

ANDERSEN TATE CARR

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MICHAEL L. SULLIVAN
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January 17, 2008

Property Owner
Gwinnett County, Georgia

Re: Rezoning Case Number: RZC 08 055
Location: Collins Hill Road and Russell Road

Dear Property Owner:

Our law firm represents Corridor Property Group, LLC in a rezoning application, which is scheduled to come before the Gwinnett County Planning Commission and Board of Commissioners in February. This letter and the other materials sent along with it are being sent to inform you about this rezoning.

You are receiving this notice because you currently own property which is located within 1,000 feet of the property we are requesting to have rezoned. Gwinnett County regulations require rezoning applicants to notify by mail all owners of property within 1000 feet of the property that is the subject of a rezoning application.

These materials are being sent only to notify you of this particular rezoning request and no further action on your part is required. The enclosed information will provide you with location of the property we are requesting to have rezoned, the change in zoning we have requested, a copy of the site plan showing the proposed development as well as a vicinity map of the area. Should you wish to attend the public hearings, we have also included the date time and location of all scheduled public hearings as well as contact information should you have any additional questions that these materials do not answer.

If you have any comments or concerns, please feel free to contact me.

Sincerely,



Michael L. Sullivan

Enclosures

REZONING AND/OR SPECIAL USE PERMIT NOTICE

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 08 055

ZONING CHANGE: R-100 to C-2

LOCATION: Northwest Corner of intersection of
Collins Hill Road and Russell Road

SIZE: 3.23 Acres

PROPOSED DEVELOPMENT: Neighborhood Commercial Center

APPLICANT: Corridor Property Group, LLC

CONTACT PERSON: Michael Sullivan
Andersen, Tate & Carr, PC

TELEPHONE NUMBER: 770-822-0900

PLANNING COMMISSION HEARING: 02/06/08 @ 7:00 P.M.

BOARD OF COMMISSIONERS HEARING: 02/26/08 @ 7:00 P.M.

LOCATION: Gwinnett Justice and Administration
Center Auditorium
75 Langley Drive
Lawrenceville, GA 30045

Copies of the Gwinnett County Planning Division's recommendation on the application will be available one (1) week before the Planning Commission Hearing.

The report may be obtained by calling the Planning Division at 678-518-6000, or visiting the office at the One Justice Square, 446 West Crogran 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 above number for the exact date and time.



Gwinnett County
Department of Planning and Development
Planning Division
Phone: (678) 518-6200
Fax: (678) 518-6275

December 27, 2007

Attn: Michael Sullivan
Corridor Property Group, LLC
C/o Anderson, Tate & Carr, P.C.
1505 Lakes Parkway, Suite 100
Lawrenceville, GA 30043-5858

Case#: RZC-08-055
Location: Collins Hill Road

Dear Mr. Sullivan:

As a result of a change in the Planning Commission's public hearing schedule, one of the hearing dates for the above referenced rezoning case has been changed. The revised date is as follows:

New Planning Commission Hearing Date: 02/06/2008 (Wednesday)

Board of Commissioners Hearing Date: 02/26/2008

Please plan to be in attendance on these dates. All meetings begin at 7:00 p.m. in the Gwinnett County Justice and Administration Center Auditorium at 75 Langley Drive, Lawrenceville, Georgia. Please plan to attend these meetings, or arrange a representative to be present on your behalf.

If you have any questions, please call the Planning Division at (678)-518-6200.

Sincerely,

Jeff West, Manager
Current Planning Section

C: Case File: RZC-08-055



GWINNETT COUNTY
Department of Planning & Development
(678)518-6000

APPLICANT ACKNOWLEDGEMENT FORM

DATE 10/30/07

The Planning Division has accepted your rezoning / moved-in house / special use permit / buffer reduction application on this date. There will be two (2) public hearings to consider your request: The first, before the Planning Commission, and the second, before the Board of Commissioners.

The Planning Commission is a recommending body of citizens. The Board of Commissioners will make the official decision (no permits may be obtained until the Board of Commissioners has taken action on the request).

On the following dates, it is requested that you be present or that you be represented at these public hearings.

| | <u>DATE</u> | <u>TIME</u> |
|------------------------|----------------|------------------|
| PLANNING COMMISSION | <u>1/2/08</u> | <u>7:00 p.m.</u> |
| BOARD OF COMMISSIONERS | <u>1/22/08</u> | <u>7:00 p.m.</u> |

Meetings will be held at the Gwinnett Justice and Administration Center Auditorium located at 75 Langley Drive, Lawrenceville, Georgia.

If you have further questions, please feel free to contact the Planning Staff at 678-518-6200

[Signature]
ACCEPTED BY

R2C.08.055
CASE NUMBER

I acknowledge that I will be provided a rezoning sign and a listing of nearby parcels. I understand I am required to post the sign on the subject property and mail notifications to property owners on record within 1,000 feet of the subject property per instructions provided by the Planning Division. Failure to follow these procedures will result in the application being delayed or administratively withdrawn.

