

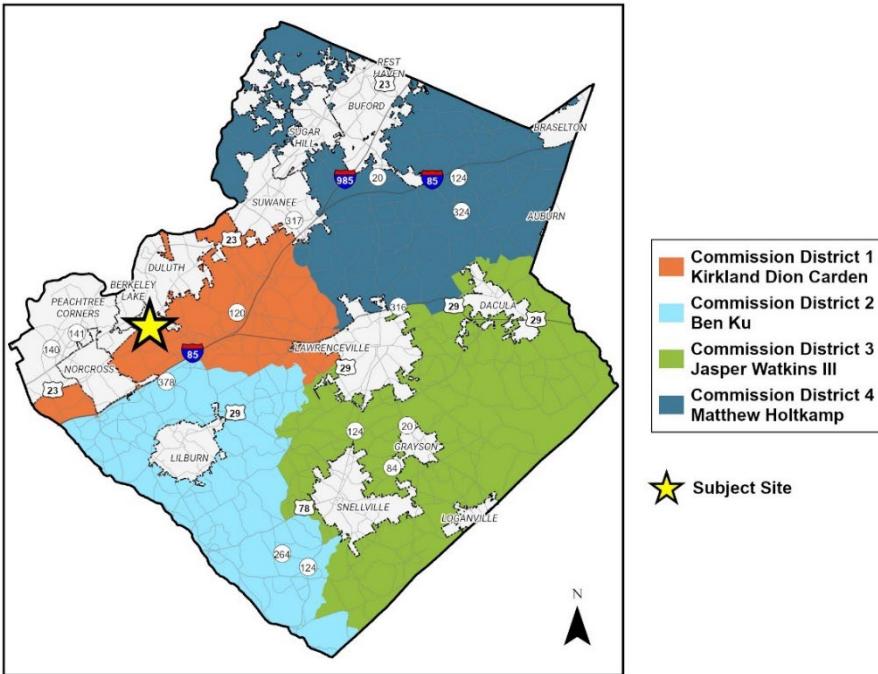


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number:	RZC2022-00039
Current Zoning:	C-2 (General Business District) and R-75 (Single-Family Residence District)
Request:	Rezoning to M-1 (Light Industry District)
Additional Requests:	Waiver and Variance
Addresses:	4136 Buford Highway and 2977 Gravitt Trail
Map Numbers:	R6260 011 and 653
Site Area:	5.09 acres
Square Feet:	20,028
Proposed Development:	Recovered Materials Processing Facility
Commission District:	District 1 – Commissioner Carden
Character Area:	Workplace Center
Staff Recommendation:	APPROVAL WITH CONDITIONS
Planning Commission Recommendation:	APPROVAL WITH CONDITIONS
Case Number:	SUP2023-00009
Current Zoning:	C-2 (General Business District) and R-75 (Single Family Residence District)
Request:	Special Use Permit
Additional Requests:	Waiver and Variance
Addresses:	4136 Buford Highway and 2977 Gravitt Trail
Map Numbers:	R6260 011 and 653
Site Area:	5.09 acres
Square Feet:	20,028
Proposed Development:	Recovered Materials Processing Facility
Commission District:	District 1 – Commissioner Carden
Character Area:	Workplace Center
Staff Recommendation:	APPROVAL WITH CONDITIONS
Planning Commission Recommendation:	APPROVAL WITH CONDITIONS

**Planning Commission Advertised Public Hearing Date: 1/4/2023 (Public Hearing Held/
Recommendation Tabled to 2/7/2023)**

**Board of Commissioners Advertised Public Hearing Date: 1/24/2023 (Public Hearing Held/
Recommendation Tabled to 2/28/2023)**



New District (Formerly District 2)

Applicant: Remetales, Inc.
4136 Buford Highway
Duluth, GA 30096

Owners: Remetales, Inc.
4136 Buford Highway
Duluth, GA 30096

Contact: Jeff Pruitt Jr.

Contact Phone: 770.271.0007

Zoning History

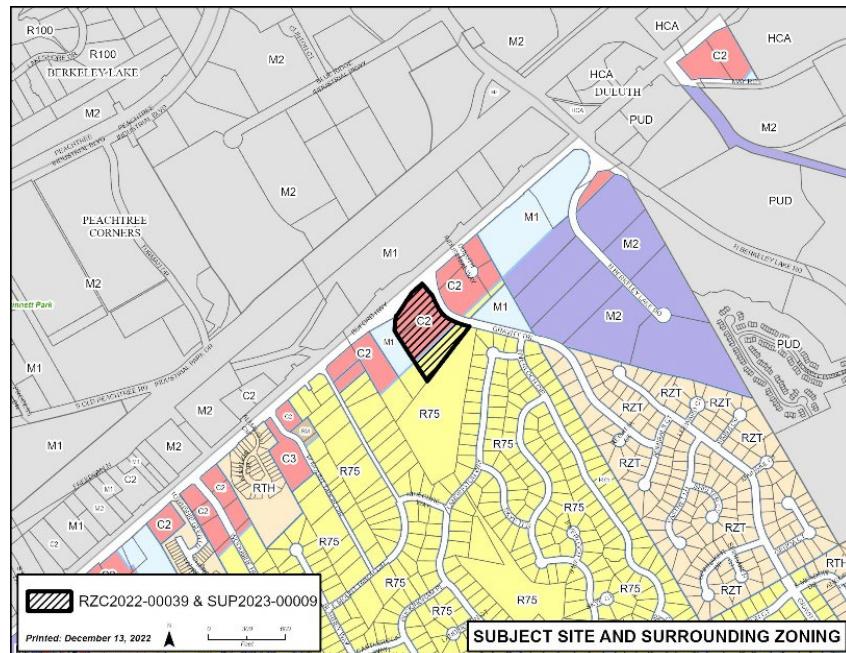
The subject property is zoned C-2 (General Business District) and R-75 (Single-Family Residence District). In 2006, a special use permit was approved for automobile sales, pursuant to SUP-06-022. In the same year, a special use permit was denied for automobile service, pursuant to SUP-06-023.

Existing Site Condition

The subject site is a 5.09-acre assemblage of two parcels located on Buford Highway, at its intersection with Gravitt Trail. The site is wooded and undeveloped. An overhead, transmission line runs across the southern part of the property within a 255-foot-wide Georgia Power easement. There is also a 15-foot-wide gas main easement along the southern property line. The site slopes downward approximately 36 feet from the northeast corner to the southwest corner of the property and approximately 14 feet from the center of the site towards a stream along the western property line. Overhead utilities and a sidewalk are present along Buford Highway. The nearest Gwinnett County Transit is located at the northeastern corner of the subject site.

Surrounding Use and Zoning

The subject site is surrounded by industrial and commercial uses. To the north, across Buford Highway is an industrial plant located within the city limits of Peachtree Corners. To the east, across Gravitt Trail, are automobile related businesses including a used car dealership and an automobile repair shop. To the south is a large residentially zoned lot that is being used as a tree removal and mulching service operation. An industrial building and parking lot is located on the parcel to the west of the subject property. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Existing	Recovered Materials Processing Facility	M-1	N/A
North	Heavy Industrial	M-1 (City of Peachtree Corners)	N/A
East	Commercial	C-2	N/A
South	Light Industrial	R-75	N/A
West	Light Industrial	M-1, R-75	N/A

Project Summary

The applicant requests rezoning of a 5.09-acre assemblage of two parcels from C-2 and R-75 to M-1 and a special use permit for a Recovered Materials Processing Facility, including:

- A metal-sorting warehouse facility totaling 20,028 square feet.
- 13 standard parking spaces for employee vehicles located to the north and east of the building along the road frontage and twelve, 45'x12' trailer parking spaces located to the south and west of the building.
- A gravel area within the transmission line easement, south of the building, for additional truck parking.

- Two driveway entrances from Gravitt Trail.
- Processing of non-hazardous materials only.
- A six-foot-tall opaque fence along both frontages.
- A 15-foot-wide landscaped strip along both road frontages and a five-foot-wide sidewalk along Gravitt Trail, connecting to the existing sidewalk on Buford Highway.
- Hours of operation, Monday through Saturday, 7:00 am to 6:00 pm.
- Approximately 9 employees.

Zoning and Development Standards

The applicant is requesting rezoning to M-1 (Light Industry District) and a special use permit for a recovered materials processing facility. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 45'	<45'	YES
Front Yard Setback	Minimum 50'	50'	YES
Side Yard Setback	Minimum 25'	>25'	YES
Rear Yard Setback	Minimum 50'	>50'	YES
Off-Street Parking	Minimum: 8 spaces Maximum: 41 spaces	25 parking spaces	YES
Landscape strip	Minimum: 10'	>10'	YES
Zoning Buffer	Minimum: 50'	50'	NO*

* The required zoning buffer includes the high transmission line easement. Therefore, an additional 20-foot-wide buffer is required outside of the easement. A waiver has been requested by the applicant.

In addition, the following supplemental use standards apply to Recovered Materials Processing Facility use:

Standard	Meets Standard?
The minimum lot area for such facilities shall be 2 acres.	YES
Along the entire road frontage, a minimum 6 foot high, 100 percent opaque, solid wooden fence or masonry wall.	YES
The facility shall not be located adjacent to or across the street from any property used for or zoned for single-family residential use.	NO**

**The adjacent property to the south is zoned R-75 (Single Family Residence District)

Waiver Request

In addition to the rezoning request and special use permit, the applicant is seeking a waiver from the following provision of Title III of the UDO:

1. Section 610-20.2 Buffer Widths:

- a. ***In the event the buffer includes a utility or pipeline easement, a minimum buffer of no less than 20 feet in width will be required outside the easement. In no case will the buffer be less than 20 feet.***

The site plan submitted shows a power easement within the required 50-foot-wide zoning buffer on the south of the property. The existing high transmission line creates a 50-foot-wide easement. However, the applicant has not indicated the required 20-foot-wide buffer outside the transmission line easement.

Variance Request

In addition to the rezoning and special use permit requests, the applicant is seeking a variance from the following provision of Title II of the UDO:

1. Section 230-130. – Supplemental Use Standards:

- a. ***Recovered Materials Processing Facility: The facility shall not be located adjacent to or across the street from any property used for or zoned for single-family residential use.***

The applicant proposes to rezone the subject property from C-1 and R-75 to M-1 for a recovered materials processing facility. However, the existing zoning district of the adjacent parcel to the south and west is R-75. The applicant requests a variance to allow the facility to be adjacent to property zoned for single-family residential use.

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit E). Standard site and infrastructure improvements will also be required related to transportation, stormwater, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Rezoning and Special Use Permit Request Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification, or a change in conditions, the Department of Planning and Development shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. For special use permits, the Department shall also evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO:

A. Whether a proposed rezoning and special use permit will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Although adjacent properties to the south and west are zoned R-75, there are no residential uses on the adjacent parcels. Light industrial and commercial uses are located around the subject property which makes the proposed M-1 zoning district for recovered materials processing facility suitable in view of the use and development of adjacent and nearby property.

