

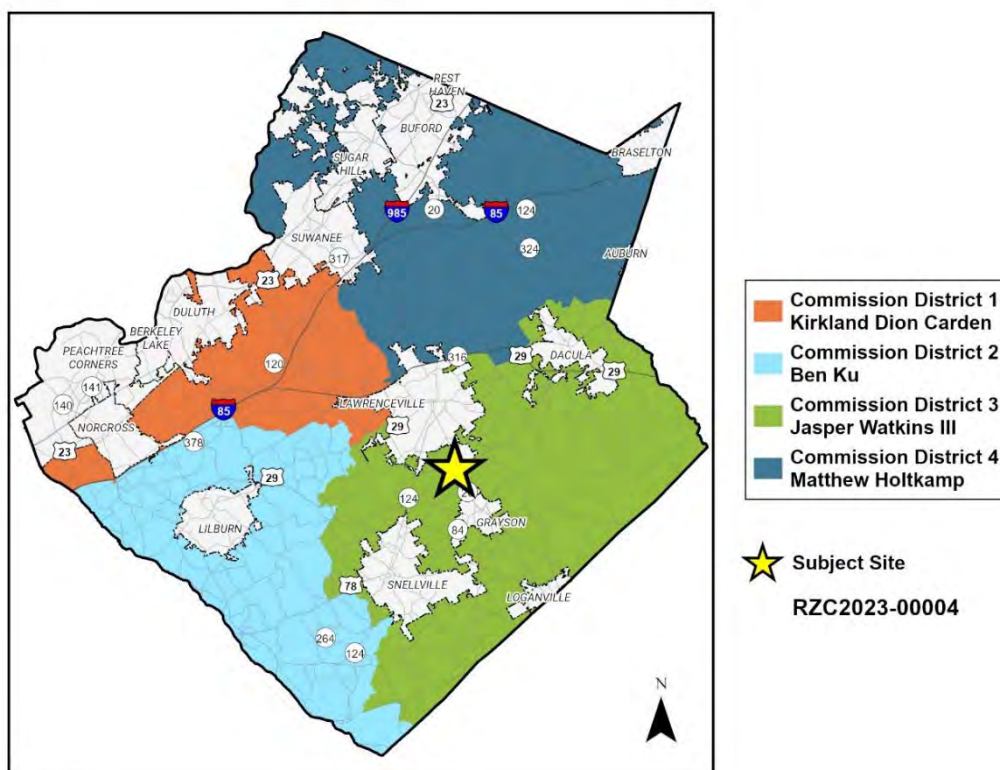


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZC2023-00004
Current Zoning: R-100 (Single-Family Residence District)
Overlay District: Grayson Highway/Georgia Highway 20 Overlay District
Request: Rezoning to C-1 (Neighborhood Business District)
Additional Requests: Variance, Waivers
Address: 1256 Grayson Highway
Map Number: R5138 021
Site Area: 3.95 acres
Square Feet: 5,400
Proposed Development: Convenience Store with Fuel Pumps
Commission District: District 3 – Commissioner Watkins
Character Area: Community Mixed-Use

Staff Recommendation: DENIAL

**Planning Commission
Recommendation:** DENIAL



Planning Commission Advertised Public Hearing Date: 3/7/2023
Board of Commissioners Advertised Public Hearing Date: 3/28/2023

Applicant: Jason E. Williams
800 Satellite Boulevard
Suwanee, GA 30024

Owner: Dansinghani Kamlesh
1256 Grayson Highway
Lawrenceville, GA 30045

Contact: Jason E. Williams

Contact Phone: 770.271.5772

Zoning History

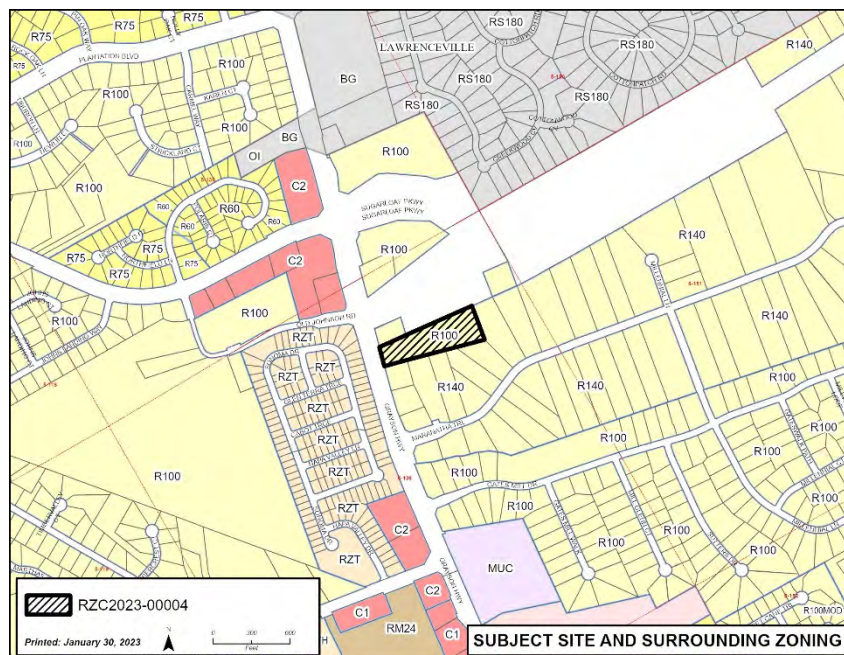
The subject property has been zoned R-100 (Single-Family Residence District) since 1970. No prior zoning requests are on record for this property.

