

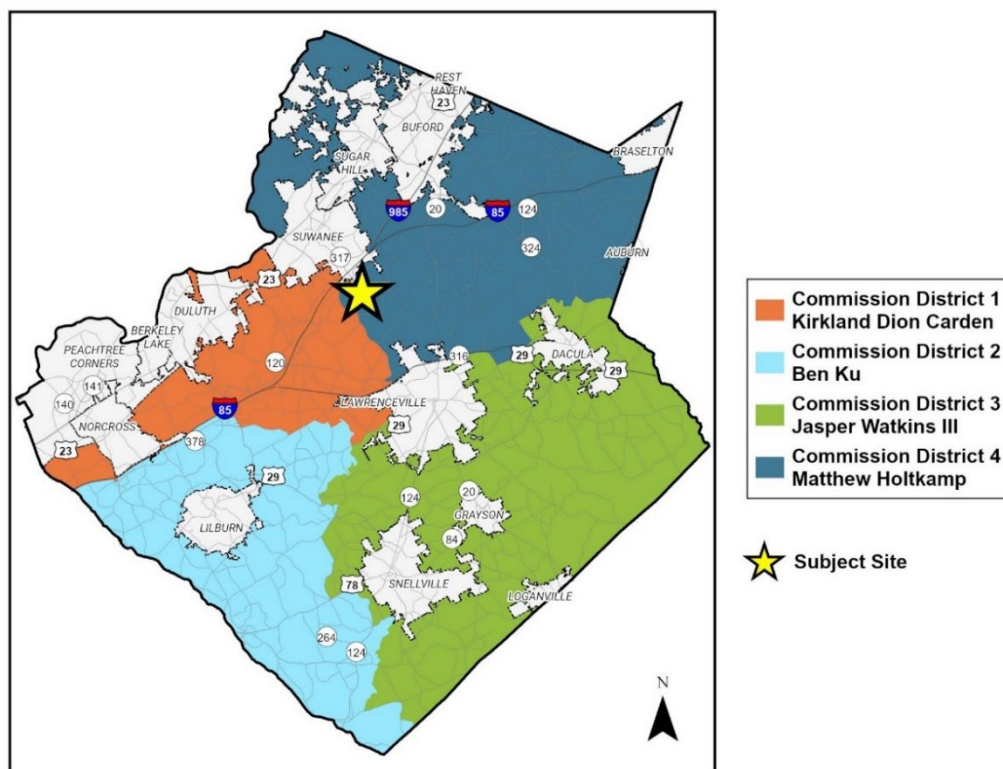


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZC2023-00001
Current Zoning: O-I (Office-Institutional District) and R-100 (Single-Family Residence District)
Request: Rezoning to C-1 (Neighborhood Business District)
Addresses: 2586, 2592, 2602, and the 2600 Block of Lawrenceville Suwanee Road
Map Numbers: R7127 007, 019, 035, and 392
Site Area: 5.58 Acres
Square Feet: 51,000
Proposed Development: Commercial Development
Commission District: District 4 – Commissioner Holtkamp
Character Area: Community Mixed-Use

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Planning Commission Advertised Public Hearing Date: 1/3/2023 (Public Hearing Tabled to 2/7/2023)
Board of Commissioners Advertised Public Hearing Date: 1/24/2023 (Public Hearing Tabled to 2/28/2023)

Applicant: New Pacific Trading Corporation
3480 Steve Reynolds Boulevard
Duluth, GA 30096

Owner: New Pacific Trading Corporation
3480 Steve Reynolds Boulevard
Duluth, GA 30096

Contact: Ryan Won

Contact Phone: 678.551.0616

Zoning History

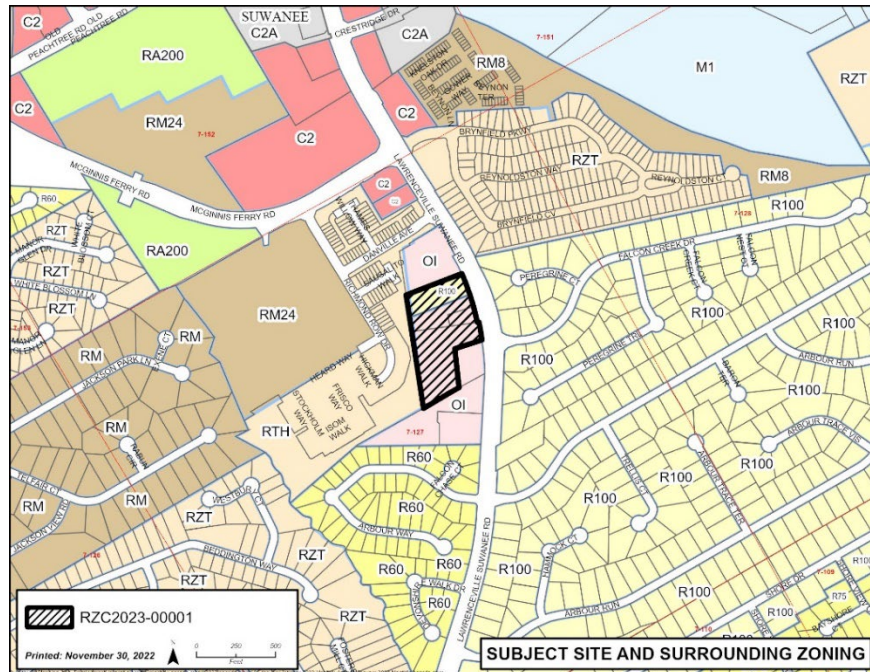
The subject property is zoned O-I (Office-Institutional District) and R-100 (Single-Family Residence District). In 1975, as part of an areawide rezoning, the parcels were rezoned from R-100 to HS (Hospital Service District). In 1993, the site was rezoned from HS to R-100, pursuant to CZ-93-002. In 2006, the three southern parcels were rezoned from R-100 to O-I, pursuant to RZC-06-012.

