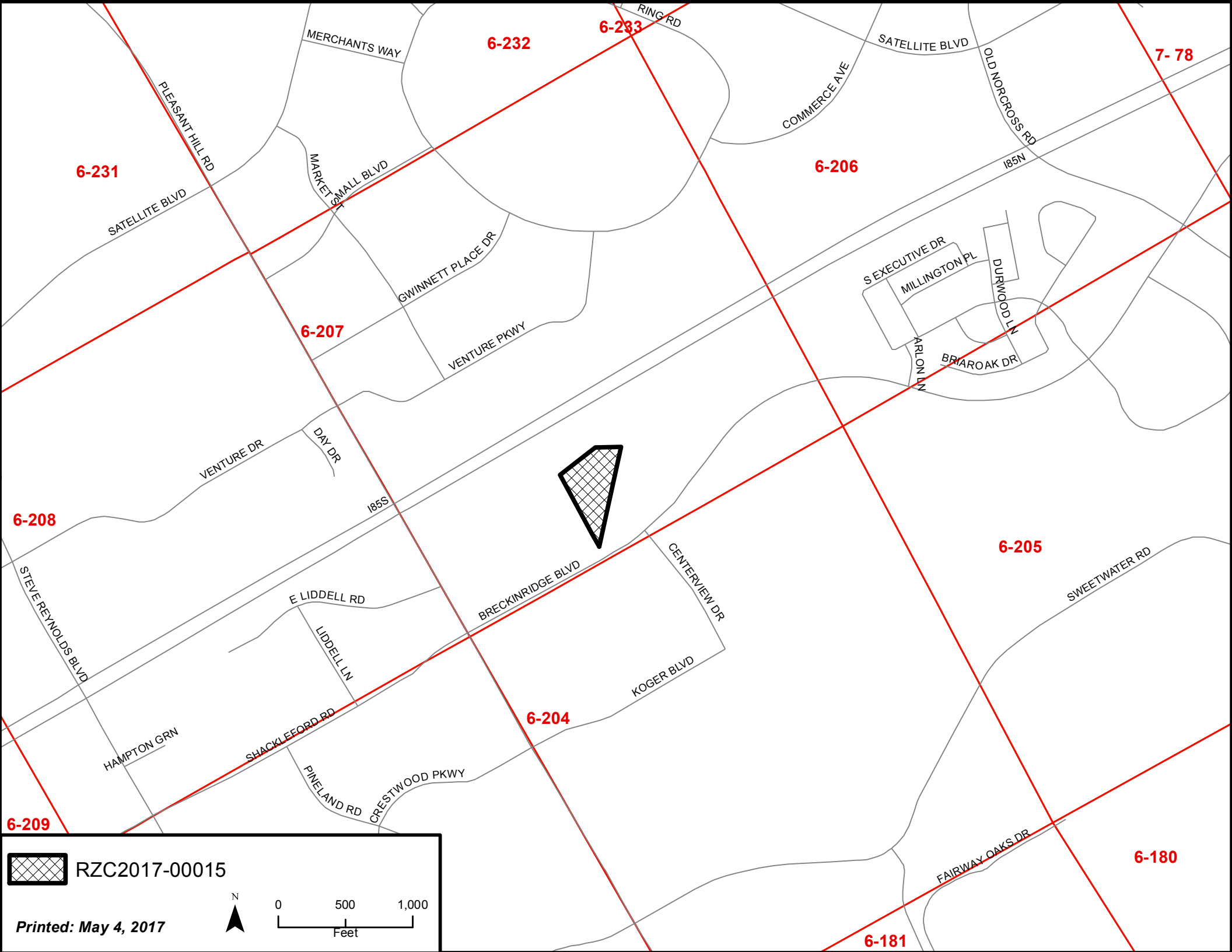
Thank you for your assistance and consideration,




Nick Faber

DCT Industrial

RZC '17 015  
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APR 06 2017  
Planning & Development



 RZC2017-00015



0 500 1,000  
Feet

Printed: May 4, 2017

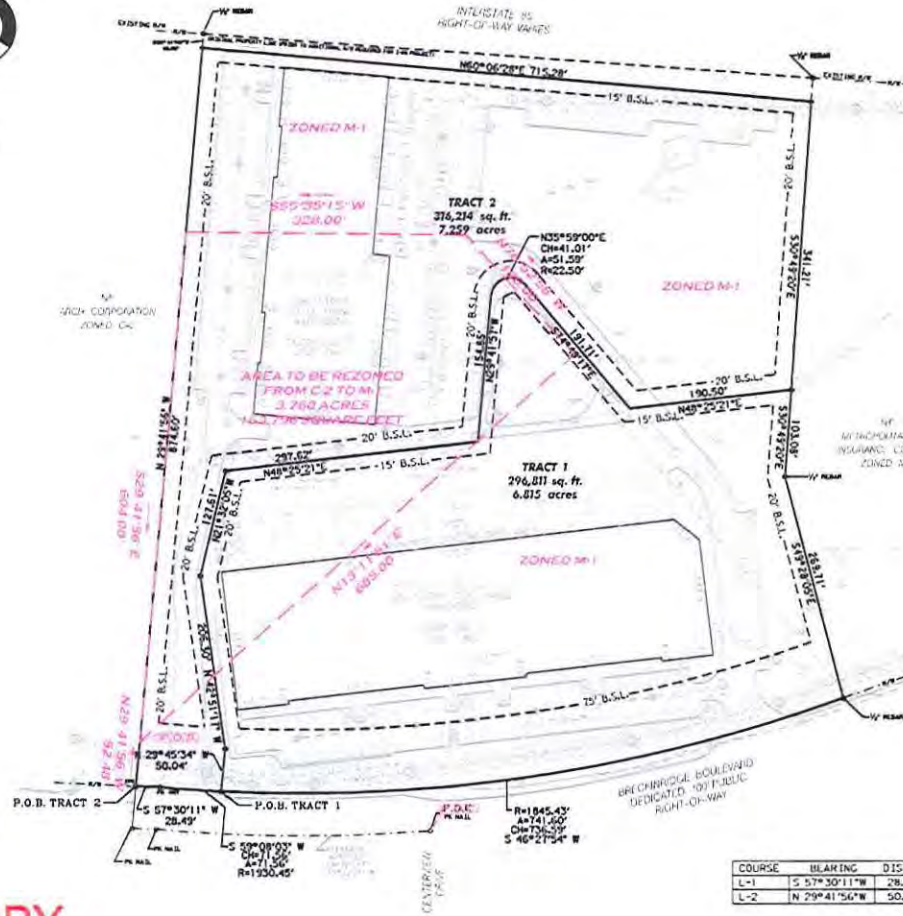
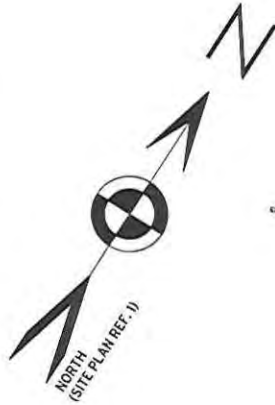
**AREA TO BE REZONED DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOT 207 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A P.K. NAIL FOUND AT THE INTERSECTION OF THE CENTERLINE OF BRECKINRIDGE BOULEVARD (HAVING A PUBLICLY DEDICATED, 100-FOOT RIGHT OF WAY) AND THE CENTERLINE OF CENTERVIEW DRIVE (HAVING A PUBLICLY DEDICATED, VARIABLE WIDTH RIGHT OF WAY), THENCE LEAVING SAID INTERSECTION AND CONTINUING ALONG SAID CENTERLINE OF BRECKINRIDGE BOULEVARD THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1888.76 FEET AND AN ARC DISTANCE OF 321.52 FEET, WITH A CHORD BEARING OF SOUTH 55 DEGREES 22 MINUTES 21 SECONDS WEST AND A CHORD DISTANCE OF 321.13 FEET TO A P.K. NAIL FOUND; SOUTH 57 DEGREES 30 MINUTES 11 SECONDS WEST A DISTANCE OF 28.54 FEET TO A P.K. NAIL FOUND; THENCE LEAVING SAID CENTERLINE OF BRECKINRIDGE BOULEVARD NORTH 29 DEGREES 41 MINUTES 56 SECONDS WEST A DISTANCE OF 50.00 FEET TO A 1/2-INCH REBAR FOUND ON THE NORTHERLY RIGHT OF WAY OF BRECKINRIDGE BOULEVARD; THENCE LEAVING SAID RIGHT OF WAY OF BRECKINRIDGE BOULEVARD NORTH 29 DEGREES 41 MINUTES 56 SECONDS WEST A DISTANCE OF 52.48 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING. THENCE NORTH 13 DEGREES 11 MINUTES 51 SECONDS EAST A DISTANCE OF 685.00 FEET TO A POINT; THENCE NORTH 76 DEGREES 52 MINUTES 58 SECONDS WEST A DISTANCE OF 190.00 FEET TO A POINT; THENCE SOUTH 55 DEGREES 35 MINUTES 15 SECONDS WEST A DISTANCE OF 328.00 FEET TO A POINT; THENCE SOUTH 29 DEGREES 41 MINUTES 56 SECONDS EAST A DISTANCE OF 604.00 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING. SAID TRACT OR PARCEL OF LAND CONTAINS 3.760 ACRES (163,796 SQUARE FEET).

ALL PROPERTY LINES AND IMPROVEMENTS SHOWN PER SITE PLAN REFERENCE 1.

**SITE PLAN REFERENCES**

1) SUBDIVISION PLAT, CADOT BUSINESS CENTER AT BRECKINRIDGE PREPARED BY POST, BUCKLEY, SCHUM, & JERNIGAN, INC. DATED AUGUST 14, 2006.



**VICINITY MAP**

- LEGEND**
- 1/2" REBAR/P.K. NAIL SET/FOUND
  - SINGLE CATCH BASIN
  - DOUBLE CATCH BASIN
  - FIRE HYDRANT
  - UTILITY POLE
  - WATER VALVE
  - TELEPHONE MANHOLE
  - UNDERGROUND TELEPHONE
  - GUY WIRE
  - SANITARY SEWER MANHOLE
  - WATER METER
  - OVERHEAD POWER
  - OVERHEAD CABLE T.V.
  - OVERHEAD TELEPHONE
  - U.P. UNDERGROUND POWER
  - UNDERGROUND GAS
  - WATER LINE
  - STORM MANHOLE
  - DROP INLET
  - TRANSFORMER/ELECTRIC METER
  - MONITORING WELL
  - CLEAN OUT
  - SIGN
  - GAS METER
  - LIGHT POLE
  - R/W MONUMENT



COURSE	BEARING	DISTANCE
L-1	S 57°30'11" W	28.54'
L-2	N 29°41'56" W	50.00'

RZC '17015

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317 GRASSDALE ROAD  
CARTERSVILLE, GA 30121  
770-334-8186  
WWW.LOWERYLANDSURVEYS.COM  
INFO@LOWERYLANDSURVEYS.COM  
GEORGIA C.O.A.: LSF-001102

THE PURPOSE OF THIS SITE PLAN IS TO REZONE THE PORTION OF THE SUBJECT PROPERTY CURRENTLY ZONED C-2 TO M-1.

SITE PLAN OF:  
3435 & 3435 BRECKINRIDGE BOULEVARD  
PREPARED FOR:  
DCT-GA 2004 RN PORTFOLIO U, LLC

DATE: APRIL 4, 2017	SCALE: 1"=100'
STATE: GEORGIA	COUNTY: GWINNETT
LAND LOT: 207	DISTRICT: 6TH
JOB #: 171842	SHEET: 1 OF 1



OWNNET PLACE DR

MARKET ST

VENTURE PKWY

85N

85S

BECKWIDGE BLVD

GENTLEVIEW

E LIDDELL RD

PLEASANT HILL RD

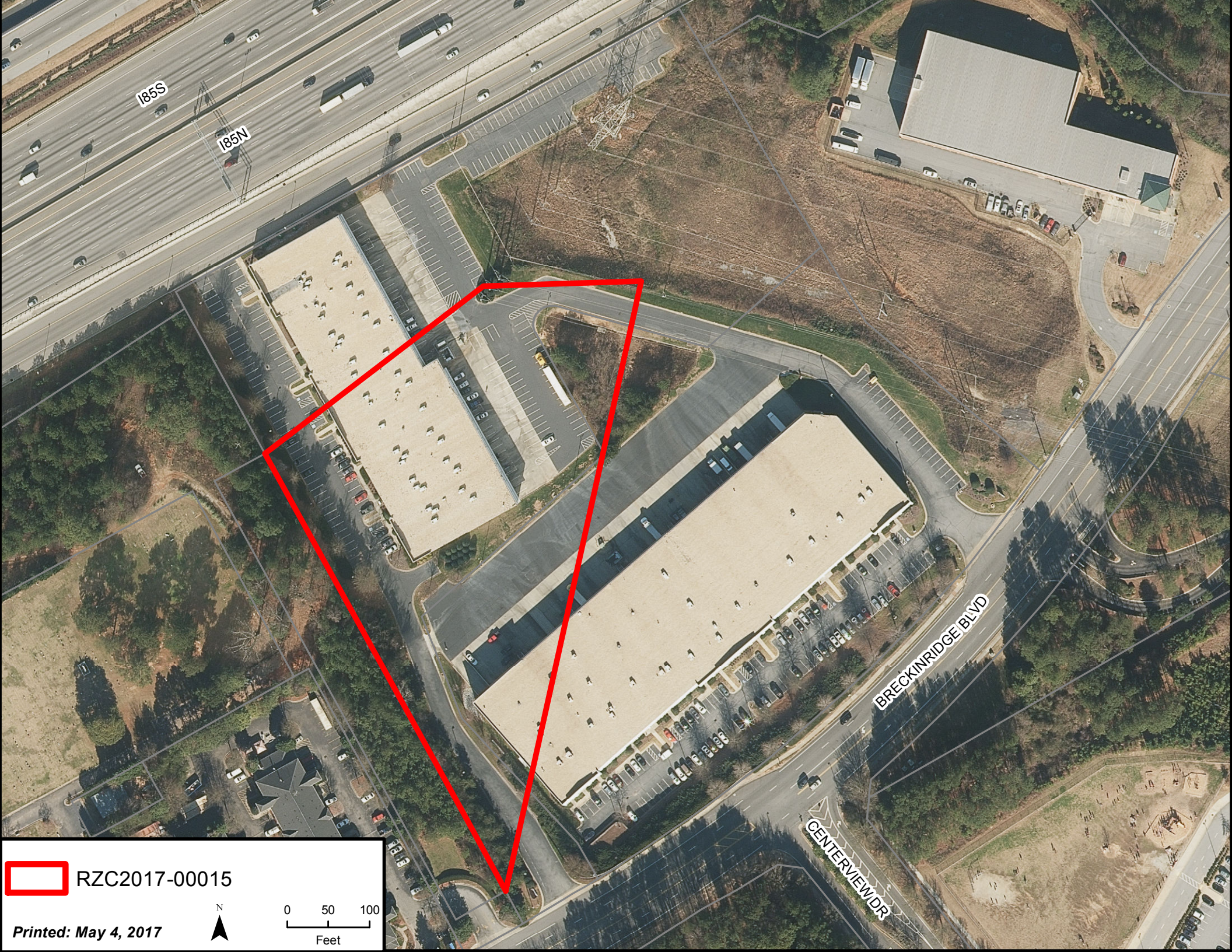
ROSEBUD BLVD

 RZC2017-00015

Printed: May 4, 2017

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 Feet



185S

185N

BRECKINRIDGE BLVD

CENTERVIEW DR



RZC2017-00015

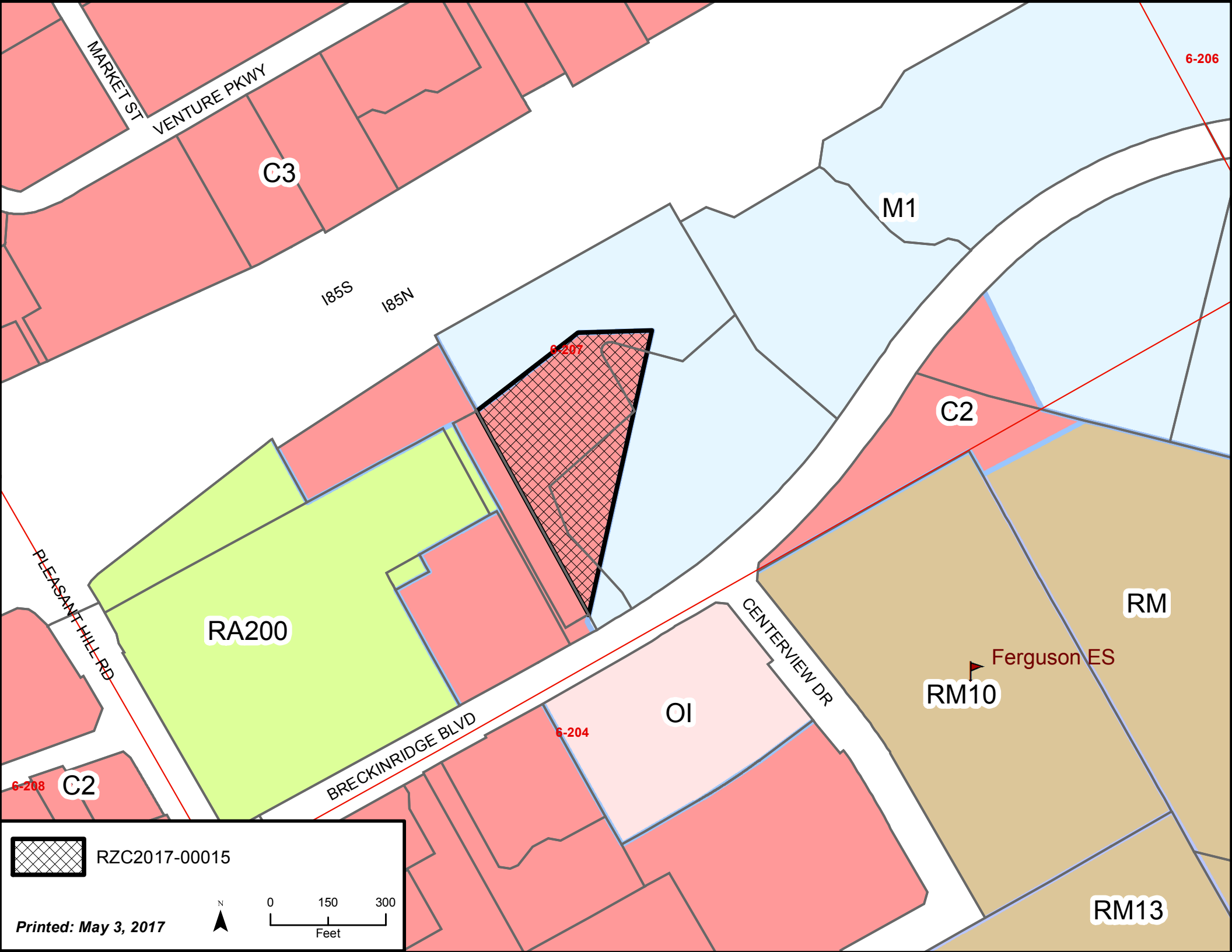
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Printed: May 4, 2017



6-206

C3

M1

185S

185N

6-207

C2

RA200

RM

PLEASANT HILL RD

CENTERVIEW DR

Ferguson ES

RM10

OI

6-204

6-208

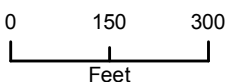
C2

BRECKINRIDGE BLVD

RM13



RZC2017-00015



Printed: May 3, 2017

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

CASE NUMBER :**RZR2017-00010**  
ZONING CHANGE :R-100 TO TND  
LOCATION :1200 BLOCK OF LAKEVIEW ROAD  
MAP NUMBERS :R5089 006, 016, 018, 020, 070, & 072  
ACREAGE :27.65 ACRES  
UNITS :32 UNITS  
PROPOSED DEVELOPMENT :TRADITIONAL NEIGHBORHOOD DEVELOPMENT  
(BUFFER REDUCTION)  
COMMISSION DISTRICT :(3) HUNTER

FUTURE DEVELOPMENT MAP:

APPLICANT: JUSTIN BRADY  
1279 LAKEVIEW ROAD  
GRAYSON, GA 30017-1140

CONTACT: JUSTIN BRADY PHONE: 404.998.1857

OWNERS: JUSTIN BRADY  
1279 LAKEVIEW ROAD  
GRAYSON, GA 30017-1140

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:

1279,1329,1389 Lakeview Rd.

Justin Brady  
1279 Lakeview Rd.  
Grayson, Ga. 30017-1140

RZR '17010

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Planning & Development

Gwinnett Department of Planning and Development  
Planning Division  
446 W. Crogan St.  
Lawrenceville, Georgia 30046  
678-518-6000

RE: Letter of Intent  
Subject Parcels 5/089/  
Parcels 006,016,018,020,070,072  
April 4, 2017

To Whom It May Concern,

Enclosed is an application for a rezoning of the above referenced subject property. The subject property is zoned R-100. All of the adjacent parcels are zoned R-100 and R-100MOD.

The subject parcels are currently zoned R-100 and this rezoning application would request a change in zoning to TND for 27.657 acres of the 50.587 total acreage of the combined parcels. The property currently consists of two un-occupied homes, a creek and pond, open grassed area, and woodlands.

**Mission:**

Our mission is to preserve a unique, natural landscape and grow a community of like-minded contributors to share in its costs and enjoyment... property owners who have a shared interests in maintaining a safe and enjoyable place to call home. The centerpieces of the community are a working farm and recreational lake. And this is just the beginning...

**Community is a priority.** We're trying to create a special place that people are excited about and interested in keeping it as near perfect as possible. The folks who will live here will be neighbors who know each other and look out for each other's interests, as well as their collective interests in maintaining the property to a high standard. Creating welcoming places to gather is an important part of the overall design. These gathering places will include a sitting porch attached to a barn overlooking the lake, an amphitheater, a rustic boat house, a café/community market, a fire circle near the water, and a beach area. Further, the property will lend itself to a regularly held farmers market and potentially other light commercial uses and special events. The real community will come from folks engaging with those around them. The home sites are situated closely together to encourage people to know their neighbors. Humans are social animals and we thrive through our interaction with one another. Further, creating



intentional spaces for conversation to happen will go a long way toward building community.

A working farm is a critical part of our design vision. Vegetables, eggs, and meat will be grown for consumption by the home owners, then available to the public via the farmers market. Owners can obtain farm-produced goods seven days a week, at certain hours. The public may buy at a regular weekly or semi-weekly market. The glass building over the existing pool at the northern edge of the farm will become a greenhouse for year-around vegetable production. Some live-stock will be kept, as well. Perhaps not in a robust production capacity, but as necessary for ambiance. Chickens for egg production, and maybe broilers. Goats, and or sheep, and possibly a dairy cow. Animal quarters will be contained and kept neat, clean, and without offensive odors and cool-season crops and cover crops will maintain aesthetics through the winter months. The farm area is intended as an amenity rather than for quantifiable production but my hope is for the availability of local produce year-round.

Working with the natural landscape that exists is another priority. Specimen trees have been identified and will be preserved as focal points. Water quality and detention will be handled via dry and wet swales. Storm runoff will be contained and channeled slowly through vegetated areas and introduced into the creek, upstream from the lake. The lake will be used for geothermal heating and cooling with the runoff from the pumps combining into water amenities that form small creeks and pools in and around the living spaces. Geothermal climate control systems work efficiently and very quietly. Therefore, residents will be able to enjoy time outdoors without listening to the constant hum of air conditioners and heat pumps. Geothermal systems also have twice the lifespan of air to air systems and are much more efficient. This means less traffic from repair technicians and lower cost of operation. Additionally, regarding water features, the entrance drive over the dam will be divided and the normal flow from the lake diverted between the lanes into a designed mountain stream with waterfalls cascading down to the existing creek. Farm and common area irrigation will also be from clean and clean lake water.

#### **General Considerations:**

The conservation spaces and common areas will include recreational trails for walking, horseback riding, and golf carts. Golf carts put smiles on faces and are an important part of the community atmosphere. A complete fence will be maintained around the perimeter of the property as well as a perimeter trail for fence inspection and repair. The trail will also be available to owners for horseback riding, walking, golf carts, etc.