B. Whether a proposed rezoning and special use permit will adversely affect the existing use or usability of adjacent or nearby property.

Surrounding properties would not be negatively impacted by the proposed rezoning and special use request. Industrial and commercial uses of moderate intensity exist on adjacent and nearby parcels to the subject property. The site plan indicates a six-foot-tall opaque fence along both Buford Highway and Gravitt Trail road frontages. In addition, due to existing transmission lines along the southern property line and the existing stream and associated buffers along the western property line, the proposed building and parking spaces are more than 100 feet from the property lines.

C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.

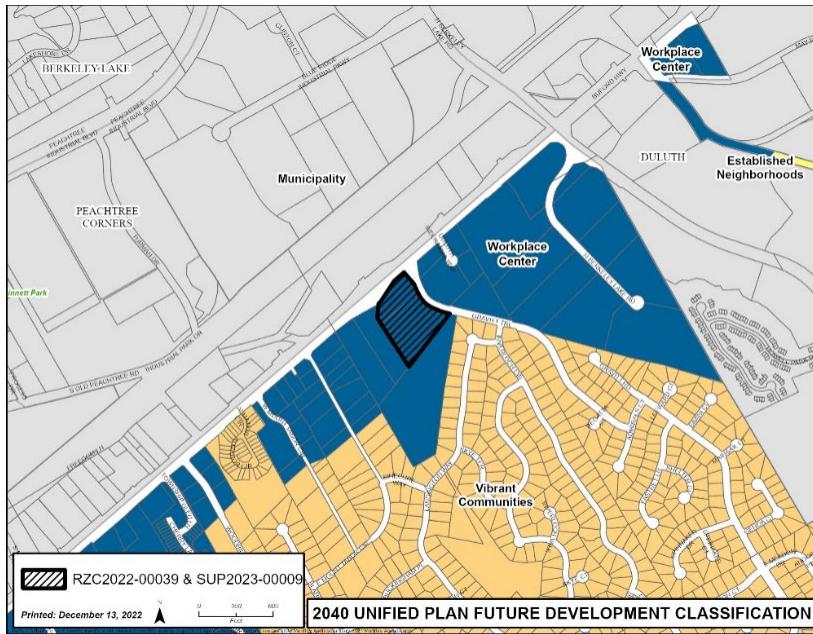
The property has a reasonable economic use as currently zoned.

D. Whether the proposed rezoning and special use permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Minimal increased impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff; however, any impacts would be mitigated with appropriate conditions, site development requirements, and planning. No increased impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning and special use permit request is attached (Exhibit E).

E. Whether the proposed rezoning and special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map.

The 2040 Unified Plan and Future Development Map indicate the subject property lies within the Workplace Center Character Area. This designation includes office parks, industrial parks, and locations for freight oriented and logistic uses. The requested rezoning for an industrial use on an undeveloped property in an area of existing industrial uses would conform with the policy and intent of the Unified Plan and Future Development Map.



F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning and special use permit.

The applicant proposes the rezoning of the property and a special use permit for a light industrial use. The uses along Buford Highway in this area are predominantly industrial and commercial. The adjacent property to the west was recently rezoned to M-1 for a wood pallet business. The area surrounding the site consists predominantly of businesses with similar intensity of uses and zoning. Given the zoning and development pattern of the Buford Highway corridor, a recovered materials processing facility for non-hazardous materials would be consistent with the area and therefore provides supporting ground for the approval of the proposed rezoning and special use permit.

Variance Request Analysis: The standards for granting variances are outlined in Section 270-100.7 of the Unified Development Ordinance. Staff makes the following findings related to the variance request:

The requested variance is to allow the facility to be located adjacent to a property zoned for single-family residential use. The intent of the requirement is to protect single-family residences from potential negative effects of light industrial use. However, the adjacent R-75 zoned parcel is currently being used for a business that appears to be light industrial. In addition, the Georgia Power easement does not allow for development to occur within at least 100 feet from the property line which may help mitigate any negative impacts from noise or light to the adjacent property.

Waiver Request Analysis: When considering waivers from Title III of the UDO, staff is required to review whether an undue hardship may result from strict compliance with the regulations and that approval would not adversely affect the general public welfare or nullify the intent of the Development Regulations. In addition, there must be a determination that there are unusual topographical or other exceptional conditions. Staff makes the following findings related to the waiver request:

The applicant requests a waiver from the requirement for an additional 20-foot-wide buffer outside of the transmission line easement. The site is burdened by the existing stream and associated buffers along the western property line. In addition, the site has a 255-foot-wide easement for the transmission line. Therefore, given the limited buildable area of the lot, the request to waive the additional 20-foot-wide buffer from the easement is supportable.

Staff Recommendation

Based on the staff's evaluation of the request and the standards governing exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the rezoning and special use permit request.

In addition, staff recommends **APPROVAL** of the following variance:

1. Section 230-130. to allow the recovered materials processing facility to be adjacent to property zoned for single family residential use.

In addition, staff recommends **APPROVAL** of the following waiver:

1. To eliminate the required minimum buffer of no less than 20 feet in width outside the utility easement.

Planning Commission Recommendation

Based on staff's evaluation of the request, information presented at the public hearing, and the Planning Commission's consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **APPROVAL WITH CONDITIONS** of the rezoning and special use permit request.

In addition, the Planning Commission recommends **APPROVAL** of the following variance request:

1. Section 230-130. to allow the recovered materials processing facility to be adjacent to property zoned for single family residential use.

In addition, the Planning Commission recommends **APPROVAL** of the following waiver request:

1. To eliminate the required minimum buffer of no less than 20 feet in width outside the utility easement.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions, as Amended)

RZC2022-00039

Approval as M-1 (Light Industry District) for a recovered materials processing facility, subject to the following conditions:

1. ~~The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received, December 14, 2022, with revisions required by conditions of approval and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.~~
2. All activities on the site related to recovered materials processing shall take place indoors.

- 3. The development shall be limited to one driveway access point from Gravitt Trail.**
4. Outdoor storage shall be prohibited.
5. All buildings shall adhere to Architectural Design Standards Category 2 of the Gwinnett County Architectural Standards for Commercial and Non-Residential Buildings.
- 6. The operating hours shall be limited to 7:30 AM to 5:30 PM Monday to Saturday.**
- 7. No mechanical or machine separation of recycled materials.**
- 8. The development shall be limited to the access points from Buford Highway.**
- 9. The tree line, adjacent to power lines on site, on the southeast side of the property shall remain and become an undisturbed buffer.**
- 10. A six-foot-tall opaque fence shall be erected by the developer/applicant across southeast boundary of the property. Developer/ applicant shall submit a new updated site plan for approval by Department of Planning and Development with Gwinnett County.**

SUP2023-00009

Approval of a Special Use Permit for the recovered materials processing facility, subject to the following conditions:

- 1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received, December 14, 2022, with revisions required by conditions of approval and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.**
2. All activities on the site related to recovered materials processing shall take place indoors.
- 3. The development shall be limited to one driveway access point from Gravitt Trail.**
4. Outdoor storage shall be prohibited.
5. All buildings shall adhere to Architectural Design Standards Category 2 of the Gwinnett County Architectural Standards for Commercial and Non-Residential Buildings.
- 6. The operating hours shall be limited to 7:30 AM to 5:30 PM Monday to Saturday.**
- 7. No mechanical or machine separation of recycled materials.**
- 8. The development shall be limited to the access points from Buford Highway.**

- 9. The tree line, adjacent to power lines on site, on the southeast side of the property shall remain and become an undisturbed buffer.**
- 10. A six-foot-tall opaque fence shall be erected by the developer/applicant across southeast boundary of the property. Developer/ applicant shall submit a new updated site plan for approval by Department of Planning and Development with Gwinnett County.**

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Letter of Intent and Applicant's Response to Standards
- D. Application and Disclosure of Campaign Contributions
- E. Internal and External Agency Review Comments
- F. Maps

Exhibit A: Site Visit Photos



View from the Buford Highway and Gravitt Trail intersection



View of the site from Gravitt Trail

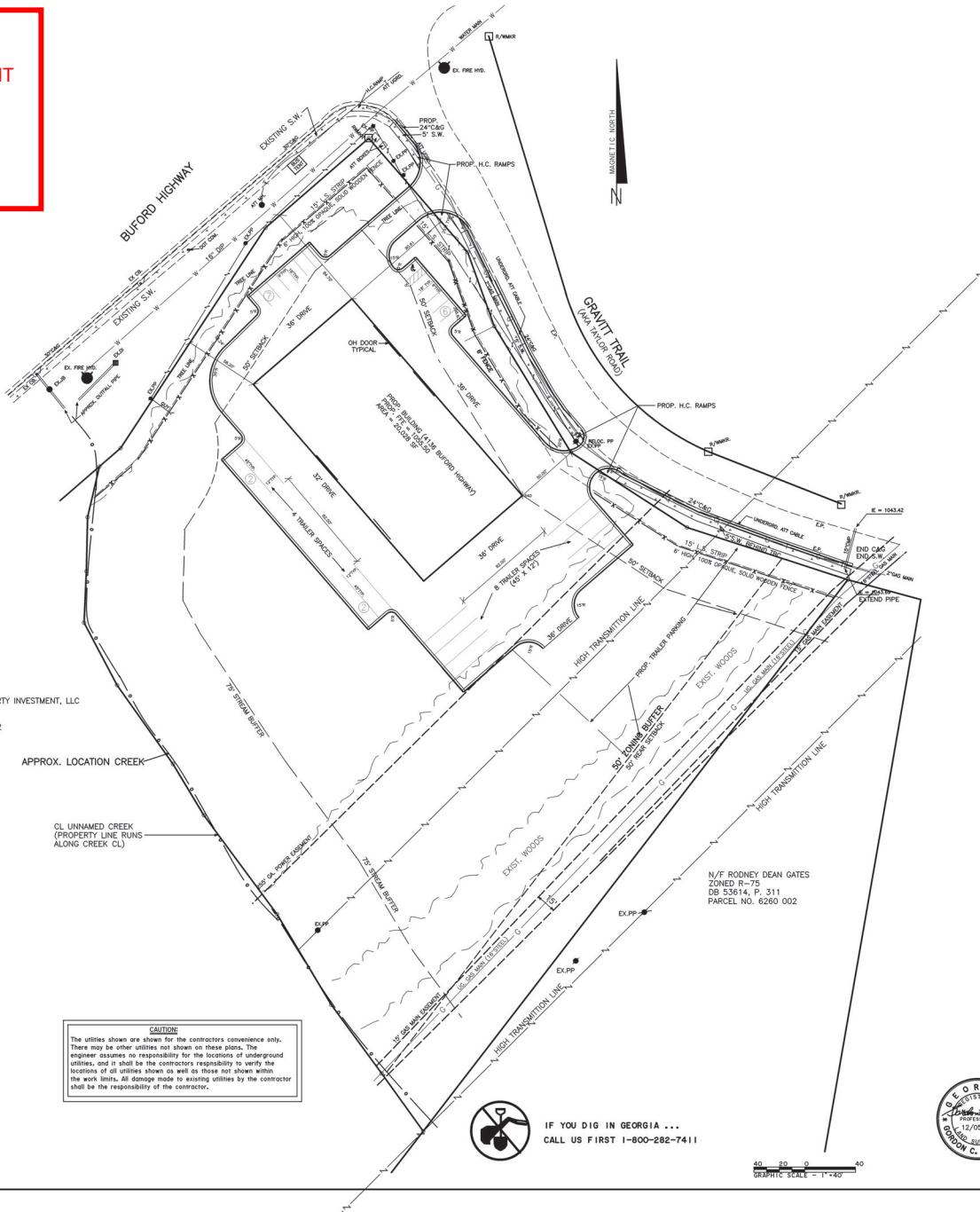
Exhibit B: Site Plan

[attached]