Existing Site Condition

The subject property is a 5.58-acre assemblage of four parcels on Lawrenceville Suwanee Road, south of its intersection with McGinnis Ferry Road. The majority of the site is undeveloped with heavy vegetation and dense tree canopy. The front portion of the northernmost parcel, R7127 392, is cleared. A sidewalk spans the length of the property frontage on parcels R7127 392 and R7127 007 and there is a curb cut with a small portion of the driveway paved along the property frontage of parcel R7127 007. A deceleration lane for the adjoining development to the south spans the width of parcels R7127 035 and R7127 019. The southernmost parcel, R7127 019, is irregularly shaped with a large portion extending behind the existing development to the south. Overhead utilities and a grassed and concrete median extend the length of the property frontage on Lawrenceville Suwanee Road with a left turn lane provided for access to the Falcon Creek subdivision. There are two street stormwater inlets along the property frontage on Lawrenceville Suwanee Road. A stream and associated buffers bisect the rear of the site from the east property line of the southernmost parcel to the north. The site slopes downward from the rear property line to the stream approximately 12 feet and then upwards toward the property frontage approximately 20 feet. The nearest Gwinnett County Transit stop is located 3.7 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by medical offices to the north and medical and commercial offices to the south. A townhouse subdivision is currently under construction on the adjacent property to the west. Single-family residences in established subdivisions are located across Lawrenceville Suwanee Road to the east. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Commercial	C-1	N/A
North	Office	O-I	N/A
East	Single-Family Residential	R-100	2.03 units per acre
South	Office	O-I	N/A
West	Single-Family Residential	R-TH	6.8 units per acre

Project Summary

The applicant requests rezoning of a 5.58-acre assemblage of four parcels from R-100 and O-I to C-1 for a commercial development, including:

- An approximate 51,000 square-foot, two-story commercial building for retail, office, and commercial uses.
- No architectural elevations were provided with the application.
- A surface parking lot with a total of 104 parking spaces accessed from a single right-in/right-out driveway on Lawrenceville Suwanee Road. 30 of the parking spaces are adjacent to the stormwater management facility in the southeast corner of the site.
- A 10-foot-wide landscape strip and five-foot-wide sidewalk along the property frontage connecting to existing sidewalks on Lawrenceville Suwanee Road.
- One stormwater management facility in the southwest corner of the site, adjacent to the parking lot extension.
- A deceleration lane along Lawrenceville Suwanee Road.
- A dumpster and enclosure located in the side yard along the southern property line.
- A driveway and loading area at the rear of the building which appear to be encroaching in the 75-foot no impervious stream buffer. This encroachment would require approval of a stream buffer variance from the Board of Construction Adjustments and Appeals.

Zoning and Development Standards

The applicant is requesting a rezoning to C-1 (Neighborhood Business District). The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	24-26'	YES
Front Yard Setback	Minimum 15'	>15'	YES
Side Yard Setback	Minimum 10'	>10'	YES
Rear Yard Setback	Minimum 30'	>30'	YES
Landscape Strip	10'	10'	YES
Off-Street Parking	Minimum: 102 spaces Maximum 255 spaces	104 spaces	YES
Buffer	50'	>50'	YES

Inter-parcel driveway connection or provision of a future inter-parcel driveway stub (with appropriate cross-access easements) shall be required between adjacent non-residential properties per Sec. 240-70.1. The site plan does not show this access to the adjoining properties. However, this requirement must be met during permitting.

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 Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification, the Department 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. After this evaluation, staff makes the following findings based on the standards from the UDO:

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

The site is surrounded by office and commercial uses to the north and south on Lawrenceville Suwanee Road. A townhouse subdivision is currently under construction to the west of the site and a single-family detached subdivision is located across Lawrenceville Suwanee Road. A proposed office and commercial development will provide additional leasing space for businesses to serve the community while complementing the existing nearby developments. The proposed two-story building with office, retail, and restaurant space would permit a use that is suitable in view of the use and development of adjacent and nearby properties.

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

The existing use and usability of adjacent or nearby properties would not be impacted by the rezoning. The adjacent sites to the north and south are zoned O-I and provide space for medical and commercial offices. Rezoning the site to C-1 would allow for an array of other commercial businesses that could serve the community, including retail and restaurant space which are not permitted in the O-I zoning district.

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

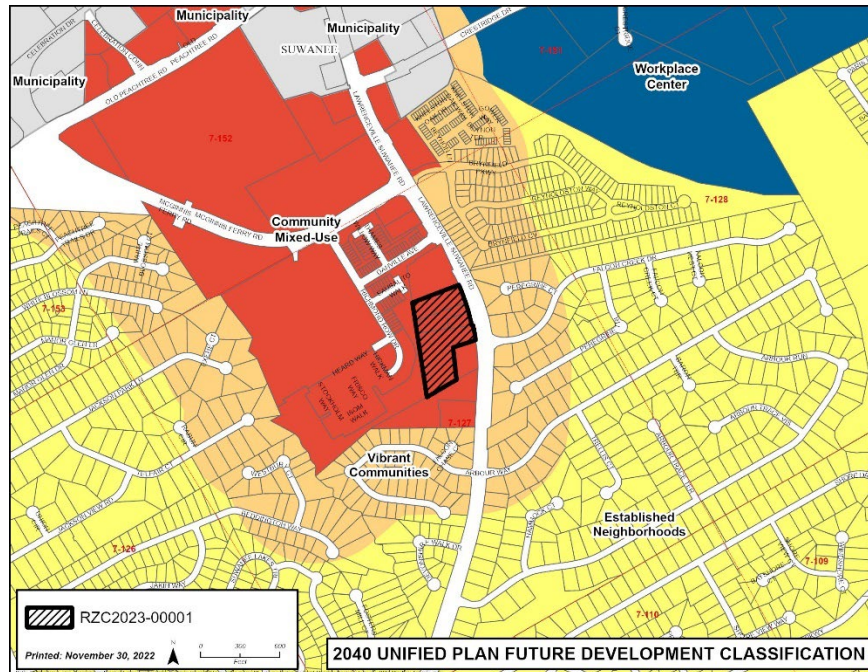
The property has a reasonable economic use as currently zoned.