The purchase of a home site will entitle each owner to use of the shared common and conservation areas. Maintenance of the property at large will be funded by a monthly fee assessed to home owners. The fee will be adjusted annually as needed to be sure the property can be maintained in top condition. When an owner reports a defect such as a downed tree, failed fence, washed out trail, or other deficiencies, a protocol will be in place for making reports and the defect will corrected promptly. Owners may elect to hire on site grounds crew for

RZR '17 010

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lawn and landscape maintenance, as they so desire. Prices will be very competitive to encourage maintenance done "in-house" for quality control. We need absolute control of exterior aesthetics in order to maintain a high level appearance, either by covenant or duty.

For unimaginable success, we're tasked with creating something really special. We're attempting to build a formula where the sum can be greater than the parts, and if we can find a way to engage existing neighborhoods, this effort could grow into something much bigger than we can imagine today. I believe that people want to know their neighbors and be a part of a community. The explosion of social media has indicated that we yearn to share our experiences with others. Our suburban landscape has physically separated us from our friends and neighbors creating a sort of high pressure to share. We're bursting at the seams with a desire to express ourselves to anyone who'll listen. I believe that the energy of this desire can be harnessed to pull the plow of rejuvenation through our tired subdivisions, cultivating these type neighborhoods to grow a community for which we all yearn.

Sincerely,

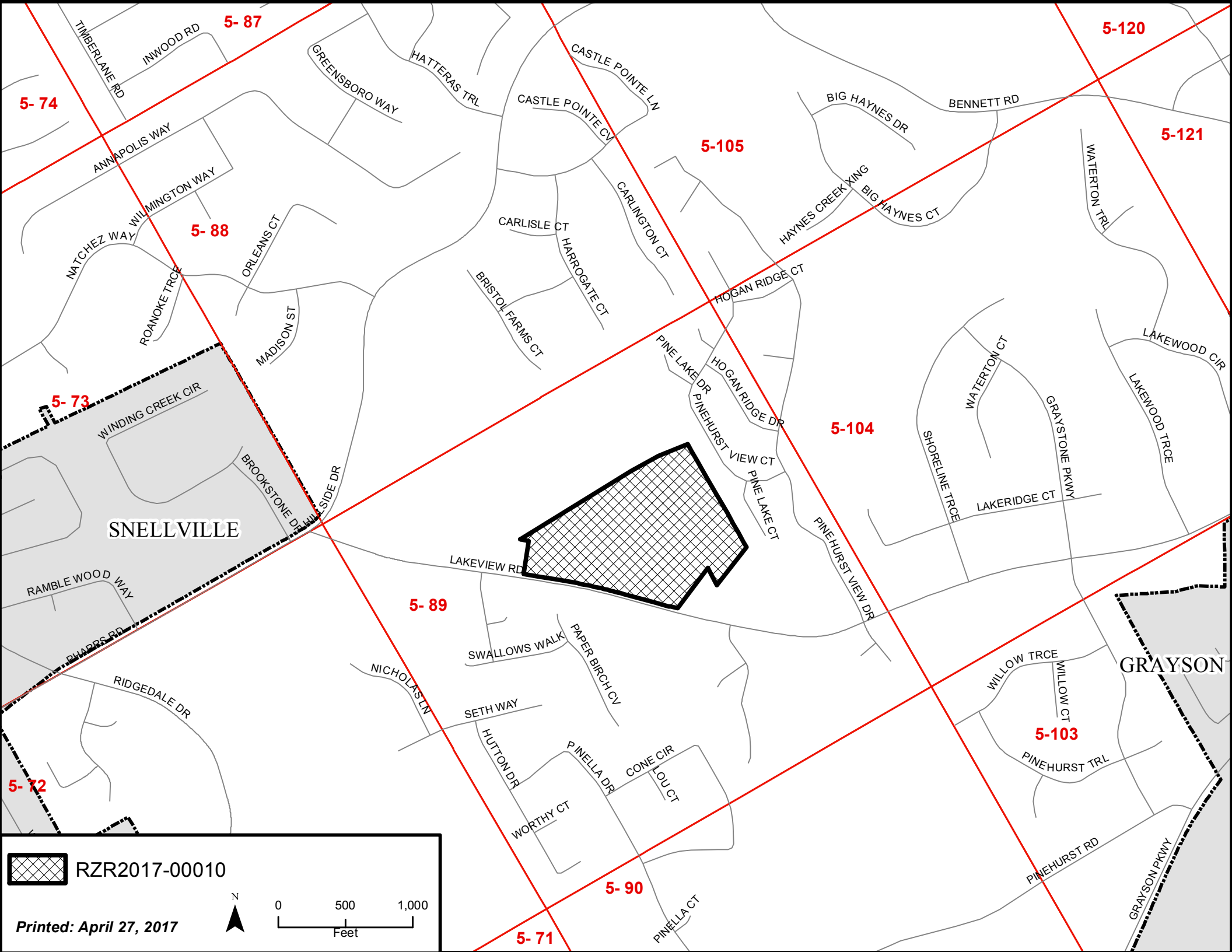
*Justin Brady*  
Owner and Applicant

RZR '17010

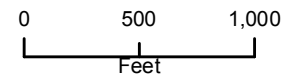
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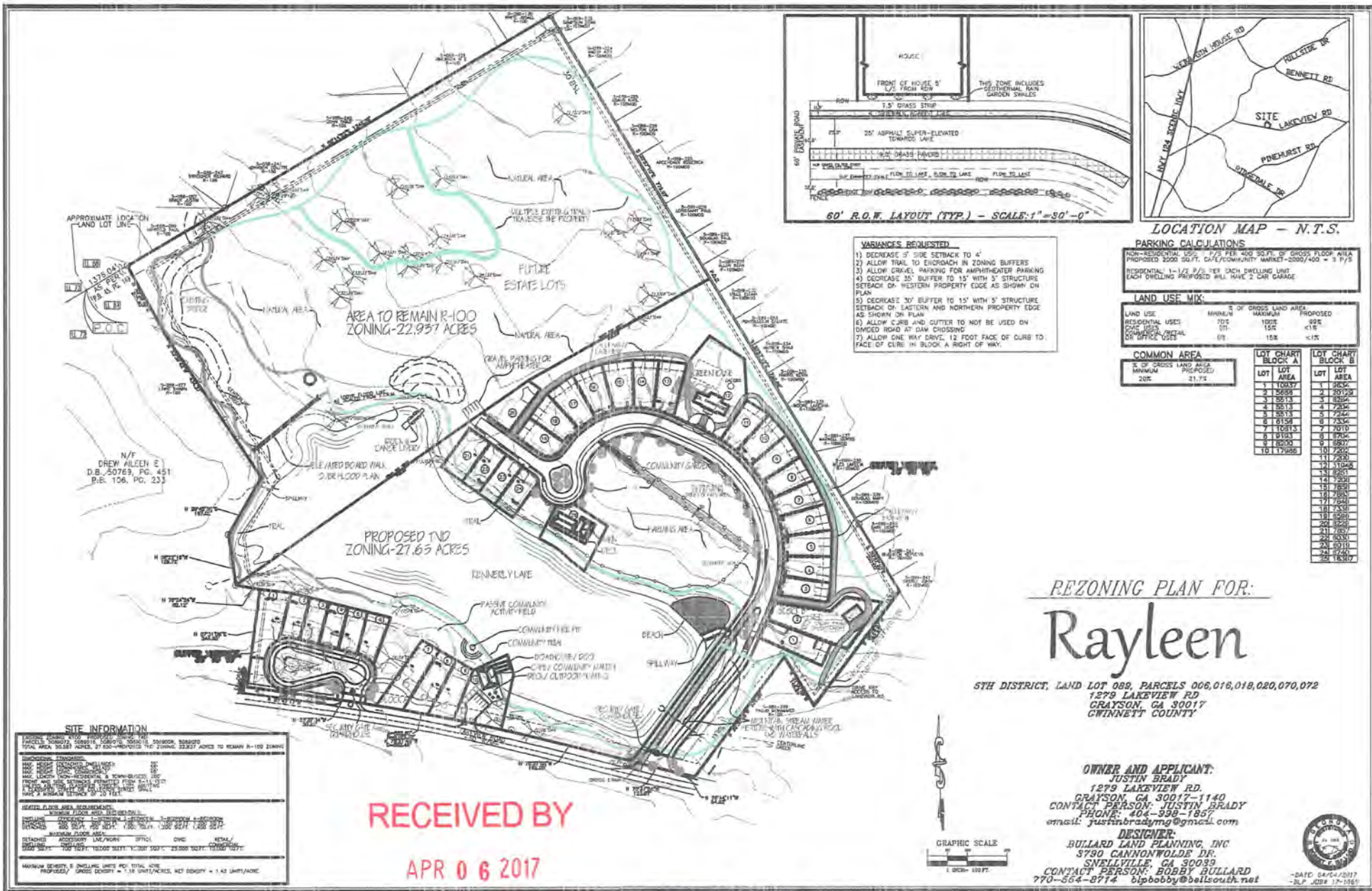
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 RZR2017-00010



Printed: April 27, 2017



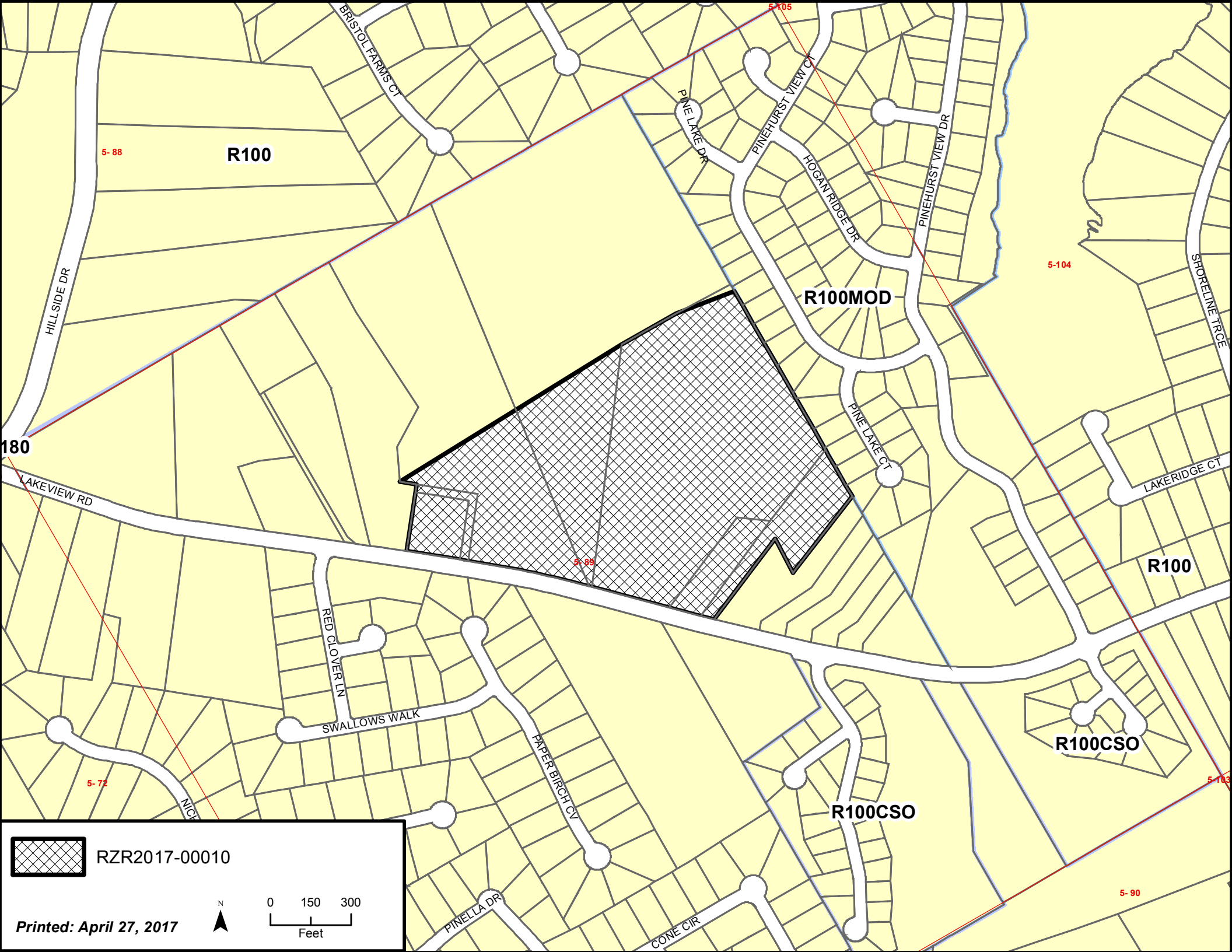


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Printed: April 27, 2017

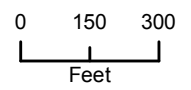
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 RZR2017-00010

Printed: April 27, 2017



**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
CHANGE IN CONDITIONS ANALYSIS**

CASE NUMBER :CIC2017-00014  
ZONING :C-2  
LOCATION :2000 BLOCK OF LAWRENCEVILLE HIGHWAY  
MAP NUMBER :R5050 004  
ACREAGE :2.95 ACRES  
PROPOSAL :CHANGE IN CONDITIONS OF ZONING  
COMMISSION DISTRICT :(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: ISB HOLDING, LLC  
432 ATLANTA STREET  
ROSWELL, GA 30075

CONTACT: CARL BURNETT PHONE: 404.583.7655

OWNER: ISB HOLDING, LLC  
432 ATLANTA STREET  
ROSWELL, GA 30075

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:

Gwinnett County Planning Board  
446 W Crogan Street,  
Lawrenceville, GA 30044

UI Auto Group  
Head Office: 432 S Atlanta St,  
Roswell, GA. 30075  
% Jon Malik - CEO  
1895 River Falls Dr,  
Roswell, GA 30076

Dear Board,

It is our pleasure to announce that we are going to be a part of growing business community in Lawrenceville. We are a group of automotive dealerships that have been in operating in GA and VA markets for past 13 years successfully.

Our marketing and operations are very carefully planned and executed using Online services and tools. We are a purely an internet based operation and rely on online adversity such as targeted marketing on Google, Facebook, Autotrader, Cars.com, Truecar.com, to name a few. We are exclusively approved to do business with Employers like IBM, Military, Emory hospital and University, Northside Hospital and all of USAA members as well as Navy Federal Credit Union and all of Capital One and Chase members. We are a Number One preferred vendor with tons of employers as well as Banks and Credit Unions.

Our existing locations in Roswell and VA and Marietta have been at the forefront of the local businesses in those areas and donate locally to Fire and Police departments and always finding ways to give back to the surrounding communities. This is in form of participating in planting trees, taking care of landscape of not just our properties but also any abandoned properties around us, clean up campaigns, Own a Road program, and again heavily donating to locally advertising and county city sponsored marketing programs.

Our plan is to build a high end vehicle sales facility at the address 2016 Lawrenceville Hwy. This facility will be modern and tastefully done. We have plans to do a great landscape outside the dealership to add curb appeal as well as add to the outlook of the entire area. Our track record of working in one of the most stringent counties in the country - Fairfax and Loudoun in VA - is impeccable has prepared us well to be compliant with the highest standards. We want to bring the same experience to Lawrenceville.

Part of our growing business also includes software development for the automotive companies. For that purpose we have launched a separate company from within our dealership platforms which is focussed on making our as well as partner dealers more compliant with local City, County, State as well as Secretary of State license board laws. This software company was

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CIC 17014



supposed to have it head office in the future moved to Lawrenceville as well as part of this Marquee facility that we are planning to build. This brings good high paying jobs as well as tons of exposure to the area.

Our customer base is very diverse and we cater to mostly educated, tech savvy, internet shoppers who find us from all over the country and usually fly in to Atlanta to purchase vehicles. We offer airport pickup service. Such clients always add to the exposure as well as local tax dollars by buying goods and services locally when they arrive to complete their purchase.

We also rely on online reputation management and always strive to earn good reviews on websites like Google Reviews, CarGurus, DealerRater, BBB A+ ratings and more. This is how our customers also find us and recommend us.

Being in business so many years and having sold over 25,000 vehicles in last decade, we are very much confident that automotive businesses backbone is its inventory and staff. Inventory is not going to be quality and problem free until and unless serviced at a 5 Star facility. That's why we were planning to build a very modern technology oriented facility to service vehicles at the Lawrenceville location as well. Without service, you can end up having a plethora of issues which makes it a cumbersome business to run and complaints. Our service department includes Mechanical, Electrical, Tires, Wheels, Alignment, suspension, body as well as Interior inspection and a hand car wash facility. We are glad to be compliant with any environmental and local state and county and city laws however enabling this service department will alleviate any distastefulness from this automotive business which otherwise is unfortunately attributed to this business like a stigma.

We request the honorable authorities and board members to enable us in accomplishing this goal and we open and make ourselves available at any time for such question answer sessions.

We thank you for your consideration.

Sincerely,  
Jon Malik  
CEO - UI Autos Group  
Direct: 678-720-8787  
[Jon@uiautos.com](mailto:Jon@uiautos.com)



CIC '17 014

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CASE NUMBER SUP-95-052

BOARD OF COMMISSIONERS  
GWINNETT COUNTY  
LAWRENCEVILLE, GEORGIA  
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

---

<u>Present</u>	VOTE
Wayne Hill, Chairman	<u>AYE</u>
Tommy Hughes, District 1	<u>AYE</u>
Patti Muise, District 2	<u>AYE</u>
Judy Waters, District 3	<u>AYE</u>
Kevin Kenerly, District 4	<u>AYE</u>

---

On motion of COMM. KENERLY, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by

MIKE CARR for the proposed use of USED CAR LOT on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

CASE NUMBER SUP-95-052

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT POST-TRIBUNE, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on June 27, 1995, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 27th day of June, 1995, that the aforesaid application for a Special Use Permit is hereby APPROVED subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Retail and service commercial and accessory uses which include automotive sales as per site plan submitted.
2. To satisfy the following site development considerations:
  - A. Remove existing mobile home from property within 60 days of approval of Special Use Permit.
  - B. Erect an eight-foot high opaque fence along rear property line of automobile sales facility.
  - C. Building exterior shall be upgraded as shown on building elevation submitted June 12, 1995.
  - D. Provide a 10-foot wide enhanced landscaped strip outside the new dedicated right-of-way of U. S. Highway 29.
  - F. No billboards are permitted.
  - G. Dumpsters shall be screened by a fence or wall. Dumpster pickup shall be limited between the hours of 7:00 a.m. and 10:00 p.m.

CASE NUMBER SUP-95-052

- F. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent residential properties.
- G. No outdoor storage of junk cars, parts, used tires, or other debris shall be permitted.
- H. No flags, banners, or outdoor speakers shall be allowed.
- I. No repair of vehicles shall be allowed on site for car lot or taxi service.
- J. Submit plans for a development permit and obtain all other necessary permits and inspections prior to the offering of any cars on the property for sale.
- K. Taxi office shall comply with Special Use Permit SUP-17-89 conditions within 60 days of approval of this current Special Use Permit request of SUP-17-89 shall be initiated for revocation.

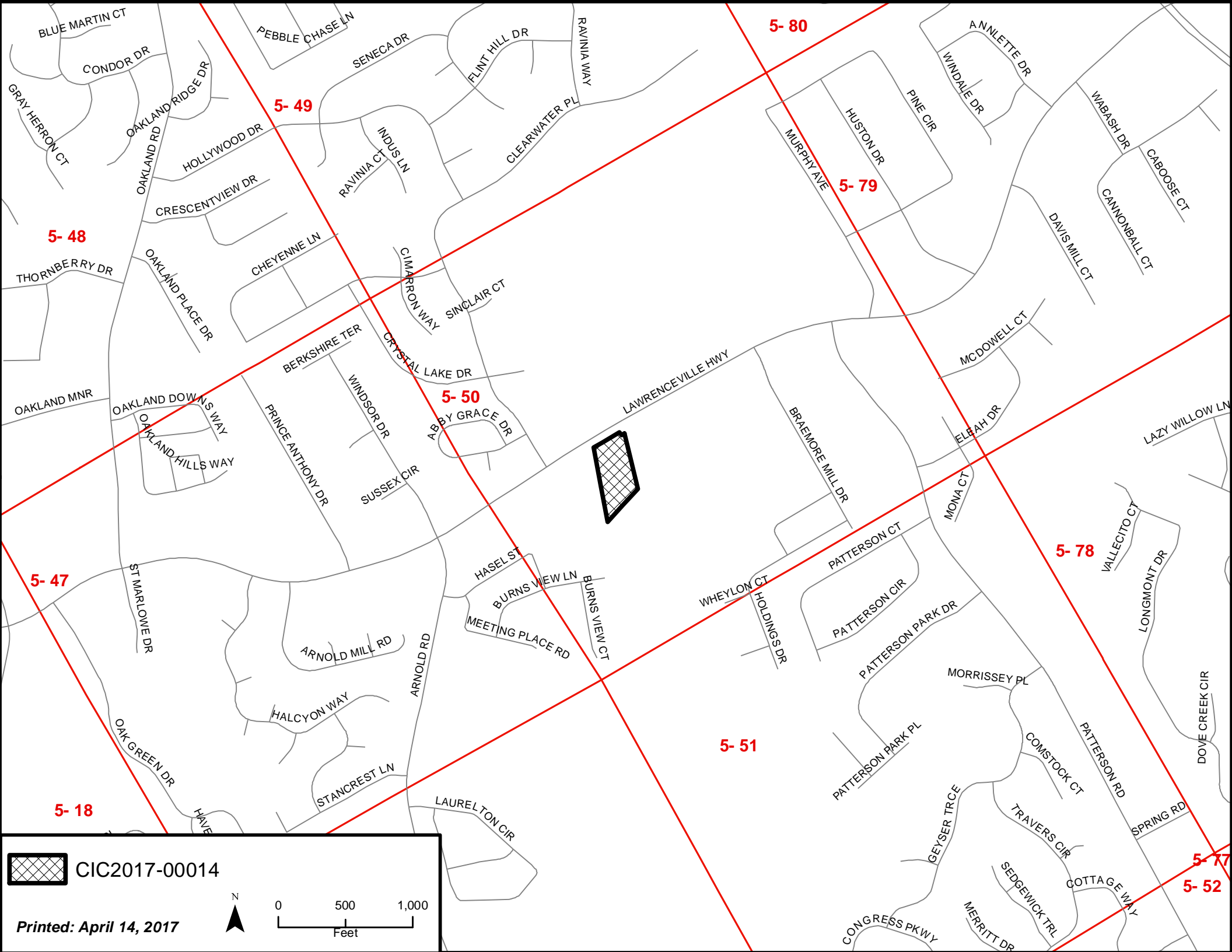
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: *F. Wayne Hill*  
 F. Wayne Hill, Chairman

Date Signed: 7-24-95

ATTEST:

*Barbara G. Bruce*  
 Clerk



BLUE MARTIN CT  
CONDOR DR  
GRAY HERRON CT  
OAKLAND RIDGE DR  
OAKLAND RD  
HOLLYWOOD DR  
CRESCENTVIEW DR  
THORNBERRY DR  
OAKLAND PLACE DR  
OAKLAND MNR  
OAKLAND DOWNS WAY  
OAKLAND HILLS WAY  
ST MARLOWE DR  
OAK GREEN DR  
HAYES

PEBBLE CHASE LN  
SENECA DR  
FLINT HILL DR  
RAVINIA WAY  
RAVINIA CT  
INDUS LN  
CHEYENNE LN  
OAKLAND PLACE DR  
OAKLAND HILLS WAY  
ST MARLOWE DR  
OAK GREEN DR  
HAYES

WINDSOR DR  
PRINCE ANTHONY DR  
SUSSEX CIR  
ARNOLD MILL RD  
HALCYON WAY  
STANCREST LN  
LAURELTON CIR

CRYSTAL LAKE DR  
ABBY GRACE DR  
MEETING PLACE RD  
LAURELTON CIR

SINCLAIR CT  
WHEELON CT  
HOLDINGS DR  
PATTERSON CT  
PATTERSON CIR  
PATTERSON PARK DR  
PATTERSON PARK PL  
GEYSER TRCE  
CONGRESS PKWY


LAWRENCEVILLE HWY  
BRAEMORE MILL DR  
WHEYLON CT  
HOLDINGS DR  
PATTERSON CT  
PATTERSON CIR  
PATTERSON PARK DR  
PATTERSON PARK PL  
GEYSER TRCE  
CONGRESS PKWY