GWINNETT COUNTY PLANNING AND DEVELOPMENT

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12/14/2022



ZONING INFORMATION	
JURISDICTION	GWINNETT COUNTY
ZONING	C-2 GENERAL BUSINESS DISTRICT
USAGE	WAREHOUSE FACILITY
SITE AREA	221,622 SF
BUILDING AREA	20,000 SF
PAVED AREA	44,815 SF
% IMPERVIOUS	29.2%
OPEN SPACE	70.8%

PARKING	
MINIMUM REQUIRED	ONE SPACE / 2,500 SF (20,000 / 2,500) = 8
MAXIMUM ALLOWED	ONE SPACE / 400 SF (20,000 / 400) = 50
PROVIDED	13
ADA PROVIDED	1

GENERAL NOTES:

- 1.) SITE AREA = 5.09 ACRES
- 2.) PROPOSED ZONING: M1
- 3.) OWNER/DEVELOPER : REMETALLES, INC.
4136 BUFORD HIGHWAY
DULUTH, GEORGIA 30096
PH. 678-485-5803
CONTACT: JEFF PRUIT JR.
- 4.) ALL LANDSCAPE STRIPS ARE TO BE PLANTED
AS PERMITTED BY THE ZONING ORDERS
- 5.) THE SOFT WOODEN FENCE SHALL BE 6 FT. IN HEIGHT
END-TO-END, RODGUE MATERIAL, SPLASHED, SIDE-TOWARDS P/R/W



GORDON STORY, PE, RLS		LAND LOT #260	REVISED REZONING PLAN FOR:
CIVIL ENGINEER • LAND SURVEYOR		DISTRICT #6	PROPOSED WAREHOUSE FACILITY
LEVEL II CERTIFIED DESIGN PROFESSIONAL		GRIMMETT COUNTY	4136 BUFORD HIGHWAY AND
2608 RICKETSON ROAD		DATE: 12/05/02	2977 GRAVITAIL
WARRENTON, GA 30282		JOB: 22062	DULUTH, GA.
MOBILE PHONE: 678-656-3832		DISK #: #2205A	
EMAIL: gtrstory@prodigy.net		REVISIONS: REV. (1)12/08/22;REV.(2)12/14/22;	SHEET 1 OF 1

Exhibit C: Letter of Intent and Applicant's Response to Standards

[attached]

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8/4/2022

Rezoning Applicant's Response

For 4136 Buford Hwy and 2977 Gravitt Trail, Duluth, GA 30097

STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

(A) Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property:

Yes. The subject property is located within an existing commercial and industrial development corridor. The proposed use will be located within an entirely enclosed facility. This facility will be harmonious with the existing uses of the adjacent and nearby properties. The proposed development will create a quality economic use for this site, while providing an appropriate transition to nearby commercial uses.

(B) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property:

No. The proposed use will occur within an entirely enclosed facility. The rezoning request proposes a use that is absolutely compatible with the character of the corridor within which the property is located. Nearby properties already feature commercial and industrial uses, and those specific uses have proved to be entirely suitable to the other land uses in the vicinity of the subject property. The proposed light industrial use is entirely consistent with the uses of adjacent and nearby properties and will not adversely affect those properties.

(C) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned:

No. The property's location within a well-established commercial corridor makes the existing mixture of commercial and residential uses, given the size and location of the property, both inappropriate and inconsistent with the surrounding development. If the subject property remains as zoned, redevelopment will be economically unfeasible, thus denying the property a reasonable economic use.

(D) Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools:

No. This property has direct access to two roads. It is not anticipated that the proposed development will cause an excessive or burdensome impact on existing streets, transportation facilities, or utilities. Additionally, the infrastructure to handle this type of development is in place and can accommodate increased demand. With respect to the schools, the development would not affect the schools.

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8/4/2022 (E) **Whether the proposed rezoning is in conformity with the policy and intent of the land use plan.**

Yes. The Comprehensive Plan specifically contemplates this area and property as an appropriate location for light industrial uses. The proposed rezone is in conformity with the policy and intent of the plan and fits within the definitions contained in the County's adopted plan.

(F) **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed:**

Yes. Currently the property is vacant and does not offer much value to the County. Adjacent properties have recently been rezoned for light industrial and commercial uses, and the requested zoning and land plan helps to complete and support the economic and land use goals for the County. Furthermore, the proposed facility will provide for a more cost effective process and one that drastically reduces the amount of materials sent to our landfills.

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8/4/2022

C. JEFFERY PRUITT, JR. P.C.
Attorney at Law

326 West Main Street
Buford, GA 30518

770.271.0007-Phone

770.271.0049-Fax

August 4, 2022

Gwinnett County Planning & Development
446 West Crogan Street Suite 300
Lawrenceville, GA 30046

LETTER OF INTENT FOR REZONING APPLICATION
Remetales, Inc. 4136 Buford Highway and 2977 Gravitt Trail Duluth GA 30097

This request is to rezone an approximately 5.09-acre tract located directly off of Buford Highway and Gravitt Road Duluth, Georgia, Parcel ID No. R6260 011 and R6260 653. The applicant is proposing to rezone and acquire a special use permit with a variance to support a 20,000 square-foot metal-sorting warehouse facility. The properties are currently zoned C-2 (General Business District) and R-75 (Single-Family Residence District). The property is located near several parcels zoned for industrial use and commercial use (C-2), further exhibiting the need for the requested rezoning. There are also several other properties in the immediate vicinity zoned M-1 for similar industrial uses, with no negative impact on nearby properties, while contributing to the economic base of the City.

The subject property has been considered for a variety of commercial uses, however, the Applicant is the first developer with the resources and development experience to create a quality light distribution use to support nearby businesses, while creating jobs for potential employees in the area. Additionally, the infrastructure to handle this type of development is in place and can accommodate increased demand.

Applicant is the owner of the aforementioned parcels. Currently the parcels are two vacant lots. Applicant believes that a better use of the property and one that is friendlier to the environment, is to have a metal sorting facility. Thus, Applicant would like to build a 20,000 square foot warehouse with an additional gravel lot to the South of the proposed building location for additional parking for 53-foot trailers. (Similar to the property located next to our site.). This warehouse would have materials brought in in containers to the site, where they are sorted and then hauled off to other locations for disposal. **This facility will only accept and process non-hazardous materials.** This provides for a more cost effective process and one that drastically reduces the amount of materials sent to our landfills. The Applicant's engineer has spoken with the County Planning and Development Department and they confirmed that a majority of the property is zoned C-2 but a portion was rezoned R-75 at some point. Applicant originally requested a M-1 and C-2 zoning but this split zoning was discouraged. Thus, Applicant is requesting change in zoning for both parcels to M-1 (Light Industry District). Additionally, a metal-sorting warehouse facility is classified as a Recovered Materials Processing Facility which requires a Special Use Permit within the M-1 (Light Industry District). Thus, Applicant is also requesting a variance from Section 230-130.3.JJ.4 within Section 230-130 to allow the facility to be located adjacent to or across the street from any property used for or zoned for single-family residential use. The proposed distance from warehouse shall be a minimum of 50 feet.

Per the Gwinnett County Code Section 230-130.3.JJ Recovered Materials Processing Facility.

Recovered Materials Processing Facilities shall meet the following design standards:

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1. The minimum lot area for such facilities shall be 2 acres.
2. Activities shall be limited to collection, sorting, compaction and shipping.
3. Along the entire road frontage (except for approved access crossings), provide a 3 foot high landscaped earthen berm with a maximum slope of 3 to 1 and/or a minimum 6 foot high, 100 percent opaque, solid wooden fence or masonry wall. The fence/wall or berm must be located outside of any public right-of-way and interior to any landscaped strip. The finished side of a fence/wall shall face the exterior property lines.
4. The facility shall not be located adjacent to or across the street from any property used for or zoned for single-family residential use.
5. Lighting for such facilities shall be placed in such a fashion as to be directed away from any nearby residential areas.
6. Materials collected shall not be visible and deposited in a bin or bunker. All sorting and collection bins shall either be enclosed and have chutes available to the public or be located inside a fully-enclosed building.
7. No outdoor storage of uncontainerized materials shall be allowed.
8. Any outside storage areas shall be screened by a minimum eight foot high, solid wood fence, masonry wall or slatted chain-link fence. Materials stored outdoors shall not be placed or stacked at a height exceeding that of the screening fence.
9. The operator shall be required to submit an annual report to the Director that demonstrates that during each 90 day period of operation, the amount of material that is recycled, sold, used, or reused shall equal at least 60 percent by weight or volume of the material received during that 90 day period and sixty percent by weight or volume of all material previously received and not recycled, sold, used, or reused and carried forward into that 90 day period.

Applicant can comply with all of the above mentioned standards.

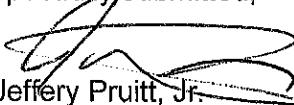
All sorting will be conducted indoors and the facility will operate Mondays through Saturdays from 7:00 AM until 6:00 PM. Further, all materials will be housed indoors and there will be no exposed storage. The proposed facility will employ approximately nine (9) employees. The only customers entering the site will be the truck drivers delivering the materials to the facility and the truck drivers removing the materials from the facility.

The rezoning and development of the subject property for light industrial is appropriate to the subject tract and is consistent with the use and development of the adjacent and surrounding properties and conforms with the policies and economic development goals for the County.

The 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 relating to the matters set forth in the Letter of Intent or in its Applications for Rezoning and Special Use Permit filed herewith. The Applicant respectfully requests your approval of this Application.

This 4 day of August, 2022.

