

ENGINEERS + SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS
R5-A Hill Street
Suite 300
Roswell, Georgia 30075
Phone 770.400.2866
www.candl.com

PAULSON MITCHELL
INCORPORATED

PROJECT:
PROPOSED DEVELOPMENT
LAND LOTS 86 & 87
5th DISTRICT
GWINNETT COUNTY
GEORGIA

FOR:
TRED, LLC
1240 BERGEN PKWY.
SUITE A-250
EVERGREEN, CO 80439
(303) 679-6960



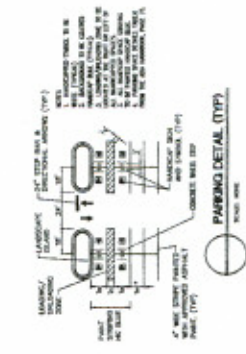
REVISIONS

07.29.07	Surveying/Utility
----------	-------------------

2006/07/21.086
06.20.06
ZONING PLAN
Z-1

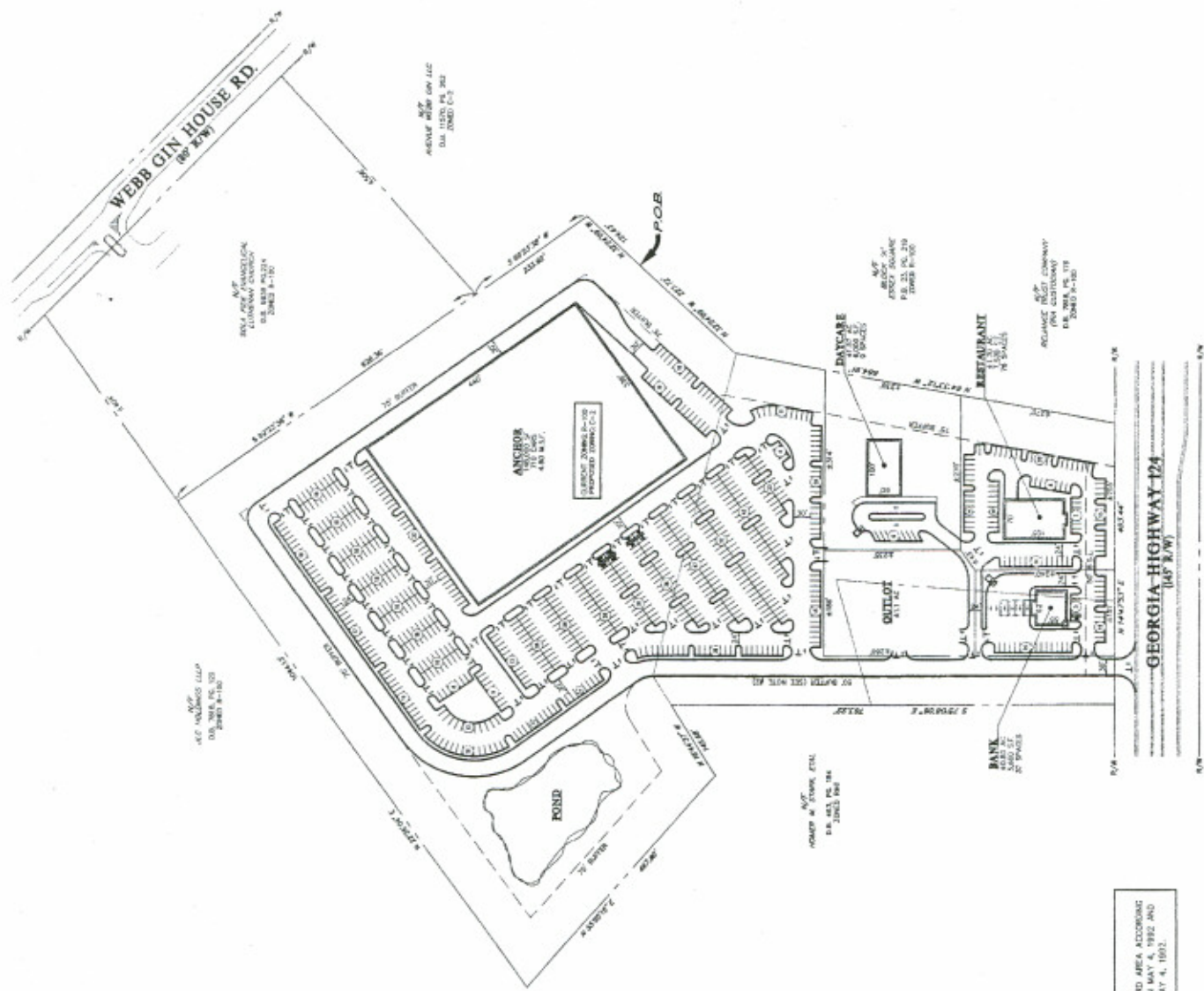


VICINITY MAP
NOT TO SCALE



SITE ANALYSIS

ANCHOR	148,000 S.F.
BANK	3,000 S.F.
DAYCARE	6,000 S.F.
RESTAURANT	7,500 S.F.
TOTAL BUILDING AREA	164,500 S.F.
ANCHOR PARKING REQUIRED	209 SPACES
ANCHOR PARKING PROVIDED	209 SPACES
BANK PARKING PROVIDED	33 SPACES
DAYCARE PARKING PROVIDED	33 SPACES
RESTAURANT PARKING PROVIDED	50 SPACES
RESTAURANT PARKING REQUIRED	50 SPACES
TOTAL PARKING PROVIDED	442 SPACES
ANCHOR	20,384 ACRES
BANK	0.858 ACRES
DAYCARE	1.324 ACRES
RESTAURANT	1.124 ACRES
OUTLOT	1.124 ACRES
EXISTING CHURCH	6.304 ACRES
TOTAL LAND AREA	31.884 ACRES



ZONING PLAN
SCALE: 1" = 100'

FLOOD STATEMENT
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FLEM. PANEL #30000101. CLAIMED ON MAY 1992 AND FLEM. PANEL #30000101. CLAIMED ON MAY 1992.

- VARiances REQUESTED:**
- REDUCTION OF LANDSCAPE BUFFER FROM 25' TO 0'.
 - REDUCTION OF SET BACK FROM 75' TO 35'.

LETTER OF INTENT
STRATEGIC REALTY GROUP, LLC
Scenic Highway/SR 124 near Webb Gin House Road

RZC 07 0 4 4

The Applicant, Strategic Realty Group, LLC (hereafter, "Applicant"), submits this Rezoning Application for the purpose of rezoning an approximately 31.85 acre tract of land (hereinafter, the "Property") located on Scenic Highway (a/k/a Georgia State Route 124) near its intersection with Webb Gin House Road. The subject property covered by this Application is currently zoned R-100.

Use and development of the property as R-100 is not economically feasible and is not the highest and best use of the property, in that it would be impossible to develop and market the property for use consistent with the current zoning in light of its location on a major state highway, such as Highway 124, as well as the C-2 zoning and commercial/retail uses of adjacent properties as well as properties directly across SR 124.