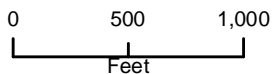
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HUSTON DR  
PINE CIR  
WINDALE DR  
ANNLETTE DR  
WABASH DR  
CABOSE CT  
CANNONBALL CT  
DAVIS MILL CT  
MCDOWELL CT  
ELEAH DR  
MONA CT  
VALLECITO CT  
LONGMONT DR  
DOVE CREEK CIR

WINDALE DR  
ANNLETTE DR  
WABASH DR  
CABOSE CT  
CANNONBALL CT  
DAVIS MILL CT  
MCDOWELL CT  
ELEAH DR  
MONA CT  
VALLECITO CT  
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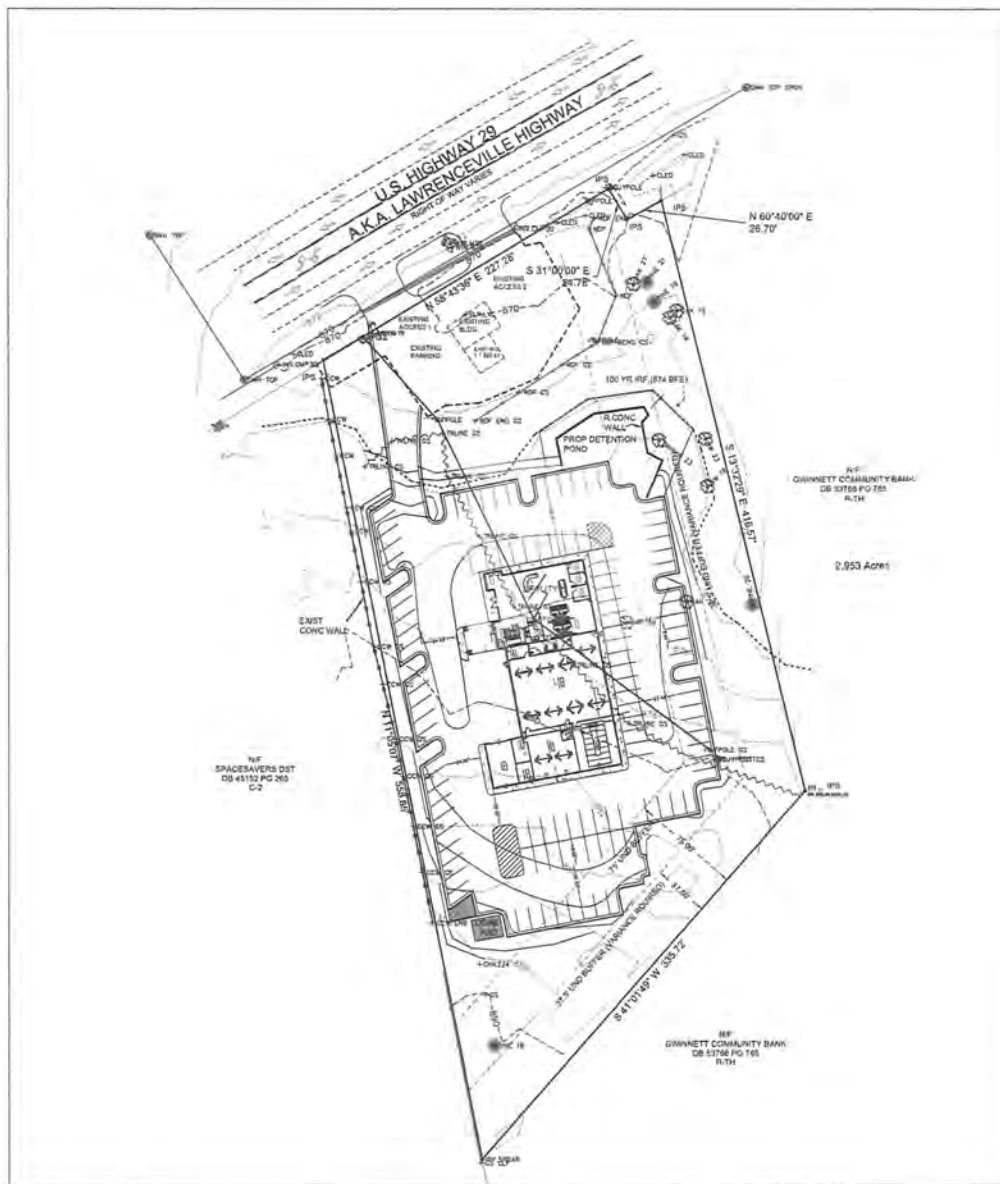
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WABASH DR  
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CANNONBALL CT  
DAVIS MILL CT  
MCDOWELL CT  
ELEAH DR  
MONA CT  
VALLECITO CT  
LONGMONT DR  
DOVE CREEK CIR

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ANNLETTE DR  
WABASH DR  
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CANNONBALL CT  
DAVIS MILL CT  
MCDOWELL CT  
ELEAH DR  
MONA CT  
VALLECITO CT  
LONGMONT DR  
DOVE CREEK CIR

 CIC2017-00014



Printed: April 14, 2017

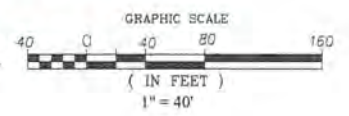


2.953 Acres



CIC '17014

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CONTRACT NO. 17-014  
 DATE: 04-11-17  
 PROJECT: 2016 LAWRENCEVILLE HWY LARDOCKVILLE GA 30044  
 GWINNETT COUNTY DEVELOPMENT PERMIT  
 PROJECT NUMBER: 17-014  
 SHEET: 1 OF 1  
 10% AREA: 2.953 AC.

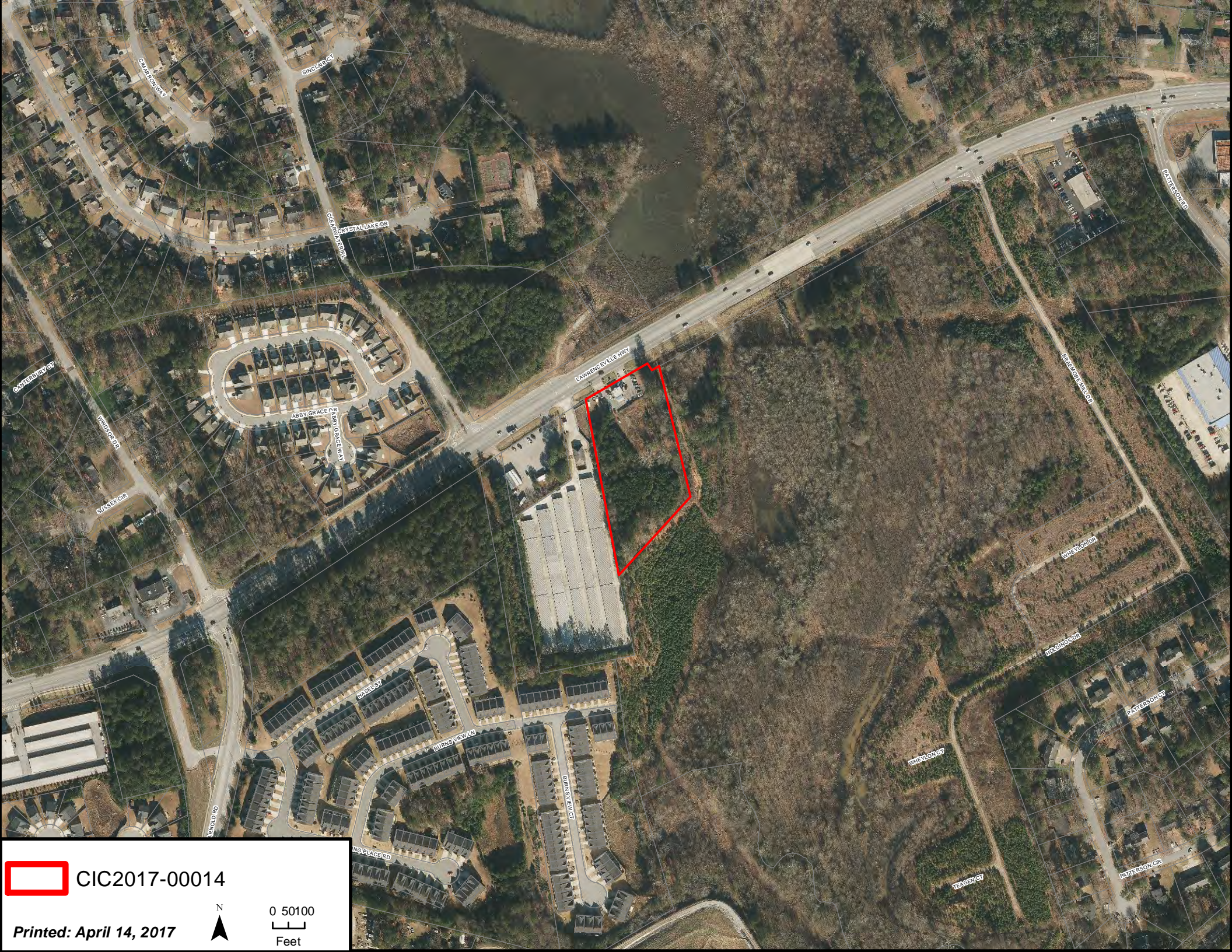
**GENERAL NOTES**  
 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.  
 2. ELEVATIONS UNLESS OTHERWISE NOTED.  
 3. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.  
 4. ALL UTILITIES AND TIE-IN AREAS SHALL BE CLEARLY IDENTIFIED BY EASING AND/OR RECORD DRAWINGS PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.  
 5. EXISTING UTILITY LOCATIONS SHOWN BY RECORD DRAWINGS AND FIELD SURVEY.

TAX PARCEL ID 5050-004

NO.	DATE	REVISIONS	BY	PROJECT NO.	DATE
			AMM	DESIGNED BY	AMM 04-07-17
			AMM	DRAWN BY	AMM 04-07-17
			AMM	CHECKED BY	AMM 04-07-17
			AMM	ENGINEER	AMM 04-07-17
				REGISTRATION NO. GA P.E. No. 20555	DATE 04-07-17

<p>PREPARED BY:  <b>MANSUR ENGINEERING, INC.</b>          1810 PEACHTREE IND. BLVD, SUITE 140          DULUTH, GEORGIA 30097          Phone: (770) 476-7014 Fax: (770) 476-7363</p>	<p>OWNER/BUILDER  <b>ISB HOLDING COMPANY LLC.</b>          432 ATLANTA STREET          ROSWELL, GA 30075          PHONE: (770) 329 - 7383</p>	<p>PROPOSED LAYOUT PLAN  <b>2016 LAWRENCEVILLE HWY</b>          LAND LOT 50, 5TH DISTRICT          GWINNETT COUNTY, GEORGIA</p>	<p>SCALE          SHEET NO.  <b>1" = 40"</b>          FILE NO.</p>
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CIC2017-00014

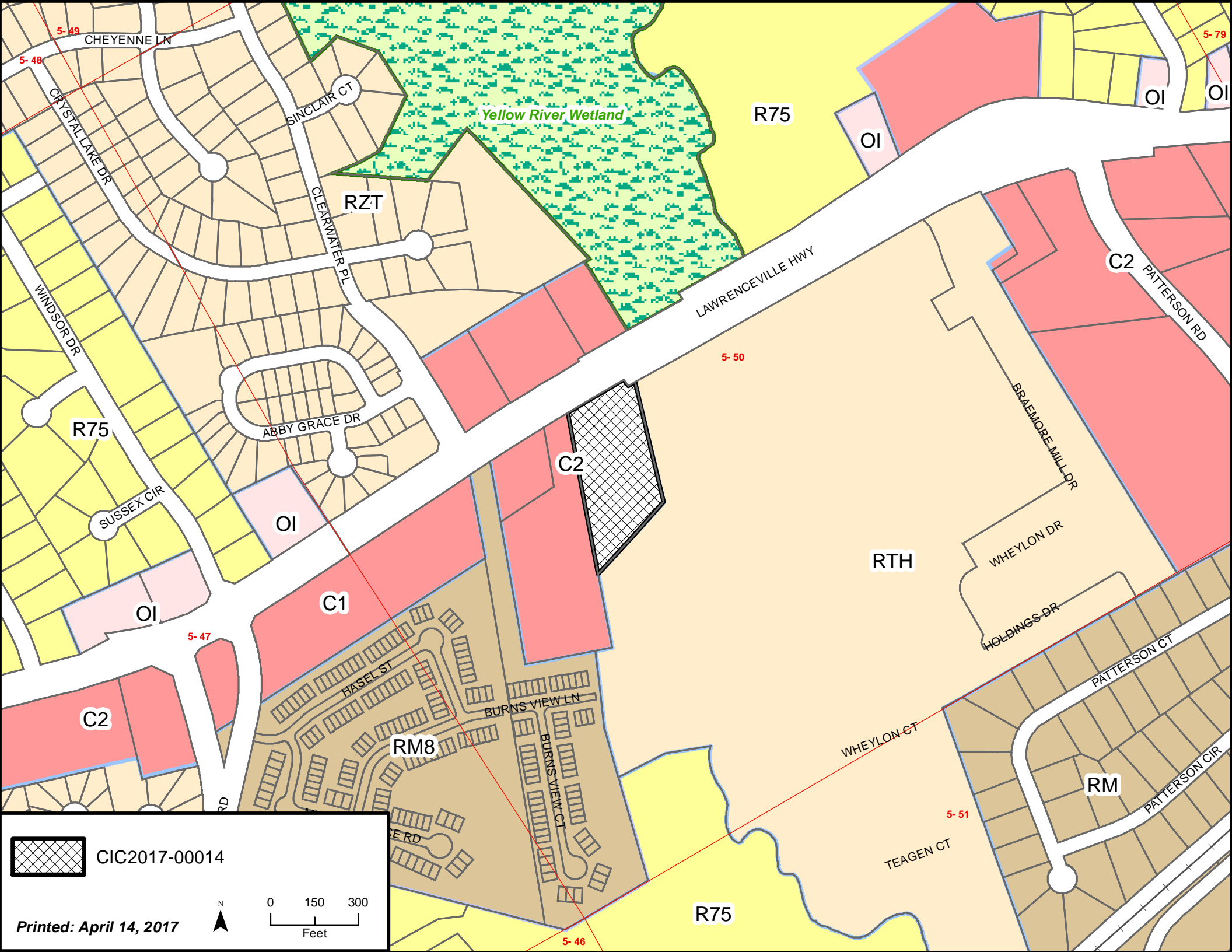


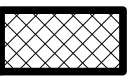
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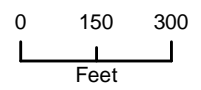
Feet

Printed: April 14, 2017



 CIC2017-00014

Printed: April 14, 2017



Yellow River Wetland

R75

RZT

R75

C2

OI

C1

RTH

C2

RM8

RM

R75

OI

OI

C2

OI

5-47

5-50

5-51

5-46

5-79

5-48

5-49

CHEYENNE LN

CRYSTAL LAKE DR

SINCLAIR CT

WINDSOR DR

SUSSEX CIR

ABBY GRACE DR

HASEL ST

BURNS VIEW LN

BURNS VIEW CT

LAWRENCEVILLE HWY

BRAEMORE MILL DR

WHEYLON DR

HOLDINGS DR

PATTERSON CT

WHEYLON CT

TEAGEN CT

PATTERSON CIR

PATTERSON RD



**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
CHANGE IN CONDITIONS & SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER :**CIC2017-00015**  
ZONING :R-100  
LOCATION :2100 BLOCK OF COLLINS HILL ROAD  
MAP NUMBER :R7108 002  
ACREAGE :5.31 ACRES  
PROPOSAL :CHANGE IN CONDITIONS OF ZONING  
COMMISSION DISTRICT :(4) HEARD

CASE NUMBER :**SUP2017-00029**  
ZONING :R-100  
LOCATION :2100 BLOCK OF COLLINS HILL ROAD  
MAP NUMBER :R7108 002  
ACREAGE :5.31 ACRES  
SQUARE FEET :1,792 SQUARE FEET  
PROPOSED DEVELOPMENT :PRIVATE SCHOOL  
COMMISSION DISTRICT :(4) HEARD

**FUTURE DEVELOPMENT MAP:**

APPLICANT: LYNN NEHEZ  
2145 COLLINS HILL ROAD  
LAWRENCEVILLE, GA 30043

CONTACT: LYNN NEHEZ PHONE: (770) 962-1111

OWNER: EDUCATIONAL ALTERNATIVE INC.  
DBA OAK MEADOW MONTESSORI SCHOOL  
2145 COLLINS HILL ROAD  
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:



April 7, 2017

## Letter of Intent

on behalf of  
Educational Alternatives, Inc.  
Dba Oak Meadow Montessori School  
2145 Collins Hill Rd.  
Lawrenceville, GA 30043  
(770) 963-8303

To Whom It May Concern:

Oak Meadow Montessori School is a private Montessori school operating in Lawrenceville, Ga. The school is 24 years old and has been in operation at its current location for 16 years. The school operates under a Special Use Permit ( No. SUP-99-075 ) and is zoned R-100. The school has operated successfully while adhering to the SUP and has been a good neighbor to those living nearby.

The school has decided it would like to have more room to accommodate its growing elementary classroom. It would like to add a modular classroom space to the property, to be located on an existing playground that is very near the main building. While it would allow for more children, the main purpose is to allow more space per child, as Oak Meadow Montessori is now Quality Rated under DECAL and would like to add materials to the classroom without taking away space from children's work places. We anticipate we will add 8 – 10 children net to our current 125 children enrolled. We do not anticipate needing additional parking or more teachers. We are simply spreading out a bit to allow our elementary students more space.

Our current acreage is 5.72 acres. We believe our current sewer, electrical, and water utilities, along with our stormwater detention pond, would not be adversely affected. We will position the building to allow underground pipes to be laid. We will add access ramps as directed and those plans will be supplied if the SUP change is approved. Also, note that the school bought the property at 2165 Collins Hill Rd. adjacent to its site as a buffer between the school and the park, therefore reducing the impact on the neighborhood even further.

We are requesting that our Special Use Permit be amended to allow for Hardi-siding or other residential siding that would be compatible with our attached proposed modular classroom. We will paint the siding in the same colors as the existing building. We request that we be allowed to add this modular space to our site. The zoning would remain the same.

Sincerely,

A handwritten signature in black ink that reads "Lynn Nehez".

Lynn Nehez  
Executive Director

CIC '17015

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APR 10 2017

Planning & Development

View 1 Photo of proposed site for modular classroom



CIC '17015

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APR 10 2017  
Planning & Development

View 2 Photo of proposed site for modular classroom



CIC 17015

RECEIVED BY

2/20/17

Planning & Development

CASE NUMBER SUP-99-075

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Wayne Hill, Chairman	<u>AYE</u>
Tommy Hughes, District 1	<u>AYE</u>
Patti Muise, District 2	<u>AYE</u>
Judy Waters, District 3	<u>AYE</u>
Kevin Kenerly, District 4	<u>AYE</u>

On motion of COMM. HUGHES, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by EDUCATIONAL ALTERNATIVES, INC. for the proposed use of PRIVATE SCHOOL on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

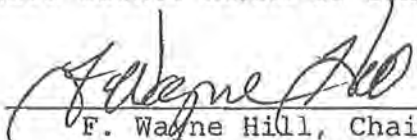
WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on AUGUST 24, 1999, and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 24TH day of AUGUST, 1999 that the aforesaid application for a Special Use Permit is hereby APPROVED subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Private school and accessory uses.
2. To satisfy the following site development considerations:
  - A. Provide a ten-foot wide landscaped strip outside the dedicated right-of-way of Collins Hill Road and along the northern and southern property line adjacent to residential zoning. Provide a solid, opaque fence, at least six-feet in height, adjacent to the northern and southern property lines in the vicinity of the parking area, building and play areas.
  - B. Buildings shall be residential in appearance, with a pitched roof (minimum 4/12 visible pitch) and finished with architectural treatments of brick and/or glass. Final building plans shall be submitted to the Director of Planning for review and approval.

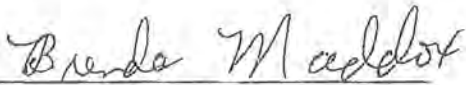
- C. Dumpsters shall be screened by a 100% opaque fence or wall at least six feet in height. Dumpster pickup shall be limited to between the hours of 7:00 a.m. and 7:00 p.m.
  - D. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent residential properties. Outdoor playgrounds may not be lit.
  - E. Provide sidewalks, a minimum of 5 feet in width, adjacent to Collins Hill Road.
  - F. Ground signs shall be limited to a single monument type sign with a masonry base matching the building. Signage shall not exceed the requirements of the 1985 Zoning Resolution.
3. To abide by the following requirements, dedications and improvements:
- A. Coordinate with the Department of Public Utilities regarding the NRCS Lake Dam. Placement of any structures within the dam breach zone is prohibited.
  - B. Prior to the issuance of a development permit, a sight distance certification shall be provided.

GWINNETT COUNTY BOARD OF COMMISSIONERS

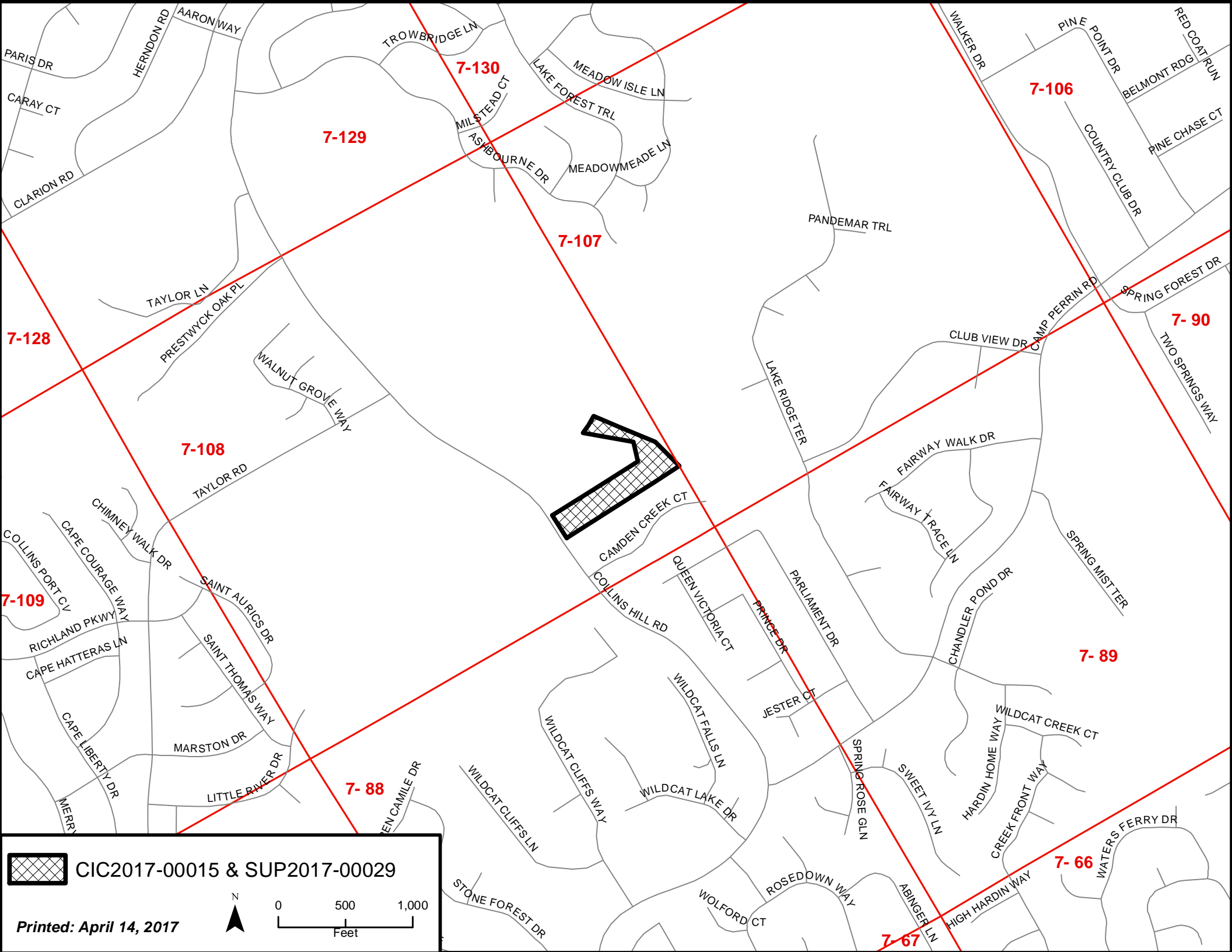
By:   
F. Wayne Hill, Chairman

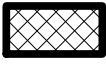
Date Signed: September 1, 1999

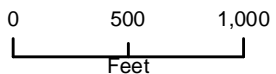
ATTEST:

  
County Clerk





 CIC2017-00015 & SUP2017-00029



Printed: April 14, 2017



COLLINS HILL ROAD  
80' R/W

COLLINS HILL PARK  
GWINNETT COUNTY

N 31°19'24"E  
145.20'

N 78°09'41"W 376.09'

S 66°12'34"E 502.45'

Proposed  
Modular  
Classroom

753.05' N 58°50'48"E

150.00'  
N 33°39'32"W

PROPOSED  
ONE STORY  
BRICK & METAL BLDG.  
21' x 45' BLDG.

