

Board of Commissioners

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770.822.7000 • www.gwinnettcountry.com

Charlotte J. Nash, Chairman
Jace W. Brooks, District 1
Lynette Howard, District 2
Tommy Hunter, District 3
John Heard, District 4



Public Hearing Agenda Tuesday, July 23, 2013 - 7:00 PM

I. Call To Order, Invocation, Pledge to Flag

II. Opening Remarks by Chairman

III. Approval of Agenda

IV. Approval of Minutes:

- Executive Session:** July 16, 2013
- Work Session:** July 16, 2013
- BoC Briefing 10:30am:** July 16, 2103
- Business Session:** July 16, 2013
- BoC Briefing 2:30pm:** July 16, 2013

V. Announcements

VI. Public Hearing – Old Business

I. Planning & Development/Bryan Lackey

2013-0378 CIC2013-00008, Applicant: D & C Management Group, LLC, Owner: D & C Management Group, LLC, Change In Conditions of Zoning for Property Zoned C-2, to Remove Use Restrictions, Extend Hours of Operation, and Allow Drive-Through Windows and Outdoor Loudspeakers, District 6 Land Lot 150 Parcels 013E & 441, 500 Block of Beaver Ruin Road, 4200 Block of Jody Lane, 4.12 Acres. District 2/Howard (Tabled on 05/28/2013)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 9/3/2013]

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VI. Public Hearing – Old Business

I. Planning & Development/Bryan Lackey

2013-0379 RZM2013-00002, Applicant: Davis Development, Owner: George Vincent West, R-100 to RM-13, Apartments (Reduction in Buffers), District 7 Land Lot 216 Parcel 010, 1800 Block of Satellite Boulevard, 18.99 Acres. District 1/Brooks (Tabled on 06/25/2013)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

VII. Public Hearing – New Business

I. Change in Conditions

2013-0529 RZR2013-00004, Applicant: Plantation Homes, LLC, Owner: John Mark Bagby, RA-200 to R-75 Modified, Modified Single-Family Subdivision, District 7 Land Lot 182 Parcel 027, 3400 Block of Hamilton Mill Road, 5.0 Acres. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2013-0528 CIC2013-00012, Applicant: Plantation Homes, LLC, Owners: Garrett Reed, Stanley Reed, James Reed & John Mark Bagby, Change in Conditions to Revise Site Plan and Reduce Dwelling Size on Property Zoned R-75 Modified, District 7 Land Lot 182 Parcels 010A, 027 & 106, 3400 Block of Hamilton Mill Road, 45.0 Acres. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2013-0530 SUP2013-00033, Applicant: Plantation Homes, LLC, Owner: John Mark Bagby, for a Special Use Permit in an R-75 Modified (Proposed) Zoning District for a Modified Single-Family Subdivision, District 7 Land Lot 182 Parcel 027, 3400 Block of Hamilton Mill Road, 5.0 Acres. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

VII. Public Hearing – New Business

2. Special Use Permit

2013-0521 SUP2013-00028, Applicant: Alexandru Banciu, Owner: Alexandru Banciu, for a Special Use Permit in an RA-200 Zoning District for a Family Personal Care Home (Renewal), District 1 Land Lot 002 Parcel 807, 2900 Block of Hosch Valley Road, 2.77 Acres. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2013-0522 SUP2013-00029, Applicant: Mattresses and More, Inc., Owner: Dewey Paul Martin, for a Special Use Permit in a C-2 Zoning District for Truck Rental (Renewal), District 6 Land Lot 158 Parcel 011, 700 Block of Beaver Ruin Road, 0.97 Acre. District 2/Howard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2013-0523 SUP2013-00030, Applicant: State 8 Automotive Group, LLC, Owner: Tim Landers, for a Special Use Permit in a C-2 Zoning District for a Motorcycle Repair Shop, District 5 Land Lot 018 Parcel 279, 2500 Block of Lawrenceville Highway, 0.75 Acre. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2013-0524 SUP2013-00031, Applicant: Hong Hai Truong, Owner: San Marco Plaza, for a Special Use Permit in a C-2 Zoning District for a Title Loan Facility and Jewelry Pawn, District 6 Land Lot 195 Parcel 120, 5400 Block of Jimmy Carter Boulevard, 6000 Block of Dawson Boulevard, 1.0 Acre. District 2/Howard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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VII. Public Hearing – New Business

3. Rezonings

2013-0526 RZC2013-00003, Applicant: National Indoor RV Centers, Owner: DWE Investments, LLLP, M-1 to C-2, Recreational Vehicle Sales, Service, Body Repair and Storage, District 5 Land Lot 240 Parcel 019, 1200 Block of Hurricane Shoals Road, 13.00 Acres. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2013-0527 SUP2013-00032, Applicant: National Indoor RV Centers, Owner: DWE Investments, LLLP, for a Special Use Permit in a C-2 (Proposed) Zoning District for Recreational Vehicle Sales, Service, Body Repair and Storage, District 5 Land Lot 240 Parcel 019, 1200 Block of Hurricane Shoals Road, 13.00 Acres. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2013-0525 RZR2013-00003, Applicant: Rocklyn Homes, Owner: Cisco Systems, Inc., M-1 & R-75 to R-60, Single-Family Subdivision, District 6 Land Lot 178 Parcel 001, 009 & District 6 Land Lot 177 Parcel 001F, 3400-3500 Block of Cruse Road, 1000 Block of Pleasant Hill Road, 1000 Block of Sweetwater Circle, 130.90 Acres. District 1/Brooks[Planning Department Recommendation: Approve with Conditions As R-75][Planning Commission Recommendation: Tabled - Date: 8/6/2013]

4. Planning & Development/Bryan Lackey

2013-0549 Approval/authorization of a resolution to approve the amended boundaries of the 2009 Gwinnett County Urban Redevelopment Plan. Subject to approval by the Law Department. District 2/Howard

2013-0550 Approval/authorization for the Chairman to support the Oakbrook Parkway Opportunity Zone application and execute any and all documents necessary to support such application. Subject to approval by the Law Department. District 2/Howard

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VII. Public Hearing – New Business

4. Planning & Development/Bryan Lackey

2013-0548 Approval/request for the consideration of the amended boundaries of the 2009 Gwinnett County Urban Redevelopment Plan. District 2/Howard.

VIII. Old Business

I. Commissioners

2013-0438 Approval of appointment to the Housing Authority. Term Expires April 26, 2018. Incumbent - James L. Thompson. District I/Brooks (Tabled on 06/18/2013)

IX. New Business

I. Commissioners

2013-0622 Approval/authorization for the Chairman to execute an Agreement with Gwinnett Clean & Beautiful Services, Inc. to coordinate and administer the Adopt-A-Road Program and the Take Pride in Gwinnett Program, and to administer educational programs to assist with increasing recycling, reducing waste, handling household chemicals, reducing litter and graffiti, and other environmental issues, subject to review and approval by the Law Department.

2. Financial Services/Maria Woods

2013-0572 Approval of the June 30, 2013 Financial Status Report and ratification of all budget amendments.

3. Law Department/Van Stephens

2013-0624 Approval/authorization for the Chairman to execute any and all documents associated with an Amendment to the Intergovernmental Agreement between Gwinnett County and the City of Peachtree Corners concerning the imposition of hotel/motel taxes and rental car taxes pending the payment in full of certain bonded indebtedness for which such taxes are pledged, subject to review and approval by the Law Department.

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IX. New Business

4. Planning & Development/Bryan Lackey

2013-0536 Approval/authorization for the Chairman to sign a letter of support to the Georgia Department of Community Affairs (DCA) for designation of three census tracts as Less Developed Census Tracts. District 1/Brooks, 2/Howard & 4/Heard

2013-0573 Ratification of plat approvals for June 1, 2013 thru June 30, 2013

5. Water Resources/Ron Seibenhener

2013-0533 Award BL044-13, Crooked Creek water reclamation facility (WRF) diffused air conversion project, to low bidder P.F. Moon and Company, Inc., amount not to exceed \$5,053,000.00. Authorization for Chairman to execute contracts subject to approval by the Law Department and proof of authenticity of bonds. Contracts to follow award. This contract is funded by the Water & Sewer Renewal & Extension Fund. District 2/Howard (Staff Recommendation: Award)

X. Comments from Audience

XI. Adjournment

Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:		<input checked="" type="checkbox"/> Rezoning <input checked="" type="checkbox"/> Public Hearing
20130378			
Department:	Planning & Development	Date Submitted:	04/17/2013
Working Session:		Business Session:	
		Public Hearing:	07/23/2013
Submitted By:	viharrod	Multiple Depts?	No
Budget Type:	Neither	Special Routing:	
Agenda Type	Rezoning	Rezoning Type	CIC
Item of Business:	Locked by Purchasing <input type="checkbox"/> No		

2013-00008, Applicant: D & C Management Group, LLC, Owner: D & C Management Group, LLC, Change In Conditions of Zoning for Property Zoned C-2, to Remove Use Restrictions, Extend Hours of Operation, and Allow Drive-Through Windows and Outdoor Loudspeakers, District 6 Land Lot 150 Parcels 013E & 441, 500 Block of Beaver Ruin Road, 4200 Block of Jody Lane, 4.12 Acres. District 2/Howard

Land Lot:	150	Parcel:	013E & 441
District:	6		

Attachments	Department Analysis
Authorization: Chairman's Signature?	Yes
Department Head	bjlackey (7/3/2013)
Attorney	

District	For	Against	Abstained	Absent
District 1 (Lynn Thorndyke)	X			
District 1 (Earl Mitchell)	X			
District 2 (Matt Houser)	X			
District 2 (Omar Zaman)	X			
District 3 (Chuck Warbington)	X			
District 3 (Jeff Tullis)	X			
District 4 (Clint Dixon)	X			
District 4 (Brad Crowe)	X			
At Large (Don Shillington)	X			

Comments

<p style="text-align: center;">County Clerk Use Only</p> <p>Working Session: <input type="text"/></p> <p>Action: Tabled</p> <p>Tabled: 05/28/2013</p> <p>Motion: Howard</p> <p>2nd by: Brooks</p> <p style="margin-top: 10px;">Vote: 4-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Absent</p>	<p style="text-align: center;">Planning and Development</p> <p>Recommendation:</p> <p><input type="checkbox"/> Approve</p> <p><input type="checkbox"/> Approve with Conditions</p> <p><input type="checkbox"/> Appr w/ Cond As <input type="text"/></p> <p><input type="checkbox"/> Deny w/out Prejudice</p> <p><input checked="" type="checkbox"/> Deny PH was Held? <input type="checkbox"/></p> <p><input type="checkbox"/> No Recommendation</p>	<p style="text-align: center;">Planning Commission</p> <p>Recommendation:</p> <p><input checked="" type="checkbox"/> Tabled - Date <input type="text" value="09/03/2013"/></p> <p><input type="checkbox"/> Approve</p> <p><input type="checkbox"/> Approve with Conditions</p> <p><input type="checkbox"/> Appr w/ Cond As <input type="text"/></p> <p><input type="checkbox"/> Deny <input type="checkbox"/> Deny w/out Prejudice</p> <p><input type="checkbox"/> No Recommendation</p>
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**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
CHANGE IN CONDITIONS ANALYSIS**

CASE NUMBER : **CIC2013-00008**
ZONING : C-2
LOCATION : 500 BLOCK OF BEAVER RUIN ROAD
: 4200 BLOCK OF JODY LANE
MAP NUMBERS : R6150 013E & R6150 44I
ACREAGE : 4.12 ACRES
PROPOSAL : REMOVE USE RESTRICTIONS; EXTEND HOURS OF
OPERATION; ALLOW DRIVE-THROUGH WINDOWS
AND OUTDOOR LOUDSPEAKERS
COMMISSION DISTRICT : (2) HOWARD

FUTURE DEVELOPMENT MAP: **EXISTING / MERGING SUBURBAN**

APPLICANT: D & C MANAGEMENT GROUP, LLC
C/O MILL CREEK CONSULTING
4480 COMMERCE DRIVE, SUITE A
BUFORD, GA 30518

CONTACT: MITCH PEEVY PHONE: 770.614.6511

OWNER: D & C MANAGEMENT GROUP, LLC
C/O MILL CREEK CONSULTING
4480 COMMERCE DRIVE, SUITE A
BUFORD, GA 30518

DEPARTMENT RECOMMENDATION: **DENIAL**

CHANGE IN CONDITIONS SUMMARY:

The applicant requests a change of conditions of a past C-2 (General Business District) rezoning case (RZC-05-019). The property comprises 4.12 acres, and is located on the northeast side of Beaver Ruin Road at the intersection of Jody Lane. The applicant requests to change the following conditions of RZC-05-019:

Condition I. A. currently reads as follows:

I.A. Retail and service commercial and accessory uses. The following uses shall be prohibited: Adult Entertainment Establishments; All Automotive Uses (Including Gas Pumps); Building, Electrical Or Plumbing Contractors; Dance Lounge; Laundry (coin operated); Emission Inspection Stations; Fast-food restaurants; Group and Congregate Personal Care (not including daycare centers); Hotels and Motels; Liquor Stores; Recreation Facilities; Recovered Materials Processing Facilities or Yard Trimming Composting Facilities.

The applicant proposes to remove the prohibitions on automotive uses (including gasoline pumps) and fast-food restaurants. The submitted site plan indicates that the property would be developed with a convenience store with gasoline pumps on the southeast corner of Beaver Ruin Road and Jody Lane, and a fast food restaurant with a drive-through window and speaker system on the northeast corner. The remaining prohibitions would remain.

Condition I. D. currently reads as follows:

I.D. Retail commercial establishments shall not commence operations before 7 am and shall cease operations by 10 pm. Restaurants shall cease operations by 11 pm Sunday through Thursday and by midnight on Friday and Saturday.

The applicant is requesting to remove the restriction on hours of operation.

Condition I.E. currently reads as follows:

I.E. Drive-throughs shall be prohibited except for dry cleaning, drug stores or banks. No speakers or microphones shall be allowed with any drive-throughs. Order and pick-up process shall be face to face.

The applicant is requesting that a drive-through window with a speaker system be allowed for the fast food restaurant.

Condition 2.I. currently reads as follows:

2.I. No outdoor loudspeakers shall be allowed.

The applicant proposes to delete this condition.

The 2030 Unified Plan Future Development Map indicates that the property lies within an Existing/Emerging Character Area. The property was rezoned to C-2 in 2005, pursuant to RZC-05-019. The existing zoning allows for neighborhood-serving, retail and commercial services encouraged by the Unified Plan. However, the conditions of zoning that limit the types of uses, prohibit outdoor loudspeakers and restrict the hours of operation were incorporated to ensure land use compatibility and to reduce any potential negative impacts on adjacent and nearby residences. The request to amend the conditions may not be appropriate; and it is noted that a similar change in conditions request to allow a car wash facility on the subject property was denied in 2007, pursuant to CIC-07-023.

This segment of Beaver Ruin Road includes commercial and office uses to the northwest, oriented to the Burns Road intersection, transitioning to residential uses surrounding the subject property along both sides of Beaver Ruin Road. To the rear of the site is the Kingston subdivision, and the subject property is located to either side of the entrance to this residential development. A recent staff visit to the property revealed that the site is graded and a berm has been installed along the rear property line, abutting residences in Kingston subdivision. In 2005, the Board conditioned the property with a detailed list of requirements and restrictions

designed to protect the neighboring residential areas. In light of the close proximity to residential neighborhoods, it may be appropriate to keep the conditions intact. Potential negative impacts from the proposed uses including noise, light and traffic on the abutting neighborhood suggests that the requested changes to the previous rezoning conditions may not be suitable at the entrance to a subdivision.

In light of the potential adverse impacts on adjacent and nearby residences, and the previous denial of a similar change in conditions for the property in 2007, the Department of Planning and Development recommends **DENIAL** of this request.

ZONING HISTORY:

The subject property was zoned R-75 (Single Family Residence District) in 1970. In 2005, pursuant to RZC-05-019, the property was rezoned to C-2. A change in conditions request on a portion of the site was denied on September 25, 2007, pursuant to CIC-07-023.

GROUNDWATER RECHARGE AREA:

The subject property is not located within an identified Significant Groundwater Recharge Area.

WETLANDS INVENTORY:

The subject property does not contain areas, streams, and/or bodies of water depicted as wetlands on the U.S. Department of Interior, Fish, and Wildlife Service – National Wetlands Inventory map on file with the Gwinnett Department of Planning and Development.

DEVELOPMENT REVIEW SECTION COMMENTS:

The Buffer, Landscape and Tree Ordinance requires a ten-foot wide landscape strip adjacent to all street rights-of-way for non-residential developments.

The Buffer, Landscape and Tree Ordinance requires submittal and approval of a Tree Preservation and Replacement Plan prepared by a professional landscape architect prior to securing a Land Disturbance or Development permit.

Section 606.3 of the 1985 Zoning Resolution requires screening of dumpsters and loading/unloading facilities.

Parking lots and interior driveways shall be designed in accordance with Section 1001 of the 1985 Zoning Resolution.

Parking spaces shall be provided at a ratio of:

One space per 200 to 500 square feet for retail.

One space per 75 to 150 square feet for restaurant.

Section 6.3.3 and/or 6.3.4 of the Development Regulations requires a 200-foot deceleration lane with a 50-foot taper at each project entrance that proposes access to a Minor Collection Street or Major Thoroughfare. Right-of-way dedication to accommodate the deceleration lane and an 11-foot shoulder is also required. Reduction in length of a deceleration lane requires approval of a Modification by the Development Division; elimination of a deceleration lane requires approval of a Waiver by the Board of Commissioners.

Section 6.13 of the Development Regulations requires construction of five-foot wide sidewalks along all exterior roadways adjoining the project, and four-foot wide sidewalks adjacent to both sides of all interior public streets (excluding cul-de-sac turnarounds).

The developer must submit detailed site development plans, including a landscape and tree preservation/replacement plan, for review and approval of the Development Division prior to any construction.

The developer must obtain a Land Disturbance or Development Permit from the Development Division prior to any construction.

Section 8.2.1 of the Development Regulations requires submittal of a Storm Water Management Report for the project prior to obtaining a Land Disturbance or Development Permit.

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

No comment.

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

No comment.

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

The available utility records show that the subject development is currently in the vicinity of a 16-inch water main located on the northern right-of-way of Beaver Ruin Road, and an 8-inch water main located on the northern right-of-way of Jody Lane.

The available utility records show that the subject development is currently in the vicinity of an 8-inch sanitary sewer main located on the western right-of-way of Beaver Ruin Road.

BUILDING CONSTRUCTION SECTION COMMENTS:

Building Plan Review has no objections under the following conditions:

1. The applicant shall submit civil site drawings to Building Plan Review for review and approval.
2. The applicant shall submit architectural, structural, mechanical, electrical and plumbing

drawings for each building for review and approval by Building Plan Review.

3. Each building shall comply with the height and area limitations of Table 503 and the fire resistive and horizontal separation requirements of Table 601 and 602 of the 2006 International Building Code with Georgia state amendments based on occupancy group classification, type of construction, and location of each building from property lines and other buildings.
4. Upon completion of plan review approvals, the applicant shall obtain a building permit for each building and achieve satisfactory field inspections for issuance of a Certificate of Occupancy.

For assistance, you may contact this office at 678.518.6040 Monday through Friday from the hours of 8:00 a.m. to 5:00 p.m.

GWINNETT COUNTY FIRE SERVICES COMMENTS:

Fire Plan Review has no objections to the above rezoning requests, under the following conditions:

1. Applicant submits civil drawings to Fire Plan Review for review and approval.
2. Applicant submits architectural drawings to Fire Plan Review for review and approval.
3. Upon completion of plan review approvals, applicant successfully achieves a satisfactory Fire field inspection, for issuance of a Certificate of Occupancy - Business Operation.

For assistance, you may contact this office at (678) 518-6000, Monday through Friday, from the hours of 8:00 a.m. to 5:00 p.m.

PLANNING AND DEVELOPMENT
RECOMMENDED CONDITIONS

Note: The following conditions are provided as a guide should the Board of Commissioners choose to approve the request.

Additions in **Bold**

Deletions in ~~Strikethrough~~

Approval as C-2 (Change in Conditions) subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Retail and service commercial and accessory uses. The following uses shall be prohibited: Adult Entertainment Establishments; All Automotive Uses (Including Gas Pumps); Building, Electrical Or Plumbing Contractors; Dance Lounge; Laundry (coin operated); Emission Inspection Stations; Fast-food restaurants; Group and Congregate Personal Care (not including daycare centers); Hotels and Motels; Liquor Stores; Recreation Facilities; Recovered Materials Processing Facilities or Yard Trimming Composting Facilities.
 - B. Buildings shall be constructed of brick or stacked stone on all four sides with minor treatments of glass, wood, or fiber-cement type siding. Buildings shall have pitched roofs (minimum pitch of 4:12).
 - C. Outdoor storage shall be prohibited.
 - D. Retail commercial establishments shall not commence operations before 7 a.m. and shall cease operations by 10 p.m. Restaurants shall cease operations by 11 p.m. Sunday through Thursday and by midnight on Friday and Saturday.
 - E. Drive-throughs shall be prohibited except for dry cleaning, drug stores or banks. No speakers or microphones shall be allowed with any drive-throughs. Order and pick-up process shall be face to face.
2. To satisfy the following site development considerations:
 - A. Provide a 10-foot landscape strip outside of the dedicated right-of-way of Beaver Ruin Road and the interior public street. Provide a 10-foot wide landscape strip adjacent to Dale Sikes day school along the north property line.
 - B. Provide a 50-foot landscaped buffer adjacent to all residentially zoned properties. If it becomes necessary to remove vegetation to grade the property, the buffers shall be sodded following the grading. Buffer shall be planted with a double-row of evergreens.

- C. Billboards and oversized signs shall be prohibited.
- D. Dumpsters shall be screened by a 100% opaque brick wall. Hours of dumpster pickup shall be limited to between 8 a.m. and 7 p.m.
- E. Ground signs shall be limited to monument-type signs with brick bases, matching the buildings, at least 2 feet in height.
- F. ~~No temporary banners, canopies, streamers, or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site.~~ **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. 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.**
- G. ~~Peddlers shall be prohibited.~~ **Peddlers and/or parking lot sales shall be prohibited.**
- H. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into nearby residentially-zoned properties **or rights-of-way.**
- I. No outdoor loudspeakers shall be allowed.
- J. ~~Buildings and overall site design shall be constructed so as to discourage graffiti tagging, gathering, loitering, or illegal activity.~~ Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- K. Provide a 6-foot high 100% opaque scalloped wooden fence with brick columns 30-foot on center along the property line abutting Dale Sikes Day School and along the property line abutting all residentially zoned properties.
- L. Developer shall plant a double row of Leyland Cypress trees (6-feet minimum at the time of planting) staggered 10-feet on center on the inside of the fence along the property line abutting the Dale Sikes Day School and along the property line abutting all residentially zoned properties.
- M. The applicant shall escrow sufficient funds to pay for signalization if warranted by Gwinnett and Georgia DOT at the entrance to Jody Lane.
- N. A copy of the final site plan shall be provided to ~~Laurie Gallina, 845 Branford Lane and Mary Jones, 4242 Jody Lane.~~

PLANNING AND DEVELOPMENT DEPARTMENT
STANDARDS GOVERNING EXERCISE OF ZONING

SUITABILITY OF USE

In light of the close proximity to residential subdivisions, the proposed convenience store with gas pumps and fast-food restaurant with drive-through and speaker system may not be suitable at this location.

ADVERSE IMPACTS

Adverse impacts in the form of late night activity, noise and potential light intrusion at the entrance to Kingston subdivision could be anticipated from this request.

REASONABLE ECONOMIC USE AS ZONED

The property has a reasonable economic use as currently zoned.

IMPACT ON PUBLIC FACILITIES

An increase in traffic, utility demand and stormwater runoff could be anticipated from the request and resulting development.

CONFORMITY WITH POLICIES

The requested change in conditions to allow a convenience store with gas pumps, a restaurant with drive-through speakers, and extended hours of operation may not be consistent with prior policies established through the rezoning process in 2005, or with the denial of CIC-07-023 for the property in 2007.

CONDITIONS AFFECTING ZONING

There have been no significant changes to the subject or adjacent properties since the last change in conditions request was denied in 2007.

STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY, OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

(A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

THE APPLICANT BELIEVES THE PROPOSED USE IS SUITABLE.

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

THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE USE OF THE SURROUNDING PROPERTIES.

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

THE APPLICANT BELIEVES THAT THE SUBJECT PROPERTY DOES NOT HAVE A REASONABLE ECONOMIC USE WITHOUT THE CHANGE IN CONDITIONS.

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREET, TRANSPORTATION FACILITIES, UTILITIES OR SCHOOLS:

THE PROPOSED USE WILL NOT PRODUCE AN ADVERSE AFFECT ON THE EXISTING INFRASTRUCTURE.

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

THE SUBJECT PROPERTY IS DESIGNATED AS EXISTING/EMERGING SURBURBAN

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING:

SEE LETTER OF INTENT.

RECEIVED
FEB 06 2013

CIC'13 008

BY:.....

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article P, Section 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

.....
PLANNING DIVISION USE ONLY

CASE NUMBER _____

RECEIVED BY: _____

RECEIVED
FEB 06 2013

BY:.....

CIC 13 003

REZONING APPLICANT'S LETTER OF INTENT

The Applicant and Owner, D & C Management Group, LLC, requests a change in conditions to allow a drive thru restaurant and a convenience store with gas pumps. The property was originally zoned for a restricted list of commercial uses in 2005, which the applicant accepted but did not necessarily agree to, but it is just too restricted for a business to be successful. The Applicant has marketed the property since it was zoned for commercial uses but they have not been able to locate any interested businesses based on the approved conditions. The subject property is located on Beaver Ruin Road and is found in the 6th district land lot 150 in Gwinnett County.

Requested Condition Changes:

Condition 1.A. Remove the restriction of All Automotive Uses (Including Gas Pumps) and Fast-food restaurants.

Condition 1.D. Remove the hours of operation restriction. Beaver Ruin is a heavily traveled and mostly commercially oriented road and a restaurant or a convenience store will need to be open as necessary to be successful instead of restricted to certain hours as competition in the area is not restricted.

Condition 1.E. The Applicant is requesting that they be allowed to have a drive-thru with speakers for the restaurant. Additional screening can be added to the buffer behind the facility if it is deemed necessary.

Condition 2. I. An outdoor loudspeaker is requested for the restaurant drive-thru.

RECEIVED
FEB 06 2013

BY:

CIC '13 008

CASE NUMBER RZC-05-019

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>
Charles Bannister, Chairman	<u>AYE</u>
Lorraine Green, District 1	<u>AYE</u>
Albert Nasuti, District 2	<u>AYE</u>
Michael Beaudreau, District 3	<u>AYE</u>
Kevin Kenerly, District 4	<u>ABSENT</u>

On motion of COMM. NASUTI, which carried 4-0, 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

R-75 to C-2

by D.G. JENKINS DEVELOPMENT CORP. for the proposed use of COMMERCIAL RETAIL USES (REDUCTION IN BUFFERS) 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 APRIL 26, 2005 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 3RD day of MAY, 2005, that the aforesaid application to amend the Official Zoning Map from R-75 to C-2 is hereby APPROVED subject to the following enumerated conditions:

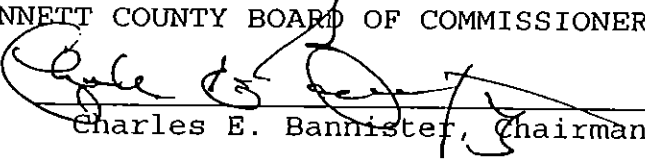
1. To restrict the use of the property as follows:
 - A. Retail and service commercial and accessory uses. The following uses shall be prohibited: Adult Entertainment Establishments; All Automotive Uses (Including Gas Pumps); Building, Electrical Or Plumbing Contractors; Dance Lounge; Laundry (coin operated); Emission Inspection Stations; Fast-food restaurants; Group and Congregate Personal Care (not including daycare centers); Hotels and Motels; Liquor Stores; Recreation Facilities; Recovered Materials Processing Facilities or Yard Trimming Composting Facilities.
 - B. Buildings shall be constructed of brick or stacked stone on all four sides with minor treatments of glass, wood, or fiber-cement type siding. Buildings shall have pitched roofs (minimum pitch of 4:12).
 - C. Outdoor storage shall be prohibited.

- D. Retail commercial establishments shall not commence operations before 7 am and shall cease operations by 10 pm. Restaurants shall cease operations by 11 pm Sunday through Thursday and by midnight on Friday and Saturday.
 - E. Drive-throughs shall be prohibited except for dry cleaning, drug stores or banks. No speakers or microphones shall be allowed with any drive throughs. Order and pick-up process shall be face to face.
2. To satisfy the following site development considerations:
- A. Provide a 10-foot landscape strip outside of the dedicated right-of-way of Beaver Ruin Road and the interior public street. Provide a 10-foot wide landscape strip adjacent to Dale Sikes day school along the north property line.
 - B. Provide a 50-foot landscaped buffer adjacent to all residentially zoned properties. If it becomes necessary to remove vegetation to grade the property, the buffers shall be sodded following the grading. Buffer shall be planted with a double-row of evergreens.
 - C. Billboards and oversized signs shall be prohibited.
 - D. Dumpsters shall be screened by a 100% opaque brick wall. Hours of dumpster pickup shall be limited to between 8 AM and 7 PM.
 - E. Ground signs shall be limited to monument-type signs with brick bases, matching the buildings, at least 2 feet in height.
 - F. No temporary banners, canopies, streamers, or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site.
 - G. Peddlers shall be prohibited.

- H. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into nearby residentially zoned properties.
- I. No outdoor loudspeakers shall be allowed.
- J. Buildings and overall site design shall be constructed so as to discourage graffiti tagging, gathering, loitering, or illegal activity. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- K. Provide a 6-foot high 100% opaque scalloped wooden fence with brick columns 30-foot on center along the property line abutting Dale Sikes Day School and along the property line abutting all residentially zoned properties.
- L. Developer shall plant a double row of Leyland Cypress trees (6-feet minimum at the time of planting) staggered 10-feet on center on the inside of the fence along the property line abutting the Dale Sikes Day School and along the property line abutting all residentially zoned properties.
- M. The applicant shall escrow sufficient funds to pay for signalization if warranted by Gwinnett and Georgia DOT at the entrance to Jody Lane.
- N. A copy of the final site plan shall be provided to Laurie Gallina, 845 Branford Lane and Mary Jones, 4242 Jody Lane.

GWINNETT COUNTY BOARD OF COMMISSIONERS

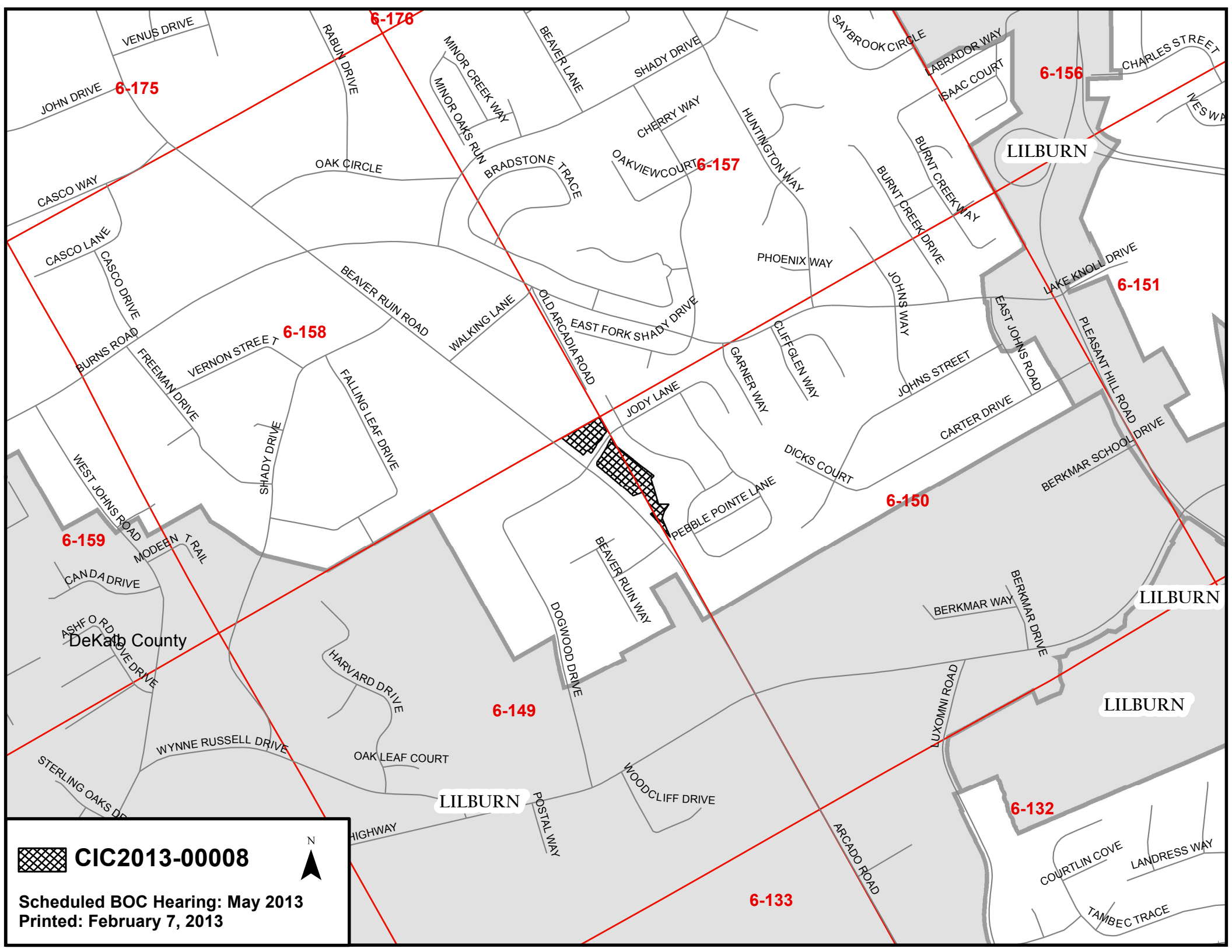
By:


Charles E. Bannister, Chairman

Date Signed: June 8, 2005

ATTEST:

Brenda Maddy
County Clerk



 **CIC2013-00008**



Scheduled BOC Hearing: May 2013
Printed: February 7, 2013





MISTY MEADOW PLACE

MARBLE SPRINGS ROAD

BEAVER RUN ROAD

MISTY MEADOW PLACE


JODY LANE

MARBLE SPRINGS ROAD

PEBBLE POINTE LANE

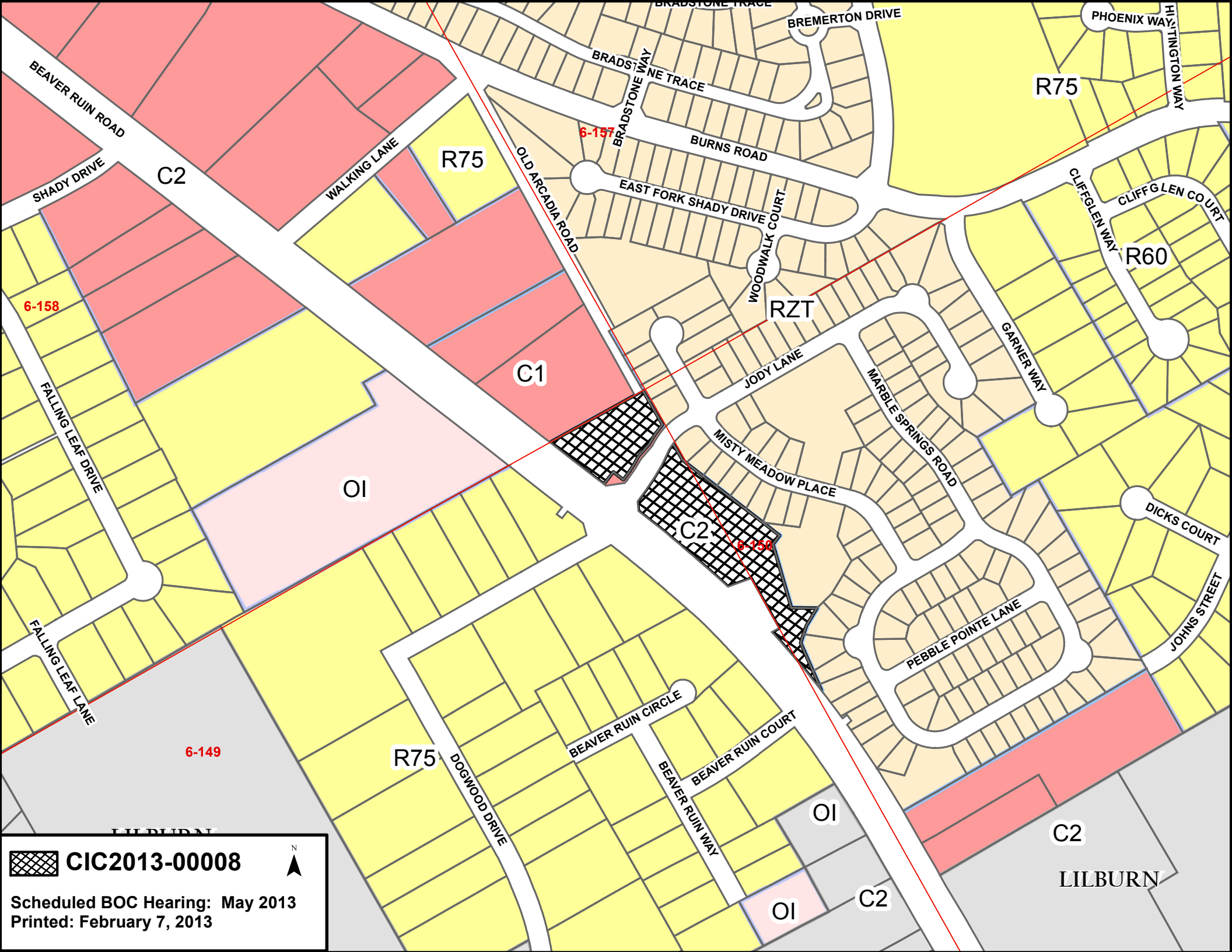
BEAVER RUN CIRCLE

BEAVER RUN COURT

 **CIC2013-00008**



Scheduled BOC Hearing: May 2013
Printed: February 7, 2013




6-158

6-157

6-156

6-149

 **CIC2013-00008**

Scheduled BOC Hearing: May 2013
 Printed: February 7, 2013



C2

R75

C1

OI

C2

R75

RZT

OI

C2

OI

R75

R60

C2

LILBURN

BEAVER RUIN ROAD

SHADY DRIVE

WALKING LANE

OLD ARCADIA ROAD

FALLING LEAF DRIVE

FALLING LEAF LANE

BRADSTONE WAY

EAST FORK SHADY DRIVE COURT

WOODWALK COURT

JODY LANE

MISTY MEADOW PLACE

MARBLE SPRINGS ROAD

GARNER WAY

PEBBLE POINTE LANE

BEAVER RUIN CIRCLE

BEAVER RUIN WAY

BEAVER RUIN COURT

DOGMOD DRIVE

BREMERTON DRIVE

BRADSTONE NE TRACE

BURNS ROAD

PHOENIX WAY

HILSTINGTON WAY

CLIFFGLEN WAY

CLIFFGLEN COURT

DICKS COURT

JOHNS STREET

LILBURN

Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:		<input checked="" type="checkbox"/> Rezoning <input checked="" type="checkbox"/> Public Hearing
20130379			
Department:	Planning & Development	Date Submitted:	04/17/2013
Working Session:		Business Session:	
		Public Hearing:	07/23/2013
Submitted By:	viharrod	Multiple Depts?	No
Budget Type:	Neither	Special Routing:	
Agenda Type	Rezoning	Rezoning Type	RZM
Item of Business:	Locked by Purchasing <input type="text"/> No		

2013-00002, Applicant: Davis Development, Owner: George Vincent West, R-100 to RM-13, Apartments (Reduction in Buffers), District 7 Land Lot 216 Parcel 010, 1800 Block of Satellite Boulevard, 18.99 Acres. District 1/Brooks

Land Lot:	216	Parcel:	010
District:	7		

Attachments: Planning Commission Results and Department Analysis

Authorization: Chairman's Signature?	Yes
Department Head	bjlackey (5/8/2013)
Attorney	

District	For	Against	Abstained	Absent
District 1 (Lynn Thorndyke)	X			
District 1 (Earl Mitchell)	X			
District 2 (Matt Houser)	X			
District 2 (Omar Zaman)	X			
District 3 (Chuck Warbington)				X
District 3 (Jeff Tullis)	X			
District 4 (Clint Dixon)	X			
District 4 (Brad Crowe)	X			
At Large (Don Shillington)	X			

Comments:

<p style="text-align: center;">County Clerk Use Only</p> <p>Working Session: <input type="text"/></p> <p>Action: Tabled</p> <p>Tabled: 06/25/2013</p> <p>Motion: Brooks</p> <p>2nd by: Howard</p> <p style="margin-top: 20px;">Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes</p>	<p style="text-align: center;">Planning and Development</p> <p>Recommendation:</p> <p><input type="checkbox"/> Approve</p> <p><input checked="" type="checkbox"/> Approve with Conditions</p> <p><input type="checkbox"/> Appr w/ Cond As <input type="text"/></p> <p><input type="checkbox"/> Deny w/out Prejudice</p> <p><input type="checkbox"/> Deny PH was Held? <input type="checkbox"/></p> <p><input type="checkbox"/> No Recommendation</p>	<p style="text-align: center;">Planning Commission</p> <p>Recommendation:</p> <p><input type="checkbox"/> Tabled - Date <input type="text"/></p> <p><input type="checkbox"/> Approve</p> <p><input checked="" type="checkbox"/> Approve with Conditions</p> <p><input type="checkbox"/> Appr w/ Cond As <input type="text"/></p> <p><input type="checkbox"/> Deny <input type="checkbox"/> Deny w/out Prejudice</p> <p><input type="checkbox"/> No Recommendation</p>
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PLANNING COMMISSION
RECOMMENDED CONDITIONS

Approval as RM-13 for a multi-family apartment development, subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Multifamily residential dwellings and accessory uses and structures.
 - B. Buildings shall be constructed primarily of brick or stacked stone on each elevation, with the remainder being of fiber-cement siding. The buildings shall be consistent with the building elevations of the ~~Waterstone Apartments (1851 Satellite Boulevard)~~ **presented at the Planning Commission Public Hearing on May 7, 2013**, and shall be submitted for review and approval of the Director of Planning and Development.
 - C. The development shall be a gated community.
2. To satisfy the following site development considerations:
 - A. Provide a buffer around the perimeter of the site. **The buffer along the rear property line may be graded and landscaped, and shall be a minimum of 50-feet in width.** The area to the northeast of the creek (abutting the Buford city limits) shall remain undisturbed and natural. The buffer design shall be subject to review and approval of the Director of Planning and Development.
 - B. Provide a ~~25~~ **50**-foot wide landscaped setback along Satellite Boulevard. The landscaped setback shall include a decorative entrance monument. Landscaping, wall and entrance monument design shall be subject to review and approval of the Director of Planning and Development prior to the issuance of a development permit.
 - C. Natural vegetation shall remain on the property prior to issuance of a development permit.
 - D. Entrance/exit design and location shall be subject to review and approval of Gwinnett DOT.
 - E. Dumpsters/trash compactors shall be screened by a 100% opaque brick wall. The brick wall shall be at least 3-feet in height with an opaque wood fence atop the wall for appearance.
 - F. In the event of residential tenant eviction any belongings of the tenant will be placed on a portion of the subject property that is not visible from the right-of-way of Satellite Boulevard unless otherwise required by law.

- G. Prior to the issuance of the first Certificate of Occupancy, and at no cost to the County, acquire all necessary right-of-way, design and construct improvements identified in the Traffic Impact Study as directed by the Gwinnett Department of Transportation. All design and construction will be subject to review and approval by the Gwinnett DOT.
- H. Number of units shall be limited to 225. Three bedroom units shall be limited to no more than 15%.
- I. A community clubhouse shall be constructed and consistent with the Waterstone Phase I, and shall include the following amenities:
- Wi Fi Business Center and Internet Café
 - Movie Theater with surround sound/controlled lighting
 - Billiards and Game Room
 - Cardio Strength Training/Workout room

At the community clubhouse, no loudspeakers or amplified music shall be allowed outdoors. All events shall end no later than 10:00 p.m. on weekends and 9:00 p.m. on weekdays.

- J. An adult encouraged pool shall be constructed with the following amenities prohibited:
- Water “mushrooms”
 - Slides
 - Diving boards
- K. Playgrounds shall be prohibited.
- L. Garages shall be provided for a minimum of 15% of the units.
- ~~M. As required by the Gwinnett DOT, dedicate any necessary right-of-way for the Sugarloaf Parkway Extension at no cost to Gwinnett County prior to the issuance of the first Certificate of Occupancy for the project. All setbacks and buffers shall be calculated from the existing property lines prior to such dedication.~~

PLANNING COMMISSION RECOMMENDATIONS
STANDARDS GOVERNING EXERCISE OF ZONING

SUITABILITY OF USE

With the recommended conditions, the proposed apartment development could be suitable in light of the multifamily and light industrial uses that have developed in recent years along Satellite Boulevard including an apartment development across from the subject property.

ADVERSE IMPACTS

With the recommended conditions that include aesthetic and design requirements similar to the apartment complex across Satellite Boulevard, potential adverse impacts should be minimized.

REASONABLE ECONOMIC USE AS ZONED

The property has a reasonable economic use as currently zoned.

IMPACTS ON PUBLIC FACILITIES

Impacts on public facilities from this request would include increased utility demand, traffic, storm water runoff, and an increase in traffic and school-age children.

CONFORMITY WITH POLICIES

Although the proposed rezoning to RM-13 for an apartment complex may not be strictly consistent with the policies of the Unified Plan, there have been several similar rezoning actions allowing apartments along the Satellite Boulevard corridor; including the site across from the subject site. Therefore, this request could be consistent with past Board policy for the proposed land use.

CONDITIONS AFFECTING ZONING

Over the past several years multi-family developments have been zoned and constructed along the Satellite Boulevard corridor, from Duluth to Buford, suggesting that the proposed apartment complex could be a suitable fit for the property.

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

CASE NUMBER :**RZM2013-00002**
ZONING CHANGE :R-100 TO RM-13
LOCATION :1800 BLOCK OF SATELLITE BOULEVARD
MAP NUMBER :R7216 010
ACREAGE :18.99 ACRES
PROPOSED DEVELOPMENT :APARTMENTS (REDUCTION IN BUFFERS)
UNITS :225 UNITS
COMMISSION DISTRICT :(1) BROOKS

FUTURE DEVELOPMENT MAP: **EXISTING / EMERGING SUBURBAN**

APPLICANT: DAVIS DEVELOPMENT
1050 EAGLES LANDING PARKWAY, SUITE 300
STOCKBRIDGE, GA 30281

CONTACT: HEATH HAWKINS PHONE: 770.474.4345

OWNER: GEORGE VINCENT WEST
 378 PINE TREE DRIVE, N.E.
 ATLANTA, GA 30305

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

PROJECT DATA:

The applicant requests rezoning of an 18.99-acre property from R-100 (Single Family Residence District) to RM-13 (Multi-Family Residence District) for development of an apartment complex. The subject property is located on the northeast side of Satellite Boulevard, adjacent to the Buford city limits. The proposed development would be Phase II of Waterstone Apartments, which is located across Satellite Boulevard from the subject site and developed in 2009. A traffic impact study was prepared for this rezoning proposal, and the executive summary and conclusions are attached.

The proposed 225 units on 18.99 acres would yield a gross density of 11.84 units per acre and a net density of 12.95 units per acre, as the site contains approximately 2.5 acres of floodplain and approximately 0.5 acre of utility easements. A single, gated entrance from Satellite Boulevard would serve the development. Two streams, which are tributaries of Suwanee Creek, cross the northeastern end of the site. Required stream buffers and setbacks are shown correctly on the site plan. The required 50-foot wide zoning buffer is shown adjacent to the rear property line, adjacent to residentially-zoned property. As part of this request the applicant is proposing to grade and replant the buffer area.

The site plan shows five apartment buildings, a leasing center/clubhouse and pool. A total of 450 parking spaces would be provided, meeting parking requirements. The applicant has not provided specific details regarding architectural treatments or siding materials for the apartment buildings, but does state that the design would be similar to Phase I of Waterstone Apartments located across Satellite Boulevard, which are constructed with a roughly equal mix of brick and siding.

ZONING HISTORY:

The property has been zoned R-100 since 1970.

GROUNDWATER RECHARGE AREA:

The subject property is not located within an identified Significant Groundwater Recharge Area.

WETLANDS INVENTORY:

The subject property contains potential wetlands as depicted on the U.S. Department of Interior, Fish, and Wildlife Service – National Wetlands Inventory Map or on the Federal Emergency Management Agency – Flood Insurance Rate Map. The applicant/developer shall obtain all required approvals from Gwinnett County Department of Planning and Development and the U.S. Army Corps of Engineers.

OPEN SPACE AND GREENWAY MASTER PLAN:

No comment.

DEVELOPMENT REVIEW SECTION COMMENTS:

The Buffer, Landscape and Tree Ordinance requires a ten-foot wide landscape strip along all roadways.

The Buffer, Landscape and Tree Ordinance requires submittal and approval of a Tree Preservation and Replacement Plan prepared by a professional landscape architect prior to securing a Land Disturbance or Development permit.

Section 606.3 of the 1985 Zoning Resolution requires screening of dumpsters and loading/unloading facilities.

Parking lots and interior driveways shall be designed in accordance with Section 1001 of the 1985 Zoning Resolution.

Section 6.3.3 and/or 6.3.4 of the Development Regulations requires a 200-foot deceleration lane with a 50-foot taper at each project entrance that proposes access to a Minor Collection Street or Major Thoroughfare. Right-of-way dedication to accommodate the deceleration lane and an 11-foot shoulder is also required. Reduction in length of a deceleration lane requires approval of a

Modification by the Development Division; elimination of a deceleration lane requires approval of a Waiver by the Board of Commissioners.

Section 6.13 of the Development Regulations requires construction of five-foot wide sidewalks along all exterior roadways adjoining the project, and four-foot wide sidewalks adjacent to both sides of all interior public streets (excluding cul-de-sac turnarounds).

A 50-foot building setback is required from the right-of-way of Satellilte Boulevard.

Section 606.6 of the 1985 Zoning Resolution requires an additional five-foot setback for all structures (parking lots, driveways, detention ponds, retaining walls, etc.) adjacent to required buffers.

The developer must submit detailed site development plans, including a landscape and tree preservation/replacement plan, for review and approval of the Development Division prior to any construction.

The developer must obtain a Land Disturbance or Development Permit from the Development Division prior to any construction.

Section 8.2.1 of the Development Regulations requires submittal of a Storm Water Management Report for the project prior to obtaining a Land Disturbance or Development Permit.

Section 1.5.1.b of the Floodplain Management Ordinance requires that the lowest floor, including the basement, of all residential buildings be constructed at an elevation of at least three feet above the 100-year floodplain.

STORMWATER REVIEW SECTION COMMENTS:

No comment.

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

Satellite Boulevard is a Major Arterial and 50 feet of right-of-way is required fro the centerline, with 60 feet required within 500 feet of a major intersection.

Standard deceleration lanes with appropriate taper and adequate right-of-way will be required.

Prior to the issuance of a Development Permit, a sight distance certification shall be provided.

The number and locations of driveways are subject to Gwinnett County D.O.T. approval.

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

No comment.

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

The available utility records show that the subject development is currently in the vicinity of a 12-inch water main located on the northern right-of-way of Satellite Boulevard.

Due to the uncontrollable variables, the Department of Water Resources makes no guarantees as to the minimum pressures or volumes available at a specific point within its system. Demands imposed by the proposed development may require reinforcements or extensions of existing water mains. Any cost associated with such required reinforcements or extensions will be the responsibility of the development and will not be provided by this department.

The available utility records show that the subject development is currently in the vicinity of a 12-inch sanitary sewer main located on the property.

The subject development is located within the Crooked Creek service area. There are currently no connection restrictions within this service area. Treatment capacity within this area is presently available on a first come - first serve basis.

Demands imposed by the proposed development may require reinforcements or extensions of existing sewer mains. Any cost associated with such required reinforcements or extensions will be the responsibility of the development and will not be provided by this department. Developer shall provide easements for future sewer connection to all locations designated by DWR during plan review.

As-built information for this department is dependent upon outside entities to provide record drawings for the utilities. Therefore this department does not guarantee the accuracy of the information provided.

Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies and Gwinnett County's ordinances. Proceeding design, construction, inspection, and final acceptance of the required utilities, service to these utilities would then become available under the applicable utility permit rate schedules.

BUILDING CONSTRUCTION SECTION COMMENTS:

Building Plan Review has no objections under the following conditions:

1. The applicant shall submit civil site drawings to Building Plan Review for review and approval.
2. The applicant shall submit architectural, structural, mechanical, electrical and plumbing drawings for each building for review and approval by Building Plan Review.
3. Each building shall comply with the height and area limitations of Table 503 and the fire resistive and horizontal separation requirements of Table 601 and 602 of the 2006 International Building Code with Georgia state amendments based on occupancy group

classification, type of construction, and location of each building from property lines and other buildings.

4. Upon completion of plan review approvals, the applicant shall obtain a building permit for each building and achieve satisfactory field inspections for issuance of a Certificate of Occupancy.

For assistance, you may contact this office at 678.518.6040 Monday through Friday from the hours of 8:00 a.m. to 5:00 p.m.

GWINNETT COUNTY FIRE SERVICES COMMENTS:

Fire Plan Review has no objections to the above rezoning requests, under the following conditions:

1. Applicant submits civil drawings to Fire Plan Review for review and approval.
2. Applicant submits architectural drawings to Fire Plan Review for review and approval.
3. Upon completion of plan review approvals, applicant successfully achieves a satisfactory Fire field inspection, for issuance of a Certificate of Occupancy - Business Operation.

For assistance, you may contact this office at (678) 518-6000, Monday through Friday, from the hours of 8:00 a.m. to 5:00 p.m.

DEPARTMENT ANALYSIS:

The subject property is located on the northeast side of Satellite Boulevard, adjacent to the Buford city limits. The site is presently vacant and wooded.

The 2030 Unified Plan Future Development Map indicates that the property lies within an Existing/Emerging Suburban Character Area, where encouraged residential developments include single-family subdivisions or townhomes of low to moderate density. Although not strictly consistent with the Future Development Map, the proposed RM-13 zoning could be consistent with the RM-13 zoning and apartment complex directly across Satellite Boulevard from the subject site. With conditions similar to those approved for Waterstone Phase I (RZM-08-003), approval to allow additional apartments could be suitable at this location.

Adjacent to the northeast, extending along Satellite Boulevard, are large parcels zoned M-1 in the city limits of Buford. These properties are developed with large office/warehouse buildings. Adjacent to the southwest is land acquired as right-of-way for the future Sugarloaf Parkway Extension. Areas to the west and north are residential in nature, developed with single-family neighborhoods zoned R-100 and R-75 CSO. Across Satellite Boulevard from the subject site is Waterstone Apartments, which was approved through the rezoning process giving precedent for allowing additional multifamily developments in the immediate area. In light of this existing apartment complex, RM-13 zoning could be appropriate at this location.

In conclusion, the proposed rezoning to RM-13 for an apartment complex could be considered suitable at this location in light of the previously approved rezoning and the existing apartment complex and the development pattern of the area. Therefore, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of this request.

PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS

Approval as RM-13 for a multi-family apartment development, subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Multifamily residential dwellings and accessory uses and structures.
 - B. Buildings shall be constructed primarily of brick or stacked stone on each elevation, with the remainder being of fiber-cement siding. The buildings shall be consistent with the building elevations of the Waterstone Apartments (1851 Satellite Boulevard), and shall be submitted for review and approval of the Director of Planning and Development.
 - C. The development shall be a gated community.
2. To satisfy the following site development considerations:
 - A. Provide a buffer around the perimeter of the site. The area to the northeast of the creek (abutting the Buford city limits) shall remain undisturbed and natural. The buffer design shall be subject to review and approval of the Director of Planning and Development.
 - B. Provide a 50-foot wide landscaped setback along Satellite Boulevard. The landscaped setback shall include a decorative entrance monument. Landscaping, wall and entrance monument design shall be subject to review and approval of the Director of Planning and Development prior to the issuance of a development permit.
 - C. Natural vegetation shall remain on the property prior to issuance of a development permit.
 - D. Entrance/exit design and location shall be subject to review and approval of Gwinnett DOT.
 - E. Dumpsters/trash compactors shall be screened by a 100% opaque brick wall. The brick wall shall be at least 3-feet in height with an opaque wood fence atop the wall for appearance.
 - F. In the event of residential tenant eviction any belongings of the tenant will be placed on a portion of the subject property that is not visible from the right-of-way of Satellite Boulevard unless otherwise required by law.

- G. Prior to the issuance of the first Certificate of Occupancy, and at no cost to the County, acquire all necessary right-of-way, design and construct improvements identified in the Traffic Impact Study as directed by the Gwinnett Department of Transportation. All design and construction will be subject to review and approval by the Gwinnett DOT.

- H. Number of units shall be limited to 225. Three bedroom units shall be limited to no more than 15%.

- I. A community clubhouse shall be constructed and consistent with the Waterstone Phase I, and shall include the following amenities:
 - Wi Fi Business Center and Internet Café
 - Movie Theater with surround sound/controlled lighting
 - Billiards and Game Room
 - Cardio Strength Training/Workout room

- J. An adult encouraged pool shall be constructed with the following amenities prohibited:
 - Water “mushrooms”
 - Slides
 - Diving boards

- K. Playgrounds shall be prohibited.

- L. Garages shall be provided for a minimum of 15% of the units.

- M. As required by the Gwinnett DOT, dedicate any necessary right-of-way for the Sugarloaf Parkway Extension at no cost to Gwinnett County prior to the issuance of the first Certificate of Occupancy for the project. All setbacks and buffers shall be calculated from the existing property lines prior to such dedication.

PLANNING AND DEVELOPMENT DEPARTMENT RECOMMENDATIONS
STANDARDS GOVERNING EXERCISE OF ZONING

SUITABILITY OF USE

With the recommended conditions, the proposed apartment development could be suitable in light of the multifamily and light industrial uses that have developed in recent years along Satellite Boulevard including an apartment development across from the subject property.

ADVERSE IMPACTS

With the recommended conditions that include aesthetic and design requirements similar to the apartment complex across Satellite Boulevard, potential adverse impacts should be minimized.

REASONABLE ECONOMIC USE AS ZONED

The property has a reasonable economic use as currently zoned.

IMPACTS ON PUBLIC FACILITIES

Impacts on public facilities from this request would include increased utility demand, traffic, storm water runoff, and an increase in traffic and school-age children.

CONFORMITY WITH POLICIES

Although the proposed rezoning to RM-13 for an apartment complex may not be strictly consistent with the policies of the Unified Plan, there have been several similar rezoning actions allowing apartments along the Satellite Boulevard corridor; including the site across from the subject site. Therefore, this request could be consistent with past Board policy for the proposed land use.

CONDITIONS AFFECTING ZONING

Over the past several years multi-family developments have been zoned and constructed along the Satellite Boulevard corridor, from Duluth to Buford, suggesting that the proposed apartment complex could be a suitable fit for the property.

REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

"See Schedule One"

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

"See Schedule One"

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

"See Schedule One"

- (D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

"See Schedule One"

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

"See Schedule One"

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING:

"See Schedule One"

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FEB 26 2013

Schedule One

- (A) Adjacent uses are undeveloped land, the undeveloped right-of-way for the Sugarloaf extension, an apartment community, and a single family subdivision. A multi-family apartment community would be suitable for the property considering the surrounding uses and that the single family subdivision is buffered by Suwanee Creek. Additionally the single family subdivision is accessed over 1.5 miles away via Old Suwanee Road and Buford Highway.

- (B) The proposed rezoning will not adversely affect the usability of adjacent or nearby property.

- (C) The Property is currently undeveloped and zoned R-100. The owners have owned the Property for forty-five years. Given the floodplain, streams, topography, and surrounding uses, there is no reasonable use for the current zoning.

- (D) The proposed rezoning will not cause an excessive or burdensome use of existing streets, utilities, or schools. The Property abuts the Satellite Boulevard extension and will not cause an adverse increase in traffic. As noted in correspondence from the Gwinnett County Department of Public Utilities, water and sewer capacity exists for the project. As for the schools, this will be a luxury apartment community which generates less school age children than single family, townhouse, or low-income apartment communities. Davis Development developed Waterstone apartments located across Satellite Boulevard from the Property. As of January 31, 2013, the census of Waterstone indicated that only 75 total children live in the community or only 0.25 children per unit.

- (E) Although the proposed rezoning to RM-13 for a multi-family apartment community may not be strictly consistent with the policies of the current Unified Plan, there have been similar rezoning actions allowing apartments along the Satellite Boulevard corridor (including, specifically, but without limitation, the property directly across Satellite Boulevard from the subject property); therefore, this request is consistent with past Gwinnett County policy for the proposed land use in the area.

- (F) The extension of Satellite Boulevard, proximity of the Property to retail and office uses and lack of proximity to single family make the Property's location ideal for multi-family. Further, the severe topography and streams limit the development ability of the Property for other uses.

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RZM '13 0 0 2

BY:



Davis Development

1050 Eagles Landing Parkway
Suite 300
Stockbridge, Georgia 30281
(770) 474-4345 • Fax (770) 474-5213

VIA HAND DELIVERY

February 22, 2013

Gwinnett County
Department of Planning and Development
446 West Crogan Street, Suite 250
Lawrenceville, Georgia 30046

RE: REZONING APPLICATION FOR THAT CERTAIN 18.995 ACRE PARCEL OF LAND LOCATED ALONG SATELLITE BOULEVARD NORTH OF WOODWARD MILL ROAD (THE "PROPERTY")

Dear Sir or Madam:

This letter serves as our Letter of Intent with respect to the rezoning of the Property.

Davis Development desires to develop a luxury multi-family apartment community on the Property. Smart growth principles recommend locating high density residential along major arteries near office and retail uses and major transportation areas. The Property is in such a location as it is along the Satellite Boulevard extension, just north and south of retail and office uses, and is proximate to I-985, I-85 and, if constructed, the outer perimeter.

The luxury multi-family apartment community will consist of 225 luxury apartment units (the "Apartment Community"). The Apartment Community will contain the following features:

- 1) Garages for approximately 10% of the units;
- 2) Clubhouse with:
 - (a) exercise/fitness facility;
 - (b) business center;
 - (c) theater room; and
 - (d) game room/entertainment area;
- 3) Resort swimming pool;
- 4) Grilling/BBQ area;
- 5) Lush landscaping;
- 6) Gate-controlled access;
- 7) Nine foot ceilings and crown moldings in all units; and
- 8) Pre-wiring for high-speed internet service in all units.

As depicted on the enclosed Site Plan, the Property has several physical challenges which make multifamily possibly the only commercially feasible use for the Property.

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RZM '13 0 0 2

BY:

- 1) Three jurisdictional streams cross the Property and a portion of the Property lies within the 100 year flood plain. We plan to leave the flood plain, streams and their related buffers in their natural state. Accordingly, after taking into account the streams, state and county buffers, the flood plain and utility easements, 5.818 acres or 30.62% of the Property is unusable for development.
- 2) The Property has significant topography which negatively impacts the viability for other types of development. Our proposed design of the Apartment Community seeks to work with the existing grades by utilizing buildings with a split configuration resulting in every building having a terrace level.

Given the streams, flood plain and topography, retail, office and distribution uses are not realistic or economically feasible for the Property; however, those same unique physical features of the Property will be an asset for the Apartment Community since there will be ample green space and nature areas.

The Apartment Community will be consistent with the existing uses bordering and located nearby the Property. The uses immediately adjacent to the Property are undeveloped land, undeveloped right-of-way for the Sugarloaf extension, an apartment community and a single family subdivision. Additionally the single family is accessed via Old Suwanee Road and Buford Highway. Accordingly, existing single family homes in the vicinity are sufficiently buffered from the Apartment Community.

In addition to the rezoning Davis Development is requesting a variance to impact the 50 foot undisturbed buffer adjacent to the single family subdivision. Davis is not requesting a reduction but simply the ability to grade within the buffer. The disturbed areas will be replanted with a mix of evergreen and deciduous trees.

Davis Development recently constructed and developed Waterstone located at 1851 Satellite Boulevard. This project will mirror the high quality design, landscaping and construction of Waterstone.

A copy of the site plan, survey, legal description and evidence of utility service and availability are included with the rezoning application. Please do not hesitate to contact me with any questions regarding this letter of intent or the rezoning application.

Sincerely,



Heath D. Hawkins

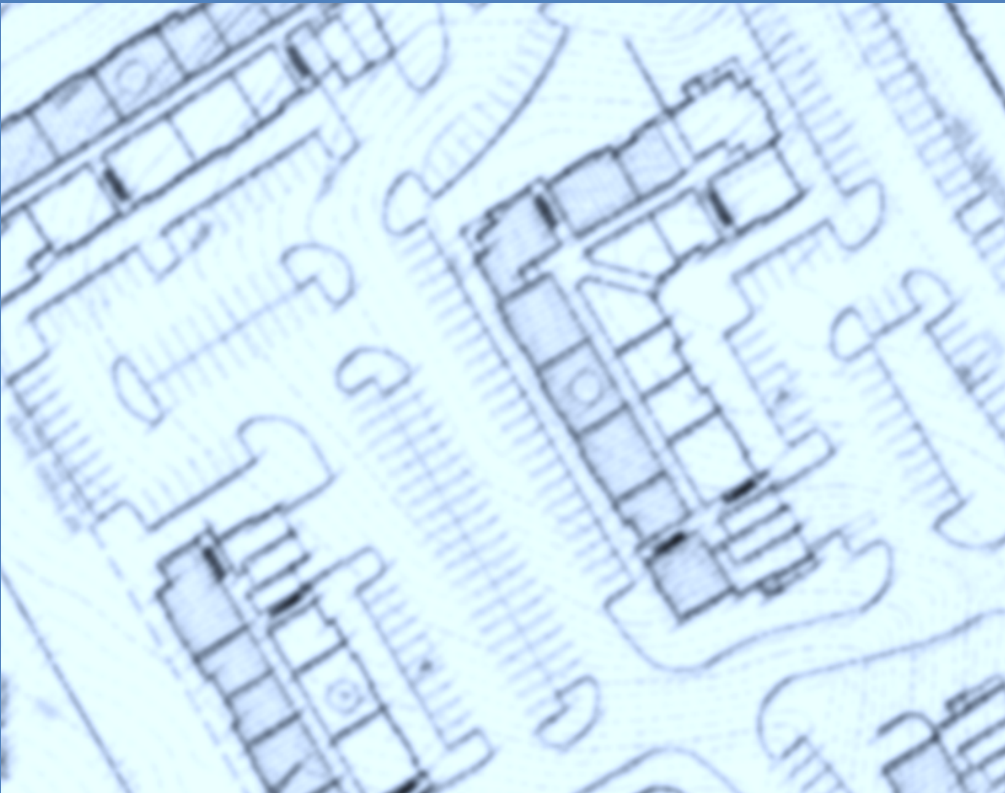
RECEIVED
FEB 26 2013

RZM '13 0 0 2

BY:

SATELLITE BOULEVARD APARTMENTS PHASE II

TRAFFIC IMPACT STUDY



*February
2013*

URS

EXECUTIVE SUMMARY

The purpose of this study is to determine the traffic impact to public roads that will result from a proposed apartment complex to be located on Satellite Boulevard, between SR 20 and Woodward Mill Road. The study utilizes standard procedures pursuant to the Institute of Transportation Engineers (ITE) and is based on methodology discussed and agreed to with the Gwinnett County Department of Transportation during methodology discussions on February 13, 2013. The study focuses on traffic conditions in the vicinity of the proposed project during the weekday AM and PM peak hour in three scenarios:

- 2013 Existing: An analysis of existing conditions in the year 2013
- 2014 Background: An analysis of conditions in the year 2014 if the project is not constructed
- 2014 Background + Project: An analysis of conditions in the year 2014 if the project is constructed.

Traffic counts were conducted at several intersections in the vicinity of the project. Traffic demand in the year 2014 was forecasted by applying a historical growth rate (to estimate 2014 Background traffic) and then adding the traffic demand that will be generated by the proposed apartment complex (to estimate 2014 Background + Project traffic). The resulting traffic demands were then analyzed using *Highway Capacity Manual* methodology at the study area intersections to determine Level of Service (LOS) during the AM and PM peak hours of each scenario.

The study was structured to focus on whether the proposed development will have a negative impact on traffic, defined as an impact on traffic that would cause LOS to degrade from a LOS D or better to a LOS E or worse in the year 2014. In this case, the impact is determined specifically by comparing the 2014 Background scenario to the 2014 Background + Project scenario. As shown in the LOS results shown in the table below, there are no instances in which the 2014 Background scenario has a LOS D or better and the 2014 Background + Project scenario has a LOS E or worse. As a result, the proposed project is determined to have no impact on traffic and therefore no mitigation is necessary.

Capacity Analysis – Level of Service Results

Location	Traffic Control	2013 Existing		2014 Background		2014 Background + Project	
		AM	PM	AM	PM	AM	PM
SR 20/Buford Drive and Satellite Boulevard	Signalized	B	C	B	C	B	C
Satellite Boulevard and Waterstone Place (apartments)	Satellite NB Left ⁽¹⁾	not applicable				A	A
	Apts. EB Stop ⁽²⁾	not applicable				B	D
	Apts. WB Stop ⁽²⁾	B	C	B	C	B	D
	Satellite SB Left ⁽¹⁾	A	A	A	A	A	A
Satellite Boulevard and Woodward Mill Road	Signalized	B	C	B	C	B	C
Woodward Mill Road and SR 13/Buford Highway	Signalized	A	B	A	B	A	B

(1) While not under a stop control, these left turns cannot turn until adequate gaps are present. The results reflect the delay associated with waiting for adequate gaps.

(2) The delay reflects the more conservative (i.e. worst) observed delay of the two approach lanes at this location. In all cases, the worst delay was observed on the left turn lane.

IV

CONCLUSIONS

The study was structured to focus on whether the proposed development will have a negative impact on traffic, defined as an impact on traffic that would cause LOS to degrade from a LOS D or better to a LOS E or worse in the year 2014. In this case, the impact is determined specifically by comparing the 2014 Background scenario to the 2014 Background + Project scenario. As shown in the replicated LOS results in **Table 6** below, there are no instances in which the 2015 Background scenario has a LOS D or better and the 2014 Background + Project scenario has a LOS E or worse. As a result, the proposed project is determined to have no impact on traffic and therefore no mitigation is necessary.

Table 6 – Capacity Analysis – Level of Service Results

Location	Traffic Control	2013 Existing		2014 Background		2014 Background + Project	
		AM	PM	AM	PM	AM	PM
SR 20/Buford Drive and Satellite Boulevard	Signalized	B	C	B	C	B	C
Satellite Boulevard and Waterstone Place (apartments)	Northbound Left ⁽¹⁾	not applicable				A	A
	Eastbound Stop ⁽²⁾	not applicable				B	D
	Westbound Stop ⁽²⁾	B	C	B	C	B	D
	Southbound Left ⁽¹⁾	A	A	A	A	A	A
Satellite Boulevard and Woodward Mill Road	Signalized	B	C	B	C	B	C
Woodward Mill Road and SR 13/Buford Highway	Signalized	A	B	A	B	A	B

(3) While not under a stop control, these left turns cannot turn until adequate gaps are present. The results reflect the delay associated with waiting for adequate gaps.

(4) The delay reflects the more conservative (i.e. worst) observed delay of the two approach lanes at this location. In all cases, the worst delay was observed on the left turn lane.

CASE NUMBER RZM-08-003 (Reconsidered February 3, 2009)
GCID 2009-0110

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>
Charles Bannister, Chairman	<u>AYE</u>
Shirley Lasseter, District 1	<u>AYE</u>
Albert Nasuti, District 2	<u>AYE</u>
Michael Beaudreau, District 3	<u>NAY</u>
Kevin Kenerly, District 4	<u>AYE</u>

On motion of COMM. KENERLY, which carried 4-1, 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 R-100 to RM-13 by DAVIS DEVELOPMENT for the proposed use of APARTMENTS (REDUCTION IN BUFFERS) 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 JANUARY 27, 2009 and objections were not filed.

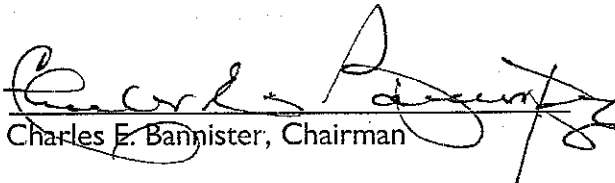
NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 3RD day of FEBRUARY 2009, that the aforesaid application to amend the Official Zoning Map from R-100 to RM-13 is hereby **APPROVED** subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Multifamily residential dwellings and accessory uses and structures.
 - B. Buildings shall be constructed primarily of brick or stacked stone on four sides, with minor treatments (i.e. gables, bay windows, chimneys) of wood or fiber-cement siding. For the avoidance of doubt, the percentage of brick and stacked stone comprising said elevations shall be consistent with the building elevations at the "Villas at Sugarloaf" project (Sugarloaf Parkway at Highway 316), and shall be submitted for review and approval of the Director of Planning and Development.
 - C. The development shall be a gated community.
2. To satisfy the following site development considerations:
 - A. Provide a buffer around the perimeter of the site. The buffer design shall be subject to review and approval of the Director of Planning and Development.
 - B. Provide a 50-foot wide landscaped setback along Satellite Boulevard. The landscaped setback shall include a decorative entrance monument. Landscaping, wall and entrance monument design shall be subject to review and approval of the Director of Planning and Development prior to the issuance of a development permit.

