

ZONING BOARD OF APPEALS
GWINNETT JUSTICE & ADMINISTRATION CENTER
75 Langley Drive, Lawrenceville, GA 30045

HEARING DATE: 9/9/2014

PUBLIC HEARING AT 6:30 P.M.

CASE NUMBER ZVR2014-00065
APPLICANT BRENDA FREEMAN
LOCATION 3180 SATELLITE BLVD, DULUTH, GA 30096
ZONING C3
PARCEL 6206 019
PROPOSED DEVELOPMENT Wall Sign
VARIANCE TYPE Wall Sign Aggregate Area Increase
VARIANCE REQUEST INCREASE AGGREGATE TOTAL WALL SIGNAGE FROM 200 SQ. FT. TO 269.30 SQ. FT.
COMMISSION DISTRICT 1

CASE NUMBER ZVR2014-00066
APPLICANT BRENDA FREEMAN
LOCATION 3180 SATELLITE BLVD, DULUTH, GA 30096
ZONING C3
PARCEL 6206 019
PROPOSED DEVELOPMENT Wall Sign
VARIANCE TYPE Wall Sign Area Increase
VARIANCE REQUEST INCREASE ALLOWABLE SIGN AREA ON FRONT ELEVATION FROM 100 SQ. FT. TO 193.56 SQ. FT.
COMMISSION DISTRICT 1

CASE NUMBER ZVR2014-00086
APPLICANT CALEB MCGAUGHEY
LOCATION 3981 LEE RD, SNELLVILLE, GA 30039
ZONING R100
PARCEL 4337 009
PROPOSED DEVELOPMENT Single-Family Dwelling
VARIANCE TYPE Lot Width
VARIANCE REQUEST REDUCE REQUIRED LOT WIDTH FROM 100 FT. TO 0 FT.
COMMISSION DISTRICT 3

ZONING BOARD OF APPEALS

GWINNETT JUSTICE & ADMINISTRATION CENTER

75 Langley Drive, Lawrenceville, GA 30045

HEARING DATE: 9/9/2014

PUBLIC HEARING AT 6:30 P.M.

CASE NUMBER ZVR2014-00088
APPLICANT CORINTH BAPTIST CHURCH OF LOGANVILLE, INC C/O PASTOR DON RICHARDS
LOCATION 3156 LANGLEY RD, LOGANVILLE, GA 30052
ZONING R100
PARCEL 5125 060
PROPOSED DEVELOPMENT Religious Worship Facility
VARIANCE TYPE Front Yard Worship Facility Parking Lot
VARIANCE REQUEST ALLOW PARKING TO BE LOCATED IN FRONT BUILDING SETBACK
COMMISSION DISTRICT 3

CASE NUMBER ZVR2014-00089
APPLICANT SWICEGOOD BRIAN D
LOCATION 1293 GLENBROOKE COVE CONNECTOR, LAWRENCEVILLE, GA 30045
ZONING R100
PARCEL 5183 069
PROPOSED DEVELOPMENT Accessory Structure or Use
VARIANCE TYPE Accessory Structure Setback Encroachment
VARIANCE REQUEST ENCROACHMENT OF 5 FT. INTO THE 5 FT. ACCESSORY STRUCTURE SETBACK
COMMISSION DISTRICT 3

CASE NUMBER ZVR2014-00090
APPLICANT BLUE LANDWORKS LLC
LOCATION 3577 BRASELTON HWY, BUFORD, GA 30519
ZONING C2
PARCEL 3002 118
PROPOSED DEVELOPMENT Subdividing a Lot
VARIANCE TYPE Road Frontage Reduction
VARIANCE REQUEST REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT. TO 0 FT.
COMMISSION DISTRICT 3

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2014-00065 & ZVR2014-00066**
ZONING : C-3
LOCATION : 3180 SATELLITE BLVD., DULUTH
MAP NUMBER : R6206 019
PROPOSED DEVELOPMENT : WALL SIGN
VARIANCE REQUESTED : **ZVR2014-00065** - INCREASE AGGREGAT
TOTAL WALL SIGNAGE FROM 200 SQ. FT. TO
269.30 SQ. FT.
ZVR2014-00066 – INCREASE ALLOWABLE SIGN
AREA ON FRONT ELEVATION FROM 100 SQ. FT.
TO 193.56 SQ. FT.
COMMISSION DISTRICT : (I) BROOKS

APPLICANT: BRENDA FREEMAN
1238 LOGAN CIRCLE NW.
ATLANTA, GA 30318

CONTACT: BRENDA FREEMAN PHONE: 770.874.9400 EXT. 226

OWNER: RICK CASE HYUNDAI
3180 SATELLITE BLVD.
DULUTH, GA 30096

ZONING HISTORY:

The subject property is a 7.5 acre C-3 zoned tract (per REZ1991-00056) with an existing automobile sales lot. The site is bordered on three sides by Satellite Boulevard, Old Norcross Road, and Interstate I-85. The adjacent property to the west is zoned C-3 with an existing automobile sales lot.

DEPARTMENT ANALYSIS:

These cases were tabled at the August 12, 2014 meeting to the September 9, 2014.

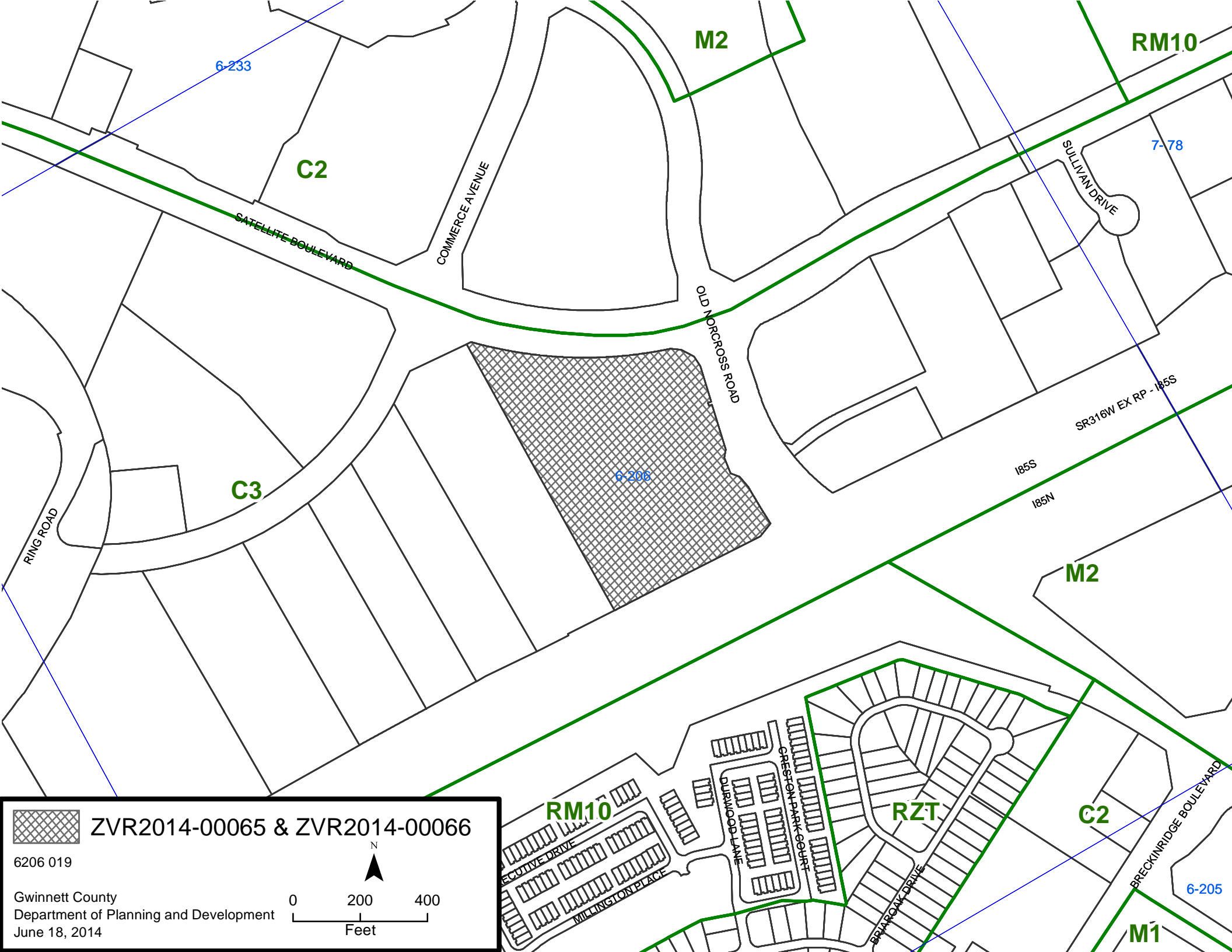
The applicant is seeking approval of two variances. Variance request (ZVR2014-00065) is to increase the aggregate total of wall signage from 200 sq. ft. to 269.30 sq. ft. Variance request (ZVR2014-00066) is to increase the allowable sign area on the front (north) elevation from 100 sq. ft. to 193.56 sq. ft. The front (north) elevation contains 84.81 sq. ft. of existing signage. The applicant is proposing an additional 108.75 sq. ft. of signage.

The letter of intent states that the increase in signage will allow the customers traveling east on Satellite Boulevard to identify the Hyundai Dealership much easier from other competitors.

The Sign Ordinance allows a maximum of 100 sq. ft. per any one elevation and an aggregate total of 200 sq. ft. for all building elevations.

Should the Board consider approval of these requests, staff would recommend the following conditions:

- 1. The increase in front wall sign area shall not exceed 193.56 sq. ft.**
- 2. The total aggregate square footage for all wall signage shall not exceed 269.30 sq. ft.**



6-233

C2

M2

RM10

7-78

SATELLITE BOULEVARD

COMMERCE AVENUE

OLD NORCROSS ROAD

SULLIVAN DRIVE

SR316W EX RP - 185S

185S

185N

C3

6-206

M2

RING ROAD

RM10

RZT

C2

6-205

M1

BRECKINRIDGE BOULEVARD

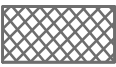
BLAIR OAK DRIVE

PRESTON PARK COURT

DURWOOD LANE

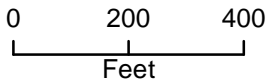
MILLINGTON PLACE

EXECUTIVE DRIVE



ZVR2014-00065 & ZVR2014-00066

6206 019



Gwinnett County
Department of Planning and Development
June 18, 2014

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER: **ZVR2014-00086**
ZONING: R-100
LOCATION: 3981 LEE ROAD, SNELLVILLE
MAP NUMBER: 4337 009
PROPOSED DEVELOPMENT: SINGLE FAMILY RESIDENCE
VARIANCE REQUESTED: REDUCE REQUIRED LOT WIDTH FROM 100 FT.
TO 0 FT.
COMMISSION DISTRICT: (3) HUNTER

APPLICANT: CALEB MCGAUGHEY
1670 SACKETTS DRIVE
LAWRENCEVILLE, GA 30043

CONTACT: CALEB MCGAUGHEY PHONE: 404.384.9577

OWNER: KIRK & RASHEEDAH FROST
3965 LEE ROAD
SNELLVILLE, GA 30039

ZONING HISTORY:

The subject property is a 4.66 acre undeveloped R-100 zoned tract. The adjacent properties to the northeast and south are R-100 zoned acreage tracts with single-family dwellings. The lots to the east are zoned R-100 with single family dwellings located in Oaktree subdivision.

DEPARTMENT ANALYSIS:

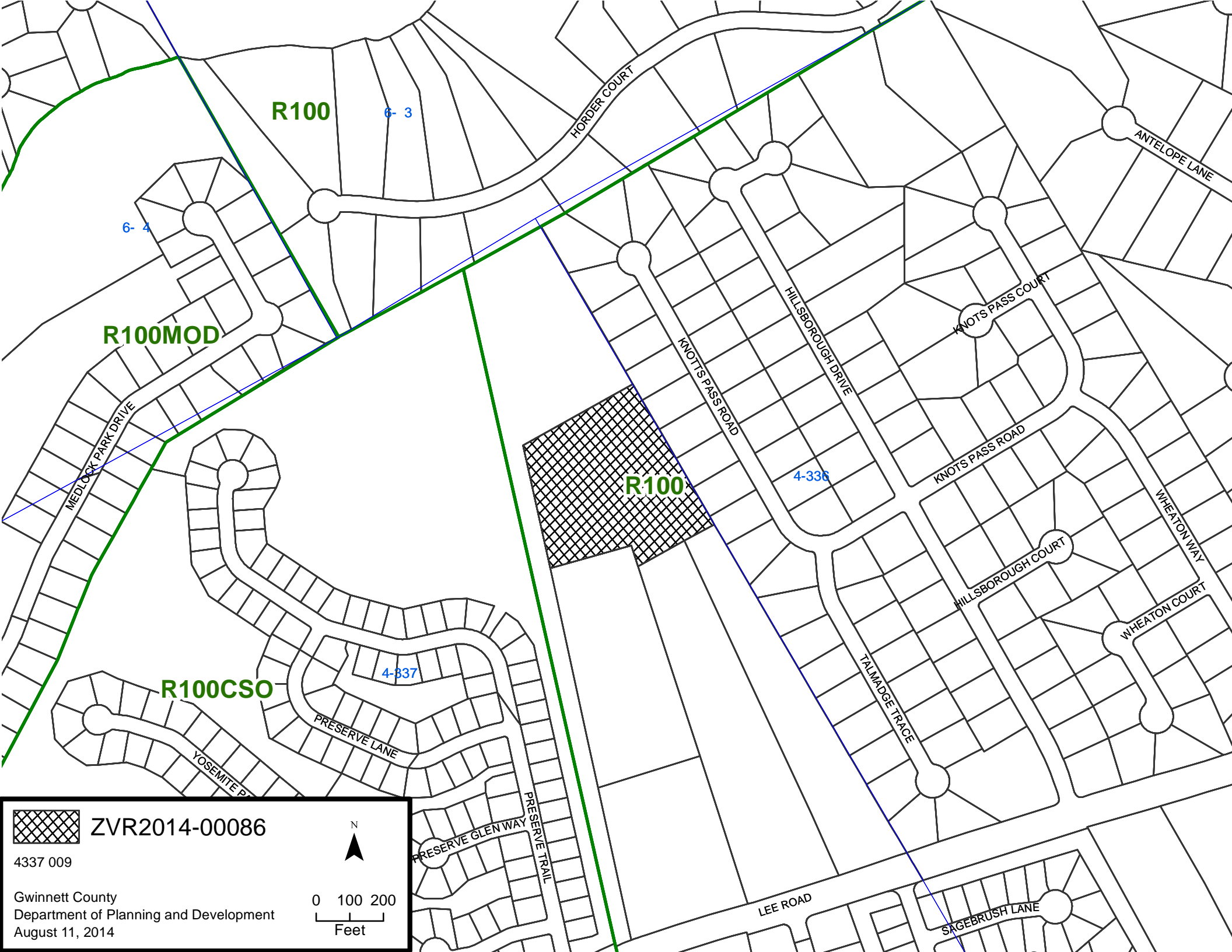
The applicant is seeking approval of a variance to reduce the required lot width from 100 ft. to 0 ft.

The letter of intent states that the landlocked parcel was created in 1973 from a larger 53 acre tract. In 1978, the Zoning Board of Appeals approved a 40 ft. wide perpetual easement and reduction of required road frontage (A-02-78). The lot was not recorded at that time making the requested variance necessary.

The property owner plans to obtain a building permit to construct a new single family residence.

Should the Board consider approval of this request, staff would recommend the following condition:

- 1. An exemption plat shall be submitted for review and recorded upon approval.**



R100

6-3

6-4

R100MOD

R100

4-336

R100CSO

4-337

ZVR2014-00086

4337 009



0 100 200
Feet

Gwinnett County
Department of Planning and Development
August 11, 2014

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER: **ZVR2014-00088**
ZONING: R-100
LOCATION: 3156 LANGLEY RD, LOGANVILLE, GA 30052
MAP NUMBER: 5125 060
PROPOSED DEVELOPMENT: RELIGIOUS WORSHIP FACILITY
VARIANCE REQUESTED: ALLOW PARKING TO BE LOCATED IN
FRONT BUILDING SETBACK
COMMISSION DISTRICT: 3 (HUNTER)
APPLICANT: CORINTH BAPTIST CHURCH OF
LOGANVILLE, INC
C/O PASTOR DON RICHARDS
3156 LANGLEY RD, LOGANVILLE, GA 30052
CONTACT: PASTOR DON RICHARDS
770.554.3482
DRICHARDS@CORINTHONLINE.ORG
OWNER: CORINTH BAPTIST CHURCH OF
LOGANVILLE, INC.
3156 LANGLEY RD, LOGANVILLE, GA 30052

ZONING HISTORY:

The subject property is a 10.91 acre R-100 zoned tract with an existing church and private school (SUP2013-00027). The parcel to the north is zoned C-1 with an existing residential dwelling. The parcel to the north and to the east is zoned R-100MOD and is an undeveloped portion of Hollowstone subdivision. The lots to the south are zoned R-60 with existing single family dwellings in Wrenwood Hills subdivision.

DEPARTMENT ANALYSIS:

The applicant is seeking approval of a variance to allow parking for a church in a residential zoning district to be located in the front building setback.

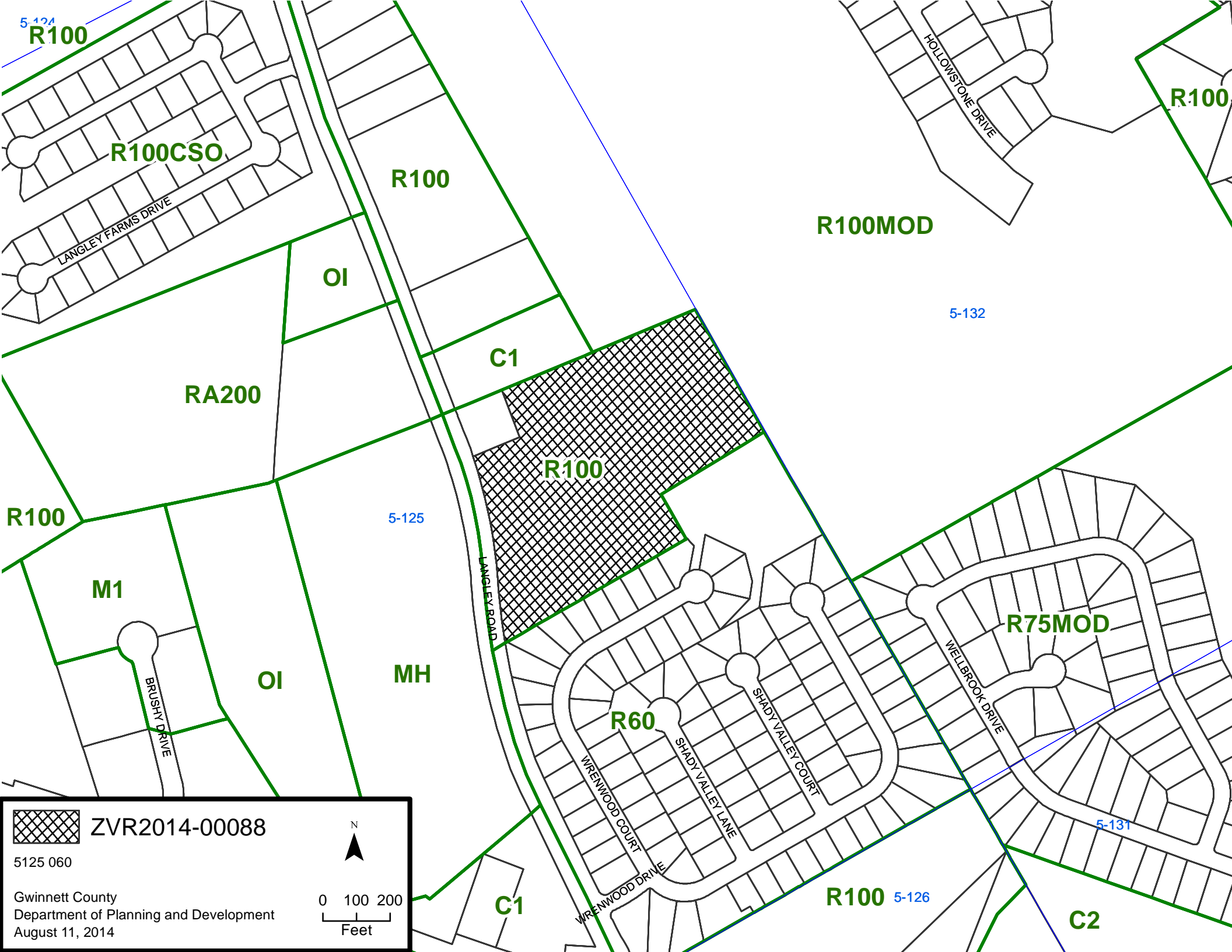
The letter of intent states that the church members plan to construct an additional building behind the current facility, eliminating 21 existing parking spaces. In order to replace those parking spaces and to accommodate the growing church membership, 55 additional spaces are proposed in front of the church with 25 of those spaces located in the front setback. The church has a senior citizen and handicap membership that

requires direct access from the front of the sanctuary where the topography is more accessible.