S 58°27'48"W 987.82'  
N 77° KAREN L. UTES ETAL  
R-100 ZONING

N 77° HERR A. & PATRICIA BLEEM  
R-100 ZONING

N 58°27'48"E 1195.94'

CIC 17015

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APR 10 2017

Planning & Development

REVISIONS  
1 MARCH 08, 2017 TO SHOW IMPROVEMENTS

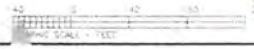
**Arton & Associates**  
P.C. Surveying  
1400 Mountain Street, Lawrenceville, Georgia 30045  
770-963-7754



SURVEY FOR:  
**EDUCATIONAL ALTERNATIVES, INC.**

5.6893 ACRES ( 247,827 S.F.)  
LAND LOT 108 of the 7th DISTRICT  
GWINNETT COUNTY, GEORGIA

DATE: NOVEMBER 29, 1999 SCALE: 1" = 40'



DEED RECORDS  
GWINNETT COUNTY

**SURVEY NOTES:**  
1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1967 AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, GWINNETT COUNTY, GEORGIA.  
2. THE SURVEY WAS MADE BY MEANS OF AN ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM) AND AN AUTOMATIC LEVEL.  
3. THE SURVEY WAS MADE ON THE DATE OF NOVEMBER 29, 1999.  
4. THE SURVEY WAS MADE BY MEANS OF AN ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM) AND AN AUTOMATIC LEVEL.  
5. THE SURVEY WAS MADE BY MEANS OF AN ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM) AND AN AUTOMATIC LEVEL.  
6. THE SURVEY WAS MADE BY MEANS OF AN ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM) AND AN AUTOMATIC LEVEL.  
7. THE SURVEY WAS MADE BY MEANS OF AN ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM) AND AN AUTOMATIC LEVEL.  
8. THE SURVEY WAS MADE BY MEANS OF AN ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM) AND AN AUTOMATIC LEVEL.  
9. THE SURVEY WAS MADE BY MEANS OF AN ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM) AND AN AUTOMATIC LEVEL.  
10. THE SURVEY WAS MADE BY MEANS OF AN ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM) AND AN AUTOMATIC LEVEL.

SHREVEBURY AT CANNON CREEK, UNIT 1  
PLAT BOOK 77, PAGE 282  
R-100 ZONING

**GENERAL NOTES:** 1994 SBC  
1991 NFPA 101

- ACCESS TO BUILDING FOR PERSONS WITH DISABILITIES IS REQUIRED BY AND FIELD MUST BE OBSERVED AND SUBJECT TO LOCAL JURISDICTION. THE PRIMARY ENTRANCE MUST BE ACCESSIBLE.
- ALL DOORS SHALL BE OPERABLE FROM THE EXTERIOR SIDE WITHOUT THE USE OF A KEYS, TOOL, SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLOOR BOLTS OR SURFACE BOLTS SHALL NOT BE USED.
- ALL CLADDING WITHIN A 24 INCH RISE OF DOORS, WHOSE BOTTOM EDGE IS LESS THAN 8 INCHES ABOVE THE FLOOR, AND ALL CLADDING IN DOORS SHALL BE SAFETY TEMPERED OR ACrylic PLASTIC SHEET.
- FLOOR DESIGN L&L - 40 PSF (MAINTENANCE FLOOR LOAD OF 50 PSF)
- MAXIMUM WIND SPEED - 60 MPH
- SEISMIC PERFORMANCE CATEGORY C.
- OCCUPANCY IS EDUCATIONAL (UHS, OLD 11)
- OCCUPANT LOAD IS BASED ON 1 PERSON PER 20 SQUARE FEET OF FLOOR AREA FOR MEANS OF EGRESS PURPOSES.
- ALL STEEL STRINGS REFERENCED ON FLOOR PLAN SHALL BE 1.5 INCH x 36 GA. WITH 7" - 18 GA. x 7/16" HIGH CROSS x HIGH STAPLES END OF STAMP OR EQUIVALENT FROM IRON BOLTS TO COLUMN AND COLUMN TO FLOOR.
- PERMISSIBLE FIRE EXTINGUISHER PER NFPA - 10 INSTALLED BY OTHERS ON SITE AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
- THE USE OF THIS BUILDING WITHOUT ADEQUATE FIREPROOFING FACILITIES (SAL OR PARTIAL) IS DECLINED.
- DECLINED.
- PROVISIONS FOR EXIT DISCHARGE LIGHTING ARE THE RESPONSIBILITY OF THE BUILDING OWNER AND SUBJECT TO LOCAL JURISDICTION APPROVAL WHEN NOT SHOWN ON THE FLOOR PLAN.
- FIRE PROTECTIVE (SMOKING SYSTEMS) FOR NFPA-72 AND FIRE DETECTION SYSTEMS SHALL BE OBTAINED AND SITE INSTALLED BY OTHERS SUBJECT TO LOCAL JURISDICTION APPROVAL.

ALL WORK ON SITE INSPECTION AND MAINTENANCE SHOULD BE PERFORMED BY QUALIFIED PERSONNEL ON A SCHEDULED BASIS. GENERAL MAINTENANCE REQUIREMENTS MAY BE OBTAINED FROM THE FACTORY OR COMPONENT MANUFACTURERS.

**ELECTRICAL NOTES:** 1996 NEC

- ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLE OF THE NATIONAL ELECTRICAL CODE (NEC).
- MINI LIFT FLOORBOARDS ARE INSTALLED IN CLUSTERS THEY SHALL BE SURFACE MOUNTED OR RECESSED. RECESSED FLOORBOARDS SHALL HAVE COMPLETELY ENCLOSED LAMP. SURFACE MOUNTED RECESSED FLOORBOARDS SHALL HAVE A MINIMUM CLEARANCE OF 13 INCHES AND ALL OTHER FLOORBOARDS SHALL HAVE A MINIMUM CLEARANCE OF 8 INCHES FROM STRIKE AREA AS DEFINED BY NEC 410-6(A).
- WHERE WATER HEATERS ARE INSTALLED THEY SHALL BE PROVIDED WITH READILY ACCESSIBLE SWITCHES ADJACENT TO THE WATER HEATERS SERVED. THE SWITCH OR CIRCUIT BREAKER SHALL BE PERMITTED TO SERVE AS THE DISCONNECTING MEANS ONLY IF THE SWITCH OR CIRCUIT BREAKER IS WITHIN SIGHT FROM THE WATER HEATER OR IS CAPABLE OF BEING LOCKED IN THE OPEN POSITION.
- MVC EQUIPMENT SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE EQUIPMENT SERVICE. A UNIT SWITCH WITH A MARKED "OFF" POSITION THAT IS A PART OF THE MVC EQUIPMENT AND DISCONNECTS ALL UNGROUNDED CONDUCTORS SHALL BE PERMITTED AS THE DISCONNECTING MEANS OVER OTHER DISCONNECTING MEANS ARE ALSO PROVIDED BY A READILY ACCESSIBLE CIRCUIT BREAKER.
- PRIOR TO ENTERING THE ELECTRICAL SYSTEM THE INTERRUPTING RATING OF THE MAIN BREAKER MUST BE DETERMINED AND VERIFIED AS BEING IN COMPLIANCE WITH SECTION 110-6 OF THE NEC BY LOCAL ELECTRICAL CONSULTANT.
- THE MAIN ELECTRICAL PANEL AND FEEDERS ARE DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
- ALL CIRCUITS EXCEEDING OVER VOLTAGE RATINGS LIMITED SHALL BE SITE CONNECTED WITH APPROVED ACCESSIBLE JUNCTION BOXES OR CABLE CONNECTORS.
- THE ALARM PULL STATION OPERABLE DEVICE SHALL BE LOCATED 42 TO 48 INCHES ABOVE THE FLOOR. FIRE ALARM HEED/SILENCE DEVICE SHALL BE WALL MOUNTED WITH THE BOTTOM EDGE 88 INCHES ABOVE THE FLOOR.

**MECHANICAL NOTES:** 1994 SMC

- ALL SUPPLY AIR REGISTERS SHALL BE 18 INCHES SQUARE UNLESS OTHERWISE SPECIFIED. DUCTS SHALL BE 6-8 INCHES SQUARE UNLESS OTHERWISE SPECIFIED. DUCTS SHALL BE 1.5 INCHES ABOVE FINISHED FLOOR FOR AIR RETURN AS/GR AS NOTED ON FLOOR PLAN.
- MVC EQUIPMENT SHALL BE EQUIPPED WITH OUTSIDE FRESH AIR INTAKES PROVIDING 7.5 CFM FOR EACH OCCUPANT.
- MECHANICAL SYSTEM DESIGNED FOR:  
A. A PEAK OCCUPANT LOAD OF 114 OCCUPANTS.
- EACH HVAC UNIT SHALL APPLY THE CLEARANCE AND REUSE FLOOR AS/GR AS/GR APPROVED.  
B. THE UNIT SHALL BE MARKED "CHARACTERISTICS" AND SHALL BE MOUNTED OVER AIR CLEAN, LIQUID, COILS, WITH SEALS AS/GR APPROVED DESIGN.
- THE FRESH AIR INTAKE SHALL BE 18 INCHES SQUARE UNLESS OTHERWISE SPECIFIED.
- EACH FRESH AIR INTAKE SHALL BE 18 INCHES SQUARE UNLESS OTHERWISE SPECIFIED.
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EACH FRESH AIR INTAKE SHALL BE 18 INCHES SQUARE UNLESS OTHERWISE SPECIFIED.

**ACCESSIBILITY NOTES:** ADA / ANSI A117.1

- THE INTERIOR SIDE OF ACCESSIBILITY DOOR SHALL BE REPLACED AT ALL ACCESSIBLE RESTROOM FACILITIES AND AT ACCESSIBLE BUILDING ENTRANCES UNLESS ALL ENTRANCES ARE ACCESSIBLE. ACCESSIBLE ENTRANCES SHALL HAVE FUNCTIONAL SIGNS INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE.
- ACCESSIBLE BUILDING FLOORINGS SHALL HAVE A SPOUT HEIGHT NO HIGHER THAN 38 INCHES ABOVE THE FLOOR AND SIDE OF BARRS NO HIGHER THAN 38 INCHES ABOVE THE FLOOR FOR HANDICAPPED IN WHEELCHAIRS. ACCESSIBLE BUILDING FLOORINGS SHALL BE MADE FOR HANDICAPPED WHO HAVE DIFFICULTY IN SEEING. WHERE STORAGE FACILITIES SUCH AS CHAIRS, STOVES, CLOSETS, AND DRAWERS ARE PROVIDED AT LEAST ONE OF EACH TYPE PROVIDED SHALL CONTAIN STORAGE SPACE COMPLIANT WITH THE FOLLOWING: DOORS, ETC. TO SUCH SPACES SHALL BE ACCESSIBLE TO TOUCH LATCHES, U-SHAPED PULLERS, SPINDERS SHALL BE WITHIN 15 INCHES MINIMUM AND 48 INCHES MAXIMUM OF THE FLOOR FOR FORWARD REACH OR 8 INCHES MINIMUM AND 34 INCHES MAXIMUM OF THE FLOOR FOR SIDE REACH. CLOTHES RODS SHALL BE A MAXIMUM OF 54 INCHES ABOVE THE FLOOR (48 INCHES MAXIMUM WHEN DISTANCE FROM WHEELCHAIR TO ROD EXCEEDS 12 INCHES).
- WHERE EMERGENCY EXITING SYSTEMS ARE PROVIDED, THEY SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS. THE VISUAL ALARMS SHALL BE LOCATED THROUGHOUT, INCLUDING RESTROOMS, AND PLACED 80 INCHES ABOVE THE FLOOR OR 6 INCHES BELOW CEILING, UNLESS OTHERWISE INDICATED.
- DOORS TO ALL ACCESSIBLE SPACES SHALL HAVE ACCESSIBLE HARDWARE (I.E. LEVER-OPERATED, PUSH-TYPE, U-SHAPED) MOUNTED NO HIGHER THAN 48 INCHES ABOVE THE FLOOR.
- FLOOR SURFACES SHALL BE STABLE, FIRM, AND SLIP-RESISTANT, CHANGED IN LEVEL BETWEEN 0.25 INCH AND 0.5 INCH SHALL BE SMOOTH WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 0.5 INCH REQUIRE RAMP. CURB PILE THICKNESS SHALL BE 0.5 INCH MAX. OBSTACLES IN FLOOR SHALL HAVE SPACES NO GREATER THAN 0.5 INCH WIDE IN THE DIRECTION. DOORWAY THRESHOLDS SHALL NOT EXCEED 0.5 INCH IN HEIGHT.

**SYMBOLS**

① SMOKE DETECTOR

⊕ DUPLEX RECEPTACLE 120 V

⊖ SINGLE RECEPTACLE 240 V

☉ NON-DISCREET LIGHT WITH 1-80 W BALL

⊙ VENT FAN

⊗ COIL VENT FAN & LIGHT

⊠ SUPPLY AIR REGISTER

⊡ RETURN AIR REGISTER

⊞ FLOORED J-BOX (180 W, 144 X 72, J-BOXES ONLY)

⊞ FIRE ALARM PULL STATION

⊞ FIRE ALARM HORN/STROBE

⊞ FIRE ALARM STROBE LIGHT

⊕ THERMIST

⊞ FLOORBOARDS FINISHED WITH 2-40 W TUBES

⊕ EXIT SIGN

⊞ JUNCTION BOX (20 W) POWERED UNLESS CIRCUIT NO. (S) SHOWN

⊞ TELEPHONE JACK

S & SWITCH & 2-40 W SWITCH

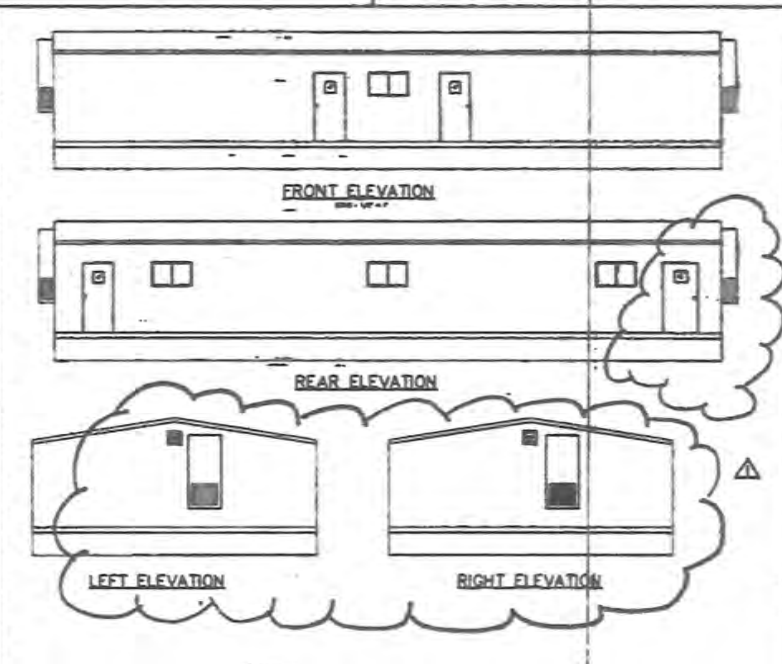
⊞ FLOORBOARD FINISHED WITH 2-40 W TUBES

**ELECTRICAL SCHEDULE 'A'**

CIRCUIT	DESCRIPTION	BRAND (MFG)	WIRE (CU)
1,5A	MVC	SEE PER UFC SPECS	
2A	RECEPTACLES	20 A (1P)	12-2 NM
4,5A	LIGHTING	20 A	12-2 NM
6A	DEDICATED EXT. 1A 144 120, 118	20 A (1P)	12-1 NM

**ELECTRICAL PANEL SIZING:**

DESCRIPTION	PANEL 'A'	KVA
GENERAL LIGHTING	0.035 KW/SF x 900 SF x 1.25 =	3.9
RECEPTS AT 180VA/1000	12 RECEPTS AT 180VA/1000 =	1.1
WATER HEATER 1.8 KW x 1.25 =		2.3
MVC FANS AT 3 KW x 1.25 =		10.5
DEDICATED EXT. 1A 144 120, 118 x 1.25 =		2.4
TOTAL	17.9 KW	
TOTAL / 240 V 1000 =	75 AMP	
INSTALL 100 AMP PANEL		
120/240 V 1Ø		



**EXPLANATION NOTES:** TYPICAL

SEE CROSS SECTIONS FOR METHOD OF ROOF VENTILATION.

HANDICAP RAMP(S), STAIR(S), AND HANDRAILS ARE SIZES INSTALLED, DESIGNATED BY OTHERS, AND SUBJECT TO LOCAL JURISDICTION.

FOUNDATION ENCLOSURE (WHEN PROVIDED) MUST HAVE 1 SQUARE FOOT NET VENT AREA PER 1/150TH OF THE FLOOR AREA, AND AN 18" x 24" MINIMUM CRUISE SPACE ACCESS. SEE INSTALLED BY OTHERS SUBJECT TO LOCAL JURISDICTION.

**PLUMBING NOTES:** 1994 SPC

- CUSTOMER ASSUMES ALL RESPONSIBILITY FOR OBTAINING WATER FACILITIES WHEN NOT SHOWN ON FLOOR PLAN.

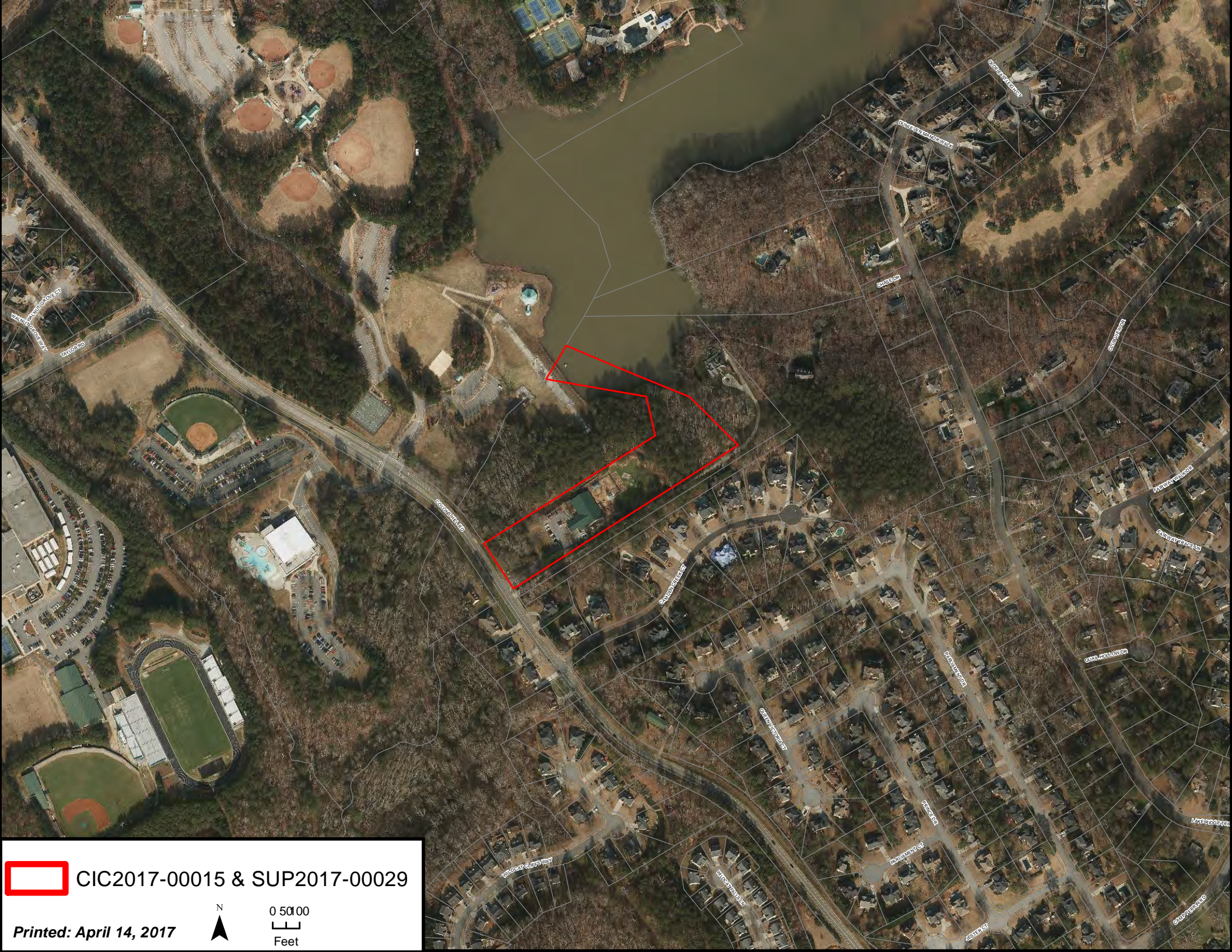
**GENERAL TRADE PARTY AGENCY APPROVAL:**


DATE: 5/1/98  
DESIGNED BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: 1/4" = 1'-0"  
DATE: 5/1/98  
PROJECT NO: 17015  
DRAWING NO: 17015-10

ROBERT C. GREGG  
REG. ARCHITECT  
CLEARWATER, FL.