- C. Natural vegetation shall remain on the property prior to issuance of a development permit.
- D. Entrance/exit design and location shall be subject to review and approval of Gwinnett DOT.
- E. Dumpsters/trash compactors shall be screened by a 100% opaque brick wall. The brick wall shall be at least 3-feet in height with an opaque wood fence atop the wall for appearance.
- F. In the event of residential tenant eviction any belongings of the tenant will be placed on a portion of the subject property that is not visible from the right-of-way of Satellite Boulevard unless otherwise required by law.
- G. Prior to the issuance of the first Certificate of Occupancy, and at no cost to the County, acquire all necessary right-of-way, design and construct improvements identified in the Traffic Impact Study as directed by the Gwinnett Department of Transportation. All design and construction will be subject to review and approval by the Gwinnett DOT.
- H. Number of units shall be limited to 300. Three bedroom units shall be limited to no more than 15%.
- I. A community Clubhouse shall be constructed and consistent with the Villas at Sugarloaf (as presented at the 1/20/09 Planning Commission hearing) and shall include the following amenities:
 - Wi Fi Business Center and Internet Café
 - Movie Theater with surround sound/controlled lighting
 - Billiards and Game Room
 - Cardio Strength Training/Workout room
- J. An adult encouraged pool shall be constructed with the following amenities prohibited:
 - Water "mushrooms"
 - Slides
 - Diving boards
- K. Playgrounds shall be prohibited.
- L. Garages shall be provided for a minimum of 15% of the units.

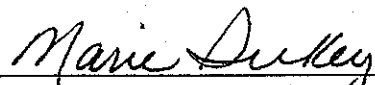
- M. Dedicate the right-of-way for the Sugarloaf Parkway Extension, as depicted in the attached plan, at no cost to Gwinnett County prior to the issuance of the first Certificate of Occupancy for the project. All setbacks and buffers shall be calculated from the existing property lines prior to such dedication.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: 
Charles E. Bannister, Chairman

Date Signed: 2.20.09

ATTEST:



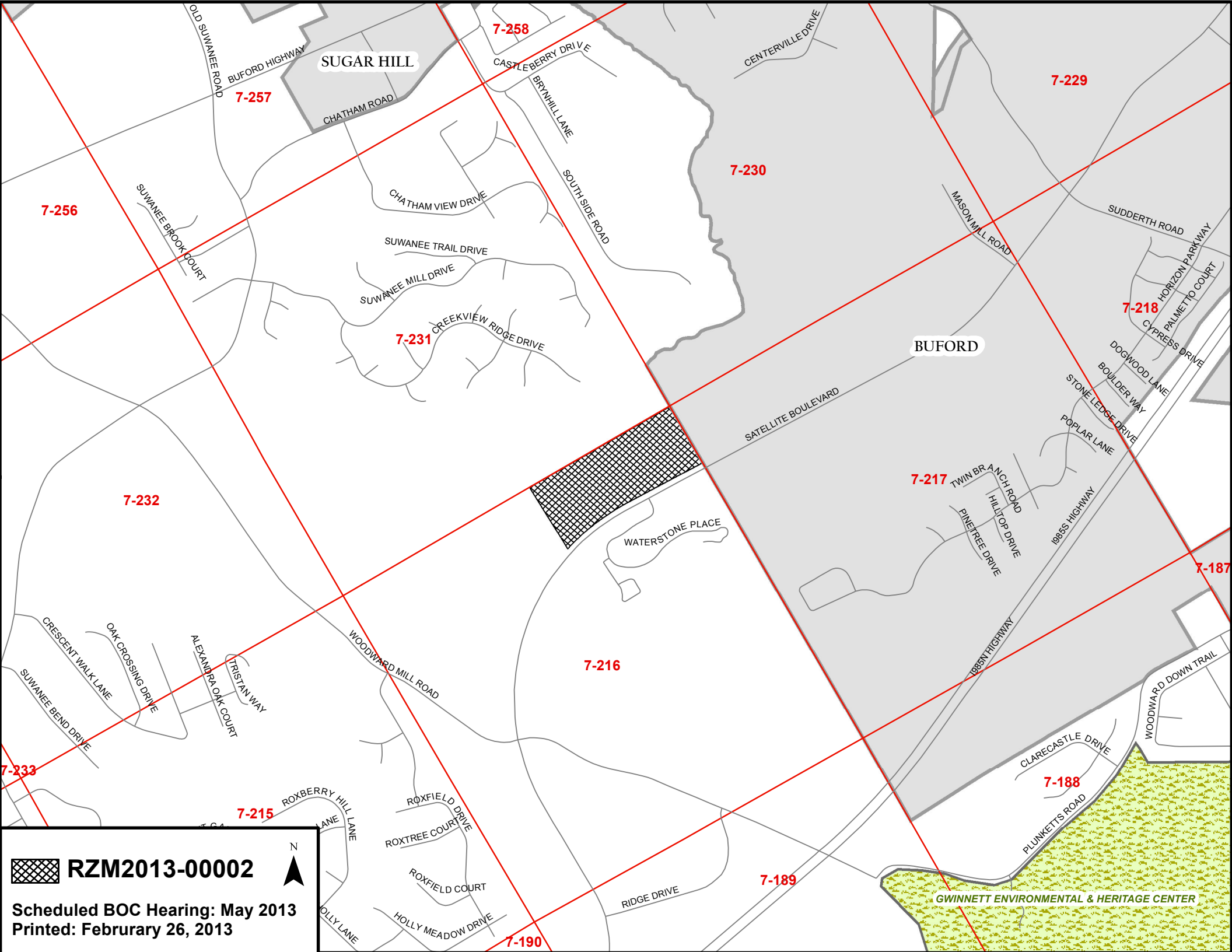
County Clerk/Deputy County Clerk



Residential Rezoning Impact on Local Schools
Prepared for Gwinnett County, May 2013

Case #	Schools	Current Projections									Proposed Zoning Approximate additional Student Projections from Proposed Developments
		2013-14			2014-2015			2015-2016			
		Forecast	Capacity	Over/Under	Forecast	Capacity	Over/Under	Forecast	Capacity	Over/Under	
RZM2013-00002	Lanier HS	1,507	1,800	-293	1,545	1,800	-255	1,576	1,800	-224	18
	Lanier MS	1,331	1,662	-331	1,358	1,662	-304	1,378	1,662	-284	14
	Sugar Hill ES	1,274	1,175	99	1,266	1,175	91	1,279	1,175	104	28
RZM2013-00003	Shiloh HS	2,005	2,375	-370	2,025	2,375	-350	2,045	2,375	-330	1
	Shiloh MS	1,689	1,800	-111	1,668	1,800	-132	1,649	1,800	-151	
	Anderson-Livsey ES	647	950	-303	653	950	-297	660	950	-290	1
SUP2013-00021	Peachtree Ridge HS	3,122	2,800	322	3,153	2,800	353	3,185	2,800	385	5
	Hull MS	2,240	1,750	490	2,212	1,750	462	2,234	1,750	484	4
	Mason ES	919	1,200	-281	882	1,200	-318	871	1,200	-329	8

Current projections do not include new developments



SUGAR HILL

BUFORD

GWINNETT ENVIRONMENTAL & HERITAGE CENTER

 **RZM2013-00002**



Scheduled BOC Hearing: May 2013
Printed: February 26, 2013

7-258

7-229

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7-231

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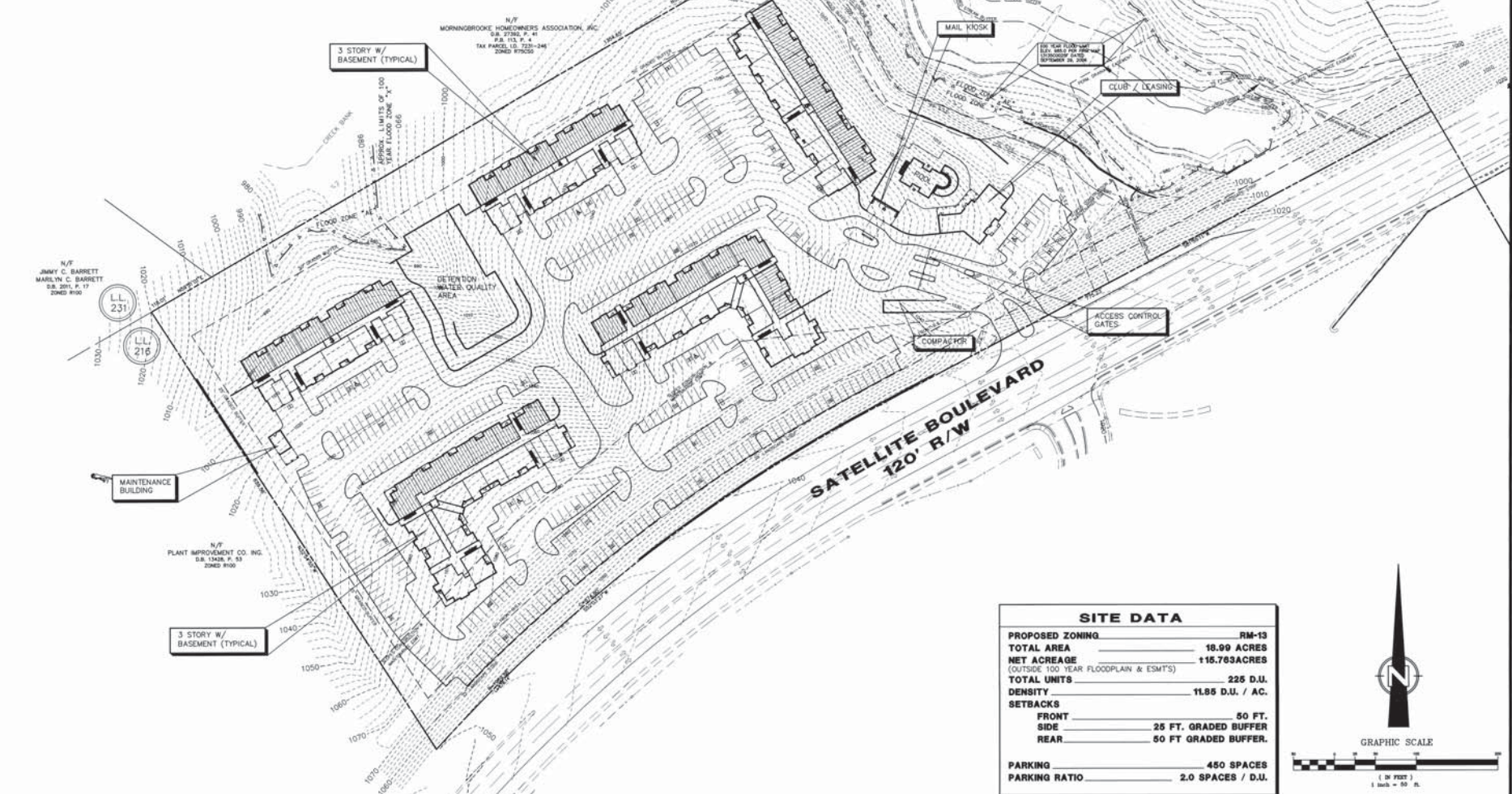
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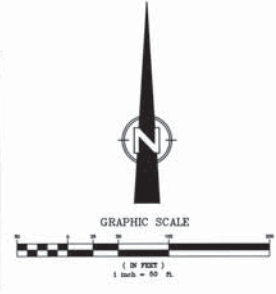
DAVIS SATELLITE II APARTMENTS (1-30-12)																		
UNIT NO.	A1	A120	A3	A33	B1	B120	B1	B3	B1	C1A	C1A	C1B	C1B					
HEATED SQ FT	885	807	865	815	768	1,100	1,100	1,275	1,315	1,315	1,400	1,400	1,400					
TOTAL SQ FT	722	722	1,053	883	887	1,183	1,183	1,365	1,415	1,864	1,864	1,818	1,818					
Bed #	Type	1 BEDROOM UNITS				2 BEDROOM UNITS				3 BEDROOM UNITS				UNIT TOTALS	GARAGE SPACES	GARAGE TOTALS		
1	I	18	0	4	6	0	21	0	0	4	3	0	2	0	56	0	0	0
2	II	14	0	4	0	0	21	0	0	4	3	0	4	0	58	0	0	0
3	III	3	0	4	0	0	14	0	0	4	0	0	0	0	33	0	0	0
4	III	3	0	4	0	0	14	0	0	0	0	0	0	0	33	0	0	0
5	IV	11	0	4	0	0	21	0	0	0	0	0	0	0	45	0	0	0
TOTAL UNIT TYPES		47	0	20	13	0	81	0	18	8	6	4	24	225	0	15	0	0
HEATED SQ FT		2,700	0	17,880	8,787	0	105,883	0	118,884	10,293	9,390	0	8,338	17,259	287,883	0	0	0
TOTAL SQ FT		33,884	0	21,740	10,718	0	105,883	0	119,719	11,300	9,844	0	8,472	38,833	288,873	0	0	0
TOTAL UNITS		0	40	40	0	0	176	348	0	0	0	0	0	225	0	15	0	0
TOTAL HEATED SQ FT %		33.1%	0	33.1%	0	0	40.76%	0	40.76%	0	0	0	15.11%	0	15.11%	0	0	0
TOTAL HEATED SQ FT %		33.63%	0	33.63%	0	0	40.76%	0	40.76%	0	0	0	15.11%	0	15.11%	0	0	0



DENSITY ALLOCATION	
1. SITE AREA	18.99 ACRES
2. AREA INSIDE 100 YEAR FLOODPLAIN	2,835 ACRES
3. AREA INSIDE UTILITY EASEMENTS (OUTSIDE FLOODPLAIN)	0.597 ACRES
4. NET AREA	15.763 ACRES
5. DENSITY ALLOCATION IN AREA OUTSIDE FLOODPLAIN & ESMTS	254.819 D.U.
6. DENSITY ALLOCATION INSIDE 100 YEAR FLOODPLAIN & EASEMENTS	21,008 D.U.
7. TOTAL ALLOWABLE DWELLING UNITS	225,927 D.U.



SITE DATA	
PROPOSED ZONING	RM-13
TOTAL AREA	18.99 ACRES
NET ACREAGE (OUTSIDE 100 YEAR FLOODPLAIN & ESMTS)	115.763 ACRES
TOTAL UNITS	225 D.U.
DENSITY	11.85 D.U. / AC.
SETBACKS	
FRONT	50 FT.
SIDE	25 FT. GRADED BUFFER
REAR	50 FT. GRADED BUFFER
PARKING	450 SPACES
PARKING RATIO	2.0 SPACES / D.U.



REVISION	BY

THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND MAY NOT BE USED OR REPRODUCED WITHOUT HIS WRITTEN PERMISSION.

Johnson Associates, Inc.
 ARCHITECTS
 1000 W. BROADWAY, SUITE 1000
 ATLANTA, GA 30308
 PHONE: 404.525.1234
 FAX: 404.525.1235
 WWW: JOHNSONASSOCIATES.COM

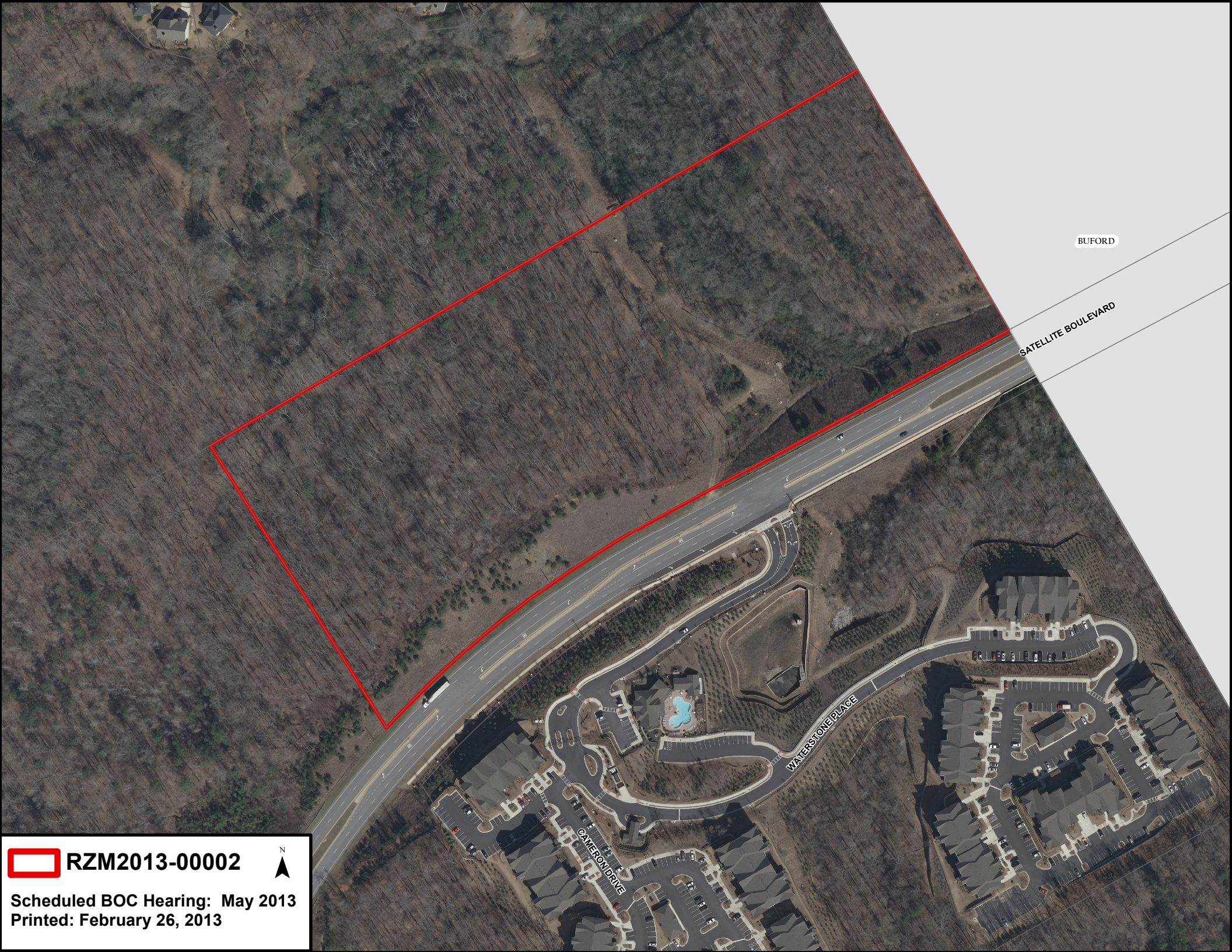


SATELLITE II INVESTORS, LLC
 1000 W. BROADWAY, SUITE 1000
 ATLANTA, GA 30308
 PHONE: 404.525.1234
 FAX: 404.525.1235
 WWW: JOHNSONASSOCIATES.COM

CONCEPT PLAN
SATELLITE BOULEVARD APARTMENTS - PH. II
 L.L. 217, 7TH DISTRICT, PARCEL 221600L, GWINNETT COUNTY, GEORGIA

DRAWN BY: JLB
 CHECKED BY: JLB
 DATE: 2-21-13
 SCALE: 1" = 50'
 JOB NO: 12-033
 DATE: 12-03-13
 SHEET: 12033-CONCEPT.dwg
1







BUFORD

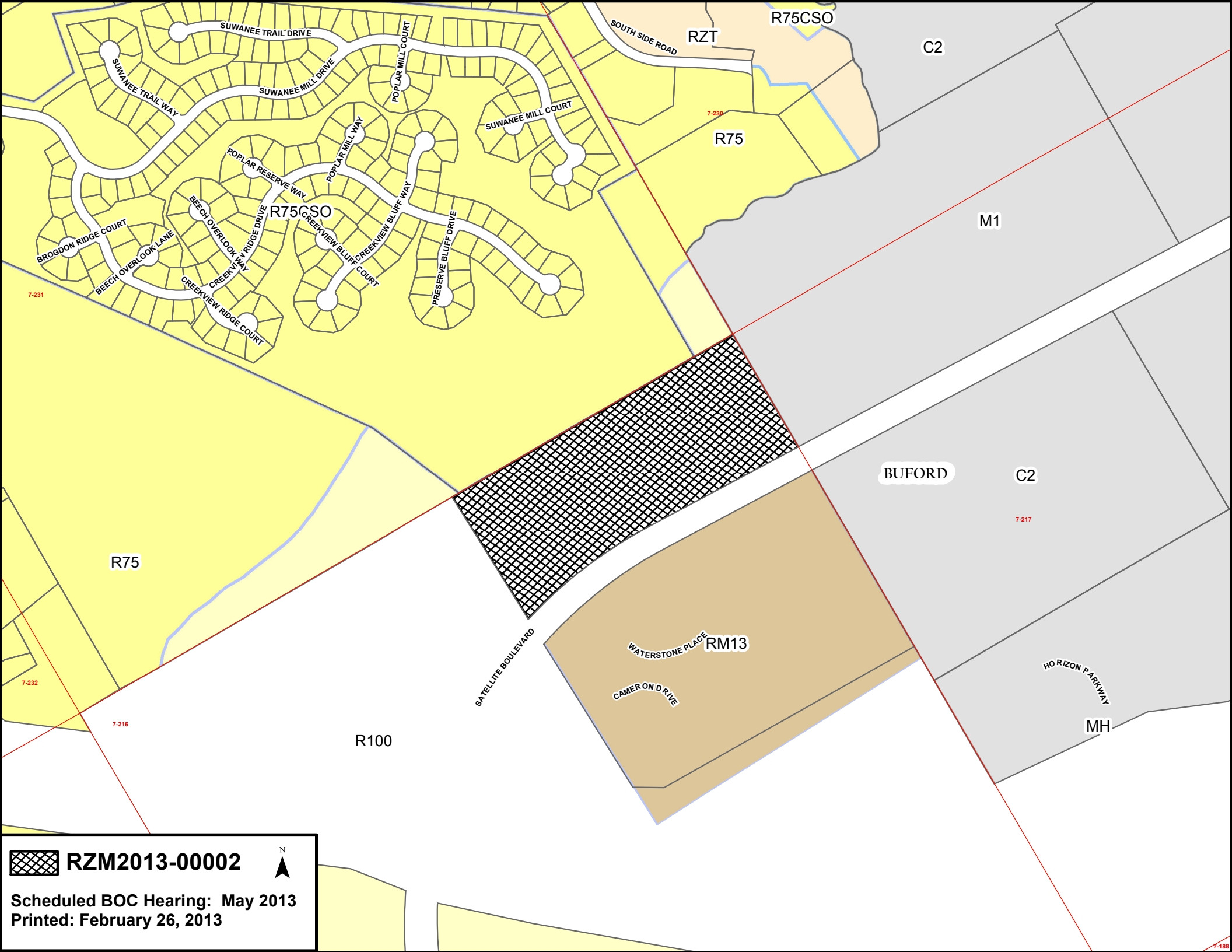
SATELLITE BOULEVARD

WATERSTONE PLACE

CAMERON DRIVE

 **RZM2013-00002** 

Scheduled BOC Hearing: May 2013
 Printed: February 26, 2013



7-231


7-230

7-217

7-232

7-216

7-118

 **RZM2013-00002**

Scheduled BOC Hearing: May 2013
Printed: February 26, 2013

N

Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:		<input checked="" type="checkbox"/> Rezoning <input checked="" type="checkbox"/> Public Hearing
20130529			
Department:	Planning & Development	Date Submitted:	06/13/2013
Working Session:		Business Session:	
Public Hearing:		Public Hearing:	07/23/2013
Submitted By:	viharrod	Multiple Depts?	No
Budget Type:	Neither	Special Routing:	
Agenda Type	Rezoning	Rezoning Type	RZR
Item of Business:	Locked by Purchasing <input type="text"/> No		

2013-00004, Applicant: Plantation Homes, LLC, Owner: John Mark Bagby, RA-200 to R-75 Modified, Modified Single-Family Subdivision, District 7 Land Lot 182 Parcel 027, 3400 Block of Hamilton Mill Road, 5.0 Acres. District 4/Heard

Land Lot:	182	Parcel:	027
District:	7		

Attachments: Planning Commission Results and Department Analysis

Authorization: Chairman's Signature?	Yes
Department Head	bjlackey (7/3/2013)
Attorney	

District	For	Against	Abstained	Absent
District 1 (Lynn Thorndyke)	X			
District 1 (Earl Mitchell)	X			
District 2 (Matt Houser)	X			
District 2 (Omar Zaman)	X			
District 3 (Chuck Warbington)	X			
District 3 (Jeff Tullis)	X			
District 4 (Clint Dixon)	X			
District 4 (Brad Crowe)	X			
At Large (Don Shillington)	X			

Comments:

<p style="text-align: center;">County Clerk Use Only</p> <p>Working Session: <input type="text"/></p> <p>Action: <input type="text"/> Public Hearing</p> <p>Tabled: <input type="text"/></p> <p>Motion: <input type="text"/></p> <p>2nd by: <input type="text"/></p> <p style="margin-top: 20px;">Vote: <input style="width: 100%;" type="text"/></p>	<p style="text-align: center;">Planning and Development</p> <p>Recommendation:</p> <p><input type="checkbox"/> Approve</p> <p><input checked="" type="checkbox"/> Approve with Conditions</p> <p><input type="checkbox"/> Appr w/ Cond As <input type="text"/></p> <p><input type="checkbox"/> Deny w/out Prejudice</p> <p><input type="checkbox"/> Deny PH was Held? <input type="checkbox"/></p> <p><input type="checkbox"/> No Recommendation</p>	<p style="text-align: center;">Planning Commission</p> <p>Recommendation:</p> <p><input type="checkbox"/> Tabled - Date <input type="text"/></p> <p><input type="checkbox"/> Approve</p> <p><input checked="" type="checkbox"/> Approve with Conditions</p> <p><input type="checkbox"/> Appr w/ Cond As <input type="text"/></p> <p><input type="checkbox"/> Deny <input type="checkbox"/> Deny w/out Prejudice</p> <p><input type="checkbox"/> No Recommendation</p>
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Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:		<input checked="" type="checkbox"/> Rezoning <input checked="" type="checkbox"/> Public Hearing
20130528			
Department:	Planning & Development	Date Submitted:	06/13/2013
Working Session:		Business Session:	
Public Hearing:		Public Hearing:	07/23/2013
Submitted By:	viharrod	Multiple Depts?	No
Budget Type:	Neither	Special Routing:	
Agenda Type	Rezoning	Rezoning Type	CIC

Item of Business: Locked by Purchasing No

2013-00012, Applicant: Plantation Homes, LLC, Owners: Garrett Reed, Stanley Reed, James Reed & John Mark Bagby, Change in Conditions to Revise Site Plan and Reduce Dwelling Size on Property Zoned R-75 Modified, District 7 Land Lot 182 Parcels 010A, 027 & 106, 3400 Block of Hamilton Mill Road, 45.0 Acres. District 4/Heard

Land Lot:	182	Parcel:	010A, 027 & 106
District:	7		

Attachments: Planning Commission Results and Department Analysis

Authorization: Chairman's Signature? Yes

Department Head: bjlackey (7/3/2013)

Attorney:

District	For	Against	Abstained	Absent
District 1 (Lynn Thorndyke)	X			
District 1 (Earl Mitchell)	X			
District 2 (Matt Houser)	X			
District 2 (Omar Zaman)	X			
District 3 (Chuck Warbington)	X			
District 3 (Jeff Tullis)	X			
District 4 (Clint Dixon)	X			
District 4 (Brad Crowe)	X			
At Large (Don Shillington)	X			

Comments:

<p style="text-align: center;">County Clerk Use Only</p> <p>Working Session: <input type="text"/></p> <p>Action: <input checked="" type="checkbox"/> Public Hearing</p> <p>Tabled: <input type="checkbox"/></p> <p>Motion: <input type="checkbox"/></p> <p>2nd by: <input type="text"/></p> <p style="margin-top: 20px;">Vote: <input type="text"/></p>	<p style="text-align: center;">Planning and Development</p> <p>Recommendation:</p> <p><input type="checkbox"/> Approve</p> <p><input checked="" type="checkbox"/> Approve with Conditions</p> <p><input type="checkbox"/> Appr w/ Cond As <input type="text"/></p> <p><input type="checkbox"/> Deny w/out Prejudice</p> <p><input type="checkbox"/> Deny PH was Held? <input type="checkbox"/></p> <p><input type="checkbox"/> No Recommendation</p>	<p style="text-align: center;">Planning Commission</p> <p>Recommendation:</p> <p><input type="checkbox"/> Tabled - Date <input type="text"/></p> <p><input type="checkbox"/> Approve</p> <p><input checked="" type="checkbox"/> Approve with Conditions</p> <p><input type="checkbox"/> Appr w/ Cond As <input type="text"/></p> <p><input type="checkbox"/> Deny <input type="checkbox"/> Deny w/out Prejudice</p> <p><input type="checkbox"/> No Recommendation</p>
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Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:		<input checked="" type="checkbox"/> Rezoning <input checked="" type="checkbox"/> Public Hearing
20130530			
Department:	Planning & Development	Date Submitted:	06/13/2013
Working Session:		Business Session:	
Public Hearing:		Public Hearing:	07/23/2013
Submitted By:	viharrod	Multiple Depts?	No
Budget Type:	Neither	Special Routing:	
Agenda Type	Rezoning	Rezoning Type	SUP
Item of Business:	Locked by Purchasing <input type="text"/> No		

2013-00033, Applicant: Plantation Homes, LLC, Owner: John Mark Bagby, for a Special Use Permit in an R-75 Modified (Proposed) Zoning District for a Modified Single-Family Subdivision, District 7 Land Lot 182 Parcel 027, 3400 Block of Hamilton Mill Road, 5.0 Acres. District 4/Heard

Land Lot:	182	Parcel:	027
District:	7		

Attachments: Planning Commission Results and Department Analysis

Authorization: Chairman's Signature?	Yes
Department Head	bjlackey (7/3/2013)
Attorney	

District	For	Against	Abstained	Absent
District 1 (Lynn Thorndyke)	X			
District 1 (Earl Mitchell)	X			
District 2 (Matt Houser)	X			
District 2 (Omar Zaman)	X			
District 3 (Chuck Warbington)	X			
District 3 (Jeff Tullis)	X			
District 4 (Clint Dixon)	X			
District 4 (Brad Crowe)	X			
At Large (Don Shillington)	X			

Comments:

<p style="text-align: center;">County Clerk Use Only</p> <p>Working Session: <input style="width: 100%;" type="text"/></p> <p>Action: <input checked="" type="checkbox"/> Public Hearing</p> <p>Tabled: <input type="checkbox"/></p> <p>Motion: <input type="checkbox"/></p> <p>2nd by: <input style="width: 100%;" type="text"/></p> <p style="margin-top: 20px;">Vote: <input style="width: 100%; height: 40px;" type="text"/></p>	<p style="text-align: center;">Planning and Development</p> <p>Recommendation:</p> <p><input type="checkbox"/> Approve</p> <p><input checked="" type="checkbox"/> Approve with Conditions</p> <p><input type="checkbox"/> Appr w/ Cond As <input style="width: 100%;" type="text"/></p> <p><input type="checkbox"/> Deny w/out Prejudice</p> <p><input type="checkbox"/> Deny PH was Held? <input type="checkbox"/></p> <p><input type="checkbox"/> No Recommendation</p>	<p style="text-align: center;">Planning Commission</p> <p>Recommendation:</p> <p><input type="checkbox"/> Tabled - Date <input style="width: 100%;" type="text"/></p> <p><input type="checkbox"/> Approve</p> <p><input checked="" type="checkbox"/> Approve with Conditions</p> <p><input type="checkbox"/> Appr w/ Cond As <input style="width: 100%;" type="text"/></p> <p><input type="checkbox"/> Deny <input type="checkbox"/> Deny w/out Prejudice</p> <p><input type="checkbox"/> No Recommendation</p>
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PLANNING COMMISSION
RECOMMENDED CONDITIONS

Approval of an R-75 Modified Change in Conditions, and an additional rezoning of 5 acres from RA-200 to R-75 Modified, subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Single-family detached dwellings and accessory uses and structures.
 - B. The minimum heated floor area per dwelling unit shall be 2,000 square feet for one-story homes and 2,200 square feet for two-story homes. **A portion of the one-story homes, not to exceed 25% of the total lots in the development, may be reduced to a minimum of 1,800 square feet.**
 - C. All dwellings shall have at least a double-car garage.
 - D. All residences shall be constructed primarily of brick or stacked stone on the front facades. The balance shall be of fiber cement siding.
2. To satisfy the following site development considerations:
 - A. No direct lot access allowed to Hamilton Mill Road.
 - B. All grassed areas shall be sodded.
 - C. Underground utilities shall be provided throughout the development.
 - D. Natural vegetation shall remain on the property until the issuance of a development permit.
 - E. There shall be a minimum 25-foot wide construction buffer along the property line common with Tax Parcels 7-223-019. The buffer area shall be replanted where sparsely vegetated with Cryptomeria or Leyland Cypress trees to provide an effective visual screen. Install a 6-foot high wooden privacy fence along the property line common with Tax Parcels 7-223-019, except for any lakes, streams or stream buffers.
 - F. Provide a left turn lane into the development on Hamilton Mill Road subject to the approval of Gwinnett DOT.

PLANNING COMMISSION RECOMMENDATIONS
STANDARDS GOVERNING EXERCISE OF ZONING

SUITABILITY OF USE

With appropriate conditions, the revised R-75 Modified subdivision could be suitable in view of numerous other Modified and CSO subdivision developments in the area.

ADVERSE IMPACTS

With the recommended conditions, the request would not be expected to adversely impact uses on adjacent or nearby properties.

REASONABLE ECONOMIC USE AS ZONED

The subject property has a reasonable economic use as currently zoned.

IMPACTS ON PUBLIC FACILITIES

Only minimal changes in impacts on public facilities would be anticipated from the revised subdivision layout and small property addition.

CONFORMITY WITH POLICIES

The request could be consistent with the Unified Plan as the property is located within an Existing/Emerging Character Area, which supports single-family subdivision development.

CONDITIONS AFFECTING ZONING

The original 92-acre subdivision zoned in 2006 was never developed, leaving the various tracts encumbered by an abandoned site plan. Therefore, the substitution of a revised layout for this smaller assemblage could be considered appropriate.

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
CHANGE IN CONDITIONS, REZONING AND SPECIAL USE ANALYSIS**

CASE NUMBER :**CIC2013-00012**
ZONING :R-75 MODIFIED
LOCATION :3400 BLOCK OF HAMILTON MILL ROAD
MAP NUMBERS :R7182 010A, R7182 027 & R7182 106
ACREAGE :45.0 ACRES
PROPOSAL :CHANGE IN CONDITIONS TO REVISE SITE PLAN AND
REDUCE DWELLING UNIT SIZE FOR SINGLE-STORY
HOMES FROM 2,000 TO 1,800 SQUARE FEET
UNITS :114 UNITS
COMMISSION DISTRICT :(4) HEARD

CASE NUMBER :**RZR2013-00004**
ZONING CHANGE :RA-200 TO R-75 MODIFIED
LOCATION :3400 BLOCK OF HAMILTON MILL ROAD
MAP NUMBER :R7182 027
ACREAGE :5.0 ACRES
PROPOSED DEVELOPMENT :MODIFIED SINGLE-FAMILY SUBDIVISION
UNITS :9 UNITS
COMMISSION DISTRICT :(4) HEARD

CASE NUMBER :**SUP2013-00033**
ZONING :R-75 MODIFIED (PROPOSED)
LOCATION :3400 BLOCK OF HAMILTON MILL ROAD
MAP NUMBER :R7182 027
ACREAGE :5.0 ACRES
PROPOSED DEVELOPMENT :MODIFIED SINGLE-FAMILY SUBDIVISION
UNITS :9 UNITS
COMMISSION DISTRICT :(4) HEARD

FUTURE DEVELOPMENT MAP: **EXISTING / EMERGING SUBURBAN**

APPLICANT: PLANTATION HOMES, LLC
P. O. BOX 5
JEFFERSON, GA 30549

CONTACT: JOHN PURCELL PHONE: 404.202.8888

OWNERS: JOHN MARK BAGBY, ETAL
3439 HAMILTON MILL ROAD
BUFORD, GA 30519

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

PROJECT DATA:

The applicant requests a Change in Conditions on a 45.0-acre parcel assemblage, zoned R-75 Modified (Single-Family Residence District), to revise the original site layout; additionally, they are requesting a rezoning and Special Use Permit for an additional 5.0 acres from RA-200 (Agriculture-Residence District) to R-75 Modified to be included in the new site design. The property is located on the north side of Hamilton Mill Road, west of its intersection with Ridge Road and South Puckett Road.

In 2006, the 45.0-acre property was part of a larger 92-acre tract that was rezoned to develop an R-75 Modified subdivision (RZR-06-017 and SUP-06-003). Since the project boundary and site layout are being altered, a new site plan has been submitted for consideration. Also, a change in conditions is being requested for condition I. B., of RZR-06-017 and SUP-06-003, which currently reads as follows:

I.B. The minimum heated floor area per dwelling unit shall be 2,000 square feet for one-story homes and 2,200 square feet for two-story homes.

The applicant's letter of intent proposes a minimum of 1,800 square feet for one-story homes, to allow flexibility in a particular home model, but does not indicate the total number of homes that would contain 1,800 square feet.

The combined 50-acre assemblage is proposed for development with a 123-lot subdivision, resulting in a gross and net density of 2.46 units per acre, as there are no floodplain areas or utility easements on the site. A total of 100 lots would be reduced in area per the R-75 Modified regulations. These reductions would result in a total of 245,243 square feet or 5.64-acres of required open space. The site plan exceeds the required minimum by proposing 344,952 square feet or 7.92-acres of open space.

Application materials indicate that dwellings would be a minimum of 1,800 and 2,200 square feet for one and two-story dwellings, respectively. Submitted architectural elevations depict front facades of brick, stacked stone, cedar shake, and/or siding-type materials. Architectural finishes have not been indicated for the sides and rear of the dwellings. The required double-car garages are shown on the submitted elevations.

Two points of access are proposed onto Hamilton Mill Road, and a stub street for future development is shown along the eastern property line. An amenity area with pool, clubhouse and tennis courts is proposed at the eastern project entrance onto Hamilton Mill Road. There are streams and two small ponds on the property, and the required 50-foot wide buffers are shown adjacent to the streams. It appears that the ponds would be utilized for stormwater detention along with construction of an additional detention facility at the northern end of the site.

ZONING HISTORY:

The overall property was zoned RA-200 in 1970. A portion of the property at its western edge was approved for cemetery use in 1999, pursuant to SUP-99-001. The majority of the property (45.0 acres) was rezoned from RA-200 to R-75 MOD in 2006, pursuant to RZR-06-017 and SUP-06-003.

GROUNDWATER RECHARGE AREA:

The subject property is not located within an identified Significant Groundwater Recharge Area.

WETLANDS INVENTORY:

The subject property contains potential wetlands as depicted on the U.S. Department of Interior, Fish, and Wildlife Service – National Wetlands Inventory Map or on the Federal Emergency Management Agency – Flood Insurance Rate Map. The applicant/developer shall obtain all required approvals from Gwinnett County Department of Planning and Development and the U.S. Army Corps of Engineers.

DEVELOPMENT REVIEW SECTION COMMENTS:

The Buffer, Landscape and Tree Ordinance requires a ten-foot wide no-access easement along classified roadways for residential developments.

The Buffer, Landscape and Tree Ordinance requires submittal and approval of a Tree Preservation and Replacement Plan prepared by a professional landscape architect prior to securing a Land Disturbance or Development permit.

Section 5.9.1 of the Development Regulations requires that six percent (6%) of the gross land area be set aside as recreation area (not to exceed six acres) and that not over 60 percent of the required recreation area may be located in a 100-year floodplain. The recreation area may be reduced to three percent (3%) of the gross land area if developed with a swimming pool, tennis court, and amenity parking.

Section 1400A.6 of the 1985 Zoning Resolution prohibits the inclusion of required recreation area, overhead power line easements, or storm water detention ponds/facilities in the calculation of creditable open space for Modified developments.

All open space areas/common areas shall meet the minimum road frontage and lot width requirements for a lot within the subdivision.

Section 6.3.3 and/or 6.3.4 of the Development Regulations requires a 200-foot deceleration lane with a 50-foot taper at each project entrance that proposes access to a Minor Collection Street or Major Thoroughfare. Right-of-way dedication to accommodate the deceleration lane and an 11-foot shoulder is also required. Reduction in length of a deceleration lane requires approval of a

Modification by the Development Division; elimination of a deceleration lane requires approval of a Waiver by the Board of Commissioners.

Section 6.13 of the Development Regulations requires construction of five-foot wide sidewalks along all exterior roadways adjoining the project, and four-foot wide sidewalks adjacent to both sides of all interior public streets (excluding cul-de-sac turnarounds).

The developer must submit a preliminary plat (construction plans), including a grading plan, tree plan, and road/sewer profiles for review and approval of the Development Division prior to any construction.

Section 8.2.1 of the Development Regulations requires submittal of a Storm Water Management Report for the project prior to obtaining a Land Disturbance or Development Permit.

Note that all recreation areas, open space and/or common areas (including storm water detention facility lots) located within the development shall be controlled by a mandatory Property Owner's Association (to include reported bylaws) with responsibility for maintenance, insurance, and taxes for open space areas.

STORMWATER REVIEW SECTION COMMENTS:

No comment.

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

Hamilton Mill Road is a Major Arterial and 50 feet of right-of-way is required from the centerline, with 60 feet required within 500 feet of a major intersection.

Standard deceleration lanes with appropriate taper and adequate right-of-way will be required at all entrances per the development regulations.

A left turn lane shall be provided at the project entrances on Hamilton Mill Road. Length and storage shall comply with the Gwinnett D.O.T. Criteria and Guidelines for left turn lanes.

Prior to issuance of a Development Permit, a sight distance certification shall be provided.

The number and locations of driveways are subject to Gwinnett County D.O.T. approval.

Provide streetlights per GCDOT requirements along exterior frontage of Hamilton Mill Road.

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

Contact GCEHD regarding the swimming pool permitting process.

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

The available utility records show that the subject development is currently in the vicinity of an 8-inch water main located on the northern right-of-way of Hamilton Mill Road.

Due to the uncontrollable variables, the Department of Water Resources makes no guarantees as to the minimum pressures or volumes available at a specific point within its system. Demands imposed by the proposed development may require reinforcements or extensions of existing water mains. Any cost associated with such required reinforcements or extensions will be the responsibility of the development and will not be provided by this department.

The available utility records show that the subject development is currently in the vicinity of an 8-inch sanitary sewer main located on the property.

The subject development is located within the Crooked Creek service area. There are currently no connection restrictions within this service area. Treatment capacity within this area is presently available on a first come - first serve basis.

Demands imposed by the proposed development may require reinforcements or extensions of existing sewer mains. Any cost associated with such required reinforcements or extensions will be the responsibility of the development and will not be provided by this department. Developer shall provide easements for future sewer connection to all locations designated by DWR during plan review.

As-built information for this department is dependent upon outside entities to provide record drawings for the utilities. Therefore this department does not guarantee the accuracy of the information provided.

Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies and Gwinnett County's ordinances. Proceeding design, construction, inspection, and final acceptance of the required utilities, service to these utilities would then become available under the applicable utility permit rate schedules.

BUILDING CONSTRUCTION SECTION COMMENTS:

No comment.

GWINNETT COUNTY FIRE SERVICES COMMENTS:

No comment.

DEPARTMENT ANALYSIS:

The subject property is a 50.0-acre parcel assemblage located on the north side of Hamilton Mill Road, west of its intersection with Ridge Road and South Puckett Road. The property is wooded toward the rear, with open pastures along the Hamilton Mill Road frontage.

The 2030 Unified Plan Future Development Map indicates that the property lies within the Existing/Emerging Suburban Character Area, which supports single-family subdivisions. In 2006, most of the property was rezoned from RA-200 to R-75 Modified for a single-family subdivision, which was never developed. This new proposal is smaller in scale but, with similar conditions, could be consistent with the existing zoning. The five acre addition could be considered a logical extension of the previously approved R-75 Modified zoning district, and therefore consistent with past Board actions.

The surrounding area is characterized by single-family residential development, including: emerging low-density residential subdivisions zoned R-75 and R-100, and acreage tracts with homes zoned RA-200. Residential developments include Hamilton Ridge subdivision zoned R-100 CSO (northwest), The Enclave at Park Ridge subdivision zoned R-75 Modified (northeast) and acreage tracts with residences zoned RA-200 to the east and west. To the south and across Hamilton Mill Road is Old Oaks Subdivision zoned R-100, and Amelia Parc, an R-75 CSO and R-100 CSO subdivision. These subdivisions were rezoned with conditions requiring a minimum house size and the previous conditions placed on the existing property were incorporated to ensure compatibility with these subdivisions. Although the Department supports substitution of a revised site layout, it may not be appropriate to reduce the dwelling unit size as it could adversely impact the surrounding community.

In conclusion, the Change in Conditions, rezoning and Special Use Permit requests for an R-75 Modified subdivision could be consistent with the development pattern in the area, past Board actions on the site, and with recommendations of the Unified Plan. Therefore, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of these requests.

PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS

Additions in **bold**

Deletions in ~~strikethrough~~

Approval of an R-75 Modified Change in Conditions, and an additional rezoning of 5 acres from RA-200 to R-75 Modified, subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Single-family detached dwellings and accessory uses and structures.
 - B. The minimum heated floor area per dwelling unit shall be 2,000 square feet for one-story homes and 2,200 square feet for two-story homes.
 - C. All dwellings shall have at least a double-car garage.
 - D. All residences shall be constructed primarily of brick or stacked stone on the front facades. The balance shall be of ~~wood or~~ fiber cement siding.

2. To satisfy the following site development considerations:
 - A. No direct lot access allowed to Hamilton Mill Road ~~or South Puckett Road~~. ~~Street connection to South Puckett Road shall be prohibited.~~
 - B. All grassed areas shall be sodded.
 - C. Underground utilities shall be provided throughout the development.
 - D. Natural vegetation shall remain on the property until the issuance of a development permit.
 - E. There shall be a minimum 25-foot wide construction buffer along the property line common with Tax Parcels 7-223-019, ~~7-223-243 and 7-223-014~~. The buffer area shall be replanted where sparsely vegetated with Cryptomeria or Leyland Cypress trees to provide an effective visual screen. Install a 6-foot high wooden privacy fence along the property line common with Tax Parcels 7-223-019, ~~7-223-243 and 7-223-014~~, except for any lakes, streams or stream buffers.
 - F. Provide a left turn lane into the development on Hamilton Mill Road subject to the approval of Gwinnett DOT.

- G. ~~There shall be a minimum 25-foot construction buffer along the frontage of South Puckett Road and no sidewalk shall be required along South Puckett Road in order to preserve the existing vegetation.~~

PLANNING AND DEVELOPMENT DEPARTMENT RECOMMENDATIONS
STANDARDS GOVERNING EXERCISE OF ZONING

SUITABILITY OF USE

With appropriate conditions, the revised R-75 Modified subdivision could be suitable in view of numerous other Modified and CSO subdivision developments in the area.

ADVERSE IMPACTS

With the recommended conditions, the request would not be expected to adversely impact uses on adjacent or nearby properties.

REASONABLE ECONOMIC USE AS ZONED

The subject property has a reasonable economic use as currently zoned.

IMPACTS ON PUBLIC FACILITIES

Only minimal changes in impacts on public facilities would be anticipated from the revised subdivision layout and small property addition.

CONFORMITY WITH POLICIES

The request could be consistent with the Unified Plan as the property is located within an Existing/Emerging Character Area, which supports single-family subdivision development. However, the previous rezoning conditions were incorporated to ensure residential compatibility and therefore reducing the required dwelling unit size may not be compatible with nearby residences.

CONDITIONS AFFECTING ZONING

The original 92-acre subdivision zoned in 2006 was never developed, leaving the various tracts encumbered by an abandoned site plan. Therefore, the substitution of a revised layout for this smaller assemblage could be considered appropriate.

CHANGE IN CONDITIONS APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

YES

- (B) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

NO

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

YES

- (D) WHETHER THE PROPOSED CHANGE IN CONDITIONS WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

NO

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

YES

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED CHANGE IN CONDITIONS:

YES FOR APPROVAL BY KEEPING THE SAME ZONING CLASSIFICATION.

REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

YES

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

NO. IT WILL HELP THE ACCESS TRAFFIC FLOW OF THE MASTER PLANNED PROJECT

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

YES / NO

- (D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

NO. IT WILL HELP THE ACCESS TRAFFIC FLOW OF THE MASTER PLANNED PROJECT

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

YES

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING:

YES FOR APPROVAL THE SITE WILL BE ADDING TO AN EXISTING R75-MODIFIED SITE AND IT WILL HELP THE ACCESS TRAFFIC FLOW OF THE MASTER PLANNED PROJECT

Plantation Homes, LLC

MAY 3, 2013

LETTER OF INTENT

* APPLICATION FOR CHANGE IN CONDITIONS (45 ACRES)

RZR-06-017

* APPLICATION FOR REZONING

5 ACRES

HAMILTON MILL ROAD

LL 182 7th DISTRICT

GWINNETT COUNTY, GEORGIA

PLANNING STAFF AND COMMISSIONERS,

WE ARE EXCITED ABOUT THE REBOUND OF THE RESIDENTIAL DEVELOPMENT AND HOUSING MARKET. GWINNETT HAS ALWAYS BEEN A GREAT PLACE TO BE INVOLVED WITH IN THIS PROFESSIONAL BUSINESS AND WE ARE READY FOR PRODUCTION.

* THE CIC APPLICATION IS SUBMITTED ON THE REFERENCED SITE TO CHANGE THE LAYOUT AND DESIGN TO AN EXISTING R75 MODIFIED MASTER PLANNED SITE. THIS WILL BE THE BEGINNING OF THIS PROJECT WHICH WILL HAVE 114 LOTS ON 45 ACRES AND EVENTUALLY POSSIBLY 220+ LOTS TOTAL WITH ADDITIONAL PROPERTY ADDED IN THE FUTURE.

OUR DESIGN DENSITY IS 2.4+ LOTS PER GROSS ACRE WITH 8.4 ACRES OPEN SPACE AROUND THE STREAM AREAS AND PLACES NEEDED.

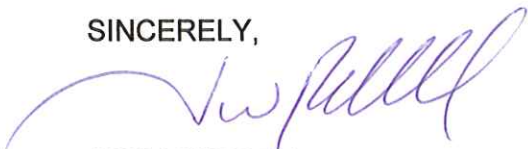
* THE REZONING APPLICATION OF 5 ACRES. WE ARE REQUESTING IT TO BE ADDED TO THE MASTER PLAN WITH 9 LOTS AND A 2 +/- ACRE RECREATIONAL AREA. PLEASE SEE OUR CONCEPT PLAN.

WE PLAN TO BUILD HOMES FROM 1800 SF TO 2200+ SF. THE 1800 SF RANCH (ONE STORY) IS ONE OF OUR MOST POPULAR PLANS THAT WE ARE REQUESTING A CIC TO ALLOW FOR SOME (NOT ALL) THE ONE STORY HOMES TO BE BUILT. WE WOULD AGREE TO A PERCENTANE IF NEEDED.

WE MAY REQUIRE AND REQUEST TO REDUCE SOME BUFFERS ON LOTS THAT WILL BE NEEDED TO ALLOW FOR A CUSTOMERS SPECIFIC PLACEMENT OF THEIR HOME ON A LOT, ETC.

WE LOOK FORWARD TO WORKING WITH GWINNETT COUNTY ON THIS PROJECT / DEVELOPMENT. WE APPRECIATE YOUR TIME AND CONSIDERATION TO THESE REQUESTS. THANK YOU.

SINCERELY,



JOHN PURCELL

CIC '13 01 2

RECEIVED
MAY 08 2013

BY:



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HERITAGE

- Main**
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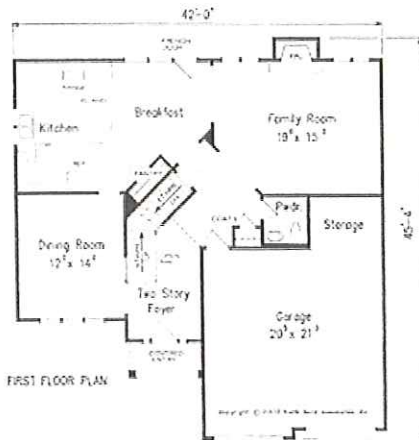
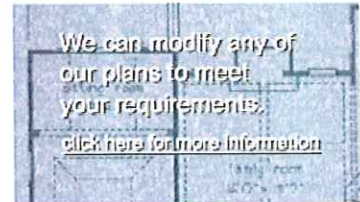
1st Floor 1053 sq. ft.
2nd Floor 1146 sq. ft.
Total 2199 sq. ft.

42'-0" x 45'-4"

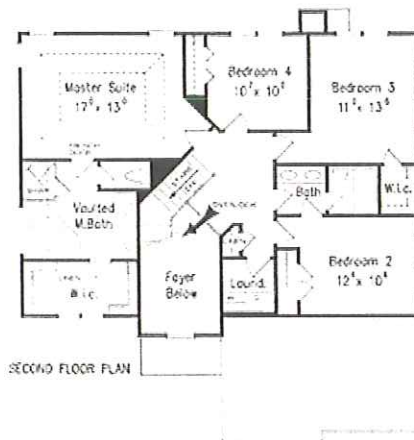
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BRIDLERIDGE

Floorplans and Elevations are subject to change. Floorplan dimensions are approximate. Consult working drawings for actual dimensions and information. Elevations are artists' conceptions.

RZR '13 0 0 4

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MAY 03 2013

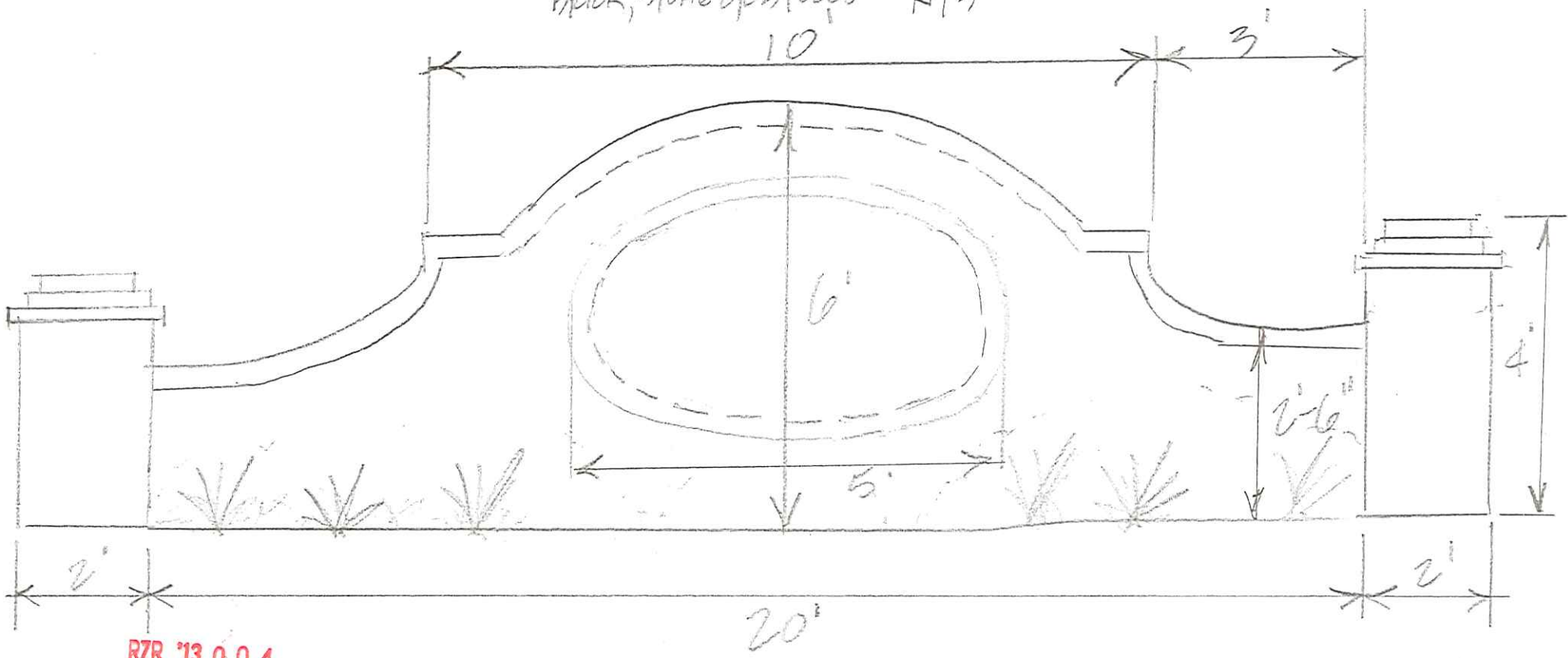
CIC '13 0 1 2

SUP '13 0 3 3

BT:

ENTRY WALL DETAIL

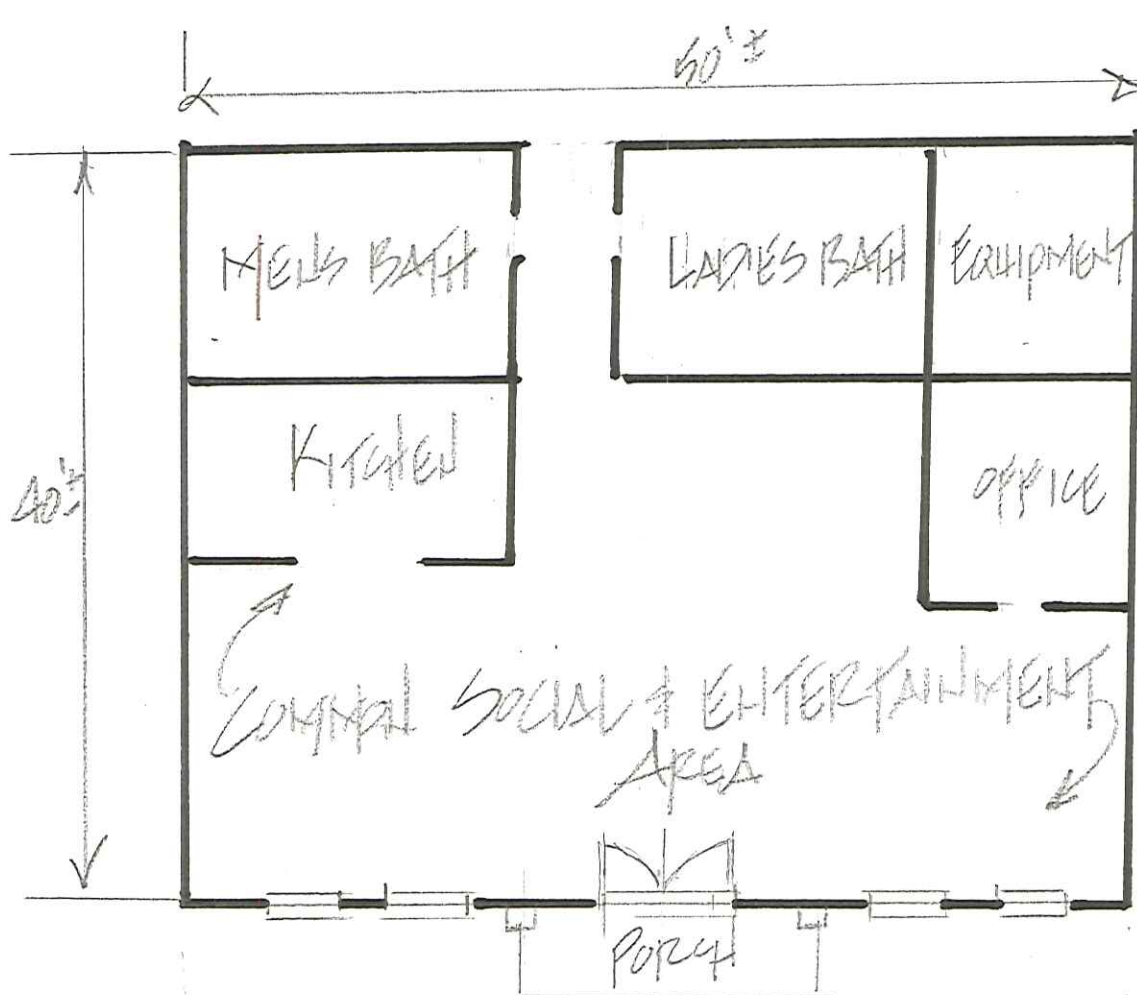
BRICK, STONE or STUCCO HT 5



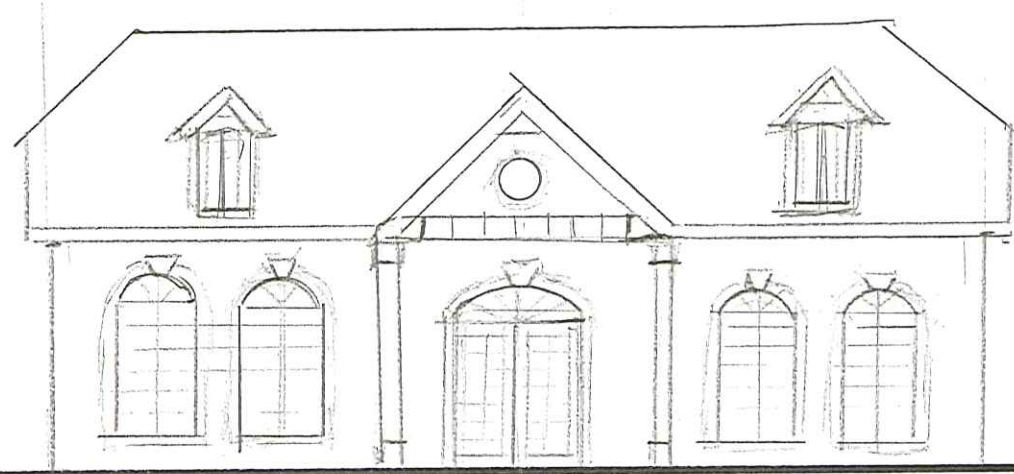
RZR '13 0 0 4

SUP '13 0 3 3

CIC '13 0 1 2



CONCEPTUAL
CLUBHOUSE
AND
BATH HOUSE
PLAN
1"=10'
PLAN MAY
VARY
IN
SIZE
&
DESIGN



HAMILTON MILL ROAD
PROJECT

PREPARED
MAY 09 2013
BY:

RZR '13 0 0 4

SUP '13 0 3 3

CIC '13 0 1 2

CASE NUMBER RZR-06-017
GCID 2006-0848

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>
Charles Bannister, Chairman	<u>AYE</u>
Lorraine Green, District 1	<u>AYE</u>
Albert Nasuti, District 2	<u>AYE</u>
Michael Beaudreau, 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 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

RA-200 to R-75 MODIFIED
by RANSOM DEVELOPMENT CORPORATION for the
proposed use of MODIFIED SINGLE-FAMILY SUBDIVISION 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 JUNE 27, 2006 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 27TH day of JUNE, 2006, that the aforesaid application to amend the Official Zoning Map from RA-200 to R-75 MOD is hereby APPROVED subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

- A. Single-family detached dwellings and accessory uses and structures.
- B. The minimum heated floor area per dwelling unit shall be 2,000 square feet for one-story homes and 2,200 square feet for two-story homes.
- C. All dwellings shall have at least a double-car garage.
- D. All residences shall be constructed primarily of brick or stacked stone on the front facades. The balance shall be of wood or fiber cement siding.

2. To satisfy the following site development considerations:

- A. No direct lot access allowed to Hamilton Mill Road or South Puckett Road. Street connection to South Puckett Road shall be prohibited.
- B. All grassed areas shall be sodded.
- C. Underground utilities shall be provided throughout the development.
- D. Natural vegetation shall remain on the property until the issuance of a development permit.
- E. There shall be a minimum 25-foot wide construction buffer along the property line common with Tax Parcels 7-223-019, 7-223-243 and 7-223-014. The buffer area shall be replanted where sparsely vegetated with Cryptomeria or Leyland Cypress trees to provide an effective visual screen. Install a 6-foot high wooden privacy fence along the property line common with Tax Parcels 7-223-019, 7-223-243 and 7-223-014, except for any lakes, streams or stream buffers.
- F. Provide a left turn lane into the development on Hamilton Mill Road subject to the approval of Gwinnett DOT.
- G. There shall be a minimum 25-foot construction buffer along the frontage of South Puckett Road and no sidewalk shall be required along South Puckett Road in order to preserve the existing vegetation.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: _____

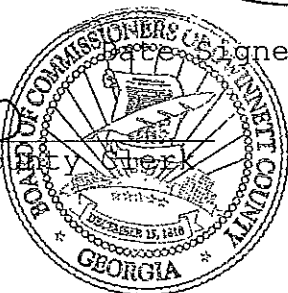
Charles E. Bannister, Chairman

Date Signed: _____

7/13/06

ATTEST:

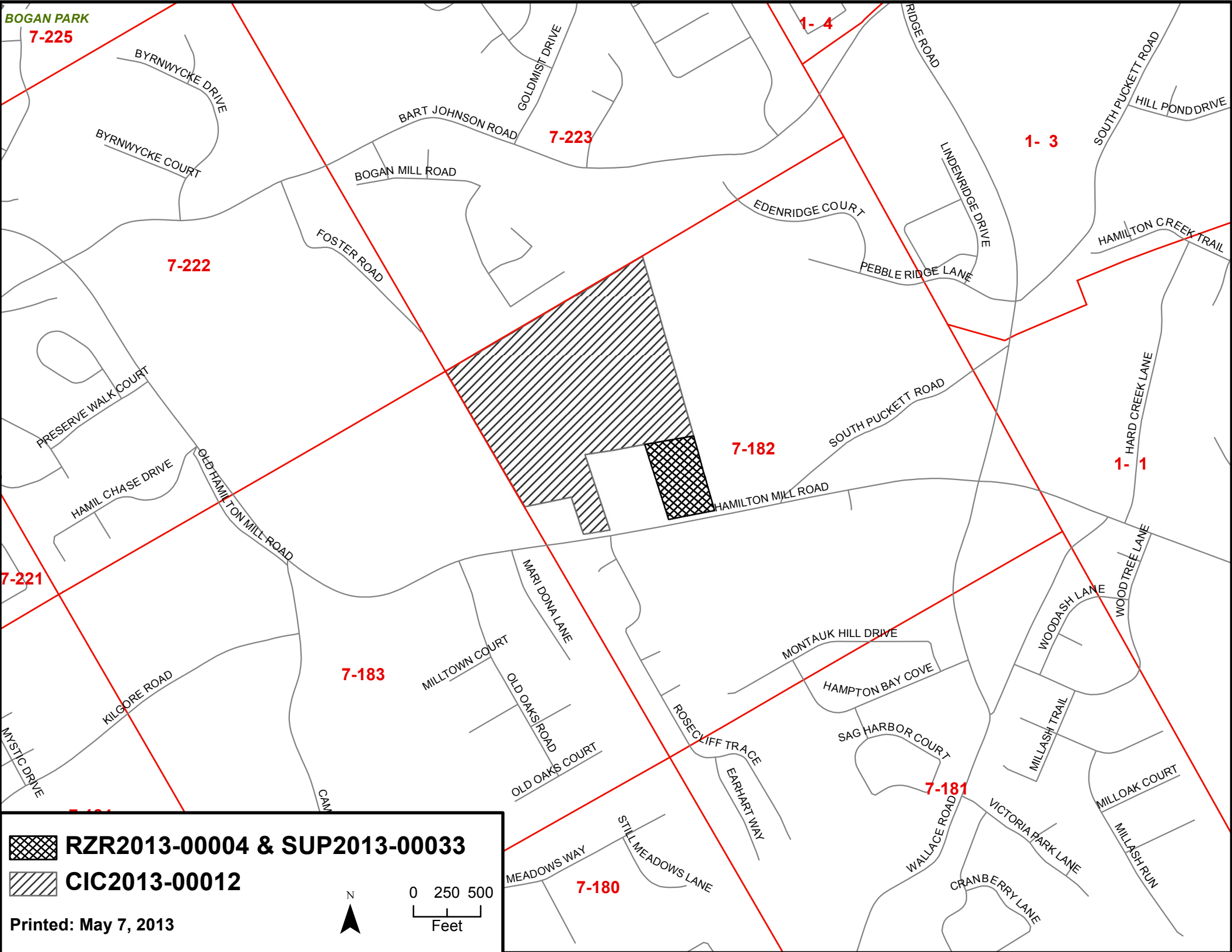
Diane Kemp
County Clerk/Deputy County Clerk



Residential Rezoning Impact on Local Schools
Prepared for Gwinnett County, July 2013

Case #	Schools	Current Projections									Proposed Zoning
		2013-14			2014-2015			2015-2016			Approximate additional Student Projections from Proposed Developments
		Forecast	Capacity	Over/Under	Forecast	Capacity	Over/Under	Forecast	Capacity	Over/Under	
RZR2013-00003	Berkmar HS	3,378	2,800	578	3,429	2,800	629	3,480	2,800	680	48
	Berkmar MS	1,104	1,050	54	1,132	1,050	82	1,108	1,050	58	37
	Corley ES	1,355	1,150	205	1,397	1,150	247	1,425	1,150	275	75
CIC2013-00009	Mill Creek HS	3,683	3,050	633	3,738	3,050	688	3,794	3,050	744	21
	Jones MS	1,282	1,075	207	1,295	1,075	220	1,308	1,075	233	10
	Ivy Creek ES	878	1,325	-447	894	1,325	-431	880	1,325	-445	21
RZR2013-00004	Mill Creek HS	3,683	3,050	633	3,738	3,050	688	3,794	3,050	744	1
SUP2013-00033	Jones MS	1,282	1,075	207	1,295	1,075	220	1,308	1,075	233	1
	Ivy Creek ES	878	1,325	-447	894	1,325	-431	880	1,325	-445	2

Current projections do not include new developments



BOGAN PARK
7-225

7-223

7-222

7-182



1- 3

1- 1

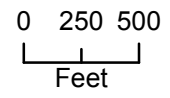
7-183

7-181

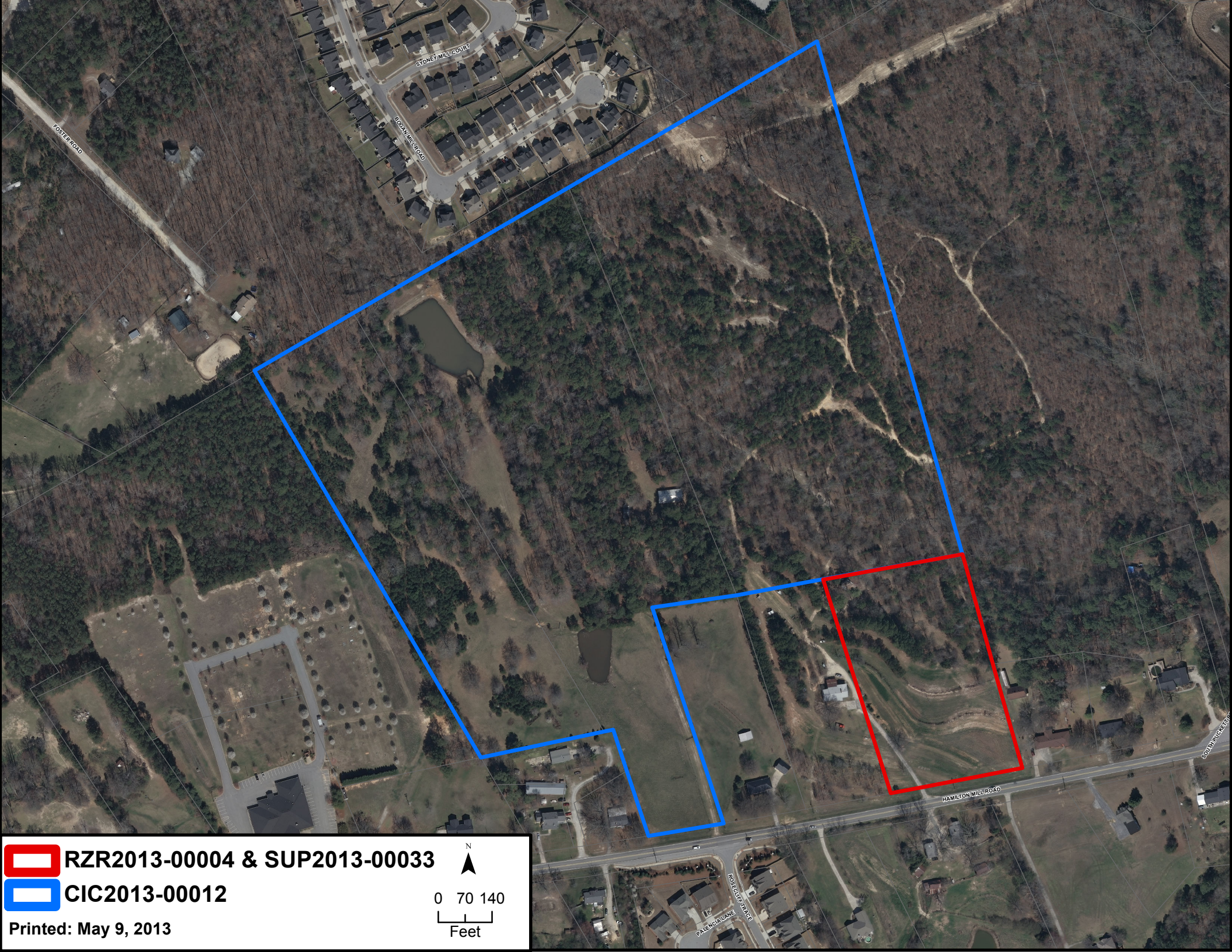
7-180


 **RZR2013-00004 & SUP2013-00033**
 **CIC2013-00012**


Printed: May 7, 2013




Map labels include: BYRNWYCKE DRIVE, BYRNWYCKE COURT, BART JOHNSON ROAD, GOLDMIST DRIVE, BOGAN MILL ROAD, FOSTER ROAD, EDENRIDGE COURT, LINENRIDGE DRIVE, SOUTH PUCKETT ROAD, HILL POND DRIVE, HAMILTON CREEK TRAIL, PEBBLE RIDGE LANE, HAMILTON MILL ROAD, SOUTH PUCKETT ROAD, HARD CREEK LANE, HAMILTON MILL ROAD, MARI DONA LANE, MILLTOWN COURT, OLD OAKS ROAD, ROSECLIFF TRACE, EARHART WAY, MONTAUK HILL DRIVE, HAMPTON BAY COVE, SAG HARBOR COURT, WOODDASH LANE, WOOD TREE LANE, MILLASH TRAIL, MILLOAK COURT, MILLASH RUN, VICTORIA PARK LANE, CRANBERRY LANE, WALLACE ROAD, STILL MEADOWS LANE, MEADOWS WAY, KILGORE ROAD, OLD HAMILTON MILL ROAD, HAMIL CHASE DRIVE, PRESERVE WALK COURT, MYSTIC DRIVE, RYDGE ROAD, and CAM.