Per Unified Development Ordinance Section 230-130.3Y, in a residential zoning district, parking for a place of worship shall not be provided in the front building setback area.

SHOULD THE BOARD CONSIDER APPROVAL OF THIS REQUEST, STAFF WOULD SUGGEST THE FOLLOWING CONDITIONS:

- 1. Landscape plan to be submitted for review and approval by the director prior to issuance of development permit.**



5-124

R100

R100CSO

R100

R100MOD

R100

5-132

OI

C1

RA200

R100

5-125

R100

M1

LANGLEY ROAD

R75MOD

OI

MH

R60

BRUSHY DRIVE

WELLBROOK DRIVE

5-131

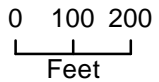


ZVR2014-00088

5125 060



Gwinnett County
Department of Planning and Development
August 11, 2014



WRENWOOD COURT
WRENWOOD DRIVE

SHADY VALLEY LANE
SHADY VALLEY COURT

R100 5-126

C2

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER: **ZVR2014-00089**
ZONING: R100
LOCATION: 1293 GLENBROOK COVE
LAWRENCEVILLE, GA 30045
MAP NUMBER: 5183 069
PROPOSED DEVELOPMENT: ACCESSORY STRUCTURE OR USE
VARIANCE REQUESTED: ENCROCHMENT OF 5 FT. INTO THE 5 FT.
ACCESSORY STRUCTURE SETBACK.
COMMISSION DISTRICT: 3 (HUNTER)

APPLICANT: BRIAN D. SWICEGOOD
1293 GLENBROOK COVE
LAWRENCEVILLE, GA 30045

CONTACT: BRIAN D. SWICEGOOD
770.309.5067
BRIANSWICEGOOD@BELLSOUTH.NET

OWNER: BRIAN D. SWICEGOOD
1293 GLENBROOK COVE
LAWRENCEVILLE, GA 30045

ZONING HISTORY:

The subject property is a 1.42 acre R-100 zoned lot with an existing single-family dwelling. The adjacent lots are R-100 and R-100 CSO to the southern property line with existing single family dwellings.

DEPARTMENT ANALYSIS:

The applicant is seeking approval of a variance to encroach 5 ft. into the 5 ft. accessory structure setback.

The letter of intent states during the process of building the accessory structure (pool cabana) the building inspector indicated the building was too close the property line. Construction was stopped and a new property survey obtained verifying that the building was within the accessory structure setback. The applicant has provided a Variance Consent Form from one adjoining property owner.

The work was begun without a building permit. A septic repair permit and a building permit (BLD2014-03831) have since been obtained.

R75

R100

5-182

NEW HOPE ROAD

SUGARLOAF PARKWAY
SUGARLOAF PARKWAY

NEW HOPE ROAD

5-202

COUNTRY ACRES LANE

GLENBROOKE COVE CONNECTOR

OLD NEW HOPE ROAD

R100

5-183

AVINGTON GLEN DRIVE

AMANDA JILL COURT

R100CSO

LITTLE HAMPTON DRIVE

AVINGTON GLEN WAY

C2

THOMAS DANIEL WAY

POULMAN ROAD

WATSON RIDGE TRAIL



ZVR2014-00089

5183 069



Gwinnett County
Department of Planning and Development
August 11, 2014

0 100 200
Feet

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER: **ZVR2014-00090**
ZONING: C-2
LOCATION: 3577 BRASELTON HWY, BUFORD
MAP NUMBER: 3002 118
PROPOSED DEVELOPMENT: SUBDIVIDING A LOT
VARIANCE REQUESTED: REDUCE REQUIRED ROAD FRONTAGE
FROM 40 FT. TO 0 FT.
COMMISSION DISTRICT: (3) HUNTER

APPLICANT: BLUE LANDWORKS, LLC
400 PEACHTREE INDUSTRIAL BLVD., #5-290
SUWANEE, GA 30024

CONTACT: TAYLOR ANDERSON PHONE: 678.804.8586

OWNER: CML-GA MULBERRY LLC
7000 CENTRAL PARKWAY, NE, SUITE 700
ATLANTA, GA 30328

ZONING HISTORY:

The subject property is a 5.70 acre undeveloped C-2 zoned tract (per CIC2012-00008) located within the Georgia Highway 124/324/Hamilton Mill Overlay District. The adjacent tracts are zoned C-2 with a single-family dwelling to the east and vacant property to the west and the south.

DEPARTMENT ANALYSIS:

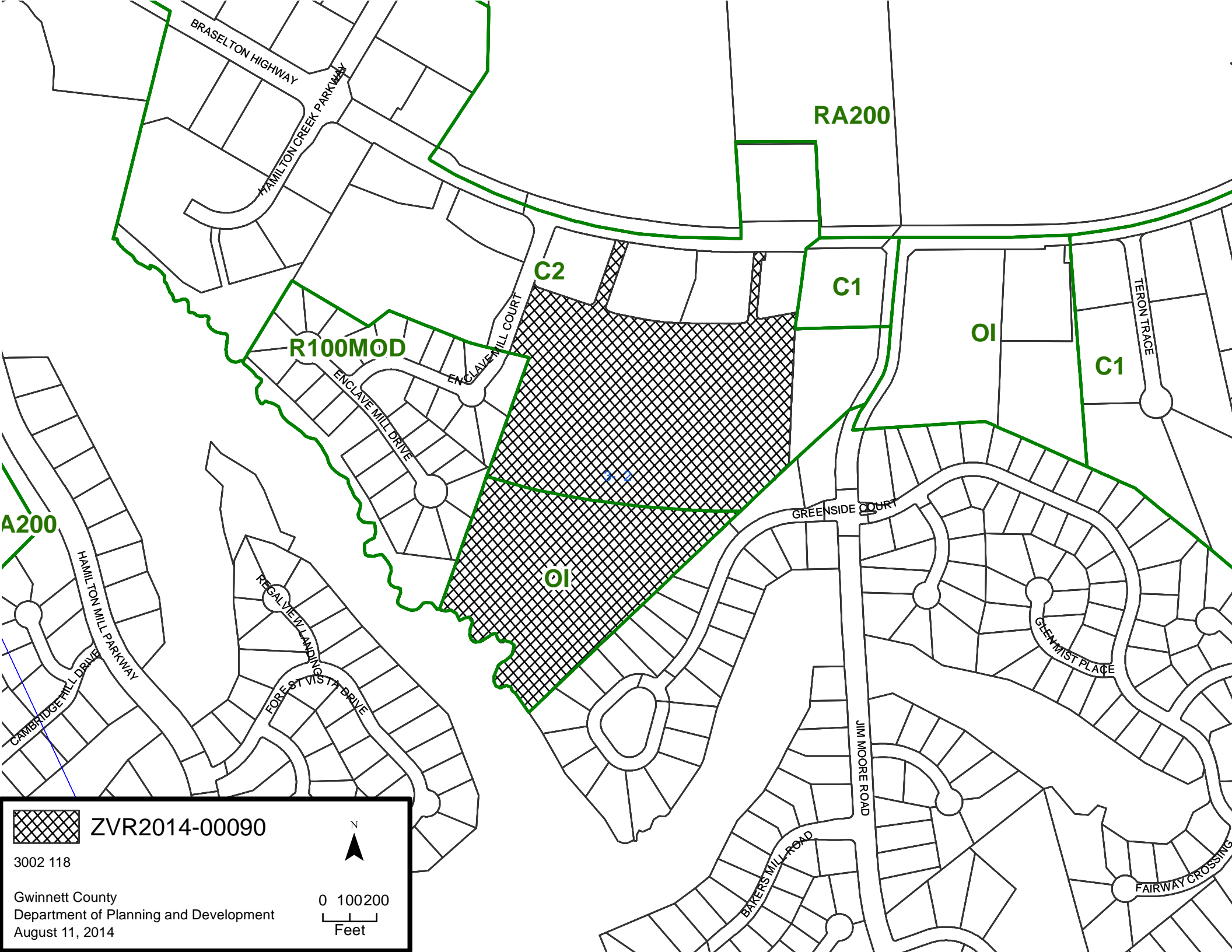
The applicant is seeking approval of a variance to reduce the required road frontage from 40 ft. to 0 ft.

The letter of intent states that the subject property is proposed to be subdivided from parcel E in Mulberry Mill commercial development (FPL2013-00010). The applicant is proposing to develop an 83,000 sq. ft. assisted living facility. The project will have 497 ft. of frontage along a 50 ft. private access and utility easement with access to Braselton Highway, Jim Moore Road and Enclave Mill Court. The private access easement is included in the recorded subdivision declaration of covenants. The applicant states that the variance is necessary in order to develop the property in a manner consistent with the submitted site plan.

This variance request is the result of plan review for a commercial development permit (CDP2014-00106).

Should the Board consider approval of this request, staff would suggest the following condition:

- 1. A revision to the final plat (FPL2013-00010) shall be submitted for review and recorded upon approval.**



 ZVR2014-00090

3002 118

Gwinnett County
Department of Planning and Development
August 11, 2014

 N

 0 100 200
Feet

gwinnettcounty

Department of Planning and Development

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



Variance Application from the Zoning Resolution
(Both Zoning Board of Appeals & Administrative)

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please TYPE or PRINT and sign in BLUE ink. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Applicant Information	Property Owner Information
Name <u>BRENDA FREEMAN</u>	Name <u>RICK CASE HYUNDAI</u>
Address(all correspondence will be mailed to this address): <u>1238 LOGAN CIRCLE NW</u>	Address <u>3180 Sattelite Blvd</u>
City <u>ATLANTA</u>	City <u>DULUTH</u>
State <u>GA</u> Zip <u>30318</u>	State <u>GA</u> Zip <u>30096</u>
Phone <u>770-874-9400x 226</u>	Phone <u>678-258-2631</u>
Contact Person Name: <u>BRENDA FREEMAN</u> Phone: <u>770-874-9400x 226</u>	
Email Address: <u>bfreeman@apollosign.com</u>	
Applicant is the (please check or circle one of the following):	
<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser	

Address of Property 3180 Sattelite Blvd

Subdivision or Project Name RICK CASE Hyundai Lot & Block _____

District, Land Lot, & Parcel (MRN) _____

Proposed Development _____

Building Permit Number (if construction has begun) BLD _____

Variance Requested: TO INCREASE MAXIMUM ALLOWABLE SIGNAGE FOR THE TOTAL BUILDING FROM 200 SF TO 269.30 SF.

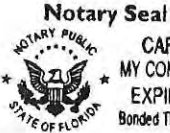
- Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.

Case No. LVR 2014-00065

Applicant Certification

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or any portion thereof shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

[Signature] 5-22-14
Signature of Applicant Date



CAROL A. BARBOUR
MY COMMISSION # EE 876733
EXPIRES: June 19, 2017
Bonded Thru Budget Notary Services

Typed or Printed Name & Title
Carol A Barbour 5/22/14
Signature of Notary Public Date

Property Owner Certification

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of variance affecting the same land, or any portion thereof, shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

[Signature] 5-22-14
Signature of Property Owner Date



CAROL A. BARBOUR
MY COMMISSION # EE 876733
EXPIRES: June 19, 2017
Bonded Thru Budget Notary Services

Typed or Printed Name & Title
Carol A Barbour 5/22/14
Signature of Notary Public Date

Planning & Development Use Below Only

Date Received: 06.02.2014 Received By: M.M. SERBAN MRN: 6206 019
Zoning District: C-3 Hearing Date (if applicable): 07.08.14 Commission District: 1
Variance Type: WALL SIGN AGREGATE AREA INCREASE Code Section: 50 86-114A
Related Cases & Applicable Conditions: ZVR 2008-00010
ZVR 2014-00056 ; ZVR 2011-00080 ; SUP 2012-00038
Variance Description: INCREASE AGGREGATE TOTAL
WALL SIGNAGE FROM 200 SQ.FT. TO 269.30
SQ. FT.

Case No. ZVR 2014-00065

May, 30, 2014

To: Variance Committee

Rick Case Hyundai, 3180 Satellite Boulevard, Duluth GA 30096, is requesting a variance that would allow additional signage on the north elevation of their facility. The code currently allows 100 SF per elevation for a facility of this size and the dealership currently has a total of only 84.81 SF. We are requesting a variance to add 108.75 SF making a total of 193.56 SF for the north elevation. The additional signage would allow the dealership to add the traditional Hyundai Logo and letterset to this elevation and would act as a way for potential customers traveling east on Satellite Blvd. to easily identify the Hyundai Dealership from other competitors and ultimately increase revenue for the dealership.

Should you have any questions or concerns, please do not hesitate to call Hyundai's (Agent-Project Manager/Kendra Jennings) 865-693-1242 ext 246 or Apollo Sign & Light (Brenda Freeman) 770-874-9400ext226.

Sincerely,



Brenda Freeman



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/5/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Insurance Store 1634 White Circle, Suite 103 Marietta GA 30066		CONTACT NAME: Jackie Eaton PHONE (A/C No. Ext): (770) 422-4511 E-MAIL ADDRESS: jeaton@tisga.com FAX (A/C No): (770) 423-1417	
INSURED P & R Ventures, Inc, DBA Apollo Sign and Light 1238 Logan Circle, NW Atlanta GA 30318		INSURER(S) AFFORDING COVERAGE INSURER A: Allied Insurance INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES CERTIFICATE NUMBER: 13/14 Master REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVO	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	X		ACP5905931627	12/6/2013	12/6/2014	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS			ACP5905931627	12/6/2013	12/6/2014	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Auto Plus \$
	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				WC STATUTORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Installation Floater			ACP5905931627	12/6/2013	12/6/2014	\$30,000 Limit \$500 Deductible

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Lennar Commercial Investors, as Manager; CP Venture Five APC, LLC and Cousins Properties, as Owners of The Avenue Peachtree City are included as additional insured on all liability policies per endorsements CG7288, CG7246, AC0102, AC0101A.

CERTIFICATE HOLDER 	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE C Dennis Collis/JACKI

CITY OF ATLANTA, GEORGIA - DEPARTMENT OF FINANCE
OCCUPATION TAX REGISTRATION CERTIFICATE

VALID ONLY WHEN REGISTRATION TAX REQUIREMENTS ARE PAID

CERTIFICATE NO. : 98573 LGB

BUSINESS NAME : APOLLO SIGNS LIGHT

LOCATION : 1238 LOGAN CI NW ATLANTA, GA 30318

DATE ISSUED : 01/01/2014

EXPIRES ON : 12/31/2014

BUSINESS NAME AND ADDRESS:

ROGER/PEGGY REID

APOLLO SIGNS LIGHT

1238 LOGAN CI NW

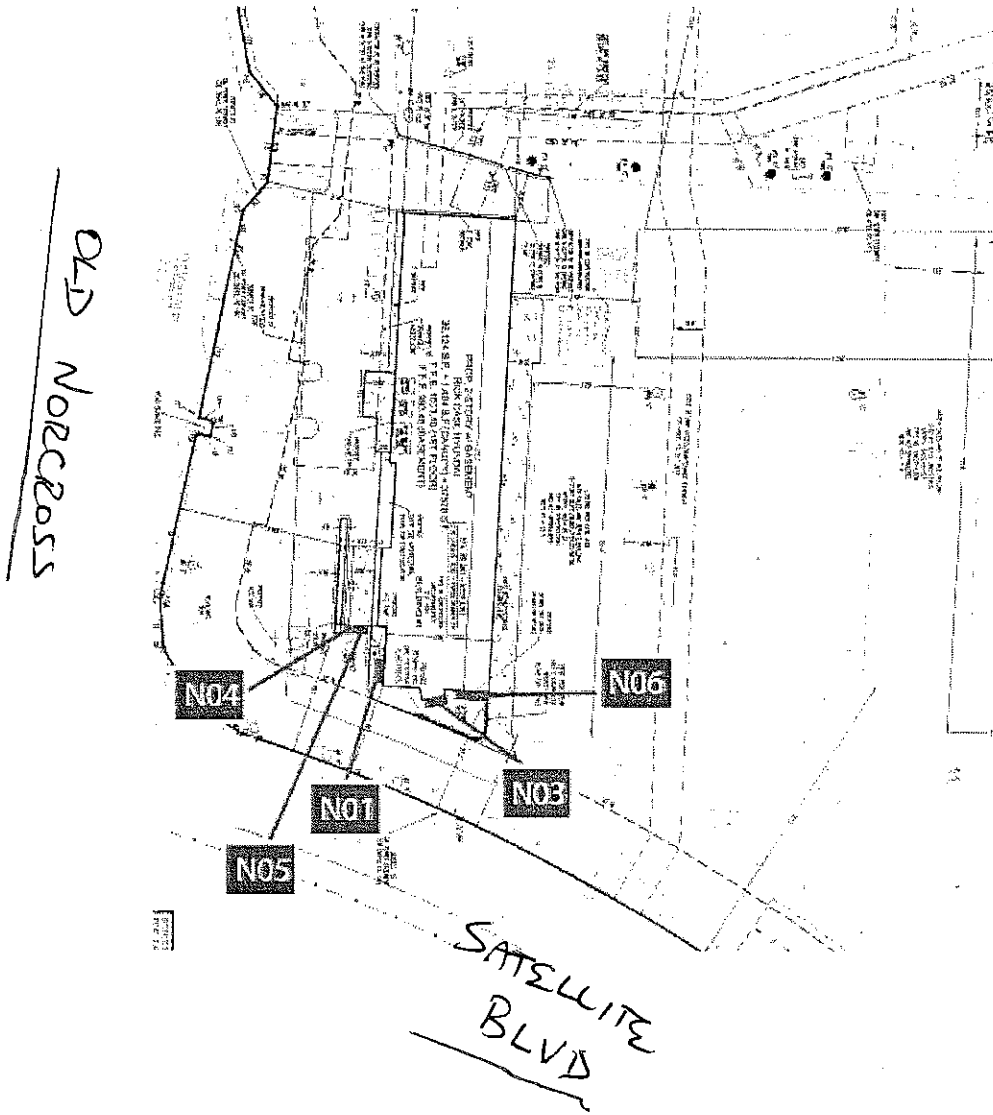
ATLANTA, GA 30318



J. Anthony "Jim" Beard
J. Anthony "Jim" Beard, CFP
Chief Financial Officer

DISPLAY THIS CERTIFICATE IN A CONSPICUOUS PLACE AT BUSINESS LOCATION
NOT VALID IF BUSINESS LOCATION DOES NOT COMPLY TO CITY ZONING REQUIREMENTS
NOT VALID UNLESS ACCOMPANIED BY STATE OF GEORGIA LICENSES IF REQUIRED
CERTIFICATE NOT TRANSFERABLE
IF BUSINESS TERMINATES OR CHANGES OWNERSHIP DURING CERTIFICATE PERIOD,
CALL THE BUSINESS LICENSE OFFICE AT 404-390-6270
THIS CERTIFICATE IS SUBJECT TO ALL APPLICABLE ORDINANCES AND LAWS