DESIGN SPACE, INC. 1710 DEL PARK BL. BUNNELL, GA 30808	SOUTHLAND MODULAR 1170 DEL PARK BL. BUNNELL, GA 30808
DATE: 6-5-98	THIRD PARTY: HMC & ASSOCIATES, INC. 1827 SOUTH MYRTLE AVE. CLEARWATER, FLORIDA 34616
CODES: SEE NOTES	REVISIONS: DATE: 10/20/98 BY: R.E.G.
STATE LABEL: (S) H.M.F.	
SCALE: -1/8" = 1'-0" (1/20)	
Dsn: 17015-10 (17015-10) 28' x 48'	Educational
Planning & Development	Cover Sheet

17015

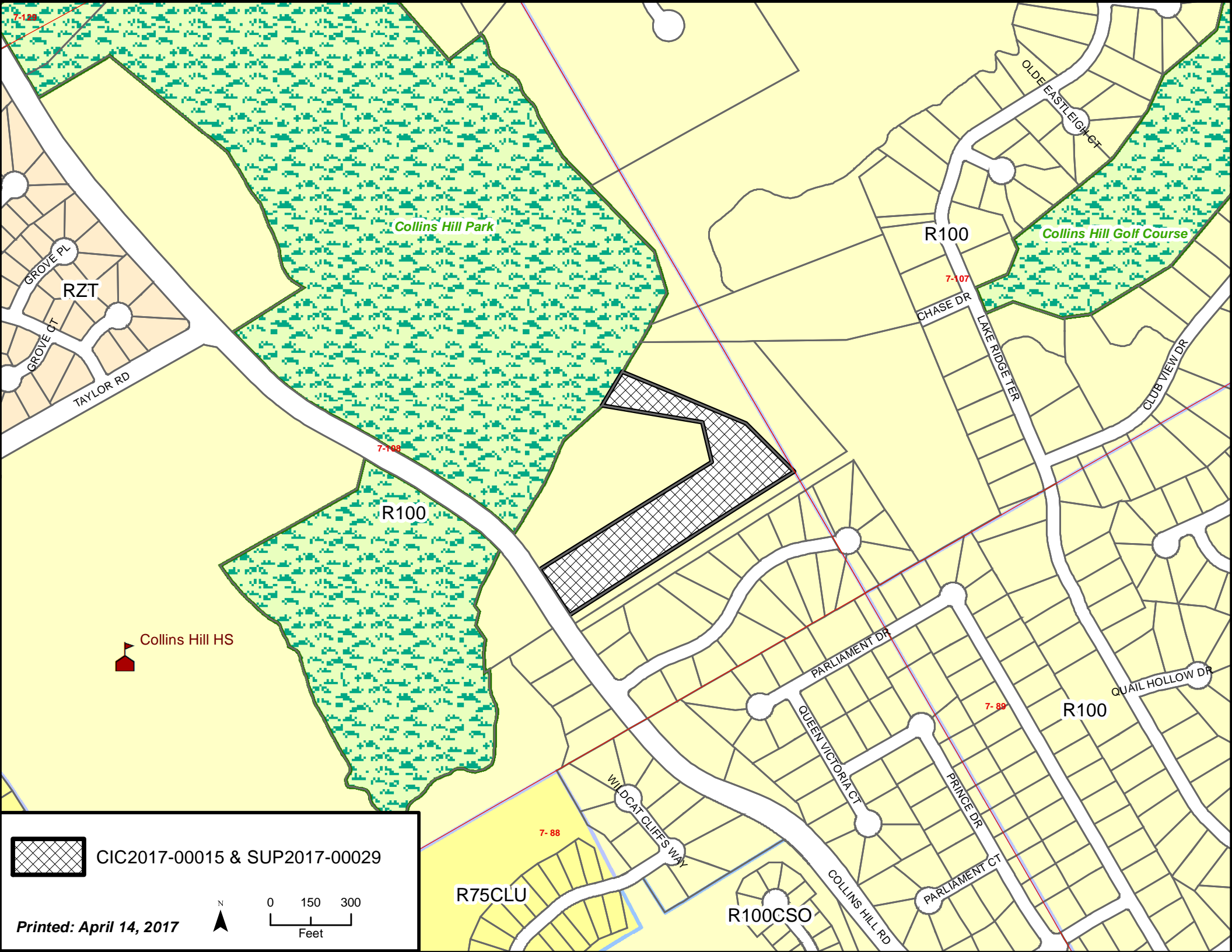


 CIC2017-00015 & SUP2017-00029

Printed: April 14, 2017



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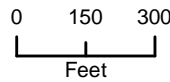
Collins Hill Park

Collins Hill Golf Course

Collins Hill HS

CIC2017-00015 & SUP2017-00029

Printed: April 14, 2017



R75CLU

R100CSO

PARLIAMENT CT

R100

R100

R100

RZT

GROVE PL

GROVE CT

TAYLOR RD

CHASE DR

LAKE RIDGE TER

CLUB VIEW DR

OLDE EASTEIGH CT

QUAIL HOLLOW DR

PARLIAMENT DR

QUEEN VICTORIA CT

PRINCE DR

COLLINS HILL RD

WILDCAT CLIFFS WAY

7-122

7-108

7-107

7-89

7-88

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
CHANGE IN CONDITIONS & SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER :**CIC2017-00016**  
ZONING :C-2  
LOCATION :6900 BLOCK OF BUFORD HIGHWAY  
MAP NUMBER :R6247 023A & 392  
ACREAGE :3.09 ACRES  
PROPOSAL :CHANGE IN CONDITIONS OF ZONING  
COMMISSION DISTRICT :(2) HOWARD

CASE NUMBER :**SUP2017-00022**  
ZONING :C-2  
LOCATION :6900 BLOCK OF BUFORD HIGHWAY  
MAP NUMBERS :R6247 023A & 392  
ACREAGE :3.09 ACRES  
SQUARE FEET :105,117 SQUARE FEET  
PROPOSED DEVELOPMENT :SELF-STORAGE FACILITY (CLIMATE CONTROLLED)  
COMMISSION DISTRICT :(2) HOWARD

CASE NUMBER :**SUP2017-00023**  
ZONING :C-2  
LOCATION :6900 BLOCK OF BUFORD HIGHWAY  
MAP NUMBERS :R6247 023A & 392  
ACREAGE :3.09 ACRES  
SQUARE FEET :105,117 SQUARE FEET  
PROPOSED DEVELOPMENT :OUTDOOR SALES/STORAGE  
COMMISSION DISTRICT :(2) HOWARD

**FUTURE DEVELOPMENT MAP:**

APPLICANT: ADEVCO CORPORATION  
400 NORTHRIDGE ROAD, SUITE 620  
ATLANTA, GA 30350

CONTACT: ERIC JOHANSEN PHONE: 678.571.4348

OWNER: 6956 BUFORD HWY, LLC  
2322 CRIMSON KING DRIVE  
BRASELTON, GA 30517

**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

SPECIAL USE PERMIT APPLICATION OF ADEVCO CORPORATION

The Applicant, ADEVCO Corporation, submits this Special Use Permit Application for the purpose of developing a self-storage facility on an approximate 3.085 acre tract (the "Property") located at 6956 Buford Highway, Atlanta, GA. The property is currently zoned C-2.

The Applicant respectfully request a Special Use Permit to allow the development of a climate controlled self-storage facility on the subject Property. The proposed self-storage facility will consist of approximately 105,117 +/- square feet of climate controlled self-storage constructed as a 3-story brick and stucco building. The number of parking spaces proposed to support the facility will be 26+/- parking spaces.

The development of a self-storage facility on the property is appropriate for the subject tract and is consistent with developments in the surrounding area. Moreover, the development of a self-storage facility on the Property will afford the owner the opportunity provide a needed amenity for the surrounding area.

The applicant welcomes the opportunity to meet with staff of the Gwinnett County Department of Planning to answer any questions or to address any concerns relating to the matters set forth in the letter or in the Application. The Applicant respectfully request your approval of this Application.

SUP '17 022  
SUP' 17 023

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APR 05 2017

Planning & Development



## Harwell, Abigail

---

**Subject:** FW: Need a CIC for the 6956 Buford Hwy Self-Storage project

Abigail,

We apologize for any confusion we have caused on the recent submittal for a Special Use Permit for real property located at 6956 Buford Highway and now realize that there is also a need for a Change in Conditions for the same application. The Applicant is requesting to completely REMOVE Zoning Condition 1.C. within the RZC2011-00012 and SUP2011-00024 previous BOC decisions:

- Zoning Condition 1 (C) - Outdoor sales/storage of merchandise other than automobiles (such as trailers, utility buildings, rental trucks, automotive parts, junked vehicles, etc.) shall be prohibited.

Please accept this email as our revised Letter of Intent to Gwinnett County of the intended changes and items we would like to keep associated with the Subject Property. Additionally, this email shall serve as a supplement to any previously submitted information regarding the proposed Special Use Permit request.

The intended use of the Subject Property is to remain zoned C-2, and for all other previously approved Special Uses to remain intact, and to permit a Special Use Permit that will allow for the use of a three story Climate Controlled Storage Facility that would have a complimentary use of Outdoor Storage for automobiles, trucks, boats, and recreational vehicles. The proposed Outdoor Storage would be a service that is provided to the Climate Controlled Storage Facility operator for its customers. We proposed to provide chain link security fencing that is a minimum of 6 feet tall around the perimeter of the storage area, and all items located within the storage area will be under the surveillance of the security system installed and maintain by the operator of the facility.

The Applicant would also like to add the ability for the Climate Controlled Storage Facility to have rental trucks that complement the moving process and their customers bringing items to their facility for storage.

If you need any additional information regarding this matter please call me at 678-571-4843 cell or reach me by email at [eric@inlandllc.com](mailto:eric@inlandllc.com)

Thanks

Eric Johansen, RLA, GCLT | Inland Group, LLC  
2180 Satellite Boulevard  
Suite 400-15  
Duluth, GA 30097

(404) 355-6700 phone  
(404) 355-6760 fax  
(678) 571-4843 cell  
[eric@inlandllc.com](mailto:eric@inlandllc.com)

CIC '17016

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APR 19 2017

Planning & Development

CASE NUMBER RZC2011-00012  
GCID 2011-0407

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

---

<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>AYE</u>
Shirley Lasseter, District 1	<u>AYE</u>
Lynette Howard, District 2	<u>AYE</u>
Michael Beaudreau, District 3	<u>AYE</u>
John Heard, District 4	<u>AYE</u>

---

On motion of COMM. HOWARD, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-1 & C-2 to C-2 by 6956 BUFORD HIGHWAY, LLC for the proposed use of AUTOMOBILE SALES on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MAY 24, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this, the 24<sup>th</sup> day of MAY 2011, that the aforesaid application to amend the Official Zoning Map from C-1 & C-2 to C-2 is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
  - A. Retail, service-commercial, office and accessory uses, with a Special Use Permit for an automobile sales facility. The following uses shall be prohibited:
    - adult bookstores or entertainment
    - recovered materials processing facilities
    - smoke shops/novelty stores
    - yard trimmings composting facilities
  - B. New buildings or renovations to the existing building shall be finished with architectural treatments of glass, brick and/or stacked stone (stucco may only be used as an accent material). Final building elevations shall be submitted for review and approval by the Director of Planning and Development. Portable office trailers shall be prohibited.
  - C. Outdoor sales/storage of merchandise other than automobiles (such as trailers, utility buildings, rental trucks, automotive parts, junked vehicles, etc.) shall be prohibited.
2. To satisfy the following site development considerations:
  - A. Provide a ten-foot wide landscaped strip adjacent to Buford Highway. Vehicles shall not be parked within the landscape strip or right-of-way.
  - B. Provide a five-foot wide landscaped strip adjacent to all internal property lines, with the exception of the east (external) property line.
  - C. Natural vegetation shall remain on the rear of the property until the issuance of a development permit.
  - D. Ground signage shall be limited to a monument type sign with a minimum two-foot high brick or stacked stone base. Ground sign shall not exceed 10 feet in height.

- E. Chain link fencing shall not be installed within the front yard. Any fencing within the required front yard setback shall be decorative, and shall be subject to review and approval by the Director of Planning and Development.
- F. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- G. Billboards or oversized signs shall be prohibited.
- H. Outdoor loudspeakers shall be prohibited.
- I. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
- J. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Blinking, neon, portable and temporary signage shall be prohibited. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs shall be prohibited.
- K. Peddlers shall be prohibited.
- L. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

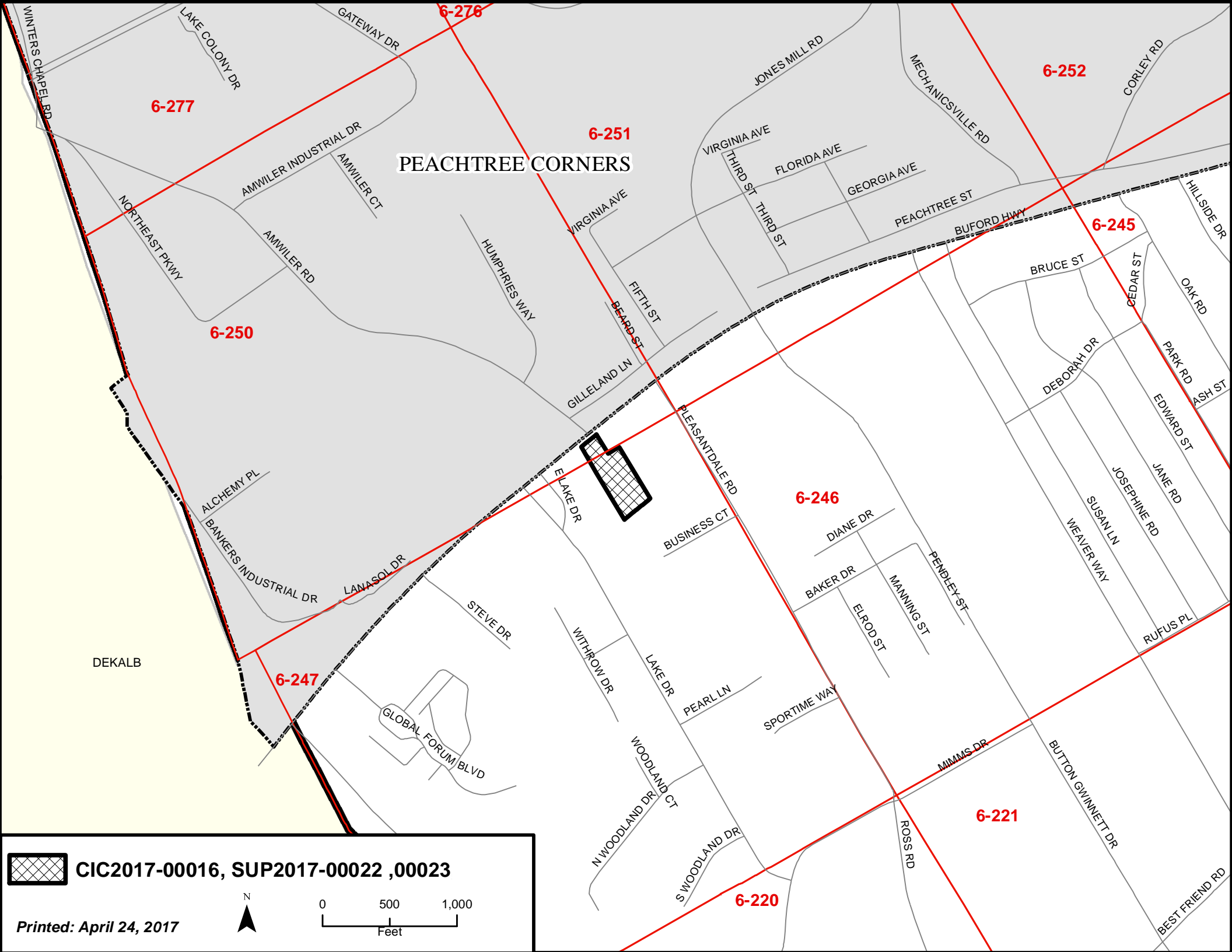
By: Charlotte J. Nash  
Charlotte J. Nash, Chairman

Date Signed: 5/31/11

ATTEST:

Diane K...  
County Clerk/Deputy County Clerk





PEACHTREE CORNERS

6-251

6-277

6-252

6-250

6-245

6-246

6-247

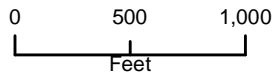
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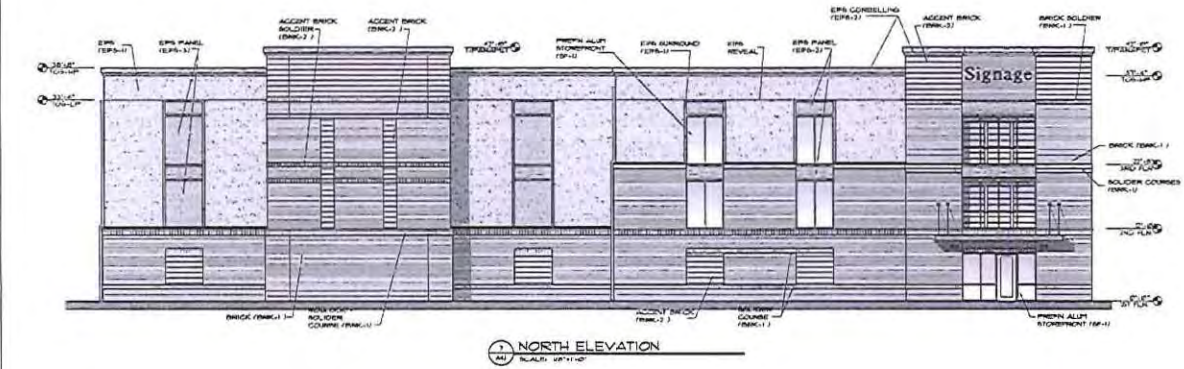
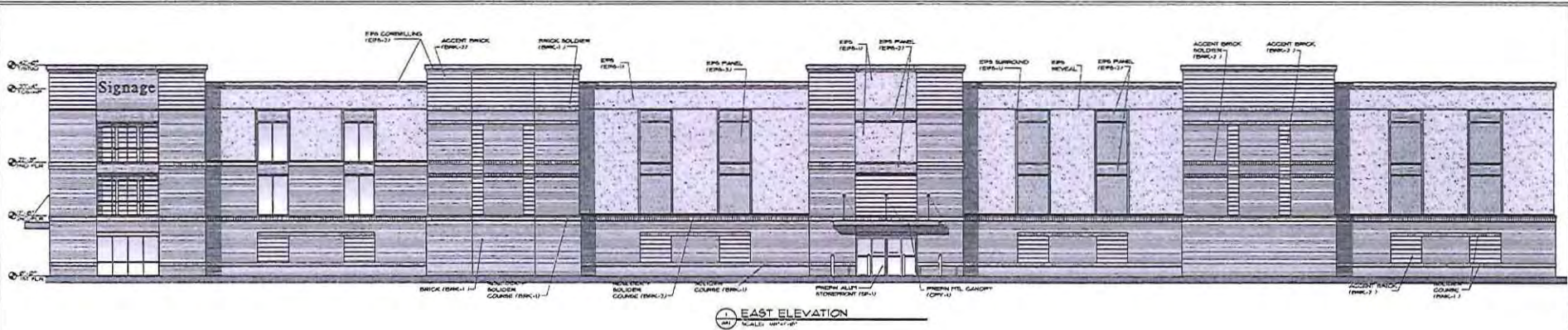
 CIC2017-00016, SUP2017-00022 ,00023



Printed: April 24, 2017








Buford Hwy Self Storage  
 6956 Buford Hwy  
 Gwinnett County, GA

**STANDARD**  
**PERFECTLINE**  
**INC.**

3000 W. WILSON AVENUE  
 FARMERSBURG, GA 30204  
 770-424-1234




PROJECT YEAR: 2017
DATE: 3-27-17

A4.1

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 APR 05 2017  
 Planning & Development

SUP '17022  
 SUP '17023





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APR 05 2017

Planning & Development

SUP '17 022

SUP '17 023



HUMPHRIES WAY

AMWILER RD

GILLELAND LN

BUFORD HWY

E LAKE DR

LAKE DR

PLEASANTDALE RD

BUSINESS CT

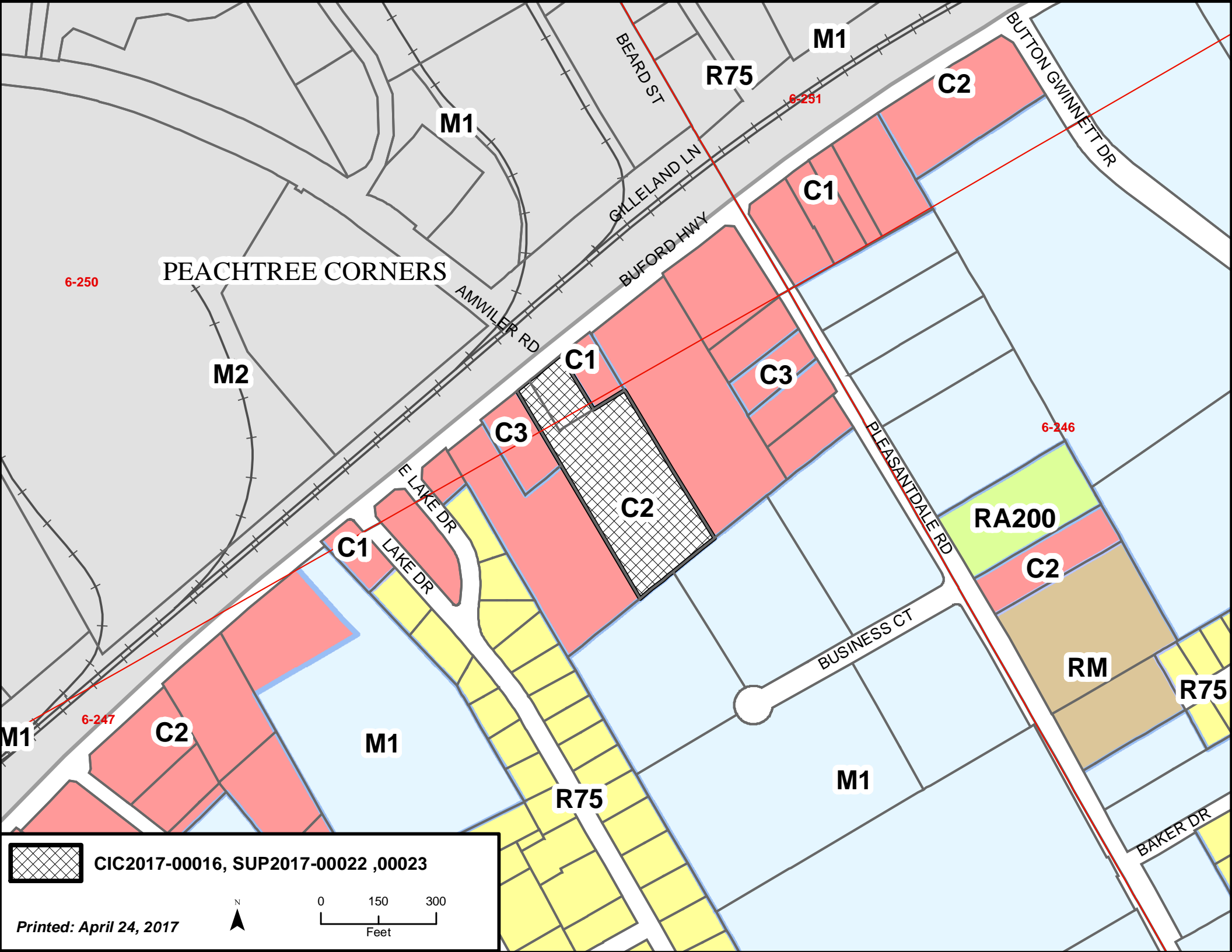


CIC2017-00016, SUP2017-00022 ,00023



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Printed: April 24, 2017



PEACHTREE CORNERS

 CIC2017-00016, SUP2017-00022 ,00023

Printed: April 24, 2017

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

CASE NUMBER :**SUP2017-00019**  
ZONING :C-2  
LOCATION :600 BLOCK OF BUFORD HIGHWAY  
MAP NUMBER :R7256 002  
ACREAGE :2.8 ACRES  
SQUARE FEET :2,361 SQUARE FEET  
PROPOSED DEVELOPMENT :AUTOMOTIVE SALES  
COMMISSION DISTRICT :(1) BROOKS

**FUTURE DEVELOPMENT MAP:**

APPLICANT: ARCADE DESIGN CORPORATION  
4958 BERKLEY RUN XING  
PEACHTREE CORNERS, GA 30092

CONTACT: JOSE F. JIMENEZ, RA PHONE: 770.527.1429

OWNER: RODOLFO A. SIXTOS  
644 BUFORD HIGHWAY  
SUGAR HILL, 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:

March 10, 2017

WINNETT COUNTY  
Department of Planning & Development  
Planning Division  
446 Crogan Street, Suite 250  
Lawrenceville, GA 30043

Re.: SUP – 644 Buford Highway, Sugarhill

Dear Sirs,

This is to express the intent to apply for a Special Use Permit for a new automobile sales at the above reference location.

The following are the considerations affecting this application:

- Current C2 Zoning allows for auto sales under a SUP
- The area of the existing property is 2.8 acres and it is sufficient for the business needs
- This proposal includes one single lot or property parcel
- The proposed number of parking spaces is 4 for customers including one HC and 28 car display parking stalls
- The building height will be within the 35 feet allowed.
- This SUP will not require a modification of the required setbacks or buffer areas and no new pavement areas

The enclosed documentation is submitted for your review and consideration.