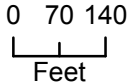


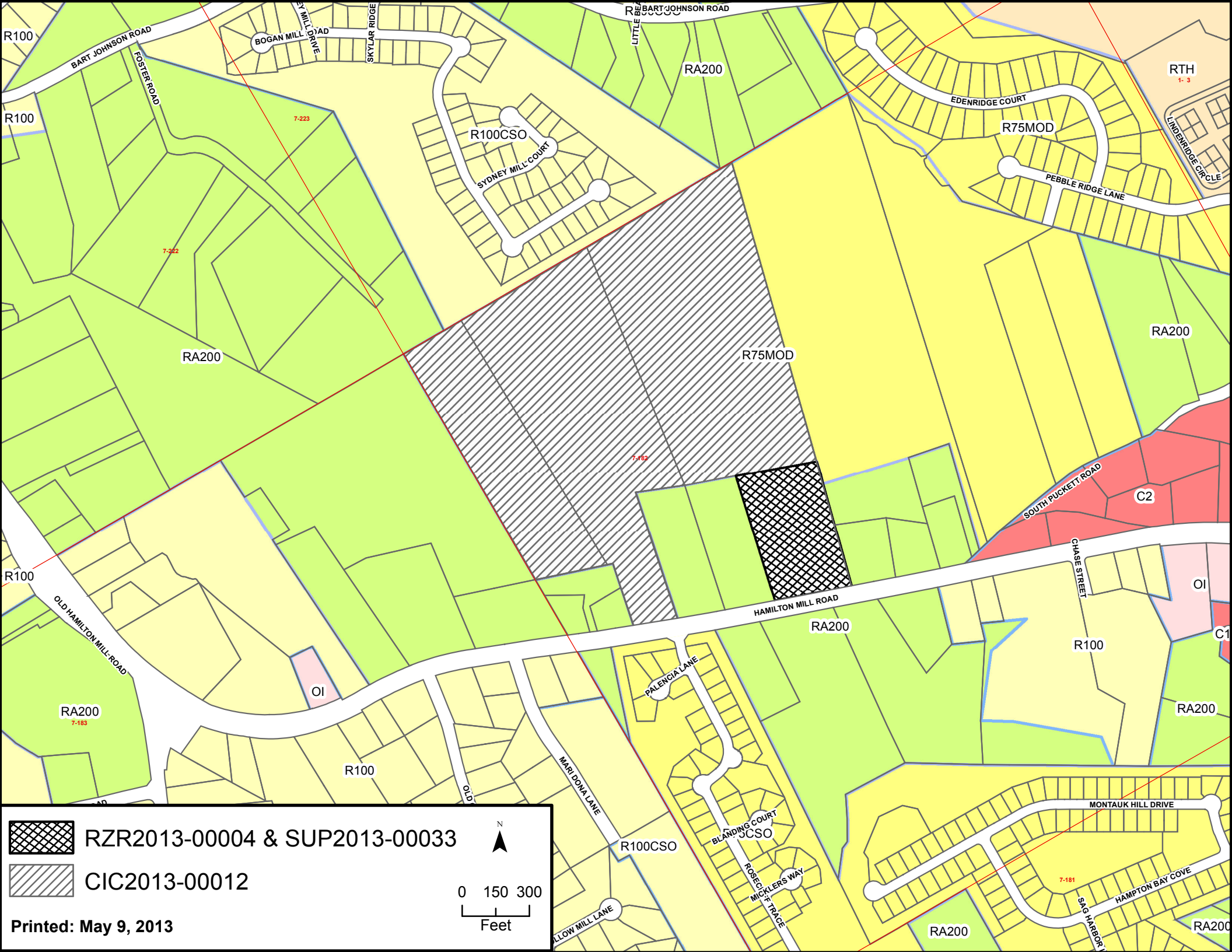
 **RZR2013-00004 & SUP2013-00033**


 **CIC2013-00012**


Printed: May 9, 2013

 N

 0 70 140
Feet



 RZR2013-00004 & SUP2013-00033

 CIC2013-00012

0 150 300
Feet

Printed: May 9, 2013

Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:			
20130521			<input checked="" type="checkbox"/> Rezoning	<input checked="" type="checkbox"/> Public Hearing
Department:	Planning & Development	Date Submitted:	06/13/2013	
Working Session:		Business Session:		Public Hearing: 07/23/2013
Submitted By:	viharrod		Multiple Depts?	No
Budget Type:	Neither		Special Routing:	
Agenda Type	Rezoning	Rezoning Type	SUP	
Item of Business:				Locked by Purchasing <input type="text"/> No

2013-00028, Applicant: Alexandru Banciu, Owner: Alexandru Banciu, for a Special Use Permit in an RA-200 Zoning District for a Family Personal Care Home (Renewal), District 1 Land Lot 002 Parcel 807, 2900 Block of Hosch Valley Road, 2.77 Acres. District 4/Heard

Land Lot:	002	Parcel:	807
District:	1		

Attachments: Planning Commission Results and Department Analysis

Authorization: Chairman's Signature? Yes

Department Head: bjlackey (7/3/2013)

Attorney:

District	For	Against	Abstained	Absent
District 1 (Lynn Thorndyke)	X			
District 1 (Earl Mitchell)	X			
District 2 (Matt Houser)	X			
District 2 (Omar Zaman)	X			
District 3 (Chuck Warbington)	X			
District 3 (Jeff Tullis)	X			
District 4 (Clint Dixon)	X			
District 4 (Brad Crowe)	X			
At Large (Don Shillington)	X			

Comments:

<p style="text-align: center;">County Clerk Use Only</p> <p>Working Session: <input type="text"/></p> <p>Action: <input type="text"/> Public Hearing</p> <p>Tabled: <input type="text"/></p> <p>Motion: <input type="text"/></p> <p>2nd by: <input type="text"/></p> <p style="margin-top: 20px;">Vote: <input type="text"/></p>	<p style="text-align: center;">Planning and Development</p> <p>Recommendation:</p> <p><input type="checkbox"/> Approve</p> <p><input checked="" type="checkbox"/> Approve with Conditions</p> <p><input type="checkbox"/> Appr w/ Cond As <input type="text"/></p> <p><input type="checkbox"/> Deny w/out Prejudice</p> <p><input type="checkbox"/> Deny PH was Held? <input type="checkbox"/></p> <p><input type="checkbox"/> No Recommendation</p>	<p style="text-align: center;">Planning Commission</p> <p>Recommendation:</p> <p><input type="checkbox"/> Tabled - Date <input type="text"/></p> <p><input type="checkbox"/> Approve</p> <p><input checked="" type="checkbox"/> Approve with Conditions</p> <p><input type="checkbox"/> Appr w/ Cond As <input type="text"/></p> <p><input type="checkbox"/> Deny <input type="checkbox"/> Deny w/out Prejudice</p> <p><input type="checkbox"/> No Recommendation</p>
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PLANNING DEPARTMENT / PLANNING COMMISSION
RECOMMENDED CONDITIONS

Approval of a Special Use Permit for a Family Personal Care Home, subject to the following enumerated conditions:

1. Limited to a Family Personal Care Home providing residence and care for up to a maximum of six individuals (clients) residing in the home.
2. Obtain all necessary permits to bring the dwelling and property up to code for Family Personal Care Home occupancy.
3. Exterior signage advertising the Family Personal Care Home shall be prohibited.
4. No exterior changes shall be permitted which alter the residential character of the dwelling, except those required to bring the dwelling up to code for family personal care home occupancy. Any future renovations or additions shall be subject to review and approval of the Director of Planning and Development.
5. The existing accessory buildings may be utilized for activities, but may not be used or converted for residential/sleeping quarters.

PLANNING COMMISSION RECOMMENDATIONS
STANDARDS GOVERNING EXERCISE OF ZONING

SUITABILITY OF USE

In light of the applicant's compliance with the conditions of the family personal care home since 2011, renewal of the Special Use Permit could be suitable at this location, provided the previously approved conditions are maintained.

ADVERSE IMPACTS

With conditions limiting the number of residents, prohibiting signage and requiring the residence to meet all applicable State and County codes, potential impacts could be reduced.

REASONABLE ECONOMIC USE AS ZONED

The property has a reasonable economic use as currently zoned.

IMPACTS ON PUBLIC FACILITIES

It is anticipated there would be some additional impacts on public facilities in the form of traffic and utility demand. Potential future building or parking expansions could be expected to increase storm water runoff.

CONFORMITY WITH POLICIES

The request could be considered compatible with policies of the 2030 Unified Plan, which support such residential uses for the area.

CONDITIONS AFFECTING ZONING

In light of the applicant's compliance with their conditions over the past 2 years, the Planning Commission recommends the continuation of this use provided all conditions continue to be met. The Zoning Resolution allows a maximum of eight residents in a Family Personal Care Home, suggesting that the applicant's request for a total of six could be suitable.

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

CASE NUMBER	: SUP2013-00028
ZONING	:RA-200
LOCATION	:2900 BLOCK OF HOSCH VALLEY ROAD
MAP NUMBER	:R1002 807
ACREAGE	:2.77 ACRES
PROPOSED DEVELOPMENT	:FAMILY PERSONAL CARE HOME (RENEWAL)
SQUARE FEET	:3,200 SQUARE FEET
COMMISSION DISTRICT	:(4) HEARD

FUTURE DEVELOPMENT MAP: **EXISTING/EMERGING SUBURBAN**

APPLICANT: ALEXANDRU BANCIU
2940 HOSCH VALLEY ROAD
BUFORD, GA 30519

CONTACT: NICK BANCIU PHONE: 404.392.5085

OWNER: ALEXANDRU BANCIU
2940 HOSCH VALLEY ROAD
BUFORD, GA 30519

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

PROJECT DATA:

The applicant requests renewal of a Special Use Permit on a 2.77-acre parcel, zoned RA-200 (Agriculture-Residence District), to allow the continued operation of a family personal care home to serve up to 6 adults. The property is located on the west side of Hosch Valley Road, north of the Thompson Mill Road intersection.

The family personal care home was approved in 2011, pursuant to SUP2011-00037, with an initial time limitation of two years. The property is developed with a two-story, single-family dwelling, a barn/garage and an existing concrete driveway/parking area. As part of the renewal request, the applicant is requesting to serve an additional 2 adults, an increase from their previous limit of 4 adults, for a total of 6 individuals.

Since the initial approval, no complaints have been filed on the property, and the applicant has obtained a building permit (BLD2012-04248) for renovations. On a recent site visit, it appeared that renovation work on the facility is still underway.

ZONING HISTORY:

The subject property has been zoned RA-200 since 1970. A Special Use Permit for a Family Personal Care Home was approved on the property in 2011 (SUP2011-00037).

GROUNDWATER RECHARGE AREA:

The subject property is not located within an identified Significant Groundwater Recharge Area.

WETLANDS INVENTORY:

The subject property does not contain areas, streams, and/or bodies of water depicted as wetlands on the U.S. Department of Interior, Fish, and Wildlife Service – National Wetlands Inventory map on file with the Gwinnett Department of Planning and Development.

DEVELOPMENT REVIEW SECTION COMMENTS:

No comment.

STORMWATER REVIEW SECTION COMMENTS:

No comment.

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

No comment.

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

No comment.

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

The available utility records show that the subject development is currently in the vicinity of an 8-inch water main located on the western right-of-way of Hosch Valley Road.

The available utility records show that the subject development is currently in the vicinity of an 8-inch sanitary sewer main located approximately 1,300 feet northeast of the property in the right-of-way of Keenly Valley Drive.

BUILDING CONSTRUCTION SECTION COMMENTS:

No comment.

GWINNETT COUNTY FIRE SERVICES COMMENTS:

Fire Plan Review has no objections to the above rezoning requests, under the following conditions:

1. Applicant submits civil drawings to Fire Plan Review for review and approval.
2. Applicant submits architectural drawings to Fire Plan Review for review and approval.
3. Upon completion of plan review approvals, applicant successfully achieves a satisfactory Fire field inspection, for issuance of a Certificate of Occupancy - Business Operation.

For assistance, you may contact this office at (678) 518-6000, Monday through Friday, from the hours of 8:00 a.m. to 5:00 p.m.

DEPARTMENT ANALYSIS:

The property is located on the west side of Hosch Valley Road, north of its intersection with Thompson Mill Road. The property is developed with a single-family dwelling, barn and garage and with the remainder of the site being a grass field.

The 2030 Unified Plan Future Development Map indicates that the site is located within an Existing/Emerging Suburban Character Area. This Character Area primarily supports residential uses, and encourages a variety of housing options. The subject property's continued use as a Family Personal Care Home for elderly housing and care could be compatible with the recommendations of the Unified Plan.

The surrounding area is developed with single-family homes on large lots within the RA-200 zoning district. The subject property contains 2.77-acres, is not part of a platted subdivision, is adequately separated from neighboring residences, and no complaints have been filed on the property since the prior special use permit approval. In light of these factors, the continuation of a family personal care home could be compatible with adjacent and nearby residential uses. Given the size of the site, adequate building area and off-street parking, the Department could also support the applicant's request for an additional two residents.

In conclusion, the requested Special Use Permit renewal could be compatible with policies of the Unified Plan and the residential zoning and development pattern of the area. Therefore, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the request.

PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS

Approval of a Special Use Permit for a Family Personal Care Home, subject to the following enumerated conditions:

1. Limited to a Family Personal Care Home providing residence and care for up to a maximum of six individuals (clients) residing in the home.
2. Obtain all necessary permits to bring the dwelling and property up to code for Family Personal Care Home occupancy.
3. Exterior signage advertising the Family Personal Care Home shall be prohibited.
4. No exterior changes shall be permitted which alter the residential character of the dwelling, except those required to bring the dwelling up to code for family personal care home occupancy. Any future renovations or additions shall be subject to review and approval of the Director of Planning and Development.
5. The existing accessory buildings may be utilized for activities, but may not be used or converted for residential/sleeping quarters.

PLANNING AND DEVELOPMENT DEPARTMENT RECOMMENDATIONS
STANDARDS GOVERNING EXERCISE OF ZONING

SUITABILITY OF USE

In light of the applicant's compliance with the conditions of the family personal care home since 2011, renewal of the Special Use Permit could be suitable at this location, provided the previously approved conditions are maintained.

ADVERSE IMPACTS

With conditions limiting the number of residents, prohibiting signage and requiring the residence to meet all applicable State and County codes, potential impacts could be reduced.

REASONABLE ECONOMIC USE AS ZONED

The property has a reasonable economic use as currently zoned.

IMPACTS ON PUBLIC FACILITIES

It is anticipated there would be some additional impacts on public facilities in the form of traffic and utility demand. Potential future building or parking expansions could be expected to increase storm water runoff.

CONFORMITY WITH POLICIES

The request could be considered compatible with policies of the 2030 Unified Plan, which support such residential uses for the area.

CONDITIONS AFFECTING ZONING

In light of the applicant's compliance with their conditions over the past 2 years, staff could recommend the continuation of this use provided all conditions continue to be met. The Zoning Resolution allows a maximum of eight residents in a Family Personal Care Home, suggesting that the applicant's request for a total of six could be suitable.

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

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY: *NO*

- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY: *NO*

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

- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS: *NO*

- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN: *NO*

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT: *NO*

RECEIVED BY

APR 26 2013

SUP '13 02 8

Planning & Development

Letter Of Intent

Property Address: 2940 Hosch Valley Road

**Owner: Alexandru Banciu
4085 N. Puckett Road
Buford, GA. 30519-5418**

The owner intent is to convert the existing residence (RA-200) into a personal care home with a maximum of 6 beds. A SUP is required to do so with no change in zoning requested.

The total track size is 2.77 Acres. The number of lots is 1 and does not expect to change.

The number of parking spaces are currently 6 including 1 handicap as shown on the site plan.

Total height of the building is two stories as currently existing, no modifications are required or necessary.

There are no proposed changes in the building setbacks or buffers. Property currently meets all setback requirements.

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APR 26 2013

Planning & Development

SUP '13 0 2 8

Hall County

BRASELTON

WINDGATE DRIVE

EXPRESS LANE

GEM IVES COURT

DUNCAN IVES DRIVE

TUGGLE IVES DRIVE

MOON CHASE LANE

OLD THOMPSON MILL ROAD

THOMPSON MILL ROAD

TALLEY LANE

WYNDHAM PARK DRIVE

WYNDHAM RIDGE COURT

HARTHORNE LANE

LENOX PARK DRIVE

SARDIS CHURCH ROAD

KAY MORGAN ROAD

HOSCH VALLEY ROAD

KEENLY IVES COURT

OLD THOMPSON MILL ROAD

WEST ROCK QUARRY ROAD

TUGGLE ROAD

WEST ROCK QUARRY ROAD

SARDIS WAY

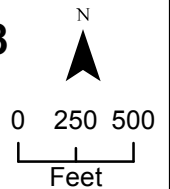
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 SUP2013-00028



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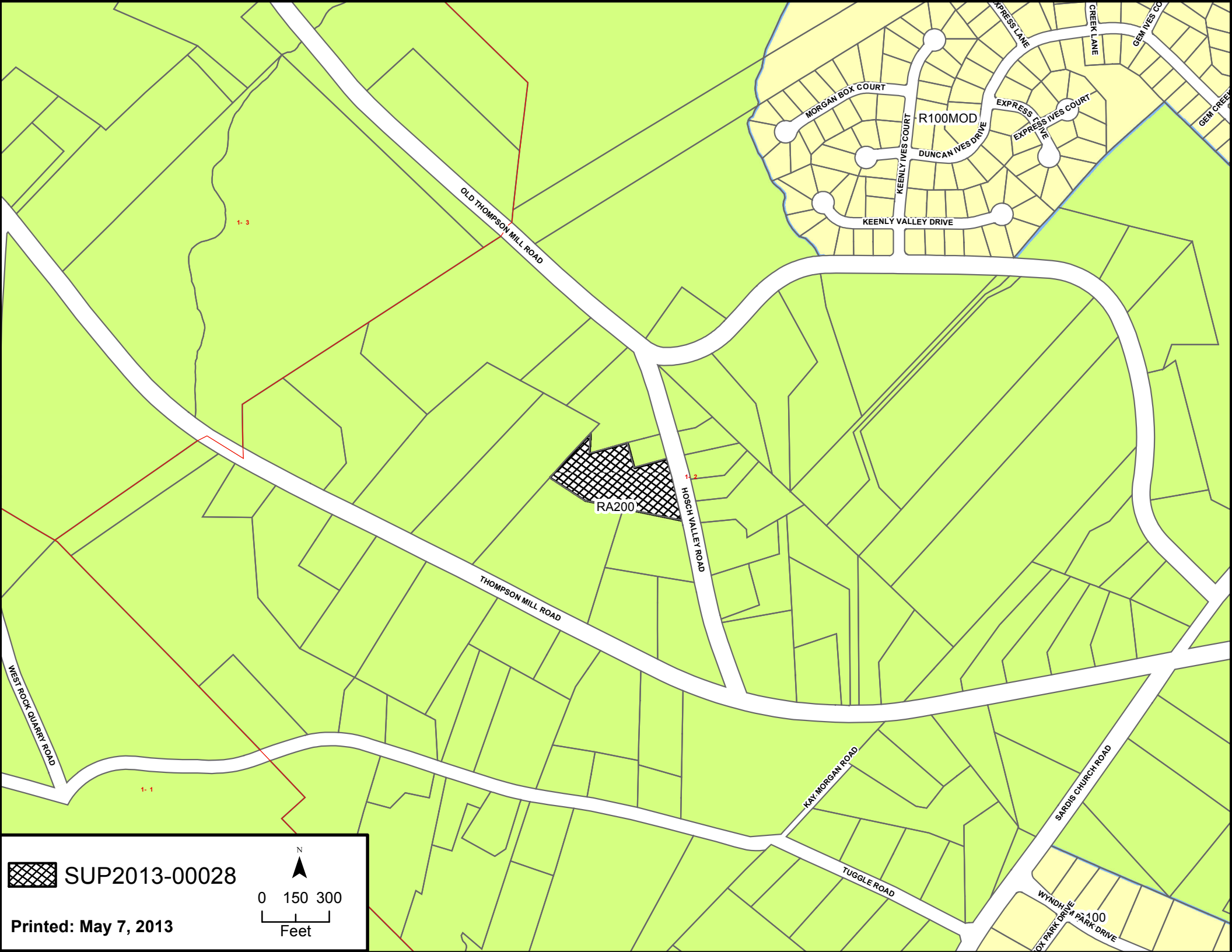
HOSCH VALLEY ROAD

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Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:		<input checked="" type="checkbox"/> Rezoning <input checked="" type="checkbox"/> Public Hearing
20130522			
Department:	Planning & Development	Date Submitted:	06/13/2013
Working Session:		Business Session:	
		Public Hearing:	07/23/2013
Submitted By:	viharrod	Multiple Depts?	No
Budget Type:	Neither	Special Routing:	
Agenda Type	Rezoning	Rezoning Type	SUP

Item of Business: Locked by Purchasing No

2013-00029, Applicant: Mattresses and More, Inc., Owner: Dewey Paul Martin, for a Special Use Permit in a C-2 Zoning District for Truck Rental (Renewal), District 6 Land Lot 158 Parcel 011, 700 Block of Beaver Run Road, 0.97 Acre. District 2/Howard

Land Lot:	158	Parcel:	011
District:	6		

Attachments: Planning Commission Results and Department Analysis

Authorization: Chairman's Signature? Yes

Department Head: bjlackey (7/3/2013)

Attorney:

District	For	Against	Abstained	Absent
District 1 (Lynn Thorndyke)	X			
District 1 (Earl Mitchell)	X			
District 2 (Matt Houser)	X			
District 2 (Omar Zaman)	X			
District 3 (Chuck Warbington)	X			
District 3 (Jeff Tullis)	X			
District 4 (Clint Dixon)	X			
District 4 (Brad Crowe)	X			
At Large (Don Shillington)	X			

Comments:

<p style="text-align: center;">County Clerk Use Only</p> <p>Working Session: <input type="text"/></p> <p>Action: <input checked="" type="checkbox"/> Public Hearing</p> <p>Tabled: <input type="checkbox"/></p> <p>Motion: <input type="checkbox"/></p> <p>2nd by: <input type="text"/></p> <p style="margin-top: 20px;">Vote: <input type="text"/></p>	<p style="text-align: center;">Planning and Development</p> <p>Recommendation:</p> <p><input type="checkbox"/> Approve</p> <p><input checked="" type="checkbox"/> Approve with Conditions</p> <p><input type="checkbox"/> Appr w/ Cond As <input type="text"/></p> <p><input type="checkbox"/> Deny w/out Prejudice</p> <p><input type="checkbox"/> Deny PH was Held? <input type="checkbox"/></p> <p><input type="checkbox"/> No Recommendation</p>	<p style="text-align: center;">Planning Commission</p> <p>Recommendation:</p> <p><input type="checkbox"/> Tabled - Date <input type="text"/></p> <p><input type="checkbox"/> Approve</p> <p><input checked="" type="checkbox"/> Approve with Conditions</p> <p><input type="checkbox"/> Appr w/ Cond As <input type="text"/></p> <p><input type="checkbox"/> Deny <input type="checkbox"/> Deny w/out Prejudice</p> <p><input type="checkbox"/> No Recommendation</p>
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PLANNING DEPARTMENT / PLANNING COMMISSION
RECOMMENDED CONDITIONS

Approval of a Special Use Permit for truck rental, subject to the following enumerated conditions:

1. Retail and service-commercial uses which may include accessory truck rental.
2. Truck rental shall be limited to no more than three trucks. Rental trucks shall be no larger than 16-foot box trucks, which must be parked to the side or rear of the building, outside of the 50-foot front yard setback. Any delivery truck associated with the mattress/ furniture store shall be parked to the rear of the property.
3. Tow-behind rental trailers shall be prohibited.
4. 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. 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.
5. Peddlers and/or parking lot sales shall be prohibited.
6. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
7. The parking lot shall be resurfaced, repaired, and striped within 60 days of Special Use Permit approval (SUP2011-00032). Parking lot improvements shall include wheel stops or curbing along the parking lot frontage to restrict vehicles from the landscape strip.

PLANNING COMMISSION RECOMMENDATIONS
STANDARDS GOVERNING THE EXERCISE OF ZONING

SUITABILITY OF USE

The requested renewal of the Special Use Permit for accessory truck rental could be suitable in light of the property's location at an established commercial node along Beaver Ruin Road.

ADVERSE IMPACTS

No significant impacts are expected from the renewal of the Special Use Permit for accessory truck rental.

REASONABLE ECONOMIC USE AS ZONED

The property has a reasonable economic use as currently zoned.

IMPACTS ON PUBLIC FACILITIES

There would be no expected change in impacts on public facilities from the renewal request.

CONFORMITY WITH POLICIES

The request to renew the Special Use Permit could be considered consistent with the Character Area, and the previous Board approval for SUP2011-00032.

CONDITIONS AFFECTING ZONING

The precedent established by the Board for this property, and the applicant's operation over the past two years with no complaints filed, provides supporting grounds for granting of the request.

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

CASE NUMBER :**SUP2013-00029**
ZONING :C-2
LOCATION :700 BLOCK OF BEAVER RUIN ROAD
MAP NUMBER :R6158 011
ACREAGE :0.97 ACRE
PROPOSED DEVELOPMENT :TRUCK RENTAL (RENEWAL)
COMMISSION DISTRICT :(2) HOWARD

FUTURE DEVELOPMENT MAP: **EXISTING / EMERGING SUBURBAN**

APPLICANT: MATTRESSES AND MORE, INC.
715 BEAVER RUIN ROAD
LILBURN, GA 30047

CONTACT: ALAN LASKY PHONE: 770.935.7780

OWNER: DEWEY PAUL MARTIN
POST OFFICE BOX 1301
WINDERS, GA 30680

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

PROJECT DATA:

The applicant requests the renewal of a Special Use Permit on a 0.97-acre parcel, zoned C-2 (General Business District), to allow the continuation of truck rental as an accessory use. The subject property is located on the southwest side of Beaver Ruin Road, just south of Shady Drive. The site is developed with a 5,105 square foot building, associated parking, driveways and accessory structures. Access is through an existing driveway onto Beaver Ruin Road.

The subject property is presently occupied by Mattresses and More, Inc., a mattress and furniture store. The request to allow accessory truck rental was approved in 2011, pursuant to SUP2011-00032, with a time limitation of two years. Since the initial request was approved in 2011, no complaints have been filed and the trucks have been parked in the designated area to the side and rear of the building on a paved surface.

ZONING HISTORY:

The subject property has been zoned C-2 since 1970. A Special Use Permit was granted for truck rental in 2011, pursuant to SUP2011-00032.

GROUNDWATER RECHARGE AREA:

The subject property is not located within an identified Significant Groundwater Recharge Area.

WETLANDS INVENTORY:

The subject property does not contain areas, streams, and/or bodies of water depicted as wetlands on the U.S. Department of Interior, Fish, and Wildlife service – National Wetlands Inventory map on file with the Gwinnett Department of Planning and Development.

DEVELOPMENT REVIEW SECTION COMMENTS:

No comment.

STORMWATER REVIEW SECTION COMMENTS:

No comment.

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

No comment.

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

No comment.

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

The available utility records show that the subject development is currently in the vicinity of a 16-inch water main located on the northern right-of-way of Beaver Ruin Road.

The available utility records show that the subject development is currently in the vicinity of an 8-inch sanitary sewer main located on the southern right-of-way of Beaver Ruin Road.

BUILDING CONSTRUCTION SECTION COMMENTS:

No comment.

GWINNETT COUNTY FIRE SERVICES COMMENTS:

Fire Plan Review has no objections to the above rezoning requests, under the following conditions:

1. Applicant submits civil drawings to Fire Plan Review for review and approval.
2. Applicant submits architectural drawings to Fire Plan Review for review and approval.

3. Upon completion of plan review approvals, applicant successfully achieves a satisfactory Fire field inspection, for issuance of a Certificate of Occupancy - Business Operation.

For assistance, you may contact this office at (678) 518-6000, Monday through Friday, from the hours of 8:00 a.m. to 5:00 p.m.

DEPARTMENT ANALYSIS:

The subject property is located on southwest side of Beaver Ruin Road, just south of Shady Drive. The property is developed with a 5,105 square foot mattress and furniture store, associated driveways, parking and accessory buildings.

The 2030 Unified Plan Future Development Map indicates the site is located within an Existing/Emerging Suburban Character Area. The requested renewal of the Special Use Permit could be consistent with previous Board policy for this property and consistent with the development pattern along Beaver Ruin Road, which is characterized by similar commercial uses and zoning.

The subject property is situated in a small commercial node surrounding the intersection of Beaver Ruin Road and Burns Road. The uses within this node consist of a skating rink, office uses, places of worship, convenience, drug and grocery stores. The Falling Leaf Estate subdivision is located adjacent to the west of the subject property. It is noted that during the initial two year period, no complaints were filed regarding the truck rental activity. Although the applicant has generally conformed to the conditions of their Special Use Permit, on a recent site visit staff noted that tow-behind trailers and trucks which may be larger than permitted were parked on the site. If these minor concerns are addressed, the requested renewal of the Special Use Permit could be consistent with the precedent established by the Board for this property, and could be considered suitable given the commercial development along this segment of Beaver Ruin Road.

In conclusion, in light of the commercial nature of the area, the request to renew the special use could be appropriate at this location. Therefore, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the requests.

PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS

Approval of a Special Use Permit for truck rental, subject to the following enumerated conditions:

1. Retail and service-commercial uses which may include accessory truck rental.
2. Truck rental shall be limited to no more than three trucks. Rental trucks shall be no larger than 16-foot box trucks, which must be parked to the side or rear of the building, outside of the 50-foot front yard setback. Any delivery truck associated with the mattress/ furniture store shall be parked to the rear of the property.
3. Tow-behind rental trailers shall be prohibited.
4. 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. 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.
5. Peddlers and/or parking lot sales shall be prohibited.
6. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
7. The parking lot shall be resurfaced, repaired, and striped within 60 days of Special Use Permit approval. Parking lot improvements shall include wheel stops or curbing along the parking lot frontage to restrict vehicles from the landscape strip.

PLANNING AND DEVELOPMENT DEPARTMENT RECOMMENDATIONS
STANDARDS GOVERNING THE EXERCISE OF ZONING

SUITABILITY OF USE

The requested renewal of the Special Use Permit for accessory truck rental could be suitable in light of the property's location at an established commercial node along Beaver Ruin Road.

ADVERSE IMPACTS

No significant impacts are expected from the renewal of the Special Use Permit for accessory truck rental.

REASONABLE ECONOMIC USE AS ZONED

The property has a reasonable economic use as currently zoned.

IMPACTS ON PUBLIC FACILITIES

There would be no expected change in impacts on public facilities from the renewal request.

CONFORMITY WITH POLICIES

The request to renew the Special Use Permit could be considered consistent with the Character Area, and the previous Board approval for SUP2011-00032.

CONDITIONS AFFECTING ZONING

The precedent established by the Board for this property, and the applicant's operation over the past two years with no complaints filed, provides supporting grounds for granting of the request.

SPECIAL USE PERMIT APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT IF NECESSARY:

- A. WHETHER THE PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes. The Property is currently zoned C-2, general business. Accordingly, all nearby and adjacent property developments are commercial in nature.

- B. WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF THE ADJACENT OR NEARBY PROPERTY:

No. The rental of Penske Trucks will not negatively impede upon the viability of those businesses.

- C. WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED

No. Under current economic conditions, the supplemental income from truck rental (Special Use) will help ensure that business remains on the property.

- D. WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDEN SOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES OR SCHOOLS?

No. The small size of the rental fleet will not create any burden to existing streets.

- E. WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Yes. Truck rental is a contemplated special use under "Section 1308" of the 1985 Zoning Regulations, as Amended. Please see "Special Uses", Paragraph 9

- F. WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT?

Yes. The rental of moving trucks is a compliment to the sale of mattresses for relocating families.

RECEIVED BY

APR 29 2013

SUP '13 0-2 9

Planning & Development

**MATTRESSES AND MORE, INC.
715 BEAVER RUIN ROAD
LILBURN, GA 30047**

PHONE (770) 935-7780

FAX (770) 935-7790

Via Hand Delivery

April 22, 2013

Gwinnett County
Department of Planning & Development
Planning Division
446 West Crogan Street, Suite 275
Lawrenceville, GA 30046

LETTER OF INTENT

To Whom It May Concern,

This is to supplement the Application of Mattresses and More, Incorporated's (the "Company") Application for a Special Use Permit for the rental of Penske Moving Trucks on the property located at 715 Beaver Ruin Road, Lilburn, Gwinnett County, Georgia (the "Property").

If permitted, the Company will inventory and offer for rent approximately three 16 foot Penske box trucks and one 16 foot box truck belonging to Mattresses and More, Inc. The number of trucks on the property may vary slightly on occasion, depending upon supply and customer traffic. The maximum number of trucks on the property at any one time will never, however, exceed three of the Penske 16 foot box trucks.

The enclosed boundary line survey/site plan illustrated that there is ample room for the storage of the trucks in the rear and side of the eastern most building closest to Beaver Ruin Road. Storage in the rear and on the side of the building will prevent the trucks from occupying space preserved for the company's mattress and furniture sales. Furthermore, it will prevent any visibility issues for traffic on Beaver Ruin Road or adjacent land owners.

The rental of trucks is a special use contemplated by the current Zoning Regulations, As Amended for the Commercial 2 District. Furthermore, the rental of trucks supplements the sale of furniture and mattresses for relocating families. Also, the rental and storage of these trucks will not negatively impact the surrounding area or businesses.

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APR 29 2013

Planning & Development

SUP '13 0 2 9

LETTER OF INTENT

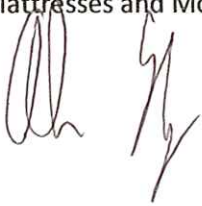
Page 2

For the reasons above, Mattresses and More, Inc. respectfully requests the applied for Special Use Permit. Additionally, we would like to request that the Special Use Permit have no expiration date. Please note that we have had no code violations.

I am available to answer any questions at the number above. Thanks you for your consideration.

Sincerely,

Alan Lasky, Sr., President
Mattresses and More, Inc.

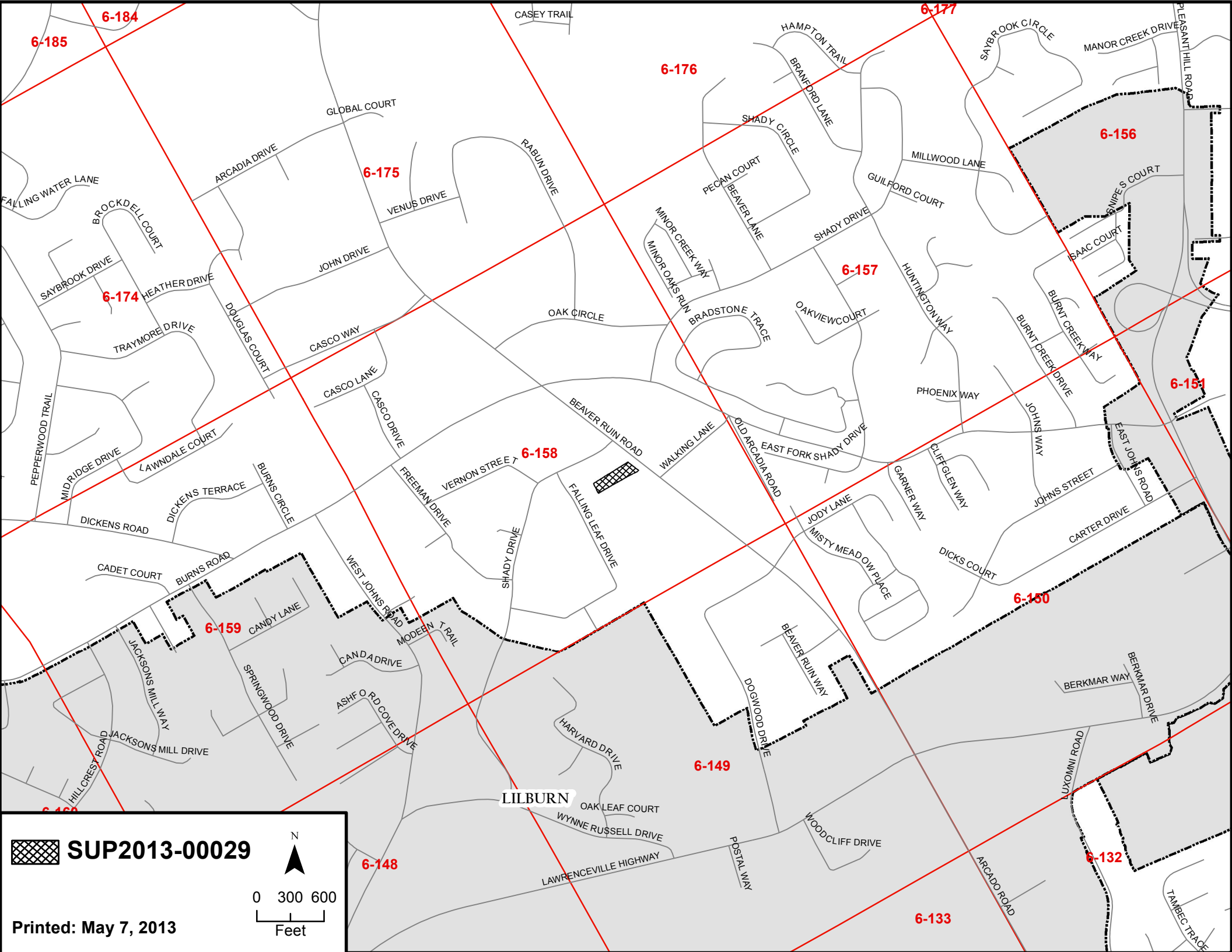
Handwritten signature of Alan Lasky, Sr. in black ink, consisting of a stylized 'A' and 'L' followed by a vertical line and a flourish.

RECEIVED BY

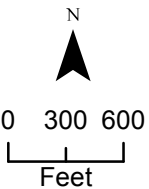
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Planning & Development

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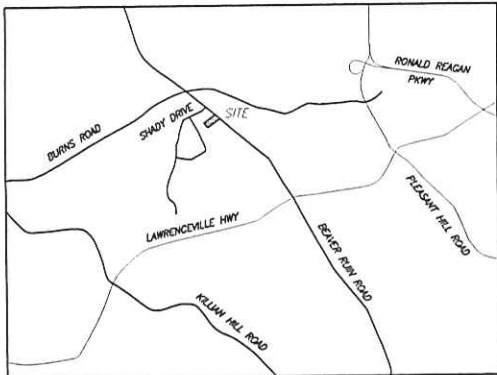


 **SUP2013-00029**



Printed: May 7, 2013

LILBURN

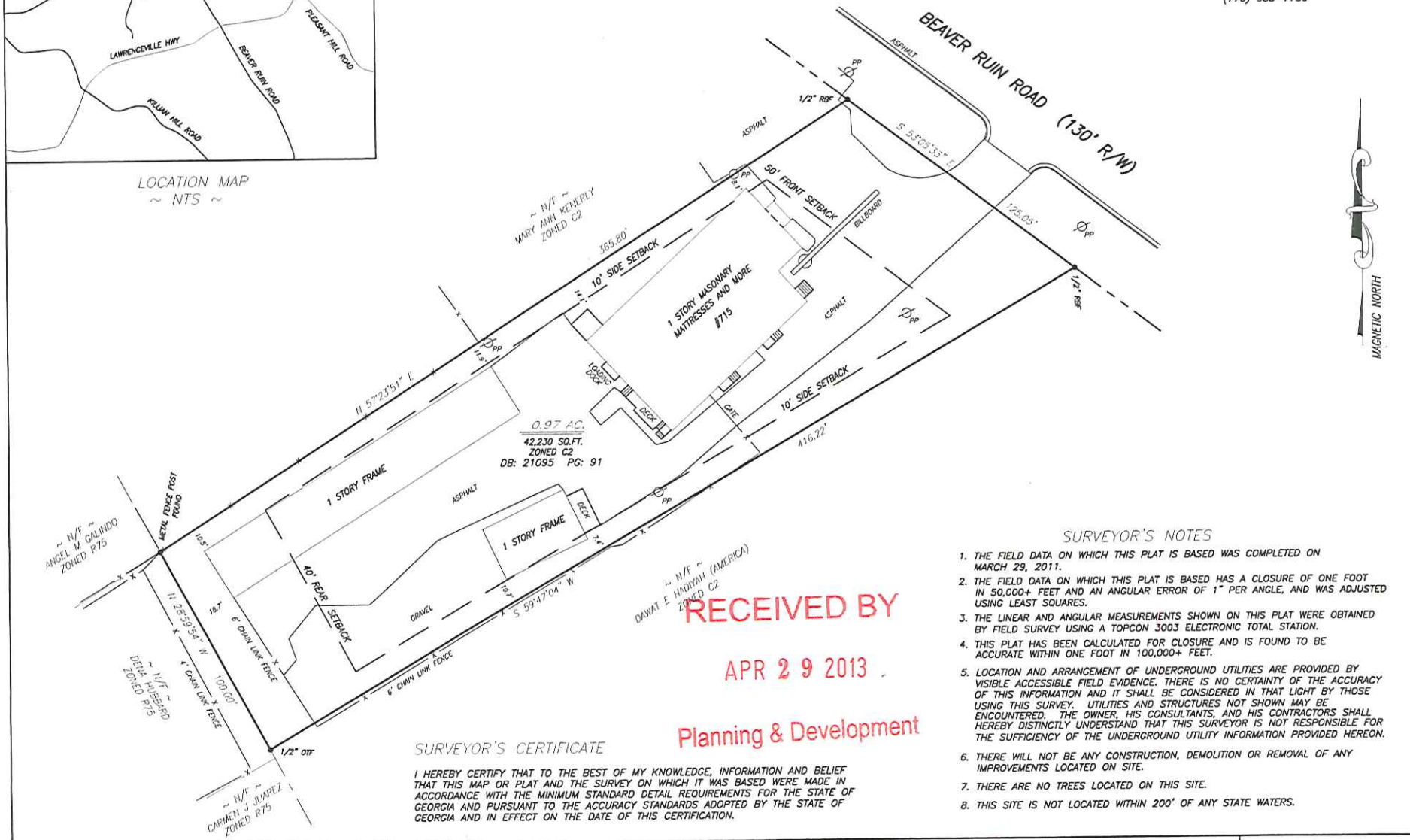


LOCATION MAP
~ NTS ~



OWNER/CONTACT:

MATTRESSES AND MORE
ALAN LASKY, SR.
715 BEAVER RUIN ROAD
LILBURN, GA. 30047
(770) 935-7780



SURVEYOR'S NOTES

1. THE FIELD DATA ON WHICH THIS PLAT IS BASED WAS COMPLETED ON MARCH 29, 2011.
2. THE FIELD DATA ON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 50,000+ FEET AND AN ANGULAR ERROR OF 1" PER ANGLE, AND WAS ADJUSTED USING LEAST SQUARES.
3. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY FIELD SURVEY USING A TOPCON 3003 ELECTRONIC TOTAL STATION.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.
5. LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES ARE PROVIDED BY VISIBLE ACCESSIBLE FIELD EVIDENCE. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS SURVEY. UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THIS SURVEYOR IS NOT RESPONSIBLE FOR THE SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION PROVIDED HEREON.
6. THERE WILL NOT BE ANY CONSTRUCTION, DEMOLITION OR REMOVAL OF ANY IMPROVEMENTS LOCATED ON SITE.
7. THERE ARE NO TREES LOCATED ON THIS SITE.
8. THIS SITE IS NOT LOCATED WITHIN 200' OF ANY STATE WATERS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR THE STATE OF GEORGIA AND PURSUANT TO THE ACCURACY STANDARDS ADOPTED BY THE STATE OF GEORGIA AND IN EFFECT ON THE DATE OF THIS CERTIFICATION.



773 CHANSON DRIVE
MARIETTA, GA 30064
PHONE: (770) 862-0799
WWW.LANDANSWERS.NET

EMAIL: QUESTIONS@LANDANSWERS.NET



SITE PLAN FOR:
ALAN LASKY
MATTRESSES AND MORE
715 BEAVER RUIN ROAD
LAND LOT 158 ~ 5TH DISTRICT
GWINNETT COUNTY, GEORGIA

DRAWN BY: JMW
APPROVED BY: JMW
DATE: 3-22-11
PROJECT # 11050
DWG NAME: TAYLORSVILLE19AC.DWG

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SHADY DRIVE

BEAVER RUIN ROAD

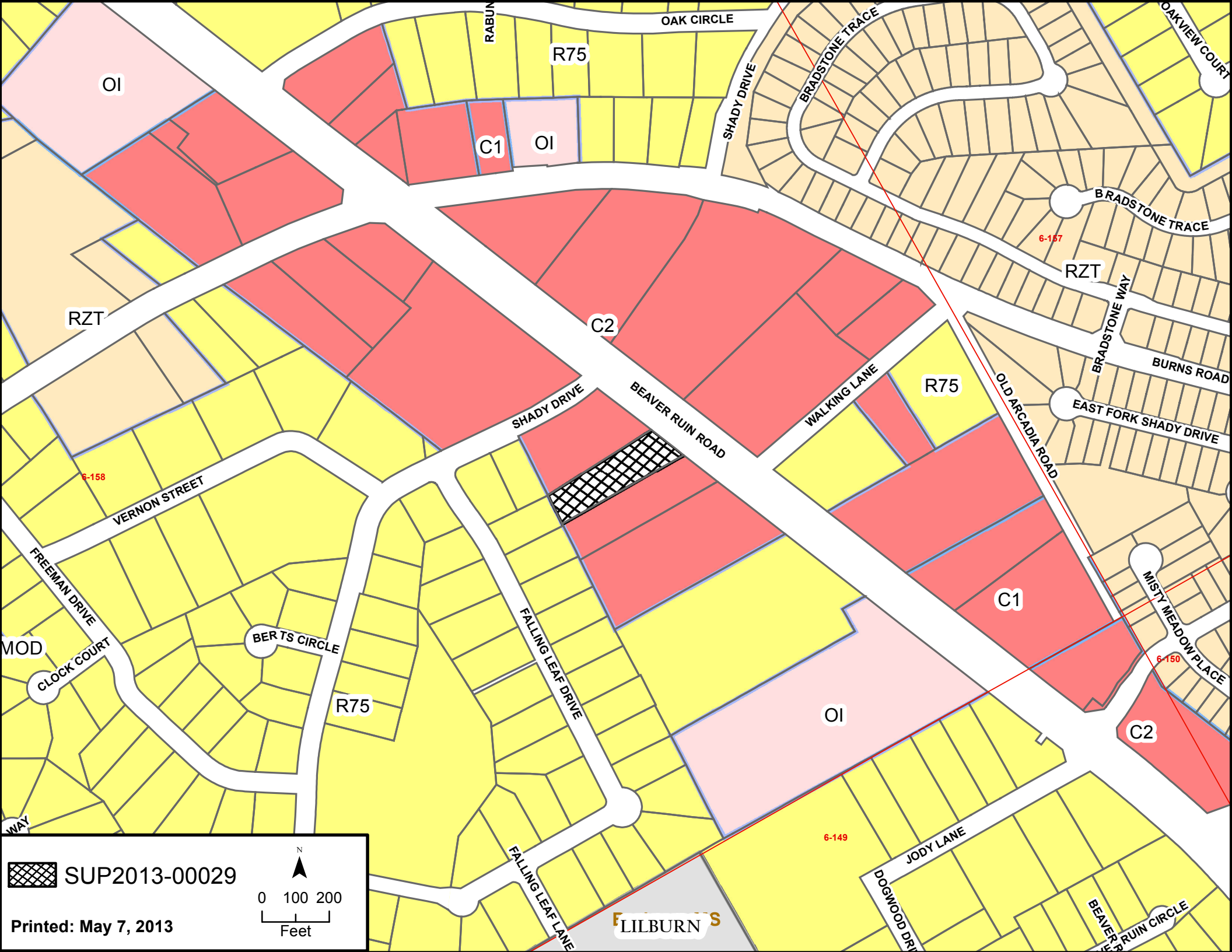



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Printed: May 7, 2013



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LILBURN S

Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:		<input checked="" type="checkbox"/> Rezoning <input checked="" type="checkbox"/> Public Hearing
20130523			
Department:	Planning & Development	Date Submitted:	06/13/2013
Working Session:		Business Session:	
		Public Hearing:	07/23/2013
Submitted By:	viharrod	Multiple Depts?	No
Budget Type:	Neither	Special Routing:	
Agenda Type	Rezoning	Rezoning Type	SUP
Item of Business:	Locked by Purchasing <input type="text"/> No		

2013-00030, Applicant: State 8 Automotive Group, LLC, Owner: Tim Landers, for a Special Use Permit in a C-2 Zoning District for a Motorcycle Repair Shop, District 5 Land Lot 018 Parcel 279, 2500 Block of Lawrenceville Highway, 0.75 Acre. District 4/Heard

Land Lot:	018	Parcel:	279
District:	5		

Attachments: Planning Commission Results and Department Analysis

Authorization: Chairman's Signature?	Yes
Department Head	bjlackey (7/3/2013)
Attorney	

District	For	Against	Abstained	Absent
District 1 (Lynn Thorndyke)	X			
District 1 (Earl Mitchell)	X			
District 2 (Matt Houser)	X			
District 2 (Omar Zaman)	X			
District 3 (Chuck Warbington)	X			
District 3 (Jeff Tullis)	X			
District 4 (Clint Dixon)	X			
District 4 (Brad Crowe)	X			
At Large (Don Shillington)	X			

Comments:

<p style="text-align: center;">County Clerk Use Only</p> <p>Working Session: <input style="width: 100%;" type="text"/></p> <p>Action: <input checked="" type="checkbox"/> Public Hearing</p> <p>Tabled: <input type="checkbox"/></p> <p>Motion: <input type="checkbox"/></p> <p>2nd by: <input style="width: 100%;" type="text"/></p> <p style="margin-top: 20px;">Vote: <input style="width: 100%; height: 40px;" type="text"/></p>	<p style="text-align: center;">Planning and Development</p> <p>Recommendation:</p> <p><input type="checkbox"/> Approve</p> <p><input checked="" type="checkbox"/> Approve with Conditions</p> <p><input type="checkbox"/> Appr w/ Cond As <input style="width: 100%;" type="text"/></p> <p><input type="checkbox"/> Deny w/out Prejudice</p> <p><input type="checkbox"/> Deny PH was Held? <input type="checkbox"/></p> <p><input type="checkbox"/> No Recommendation</p>	<p style="text-align: center;">Planning Commission</p> <p>Recommendation:</p> <p><input type="checkbox"/> Tabled - Date <input style="width: 100%;" type="text"/></p> <p><input type="checkbox"/> Approve</p> <p><input checked="" type="checkbox"/> Approve with Conditions</p> <p><input type="checkbox"/> Appr w/ Cond As <input style="width: 100%;" type="text"/></p> <p><input type="checkbox"/> Deny <input type="checkbox"/> Deny w/out Prejudice</p> <p><input type="checkbox"/> No Recommendation</p>
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PLANNING COMMISSION
RECOMMENDED CONDITIONS

Approval of a Special Use Permit for a motorcycle repair shop, subject to the following enumerated conditions:

1. Retail, service commercial and accessory uses, which may include motorcycle repair, service **and casual sales** as a special use. ~~Motorcycle sales shall be prohibited.~~
2. Outdoor motorcycle repair, display or storage (including parts, tires, junk motorcycles or other materials) is prohibited.
3. Outdoor loudspeakers ~~and dynamometer testing~~ shall be prohibited. **Dynamometer testing shall only be conducted inside the building.**
4. 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. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs shall be prohibited.
5. Peddlers and/or parking lot sales shall be prohibited.
6. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

PLANNING COMMISSION RECOMMENDATIONS
STANDARDS GOVERNING THE EXERCISE OF ZONING

SUITABILITY OF USE

The existing building was constructed for automobile service and repair, and appears to be consistent and compatible with the surrounding area. The requested motorcycle repair shop using a portion of the building could also be suitable to the area.

ADVERSE IMPACTS

With the recommended conditions, potential impacts on adjacent and nearby properties could be reduced.

REASONABLE ECONOMIC USE AS ZONED

The property has a reasonable economic use as zoned.

IMPACT ON PUBLIC FACILITIES

Minimal impacts on public facilities would be anticipated from a portion of the existing building being used for motorcycle repair and service.

CONFORMITY WITH POLICIES

The requested special use could be compatible with the Unified Plan, which identifies this as a mixed-use corridor.

CONDITIONS AFFECTING ZONING

The property was rezoned and developed with an automobile repair center and it appears that the business could be compatible with the area; however, it is suggested that conditions addressing signage and outdoor display/storage be included to prevent potential clutter on the site.

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

CASE NUMBER	: SUP2013-00030
ZONING	:C-2
LOCATION	:2500 BLOCK OF LAWRENCEVILLE HIGHWAY
MAP NUMBER	:R5018 279
ACREAGE	:0.75 ACRE
SQUARE FEET	:3,200 SQUARE FEET
PROPOSED DEVELOPMENT	:MOTORCYCLE REPAIR SHOP
COMMISSION DISTRICT	:(4) HEARD

FUTURE DEVELOPMENT MAP: **CORRIDOR MIXED-USE**

APPLICANT: STATE 8 AUTOMOTIVE GROUP, LLC
P. O. BOX 464578
LAWRENCEVILLE, GA 30042

CONTACT: TIM LANDERS PHONE: 404.791.0975

OWNER: TIM LANDERS
STATE 8 AUTOMOTIVE GROUP, LLC
P. O. BOX 464578
LAWRENCEVILLE, GA 30042

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

PROJECT DATA:

The applicant requests a Special Use Permit on a 0.75-acre property to allow a motorcycle repair shop to share space in an existing building currently used for automotive repair and service. The site is located on the southeast side of Lawrenceville Highway, just northeast of Gloster Road.

The property is developed with a 7,500 square foot automobile service and repair building and associated parking lot. The motorcycle repair shop would utilize 3,200 square feet of the existing structure, occupying the front tenant space of the building. There are no proposed changes to the building or site. Access onto Lawrenceville Highway is from a single driveway shared with the Abra auto body repair shop to the east.

ZONING HISTORY:

The property was zoned C-1 (Neighborhood Business District) in 1970. The property was rezoned to C-2 with a Special Use Permit for automobile service and repair in 1994, pursuant to RZ-94-076 and SUP-94-037.

GROUNDWATER RECHARGE AREA:

The subject property is not located within an identified Significant Groundwater Recharge Area.

WETLANDS INVENTORY:

The subject property does not contain areas, streams, and/or bodies of water depicted as wetlands on the U.S. Department of Interior, Fish, and Wildlife Service – National Wetlands Inventory map on file with the Gwinnett Department of Planning and Development.

DEVELOPMENT REVIEW SECTION COMMENTS:

No comment.

STORMWATER REVIEW SECTION COMMENTS:

No comment.

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

No comment.

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

No comment.

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

The available utility records show that the subject development is currently in the vicinity of a 16-inch water main located on the northern right-of-way of Lawrenceville Highway.

The available utility records show that the subject development is currently in the vicinity of an 8-inch sanitary sewer main located on the property.

BUILDING CONSTRUCTION SECTION COMMENTS:

Building Plan Review has no objections under the following conditions:

1. The applicant shall submit architectural, structural, mechanical, electrical and plumbing drawings for any proposed interior tenant space modifications or exterior modifications for review and approval by Building Plan Review.
2. Upon completion of plan review approvals, the applicant shall obtain a building permit for any proposed modification/renovation work and achieve satisfactory field inspections for issuance of a Certificate of Occupancy.

For assistance, you may contact this office at (678) 518-6040 Monday through Friday from the hours of 8:00 a.m. to 5:00 p.m.

GWINNETT COUNTY FIRE SERVICES COMMENTS:

Fire Plan Review has no objections to the above rezoning requests, under the following conditions:

1. Applicant submits civil drawings to Fire Plan Review for review and approval.
2. Applicant submits architectural drawings to Fire Plan Review for review and approval.
3. Upon completion of plan review approvals, applicant successfully achieves a satisfactory Fire field inspection, for issuance of a Certificate of Occupancy - Business Operation.

For assistance, you may contact this office at (678) 518-6000, Monday through Friday, from the hours of 8:00 a.m. to 5:00 p.m.

DEPARTMENT ANALYSIS:

The subject property is a 0.75-acre site located on the southeast side of Lawrenceville Highway, just northeast of Gloster Road. The property is developed with a 7,500 square foot automobile service and repair building and associated parking spaces. Access to Lawrenceville Highway is via inter-parcel access from the adjoining property to the east.

The 2030 Unified Plan Future Development Map indicates the property lies within a Corridor Mixed-Use Character Area. Policies for this character area support freestanding retail, commercial and office services. The request to include motorcycle repair could be considered consistent within this character area, and compatible with the property's current use of automobile repair, which was approved through the public hearing process in 1994, pursuant to RZ-94-076 and SUP-94-037.

The surrounding area is characterized by commercial/retail uses fronting along the Lawrenceville Highway corridor, with residential uses located beyond the highway. Adjacent businesses include a mini-warehouse facility to the west and south, and an automobile body repair business to the east. Scattered along Lawrenceville Highway are several other automobile repair facilities, retail strip centers, and convenience stores. Given that the existing building was rezoned and constructed for automobile repair and service and that there are numerous similar uses in the vicinity, the requested addition of a motorcycle repair shop could be considered consistent and compatible with the surrounding area.

The requested Special Use Permit for a motorcycle repair shop could be compatible with the zoning and development pattern of the surrounding area, and consistent with the previous rezoning and Special Use Permit approved for the property. Therefore, the Department recommends **APPROVAL WITH CONDITIONS** of this request.

PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS

Approval of a Special Use Permit for a motorcycle repair shop, subject to the following enumerated conditions:

1. Retail, service commercial and accessory uses, which may include motorcycle repair and service as a special use. Motorcycle sales shall be prohibited.
2. Outdoor motorcycle repair, display or storage (including parts, tires, junk motorcycles or other materials) is prohibited.
3. Outdoor loudspeakers and dynamometer testing shall be prohibited.
4. 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. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs shall be prohibited.
5. Peddlers and/or parking lot sales shall be prohibited.
6. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

PLANNING AND DEVELOPMENT DEPARTMENT RECOMMENDATIONS
STANDARDS GOVERNING THE EXERCISE OF ZONING

SUITABILITY OF USE

The existing building was constructed for automobile service and repair, and appears to be consistent and compatible with the surrounding area. The requested motorcycle repair shop using a portion of the building could also be suitable to the area.

ADVERSE IMPACTS

With the recommended conditions, potential impacts on adjacent and nearby properties could be reduced.

REASONABLE ECONOMIC USE AS ZONED

The property has a reasonable economic use as zoned.

IMPACT ON PUBLIC FACILITIES

Minimal impacts on public facilities would be anticipated from a portion of the existing building being used for motorcycle repair and service.

CONFORMITY WITH POLICIES

The requested special use could be compatible with the Unified Plan, which identifies this as a mixed-use corridor.

CONDITIONS AFFECTING ZONING

The property was rezoned and developed with an automobile repair center and it appears that the business could be compatible with the area; however, it is suggested that conditions addressing signage and outdoor sales and storage be included to prevent potential clutter on the site.

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

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:
Yes, back 1/2 of this building is currently automotive repair, adjacent property is auto body shop
- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
No, the SUP will have no adverse affect to existing use of nearby properties.
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
Yes, property has reasonable economic use as currently zoned.
- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:
No, the SUP would not result in a use that would adversely effect existing streets, transportation facilities, utilities or schools in any way.
- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
Yes, the SUP is in conformity with the policy and intent of existing land use plan.
- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:
The SUP would allow a stable business to be established in area already established w/business of this kind, it would fill a need for motorcycle repair and create employment opportunities.

RECEIVED BY

3

APR 29 2013

Planning & Development
Planning & Development

SUP '13 0 3 0

Tim Landers
State 8 Automotive Group, LLC
P.O. Box 464578
Lawrenceville, GA 30042
(404) 791-0975
tlanders220@yahoo.com

April 29, 2013

Gwinnett County Department
Of Planning & Development
Planning Division
446 West Crogan Street, Suite 250
Lawrenceville, GA 30046

Re: Letter of Intent
Special Use Permit Application
2598A Lawrenceville Hwy., Lawrenceville, GA 30044

To Whom it May Concern,

I, Tim Landers, would like to submit an application for a Special Use Permit on behalf of my company State 8 Automotive Group, LLC. The property located at 2598A Lawrenceville Hwy., Lawrenceville, GA 30044. This Special Use Permit would allow me to lease the front of the existing building, (3200 s.f.) to VC Motors, LLC. for the use of motor and Motorcycle repairs. The remaining 4300 square feet of this building is currently being used as an Automotive repair shop that has been established in this building for 18 years.

The current zoning for this property(C-2) supports a Motorcycle Repair Shop with a Special Use Permit. This property is in a location that currently has High commercial use on all sides. The adjoining properties are a Car Collision Repair Center on the right, a Self Storage facility on the left and an Automotive Repair Shop in the back. There are 11 parking spaces located in front of this building for the use of this business, additional or overflow parking is available on both sides of the building, lot size is 0.75 acres. There currently is not another motorcycle repair business within 5 miles of this location. I feel that this business would fill a need in the area and create an opportunity for employment.

Thank you for considering this Special Use Permit Application, if you have any questions, please do not hesitate to contact me.

Thank you for your consideration,

Tim Landers, State 8 Automotive Group, LLC.

RECEIVED BY

SUP '13 0 3 0

APR 29 2013

Planning & Development

NUMBER RZ-94-076

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>
Doug Williamson, District 2	<u>ABSENT</u>
Judy Waters, District 3	<u>AYE</u>
Renee Unterman, District 4	<u>AYE</u>

On motion of COMM. UNTERMAN, which carried 4-0, 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 to C-2 by BILLY H. LANDERS for the proposed use of AUTO PARTS SALES & REPAIR on a tract of land described by the attached legal description, which

CASE NUMBER RZ-94-076

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 POST-TRIBUNE, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MAY 24, 1994, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 24TH day of MAY, 1994, that the aforesaid application to amend the Official Zoning Map from C-1 to C-2 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 parts sales and service.
2. To satisfy the following site development considerations:
 - A. Provide a 10-foot wide landscaped strip outside the new dedicated right-of-way of U. S. Highway 29.
 - B. Provide a 5-foot wide landscaped strip, except for interparcel access, adjacent to the side and rear property lines. Planting shall include a mix of trees and shrubs.
 - C. No more than one exit/entrance on U. S. Highway 29.
 - D. No billboards are permitted.
 - E. Dumpsters shall be screened by a fence or wall.
 - F. Provide interparcel access if required by the Development Division.

CASE NUMBER RZ-94-076

- G. 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.
- H. Buildings shall be finished with architectural treatments of glass and/or brick, stone, stucco or other masonry finish; or submit alternate architectural plans for approval of the Planning Commission prior to issuance of a building permit.
- I. No outdoor storage of junk cars, parts, used tires, or other debris shall be permitted. Operable vehicles may be parked to the rear of the building.

GWINNETT COUNTY BOARD OF COMMISSIONERS

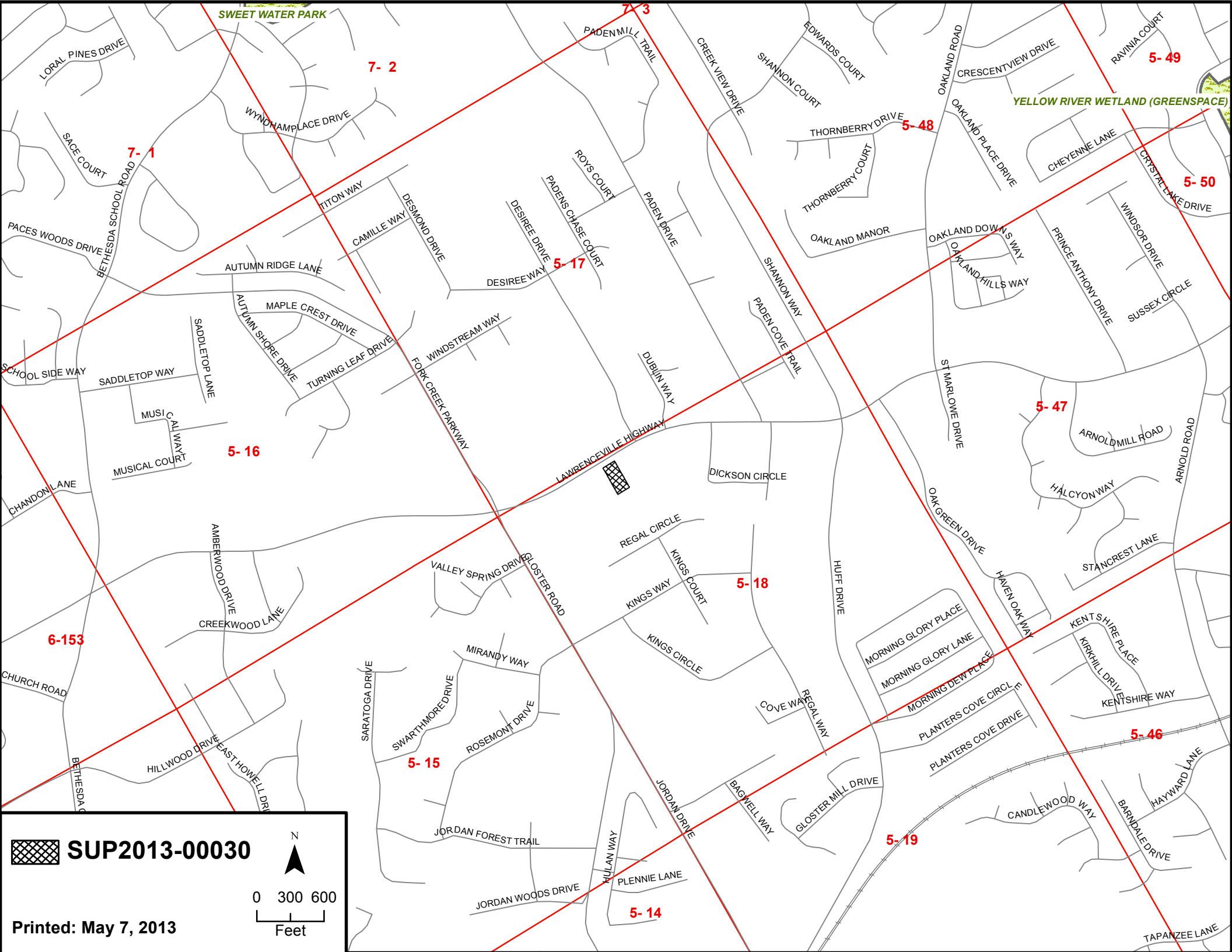
By: F. Wayne Hill

F. Wayne Hill, Chairman

Date Signed: 6-2-94

ATTEST:

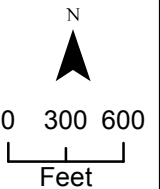
Barbara A. Yancey
Clerk



SWEET WATER PARK

YELLOW RIVER WETLAND (GREENSPACE)

 SUP2013-00030



Printed: May 7, 2013

7-2

7-1

7-3

5-17

5-16

5-18

5-15

5-14

5-49

5-50

5-48

5-47

5-46

5-19

6-153

CR

U.S. HWY 29

011 FEET TO R/W GLOSTER ROAD N 58°28'00" E 241.77'

10' LANDSCAPE STRIP

EXIST ACCEL/DECEL LANE

N 58°28'00" E - 186.08'

SITE



292.40' - S29°33'28"E

7,500 SQUARE FEET TOTAL
PROPOSED AUTO PARTS SALES & REPAIR

NOT INCLUDED

7,500 SQUARE FEET TOTAL
PROPOSED AUTO PARTS SALES & REPAIR

292.40' - S29°33'28"E

EXIST. AUTO REPAIR

**EXISTING AUTO REPAIR SHOP
ZONED C2**

287.10' - N29°33'02"W

EXISTING
MINIWAREHOUSES
PRESENTLY ZONED C2

T. BLDG

10' LANDSCAPE STRIP

239.57'
N 58°28'00" E

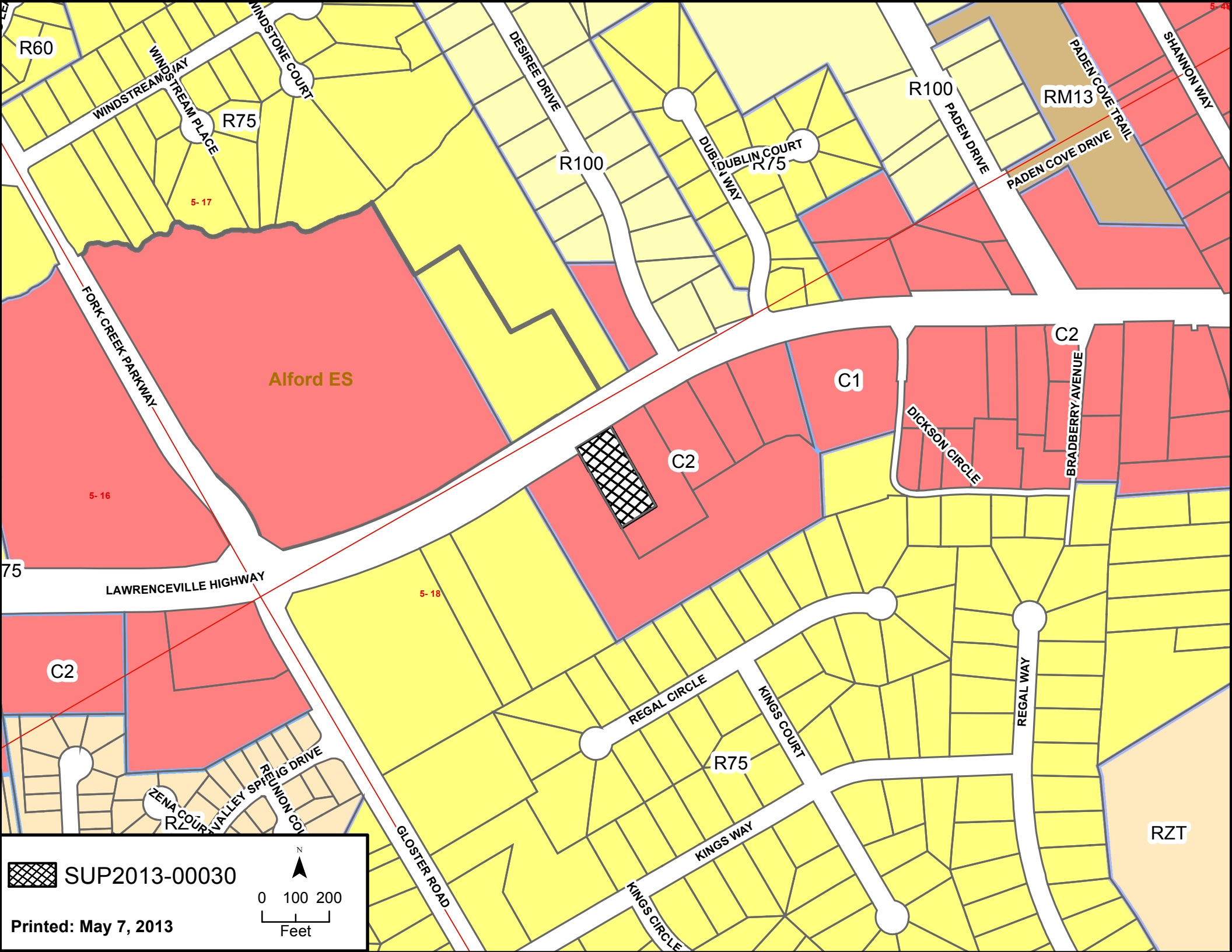
LAWRENCEVILLE HIGHWAY




 **SUP2013-00030**

0 10 20
Feet

Printed: May 7, 2013



 SUP2013-00030

Printed: May 7, 2013

0 100 200
Feet

N

Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:			
20130524			<input checked="" type="checkbox"/> Rezoning	<input checked="" type="checkbox"/> Public Hearing
Department:	Planning & Development	Date Submitted:	06/13/2013	
Working Session:		Business Session:		
Submitted By:	viharrod	Public Hearing:	07/23/2013	
Budget Type:	Neither	Multiple Depts?	No	
Agenda Type	Rezoning	Rezoning Type	SUP	
Item of Business:	Locked by Purchasing <input type="text"/> No			

2013-00031, Applicant: Hong Hai Truong, Owner: San Marco Plaza, for a Special Use Permit in a C-2 Zoning District for a Title Loan Facility and Jewelry Pawn, District 6 Land Lot 195 Parcel 120, 5400 Block of Jimmy Carter Boulevard, 6000 Block of Dawson Boulevard, 1.0 Acre. District 2/Howard

Land Lot:	195	Parcel:	120
District:	6		

Attachments: Planning Commission Results and Department Analysis

Authorization: Chairman's Signature?	Yes
Department Head	bjlackey (7/3/2013)
Attorney	

District	For	Against	Abstained	Absent
District 1 (Lynn Thorndyke)	X			
District 1 (Earl Mitchell)	X			
District 2 (Matt Houser)	X			
District 2 (Omar Zaman)	X			
District 3 (Chuck Warbington)	X			
District 3 (Jeff Tullis)	X			
District 4 (Clint Dixon)	X			
District 4 (Brad Crowe)	X			
At Large (Don Shillington)	X			

Comments:

<p style="text-align: center;">County Clerk Use Only</p> <p>Working Session: <input type="text"/></p> <p>Action: <input type="text"/> Public Hearing</p> <p>Tabled: <input type="text"/></p> <p>Motion: <input type="text"/></p> <p>2nd by: <input type="text"/></p> <p style="margin-top: 20px;">Vote: <input style="width: 100%;" type="text"/></p>	<p style="text-align: center;">Planning and Development</p> <p>Recommendation:</p> <p><input type="checkbox"/> Approve</p> <p><input checked="" type="checkbox"/> Approve with Conditions</p> <p><input type="checkbox"/> Appr w/ Cond As <input type="text"/></p> <p><input type="checkbox"/> Deny w/out Prejudice</p> <p><input type="checkbox"/> Deny PH was Held? <input type="checkbox"/></p> <p><input type="checkbox"/> No Recommendation</p>	<p style="text-align: center;">Planning Commission</p> <p>Recommendation:</p> <p><input type="checkbox"/> Tabled - Date <input type="text"/></p> <p><input type="checkbox"/> Approve</p> <p><input checked="" type="checkbox"/> Approve with Conditions</p> <p><input type="checkbox"/> Appr w/ Cond As <input type="text"/></p> <p><input type="checkbox"/> Deny <input type="checkbox"/> Deny w/out Prejudice</p> <p><input type="checkbox"/> No Recommendation</p>
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PLANNING DEPARTMENT / PLANNING COMMISSION
RECOMMENDED CONDITIONS

Approval of a Special Use Permit to allow a jewelry pawn and title loan facility, subject to the following enumerated conditions:

1. Retail, service commercial, office and accessory uses which may include a jewelry pawn and title loan facility as special uses.
2. On-site sales, storage or display of repossessed vehicles shall be prohibited.
3. Wall signage for the jewelry pawn/title loan business shall not exceed the requirements of the Gwinnett County Sign Ordinance.
4. Window signage (signs displayed on the interior or exterior of the jewelry pawn and title loan business' storefront windows), other than "open/closed" signs, hours of operation, or those signs required by local, state or federal law shall be prohibited. Allowable window signage shall not exceed 4 square feet.
5. Neon, LED or blinking window signs or wall signs shall be prohibited.
6. No banners, streamers or roping decorated with flags, tinsel, or other similar material 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.
7. Peddlers and/or parking lot sales shall be prohibited.
8. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

PLANNING COMMISSION RECOMMENDATIONS
STANDARDS GOVERNING EXERCISE OF ZONING

SUITABILITY OF USE

The requested Special Use Permit for a jewelry pawn and title loan facility may be suitable at this location in light of the intense commercial nature of the area, which also includes other nearby pawn shop and title loan businesses.