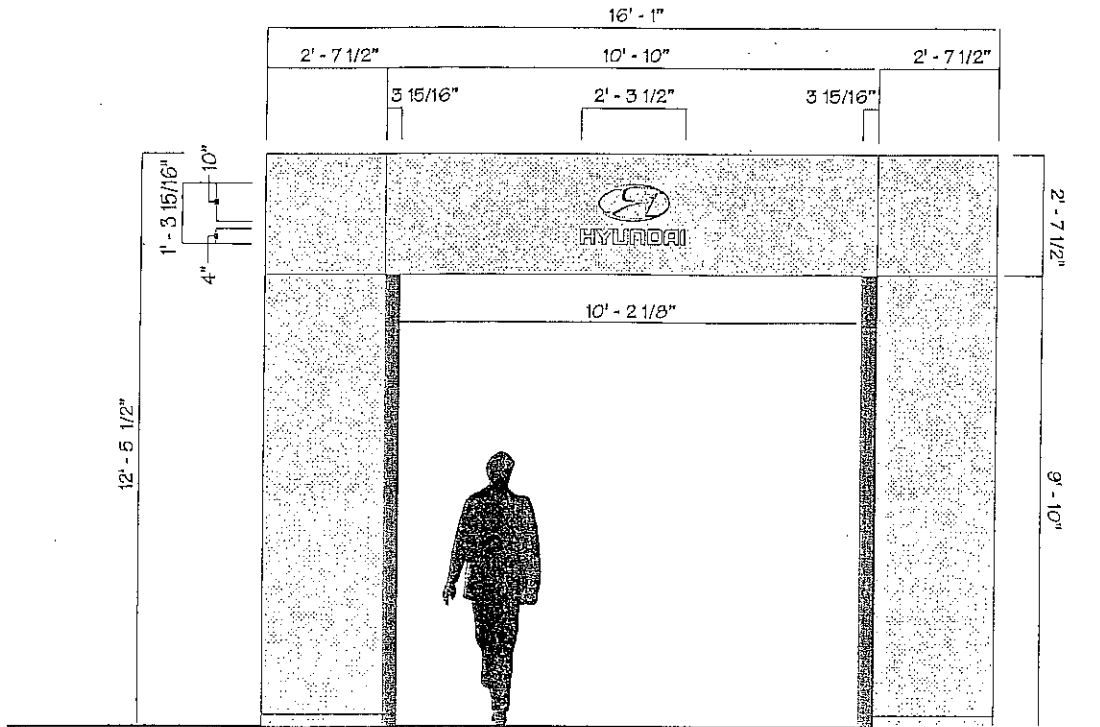
EXISTING SIGNAGE Site Overview Map



Customer Site: GA002
RICK CASE HYUNDAI
3180 SATELLITE BLVD.
DULUTH, GA 30096
HYUNDAI000107

GATEWAY

N03



HEG-15
3.0 sq ft (SYMBOL & LOGO)

Site ID: Hyundai GA002 497

Drawn by: MAR



AGI Rep: JWB

Scale: 1/4" = 1' - 0"

Date: 8/15/11

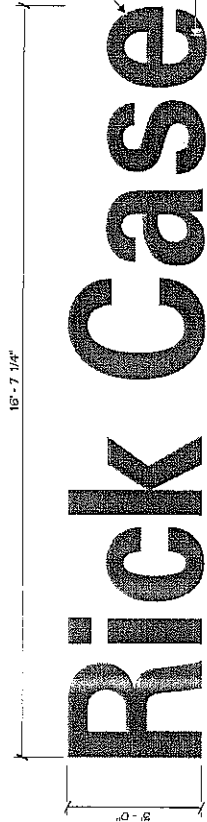
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Architectural Graphics, Inc.

2655 International Pkwy., Virginia Beach, VA 23452
PHONE (757) 437-1900 - Fax (757) 430-1297
www.AGIsign.com

NO6



FABRICATED ALUM. CHANNEL
LETTERS W/ ZERENIZED RETURNS
TO MATCH FMS #226C-PLUE

TRANSLUCENT WHITE #2447
IMPACT MODIFIED ACRYLIC FACES
W/ SURFACE APPLIED DUAL COLOX
VINYL BM #86385-8549-BLUE &
BLUE IRM CAPS

DN-B

1 FRONT ELEVATION
H-DN-36.1 3/8" x 1'-0"

2 SIDE VIEW
H-DN-36.1 3/8" x 1'-0"

AGI Architectural
Graphics
Incorporated
2800 Westpark Parkway
P.O. Box 9175
Virginia Beach, VA 23450
(757)421-1800

Project Title
HYUNDAI MOTORS

Sign Type
H-DN-36

Drawing Type
ELEVATION

Date **01.17.12**

Lead Drafter **ELB**

Drawn By **DLR/TLM**

Project Mgr. **J. J. JINSSEY**

General Sign Specifications
 Interior Exterior
 Single Faced Double Faced

Non-Illuminated
 Illuminated

120 Volts Amps(1/4)
277 Volts Amps(1/4)
 UL Listed Non UL Listed

Location **DULLITH, GA**
Windload **130 MPH @ 2006**
Area
Weight

Drawing Revisions
Drawn By _____ Date _____
Change _____

Quality Control
 Drafter Manager
 Lead Engineer

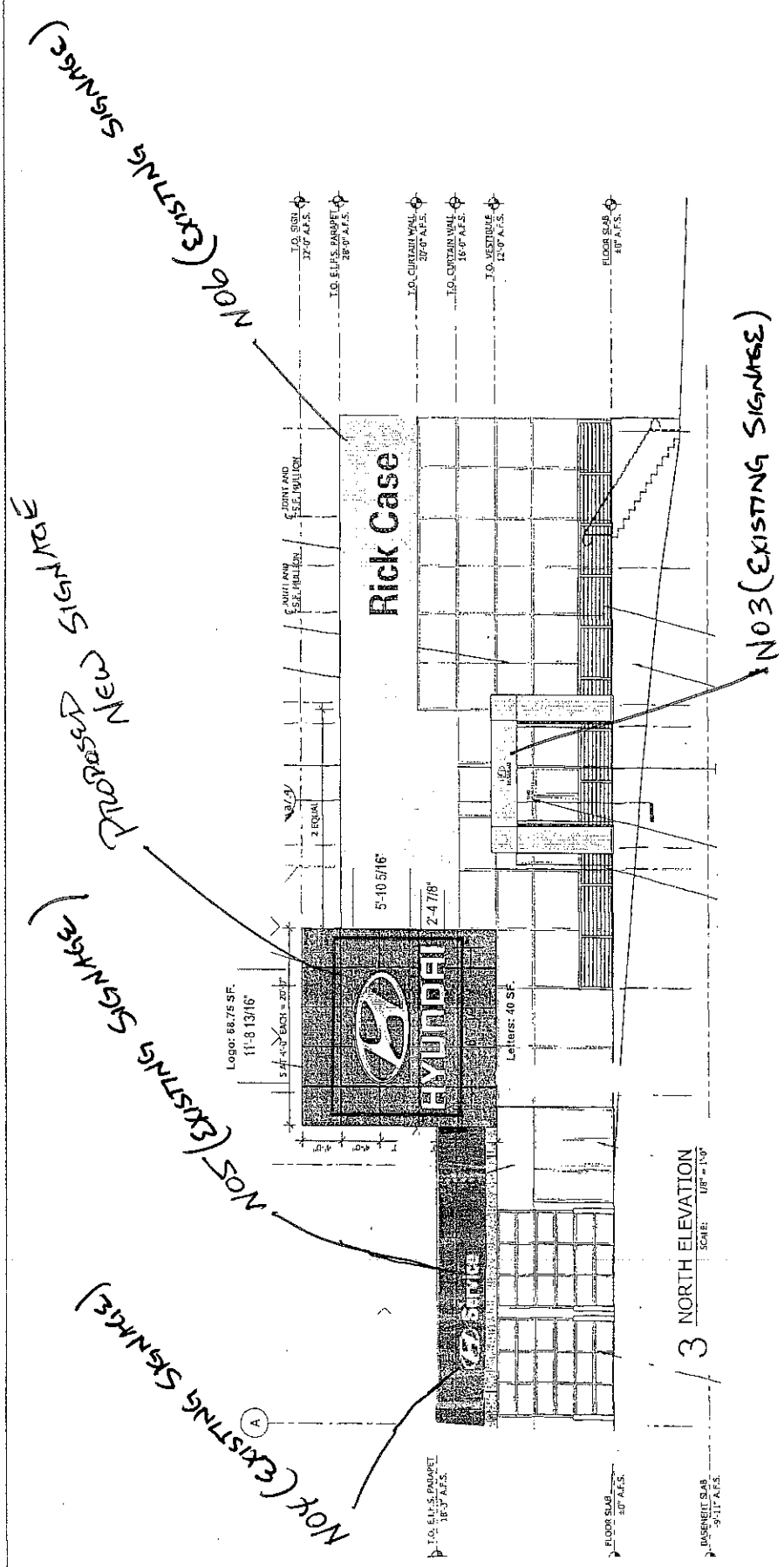
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Approved By _____
Date Approved _____

Code **12033**
Type **C**

Job Number

Sheet Number
H-DN-36.1



N06 (EXISTING SIGNAGE)



Proposed New Signage

N05 (EXISTING SIGNAGE)

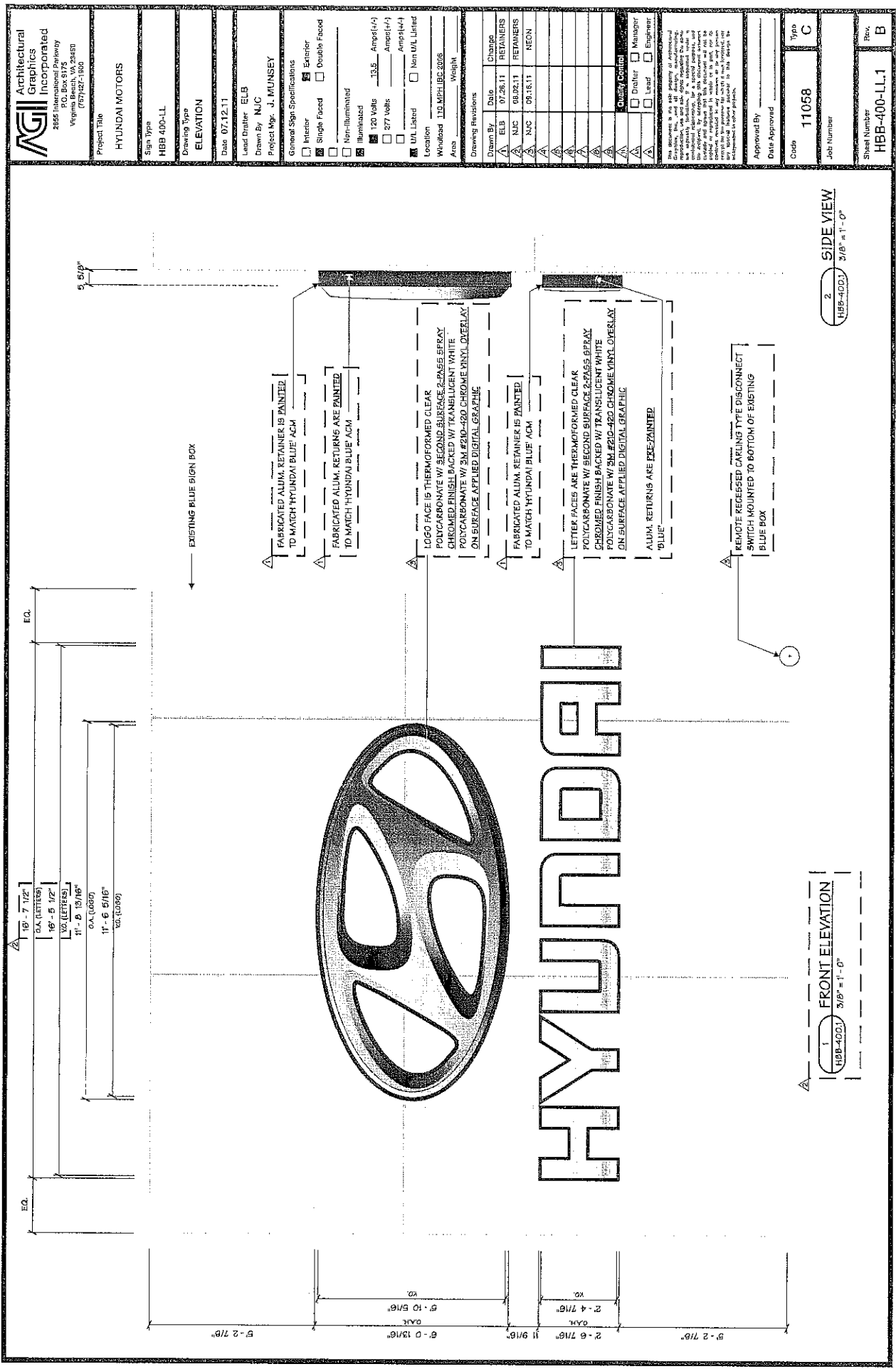
N04 (EXISTING SIGNAGE)

N03 (EXISTING SIGNAGE)

3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Site ID: GA002 497	Location: Duluth Georgia	AGI Rep: JWB Project Title: Scale: 3/32"=1" Date Revised:	Drawn by: MAR
		 Architectural Graphics, Inc. 2455 Old Peachtree Road, Suite 100, Atlanta, GA 30322 Phone: 404.252.1111 Fax: 404.252.1112 www.agi.com	

Proposed New
SIGNAGE



Architectural Graphics Incorporated
 2855 International Parkway
 P.O. Box 8775
 Virginia Beach, VA 23462-8775
 (757) 567-1800

Project Title: HYUNDAI MOTORS

Sign Type: HBB 400-LL

Drawing Type: ELEVATION

Date: 07.12.11

Lead Drafter: ELB

Drawn By: NJC

Project Mgr.: J. MUNSEY

General Sign Specifications:
 Interior Exterior Double Facade
 Single Facade

Non-Illuminated:
 Illuminated
 120 Volts - 13.8 Amps (+/-)
 277 Volts - Amps (+/-)
 Amps (+/-)
 Amps (+/-)
 UL Listed Non-UL Listed

Location: Wholesaler 110 MCH LLC 2005

Area: Weight

Drawing Revisions:

Drawn By	Date	Change
ELB	07.26.11	RETAINERS
NJC	08.09.11	RETAINERS
NJC	08.18.11	NEON

Quality Control:
 Manager Engineer
 Drafter Lead

Approval By: _____
Date Approved: _____

Code: 11058
Type: C

Job Number: HBB-400.1
Sheet Number: HBB-400-LL.1
Box: B

2 SIDE VIEW
 HBB-400.1 3/8" = 1'-0"

1 FRONT ELEVATION
 HBB-400.1 3/8" = 1'-0"

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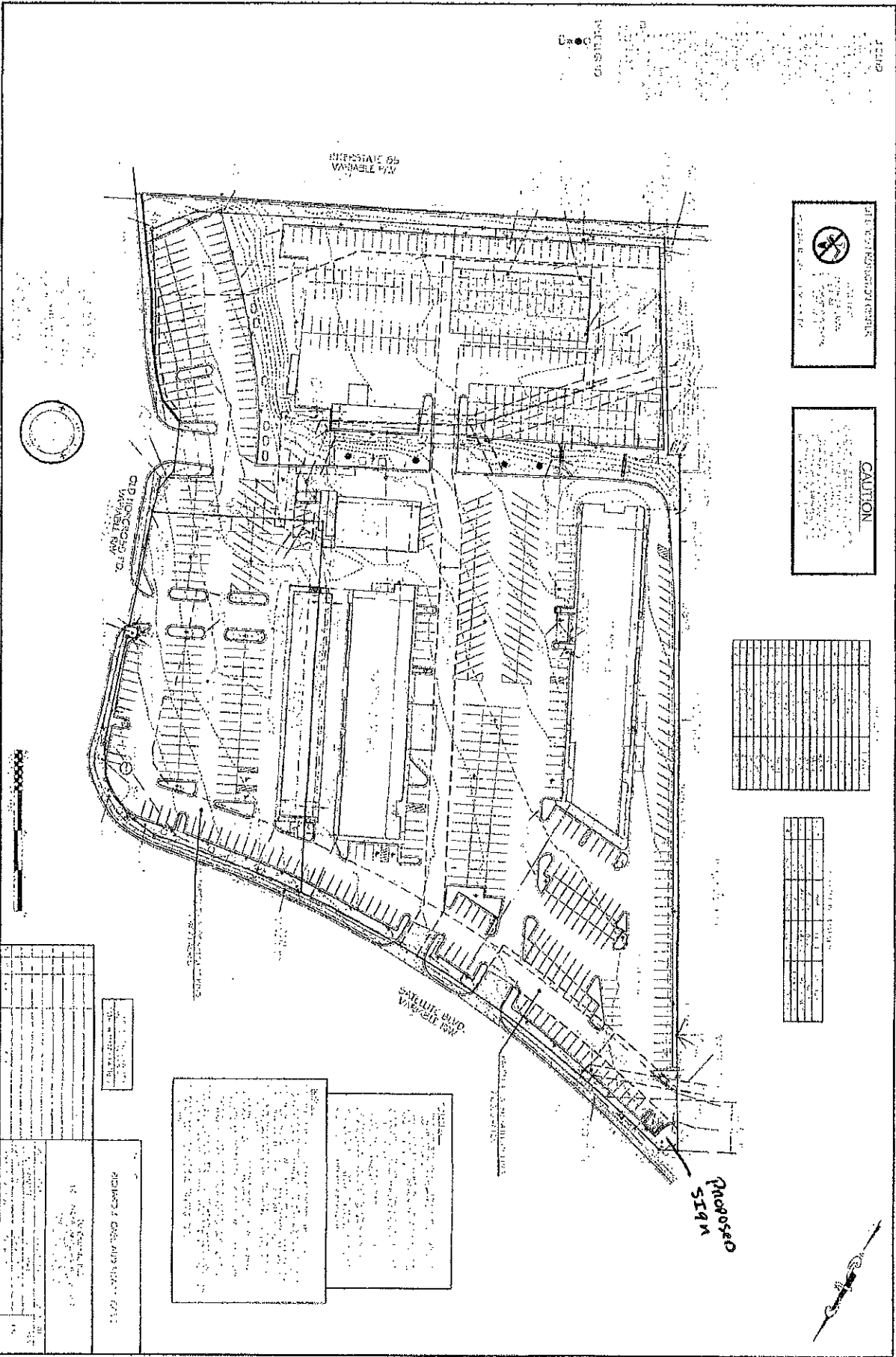
NORTH ELEVATION



EAST ELEVATION



OVER VIEW



Gwinnett County GIS

Gwinnett County GIS Map

Contact
 Name: Gwinnett County ITS - GIS
 Telephone: 770-822-8036
 Website: www.gwinnettcounty.com
 Email: gisoffice@gwinnettcounty.com
 Address: 75 Langley Drive, Lawrenceville, GA 30046

Map Printed On April 07, 2014

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gwinnettcounty

Department of Planning and Development

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



Variance Application from the Zoning Resolution
(Both Zoning Board of Appeals & Administrative)

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please **TYPE** or **PRINT** and sign in **BLUE** ink. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Applicant Information	Property Owner Information
Name <u>BRENDA FREEMAN</u>	Name <u>RICK CASE Hyundai</u>
Address(all correspondence will be mailed to this address): <u>1238 LOGAN CIRCLE NW</u>	Address <u>3180 Sattelite Blvd</u>
City <u>ATLANTA</u>	City <u>Duluth</u>
State <u>GA</u> Zip <u>30318</u>	State <u>GA</u> Zip <u>30096</u>
Phone <u>770-874-9400 x 226</u>	Phone <u>678-258-2631</u>
Contact Person Name: <u>BRENDA FREEMAN</u> Phone: <u>770-874-9400 x 226</u>	
Email Address: <u>bfreeman@a-pollosign.com</u>	
Applicant is the (please check or circle one of the following):	
<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser	

Address of Property 3180 Sattelite Blvd

Subdivision or Project Name RICK CASE HYUNDAI Lot & Block _____

District, Land Lot, & Parcel (MRN) _____

Proposed Development _____

Building Permit Number (if construction has begun) BLD _____

Variance Requested : TO INCREASE MAXIMUM ALLOWABLE SIGNAGE ON FRONT ELEVATION FROM 100SF TO 193.56SF

- Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.