Cordially,

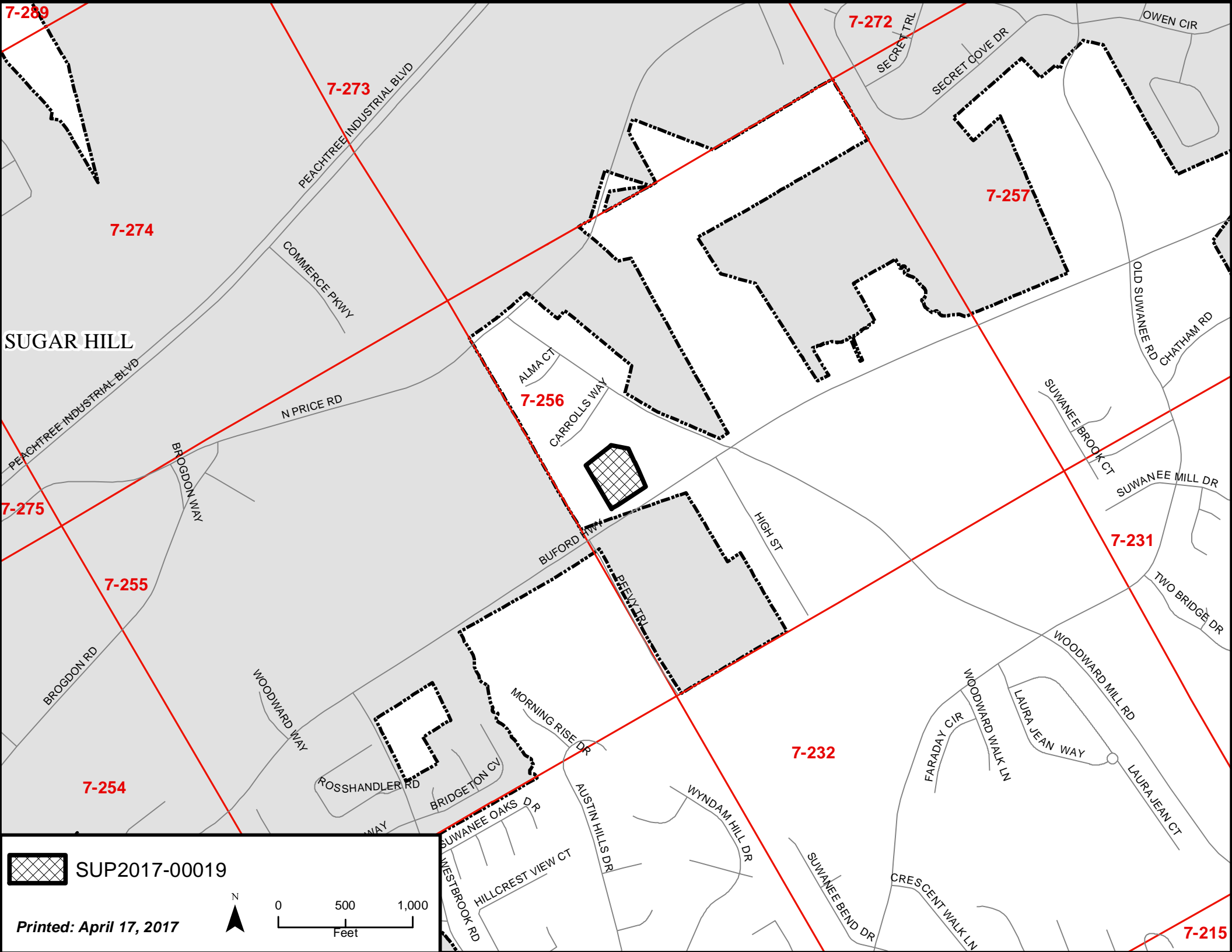
**Jose Fernando Jimenez**  
**GA Registered Architect**  
Off: 770-338-9938  
Cell: 770-527-1429  
[jfdojimenez@arcadesign.com](mailto:jfdojimenez@arcadesign.com)

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MAR 13 2017

Planning & Development

SUP '17 019



7-289

7-272

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SUGAR HILL

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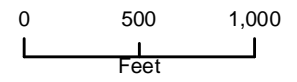
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 SUP2017-00019



Printed: April 17, 2017

**FLOOD HAZARD STATEMENT**

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD HAZARD MAP. THE PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD HAZARD MAP.

**PROPERTY LOCATED AT:**

LAND LOT 294, 7th LAND DISTRICT  
GWINNETT COUNTY, GEORGIA  
TAX PARCEL NO. 7796 400

**SURVEY DATA**

FIELD AND OFFICE INFORMATION TAKEN FROM THE GWINNETT COUNTY GIS SYSTEM, SURVEY RECORDS AND DATA FROM A SURVEY PLAT RECORDED IN THE GWINNETT COUNTY RECORDS.

**LEGAL DESCRIPTION**

644 BUFORD HIGHWAY  
TAX PARCEL 7796 400  
SURVEYED LEGAL DESCRIPTION  
ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 294 OF THE 7th LAND DISTRICT GWINNETT COUNTY GEORGIA AS SHOWN AND DESCRIBED IN THE SURVEY PLAT RECORDED IN THE GWINNETT COUNTY RECORDS AND DATA FROM A SURVEY PLAT RECORDED IN THE GWINNETT COUNTY RECORDS.

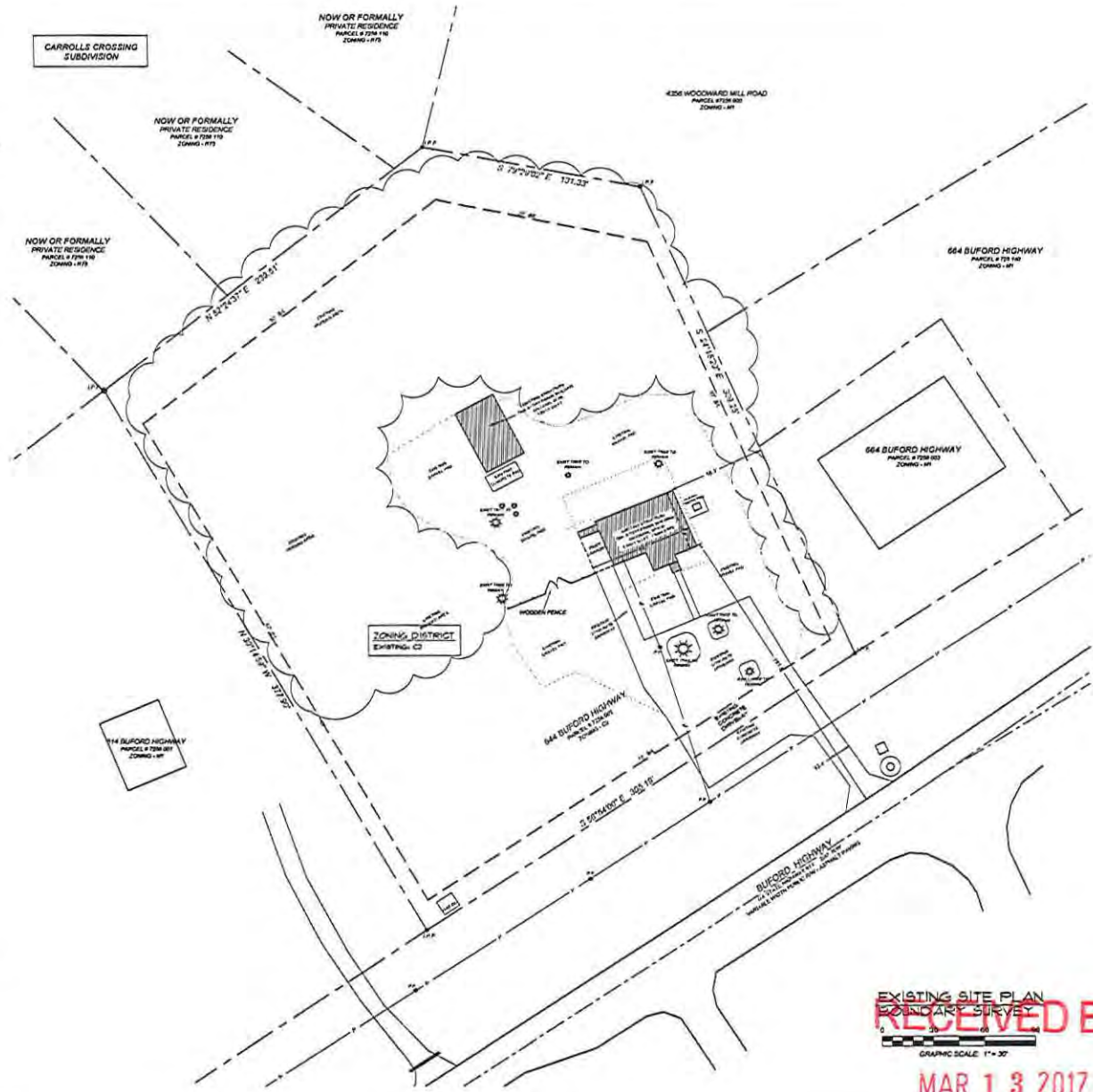
**LEGEND**

- BOUNDARY LINE
- SETBACK LINE
- EXISTING BUILDING
- CONTOUR LINE
- CONTOUR ELEV. 1020
- IRON PIN FOUND ●, P.F.
- POWER LINE P
- POWER POLE P P

SUP '17 019



**ZONING DISTRICT**  
EXISTING: C2



EXISTING SITE PLAN  
BOUNDARY SURVEY  
RECEIVED BY  
MAR 13 2017  
GRAPHIC SCALE 1"=30'



JOSE F. JAMERET, PA  
20170000  
oicodedesign

SPECIAL USE PERMIT  
GTO AUTO SALES  
644 BUFORD HIGHWAY  
SUGAR HILL, GEORGIA 30918

PROJECT No:

REVISIONS	
MARK	DATE

DATE: 03-09-2017  
SHEET No: SPI

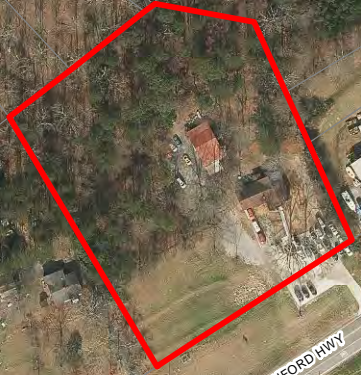


M PRICE RD

ALMA CT

CAROLLS WAY

WOODWARD MILL RD



BUFORD HWY

PRENTISS

PICK ST



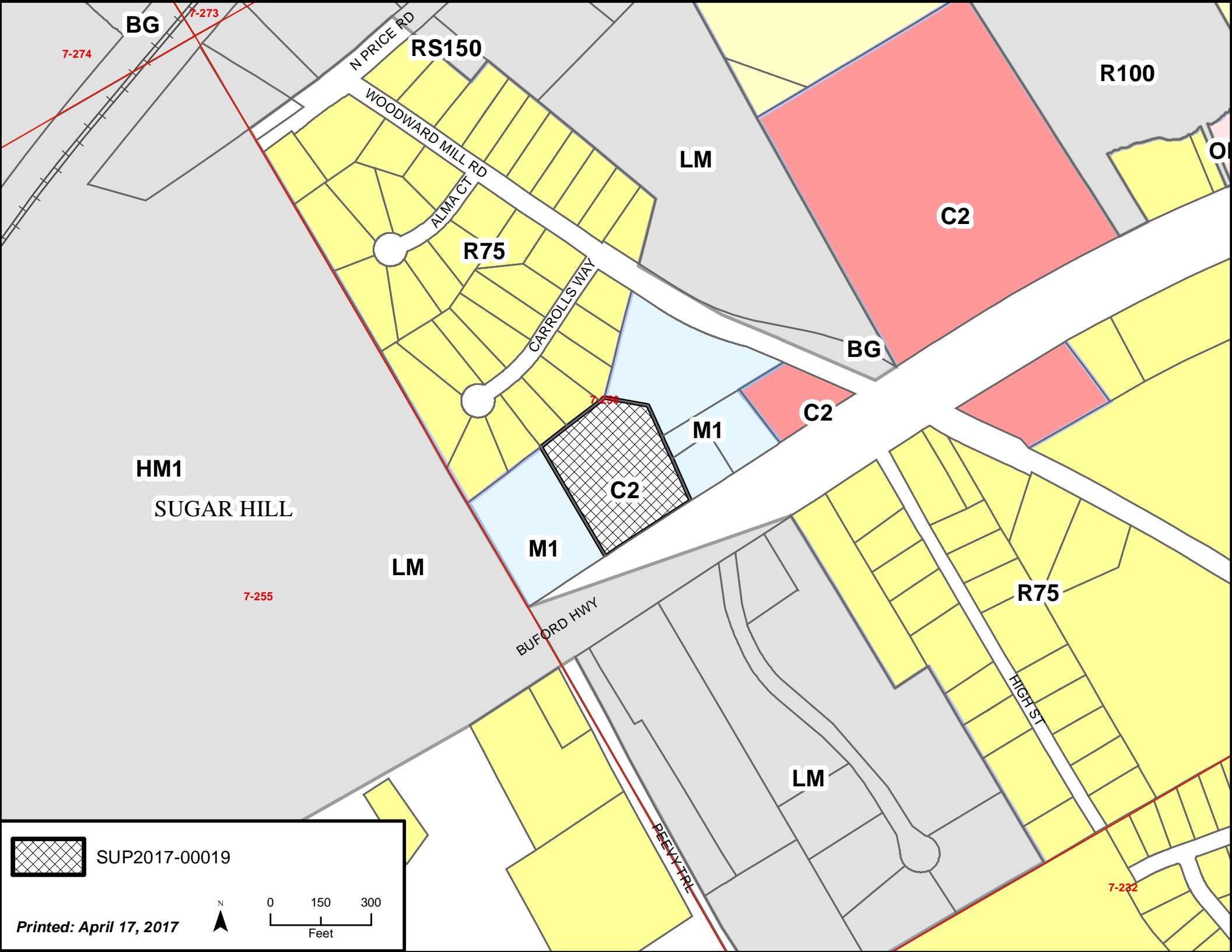
SUP2017-00019



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Printed: April 17, 2017





 SUP2017-00019

Printed: April 17, 2017

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

CASE NUMBER :**SUP2017-00021**  
ZONING :M-1  
LOCATION :1500 BLOCK OF OAKBROOK DRIVE  
MAP NUMBER :R6196 122  
ACREAGE :4.75 ACRES  
SQUARE FEET :26,350 SQUARE FEET  
PROPOSED DEVELOPMENT :DAYCARE CENTER  
COMMISSION DISTRICT :(2) HOWARD

**FUTURE DEVELOPMENT MAP:**

APPLICANT: STILL WATERS LEARNING CENTER, INC.  
C/O MAHAFFEY PICKENS TUCKER, LLP  
1550 NORTH BROWN ROAD, SUITE 125  
LAWRENCEVILLE, GA 30043

CONTACT: SHANE LANHAM PHONE: 770.232.0000

OWNER: OAKSTON, LLC  
754 ROCKY POINT ROAD  
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:



Matthew P. Benson  
Gerald Davidson, Jr.\*  
Brian T. Easley  
Kelly O. Faber  
Christopher D. Holbrook  
Frances H. Kim  
Shane M. Lanham

Austen T. Mabe  
Jeffrey R. Mahaffey  
David G. McGee  
Steven A. Pickens  
Andrew D. Stancil  
R. Lee Tucker, Jr.  
\*Of Counsel

**LETTER OF INTENT FOR SPECIAL USE PERMIT APPLICATION OF  
STILL WATERS LEARNING CENTER, INC.**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Special Use Permit Application (the "Application") on behalf of the Applicant, Still Waters Learning Center, Inc., for the purpose of requesting a special use permit for a Day Care Facility on an approximately 4.75 acre tract (the "Property") located on Oakbrook Drive at its intersection with Center Way. The Property is currently zoned M-1.

The subject Property is located just east of Interstate 85 where it passes under Center Way. The Property is surrounded on three sides by land zoned M-1 and bordered on its southeasterly boundary by land zoned RM-13. The Property contains two buildings with approximately 13,600 square feet of space each which were constructed in 1989. The Applicant plans to utilize the subject Property for a church and private school. As a component of the private school, the Applicant plans to operate a day care facility which is required to be licensed or commissioned by the Georgia Department of Human Resources. Though the uses of Place of Worship and Private School are permitted by right in the M-1 zoning classification under the current Gwinnett County Unified Development Ordinance, a special use permit is required for a Day Care Facility.

The proposed use of the Property is consistent with the policies of the Gwinnett County Unified Development Plan which designates the Property as within the Regional Mixed-Use Character Area. Moreover, the subject Property was recently utilized as church pursuant to

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

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**APR 03 2017**  
**Planning & Development**

**SUP '17021**

SUP2011-00063 which was approved by the Gwinnett County Board of Commissioners on November 15, 2011. In addition to warehousing and distribution uses, office uses are a major component of the surrounding area including several other current or former churches. Accordingly, the proposed use is compatible with these existing uses as well as the overall character of the area. As a relatively low-intensity use of existing buildings, the requested special use permit will not have an adverse impact on nearby or surrounding properties.

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

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP



---

Shane M. Lanham  
*Attorneys for the Applicant*

RECEIVED BY  
APR 03 2017  
Planning & Development

SUP '17 021



Matthew P. Benson  
Gerald Davidson, Jr.\*  
Brian T. Easley  
Kelly O. Faber  
Christopher D. Holbrook  
Frances H. Kim  
Shane M. Lanham

Writer's e-mail: slanham@mptlawfirm.com

March 30, 2017

Austen T. Mabe  
Jeffrey R. Mahaffey  
David G. McGee  
Steven A. Pickens  
Andrew D. Stancil  
R. Lee Tucker, Jr.  
\*Of Counsel

**VIA HAND DELIVERY AND EMAIL TO: Kathy.Holland@gwinnettcounty.com**

Kathy Holland, Director  
Gwinnett County Department of Planning and Development  
One Justice Square  
446 West Crogan Street  
Lawrenceville, Georgia 30046

Re: Voluntary Termination of Special Use Permit SUP2011-00063 (the "SUP") for property located at 1590 Oakbrook Drive, Norcross, Georgia 30093 bearing tax parcel number 6196 122 (the "Property")

Dear Kathy:

Please accept this letter as the Property owner's request to voluntarily terminate the SUP which was approved by the Board of Commissioners on November 15, 2011. Pursuant to the Gwinnett County Unified Development Ordinance which was adopted subsequent to the SUP, the use of "Place of Worship" is permitted by right in the M-1 zoning classification. Accordingly, the SUP is no longer necessary. Please let me know if I can provide any additional information.

Sincerely yours,

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham

SML/wmf  
Cc: Gerald T. Oberholzter

**Department of Planning and Development**

446 West Crogan Street • Lawrenceville, GA 30046-2440  
(tel) 678.518.6000  
www.gwinnettcounty.com



To: Board of Commissioners  
From: Todd Hargrave, Planning and Development  
Through: Municipal-Gwinnett Planning Commission  
Date: March 31, 2017  
Subject: Voluntary Termination of Special Use Permit (SUP2011-00063)

Please be advised that the owner of property located at 1590 Oakbrook Drive has voluntarily terminated the Special Use Permit on their property (SUP2011-00063). The Special Use Permit was for a church and accessory uses along Oakbrook Drive.

This notice, in accordance with Section 270-30.8 of the Unified Development Ordinance, results in termination of the Special Use Permit.

Copies of the property owner's termination letter, the Board of Commissioners Resolution, the site plan and location maps are attached for reference.

cc: Kathy Holland, Director, Planning and Development  
Jerry Oberholtzer, Current Planning Manager, Planning and Development  
Case file: SUP2011-00063

CASE NUMBER SUP2011-00063  
GCID 2011-0910

BOARD OF COMMISSIONERS  
GWINNETT COUNTY  
LAWRENCEVILLE, GEORGIA  
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

---

<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>AYE</u>
Shirley Lasseter, District 1	<u>ABSENT</u>
Lynette Howard, District 2	<u>AYE</u>
Michael Beaudreau, District 3	<u>AYE</u>
John Heard, District 4	<u>AYE</u>

---

On motion of COMM. HOWARD, which carried 4-0, the following resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by GLORIOUS GLOBAL APOSTOLIC CHURCH for the proposed use of a CHURCH on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 15, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 15<sup>TH</sup> day of NOVEMBER, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. A church and accessory uses, not including a commercial daycare or private school unless approved by an additional Special Use Permit(s).
2. Any new buildings or exterior architectural modifications to the existing building shall be subject to review and approval by the Director of Planning and Development.
3. All church functions and activities shall be conducted indoors.
4. Outdoor/exterior loud speakers shall be prohibited.
5. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
6. Peddlers or parking lot sales shall be prohibited.
7. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

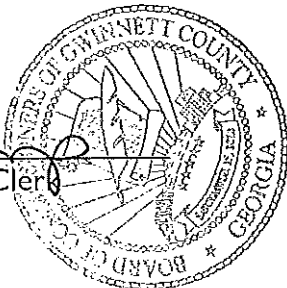
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash  
Charlotte J. Nash, Chairman

Date Signed: 11/29/11

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk





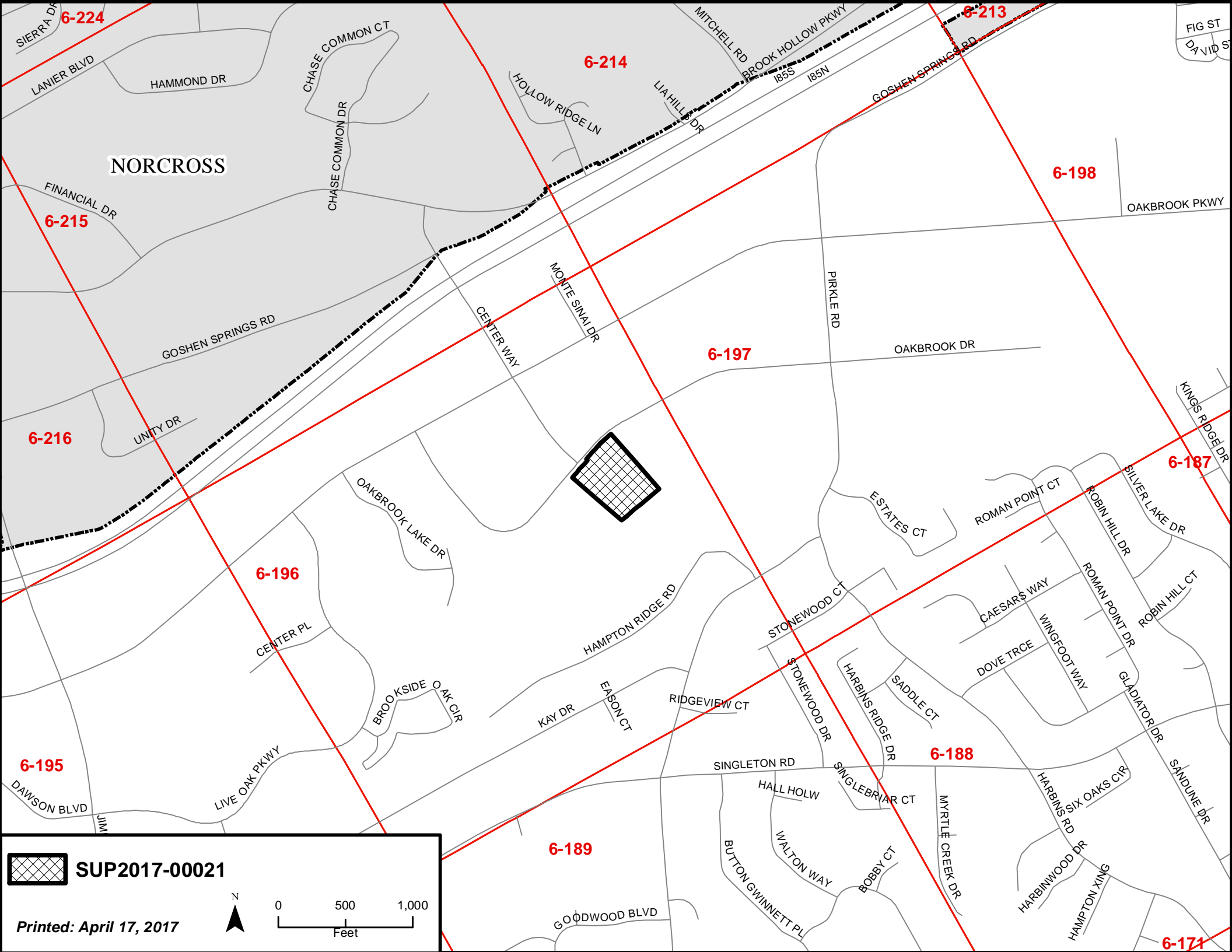
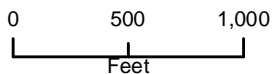