ADVERSE IMPACTS

If properly conditioned, the establishment of a pawn shop and title loan business at this location, utilizing a relatively small suite within an existing retail center, would not be expected to adversely impact surrounding uses.

REASONABLE ECONOMIC USE AS ZONED

The property has a reasonable economic use as currently zoned.

IMPACTS ON PUBLIC FACILITIES

There would be negligible additional impacts on public facilities anticipated from this request.

CONFORMITY WITH POLICIES

The request is considered compatible with the Regional Mixed Use designation of the Unified Plan. Approval of the requested Special Use Permit at this location could also be consistent with a Special Use Permit SUP2011-00066 for a combined pawn shop and title loan business approved by the Board on an adjacent property.

CONDITIONS AFFECTING ZONING

The location of the property in a very intense commercial area, situated away from residential neighborhoods, gives supporting grounds for approval of the request.

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

CASE NUMBER :**SUP2013-00031**
ZONING :C-2
LOCATION :5400 BLOCK OF JIMMY CARTER BOULEVARD
:6000 BLOCK OF DAWSON BOULEVARD
MAP NUMBER :R6195 120
ACREAGE :1.0 ACRE
SQUARE FEET :1,300 SQUARE FEET
PROPOSED DEVELOPMENT :TITLE LOAN FACILITY AND JEWELRY PAWN
COMMISSION DISTRICT :(2) HOWARD

FUTURE DEVELOPMENT MAP: **REGIONAL MIXED-USE**

APPLICANT: HONG HAI TRUONG
5456 JIMMY CARTER BOULEVARD, SUITE 200
NORCROSS, GA 30093

CONTACT: LYNDA TRUONG PHONE: 770.789.1432

OWNER: SAN MARCO PLAZA
5456 JIMMY CARTER BOULEVARD
NORCROSS, GA 30093

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

PROJECT DATA:

The applicant requests a Special Use Permit on a 1.0-acre property, zoned C-2 (General Business District), to allow a title loan and jewelry pawn business. The property is developed with a two-story, multi-tenant retail center. The site is located on the northwest corner of the intersection of Jimmy Carter Boulevard and Dawson Boulevard.

The property is developed with a 20,850 square foot retail building, and the applicant indicates that the title loan and jewelry pawn business would occupy suite 220, which contains 1,300 square feet of space within the retail center. Other than signage, there are no changes proposed to exterior of the structure or shopping center grounds as part of this application.

ZONING HISTORY:

The property has been zoned C-2 since 1970.

GROUNDWATER RECHARGE AREA:

The subject property is not located within an identified Significant Groundwater Recharge Area.

WETLANDS INVENTORY:

The subject property does not contain areas, streams, and/or bodies of water depicted as wetlands on the U.S. Department of Interior, Fish, and Wildlife Service – National Wetlands Inventory map on file with the Gwinnett Department of Planning and Development.

DEVELOPMENT REVIEW SECTION COMMENTS:

No comment.

STORMWATER REVIEW SECTION COMMENTS:

No comment.

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

No comment.

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

No comment.

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

The available utility records show that the subject development is currently in the vicinity of a 12-inch water main located on the northern right-of-way of Dawson Boulevard, and a 16-inch water main located on the western right-of-way of Jimmy Carter Boulevard.

The available utility records show that the subject development is currently in the vicinity of an 8-inch sanitary sewer main located approximately 5 feet west of the property.

BUILDING CONSTRUCTION SECTION COMMENTS:

Building Plan Review has no objections under the following conditions:

1. The applicant shall submit architectural, structural, mechanical, electrical and plumbing drawings for any proposed interior tenant space modifications or exterior modifications for review and approval by Building Plan Review.
2. Upon completion of plan review approvals, the applicant shall obtain a building permit for any proposed modification/renovation work and achieve satisfactory field inspections for issuance of a Certificate of Occupancy.

For assistance, you may contact this office at (678) 518-6040 Monday through Friday from the hours of 8:00 a.m. to 5:00 p.m.

GWINNETT COUNTY FIRE SERVICES COMMENTS:

Fire Plan Review has no objections to the above rezoning requests, under the following conditions:

1. Applicant submits civil drawings to Fire Plan Review for review and approval.
2. Applicant submits architectural drawings to Fire Plan Review for review and approval.
3. Upon completion of plan review approvals, applicant successfully achieves a satisfactory Fire field inspection, for issuance of a Certificate of Occupancy - Business Operation.

For assistance, you may contact this office at (678) 518-6000, Monday through Friday, from the hours of 8:00 a.m. to 5:00 p.m.

DEPARTMENT ANALYSIS:

The subject site is a 1.0-acre property, located on the northwest corner of Jimmy Carter Boulevard and Dawson Boulevard. The site is developed with a two-story, 20,850 square foot retail center, associated parking and driveways.

The 2030 Unified Plan Future Development Map indicates that the site is located in a Regional Mixed-Use Character Area. Policies for this character area support freestanding retail, commercial and office services. The property is located in an intensely developed commercial corridor which includes a mix of retail, restaurant, hotel and office uses. If properly conditioned, a jewelry pawn and title loan facility utilizing a suite within the strip center could be a suitable use of the vacant retail space, and could be compatible with the Unified Plan.

The surrounding area is intensely developed with commercial/retail and office uses, with residential uses beyond the Jimmy Carter Boulevard commercial corridor. Nearby businesses include similar title loan facilities and pawn shops along with shopping centers, restaurants, offices and hotels. The adjoining property to the north was approved for a similar combined pawn shop and title loan business in 2011, pursuant to SUP2011-00066. Given the intensity of retail development in the area, a jewelry pawn and title loan facility may be compatible with the surrounding area.

In conclusion, the requested special use may be suitable given the intensely developed commercial nature of the area. Therefore, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS**.

PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS

Approval of a Special Use Permit to allow a jewelry pawn and title loan facility, subject to the following enumerated conditions:

1. Retail, service commercial, office and accessory uses which may include a jewelry pawn and title loan facility as special uses.
2. On-site sales, storage or display of repossessed vehicles shall be prohibited.
3. Wall signage for the jewelry pawn/title loan business shall not exceed the requirements of the Gwinnett County Sign Ordinance.
4. Window signage (signs displayed on the interior or exterior of the jewelry pawn and title loan business' storefront windows), other than "open/closed" signs, hours of operation, or those signs required by local, state or federal law shall be prohibited. Allowable window signage shall not exceed 4 square feet.
5. Neon, LED or blinking window signs or wall signs shall be prohibited.
6. No banners, streamers or roping decorated with flags, tinsel, or other similar material 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.
7. Peddlers and/or parking lot sales shall be prohibited.
8. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

PLANNING AND DEVELOPMENT DEPARTMENT RECOMMENDATIONS
STANDARDS GOVERNING EXERCISE OF ZONING

SUITABILITY OF USE

The requested Special Use Permit for a jewelry pawn and title loan facility may be suitable at this location in light of the intense commercial nature of the area, which also includes other nearby pawn shop and title loan businesses.

ADVERSE IMPACTS

If properly conditioned, the establishment of a pawn shop and title loan business at this location, utilizing a relatively small suite within an existing retail center, would not be expected to adversely impact surrounding uses.

REASONABLE ECONOMIC USE AS ZONED

The property has a reasonable economic use as currently zoned.

IMPACTS ON PUBLIC FACILITIES

There would be negligible additional impacts on public facilities anticipated from this request.

CONFORMITY WITH POLICIES

The request is considered compatible with the Regional Mixed Use designation of the Unified Plan. Approval of the requested Special Use Permit at this location could also be consistent with a Special Use Permit SUP2011-00066 for a combined pawn shop and title loan business approved by the Board on an adjacent property.

CONDITIONS AFFECTING ZONING

The location of the property in a very intense commercial area, situated away from residential neighborhoods, gives supporting grounds for approval of the request.

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

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

(A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:
yes

(B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
no

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

(D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:
no

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

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:
no

Hong Hai Truong
5456 Jimmy Carter Blvd Suite 220
Norcross, GA 30093
(770)-789-1432

February 24, 2013

Gwinnett County Board of Commissioners
Department of Planning & Development
Planning Division
446 West Crogan Street Suite 250
Lawrenceville, GA 30046

Dear Sir/Ma'am:

I am submitting this letter of intent to apply for a special use permit license to conduct a title and pawn loan business.

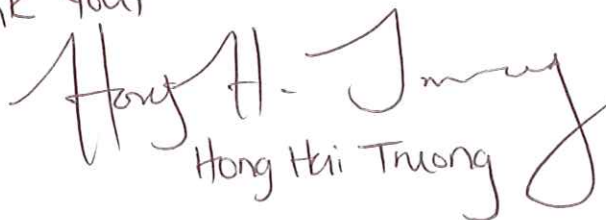
My title and pawn loan business will operate as a business to loan money with a percentage return while withholding collateral from the loanee(s). In a time of recession as the general economy currently is experiencing, my office can provide options to assist clients with a means of recuperation.

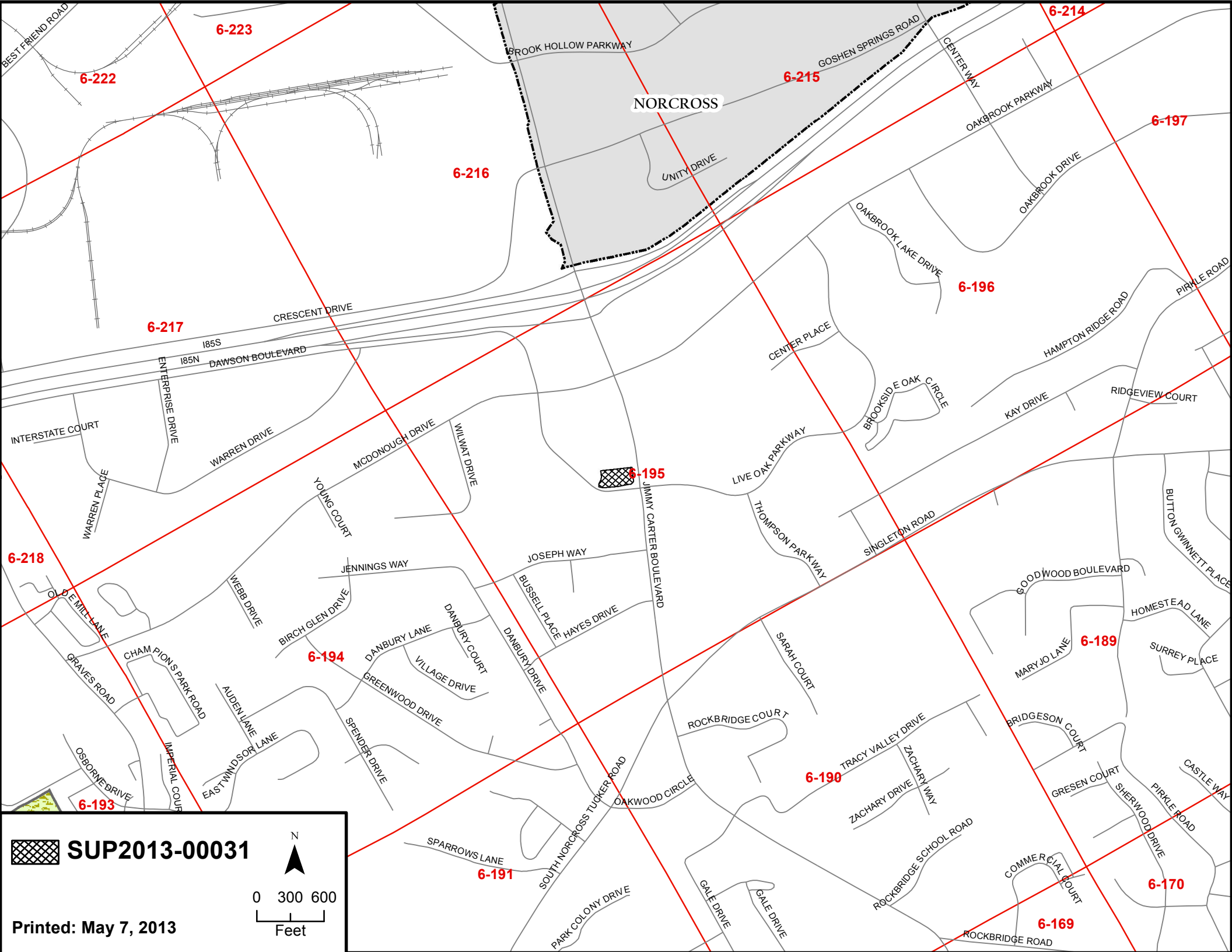
My office space, I will be leasing, is 1300 square feet within a two story building located on the southwest intersection of Jimmy Carter Blvd and Dawson Blvd of zip code 30093. The building is located in a C-2 zoning, has a total of 16 units/suites and provides 55 parking spaces.

We respectfully request approval of this special use permit license and should there be any comments or questions feel free to contact me at the above personal information.

SUP '13 0 3 1

Thank You,


Hong Hai Truong



NORCROSS

6-195

6-223

6-222

6-215

6-214

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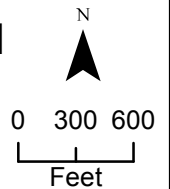
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 SUP2013-00031

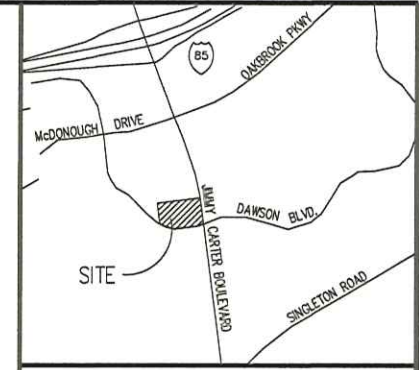
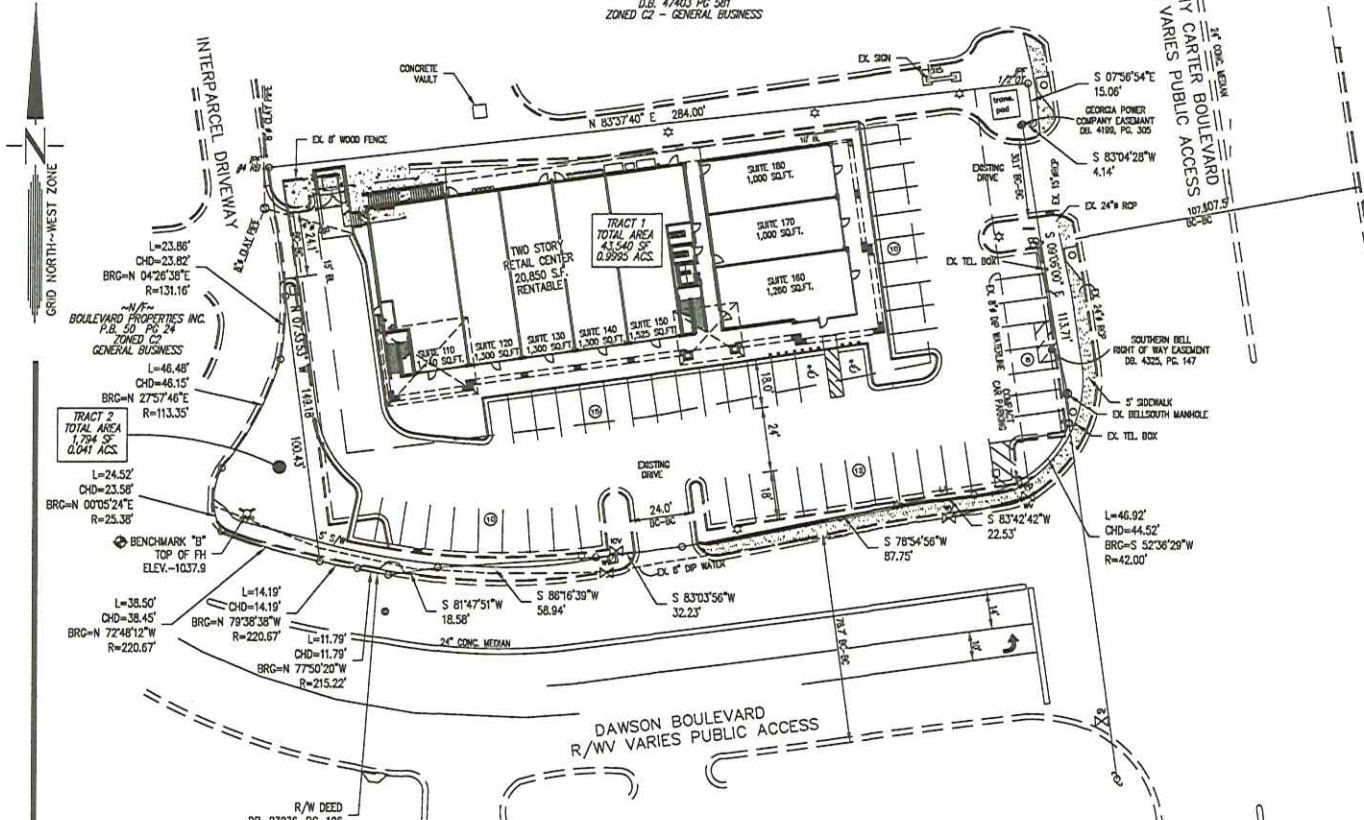


Printed: May 7, 2013

Centerline Surveying Systems, Inc.

1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2399

WATERS CONVENIENCE STORES, LLC
D.B. 47403 PG. 501
ZONED C2 - GENERAL BUSINESS



LEGEND

- ☆ LIGHT POLE
- IRON PIN PLACED
- ▭ SINGLE WING CATCH BASIN
- CLEAN OUT
- STORM PIPE
- ⊗ WATER VALVE
- ⊗ GAS VALVE
- ⊗ IRRIGATION VALVE

BUILDING SETBACKS:
FRONT - 50'
MAJOR SIDE - 20'
REAR BUFFER - 30' (PER CASE #RZM-03-023)
SIDE BUFFER - 30' (PER CASE #RZM-03-023)

GENERAL NOTES:
EXIST. ZONING: C2-GENERAL BUSINESS
TRACT 1 AREA - 0.9995 ACRES
TRACT 2 AREA - 0.0275 ACRES

COMPILED PLAT FOR:
SAN MARCO PLAZA

PROPERTY IS LOCATED IN LAND LOT 195
OF THE 6TH DISTRICT
GWINNETT COUNTY, GEORGIA

GRAPHIC SCALE
1 inch = 30 ft.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being located in Land Lot 195 of the 6th District, Gwinnett County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, Commence at an iron pin found located at the intersection of the Westerly right-of-way of Jimmy Carter Boulevard (r/w varies) and the Northerly right-of-way of Dawson Boulevard (r/w varies) and running thence in a Southwesterly direction along the Northerly Right-of-way of Dawson Boulevard for a distance of 292.93 to a scribe point which is the TRUE POINT OF BEGINNING; thence continue along the Northerly Right-of-way of Dawson Boulevard and a curve to the right having a radius of 220.67 feet for a distance of 38.50 feet (said curve being subtended by a chord having a bearing of N72°48'12"W, for a distance of 38.45 feet) to a point; thence leaving said right-of-way and running along a curve to the right having a radius of 25.38 feet for a distance of 24.52 feet (said curve being subtended by a chord having a bearing of N00°05'24"E, for a distance of 23.58 feet) to a point; thence running along a curve to the left having a radius of 113.35 feet for a distance of 46.48 feet (said curve being subtended by a chord having a bearing of N27°57'46"E, for a distance of 46.15 feet) to a point; thence running along a curve to the left having a radius of 131.16 feet for a distance of 23.86 feet (said curve being subtended by a chord having a bearing of N04°26'38"E, for a distance of 23.82 feet) to a point; thence running S07°33'53"E, for a distance of 100.43 feet to a point located on the Northerly Right-of-way of Dawson Boulevard which is the TRUE POINT OF BEGINNING.

TRAVERSE CLOSURE - 1:10,000
ANGULAR ERROR - 2 SEC'S/STA.
ADJUSTMENT - COMPASS RULE
EQUIPMENT - TOPCON 303 TOTAL STATION
PLAT CLOSURE - 1:100,000
ALL MATTERS OF TITLE EXCEPTED.


REFERENCED PLAT:
SURVEY FOR UNITED AMERICAS BANK,
SAN MARCO PLAZA, LLC, AND
FIRST AMERICAN TITLE INSURANCE COMPANY
DATED 8-16-07, LAST REVISED 9-17-08

DRAWN BY: FLP		DATE: 7/28/09	
CHECKED BY: DBP		DRAWING NO.: CONCEPTUAL	
JOB NO.: 907011COMP		SHEET 1	
NO.	DATE	REVISION DESCRIPTION	BY



JIMMY CARTER BOULEVARD
LIVE OAK PARKWAY

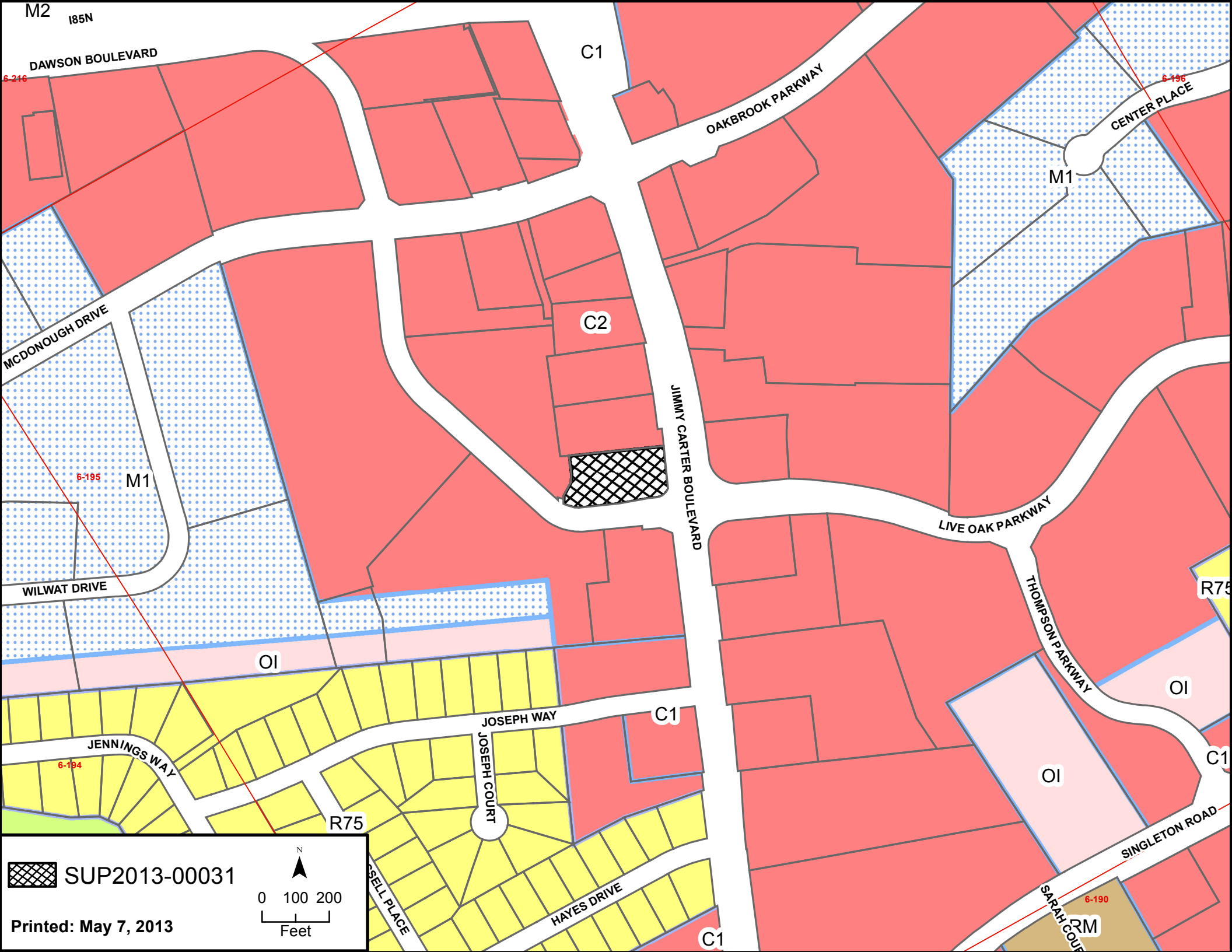
DAWSON BOULEVARD

 SUP2013-00031

Printed: May 7, 2013

0 10 20
Feet

N



M2 185N
DAWSON BOULEVARD

C1

OAKBROOK PARKWAY

CENTER PLACE

M1

MCDONOUGH DRIVE

C2

JIMMY CARTER BOULEVARD

LIVE OAK PARKWAY

WILWAT DRIVE

THOMPSON PARKWAY

OI

R75

JOSEPH WAY

C1

JENNINGS WAY

JOSEPH COURT

R75

C1

OI

SINGLETON ROAD


SELL PLACE

HAYES DRIVE

C1

SARAH COURT

6-190

 SUP2013-00031

Printed: May 7, 2013

0 100 200
Feet

N

Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:		
20130526	20130527		<input checked="" type="checkbox"/> Rezoning <input checked="" type="checkbox"/> Public Hearing
Department:	Planning & Development	Date Submitted:	06/13/2013
Working Session:		Business Session:	
Public Hearing:		Public Hearing:	07/23/2013
Submitted By:	vlharrod		Multiple Depts? No
Budget Type:	Neither		Special Routing:
Agenda Type	Rezoning	Rezoning Type	RZC

Item of Business: Locked by Purchasing No

2013-00003, Applicant: National Indoor RV Centers, Owner: DWE Investments, LLLP, M-1 to C-2, Recreational Vehicle Sales, Service, Body Repair and Storage, District 5 Land Lot 240 Parcel 019, 1200 Block of Hurricane Shoals Road, 13.00 Acres. District 4/Heard

Land Lot: 240	Parcel: 019
District: 5	

Attachments: Planning Commission Results and Department Analysis

Authorization: Chairman's Signature? Yes

Department Head: bjlackey (7/3/2013)

Attorney:

District	For	Against	Abstained	Absent
District 1 (Lynn Thorndyke)	X			
District 1 (Earl Mitchell)	X			
District 2 (Matt Houser)	X			
District 2 (Omar Zaman)	X			
District 3 (Chuck Warbington)	X			
District 3 (Jeff Tullis)	X			
District 4 (Clint Dixon)	X			
District 4 (Brad Crowe)	X			
At Large (Don Shillington)	X			

Comments:

<p style="text-align: center;">County Clerk Use Only</p> <p>Working Session: <input type="text"/></p> <p>Action: <input checked="" type="checkbox"/> Public Hearing</p> <p>Tabled: <input type="checkbox"/></p> <p>Motion: <input type="checkbox"/></p> <p>2nd by: <input type="text"/></p> <p style="margin-top: 20px;">Vote: <input type="text"/></p>	<p style="text-align: center;">Planning and Development</p> <p>Recommendation:</p> <p><input type="checkbox"/> Approve</p> <p><input checked="" type="checkbox"/> Approve with Conditions</p> <p><input type="checkbox"/> Appr w/ Cond As <input type="text"/></p> <p><input type="checkbox"/> Deny w/out Prejudice</p> <p><input type="checkbox"/> Deny PH was Held? <input type="checkbox"/></p> <p><input type="checkbox"/> No Recommendation</p>	<p style="text-align: center;">Planning Commission</p> <p>Recommendation:</p> <p><input type="checkbox"/> Tabled - Date <input type="text"/></p> <p><input type="checkbox"/> Approve</p> <p><input checked="" type="checkbox"/> Approve with Conditions</p> <p><input type="checkbox"/> Appr w/ Cond As <input type="text"/></p> <p><input type="checkbox"/> Deny <input type="checkbox"/> Deny w/out Prejudice</p> <p><input type="checkbox"/> No Recommendation</p>
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Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:			
20130527	20130526		<input checked="" type="checkbox"/> Rezoning	<input checked="" type="checkbox"/> Public Hearing
Department:	Planning & Development		Date Submitted:	06/13/2013
Working Session:		Business Session:	Public Hearing:	07/23/2013
Submitted By:	vharrod		Multiple Depts?	No
Budget Type:	Neither		Special Routing:	
Agenda Type	Rezoning	Rezoning Type	SUP	
Item of Business:	Locked by Purchasing <input type="text"/> No			

2013-00032, Applicant: National Indoor RV Centers, Owner: DWE Investments, LLLP, for a Special Use Permit in a C-2 (Proposed) Zoning District for Recreational Vehicle Sales, Service, Body Repair and Storage, District 5 Land Lot 240 Parcel 019, 1200 Block of Hurricane Shoals Road, 13.00 Acres. District 4/Heard

Land Lot:	240	Parcel:	019
District:	5		

Attachments: Planning Commission Results and Department Analysis

Authorization: Chairman's Signature?	Yes
Department Head	bjlackey (7/3/2013)
Attorney	

District	For	Against	Abstained	Absent
District 1 (Lynn Thorndyke)	X			
District 1 (Earl Mitchell)	X			
District 2 (Matt Houser)	X			
District 2 (Omar Zaman)	X			
District 3 (Chuck Warbington)	X			
District 3 (Jeff Tullis)	X			
District 4 (Clint Dixon)	X			
District 4 (Brad Crowe)	X			
At Large (Don Shillington)	X			

Comments:

<p style="text-align: center;">County Clerk Use Only</p> <p>Working Session: <input style="width: 100%;" type="text"/></p> <p>Action: <input checked="" type="checkbox"/> Public Hearing</p> <p>Tabled: <input type="checkbox"/></p> <p>Motion: <input type="checkbox"/></p> <p>2nd by: <input style="width: 100%;" type="text"/></p> <p style="margin-top: 20px;">Vote: <input style="width: 100%; height: 40px;" type="text"/></p>	<p style="text-align: center;">Planning and Development</p> <p>Recommendation:</p> <p><input type="checkbox"/> Approve</p> <p><input checked="" type="checkbox"/> Approve with Conditions</p> <p><input type="checkbox"/> Appr w/ Cond As <input style="width: 100%;" type="text"/></p> <p><input type="checkbox"/> Deny w/out Prejudice</p> <p><input type="checkbox"/> Deny PH was Held? <input type="checkbox"/></p> <p><input type="checkbox"/> No Recommendation</p>	<p style="text-align: center;">Planning Commission</p> <p>Recommendation:</p> <p><input type="checkbox"/> Tabled - Date <input style="width: 100%;" type="text"/></p> <p><input type="checkbox"/> Approve</p> <p><input checked="" type="checkbox"/> Approve with Conditions</p> <p><input type="checkbox"/> Appr w/ Cond As <input style="width: 100%;" type="text"/></p> <p><input type="checkbox"/> Deny <input type="checkbox"/> Deny w/out Prejudice</p> <p><input type="checkbox"/> No Recommendation</p>
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PLANNING COMMISSION
RECOMMENDED CONDITIONS

Approval as C-2 with a Special Use Permit for recreational vehicle sales, service, body repair and storage, subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. A recreational vehicle sales and service facility, including sales, service, body repair and storage.
 - B. Buildings shall be finished with architectural treatments of glass, brick and/or stacked stone on all sides (stucco may only be used as an accent material). **ACM material or metal panels may be used on the front building façade (entrance feature) consistent with the color photograph submitted at the July 2, 2013 Planning Commission meeting.** 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 storage or collection of vehicle parts, tires, junked vehicles, or other debris shall be prohibited.
 - D. Salvage of inoperable vehicles shall be prohibited. Inoperable vehicles awaiting repair shall be stored on the property for no longer than 30 days.
2. To satisfy the following site development considerations:
 - A. Provide minimum 10-foot wide landscaped strips outside the rights-of-way of Hurricane Shoals Road and Highway 316. Landscaped strips shall be planted with straight-trunked, native deciduous shade trees. Any fencing along public rights-of-way shall be decorative metal with brick or stone columns on 30-foot centers (max.).
 - B. Dumpsters shall be screened by a 100% opaque fence or wall with an opaque metal gate enclosure.
 - C. Billboards shall be prohibited.
 - D. Recreational vehicle repair shall be performed in an enclosed building. Any outdoor storage of damaged vehicles awaiting repair shall be within a designated holding area enclosed with a decorative wooden or masonry fence with landscaping surrounding the base. Screening fencing/materials shall be subject to review and approval by the Director of Planning and Development.
 - E. Parking of vehicles within landscaped strips or rights-of-way is prohibited.

- 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. 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. 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.
- H. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

PLANNING COMMISSION RECOMMENDATIONS
STANDARDS GOVERNING THE EXERCISE OF ZONING

SUITABILITY OF USE

The requested rezoning and Special Use Permit could be suitable in light of similar uses and recent rezoning approvals along this portion of Hurricane Shoals Road.

ADVERSE IMPACTS

With the recommended conditions, potential impacts on adjacent and nearby properties could be reduced.

REASONABLE ECONOMIC USE AS ZONED

The subject property has a reasonable economic use as currently zoned.

IMPACT ON PUBLIC FACILITIES

Additional impacts in the form of utility demand, traffic and storm water runoff could be anticipated from this request.

CONFORMITY WITH POLICIES

Although not strictly consistent with policies of the Unified Plan, the proposed recreational vehicle sales, service and storage facility could be compatible with the existing heavy equipment and automobile dealership businesses zoned and/or developed in the immediate area.

CONDITIONS AFFECTING ZONING

The automotive dealership zoning on the adjacent parcel included conditions for enhanced architecture, landscaping and fencing. If approved, it may be appropriate to include similar conditions for the subject site.

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

CASE NUMBER :**RZC2013-00003**
ZONING CHANGE :M-1 TO C-2
LOCATION :1200 BLOCK OF HURRICANE SHOALS ROAD
MAP NUMBER :R5240 019
ACREAGE :13.0 ACRES
PROPOSED DEVELOPMENT :RECREATIONAL VEHICLE SALES, SERVICE, BODY REPAIR
AND STORAGE
SQUARE FEET :157,284 SQUARE FEET
COMMISSION DISTRICT :(4) HEARD

CASE NUMBER :**SUP2013-00032**
ZONING :C-2 (PROPOSED)
LOCATION :1200 BLOCK OF HURRICANE SHOALS ROAD
MAP NUMBER :R5240 019
ACREAGE :13.0 ACRES
PROPOSED DEVELOPMENT :RECREATIONAL VEHICLE SALES, SERVICE, BODY REPAIR
AND STORAGE
SQUARE FEET :157,284 SQUARE FEET
COMMISSION DISTRICT :(4) HEARD

FUTURE DEVELOPMENT MAP: RESEARCH AND DEVELOPMENT CORRIDOR

APPLICANT: NATIONAL INDOOR RV CENTERS
498 E. STATE HIGHWAY
LEWISVILLE, TX 75057

CONTACT: BRETT DAVIS PHONE: 972.740.5065

OWNER: DWE INVESTMENTS, LLLP
P. O. BOX 1249
CLEVELAND, GA 30528

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DATA:

The applicant requests rezoning of a 13.0-acre portion of a larger 42.6-acre tract from M-1 (Light Industry District) to C-2 (General Business District), along with a Special Use Permit, for recreational vehicle sales, service and storage. The subject property is located on the south side of Hurricane Shoals Road, east of its intersection with Cedars Road, and also fronts along Highway 316.

The applicant is proposing a 157,284-square foot building, comprised of 6,000-square feet of office space, 8,000-square feet for a shop/service center, and 143,284-square feet devoted to indoor RV storage. Outdoor parking and storage are also shown on the site plan, including a total of 129 oversized parking spaces for RVs, and 40 conventional parking spaces for customer and employee parking. Additional planned facilities include a 7,000 square foot open covered canopy and a 3,000 square foot building containing a wash bay and a paint and body booth. Access would be provided by a single driveway onto Hurricane Shoals Road.

ZONING HISTORY:

In 1970, the subject property was zoned RA-200 (Agriculture Residence District). The property was rezoned to M-1 per an area-wide rezoning in 1975. In 2005, a rezoning application for R-TH (Single Family Residence Townhouse District) for the parent parcel was denied, pursuant to RZM-05-028.

GROUNDWATER RECHARGE AREA:

The subject property is located within an identified Significant Groundwater Recharge Area. The development would be served by sanitary sewer, resulting in minimal impact.

WETLANDS INVENTORY:

The subject property does not contain areas, streams, and/or bodies of water depicted as wetlands on the U.S. Department of Interior, Fish, and Wildlife Service – National Wetlands Inventory map on file with the Gwinnett Department of Planning and Development.

OPEN SPACE AND GREENWAY MATER PLAN:

No comment.

DEVELOPMENT REVIEW SECTION COMMENTS:

The Buffer, Landscape and Tree Ordinance requires a ten-foot wide landscape strip adjacent to all street rights-of-way for non-residential developments.

The Buffer, Landscape and Tree Ordinance requires submittal and approval of a Tree Preservation and Replacement Plan prepared by a professional landscape architect prior to securing a Land Disturbance or Development permit.

Section 606.3 of the 1985 Zoning Resolution requires screening of dumpsters and loading/unloading facilities.

Parking lots and interior driveways shall be designed in accordance with Section 1001 of the 1985 Zoning Resolution.

Parking spaces shall be provided at a ratio of one space per 150-400 square feet (no maximum for inventory).

Section 6.3.3 and/or 6.3.4 of the Development Regulations requires a 200-foot deceleration lane with a 50-foot taper at each project entrance that proposes access to a Minor Collection Street or Major Thoroughfare. Right-of-way dedication to accommodate the deceleration lane and an 11-foot shoulder is also required. Reduction in length of a deceleration lane requires approval of a Modification by the Development Division; elimination of a deceleration lane requires approval of a Waiver by the Board of Commissioners.

Section 6.13 of the Development Regulations requires construction of five-foot wide sidewalks along all exterior roadways adjoining the project.

The developer must submit detailed site development plans, including a landscape and tree preservation/replacement plan, for review and approval of the Development Division prior to any construction.

The developer must obtain a Land Disturbance or Development Permit from the Development Division prior to any construction.

Section 8.2.1 of the Development Regulations requires submittal of a Storm Water Management Report for the project prior to obtaining a Land Disturbance or Development Permit.

STORMWATER REVIEW SECTION COMMENTS:

No comment.

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

Hurricane Shoals Road is a Major Collector and 40 feet of right-of-way is required from the centerline.

Standard deceleration lane with appropriate taper and adequate right-of-way will be required.

Prior to issuance of a Development Permit, a sight distance certification shall be provided.

The number and locations of driveways are subject to Gwinnett County D.O.T. approval.

Project must comply with Gwinnett County D.O.T. Criteria and Guidelines for Left Turn Lanes.

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

No comment.

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

The available utility records show that the subject development is currently in the vicinity of a 16-inch water main located on the southern right-of-way of Hurricane Shoals Road.

Due to the uncontrollable variables, the Department of Water Resources makes no guarantees as to the minimum pressures or volumes available at a specific point within its system. Demands imposed by the proposed development may require reinforcements or extensions of existing water mains. Any cost associated with such required reinforcements or extensions will be the responsibility of the development and will not be provided by this department.

The available utility records show that the subject development is currently in the vicinity of a 24-inch sanitary sewer main located on the property.

The subject development is located within the Crooked Creek service area. There are currently no connection restrictions within this service area. Treatment capacity within this area is presently available on a first come - first serve basis.

Demands imposed by the proposed development may require reinforcements or extensions of existing sewer mains. Any cost associated with such required reinforcements or extensions will be the responsibility of the development and will not be provided by this department. Developer shall provide easements for future sewer connection to all locations designated by DWR during plan review.

As-built information for this department is dependent upon outside entities to provide record drawings for the utilities. Therefore this department does not guarantee the accuracy of the information provided.

Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies and Gwinnett County's ordinances. Proceeding design, construction, inspection, and final acceptance of the required utilities, service to these utilities would then become available under the applicable utility permit rate schedules.

BUILDING CONSTRUCTION SECTION COMMENTS:

Building Plan Review has no objections under the following conditions:

1. The applicant shall submit civil site drawings to Building Plan Review for review and approval.
2. The applicant shall submit architectural, structural, mechanical, electrical and plumbing drawings for each building for review and approval by Building Plan Review.
3. Each building shall comply with the height and area limitations of Table 503 and the fire resistive and horizontal separation requirements of Table 601 and 602 of the 2006 International Building Code with Georgia state amendments based on occupancy group

classification, type of construction, and location of each building from property lines and other buildings.

4. Upon completion of plan review approvals, the applicant shall obtain a building permit for each building and achieve satisfactory field inspections for issuance of a Certificate of Occupancy.

For assistance, you may contact this office at (678) 518-6040 Monday through Friday from the hours of 8:00 a.m. to 5:00 p.m.

GWINNETT COUNTY FIRE SERVICES COMMENTS:

Fire Plan Review has no objections to the above rezoning requests, under the following conditions:

1. Applicant submits civil drawings to Fire Plan Review for review and approval.
2. Applicant submits architectural drawings to Fire Plan Review for review and approval.
3. Upon completion of plan review approvals, applicant successfully achieves a satisfactory Fire field inspection, for issuance of a Certificate of Occupancy - Business Operation.

For assistance, you may contact this office at (678) 518-6000, Monday through Friday, from the hours of 8:00 a.m. to 5:00 p.m.

DEPARTMENT ANALYSIS:

The subject property is located on the south side of Hurricane Shoals Road, extending along Highway 316, east of its intersection with Cedars Road. The property is currently heavily wooded and undeveloped. A gas pipeline easement forms the eastern (side) property line.

The 2030 Unified Plan Future Development Map indicates the site is located within the Research and Development Corridor along Highway 316. Although not strictly consistent with the Character Area, the proposed addition of a recreational vehicle sales, service and storage business could be compatible with existing businesses and zoning precedent in the immediate area. These include an existing heavy equipment rental, sales and service business on Hurricane Trail, and a rezoning approval for an automobile dealership on the adjacent tract to the east.

The area surrounding the site consists predominately of light and heavy industrial zoning, developed with scattered office/warehouse, distribution and light industrial uses, with a few properties zoned for specific commercial uses. In close proximity are the Yancey Brothers Caterpillar heavy equipment rental, sales and service business, and the Publix Distribution Center. The adjacent property to the east was rezoned to C-3 in 2007 for a proposed automobile dealership including automobile sales, parts/service and body repair, which included conditions requiring upgraded building materials, and enhanced landscaping and decorative fencing along Hurricane Shoals and Highway 316. Should the Board decide to approve the

subject request, staff recommends placing similar conditions on the subject property to ensure the quality of development and consistency of zoning for these adjacent sites. Given the Board's previous approval of similar vehicle and equipment dealerships along Hurricane Shoals and Hurricane Trail, the proposed recreational vehicle sales, service and storage facility could be considered suitable at this location.

In conclusion, the proposed rezoning and Special Use Permit for recreational sales, service and storage could be considered compatible with the zoning pattern of the area, and similar land uses in the area. Therefore, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of this request.

PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS

Approval as C-2 with a Special Use Permit for recreational vehicle sales, service and storage, subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. A recreational vehicle sales and service facility, including sales, service, body repair and storage.
 - B. Buildings shall be finished with architectural treatments of glass, brick and/or stacked stone on all sides (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 storage or collection of vehicle parts, tires, junked vehicles, or other debris shall be prohibited.
 - D. Salvage of inoperable vehicles shall be prohibited. Inoperable vehicles awaiting repair shall be stored on the property for no longer than 30 days.
2. To satisfy the following site development considerations:
 - A. Provide minimum 10-foot wide landscaped strips outside the rights-of-way of Hurricane Shoals Road and Highway 316. Landscaped strips shall be planted with straight-trunked, native deciduous shade trees. Any fencing along public rights-of-way shall be decorative metal with brick or stone columns on 30-foot centers (max.).
 - B. Dumpsters shall be screened by a 100% opaque fence or wall with an opaque metal gate enclosure.
 - C. Billboards shall be prohibited.
 - D. Recreational vehicle repair shall be performed in an enclosed building. Any outdoor storage of damaged vehicles awaiting repair shall be within a designated holding area enclosed with a decorative wooden or masonry fence with landscaping surrounding the base. Screening fencing/materials shall be subject to review and approval by the Director of Planning and Development.
 - E. Parking of vehicles within landscaped strips or rights-of-way is prohibited.
 - 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. 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. 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.
- H. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

PLANNING AND DEVELOPMENT DEPARTMENT RECOMMENDATIONS
STANDARDS GOVERNING THE EXERCISE OF ZONING

SUITABILITY OF USE

The requested rezoning and Special Use Permit could be suitable in light of similar uses and recent rezoning approvals along this portion of Hurricane Shoals Road.

ADVERSE IMPACTS

With the recommended conditions, potential impacts on adjacent and nearby properties could be reduced.

REASONABLE ECONOMIC USE AS ZONED

The subject property has a reasonable economic use as currently zoned.

IMPACT ON PUBLIC FACILITIES

Additional impacts in the form of utility demand, traffic and storm water runoff could be anticipated from this request.

CONFORMITY WITH POLICIES

Although not strictly consistent with policies of the Unified Plan, the proposed recreational vehicle sales, service and storage facility could be compatible with the existing heavy equipment and automobile dealership businesses zoned and/or developed in the immediate area.

CONDITIONS AFFECTING ZONING

The automotive dealership zoning on the adjacent parcel included conditions for enhanced architecture, landscaping and fencing. If approved, it may be appropriate to include similar conditions for the subject site.

REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes, the proposed use is suitable in view with adjacent and nearby properties. The property to the east is zoned C-3 for Automobile uses, west is M-1 vacant, and south is Highway 316.

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

The proposed use of Vehicle Sales and Service is compatible with the surrounding properties and area.

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

The property has a reasonable economic use as currently zoned but the proposed use will be a more viable property with the C-2 zoning and associated Special Use Permit.

- (D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

The proposed rezoning and special use permit will not cause an excessive or burdensome use of the streets, all utilities are existing, and will have no impact on schools.

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

The surrounding area is slated as light industrial but the proposed Rezoning to C-2 will not adversely effect the intent of the Land Use Plan.

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING:

Since the property has been vacant, the proposed rezoning will allow for a business to locate in the area and the new construction of the building will be an asset to the surrounding area.

RZC '13 0 0 3

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MAY 03 2013

Planning & Development



498 East State Highway 121
Lewisville, TX 75057 (469) 277-1330

May 1, 2013

Gwinnett County Planning & Development
446 West Crogan Street
Lawrenceville, Georgia 30044

RE: Parcel 5-240-019
Hurricane Shoals Road

To Whom It May Concern:

Please let this letter serve as our Letter of Intent to rezone the property located at Hurricane Shoals Road in Lawrenceville, Georgia. Currently, the property is undeveloped and zoned M-1, Light Industrial.

We would like to request a rezoning on the property from M-1 to C-2 with a Special Use Permit that will allow for the sales, service and indoor storage of recreational vehicles. We are proposing approximately 167,284 square feet of building. We are proposing our building architecture to be a combination of brick and glass. Our business is National Indoor RV Centers (nirvc.com), and we currently have a facility located in Lewisville, Texas, where we have experienced great success. Listed below are the components of our business model at National Indoor RV Centers.

1. Sales. The sale of both new and used recreational vehicles. We have secured dealership agreements from several prominent manufacturers.
2. Fleet Service. We perform service, maintenance, and cleaning for our inventory, as well as any vehicles we have sold, any warranty work referred to us by the manufacturers we represent and from our storage customers.

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3. Retail Service. Repairs, maintenance and cleaning for recreational vehicles owned by the public at large.
4. Storage. We operate indoor valet storage facilities for recreational vehicles.

We appreciate your consideration of this rezoning and special use permit request. We are looking forward to expanding our business to Gwinnett County and feel that we will be an asset to the community. Please do not hesitate to call me if you have any questions or concerns.

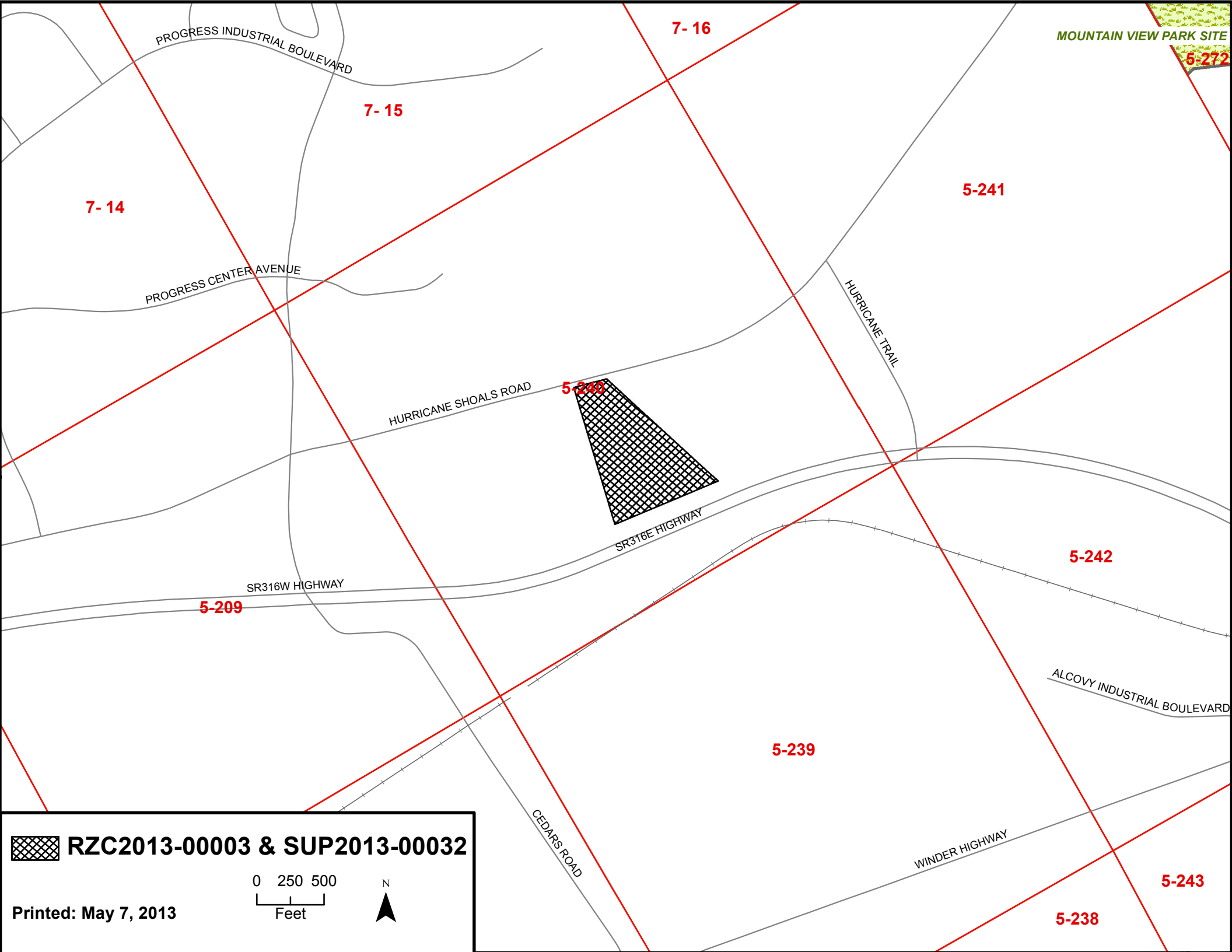
Sincerely,



Brett Davis
National Indoor RV Centers

RZC '13 0 0 3

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PROGRESS INDUSTRIAL BOULEVARD

MOUNTAIN VIEW PARK SITE
5-272

7-14

7-15

7-16

5-241

PROGRESS CENTER AVENUE

HURRICANE TRAIL

HURRICANE SHOALS ROAD

5-240

SR316E HIGHWAY

SR316W HIGHWAY

5-209

5-242

ALCOVY INDUSTRIAL BOULEVARD

5-239

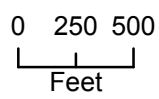
CEDARS ROAD

WINDER HIGHWAY

5-243

5-238

 **RZC2013-00003 & SUP2013-00032**



Printed: May 7, 2013



HURRICANE SHOALS ROAD

SR316W HIGHWAY

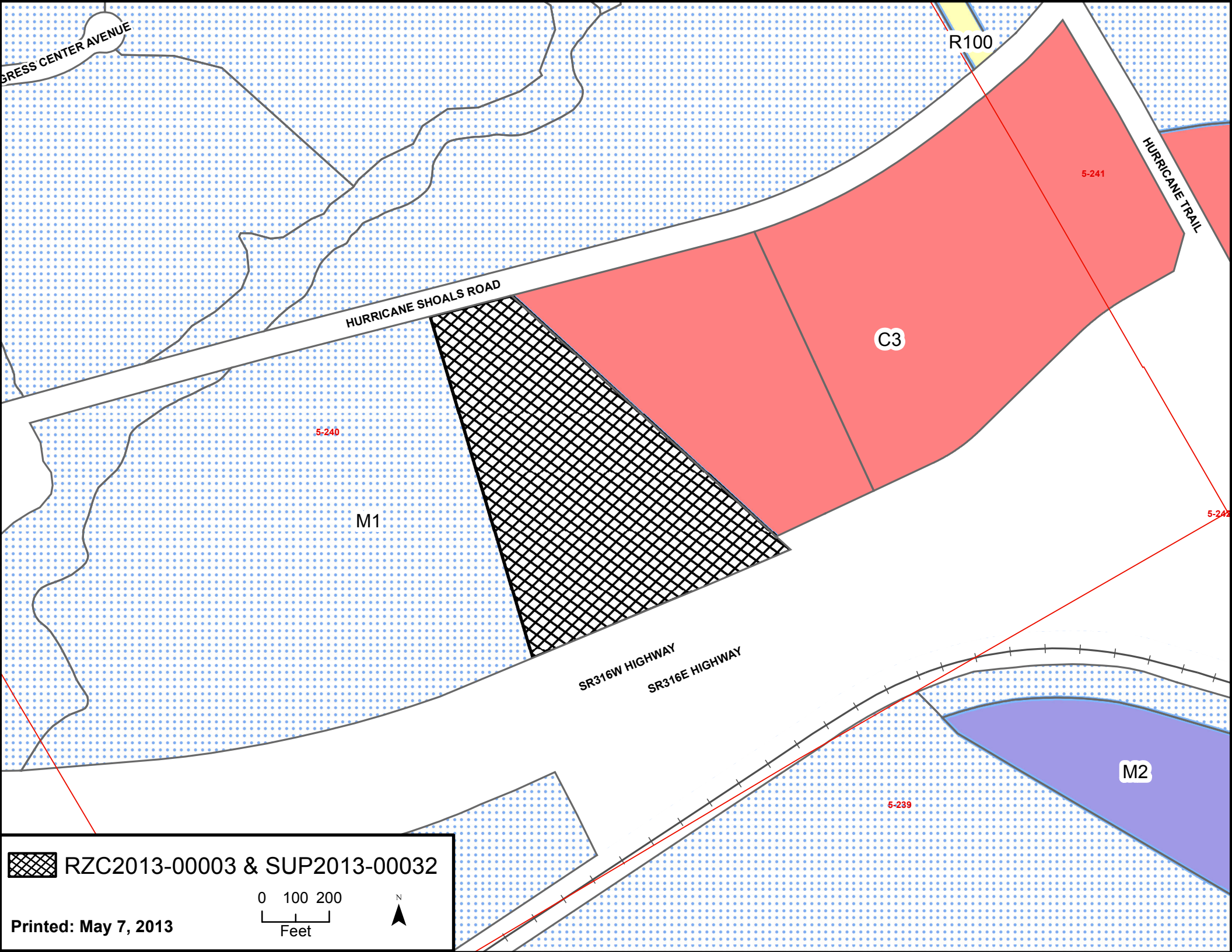
SR316E HIGHWAY

 RZC2013-00003 & SUP2013-00032

0 40 80
Feet



Printed: May 7, 2013



GRESS CENTER AVENUE

R100

HURRICANE TRAIL

HURRICANE SHOALS ROAD

C3

5-241

5-240

M1


5-242

SR316W HIGHWAY

SR316E HIGHWAY

M2

5-239

 RZC2013-00003 & SUP2013-00032

0 100 200
Feet



Printed: May 7, 2013

Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:			
20130525			<input checked="" type="checkbox"/> Rezoning	<input checked="" type="checkbox"/> Public Hearing
Department:	Planning & Development	Date Submitted:	06/13/2013	
Working Session:		Business Session:		
Submitted By:	viharrod	Public Hearing:	07/23/2013	
Budget Type:	Neither	Multiple Depts?	No	
Agenda Type	Rezoning	Rezoning Type	RZR	
Special Routing:				

Item of Business: Locked by Purchasing No

2013-00003, Applicant: Rocklyn Homes, Owner: Cisco Systems, Inc., M-1 & R-75 to R-60, Single-Family Subdivision, District 6 Land Lot 178 Parcel 001, 009 & District 6 Land Lot 177 Parcel 001F, 3400-3500 Block of Cruse Road, 1000 Block of Pleasant Hill Road, 1000 Block of Sweetwater Circle, 130.90 Acres. District 1/Brooks

Land Lot:	178, 177	Parcel:	001, 009 & 001F
District:	6		

Attachments	Department Analysis
Authorization: Chairman's Signature?	Yes
Department Head	bjlackey (7/3/2013)
Attorney	

District	For	Against	Abstained	Absent
District 1 (Lynn Thorndyke)	X			
District 1 (Earl Mitchell)	X			
District 2 (Matt Houser)	X			
District 2 (Omar Zaman)	X			
District 3 (Chuck Warbington)	X			
District 3 (Jeff Tullis)	X			
District 4 (Clint Dixon)	X			
District 4 (Brad Crowe)	X			
At Large (Don Shillington)	X			

Comments

<p style="text-align: center;">County Clerk Use Only</p> <p>Working Session: <input type="text"/></p> <p>Action: <input type="text" value="Public Hearing"/></p> <p>Tabled: <input type="text"/></p> <p>Motion: <input type="text"/></p> <p>2nd by: <input type="text"/></p> <p style="margin-top: 20px;">Vote: <input style="width: 100%;" type="text"/></p>	<p style="text-align: center;">Planning and Development</p> <p>Recommendation:</p> <p><input type="checkbox"/> Approve</p> <p><input type="checkbox"/> Approve with Conditions</p> <p><input checked="" type="checkbox"/> Appr w/ Cond As <input type="text" value="R-75"/></p> <p><input type="checkbox"/> Deny w/out Prejudice</p> <p><input type="checkbox"/> Deny PH was Held? <input type="checkbox"/></p> <p><input type="checkbox"/> No Recommendation</p>	<p style="text-align: center;">Planning Commission</p> <p>Recommendation:</p> <p><input checked="" type="checkbox"/> Tabled - Date <input type="text" value="08/06/2013"/></p> <p><input type="checkbox"/> Approve</p> <p><input type="checkbox"/> Approve with Conditions</p> <p><input type="checkbox"/> Appr w/ Cond As <input type="text"/></p> <p><input type="checkbox"/> Deny <input type="checkbox"/> Deny w/out Prejudice</p> <p><input type="checkbox"/> No Recommendation</p>
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**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS**

CASE NUMBER :**RZR2013-00003**
ZONING CHANGE :M-1 & R-75 TO R-60
LOCATION :3400-3500 BLOCK OF CRUSE ROAD
:1000 BLOCK OF SWEETWATER CIRCLE
:1000 BLOCK OF PLEASANT HILL ROAD
MAP NUMBERS :R6178 001, R6178 009 & R6177 001F
ACREAGE :130.90 ACRES
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION
UNITS :399 UNITS
COMMISSION DISTRICT :(1) BROOKS

FUTURE DEVELOPMENT MAP: **EXISTING/EMERGING SUBURBAN**

APPLICANT: ROCKLYN HOMES
C/O MILL CREEK CONSULTING
4480 COMMERCE DRIVE, SUITE A
BUFORD, GA 30518

CONTACT: MITCH PEEVY PHONE: 770.614.6511

OWNER: CISCO SYSTEMS, INC.
170 W. TASMAN DRIVE
SAN JOSE, CA 95134

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS AS R-75**

PROJECT DATA:

The applicant requests rezoning of a 130.90-acre parcel assemblage from M-1 (Light Industry District) and R-75 (Single-Family Residence District) to R-60 (Single-Family Residence District) to construct a 399-lot subdivision. The property is located on the north side of Cruse Road, just northeast Sweetwater Circle. The majority of the site (128+/- acres) is zoned M-1. A small portion of the assemblage, zoned R-75, extends across Sweetwater Circle to Pleasant Hill Road and would be used as an additional point of access.

The northeast portion of the property is bounded by Sweetwater Creek and contains approximately 16 acres of floodplain. This floodplain area results in a net density for the proposed development of approximately 3.2 units per acre. The R-60 zoning district requires a minimum lot width of 60 feet, and a minimum lot area of 7,200 square feet. The site plan shows a developed recreation area, located internal to the property. This amenity would include a pool, cabana and four tennis courts.

The application materials propose a minimum dwelling size of 1,800 square feet for one-story homes and a minimum of 2,000 square feet for two-story homes. House elevations were not submitted with the application; however, the letter of intent states that homes would be constructed with Craftsman-style architecture. Each home would also include a 2-car garage.

ZONING HISTORY:

The subject property has been zoned M-I & R-75 since 1970.

GROUNDWATER RECHARGE AREA:

The subject property is not located within an identified Significant Groundwater Recharge Area.

WETLANDS INVENTORY:

The subject property does not contain areas, streams, and/or bodies of water depicted as wetlands on the U.S. Department of Interior, Fish, and Wildlife Service – National Wetlands Inventory map on file with the Gwinnett Department of Planning and Development.

OPEN SPACE AND GREENWAY MASTER PLAN:

This property contains a future greenway route along Sweetwater Creek as identified in the Gwinnett County Open Space and Greenway Master Plan. Dedicate at no cost to Gwinnett County, all necessary right-of-way/easements for the future construction of a greenway trail along the Sweetwater Creek.

DEVELOPMENT REVIEW SECTION COMMENTS:

The Buffer, Landscape and Tree Ordinance requires a ten-foot wide no-access easement along classified roadways for residential developments.

The Buffer, Landscape and Tree Ordinance requires submittal and approval of a Tree Preservation and Replacement Plan prepared by a professional landscape architect prior to securing a Land Disturbance or Development permit.

Section 5.9.1 of the Development Regulations requires that six percent (6%) of the gross land area be set aside as recreation area (not to exceed six acres) and that not over 60 percent of the required recreation area may be located in a 100-year floodplain. The recreation area may be reduced to three percent (3%) of the gross land area if developed with a swimming pool, tennis court, and amenity parking.

Section 6.3.3 and/or 6.3.4 of the Development Regulations requires a 200-foot deceleration lane with a 50-foot taper at each project entrance that proposes access to a Minor Collection Street or Major Thoroughfare. Right-of-way dedication to accommodate the deceleration lane and an 11-foot shoulder is also required. Reduction in length of a deceleration lane requires approval of a

Modification by the Development Division; elimination of a deceleration lane requires approval of a Waiver by the Board of Commissioners.

Section 6.13 of the Development Regulations requires construction of five-foot wide sidewalks along all exterior roadways adjoining the project, and four-foot wide sidewalks adjacent to both sides of all interior public streets (excluding cul-de-sac turnarounds).

The developer must submit a preliminary plat (construction plans), including a grading plan, tree plan, and road/sewer profiles for review and approval of the Development Division prior to any construction.

The developer must obtain a Land Disturbance or Development Permit from the Development Division prior to any construction.

Section 8.2.1 of the Development Regulations requires submittal of a Storm Water Management Report for the project prior to obtaining a Land Disturbance or Development Permit.

Section 1.5.1.b of the Floodplain Management Ordinance requires that the lowest floor, including the basement, of all residential buildings be constructed at an elevation of at least three feet above the 100-year floodplain.

Note that all recreation areas, open space and/or common areas (including storm water detention facility lots) located within the development shall be controlled by a mandatory Property Owner's Association (to include reported bylaws) with responsibility for maintenance, insurance, and taxes for open space areas.

STORMWATER REVIEW SECTION COMMENTS:

No comment.

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

Cruse Road is Minor Arterial and 40 feet of right-of-way is required from the centerline, with 50 feet required within 500 feet of a major intersection.

Sweetwater Circle is a Local Street and 30 feet of right-of-way is required from the centerline.

Pleasant Hill Road is a Principal Arterial and 60 feet of right-of-way is required from the centerline, with 75 feet required within 500 feet of a major intersection.

Standard deceleration lanes with appropriate taper and adequate right-of-way will be required at all entrances per the development regulations.

A traffic impact analysis shall be provided for the project entrance on Sweetwater Circle. Improvements shall be provided by the developer as required by Gwinnett D.O.T.

Provide 5-foot wide sidewalks along exterior frontages of Sweetwater Circle and Cruse Road and along both sides of the connector road to Pleasant Hill Road.

A left turn lane shall be provided at the project entrance on Cruse Road. Length and storage shall comply with the Gwinnett D.O.T. Criteria and Guidelines for left turn lanes.

Prior to issuance of a Development Permit, a sight distance certification shall be provided.

The number and locations of driveways are subject to Gwinnett County D.O.T. approval.

Provide streetlights per GCDOT requirements along exterior frontages of Sweetwater Circle and Cruse Road and along the connector road to Pleasant Hill Road.

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:

Contact GCEHD regarding the swimming pool permitting process.

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

The available utility records show that the subject development is currently in the vicinity of a 6-inch water main located on the southern right-of-way of Cruse Road, an 8-inch water main located on the eastern right-of-way of Sweetwater Circle, and a 16-inch water main located on the eastern right-of-way of Pleasant Hill Road.

Due to the uncontrollable variables, the Department of Water Resources makes no guarantees as to the minimum pressures or volumes available at a specific point within its system. Demands imposed by the proposed development may require reinforcements or extensions of existing water mains. Any cost associated with such required reinforcements or extensions will be the responsibility of the development and will not be provided by this department.

The available utility records show that the subject development is currently in the vicinity of an 8-inch and 48-inch sanitary sewer main located on the property.

The subject development is located within the Beaver Ruin service area. There are currently no connection restrictions within this service area. Treatment capacity within this area is presently available on a first come - first serve basis.

Demands imposed by the proposed development may require reinforcements or extensions of existing sewer mains. Any cost associated with such required reinforcements or extensions will be the responsibility of the development and will not be provided by this department. Developer shall provide easements for future sewer connection to all locations designated by DWR during plan review.

As-built information for this department is dependent upon outside entities to provide record drawings for the utilities. Therefore this department does not guarantee the accuracy of the information provided.

Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies and Gwinnett County's ordinances. Proceeding design, construction, inspection, and final acceptance of the required utilities, service to these utilities would then become available under the applicable utility permit rate schedules.

BUILDING CONSTRUCTION SECTION COMMENTS:

No comment.

GWINNETT COUNTY FIRE SERVICES COMMENTS:

No comment.

DEPARTMENT ANALYSIS:

The property is located on the north side of Cruse Road, just northeast Sweetwater Circle. The site is comprised of both open fields and wooded areas, and is developed with several industrial buildings. The property formerly contained numerous large satellite dish arrays, operated by Cisco Systems, Inc.

The 2030 Unified Plan Future Development Map indicates that the property lies within the Existing/Emerging Suburban Character Area. Although single-family subdivisions are consistent with the recommended land use, the requested R-60 zoning is more suited to smaller parcels of land as infill development. The size of the subject tract, combined with the large number of small lots may not be appropriate for R-60. Past Board policy has discouraged R-60 development for tracts exceeding 25 acres to ensure a pleasing development and reduce potential negative impacts from overly large, dense developments. These factors suggest that R-75 may be the more appropriate zoning given the size and scale of the planned subdivision.

The surrounding area is characterized by a mixture of residential uses and zoning classifications, with R-75 being the predominant, base zoning for the area. Adjacent to the north are the R-75 zoned Quailwood Plantation subdivision, and the R-ZT zoned Heritage Commons. To the southwest are the R-75 zoned Tamarack Hill and Pleasant Acres subdivision, which are served by Sweetwater Circle. To the northeast is the RM zoned Vintage Pointe subdivision. To the south, across Cruse Road, is Sweetwater Middle School. Although various residential zoning classifications exist in the area, the size of this property makes it unsuitable for R-60 in the Department's opinion. The R-60 zoning district is better utilized on smaller infill parcels, rather than on large tracts of land of this magnitude. An R-75 development may be more appropriate for the subject tract, if conditions are included to insure compatibility with the surrounding community.

In conclusion, elimination of M-I zoning from this largely residential area could be compatible with the surrounding neighborhood. However, given the size of the subject tract R-60 may not be the appropriate zoning for the proposed development. Rezoning to R-75 could be more suitable as it would be consistent with the predominant zoning of the area, and could allow for

a more spacious and pleasing subdivision development. Therefore the Department recommends **APPROVAL WITH CONDITIONS AS R-75.**

PLANNING AND DEVELOPMENT
RECOMMENDED CONDITIONS

Approval as R-75 for a single-family subdivision, subject to the following enumerated conditions:

I. To restrict the use of the property as follows:

- A. Single-family detached dwellings and accessory uses.
- B. The minimum heated floor area per dwelling unit shall be 1,800 square feet for one-story homes and 2,000 square feet for two-story homes.
- C. Homes shall be constructed primarily of brick or stacked stone on the front facades, or as craftsman-style homes (subject to the review and approval by the Director of Planning and Development). The side and rear elevations may be the same or of fiber-cement siding.
- D. All dwellings shall have least a double-car garage.

2. To satisfy the following site development considerations:

- A. Provide a minimum 25-foot wide construction buffer along all exterior property lines (excluding abutting rights-of-way).
- B. Provide a brick or stacked stone subdivision entrance feature with landscaping at each project entrance.
- C. Any active recreation area/amenity shall be located internal to the development.
- D. All utilities shall be placed underground.
- E. All grassed areas on dwelling lots shall be sodded.
- F. Natural vegetation shall remain on the property until the issuance of a development permit.

3. Abide by the following requirements, dedications and improvements:

- A. A traffic impact analysis shall be provided for the project entrance on Sweetwater Circle. Improvements shall be provided by the developer as required by Gwinnett D.O.T.
- B. Design and construct the Sweetwater Creek Greenway through the property in accordance with the Gwinnett County Open Space and Greenway Master Plan. Dedicate at no cost to Gwinnett County all necessary right-of-way and easements for this segment of the Greenway. The Greenway trail shall be paved with a minimum right-

of-way/easement width of 20 feet. The trail design, paving standards and final location shall be subject to review and approval by the Gwinnett County Department of Community Services.

PLANNING AND DEVELOPMENT DEPARTMENT RECOMMENDATIONS
STANDARDS GOVERNING EXERCISE OF THE ZONING

SUITABILITY OF USE

A subdivision could be suitable at this location; however, introducing an R-60 development on such a large tract may not be appropriate. An R-75 zoned development may be less impactful, and in keeping with zoning pattern and land uses established in the immediate area.

ADVERSE IMPACTS

Adverse impacts on nearby residential properties could be anticipated from the additional density and zoning precedent as proposed.