Case No. LR-2014-00066

Applicant Certification

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or any portion thereof shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

[Signature] 5-22-14
Signature of Applicant Date

Notary Seal



CAROL A. BARBOUR
MY COMMISSION # EE 876733
EXPIRES: June 19, 2017
Bonded Thru Budget Notary Services

Typed or Printed Name & Title
Carol A Barbour 5/22/14
Signature of Notary Public Date

Property Owner Certification

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of variance affecting the same land, or any portion thereof, shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

[Signature] 5-22-14
Signature of Property Owner Date



CAROL A. BARBOUR
MY COMMISSION # EE 876733
EXPIRES: June 19, 2017
Bonded Thru Budget Notary Services

Typed or Printed Name & Title
Carol A Barbour 5/22/14
Signature of Notary Public Date

Planning & Development Use Below Only

Date Received: 06.02.2014 Received By: M.M. SERBAN MRN: 6206 019
Zoning District: C-3 Hearing Date (if applicable): 07.08.14 Commission District: 1
Variance Type: WALL SIGN AREA INCREASE Code Section: 5086-114A
Related Cases & Applicable Conditions: ZVR 2014 - 00056
ZVR 2011 - 00080 ; SUP 2012 - 00038 ; ZVR 2008 - 00010
Variance Description: INCREASE ALLOWABLE SIGN AREA
ON FRONT ELEVATION FROM 100 SQ. FT. TO
193.56 SQ. FT.

Case No. ZVR 2014 - 00066

May, 30, 2014

To: Variance Committee

Rick Case Hyundai, 3180 Satellite Boulevard, Duluth GA 30096, is requesting a variance that would allow additional signage on the north elevation of their facility. The sign code currently allows a total of 200 SF of signage for a facility of this size and the dealership currently has a total of only 160.55 SF. We are requesting a variance to add 108.75 SF making a total of 269.30 SF of signage for the facility. The additional signage would allow the dealership to add the traditional Hyundai Logo and letterset to this elevation and would act as a way for potential customers traveling east on Satellite Blvd. to easily identify the Hyundai Dealership from other competitors and ultimately increase revenue for the dealership.

Should you have any questions or concerns, please do not hesitate to call Hyundai's (Agent-Project Manager/Kendra Jennings) 865-693-1242 ext 246 or Apollo Sign & Light (Brenda Freeman) 770-874-9400ext226.

Sincerely,



Brenda Freeman



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/5/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Insurance Store 1634 White Circle, Suite 103 Marietta GA 30066	CONTACT NAME: Jackie Eaton	
	PHONE (A/C No, Ext): (770) 422-4511	FAX (A/C No): (770) 423-1417
E-MAIL ADDRESS: jeaton@tisga.com		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: Allied Insurance		25453
INSURER B:		
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

COVERAGES **CERTIFICATE NUMBER:** 13/14 Master **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	X	ACP5905931627	12/6/2013	12/6/2014	EACH OCCURRENCE \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOG					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS		ACP5905931627	12/6/2013	12/6/2014	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Auto Plus \$
	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					SCHEDULED AUTOS NON-OWNED AUTOS EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A				WC STATUTORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Installation Floater		ACP5905931627	12/6/2013	12/6/2014	\$30,000 Limit \$500 Deductible

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 Lennar Commercial Investors, as Manager; CP Venture Five APC, LLC and Cousins Properties, as Owners of The Avenue Peachtree City are included as additional insured on all liability policies per endorsements CG7288, CG7246, AC0102, AC0101A.

CERTIFICATE HOLDER	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE C Dennis Collis/JACKI

CITY OF ATLANTA, GEORGIA - DEPARTMENT OF FINANCE
OCCUPATION TAX REGISTRATION CERTIFICATE

VALID ONLY WHEN REGISTRATION TAX REQUIREMENTS ARE PAID

CERTIFICATE NO. : 98573LGB

BUSINESS NAME : APOLLO SIGNS LIGHT

LOCATION : 1238 LOGAN CI NW ATLANTA, GA 30318

DATE ISSUED : 01/01/2014 EXPIRES ON : 12/31/2014

BUSINESS NAME AND ADDRESS:
ROGER/PEGGY REID

APOLLO SIGNS LIGHT
1238 LOGAN CI NW
ATLANTA, GA 30318

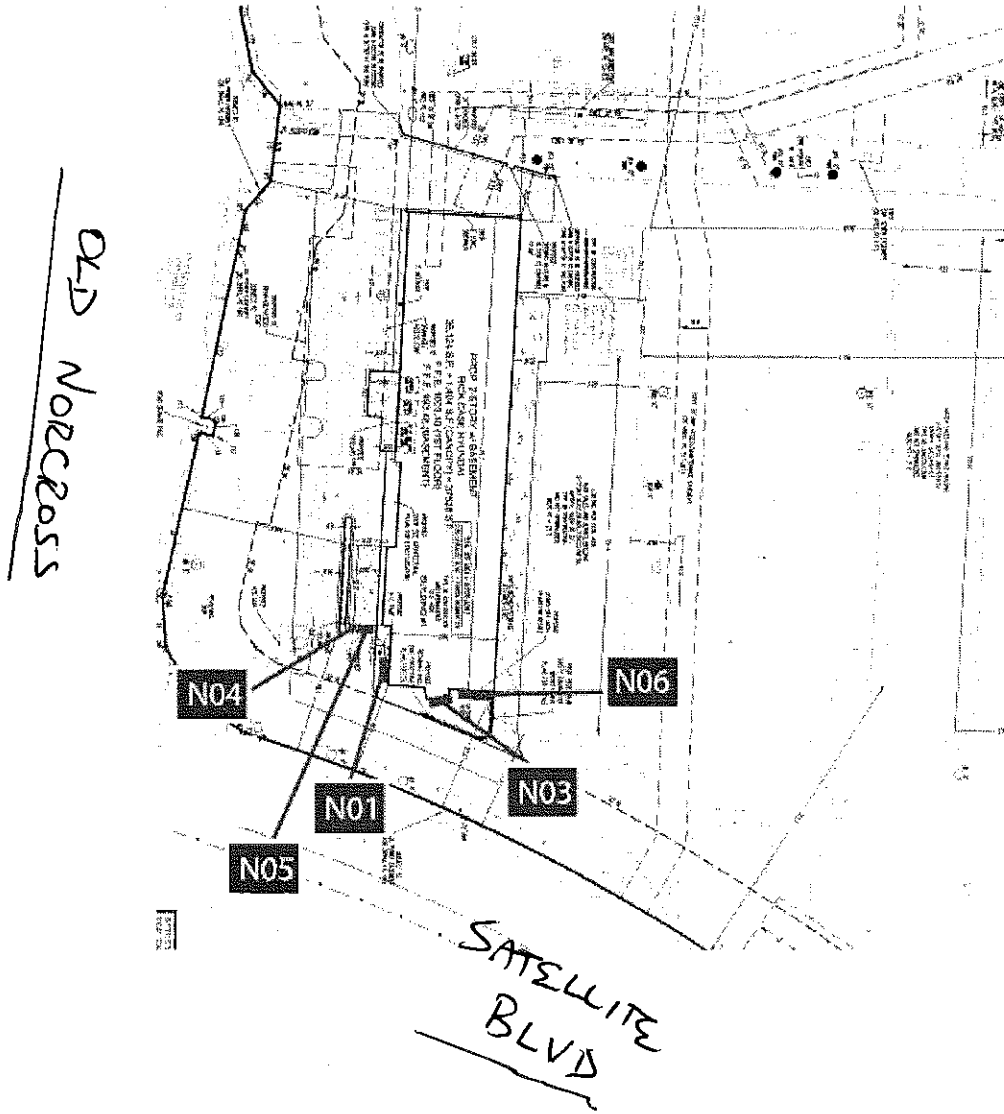


JAS

J. Anthony "Jim" Beard, CTP
Chief Financial Officer

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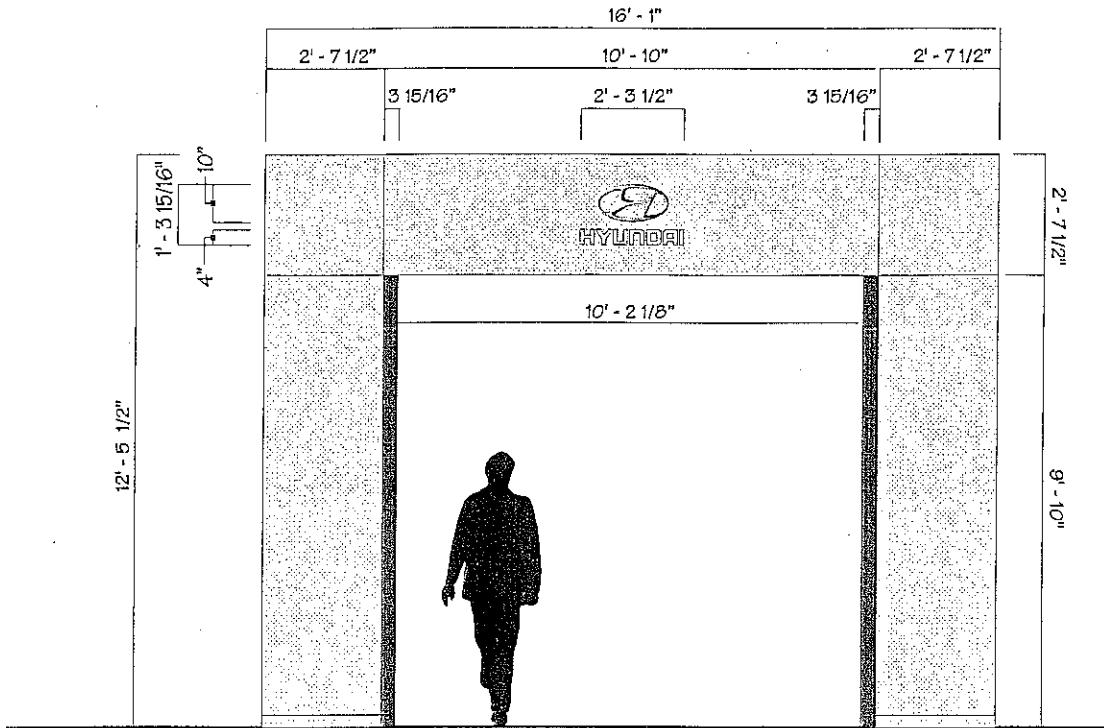
EXISTING SIGNAGE Site Overview Map



Customer Site: GA002
RICK CASE HYUNDAI
3180 SATELLITE BLVD.
DULUTH, GA 30096
LX11000107

GATEWAY

N 03



HEG-15
3.0 sq ft (SYMBOL & LOGO)

Site ID: Hyundai GA002 497

Drawn by: MAR



AGI Rep: JW B

Scale: 1/4" = 1' - 0"

Date: 8/15/11

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PHONE: (757) 437-1900 - Fax: (757) 430-1297
www.AGISign.com



Site ID: GA002 497

Location: Duluth Georgia

Survey ID:

Date: 2/6/12

AGI Rep: JMB

Project Title:

Scale: 3/32"=1'

Date Revised:

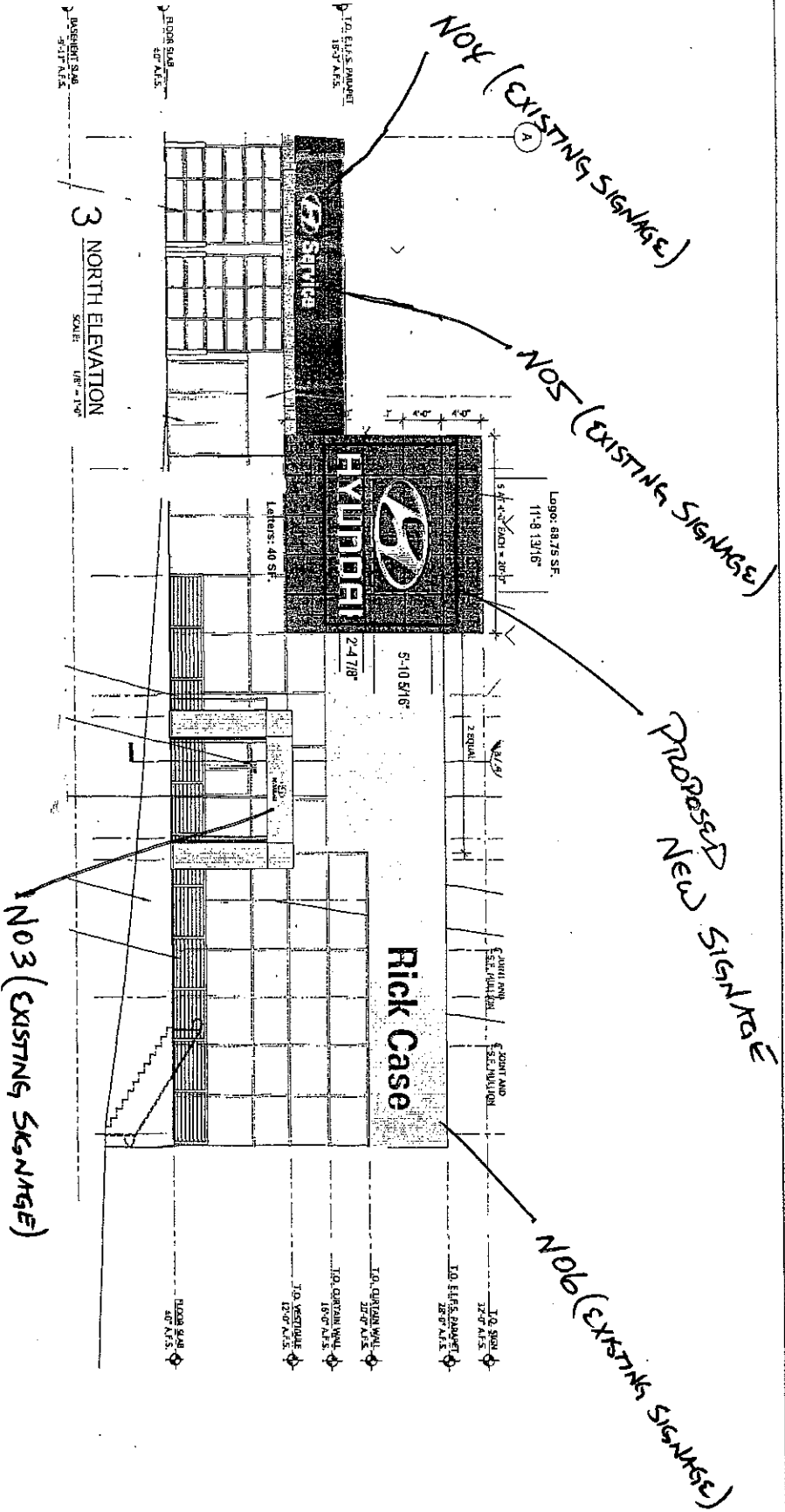
Drawn by: MAR

Professional Seal and Stamp Area

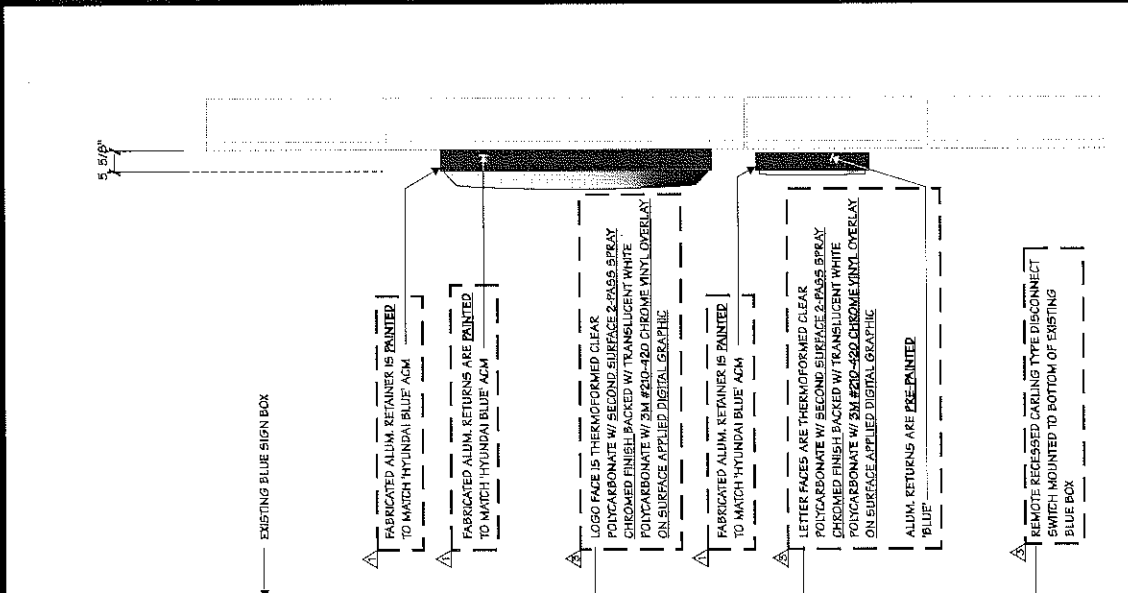
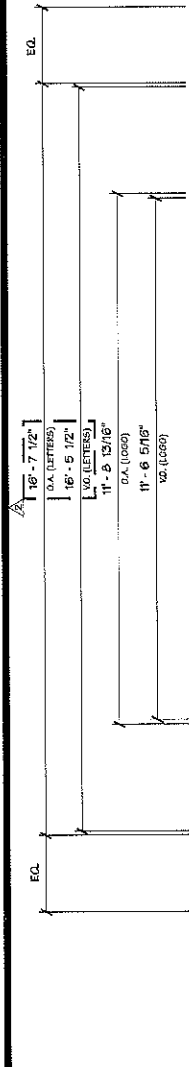


Architectural Graphics, Inc.