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NORCROSS

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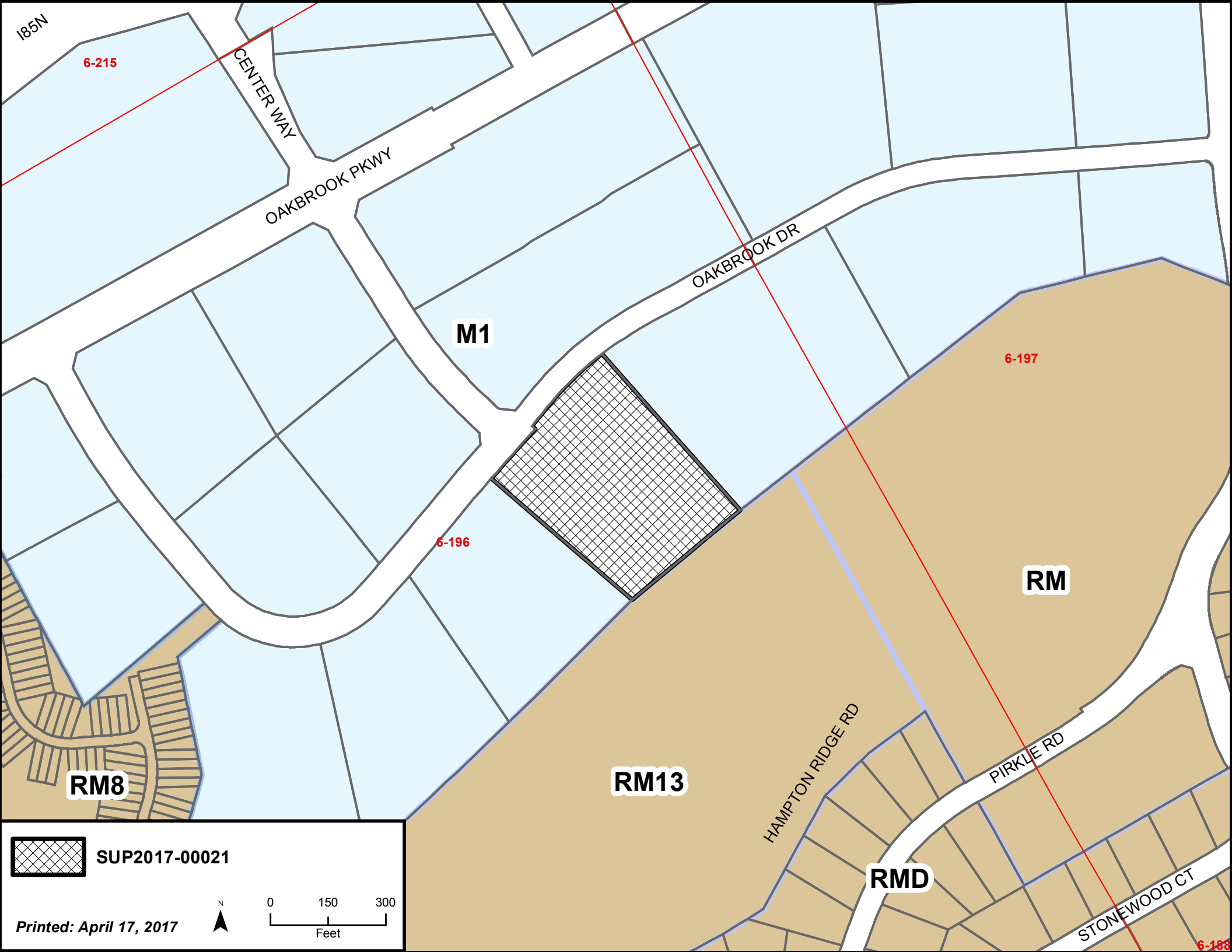
Printed: April 17, 2017



6-171







185N

6-215

CENTER WAY

OAKBROOK PKWY

OAKBROOK DR

M1

6-197

6-196

RM

RM8

RM13

HAMPTON RIDGE RD

RMD

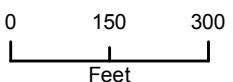
PIRKLE RD

STONEWOOD CT

6-188



SUP2017-00021



Printed: April 17, 2017

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

CASE NUMBER :**SUP2017-00024**  
ZONING :R-100  
LOCATION :1400 BLOCK OF CALVIN DAVIS CIRCLE  
:1300 BLOCK OF BUFORD DRIVE  
MAP NUMBER :R7051 141  
ACREAGE :12.37 ACRES  
SQUARE FEET :37,926 SQUARE FEET  
PROPOSED DEVELOPMENT :PRIVATE SCHOOL  
COMMISSION DISTRICT :(4) HEARD

CASE NUMBER :**SUP2017-00025**  
ZONING :R-100  
LOCATION :1400 BLOCK OF CALVIN DAVIS CIRCLE  
:1300 BLOCK OF BUFORD DRIVE  
MAP NUMBER :R7051 141  
ACREAGE :12.37 ACRES  
SQUARE FEET :37,926 SQUARE FEET  
PROPOSED DEVELOPMENT :DAY CARE FACILITY (GROUP)  
COMMISSION DISTRICT :(4) HEARD

**FUTURE DEVELOPMENT MAP:**

APPLICANT: NEW BRIDGE CHURCH  
C/O MITCH PEEVY  
4480 COMMERCE DRIVE  
BUFORD, GA 30518

CONTACT: MITCH PEEVY PHONE: 770.614.6511

OWNER: NEW BRIDGE CHURCH  
1446 CALVIN DAVIS CIRCLE  
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:

## Letter of Intent

The applicant and owner New Bridge Church requests a special use permit to allow a Daycare, a Primary and Secondary school at their campus located at 1446 Calvin Davis Circle. The church is located on 12.33 acres with a total of 3 buildings and 550 parking spaces. The school, Hope Academy, will be serving the primary and secondary grades. They are partnering with New Bridge who has offered their campus as they have a large facility and it is currently only used about 2 days a week. The school plans to offer a 3 and a 5 day per week program for the students with ratios of 10-12 students to 1 teacher. The hours of operation will be from 8am to 3pm and the school currently has a total of 41 students. No new construction is planned as the buildings are large enough and are already set up for classes and auditorium space. The daycare will be mostly for parents involved with the school and church and will act as a feeder for the school as well as a mothers morning out.

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SUP '17 024







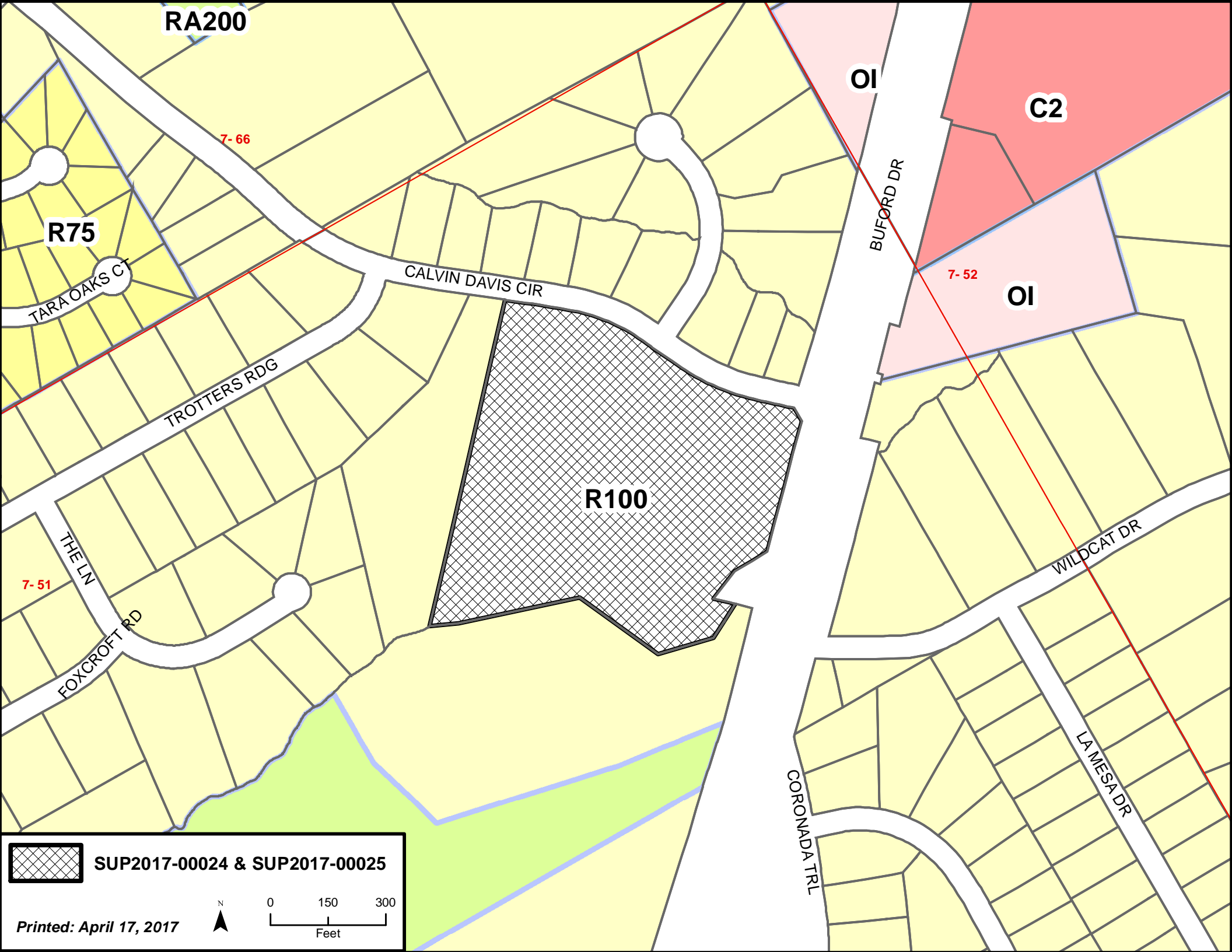


 **SUP2017-00024 & SUP2017-00025**

*Printed: April 17, 2017*

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Feet



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R75

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TARAOAKS CT

CALVIN DAVIS CIR

BUFORD DR

TROTTERS RDG

R100

7-51

THE LN

WILDCAT DR

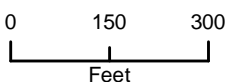
FOXCROFT RD

LAMESA DR

CORONADA TRL



SUP2017-00024 & SUP2017-00025



Printed: April 17, 2017

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

CASE NUMBER :**SUP2017-00027**  
ZONING :R-100  
LOCATION :400 BLOCK OF PATTERSON ROAD  
MAP NUMBER :R5052 023  
ACREAGE :1.06 ACRES  
SQUARE FEET :1,840 SQUARE FEET  
PROPOSED DEVELOPMENT :PERSONAL CARE HOME (FAMILY)  
COMMISSION DISTRICT :(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: VERONICA ILENRE  
478 PATTERSON ROAD  
LAWRENCEVILLE, GA 30044

CONTACT: VERONICA ILENRE PHONE: 678.755.9449

OWNER: VERONICA ILENRE  
587 SYDNEY MICHELLE LANE  
LAWRENCEVILLE, GA 30046

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:

Gwinnett County Planning Division  
446 West Crogan Street Suite 250  
Lawrenceville, GA 30046  
ATTN: Board of Commisioners  
RE: Intent for Personal Care Home Permit

To Whom It May Concern:

I am seeking approval for a special use permit for a Personal Care Home. The purpose of this home is to serve the elderly population and provide personalized care including boarding, meals, and bathing. I have over twenty-one years of experience with working with the elderly and currently run a personal care home less than a mile away located at 1757 Scholar Drive. We have been running this location for eight years.

The Personal Care Home will be located at 478 Patterson Road Lawrenceville, GA 30044. The home will house three adults and will be staffed twenty- four hours a day. The home will comply with all state and county rules and regulations. The home will not cause any additional traffic or an increase in sound. Thank you for your attention to this matter.

Sincerely,

Veronica Ilenre  
(678)755-9449  
aalvg10@aol.com

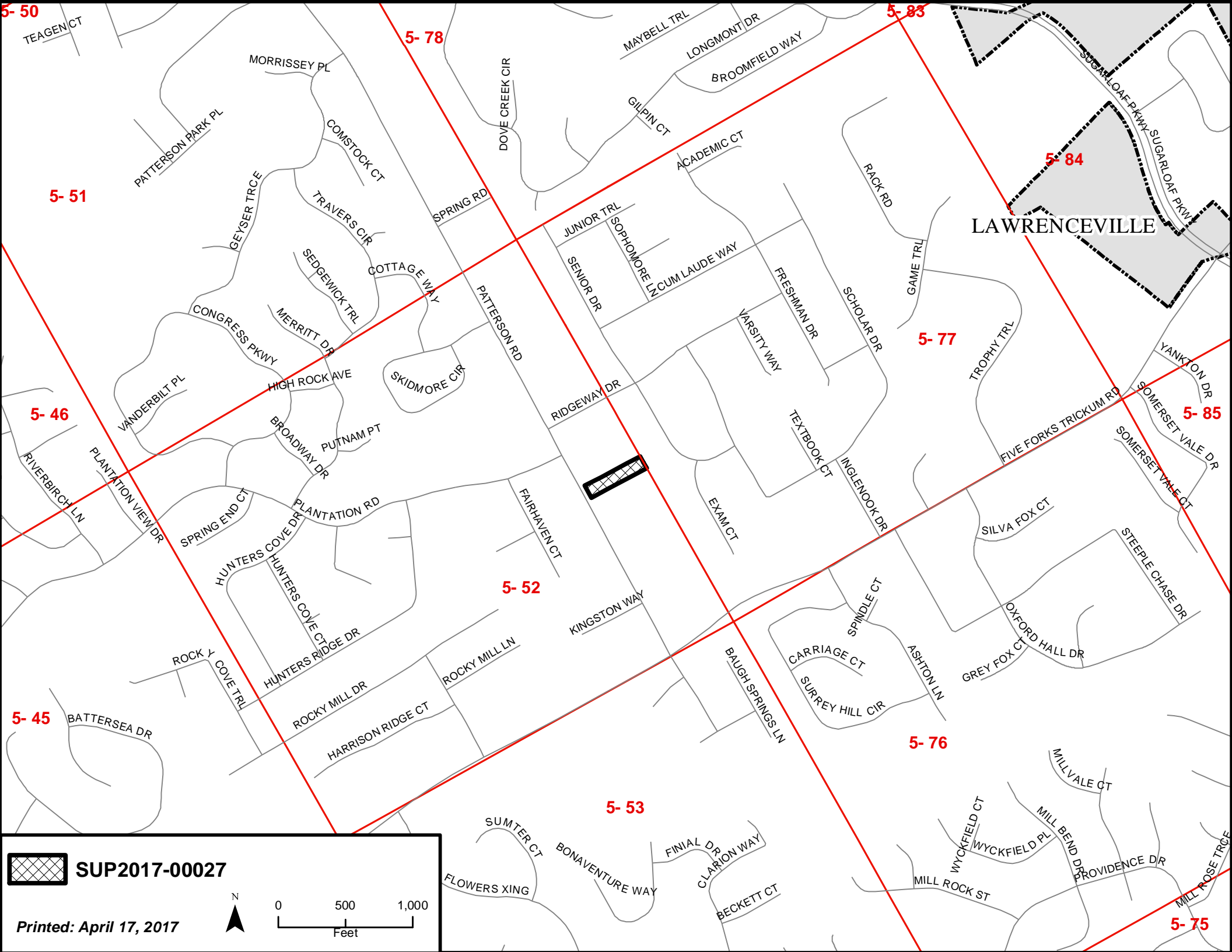


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LAWRENCEVILLE

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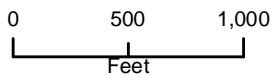
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Printed: April 17, 2017

24 HR CONTACT:  
 THE ANCHOR HOLDS  
 VERONICA ILENRE  
 (678) 755-9449  
 478 PATTERSON ROAD SOUTHWEST  
 LAWRENCEVILLE, GA 30044

NO	REVISION	DATE
1	XXXXXXXXXX	XXXXXX
2	XXXXXXXXXX	XXXXXX
3	XXXXXXXXXX	XXXXXX
4	XXXXXXXXXX	XXXXXX

**SITE PLAN FOR:**  
 THE ANCHOR HOLDS  
 478 PATTERSON ROAD SOUTHWEST  
 LAWRENCEVILLE, 30044  
 PATTERSON EAST SUBDIVISION  
 UNIT 1, BLOCK A, LOT 16  
 LAND LOT 52 OF THE 5TH DISTRICT  
 GWINNETT COUNTY, GEORGIA

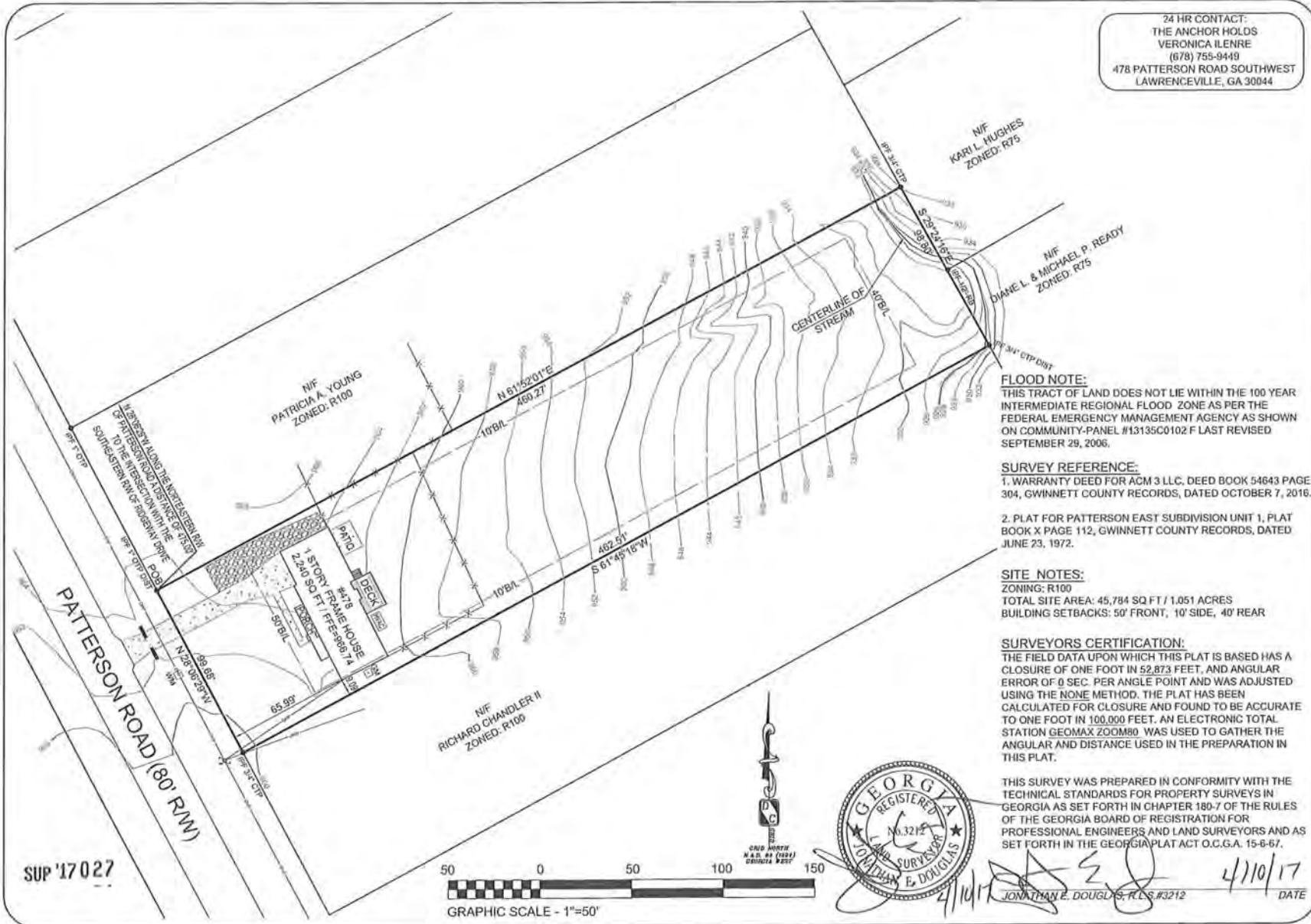
**DOUGLAS CONSULTING LLC**  
 248 Gilliam Ct.  
 Locust Grove, GA 30248  
 LSF001174  
 Cell: (770) 334-4477  
 Office: (770) 334-1117  
 Fax: (770) 334-1117  
 douglasconsulting@comcast.net  
 douglasconsulting.com



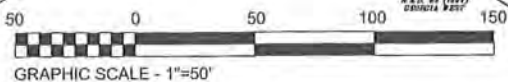
CHECKED: JED  
 DRAWN: LMS  
 SCALE: 1"=50'  
 FIELD DATE: 04-09-2017  
 DWG. DATE: 04-10-2017

JOB NO. 17A PATTERSON RD  
 SHEET  
**1 OF 1**

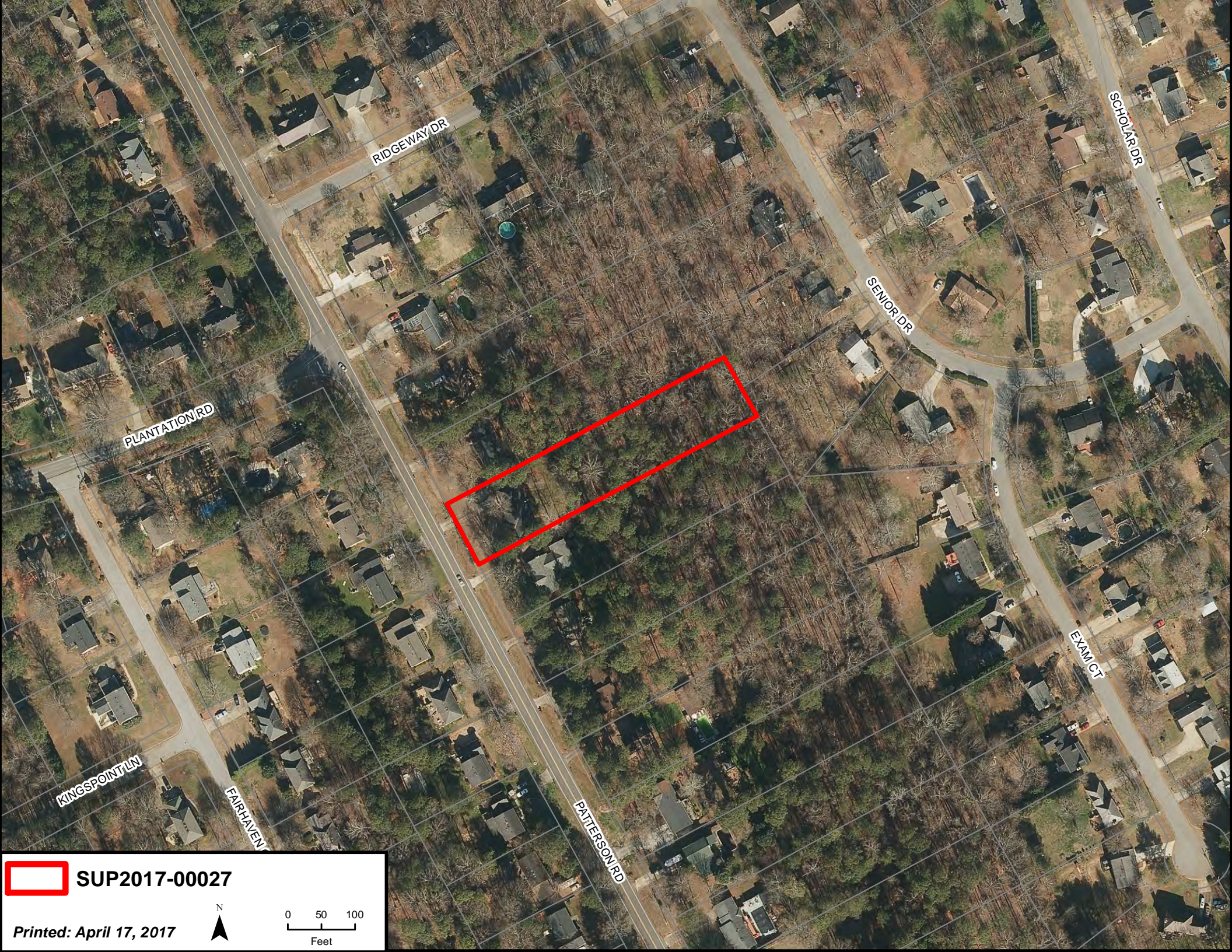
Planning & Development



SUP '17 027



ANY REVISIONS TO THIS PLAN, DOCUMENT OR THE WORKS HEREIN MUST BE IN WRITING AND BE APPROVED BY THE ENGINEER.



