

Corridor Property Group, LLC (hereinafter, the “Applicant”), has submitted a Rezoning Application to request that the 3.2 acre tract of land located at the northwest corner of the intersection of Collins Hill Road and Russell Road (Tax Parcels 7-067-008 & 7-067-009) be rezoned from R-100 to C-2. That rezoning has been assigned case number RZC-08-055 (hereinafter, the “2008 Rezoning”).

The 2008 Rezoning was submitted pursuant to a Consent Order issued by Judge Michael C. Clark of the Superior Court of Gwinnett County. The Consent Order was issued to attempt a settlement of the underlying Civil Action relative to property which was the subject of a previous rezoning application, case number RZC-04-068 (hereinafter, the “2004 Rezoning”). If the 2008 Rezoning is approved by the Board of Commissioners as requested by Applicant, the 2004 Rezoning case will no longer be pursued and the property at the northeast corner of the intersection of Collins Hill Road and Russell Road will retain its current R-100 residential zoning and the 2004 Rezoning lawsuit will be dismissed.

The Applicant will NOT be asking the Board of Commissioners to approve or take any other action whatsoever on the 2004 Rezoning case as part of the scheduled public hearings for which this notice is being sent. The attached materials from the 2004 Rezoning case are being included in this notice packet FOR INFORMATIONAL PURPOSES ONLY.

This letter is to inform you that a Rezoning and/or Special Use Permit application has been submitted to the Gwinnett County Planning Division on a tract of land within 1,000 feet of your property.

Please be advised of the following information pertaining to the request and public hearings:

CASE NUMBER:	RZC-04-068.
REQUESTED ZONING CHANGE:	R-100 to C-2.
LOCATION:	1783 Collins Hill Road, Lawrenceville, Georgia 30043.
SIZE:	1.58 acres.
PROPOSED DEVELOPMENT:	Retail center.
APPLICANT:	CDI Russell, LLC.
CONTACT PERSON:	Michael Sullivan.
CONTACT TELEPHONE:	770-822-0900.

**PLANNING COMMISSION HEARING**

July 5, 2005 at 7:00 P.M.

**BOARD OF COMMISSIONERS HEARING**

July 26, 2005 at 7:00 P.M.

**LOCATION**

Gwinnett Justice and Administration Center Auditorium  
75 Langley Drive  
Lawrenceville, Georgia

Copies of the Gwinnett County Planning Division's recommendation will be available one (1) week prior the Planning Commission's hearing. Copies may be obtained by calling the Planning Division at 678-518-6200, or visiting the office at One Justice Square, 446 W. Crogan Street, Lawrenceville, Georgia. Office hours are 8:00 A.M. to 5:00 P.M., Monday through Friday. If, for any reason, the subject hearings are continued or tabled to another date, please call the number above for the exact date and time.

# CDI Russell, LLC

December 29, 2003

Gwinnett County Board of Commissioner  
Gwinnett County Planning Division  
75 Langley Drive  
Lawrenceville, Georgia 30045

RE: Proposed Rezoning of a 1.58 Acres of Land, Land Lot 67, 7th District,  
Gwinnett County, Georgia

Dear Ladies and Gentlemen

We are proposing to zone 1.58 acres of land from R-100 to C-2, to construct a retail project.

The tract of land has been designed to accommodate one (1) individual building containing 9,870 square feet for a density of 6,247 square feet per acre. Automobile fueling is also proposed.

Total parking proposed for the development is 57 spaces. The building will be one (1) story and will be no more than 35 feet in height.

A buffer reduction is also requested from 75 feet to a graded and replanted buffer of 10 feet where adjacent to residential zoning.

Thank you for your consideration of this request.