2155 E. Oakland Ave., Wichita Falls, TX 76792
Tel: 817.251.2000 Fax: 817.251.2007
www.nci-graphics.com



Proposed New
SIGNAGE



1 FRONT ELEVATION
HBB-400.J 3/8\"/>

2 SIDE VIEW
HBB-400.J 3/8\"/>

AGI Architectural Graphics Incorporated 2855 International Parkway Virginia Beach, VA 23469 (757) 427-1800													
Project Title	HYUNDAI MOTORS												
Sign Type	HBB 400-LL												
Drawing Type	ELEVATION												
Date	07.12.11												
Lead Designer	ELB												
Drawn By	NJC												
Project Mgr.	J. MUNSEY												
General Sign Specifications <input type="checkbox"/> Interior <input checked="" type="checkbox"/> Exterior <input type="checkbox"/> Single Faced <input type="checkbox"/> Double Faced <input type="checkbox"/> Non-Illuminated <input type="checkbox"/> Illuminated <input type="checkbox"/> 120 Volts <input checked="" type="checkbox"/> 135 Amps (✓) <input type="checkbox"/> 277 Volts <input type="checkbox"/> Amps (✓) <input type="checkbox"/> UL Listed <input type="checkbox"/> Non UL Listed Location: _____ Windload: 110 MPH IBC 2008 Area: _____ Weight: _____													
Drawing Revisions <table border="1"> <thead> <tr> <th>Drawn By</th> <th>Date</th> <th>Change</th> </tr> </thead> <tbody> <tr> <td>ELB</td> <td>07.26.11</td> <td>RETAINERS</td> </tr> <tr> <td>NJC</td> <td>08.02.11</td> <td>RETAINERS</td> </tr> <tr> <td>NJC</td> <td>09.14.11</td> <td>NEON</td> </tr> </tbody> </table>		Drawn By	Date	Change	ELB	07.26.11	RETAINERS	NJC	08.02.11	RETAINERS	NJC	09.14.11	NEON
Drawn By	Date	Change											
ELB	07.26.11	RETAINERS											
NJC	08.02.11	RETAINERS											
NJC	09.14.11	NEON											
Quality Control <input type="checkbox"/> Drafter <input type="checkbox"/> Designer <input type="checkbox"/> Engineer <input type="checkbox"/> Lead <input type="checkbox"/> Manager													
Approved By	_____												
Date Approved	_____												
Code	11058												
Type	C												
Job Number	_____												
Sheet Number	HBB-400-LL-1												
Rev	B												

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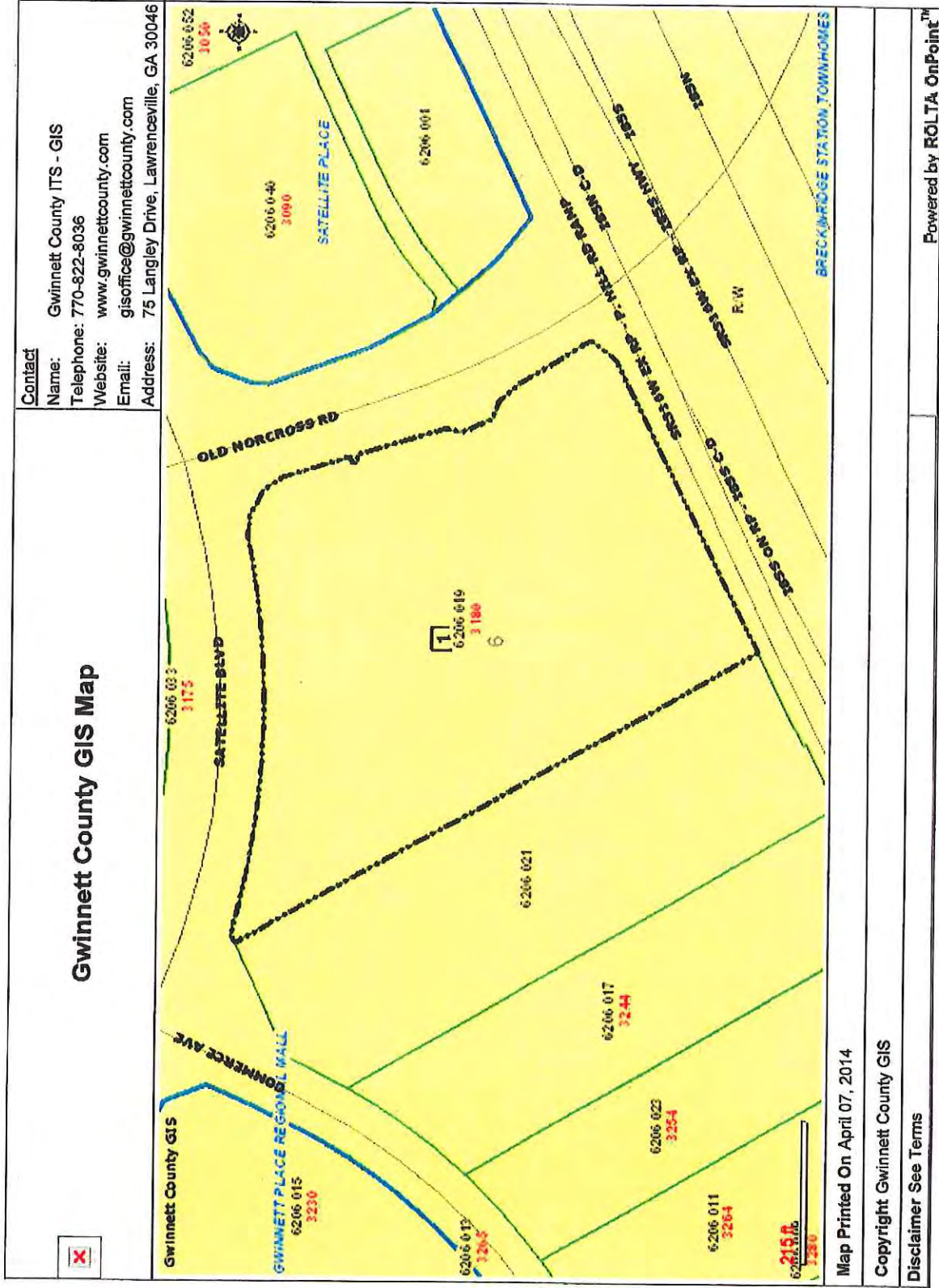
OVERVIEW



EAST ELEVATION



NORTH ELEVATION



Map Printed On April 07, 2014
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Department of Planning and Development



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 (tel) 678.518.6000
 www.gwinnettcounty.com

gwinnettcounty

**Variance Application from the Zoning Resolution
 (Both Zoning Board of Appeals & Administrative)**

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please **TYPE** or **PRINT** and sign in **BLUE** ink. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Applicant Information	Property Owner Information
Name <u>CALEB MCGAUGHEY</u>	Name <u>KIRK & PASHEEDAH FROST</u>
Address (all correspondence will be mailed to this address): <u>1670 SACKETTS DRIVE</u>	Address <u>3965 LEE ROAD</u>
City <u>LAWRENCEVILLE</u>	City <u>SNEELVILLE</u>
State <u>GA.</u> Zip <u>30043</u>	State <u>GA.</u> Zip <u>30039</u>
Phone <u>404-384-9577</u>	Phone <u>770-789-6425</u>
Contact Person Name: <u>CALEB MCGAUGHEY</u> Phone: <u>404-384-9577</u>	
Email Address: <u>CAM@GALANDSURVEYOR.COM</u>	
Applicant is the (please check or circle one of the following):	
<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser	

Address of Property 0 LEE ROAD

Subdivision or Project Name 4.660 ACRES - LEE ROAD Lot & Block _____

District, Land Lot, & Parcel (MRN) 4 337 009

Proposed Development SINGLE FAMILY RESIDENCE

Building Permit Number (if construction has begun) BLD _____

Variance Requested LOT WIDTH REDUCTION TO ZERO FEET

• Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.

Case No. ZVR2014-00086

Applicant Certification

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or any portion thereof shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).



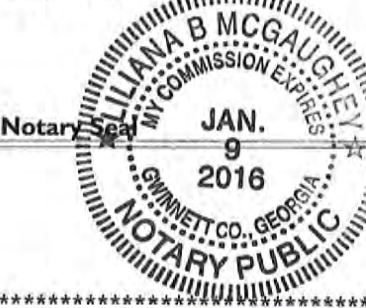
[Signature] 7/30/14
Signature of Applicant Date

CALEB MCGAUGHEY
Typed or Printed Name & Title

[Signature] 7/30/14
Signature of Notary Public Date

Property Owner Certification

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of variance affecting the same land, or any portion thereof, shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).



[Signature] 7/30/14
Signature of Property Owner Date

Rasheedah Frost Owner
Typed or Printed Name & Title

[Signature] 7/30/14
Signature of Notary Public Date

Planning & Development Use Below Only

Date Received: 7/30/14 Received By: Scook MRN: 4337 009

Zoning District: R200 Hearing Date (if applicable): 9/9/14 Commission District: 3

Variance Type: Lot width Code Section: 3

Related Cases & Applicable Conditions: ZUR 76-02

Variance Description: Reduce Required Road Frontage from 100 FT to 0 FT.

Ga Land Surveyor, LLC



Date: July 30, 2014

Letter of Intent

For:

0 Lee Road

Snellville, Ga. 30039

Tax Parcel ID: 4337 009

The purpose of this letter is to request a variance for the referenced property by reducing the required lot width minimum as required for R-100 zoning classification from 100 feet to zero feet. The subject property is a "land locked" parcel with no direct frontage on Lee Road. This parcel, being 4.66 acres, was created in 1973 from a larger tract containing 53 acres. A variance for a 40 foot wide perpetual access easement and reduction in lot frontage was approved by the zoning board of appeals in 1978, reference case number A-02-78. The new owner wishes to obtain a building permit for the construction a new single family residence and faces hardship without this requested variance.

Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of the zoning resolution and would allow the existing parcel to be developed in a manner consistent with the surrounding tracts of land.

Caleb McGaughey, PLS

1670 Sacketts Dr. Lawrenceville, Ga. 30043-404-384-9577, Fax-678-629-3729

www.galandsurveyor.com

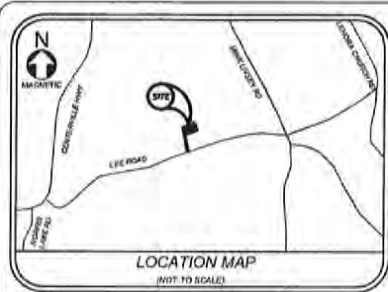
THE MONTHLY ZONING BOARD OF APPEALS MEETING WAS HELD JANUARY 19, 1978 (HAVING BEEN POSTPONED FROM JANUARY 12, 1978 DUE TO INCLIMATE WEATHER) WITH ALL MEMBERS PRESENT. SAM GLASS REPRESENTED THE PLANNING DEPARTMENT.

A-01-78: Chapman Construction Company, 5183 N. Peachtree Road, Dunwoody, GA requested a variance at 3683 Tamer Lane, Lot 15, Block E, Land Lot 104, Foxmoor Subdivision, 6th District, Gwinnett County, Georgia. The variance was for a reduction of 23 feet in the rear yard setback (from the required 40 feet to 17 feet). A motion was made by Ross Still to approve this application. Motion was seconded by Clifton Johnson and carried unanimously.

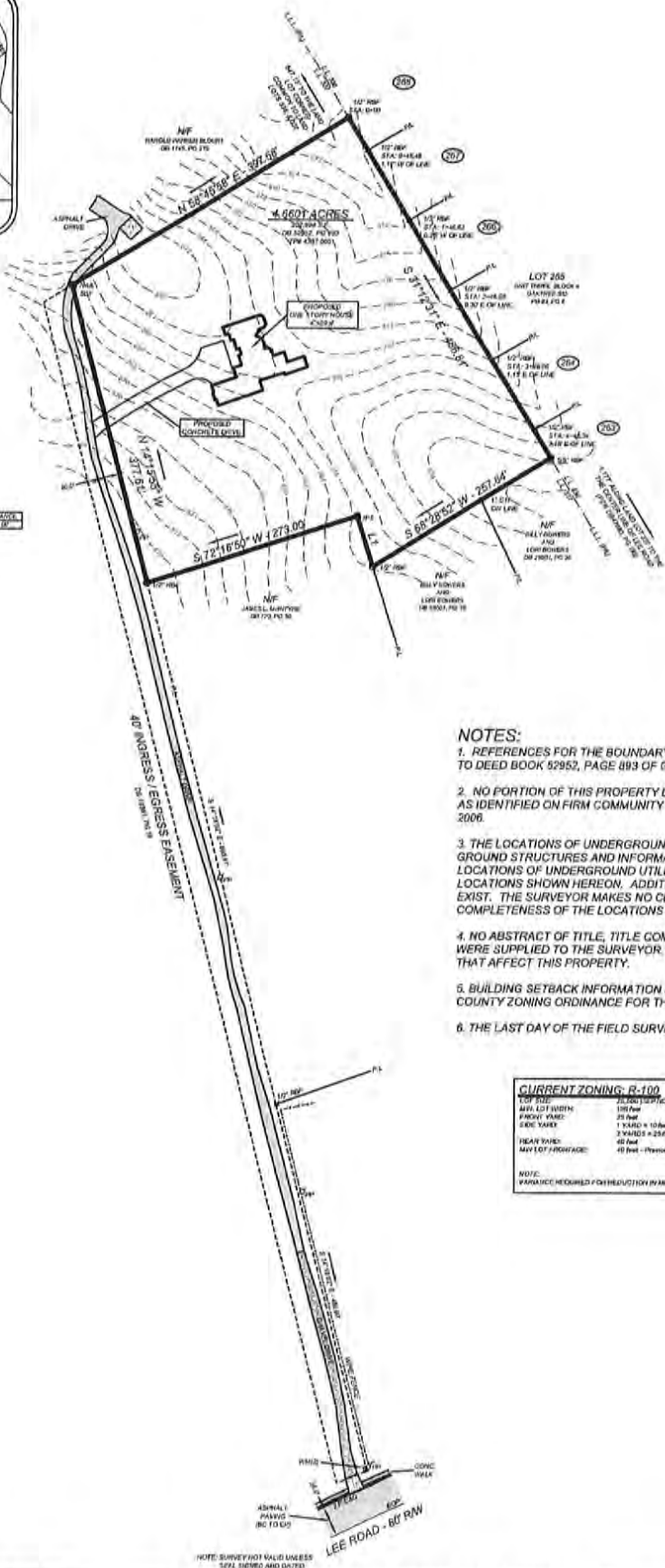
A-02-78: Harold Parker Blount, 3985 Lee Road, Lithonia, GA, requested a variance on property located in Land Lot 337 of the 4th District, Lee Road, Gwinnett County, Georgia. The variance application was to request a permanent 40-foot wide access easement from Lee Road to the main area of Mr. Blount's property consisting of Plats 1, 2 and 3, and that building permits be issued to owners of Plats 2 and 3. Two of the above lots do not have road frontage and thereby this request. A motion was made by Ross Still to approve this application with the stipulation that only one structure be permitted on each of the above-mentioned tracts of land and that they not be further subdivided. The motion was seconded by Clifton Johnson and was carried unanimously. The applicant had called in earlier in the day to say he was not able to attend the meeting.

A-03-78: Shouky A. Shaheen, 400 William Oliver Building, Atlanta, GA 30303, requested a variance to reduce street width from the required 80 feet to 60 feet on a proposed street on property located in Land Lot 208 of the 6th Land District, Pleasant Hill Road at I-85, Gwinnett County, Georgia. Also, Mr. Shaheen was requesting permission to make a cul-de-sac at the end of said street to be 1,000 feet rather than the required 600 feet. A letter to the Planning Department from M. J. Seeley, Gwinnett County Engineer, stated in part that they had reviewed the information submitted by Mr. Shaheen and that due to "apparent grade problems, lack of even the most preliminary sketch to show how the proposed road would fit the ultimate development of the property, and any real hardship information, we are completely opposed to the granting of the variance at this time." Mr. Seeley further stated, "This would seem to be a case of poorly documented request which has not been completely thought out. The request seems premature." Mr. Shaheen was present at the meeting and brought plats and drawings which he explained to Board members. Mr. Shaheen stated that due to limited use of the proposed road he felt the 60-foot road would serve the area involved adequately. Mr. Shaheen also stated that he intended to give Gwinnett County twenty additional feet fronting the property on Pleasant Hill Road to serve as entrance and exit lanes into Pleasant Hill Road from the proposed road. After some discussion regarding the engineering problems and limitations of a 60-foot road, it was decided by the Board members to table this petition until the applicant had an opportunity to work with the Engineering Department. A motion was made by E. E. Hogan to table said application until the February meeting. Motion was seconded by Ross Still and was carried.

A-04-78: Karen S. Duncan, 3399 Buford Highway, V-19, Atlanta, GA 30329, requested a variance to build a horse barn 40 feet from the property line as opposed to the 300 feet required by Gwinnett County regulations, and also to place a fence on the property line. Property involved is located in Venable Valley Farms, Tract 23, Huston Road, Land Lots 83 and 84, 5th District, Gwinnett County, Georgia. Ms. Duncan was present and was accompanied by Bill Perdue of Red Carpet Real Estate. Mr. Perdue stated that none of the tracts in the area were less than five acres and that many people in this particular area were keeping horses. A motion was made by Forrest Puckett to approve this application. The motion was seconded by Ross Still and carried unanimously.



1:00' HORIZONTAL DISTANCE
1" = 100'



LEGEND

- IPS = 1/2" REBAR PIN SET W/ CAP
- RFI = REBAR PIN FOUND
- OTF = OPEN TOP FOUND
- CTF = CRIMP TOP PIPE FOUND
- TP # = TAX PARCEL NO.
- LL = LAND LOT LINE
- PL = PROPERTY LINE
- CL = CENTERLINE
- ROW = RIGHT OF WAY
- BL = BUILDING LINE
- SSL = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- DAB = CURB & GUTTER
- LL = LAND LOT
- DMD = GA. METRA DISTRICT
- DBPQ = DEED BOOKPAGE
- PBPQ = PLAT BOOKPAGE
- POB = POINT OF BEGINNING
- TPOB = TRUE POINT OF BEGINNING
- (solid) — = POWER LINE (UP/UNDERGROUND)
- (dashed) — = TELEPHONE LINE (UP/UNDERGROUND)
- (dotted) — = GAS LINE
- (dash-dot) — = CABLE TV LINE (UP/UNDERGROUND)
- (long-dash) — = SANITARY SEWER LINE
- (short-dash) — = SEWER FORCE MAIN
- (dash-dot-dot) — = STORM SEWER LINE
- (solid) — = WATER LINE
- (dashed) — = WIRE FENCE
- (dash-dot) — = CHAIN LINK FENCE (CLF)
- (dotted) — = WOOD FENCE
- (dash-dot-dot-dot) — = BRANCH/STREAM CENTERLINE
- (with dot) = UTILITY POLE
- (with cross) = MANHOLE
- (with cross-hatch) = SANITARY SEWER
- (with cross-hatch) = CATCH BASIN
- (with cross-hatch) = JUNCTION BOX
- (with cross-hatch) = FIRE HYDRANT
- (with cross-hatch) = CORRUGATED METAL PIPE
- (with cross-hatch) = REINFORCED CONCRETE PIPE
- (with cross-hatch) = DUCTILE IRON PIPE
- (with cross-hatch) = POLYVINYLCHLORIDE PIPE
- (with cross-hatch) = WATER VALVE
- (with cross-hatch) = WATER METER
- (with cross-hatch) = TELEPHONE PEDESTAL
- (with cross-hatch) = CABLE TV PEDESTAL
- FIRM = FEDERAL INSURANCE RATE MAP
- EP = EDGE OF PAVING
- STA = STATION
- BC = BACK OF CURB
- S.F. = SQUARE FEET

NOTES:

1. REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON WERE MADE TO DEED BOOK 52952, PAGE 893 OF GWINNETT COUNTY RECORDS.
2. NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 13135C0151F, DATED SEPTEMBER 29, 2006.
3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
4. NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.
5. BUILDING SETBACK INFORMATION SHOWN HEREON IS PER THE GWINNETT COUNTY ZONING ORDINANCE FOR THE R-100 ZONING CLASSIFICATION.
6. THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON 07/03/14.