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

An increased impact on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development regulations, and planning. No 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 is in conformity with the policy and intent of the Unified Plan and Future Development Map.

The 2040 Unified Plan and Future Development Map indicates that the subject property lies within the Community Mixed-Use Character Areas. This area is intended for connecting areas outside of Regional Activity Centers and Community Nodes and are typically located along major corridors. Future development and redevelopment should focus on making these corridors more pedestrian friendly. These areas should develop and redevelop with a mixture of uses including vertically and horizontally integrated mixed-use, multifamily residential, commercial, and office uses integrating high quality aesthetics and site design. The proposed development would serve the residents of the surrounding neighborhood while maintaining the scale and intensity of existing nearby office and commercial uses. A five-foot-wide sidewalk will be installed and connected to the existing sidewalk for continuous pedestrian access. However, the site itself lacks proper pedestrian facilities, which is addressed in staff's recommended conditions. Otherwise, the proposed development is in conformity 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.

The proposed development is currently zoned O-I and R-100. The adjacent properties on the same block of Lawrenceville Suwanee Road, a major thoroughfare just south of McGinnis Ferry Road, are zoned O-I. These zoning districts allow a variety of institutional, and office uses. Rezoning the property to C-1 would permit additional commercial uses of a convenience nature for nearby residential neighborhoods, serving their everyday needs and promote the efficient utilization of land as is the purpose and intent of the Unified Development Ordinance.

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 request.

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 request.

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

Approval as C-1 (Neighborhood Business District), subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received, November 15, 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. Stormwater management facilities shall be screened from view of the right of way and adjacent properties. The final design shall be subject to the review and approval of the Gwinnett County Department of Planning and Development.
3. Natural vegetation shall remain on the property until the issuance of a development permit.
4. All grassed areas shall be sodded.
5. No temporary tents, temporary canopies, temporary banners, temporary streamers, or temporary roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site, except within 60 days of the grand opening and during special events which shall occur no more than twice per calendar year and last no longer than seven day each.
6. A street stub, or accommodations for a future connection, shall be provided to **all the adjacent parcel to the south** ~~non-residential parcels unless a variance is approved.~~
7. An internal pedestrian circulation plan shall be provided, subject to the review and approval of the Department of Planning and Development.
8. The building shall be constructed to meet Architectural Design Category 3 Standards.

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



Existing Property Frontage Facing North on Lawrenceville Suwanee Road



Existing Property Frontage Facing South on Lawrenceville Suwanee Road



Existing Conditions of Parcel R7127 392

Exhibit B: Site Plan

[attached]

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

[attached]

November 14, 2022

Gwinnett County Board of Commissioners
75 Langley Drive
Lawrenceville, Georgia 30045

Re: Letter of Intent- Rezoning
Lawrenceville Suwanee Retail
Parcels 7127-392, 7127-007, 7127-035, 7127-019

Dear Commissioners,

We, the Foresite Group, LLC., are representatives of the property Owners, XXXXXXXXXXXX, (the Applicant) for this request to rezone the current four (4) parcels from O-I and R100 to C-1. Parcels 7127-019, 7127-035, and 7127-007 are currently zoned O-I, and parcel 7127-392 is currently zoned R100. Per this application, we intend to clean up this zoning by rezoning all parcels to C-1 to allow for a Community Mixed Use project which will include approximately 50,000 sf. of retail, restaurant and office space. These parcels are located on Lawrenceville Suwanee Road, just east of its intersection with McGinnis Ferry Road, and cumulatively represent approximately 5.58 acres.

Currently the parcel to the west is zoned O-I and used as a Professional Office, the adjacent parcel to the east is zoned O-I and used as a Professional Office, the parcel to the rear or south is zoned RTH, and is a new Townhome Community called Richmond Row.

In reviewing the recently approved amendment to the 2040 Unified Plan, the area in which these parcels are in is shown to be for "Community Mixed Use", with the area adjacent to or surrounding the Community Mixed Use zone shown as Vibrant Communities. Per the Community Mixed Use classification, uses are listed as High Density Residential, Medium Density Mixed Use, Commercial and Office. We believe that by zoning these parcels to C-1, we will be able to develop a mixed use facility which will offer retail, restaurant and office space for lease by businesses to provide services to the local community. With this, we believe that this development fits perfectly with the intent of the 2040 Unified Plan in offering a Community Mixed Use. Also, it should be noted that the 2040 Unified Plan indicated a transitional area around the Community Mixed Use for "Vibrant Communities" which is represented by the newly developed Townhome Community to the south.

The proposed development will disturb approximately 2.5 acres of the overall 5.58 acre tract, and will be a two story building, with height of 24-26 feet and footprint of approximately 25,500 sf. for

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a total of 51,000 sf. The proposed density for this commercial use is 9156 gross square footage per acre. Parking is provided on this site at the rate of 1 space per 500 sf., for a total of 102 spaces required. Per the attached Site Plan, we are providing 104 parking spaces on the site.

At this time, there are no variances requested along with this rezoning, as we intend to develop the property in adhering to all stream buffers and zoning buffers per the Gwinnett County Unified Development Ordinance.