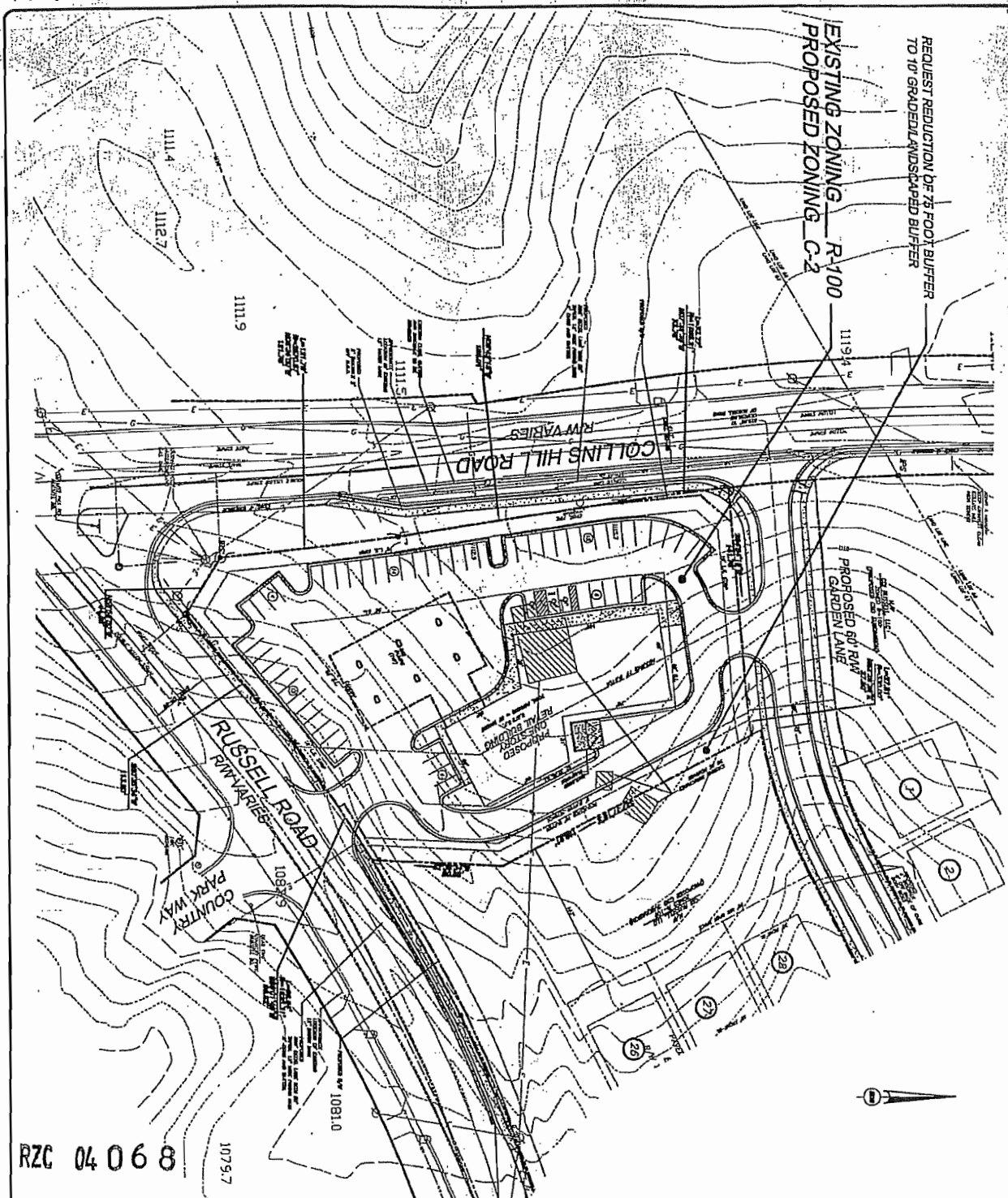
Sincerely,

CDI Russell, LLC

RZC 04 06 8







REQUEST REDUCTION OF 75 FOOT BUFFER  
TO 10' GRADED LANDSCAPED BUFFER  
EXISTING ZONING R-100  
PROPOSED ZONING C-2

RZC 04 06 8



REG

JUN 28 2006

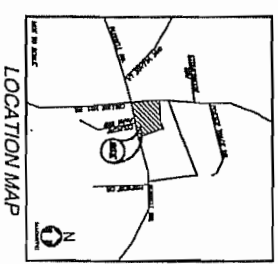
GWINNETT PLANNING DIVISION

**STIPENDIARY MEMBERS**

Chairman: [Name], Vice-Chairman: [Name], Members: [List of names]

**GENERAL NOTES**

1. THIS ZONING PLAN IS SUBJECT TO THE ZONING ORDINANCE OF THE CITY OF GWINNETT, GEORGIA.
2. THE ZONING PLAN IS SUBJECT TO THE ZONING ORDINANCE OF THE CITY OF GWINNETT, GEORGIA.
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NO.	REVISION DESCRIPTION
1	ISSUED
2	APPROVED
3	APPROVED
4	APPROVED
5	APPROVED
6	APPROVED
7	APPROVED
8	APPROVED
9	APPROVED
10	APPROVED

**REZONING PLAN**  
of  
**COLLINS HILL / RUSSELL ROAD TRACT**  
for  
**CDI RUSSELL, LLC**

Lot 44 & 45, The Daniel Boone Court, Ga.

b|c

BROCK  
DESIGN  
GROUP

1000 RIVERCHASE DRIVE  
SUITE 100  
DUBLIN, GA 30128  
770.488.1111