Respectfully submitted,


C. Jeffery Pruitt, Jr.
Attorney for Applicant

Enclosures:

Rezoning Application and exhibits

Exhibit D: Application and Disclosure of Campaign Contributions

[attached]

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8/4/2022

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*	
NAME: <u>Remetales Inc.</u>	NAME: <u>Remetales, Inc.</u>	
ADDRESS: <u>4136 Buford Highway</u>	ADDRESS: <u>4136 Buford Highway</u>	
CITY: <u>Duluth</u>	CITY: <u>Duluth</u>	
STATE: <u>GA</u> ZIP: <u>30096</u>	STATE: <u>GA</u> ZIP: <u>30096</u>	
PHONE: <u>678-485-5803</u>	PHONE: <u>678-485-5803</u>	
EMAIL: <u>Mentalista@aol.com</u>	EMAIL: <u>Mentalista@aol.com</u>	
CONTACT PERSON: <u>Jeff Pruitt Jr.</u>	PHONE: <u>770-271-0007</u>	
CONTACT'S E-MAIL: <u>jeffe.thepruittfirm.com</u>		
APPLICANT IS THE:		
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): <u>C-2 & R-75</u>		REQUESTED ZONING DISTRICT: <u>M-1</u>
PARCEL NUMBER(S): <u>R6260011 & R6260 653</u>		ACREAGE: <u>5.09</u>
ADDRESS OF PROPERTY: <u>4136 Buford Hwy Duluth GA 30096 & 2977 Gravitt Trl Duluth GA 30096</u>		
PROPOSED DEVELOPMENT: <u>Warehouse and parking Lot</u>		

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units	No. of Buildings/Lots: <u>1</u>
Dwelling Unit Size (Sq. Ft.):	Total Building Sq. Ft. <u>29,000</u>
Gross Density:	Density: <u>.00045 per sq ft</u>
Net Density:	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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12/13/2022

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Remetales Inc.</u>	NAME: <u>Remetales Inc</u>
ADDRESS: <u>4136 Buford Highway</u>	ADDRESS: <u>4136 Buford Highway</u>
CITY: <u>Duluth</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30096</u>	STATE: <u>GA</u> ZIP: <u>30096</u>
PHONE: <u>678-485-5803</u>	PHONE: <u>678-485-5803</u>
EMAIL: <u>mentalista@aol.com</u>	EMAIL: <u>mentalista@aol.com</u>
CONTACT PERSON: <u>Jeff Pruitt Jr.</u>	PHONE: <u>770-271-0007</u>
CONTACT'S E-MAIL: <u>jeff@thepruittfirm.com</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:		
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>C-2 & R-75/M-1</u>		proposed BUILDING/LEASED SQUARE FEET: <u>24,000 sq ft</u>
PARCEL NUMBER(S): <u>R6260011</u>		ACREAGE: <u>5.09</u>
ADDRESS OF PROPERTY: <u>4136 Buford Hwy Duluth GA 30096</u>		
ADDRESS OF PROPERTY: <u>2977 Gravitt Trl Duluth GA 30096</u>		
SPECIAL USE REQUESTED: <u>Warehouse for Recovered Materials Processing Facility</u>		

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

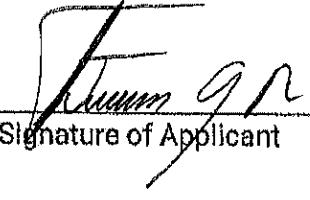
RECEIVED

8/4/2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

REZONING APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

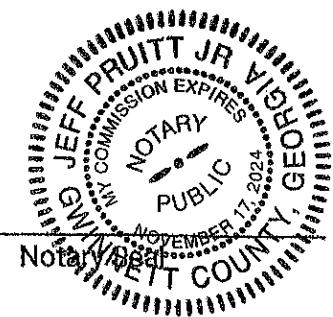

Signature of Applicant

08/03/2022
Date

Juan Rendón / CEO Remetales inc.
Type or Print Name and Title


Signature of Notary Public

8-3-2022
Date



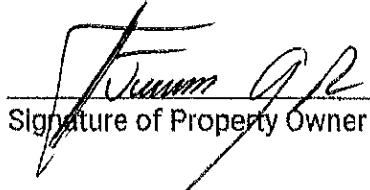
RECEIVED

8/4/2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY
CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION
OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12
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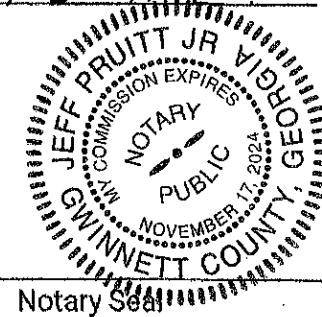

Signature of Property Owner

08/03/2022
Date

Juan Rendón / CEO Remetaller, Inc.
Type or Print Name and Title


Signature of Notary Public

8-3-2022
Date



RECEIVED

8/4/2022

Gwinnett County Planning Division
Rezoning Applications
Last Updated 10/2021

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest In Zoning Actions, and has submitted or attached the required information on the forms provided.

Truman Gr 09/03/2022 Juan Rendón, CEO
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

8-3-2022 *Jeff Pruitt Jr.*

John Smith 8/3/2023 
SIGNATURE OF NOTARY PUBLIC DATE

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES NO

Juan Rendón
YOUR NAME

If the answer is yes, please complete the following section.

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions

RECEIVED

8/8/2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: R 6 - 260 - 011
(Map Reference Number) District Land Lot Parcel

Truman J. R.
Signature of Applicant

08/03/2022
Date

Juan Reardon / CEO Remtak Inc
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Darlyne Neveil
NAME

TSA

TITLE

08/08/2022
DATE

RECEIVED

8/8/2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: R 6 - 260 - 653
(Map Reference Number) District Land Lot Parcel

Truman G. R.
Signature of Applicant

08/03/2022
Date

Juan Reardon / CEO Remotek Inc
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Darlyne Newell
NAME
08/08/2022
DATE

TSA
TITLE

RECEIVED

12/14/2022

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 10/2021

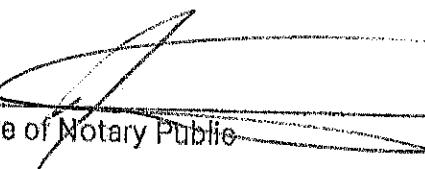
SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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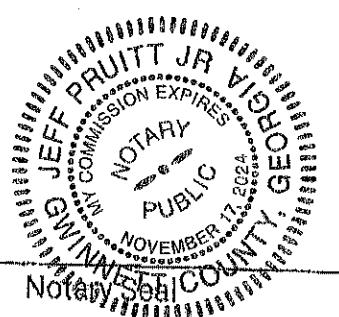

Signature of Applicant

12/13/22
Date

Juan Rendon / owner remotaler inc.
Type or Print Name and Title


Signature of Notary Public

12-13-2022
Date

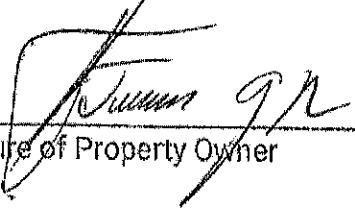


RECEIVED

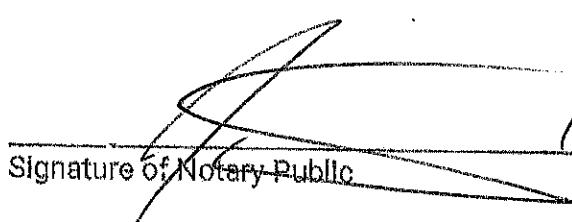
12/14/2022

SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST
ACTION BY THE BOARD OF COMMISSIONERS.


Signature of Property Owner

12/13/22
Date

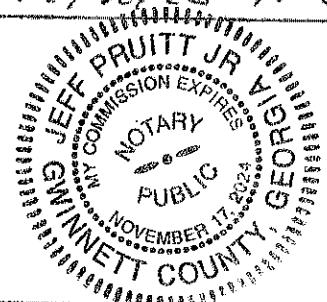

Type or Print Name and Title

12-13-2022

Signature of Notary Public

Date

Notary Seal



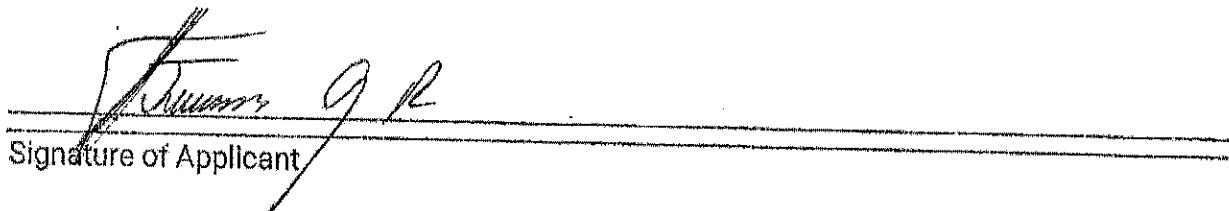
RECEIVED

12/14/2022

**SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT**

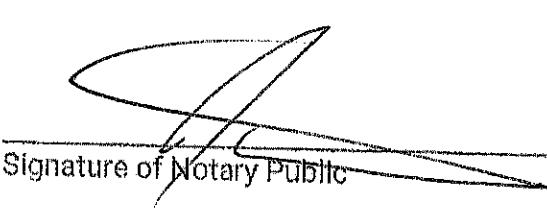
(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.

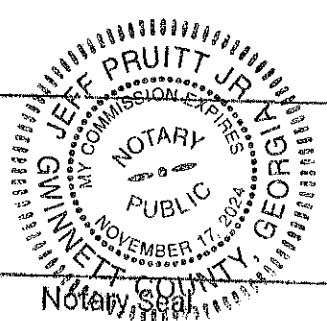

Signature of Applicant

Juan Rendón
Type or Print Name

12/13/22
Date


Signature of Notary Public

12-13-2022
Date



RECEIVED

12/14/2022

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 10/2021

CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Juan Rendón
SIGNATURE OF APPLICANT

12/13/22
DATE

Juan Rendón, Owner
TYPE OR PRINT NAME AND TITLE

Jeff Pruitt Jr.
SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

12/13/2022
DATE

Jeff Pruitt Jr.
TYPE OR PRINT NAME AND TITLE

Notary
SIGNATURE OF NOTARY PUBLIC

12/13/2022
DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTION

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES

NO

Juan Rendón
YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

Exhibit E: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date: 12.14.2022		
Department/Agency Name: Transportation		
Reviewer Name: Brent Hodges		
Reviewer Title: Construction Manager 1		
Reviewer Email Address: Brent.Hodges@gwinnettcounty.com		
Case Number: RZC2022-00039		
Case Address: 4136 Buford Highway / 2977 Gravitt Trail		
Comments: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
1	Buford Highway (SR 13) is a major arterial. ADT = 26,400. Gravitt Trail is a local street. No ADT on file.	
2	Nearest transit facility (#2334865) Buford Highway and Gravitt Trail, is located at the property corner.	
3		
4		
5		
6		
7		
Recommended Zoning Conditions: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
1	The developer shall be limited to one driveway access point along the Gravitt Trail frontage.	
2		
3		
4		
5		
6		
7		