In summary, the Applicant believes that the requested re-zoning of these four (4) parcels from O-I and R100, to C-1 will not only clean up the parcel zoning in this area of Gwinnett County, it will allow the development of a commercial mixed use facility that is needed within the local community. The facility will offer retail, restaurant and office spaces for businesses to add these services to the community which is in line with the 2040 Unified Plan which calls for this area to part of the "Community Mixed Use" classification.

We respectfully request your approval of this request for C-1 zoning and are open for additional discussion if deemed necessary.

Thank you for your consideration of this matter.

Sincerely,

FORESITE GROUP, LLC.
Representative for the Applicant

A handwritten signature in blue ink, reading "James P. Stanton". The signature is fluid and cursive, with a large initial "J" and a stylized "S".

J. Patrick Stanton, P.E.
Senior Project Manager

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REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

C1 zoning will allow for retail, restaurant and office space which is in line with adjacent property which is office to the east and west. The 2040 Unified plan indicates this area as Community Mixed Use which is the proposed use.

- (B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

No, the proposed zoning of C1 will not affect the usability of adjacent properties which are medium density residential and office, which are uses listed under the "Community Mixed Use" designation.

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

Part of this property is currently zoned R100 and would need to be rezoned OI to match up with the other parcels zoning thus it was deemed to rezone all parcels to C1 to allow more types of small businesses to serve the local community. If the property was zoned entirely O-I, there would be reasonable economic use for the property.

- (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:

The proposed rezoning will not cause a burden on existing streets, transportation facilities, utilities or schools. The development is fronting on Lawrenceville Suwanee Road which is a major thoroughfare which has a large traffic count and this facility will not appreciably add to the current traffic along the corridor. Utilities are available and have capacity.

- (E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Per the 2040 Unified Plan, this area is slated for "Community Mixed Use" which is what the proposed facility will be used for to provide retail, restaurant and office spaces for businesses to serve the community. The proposed facility is in line with the intent of the 2040 Unified 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 REZONING:

Property Owner, by rezoning this property to C1, will clean up the current mixed zoning of the parcels.

Exhibit D: Application and Disclosure of Campaign Contributions

[attached]

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REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>New Pacific Trading Corporation</u>	NAME: <u>New Pacific Trading Corporation</u>
ADDRESS: <u>3480 Steve Reynolds Blvd.</u>	ADDRESS: <u>3480 Steve Reynolds Blvd.</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>678-551-0616</u>	PHONE: <u>678-551-0616</u>
EMAIL: <u>Ryanw0817@sogoodbb.com</u>	EMAIL: <u>Ryanw0817@sogoodbb.com</u>
CONTACT PERSON: <u>Ryan Won</u> PHONE: <u>678-551-0616</u>	
CONTACT'S E-MAIL: <u>Ryanw0817@sogoodbb.com</u>	
<p align="center">APPLICANT IS THE:</p> <p> <input type="checkbox"/> OWNER'S AGENT <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER </p>	
PRESENT ZONING DISTRICTS(S): <u>OI,R100</u> REQUESTED ZONING DISTRICT: <u>C1</u>	
PARCEL NUMBER(S): <u>7127-019,7127-035,7127-007,7127-392</u> ACREAGE: <u>5.58 ac.</u>	
ADDRESS OF PROPERTY: <u>2586,2592,2602,2650 Lawrenceville Suwanee Road</u>	
PROPOSED DEVELOPMENT: <u>Commercial with Retail, Restaurant, Office</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>One</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>51,000 sf.</u>
Gross Density: _____	Density: <u>9156 sf./acre</u>
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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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 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

10/28/2022

Date

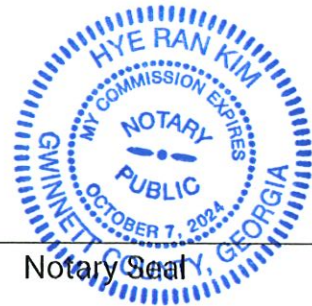
YONG BANG WON . CEO.

Type or Print Name and Title

Signature of Notary Public

10/28/2022

Date



Notary Seal

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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.

[Signature] 10/28/2022 YONG BANG WON, CEO
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

[Signature] 10/28/2022 Patrick Stanton, Senior Project Manager
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

[Signature] 10/28/2022
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 YONG BANG WON
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.

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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: 7 - 127 - 007
(Map Reference Number) District Land Lot Parcel


Signature of Applicant


10/28/2022
Date

YONG BANG WON CEO
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)

Jessilyn McDuffie 
NAME

TSA
TITLE

10/31/22
DATE

2022 Taxes Due 11/1/22

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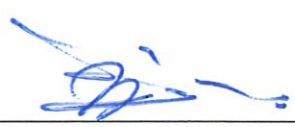
10/31/2022

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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: 7 - 127 - 019
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

10/28/2022
Date

YONG BANG WON. CEO.
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)

Jessilyn McSaffee 
NAME

TSA
TITLE

10/31/22
DATE

2022 Taxes Due 11/1/22

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10/31/2022

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: 7 - 127 - 035
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

10/28/2022
Date

YOUNG BANG WON.
Type or Print Name and Title

CEO

*****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)

Jessilyn MSoffe
NAME

TSA
TITLE

10/31/22
DATE

2022 Taxes Due 11/1/22

RECEIVED


10/31/2022

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: 7 - 127 - 392
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

10/28/2022
Date

YONG BANG WOO CEO
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)

Jessilyn McJuffie  TSA
NAME TITLE
10/31/22 2022 Taxes Due 11/1/22
DATE

Exhibit E: Internal and External Agency Review Comments

[attached]