CURRENT ZONING: R-100

TOP FLOOR	200 sq ft (200)
MIN. LOT WIDTH	75 feet
FRONT YARD	1 YARD = 10 feet
SIDE YARD	3 YARDS = 30 feet
REAR YARD	40 feet - (Physically reduced per Variance 14-02-78)

NOTE: VARIANCE REQUIRED FOR CONSTRUCTION IN REAR LOT WIDTH TO DEVELOP.



NOTE: SURVEY POINT VALUES UNLESS SPECIALLY NOTED AND DATED.

JOB NO.
14-319
DRAWING NO.
14-319 OF 143

DATE	BY
1	1

CONCEPTUAL PLAN FOR:
RASHEEDAH FROST

LAND LOT 337, 4th DISTRICT, GWINNETT COUNTY, GEORGIA
TAX PARCEL No. 4337 038



GA LAND SURVEYOR, LLC
GA LAND SURVEYOR
404-384-9577
1610 SACRETS DR.
LAWRENCEVILLE, GA 30043

DRAWN BY:	REVISION	DATE	DESCRIPTION
SDC			
CHECKED BY:	CAM		
CC:	GAM		
DATE:	7/20/14		
SCALE:	1" = 100'		
LAND LOT:	337		
DISTRICT:	4th		
GWINNETT COUNTY			

<p>Gwinnett County GIS</p> <p>Contact Name: Gwinnett County ITS - GIS Telephone: 770-822-8036 Website: www.gwinnettcounty.com Email: gisoffice@gwinnettcounty.com Address: 75 Langley Drive, Lawrenceville, GA 30046</p>	
<p>Map Printed On August 06, 2014</p>	
<p>Copyright Gwinnett County GIS</p>	
<p>Disclaimer See Terms</p>	
<p>Powered by ROLTA OnPoint™</p>	

Department of Planning and Development

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 (tel) 678.518.6000
 www.gwinnettcountry.com



gwinnettcountry

**Variance Application from the Zoning Resolution
 (Both Zoning Board of Appeals & Administrative)**

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please **TYPE** or **PRINT** and sign in **BLUE** ink. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Applicant Information	Property Owner Information
Name <u>PASTOR DON RICHARDS</u> <u>CORINTH BAPTIST CHURCH</u> <u>OF LOGANVILLE, INC.</u>	Name <u>PASTOR DON RICHARDS</u> <u>CORINTH BAPTIST CHURCH</u> <u>OF LOGANVILLE, INC.</u>
Address(all correspondence will be mailed to this address): <u>3156 LANGLEY RD.</u>	Address <u>3156 LANGLEY RD.</u>
City <u>LOGANVILLE, GA</u>	City <u>LOGANVILLE</u>
State <u>GA</u> Zip <u>30052</u>	State <u>GA</u> Zip <u>30052</u>
Phone _____	Phone <u>770-554-3482</u>

Contact Person Name: DON RICHARDS Phone: 770-554-3482
 Email Address: drichards@corinthonline.org

Applicant is the (please check or circle one of the following):
 Property Owner Owner's Agent Contract Purchaser

Address of Property 3156 Langley Road
 Subdivision or Project Name Corinth Baptist Church Lot & Block N/A
 District, Land Lot, & Parcel (MRN) 05-125-080
 Proposed Development Construct parking spaces in front setback
 Building Permit Number (if construction has begun) BLD _____
 Variance Requested Allow parking spaces within the front setback to within 24' of property line

- Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.

Case No. ZVR2014-00088

Applicant Certification

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or any portion thereof shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).



Don Richards 7/17/14
Signature of Applicant Date

DON RICHARDS, PASTOR
Typed or Printed Name & Title

Pam J. Coggins 7/17/14
Signature of Notary Public Date

Property Owner Certification

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of variance affecting the same land, or any portion thereof, shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).



Don Richards 7/17/14
Signature of Property Owner Date

DON RICHARDS, PASTOR
Typed or Printed Name & Title

Pam J. Coggins 7/17/14
Signature of Notary Public Date

Planning & Development Use Below Only

Date Received: 7.18.2014 Received By: L.TIDWELL MRN: 5.125.060

Zoning District: R-100 Hearing Date (if applicable): 9.9.14 Commission District: 3

Variance Type: FRONT YARD WORSHIP FACILITY Code Section: UDO 230-130.3.Y.1.C
PARKING LOT

Related Cases & Applicable Conditions: SUP2013-00027

Variance Description: ALLOW PARKING TO BE PLACED IN
FRONT BUILDING SETBACK



3156 Langley Road • Loganville, GA 30052 • Phone 770-554-3482
Don Richards, Pastor

July 17, 2014

TO: Zoning Board of Appeals

RE: Letter of Intent for Zoning Variance

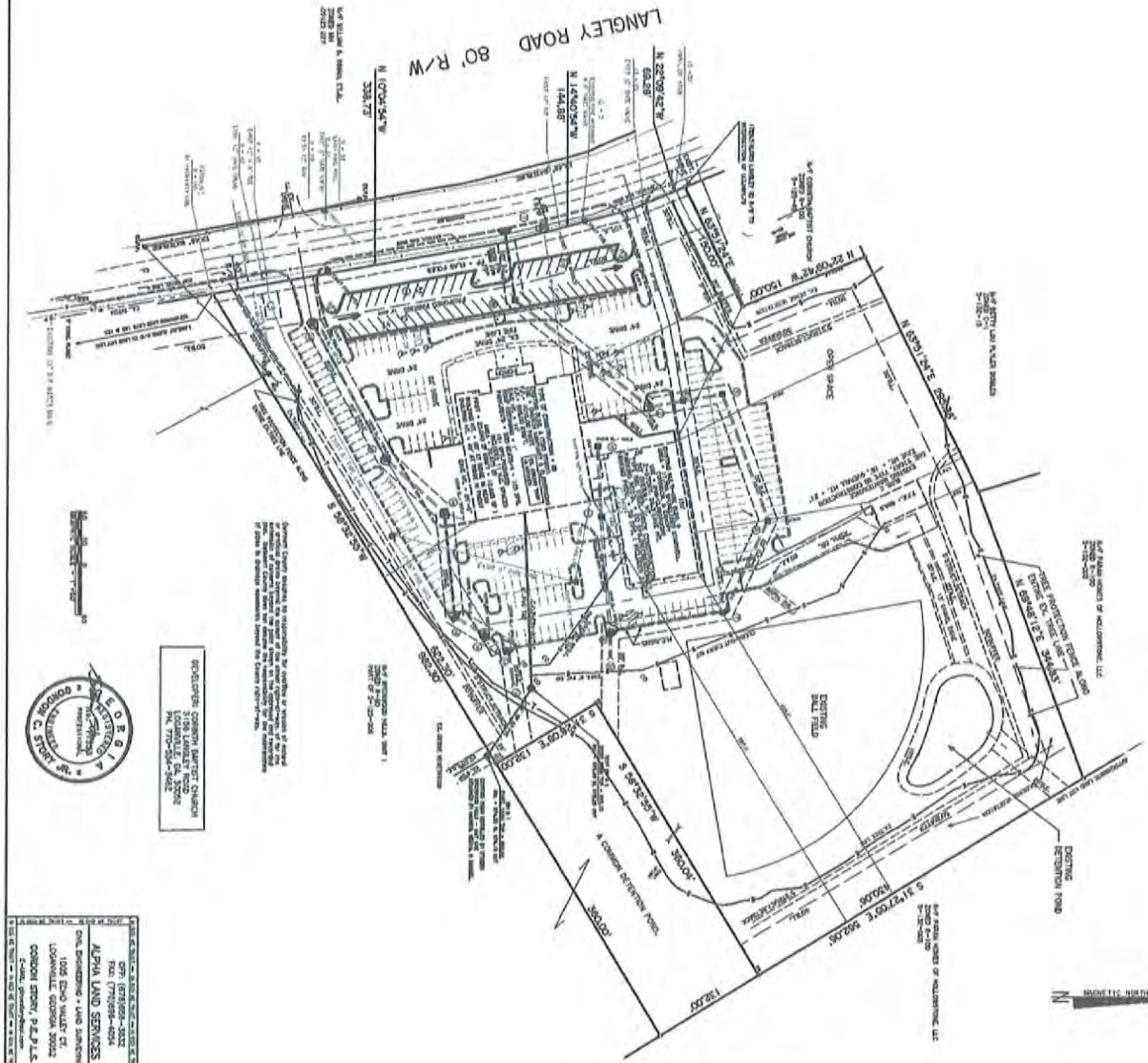
Corinth Baptist Church has been successful in ministering to the needs of this community for 14 years and strives to make lives better every day. Because our membership has grown, we have needs that must be addressed. Along with a private Christian School, we have a senior citizen and handicap membership that requires direct access to the front of the sanctuary where the topography is more access friendly. In addition, we hope to construct another building in the near future which will greatly reduce the available parking behind our current structure. We need more parking in the front for these reasons, and are seeking approval to install parking in the front backset to within 24 feet of our property line at the street.

Respectfully,

Don Richards

Pastor Don Richards

DR/pc



PROPOSED CORNETH BAPTIST CHURCH
 1106 LANGLEY ROAD
 LENOIR COUNTY, NC 27554-7402

OWNER: CORNETH BAPTIST CHURCH
 1106 LANGLEY ROAD
 LENOIR COUNTY, NC 27554-7402

PREPARED BY:
 ALPHA LAND SERVICES
 1106 LANGLEY ROAD
 LENOIR COUNTY, NC 27554-7402

PROJECT:
 PROPOSED PARKING ADDITION
 CORNETH BAPTIST CHURCH
 1106 LANGLEY ROAD
 LENOIR COUNTY, NC 27554-7402



NOTES:
 1. SEE SHEET 1 FOR GENERAL NOTES.
 2. SEE SHEET 2 FOR DIMENSIONS AND SETBACKS.
 3. SEE SHEET 3 FOR UTILITIES AND EROSION CONTROL.

	Gwinnett County GIS Map	Contact Name: Gwinnett County ITS - GIS Telephone: 770-822-8036 Website: www.gwinnettcounty.com Email: gisoffice@gwinnettcounty.com Address: 75 Langley Drive, Lawrenceville, GA 30046
Map Printed On July 21, 2014		
Copyright Gwinnett County GIS		
Disclaimer See Terms		Powered by ROLTA OnPoint™



3156 Langley Road • Loganville, GA 30052 • Phone 770-554-3482
Don Richards, Pastor

August 8, 2014

TO: Zoning Board of Appeals

RE: Letter of Intent for Zoning Variance

Corinth Baptist Church has been successful in ministering to the needs of this community for 14 years and strives to make lives better every day. Because our membership has grown, we have needs that must be addressed. Along with a private Christian School, we have a senior citizen and handicap membership that requires direct access to the front of the sanctuary where the topography is more access friendly. In addition, we hope to construct another building in the near future which will greatly reduce the available parking behind our current structure. We need more parking in the the front for these reasons, and are seeking approval to install parking in the front backset to within 24 feet of our property line at the street. We currently have 218 parking spaces and look to add 55 additional spaces.

Respectfully,

Pastor Don Richards

DR/pc

Department of Planning and Development



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

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**Variance Application from the Zoning Resolution
 (Both Zoning Board of Appeals & Administrative)**

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please **TYPE** or **PRINT** and sign in **BLUE** ink. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Applicant Information	Property Owner Information
Name <u>BRIAN SWICEGOOD</u>	Name <u>BRIAN SWICEGOOD</u>
Address(all correspondence will be mailed to this address): <u>1293 GLENBROOK COVE</u>	Address <u>1293 GLENBROOK COVE</u>
City <u>LAWRENCEVILLE,</u>	City <u>LAWRENCEVILLE</u>
State <u>GEORGIA</u> Zip <u>30045</u>	State <u>GEORGIA</u> Zip <u>30045</u>
Phone <u>770-309-5067</u>	Phone <u>770-309-5067</u>
Contact Person Name: <u>BRIAN SWICEGOOD</u> Phone: <u>770-309-5067</u>	
Email Address: <u>stangoodelectric@gmail.com</u> <u>brianswicegood@bellsouth.net</u>	
Applicant is the (please check or circle one of the following):	
<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser	

Address of Property 1293 GLENBROOK COVE

Subdivision or Project Name _____ Lot & Block _____

District, Land Lot, & Parcel (MRN) 05-103-049

Proposed Development 15'x28' OPEN CABALLA

Building Permit Number (if construction has begun) BLD 2014-03831

Variance Requested SIDE YARD SET BACK FROM 10' TO 0' SET BACK
IN AREA OF CABALLA

- Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.

Case No. ZVR2014-00089

Applicant Certification

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or any portion thereof shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

Brian Swicegood 6/30/2014

Signature of Applicant Date

Notary Seal

Brian Swicegood Home owner

Typed or Printed Name & Title

[Signature] 6/30/2014

Signature of Notary Public Date

Property Owner Certification

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of variance affecting the same land, or any portion thereof, shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

Brian Swicegood 6/30/2014

Signature of Property Owner Date

Notary Seal

Brian Swicegood Homeowner

Typed or Printed Name & Title

[Signature] 6/30/2014

Signature of Notary Public Date

Planning & Development Use Below Only

Date Received: 8.1.2014 Received By: L.TIDWELL MRN: 5.183.069

Zoning District: R-100 Hearing Date (if applicable): 9.9.14 Commission District: 3

Variance Type: ACCESSORY STRUCTURE SETBACK ENCROACHMENT Code Section: UDO SECTION 290-120.3

Related Cases & Applicable Conditions: _____

Variance Description: ENCROACHMENT OF 5' INTO THE 5' ACCESSORY STRUCTURE SETBACK

Brian Swicegood
1293 Glenbrooke Cove
Lawrenceville, Georgia 30045
770-309-5067
brianswicegood@bellsouth.net

July 10, 2014

Gwinnet County
Department of Planning and Development
446 West Crogan Street
Lawrenceville, Georgia 30046

Letter of Intent

To whom it may concern,

Please consider our request for a side yard setback from 10' to 0' on 28' of our side yard. This property lies adjacent to secondary conservation space as shown on the Bowman Meadows Subdivision plat behind lot 25A of same plat.

To assist your understanding of our situation, I am providing a brief history of the series of events leading up to now.

A few months ago, we began a project to expand our existing pool deck for the construction of an outdoor cabana. Within the first hour of the dig, our septic line was hit. This led to obtaining a repair permit from Environmental Health who also indicated we needed a building permit for the outdoor structure. We complied with all county requests and obtained the septic repair permit, G441202, as well as a building permit, #201403831, for the cabana. The septic line was repaired per the county's recommendation to replace 40' of soft line with schedule 40 in the area of the proposed structure thus alleviating any required setbacks. The repair was completed and the sign off was received from Environmental Health allowing us to move forward with our project.

Once the footers were poured, we called in for an inspection. At that time, Gwinnett County informed us they required us to hire a third party inspector for sign off. We complied and engaged Macon Gooch Building Consultants. At the recommendation of Macon Gooch, the posts supporting the structure were placed 30" deep in a 24"x24" hole along the footer wall. Sign off was then received, by Macon Gooch, and once again we moved forward with our project.

Next we called in for a final, thinking all we needed sign off on was the slab. To our dismay, the Gwinnett County Inspector who arrived on the scene on 6-14-14, issued us a red tag warning citing "building approach too close to property line" and required us to get a survey and most likely would require a property variance. Confused, I explained the history and approval received from Gwinnett Environmental Health and the alleviation of setbacks due to changing our soft line to schedule 40. We have since learned, the septic setback relief has nothing to do with the property line setback requirement.

Immediately, we hired Ringo, Abernathy and Associates to perform a property survey to fully understand the encroachment and begin the necessary steps to request a variance. With this survey, we have learned the structure is 2.03' inside our property line on one corner and 0.57' on the other corner.


We honestly did not know we were required to maintain the 10' side setback after complying with the requirements set forth by Environmental Health. In addition, we received a Passed result from Macon Gooch indicating compliance with all applicable building codes, ordinances and regulations back on May 12, 2014. If the setback encroachment was brought to our attention then, we would have halted construction and attempted to mitigate the situation immediately. Between May 12th and June 14th, work progressed on the structure and it is very close to completion but has remained in its current state, photo attached, since receiving the red tag warning. With the project so close to completion, most of the cost of the project has been expended. To have to tear down or relocate the structure would not only be heartbreaking but very expensive and because of the money already spent, I am not sure I would be able to rebuild. The structure is intended to be used as a poolside grilling and dining area for our family and provides shade for the elderly and grandchildren that frequently visit.

Therefore, I respectfully request your consideration to grant a side yard setback from 10' to 0' for the 28' of area encroached. I am available to answer any questions or address any concerns you may have. I will also be present for the hearing on September 9th.

To assist in your decision, the following documents are being submitted for review:

- Variance Application
- Swicegood Residence survey filed and recorded 9-2-98
- Swicegood Residence survey performed 6-25-14
- Gwinnett County Environmental Health Site Approval dated 4-25-14
- Third Party Engineer Inspection Report for Gwinnett County by Macon Gooch
- Aerial View of Swicegood Residence and adjacent property
- Bowman Meadows Subdivision Plat indicating location of Swicegood Residence
- Executed Variance Consent Form from DR Horton
- Artist Rendering of structure
- Photo of existing structure
- One full size plan drawn to scale

Respectfully submitted,



Brian D. Swicegood

Department of Planning and Development

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



gwinnettcounty

VARIANCE CONSENT FORM

PROPERTY OWNER: Brian D. Swicegood
PROPERTY ADDRESS: 1293 Glenbrooke Cv, Lawrenceville
SUBDIVISION NAME: N/A 30045
LAND LOT(S): 183 DISTRICT: 5th SECTION/UNIT: _____
LOT NUMBER: _____ BLOCK: _____
BRIEF DESCRIPTION OF VARIANCE REQUEST: Side yard
setback from 10' to 0' setback
in area of Cabana

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 1244 Amanda Lee Court
SUBDIVISION: Bowman Meadows
AS OWNER OF LOT: 25, BLOCK: A

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED.

D.R. Horton, Inc.
PRINTED NAME OF OWNER

[Signature]
SIGNATURE OF OWNER
U.P. & MD DEVELOPMENT

PRINTED NAME OF OWNER

SIGNATURE OF OWNER

7-10-14
DATE

FOR INTERNAL USE ONLY

DATE RECEIVED: _____ BY: _____ VARIANCE CASE NUMBER: _____

Existing



Proposed Structure Rendering



3 of 6	Sheet #	3/9/2014	OUTDOOR FIREPLACE AND KITCHEN	Chris Anderson OWNER	Cabana Kitchens Primo PO Box 2121 - Buford, GA 30515 p. 770-231-6381 f. 770-965-6914 www.Cabana-Kitchens.com
		Paper size: 8 1/2" x 14"	Jenny Burger CAD CAD TECHNICIAN	Signature: _____ Date: _____	

Gwinnett County Environmental Health Site Approval

Subdivision _____ Lot _____ Block _____ Tax ID 5183 069

Street Address 1293 GLENBROOK COVE City LAWRENCEVILLE Water Supply Public Water

House Design (check one): Slab _____ Crawl Space X Basement _____

Stub Out Location: Slab _____ Crawl Space X Basement with Plumbing _____ Basement without Plumbing _____

Number of Bedrooms 3 Gallons Per Day _____ Garbage Disposal (Yes or No) No

Site Evaluation Type Repair-Small Residential

Soil Type from Soil Report:

Type	Classifier	Percolation Rate

Check All that are on Property or within 100 feet of Property:

Item	Location
Creeks, Streams	_____
Ponds, Lakes	_____
Wells, Springs, Sink Holes	_____
Embankments	_____
Topographical Concerns	_____

Purpose of Application (what is addition going to consist of):

420 SQ FT SLAB 15X28 WITH OPEN CABANA 8X10 AND FIREPLACE ADDED TO POOL DECK

The above information as furnished is true, and correct to the best of my knowledge;therefore, I hereby apply for a building and an on-site sewage management system inspection based upon this information.