REASONABLE ECONOMIC USE AS ZONED

The property has a reasonable economic use as currently zoned.

IMPACTS ON PUBLIC FACILITIES

An increase in traffic, utilities usage, stormwater runoff, and the number of school-aged children could be anticipated from this request.

CONFORMITY WITH POLICIES

The requested rezoning of 130 acres to R-60 may be incompatible with past Board policies which discourage such zoning for tracts exceeding 25 acres. A lower density and zoning classification, such as R-75, would conform to the recommendations of the Unified Plan and may be more appropriate given the size of the site and its potential impacts.

CONDITIONS AFFECTING ZONING

Elimination of M-I zoning from this largely residential area could be compatible with the surrounding neighborhood. However, the potential impacts on neighboring properties and public streets suggest that R-60 zoning may be too dense for such a large tract, with R-75 being more appropriate.

STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY, OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

(A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

THE APPLICANT BELIEVES THE PROPOSED USE IS SUITABLE.

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

THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE USE OF THE SURROUNDING PROPERTIES.

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

THE APPLICANT BELIEVES THAT THE SUBJECT PROPERTY DOES NOT HAVE A REASONABLE ECONOMIC USE.

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREET, TRANSPORTATION FACILITIES, UTILITIES OR SCHOOLS:

THE PROPOSED USE WILL NOT PRODUCE AN ADVERSE AFFECT ON THE EXISTING INFRASTRUCTURE.

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

THE SUBJECT PROPERTY IS DESIGNATED AS EXISTING/EMERGING SUBURBAN

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING:

SEE LETTER OF INTENT.

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MAY 02 2013

RZR '13 003

Planning & Development

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article P, Section 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

.....
PLANNING DIVISION USE ONLY

CASE NUMBER _____

RECEIVED BY: _____

RECEIVED BY

MAY 02 2013

Planning & Development

RZR '13 003

REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Rocklyn Homes, requests a rezoning for 128.11 acres from R-75 and M-1 to R-60 for the purpose of developing a single family residential community. The subject property is located on Cruse Road with an access point to Pleasant Hill Road and is found in the 6th district, land lot 178 in Gwinnett County.

The majority of the property is currently zoned for light industrial and has been used by Scientific Atlanta and now Cisco Systems and is known as "The Range". The area has a mixture of uses from commercial and small office warehouses to almost every kind of residential use you can think of. The property is also located directly across the street from Sweetwater Middle School. The applicant believes that the property is not viable as an industrial park due to the distance to I-85 and how large truck traffic would impact the residential properties in the area. The proposed community will offer Craftsman Style homes with 3 price points to perspective buyers: The lowest would be from \$180,000 to \$210,000 then \$210,000 to \$230,000 with the highest price point being \$230,000 to \$270,000. The community will also have a recreation area with a Cabana with restrooms, Junior Olympic Pool, Four Lighted Tennis Courts and an area with a Tot Lot. The proposed density is 3.11 units to the acre which is below the allowed 4 units to the acre allowed by R-60 but the R-60 gives the applicant the most flexibility as they develop the property. Rocklyn Homes is currently building and selling over 200 homes per year in metro Atlanta and we encourage you to visit their web site at **rocklynhomes.com**.

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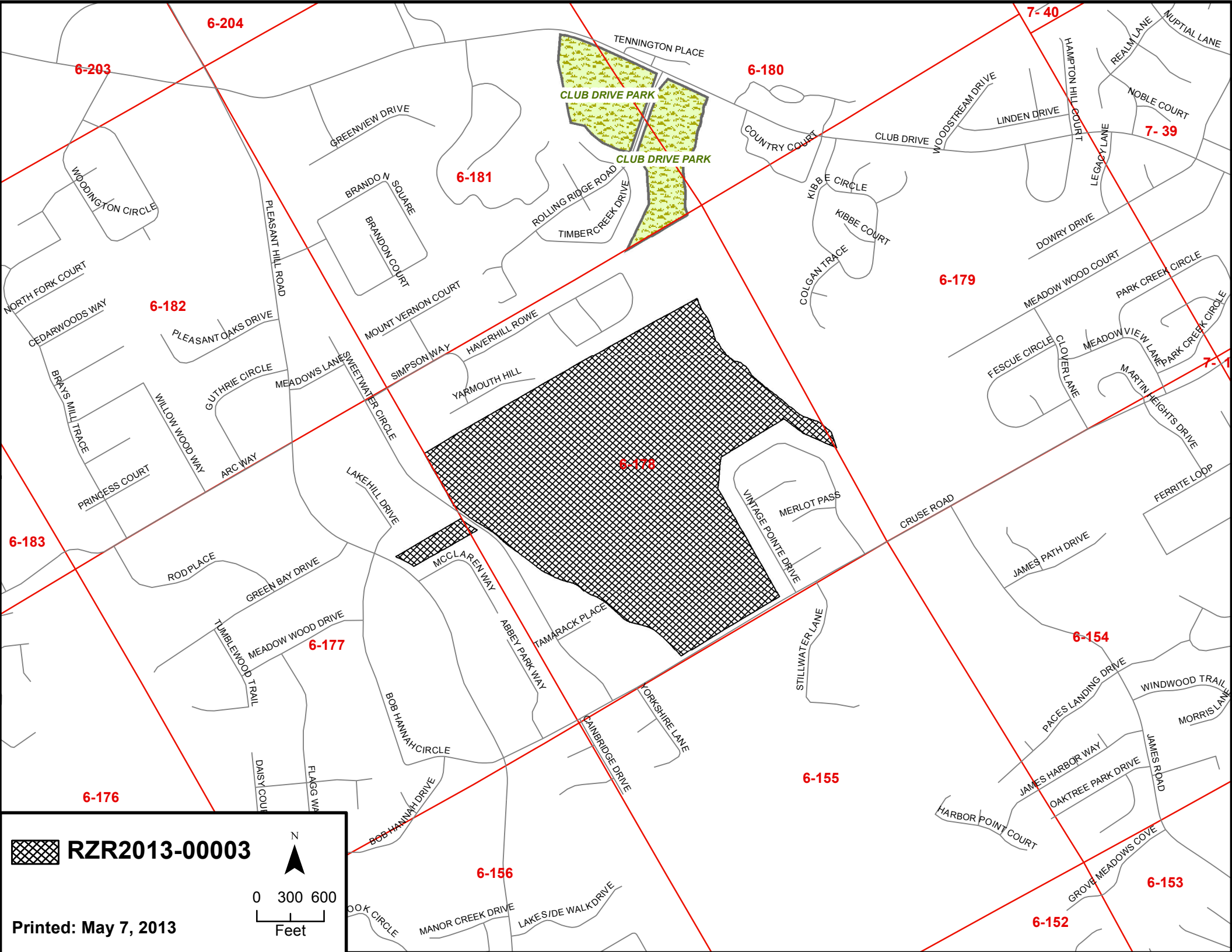
Planning & Development

RZR '13 003

**Residential Rezoning Impact on Local Schools
Prepared for Gwinnett County, July 2013**

Case #	Schools	Current Projections									Proposed Zoning
		2013-14			2014-2015			2015-2016			Approximate additional Student Projections from Proposed Developments
		Forecast	Capacity	Over/Under	Forecast	Capacity	Over/Under	Forecast	Capacity	Over/Under	
RZR2013-00003	Berkmar HS	3,378	2,800	578	3,429	2,800	629	3,480	2,800	680	48
	Berkmar MS	1,104	1,050	54	1,132	1,050	82	1,108	1,050	58	37
	Corley ES	1,355	1,150	205	1,397	1,150	247	1,425	1,150	275	75
CIC2013-00009	Mill Creek HS	3,683	3,050	633	3,738	3,050	688	3,794	3,050	744	21
	Jones MS	1,282	1,075	207	1,295	1,075	220	1,308	1,075	233	10
	Ivy Creek ES	878	1,325	-447	894	1,325	-431	880	1,325	-445	21
RZR2013-00004	Mill Creek HS	3,683	3,050	633	3,738	3,050	688	3,794	3,050	744	1
SUP2013-00033	Jones MS	1,282	1,075	207	1,295	1,075	220	1,308	1,075	233	1
	Ivy Creek ES	878	1,325	-447	894	1,325	-431	880	1,325	-445	2

Current projections do not include new developments



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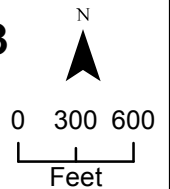
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 RZR2013-00003



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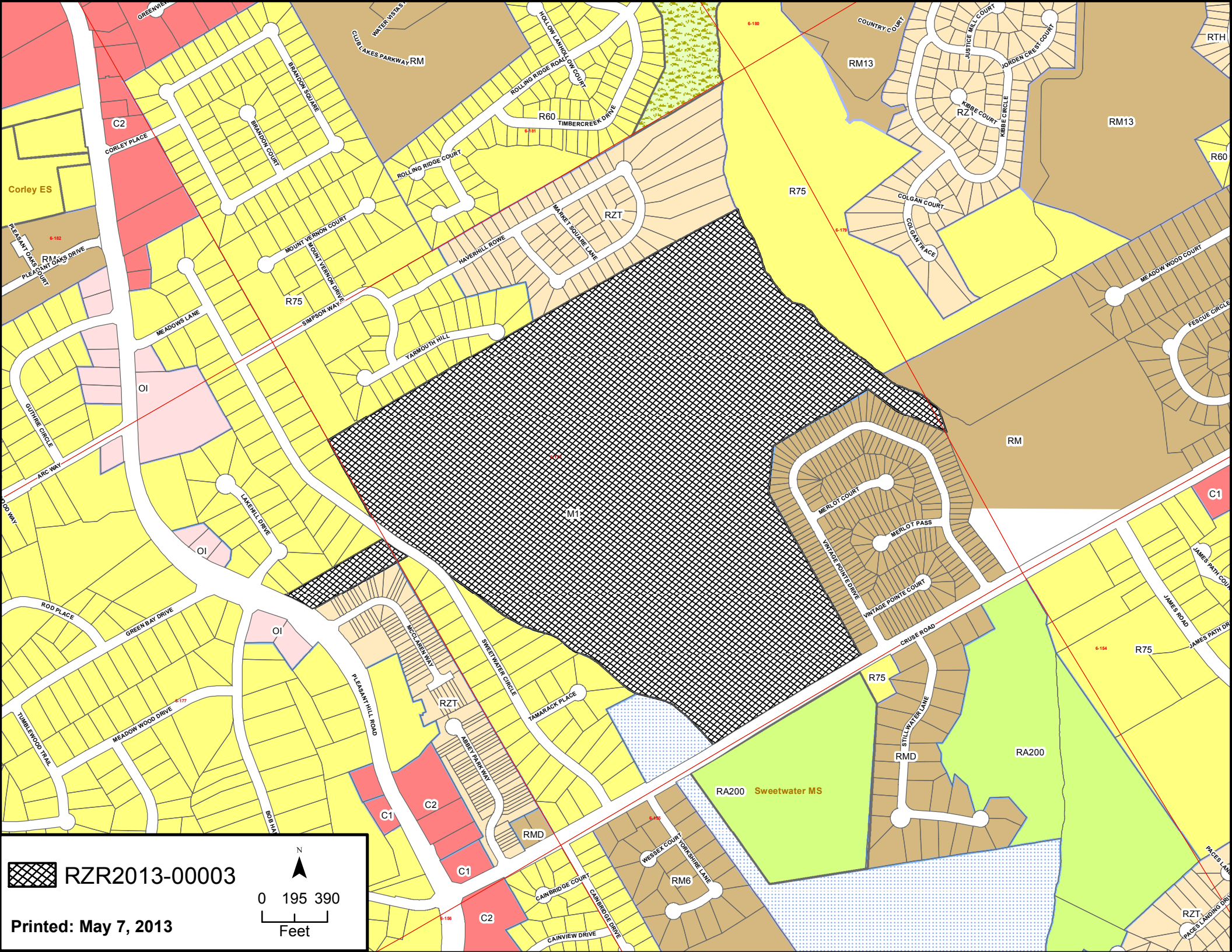



 **RZR2013-00003**

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Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:	<input type="checkbox"/> Grants <input type="checkbox"/> Contracts <input type="checkbox"/> Rezoning <input checked="" type="checkbox"/> Public Hearing		
20130549				
Department:	Planning & Development	Date Submitted:	06/25/2013	
Working Session:		Business Session:		Public Hearing: 07/23/2013
Submitted By:	vlharrod		Multiple Depts?	No
Budget Type:	Neither		Special Routing:	
Agenda Type	Approval/authorization	Rezoning Type		
Item of Business:		Locked by Purchasing		No
of a resolution to approve the amended boundaries of the 2009 Gwinnett County Urban Redevelopment Plan. Subject to approval by the Law Department. District 2/Howard				
Attachments	Justification Memo, Proposed Resolution, Amended Urban Redevelopment Plan, Map			
Authorization: Chairman's Signature?	Yes			
Staff Recommendation				
Department Head	bjlackey (7/16/2013)			
Attorney	tacox (7/18/2013)			
Attorney's Comments				
Agenda Purpose Only	<input checked="" type="checkbox"/>	As To Form	<input type="checkbox"/>	Hold for Pickup?
			<input type="checkbox"/>	<input type="checkbox"/>

Financial Services Use Only

Financial Action Requested				
Budgeted	Fund Name	Current Balance	Requested Allocation	Director's Initials
	N/A	*	N/A	ajbovos (7/17/2013)
Finance Comments	* No budget impact.			

County Clerk Use Only

	PH was Held? <input type="checkbox"/>
Working Session	Vote
Action	
Tabled	
Motion	
2nd by	


Department of Planning and Development

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



Memorandum

To: Board of Commissioners

From: Bryan Lackey 
Planning & Development Director

Date: July 9, 2013

Subject: Opportunity Zone Designation for Portions of Gwinnett Village CID

Attachments: Resolution

In your agenda packet for the meeting on Tuesday, July 23, 2013 you will find three agenda items related to amending the boundaries of the Gwinnett County Urban Redevelopment Plan (originally approved in 2009) and supporting the new application for the Oakbrook Parkway Opportunity Zone.

Pursuant to the Urban Redevelopment Law, the County has identified and defined a geographic area along Jimmy Carter Boulevard near Interstate 85, and along Oakbrook Parkway and McDonough Drive that qualifies for the expansion of the Urban Redevelopment Area.

Once this amended Urban Redevelopment Area is adopted by the Board, staff will be able to apply to the Georgia Department of Community Affairs for designation as an official, state-recognized Opportunity Zone. If we are successful in getting that designation for this area, business that locate or expand within this new Opportunity Zone will qualify for the highest level of State job tax credits.

This is yet another important tool to have at our disposal as we work toward the redevelopment and revitalization of key area of the County.

I will be happy to answer any of your questions regarding these agenda items. Thank you for your careful consideration of this resolution.

Data supporting the resolution to amend the

Gwinnett County Urban Redevelopment Plan

Originally Approved by the Gwinnett County Commission on December 15, 2009



July, 2013

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1. Introduction

Gwinnett County is amending the **Gwinnett County Urban Redevelopment Plan**, originally approved on December 15, 2019, to add 359 parcels, representing 918 acres, to support the proposed Gwinnett County-Oakbrook Parkway Opportunity Zone. The parcels to be amended are adjacent and contiguous to the original redevelopment area defined in the 2009 Gwinnett County Urban Redevelopment Plan.

This document presents supporting data demonstrating that this Urban Redevelopment Plan amendment is in compliance with all requirements for an Urban Redevelopment Plan set forth in Georgia's Urban Redevelopment Law (O.C.G.A. § 36-61).

The proposed Gwinnett County-Oakbrook Parkway Opportunity Zone is intended to address areas in need of redevelopment and revitalization due to disinvestment and high rates of vacancy. The County's goal in creating this Opportunity Zone is to add the potential incentive of the Opportunity Zone program to other incentives and economic development tools available to foster the redevelopment and revitalization of this vital part of the County.

The Gwinnett County-Oakbrook Parkway Opportunity Zone area is adjacent to the Gwinnett County Opportunity Zone (AKA Gwinnett Village OZ) which was approved by the Georgia Department of Community Affairs on March 11, 2010.

Gwinnett County has recognized the importance of this area through its comprehensive planning efforts and other revitalization initiatives. All of the issues and redevelopment concepts outlined in this application are consistent with the Gwinnett County 2030 Unified Plan as well as numerous local and small-area plans and redevelopment initiatives.

The parcels within the amended Urban Redevelopment Plan all are impacted by the following negative conditions:

- **Pervasive Poverty:** The proposed Oakbrook Parkway Opportunity Zone exhibits poverty rates well above the minimum criteria regarding the presence of pervasive poverty. All parcels in the proposed Opportunity Zone boundary are within Census Block Groups with poverty rates of 15% or higher. Poverty rates in three of the OZ's four census tracts range from 24% to 31%.
- **Vacant Parcels and Buildings:** Real Estate Inventory data shows that since 2008, properties in the Oakbrook Parkway OZ have consistently shown average vacancy rates 60% to 90% higher than Gwinnett County averages.
- **Underdevelopment:** Rates of building-permit issuances per commercial building in the Oakbrook Parkway OZ area ranged between just 17% and 28% of County-wide rates from 2010 through 2012.
- **General Distress:** The two census tracts that contain the parcels within the proposed Oakbrook Parkway Opportunity Zone have a combined unemployment rate of 10.3% as of February 2013, 35% higher than Gwinnett County as a whole.

- **Blight:** The Oakbrook Parkway OZ area experiences major crimes at a rate three times that of Gwinnett County, while code enforcement violations occur at a rate up to eight times that of Gwinnett County.

2. Boundaries of the Amended Urban Redevelopment Plan

The Gwinnett County Commission approved the “Gwinnett County Urban Redevelopment Plan for Gwinnett Village Opportunity Zone” on December 15, 2009.

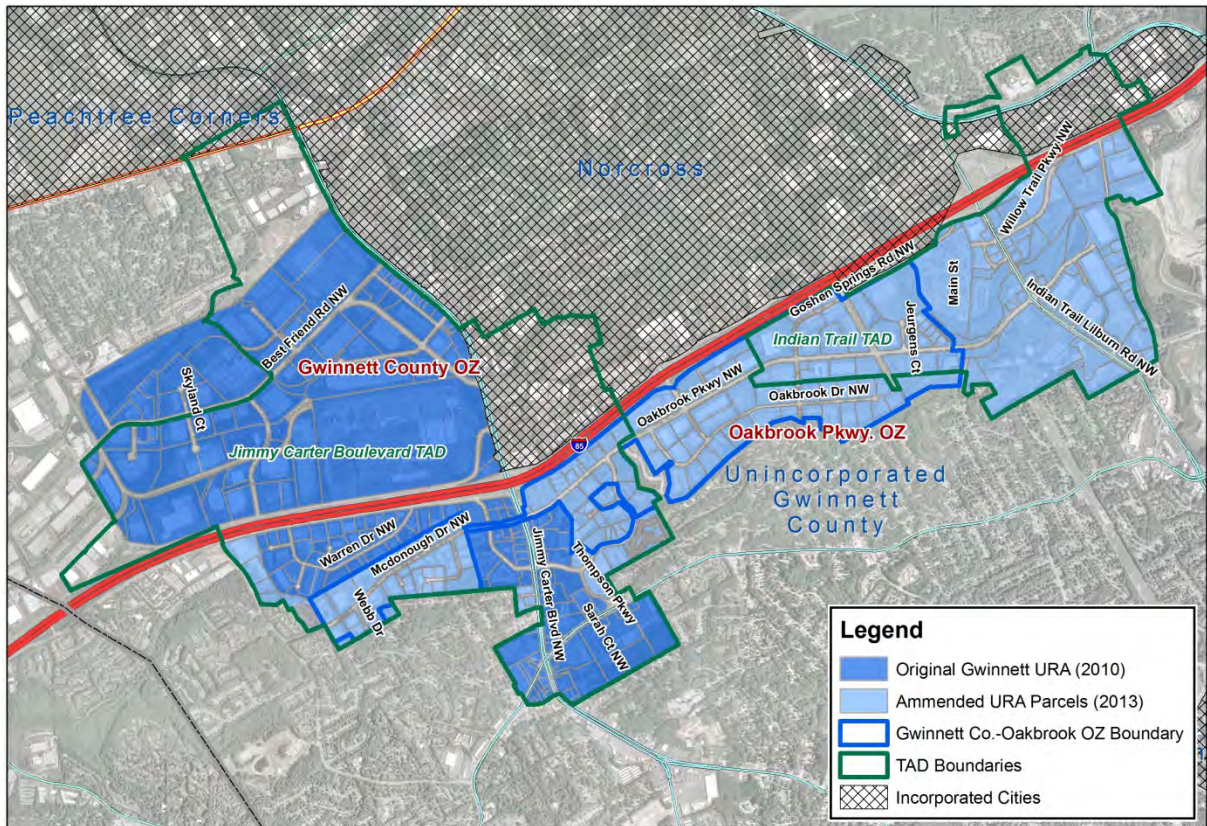
The Redevelopment Area associated with the “Gwinnett County Urban Redevelopment Plan for Gwinnett Village Opportunity Zone” is hereby being amended to include the parcels shown in light blue in the accompanying map.

This amendment is being brought forth to accompany the application to designate the Gwinnett County-Oakbrook Parkway opportunity Zone.

The Gwinnett County Urban Redevelopment Plan’s redevelopment area as currently defined contains 193 parcels representing 1,039 acres, all of which are in unincorporated Gwinnett County. This amendment seeks to add 359 parcels, representing 918 acres to the existing Urban Redevelopment Area.

Parcels selected for inclusion into the Amended Urban Redevelopment Area were selected by the following criteria:

- Proximate or adjacent to the existing Gwinnett County Urban Redevelopment area.
- South of Interstate 85
- In unincorporated Gwinnett County
- Considered for inclusion in the proposed Gwinnett County-Oakbrook Parkway Opportunity Zone OR within the boundary of an Existing Tax Allocation District (TAD) and associated TAD Urban Redevelopment Plan.



Gwinnett County Urban Redevelopment Plan
Existing (2010) and Ammended (2013) Urban Redevelopment Area

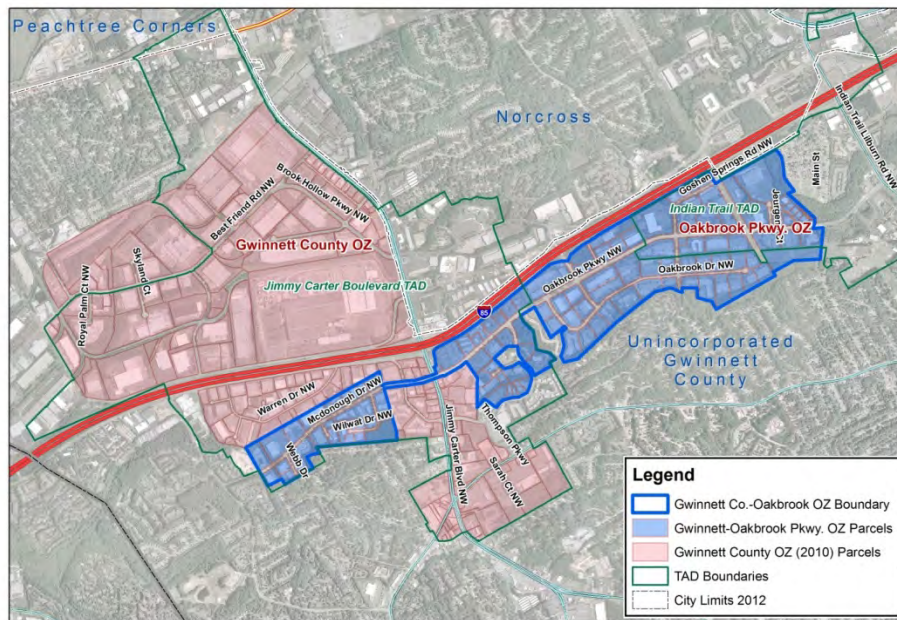


Opportunity Zone Boundaries

This amended Urban Redevelopment Plan is intended to support the proposed Gwinnett County-Oakbrook Parkway Opportunity Zone (which shall be referred to hereafter simply as the “Oakbrook Parkway OZ”), which is located in unincorporated Gwinnett County, GA. It includes commercial parcels on or near Oakbrook Parkway and McDonough Drive, in the vicinity of Jimmy Carter Blvd. Gwinnett County intends to submit the application for designation of this Opportunity Zone to the Georgia Department of Consumer Affairs immediately upon the approval of the resolution amending the Gwinnett County Urban Redevelopment Plan.

- The proposed Opportunity Zone contains 114 tax parcels, encompassing a total of 467.4 acres.
- The proposed Opportunity Zone incorporates portions of two Tax Allocation Districts (TADs):
 - GWINNETT COUNTY TAX ALLOCATION DISTRICT #1 – JIMMY CARTER BOULEVARD in the western portion of the area, and the
 - GWINNETT COUNTY TAX ALLOCATION DISTRICT #2 – INDIAN TRAIL in the eastern portion of the OZ.
- The Oakbrook Parkway TAD is adjacent to the *Gwinnett County Opportunity Zone* (AKA *Gwinnett Village OZ*) which was designated in 2010.

The Opportunity Zone boundaries are shown in the following map, and in detail in Appendix A.



Gwinnett Co. Oakbrook Pkwy. OZ Boundary & Context

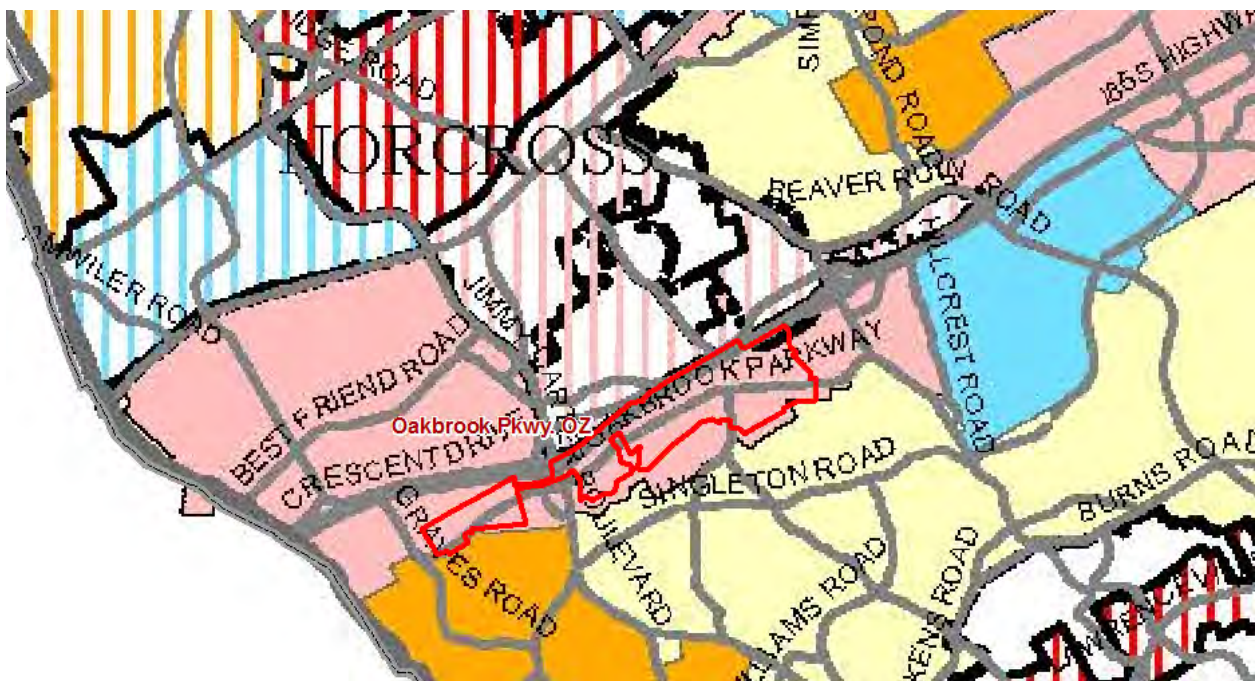


3. Consistency with Local Land Use Plans

All properties in the Oakbrook Parkway OZ are currently designated for commercial use, specifically office, industrial, flex, and hospitality. These land uses, and all land uses proposed within this Opportunity Zone application, are consistent with the area’s designation as “Regional Mixed Use” in the Gwinnett County 2030 Unified Map.

**Gwinnett County
2030 Unified Plan
Future Development Map**
Approved by the
Gwinnett County Board of Commissioners
February 17, 2009

Character Areas	
Mixed-Use Areas	
	Regional Mixed-Use
	Preferred Office
	Corridor Mixed-Use
	Community Mixed-Use
	R & D Corridors



4. Negative Conditions within the Redevelopment Area

All parcels within the proposed Oakbrook Parkway Opportunity Zone exhibit negative conditions sufficient to meet the criteria for designation as an Opportunity Zone in accordance with Georgia State Law (110-24-1-.01) and DCA Opportunity Zone guidelines, specifically concerning the presence of pervasive poverty, under-development, general distress and blight. The sections which follow document how the proposed Oakbrook Parkway Opportunity Zone meets these criteria.

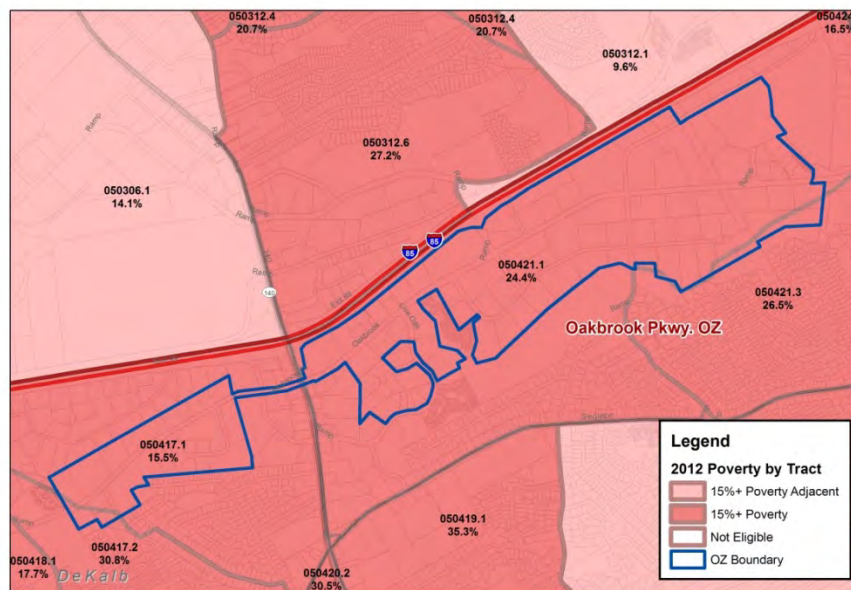
4.1.1. Pervasive Poverty

The proposed Oakbrook Parkway Opportunity Zone meets the criteria regarding the presence of pervasive poverty. All parcels in the proposed Opportunity Zone boundary are in Census Block Groups that have poverty rates of 15% or higher, or Block Groups that are adjacent to those block groups.

The Oakbrook Parkway Opportunity Zone lies within four Census Block Groups. The block groups, and their 2012 US Census poverty rates are:

- 050417.2 30.8%
- 050417.1 15.5%
- 050421.1 24.4%
- 050421.3 26.5%

Map of proposed OZ parcels overlaid with Eligible Block Groups



Gwinnett County-Oakbrook Parkway OZ
Census Blocks with 15%+ Poverty



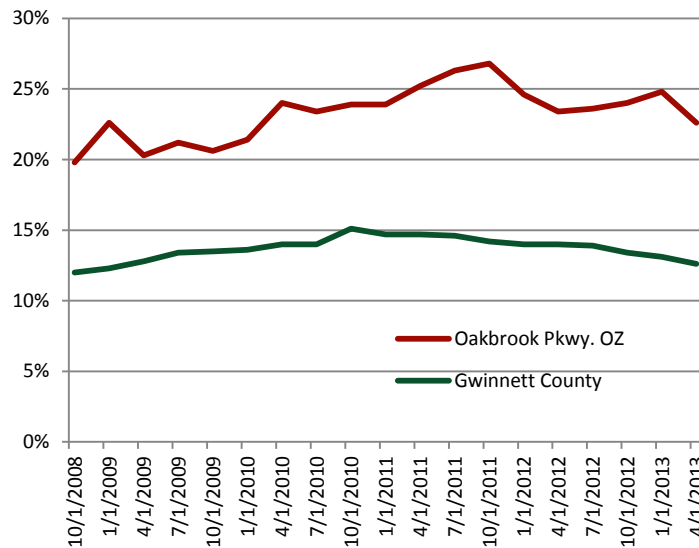
Source: BAG, DCA, US Census.

4.1.2. Underdevelopment

The proposed Oakbrook Parkway Opportunity Zone is significantly underdeveloped.

- Real Estate Inventory data shows that since 2008, properties in the Oakbrook Parkway OZ have consistently had average vacancy rates 60% to 90% higher than Gwinnett County averages.

Average Commercial Vacancy Rates, 2008-2013, Oakbrook Parkway OZ and Gwinnett County



Source: CoStar.

- Rates of building-permit issuances per commercial building in the Oakbrook Parkway OZ area ranged between just 17% and 28% of County-wide rates from 2010 through 2012.
- Rates of business code enforcement actions per parcel in the Oakbrook Parkway OZ area ranged between 3.9 times to 8.2 times higher than County-wide rates from 2010 through 2012.
- Rates of business license issuances per commercial building in the Oakbrook Parkway OZ area ranged between 41% and 61% of County-wide rates from 2010 through 2012.

4.1.3. General Distress

Unemployment Rate

The two census tracts that contain the parcels within the proposed Oakbrook Parkway Opportunity Zone have a combined unemployment rate of 10.3% as of February 2013. This is 35% higher than Gwinnett County’s 7.6% unemployment rate for the same period.

Crime

An analysis of Gwinnett County Police Department data showing major crimes reported in 2011 and 2012 indicate that the two police zones which most closely approximate the Oakbrook Parkway OZ had crime rates in all major crime categories significantly higher than Gwinnett County as a whole. In 2012, the Oakbrook Parkway OZ area experienced the following crimes:

- **All major Crimes:** Oakbrook Parkway OZ police zones experienced 29.5 total crimes per 1,000 people in 2012, 3.0 times the Gwinnett County rate.
- **Homicides:** There were 0.09 total incidents per 1,000 people in 2012, 3.3 times the Gwinnett County rate.
- **Robberies of Businesses:** There were 0.37 incidents reported per 1,000 people, 4.4 times the Gwinnett County rate.
- **Street Robberies:** There were 1.28 incidents reported per 1,000 people, 7.5 times the Gwinnett County rate.
- **Rape and Sexual Assault:** There were 0.32 incidents reported per 1,000 people, 3.6 times the Gwinnett County rate.
- **Car-Jackings:** There were 0.14 incidents reported per 1,000 people, 15.4 times the Gwinnett County rate.

4.1.4. Blight

Because of underdevelopment and aging building stock in the Oakbrook Parkway OZ, blight is increasingly common. The proposed Opportunity Zone area qualifies as *blighted* as defined by O.C.G.A. 36-44-3 (7)(A) due to the following factors:

- *(ii) The presence of a predominant number of substandard, vacant, deteriorated, or deteriorating structures; the predominance of a defective or inadequate street layout or transportation facilities; or faulty lot layout in relation to size, accessibility, or usefulness;*
 - The Oakbrook Parkway OZ has significantly higher than average commercial vacancy and vacant buildings. Additionally, the area's street layout is inadequate on grounds of both consistent significant congestion, as well as operational issues which impede access to area businesses.
- *(iii) Evidence of pervasive poverty, defined as being greater than 10 percent of the population in the area as determined by current data from the U.S. Bureau of the Census, and an unemployment rate that is 10 percent higher than the state average;*
 - Poverty in the Oakbrook Parkway OZ area's census block groups ranges from 15% to 31%.
- *(v) The existence of conditions through any combination of the foregoing that substantially impair the sound growth of the community and retard the provision of housing accommodations or employment opportunities;*
 - The combination of adverse conditions cited throughout this application collectively meet this threshold.

5. Community Land Use Objectives

Formerly one of the region's most desired areas for industrial, flex and office uses, the Gwinnett County-Oakbrook Parkway OZ area is in decline following the migration of much of the area's commercial activity to other areas in the region, primarily due to road congestion and concerns about crime and safety. The area is currently facing challenging economic and social conditions, including:

- Significantly high crime rates;
- The agglomeration of inexpensive extended-stay hotels, which are correlated with increased incidence of drug activity, prostitution, and violent crime;
- Commercial vacancy rates nearly twice the Gwinnett County average;
- Office and Industrial rents significantly lower than county averages; and
- Traffic congestion and access issues severe enough to cause a serious impediment to area businesses.

Gwinnett County and the Gwinnett Village CID see these indicators as a dangerous early warning sign about the future of the Gwinnett Village area. The County and CID are committed to using all of the tools at their disposal to create an aggressive, integrated approach to ensure that the Gwinnett Village area reverses these trends.

The area encompassing the Oakbrook Parkway OZ was designated as a Mixed-Use Activity Center in the Gwinnett County 2030 Unified Plan. This designation indicates that the Gwinnett Village Oakbrook Parkway Opportunity Zone area will be the focus of redevelopment efforts by the County. The vision for the area's future is that it will become a high-density mixed-use development that will create jobs and provide expanded opportunities for housing in the County, and will be developed in conjunction with infrastructure improvements in order to solve the area's challenging transportation issues.

Creating an Opportunity Zone is one of many tools the County will use to reverse the area's negative trends and to fulfill their vision of the Oakbrook Parkway OZ area as a renewed economic center for the County. Gwinnett County and the Gwinnett Village CID have taken an active role in revitalization efforts and economic development in the area, creating two Tax Allocation Districts, sponsoring the effort to establish the Gwinnett County Opportunity Zone in 2010, and sponsoring numerous major planning, redevelopment, and transportation initiatives.

Gwinnett County is confident that these efforts will be successful due to the extensive resources they have directed to this effort and due to the team of organizations working with them toward these goals including the Gwinnett Village CID, the Gwinnett Village Community Alliance and the Gwinnett County Chamber of Commerce.

5.1.1. Local Leadership

The Oakbrook Parkway OZ area falls within the Gwinnett Village Community Improvement District (CID), which is a key co-sponsor of this Opportunity Zone application. The CID a self-taxing entity created voluntarily in 2006 by property owners who wanted to increase business development as well as tackle the area's aging infrastructures, security issues, and declining property values.

The Gwinnett Village CID includes 5,000 businesses, 700 property owners, more than \$1 billion in property value, 60,000 employees, 100,000 residents, and covers 14 square miles. As further evidence of this area as a target for redevelopment, Gwinnett Village CID has also taken part in two Livable Communities Initiative (LCI) corridor studies, of Jimmy Carter Boulevard and of Indian Trail Road. The CID has pushed for many improvements included in this plan—streetscapes and sidewalks, bridges, intersection improvements, and general infrastructure improvements.

The largest CID in the County, the Gwinnett Village CID raises over \$2.25 million annually to improve traffic conditions, the landscape, and to hire off-duty police officers to patrol the area. Its goals are to:

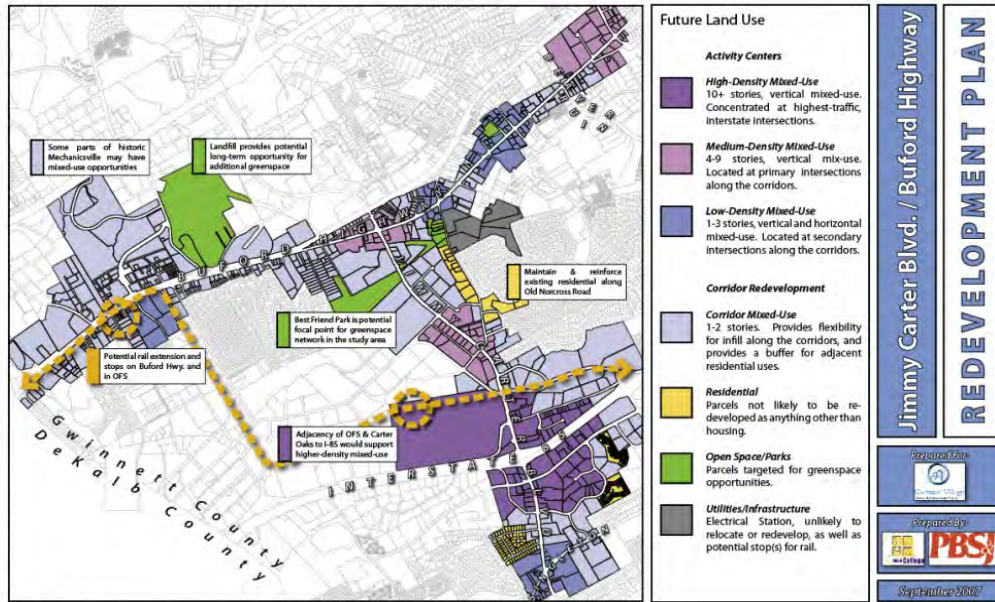
- Decrease crime;
- Develop community pride;
- Encourage redevelopment;
- Decrease traffic congestion;
- Improve curb appeal;
- Increase pedestrian connectivity; and
- Leverage tax revenue to maximize resources funding.

5.1.2. Vision

Gwinnett County and the Gwinnett Village CID have sponsored numerous studies to envision a future for the Gwinnett Village Area, which includes the Oakbrook Parkway OZ area, the Gwinnett County (Jimmy Carter Blvd) OZ, and two Tax Allocation Districts.

Gwinnett Village's Jimmy Carter Blvd./Buford Highway Redevelopment Plan: The Gwinnett Village CID organized a Steering Committee of residents, business owners, planning officials, and developers to create a redevelopment plan for the two gateway corridors in the CID, Buford Highway and Jimmy Carter Boulevard. The redevelopment plan was adopted by their board on October 11th, 2007 and included the following consensus principles for redevelopment:

- Encourage quality redevelopment;
- Reduce crime;
- "Incentivize" redevelopment;
- Allow higher density at key intersections;
- Improve connectivity;
- Provide variety in transportation options;
- Preserve healthy neighborhoods; and
- Create an open space network.



Indian Trail Livable Centers Initiative (LCI): This Livable Centers Initiative Study examined land use and transportation improvements along Indian Trail–Lilburn Road from Beaver Ruin Road to Lawrenceville Highway, and generated a 5-year transportation plan with specific needed projects. Two of these projects – two sections of a side path along Indian Trail – have been pre-approved to compete for LCI transportation implementation funds.

Jimmy Carter/Indian Trail Livable Centers Initiative (LCI): This Livable Centers Initiative Study examined land use and transportation improvements along Jimmy Carter Boulevard from Buford Highway to Singleton Road and generated a 5-year transportation plan with specific needed projects. Two of these projects along the boulevard – safety improvements at Singleton Road and at North Norcross Tucker Road – have been pre-approved to compete for LCI transportation implementation funds.

I-85 Corridor Light Rail Transit Feasibility Study: The I-85 Corridor Light Rail Transit Feasibility Study was completed in September, 2008 to evaluate the technical and financial viability of a light rail line in Gwinnett County. The project co-sponsors, the Gwinnett Village Community Improvement District and the Gwinnett Place Community Improvement District, initiated the project to explore the potential benefit of serving the I-85 corridor with light rail transit (LRT).



Industrial Area Truck Study: In 2007, the Gwinnett Village CID examined truck traffic along Jimmy Carter Boulevard to ensure the best mobility for its businesses and residents. Interestingly, the existence of truck traffic was more of a perception issue, with truck traffic percentage not significantly high on a regional level. Still, an opportunity was found to better educate freight drivers on alternate routes around the area, to avoid local bottlenecks through signage and outreach, and the study identified some local through routes roads that will require future upgrades.

6. Description of Parcels to be Acquired

This amendment of the Urban Redevelopment Area boundary does not require the acquisition of properties or parcels.

7. Structures to be Demolished or Rehabilitated

This amendment of the Urban Redevelopment Area boundary does not require the demolition or rehabilitation of properties or parcels. While the long term redevelopment plan will likely include the demolition or rehabilitation, this will be accomplished through regular market mechanisms or public-private partnerships.

8. Plan to Leverage Private Resources for Redevelopment

Gwinnett County has several tools available to leverage private resources for redevelopment purposes:

- **Community Improvement District:** The Gwinnett Village Community Improvement District is a self-taxing entity created voluntarily in 2006 by property owners who wanted to increase business development as well as tackle the area's aging infrastructures, security issues, and declining property values. The Gwinnett Village CID includes 5,000 businesses, 700 property owners, more than \$1 billion in property value, 60,000 employees, 100,000 residents, and covers 14 square miles.
- **Tax Allocation Districts:** The Gwinnett County Urban Redevelopment Plan area incorporates portions of two Tax Allocation Districts (TADs):
 - *GWINNETT COUNTY TAX ALLOCATION DISTRICT #1 – JIMMY CARTER BOULEVARD* in the western portion of the area, and the
 - *GWINNETT COUNTY TAX ALLOCATION DISTRICT #2 – INDIAN TRAIL* in the eastern portion of the area.
- **Partnerships:** Gwinnett County, the Gwinnett Village CID, Partnership Gwinnett and the Gwinnett County Redevelopment agency all actively participate in a variety of inter-jurisdictional partnerships, inter-agency and public-private partnerships, to support mutual economic development goals in the Oakbrook Parkway area.

9. Strategy for Relocating Displaced Residents

The Gwinnett County Urban Redevelopment Plan is focused primarily on commercial properties and therefore relocation of residents will not be required for the vast majority of the any initiatives related to the Urban Redevelopment Plan or the proposed Opportunity Zone. In the event displacement of residents becomes necessary at a later date, the County will develop a strategy/plan for relocating displaced residents in accordance with all local and state statutory requirements.

10. Covenants and Restrictions to be Placed on Properties

No covenants or restrictions will be placed on properties at this time.

11. Needed Public Infrastructure

The Gwinnett County Redevelopment Plan was conceived to support the designation of the area as an Opportunity Zone, by the Department of Community Affairs. While the Georgia Department of Transportation, Gwinnett County, and the Gwinnett Village Community Improvement District all have short and long range plans to upgrade infrastructure in the area, no new infrastructure is required as a direct result of initiatives contained in this Urban Redevelopment Plan or in the application for the Oakbrook Parkway Opportunity Zone. For information concerning planned infrastructure in the area, please refer to GDOT or the local municipalities' comprehensive plans and Short Term Work Programs.

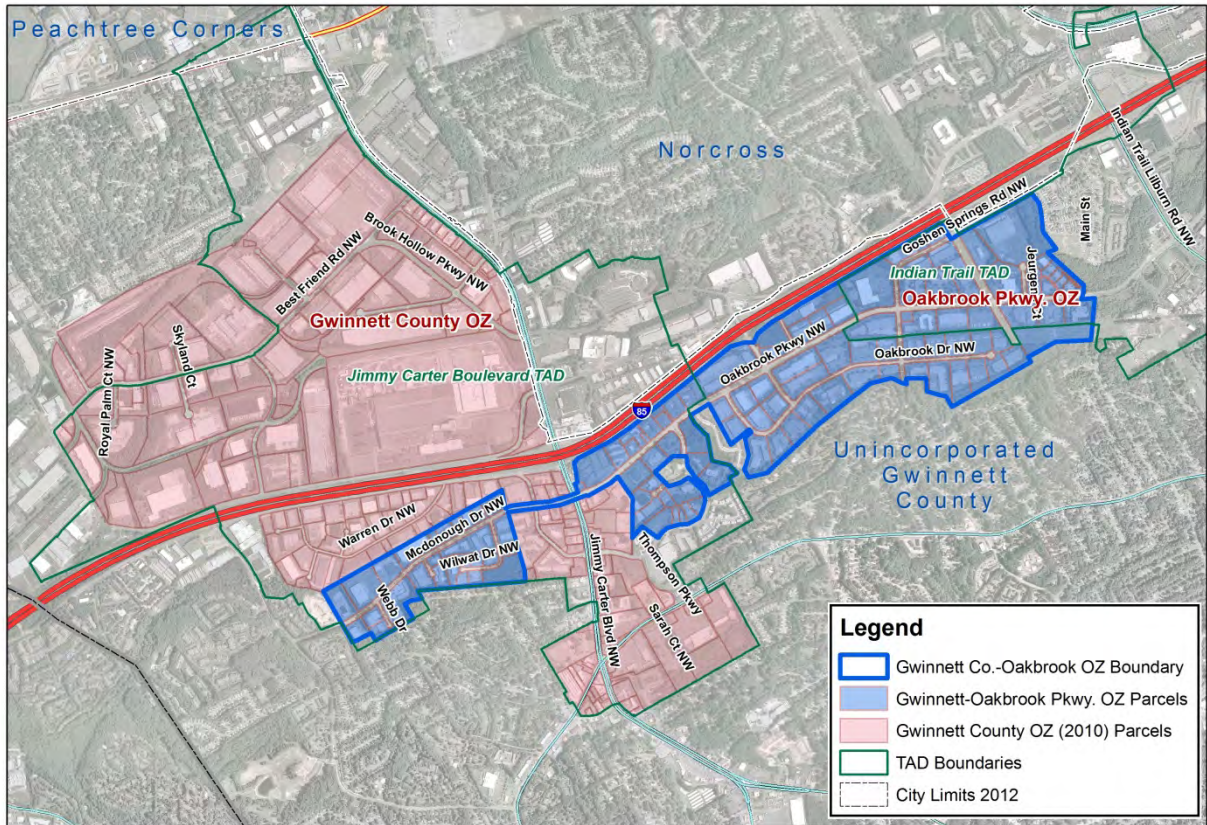
12. Strategy for Implementing the Plan and Designation of Implementing Body

Upon adoption by the Gwinnett County Commission, the Gwinnett County Commission will be the implementing body for the Urban Redevelopment Plan.

Implementation Schedule:

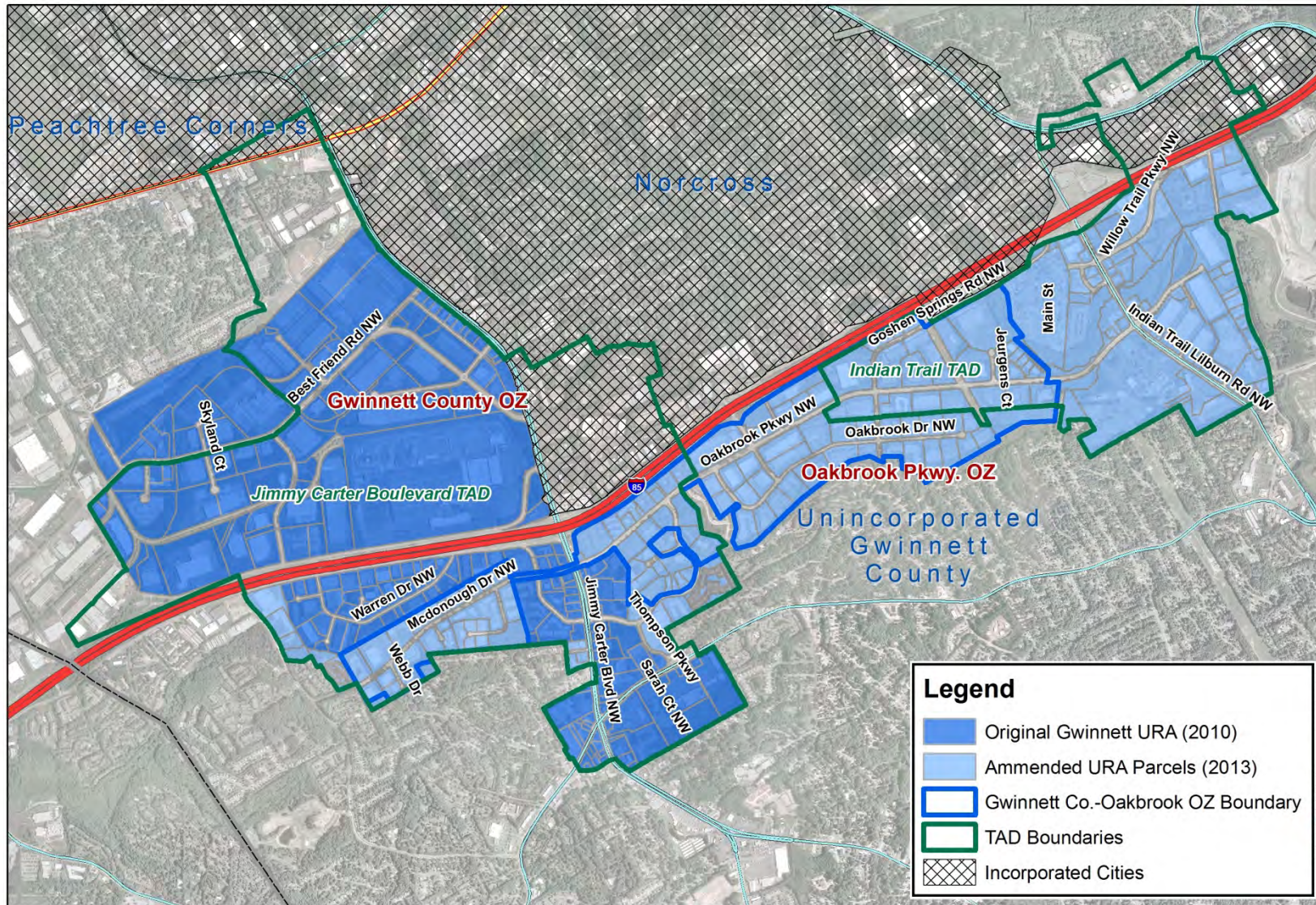
Review of Urban Redevelopment Plan by Gwinnett County Commission	July, 2013
Public Hearing	July, 2013
Adopt Urban Redevelopment Plan	July, 2013
Apply to DCA for Opportunity Zone Designation	August, 2013

Appendix A: Maps



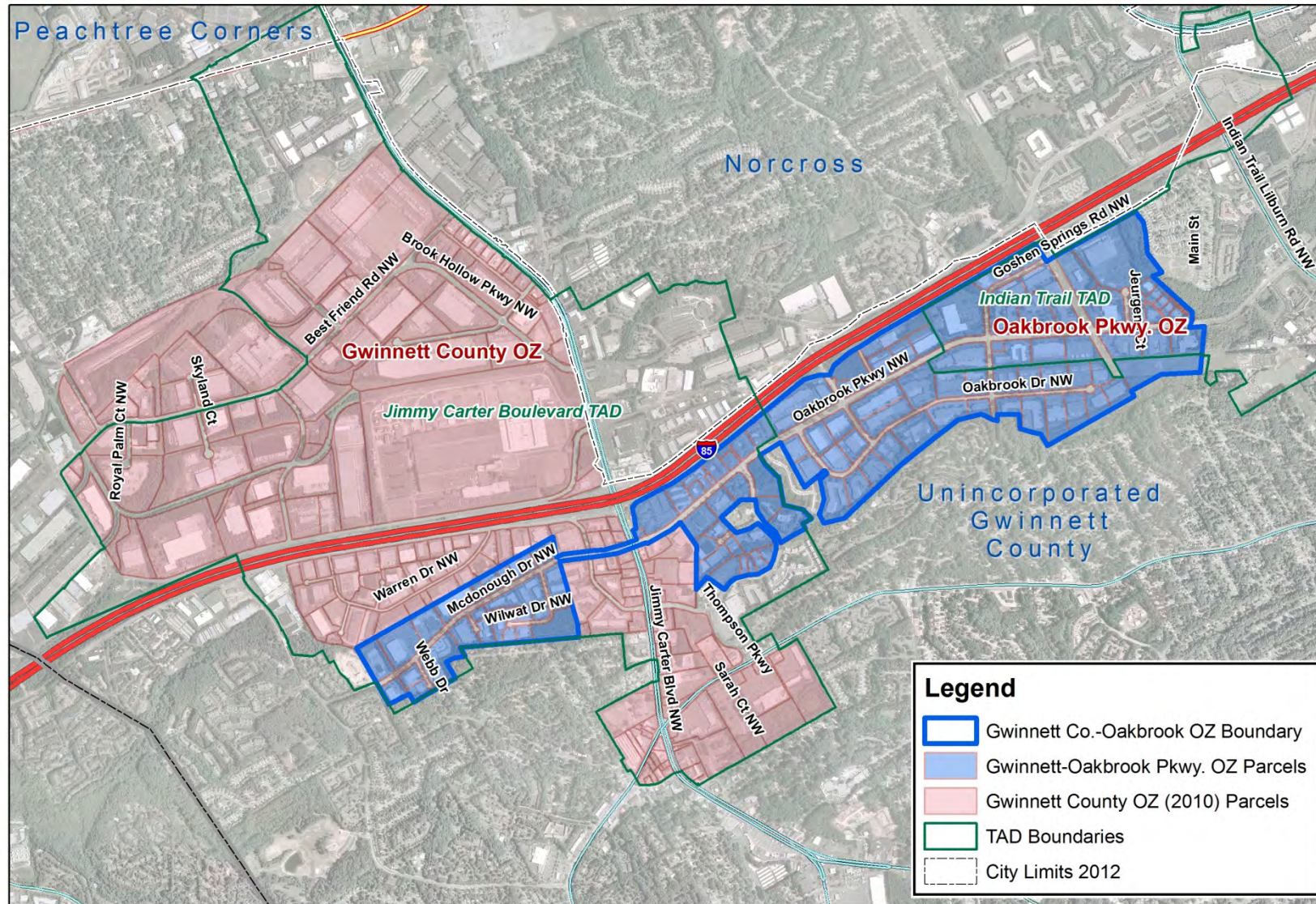
Gwinnett Co. Oakbrook Pkwy. OZ Boundary & Context





Gwinnett County Urban Redevelopment Plan
Existing (2010) and Amended (2013) Urban Redevelopment Area





Gwinnett Co. Oakbrook Pkwy. OZ Boundary & Context



**Appendix B: List of Parcels to be included in the amended
Gwinnett County Urban Redevelopment Plan**

Parcels Included in the original 2009 Urban Redevelopment Plan Area

Tax ID	Address	Acres
6190 037	6287 OAKWOOD CIR	0.4
6190 038	6257 OAKWOOD CIR	1.3
6190 039	6267 OAKWOOD CIR	0.6
6190 041	5220 JIMMY CARTER BLVD	0.5
6190 041A	OAKWOOD CIR	0.1
6190 042	5230 JIMMY CARTER BLVD	0.3
6190 043	5254 JIMMY CARTER BLVD	0.8
6190 045	5260 JIMMY CARTER BLVD	0.7
6190 047	OLD NORC-TUCKER RD	0.4
6190 048	5964 SOUTH NORCROSS TUCKER RD	0.4
6190 051	5296 OLD NORC-TUCKER RD	0.9
6190 051B	5945 OLD NORC-TUCKER RD	0.9
6190 051C	5985 OLD NORC-TUCKER RD	3.6
6190 051F	5935 SOUTH NORCROSS TUCKER RD S	1.4
6190 051G	5284 JIMMY CARTER BLVD	0.4
6190 052	5297 SINGLETON RD	0.7
6190 053	6195 SINGLETON RD	0.5
6190 054	5265 JIMMY CARTER BLVD	9.4
6190 055A	5241 JIMMY CARTER BLVD	0.3
6190 055B	2232 JIMMY CARTER BLV	9.5
6190 056	5225 JIMMY CARTER BLVD	2.6
6190 057	5211 JIMMY CARTER BLVD	1.5
6190 168	6134 SINGLETON RD	11.8
6190 171	5275 SINGLETON RD	0.6
6190 174	SINGLETON RD	14.4
6190 188	5195 JIMMY CARTER BLVD	0.5
6190 223	6050 SINGLETON RD	10.4
6190 227	6040 SINGLETON RD	0.8
6190 228	6060 SINGLETON RD	1.0
6190 229	6080 SINGLETON RD	1.0
6190 231	6030 SINGLETON RD	8.5
6190 233	NORCROSS TUCKER RD	0.5
6195 002	5570 JIMMY CARTER BLVD	0.9
6195 005	5535 JIMMY CARTER BLVD	0.6
6195 006	5475 JIMMY CARTER BLVD	5.4
6195 029	6120 LIVE OAK PKWY	5.6
6195 031	6081 SINGLETON RD	4.2
6195 032	5345 JIMMY CARTER BLVD	7.2
6195 033	5320 JIMMY CARTER BLVD	9.7
6195 097	5560 JIMMY CARTER BLVD	0.8
6195 100	5430 JIMMY CARTER BLVD	1.8
6195 101	NE EXP	0.1
6195 105	5344 JIMMY CARTER BLVD	0.7
6195 108	5375 JIMMY CARTER BLVD	1.1
6195 109	5309 JIMMY CARTER BLVD	0.5
6195 111	5365 JIMMY CARTER BLVD	4.8
6195 113	5534 JIMMY CARTER BLVD	1.0
6195 114	6165 MCDONOUGH DR	1.1
6195 115	5529 JIMMY CARTER BLVD	0.6
6195 116	6288 DAWSON BLVD	5.1
6195 120	5456 JIMMY CARTER BLVD	1.0

6195 121	5518 JIMMY CARTER BLVD	0.9
6195 122	6170 MCDONOUGH DR	1.0
6195 124	MCDONOUGH DR	0.2
6195 126	6090 DAWSON BLVD	9.6
6195 127	DAWSON BLV	0.8
6195 128	6045 DAWSON BLVD	3.1
6195 129	5476 JIMMY CARTER BLVD	1.1
6195 130	5500 JIMMY CARTER BLVD	1.0
6195 139	6175 MCDONOUGH DR	1.5
6195 141	5455 JIMMY CARTER BLVD	1.0
6195 142	5385 JIMMY CARTER BLVD	3.7
6195 144	6040 DAWSON BLVD	6.7
6195 146	5405 JIMMY CARTER BLVD	1.0
6195 147	5395 JIMMY CARTER BLVD	1.8
6195 160	6180 MCDONOUGH DR	1.7
6195 170	6187 DAWSON BLVD	2.0
6195 174	5505 JIMMY CARTER BLVD	5.9
6195 184	6075 THOMPSON PKY	1.7
6195 194	JIMMY CARTER BLV	0.2
6195 202	6110 OAKBROOK PKWY	2.1
6195 203	5515 JIMMY CARTER BLVD	0.7
6195 205	5475 JIMMY CARTER BLVD	4.5
6216 001A	6248 DAWSON BLVD	2.8
6216 001B	6218 DAWSON BLVD	2.2
6216 006	5820 JIMMY CARTER BLVD	2.2
6216 007	6185 BROOK HOLLOW PKWY	4.1
6216 018	6305 CRESCENT DR	165.0
6216 018	6305 CRESCENT DR	3.8
6216 023	6286 DAWSON BLVD	3.0
6216 025	6160 CRESCENT DR	3.2
6216 046	BROOK HOLLOW PKY	0.1
6216 048	BROOK HOLLOW PKW	0.1
6216 050	BROOK HOLLOW PKY	0.7
6216 051	6170 BROOK HOLLOW PKWY	8.0
6216 052	1950 NORTH NORCROSS TUCKER RD	29.4
6216 060	BROOK HOLLOW PKWY	2.8
6216 061	5860 JIMMY CARTER BLVD	3.7
6217 001	6514 WARREN DR	2.8
6217 001A	6438 DAWSON BLVD	1.9
6217 001B	1831 WARREN PL	0.9
6217 006	6428 I-85	1.5
6217 007	6354 WARREN DR	2.6
6217 008	6410 I-85	1.6
6217 009	6500 I-85	2.7
6217 011	6368 I-85	1.0
6217 012	6572 INTERSTATE 85 CT	6.0
6217 014	6429 WARREN DR	2.4
6217 015	6364 WARREN DR	1.8
6217 016	6467 WARREN DR	3.2
6217 017	1841 WARREN PL	3.8
6217 018X	6544 WARREN DR	3.9
6217 020	6564 WARREN DR	2.7

6217 021	6332 WARREN DR	1.9
6217 022	6348 I-85	1.4
6217 023	6485 CRESCENT DR	22.2
6217 024	1862 ENTERPRISE DR	2.2
6217 025	6424 WARREN DR	3.0
6217 026	6585 CRESCENT DR	7.8
6217 028	6403 WARREN DR	1.1
6217 029	6353 WARREN DR	3.0
6217 031	6525 CRESCENT DR	7.2
6217 032	1852 ENTERPRISE DR	3.5
6217 033	1875 ENTERPRISE DR	1.9
6217 034	6553 WARREN DR	3.2
6217 035	6513 WARREN DR	2.2
6217 036	6458 DAWSON BLVD	2.5
6217 037	6460 I-85	3.0
6217 039	6454 WARREN DR	3.5
6217 040	6452 WARREN DR	1.8
6217 041	6588 INTERSTATE CT	1.6
6217 043	WARREN DR	0.7
6217 045	NANCY HAWKS DR	1.4
6217 046	6586 INTERSTATE CT	1.7
6217 047	6576 INTERSTATE CT	1.7
6217 050	2105 NANCY HANKS DR	3.3
6217 051	2055 NANCY HANKS DR	9.9
6217 052	CRESCENT DR	4.5
6217 055	2050 NANCY HANKS DR	4.7
6217 057	2085 NANCY HANKS DR	1.4
6218 017	6779 CRESCENT DR	8.1
6218 028	6655 CRESCENT DR	10.2
6218 028	6655 CRESCENT DR	1.8
6218 030	CRESCENT DR	0.9
6218 052	6685 CRESCENT DR	27.2
6218 067	CRESCENT DR	2.6
6221 013	2300 WEAVER WAY	6.4
6221 019	6720 BEST FRIEND RD	5.7
6221 020	2100 ROYAL PALM CT	17.0
6221 021	2175 ROYAL PALM CT	2.8
6221 022	6600 BEST FRIEND RD	7.3
6221 023	2145 SKYLAND CT	14.1
6221 028	6768 BEST FRIEND RD	1.3
6221 029	6788 BEST FRIEND RD	1.7
6221 035	2150 BUTTON GWINNETT DR	7.8
6221 039	6685 BEST FRIEND RD	4.2
6221 047	2215 SKYLAND CT	5.6
6221 051	BEST FRIEND RD	4.3
6221 061	6655 BEST FRIEND RD	4.8
6221 071	6670 BEST FRIEND RD	2.1
6221 073	6650 BEST FRIEND RD	1.3
6222 000	BEST FRIEND RD	1.0
6222 000A	BEST FRIEND RD	3.7
6222 008	6480 BEST FRIEND RD	6.1
6222 010	2145 SKYLAND CT	8.6
6222 012	6448 BEST FRIEND RD	11.7
6222 014	6455 BEST FRIEND RD	29.8
6222 016	6301 BEST FRIEND RD	5.0
6222 018	6550 BEST FRIEND RD	5.4

6222 020	6340 BEST FRIEND RD	7.6
6222 022	6520 BEST FRIEND RD	5.4
6222 024	2100 NANCY HANKS DR	11.6
6222 026	6525 BEST FRIEND RD	7.7
6222 028	2225 SKYLAND CT	10.9
6222 030	6380 BEST FRIEND RD	4.5
6222 151	200 BEST FRIEND RD	37.2
6222 152	6375 BEST FRIEND RD	8.3
6222 266	2325 WEAVER WAY	43.9
6222 267	BEST FRIEND RD	0.5
6223 005A	BROOK HOLLOW PKW	2.6
6223 014	6205 BEST FRIEND RD	38.5
6223 019	5900 JIMMY CARTER BLVD	0.4
6223 043	6275 BEST FRIEND RD	3.0
6223 051	6280 BEST FRIEND RD	12.0
6223 055	JIMMY CARTER BLV	0.3
6223 061	6212 JIMMY CARTER BLVD	22.0
6223 064	6300 BROOK HOLLOW PKWY	5.6
6223 065	6250 BROOK HOLLOW PKWY	12.1
6223 066	1925 NORTH NORCROSS-TUCKER RD	6.7
6223 069	5910 JIMMY CARTER BLVD	0.7
6223 071	6140 JIMMY CARTER BLVD	1.2
6223 072	6130 JIMMY CARTER BLVD	0.9
6223 073	6120 JIMMY CARTER BLVD	0.9
6223 074	6100 JIMMY CARTER BLVD	1.2
6223 075	6090 JIMMY CARTER BLVD	1.0
6223 077	2250 PELICAN DR	4.2
6223 079	6050 JIMMY CARTER BLVD	1.1
6223 081	5970 JIMMY CARTER BLVD	1.3
6223 082	5950 JIMMY CARTER BLVD	1.3
6223 086	BROOK HOLLOW PKW	1.2
6223 088	6255 BROOK HOLLOW PKWY	9.8
6223 090	6000 JIMMY CARTER BLVD	0.8

Parcels to be added to the Urban Redevelopment Plan Area

Tax ID	Address	Acres
6186 010	1405 INDIAN TRAIL LILBURN RD	9.8
6186 040	1400 INDIAN TRAIL LILBURN RD	0.6
6186 044	1410 INDIAN TRAIL LILBURN RD	1.0
6186 046	1500 INDIAN TRAIL LILBURN RD	3.5
6186 048	5030 GEORGIA BELLE CT	6.9
6186 050	1434 HILLCREST RD	1.8
6186 051	1394 INDIAN TRAIL LILBURN RD	1.2
6186 053	INDIAN BROOK WAY	0.3
6186 055	1525 INDIAN TRAIL LILBURN RD	8.0
6186 086	1470 HILLCREST RD	0.8
6193 007	6550 MCDONOUGH DR	0.6
6193 007	6550 MCDONOUGH DR	2.5
6194 002E	1789 JENNINGS WAY	1.9
6194 186	1690 WILWAT DR	2.4
6194 187	6500 MCDONOUGH DR	8.1
6194 188	1703 WEBB DR	1.9
6194 189	6515 MCDONOUGH DR	8.2
6194 190	6395 MCDONOUGH DR	5.1
6194 191	6325 MCDONOUGH DR	2.2
6194 194	6555 MCDONOUGH DR	5.2
6194 195	6550 MCDONOUGH DR	1.3
6194 199	6365 MCDONOUGH DR	1.2
6194 270	6445 MCDONOUGH DR	4.6
6194 272	6315 MCDONOUGH DR	1.3
6194 274	1723 MCDONOUGH DR	2.1
6194 276	1750 YOUNG COURT	3.7
6194 277	1755 MCDONOUGH DR	1.1
6194 278	6350 MCDONOUGH DR #P	8.3
6194 366	1725 YOUNG CT	2.4
6194 370	6550 MCDONOUGH DR	2.6
6194 374	1720 WILWAT DR	1.3
6194 375	1710 WILWAT DR	1.2
6194 376	1711 WILWAT DR	1.3
6194 377	1721 WILWAT DR	1.6
6194 379	1821 BROOKSIDE LAY CIR	0.0
6194 380	1819 BROOKSIDE LAY CIR	0.0
6194 381	1817 BROOKSIDE LAY CIR	0.0
6194 382	1813 BROOKSIDE LAY CIR	0.0
6194 383	1811 BROOKSIDE LAY CIR	0.0
6194 384	1809 BROOKSIDE LAY CIR	0.0
6194 385	1807 BROOKSIDE LAY CIR	0.0
6194 386	1803 BROOKSIDE LAY CIR	0.0
6194 387	1801 BROOKSIDE LAY CIR	0.0
6194 388	1799 BROOKSIDE LAY CIR	0.0
6194 389	1797 BROOKSIDE LAY CIR	0.0
6194 390	1795 BROOKSIDE LAY CIR	0.0
6194 391	1793 BROOKSIDE LAY CIR	0.0
6194 392	1789 BROOKSIDE LAY CIR	0.0
6194 393	1787 BROOKSIDE LAY CIR	0.0
6194 394	1785 BROOKSIDE LAY CIR	0.0

6194 395	1783 BROOKSIDE LAY CIR	0.0
6194 396	1781 BROOKSIDE LAY CIR	0.0
6194 397	1779 BROOKSIDE LAY CIR	0.0
6194 398	1775 BROOKSIDE LAY CIR	0.0
6194 399	1773 BROOKSIDE LAY CIR	0.0
6194 400	1771 BROOKSIDE LAY CIR	0.0
6194 401	1769 BROOKSIDE LAY CIR	0.0
6194 402	1767 BROOKSIDE LAY CIR	0.0
6194 403	1765 BROOKSIDE LAY CIR	0.0
6194 404	1763 BROOKSIDE LAY CIR	0.0
6194 405	1761 BROOKSIDE LAY CIR	0.0
6194 406	1755 BROOKSIDE LAY CIR	0.0
6194 407	1753 BROOKSIDE LAY CIR	0.0
6194 408	1751 BROOKSIDE LAY CIR	0.0
6194 409	1749 BROOKSIDE LAY CIR	0.0
6194 410	1745 BROOKSIDE LAY CIR	0.0
6194 411	1743 BROOKSIDE LAY CIR	0.0
6194 412	1741 BROOKSIDE LAY CIR	0.0
6194 413	1739 BROOKSIDE LAY CIR	0.0
6194 414	1735 BROOKSIDE LAY CIR	0.0
6194 415	1733 BROOKSIDE LAY CIR	0.0
6194 416	1731 BROOKSIDE LAY CIR	0.0
6194 417	1729 BROOKSIDE LAY CIR	0.0
6194 418	1725 BROOKSIDE LAY CIR	0.0
6194 419	1723 BROOKSIDE LAY CIR	0.0
6194 420	1721 BROOKSIDE LAY CIR	0.0
6194 421	1719 BROOKSIDE LAY CIR	0.0
6194 422	1717 BROOKSIDE LAY CIR	0.0
6194 423	1715 BROOKSIDE LAY CIR	0.0
6194 424	1713 BROOKSIDE LAY CIR	0.0
6194 425	1711 BROOKSIDE LAY CIR	0.0
6194 426	1814 BROOKSIDE LAY CIR	0.0
6194 427	1812 BROOKSIDE LAY CIR	0.0
6194 428	1810 BROOKSIDE LAY CIR	0.0
6194 429	1808 BROOKSIDE LAY CIR	0.0
6194 430	1792 BROOKSIDE LAY CIR	0.0
6194 431	1790 BROOKSIDE LAY CIR	0.0
6194 432	1788 BROOKSIDE LAY CIR	0.0
6194 433	1786 BROOKSIDE LAY CIR	0.0
6194 434	1784 BROOKSIDE LAY CIR	0.0
6194 435	1782 BROOKSIDE LAY CIR	0.0
6194 436	1780 BROOKSIDE LAY CIR	0.0
6194 437	1736 BROOKSIDE LAY CIR	0.0
6194 438	1734 BROOKSIDE LAY CIR	0.0
6194 439	1732 BROOKSIDE LAY CIR	0.0
6194 440	1730 BROOKSIDE LAY CIR	0.0
6194 441	1722 BROOKSIDE LAY CIR	0.0
6194 442	1720 BROOKSIDE LAY CIR	0.0
6194 443	1718 BROOKSIDE LAY CIR	0.0
6194 495	MCDONOUGH DR	1.3
6195 034	5402 JIMMY CARTER BLVD	1.5
6195 095	6214 JOSEPH WAY	1.8
6195 095L	5386 JIMMY CARTER BLVD	1.0
6195 102	6235 MCDONOUGH DR	3.0
6195 106	6250 MCDONOUGH DR	4.9