Note: Attach additional pages, if needed

Revised 7/26/2021

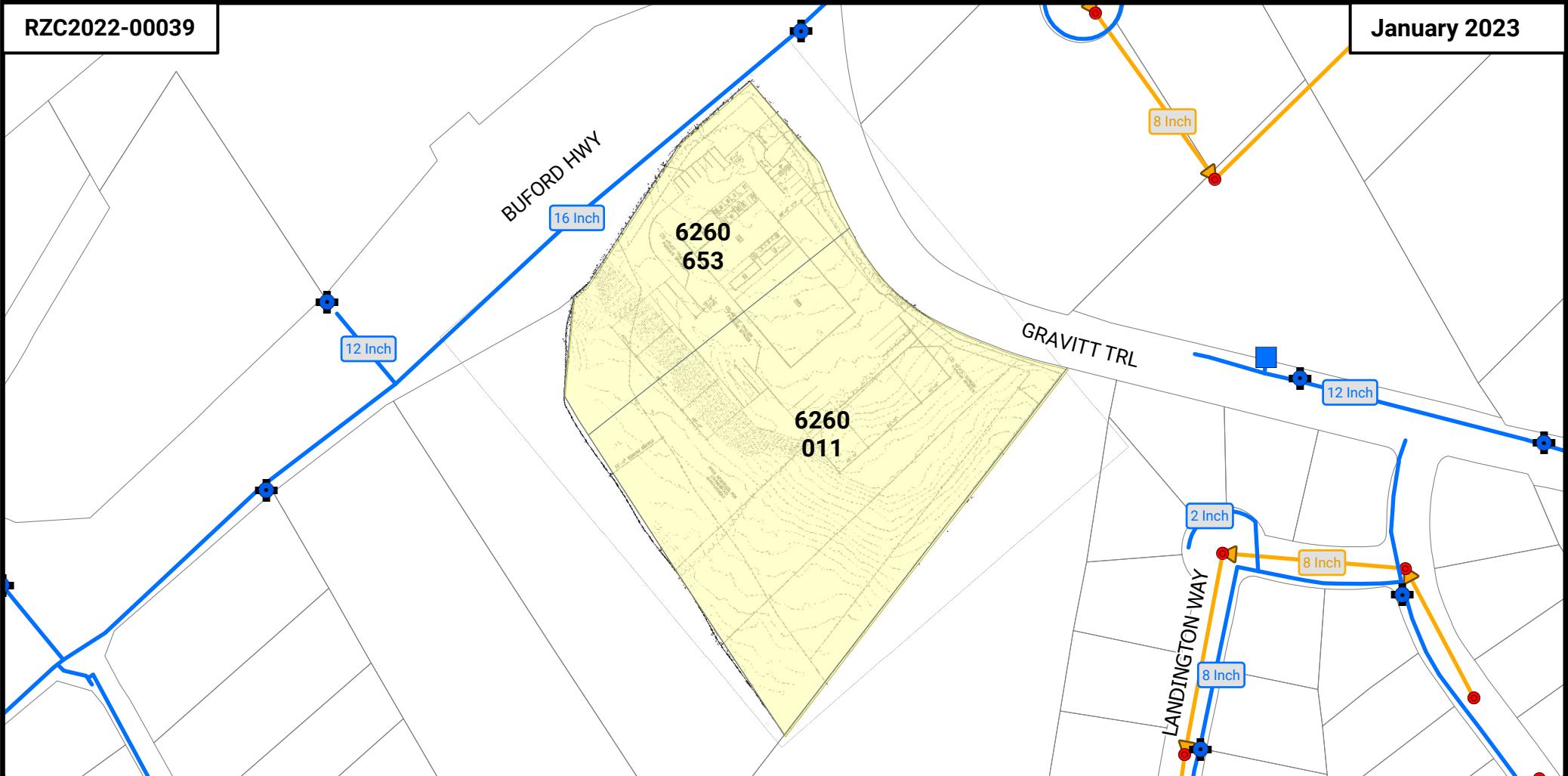


Department of Planning and Development TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:			
Department/Agency Name: DWR			
Reviewer Name: Mike Pappas			
Reviewer Title: GIS Planning Manager			
Reviewer Email Address: Michael.pappas@gwinnettcounty.com			
Case Number: RZC2022-00039			
Case Address: 4136 Buford Highway & 2977 Gravitt Trail			
Comments:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	Water: The development may connect to an existing 16-inch water main located on the east right-of-way of Buford Highway.		
2	Sewer: A Sewer Capacity Certification is required to confirm capacity. Pending available capacity, the proposed development may connect to an existing 8-inch sanitary sewer main located on Landington Way. An easement will be required to access the sewer. An industrial pre-treatment permit may be required; the developer should contact DWR to confirm requirements.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

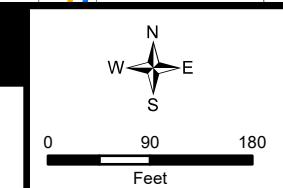
Revised 7/26/2021



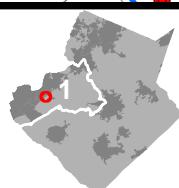
LEGEND

▲ Flow Management	● Hydrant	▲ Sewer Force Main
▲ Pump Station	■ City	▲ Effluent Outfall
▲ Regional	■ Water Main	▲ Sewer Collector
● Manhole	■ Reuse Main	▲ Sewer Interceptor

4136 Buford Hwy, 2977 Gravitt Trl
C-1 & R-75 to M-1
Water & Sewer Utility Map



LOCATION



Water Comments: The development may connect to an existing 16-inch water main located on the east right-of-way of Buford Highway.

Sewer Comments: A Sewer Capacity Certification is required to confirm capacity. Pending available capacity, the proposed development may connect to an existing 8-inch sanitary sewer main located on Landington Way. An easement will be required to access the sewer. An industrial pre-treatment permit may be required; the developer should contact DWR to confirm requirements.

Water Availability: Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

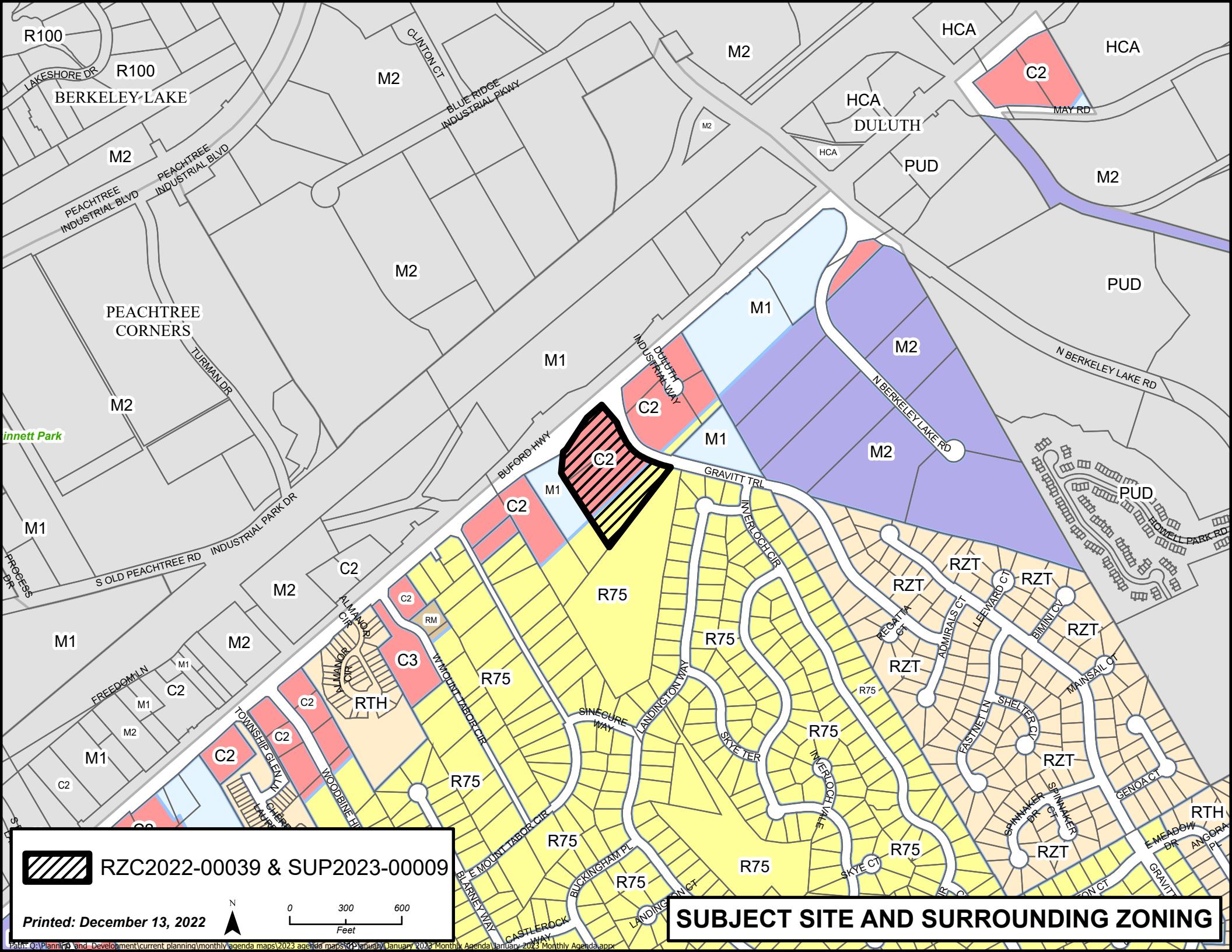
Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

Exhibit F: Maps

[attached]