Date of Application 04/21/2014

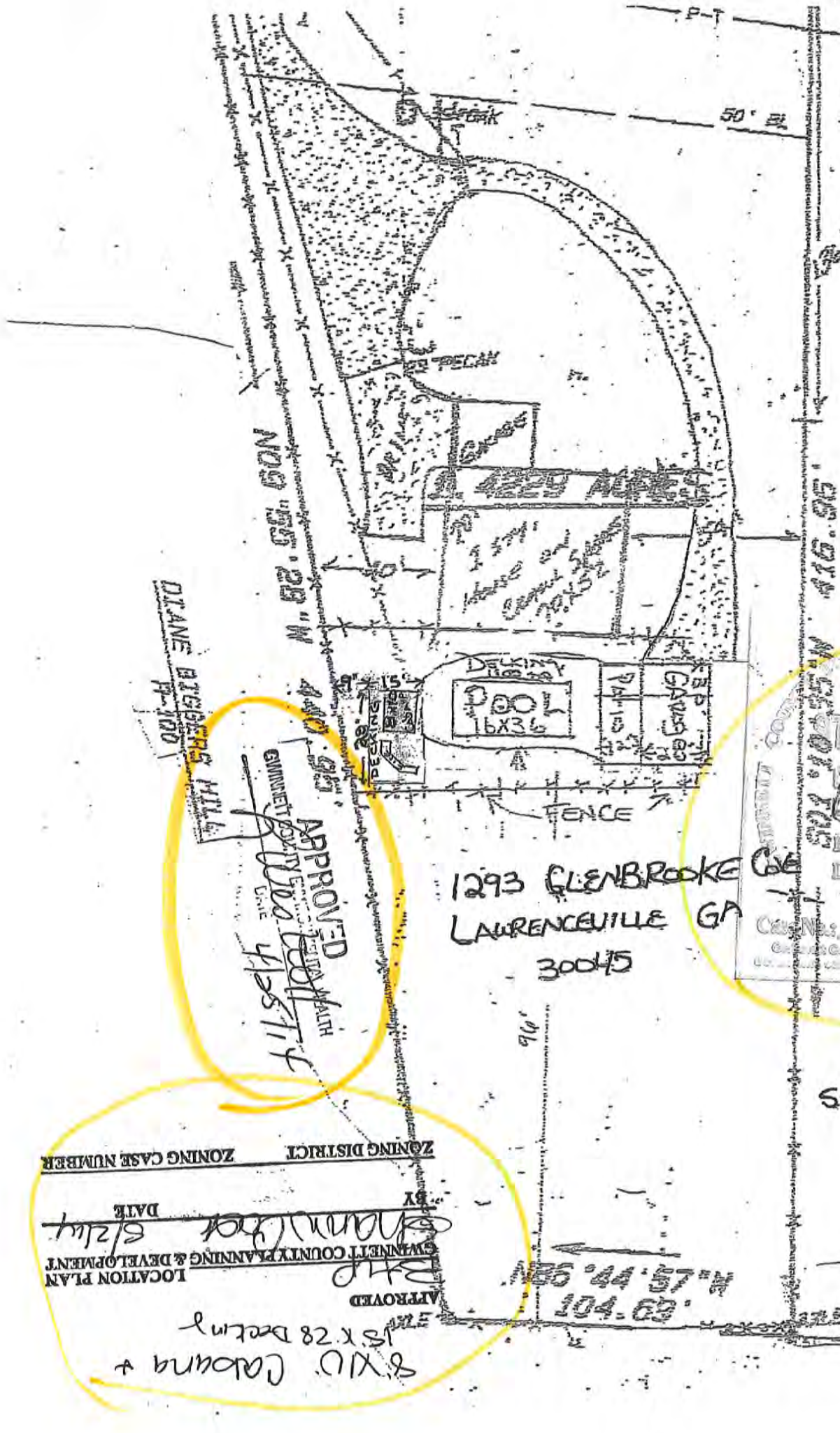
Applicant Signature [Signature] Applicant Name JOHNNA POWELL Phone (770) 601-7440

Owner's Name BRIAN SWICEGOOD

OFFICIAL USE ONLY:

Status (Approved or Disapproved): Approved Date: 04/25/2014

Inspector (Name): Laura Westcott Signature: [Signature]



DIANE BIGGERS MILLS
P-100

APPROVED
GUINNETT COUNTY
DATE 4/25/14

1293 GLENBROOKE GA
LAURENCEVILLE GA
30045

REVIEWED
FINAL REVIEW
By BLD
Date 5/2/14
5'x10' CABANA
15'x28' DECKING
Gwinnett County shall not be held liable for any errors or omissions on this plan unless caused by a professional error.

SCALE: 1" = 40'

APPROVED
BY [Signature]
DATE 5/2/14
GWINNETT COUNTY PLANNING & DEVELOPMENT
LOCATION PLAN
8'x10' Cabana +
15'x28' Decking

185'44'57"
104.63'

GWINNETT CO. ENVIRONMENTAL HEALTH
GEORGIA DEPARTMENT OF HUMAN RESOURCES
APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL
FOR ON-SITE SEWAGE MANAGEMENT SYSTEM

Permit Number: G441202
Permit Type: Repair-Small Residential

Subdivision:
Lot/Block:
Property Location:
1293 GLENBROOK COVE
LAWRENCEVILLE, GA 30045

Health District: 03-01

I hereby apply for a construction permit to install an onsite sewage management system and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Human Resources, Chapter 290-5-26. I understand that a final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover.

Signature (Owner or Applicant):

Date: 04/25/2014

[Handwritten signature]

Property Owner's Name: BRIAN SWICEGOOD
Owner's Address: 1293 GLENBROOK COVE

Phone: (770) 601-7440

Permit Applicant's Name: JOHNNA POWELL

Phone: (770) 601-7440

Type of Facility: Residential
Water Supply:
Lot Size:
House Design: Crawl Space

Number of Bedrooms: 3

Level of Plumbing Outlet: Crawl Space
Soil Type:

Table with 4 columns: Total Capacity, Septic Tank, Grease Trap, Dosing Tank, Aerobic Tank, Gals., Gals.

Absorption Field: Total Sq. Ft. 120 Total Linear Ft. 40

Trench Depth In. Trench Width In. 36
If Distribution Box Used: No. of Lines Length Each Line, Ft. Depth or Total Aggregate in System

Special Conditions:

Hard pipe under area for addition and add 40 feet of high capacity chamber to the existing drainline. Follow all OSSMS guidelines. If rock or signs of water are encountered stop and contact GCEH.

PERMIT

A permit is hereby granted to install or construct the on-site sewage management system described above. This permit is not valid unless properly signed below, and expires twelve (12) months from date of issue. To renew, a fee will be collected. Deviation from this permit will result in this permit and related inspection(s) being voided.

Issuance of a construction permit for an on-site sewage management system, and subsequent of same by representatives of the Georgia Department of Human Resources or County Board of Health shall not be construed as a guarantee that such systems will function satisfactorily for a given period of time; furthermore, said representatives do not, by any action taken in effecting compliance with these rules, assume any liability for damages which are caused, or which may be caused, by the malfunction of such system.

Construction Permit Number: G441202

Date of Issue: 04/25/2014

Approved by (Health Department Representative)

Title

Laura Westcott

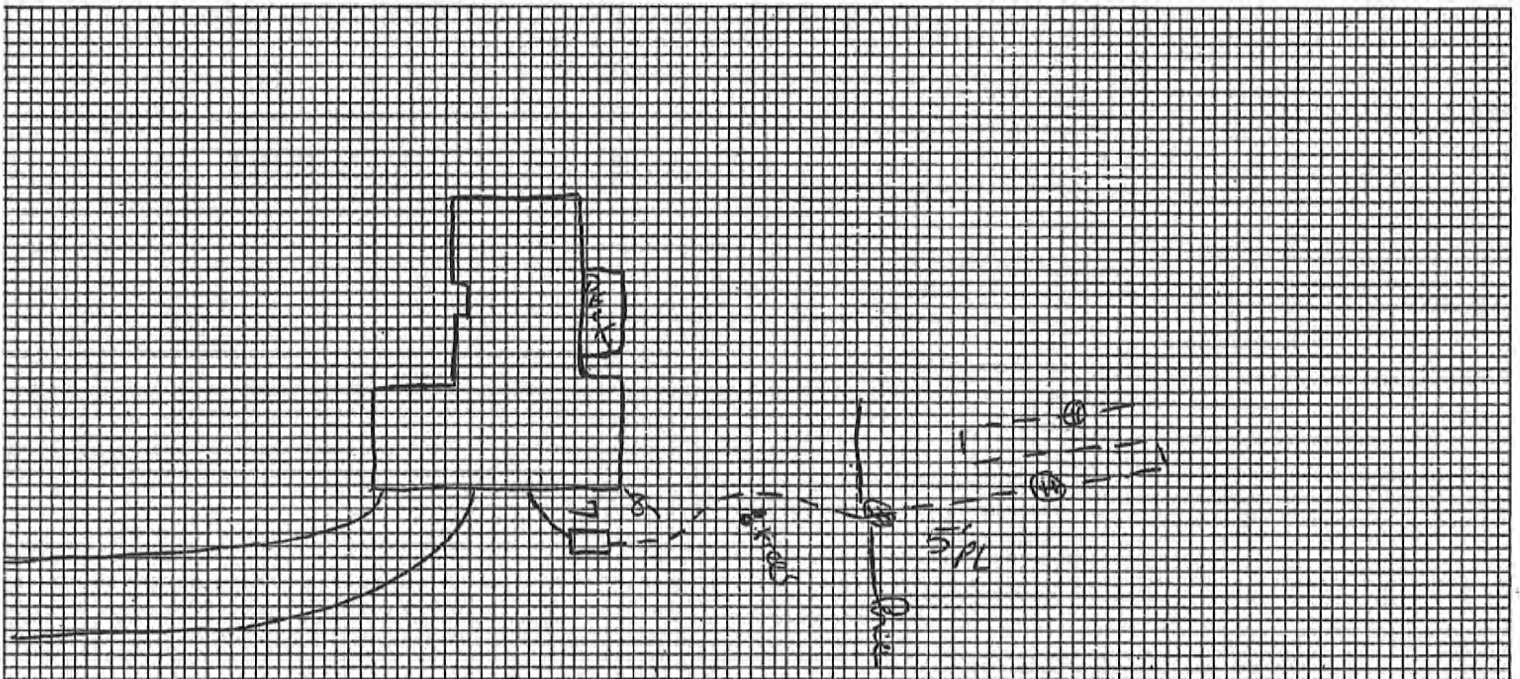
[Handwritten signature]

Environmental Health Specialist 4

**GWINNETT COUNTY BOARD OF HEALTH
ON-SITE SEWAGE MANAGEMENT SYSTEM INSPECTION REPORT**

SUBDIVISION:			PROPERTY OWNER: <i>RSP Construction</i>		9811701 PERMIT #	
LOT:	BLOCK:	CITY: <i>Lawrenceville</i>	CONTRACTOR: <i>B. Pittman</i>		35475	
ADDRESS: <i>1293 New Hope Road</i>						

SECTION A - GENERAL		4. Dosing Tank Capacity (gallons): <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		d. Number of Trenches <input type="checkbox"/> <input checked="" type="checkbox"/>	
1. Type Water Supply: (1) Public (2) Community (3) Individual <input checked="" type="checkbox"/>		5. Grease Trap Capacity (gallons): <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		e. Distance between Trenches (feet) <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
2. Sewage Disposal Installation (1) New (2) Repair (3) Addition <input checked="" type="checkbox"/>		6. Distance Septic Tank from foundation (feet) <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>		f. Average Trench Depth (inches) <i>TOG</i> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
Soil Series: <i>Rn An Ak</i>		7. Distance Septic Tank from well (feet) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		g. Depth of Aggregate (inches) <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
4. Water Usage Determined By: (1) No. Bedrooms (2) No. Gallons <input checked="" type="checkbox"/>		SECTION C - SECONDARY TREATMENT		h. Distance from Building Foundation (feet) <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
5. Number Bedrooms or Gallons: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>		1. Field Layout Method: (1) Distribution Box (2) Level Field (3) Serial (4) Graveless (5) Other <input checked="" type="checkbox"/>		i. Nearest Property Line: (1) Front (2) Rear (3) R. Side (4) L. Side <input checked="" type="checkbox"/>	
SECTION B - PRIMARY TREATMENT		2. Absorption Field:		j. Distance Nearest Property Line (feet) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	
1. Sewage Disposal Method: (1) Septic Tank (2) Alternative (3) Aerobic Unit (4) Other <input checked="" type="checkbox"/>		a. Total Square Feet <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		k. Distance Absorption Field from Well (feet) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
2. Total Septic Tank Capacity (gallons - tanks in series) <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		b. Total Linear Feet <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		SECTION D - SYSTEM APPROVED	
3. Septic Tank Material: (1) Precast concrete (2) Poured in place (3) Other <input checked="" type="checkbox"/>		c. Length Each Trench (feet) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		1. Yes <input checked="" type="checkbox"/>	
				2. No <input type="checkbox"/>	



Remarks: <i>CI TL FSD</i>		PUMP SEPTIC TANK EVERY 3-5 YEARS.	
Inspected By: <i>[Signature]</i>	Title: <i>[Signature]</i>	Month/Day/Year	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Issuance of a construction permit for an on-site sewage management system, and subsequent approval of same by representative of the Georgia Department of Human Resources or County Board of Health shall not be construed as a guarantee that such systems will function satisfactorily for a given period of time; furthermore, said representative do not, by any action taken in effecting compliance with these rules, assume any liability for damages which are caused, or which may be caused, by the malfunction of such system.

THIRD PARTY ENGINEER INSPECTION REPORT FOR GWINNETT COUNTY

Complete field notes must be attached for all inspections

Day/Date of Inspection: 5/20/2014 Time of Inspection: 6:22:59 PM

Name of Inspector: Macon Gooch [] Engineer [X] Employee

Name of Principle Engineer: Macon E. Gooch, III

Company Name: Macon E. Gooch, III Building Consultants, Inc. Phone: (678) 442-1198

JOB SITE INFORMATION

Building Permit Number: BLD2014-03831

Subdivision/Project Name: No Subdivision

Site Address: 1293 GLENBROOKE COVE CONNECTOR

Phase/Unit: _____ Lot: No Lot Number _____ Block: _____

Builder: BRIAN SWICEGOOD

EROSION CONTROL INSPECTION INFORMATION

[X] Silt Fences-OK [X] Gravel Pad-OK [X] Mulch Type & Thickness-OK [X] Stream Buffer Fencing-OK
 [] Silt Fences-NIC [] Gravel Pad-NIC [] Mulch Type & Thickness-NIC [] Stream Buffer Fencing-NIC

Erosion Inspection Results: [X] Passed [] Failed - and notified G.C. Erosion Hotline 678-518-6032

INSPECTION INFORMATION

The above named company has verified that there are no "holds" of any kind, requirements for "House Locations Plans", "Residential Drainage Plan" or other situations that would prevent an inspection by contacting AIRS with Gwinnett County Permit Section on: Day/Date: 5/12/2014 Time: 5:58:32 PM

To the best of my ability, I have checked in the field the following code, ordinance and rezoning requirements as indicated:

X Distance From Property Line X Distance From Setbacks/Building Line X 25 Ft. Min. Stream Buffer

Type of Inspection: Pier holes only, piers for pool cabana, Pier Holes: Qty=4;Size=24"x24" ;Depth=2.5-3 ft ;Spacing= ft ;Reinforce=#;Loc=At columns

[] Basement Slab [] Garage Slab [] Mono Slab [] Foundation Wall [] Pier Ftgs. [] Strip Ftgs.

[] Bonus Room [] Basement Stories: _____ Bearing 2750 (actual) Req'd Soil 2750 (actual) Capacity: _____ Bear.: PSF

[] No Rebar In Footing [] Meets Article 250.52 (A)(3) of the National Electrical Code for grounding.

Inspection Results: [X] Passed [] Failed - and notified G.C. Building Construction Coordinator 678-518-6036

CERTIFICATION

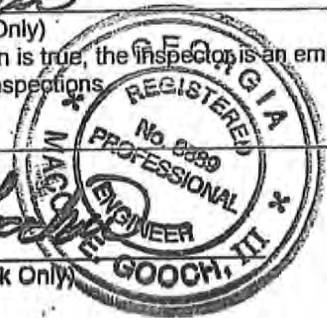
I hereby certify that I, Macon Gooch, personally made the inspections described hereon and indicated results on yard card. If passed, to the best of my ability, I found compliance with all applicable building codes, ordinances and regulations of Gwinnett County. If failed, I noted any noncompliance. I further certify that I have no interest, and shall acquire no interest, direct or indirect, that would conflict in any manner or degree with the performance of my services at this inspection. I further certify that I am not employed, nor do I employ, any such person having any such interest.

Inspector Signature: *Macon Gooch* Macon E. Gooch, III
Original Signature (Blue Ink Only) Print Name

I, as Principle Engineer, certify that the above information is true, the inspector is an employee of this company and is currently approved by Gwinnett County to perform the indicated inspections

Printed Name: Macon E. Gooch, III (P.E. Stamp)

Principle Engineer's Signature: *Macon Gooch* (Wet Seal Only)



Aerial View of Residence: Red arrow is area of request

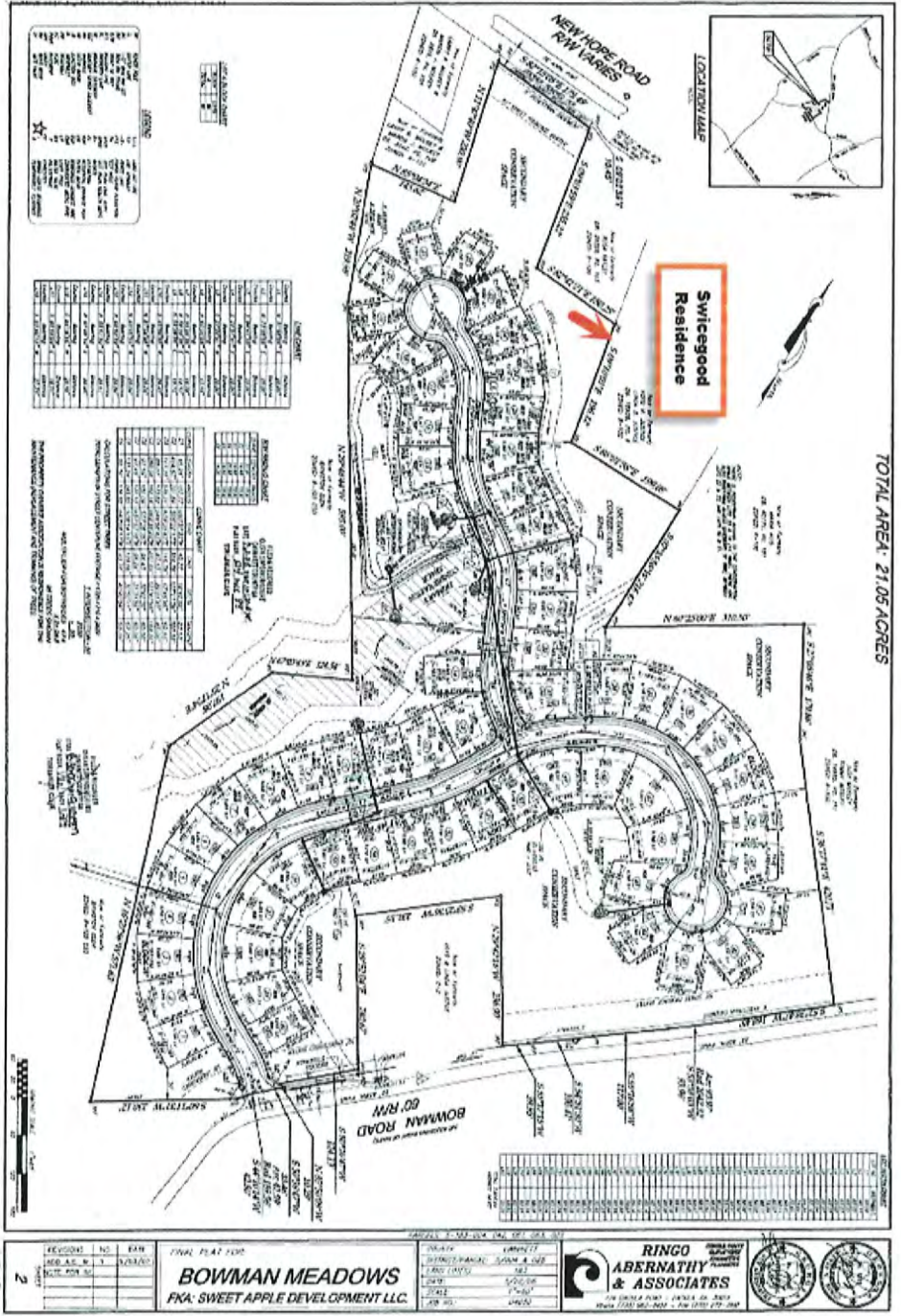


Google

Map Data Terms of Use Report a map error

Map Satellite Hybrid

Bowman Meadows Subdivision Plat
 Showing Swicegood Residence



Variance consent received from D.R. Horton
 Enclosed with Application.