6195 132	6295 MCDONOUGH DR	1.6
6195 133	6299 MCDONOUGH DR	1.5
6195 149	5990 OAKBROOK PKWY	3.3
6195 151	5995 OAKBROOK PKWY	0.4
6195 153	6025 OAKBROOK PKWY	1.3
6195 155	6001 LIVE OAK PKWY	3.6
6195 162	6000 LIVE OAK PKWY	4.7
6195 164	6045 OAKBROOK PKWY	3.1
6195 166	6015 OAKBROOK PKWY	2.4
6195 168	6050 OAKBROOK PKWY	4.6
6195 172	1000 CENTER PL	4.2
6195 173	3000 CENTER PL	3.8
6195 176	6111 LIVE OAK PKWY	3.4
6195 178	5981 LIVE OAK PKWY	1.4
6195 179	5961 LIVE OAK PKWY	1.5
6195 181	6100 LIVE OAK PKWY	9.0
6195 186	6001 LIVE OAK PKWY	0.9
6195 190	6001 LIVE OAK PKWY	0.8
6195 192	2000 CENTER PL	1.4
6195 196	2005 CENTER PL	1.8
6195 198	3005 CENTER PL	2.5
6195 200	1741 WILWAT DR	6.5
6195A001	6139 OAKBROOK PKWY	0.5
6195A038	6089 OAKBROOK PKWY	7.9
6196		
002A	5950 LIVE OAK PKWY	5.4
6196 105	5870 OAKBROOK PKWY	2.8
6196 107	5865 OAKBROOK PKWY	13.5
6196 110	1700 OAKBROOK DR	3.3
6196 112	1650 OAKBROOK DR	4.3
6196 113	1600 OAKBROOK DR	4.2
6196 114	1721 OAKBROOK DR	4.0
6196 115	1701 OAKBROOK DR	3.2
6196 116	1625 OAKBROOK DR	3.6
6196 117	5800 OAKBROOK PKWY	3.6
6196 119	5755 OAKBROOK PKWY	2.7
6196 121	5730 OAKBROOK DR	6.3
6196 122	1590 OAKBROOK DR	4.8
6196 124	1555 OAKBROOK DR	5.7
6196 128	5855 LIVE OAK PKWY	3.1
6196 130	5880 LIVE OAK PKWY	3.1
6196 132	5985 OAKBROOK PKWY	2.8
6196 133	5975 OAKBROOK PKWY	1.2
6196 134	5945 OAKBROOK PKWY	3.0
6196 138	5885 OAKBROOK PKWY	3.7
6196 142	1670 OAKBROOK DR	6.5
6196 144	OAKBROOK PKW	1.2
6196 150	LIVE OAK PKW	5.1
6196 152	5885 LIVE OAK PKWY	3.5
6196 154	5879 BROOKSIDE OAK CIR	0.1
6196 155	5877 BROOKSIDE OAK CIR	0.0
6196 156	5875 BROOKSIDE OAK CIR	0.0
6196 157	5873 BROOKSIDE OAK CIR	0.1
6196 158	6015 BROOKSIDE OAK CIR	0.1
6196 159	6013 BROOKSIDE OAK CIR	0.0
6196 160	6011 BROOKSIDE OAK CIR	0.0

6196 161	6009 BROOKSIDE OAK CIR	0.1
6196 162	6007 BROOKSIDE OAK CIR	0.1
6196 163	6005 BROOKSIDE OAK CIR	0.1
6196 164	6003 BROOKSIDE OAK CIR	0.1
6196 165	6001 BROOKSIDE OAK CIR	0.1
6196 166	5999 BROOKSIDE OAK CIR	0.1
6196 167	5997 BROOKSIDE OAK CIR	0.1
6196 168	5995 BROOKSIDE OAK CIR	0.1
6196 169	5993 BROOKSIDE OAK CIR	0.1
6196 170	5989 BROOKSIDE OAK CIR	0.1
6196 171	5987 BROOKSIDE OAK CIR	0.1
6196 172	5985 BROOKSIDE OAK CIR	0.1
6196 173	5983 BROOKSIDE OAK CIR	0.1
6196 174	5981 BROOKSIDE OAK CIR	0.1
6196 175	5979 BROOKSIDE OAK CIR	0.1
6196 176	5977 BROOKSIDE OAK CIR	0.1
6196 177	5975 BROOKSIDE OAK CIR	0.1
6196 178	5973 BROOKSIDE OAK CIR	0.1
6196 179	5971 BROOKSIDE OAK CIR	0.1
6196 180	5969 BROOKSIDE OAK CIR	0.1
6196 181	5967 BROOKSIDE OAK CIR	0.1
6196 182	5965 BROOKSIDE OAK CIR	0.1
6196 183	5963 BROOKSIDE OAK CIR	0.1
6196 184	5961 BROOKSIDE OAK CIR	0.1
6196 185	5959 BROOKSIDE OAK CIR	0.1
6196 186	5957 BROOKSIDE OAK CIR	0.1
6196 187	5955 BROOKSIDE OAK CIR	0.1
6196 188	5953 BROOKSIDE OAK CIR	0.1
6196 189	5951 BROOKSIDE OAK CIR	0.1
6196 190	5947 BROOKSIDE OAK CIR	0.1
6196 191	5945 BROOKSIDE OAK CIR	0.1
6196 192	5943 BROOKSIDE OAK CIR	0.1
6196 193	5941 BROOKSIDE OAK CIR	0.1
6196 194	5939 BROOKSIDE OAK CIR	0.1
6196 195	5937 BROOKSIDE OAK CIR	0.1
6196 196	5935 BROOKSIDE OAK CIR	0.1
6196 197	5933 BROOKSIDE OAK CIR	0.1
6196 198	5931 BROOKSIDE OAK CIR	0.1
6196 199	5929 BROOKSIDE OAK CIR	0.1
6196 200	5927 BROOKSIDE OAK CIR	0.1
6196 201	5925 BROOKSIDE OAK CIR	0.0
6196 202	5923 BROOKSIDE OAK CIR	0.0
6196 203	5921 BROOKSIDE OAK CIR	0.1
6196 204	5913 BROOKSIDE OAK CIR	0.1
6196 205	5911 BROOKSIDE OAK CIR	0.0
6196 206	5909 BROOKSIDE OAK CIR	0.1
6196 207	5907 BROOKSIDE OAK CIR	0.1
6196 208	5905 BROOKSIDE OAK CIR	0.1
6196 209	5903 BROOKSIDE OAK CIR	0.1
6196 210	5901 BROOKSIDE OAK CIR	0.1
6196 211	5897 BROOKSIDE OAK CIR	0.1
6196 212	5895 BROOKSIDE OAK CIR	0.1
6196 213	5893 BROOKSIDE OAK CIR	0.1
6196 214	5891 BROOKSIDE OAK CIR	0.1
6196 215	5889 BROOKSIDE OAK CIR	0.1
6196 216	5887 BROOKSIDE OAK CIR	0.1

6196 217	5885 BROOKSIDE OAK CIR	0.1
6196 218	5883 BROOKSIDE OAK CIR	0.1
6196 219	5881 BROOKSIDE OAK CIR	0.1
6196 220	5869 BROOKSIDE OAK CIR	0.1
6196 221	5867 BROOKSIDE OAK CIR	0.1
6196 222	5865 BROOKSIDE OAK CIR	0.1
6196 223	5863 BROOKSIDE OAK CIR	0.1
6196 224	6035 BROOKSIDE OAK CIR	0.1
6196 225	6033 BROOKSIDE OAK CIR	0.1
6196 226	6031 BROOKSIDE OAK CIR	0.1
6196 227	6029 BROOKSIDE OAK CIR	0.1
6196 228	6027 BROOKSIDE OAK CIR	0.1
6196 229	6025 BROOKSIDE OAK CIR	0.1
6196 230	6023 BROOKSIDE OAK CIR	0.1
6196 231	6021 BROOKSIDE OAK CIR	0.1
6196 232	5912 BROOKSIDE OAK CIR	0.1
6196 233	5914 BROOKSIDE OAK CIR	0.1
6196 234	5916 BROOKSIDE OAK CIR	0.1
6196 235	5918 BROOKSIDE OAK CIR	0.1
6196 236	5920 BROOKSIDE OAK CIR	0.1
6196 237	5922 BROOKSIDE OAK CIR	0.1
6196 238	5924 BROOKSIDE OAK CIR	0.1
6196 239	5926 BROOKSIDE OAK CIR	0.1
6196 240	5998 BROOKSIDE OAK CIR	0.1
6196 241	5996 BROOKSIDE OAK CIR	0.1
6196 242	5994 BROOKSIDE OAK CIR	0.1
6196 244	BROOKSIDE OAK CIR	4.0
6196 245	5910 BROOKSIDE OAK CIR	1.8
6196 246	BROOKSIDE OAK CIR	0.4
6196 247	BROOKSIDE OAK CIR	0.1
6196 852	BROOKSIDE OAK CIR	0.9
6196 852	BROOKSIDE OAK CIR	0.4
6197 004	5555 OAKBROOK PKWY	7.1
6197 021	5695 OAKBROOK PKWY	3.2
6197 025	5680 OAKBROOK PKWY	7.2
6197 026	5600 OAKBROOK PKWY	7.7
6197 027	1455 OAKBROOK DR	4.6
6197 028	1450 OAKBROOK DR	5.0
6197 029	1500 OAKBROOK DR	7.0
6197 059	OAKBROOK PKW	0.8
6197 060	1300 OAKBROOK DR	5.4
6197 114	5470 OAKBROOK PKWY	5.2
6197 115	5440 OAKBROOK PKWY	4.6
6197 116	5675 OAKBROOK PKWY	4.0
6197 117	5715 OAKBROOK PKWY	3.7
6197 124	1412 OAKBROOK DR	2.9
6197 125	1346 OAKBROOK DR	5.5
6197 126	1266 OAKBROOK DR	3.3
6197 127	1256 OAKBROOK DR	3.5
6197 128	1255 OAKBROOK DR	2.6
6197 129	1265 OAKBROOK DR	3.5
6197 130	1275 OAKBROOK DR	4.4
6197 131	1325 OAKBROOK DR	3.5
6197 132	1351 OAKBROOK DR	3.8
6197 134	5500 OAKBROOK PKWY	5.2
6197 136	1280 OAKBROOK DR	4.3

6197 138	1420 OAKBROOK DR	2.2
6197 139	1425 OAKBROOK DR	3.3
6197 141	5555 OAKBROOK PKWY	9.1
6197 143	5465 GOSHEN SPRINGS RD	10.0
6198 001	1575 INDIAN TRAIL LILBURN RD	63.6
6198 002	1745 INDIAN TRAIL LILBURN RD	1.2
6198 003	5200 GOSHEN SPRINGS RD	0.6
6198 004	2200 WILLOW TRAIL PKWY	43.7
6198 006	5374 GOSHEN SPRINGS RD	6.2
6198 008	GOSHEN SPRINGS RD	1.1
6198 011	OAKBROOK PKY	10.4
6198 015	COUNTRY DOWNS DR	4.9
6198 055	1700 JEURGENS CT	23.7
6198 056	5300 OAKBROOK PKWY	5.3
6198 057	OAKBROOK PKW	3.8
6198 058	OAKBROOK PKW	3.8
6198 059	1626 JEURGENS CT	8.2
6198 060	5305 OAKBROOK PKWY	1.4
6198 062	1755 INDIAN TRAIL LILBURN RD	4.9
6198 064	1725 INDIAN TRAIL LILBURN RD	1.1
6198 065	5125 WILLOW OAK TRL	1.0
6198 066	2050 WILLOW OAK TRL	2.9
6198 067	WILLOW OAK TRL	19.4
6198 069	1625 INDIAN TRAIL LILBURN RD	1.1
6198 071	1635 INDIAN TRAIL LILBURN RD	5.7
6198 073	5125 OAKBROOK PKWY	0.7
6198 075	5300 OAKBROOK PKWY	5.8
6198 076	5350 OAKBROOK PKWY	4.6
6198 079	5150 WILLOW OAK TRL	1.8
6198 195	5365 OAKBROOK PKWY	1.8
6198 196	5355 OAKBROOK PKWY	1.6
6198 197	5375 OAKBROOK PKWY	1.7
6198 198	5345 OAKBROOK PKWY	1.9
6198 199	5335 OAKBROOK PKWY	1.5
6198 200	5325 OAKBROOK PKWY	1.1
6198 201	5315 OAKBROOK PKWY	1.0
6199 006	1490 HILLCREST RD	1.9
6199 007	1550 HILLCREST RD	1.4
6199 008	1570 HILLCREST RD	1.9
6199 009	1590 HILLCREST RD	1.0
6199 011	1470 HILLCREST RD	1.0
6199 013	1670 INDIAN TRAIL LILBURN RD	12.3
6199 016	1500 WILLOW TRAIL PKW	17.0
6199 019	1470 HILLCREST RD	3.3
6199 023	1770 INDIAN TRAIL LILBURN RD	3.8
6199 025	1614 HILLCREST RD	1.3
6199 027	WILLOW TRAIL PKY	4.8
6199 029	WILLOW TRAIL PKY	5.3
6199 033	1530 HILLCREST RD	1.3
6199 073	1824 WILLOW TRAIL PKWY	4.6
6199 075	1720 INDIAN TRAIL LILBURN RD	0.7
6199 077	1650 INDIAN TRAIL LILBURN RD	1.3
6199 078	5075 OAKBROOK PKWY	0.8
6199 079	5095 OAKBROOK PKWY	1.0
6199 080	1600 INDIAN TRAIL LILBURN RD	1.0
6199 081	5000 OAKBROOK PKWY	1.2

6199 084	OAKBROOK PKWY	6.5
6199 086	1740 INDIAN TRAIL LILBURN RD	0.8
6199 087	1700 INDIAN TRAIL LILBURN RD	0.9
6199 089	1870 WILLOW TRAIL PKWY	12.8
6199 091	1605 INDIAN BROOK WAY	10.4
6199 093	1800 WILLOW TRAIL PKWY	2.2
6199 095	5025 GEORGIA BELLE CT	11.9
6199 097	5015 OAKBROOK PKWY	13.5
6199 099	1990 WILLOW TRAIL PKWY	2.7
6199 101	5050 OAKBROOK PKW	16.9
6199 103	1528 INDIAN TRAIL LILBURN RD	1.0
6199 105	1950 WILLOW TRAIL PKWY	2.0
6199 107	1470 HILLCREST RD	10.6
6199 108	1560 INDIAN TRAIL LILBURN RD	2.6
6199 109	1590 INDIAN TRAIL LILBURN RD	1.0
6199 110	1568 INDIAN TRAIL LILBURN RD	1.5

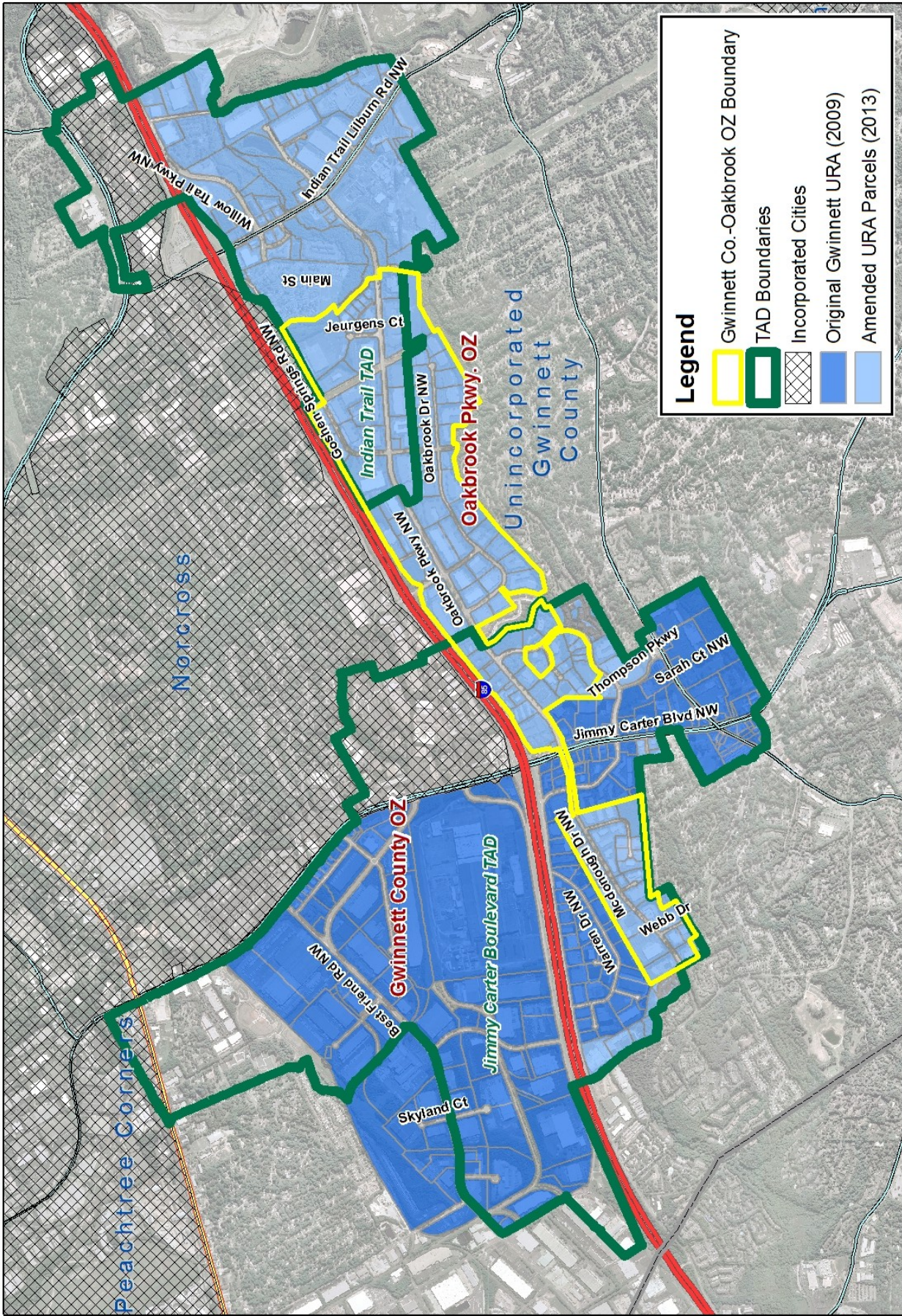
6199 112	1586 INDIAN TRAIL LILBURN RD	0.5
6199 114	1775 HILLCREST RD	10.1
6199 116	1796 WILLOW TRAIL PKWY	2.9
6212 003	1887 WILLOW TRAIL PKWY	12.5
6214 003C	1 CLYDE ORR DR	6.6
6214 003C	1 CLYDE ORR DR	4.6
6214 005	5493 GOSHEN SPRINGS RD	2.8
6214 006	5433 GOSHEN SPRINGS RD	2.4
6214 007	5463 GOSHEN SPRINGS RD	1.2
6214 047	5625 OAKBROOK PKWY	15.1
6217 019	WARREN PL	2.3
6218 006	6624 DAWSON BLVD	7.3
6218 013	1896 GRAVES RD	4.5
6218 051	1875 GRAVES RD	2.5
6218 054	1464 GRAVES RD	2.6

Appendix C: Redevelopment Plan Amendment Worksheet

Date: _____

The following is a checklist of items to be considered by City and County officials when reviewing this proposed amendment to the Gwinnett County Urban Redevelopment Plan. These items represent required plan components as defined in the Official Code of Georgia Annotated Section 36-61-4 and 36-61-7.

- _____ **Statement that Redevelopment Plan is consistent with the comprehensive plan. (See: p.7)**
- _____ **Clearly Defined Boundaries of the proposed Redevelopment Area (need not be contiguous). (See: p. 4)**
- _____ **Explanation of negative conditions in the area necessitating redevelopment. (See: p. 8)**
- _____ **Description of the County's land use objectives for the area (types of uses, building requirements, zoning changes, development densities, etc.). (See: p. 10)**
- _____ **Description of land parcels to be acquired and structures to be demolished or rehabilitated. (See: p. 14)**
- _____ **Strategy for leveraging private resources to aid in redevelopment of the area. (See: p. 14)**
- _____ **Strategy for relocating any displaced residents. (See: p. 15)**
- _____ **Any covenants or restrictions to be placed on properties in the redevelopment area in order to implement the plan. (See: p. 15)**
- _____ **Public infrastructure to be provided (i.e. transportation, water, sewer, sidewalks, lighting, streetscapes, public recreational space, parking, etc.) to support redevelopment of the area. (See: p. 15)**
- _____ **Strategy for implementing the plan. (See: p. 15)**



Gwinnett County Urban Redevelopment Plan
 Existing (2009) and Amended (2013) Urban Redevelopment Area



EXHIBIT A

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: A RESOLUTION TO AMEND AND APPROVE AN URBAN REDEVELOPMENT AREA AND TO APPROVE AN URBAN REDEVELOPMENT PLAN FOR SAID AREA

READING AND ADOPTION: **July 23, 2013**

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

Name	Present	Vote
Charlotte J. Nash, Chairman		
Jace Brooks, District 1		
Lynette Howard, District 2		
Tommy Hunter, District 3		
John Heard, District 4		

On motion of (**Commissioner Name**), which carried (**Vote**), the Gwinnett County Board of Commissioners hereby adopts the following Resolution:

A RESOLUTION TO DESIGNATE AN URBAN REDEVELOPMENT AREA AND TO APPROVE AN URBAN REDEVELOPMENT PLAN FOR SAID AREA

WHEREAS, the Georgia Legislature has found and declared that there exists within certain counties slum areas which constitute a serious and growing menace, injurious to the public health, safety, morals and welfare of the residents of this State and that such slum areas constitute an economic and social liability to such counties; and

WHEREAS, the State legislature has determined that the rehabilitation and elimination of slums is a matter of State policy in order that the State and its counties shall not continue to be endangered by areas which are local centers of disease,

promote juvenile delinquency, and, while contributing little to the tax income of the State and its counties, consume an excessive portion of its revenues because of the extra services required for police, fire, accident, hospitalization, or other forms of public protection, services and facilities; and

WHEREAS, the Georgia Legislature has created an urban redevelopment agency within Gwinnett County pursuant to Official Code of Georgia Annotated § 36-61-18; and

WHEREAS, such redevelopment powers may not be exercised until the County has elected to have the urban redevelopment project powers exercised by an urban redevelopment agency; and

WHEREAS, in December 2009 the Board of Commissioners adopted a resolution resolving to exercise urban redevelopment project powers by activating the Urban Redevelopment Agency within Gwinnett County and finding pursuant to O.C.G.A. § 36-61-5 that one or more slum areas exist within Gwinnett County and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of Gwinnett County; and

WHEREAS, the Gwinnett County Board of Commissioners designated each member of the Gwinnett County Board of Commissioners as a member of the Urban Redevelopment Agency with terms coinciding with their terms as members of the Board of Commissioners; and

WHEREAS, the Board of Commissioners designated the Chairman of the Board of Commissioners to serve as the Chairman of the Urban Redevelopment Agency

with the authority to executive any and all resolutions, contracts, and other documents on behalf of the Urban Redevelopment Agency; and

WHEREAS, the urban redevelopment law found at Official Code of Georgia Annotated § 36-61-1 et seq. requires that prior to the approval of an urban development plan for an urban redevelopment area, the County must adopt a resolution determining that such area is a slum area and is designated for an urban redevelopment project; and

WHEREAS, the urban redevelopment law requires the Board of Commissioners to hold a public hearing concerning an urban redevelopment plan after public notice thereof by publication in a newspaper having a general circulation within Gwinnett County that generally identifies the urban redevelopment area covered by the plan and outlines the general scope of the urban redevelopment project under consideration; and

WHEREAS, the Gwinnett Village Community Improvement District has prepared a Gwinnett County Urban Redevelopment Plan for Gwinnett Village Opportunity Zone and has submitted such plan to Gwinnett County for consideration;

WHEREAS, the Gwinnett County Board of Commissioners approved the Urban Redevelopment Plan prepared by the Gwinnett Village Community Improvement District on December 15, 2009;

WHEREAS, the Gwinnett Village has prepared an amendment to the Urban Redevelopment Plan for the Gwinnett Village Urban Redevelopment Area to include a new Oakbrook Parkway Opportunity Zone in addition to the Gwinnett Village Opportunity Zone and has submitted such plan to Gwinnett County for consideration;

1.

NOW, THEREFORE, the Gwinnett County Board of Commissioners hereby determines that the area described in Exhibit “A” which is attached hereto and by this reference made a part of this Resolution, is a slum area, and the County hereby designates such slum area as appropriate for an urban redevelopment project.

3.

The Gwinnett Village Community Improvement District has prepared an Urban Redevelopment Plan amendment which is attached hereto as Exhibit “B” and by this reference made a part hereof. The public hearing concerning the urban redevelopment plan having been held in accordance to law, the Gwinnett County Urban Redevelopment Plan is hereby adopted in its entirety.

4.

The Gwinnett County Board of Commissioners finds that a feasible method exists for the relocation of families who will be displaced from the urban redevelopment area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families.

5.

The Gwinnett County Board of Commissioners further finds that the attached Urban Redevelopment Plan conforms to the general plan for Gwinnett County as a whole.

6.

The Gwinnett County Board of Commissioners further finds that the Urban Redevelopment Plan will afford maximum opportunity, consistent with the needs of

Gwinnett County as a whole, for the rehabilitation or redevelopment of the urban redevelopment area by private enterprise.

THIS RESOLUTION IS ADOPTED this 23th the day of July, 2013.

**BOARD OF COMMISSIONERS
GWINNETT COUNTY, GEORGIA**

By:

CHARLOTTE J. NASH, CHAIRMAN

ATTEST:

Diane Kemp, County Clerk

(SEAL)

APPROVED AS TO FORM:

**Theresa A. Cox
Senior Assistant County Attorney**

Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:	<input type="checkbox"/> Grants <input type="checkbox"/> Contracts <input type="checkbox"/> Rezoning <input checked="" type="checkbox"/> Public Hearing			
20130550					
Department:	Planning & Development	Date Submitted:	06/25/2013		
Working Session:		Business Session:			
Public Hearing:	07/23/2013				
Submitted By:	viharrod	Multiple Depts?	No		
Budget Type:	Neither	Special Routing:			
Agenda Type	Approval/authorization	Rezoning Type			
Item of Business:	Locked by Purchasing			No	
for the Chairman to support the Oakbrook Parkway Opportunity Zone application and execute any and all documents necessary to support such application. Subject to approval by the Law Department. District 2/Howard					
Attachments	Justification Memo, Proposed Letter of Support				
Authorization: Chairman's Signature?	Yes				
Staff Recommendation					
Department Head	bjlackey (7/16/2013)				
Attorney	tacox (7/18/2013)				
Attorney's Comments					
Agenda Purpose Only	<input checked="" type="checkbox"/>	As To Form	<input type="checkbox"/>	Hold for Pickup?	<input type="checkbox"/>

Financial Services Use Only

Financial Action Requested				
Budgeted	Fund Name	Current Balance	Requested Allocation	Director's Initials
	N/A	*	N/A	ajbovos (7/17/2013)
Finance Comments	* No budget impact.			

County Clerk Use Only

	PH was Held? <input type="checkbox"/>
Working Session	Vote
Action	
Tabled	
Motion	
2nd by	


Department of Planning and Development

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



Memorandum

To: Board of Commissioners

From: Bryan Lackey 
Planning & Development Director

Date: July 9, 2013

Subject: Opportunity Zone Designation for Portions of Gwinnett Village CID

Attachments: Resolution

In your agenda packet for the meeting on Tuesday, July 23, 2013 you will find three agenda items related to amending the boundaries of the Gwinnett County Urban Redevelopment Plan (originally approved in 2009) and supporting the new application for the Oakbrook Parkway Opportunity Zone.

Pursuant to the Urban Redevelopment Law, the County has identified and defined a geographic area along Jimmy Carter Boulevard near Interstate 85, and along Oakbrook Parkway and McDonough Drive that qualifies for the expansion of the Urban Redevelopment Area.

Once this amended Urban Redevelopment Area is adopted by the Board, staff will be able to apply to the Georgia Department of Community Affairs for designation as an official, state-recognized Opportunity Zone. If we are successful in getting that designation for this area, business that locate or expand within this new Opportunity Zone will qualify for the highest level of State job tax credits.

This is yet another important tool to have at our disposal as we work toward the redevelopment and revitalization of key area of the County.

I will be happy to answer any of your questions regarding these agenda items. Thank you for your careful consideration of this resolution.

Board of Commissioners

75 Langley Drive • Lawrenceville, GA 30046-6935
770.822.7000 • www.gwinnettcounty.com

Charlotte J. Nash, Chairman
Jace W. Brooks, District 1
Lynette Howard, District 2
Tommy Hunter, District 3
John Heard, District 4



July 30, 2013

Mr. Michael A. Beatty
Commissioner
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, GA 30329

Re: Support for the Oakbrook Parkway Opportunity Zone designation

Dear Mr. Beatty:

It is my pleasure to write this letter in support of the proposed Oakbrook Parkway Opportunity Zone being submitted to your office for consideration.

The Gwinnett County Board of Commissioners amended the Gwinnett County Urban Redevelopment Plan (URP) for the Oakbrook Parkway Opportunity Zone at our meeting on July 23, 2013. This was done in response to the declining viability of the area in question that was once one of our County's hubs of commerce and major employment center.

In order to arrest the area's decline, local business owners proactively created the Gwinnett Village Community Improvement District (CID) and Gwinnett County completed the Jimmy Carter Livable Centers Initiative (LCI) study in 2007, which incorporates the area around the intersection of Jimmy Carter Boulevard near Interstate 85, and along Oakbrook Parkway and McDonough Drive. With the CID and LCI in place, it is our hope that we will be able to encourage the redevelopment of key sites along this corridor. Being able to offer a potential company the highest level of State Job Tax Credits through the Opportunity Zone program would help increase the viability of this particular location and would help lure additional jobs into the metro Atlanta area.

In conclusion, I fully support the efforts of Gwinnett County to pursue the Oakbrook Parkway Opportunity Zone designation in the Gwinnett Village area with the Georgia Department of Community Affairs. This program would be a valuable tool to assist us with our economic development efforts during these tough economic times.

Sincerely,

Charlotte J. Nash, Chairman
Gwinnett County Board of Commissioners

Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:	<input type="checkbox"/> Grants <input type="checkbox"/> Contracts <input type="checkbox"/> Rezoning <input checked="" type="checkbox"/> Public Hearing		
20130548				
Department:	Planning & Development	Date Submitted:	06/25/2013	
Working Session:		Business Session:		Public Hearing: 07/23/2013
Submitted By:	vlharrod		Multiple Depts?	No
Budget Type:	Neither		Special Routing:	
Agenda Type	Approval/request	Rezoning Type		
Item of Business: Locked by Purchasing <input type="checkbox"/> No				
for the consideration of the amended boundaries of the 2009 Gwinnett County Urban Redevelopment Plan. District 2/Howard.				
Attachments	Justification Memo			
Authorization: Chairman's Signature?	No			
Staff Recommendation				
Department Head	bjlackey (7/16/2013)			
Attorney	tacox (7/18/2013)			
Attorney's Comments				
Agenda Purpose Only	<input checked="" type="checkbox"/>	As To Form	<input type="checkbox"/>	Hold for Pickup?
			<input type="checkbox"/>	

Financial Services Use Only

Financial Action Requested				
Budgeted	Fund Name	Current Balance	Requested Allocation	Director's Initials
	N/A	*	N/A	ajbovos (7/17/2013)
Finance Comments	* No budget impact.			

County Clerk Use Only

			PH was Held? <input type="checkbox"/>
Working Session	<input type="text"/>	Vote	
Action	<input type="text" value="Public Hearing"/>		
Tabled	<input type="text"/>		
Motion	<input type="text"/>		
2nd by	<input type="text"/>		


Department of Planning and Development

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Memorandum

To: Board of Commissioners

From: Bryan Lackey 
Planning & Development Director

Date: July 9, 2013

Subject: Opportunity Zone Designation for Portions of Gwinnett Village CID

Attachments: Resolution

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Pursuant to the Urban Redevelopment Law, the County has identified and defined a geographic area along Jimmy Carter Boulevard near Interstate 85, and along Oakbrook Parkway and McDonough Drive that qualifies for the expansion of the Urban Redevelopment Area.

Once this amended Urban Redevelopment Area is adopted by the Board, staff will be able to apply to the Georgia Department of Community Affairs for designation as an official, state-recognized Opportunity Zone. If we are successful in getting that designation for this area, business that locate or expand within this new Opportunity Zone will qualify for the highest level of State job tax credits.

This is yet another important tool to have at our disposal as we work toward the redevelopment and revitalization of key area of the County.

I will be happy to answer any of your questions regarding these agenda items. Thank you for your careful consideration of this resolution.

Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:	<input type="checkbox"/> Grants <input type="checkbox"/> Contracts <input type="checkbox"/> Rezoning <input checked="" type="checkbox"/> Public Hearing		
20130438				
Department:	Commissioners	Date Submitted:	05/09/2013	
Working Session:		Business Session:		Public Hearing: 07/23/2013
Submitted By:	Diane Kemp		Multiple Depts?	
Budget Type:		Special Routing:		
Agenda Type	Approval	Rezoning Type		
Item of Business:		Locked by Purchasing		No
of appointment to the Housing Authority. Term Expires April 26, 2018. Incumbent - James L. Thompson. District 1/Brooks				
Attachments	None			
Authorization: Chairman's Signature?	No			
Staff Recommendation				
Department Head				
Attorney				
Attorney's Comments				
Agenda Purpose Only <input type="checkbox"/> As To Form <input type="checkbox"/> Hold for Pickup? <input type="checkbox"/>				

Financial Services Use Only

Financial Action Requested				
Budgeted	Fund Name	Current Balance	Requested Allocation	Director's Initials
Finance Comments				

County Clerk Use Only

			PH was Held? <input type="checkbox"/>
Working Session	Discussion		Vote 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes
Action	Tabled		
Tabled	06/18/2013		
Motion	Brooks		
2nd by	Howard		

Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:	<input type="checkbox"/> Grants <input type="checkbox"/> Contracts <input type="checkbox"/> Rezoning <input type="checkbox"/> Public Hearing		
20130622				
Department:	Commissioners	Date Submitted:	07/18/2013	
Working Session:		Business Session:		Public Hearing: 07/23/2013
Submitted By:	Van Stephens	Multiple Depts?		
Budget Type:		Special Routing:		
Agenda Type	Approval/authorization	Rezoning Type		
Item of Business:		Locked by Purchasing	No	
<p>for the Chairman to execute an Agreement with Gwinnett Clean & Beautiful Services, Inc. to coordinate and administer the Adopt-A-Road Program and the Take Pride in Gwinnett Program, and to administer educational programs to assist with increasing recycling, reducing waste, handling household chemicals, reducing litter and graffiti, and other environmental issues, subject to review and approval by the Law Department.</p>				
Attachments	Agreement			
Authorization: Chairman's Signature?	Yes			
Staff Recommendation				
Department Head	mvstephens (7/19/2013)			
Attorney	mvstephens (7/19/2013)			
Attorney's Comments				
Agenda Purpose Only	<input checked="" type="checkbox"/>	As To Form	<input type="checkbox"/>	Hold for Pickup?
			<input type="checkbox"/>	

Financial Services Use Only

Financial Action Requested					
	Budgeted	Fund Name	Current Balance	Requested Allocation	Director's Initials
	Yes	Solid Waste	\$97,087	\$40,652	ajbovos (7/19/2013)
Finance Comments	For fiscal year 2013, \$40,652 is subject to appropriation; for fiscal year 2014, \$56,911 is subject to appropriation.				FinDir's Initials
					mbwoods (7/19/2013)

County Clerk Use Only

	PH was Held? <input type="checkbox"/>
Working Session	<input type="text"/>
Action	New Item <input type="text"/>
Tabled	<input type="text"/>
Motion	<input type="text"/>
2nd by	<input type="text"/>
Vote	

STATE OF GEORGIA
COUNTY OF GWINNETT

AGREEMENT

This Agreement between Gwinnett County, Georgia (hereinafter “the County”) and Gwinnett Clean & Beautiful Services, Inc., a non-profit educational organization incorporated pursuant to the laws of the State of Georgia (hereinafter “Gwinnett Clean & Beautiful Services”) is executed this the _____ day of July, 2013.

WITNESSETH

WHEREAS, the County has a responsibility to protect the public health, safety and well-being of its citizens and to protect and enhance the quality of its environment, to institute and maintain a comprehensive program for solid waste management, and to prevent and abate litter; and

WHEREAS, the County recognizes the need for citizens to be informed about environmental issues; the need for programs which engage citizens and aid in improving the environment; the need for programs which work towards sustainable reductions in non-point source pollution, litter, graffiti and solid waste disposal; the need for monitoring community appearance and environmental improvement indicators, including litter, graffiti, recycling, and illegal dumping; and the need for developing, implementing and administering community-wide litter and graffiti prevention programs and waste reduction and recycling programs; and

WHEREAS, Gwinnett Clean & Beautiful Services is a non-profit educational organization chartered to foster the education and engagement of the general public to improve practices that promote and protect the environment and encourage environmental stewardship and is consistently recognized nationally for its environmental education and volunteer involvement programs; and

WHEREAS, Gwinnett Clean & Beautiful Services is affiliated with Keep America Beautiful, which offers programs that create clean, beautiful public places, reduce waste and increase recycling, generate positive impact on local economies and inspire generations of environmental stewards; and

WHEREAS, Gwinnett County desires to partner with Gwinnett Clean & Beautiful Services to develop and deliver education programs relating to waste reduction and recycling programs throughout the County which support the County’s Comprehensive Solid Waste Management Plan and the County’s Solid Waste and Recovered Materials Ordinance; and

WHEREAS, Gwinnett Clean & Beautiful Services has demonstrated an ability to perform educational initiatives and administer community beautification programs within Gwinnett County; and

WHEREAS, Gwinnett Clean & Beautiful Services is the local affiliate of the National Adopt-A-Road Program and will administer a program on the community's behalf in compliance with the rules, regulations, and mission of that organization; and

WHEREAS, the Adopt-A-Road Program encourages groups and organizations to remove unsightly trash and illegal signage along County roadways at least four times during the year; and

WHEREAS, Gwinnett Clean & Beautiful Services coordinates the Take Pride in Gwinnett Program, which encourages business and civic groups to adopt a major public roadway median and landscape and maintain the area for a minimum of two years; and

WHEREAS, Gwinnett Clean & Beautiful Services works in conjunction the Gwinnett County Department of Transportation, the Georgia Department of Transportation, and participating cities to ensure the success of the Take Pride in Gwinnett Program; and

WHEREAS, landscaped and well-maintained medians create a safer, healthier, and more livable environment for citizens, visitors, and new businesses; and

WHEREAS, landscaped and well-maintained medians can also improve adjacent property values by as much as fifteen percent;

NOW, THEREFORE, in consideration of the mutual promises, covenants and conditions herein, the County and Gwinnett Clean & Beautiful Services agree as follows:

SECTION I.

The term of this Agreement shall be for one year commencing on August 1, 2013 and ending on July 31, 2014.

SECTION II.

The County shall pay to Gwinnett Clean & Beautiful Services the sum of Ninety-Seven Thousand Five Hundred Sixty-Three Dollars (\$97,563) payable in equal monthly installments on or before the fifth day of each month beginning on August 5, 2013 to provide the enumerated services and programs herein defined. In consideration thereof, Gwinnett Clean & Beautiful Services shall utilize the funds reasonably and in good faith to develop, sustain, assist in, and deliver to the citizens of the County education programs related to improving the environment, said services and programs to include the following:

- A. Coordinate and administer the Adopt-A-Road program;
- B. Coordinate and administer the Take Pride in Gwinnett program;
- C. Develop, initiate, implement, coordinate and administer continuous information, communication, and education programs to assist with increased source reduction, increased recycling, waste reduction, household chemical handling, reduction of litter, reduction of graffiti, beautification of the

environment, and to address other environmental issues in the community as agreed upon with the County.

SECTION III.

Gwinnett Clean & Beautiful Services shall provide monthly reports to the County Administrator or his designee showing performance related to the programs specified herein.

SECTION IV.

Gwinnett Clean & Beautiful Services shall be available to meet with the County Administrator or his designee to ensure the most efficient delivery of services pursuant to this Agreement and to avoid the duplication of County services, when requested.

SECTION V.

Gwinnett Clean & Beautiful Services will assist the County in removing graffiti in an expedient manner so as to prevent community blight and discourage gang activity.

SECTION VI.

The County hereby authorizes the County Administrator to evaluate Gwinnett Clean & Beautiful Services' progress pursuant to this Agreement and to negotiate the terms of future Agreements, subject to approval by the Gwinnett County Board of Commissioners.

SECTION VII.

Gwinnett Clean & Beautiful and the County agree that Gwinnett Clean & Beautiful shall provide services under this Agreement exclusively as an independent contractor and that employees and volunteers of Gwinnett Clean & Beautiful are neither employees nor agents of Gwinnett County or of any official, office, department or other agency thereof. Neither Gwinnett Clean & Beautiful nor its employees or volunteers shall have actual or apparent authority to act on behalf of or otherwise bind Gwinnett County, its officials, offices, departments or other agencies thereof without the approval of the County's governing authority.

SECTION VIII.

Gwinnett Clean & Beautiful Services agrees to protect, defend, indemnify, and hold harmless the County, its Commissioners, officers, agents and employees from and against any and all liability, damages, claims, suits, liens, and judgments, of whatever nature, including claims for contribution and/or indemnification, for injuries to or death of any person or persons, or damage to the property or other rights of any person or persons to the extent arising out of and attributed to the negligent errors, acts, or omissions of Gwinnett Clean & Beautiful Services including any claims for compensation under the Worker's Compensation Act arising out of injuries sustained by any employee of Gwinnett Clean & Beautiful Services.

SECTION IX.

The County may terminate this Agreement for cause upon ten (10) days prior written notice to Gwinnett Clean & Beautiful Services of Gwinnett Clean & Beautiful Services' default in the performance of any term of this Agreement. Such termination shall be without prejudice to any of the County's rights or remedies provided by law.

SECTION X.

Either party may terminate this Agreement for its convenience at any time upon sixty (60) days written notice to the other party. In the event of the County's termination of this Agreement, Gwinnett Clean & Beautiful Services will be paid for those services actually performed.

SECTION XI.

During the performance of this Agreement, Gwinnett Clean & Beautiful Services will not discriminate against any employee or applicant for employment because of race, creed, color, sex, national origin, age, or disability which does not preclude the applicant or employee from performing the essential functions of the position. Gwinnett Clean & Beautiful Services will also, in all solicitations or advertisements for employees placed by qualified applicants, consider the same without regard to race, creed, color, sex, national origin, age, or disability which does not preclude the applicant from performing the essential functions of the job. Gwinnett Clean & Beautiful Services will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Agreement so that such provisions will be binding upon each subcontractor, providing that the foregoing provisions shall not apply to contracts or subcontractors for standard commercial supplies of raw materials.

SECTION XII.

The duties and responsibilities set forth in this Agreement may not be assigned without the written consent of both parties.

SECTION XIII.

A waiver by either party of any breach of any provision, term, covenant, or condition of this Agreement shall not be deemed a waiver of any subsequent breach of the same or any other provision, term, covenant, or condition.

SECTION XIV.

The County may, at any time and for any reason, request an audit of expenditures by Gwinnett Clean & Beautiful to determine how and when funds disbursed by the County under this Agreement were utilized. The audit may be performed by the County or its designee and Gwinnett Clean & Beautiful agrees to make all records and personnel readily available to ensure that any audit requested by the County is undertaken promptly and thoroughly.

SECTION XV.

The parties agree that the terms of this Agreement include the entire Agreement between the parties, and as such, shall exclusively bind the parties. No other representations, either oral or written, may be used to contradict the terms of this Agreement.

SECTION XVI.

This Agreement is not intended to terminate, to limit, or otherwise to pre-empt other community services and programs provided by Gwinnett Clean & Beautiful Services. This Agreement is further not intended to pre-empt, now or in the future, Gwinnett County providing other related solid waste services directly.

SECTION XVII.

It is hereby declared to be the intention of both parties that the paragraphs, sentences, clauses, and phrases of this Agreement are severable, and if any phrase, clause, sentence, paragraph, or section of the Agreement shall be declared unconstitutional or otherwise invalid by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of the Agreement.

SECTION XVIII.

All provisions of this Agreement shall be construed in accordance with the laws of the State of Georgia.

SECTION XIX.

This Agreement shall not become legally binding until fully executed by the County and Gwinnett Clean & Beautiful Services.

SECTION XX.

All notices and communications as contemplated by this Agreement shall be either by personal delivery or by registered or certified mail, postage prepaid, and addressed as follows:

1. If to Gwinnett Clean & Beautiful Services, Inc.:

Gwinnett Clean & Beautiful Services, Inc.
Connie C. Wiggins, President
4300 Satellite Boulevard
Duluth, Georgia 30096

2. If to Gwinnett County:

Gwinnett County
Glenn Stephens, County Administrator
75 Langley Drive
Lawrenceville, GA 30046

IN WITNESS WHEREOF, the parties hereto, acting through their duly authorized agents, have caused this Agreement to be signed, sealed and delivered.

GWINNETT COUNTY, GEORGIA

GWINNETT CLEAN &
BEAUTIFUL SERVICES, INC.

BY: _____
Charlotte J. Nash
Chairman, Board of Commissioners

BY _____
Connie C. Wiggins
President

ATTEST:

ATTEST:

Diane Kemp, County Clerk
(SEAL)

Corporate Secretary
(SEAL)

APPROVED AS TO FORM:

Van Stephens, Acting County Attorney

Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:	<input type="checkbox"/> Grants <input type="checkbox"/> Contracts <input type="checkbox"/> Rezoning <input type="checkbox"/> Public Hearing			
20130572					
Department:	Financial Services	Date Submitted:	07/02/2013		
Working Session:		Business Session:		Public Hearing:	07/23/2013
Submitted By:	rflickinger		Multiple Depts?		
Budget Type:			Special Routing:		
Agenda Type	Approval	Rezoning Type			
Item of Business:		Locked by Purchasing		No	
of the June 30, 2013 Financial Status Report and ratification of all budget amendments.					
Attachments	Financial Status Report for period ending June 30, 2013.				
Authorization: Chairman's Signature?	No				
Staff Recommendation					
Department Head	mbwoods (7/2/2013)				
Attorney	sjfuller (7/8/2013)				
Attorney's Comments					
Agenda Purpose Only <input checked="" type="checkbox"/> As To Form <input type="checkbox"/> Hold for Pickup? <input type="checkbox"/>					

Financial Services Use Only

Financial Action Requested					
	Budgeted	Fund Name	Current Balance	Requested Allocation	Director's Initials
Yes		Various	*		ajbovos (7/3/2013)
Finance Comments	* The financial status report recognizes all county budget amendments through June 2013.				

County Clerk Use Only

				PH was Held? <input type="checkbox"/>
Working Session	<input type="text"/>			Vote
Action	<input type="text" value="New Item"/>			
Tabled	<input type="text"/>			
Motion	<input type="text"/>			
2nd by	<input type="text"/>			



gwinnettcounty

Gwinnett County, Georgia
Financial Status Report
for the period ended
June 30, 2013 (unaudited)



75 Langley Drive • Lawrenceville, GA 30046-6935
(tel) 770.822.7820 • (fax) 770.822.7818

gwinnettcounty

M E M O R A N D U M

TO: Charlotte J. Nash, Chairman
District Commissioners
Glenn P. Stephens, County Administrator

FROM: Aaron J. Bovos
Deputy County Administrator

Maria B. Woods
Director of Financial Services

DATE: July 17, 2013

SUBJECT: Monthly Financial Report for the Period Ended June 30, 2013

This report, which includes unaudited information for the fiscal year through June 2013, is prepared by the Department of Financial Services as a summary of revenues and expenditures for all County operating funds. The primary purpose of this monthly report is to provide timely information regarding year-to-date financial performance.

This report includes:

Executive Summary	Page 2
Financial Summaries by Fund	Page 12
Non-departmental Budget Transfers Schedule	Page 49
Inter-fund Transfers – All Funds Schedule	Page 51
Budget Adjustments by Fund Schedule	Page 52
Upcoming Purchasing Solicitations Report	Page 65

Executive Summary

Gwinnett County is currently involved in a variety of budget-related activities, including the completion of the 2013 Mid-Year Reconciliation Budget and planning for the upcoming fiscal year. During the Reconciliation process, the County reviews year-to-date revenues and expenses/expenditures and adjusts the budget to be more in line with actual experience. Highlights from these activities are discussed below.

2013 Mid-Year Reconciliation Budget

The 2013 Mid-Year Reconciliation Budget was adopted by the Board of Commissioners on June 18th, and the adjustments are now reflected in the current budget amounts within the financial summaries beginning on page 12. Some of the key adjustments include:

General Fund:

- \$2 million increase in Use of Fund Balance primarily due to transferring Intangible Recording Tax to the Police Services District, Fire and EMS District, and Development and Enforcement Services District Funds, in accordance with the Service Delivery agreements adopted in February 2012

Recreation Fund:

- \$1,900,000 increase in Contribution to Capital Projects for major renovations

Auto Liability Fund:

- \$950,000 increase in appropriations for an anticipated increase in claims

Group Self-Insurance Fund:

- \$900,000 increase in appropriations based on projected claim expenses

Development and Enforcement Services District Fund:

- \$733,000 increase in Building Permit Revenue based on forecasted increases for the remainder of the year

2013 Property Tax Millage Rate

The 2013 property tax millage rate was adopted by the Board of Commissioners during a business session held on July 16, 2013. The adopted millage rate, combined with current digest projections, is in alignment with the estimated property tax revenue in the 2013 adopted budget. Property tax bills are currently scheduled to be mailed in early August, and payments will be due 60 days later.

Starting in 2013, the Gwinnett County property tax bill will reflect millage rates based on where a property is located and what services are provided by county government. In other words, a

dedicated millage rate will be paid by the property owners who benefit from specific county-provided services.

2013 Property Tax Millage Rates

General Fund (Unincorporated and incorporated)	7.40
Recreation Fund (Unincorporated and incorporated)	0.95
General Obligation Bond Fund (Unincorporated and incorporated)	0.24
Fire and EMS District (All properties within unincorporated Gwinnett County and all cities except Loganville)	3.20
Police Services District (All properties within unincorporated Gwinnett County and cities that do not operate their own police departments - Berkeley Lake, Buford, Dacula, Grayson, Peachtree Corners, Rest Haven, and Sugar Hill)	1.60
Development and Enforcement Services District (All properties within unincorporated Gwinnett County)	0.36
Loganville Emergency Medical Services District (All properties within the portion of incorporated Loganville that lie within Gwinnett County)	0.00
Total County Tax	13.75

2014 Budget Planning

The fiscal year 2014 budget planning process continues. Departments and Elected Officials have submitted their fiscal year 2014 capital budgets, and the capital review team presented recommendations to the Chairman on July 15th. Departments are continuing to develop their fiscal year 2014 operating budgets and will submit them by July 19th.

New Service Districts Established in 2013

As a result of a negotiated service delivery strategy (SDS) agreement reached between Gwinnett County and 15 cities in early 2012, four new service district funds were created on January 1, 2013 and added to this report:

- Development and Enforcement Services District Fund
- Fire and Emergency Medical Services District Fund
- Police Services District Fund
- Loganville Emergency Services Medical Services District Fund

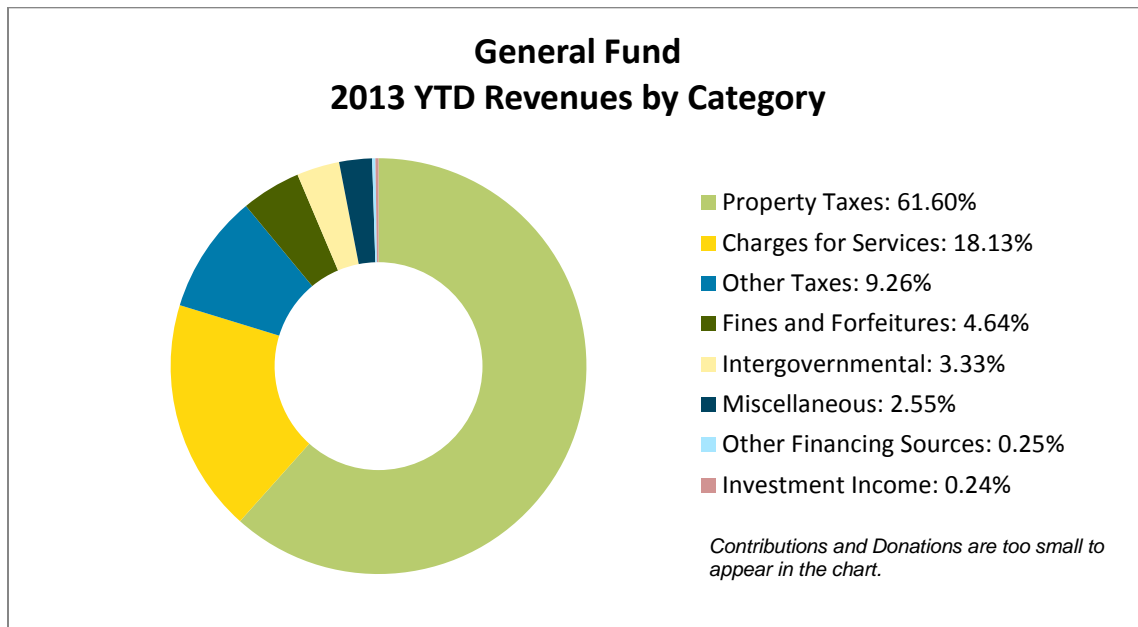
For more information on the new service districts, visit the [Gwinnett County Service Districts Explained](#) page on Gwinnett County's Web site.

Report Format

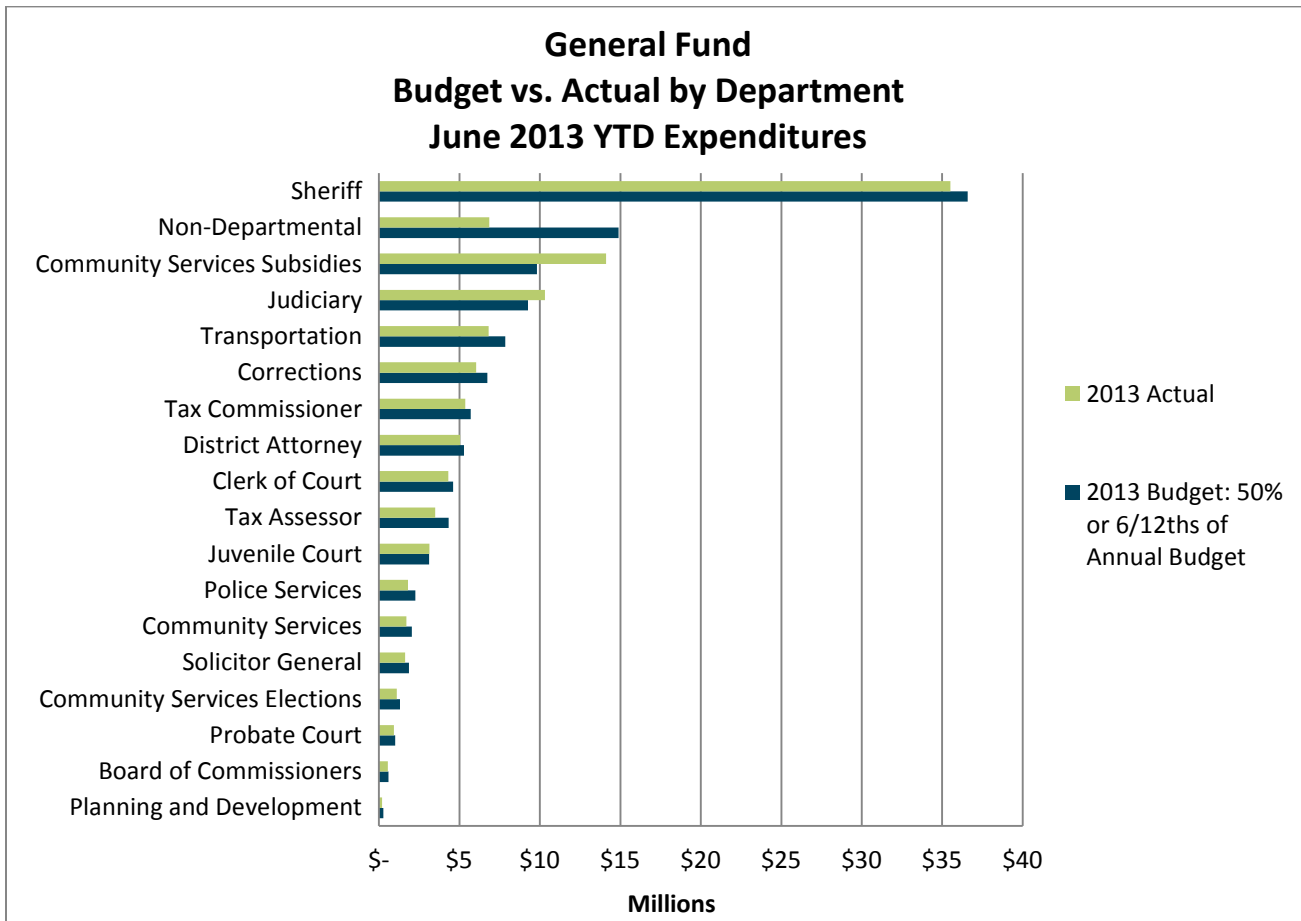
In fiscal year 2013, the County changed the layout of the fund statements within this report to include prior year actual results for most funds. Funds that are new or that have changed significantly in 2013 do not include prior year data. To view prior years' monthly reports, refer to the County's [Your Money](#) Web page.

General Fund (page 12)

The General Fund accounts for all County revenues and expenditures that are not restricted to, or accounted for, in other funds. The County's General Fund supports services that benefit stakeholders, business, and residents countywide, such as sheriff, jail, courts, correctional facility, tax commissioner, health and human services, transportation, and elections.



Current year motor vehicle taxes and prior year property taxes make up approximately 62 percent of year-to-date revenues in the General Fund. When 2013 property taxes are billed and collected later in the year, they will make up an even larger percentage of the fund's revenues. Property taxes represent approximately 69 percent of the fund's current annual budget.



Non-departmental actual and budgeted expenditures in the graph above exclude a one-time transfer of \$51 million to the newly created service district funds to establish a 3-month operating reserve in accordance with the SDS agreement. This expenditure is shown on page 13 of this report.

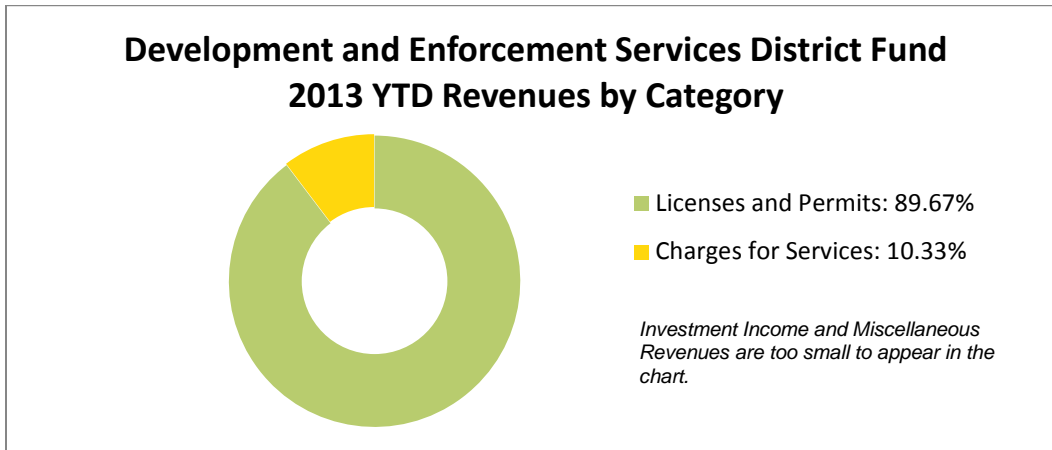
Non-departmental expenditures will generally lag when compared to budget because reserves and contingencies will always reflect zero dollars expended; amounts are budgeted as non-departmental and then reallocated to the appropriate department as necessary. Additionally, in accordance with the SDS agreement, the amount currently budgeted as a Motor Vehicle Contribution is an estimate of the new service districts' proportionate share of the General Fund motor vehicle taxes. Although the General Fund has been collecting these revenues, the County will begin processing payments to the new service districts now that the millage rate has been adopted.

As expected, Community Services Subsidies are over budget based on the percentage of the fiscal year that has lapsed. The variance between budget and actual expenditures is normal due to the timing of when subsidy payments and payments to other governments are made. Subsidy payments are generally paid quarterly. The County has made three quarterly payments to most Community Services Subsidy recipients as of the date of this report.

Judiciary expenditures are over budget through the end of June. Budget is transferred from non-departmental reserves at the beginning of each quarter to cover the costs for indigent defense, court interpreter, and court reporters. The result is a higher percentage of actual expenditures compared to budget.

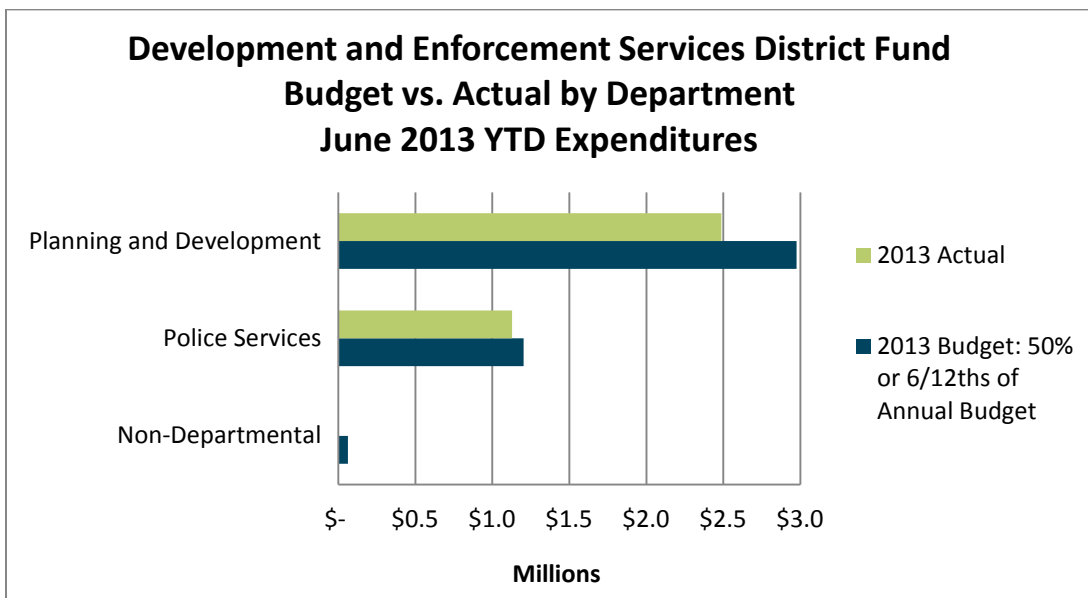
Development and Enforcement Services District Fund (page 15)

The Development and Enforcement Services District Fund is used to account for the revenues and expenditures attributable to the Development and Enforcement Services District. This district includes all properties within unincorporated Gwinnett County. The County is responsible for providing short-term planning and code enforcement services within this district.



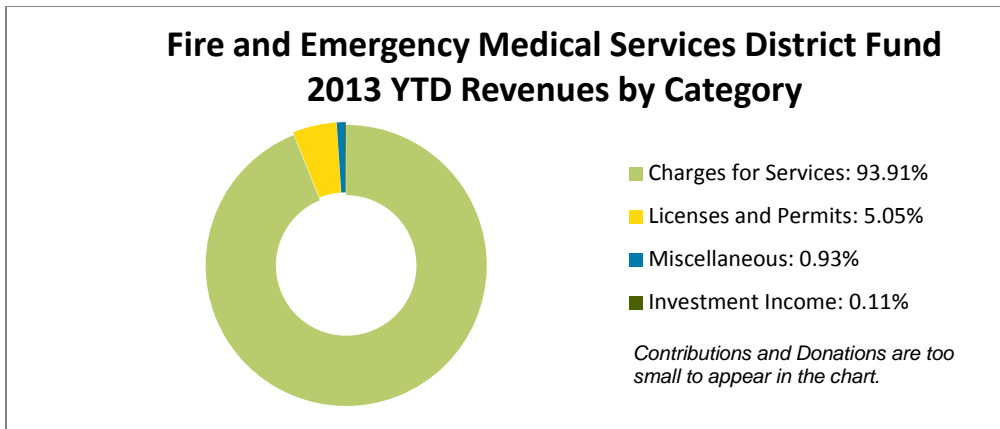
To more accurately reflect the operating activity within this fund, the chart above excludes a one-time transfer in the amount of \$2,859,512 to establish a 3-month reserve.

Although current year-to-date revenues collected are primarily from licenses and permits, as shown in the chart above, the main revenue source will shift to property taxes later in the year when they are collected. Property taxes represent approximately 62 percent of the fund's current annual budget, excluding the one-time transfer to establish a 3-month reserve.



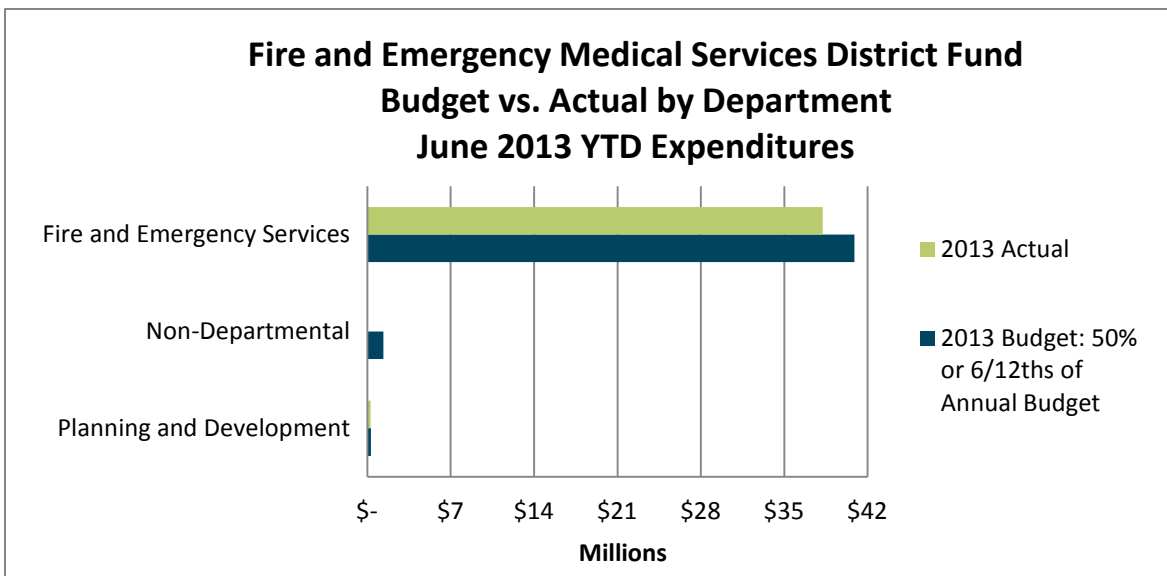
Fire and Emergency Medical Services District Fund (page 16)

The Fire and Emergency Medical Services District Fund is used to account for the revenues and expenditures attributable to the Fire and Emergency Medical Services District. This district includes all properties within unincorporated Gwinnett County and all cities except Loganville. Gwinnett County is responsible for providing fire and emergency medical protection within this district. The city of Loganville operates its own fire department, but residents and businesses will continue to receive County-provided emergency medical services.



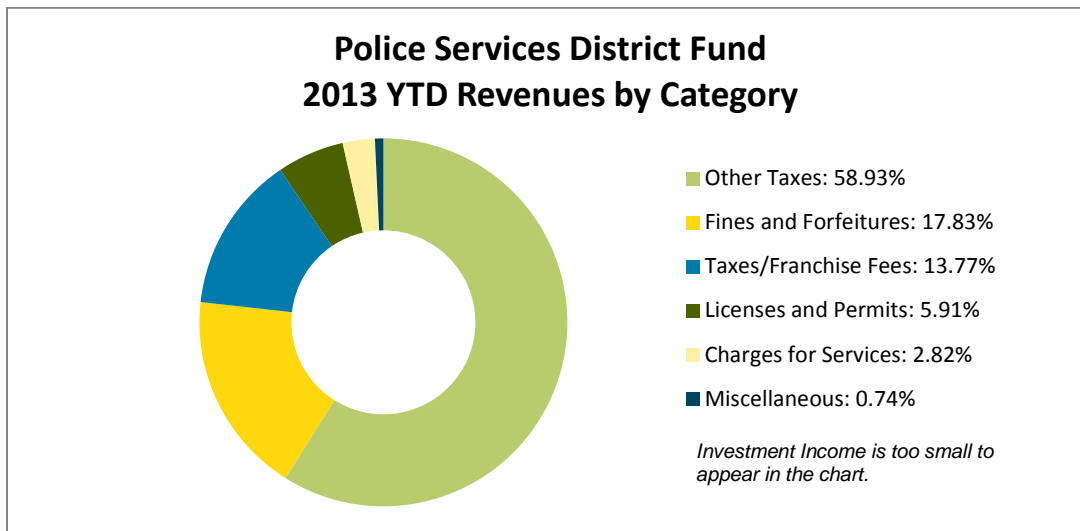
To more accurately reflect the operating activity within this fund, the chart above excludes a one-time transfer in the amount of \$20,769,889 to establish a 3-month reserve.

As expected this time of year, the Fire and Emergency Medical Services District Fund temporarily reflects negative equity. Equity will become positive later in the year when property taxes are billed and collected, at which time the main revenue source will shift to property taxes. Property taxes represent approximately 75 percent of the fund's current annual budget, excluding the one-time transfer to establish a 3-month reserve.



Police Services District Fund (page 18)

The Police Services District Fund accounts for the revenues and expenditures attributable to the Police Services District. This district includes all properties within unincorporated Gwinnett County and cities that do not operate their own police departments (Berkeley Lake, Buford, Grayson, Dacula, Peachtree Corners, Rest Haven, and Sugar Hill). Gwinnett County is responsible for providing police protection within this district.

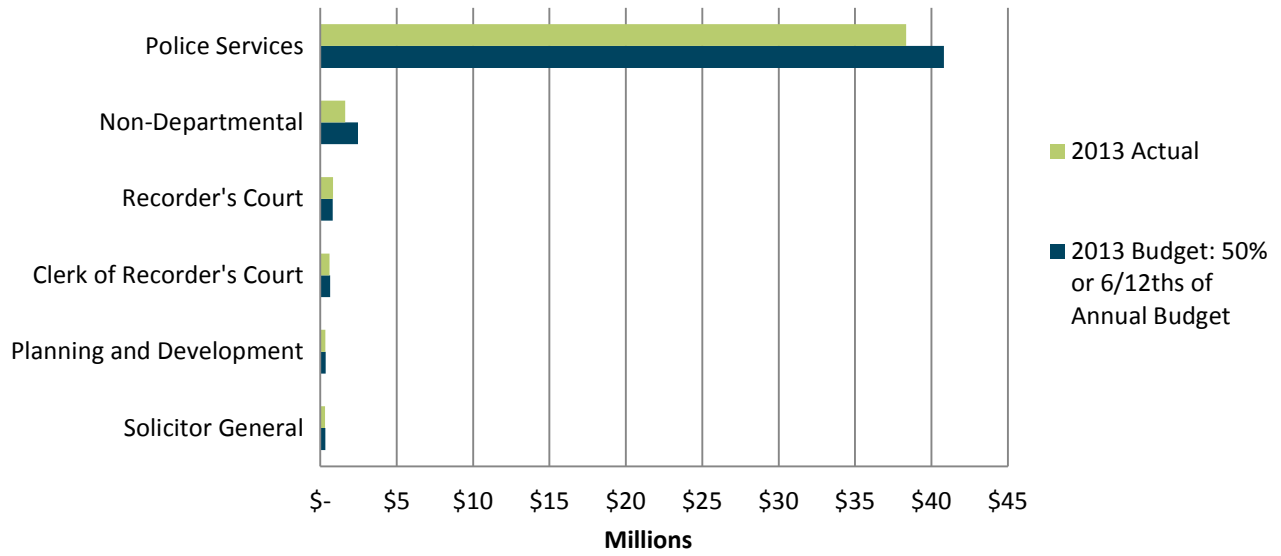


To more accurately reflect the operating activity within this fund, the chart above excludes a one-time transfer in the amount of \$27,500,000 to establish a 3-month reserve.