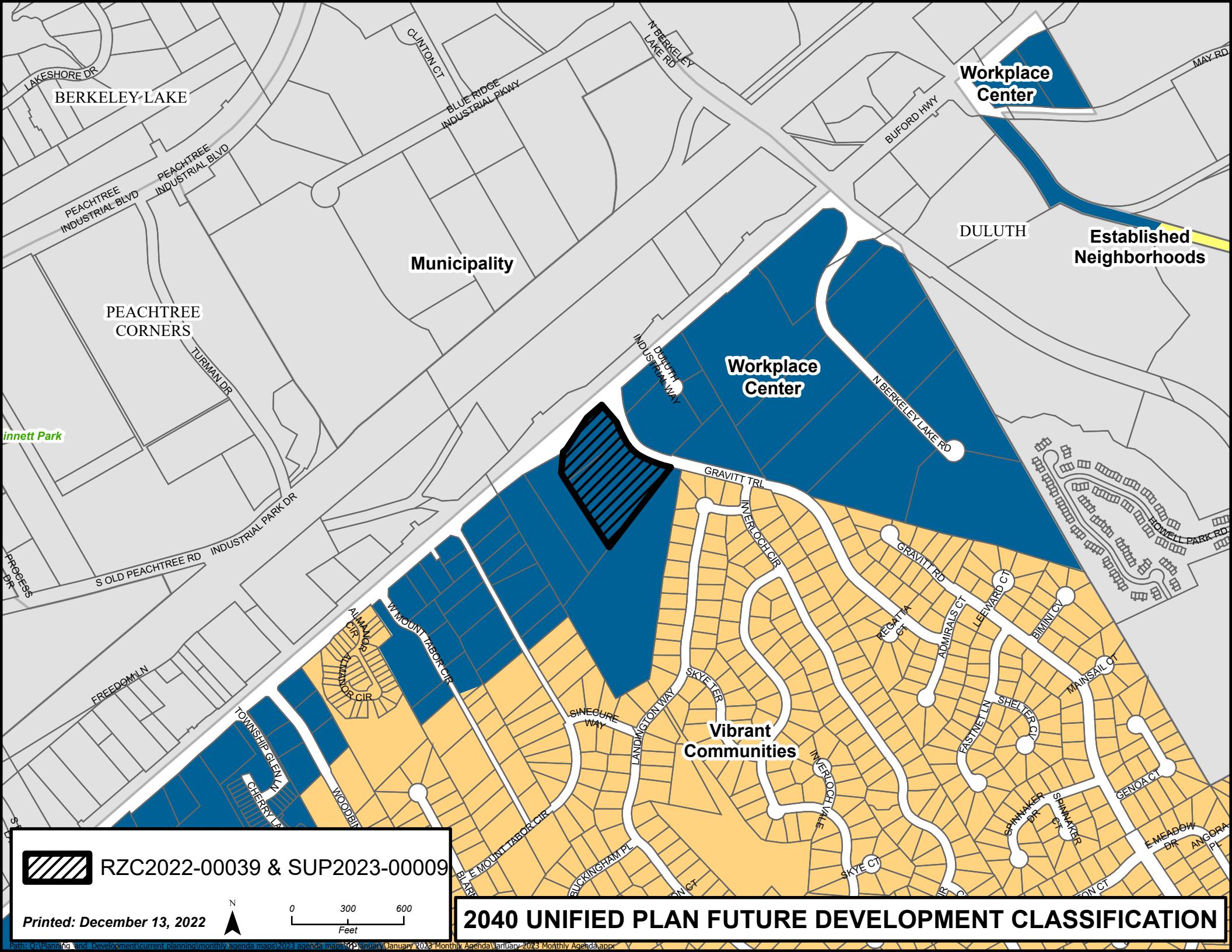
RZC2022-00039 & SUP2023-00009

N

A horizontal number line starting at 0 and ending at 600. There are tick marks at 0, 300, and 600. Between 0 and 300, there is a tick mark labeled '5'.

Printed: December 13, 2022

SUBJECT SITE AND SURROUNDING ZONING



RECEIVED

8/4/2022

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*	
NAME: <u>Remetales Inc.</u>	NAME: <u>Remetales, Inc.</u>	
ADDRESS: <u>4136 Buford Highway</u>	ADDRESS: <u>4136 Buford Highway</u>	
CITY: <u>Duluth</u>	CITY: <u>Duluth</u>	
STATE: <u>GA</u> ZIP: <u>30096</u>	STATE: <u>GA</u> ZIP: <u>30096</u>	
PHONE: <u>678-485-5803</u>	PHONE: <u>678-485-5803</u>	
EMAIL: <u>mentalist@aol.com</u>	EMAIL: <u>mentalist@aol.com</u>	
CONTACT PERSON: <u>Jeff Pruitt Jr.</u>	PHONE: <u>770-271-0007</u>	
CONTACT'S E-MAIL: <u>jeffe.thepruittfirm.com</u>		
APPLICANT IS THE:		
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): <u>C-2 & R-75</u>		REQUESTED ZONING DISTRICT: <u>M-1</u>
PARCEL NUMBER(S): <u>R6260011 & R6260 653</u>		ACREAGE: <u>5.09</u>
ADDRESS OF PROPERTY: <u>4136 Buford Hwy Duluth GA 30096 & 2977 Gravitt Trl Duluth GA 30096</u>		
PROPOSED DEVELOPMENT: <u>Warehouse and parking Lot</u>		

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units	No. of Buildings/Lots: <u>1</u>
Dwelling Unit Size (Sq. Ft.):	Total Building Sq. Ft. <u>29,000</u>
Gross Density:	Density: <u>.00045 per sq ft</u>
Net Density:	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

12/13/2022

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 10/2021**SPECIAL USE PERMIT APPLICATION**

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

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NAME: <u>Remetales Inc.</u>	NAME: <u>Remetales Inc</u>
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CITY: <u>Duluth</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30096</u>	STATE: <u>GA</u> ZIP: <u>30096</u>
PHONE: <u>678-485-5803</u>	PHONE: <u>678-485-5803</u>
EMAIL: <u>mentalista@aol.com</u>	EMAIL: <u>mentalista@aol.com</u>
CONTACT PERSON: <u>Jeff Pruitt Jr.</u>	PHONE: <u>770-271-0007</u>
CONTACT'S E-MAIL: <u>jeff@thepruittfirm.com</u>	

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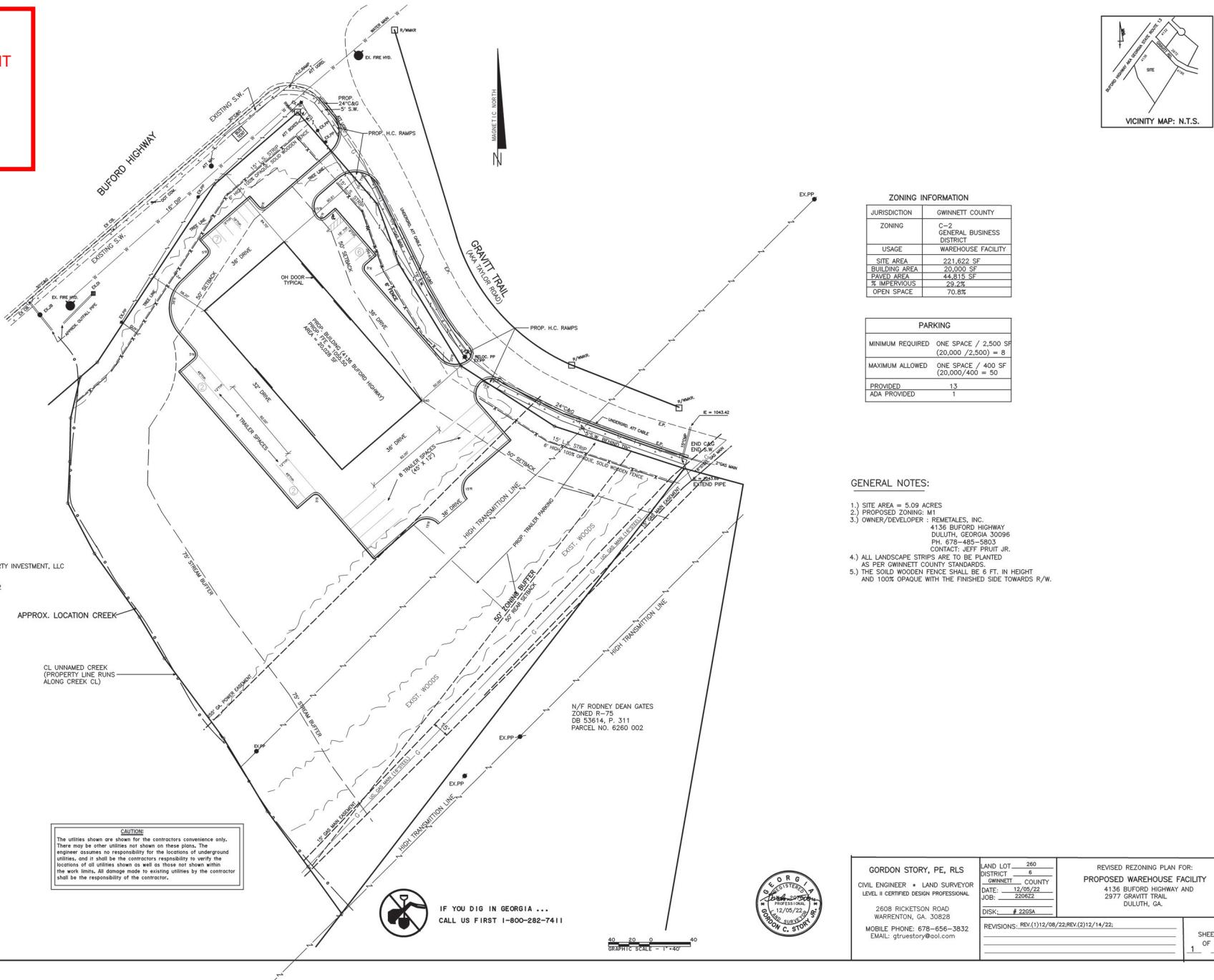
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EXISTING/PROPOSED ZONING: <u>C-2 & R-75/M-1</u>		<u>Proposed</u>
PARCEL NUMBER(S): <u>R6260011</u>		BUILDING/LEASED SQUARE FEET: <u>24,000 sq ft</u>
ADDRESS OF PROPERTY: <u>4136 Buford Hwy Duluth GA 30096</u>		
SPECIAL USE REQUESTED: <u>Warehouse for Recovered Materials Processing Facility</u>		

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GWINNETT COUNTY PLANNING AND DEVELOPMENT

RECEIVED

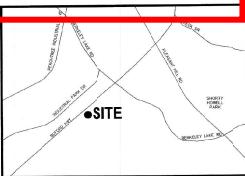
12/14/2022



GWINNETT COUNTY PLANNING AND DEVELOPMENT

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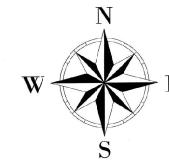
8/4/2022



VICINITY MAP
NOT TO SCALE

LEGEND:

- § - CENTERLINE
- D.B. - DEED BOOK
- P.B. - PLAT BOOK
- P.C. - PAGE
- R/W - RIGHT OF WAY
- E.I.P. - EXISTING IRON RN
- ④ - 5/3" REAR FOUND (UNLESS OTHERWISE NOTED)
- ◎ - 5/3" REAR FOUND
- - 5/8" REAR SE
- N/W - NORTH WEST
- E - EASEMENT PROPERTY LINE
- - SURVEYED BOUNDARY LINE
- (M) - MEASURED DISTANCE
- (R) - RECORD DISTANCE



EIGEN-OSCILLATIONS

LINE	BEARING	DISTANCE
L1	S 14°37'23" W	25.69
L2	S 10°38'51" W	14.35
L3	S 07°15'16" W	20.90
L4	S 01°54'15" W	20.56
L5	S 03°07'53" W	25.72
L6	S 01°56'23" W	13.58
L7	S 14°21'10" W	10.37
L8	S 34°55'54" W	44.28
L9	S 35°38'54" W	44.83
L10	S 34°47'42" W	29.20
L11	S 35°38'09" W	23.57
L12	S 31°02'42" W	22.44
L13	S 31°11'56" W	44.30
L14	S 36°39'58" W	50.80
L15	S 30°22'55" W	47.22
L16	S 31°35'14" W	33.88
L17	S 36°06'44" W	17.79
L18	S 36°16'55" W	47.61
L19	S 35°56'03" W	18.35
L20	S 35°33'45" W	36.20

REFERENCES:

SURVEY NOTES:

1. THE PURPOSE OF THIS P.T.P. IS A BOUNDARY SURVEY FOR AN EXISTING PARCEL OF LAND.
2. ALL AREA INCLUDES EASEMENTS WITHIN THE SUBJECT PARCEL.
3. 1/8" REBAR WITH WHITE PLASTIC CAP, LABELED RLS NO. 3475, SET AT ALL CORNERS OF THE SUBJECT PROPERTY.
4. PROPERTY CLASS IS DEFINED AS COMMERCIAL VACANT LAND PER OWNERS COUNTY TAX ASSESSOR'S OFFICE, ZONE C-2.
5. THE PROPERTY IS LOCATED IN FULTON COUNTY, GA, 2514 CHASSIS RIVER CONNECTED TO THE GPS GNSS REAL TIME NETWORK USED TO OBTAIN THE LINEAR & ANGULAR MEASUREMENTS FOR THIS SURVEY.
6. THE SURVEY FOR THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,678' AND AN ANGULAR ERROR OF 0 SECONDS PER ANGLE MEASURED.
7. THE SURVEY WAS CONDUCTED ON 2/20/2001.
8. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 24,678' FEET.
9. HORIZONTA L SURVEY IN ACCORDANCE WITH THE 1983 (2003) GEORGIA STATE PLANE, WEST ZONE.
10. UNIT OF MEASUREMENT IS U.S. SURVEY FOOT.
11. DISTANCES SHOW HORIZONAL GROUND DISTANCES PER STATE STATUTE.
12. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS PER THE NATIONAL FLOOD INSURANCE PROGRAM.
13. NO NSI MARKING WAS FOUND WITHIN 500 FEET OF THE SURVEYED PROPERTY. THE DATUM FOR THIS SURVEY WAS ESTABLISHED UTILIZING THE GLOBAL POSITIONING SYSTEM (GPS) BASED ON POSITIONAL VALUES FOR THE GEOPOLITICAL SURFACE STATION NETWORK (GNS) PROVIDED BY EOPSS SOLUTIONS.