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Searches Metadata General Real Estate Engineering/Developers Transportation Utilities Pictometry

Tools

Gwinnett County GIS Parcel Search (by PIN or Address)

Scale 1: 1,345.11 GO Longitude : -83.9416754314, Latitude : 33.9297631659

Results

Land Parcels 1 Results More Reports Filter By

Tip	Parcel ID (PIN)	Lot	Exemption Type	Address	Parceltype
1	5183 069		Not Exempt	1293	Parcel



Department of Planning and Development

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

gwinnettcountry

Variance Application from the Zoning Resolution
(Both Zoning Board of Appeals & Administrative)

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please TYPE or PRINT and sign in BLUE ink. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Applicant Information	Property Owner Information
Name <u>Blue Landworks LLC</u>	Name <u>CML-GA MULBERRY LLC</u>
Address(all correspondence will be mailed to this address): <u>400 Peachtree Inds. Blvd #5-290</u> <u>S</u>	Address <u>7000 Central Pkwy, NE</u> <u>Suite 700</u>
City <u>Suwanee</u>	City <u>Atlanta</u>
State <u>GA</u> Zip <u>30024</u>	State <u>GA</u> Zip <u>30328</u>
Phone <u>678-804-8586</u>	Phone <u>770-580-6500</u>
Contact Person Name: <u>Taylor Anderson</u> Phone: <u>678-804-8586</u>	
Email Address: <u>ta@bluelandworks.com</u>	
Applicant is the (please check or circle one of the following):	
<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser	

Address of Property 3577 Braselton Hwy

Subdivision or Project Name Mulberry Mill Lot & Block _____

District, Land Lot, & Parcel (MRN) 3-002-118

Proposed Development Commercial subdivision

Building Permit Number (if construction has begun) BLD N/A

Variance Requested Variance from WDO 230-70.1 minimum road frontage

- Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.

Case No. ZVR2014 - 00090

Applicant Certification

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or any portion thereof shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).



[Signature] 7/31/14
Signature of Applicant Date

Taylor Anderson Agent
Typed or Printed Name & Title

[Signature] 7/31/14
Signature of Notary Public Date

Property Owner Certification

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of variance affecting the same land, or any portion thereof, shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).



[Signature] 7/31/14
Signature of Property Owner Date

Taylor Anderson Agent
Typed or Printed Name & Title

[Signature] 7/31/14
Signature of Notary Public Date

Planning & Development Use Below Only

Date Received: 8.1.2014 Received By: L.TIDWELL MRN: 3.002.118

Zoning District: C-2 Hearing Date (if applicable): 9.9.14 Commission District: 3

Variance Type: REDUCE REQ'D ROAD FRONTAGE Code Section: UDO SECTION 230-70.1

Related Cases & Applicable Conditions: CDP2014-00106, CIC2012-00008, FPL2013-00010

Variance Description: REDUCE REQUIRED ROAD FRONTAGE FROM 40' TO 0'



ENGINEERS | SURVEYORS | CONSULTANTS

July 31, 2014

Gwinnett County Zoning Board of Appeals
75 Langley Drive
Lawrenceville, Georgia 30046

**RE: LETTER OF INTENT – MULBERRY MILL SUBDIVISION
MINIMUM ROAD FRONTAGE VARIANCE**

Dear Members:

CML-GA MULBERRY, LLC is the property owner of the Mulberry Mill subdivision at 3577 Braselton Highway in Dacula. The property is was previously subdivided by Final Plat recorded in Plat Book 131, Page 4 of Gwinnett County Records.

Mulberry Mill subdivision is a 33.51-acre tract zoned C-2 and O-I. The property consists of 5 lots and includes a property owners association known as Mulberry Mill Owners Association, Inc. The 2014 filing with the Georgia Secretary of State is included with this application. The property is subject to the Declaration of Covenants, Conditions and Restrictions (Declaration) recorded in Deed Book 52238, Page 300 of Gwinnet County Records.

Parcel E of the subdivision is made up of the entrance drives and the rear portion of the property. It presently contains 28.26 acres. Parcel E is proposed to be subdivided into two lots – Parcels E and F. The proposed Parcel F would contain 5.66 acres. Parcel F would not meet the minimum road frontage as described in Title 2 of the Gwinnett County Unified Development Ordinance (UDO), Section 230-70.1. Parcel F is proposed to be a 93 room assisted living facility. A copy of the proposed Final Plat as well as the Site Plans from the assisted living facility are included in this variance application.

CML-GA MULBERRY, LLC requests a variance from the minimum road frontage as outlined in 230-70.1 of the UDO. The request is for Parcel F to have no road frontage on either a public or private street. However, Parcel F will have approximately 497 feet of frontage along a dedicated 50 foot private access and utility easement with access drives to public streets including Braselton Highway, Jim Moore Road and Enclave Mill Court. The private access easement is included in the Declaration.

We appreciate your consideration in this matter.

Best regards,

Taylor Anderson, PE
Agent on behalf of CML-GA MULBERRY LLC

Your Project. Successful.



Brian P. Kemp
Secretary of State

STATE OF GEORGIA
2014 Corporation Annual Registration

OFFICE OF THE SECRETARY OF STATE
Annual Registration Filing
P.O. Box 23038
Columbus, Georgia 31902-3038

Secretary of State
Control No.: 13411578
Date Filed: 5/21/2014 1:22:32 PM

Information on record as of: 1:22:33 PM

Entity Control No. 14121647

Amount Due: \$85.00

Amount Due AFTER June 1, 2014: \$110.00

MULBERRY MILL OWNERS ASSOCIATION,
INC.
750 HAMOND DRIVE
BUILDING 6
ATLANTA, Georgia 30328

Each business entity registered or filed with the Office of Secretary of State is required to file an annual registration. Amount due for this entity is indicated above and below on the remittance form. Annual fee is \$30. If amount is more than \$30, the total reflects amount(s) due from previous year(s) and any applicable late fee(s). **Renew by April 1, 2013** Your Annual Registration must be postmarked by June 1, 2014. If your registration and payment are not postmarked by June 1, 2014, you will be assessed a \$25.00 late filing penalty fee.

For faster processing, we invite you to file your Annual Registration online with a credit card at <http://www.sos.ga.gov/corporations/>. The Corporations Division accepts Visa, MC, Discover, American Express and ATM/Debit Cards with the Visa or MC logo for online filings only. Annual Registrations not processed online require payment with a check, certified bank check or money order. **We cannot accept cash for payment.**

You may mail your registration in by submitting the bottom portion of this remittance with a check or money order payable to "Secretary of State". **All checks must be pre-printed with a complete address in order to be accepted by our offices for your filing. Absolutely, no counter or starter checks will be accepted. Failure to adhere to these guidelines will delay or possibly reject your filing.** Checks that are dishonored by your bank are subject to a \$30.00 NSF charge. Failure to honor your payment could result in a civil suit filed against you and/or your entity may be Administratively Dissolved by the Secretary of State. [See O.C.G.A. § 13-6-15 and Title 14, respectively.]

Officer, address and Agent information currently of record is listed below. Please verify "county of registered office." If correct and complete, detach bottom portion, sign, and return with payment. Or, enter changes as needed and submit. Complete each line, even if the same individual serves as Chief Executive Officer, Chief Financial Officer, and Secretary of the corporation.

Note: Registered Agent address must be a street address in Georgia where the agent may be served personally. A mail drop or P.O. Box does not comply with Georgia law for registered office. P.O. Boxes may be used for principal office and officers' addresses.

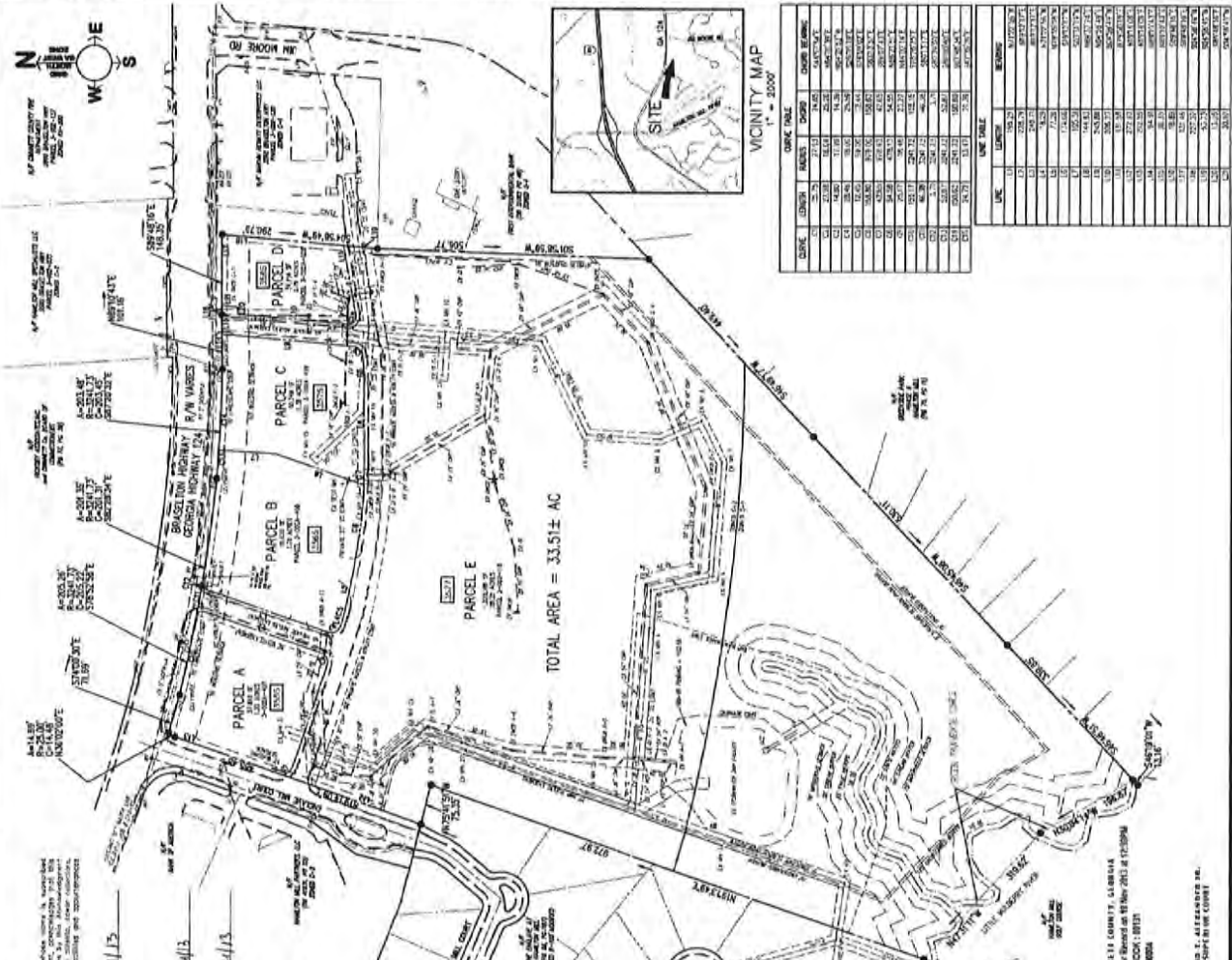
Any person authorized by the entity to do so may sign and file registration (including online filing). Additionally, a person who signs a document submits an electronic filing he or she knows is false in any material respect with the intent that the document be delivered to the Secretary of State for filing shall be guilty of a misdemeanor and, upon conviction thereof, shall be punished to the highest degree permissible by law. [O.C.G.A. § 14-2-129.]

Please return ONLY the original form below and applicable fee(s). For more information on Annual Registrations or to file online, visit <http://www.sos.ga.gov/corporations/>. Or, call 404-656-2817.

CORPORATION NAME	ADDRESS	CITY	STATE	ZIP
THE ABOVE INFORMATION HAS BEEN UPDATED TO:				
CORPORATION NAME	ADDRESS	CITY	STATE	ZIP
MULBERRY MILL OWNERS ASSOCIATION, INC.	750 HAMOND DRIVE, BUILDING 6	ATLANTA	Georgia	30328
CEO: Corbitt Woods	7000 Central Parkway NE, Suite 700	Atlanta	Georgia	30328
CFO: Mike Madden	7000 Central Parkway NE, Suite 700	Atlanta	Georgia	30328
SEC: Steve Oexmann	7000 Central Parkway NE, Suite 700	Atlanta	Georgia	30328
AGT: BRADLEY KENTOR	750 HAMMOND DRIVE, BUILDING 6	ATLANTA	Georgia	30328
I CERTIFY THAT I AM AUTHORIZED TO SIGN THIS FORM AND THAT THE INFORMATION IS TRUE AND CORRECT.	P.O. BOX NOT ACCEPTABLE FOR REGISTERED AGENT'S ADDRESS	COUNTY OF REGISTERED OFFICE:	Fulton County	
AUTHORIZED SIGNATURE: Rachel E. Conrad		Date: 5/21/2014 1:22:32 PM	Total Due:	
Title: Incorporator	Email: rec@dorough.com			\$85.00

BR201 2013 Corporation Annual Registration

144 141216477 0030004 MULBERRYMILLOWNERSAS8 201406013 0055004



GENERAL NOTES:
 1. THIS PLAT IS A PART OF THE RECORD MAP FOR THE PROJECT AND SHALL BE CONSIDERED AS SUCH.
 2. THE PLAT IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.
 3. THE PLAT IS SUBJECT TO ALL APPLICABLE EASEMENTS AND ENCUMBRANCES.
 4. THE PLAT IS SUBJECT TO ALL APPLICABLE UTILITIES AND SERVICES.
 5. THE PLAT IS SUBJECT TO ALL APPLICABLE ZONING AND LAND USE REGULATIONS.
 6. THE PLAT IS SUBJECT TO ALL APPLICABLE ENVIRONMENTAL REGULATIONS.
 7. THE PLAT IS SUBJECT TO ALL APPLICABLE HISTORIC PRESERVATION REGULATIONS.
 8. THE PLAT IS SUBJECT TO ALL APPLICABLE ARCHITECTURAL REGULATIONS.
 9. THE PLAT IS SUBJECT TO ALL APPLICABLE SIGNAGE REGULATIONS.
 10. THE PLAT IS SUBJECT TO ALL APPLICABLE PARKING REGULATIONS.
 11. THE PLAT IS SUBJECT TO ALL APPLICABLE TRAFFIC REGULATIONS.
 12. THE PLAT IS SUBJECT TO ALL APPLICABLE SAFETY REGULATIONS.
 13. THE PLAT IS SUBJECT TO ALL APPLICABLE SECURITY REGULATIONS.
 14. THE PLAT IS SUBJECT TO ALL APPLICABLE HEALTH REGULATIONS.
 15. THE PLAT IS SUBJECT TO ALL APPLICABLE FIRE REGULATIONS.
 16. THE PLAT IS SUBJECT TO ALL APPLICABLE POLICE REGULATIONS.
 17. THE PLAT IS SUBJECT TO ALL APPLICABLE SOCIAL SERVICES REGULATIONS.
 18. THE PLAT IS SUBJECT TO ALL APPLICABLE EDUCATION REGULATIONS.
 19. THE PLAT IS SUBJECT TO ALL APPLICABLE CULTURAL REGULATIONS.
 20. THE PLAT IS SUBJECT TO ALL APPLICABLE RECREATION REGULATIONS.

PIPE CHART

NO.	PIPE SIZE	LENGTH	DATE	BY	REVISION
1	12"	100'	10/1/19	JL	ADD
2	12"	100'	10/1/19	JL	ADD
3	12"	100'	10/1/19	JL	ADD
4	12"	100'	10/1/19	JL	ADD
5	12"	100'	10/1/19	JL	ADD
6	12"	100'	10/1/19	JL	ADD
7	12"	100'	10/1/19	JL	ADD
8	12"	100'	10/1/19	JL	ADD
9	12"	100'	10/1/19	JL	ADD
10	12"	100'	10/1/19	JL	ADD
11	12"	100'	10/1/19	JL	ADD
12	12"	100'	10/1/19	JL	ADD
13	12"	100'	10/1/19	JL	ADD
14	12"	100'	10/1/19	JL	ADD
15	12"	100'	10/1/19	JL	ADD
16	12"	100'	10/1/19	JL	ADD
17	12"	100'	10/1/19	JL	ADD
18	12"	100'	10/1/19	JL	ADD
19	12"	100'	10/1/19	JL	ADD
20	12"	100'	10/1/19	JL	ADD
21	12"	100'	10/1/19	JL	ADD
22	12"	100'	10/1/19	JL	ADD
23	12"	100'	10/1/19	JL	ADD
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25	12"	100'	10/1/19	JL	ADD
26	12"	100'	10/1/19	JL	ADD
27	12"	100'	10/1/19	JL	ADD
28	12"	100'	10/1/19	JL	ADD
29	12"	100'	10/1/19	JL	ADD
30	12"	100'	10/1/19	JL	ADD
31	12"	100'	10/1/19	JL	ADD
32	12"	100'	10/1/19	JL	ADD
33	12"	100'	10/1/19	JL	ADD
34	12"	100'	10/1/19	JL	ADD
35	12"	100'	10/1/19	JL	ADD
36	12"	100'	10/1/19	JL	ADD
37	12"	100'	10/1/19	JL	ADD
38	12"	100'	10/1/19	JL	ADD
39	12"	100'	10/1/19	JL	ADD
40	12"	100'	10/1/19	JL	ADD
41	12"	100'	10/1/19	JL	ADD
42	12"	100'	10/1/19	JL	ADD
43	12"	100'	10/1/19	JL	ADD
44	12"	100'	10/1/19	JL	ADD
45	12"	100'	10/1/19	JL	ADD
46	12"	100'	10/1/19	JL	ADD
47	12"	100'	10/1/19	JL	ADD
48	12"	100'	10/1/19	JL	ADD
49	12"	100'	10/1/19	JL	ADD
50	12"	100'	10/1/19	JL	ADD

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Tools

Gwinnett County GIS Parcel Search (by PIN or Address)

Scale 1: 5,384.44 GO Longitude : -83.9118804175, Latitude : 34.0692590136

Results

Land Parcels 1 Results More Reports Filter By

Tip	Parcel ID (PIN)	Lot	Exemption Type	Address	Parceltype
1	3002 118	E	Not Exempt	3577	Parcel