[Signature]
ACKNOWLEDGED BY

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

| APPLICANT INFORMATION | OWNER INFORMATION* |
|---|---|
| NAME: <u>Corridor Property Group, LLC</u> | NAME: <u>Corridor Property Group, LLC</u> |
| ADDRESS: <u>c/o Andersen, Tate & Carr, P.C. 1505 Lakes Parkway, Suite 100</u> | ADDRESS: <u>c/o Andersen, Tate & Carr, P.C. 1505 Lakes Parkway, Suite 100</u> |
| CITY: <u>Lawrenceville</u> | CITY: <u>Lawrenceville</u> |
| STATE: <u>Georgia</u> ZIP: <u>30043-5858</u> | STATE: <u>Georgia</u> ZIP: <u>30043-5858</u> |
| PHONE: <u>(770) 822-0900</u> | PHONE: <u>(770) 822-0900</u> |
| CONTACT PERSON: <u>Michael L. Sullivan</u> PHONE: <u>(770) 822-0900</u> FAX: <u>(770) 236-9754</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 XX PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): R-100 REQUESTED ZONING DISTRICT: C-2

LAND DISTRICT(S): 7th LAND LOT(S): 67 ACREAGE: 3.23 acres

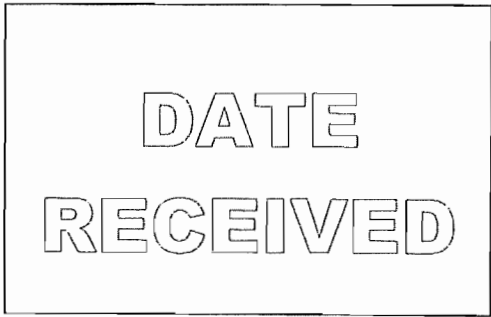
ADDRESS OF PROPERTY: northwest corner of intersection of Collins Hill Road and Russell Road

PROPOSED DEVELOPMENT: Neighborhood Commercial Center

| | |
|--|--|
| <p>RESIDENTIAL DEVELOPMENT:</p> <p>NO. OF LOTS/DWELLING UNITS:</p> <p>DWELLING UNIT SIZE (sq. ft.):</p> <p>GROSS DENSITY:</p> <p>NET DENSITY:</p> | <p>NON-RESIDENTIAL DEVELOPMENT:</p> <p>NO. OF BUILDINGS/LOTS: <u>3 buildings</u></p> <p>TOTAL GROSS SQUARE FEET: <u>34,062 sq. ft.</u></p> <p>DENSITY: <u>10,545 square feet per acre</u></p> |
|--|--|

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED.

CASE NUMBER R2C04 048 / R2C08 055



LETTER OF INTENT
FOR REZONING APPLICATION FOR
CORRIDOR PROPERTY GROUP, LLC

The Applicant, Corridor Property Group, LLC (hereinafter, "Applicant"), submit this Rezoning Application to request rezoning from R-100 to C-2 for a 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, hereinafter, the "Property").

This rezoning application is being submitted pursuant to a Consent Order issued by Judge Michael C. Clark of the Superior Court of Gwinnett County (said Consent Order attached hereto and incorporated herein by reference). The purpose of the Consent Order is to attempt a settlement of the underlying Civil Action relative to property directly across Collins Hill Road from the Property which was the subject of rezoning case number RZC-04-068. If the rezoning application herein is approved as requested by Applicant, the prior lawsuit will be dismissed and the property at the northeast corner of the intersection of Collins Hill Road and Russell Road will retain its R-100 residential zoning and commercial rezoning of that property will no longer be pursued. As a result, the zoning of all properties at the aforementioned intersection will finally be resolved.

The Applicant believes that the Property is an appropriate location for commercial use and that commercial uses will not negatively impact the residents of the surrounding subdivisions. Present trends make it clear that this is a busy intersection that already has a four way traffic signal in place and in excess of 30,000 car trips a day traveling through the intersection. The intersection will continue to get busier as the Georgia Gwinnett University campus expands to a four year college status. All of these factors would indicate that this intersection is an appropriate location for small-scale, neighborhood-type commercial development as proposed.

The fact is that the Property has no reasonable economic use as R-100 due to it's location at this very busy intersection and to deny this request for C-2 zoning would constitute a taking of the Applicant's property in conflict with the laws of the State of Georgia and the Constitutions of the United States and the State of Georgia.

CONCLUSION

Applicant and its representatives welcome the opportunity to meet with the staff of the Gwinnett County Department of Planning and Development to answer any questions or to address any concerns. Applicant respectfully requests your approval of this Application.

This 26th day of October, 2007.

Respectfully submitted,
ANDERSEN, TATE & CARR, P.C.



Michael L. Sullivan
Attorneys for Applicant

RZC 08 055