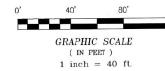
FINAL REGISTERED LAND SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME, BOB OGDEN, FOR THE STATE OF UTAH. THAT ALL INFORMATION HERON IS ACTUALLY EXISTED AND FELL LOCATION, DATE AND MATERIALS ARE CORRECTLY SHOWN. THIS PLAT WAS DRAWN, CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO 1/4 INCH IN 16176 FEET, AND CONTAINS A TOTAL OF 5.09 ACRES. THE PLAT WAS DRAWN AND USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HERIN WAS LEICA W50.



DATE OF EXPIRATION 12/31/20

DATE OF EXPIRATION



RECEIVED

8/4/2022

Rezoning Applicant's Response

For 4136 Buford Hwy and 2977 Gravitt Trail, Duluth, GA 30097

STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

(A) Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property:

Yes. The subject property is located within an existing commercial and industrial development corridor. The proposed use will be located within an entirely enclosed facility. This facility will be harmonious with the existing uses of the adjacent and nearby properties. The proposed development will create a quality economic use for this site, while providing an appropriate transition to nearby commercial uses.

(B) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property:

No. The proposed use will occur within an entirely enclosed facility. The rezoning request proposes a use that is absolutely compatible with the character of the corridor within which the property is located. Nearby properties already feature commercial and industrial uses, and those specific uses have proved to be entirely suitable to the other land uses in the vicinity of the subject property. The proposed light industrial use is entirely consistent with the uses of adjacent and nearby properties and will not adversely affect those properties.

(C) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned:

No. The property's location within a well-established commercial corridor makes the existing mixture of commercial and residential uses, given the size and location of the property, both inappropriate and inconsistent with the surrounding development. If the subject property remains as zoned, redevelopment will be economically unfeasible, thus denying the property a reasonable economic use.

(D) Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools:

No. This property has direct access to two roads. It is not anticipated that the proposed development will cause an excessive or burdensome impact on existing streets, transportation facilities, or utilities. Additionally, the infrastructure to handle this type of development is in place and can accommodate increased demand. With respect to the schools, the development would not affect the schools.

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8/4/2022 (E) **Whether the proposed rezoning is in conformity with the policy and intent of the land use plan.**

Yes. The Comprehensive Plan specifically contemplates this area and property as an appropriate location for light industrial uses. The proposed rezone is in conformity with the policy and intent of the plan and fits within the definitions contained in the County's adopted plan.

(F) **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed:**

Yes. Currently the property is vacant and does not offer much value to the County. Adjacent properties have recently been rezoned for light industrial and commercial uses, and the requested zoning and land plan helps to complete and support the economic and land use goals for the County. Furthermore, the proposed facility will provide for a more cost effective process and one that drastically reduces the amount of materials sent to our landfills.

RECEIVED

8/4/2022

C. JEFFERY PRUITT, JR. P.C.
Attorney at Law

326 West Main Street
Buford, GA 30518

770.271.0007-Phone

770.271.0049-Fax

August 4, 2022

Gwinnett County Planning & Development
446 West Crogan Street Suite 300
Lawrenceville, GA 30046

LETTER OF INTENT FOR REZONING APPLICATION
Remetales, Inc. 4136 Buford Highway and 2977 Gravitt Trail Duluth GA 30097

This request is to rezone an approximately 5.09-acre tract located directly off of Buford Highway and Gravitt Road Duluth, Georgia, Parcel ID No. R6260 011 and R6260 653. The applicant is proposing to rezone and acquire a special use permit with a variance to support a 20,000 square-foot metal-sorting warehouse facility. The properties are currently zoned C-2 (General Business District) and R-75 (Single-Family Residence District). The property is located near several parcels zoned for industrial use and commercial use (C-2), further exhibiting the need for the requested rezoning. There are also several other properties in the immediate vicinity zoned M-1 for similar industrial uses, with no negative impact on nearby properties, while contributing to the economic base of the City.

The subject property has been considered for a variety of commercial uses, however, the Applicant is the first developer with the resources and development experience to create a quality light distribution use to support nearby businesses, while creating jobs for potential employees in the area. Additionally, the infrastructure to handle this type of development is in place and can accommodate increased demand.

Applicant is the owner of the aforementioned parcels. Currently the parcels are two vacant lots. Applicant believes that a better use of the property and one that is friendlier to the environment, is to have a metal sorting facility. Thus, Applicant would like to build a 20,000 square foot warehouse with an additional gravel lot to the South of the proposed building location for additional parking for 53-foot trailers. (Similar to the property located next to our site.). This warehouse would have materials brought in in containers to the site, where they are sorted and then hauled off to other locations for disposal. **This facility will only accept and process non-hazardous materials.** This provides for a more cost effective process and one that drastically reduces the amount of materials sent to our landfills. The Applicant's engineer has spoken with the County Planning and Development Department and they confirmed that a majority of the property is zoned C-2 but a portion was rezoned R-75 at some point. Applicant originally requested a M-1 and C-2 zoning but this split zoning was discouraged. Thus, Applicant is requesting change in zoning for both parcels to M-1 (Light Industry District). Additionally, a metal-sorting warehouse facility is classified as a Recovered Materials Processing Facility which requires a Special Use Permit within the M-1 (Light Industry District). Thus, Applicant is also requesting a variance from Section 230-130.3.JJ.4 within Section 230-130 to allow the facility to be located adjacent to or across the street from any property used for or zoned for single-family residential use. The proposed distance from warehouse shall be a minimum of 50 feet.

Per the Gwinnett County Code Section 230-130.3.JJ Recovered Materials Processing Facility.

Recovered Materials Processing Facilities shall meet the following design standards:

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8/4/2022

1. The minimum lot area for such facilities shall be 2 acres.
2. Activities shall be limited to collection, sorting, compaction and shipping.
3. Along the entire road frontage (except for approved access crossings), provide a 3 foot high landscaped earthen berm with a maximum slope of 3 to 1 and/or a minimum 6 foot high, 100 percent opaque, solid wooden fence or masonry wall. The fence/wall or berm must be located outside of any public right-of-way and interior to any landscaped strip. The finished side of a fence/wall shall face the exterior property lines.
4. The facility shall not be located adjacent to or across the street from any property used for or zoned for single-family residential use.
5. Lighting for such facilities shall be placed in such a fashion as to be directed away from any nearby residential areas.
6. Materials collected shall not be visible and deposited in a bin or bunker. All sorting and collection bins shall either be enclosed and have chutes available to the public or be located inside a fully-enclosed building.
7. No outdoor storage of uncontainerized materials shall be allowed.
8. Any outside storage areas shall be screened by a minimum eight foot high, solid wood fence, masonry wall or slatted chain-link fence. Materials stored outdoors shall not be placed or stacked at a height exceeding that of the screening fence.
9. The operator shall be required to submit an annual report to the Director that demonstrates that during each 90 day period of operation, the amount of material that is recycled, sold, used, or reused shall equal at least 60 percent by weight or volume of the material received during that 90 day period and sixty percent by weight or volume of all material previously received and not recycled, sold, used, or reused and carried forward into that 90 day period.

Applicant can comply with all of the above mentioned standards.

All sorting will be conducted indoors and the facility will operate Mondays through Saturdays from 7:00 AM until 6:00 PM. Further, all materials will be housed indoors and there will be no exposed storage. The proposed facility will employ approximately nine (9) employees. The only customers entering the site will be the truck drivers delivering the materials to the facility and the truck drivers removing the materials from the facility.

The rezoning and development of the subject property for light industrial is appropriate to the subject tract and is consistent with the use and development of the adjacent and surrounding properties and conforms with the policies and economic development goals for the County.

The 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 relating to the matters set forth in the Letter of Intent or in its Applications for Rezoning and Special Use Permit filed herewith. The Applicant respectfully requests your approval of this Application.

This 4 day of August, 2022.

Respectfully submitted,


C. Jeffery Pruitt, Jr.
Attorney for Applicant

Enclosures:

Rezoning Application and exhibits

RECEIVED

8/4/2028 LEGAL DESCRIPTION FOR BOUNDARY PLAT – LAND LOT 260; 6TH LAND DISTRICT; GWINNETT COUNTY, GA

ALL AND SINGULAR THAT CERTAIN TRACT OF LAND LYING AND BEING IN LAND LOT 260, 6TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING 5/8-INCH REBAR, LYING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF GA HIGHWAY NUMBER 13-US HIGHWAY NUMBER 23 WITH THE WESTERN RIGHT-OF-WAY OF GRAVITT TRAIL (AKA TAYLOR ROAD), BEING THE NORTHEAST CORNER OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY AUTOTOWN, INC. AS RECORDED IN DEED BOOK 44682, PAGE 66 OF THE GWINNETT COUNTY CLERK OF COURT;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SAID WESTERN RIGHT-OF-WAY OF GRAVITT TRAIL (AKA TAYLOR ROAD) THE FOLLOWING COURSES AND DISTANCES;

THENCE SOUTH 40 DEGREES, 37 MINUTES, 34 SECONDS EAST A DISTANCE OF 115.85 FEET TO A 5/8-INCH REBAR FOUND;

THENCE SOUTH 20 DEGREES, 12 MINUTES, 39 SECONDS EAST A DISTANCE OF 60.17 FEET TO A 5/8-INCH REBAR FOUND;

THENCE SOUTH 33 DEGREES, 13 MINUTES, 16 SECONDS EAST A DISTANCE OF 108.03 FEET TO A 5/8-INCH REBAR FOUND;