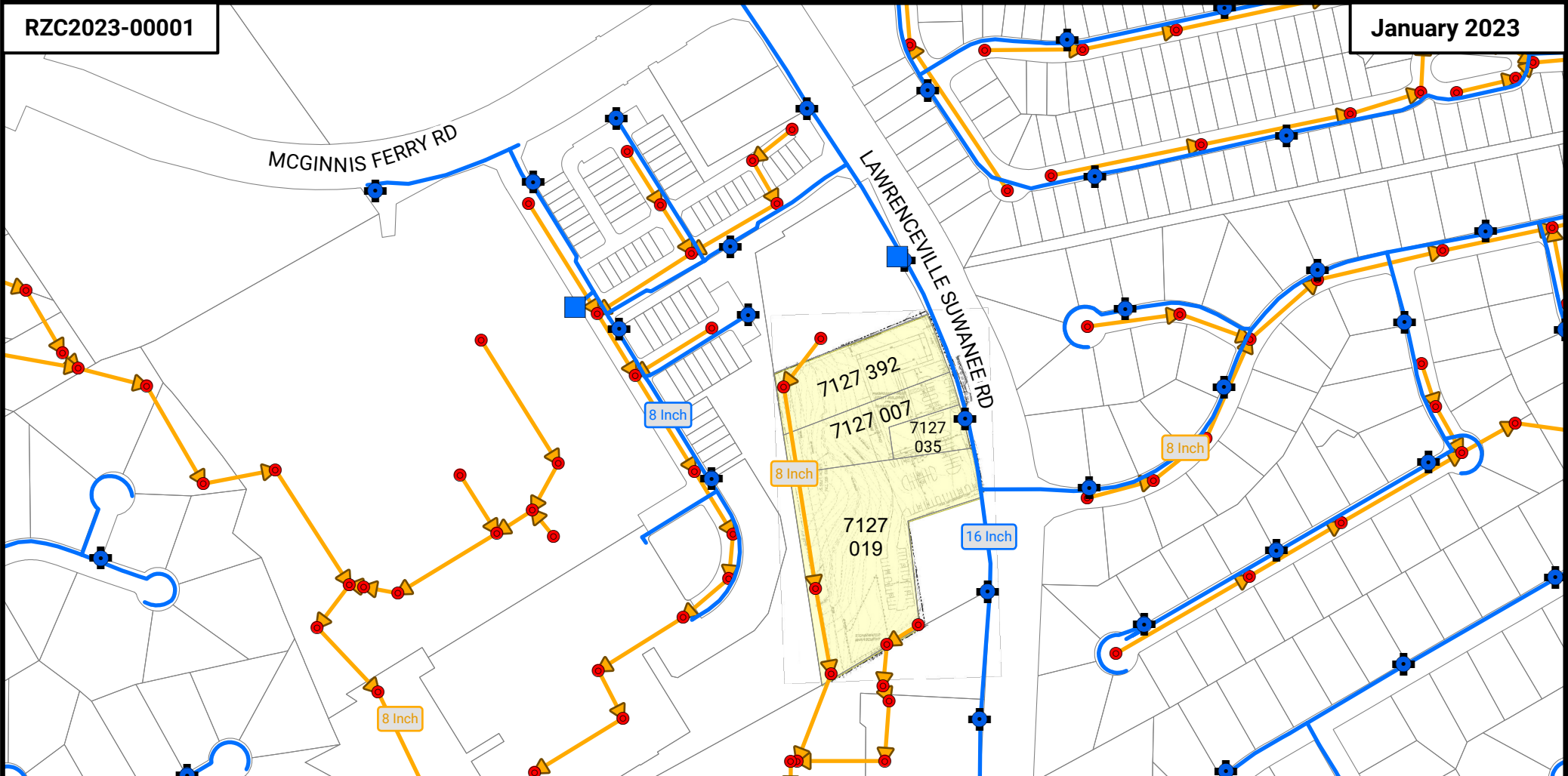
Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:				12.14.2022			
Department/Agency Name:				Transportation			
Reviewer Name:				Brent Hodges			
Reviewer Title:				Construction Manager 1			
Reviewer Email Address:				Brent.Hodges@gwinnettcountry.com			
Case Number:				RZC2023-00001			
Case Address:				2586, 2592, 2602, 2650 Lawrenceville-Suwanee Road			
Comments:				<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO
1	Lawrenceville-Suwanee Road is a major arterial. ADT = 29,025.						
2	3.7 miles to the nearest transit facility (#2454808) Walther Boulevard and C3 Church.						
3							
4							
5							
6							
7							
Recommended Zoning Conditions:				<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO
1	The developer shall construct a stub-out from its property to accommodate a possible future inter-parcel connection to the adjacent parcel to the south (7127 006).						
2							
3							
4							
5							
6							
7							



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@gwinnettcountry.com		
Case Number:		RZC2023-00001		
Case Address:		2586, 2592, 2602 & 2650 Lawrenceville Suwanee Road		
Comments:		<input checked="" type="checkbox"/>	YES	<input type="checkbox"/> NO
1	Water: The developer may connect to an existing 16-inch water main along the western right-of-way of Lawrenceville Suwanee Road.			
2	Sewer: A Sewer Capacity Certification is required for this development. Pending available capacity, the developer may connect to an existing 8-inch gravity sewer on the western boundary of the subject property.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/> NO
1				
2				
3				
4				
5				
6				
7				

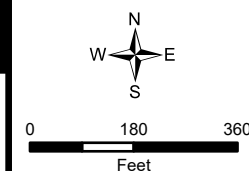


LEGEND

- | | | | | | |
|--|-----------------|--|------------|--|-------------------|
| | Flow Management | | Hydrant | | Sewer Force Main |
| | Pump Station | | City | | Effluent Outfall |
| | Regional | | Water Main | | Sewer Collector |
| | Manhole | | Reuse Main | | Sewer Interceptor |

2586, 2592, 2602 & 2650 Lawrenceville Suwanee Road
OI, R-100 to C-1

Water & Sewer Utility Map



LOCATION



Water Comments: The developer may connect to an existing 16-inch water main along the western right-of-way of Lawrenceville Suwanee Road.