The subject Property is located on what can only be characterized as a commercial corridor at one of its largest emerging commercial nodes (a reality not reflected accurately by the 2020 Land Use Plan Map but one clearly established by recent prior Board of Commissioners precedent). The properties directly adjacent to and directly across the street from the subject Property are designated for Commercial/Retail use on the 2020 Land Use Plan Map (as well as being currently zoned C-2 and developed for commercial/retail uses).

The designations of the surrounding properties on the 2020 Land Use Plan Map as well as the zoning of these properties clearly identify the subject Property for commercial/retail use. The C-2 commercial is consistent with existing and proposed commercial uses along this commercial corridor at this commercial node.



As stated in the Application, the Applicant intends to develop the Property as a commercial/retail development with 165,100 square feet of commercial/retail and restaurant uses proposed.

The property has access to a public water supply, public sanitary sewer, and convenient access to collector streets, major thoroughfares or state or interstate highways. The subject property will be located on the public transportation routes and locations planned or being considered in Gwinnett County.

CONCLUSION

This proposed zoning would result in a high-quality commercial/retail/restaurant development to serve this fast-growing area and compliment the high standard set by The Avenues at Webb Gin. Applicant and its representatives welcome the opportunity to meet with the staff of the Gwinnett County Department of Planning and Development to answer any questions or to address any concerns. Applicant respectfully requests your approval of this Application.

This 23rd day of June, 2006.

Respectfully submitted,

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



Michael L. Sullivan
Attorneys for Applicant



RZC 07 0 4 4