

**REZONING APPLICATION**

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

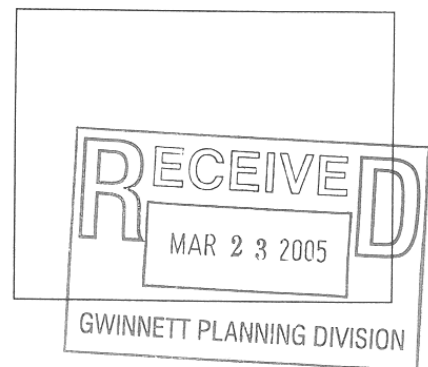
APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Suwanee Lawrenceville Partners, LLC</u>	NAME: <u>ATTACHED</u>
ADDRESS: <u>2020 Lawrenceville Suwanee Rd Suite 204</u>	ADDRESS: _____
CITY: <u>Suwanee</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30024</u>	STATE: _____ ZIP: _____
PHONE: <u>(770) 338-0098</u>	PHONE: _____
CONTACT PERSON: <u>Doug Stacks</u> PHONE: <u>(770) 318-5295</u> FAX: <u>(770) 831-2198</u>	

\* Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:	
____ OWNER'S AGENT	____ PROPERTY OWNER
____ CONTRACT PURCHASER	
PRESENT ZONING DISTRICT(S): <u>R-100</u> REQUESTED ZONING DISTRICT: <u>C-2</u>	
LAND DISTRICT(S): <u>7</u> LAND LOT(S): <u>127</u> ACREAGE: <u>5.39</u>	
ADDRESS OF PROPERTY: <u>2576, 2586, 2592, &amp; 2602 LAWRENCEVILLE SUWANEER ROAD</u>	
PROPOSED DEVELOPMENT: <u>COMMERCIAL/RETAIL USES with BUFFER REDUCTION along NORTH property line to 20 feet</u>	
<b>RESIDENTIAL DEVELOPMENT:</b> NO. OF LOTS/DWELLING UNITS: _____ DWELLING UNIT SIZE (sq. ft.) _____ GROSS DENSITY _____ NET DENSITY _____	<b>NON-RESIDENTIAL DEVELOPMENT:</b> NO. OF BUILDINGS/LOTS: <u>3</u> TOTAL GROSS SQUARE FEET: <u>39,000</u> DENSITY <u>7,235</u>

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED.

CASE NUMBER RZC 06 0 1 2



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LETTER OF INTENT

We propose to rezone this property from OI and C-2 in order to develop the property as commercial and retail shopping centers with accessory uses typical of development in the area. The site is located at a median break and adjoining a doctors' office and other undeveloped property closer to I-85. Also being requested is a reduction of buffers to twenty feet along the north property line where joining undeveloped property.

Acreage or size of the tract = 5.39

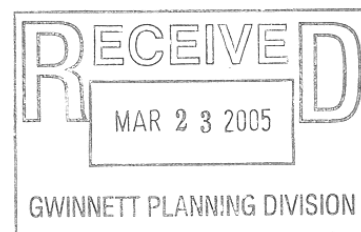
Density = 7235 square feet per acre

Number of parking spaces = 150

Height of buildings = not to exceed that allowed by county restrictions

Any requested change in buffers = 20 feet along Northern property line

We appreciate your consideration and look forward to your favorable recommendation.  
Don not hesitate to contact us should you have any questions.



RZC 06 012

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