Sewer Comments: A Sewer Capacity Certification is required for this development. Pending available capacity, the developer may connect to an existing 8-inch gravity sewer on the western boundary of the subject property.

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]



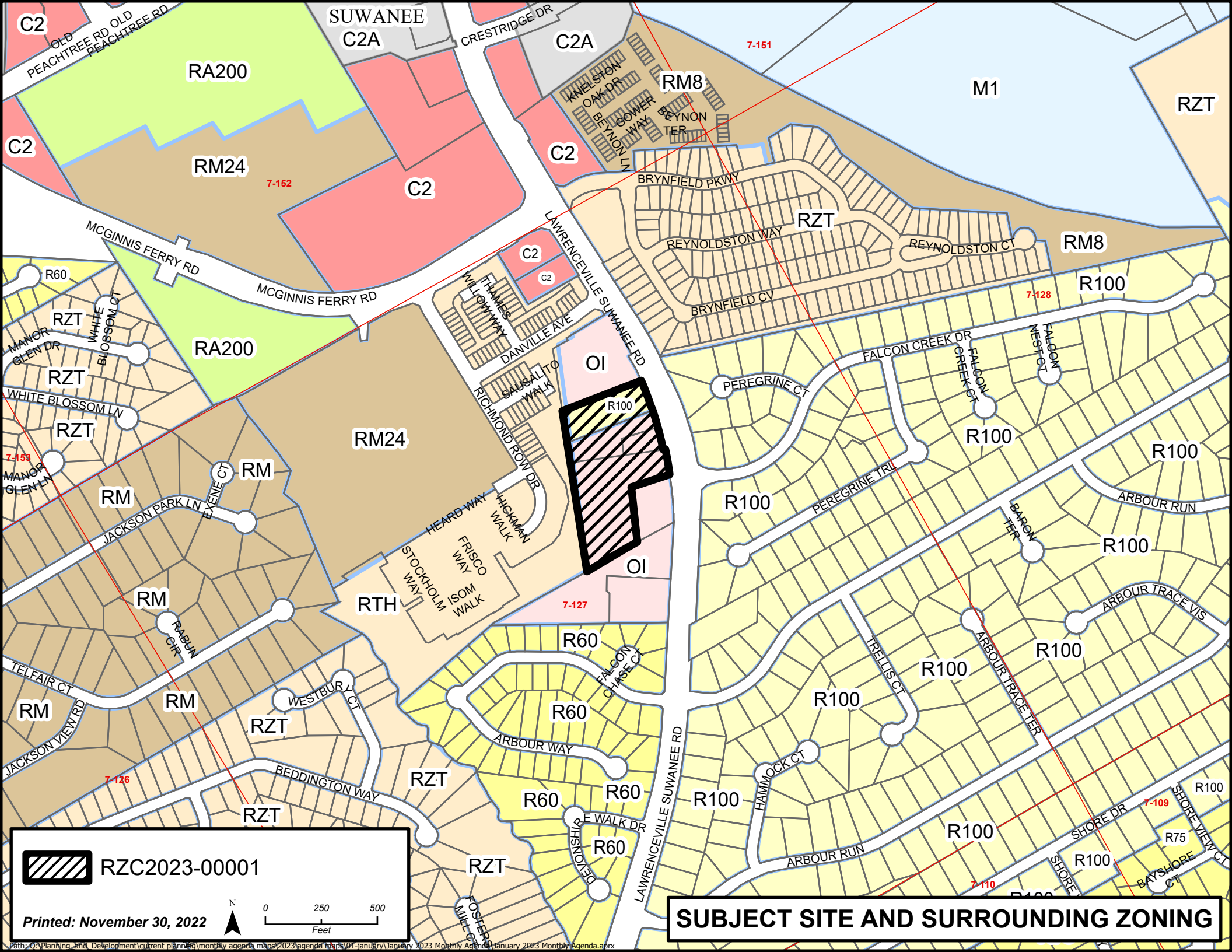
RZC2023-00001

Printed: December 1, 2022



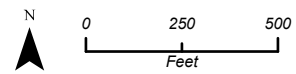
0 80 160
Feet

Gwinnett County GIS

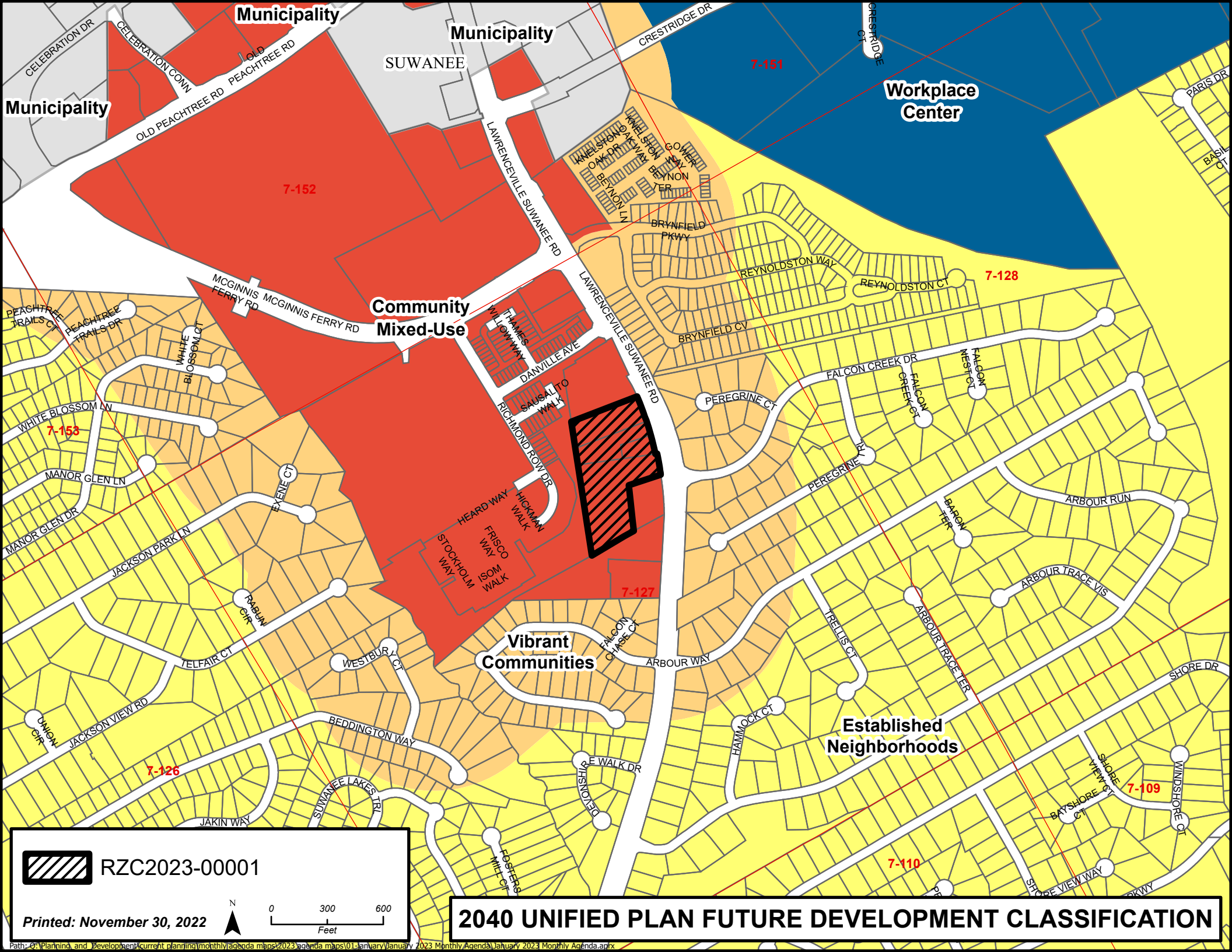


RZC2023-00001

Printed: November 30, 2022



SUBJECT SITE AND SURROUNDING ZONING



Municipality

Municipality

SUWANEE

Workplace Center

Community Mixed-Use

Vibrant Communities

Established Neighborhoods



RZC2023-00001

Printed: November 30, 2022



0 300 600
Feet

2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

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REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>New Pacific Trading Corporation</u>	NAME: <u>New Pacific Trading Corporation</u>
ADDRESS: <u>3480 Steve Reynolds Blvd.</u>	ADDRESS: <u>3480 Steve Reynolds Blvd.</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>678-551-0616</u>	PHONE: <u>678-551-0616</u>
EMAIL: <u>Ryanw0817@sogoodbb.com</u>	EMAIL: <u>Ryanw0817@sogoodbb.com</u>
CONTACT PERSON: <u>Ryan Won</u> PHONE: <u>678-551-0616</u>	
CONTACT'S E-MAIL: <u>Ryanw0817@sogoodbb.com</u>	
<p align="center">APPLICANT IS THE:</p> <p> <input type="checkbox"/> OWNER'S AGENT <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER </p>	
PRESENT ZONING DISTRICTS(S): <u>OI,R100</u> REQUESTED ZONING DISTRICT: <u>C1</u>	
PARCEL NUMBER(S): <u>7127-019,7127-035,7127-007,7127-392</u> ACREAGE: <u>5.58 ac.</u>	
ADDRESS OF PROPERTY: <u>2586,2592,2602,2650 Lawrenceville Suwanee Road</u>	
PROPOSED DEVELOPMENT: <u>Commercial with Retail, Restaurant, Office</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>One</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>51,000 sf.</u>
Gross Density: _____	Density: <u>9156 sf./acre</u>
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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10/31/2022

REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

C1 zoning will allow for retail, restaurant and office space which is in line with adjacent property which is office to the east and west. The 2040 Unified plan indicates this area as Community Mixed Use which is the proposed use.