RIDGEWAY DR

SCHOLAR DR

SENIOR DR

PLANTATION RD

KINGPOINT LN

FARHAVEN

PATERSON RD

EXAM CT

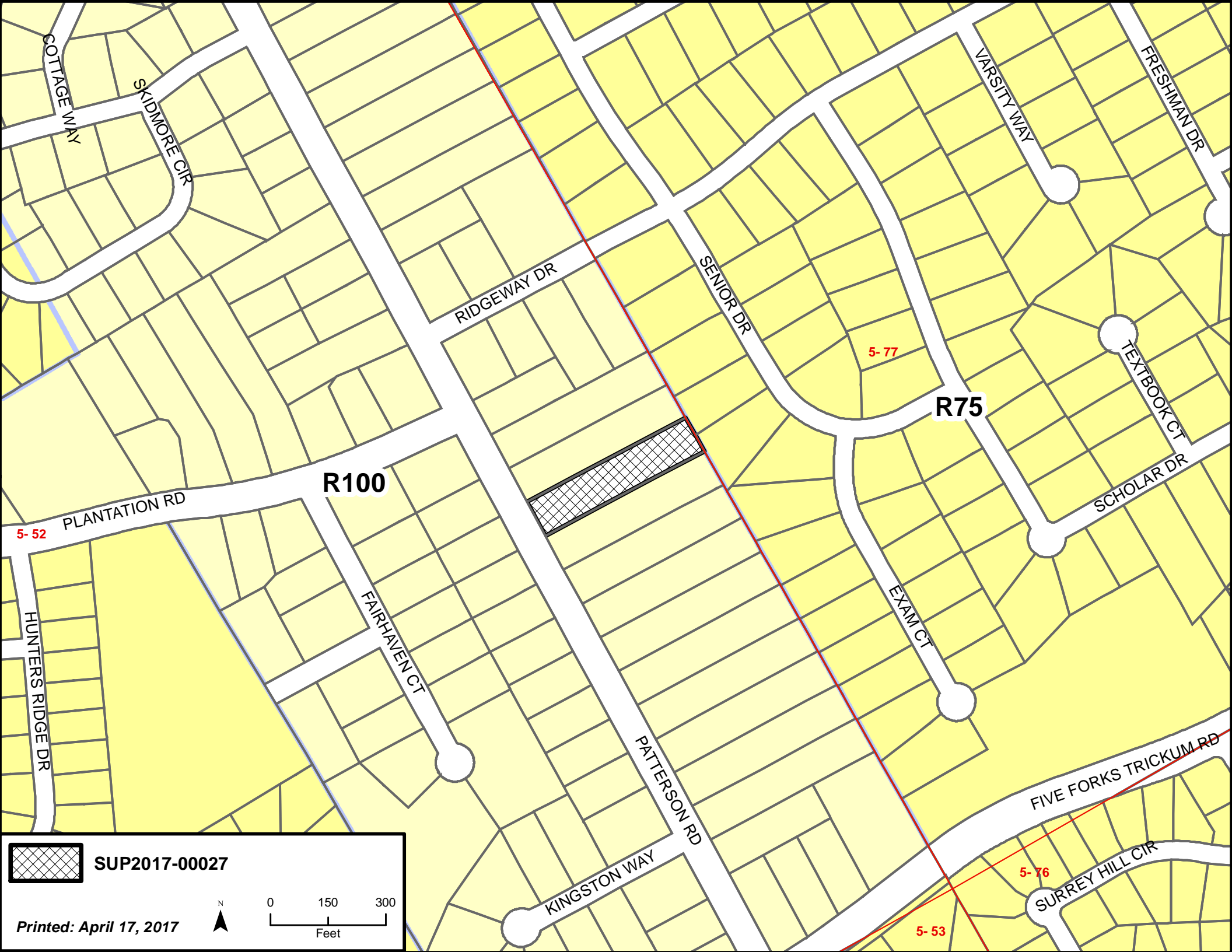
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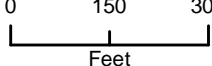




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Printed: April 17, 2017

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 0 150 300 Feet

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

CASE NUMBER :**SUP2017-00028**  
ZONING :C-2  
LOCATION :1900 BLOCK OF BOGGS  
:2500 BLOCK OF SATELLITE BOULEVARD  
:INTERSTATE 85 (RAMP)  
MAP NUMBERS :R7079 006 & 037  
ACREAGE :9.29 ACRES  
SQUARE FEET :12,395 SQUARE FEET  
PROPOSED DEVELOPMENT :OUTDOOR SALES/STORAGE  
COMMISSION DISTRICT :(1) BROOKS

**FUTURE DEVELOPMENT MAP:**

APPLICANT: GEO. SCHOFIELD CO., INC.  
C/O ANDERSEN TATE & CARR, P.C.  
1960 SATELLITE BOULEVARD, SUITE 4000  
DULUTH, GA 30097

CONTACT: R. MATTHEW REEVES, ESQ. PHONE: 770.822.0900

OWNER: DULUTH HDLS, LLC  
C/O RAM REALTY SERVICES  
4801 PGA BOULEVARD  
PALM BEACH GARDENS, FL 33418-3941

**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

ONE SUGARLOAF CENTRE  
1960 SATELLITE BOULEVARD, SUITE 4000  
DULUTH, GEORGIA 30097  
(770) 822-0900  
FACSIMILE (770) 822-9680  
[www.atclawfirm.com](http://www.atclawfirm.com)

R. Matthew Reeves  
Direct Phone: (770) 236-9768  
Direct Fax: (770) 236-9778

Email: [mreeves@atclawfirm.com](mailto:mreeves@atclawfirm.com)

April 7, 2017

## VIA HAND-DELIVERY

Gwinnett County Department  
of Planning and Development  
446 West Crogan Street, Suite 225  
Lawrenceville, GA 30046-2440

**Re: Special Use Permit Application  
Geo. Schofield Co., Inc.  
1905 and 2560 Satellite Blvd., Duluth, Georgia  
Tax Parcels R7079 006 and R7079 037**

Dear Ms. Holland and Planning and Development Staff:

This Letter of Intent is written on behalf of Applicant Geo. Schofield Co., Inc. in support of a Special Use Permit for outdoor sales, storage or display of retail items, relating to a retail building materials sales business, at the former Home Depot Garden Center, located at the 9.28+-acre site near Satellite Boulevard and Boggs Road at 1905 and 2560 Satellite Blvd., Duluth, Georgia, Tax Parcels R7079 006 and R7079 037.

The property is zoned C-2 with conditions from a rezoning in 2000. Geo. Schofield Co., Inc.'s retail building material sales business is a permitted use in C-2. However, Geo. Schofield Co., Inc. would like to relocate its Tucker, Georgia location to the property, and this will require approval by the County of outdoor sales, storage or display of retail products, which is a Special Use in C-2.

Geo. Schofield Co., Inc.'s Schofield Stone Center business ([www.schofieldstone.com](http://www.schofieldstone.com)) which would be relocated to the property from Tucker sells retail man-made and natural stone hardscape products including pavers, irregular and pattern flagstone, wall cap, treads and other dimensional cut stone, building and field stone, natural and man-made stone veneers, decorative aggregates, topsoil, mulch and masonry supplies, and other similar retail products. Geo. Schofield Co., Inc. will bring jobs to the long-vacant location, generate sales taxes through customer purchases, and enhance the dormant property's value. The improvements that customers would make to their homes using Schofield Stone's products would also increase property values in Gwinnett County.

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APR 07 2017

Planning & Development

Schofield Stone Center SUP Letter of Intent

April 7, 2017

Page 2 of 2

The subject property is a compatible location for this new Gwinnett County business. Schofield Stone's business is generally similar to the former Home Depot Garden Center. There are a retail center, gas station, car dealerships, and office buildings in the immediate vicinity, which are compatible uses, and there are abundant residential customers within a convenient proximity and across Gwinnett County.

Approval of Geo. Schofield Co., Inc.'s Special Use Permit application will revitalize a long term vacant site, and bring jobs, customers, and enhanced property values.

Enclosed for review are the Applicant's site plan by Lecraw Engineering, survey, legal description, response to standards governing the exercise of zoning power, and other application materials. Thank you for your analysis of Geo. Schofield Co., Inc.'s Special Use Permit Application. The Applicant and I are glad to answer questions that you may have concerning the application.

Very truly yours,

**ANDERSEN, TATE & CARR, P.C.**



R. Matthew Reeves

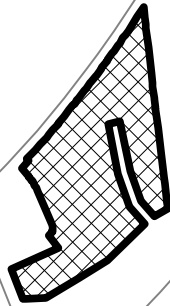
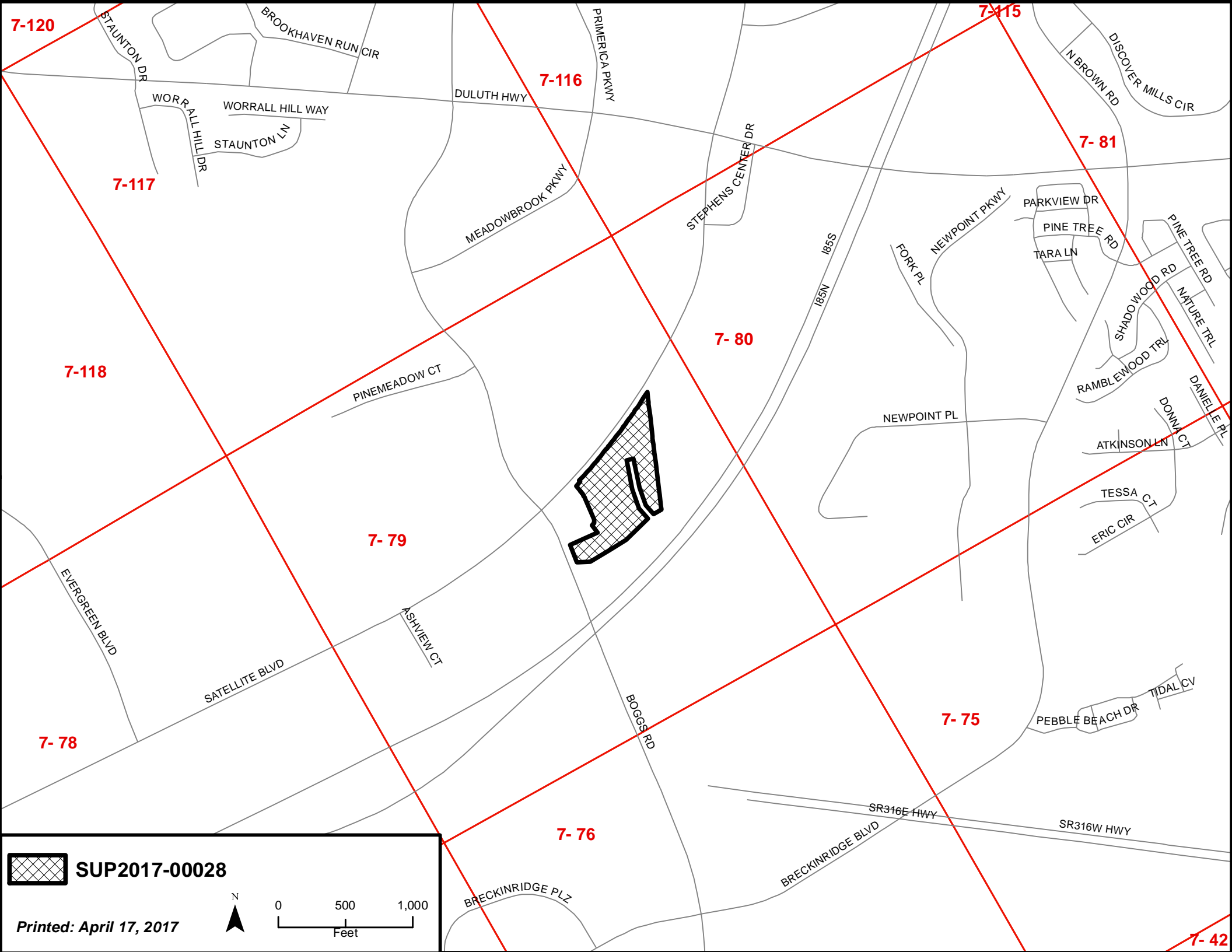
cc: Geo. Schofield Co., Inc.  
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**Planning & Development**

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NEWPOINT PL

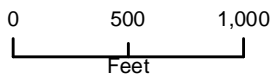
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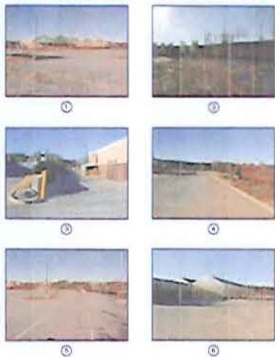


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**LEGAL DESCRIPTION**

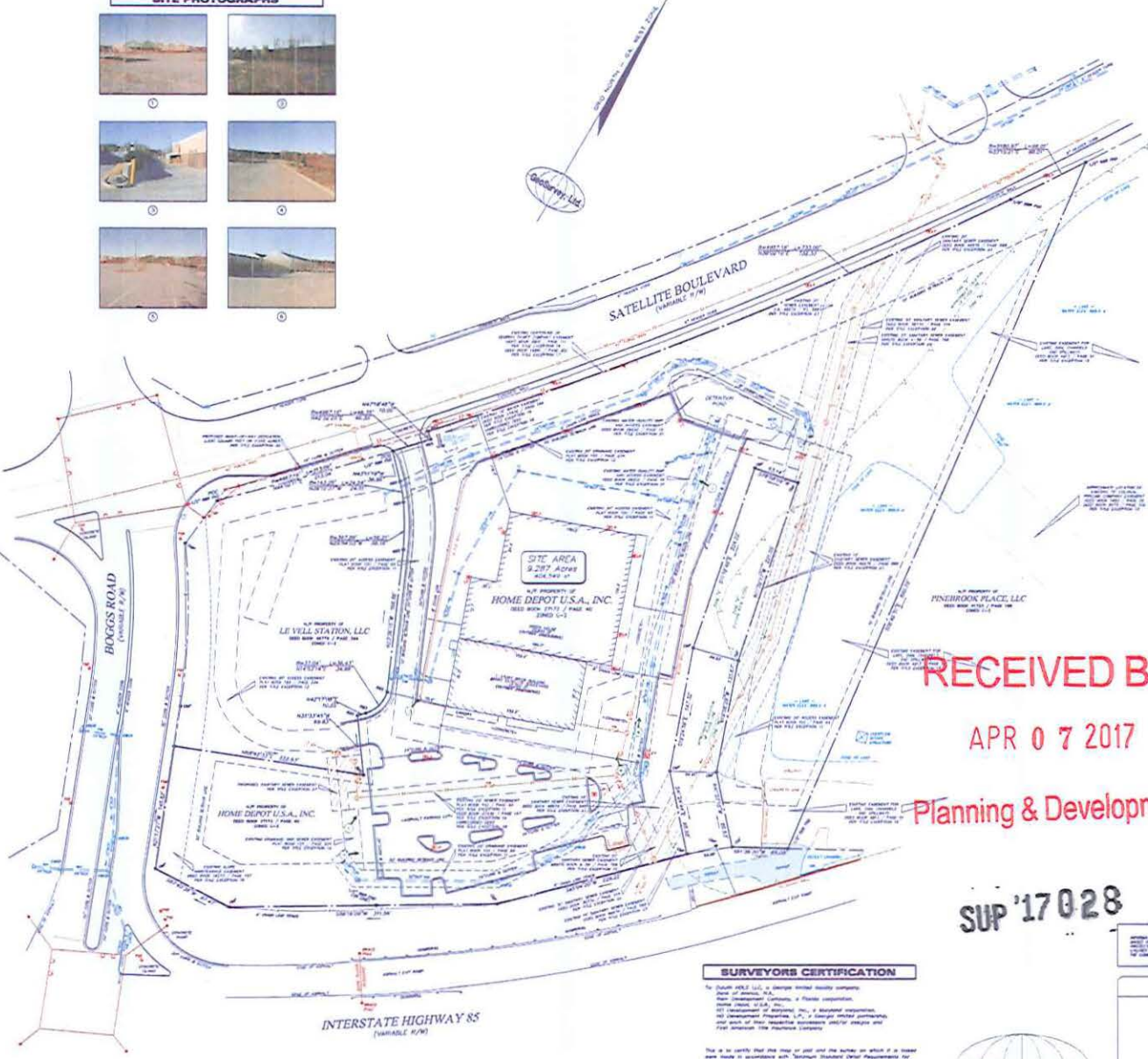
All that part or parts of land lying and being in and Lot 70 of the 7th district, ...

**SITE PHOTOGRAPHS**



**TITLE EXCEPTIONS**

- 1. Easement for utility lines...
2. Easement for water supply...
3. Easement for drainage...
4. Easement for access...
5. Easement for power lines...
6. Easement for water supply...
7. Easement for drainage...
8. Easement for access...
9. Easement for power lines...
10. Easement for water supply...
11. Easement for drainage...
12. Easement for access...
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30. Easement for water supply...
31. Easement for drainage...
32. Easement for access...
33. Easement for power lines...
34. Easement for water supply...
35. Easement for drainage...
36. Easement for access...
37. Easement for power lines...
38. Easement for water supply...
39. Easement for drainage...
40. Easement for access...



**VICINITY MAP**



**GENERAL NOTES**

THE PROPERTY IS LOCATED IN THE 7TH DISTRICT...
NO ENCUMBRANCES WERE NOTICED...
NO ENCUMBRANCES WERE NOTICED...
NO ENCUMBRANCES WERE NOTICED...

**ZONING NOTES**

THE PROPERTY IS ZONED...
NO ENCUMBRANCES WERE NOTICED...
NO ENCUMBRANCES WERE NOTICED...

**UTILITY CONTACTS**

Table with utility contacts including Gas, Water, Sewer, and Electric.

**PARKING TABULATION**

Table with parking tabulation showing total spaces and total spaces.

**LEGEND**

Legend table with standard abbreviations and symbols for various features.

**PLATE NOTES**

NO ENCUMBRANCES WERE NOTICED...
NO ENCUMBRANCES WERE NOTICED...

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SUP '17 028

**SURVEYORS CERTIFICATION**

To Whom These Plans, I, George Michael Smith, Surveyor...
I am a duly Licensed Surveyor...
I have personally supervised the survey...
I certify that the map or plan or other work shown on this map or plan...
I certify that the map or plan or other work shown on this map or plan...



GeoSurvey, Ltd.
Land Surveying & Mapping
1110 Atlanta Industrial Drive
Marietta, Georgia 30067
Phone: (770) 795-9900
Fax: (770) 795-9900

ALTA/ACSM LAND TITLE SURVEY FOR
Duluth HDLS LLC
Bank of America, N.A.
Rem Development Company
Home Depot U.S.A., Inc.
HD Development of Maryland, Inc.
HD Development Properties, L.P.
First American Title Insurance Company
CITY: DULUTH COUNTY: GWINNETT STATE: GEORGIA
LAND LOT: 79 DISTRICT: 7TH
PLAT BOOK: 1007-1011

IF YOU DO GEORGIA...
THIS SURVEY HAS BEEN PREPARED FOR...
THIS SURVEY HAS BEEN PREPARED FOR...
THIS SURVEY HAS BEEN PREPARED FOR...

CLOSURE INFORMATION
THIS PLAT CLOSURE WHICH THIS PLAN IS BASED UPON...
THIS PLAT CLOSURE WHICH THIS PLAN IS BASED UPON...
THIS PLAT CLOSURE WHICH THIS PLAN IS BASED UPON...

GRAPHIC SCALE
GRAPHIC SCALE 1"=30'
GRAPHIC SCALE 1"=30'
GRAPHIC SCALE 1"=30'

REVISIONS table with columns for No., Date, and Description.



PINEMADOW CT

BOGGS RD

SATELLITE BLVD

85S

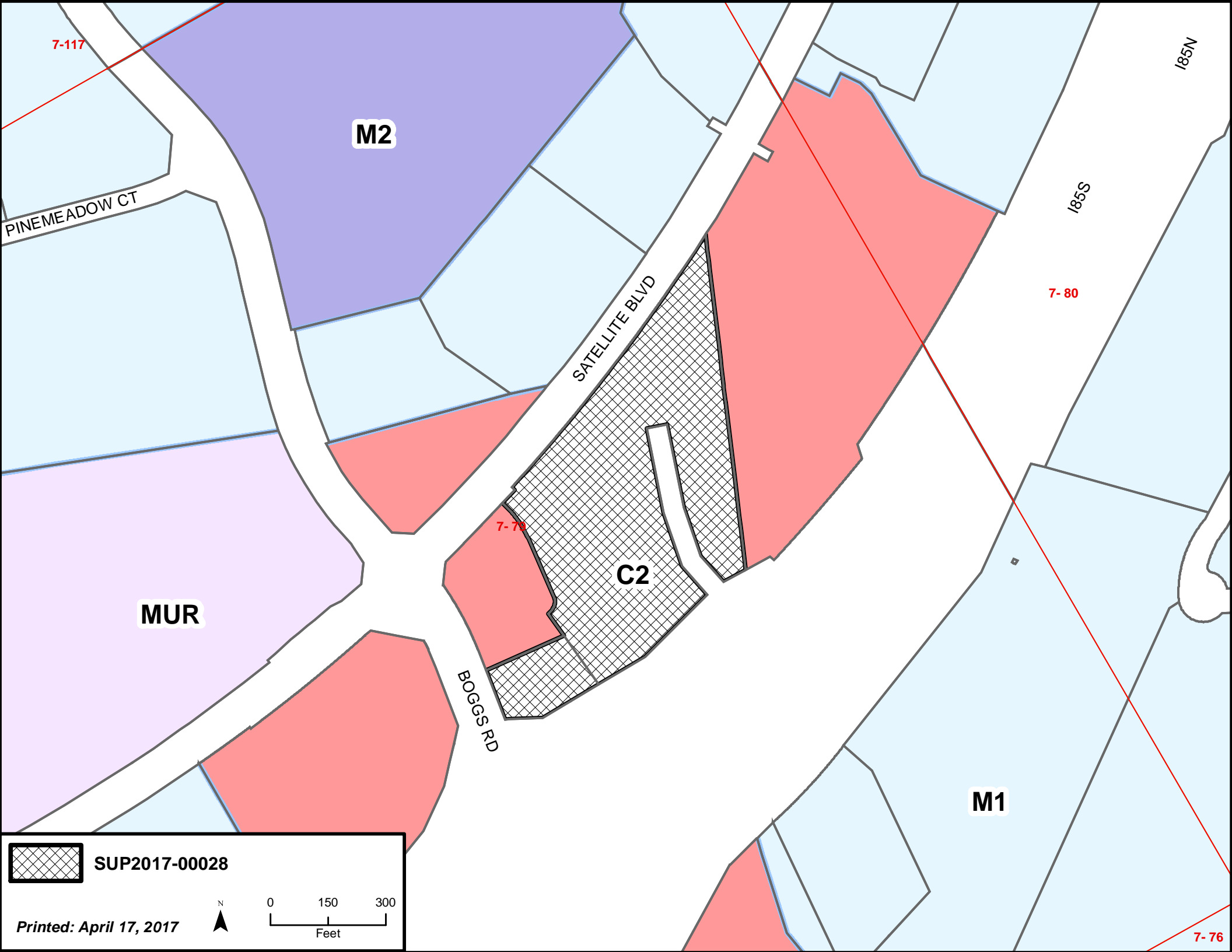
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Feet



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M2

PINEMEADOW CT

SATELLITE BLVD

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MUR

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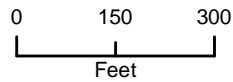
C2

BOGGS RD

M1



SUP2017-00028



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