Although current year-to-date revenues collected are primarily from other taxes, franchise fees, and fines and forfeitures, as shown in the chart above, the main revenue sources will shift to property taxes and insurance premium taxes later in the year when they are collected. Property taxes and insurance premium taxes represent approximately 59 percent of the fund's current annual budget, excluding the one-time transfer to establish a 3-month reserve.

The other taxes category includes occupation taxes and excise taxes on beer, wine, distilled spirits, and mixed drinks.

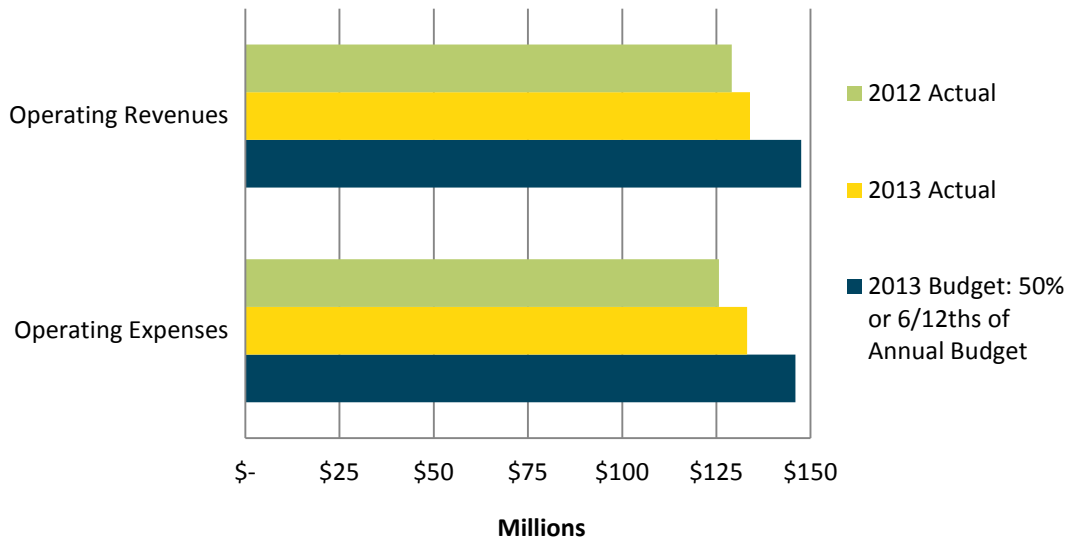
**Police Services District Fund
Budget vs. Actual by Department
June 2013 YTD Expenditures**



Water and Sewer Operating Fund (page 42)

The Water and Sewer Operating Fund supports the operation, maintenance, and capital improvement of the water and sewer system.

**Water and Sewer Operating Fund
Budget vs. Actual
June 2013-2012 YTD Revenues and Expenses**



Total year-to-date Water and Sewer Operating Fund revenues are up approximately \$4.9 million when compared to the same time last year. The year-over-year increase is primarily attributable to increases in Retail Sewer, System Development Charge, and Retail Water revenues. These increases were partially offset by decreases in Conservation Surcharge, Refund/Rebate, Water Wholesale, Sewer Assessment, and Water Reconnect fee revenues.

System Development Charge revenues, which represent fees paid by developers to receive access to the water and sewerage system, continue to be reported at higher levels than 2012. Year-to-date revenues are approximately \$3.0 million greater than this time last year.

Year-to-date Water and Sewer operating expenses are up nearly \$7.5 million when compared to June 2012. The year-over-year increase is mainly due to increases in the Transfer to Renewal & Extension and Debt Service expenses. These increases were partially offset by decreases in the Additional OPEB Contribution, Personal Services, Bad Debt Expense, and Industrial Repair & Maintenance.

Based on the percentage of the fiscal year that has lapsed, Water and Sewer Operating Fund revenues are 4.60 percent less than budget. Due to the billing cycle, revenues are recorded one month after they are earned and will appear to be understated when compared to budget until year end when an accounting adjustment is made. Additionally, year-to-date water consumption is down 4.80 percent compared to last year.

Expenses are 4.37 percent less than budget for the percentage of the fiscal year that has lapsed. This variance can be explained by the following:

- Utilities (\$2.7 million under budget) and Chemicals (\$1.2 million under budget) are lower than budget due to the decrease in water consumption resulting from unusually high rainfall levels.
- Industrial Repair and Maintenance is \$2.8 million under budget; spending on preventative maintenance is expected to increase over the second half of the year.
- Professional Services are \$2.5 million under budget because some of the studies planned for this year are scheduled to start in the second half of the year.
- Personal Services are \$2.0 million under budget due to job vacancies.

Other Funds

As planned, nearly 96 percent of the budget for the 2003 General Obligation Bond Debt Service Fund (page 14) has been expended due to the optional redemption of the callable maturities on January 2, 2013. These bonds, in their entirety, were redeemed using both the 2012 refunding escrow and available cash within the General Obligation Bond Debt Service Fund. The refunding process and redemption reduced the par outstanding from \$44,705,000 to \$22,500,000 and shortened the final maturities of the original 2003 General Obligation bonds by four years.

Charges for services in the E-911 Fund (page 26) are approximately 12 percent under budget based on the percentage of the fiscal year that has lapsed. This is primarily due to a rate increase that has only been in effect since May 2013. Revenues are expected to increase in

the second half of the year as the impact of the rate increase is realized. However, it is too early to predict whether the fund will meet budgeted expectations by year end. The County will continue to monitor this fund for the remainder of the fiscal year.

As expected this time of year, the Stormwater Operating Fund (page 41) temporarily reflects negative equity. Equity will become positive later in the year when charges for services are collected with property tax collections. Charges for services represent nearly 99.9 percent of the fund's current annual budget.

YTD financial report 2013 gwinnettcouy

GENERAL FUND (001)

The General Fund is the primary tax and operating fund for all County revenues and expenditures that are not accounted for in other funds.

	FY 2013			
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget
Fund Balance January 1	\$ 174,536,687	\$ 174,536,687	\$ 174,536,687	
Revenues:				
Taxes	\$ 204,749,308	\$ 204,679,833	\$ 32,417,996	15.84%
Intergovernmental	3,097,585	3,197,725	1,521,548	47.58%
Charges for Services	26,651,171	26,799,971	8,296,333	30.96%
Fines and Forfeitures	5,247,479	5,247,479	2,120,408	40.41%
Investment Income	319,511	319,511	110,374	34.54%
Contributions and Donations	30,000	34,597	22,706	65.63%
Miscellaneous	1,490,450	1,919,786	1,167,464	60.81%
Other Financing Sources	199,539	199,539	115,401	57.83%
Total Revenues without Use of Fund Balance	241,785,043	242,398,441	45,772,230	18.88%
Use of Fund Balance	42,636,693	43,769,421	-	0.00%
TOTAL REVENUES	\$ 284,421,736	\$ 286,167,862	\$ 45,772,230	15.99%
Appropriations:				
Board of Commissioners	\$ 1,193,826	\$ 1,193,826	\$ 542,227	45.42%
Tax Assessor	8,605,360	8,662,613	3,490,578	40.29%
Tax Commissioner	11,070,281	11,403,613	5,359,329	47.00%
Transportation	15,783,712	15,708,591	6,824,335	43.44%
Planning and Development	639,345	562,785	186,034	33.06%
Police Services	4,413,101	4,518,171	1,814,467	40.16%
Corrections	13,329,003	13,486,681	6,033,504	44.74%
Community Services	4,089,393	4,067,513	1,711,037	42.07%
Community Services Subsidies:				
Atlanta Regional Commission	816,100	825,100	618,825	75.00%
Board of Health	1,489,896	1,489,896	1,117,422	75.00%
Coalition for Health and Human Services	55,074	55,074	41,305	75.00%
Department of Family and Children's Services	371,768	371,768	278,826	75.00%
Forestry	9,549	9,549	9,549	100.00%
Indigent Medical	225,000	225,000	168,750	75.00%
Library In-House Services	735,199	765,199	344,300	44.99%
Library Subsidy	15,118,068	15,118,068	10,963,551	72.52%
Mental Health	768,297	768,297	576,223	75.00%
Total Community Services Subsidies	19,588,951	19,627,951	14,118,751	71.93%
Community Services - Elections	2,626,137	2,626,137	1,111,731	42.33%
Juvenile Court	5,933,166	6,246,967	3,127,644	50.07%
Sheriff	71,209,915	71,833,015	34,891,467	48.57%
Immigration Customs Enforcement	1,310,531	1,310,531	607,659	46.37%
Clerk of Court	9,205,726	9,205,726	4,307,419	46.79%
Judiciary	15,614,527	18,535,427	10,312,741	55.64%
Probate Court	1,930,924	2,004,908	919,933	45.88%
District Attorney	10,480,189	10,557,275	5,038,188	47.72%
Solicitor General	3,608,983	3,708,842	1,616,839	43.59%

YTD financial report 2013 gwinnettcouy

GENERAL FUND (001) continued

	FY 2013			
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget
Non-Departmental:				
Compensation Reserve	579,265	429,265	-	0.00%
Contingency	1,510,027	938,704	-	0.00%
Contribution to Capital	2,246,329	2,246,329	1,123,165	50.00%
Contribution to Transit	2,765,574	2,765,574	1,382,787	50.00%
Grant Match	200,000	200,000	-	0.00%
Gwinnett Hospital Authority	1,000,000	1,000,000	1,000,000	100.00%
Inmate Housing Reserve	100,000	100,000	-	0.00%
Prisoner Medical Reserve	2,000,000	1,323,900	-	0.00%
Judicial Reserve	200,000	200,000	-	0.00%
Medical Examiner	1,191,293	1,191,293	699,523	58.72%
Other Miscellaneous	391,774	391,774	89,269	22.79%
Pauper Burial	90,000	170,000	99,250	58.38%
Partnership Gwinnett	500,000	500,000	-	0.00%
Fuel/Parts Reserve	100,000	100,000	-	0.00%
Indigent Defense Reserve	6,000,000	3,890,000	-	0.00%
Court Reporters Reserve	2,000,000	1,040,400	-	0.00%
Court Interpreters Reserve	565,000	323,200	-	0.00%
Other Governmental Agencies	250,000	367,250	48,746	13.27%
Motor Vehicle Contributions	8,518,018	8,135,950	-	0.00%
Intangible Recording Contribution	-	2,012,265	-	0.00%
Contribution to Service District Funds	51,129,401	51,129,401	51,129,401	100.00%
800 MHZ Maintenance	2,451,985	2,451,985	2,409,997	98.29%
Total Non-Departmental	83,788,666	80,907,290	57,982,138	71.66%
TOTAL APPROPRIATIONS	\$ 284,421,736	\$ 286,167,862	\$ 159,996,021	55.91%
Projected Fund Balance December 31	\$ 131,899,994	\$ 130,767,266		
Fund Balance as of Report Date			\$ 60,312,896	

YTD financial report 2013 gwinnettcouy

2003 GENERAL OBLIGATION BOND DEBT SERVICE FUND (951)

The 2003 General Obligation Bond Debt Service Fund accounts for the accumulation of resources for, and the payment of, general long-term debt principal and interest related to the 2003 detention center construction bonds. Principal and interest are paid in January and interest only is paid again in July.

	FY 2013				FY 2012	
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget	Actuals YTD as of 6/30/2012	% Actual to 6/30/2012 Budget
Fund Balance January 1	\$ 28,892,896	\$ 28,892,896	\$ 28,892,896			
Revenues:						
Taxes	\$ 5,683,063	\$ 5,718,349	\$ 478,868	8.37%	\$ 516,245	9.49%
Intergovernmental	18,817	18,817	9,465	50.30%	6,419	34.11%
Investment Income	21,244	21,244	10	0.05%	15,340	61.89%
Other Financing Sources	35,286	-	-	-	-	0.00%
Total Revenues without Use of Fund Balance	5,758,410	5,758,410	488,343	8.48%	538,004	9.81%
Use of Fund Balance	19,814,419	19,814,419	-	0.00%	-	-
TOTAL REVENUES	\$ 25,572,829	\$ 25,572,829	\$ 488,343	1.91%	\$ 538,004	9.81%
Appropriations:						
Debt Service	\$ 25,572,829	\$ 25,572,829	\$ 24,479,705	95.73%	\$ 4,327,909	82.80%
TOTAL APPROPRIATIONS	\$ 25,572,829	\$ 25,572,829	\$ 24,479,705	95.73%	\$ 4,327,909	78.90%
Projected Fund Balance December 31	\$ 9,078,477	\$ 9,078,477				
Fund Balance as of Report Date			\$ 4,901,534			

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DEVELOPMENT AND ENFORCEMENT SERVICES DISTRICT FUND (104)

The Development and Enforcement Services District Fund is used to account for the revenues and expenditures attributable to the Development and Enforcement Services District. Gwinnett County is responsible for providing short-term planning and code enforcement services within this district. This District includes all properties within unincorporated Gwinnett County.

	FY 2013			
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget
Fund Balance January 1	\$ -	\$ -	\$ -	
Revenues:				
Taxes	\$ 5,487,822	\$ 5,487,822	\$ -	0.00%
Licenses and Permits	2,381,824	3,114,948	1,787,564	57.39%
Charges for Services	336,730	336,961	205,825	61.08%
Investment Income	3,000	3,000	1,469	48.97%
Miscellaneous	-	3,170	2,586	81.58%
Other Financing Sources	677,996	818,387	-	0.00%
Operating Transfer In - 3 Month Reserve	2,859,512	2,859,512	2,859,512	100.00%
TOTAL REVENUES	\$ 11,746,884	\$ 12,623,800	\$ 4,856,956	38.47%
Appropriations:				
Planning and Development	\$ 5,964,351	\$ 5,951,824	\$ 2,487,552	41.79%
Police Services	2,342,920	2,403,379	1,128,009	46.93%
Non-Departmental	125,000	125,000	-	0.00%
Total Appropriations without Contribution to Fund Balance	8,432,271	8,480,203	3,615,561	42.64%
Contribution to Fund Balance	3,314,613	4,143,597	-	0.00%
TOTAL APPROPRIATIONS	\$ 11,746,884	\$ 12,623,800	\$ 3,615,561	28.64%
Projected Fund Balance December 31	\$ 3,314,613	\$ 4,143,597		
Fund Balance as of Report Date			\$ 1,241,395	

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FIRE AND EMERGENCY MEDICAL SERVICES DISTRICT FUND (102)

The Fire and Emergency Medical Services District Fund is used to account for the revenues and expenditures attributable to the Fire and Emergency Medical Service District. This district includes all properties within unincorporated Gwinnett County and all cities except Loganville. Gwinnett County is responsible for providing fire and emergency medical protection within this district. The City of Loganville operates its own fire department, but residents and businesses will continue to receive county-provided emergency medical services.

	FY 2013			
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget
Fund Balance January 1	\$ -	\$ -	\$ -	
Revenues:				
Taxes	\$ 65,285,292	\$ 65,285,292	\$ -	0.00%
Licenses and Permits	778,373	778,373	334,593	42.99%
Charges for Services	13,850,660	13,850,660	6,224,709	44.94%
Investment Income	33,750	33,750	7,030	20.83%
Contributions and Donations	-	-	745	-
Miscellaneous	35,400	85,157	61,635	72.38%
Other Financing Sources	5,406,582	6,654,495	-	0.00%
Operating Transfer In - 3 Month Reserve	20,769,889	20,769,889	20,769,889	100.00%
TOTAL REVENUES	<u>\$ 106,159,946</u>	<u>\$ 107,457,616</u>	<u>\$ 27,398,601</u>	25.50%
Appropriations:				
Planning and Development	\$ 597,429	\$ 597,429	\$ 285,621	47.81%
Fire and Emergency Services	81,767,134	81,784,898	38,236,247	46.75%
Non-Departmental	2,715,000	2,715,000	-	0.00%
Total Appropriations without Contribution to Fund Balance	85,079,563	85,097,327	38,521,868	45.27%
Contribution to Fund Balance	21,080,383	22,360,289	-	0.00%
TOTAL APPROPRIATIONS	<u>\$ 106,159,946</u>	<u>\$ 107,457,616</u>	<u>\$ 38,521,868</u>	35.85%
Projected Fund Balance December 31	<u>\$ 21,080,383</u>	<u>\$ 22,360,289</u>		
Fund Deficit as of Report Date			<u>\$ (11,123,267)</u>	

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LOGANVILLE EMERGENCY MEDICAL SERVICES DISTRICT FUND (103)

The Loganville Emergency Medical Services District Fund is used to account for the revenues and expenditures attributable to the Loganville Emergency Medical Service District. This district includes all properties within the portion of incorporated Loganville that lie within Gwinnett County. The County is responsible for providing emergency medical services within this district. Expenditures are recorded in the fall based upon the certified property tax digest as outlined in the intergovernmental agreement with the City of Loganville.

	FY 2013			
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget
Fund Balance January 1	\$ 820,000	\$ 820,000	\$ 820,000	
Revenue:				
Investment Income	\$ 1,200	\$ 1,200	\$ 432	36.00%
Total Revenues without Use of Fund Balance	1,200	1,200	432	36.00%
Use of Fund Balance	15,600	15,600	-	0.00%
TOTAL REVENUES	\$ 16,800	\$ 16,800	\$ 432	2.57%
Appropriations:				
Loganville Emergency Medical Services	\$ 16,800	\$ 16,800	-	0.00%
TOTAL APPROPRIATIONS	\$ 16,800	\$ 16,800	\$ -	0.00%
Projected Fund Balance December 31	\$ 804,400	\$ 804,400		
Fund Balance as of Report Date			\$ 820,432	

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POLICE SERVICES DISTRICT FUND (106)

The Police Services District Fund is used to account for the revenues and expenditures attributable to the Police Services District. This district includes all properties within unincorporated Gwinnett County and cities that do not operate their own police departments (Berkeley Lake, Buford, Grayson, Dacula, Peachtree Corners, Rest Haven, and Sugar Hill). Gwinnett County is responsible for providing police protection within this district.

	FY 2013			
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget
Fund Balance January 1	\$ -	\$ -	\$ -	
Revenues:				
Taxes	\$ 46,847,668	\$ 46,814,098	\$ 16,354,243	34.93%
Insurance Premium Taxes	27,984,859	27,984,859	-	0.00%
Licenses and Permits	4,306,401	4,306,401	1,329,644	30.88%
Charges for Services	921,463	928,852	635,226	68.39%
Fines and Forfeitures	9,134,646	9,134,646	4,010,912	43.91%
Investment Income	33,750	33,750	14,873	44.07%
Miscellaneous	248,045	342,732	165,794	48.37%
Other Financing Sources	2,051,372	2,675,330	-	0.00%
Operating Transfer In - 3 Month Reserve	27,500,000	27,500,000	27,500,000	100.00%
TOTAL REVENUES	<u>\$ 119,028,204</u>	<u>\$ 119,720,668</u>	<u>\$ 50,010,692</u>	41.77%
Appropriations:				
Planning and Development	\$ 697,900	\$ 681,351	\$ 338,696	49.71%
Police Services	81,749,463	81,620,071	38,335,998	46.97%
Recorder's Court	1,591,586	1,631,736	822,193	50.39%
Solicitor General	672,812	672,812	298,009	44.29%
Clerk of Recorder's Court	1,298,873	1,298,873	593,798	45.72%
Non-Departmental	5,010,636	4,933,486	1,620,636	32.85%
Total Appropriations without Contribution to Fund Balance	91,021,270	90,838,329	42,009,330	46.25%
Contribution to Fund Balance	28,006,934	28,882,339	-	0.00%
TOTAL APPROPRIATIONS	<u>\$ 119,028,204</u>	<u>\$ 119,720,668</u>	<u>\$ 42,009,330</u>	35.09%
Projected Fund Balance December 31	<u>\$ 28,006,934</u>	<u>\$ 28,882,339</u>		
Fund Balance as of Report Date			<u>\$ 8,001,362</u>	

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RECREATION FUND (105)

The Recreation Fund is used to account for the operations and maintenance of County parks and recreational facilities. Financing is provided by a specific property tax levy and miscellaneous revenues including admissions, concessions, and sport activity fees.

	FY 2013				FY 2012	
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget	Actuals YTD as of 6/30/2012	% Actual to 6/30/2012 Budget
Fund Balance January 1	\$ 14,399,068	\$ 14,399,068	\$ 14,399,068			
Revenues:						
Taxes	\$ 23,356,746	\$ 23,703,528	\$ 1,915,696	8.08%	\$ 1,887,013	8.24%
Intergovernmental	52,810	52,810	39,428	74.66%	26,740	50.63%
Charges for Services	3,935,559	3,772,050	1,991,980	52.81%	2,125,618	52.30%
Investment Income	11,250	11,250	5,652	50.24%	6,373	100.68%
Contributions and Donations	4,550	4,550	-	0.00%	300	6.59%
Miscellaneous	1,849,471	1,871,034	1,209,931	64.67%	1,053,984	62.03%
Other Financing Sources	346,782	-	2,261	-	-	-
Total Revenues without Use of Fund Balance	29,557,168	29,415,222	5,164,948	17.56%	5,100,028	17.76%
Use of Fund Balance	-	303,052	-	0.00%	-	-
TOTAL REVENUES	<u>\$ 29,557,168</u>	<u>\$ 29,718,274</u>	<u>\$ 5,164,948</u>	17.38%	<u>\$ 5,100,028</u>	17.76%
Appropriations:						
Community Services	\$ 27,944,567	\$ 29,581,962	\$ 12,186,876	41.20%	\$ 12,442,561	43.91%
Support Services	136,312	136,312	42,730	31.35%	68,495	53.10%
Total Appropriations without Contribution to Fund Balance	28,080,879	29,718,274	12,229,606	41.15%	12,511,056	43.95%
Contribution to Fund Balance	1,476,289	-	-	-	-	0.00%
TOTAL APPROPRIATIONS	<u>\$ 29,557,168</u>	<u>\$ 29,718,274</u>	<u>\$ 12,229,606</u>	41.15%	<u>\$ 12,511,056</u>	43.57%
Projected Fund Balance December 31	<u>\$ 15,875,357</u>	<u>\$ 14,096,016</u>				
Fund Balance as of Report Date			<u>\$ 7,334,410</u>			

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SPEED HUMP FUND (003)

The Speed Hump Fund supports the County's speed hump program. Revenues are generated from properties benefiting from existing speed humps for the purpose of maintenance. Charges for Services are collected as special assessment fees in the fourth quarter with property tax collections.

	FY 2013				FY 2012	
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget	Actuals YTD as of 6/30/2012	% Actual to 6/30/2012 Budget
Fund Balance January 1	\$ 1,147,852	\$ 1,147,852	\$ 1,147,852			
Revenues:						
Charges for Services	\$ 115,904	\$ 115,904	\$ 2,743	2.37%	\$ 2,941	2.56%
Investment Income	1,500	1,500	-	0.00%	-	0.00%
TOTAL REVENUES	\$ 117,404	\$ 117,404	\$ 2,743	2.34%	\$ 2,941	2.56%
Appropriations:						
Transportation	\$ 62,272	\$ 62,272	\$ 10,851	17.43%	\$ 28,547	48.92%
Total Appropriations without Contribution to Fund Balance	62,272	62,272	10,851	17.43%	28,547	48.92%
Contribution to Fund Balance	55,132	55,132	-	0.00%	-	0.00%
TOTAL APPROPRIATIONS	\$ 117,404	\$ 117,404	\$ 10,851	9.24%	\$ 28,547	24.85%
Projected Fund Balance December 31	\$ 1,202,984	\$ 1,202,984				
Fund Balance as of Report Date			\$ 1,139,744			

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STREET LIGHTING FUND (002)

The Street Lighting Fund supports the County's street light program. Revenues are generated from properties benefiting from existing street lights for the purpose of utility payments. Charges for Services are collected as special assessment fees in the fourth quarter with property tax collections.

	FY 2013				FY 2012	
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget	Actuals YTD as of 6/30/2012	% Actual to 6/30/2012 Budget
Fund Balance January 1	\$ 2,980,705	\$ 2,980,705	\$ 2,980,705			
Revenues:						
Charges for Services	\$ 6,961,294	\$ 6,961,825	\$ 129,826	1.86%	\$ 163,042	2.64%
Investment Income	4,500	4,500	266	5.91%	1,469	40.45%
Total Revenues without Use of Fund Balance	6,965,794	6,966,325	130,092	1.87%	164,511	2.67%
Use of Fund Balance	456,046	455,995	-	0.00%	-	0.00%
TOTAL REVENUES	\$ 7,421,840	\$ 7,422,320	\$ 130,092	1.75%	\$ 164,511	2.22%
Appropriations:						
Transportation	\$ 7,421,840	\$ 7,422,320	\$ 2,850,940	38.41%	\$ 2,740,653	36.93%
TOTAL APPROPRIATIONS	\$ 7,421,840	\$ 7,422,320	\$ 2,850,940	38.41%	\$ 2,740,653	36.93%
Projected Fund Balance December 31	\$ 2,524,659	\$ 2,524,710				
Fund Balance as of Report Date			\$ 259,857			

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AUTHORITY IMAGING FUND (020)

The Authority Imaging Fund accounts for revenues received from fees collected by the Clerk of Superior Court Authority for document printing. These monies must be used for the development, implementation, and maintenance of a state-wide automated information system.

	FY 2013			
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget
Fund Balance January 1	\$ 1,309,410	\$ 1,309,410	\$ 1,309,410	
Revenues:				
Charges for Services	\$ 832,275	\$ 707,275	\$ 264,375	37.38%
Investment Income	338	338	649	192.01%
Total Revenues without Use of Fund Balance	832,613	707,613	265,024	37.45%
Use of Fund Balance	1,132,199	1,257,199	-	0.00%
TOTAL REVENUES	\$ 1,964,812	\$ 1,964,812	\$ 265,024	13.49%
Appropriations:				
Clerk of Court	\$ 1,964,812	\$ 1,964,812	-	0.00%
TOTAL APPROPRIATIONS	\$ 1,964,812	\$ 1,964,812	\$ -	0.00%
Projected Fund Balance December 31	\$ 177,211	\$ 52,211		
Fund Balance as of Report Date			\$ 1,574,434	

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CORRECTIONS INMATE FUND (085)

The Corrections Inmate Fund accounts for proceeds received from commissary sales to provide recreational materials for the benefit of the inmates at the Corrections Facility.

	FY 2013				FY 2012	
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget	Actuals YTD as of 6/30/2012	% Actual to 6/30/2012 Budget
Fund Balance January 1	\$ 47,282	\$ 47,282	\$ 47,282			
Revenues:						
Charges for Services	\$ 43,500	\$ 43,500	\$ 32,599	74.94%	\$ 23,081	43.35%
Miscellaneous	6,122	6,508	3,418	52.52%	2,180	37.87%
Total Revenues without Use of Fund Balance	49,622	50,008	36,017	72.02%	25,261	42.77%
Use of Fund Balance	19,772	19,386	-	0.00%	-	0.00%
TOTAL REVENUES	\$ 69,394	\$ 69,394	\$ 36,017	51.90%	\$ 25,261	25.45%
Appropriations:						
Corrections	\$ 69,394	\$ 69,394	\$ 28,676	41.32%	\$ 33,686	33.93%
TOTAL APPROPRIATIONS	\$ 69,394	\$ 69,394	\$ 28,676	41.32%	\$ 33,686	33.93%
Projected Fund Balance December 31	\$ 27,510	\$ 27,896				
Fund Balance as of Report Date			\$ 54,623			

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CRIME VICTIMS ASSISTANCE FUND (075)

The Crime Victims Assistance Fund accounts for revenues received from a five percent (5%) charge collected on fines within the Recorders, Juvenile, State, Superior, and Magistrate Courts of Gwinnett County. Revenues are also received from five percent (5%) of fines from municipalities within Gwinnett County. These funds must be used to provide assistance to crime victims. Revenue is split between the Solicitor's and District Attorney's offices.

The Revenue collected is distributed as follows:

- Superior Court Fines - 100% District Attorney
- State Court Fines - 100% Solicitor
- Municipal Recorder's Court - Total less subsidies, if any, with the remainder 55% Solicitor and 45% District Attorney
- Magistrate Court, Recorder's Court, and Juvenile Court - 55% Solicitor and 45% District Attorney
- Interest Earned Dividends - 55% Solicitor and 45% District Attorney

	FY 2013				FY 2012	
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget	Actuals YTD as of 6/30/2012	% Actual to 6/30/2012 Budget
Fund Balance January 1	\$ 1,422,804	\$ 1,422,804	\$ 1,422,804			
Revenues:						
Fines and Forfeitures	\$ 875,073	\$ 875,073	\$ 406,168	46.42%	\$ 372,484	44.78%
Investment Income	1,481	1,481	719	48.55%	678	34.17%
Miscellaneous	-	1,280	1,062	82.97%	812	58.04%
Other Financing Sources	-	-	-	-	55,097	50.00%
Total Revenues without Use of Fund Balance	876,554	877,834	407,949	46.47%	429,071	45.39%
Use of Fund Balance	298,929	243,094	-	0.00%	-	0.00%
TOTAL REVENUES	\$ 1,175,483	\$ 1,120,928	\$ 407,949	36.39%	\$ 429,071	37.11%
Appropriations:						
District Attorney	\$ 433,311	\$ 445,066	\$ 204,779	46.01%	\$ 141,239	29.98%
Solicitor General	742,172	675,862	254,536	37.66%	243,967	35.62%
TOTAL APPROPRIATIONS	\$ 1,175,483	\$ 1,120,928	\$ 459,315	40.98%	\$ 385,206	33.32%
Projected Fund Balance December 31	\$ 1,123,875	\$ 1,179,710				
Fund Balance as of Report Date			\$ 1,371,438			

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DISTRICT ATTORNEY FEDERAL ASSET SHARING FUND (080)

The District Attorney Federal Asset Sharing Fund accounts for revenues received from an equitable sharing agreement between the Department of Justice and the Gwinnett County District Attorney for proceeds from confiscations. The law states that any money or property confiscated in this manner shall be used for restricted purposes, and all expenditures are validated against federal and state guidelines.

	FY 2013				FY 2012	
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget	Actuals YTD as of 6/30/2012	% Actual to 6/30/2012 Budget
Fund Balance January 1	\$ 449,407	\$ 449,407	\$ 449,407			
Revenues:						
Fines and Forfeitures	\$ -	\$ 84,509	\$ 84,509	100.00%	\$ 9,663	100.00%
Investment Income	511	511	207	40.51%	258	48.50%
Total Revenues without Use of Fund Balance	511	85,020	84,716	99.64%	9,921	97.31%
Use of Fund Balance	204,489	204,489	-	0.00%	-	0.00%
TOTAL REVENUES	\$ 205,000	\$ 289,509	\$ 84,716	29.26%	\$ 9,921	4.84%
Appropriations:						
District Attorney	\$ 205,000	\$ 289,509	\$ 58,364	20.16%	\$ 57,132	27.87%
TOTAL APPROPRIATIONS	\$ 205,000	\$ 289,509	\$ 58,364	20.16%	\$ 57,132	27.87%
Projected Fund Balance December 31	\$ 244,918	\$ 244,918				
Fund Balance as of Report Date			\$ 475,759			

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E-911 FUND (095)

The E-911 Fund accounts for operations of the E-911 Communications Center. Revenues are primarily received from monthly subscriber fees remitted by wired and wireless telecommunication providers. Expenditures must comply with O.C.G.A., Title 46, Chapter 5, Article 2, Part 4.

	FY 2013				FY 2012	
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget	Actuals YTD as of 6/30/2012	% Actual to 6/30/2012 Budget
Fund Balance January 1	\$ 29,416,800	\$ 29,416,800	\$ 29,416,800			
Revenues:						
Charges for Services	\$ 14,082,774	\$ 14,082,774	\$ 5,403,215	38.37%	\$ 4,808,971	43.65%
Investment Income	58,657	58,657	47,993	81.82%	90,374	59.99%
Miscellaneous	-	4,400	3,717	84.48%	4,353	55.20%
Total Revenues without Use of Fund Balance	14,141,431	14,145,831	5,454,925	38.56%	4,903,698	43.87%
Use of Fund Balance	2,084,029	2,737,977	-	0.00%	-	0.00%
TOTAL REVENUES	\$ 16,225,460	\$ 16,883,808	\$ 5,454,925	32.31%	\$ 4,903,698	25.37%
Appropriations:						
Police Services	\$ 13,725,460	\$ 13,483,808	\$ 5,332,175	39.55%	\$ 7,319,530	37.87%
Non-Departmental	2,500,000	3,400,000	3,133,741	92.17%	-	-
TOTAL APPROPRIATIONS	\$ 16,225,460	\$ 16,883,808	\$ 8,465,916	50.14%	\$ 7,319,530	37.87%
Projected Fund Balance December 31	\$ 27,332,771	\$ 26,678,823				
Fund Balance as of Report Date			\$ 26,405,809			

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JUVENILE COURT SUPERVISION FUND (030)

The Juvenile Court Supervision Fund accounts for revenues collected as supervision fees from those who are placed under the courts' formal or informal supervision in order for the court to use those collections toward expenses for specific ancillary services.

	FY 2013				FY 2012	
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget	Actuals YTD as of 6/30/2012	% Actual to 6/30/2012 Budget
Fund Balance January 1	\$ 107,916	\$ 107,916	\$ 107,916			
Revenues:						
Charges for Services	\$ 67,834	\$ 67,849	\$ 32,005	47.17%	\$ 35,415	45.76%
Investment Income	15	-	-	-	9	25.00%
TOTAL REVENUES	\$ 67,849	\$ 67,849	\$ 32,005	47.17%	\$ 35,424	45.75%
Appropriations:						
Juvenile Court	\$ 67,849	\$ 67,849	\$ 28,974	42.70%	\$ 44,365	41.72%
TOTAL APPROPRIATIONS	\$ 67,849	\$ 67,849	\$ 28,974	42.70%	\$ 44,365	41.72%
Projected Fund Balance December 31	\$ 107,916	\$ 107,916				
Fund Balance as of Report Date			\$ 110,947			

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POLICE SPECIAL JUSTICE FUND (070)

The Police Special Justice Fund accounts for revenues resulting from the U.S. Department of Justice confiscation of money or the sale of property from illegal drug and narcotics activities. The law states that any money or property confiscated in this manner shall be used for restricted purposes, and all expenditures are validated against federal and state guidelines.

	FY 2013				FY 2012	
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget	Actuals YTD as of 6/30/2012	% Actual to 6/30/2012 Budget
Fund Balance January 1	\$ 3,403,191	\$ 3,403,191	\$ 3,403,191			
Revenue:						
Fines and Forfeitures	\$ -	\$ 176,879	\$ 176,879	100.00%	\$ 118,148	381.00%
Total Revenues without Use of Fund Balance	-	176,879	176,879	100.00%	118,148	379.77%
Use of Fund Balance	1,224,550	1,270,626	-	0.00%	-	0.00%
TOTAL REVENUES	\$ 1,224,550	\$ 1,447,505	\$ 176,879	12.22%	\$ 118,148	6.44%
Appropriations:						
Police Special Investigation Operations	\$ 1,224,550	\$ 1,447,505	\$ 114,282	7.90%	\$ 350,789	19.12%
TOTAL APPROPRIATIONS	\$ 1,224,550	\$ 1,447,505	\$ 114,282	7.90%	\$ 350,789	19.12%
Projected Fund Balance December 31	\$ 2,178,641	\$ 2,132,565				
Fund Balance as of Report Date			\$ 3,465,788			

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POLICE SPECIAL TREASURY FUND (071)

The Police Special Treasury Fund accounts for revenues resulting from the U.S. Department of Treasury confiscation of money or the sale of property from illegal drug and narcotics activities. The law states that any money or property confiscated in this manner shall be used for restricted purposes, and all expenditures are validated against federal and state guidelines.

	FY 2013				FY 2012	
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget	Actuals YTD as of 6/30/2012	% Actual to 6/30/2012 Budget
Fund Balance January 1	\$ 71,677	\$ 71,677	\$ 71,677			
Revenue:						
Use of Fund Balance	\$ 695	\$ 71,677	\$ -	0.00%	\$ -	0.00%
TOTAL REVENUES	<u>\$ 695</u>	<u>\$ 71,677</u>	<u>\$ -</u>	<u>0.00%</u>	<u>\$ -</u>	<u>0.00%</u>
Appropriations:						
Police Services	\$ 695	\$ 71,677	\$ 264	0.37%	\$ 90,428	34.22%
TOTAL APPROPRIATIONS	<u>\$ 695</u>	<u>\$ 71,677</u>	<u>\$ 264</u>	<u>0.37%</u>	<u>\$ 90,428</u>	<u>34.22%</u>
Projected Fund Balance December 31	\$ 70,982	\$ -				
Fund Balance as of Report Date			\$ 71,413			

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POLICE SPECIAL STATE FUND (072)

The Police Special State Fund accounts for revenues resulting from the State of Georgia's confiscation of money or the sale of property from illegal drug and narcotics activities. The law states that any money or property confiscated in this manner shall be used for restricted purposes, and all expenditures are validated against federal and state guidelines.

	FY 2013				FY 2012	
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget	Actuals YTD as of 6/30/2012	% Actual to 6/30/2012 Budget
Fund Balance January 1	\$ 3,066,061	\$ 3,066,061	\$ 3,066,061			
Revenue:						
Fines and Forfeitures	\$ -	\$ 171,780	\$ 171,782	100.00%	\$ 150,750	166.92%
Miscellaneous	-	814	1,191	146.31%	1,586	317.20%
Other Financing Sources	-	-	230,976	-	-	-
Total Revenues without Use of Fund Balance	-	172,594	403,949	234.05%	152,336	167.75%
Use of Fund Balance	1,159,009	1,121,267	-	0.00%	-	0.00%
TOTAL REVENUES	<u>\$ 1,159,009</u>	<u>\$ 1,293,861</u>	<u>\$ 403,949</u>	31.22%	<u>\$ 152,336</u>	13.09%
Appropriations:						
Police Services	\$ 1,159,009	\$ 1,293,861	\$ 402,688	31.12%	\$ 78,448	6.74%
TOTAL APPROPRIATIONS	<u>\$ 1,159,009</u>	<u>\$ 1,293,861</u>	<u>\$ 402,688</u>	31.12%	<u>\$ 78,448</u>	6.74%
Projected Fund Balance December 31	<u>\$ 1,907,052</u>	<u>\$ 1,944,794</u>				
Fund Balance as of Report Date			<u>\$ 3,067,322</u>			

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SHERIFF INMATE FUND (090)

The Sheriff Inmate Fund accounts for proceeds received from commissary sales to provide recreational materials for the benefit of the inmates at the Detention Center.

	FY 2013				FY 2012	
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget	Actuals YTD as of 6/30/2012	% Actual to 6/30/2012 Budget
Fund Balance January 1	\$ 1,819,899	\$ 1,819,899	\$ 1,819,899			
Revenues:						
Charges for Services	\$ 415,648	\$ 415,648	\$ 190,756	45.89%	\$ 205,060	54.81%
Total Revenues without Use of Fund Balance	415,648	415,648	190,756	45.89%	205,060	54.81%
Use of Fund Balance	120,000	120,000	-	0.00%	-	-
TOTAL REVENUES	\$ 535,648	\$ 535,648	\$ 190,756	35.61%	\$ 205,060	54.81%
Appropriations:						
Sheriff Inmate Store Operations	\$ 535,648	\$ 535,648	\$ 110,555	20.64%	\$ 104,800	28.01%
TOTAL APPROPRIATIONS	\$ 535,648	\$ 535,648	\$ 110,555	20.64%	\$ 104,800	28.01%
Projected Fund Balance December 31	\$ 1,699,899	\$ 1,699,899				
Fund Balance as of Report Date			\$ 1,900,100			

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SHERIFF SPECIAL JUSTICE FUND (065)

The Sheriff Special Justice Fund accounts for revenues resulting from the U.S. Department of Justice confiscation of money or the sale of property from illegal drug and narcotics activities. The law states that any money or property confiscated in this manner shall be used for restricted purposes, and all expenditures are validated against federal and state guidelines.

	FY 2013				FY 2012	
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget	Actuals YTD as of 6/30/2012	% Actual to 6/30/2012 Budget
Fund Balance January 1	\$ 218,443	\$ 218,443	\$ 218,443			
Revenues:						
Fines and Forfeitures	\$ -	\$ 36,490	\$ 36,490	100.00%	\$ 7,098	-
Investment Income	290	290	107	36.90%	151	96.79%
Total Revenues without Use of Fund Balance	290	36,780	36,597	99.50%	7,249	4646.79%
Use of Fund Balance	149,710	199,710	-	0.00%	-	0.00%
TOTAL REVENUES	\$ 150,000	\$ 236,490	\$ 36,597	15.48%	\$ 7,249	3.60%
Appropriations:						
Sheriff Special Operations	\$ 150,000	\$ 236,490	\$ 109,870	46.46%	\$ 6,708	3.33%
TOTAL APPROPRIATIONS	\$ 150,000	\$ 236,490	\$ 109,870	46.46%	\$ 6,708	3.33%
Projected Fund Balance December 31	\$ 68,733	\$ 18,733				
Fund Balance as of Report Date			\$ 145,170			

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SHERIFF SPECIAL TREASURY FUND (066)

The Sheriff Special Treasury Fund accounts for revenues resulting from the U.S. Department of Treasury confiscation of money or the sale of property from illegal drug and narcotics activities. The law states that any money or property confiscated in this manner shall be used for restricted purposes, and all expenditures are validated against federal and state guidelines.

	FY 2013				FY 2012	
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget	Actuals YTD as of 6/30/2012	% Actual to 6/30/2012 Budget
Fund Balance January 1	\$ 846,647	\$ 846,647	\$ 846,647			
Revenues:						
Fines and Forfeitures	\$ -	\$ 121,504	\$ 121,504	100.00%	\$ 288,371	119.40%
Investment Income	662	662	366	55.29%	313	8.93%
Other Financing Sources	-	-	-	-	728	-
Total Revenues without Use of Fund Balance	<u>662</u>	<u>122,166</u>	<u>121,870</u>	<u>99.76%</u>	<u>289,412</u>	<u>118.12%</u>
Use of Fund Balance	249,338	846,638	-	0.00%	-	0.00%
TOTAL REVENUES	<u>\$ 250,000</u>	<u>\$ 968,804</u>	<u>\$ 121,870</u>	<u>12.58%</u>	<u>\$ 289,412</u>	<u>27.71%</u>
Appropriations:						
Sheriff Special Operations	\$ 250,000	\$ 968,804	\$ 352,544	36.39%	\$ 229,694	21.99%
TOTAL APPROPRIATIONS	<u>\$ 250,000</u>	<u>\$ 968,804</u>	<u>\$ 352,544</u>	<u>36.39%</u>	<u>\$ 229,694</u>	<u>21.99%</u>
Projected Fund Balance December 31	<u>\$ 597,309</u>	<u>\$ 9</u>				
Fund Balance as of Report Date			<u>\$ 615,973</u>			

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SHERIFF SPECIAL STATE FUND (067)

The Sheriff Special State Fund accounts for revenues resulting from the State of Georgia's confiscation of money or the sale of property from illegal drug and narcotics activities. The law states that any money or property confiscated in this manner shall be used for restricted purposes, and all expenditures are validated against federal and state guidelines.

	FY 2013				FY 2012	
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget	Actuals YTD as of 6/30/2012	% Actual to 6/30/2012 Budget
Fund Balance January 1	\$ 164,109	\$ 164,109	\$ 164,109			
Revenues:						
Investment Income	\$ 141	\$ 141	\$ 68	48.23%	\$ 68	62.96%
Total Revenues without Use of Fund Balance	141	141	68	48.23%	68	62.96%
Use of Fund Balance	149,859	149,859	-	0.00%	-	0.00%
TOTAL REVENUES	\$ 150,000	\$ 150,000	\$ 68	0.05%	\$ 68	0.04%
Appropriations:						
Sheriff Special Operations	\$ 150,000	\$ 150,000	-	0.00%	-	0.00%
TOTAL APPROPRIATIONS	\$ 150,000	\$ 150,000	\$ -	0.00%	\$ -	0.00%
Projected Fund Balance December 31	\$ 14,250	\$ 14,250				
Fund Balance as of Report Date			\$ 164,177			

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STADIUM FUND (055)

The Stadium Fund accumulates stadium-related revenues in order to pay debt service on the Stadium construction bonds and insurance expenditures. Motor vehicle rental excise taxes are receipted one month in arrears. Intergovernmental revenue is realized in the form of a one-time annual payment from the Gwinnett Convention and Visitors Bureau in January. Charges for Services revenues from the Braves ticket sales, parking, rental fees, and naming rights are received in April, June, and October. Debt service payments occur bi-annually in January and July.

	FY 2013				FY 2012	
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget	Actuals YTD as of 6/30/2012	% Actual to 6/30/2012 Budget
Fund Balance January 1	\$ 1,040,858	\$ 1,040,858	\$ 1,040,858			
Revenues:						
Taxes	\$ 800,000	\$ 800,000	\$ 378,211	47.28%	\$ 393,742	52.50%
Intergovernmental	400,000	400,000	400,000	100.00%	400,000	100.00%
Charges for Services	981,052	981,052	474,141	48.33%	485,519	51.59%
TOTAL REVENUES	\$ 2,181,052	\$ 2,181,052	\$ 1,252,352	57.42%	\$ 1,279,261	61.18%
Appropriations:						
Financial Services	\$ 63,962	\$ 39,030	\$ 19,485	49.92%	\$ -	-
Stadium Debt	2,117,090	2,117,090	1,058,045	49.98%	1,073,458	49.63%
Total Appropriations without Contribution to Fund Balance	2,181,052	2,156,120	1,077,530	49.98%	1,073,458	48.92%
Contribution to Fund Balance	-	24,932	-	0.00%	-	0.00%
TOTAL APPROPRIATIONS	\$ 2,181,052	\$ 2,181,052	\$ 1,077,530	49.40%	\$ 1,073,458	24.85%
Projected Fund Balance December 31	\$ 1,040,858	\$ 1,065,790				
Fund Balance as of Report Date			\$ 1,215,680			

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TREE BANK FUND (040)

This fund accounts for activities related to the Gwinnett County Buffer, Landscape and Tree Ordinance. During the permitting process, the developer has the option to pay money when the required tree density units cannot be met on site. The monies collected must be used by the Department of Planning and Development, Community Services and/or Support Services for the planting of trees at parks, greenways, fire stations, and libraries within the same commission district in which the development is located or within five miles of such district. Alternate planning locations may be approved by the Director of the Department of Planning and Development. Expenditures for this fund occur as projects are identified and approved.

	FY 2013				FY 2012	
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget	Actuals YTD as of 6/30/2012	% Actual to 6/30/2012 Budget
Fund Balance January 1	\$ 62,307	\$ 62,307	\$ 62,307			
Revenues:						
Licenses and Permits	\$ 12,120	\$ 12,120	\$ 11,096	91.55%	\$ 2,000	7.41%
Total Revenues without Use of Fund Balance	12,120	12,120	11,096	91.55%	2,000	7.41%
Use of Fund Balance	17,880	17,880	-	0.00%	-	0.00%
TOTAL REVENUES	\$ 30,000	\$ 30,000	\$ 11,096	36.99%	\$ 2,000	6.53%
Appropriations:						
Planning and Development	\$ 30,000	\$ 30,000	-	0.00%	-	0.00%
TOTAL APPROPRIATIONS	\$ 30,000	\$ 30,000	\$ -	0.00%	\$ -	0.00%
Projected Fund Balance December 31	\$ 44,427	\$ 44,427				
Fund Balance as of Report Date			\$ 73,403			

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TOURISM FUND (050)

The Tourism Fund accounts for the collection and disbursement of hotel/motel tax revenue in accordance with State Law which includes debt service payments for the Gwinnett Center and parking facility. Hotel-Motel taxes are receipted one month in arrears. Other expenses associated with this fund are quarterly payments to the Gwinnett Convention and Visitors Bureau per a management agreement. Debt service payments occur biannually in March and September.

	FY 2013				FY 2012	
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget	Actuals YTD as of 6/30/2012	% Actual to 6/30/2012 Budget
Fund Balance January 1	\$ 6,398,179	\$ 6,398,179	\$ 6,398,179			
Revenues:						
Taxes	\$ 6,606,080	\$ 6,606,080	\$ 3,074,942	46.55%	\$ 2,735,892	42.69%
Charges for Services	100	100	-	0.00%	-	0.00%
Investment Income	8,616	8,616	4,467	51.85%	9,540	49.18%
Total Revenues without Use of Fund Balance	6,614,796	6,614,796	3,079,409	46.55%	2,745,432	42.70%
Use of Fund Balance	460,066	547,246	-	0.00%	-	0.00%
TOTAL REVENUES	\$ 7,074,862	\$ 7,162,042	\$ 3,079,409	43.00%	\$ 2,745,432	38.73%
Appropriations:						
Tourism	\$ 2,134,407	\$ 2,221,587	\$ 1,047,595	47.16%	\$ 998,319	46.65%
Gwinnett Center Debt	4,940,455	4,940,455	1,362,728	27.58%	1,399,628	28.28%
TOTAL APPROPRIATIONS	\$ 7,074,862	\$ 7,162,042	\$ 2,410,323	33.65%	\$ 2,397,947	33.83%
Projected Fund Balance December 31	\$ 5,938,113	\$ 5,850,933				
Fund Balance as of Report Date			\$ 7,067,265			

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AIRPORT OPERATING FUND (520)

The Airport Operating Fund accounts for the operation and maintenance of the County airport, Briscoe Field.

	FY 2013				FY 2012	
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget	Actuals YTD as of 6/30/2012	% Actual to 6/30/2012 Budget
Net Position January 1	\$ 558,788	\$ 558,788	\$ 558,788			
Revenues:						
Charges for Services	\$ 139,000	\$ 139,000	\$ 79,697	57.34%	\$ 69,573	66.26%
Miscellaneous - Rents	741,250	697,192	334,780	48.02%	364,306	50.43%
Total Revenues without Use of Net Position	880,250	836,192	414,477	49.57%	433,879	52.44%
Use of Net Position	-	8,373	-	0.00%	-	0.00%
TOTAL REVENUES	\$ 880,250	\$ 844,565	\$ 414,477	49.08%	\$ 433,879	51.70%
Appropriations:						
Transportation*	\$ 844,565	\$ 844,565	\$ 327,465	38.77%	\$ 331,795	39.53%
Total Appropriations without Working Capital Reserve	844,565	844,565	327,465	38.77%	331,795	39.53%
Working Capital Reserve	35,685	-	-	-	-	-
TOTAL APPROPRIATIONS	\$ 880,250	\$ 844,565	\$ 327,465	38.77%	\$ 331,795	39.53%
Projected Net Position December 31	\$ 594,473	\$ 550,415				
Net Position as of Report Date			\$ 645,800			

* Includes amounts transferred to the renewal and extension fund for capital improvement purposes. See Interfund Transfers Schedule.

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LOCAL TRANSIT OPERATING FUND (515)

The Local Transit Operating Fund accounts for the operation and maintenance of the Transit System. Revenues are received from fares and a contribution from the General Fund.

	FY 2013				FY 2012	
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget	Actuals YTD as of 6/30/2012	% Actual to 6/30/2012 Budget
Net Position January 1	\$ 1,156,285	\$ 1,156,285	\$ 1,156,285			
Revenues:						
Charges for Services	\$ 4,221,568	\$ 4,201,568	\$ 1,959,461	46.64%	\$ 2,065,634	48.35%
Investment Income	3,159	3,159	955	30.23%	1,671	35.43%
Miscellaneous	26,375	26,836	262,396	977.78%	137,172	49.95%
Other Financing Sources	2,765,574	2,785,574	1,382,787	49.64%	1,600,000	50.00%
Total Revenues without Use of Net Position	7,016,676	7,017,137	3,605,599	51.38%	3,804,477	49.08%
Use of Net Position	750,000	744,206	-	0.00%	-	-
TOTAL REVENUES	\$ 7,766,676	\$ 7,761,343	\$ 3,605,599	46.46%	\$ 3,804,477	49.07%
Appropriations:						
Financial Services	\$ 73,550	\$ 73,550	\$ 36,800	50.03%	\$ 30,968	45.99%
Transportation	7,693,126	7,687,793	3,155,842	41.05%	3,012,107	39.19%
TOTAL APPROPRIATIONS	\$ 7,766,676	\$ 7,761,343	\$ 3,192,642	41.14%	\$ 3,043,075	39.25%
Projected Net Position December 31	\$ 406,285	\$ 412,079				
Net Position as of Report Date			\$ 1,569,242			

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SOLID WASTE OPERATING FUND (595)

The Solid Waste Operating Fund accounts for the operations as provided in the Solid Waste Collection and Disposal Services Ordinance. Tax revenues are received quarterly from non-exclusive franchise fees paid by commercial waste haulers. Residential service fees are paid by homeowners in unincorporated Gwinnett County and reported as Charges for Services. Payments to haulers lag one month.

	FY 2013				FY 2012	
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget	Actuals YTD as of 6/30/2012	% Actual to 6/30/2012 Budget
Net Position January 1	\$ 7,012,078	\$ 7,012,078	\$ 7,012,078			
Revenues:						
Taxes (Non-exclusive Franchise Fees)	\$ 764,000	\$ 764,000	\$ 211,247	27.65%	\$ 67,121	53.61%
Charges for Services	42,003,740	42,003,740	21,913,375	52.17%	21,640,194	52.49%
Investment Income	215,000	215,000	91,130	42.39%	151,906	73.28%
Miscellaneous	1,050	1,542	394	25.55%	1,173	70.79%
TOTAL REVENUES	\$ 42,983,790	\$ 42,984,282	\$ 22,216,146	51.68%	\$ 21,860,394	52.60%
Appropriations:						
Financial Services	\$ -	\$ -	\$ -	-	\$ 16,690,776	40.76%
Support Services*	1,823,484	1,996,853	741,729	37.14%	-	-
Payments to Haulers	39,929,868	39,929,868	16,500,055	41.32%	-	-
Total Appropriations without Working Capital Reserve	41,753,352	41,926,721	17,241,784	41.12%	16,690,776	40.76%
Working Capital Reserve	1,230,438	1,057,561	-	0.00%	-	0.00%
TOTAL APPROPRIATIONS	\$ 42,983,790	\$ 42,984,282	\$ 17,241,784	40.11%	\$ 16,690,776	40.16%
Projected Net Position December 31	\$ 8,242,516	\$ 8,069,639				
Net Position as of Report Date			\$ 11,986,440			

* Solid Waste operations moved to the Support Services Department beginning fiscal year 2013 and hauler payments have been moved to a separate reporting line. This line item also includes amounts transferred to the renewal and extension fund for capital improvement purposes. See Interfund Transfers Schedule.

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STORMWATER OPERATING FUND (590)

This fund supports the operation, maintenance, and capital improvement of the County's stormwater system. Charges for services are calculated based on the impervious surface of a parcel of land and are collected in the fourth quarter with property tax collections.

	FY 2013				FY 2012	
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget	Actuals YTD as of 6/30/2012	% Actual to 6/30/2012 Budget
Net Position January 1	\$ 7,425,648	\$ 7,425,648	\$ 7,425,648			
Revenues:						
Charges for Services	\$ 30,314,277	\$ 30,314,277	\$ 686,827	2.27%	\$ 1,025,172	3.38%
Investment Income	16,500	16,500	5,054	30.63%	8,628	80.58%
Miscellaneous	17,000	19,014	13,091	68.85%	11,220	66.40%
TOTAL REVENUES	\$ 30,347,777	\$ 30,349,791	\$ 704,972	2.32%	\$ 1,045,020	3.44%
Appropriations:						
Planning and Development	\$ 419,749	\$ 471,181	\$ 201,616	42.79%	\$ 218,827	52.57%
Water Resources*	29,779,881	29,594,477	13,753,134	46.47%	13,439,413	45.16%
Non-Departmental	75,000	75,000	-	0.00%	-	-
Total Appropriations without Working Capital Reserve	30,274,630	30,140,658	13,954,750	46.30%	13,658,240	45.26%
Working Capital Reserve	73,147	209,133	-	0.00%	-	0.00%
TOTAL APPROPRIATIONS	\$ 30,347,777	\$ 30,349,791	\$ 13,954,750	45.98%	\$ 13,658,240	44.96%
Projected Net Position December 31	\$ 7,498,795	\$ 7,634,781				
Net Position as of Report Date			\$ (5,824,130)			

* Includes amounts transferred to the renewal and extension fund for capital improvement purposes. See Interfund Transfers Schedule.

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WATER AND SEWER OPERATING FUND (501)

This fund supports the operation, maintenance, and capital improvement of the water and sewer system. Revenues are received from monthly usage bills, connections fees, and development charges.

	FY 2013				FY 2012	
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget	Actuals YTD as of 6/30/2012	% Actual to 6/30/2012 Budget
Net Position January 1	\$ 23,598,854	\$ 23,598,854	\$ 23,598,854			
Revenues:						
Charges for Services	\$ 287,467,000	\$ 282,377,000	\$ 125,032,078	44.28%	\$ 122,198,030	44.73%
Investment Income	50,000	50,000	22,853	45.71%	30,563	64.21%
Contributions and Donations	7,022,000	12,000,000	8,795,550	73.30%	5,779,516	103.39%
Miscellaneous	475,000	605,557	102,724	16.96%	1,054,738	85.71%
TOTAL REVENUES	\$ 295,014,000	\$ 295,032,557	\$ 133,953,205	45.40%	\$ 129,062,847	46.09%
Appropriations:						
Planning and Development	\$ 1,198,982	\$ 1,198,982	\$ 574,316	47.90%	\$ 515,616	45.40%
Water Resources*	291,487,665	290,615,619	132,623,024	45.64%	125,208,601	45.45%
Non-Departmental	100,000	100,000	-	0.00%	-	-
Total Appropriations without Working Capital Reserve	292,786,647	291,914,601	133,197,340	45.63%	125,724,217	45.45%
Working Capital Reserve	2,227,353	3,117,956	-	0.00%	-	0.00%
TOTAL APPROPRIATIONS	\$ 295,014,000	\$ 295,032,557	\$ 133,197,340	45.15%	\$ 125,724,217	44.90%
Projected Net Position December 31	\$ 25,826,207	\$ 26,716,810				
Net Position as of Report Date			\$ 24,354,719			

* Includes amounts transferred to the renewal and extension fund for capital improvement purposes. See Interfund Transfers Schedule.

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ADMINISTRATIVE SUPPORT FUND (665)

The Administrative Support Fund is used to account for the activities of all central support departments: Information Technology Services, Support Services, Human Resources, Law, Financial Services, with the exception of the Tax Assessor, and County Administration, with the exception of the County Clerk and Board of Commissioners. These activities are funded by indirect cost charges to all other funds receiving benefits.

	FY 2013				FY 2012	
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget	Actuals YTD as of 6/30/2012	% Actual to 6/30/2012 Budget
Net Position January 1	\$ 4,675,075	\$ 4,675,075	\$ 4,675,075			
Revenues:						
Charges for Services	\$ 49,727,737	\$ 49,719,965	\$ 24,848,924	49.98%	\$ 25,696,278	50.03%
Miscellaneous	1,555,049	1,605,309	847,937	52.82%	880,292	49.63%
TOTAL REVENUES	\$ 51,282,786	\$ 51,325,274	\$ 25,696,861	50.07%	\$ 26,576,570	50.02%
Appropriations:						
County Administration	\$ 4,187,203	\$ 4,148,406	\$ 1,544,116	37.22%	\$ 2,207,178	51.17%
Financial Services	7,342,764	7,277,685	3,365,486	46.24%	3,894,549	53.03%
Human Resources	2,885,770	2,803,616	1,288,301	45.95%	1,444,809	46.61%
Information Technology	23,817,744	23,709,375	12,808,212	54.02%	15,849,306	59.47%
Law	1,892,702	1,827,504	739,319	40.46%	898,032	47.11%
Support Services	8,783,012	8,615,420	3,772,187	43.78%	3,826,060	44.51%
Non-Departmental:						
Other Miscellaneous	515,000	515,000	125,305	24.33%	41,327	8.35%
Compensation Reserve	300,000	300,000	-	0.00%	-	0.00%
Contingency	100,000	100,000	-	0.00%	-	0.00%
Total Non-Departmental	915,000	915,000	125,305	13.69%	41,327	4.84%
Total Appropriations without Working Capital Reserve	49,824,195	49,297,006	23,642,926	47.96%	28,161,261	53.37%
Working Capital Reserve	1,458,591	2,028,268	-	0.00%	-	0.00%
TOTAL APPROPRIATIONS	\$ 51,282,786	\$ 51,325,274	\$ 23,642,926	46.06%	\$ 28,161,261	53.00%
Projected Net Position December 31	\$ 6,133,666	\$ 6,703,343				
Net Position as of Report Date			\$ 6,729,010			

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AUTO LIABILITY FUND (606)

The Auto Liability Fund accounts for all financial transactions related to the County's property, liability and casualty insurance coverage on vehicles. Revenues are contributions from other Gwinnett County funds and are based on the number of employees and actual third party automobile claims for County vehicles only.

	FY 2013				FY 2012	
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget	Actuals YTD as of 6/30/2012	% Actual to 6/30/2012 Budget
Net Position January 1	\$ 1,693,044	\$ 1,693,044	\$ 1,693,044			
Revenues:						
Charges for Services	\$ 1,000,022	\$ 1,000,022	\$ 500,011	50.00%	\$ 399,999	50.00%
Investment Income	2,250	2,250	1,845	82.00%	616	61.11%
Total Revenues without Use of Net Position	1,002,272	1,002,272	501,856	50.07%	400,615	50.01%
Use of Net Position	48,454	998,454	-	0.00%	-	0.00%
TOTAL REVENUES	\$ 1,050,726	\$ 2,000,726	\$ 501,856	25.08%	\$ 400,615	47.15%
Appropriations:						
Financial Services	\$ 1,050,726	\$ 2,000,726	\$ 292,960	14.64%	\$ 192,573	22.66%
TOTAL APPROPRIATIONS	\$ 1,050,726	\$ 2,000,726	\$ 292,960	14.64%	\$ 192,573	22.66%
Projected Net Position December 31	\$ 1,644,590	\$ 694,590				
Net Position as of Report Date			\$ 1,901,940			

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FLEET MANAGEMENT FUND (610)

The Fleet Management Fund accounts for all financial transactions related to the maintenance of the County fleet.

	FY 2013				FY 2012	
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget	Actuals YTD as of 6/30/2012	% Actual to 6/30/2012 Budget
Net Position January 1	\$ 1,117,564	\$ 1,117,564	\$ 1,117,564			
Revenues:						
Charges for Services	\$ 5,807,286	\$ 5,801,953	\$ 2,828,726	48.75%	\$ 2,753,666	47.62%
Miscellaneous	298,000	349,463	409,655	117.22%	341,743	100.17%
TOTAL REVENUES	\$ 6,105,286	\$ 6,151,416	\$ 3,238,381	52.64%	\$ 3,095,409	50.55%
Appropriations:						
Support Services	\$ 5,817,747	\$ 5,795,695	\$ 2,749,840	47.45%	\$ 2,547,011	43.07%
Total Appropriations without Working Capital Reserve	5,817,747	5,795,695	2,749,840	47.45%	2,547,011	43.07%
Working Capital Reserve	287,539	355,721	-	0.00%	-	-
TOTAL APPROPRIATIONS	\$ 6,105,286	\$ 6,151,416	\$ 2,749,840	44.70%	\$ 2,547,011	41.59%
Projected Net Position December 31	\$ 1,405,103	\$ 1,473,285				
Net Position as of Report Date			\$ 1,606,105			

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GROUP SELF-INSURANCE FUND (605)

The Group Self-Insurance Fund accounts for all financial transactions related to the payment of premiums and benefits for active employees' health, disability, and life insurance. Revenues are received from employee and employer contributions.

	FY 2013				FY 2012	
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget	Actuals YTD as of 6/30/2012	% Actual to 6/30/2012 Budget
Net Position January 1	\$ 27,217,386	\$ 27,217,386	\$ 27,217,386			
Revenues:						
Charges for Services	\$ 36,170,535	\$ 35,423,677	\$ 16,841,632	47.54%	\$ 19,245,029	49.53%
Investment Income	109,065	109,065	48,449	44.42%	82,293	54.66%
Miscellaneous	-	100,000	86,585	86.59%	30,350	60.70%
Other Financing Sources	-	24,722	-	0.00%	-	-
Total Revenues without Use of Net Position	36,279,600	35,657,464	16,976,666	47.61%	19,357,672	49.53%
Use of Net Position	5,300,282	6,824,440	-	0.00%	-	0.00%
TOTAL REVENUES	\$ 41,579,882	\$ 42,481,904	\$ 16,976,666	39.96%	\$ 19,357,672	44.10%
Appropriations:						
Human Resources	\$ 41,579,882	\$ 42,481,904	\$ 19,984,695	47.04%	\$ 21,799,289	49.66%
TOTAL APPROPRIATIONS	\$ 41,579,882	\$ 42,481,904	\$ 19,984,695	47.04%	\$ 21,799,289	49.66%
Projected Net Position December 31	\$ 21,917,104	\$ 20,392,946				
Net Position as of Report Date			\$ 24,209,357			

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RISK MANAGEMENT FUND (602)

The Risk Management Fund accounts for all financial transactions related to the County's property liability and casualty insurance. Revenues are received from charges to the user departments based on the number of employees, prior claims, and property liability coverage needs.

	FY 2013				FY 2012	
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget	Actuals YTD as of 6/30/2012	% Actual to 6/30/2012 Budget
Net Position January 1	\$ 23,582,286	\$ 23,582,286	\$ 23,582,286			
Revenues:						
Charges for Services	\$ 4,328,194	\$ 4,328,194	\$ 2,164,097	50.00%	\$ 1,682,500	50.00%
Investment Income	45,500	45,500	43,276	95.11%	22,962	57.41%
Miscellaneous	-	18,654	18,336	98.30%	8,417	144.80%
Other Financing Sources	-	1,855	-	0.00%	-	-
Total Revenues without Use of Net Position	4,373,694	4,394,203	2,225,709	50.65%	1,713,879	50.22%
Use of Net Position	2,258,825	2,218,742	-	0.00%	-	0.00%
TOTAL REVENUES	\$ 6,632,519	\$ 6,612,945	\$ 2,225,709	33.66%	\$ 1,713,879	24.79%
Appropriations:						
Financial Services	\$ 6,632,519	\$ 6,612,945	\$ 3,814,057	57.68%	\$ 3,842,724	55.58%
TOTAL APPROPRIATIONS	\$ 6,632,519	\$ 6,612,945	\$ 3,814,057	57.68%	\$ 3,842,724	55.58%
Projected Net Position December 31	\$ 21,323,461	\$ 21,363,544				
Net Position as of Report Date			\$ 21,993,938			

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WORKERS' COMPENSATION FUND (604)

The Workers' Compensation Fund accounts for financial transactions related to the payment of worker's compensation claims. Revenue is received from the user departments based upon the number of employees and prior claims.