- (B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

No, the proposed zoning of C1 will not affect the usability of adjacent properties which are medium density residential and office, which are uses listed under the "Community Mixed Use" designation.

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

Part of this property is currently zoned R100 and would need to be rezoned OI to match up with the other parcels zoning thus it was deemed to rezone all parcels to C1 to allow more types of small businesses to serve the local community. If the property was zoned entirely O-I, there would be reasonable economic use for the property.

- (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:

The proposed rezoning will not cause a burden on existing streets, transportation facilities, utilities or schools. The development is fronting on Lawrenceville Suwanee Road which is a major thoroughfare which has a large traffic count and this facility will not appreciably add to the current traffic along the corridor. Utilities are available and have capacity.

- (E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Per the 2040 Unified Plan, this area is slated for "Community Mixed Use" which is what the proposed facility will be used for to provide retail, restaurant and office spaces for businesses to serve the community. The proposed facility is in line with the intent of the 2040 Unified 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 REZONING:

Property Owner, by rezoning this property to C1, will clean up the current mixed zoning of the parcels.

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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 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

10/28/2022

Date

YONG BANG WON . CEO.

Type or Print Name and Title

Signature of Notary Public

10/28/2022

Date



Notary Seal

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10/31/2022

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.

[Signature] 10/28/2022 YONG BANG WON, CEO
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

[Signature] 10/28/2022 Patrick Stanton, Senior Project Manager
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

[Signature] 10/28/2022
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 YONG BANG WON
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.