THENCE SOUTH 54 DEGREES, 05 MINUTES, 35 SECONDS EAST A DISTANCE OF 109.64 FEET TO A 5/8-INCH REBAR FOUND;

THENCE SOUTH 71 DEGREES, 56, MINUTES, 15 SECONDS EAST A DISTANCE OF 129.77 FEET TO A 5/8-INCH REBAR FOUND;

THENCE LEAVING THE SAID WESTERLY RIGHT-OF-WAY OF GRAVITT TRAIL (AKA TAYLOR ROAD), SOUTH 37 DEGREES, 40 MINUTES, 35 SECONDS WEST A DISTANCE OF 534.20 FEET TO A POINT IN THE CENTERLINE OF A CREEK;

THENCE IN A NORTHWESTERLY DIRECTION ALONG THE CENTERLINE OF SAID CREEK THE FOLLOWING COURSES AND DISTANCES;

NORTH 35 DEGREES, 33 MINUTES, 45 SECONDS WEST 36.28 FEET

NORTH 35 DEGREES, 56 MINUTES, 03 SECONDS WEST 18.35 FEET

NORTH 36 DEGREES, 16 MINUTES, 55 SECONDS WEST 47.61 FEET

NORTH 36 DEGREES, 06 MINUTES, 44 SECONDS WEST 17.79 FEET

NORTH 31 DEGREES, 35 MINUTES, 14 SECONDS WEST 33.86 FEET

NORTH 30 DEGREES, 22 MINUTES, 55 SECONDS WEST 47.22 FEET

NORTH 36 DEGREES, 39 MINUTES, 58 SECONDS WEST 50.40 FEET

NORTH 36 DEGREES, 11 MINUTES, 59 SECONDS WEST 44.05 FEET

RECEIVED

8/4/2022 NORTH 31 DEGREES, 02 MINUTES, 42 SECONDS WEST 22.44 FEET

NORTH 30 DEGREES, 58 MINUTES, 09 SECONDS WEST 23.67 FEET

NORTH 34 DEGREES, 47 MINUTES, 42 SECONDS WEST 29.20 FEET

NORTH 35 DEGREES, 38 MINUTES, 56 SECONDS WEST 44.83 FEET

NORTH 30 DEGREES, 55 MINUTES, 54 SECONDS WEST 44.28 FEET

NORTH 14 DEGREES, 21 MINUTES, 09 SECONDS WEST 10.37 FEET

NORTH 01 DEGREES, 50 MINUTES, 21 SECONDS EAST 13.58 FEET

NORTH 03 DEGREES, 07 MINUTES, 51 SECONDS EAST 25.72 FEET

NORTH 01 DEGREES, 15 MINUTES, 41 SECONDS EAST 20.56 FEET

NORTH 01 DEGREES, 15 MINUTES, 16 SECONDS EAST 20.90 FEET

NORTH 10 DEGREES, 38 MINUTES, 51 SECONDS EAST 14.35 FEET

NORTH 14 DEGREES, 37 MINUTES, 21 SECONDS EAST 25.69 FEET TO A POINT LYING IN THE SAID SOUTHERN RIGHT-OF-WAY OF GA HIGHWAY NUMBER 13-US HIGHWAY NUMBER 23;

THENCE WITH SAID SOUTHERN RIGHT-OF-WAY OF GA HIGHWAY NUMBER 13-US HIGHWAY NUMBER 23, NORTH 49 DEGREES, 09 MINUTES, 06 SECONDS EAST A DISTANCE OF 21.52 FEET TO A 5/8-INCH REBAR FOUND;

THENCE CONTINUING WITH SAID SOUTHERN RIGHT-OF-WAY OF GA HIGHWAY NUMBER 13-US HIGHWAY NUMBER 23, NORTH 33 DEGREES, 23 MINUTES, 59 SECONDS EAST A DISTANCE OF 202.61 FEET TO A 5/8-INCH REBAR FOUND;

THENCE CONTINUING WITH SAID SOUTHERN RIGHT-OF-WAY OF GA HIGHWAY NUMBER 13-US HIGHWAY NUMBER 23, NORTH 49 DEGREES, 09 MINUTES, 46 SECONDS EAST A DISTANCE OF 104.88 FEET TO THE POINT AND PLACE OF BEGINNING

CONTAINING 5.09 ACRES (221,622 SQUARE FEET) AND BEING SHOWN ON THAT CERTAIN PLAT ENTITLED "BOUNDARY SURVEY FOR AUTOTOWN, INC." DATED DECEMBER 09, 2021 BY A. CORY WILLIAMS, RLS NO. 3474.

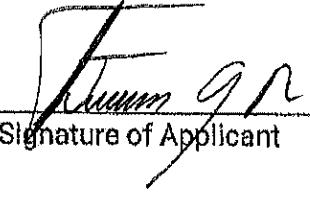
RECEIVED

8/4/2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

REZONING APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

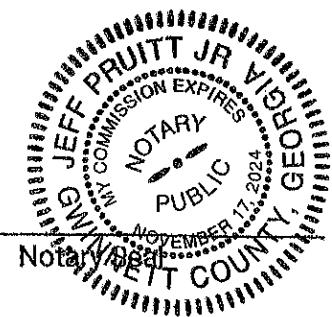

Signature of Applicant

08/03/2022
Date

Juan Rendón / CEO Remetales inc.
Type or Print Name and Title


Signature of Notary Public

8-3-2022
Date



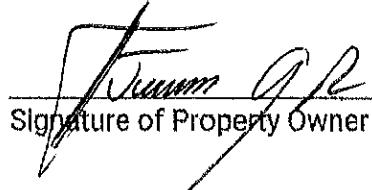
RECEIVED

8/4/2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY
CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION
OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12
MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS
WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR
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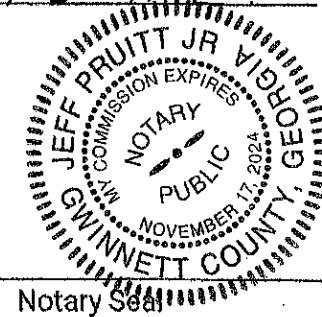

Signature of Property Owner

08/03/2022
Date

Juan Rendón / CEO Remetaller, Inc.
Type or Print Name and Title


Signature of Notary Public

8-3-2022
Date



RECEIVED

8/4/2022

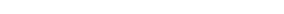
Gwinnett County Planning Division
Rezoning Applications
Last Updated 10/2021

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest In Zoning Actions, and has submitted or attached the required information on the forms provided.

Truman Gr 09/03/2022 Juan Rendón / CEO
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE RENTATES INC

8-3-2022 *Jeff Pruitt Jr.*

John Smith 8/3/2023 

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES NO

Juan Rendón
YOUR NAME

If the answer is yes, please complete the following section.

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions

RECEIVED

8/8/2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: R 6 - 260 - 011
(Map Reference Number) District Land Lot Parcel

Truman J. R.
Signature of Applicant

08/03/2022
Date

Truman R. R. / CEO Remtak Inc
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Darlyne Neveil
NAME

TSA

TITLE

08/08/2022

DATE

RECEIVED

8/8/2022

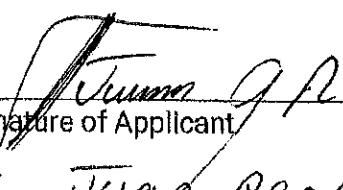
Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: R 6 - 260 - 653
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

08/03/2022
Date

Juan Reeder / CEO Remodelers Inc
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Darlyne Newell
NAME

TSA
TITLE

08/08/2022
DATE

RECEIVED

12/14/2022

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 10/2021

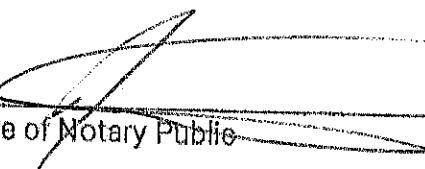
SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

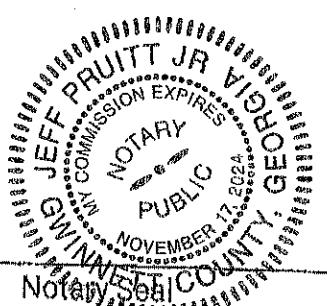

Signature of Applicant

12/13/22
Date

Juan Rendon / owner remotaler inc.
Type or Print Name and Title


Signature of Notary Public

12-13-2022
Date



RECEIVED

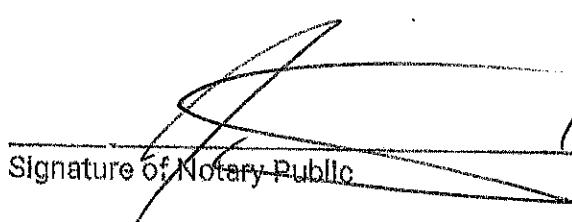
12/14/2022

SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY
CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION
OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12
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ACTION BY THE BOARD OF COMMISSIONERS.


Signature of Property Owner

12/13/22
Date

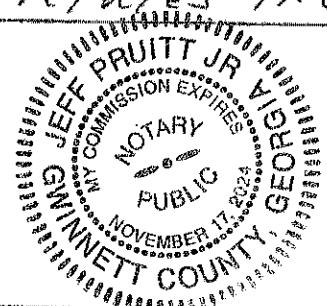

Type or Print Name and Title

12-13-2022

Signature of Notary Public

Date

Notary Seal



RECEIVED

12/14/2022

**SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT**

(Only submit with Special Use Permit Application for a use within a residence)

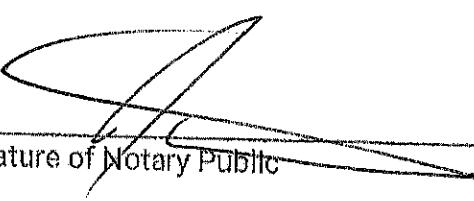
I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.



Signature of Applicant

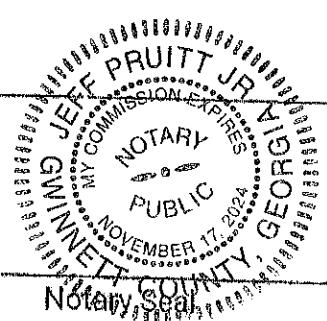
Juan Rendon
Type or Print Name

12/13/22
Date



Signature of Notary Public

12-13-2022
Date



RECEIVED

12/14/2022

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 10/2021

CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq., Conflict of Interest In Zoning Actions, and has submitted or attached the required information on the forms provided.

~~SIGNATURE OF APPLICANT~~

12/13/22
DATE

Juan Rendón / owner
TYPE OR PRINT NAME AND TITLE

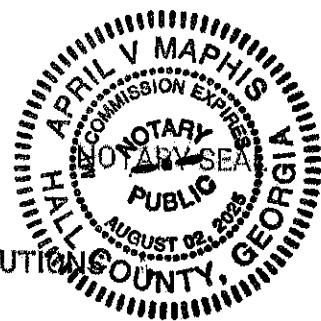
**SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE**

12/13/2022

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF NOTARY PUBLIC

DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES NO

YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.