	FY 2013				FY 2012	
	2013 Adopted Budget	Current Annual Budget as of 6/30/2013	Actuals YTD as of 6/30/2013	% Actual to Current Budget	Actuals YTD as of 6/30/2012	% Actual to 6/30/2012 Budget
Net Position January 1	\$ 9,595,183	\$ 9,595,183	\$ 9,595,183			
Revenues:						
Charges for Services	\$ 3,357,731	\$ 3,357,731	\$ 1,678,866	50.00%	\$ 925,000	50.00%
Investment Income	35,500	35,500	26,818	75.54%	27,819	81.82%
Total Revenues without Use of Net Position	3,393,231	3,393,231	1,705,684	50.27%	952,819	50.57%
Use of Net Position	1,836,265	1,836,265	-	0.00%	-	0.00%
TOTAL REVENUES	\$ 5,229,496	\$ 5,229,496	\$ 1,705,684	32.62%	\$ 952,819	22.50%
Appropriations:						
Human Resources	\$ 5,229,496	\$ 5,229,496	\$ 1,467,165	28.06%	\$ 1,741,206	41.12%
TOTAL APPROPRIATIONS	\$ 5,229,496	\$ 5,229,496	\$ 1,467,165	28.06%	\$ 1,741,206	41.12%
Projected Net Position December 31	\$ 7,758,918	\$ 7,758,918				
Net Position as of Report Date			\$ 9,833,702			

NON-DEPARTMENTAL BUDGET TRANSFERS

As of 6/30/2013

General Fund Departmental/Non-Departmental Transfers	Amount	Description
<i>From:</i>		
Prisoner Medical Reserve	\$ (50,000)	Transferred to Corrections
	(623,100)	Transferred to Sheriff
	(3,000)	Transferred to Juvenile Court
<i>Subtotal</i>	(676,100)	
Indigent Defense Reserve	(31,000)	Transferred to Probate Court
	(1,857,700)	Transferred to Judiciary
	(221,300)	Transferred to Juvenile Court
<i>Subtotal</i>	(2,110,000)	
Court Reporters Reserve	(81,300)	Transferred to Juvenile Court
	(870,400)	Transferred to Judiciary
	(7,900)	Transferred to Solicitor General
<i>Subtotal</i>	(959,600)	
Court Interpreters Reserve	(48,000)	Transferred to Juvenile Court
	(192,800)	Transferred to Judiciary
	(1,000)	Transferred to Probate Court
<i>Subtotal</i>	(241,800)	
Total General Fund Non-Departmental Transfers	\$ (3,987,500)	
<i>To:</i>		
Corrections	\$ 50,000	Transferred from Prisoner Medical Reserve
<i>Subtotal</i>	50,000	
Juvenile Court	48,000	Transferred from Court Interpreters Reserve
	81,300	Transferred from Court Reporters Reserve
	221,300	Transferred from Indigent Defense
	3,000	Transferred from Prisoner Medical Reserve
<i>Subtotal</i>	353,600	
Sheriff	623,100	Transferred from Prisoner Medical Reserve
<i>Subtotal</i>	623,100	
Judiciary	192,800	Transferred from Court Interpreters Reserve
	870,400	Transferred from Court Reporters Reserve
	1,857,700	Transferred from Indigent Defense
<i>Subtotal</i>	2,920,900	
Probate Court	31,000	Transferred from Indigent Defense
	1,000	Transferred from Court Interpreters Reserve
<i>Subtotal</i>	32,000	
Solicitor General	7,900	Transferred from Court Reporters Reserve
<i>Subtotal</i>	7,900	
Total General Fund Transfers From Non-Departmental Reserves	\$ 3,987,500	

NON-DEPARTMENTAL BUDGET TRANSFERS

As of 6/30/2013

Police Services District Fund Departmental/Non-Departmental Transfers	Amount	Description
<i>From:</i>		
Prisoner Medical Reserve	\$ (37,000)	Transferred to Police Services
<i>Subtotal</i>	(37,000)	
Indigent Defense Reserve	(13,600)	Transferred to Recorders Court
<i>Subtotal</i>	(13,600)	
Court Interpreters Reserve	(26,550)	Transferred to Recorders Court
<i>Subtotal</i>	(26,550)	
Total Police Services District Fund Non-Departmental Transfers	\$ (77,150)	
<i>To:</i>		
Police Services	\$ 37,000	Transferred from Prisoner Medical Reserve
<i>Subtotal</i>	37,000	
Recorder's Court	13,600	Transferred from Indigent Defense Reserve
Recorder's Court	26,550	Transferred from Court Interpreters Reserve
<i>Subtotal</i>	40,150	
Total Police Services District Fund Transfers From Non-Departmental Reserves	\$ 77,150	

INTER-FUND TRANSFERS - ALL FUNDS

As of 6/30/2013

TRANSFER FROM - BUDGET

TRANSFER TO	General (001)	Development and Enforcement Services District Fund (104)	Fire and Emergency Medical Services District Fund (102)	Police Services District Fund (106)	Recreation (105)	Sheriff Special Treasury (066)	Tree Bank (040)	Police Special Justice (070)	Police Special State (072)	E-911 (095)	Miscellaneous Grants (200-250G)	Capital Projects (300-318)	Airport Operating (520)	Stormwater Operating (590)	Water & Sewer Operating (501)	Solid Waste Operating (595)	Fleet Management (610)	Administrative Support (665)	Total
General Fund (001)											27,325				165,000				192,325
Development and Enforcement Services District Fund (104)	3,677,899																		3,677,899
Fire and Emergency Services District Fund (102)	27,424,387																		27,424,387
Police Services District Fund (106)	30,175,330																		30,175,330
Police Special State (072)												230,976							230,976
Local Transit Operating (515)	2,765,574																		2,765,574
Capital Projects (300-318)	2,246,329		385,400	159,565	2,319,180		3,600	127,362	86,620	35,500									5,363,556
Capital Vehicle/Fleet Equipment (305)	1,823,865	60,307	337,861	4,001,004	279,104	20,540											39,861	80,870	6,643,412
Miscellaneous Grants (200-250G)	131,385																		131,385
Renewal & Extension - Airport (523)													35,000						35,000
Renewal & Extension - Stormwater (591)														19,208,176					19,208,176
Renewal & Extension - Water & Sewer (504)															81,242,819				81,242,819
Renewal & Extension - Solid Waste (596)																260,000			260,000
Total	68,244,769	60,307	723,261	4,160,569	2,598,284	20,540	3,600	127,362	86,620	35,500	27,325	230,976	35,000	19,208,176	81,407,819	260,000	39,861	80,870	177,350,839

TRANSFER FROM - ACTUALS

TRANSFER TO	General (001)	Development and Enforcement Services District Fund (104)	Fire and Emergency Medical Services District Fund (102)	Police Services District Fund (106)	Recreation (105)	Sheriff Special Treasury (066)	Tree Bank (040)	Police Special Justice (070)	Police Special State (072)	E-911 (095)	Miscellaneous Grants (200-250G)	Capital Projects (300-318)	Airport Operating (520)	Stormwater Operating (590)	Water & Sewer Operating (501)	Solid Waste Operating (595)	Fleet Management (610)	Administrative Support (665)	Total
General Fund (001)											27,325				82,500				109,825
Development and Enforcement Services District Fund (104)	2,859,512																		2,859,512
Fire and Emergency Services District Fund (102)	20,769,889																		20,769,889
Police Services District Fund (106)	27,500,000																		27,500,000
Police Special State (072)												230,976							230,976
Local Transit Operating (515)	1,382,788																		1,382,788
Capital Projects (300-318)	1,123,164		192,700	67,000	209,590			5,646	50,160										1,648,260
Capital Vehicle/Fleet Equipment (305)	855,356	12,147	168,930	2,075,085	139,552												19,931	40,435	3,311,436
Miscellaneous Grants (200-250G)	36,600																		36,600
Renewal & Extension - Airport (523)													17,500						17,500
Renewal & Extension - Stormwater (591)														9,604,088					9,604,088
Renewal & Extension - Water & Sewer (504)															40,621,410				40,621,410
Renewal & Extension - Solid Waste (596)																37,500			37,500
Total	54,527,309	12,147	361,630	2,142,085	349,142	-	-	5,646	50,160	-	27,325	230,976	17,500	9,604,088	40,703,910	37,500	19,931	40,435	108,129,784

BUDGET ADJUSTMENTS BY FUND - REVENUES

As of 6/30/2013

Department/Fund	2013 Adopted Budget - Jan	2013 Current Annual Budget - June	Difference (Adjustments YTD)	Description
General Fund (001)				
Taxes	\$ 204,749,308	\$ 204,679,833	\$ (69,475)	GCID 20130499 Mid year adjustment (\$69,475).
Intergovernmental	3,097,585	3,197,725	100,140	GCID 20130499 Mid year adjustment \$100,140.
Charges for Services	26,651,171	26,799,971	148,800	GCID 20130499 Mid year adjustment \$148,800.
Contributions and Donations	30,000	34,597	4,597	GCID 20130320 Amendment of the State FY 2013 contract between the Atlanta Regional Commission and Gwinnett County Senior Services \$4,597.
Miscellaneous Revenue	1,490,450	1,919,786	429,336	GCID 20130499 Mid year adjustment \$429,336.
Use of Fund Balance	42,636,693	43,769,421	1,132,728	GCID 20130026 approval to execute 90 day job vacancy (\$420,445). GCID 20130385 approval for the chairman to execute an agreement with the Gwinnett sexual assault center for the provision of medical examinations \$117,250. GCID 20130348 approval to amend the FY 2013 budget to appropriate funds for the probate court to hire four part-time temporary employees \$41,984. GCID 20130499 Mid year adjustment \$1,393,939.
<i>Subtotal</i>			1,746,126	
2003 General Obligation Bond Debt Fund (951)				
Taxes	5,683,063	5,718,349	35,286	GCID 20130499 Mid year adjustment \$35,286.
Other Financing Sources	35,286	-	(35,286)	GCID 20130499 Mid year adjustment (\$35,286).
<i>Subtotal</i>			-	
Development and Enforcement Services District Fund (104)				
Licenses and Permits	2,381,824	3,114,948	733,124	GCID 20130499 Mid year adjustment \$733,124.
Charges for Services	336,730	336,961	231	GCID 20130499 Mid year adjustment \$231.
Miscellaneous	-	3,170	3,170	GCID 20130499 Mid year adjustment \$3,170.
Other Financing Sources	677,996	818,387	140,391	GCID 20130499 Mid year adjustment \$140,391.
<i>Subtotal</i>			876,916	

Department/Fund	2013 Adopted Budget - Jan	2013 Current Annual Budget - June	Difference (Adjustments YTD)	Description
Fire and Emergency Medical Services District Fund (102)				
Miscellaneous	35,400	85,157	49,757	GCID 20130154 approval to accept an equipment grant from Georgia Association of EMS in the amount of \$16,764. GCID 20130113 approval to accept grant funds by the Wal-Mart Foundation for smoke detectors to distribute to those in need \$1,000. GCID 20130499 Mid year adjustment \$31,993.
Other Financing Sources	5,406,582	6,654,495	1,247,913	GCID 20130499 Mid year adjustment \$1,247,913.
<i>Subtotal</i>			1,297,670	
Police Services District Fund (106)				
Taxes	\$ 46,847,668	\$ 46,814,098	\$ (33,570)	GCID 20130499 Mid year adjustment (\$33,570).
Charges for Services	921,463	928,852	7,389	GCID 20130499 Mid year adjustment \$7,389.
Miscellaneous	248,045	342,732	94,687	GCID 20130319 approval for the chairman to execute a lease agreement with New Cingular Wireless PCS,LLC to collocate on a County owned tower and locate site equipment on a portion of the County owned property \$27,000. GCID 20130499 Mid year adjustment \$67,687.
Other Financing Sources	2,051,372	2,675,330	623,958	GCID 20130499 Mid year adjustment \$623,958.
<i>Subtotal</i>			692,464	
Recreation Fund (105)				
Taxes	\$ 23,356,746	\$ 23,703,528	\$ 346,782	GCID 20130499 Mid year adjustment \$346,782.
Charges for Services	3,935,559	3,772,050	(163,509)	GCID 20130499 Mid year adjustment (\$163,509).
Miscellaneous	1,849,471	1,871,034	21,563	GCID 20130499 Mid year adjustment \$21,563.
Other Financing Sources	346,782	-	(346,782)	GCID 20130499 Mid year adjustment (\$346,782).
Use of Fund Balance	-	303,052	303,052	GCID 20130499 Mid year adjustment \$329,743. GCID 20130026 approval to execute 90 day job vacancy (\$26,691).
<i>Subtotal</i>			161,106	
Street Lighting Fund (002)				
Charges for Services	6,961,294	6,961,825	531	GCID 20130281 approval for the chairman to execute an indemnity agreement with GA Department of Transportation for the installation of roadway lighting on SR 124 \$531.
Use of Fund Balance	456,046	455,995	(51)	GCID 20130281 approval for the chairman to execute an indemnity agreement with GA Department of Transportation for the installation of roadway lighting on SR 124 (\$51).
<i>Subtotal</i>			480	

Department/Fund	2013 Adopted Budget - Jan	2013 Current Annual Budget - June	Difference (Adjustments YTD)	Description
Authority Imaging Fund (020)				
Charges for Services	832,275	707,275	(125,000)	GCID 20130499 Mid year adjustment (\$125,000).
Use of Fund Balance	1,132,199	1,257,199	125,000	GCID 20130499 Mid year adjustment \$125,000.
<i>Subtotal</i>			-	
Corrections Inmate Fund (085)				
Miscellaneous	6,122	6,508	386	GCID 20130499 Mid year adjustment \$386.
Use of Fund Balance	19,772	19,386	(386)	GCID 20130499 Mid year adjustment (\$386).
<i>Subtotal</i>			-	
Crime Victims Assistance Fund (075)				
Miscellaneous	-	1,280	1,280	GCID 20130499 Mid year adjustment \$1,280.
Use of Fund Balance	298,929	243,094	(55,835)	GCID 20130499 Mid year adjustment (\$55,835).
<i>Subtotal</i>			(54,555)	
District Attorney Federal Asset Sharing Fund (080)				
Fines and Forfeitures	-	84,509	84,509	Adjust revenue and appropriation budgets to incorporate collected revenue for confiscated assets for Special Revenue Funds \$84,509.
<i>Subtotal</i>			84,509	
E-911 Fund (095)				
Miscellaneous	-	4,400	4,400	GCID 20130499 Mid year adjustment \$4,400.
Use of Fund Balance	2,084,029	2,737,977	653,948	GCID 20130026 approval to execute 90 day job vacancy (\$255,652). GCID 20130321 Approval to amend the FY 2013 E-911 Fund budget by appropriating an additional \$900,000 for Intergovernmental Payments. GCID 20130499 Mid year adjustment \$9,600.
<i>Subtotal</i>			658,348	
Juvenile Court Supervision Fund (030)				
Charges for Services	67,834	67,849	15	GCID 20130499 Mid year adjustment \$15.
Investment Income	15	-	(15)	GCID 20130499 Mid year adjustment (\$15).
<i>Subtotal</i>			-	

Department/Fund	2013 Adopted Budget - Jan	2013 Current Annual Budget - June	Difference (Adjustments YTD)	Description
Police Special Justice Fund (070)				
Fines and Forfeitures	-	176,879	176,879	Adjust revenue and appropriation budgets to incorporate collected revenue for confiscated assets for Special Revenue Funds \$176,879.
Use of Fund Balance	1,224,550	1,270,626	46,076	Adjust revenue and appropriation budgets to incorporate collected revenue for confiscated assets for Special Revenue Funds (\$80,157). GCID 20130260 approval to execute lease agreement with RW Management LTD at 1645 Pleasant Hill Road \$126,233.
<i>Subtotal</i>			222,955	
Police Special Treasury Fund (071)				
Use of Fund Balance	695	71,677	70,982	GCID 20130499 Mid year adjustment \$70,982.
<i>Subtotal</i>			70,982	
Police Special State Fund (072)				
Fines and Forfeitures	-	171,780	171,780	Adjust revenue and appropriation budgets to incorporate collected revenue for confiscated assets for Special Revenue Funds \$171,780.
Miscellaneous	-	814	814	GCID 20130499 Mid year adjustment \$814.
Use of Fund Balance	1,159,009	1,121,267	(37,742)	incorporate collected revenue for confiscated assets for Special Revenue Funds (\$171,780). GCID 20130499 Mid year adjustment \$134,038.
<i>Subtotal</i>			134,852	
Sheriff Special Justice Fund (065)				
Fines and Forfeitures	-	36,490	36,490	Adjust revenue and appropriation budgets to incorporate collected revenue for confiscated assets for Special Revenue Funds \$36,490.
Use of Fund Balance	149,710	199,710	50,000	GCID 20130499 Mid year adjustment \$50,000.
<i>Subtotal</i>			86,490	
Sheriff Special Treasury Fund (066)				
Fines and Forfeitures	-	121,504	121,504	Adjust revenue and appropriation budgets to incorporate collected revenue for confiscated assets for Special Revenue Funds \$121,504.
Use of Fund Balance	249,338	846,638	597,300	Adjust revenue and appropriation budgets to incorporate collected revenue for confiscated assets for Special Revenue Funds \$400,000. GCID 20130499 Mid year adjustment \$197,300.
<i>Subtotal</i>			718,804	

Department/Fund	2013 Adopted Budget - Jan	2013 Current Annual Budget - June	Difference (Adjustments YTD)	Description
Tourism Fund (050)				
Use of Fund Balance	460,066	547,246	87,180	GCID 20130499 Mid year adjustment \$87,180.
<i>Subtotal</i>			87,180	
Airport Operating Fund (520)				
Miscellaneous-Rents	741,250	697,192	(44,058)	GCID 20130195 approval to execute assignment, assumption and consent from Piedmont Hawthorne Aviation and Fifth Amendment to lease agreement for Gwinnett Aero to execute any and all documents (\$45,061). GCID 20130499 Mid year adjustment \$1,003.
Use of Net Position	-	8,373	8,373	GCID 20130195 approval to execute assignment, assumption and consent from Piedmont Hawthorne Aviation and Fifth Amendment to Lease Agreement for Gwinnett Aero to execute any and all documents \$9,376. GCID 20130499 Mid year adjustment (\$1,003).
<i>Subtotal</i>			(35,685)	
Local Transit Operating Fund (515)				
Charges for Services	4,221,568	4,201,568	(20,000)	GCID 20130499 Mid year adjustment (\$20,000).
Miscellaneous	26,375	26,836	461	GCID 20130499 Mid year adjustment \$461.
Other Financing Sources	2,765,574	2,785,574	20,000	GCID 20130499 Mid year adjustment \$20,000.
Use of Net Position	750,000	744,206	(5,794)	GCID 20130499 Mid year adjustment (\$5,794).
<i>Subtotal</i>			(5,333)	
Solid Waste Operating Fund (595)				
Miscellaneous	1,050	1,542	492	GCID 20130499 Mid year adjustment \$492.
<i>Subtotal</i>			492	
Stormwater Operating Fund (590)				
Miscellaneous	17,000	19,014	2,014	GCID 20130499 Mid year adjustment \$2,014.
<i>Subtotal</i>			2,014	
Water and Sewer Operating Fund (515)				
Charges for Services	287,467,000	282,377,000	(5,090,000)	GCID 20130499 Mid year adjustment (\$5,090,000).
Contributions and Donations	7,022,000	12,000,000	4,978,000	GCID 20130499 Mid year adjustment \$4,978,000.
Miscellaneous	475,000	605,557	130,557	GCID 20130499 Mid year adjustment \$130,557.
<i>Subtotal</i>			18,557	

Department/Fund	2013 Adopted Budget - Jan	2013 Current Annual Budget - June	Difference (Adjustments YTD)	Description
Administrative Support Fund (515)				
Charges for Services	49,727,737	49,719,965	(7,772)	GCID 20130499 Mid year adjustment (\$7,772).
Miscellaneous	1,555,049	1,605,309	50,260	GCID 20130499 Mid year adjustment \$50,260.
<i>Subtotal</i>			42,488	
Auto Liability Fund (606)				
Use of Net Position	48,454	998,454	950,000	GCID 20130499 Mid year adjustment \$950,000.
<i>Subtotal</i>			950,000	
Fleet Management Fund (610)				
Charges for Services	5,807,286	5,801,953	(5,333)	GCID 20130499 Mid year adjustment (\$5,333).
Miscellaneous	298,000	349,463	51,463	GCID 20130499 Mid year adjustment \$51,463.
<i>Subtotal</i>			46,130	
Group Self-Insurance Fund (605)				
Charges for Services	36,170,535	35,423,677	(746,858)	GCID 20130499 Mid year adjustment (\$748,858).
Miscellaneous	-	100,000	100,000	GCID 20130499 Mid year adjustment \$100,000.
Other Financing Sources	-	24,722	24,722	GCID 20130499 Mid year adjustment \$24,722.
Use of Net Position	5,300,282	6,824,440	1,524,158	GCID 20130499 Mid year adjustment \$1,524,158.
<i>Subtotal</i>			902,022	
Risk Management Fund (602)				
Miscellaneous	-	18,654	18,654	GCID 20130499 Mid year adjustment \$18,654.
Other Financing Sources	-	1,855	1,855	GCID 20130499 Mid year adjustment \$1,855.
Use of Net Position	2,258,825	2,218,742	(40,083)	GCID 20130499 Mid year adjustment (\$40,083).
<i>Subtotal</i>			(19,574)	
Total Revenue Budget Adjustments			\$ 8,685,438	

BUDGET ADJUSTMENTS BY FUND - APPROPRIATIONS

As of 6/30/2013

Department/Fund	2013 Adopted Budget - Jan	2013 Current Annual Budget - June	Difference (Adjustments YTD)	Description
General Fund (001)				
Tax Assessor	\$ 8,605,360	\$ 8,662,613	\$ 57,253	GCID 20130026 approval to execute 90 day job vacancy (\$9,747). GCID 20130185 administration of motor vehicle assessment and appeal program on annual contract \$67,000.
Tax Commissioner	11,070,281	11,403,613	333,332	\$333,332 transferred from Contingency per 2013 Decision Package.
Transportation	15,783,712	15,708,591	(75,121)	GCID 20130026 approval to execute 90 day job vacancy (\$75,121).
Planning and Development	639,345	562,785	(76,560)	GCID 20130026 approval to execute 90 day job vacancy (\$76,560).
Police Services	4,413,101	4,518,171	105,070	GCID 20130026 approval to execute 90 day job vacancy (\$36,218). GCID 20130499 Mid year adjustment \$141,288.
Corrections	13,329,003	13,486,681	157,678	\$50,000 transferred from Non-departmental, see Non-departmental Budget Transfers Schedule. GCID 20130026 approval to execute 90 day job vacancy (\$191,122). GCID 20130499 Mid year adjustment \$298,800.
Community Services	4,089,393	4,067,513	(21,880)	GCID 20130026 approval to execute 90 day job vacancy (\$31,677). GCID 20130320 Amendment of the State FY 2013 contract between the Atlanta Regional Commission and Gwinnett County Senior Services \$4,597. GCID 20130499 Mid year adjustment \$5,200.
Community Service Subsidies: Atlanta Regional Commission	816,100	825,100	9,000	GCID 20130499 Mid year adjustment \$9,000.
Community Service Subsidies: Library In-House Services	735,199	765,199	30,000	GCID 20130499 Mid year adjustment \$30,000.
Juvenile Court	5,933,166	6,246,967	313,801	\$353,600 transferred from Non-departmental, see Non-departmental Budget Transfers Schedule. GCID 20130499 Mid year adjustment (\$39,799).
Sheriff	71,209,915	71,833,015	623,100	\$623,100 transferred from Non-departmental, see Non-departmental Budget Transfers Schedule.
Judiciary	15,614,527	18,535,427	2,920,900	\$2,920,900 transferred from Non-departmental, see Non-departmental Budget Transfers Schedule.
Probate Court	1,930,924	2,004,908	73,984	\$32,000 transferred from Non-departmental, see Non-departmental Budget Transfers Schedule. 20130348 approval to amend the FY 2013 budget to appropriate funds for the Probate Court to hire four part-time temporary employees \$41,984.
District Attorney	10,480,189	10,557,275	77,086	GCID 20130499 Mid year adjustment \$77,086.

Department/Fund	2013 Adopted Budget - Jan	2013 Current Annual Budget - June	Difference (Adjustments YTD)	Description
Solicitor General	3,608,983	3,708,842	99,859	\$7,900 transferred from Non-departmental, see Non-departmental Budget Transfers Schedule. GCID 20130499 Mid year adjustment \$91,959.
Compensation Reserve	579,265	429,265	(150,000)	GCID 20130499 Mid year adjustment (\$150,000).
Contingency	1,510,027	938,704	(571,323)	(\$333,332) transferred to Tax Commissioner per 2013 Decision Package. GCID 20130185 administration of motor vehicle assessment and appeal program on annual contract (\$67,000). GCID 20130499 Mid year adjustment (\$170,991).
Prisoner Medical Reserve	2,000,000	1,323,900	(676,100)	See Non-departmental Budget Transfers Schedule for detail (\$676,100).
Pauper Burial	90,000	170,000	80,000	GCID 20130499 Mid year adjustment \$80,000.
Indigent Defense Reserve	6,000,000	3,890,000	(2,110,000)	See Non-departmental Budget Transfers Schedule for detail (\$2,110,000).
Court Reporters Reserve	2,000,000	1,040,400	(959,600)	See Non-departmental Budget Transfers Schedule for detail (\$959,600).
Court Interpreters Reserve	565,000	323,200	(241,800)	See Non-departmental Budget Transfers Schedule for detail (\$241,800).
Other Governmental Agencies	250,000	367,250	117,250	GCID 20130385 approval for the chairman to execute an agreement with the Gwinnett sexual assault center for the provision of medical examinations \$117,250.
Motor Vehicle Contribution	8,518,018	8,135,950	(382,068)	GCID 20130499 Mid year adjustment (\$382,068).
Intangible Recording Contribution	-	2,012,265	2,012,265	GCID 20130499 Mid year adjustment \$2,012,265.
<i>Subtotal</i>			1,746,126	
Development and Enforcement Services District Fund (104)				
Planning and Development	5,964,351	5,951,824	(12,527)	GCID 20130026 approval to execute 90 day job vacancy (\$28,810). GCID 20130499 Mid year adjustment \$16,283.
Police Services	2,342,920	2,403,379	60,459	GCID 20130026 approval to execute 90 day job vacancy (\$31,539). GCID 20130499 Mid year adjustment \$91,998.
Contributions to Fund Balance	3,314,613	4,143,597	828,984	GCID 20130026 approval to execute 90 day job vacancy \$60,349. GCID 20130499 Mid year adjustment \$768,635.
<i>Subtotal</i>			876,916	

Department/Fund	2013 Adopted Budget - Jan	2013 Current Annual Budget - June	Difference (Adjustments YTD)	Description
Fire and Emergency Medical Services District Fund (102)				
Fire and Emergency Services	81,767,134	81,784,898	17,764	GCID 20130154 approval to accept an equipment grant from Georgia Association of EMS in the amount of \$16,764. GCID 20130113 approval to accept grant funds by the Wal-Mart Foundation for smoke detectors to distribute to those in need \$1,000.
Contributions to Fund Balance	21,080,383	22,360,289	1,279,906	GCID 20130499 Mid year adjustment \$1,279,906.
<i>Subtotal</i>			1,297,670	
Police Services District Fund (106)				
Planning and Development	697,900	681,351	(16,549)	GCID 20130499 Mid year adjustment \$5,319. GCID 20130026 approval to execute 90 day job vacancy (\$21,868).
Police Services	81,749,463	81,620,071	(129,392)	See Non-departmental Budget Transfers Schedule for detail \$37,000. GCID 20130499 Mid year adjustment (\$188,260). GCID 20130026 approval to execute 90 day job vacancy \$21,868.
Recorder's Court	1,591,586	1,631,736	40,150	See Non-departmental Budget Transfers Schedule for detail \$40,150.
Non-Departmental	5,010,636	4,933,486	(77,150)	See Non-departmental Budget Transfers Schedule for detail (\$77,150).
Contributions to Fund Balance	28,006,934	28,882,339	875,405	GCID 20130319 approval for the chairman to execute a lease agreement with New Cingular Wireless PCS,LLC to collocate on a County owned tower and locate site equipment on a portion of the County owned property \$27,000. GCID 20130499 Mid year adjustment \$848,405.
<i>Subtotal</i>			692,464	
Recreation Fund (105)				
Community Services	27,944,567	29,581,962	1,637,395	GCID 20130026 approval to execute 90 day job vacancy (\$154,108). GCID 20130499 Mid year adjustment \$1,791,503.
Contributions to Fund Balance	1,476,289	-	(1,476,289)	GCID 20130026 approval to execute 90 day job vacancy \$127,417. Mid year adjustment (\$1,603,706).
<i>Subtotal</i>			161,106	
Street Lighting Fund (002)				
Transportation	7,421,840	7,422,320	480	GCID 20130281 approval for the chairman to execute an indemnity agreement with GA Department of Transportation for the installation of roadway lighting on SR 124 \$480.
<i>Subtotal</i>			480	

Department/Fund	2013 Adopted Budget - Jan	2013 Current Annual Budget - June	Difference (Adjustments YTD)	Description
Crime Victims Assistance Fund (075)				
District Attorney	433,311	445,066	11,755	GCID 20130499 Mid year adjustment \$11,755.
Solicitor General	742,172	675,862	(66,310)	GCID 20130499 Mid year adjustment (\$66,310).
<i>Subtotal</i>			(54,555)	
District Attorney Federal Asset Sharing (080)				
District Attorney	205,000	289,509	84,509	Adjust revenue and appropriation budgets to incorporate collected revenue for confiscated assets for Special Revenue Funds \$84,509.
<i>Subtotal</i>			84,509	
E-911 Fund (095)				
Police Services	13,725,460	13,483,808	(241,652)	GCID 20130026 approval to execute 90 day job vacancy (\$255,652). GCID 20130499 Mid year adjustment \$14,000.
Non-Departmental	2,500,000	3,400,000	900,000	GCID 20130321 approval to amend the FY 2013 E-911 Fund budget by appropriating an additional \$900,000 for Intergovernmental Payments.
<i>Subtotal</i>			658,348	
Police Special Justice Fund (070)				
Police Special Investigation Operations	1,224,550	1,447,505	222,955	GCID 20130260 approval to execute lease agreement with RW Management LTD at 1645 Pleasant Hill Road \$222,955.
<i>Subtotal</i>			222,955	
Police Special Treasury Fund (071)				
Police Services	695	71,677	70,982	GCID 20130499 Mid year adjustment \$70,982.
<i>Subtotal</i>			70,982	
Police Special State Fund (072)				
Police Services	1,159,009	1,293,861	134,852	GCID 20130499 Mid year adjustment \$134,852.
<i>Subtotal</i>			134,852	
Sheriff Special Justice Fund (065)				
Sheriff Special Operations	150,000	236,490	86,490	Adjust revenue and appropriation budgets to incorporate collected revenue for confiscated assets for Special Revenue Funds \$36,490. GCID 20130499 Mid year adjustment \$50,000.
<i>Subtotal</i>			86,490	

Department/Fund	2013 Adopted Budget - Jan	2013 Current Annual Budget - June	Difference (Adjustments YTD)	Description
Sheriff Special Treasury Fund (066)				
Sheriff Special Operations	250,000	968,804	718,804	Adjust revenue and appropriation budgets to incorporate collected revenue for confiscated assets for Special Revenue Funds \$521,504. 20130499 Mid year adjustment \$197,300.
<i>Subtotal</i>			718,804	
Stadium Fund (055)				
Financial Services	63,962	39,030	(24,932)	GCID 20130499 Mid year adjustment (\$24,932).
Contributions to Fund Balance	-	24,932	24,932	GCID 20130499 Mid year adjustment \$24,932.
<i>Subtotal</i>			-	
Tourism Fund (050)				
Tourism	2,134,407	2,221,587	87,180	GCID 20130499 Mid year adjustment \$87,180.
<i>Subtotal</i>			87,180	
Airport Operating Fund (520)				
Working Capital Reserve	35,685	-	(35,685)	GCID 20130195 approval to execute assignment, assumption and consent from Piedmont Hawthorne Aviation and Fifth Amendment to Lease Agreement for Gwinnett Aero to execute any and all documents (\$35,685).
<i>Subtotal</i>			(35,685)	
Local Transit Operating Fund (515)				
Transportation	7,693,126	7,687,793	(5,333)	GCID 20130499 Mid year adjustment (\$5,333).
<i>Subtotal</i>			(5,333)	
Solid Waste Fund (595)				
Support Services	1,823,484	1,996,853	173,369	GCID 20130026 approval to execute 90 day job vacancy (\$11,631). GCID 20130499 Mid year adjustment \$185,000
Working Capital Reserve	1,230,438	1,057,561	(172,877)	GCID 20130026 approval to execute 90 day job vacancy \$11,631. GCID 20130499 Mid year adjustment (\$184,508).
<i>Subtotal</i>			492	

Department/Fund	2013 Adopted Budget - Jan	2013 Current Annual Budget - June	Difference (Adjustments YTD)	Description
Stormwater Fund (590)				
Planning and Development	419,749	471,181	51,432	GCID 20130499 Mid year adjustment \$51,432.
Water Resources	29,779,881	29,594,477	(185,404)	GCID 20130026 approval to execute 90 day job vacancy (\$133,972). GCID 20130499 Mid year adjustment (\$51,432).
Working Capital Reserve	73,147	209,133	135,986	GCID 20130026 approval to execute 90 day job vacancy \$133,972. GCID 20130499 Mid year adjustment \$2,014.
<i>Subtotal</i>			2,014	
Water and Sewer (501)				
Water Resources	291,487,665	290,615,619	(872,046)	GCID 20130026 approval to execute 90 day job vacancy (\$872,046).
Working Capital Reserve	2,227,353	3,117,956	890,603	GCID 20130026 approval to execute 90 day job vacancy \$872,046. GCID 20130499 Mid year adjustment \$18,557.
<i>Subtotal</i>			18,557	
Administrative Support Fund (665)				
County Administration	4,187,203	4,148,406	(38,797)	GCID 20130026 approval to execute 90 day job vacancy (\$38,797).
Financial Services	7,342,764	7,277,685	(65,079)	GCID 20130026 approval to execute 90 day job vacancy (\$65,079).
Human Resources	2,885,770	2,803,616	(82,154)	GCID 20130026 approval to execute 90 day job vacancy (\$82,154).
Information Technology	23,817,744	23,709,375	(108,369)	GCID 20130026 approval to execute 90 day job vacancy (\$351,009). GCID 20130499 Mid year adjustment \$242,640.
Law	1,892,702	1,827,504	(65,198)	GCID 20130026 approval to execute 90 day job vacancy (\$15,198). GCID 20130499 Mid year adjustment (\$50,000).
Support Services	8,783,012	8,615,420	(167,592)	GCID 20130026 approval to execute 90 day job vacancy (\$67,592). GCID 20130499 Mid year adjustment (\$100,000).
Working Capital Reserve	1,458,591	2,028,268	569,677	GCID 20130026 approval to execute 90 day job vacancy \$619,829. GCID 20130499 Mid year adjustment (\$50,152).
<i>Subtotal</i>			42,488	
Auto Liability Fund (606)				
Financial Services	1,050,726	2,000,726	950,000	Mid year adjustment \$950,000.
<i>Subtotal</i>			950,000	

Department/Fund	2013 Adopted Budget - Jan	2013 Current Annual Budget - June	Difference (Adjustments YTD)	Description
Fleet Management (610)				
Support Services	5,817,747	5,795,695	(22,052)	GCID 20130026 approval to execute 90 day job vacancy (\$22,052).
Working Capital Reserve	287,539	355,721	68,182	GCID 20130026 approval to execute 90 day job vacancy \$22,052. Mid year adjustment \$46,130.
<i>Subtotal</i>			46,130	
Group Self Insurance Fund (605)				
Human Resources	41,579,882	42,481,904	902,022	Mid year adjustment \$902,022.
<i>Subtotal</i>			902,022	
Risk Management Fund (605)				
Financial Services	6,632,519	6,612,945	(19,574)	GCID 20130026 approval to execute 90 day job vacancy (\$19,574).
<i>Subtotal</i>			(19,574)	
Total Appropriation Budget Adjustments			\$ 8,685,438	

6/13/13 through 7/10/13
Upcoming Purchasing Solicitations

BL/RP	DESCRIPTION	DEPT	ANTICIPATED FUND	ESTIMATED BUDGET	BID/RFP CLOSING DATES	COMMENTS (ANTICIPATED AWARD DATE RANGE OR STATUS)
BL032-13	Hickory Trail Water Main Replacement	DWR	504 Water & Sewer Renewal & Extension Fund	\$752,975	5/3/2013	Anticipated to BOC Agenda 7/16/2013
BL038-13	Filter Media Replacement in Filter Building #2 and Handrail Modifications	DWR	504 Water & Sewer Renewal & Extension Fund	\$990,000	5/15/2013	Anticipated to BOC Agenda 7/16/2013
BL039-13	Ensorbrook Farm Pump Station Decommissioning Project	DWR	504 Water & Sewer Renewal & Extension Fund	\$593,490	5/16/2013	Anticipated to BOC Agenda 7/16/2013
BL040-13	Purchase of Safety Shoes on an Annual Contract	Various	001 General Fund 104 Development and Enforcement Services District Fund	\$84,100	5/7/2013	Anticipated to BOC Agenda 7/16/2013
BL043-13	Grandeus Creek Restoration Project	DWR	504 Water & Sewer Renewal & Extension Fund	\$743,903	5/20/2013	Anticipated to BOC Agenda 8/20/2013
BL044-13	Crooked Creek WRF Diffused Air Conversion	DWR	504 Water & Sewer Renewal & Extension Fund	\$6,000,000	5/29/2013	Anticipated to BOC Agenda 7/16/2013
BL047-13	Purchase of Short Barreled Rifles	Police	001 General Fund 070 Police Special Justice Fund	\$125,000	5/16/2013	Anticipated to BOC Agenda 8/6/2013
BL048-13	NBC Tunnel Pump Station Guide Rail Repair- Phase II	DWR	504 Water & Sewer Renewal & Extension Fund	\$115,000	6/5/2013	Anticipated to BOC Agenda 7/16/2013
BL049-13	Collins Hill Golf Club Stream Restoration Project	DWR	504 Water & Sewer Renewal & Extension Fund	\$445,000	6/17/2013	Anticipated to BOC Agenda 7/16/2013
BL054-13	Lenora Park Parking Lot Resurfacing and Storm Drainage Improvements	DOCS	318 2009 SPLOST Fund	\$275,000	6/18/2013	Anticipated to BOC Agenda 7/16/2013
BL055-13	Purchase of No-Lead Water Service Saddles, Couplings, Clamps and Valves on an Annual Contract	DWR	501 Water & Sewer Operating Fund 504 Water & Sewer Renewal & Extension Fund	\$200,000	6/3/2013	Anticipated to BOC Agenda 7/16/2013

6/13/13 through 7/10/13
Upcoming Purchasing Solicitations

BL/RP	DESCRIPTION	DEPT	ANTICIPATED FUND	ESTIMATED BUDGET	BID/RFP CLOSING DATES	COMMENTS (ANTICIPATED AWARD DATE RANGE OR STATUS)
BL056-13	Purchase of Firefighter Personal Protection Equipment on an Annual Contract	Fire	102 Fire and EMS District Fund	\$100,000	5/29/2013	Anticipated to BOC Agenda 7/16/2013
BL057-13	Pounds Lake Restoration Project	DWR	504 Water & Sewer Renewal & Extension Fund	\$1,800,000	7/12/2013	Anticipated to BOC September 2013
BL058-13	Road Patching and Repair of Utility Cuts on an Annual Contract	DWR	501 Water & Sewer Operating Fund	\$300,000	7/9/2013	Anticipated to BOC August 2013
BL059-13	Killian Hill Road at Arcado Road Intersection Improvements and Killian Hill Road Queuing Lane (Trickum Middle School) School Safety Project	DOT	317 2005 SPLOST Fund 318 2009 SPLOST Fund	\$1,159,512	7/11/2013	Anticipated to BOC Agenda 8/20/2013
BL061-13	Old Peachtree Road Water Main Replacement Project	DWR	504 Water & Sewer Renewal & Extension Fund	\$550,000	7/31/2013	Anticipated to BOC September 2013
BL062-13	Air Traffic Control Tower Improvements Project	DOT	523 Airport Renewal & Extension Fund	\$265,000	7/25/2013	Anticipated to BOC Agenda 9/3/2013
BL063-13	SR 124 (Jackson Street) and SR 20 (Webb Gin House Road) Road Improvement Projects	DOT	318 2009 SPLOST Fund	\$200,000	7/18/2013	Anticipated to BOC Agenda 8/20/2013
BL064-13	SR 317 (Satellite Blvd.) and SR 378 (I-85 North) Road Improvement Projects	DOT	318 2009 SPLOST Fund	\$200,000	7/18/2013	Anticipated to BOC Agenda 8/20/2013
BL065-13	SR 13 (South Scales Road) and SR 13 (South Lee Street) Road Improvement Projects	DOT	318 2009 SPLOST Fund	\$200,000	7/18/2013	Anticipated to BOC Agenda 8/20/2013
BL066-13	Replacement of Parts on 39 Air Handler Units	Sheriff	300-304 Capital Project Fund	\$200,000	7/19/2013	Anticipated to BOC September 2013
BL067-13	Purchase of Liquid Cationic Polymer on an Annual Contract	DWR	501 Water & Sewer Operating Fund	\$150,000	7/25/2013	Anticipated to BOC September 2013

6/13/13 through 7/10/13
Upcoming Purchasing Solicitations

BL/RP	DESCRIPTION	DEPT	ANTICIPATED FUND	ESTIMATED BUDGET	BID/RFP CLOSING DATES	COMMENTS (ANTICIPATED AWARD DATE RANGE OR STATUS)
BL068-13	Purchase of Reinforced Concrete Pipe & Corrugated (Aluminized) Steel Pipe & Bands	DWR	590 Stormwater Operating Fund	\$125,000	7/23/2013	Anticipated to BOC September 2013
BL069-13	Purchase of Supplemental Equipment for Short Barreled Rifles	Police	001 General Fund 070 Police Special Justice Fund	\$125,000	7/25/2013	Anticipated to BOC Agenda 8/20/2013
BL070-13	I-85 48" PCCP (Pre-Stressed Concrete Cylinder Pipe) Critical Crossing Replacement	DWR	504 Water & Sewer Renewal & Extension Fund	\$500,000	8/22/2013	Anticipated to BOC October 2013
BL071-13	Bethesda Softball Complex Renovation	DOCS	318 2009 SPLOST Fund	\$380,000	8/19/2013	Anticipated to BOC September 2013
RP002-13	On-Call Water and Wastewater Facility Equipment Repair and Maintenance	DWR	504 Water & Sewer Renewal & Extension Fund	\$5,800,000	4/24/2013	Anticipated to BOC Agenda 7/16/2013
RP003-13	Optimization of Water Production Chemical Coagulant Pilot- Scale Study Project	DWR	501 Water & Sewer Operating Fund	\$150,000	5/14/2013	Anticipated to BOC Agenda 8/20/2013
RP004-13	Comprehensive Wellness Program on an Annual Contract	HR	605 Group Self-Insurance Fund	\$65,000	4/26/2013	Anticipated to BOC Agenda 7/16/2013
RP005-13	Provision of an Enterprise Content Management System	ITS	300-304 Capital Project Fund	\$956,100	5/7/2013	Anticipated to BOC September 2013
RP006-13	Provide Property and Casualty Insurance Coverage/Services on an Annual Contract	DOFS	602 Risk Management Fund 604 Workers' Compensation Fund	\$2,600,000	4/30/2013	Anticipated to BOC September 2013
RP008-13	Provision of Emergency Management Consultant and Recovery Services on an Annual Contract	Police	001 General Fund	\$140,000	5/30/2013	Anticipated to BOC August 2013
RP010-13	Provide a Dental Program for Active Employees and Retirees	HR	605 Group Self-Insurance Fund 811 OPEB Trust Fund	\$3,400,000	7/3/2013	Anticipated to BOC August 2013

6/13/13 through 7/10/13
Upcoming Purchasing Solicitations

BL/RP	DESCRIPTION	DEPT	ANTICIPATED FUND	ESTIMATED BUDGET	BID/RFP CLOSING DATES	COMMENTS (ANTICIPATED AWARD DATE RANGE OR STATUS)
RP011-13	Construction Document Development for the Redevelopment of South Gwinnett Park	DOCS	318 2009 SPLOST Fund	\$600,000	7/10/2013	Anticipated to BOC August 2013
RP012-13	Provision of Online and Toll-Free Court Payment Services on an Annual Contract	Recorder's Court	No Cost to County	No Cost to County	7/17/2013	Anticipated to BOC September 2013
RP013-13	Lease of County-Wide Digital Multi-Functional Imaging Devices and Management Services on a Cost-Per-Copy Basis on a Multi-Year Contract	DOFS	001 General Fund	\$500,000	7/31/2013	Anticipated to BOC Agenda 10/01/13
RP014-13	Provision of On-Demand Wastewater Pump and Hauling Services on an Annual Contract	DWR	501 Water & Sewer Operating Fund	\$500,000	8/6/2013	Anticipated to BOC September 2013
RP015-13	Construction Document Development for the new J.B. Williams Park	DOCS	318 2009 SPLOST Fund	\$300,000	8/7/2013	Anticipated to BOC September 2013

Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:	<input type="checkbox"/> Grants <input type="checkbox"/> Contracts <input type="checkbox"/> Rezoning <input type="checkbox"/> Public Hearing			
20130624					
Department:	Law Department	Date Submitted:	07/18/2013		
Working Session:		Business Session:		Public Hearing:	07/23/2013
Submitted By:	Van Stephens	Multiple Depts?			
Budget Type:		Special Routing:			
Agenda Type	Approval/authorization	Rezoning Type			
Item of Business:		Locked by Purchasing		No	
for the Chairman to execute any and all documents associated with an Amendment to the Intergovernmental Agreement between Gwinnett County and the City of Peachtree Corners concerning the imposition of hotel/motel taxes and rental car taxes pending the payment in full of certain bonded indebtedness for which such taxes are pledged, subject to review and approval by the Law Department.					
Attachments	Intergovernmental Agreement				
Authorization: Chairman's Signature?	Yes				
Staff Recommendation					
Department Head	mvstephens (7/19/2013)				
Attorney					
Attorney's Comments					
Agenda Purpose Only <input type="checkbox"/>		As To Form <input type="checkbox"/>		Hold for Pickup? <input type="checkbox"/>	

Financial Services Use Only

Financial Action Requested					
	Budgeted	Fund Name	Current Balance	Requested Allocation	Director's Initials
Finance Comments					FinDir's Initials

County Clerk Use Only

				PH was Held? <input type="checkbox"/>
Working Session				Vote
Action	New Item			
Tabled				
Motion				
2nd by				

STATE OF GEORGIA
COUNTY OF GWINNETT

**AN AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT
FOR THE PROVISION OF ZONING REVIEW AND PERMITTING SERVICES**

Between
GWINNETT COUNTY, GEORGIA and
THE CITY OF PEACHTREE CORNERS, GEORGIA

This Amendment to the Intergovernmental Agreement between Gwinnett County, Georgia and the City of Peachtree Corners, Georgia for the provision of zoning review and permitting services is entered into this 16th day of July, 2013.

WITNESSETH:

WHEREAS, the City of Peachtree Corners began operation as a city on July 1, 2012; and

WHEREAS, the Charter for the City of Peachtree Corners provides that the City shall undergo a transition period through December 31, 2013 during which the City shall prepare to perform certain governmental functions and services; and

WHEREAS, on June 26, 2012 and July 1, 2012, the County and the City respectively approved an Intergovernmental Agreement whereby Gwinnett County will provide zoning review and permitting services within the City of Peachtree Corners, and the County will retain all fees associated with such zoning review and permitting services; and

WHEREAS, on July 24, 2012, the County and the City entered into an Amendment to the Intergovernmental Agreement for the Provision of Zoning Review and Permitting Services whereby the County agreed to provide all licensing and permitting services for the City of Peachtree Corners during the transition period described in the City's Charter; and

WHEREAS, pursuant to the July 24, 2012 Amendment, the County and the City agreed that the City would not impair the County's ability to use hotel/motel taxes generated by

lodging establishments within the City and rental car taxes collected from establishments within the City to satisfy bonded indebtedness for the Civic Center, Arena, and Stadium; and

WHEREAS, the County and the City also agreed to amend the Intergovernmental Agreement for the Provision of Zoning Review and Permitting Services by inserting language to preserve hotel/motel and rental car taxes collected from facilities within the City for use in satisfying the previously incurred bonded indebtedness on the Civic Center, Arena, and Stadium; and

WHEREAS, the July 24, 2012 Amendment to the Intergovernmental Agreement for the Provision of Zoning Review and Permitting Services provides that representatives from the County and the City will meet to discuss the need to use such taxes to satisfy such bonded indebtedness; and

WHEREAS, such representatives have met in accordance with the July 24, 2012 Amendment; and

WHEREAS, pursuant to the July 24, 2012 Amendment to the Intergovernmental Agreement, the County and the City further agreed a new Amendment to the Intergovernmental Agreement to preserve hotel/motel and rental car taxes collected from facilities within the City for the satisfaction of the bonded indebtedness for the Civic Center, Arena, and Stadium shall be approved by the County and City no later than December 31, 2012; and

WHEREAS, by subsequent actions on December 11, 2012, April 23, 2013, and July 2, 2013, the time within which the County and the City shall amend the Intergovernmental Agreement to preserve hotel/motel and rental car taxes collected from facilities within the City for the satisfaction of the bonded indebtedness for the Civic Center, Arena, and Stadium has been extended; and

WHEREAS, the County acknowledges the City's power under state law to impose hotel/motel and/or rental car taxes; and

WHEREAS, in accordance with Intergovernmental Agreement, the City reaffirms that it will not impair the County's ability to collect hotel/motel and rental car taxes to satisfy the bonded indebtedness for the Civic Center, Arena, and Stadium, and the City further agrees not to exercise the power to impose a hotel/motel or rental car tax; and

WHEREAS, in order to more fully set forth the County and City's agreement regarding hotel/motel and rental car taxes, the County and the City desire to amend the Intergovernmental Agreement as set forth herein; and

WHEREAS, the Gwinnett County Board of Commissioners and the City Council of the City of Peachtree Corners have taken action at public meetings to approve the terms of this Amendment;

NOW THEREFORE, In consideration of the following mutual obligations, the County and City agree as follows:

1. All provisions of the Intergovernmental Agreement for zoning review and permitting services between Gwinnett County, Georgia and the City of Peachtree Corners, Georgia entered into on July 1, 2012 and amended on July 24, 2012 shall continue in full force and effect and are incorporated by reference in this Amendment.
2. The City agrees not to impose an occupancy tax, pursuant to Official Code of Georgia Annotated § 48-13-51 or an excise tax upon rental charge collected by a rental motor vehicle concern pursuant to Official Code of Georgia Annotated § 48-13-93.

3. The City agrees to allow the County to impose an occupancy tax on charges to the public for rooms, lodgings, and accommodations under state law, or on charges to the public for the rental or lease of rental motor vehicles under state law until the following debts are paid in full:
 - Development Authority of Gwinnett County Georgia, Revenue Bonds (Gwinnett Center Parking Deck Project) Series 2007 Gwinnett Center parking deck revenue bonds, issued on July 31, 2007, 20-year issue;
 - Development Authority of Gwinnett County (Georgia) Revenue Refunding Bonds (Civic and Cultural Center Expansion Project) Series 2010 Refunding Civic and Cultural Center expansion revenue bonds, issued on November 9, 2010, 20-year issue; and
 - Development Authority of Gwinnett County (Georgia) Taxable Revenue Bonds (Gwinnett Stadium Project) Series 2008 Gwinnett Stadium revenue bonds, issued February 28, 2008, 30-year issue.
4. The County agrees that it shall not extend said bonds beyond their current terms, increase the total indebtedness, or otherwise pledge such tax revenue from properties located in the City of Peachtree Corners without the express written consent of the City of Peachtree Corners. Nothing within this paragraph is intended to limit the County or the Gwinnett County Development Authority from refunding existing debt in order to capitalize on market conditions or reduce debt service payments.
5. The County and the City agree and acknowledge that the County will impose excise taxes within the corporate limits of the City and that the use and

distribution of such taxes shall be for all lawful purposes in accordance with
Official Code of Georgia Annotated §§ 48-13-50, et seq. and 48-13-90, et seq.

IN WITNESS WHEREOF, the County and City have executed this
Amendment through their duly authorized officers on the day and year first above
written.

**BOARD OF COMMISSIONERS
GWINNETT COUNTY, GEORGIA**

BY: _____
CHARLOTTE J. NASH, Chairman

ATTEST:


Diane Kemp, County Clerk
(SEAL)

APPROVED AS TO FORM:

VAN STEPHENS
Acting County Attorney


**CITY OF PEACHTREE CORNERS,
GEORGIA**

BY: Mike Mason
MIKE MASON, Mayor

ATTEST:


KYM CHERECK, City Clerk
(SEAL)

APPROVED AS TO FORM:



BILL RILEY
City Attorney

Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:	<input type="checkbox"/> Grants <input type="checkbox"/> Contracts <input type="checkbox"/> Rezoning <input type="checkbox"/> Public Hearing			
20130536					
Department:	Planning & Development	Date Submitted:	06/19/2013		
Working Session:		Business Session:		Public Hearing:	07/23/2013
Submitted By:	vlharrod		Multiple Depts?	No	
Budget Type:	Neither		Special Routing:		
Agenda Type	Approval/authorization	Rezoning Type			
Item of Business:		Locked by Purchasing			No
for the Chairman to sign a letter of support to the Georgia Department of Community Affairs (DCA) for designation of three census tracts as Less Developed Census Tracts. District 1/Brooks, 2/Howard & 4/Heard					
Attachments	Justification Memo, Proposed Letter of Support, and Map				
Authorization: Chairman's Signature?	Yes				
Staff Recommendation					
Department Head	bjlackey (6/19/2013)				
Attorney	mvstephens (6/25/2013)				
Attorney's Comments					
Agenda Purpose Only	<input checked="" type="checkbox"/>	As To Form	<input type="checkbox"/>	Hold for Pickup?	<input type="checkbox"/>

Financial Services Use Only

Financial Action Requested				
Budgeted	Fund Name	Current Balance	Requested Allocation	Director's Initials
	N/A	N/A	N/A	ajbovos (6/24/2013)
Finance Comments	* No budget impact.			

County Clerk Use Only

	PH was Held? <input type="checkbox"/>
Working Session	Vote
Action	
Tabled	
Motion	
2nd by	


Department of Planning and Development

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



Memorandum

To: Board of Commissioners

From: Bryan Lackey 
Planning & Development Director

Date: June 18, 2013

Subject: Less Developed Census Tract Designation

Attachment: Letter and map of census tracts

In your agenda packet for the meeting on Tuesday, July 16, 2013 you will find an agenda item related to a request to the Georgia Department of Community Affairs (DCA) to designate three census tracts in Gwinnett County as Less Developed Census Tracts (LDCT). These areas have been adversely impacted by the closing of a business enterprise, and they meet or exceed the required 4% job loss as required by the DCA. The census tracts include:

502.17 in Duluth and unincorporated Gwinnett (District 1-Brooks)
503.06 in Norcross, Peachtree Corners, and unincorporated Gwinnett (District 2-Howard)
505.25 in Lawrenceville, Suwanee and unincorporated Gwinnett (District 1-Brooks and District 4-Heard)

Similar to an Opportunity Zone, a business in a LDCT that creates a minimum of 5 jobs can receive a \$3,500 per job tax credit that can be applied against 100% of their tax liability. There is no financial obligation on behalf of Gwinnett County to request this designation. Approval by the DCA is for the calendar year and retroactive to January 1, 2013.

If we are successful in obtaining this designation for these areas, eligible businesses that locate or expand within the LDCT will qualify for the highest level of State job tax credits. Because these census tracts are within both unincorporated Gwinnett County and municipalities, the LDCT request will be a joint request with Duluth, Norcross, Lawrenceville, Peachtree Corners and Suwanee.

This is yet another important tool to have at our disposal as we work toward the redevelopment and revitalization of a key area of the County. I have attached a map for your reference.

I will be happy to answer any of your questions regarding these agenda items. Thank you for your careful consideration of this item.

gwinnettcountry

Board of Commissioners

75 Langley Drive • Lawrenceville, GA 30046-6935
770.822.7000 • www.gwinnettcounty.com

Charlotte J. Nash, Chairman
Jace W. Brooks, District 1
Lynette Howard, District 2
Tommy Hunter, District 3
John Heard, District 4



July 17, 2013

Commissioner Mike Beatty
Georgia Department of Community Affairs
60 Executive Park South NE
Atlanta, Georgia 30329

Dear Commissioner Beatty:

Gwinnett County is seeking designation of census tracts 502.17, 503.06, and 505.25, as Less Developed Census Tract (LDCT) areas, pursuant to OCGA 48-7-40.1 (c)(3). These three areas have been adversely impacted by the closing of a business enterprise, and they meet or exceed the required 4% job loss as a percentage of the census tract's labor force.

Details of business closures:

Census Tract - 502.17
Closure: Siemens Industry Inc. (3/16/2010), Stiefel Laboratories (11/3/2009)
Total Jobs Lost: 213

Census Tract - 503.06
Closure: Nordson (10/7/2011), Kraft (9/24/2010)
Total Jobs Lost: 230

Census Tract - 505.25
Closure: Avon (2/14/2013)
Total Jobs Lost: 250

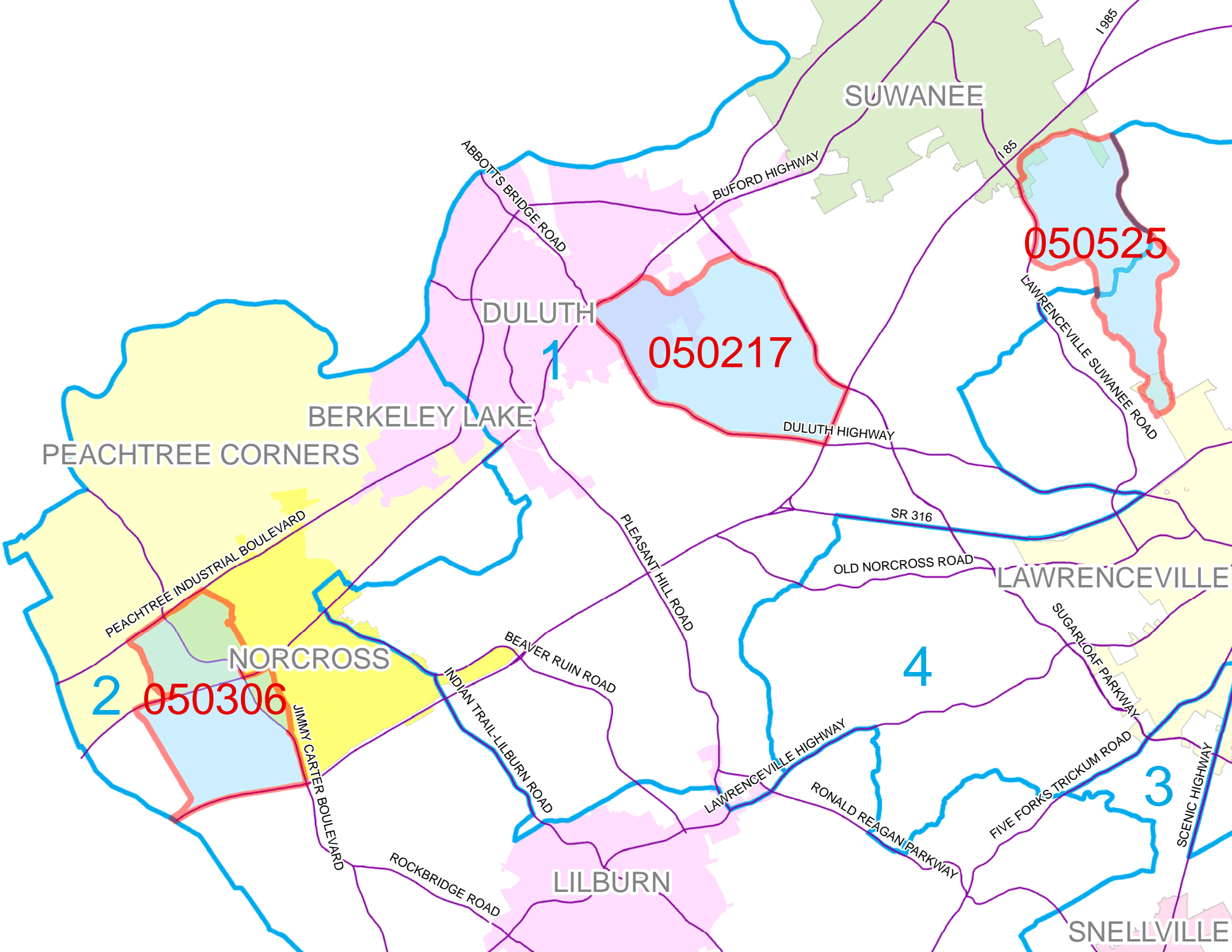
We believe that receiving LDCT designations will boost our ongoing efforts to attract new industries that could provide employment to workers displaced by these closures.

Documentation in support of this request is enclosed for your review. Please contact our office if you require any addition information.

Thank you for your consideration.

Sincerely,

Charlotte J. Nash, Chairman
Gwinnett County Board of Commissioners



SUWANEE

050525

DULUTH

050217

BERKELEY LAKE

PEACHTREE CORNERS

LAWRENCEVILLE

NORCROSS

2 050306

LILBURN

SNELLVILLE

1

4

3

Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:	<input type="checkbox"/> Grants <input type="checkbox"/> Contracts <input type="checkbox"/> Rezoning <input type="checkbox"/> Public Hearing			
20130573					
Department:	Planning & Development	Date Submitted:	07/02/2013		
Working Session:		Business Session:		Public Hearing:	07/23/2013
Submitted By:	vlharrod		Multiple Depts?	No	
Budget Type:	Neither		Special Routing:		
Agenda Type	Ratification	Rezoning Type			
Item of Business:		Locked by Purchasing		No	
of plat approvals for June 1, 2013 thru June 30, 2013					
Attachments	Final Plats Approved, Exemption Plats Approved and Final Plat Revisions Approved				
Authorization: Chairman's Signature?	No				
Staff Recommendation					
Department Head	bjlackey (7/9/2013)				
Attorney	mvstephens (7/9/2013)				
Attorney's Comments					
Agenda Purpose Only <input checked="" type="checkbox"/> As To Form <input type="checkbox"/> Hold for Pickup? <input type="checkbox"/>					

Financial Services Use Only

Financial Action Requested					
Budgeted	Fund Name	Current Balance	Requested Allocation	Director's Initials	
	N/A	*	N/A	ajbovos (7/9/2013)	
Finance Comments	* No budget impact.				

County Clerk Use Only

	PH was Held? <input type="checkbox"/>
Working Session	Vote
Action	
Tabled	
Motion	
2nd by	



Gwinnett County
Department of Planning & Development

Development Cases Issued/Approved

From 6/1/2013 to 6/30/2013

Final Plat

CASE NUMBER : FPL2007-00107

ADDRESS : HOG MOUNTAIN RD (4300 BLOCK),
HOSCHTON, GA 30548

PROJECT : ESTATES OF MOUNTAIN VIEW

COMMISSION DIST: 3

PARCEL # : 3003 028

TOTAL ACRES : 13.91

DENSITY : N/A

DEVELOPER

WHIT MARSHALL

PH MOUNTAIN VIEW, LLC

3525 PIEDMONT RD

BLDG 6, SUITE 305

ATLANTA, GA 30305

DESIGNER

GRIFFIN LAND SURVEYING INC

GRIFFIN LAND SURVEYING INC

2274 AZALEA DR

STE A

LAWRENCEVILLE, GA 30043

STATUS : AUTHORIZED

RECEIVED ON : 10/23/2007

ISSUED ON : 6/5/2013

UNIT : N/A

POD : N/A

NO. OF LOTS : 32

OPEN SPACE PROVIDED : N/A

OPEN SPACE % OF TOAL : N/A

PHASE : N/A

CITY LIMITS : No

PROJECT DESCRIPTION : SINGLE FAMILY SUBDIVISION, R-100 MOD PER SUP2004-00044, 32 LOTS, 13.919 ACRES, 3.1 OPEN SPACE ACRES, SEWER, fka MOUNTAIN VIEW PLANTATION

CASE NUMBER : FPL2012-00015

ADDRESS : 1115 ROCKBRIDGE RD, STONE
MOUNTAIN, GA 30087

PROJECT : 1115 ROCKBRIDGE ROAD 1300 FIVE
FORKS RD

COMMISSION DIST: 2

PARCEL # : 6078 039

TOTAL ACRES : 2.20

DENSITY : N/A

DEVELOPER

CHARLES PATTERSON

PATTERSON ENGINEERING / BREC MT

PARK LLC

1954 AIRPORT RD, STE 103

ATLANTA, GA 30341

DESIGNER

CHARLES PATTERSON

PATTERSON ENGINEERING

1954 AIRPORT ROAD, STE 103

ATLANTA, GA 30341

STATUS : AUTHORIZED

RECEIVED ON : 11/13/2012

ISSUED ON : 6/27/2013

UNIT : N/A

POD : N/A

NO. OF LOTS : 2

OPEN SPACE PROVIDED : N/A

OPEN SPACE % OF TOAL : N/A

PHASE : N/A

CITY LIMITS : No

PROJECT DESCRIPTION : COMMERCIAL FOR PLATTING ONLY, C-2, 2 LOTS, 2.204 ACRES, SEWER

CASE NUMBER : FPL2013-00003	ADDRESS : CLEARWATER PLACE (200 BLOCK), LAWRENCEVILLE, GA 30044	PROJECT : CLEARWATER PLACE
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COMMISSION DIST: 4 PARCEL # : 5047 004	TOTAL ACRES : 10.30 DENSITY : 4.36	DEVELOPER JOHN MARTIN GWINNETT COMMUNITY BANK 2775 BUFORD HWY DULUTH, GA 30096	DESIGNER MIKE WHITE PRECISION PLANNING INC 400 PIKE BLVD LAWRENCEVILLE, GA 30046
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STATUS : AUTHORIZED RECEIVED ON : 2/5/2013 ISSUED ON : 6/5/2013 UNIT : N/A POD : N/A	NO. OF LOTS : 45 OPEN SPACE PROVIDED : N/A OPEN SPACE % OF TOAL : N/A PHASE : N/A CITY LIMITS : No
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PROJECT DESCRIPTION : SINGLE FAMILY SUBDIVISION, RZT PER RZM2003-00038, 45 LOTS, 10.30 ACRES, 0.59 OPEN SPACE, SEWER

CASE NUMBER : FPL2013-00014	ADDRESS : 6275 LAWRENCEVILLE HWY, TUCKER, GA 30084	PROJECT : LRM LTD
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COMMISSION DIST: 2 PARCEL # : 6139 053	TOTAL ACRES : 6.44 DENSITY : N/A	DEVELOPER L R M LTD L R M LTD 20 POINTE RIDGE DR NW ATLANTA, GA 30328	DESIGNER BRAD CROWE MCNALLY & PATRICK INC 1505 LAWRENCEVILLE HWY LAWRENCEVILLE, GA 30044
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STATUS : AUTHORIZED RECEIVED ON : 5/1/2013 ISSUED ON : 6/13/2013 UNIT : N/A POD : N/A	NO. OF LOTS : 2 OPEN SPACE PROVIDED : N/A OPEN SPACE % OF TOAL : N/A PHASE : N/A CITY LIMITS : No
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PROJECT DESCRIPTION : COMMERCIAL FOR PLATTING ONLY, C-3, 2 LOTS, 6.44 ACRES, SEWER

TOTAL FOR : Final Plat	NO. OF CASES : 4	NO. OF LOTS : 81	TOTAL ACRES : 32.85
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GRAND TOTALS	NO. OF CASES : 4	NO. OF LOTS : 81	TOTAL ACRES : 32.85
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**Gwinnett County
Department of Planning & Development**

Development Cases Issued/Approved

From 6/1/2013 to 6/30/2013

Exemption Plat

CASE NUMBER : XPL2013-00007

ADDRESS : 1485 HOOD RD, LAWRENCEVILLE, GA
30043

PROJECT : ADRIAN MIHETIU

COMMISSION DIST: 4

TOTAL ACRES : 5.92

DEVELOPER

DESIGNER

PARCEL # : 7015 073

DENSITY : N/A

ADRIAN MIHETIU
ADRIAN MIHETIU
1485 HOOD RD
LAWRENCEVILLE, GA 30043

IVY HOYLE
MCNALLY AND PATRICK
1505 LAWRENCEVILLE HWY
LAWRENCEVILLE, GA 30044

STATUS : APPROVED

NO. OF LOTS : 2

RECEIVED ON : 5/8/2013

OPEN SPACE PROVIDED : N/A

ISSUED ON : 6/25/2013

OPEN SPACE % OF TOAL : N/A

UNIT : N/A

PHASE : N/A

POD : N/A

CITY LIMITS : No

PROJECT DESCRIPTION : ADRIAN MIHETIU (XPL), R-100, 2 LOTS, 5.92 ACRES, SEPTIC, WALK-THRU

TOTAL FOR : Exemption Plat

NO. OF CASES : 1

NO. OF LOTS : 2

TOTAL ACRES : 5.92

GRAND TOTALS

NO. OF CASES : 1

NO. OF LOTS : 2

TOTAL ACRES : 5.92



Gwinnett County
Department of Planning & Development

Development Plat Revision Report

From 6/1/2013 to 6/30/2013

Final Plat

CASE NUMBER : FPL2007-00063

ADDRESS : LEE RD (3000 BLOCK), Lithonia, GA 30058

PROJECT : RUTLEDGE ESTATES

COMMISSION DIST: 3

TOTAL ACRES : 37.04

DEVELOPER

DESIGNER

PARCEL # : 4301 005

DENSITY : 1.8

D & H DEVELOPMENT INC

ALCOVY SURVERYING & ENGINEERING

D & H DEVELOPMENT INC

ALCOVY SURVERYING & ENGINEERING

5485 GA HIGHWAY 20

2205 HWY 81 S.

LOGANVILLE, GA 30052

LOGANVILLE, GA 30052

STATUS : DONE

NO. OF LOTS : 67

RECEIVED ON : 6/5/2007

OPEN SPACE PROVIDED : N/A

ISSUED ON : 8/21/2007

OPEN SPACE % OF TOAL : N/A

UNIT : N/A

PHASE : 1

POD : N/A

CITY LIMITS : No

Permit Revision Entries

ACTIVITY DATE	REVISION DESCRIPTION
05/22/2013	TO COMBINE LOTS 13 AND 14

PROJECT DESCRIPTION : SINGLE FAMILY SUBDIVISION, PHASE I, R-100, 67 LOTS, 37.04 ACRES, 7.19 ACRES REC AREA, SEWER.

CASE NUMBER : FPL2013-00008

ADDRESS : 6211 LAWRENCEVILLE HWY, TUCKER, GA

PROJECT : M & N, LLC

COMMISSION DIST: 2

TOTAL ACRES : 10.86

DEVELOPER

DESIGNER

PARCEL # : 6139 018

DENSITY : N/A

BRAD CROWE

BRAD CROWE

M&N LLC

MCNALLY & PATRICK INC

20 POINTE RIDGE DR NW

1505 HIGHWAY 29 SOUTH

ATLANTA, GA 30328

LAWRENCEVILLE, GA 30044

STATUS : AUTHORIZED

NO. OF LOTS : 2

RECEIVED ON : 3/25/2013

OPEN SPACE PROVIDED : N/A

ISSUED ON : 4/23/2013

OPEN SPACE % OF TOAL : N/A

UNIT : N/A

PHASE : N/A

POD : N/A

CITY LIMITS : No

Permit Revision Entries

ACTIVITY DATE	REVISION DESCRIPTION
05/06/2013	SHOW A DRAINAGE EASEMENT ON PIPE

PROJECT DESCRIPTION : COMMERCIAL FOR PLATTING ONLY, C-2/RM-10, 2 LOTS, 10.86 ACRES, SEWER

CASE NUMBER : FPL2006-00125

**ADDRESS : CENTERVILLE ROSEBUD RD (3700 BLOCK),
SNELLVILLE, GA 30039**

PROJECT : TRILLIUM FOREST

COMMISSION DIST: 3

TOTAL ACRES : 73.05

DEVELOPER

DESIGNER

PARCEL # : 6019 012

DENSITY : N/A

MICHAEL GUYNN
RES GA BSF, LLC
750 HAMMOND DR
BLDG 6
ATLANTA, GA 30328

TRUE VINE ENGINEERING
TRUE VINE ENGINEERING
7724 HAMPTON PLACE
LOGANVILLE, GA 30052

STATUS : DONE

NO. OF LOTS : 119

RECEIVED ON : 10/17/2006

OPEN SPACE PROVIDED : N/A

ISSUED ON : 1/22/2007

OPEN SPACE % OF TOAL : N/A

UNIT : N/A

PHASE : 1

POD : N/A

CITY LIMITS : No

Permit Revision Entries

ACTIVITY DATE	REVISION DESCRIPTION
06/26/2013	LOT 19, MFE (PREVIOUSLY FFE)

PROJECT DESCRIPTION : SINGLE FAMILY SUBDIVISION, PHASE I, R100 CSO PER CIC2005-00017, 119 LOTS, 73.05 ACRES, 48.932 ACRES OPEN SPACE, SEWER

TOTAL FOR : Final Plat	NO. OF CASES : 3	NO. OF LOTS : 188	TOTAL ACRES : 120.95
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GRAND TOTALS	NO. OF CASES : 3	NO. OF LOTS : 188	TOTAL ACRES : 120.95
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Gwinnett County Board of Commissioners Agenda Request

GCID #	Group With GCID #:	<input type="checkbox"/> Grants <input checked="" type="checkbox"/> Contracts <input type="checkbox"/> Rezoning <input type="checkbox"/> Public Hearing		
20130533				
Department:	Water Resources	Date Submitted:	06/17/2013	
Working Session:		Business Session:		
Public Hearing:	07/23/2013			
Submitted By:	Purchasing - Pat Elliott - SC		Multiple Depts?	No
Budget Type:	Capital		Special Routing:	
Agenda Type	Award	Rezoning Type		
Item of Business:		Locked by Purchasing <input type="checkbox"/> No		
BL044-13, Crooked Creek water reclamation facility (WRF) diffused air conversion project, to low bidder P.F. Moon and Company, Inc., amount not to exceed \$5,053,000.00. Authorization for Chairman to execute contracts subject to approval by the Law Department and proof of authenticity of bonds. Contracts to follow award. This contract is funded by the Water & Sewer Renewal & Extension Fund. District 2/Howard				
Attachments	Summary sheet, justification letter, tabulation			
Authorization: Chairman's Signature?	Yes			
Staff Recommendation	Award			
Department Head	arseibenhener (6/28/2013)			
Attorney	fsfields (7/8/2013)			
Attorney's Comments				
Agenda Purpose Only	<input checked="" type="checkbox"/>	As To Form	<input type="checkbox"/>	Hold for Pickup?
			<input type="checkbox"/>	

Financial Services Use Only

Financial Action Requested					
	Budgeted	Fund Name	Current Balance	Requested Allocation	Director's Initials
	Yes	Water & Sewer R&E	* \$3,930,392	\$5,053,000	ajbovos (7/8/2013)
Finance Comments	* The \$1,745,000 for FY13 is available in Crooked Creek Wrf Improvements. For FY14, the \$3,308,000 is subject to budget approval.				

County Clerk Use Only

	PH was Held? <input type="checkbox"/>
Working Session	<input type="text"/>
Action	New Item <input type="text"/>
Tabled	<input type="text"/>
Motion	<input type="text"/>
2nd by	<input type="text"/>
Vote	<input style="width: 100%;" type="text"/>

SUMMARY – BL044-13**Crooked Creek Water Reclamation Facility (WRF) Diffused Air Conversion Project**

PURPOSE:	This project is designed to replace the existing disc aerator system in aeration basin #3 with a more efficient diffused aeration system. The new diffused aeration system will be more reliable, easier to maintain and will reduce both power and chemical costs.
LOCATION:	Crooked Creek Water Reclamation Facility 6557 Plant Drive, Norcross GA 30092 District 2/Howard
AMOUNT TO BE SPENT:	\$5,053,000.00
PREVIOUS CONTRACT AWARD AMOUNT:	N/A
AMOUNT SPENT PREVIOUS CONTRACT:	N/A
INCREASE/DECREASE (CURRENT CONTRACT VS. PREVIOUS CONTRACT):	N/A
NUMBER OF BIDS/PROPOSALS MAILED:	31 Notices 167 Website viewings
NUMBER OF RESPONSES:	5 Bids 1 Withdrawal
PRE-BID/PROPOSAL CONFERENCE HELD (YES/NO) IF YES, NUMBER OF FIRMS REPRESENTED:	Yes 15
REASONS FOR LIMITED RESPONSE (IF RELEVANT):	N/A
RENEWAL OPTION NUMBER	N/A
MARKET PRICES COMPARISON (FOR RENEWALS):	N/A
PROPOSED CONTRACT TERM:	365 Consecutive calendar days

COMMENTS:

Department of Water Resources

684 Winder Highway • Lawrenceville, GA 30045-5012
678.376.6700
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gwinnettcountry

TO: Susan Clarke, CPPB, Purchasing Associate III, Purchasing

THROUGH: Richard Schoeck, P.E., Division Director Engineering & Construction, DWR
Tyler Richards, Deputy Director Engineering & Technical Services, DWR
Ron Seibenhener, Director, DWR

FROM: Kristopher M. Campbell, P.E., Engineer V, Department of Water Resources

SUBJECT: Recommendation for BL044-13
Crooked Creek WRF Diffused Air Conversion Project
Project Number: M-0120-06
Commission District: 2 / Lynette Howard

DATE: June 7, 2013

REQUESTED ACTION

The Department of Water Resources (DWR) requests the Board of Commissioners and the Water and Sewerage Authority, at their next scheduled meetings, approve and execute the award of the above referenced procurement to P.F. Moon and Company, Inc. in the amount of \$5,053,000.00.

DESCRIPTION

The Crooked Creek WRF Diffused Air Conversion Project involves the modification of the largest of the three existing aeration basins at the facility. The aeration basins at the CCWRF consist of basins that utilize rotating disc aerators to provide mixing energy and oxygen necessary to the treatment process. Aeration basin #3 is the largest of the three aeration basins and provides 63% of the treatment capacity at Crooked Creek. The disc aerators in aeration basin #3, installed in the 1990s, are in particularly bad shape, are at the end of their useful life, and in need of replacement. This project is designed to replace the existing disc aerator system in aeration basin #3 with a more efficient diffused aeration system. The new diffused aeration system will be more reliable, easier to maintain and will reduce both power and chemical costs.

EVALUATION

The bid package was picked up by six (6) firms prequalifying for the bid. Of those prequalified firms, all six (6) firms submitted bids. MWH Constructors, Inc. was the apparent lowest responsive, responsible bidder. However, MWH Constructors, Inc. requested that their bid be withdrawn from consideration on June 5, 2013. Therefore, the apparent low responsible bidder is P.F. Moon and Company, Inc.

Bidder	Bid Amount
P.F. Moon and Company, Inc.	\$5,053,000.00
Heavy Constructors, Inc.	\$5,211,199.34
PC Construction Company	\$5,237,000.00
Crowder Construction Company	\$5,303,318.84
Lanier Contracting Company	\$5,420,000.00

FINANCIAL

Project M-0120 is the approved project line item for the Crooked Creek WRF Improvements and is fully funded through the DWR renewal and extension (R&E) fund 504. This project is anticipated to begin in the third quarter of 2013 which will establish a contractual completion time at the end of the second quarter of 2014. A budget allocation of \$5,053,000.00 in 2013 is currently in the approved 2013 budget.

- Total obligations requested: \$5,053,000.00
- Do total obligations agree with "Action Requested"? Yes No
- Budgeted: Yes No
- Contact name: Richard Platto (DWR) Contact phone: 678-376-6879
- Proposed Funding:

Fiscal Year (FY)	Fund	Fund Center	Cost Center	Commitment Item	WBS Element	Amount
2013	504	211000		50807000	M-0120-06-3-03	\$1,745,000.00
2014	504	211000		50807000	M-0120-06-3-03	\$3,308,000.00

Transfer Required: Yes No If Yes, transfer from:

Fiscal Year (FY)	Fund	Fund Center	Cost Center	Commitment Item	WBS Element	Amount

Attachments: CIP Map
 BOC Agenda Request

cc: Richard Platto, Financial Supervisor, DWR
 Tyler Richards, Deputy Director, Operations and Environmental Services, DWR
 Ann Porter, Purchasing Manager, Purchasing
 File