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10/31/2022

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: 7 - 127 - 007
(Map Reference Number) District Land Lot Parcel

[Signature] 10/28/2022
Signature of Applicant Date

YONG BANG WON. CEO
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)

Jessilyn McDuffie [Signature] TSA
NAME TITLE
10/31/22 2022 TAXES DUE 11/1/22
DATE

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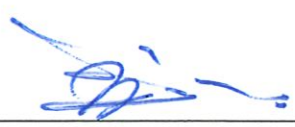
10/31/2022

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: 7 - 127 - 019
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

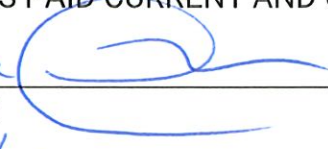
10/28/2022
Date

YONG BANG WON. CEO.
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)

Jessilyn McSaffee 

NAME

TSA

TITLE

10/31/22

DATE

2022 Taxes Due 11/1/22

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10/31/2022

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: 7 - 127 - 035
(Map Reference Number) District Land Lot Parcel

 10/28/2022.
Signature of Applicant Date

YOUNG BANG WONG. CEO
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)

Jessilyn MSuffe TSA
NAME TITLE
10/31/22 2022 Taxes Due 11/1/22
DATE

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10/31/2022

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: 7 - 127 - 392
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

10/28/2022
Date

YONG BANG WON. CEO.
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)

Jessilyn McJuffie TSA
NAME TITLE
10/31/22 2022 Taxes Due 11/1/22
DATE

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10/31/2022

EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 127, of the 7th District, in Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at the intersection of Land Lot 127 and Land Lot 152 at the southern right of way of Lawrenceville Suwanee Road (having a variable right way width) proceed along said right of way an arc length of 822.20 feet to an iron pin found, being the TRUE POINT OF BEGINNING.

Thence following said southerly right of way of Lawrenceville Suwanee Road along an arc with Radius 1577.02', Chord bearing of North 15 degrees 43 minutes 23 seconds West, a distance of 439.27 feet to an iron pin found, thence leaving said right of way, continue South 70 degrees 22 minutes 49 seconds West a distance of 186.74 feet to an iron pin found, thence South 07 degrees 27 minutes 21 seconds East a distance of 247.77 feet to an iron pin found, thence South 61 degrees 12 minutes 27 seconds West a distance of 249.92 feet to an iron pin found, thence North 08 degrees 42 minutes 10 seconds West a distance of 577.36 feet to an iron pin found, thence North 08 degrees 47 minutes 41 seconds West a distance of 146.94 feet to an iron pin found, thence North 69 degrees 00 minutes 28 seconds East a distance of 378.69 feet to the TRUE POINT OF BEGINNING.

Said tract of land contains 5.5823 Acres (243,166 square feet).

November 14, 2022

Gwinnett County Board of Commissioners
75 Langley Drive
Lawrenceville, Georgia 30045

Re: Letter of Intent- Rezoning
Lawrenceville Suwanee Retail
Parcels 7127-392, 7127-007, 7127-035, 7127-019

Dear Commissioners,

We, the Foresite Group, LLC., are representatives of the property Owners, XXXXXXXXXXXX, (the Applicant) for this request to rezone the current four (4) parcels from O-I and R100 to C-1. Parcels 7127-019, 7127-035, and 7127-007 are currently zoned O-I, and parcel 7127-392 is currently zoned R100. Per this application, we intend to clean up this zoning by rezoning all parcels to C-1 to allow for a Community Mixed Use project which will include approximately 50,000 sf. of retail, restaurant and office space. These parcels are located on Lawrenceville Suwanee Road, just east of its intersection with McGinnis Ferry Road, and cumulatively represent approximately 5.58 acres.

Currently the parcel to the west is zoned O-I and used as a Professional Office, the adjacent parcel to the east is zoned O-I and used as a Professional Office, the parcel to the rear or south is zoned RTH, and is a new Townhome Community called Richmond Row.

In reviewing the recently approved amendment to the 2040 Unified Plan, the area in which these parcels are in is shown to be for "Community Mixed Use", with the area adjacent to or surrounding the Community Mixed Use zone shown as Vibrant Communities. Per the Community Mixed Use classification, uses are listed as High Density Residential, Medium Density Mixed Use, Commercial and Office. We believe that by zoning these parcels to C-1, we will be able to develop a mixed use facility which will offer retail, restaurant and office space for lease by businesses to provide services to the local community. With this, we believe that this development fits perfectly with the intent of the 2040 Unified Plan in offering a Community Mixed Use. Also, it should be noted that the 2040 Unified Plan indicated a transitional area around the Community Mixed Use for "Vibrant Communities" which is represented by the newly developed Townhome Community to the south.

The proposed development will disturb approximately 2.5 acres of the overall 5.58 acre tract, and will be a two story building, with height of 24-26 feet and footprint of approximately 25,500 sf. for

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a total of 51,000 sf. The proposed density for this commercial use is 9156 gross square footage per acre. Parking is provided on this site at the rate of 1 space per 500 sf., for a total of 102 spaces required. Per the attached Site Plan, we are providing 104 parking spaces on the site.

At this time, there are no variances requested along with this rezoning, as we intend to develop the property in adhering to all stream buffers and zoning buffers per the Gwinnett County Unified Development Ordinance.

In summary, the Applicant believes that the requested re-zoning of these four (4) parcels from O-I and R100, to C-1 will not only clean up the parcel zoning in this area of Gwinnett County, it will allow the development of a commercial mixed use facility that is needed within the local community. The facility will offer retail, restaurant and office spaces for businesses to add these services to the community which is in line with the 2040 Unified Plan which calls for this area to part of the "Community Mixed Use" classification.

We respectfully request your approval of this request for C-1 zoning and are open for additional discussion if deemed necessary.

Thank you for your consideration of this matter.

Sincerely,

FORESITE GROUP, LLC.
Representative for the Applicant

A handwritten signature in blue ink, reading "James P. Stanton". The signature is fluid and cursive, with a large initial "J" and a stylized "S".

J. Patrick Stanton, P.E
Senior Project Manager

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10/31/2022