Existing Site Condition

The subject property is a 3.95-acre parcel located along Grayson Highway south of its intersection with Sugarloaf Parkway. The property is currently developed with a single-family detached home located in the back half of the property that was constructed in 1978. The land slopes downward from Grayson Highway until it reaches a stream running across the southeast corner of the property. The property is accessed via a limited access driveway on Grayson Highway. There are sidewalks running along both sides of Grayson Highway. The nearest Gwinnett County Transit stop is located 1.9 miles from the subject site.

Surrounding Use and Zoning

The subject site borders both right-of-way and single-family detached residential property. The property to the north is planned for future construction of an interchange between Sugarloaf Parkway and Grayson Highway. To the south and west are single-family residential neighborhoods. Commercial development is concentrated farther north and south along Grayson Highway. The City of Lawrenceville is located across Sugarloaf Parkway. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Convenience Store with Fuel Pumps	C-1	N/A
North	Right-of-way Undeveloped	N/A R-100	N/A N/A
East	Single-Family Residential	R-140	0.34 units per acre
South	Single-Family Residential	R-140	0.34 units per acre
West	Single-Family Residential	R-ZT	5.41 units per acre

Project Summary

The applicant requests rezoning of a 3.95-acre parcel from R-100 to C-1 for a convenience store with fuel pumps, including:

- A 5,400 square-foot, one-story convenience store.
- A 72' x 48' canopy with twelve fuel pumps located in the front portion of the site along Grayson Highway.
- Five parking spaces in front of the convenience store building, and 20 parking spaces located behind the building.
- A septic tank and septic field located behind the convenience store and parking area.
- A 6-foot-tall solid fence surrounding the property. The fence is 4-feet-tall where located between the right-of-way and required front yard setback line.
- A 12-foot-wide multi-use path along the property frontage of Grayson Highway.
- A proposed 25-foot-wide buffer along the northern and southern property lines, requiring approval of a waiver.
- A 50-foot-wide undisturbed natural stream buffer and additional 25-foot no impervious surface setback along the creek in the southeastern corner of the site.
- A dumpster and enclosure located in the rear yard.
- Two limited vehicular access points from Grayson Highway: one right-in only and one right-out only.
- Architectural renderings were not provided by the applicant.

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'	<35'	YES
Front Yard Setback	Minimum 15'	70'	YES
Side Yard Setback	Minimum 10'	42'	YES
Rear Yard Setback	Minimum 30'	>30'	YES
Landscape Strip	10'	0'	NO*
Off-Street Parking	Minimum: 9 spaces Maximum 36 spaces	25 spaces	YES
Buffer	50'	25'	NO**

*A 10' wide landscape strip is required along the inside of the front property line. This request must be met during permitting.

**The applicant is requesting a buffer reduction waiver.

In addition, the following standards apply to development in the Grayson/Georgia Highway 20 Overlay District:

Standard	Meets Standard?
8-foot-wide sidewalk located on Principal Arterial, Major Arterial, Minor Arterial, Major Collector	YES
Freestanding buildings or shopping center developments containing 7,500 gross square feet of space or less shall provide no more than 20 percent of parking areas in the front of building(s) and be limited to no more than one double row of parking. No more than 20 percent of off-street parking areas may be located to the sides of building(s), with the balance of parking located to the rear the building(s).	YES
Dumpsters shall be screened on all sides by a minimum 6-foot-high brick or masonry wall with access via an opaque gate.	YES
Provide a minimum 10-foot-wide landscaped strip between all road rights-of-way and the back-of-curb of abutting off-street paved parking lots.	NO*
Provide street trees spaced 50 feet on-center or grouped at 120 feet on-center along the right of way on the following roads: Grayson Highway.	NO*

*If approved, the applicant must provide the required 10-foot-wide landscape strip with street trees during site development.

Variance Request

In addition to the rezoning request, the applicant is seeking a variance from the following provisions of Title II of the UDO:

1. Section 240-70.1 Interior Driveways

E. Interior driveways surrounding gasoline pumps shall be increased to 40 feet in total width (as measured from the base of the gasoline pump islands)

The applicant is requesting a variance to reduce the width of driveways around gasoline pumps to 35 feet.

Waiver Requests

In addition to the rezoning request, the applicant is seeking waivers from the following provisions of Title III of the UDO:

1. Section 610-20.5. Minimum Buffer Requirements.

A. Required buffers shall be provided in conformity [with] Table 610.0 "Table of Minimum Buffer Requirements".

A 50-foot-wide undisturbed zoning buffer adjacent to R-100 and R-140 property.

2. Section 610-20.4. Buffer Plan Standards and Structure Setbacks.

B. All proposed improvements including, but not limited to, driveways, dumpsters, parking facilities, pavement, or retaining walls will be located a minimum of 5 feet from any buffer.

The applicant is requesting a waiver to reduce the required 50-foot-wide undisturbed buffer from the adjacent R-100 property to the north and R-140 zoned property to the south of the site. A 25-foot-wide buffer with a 4 to 6-foot-tall fence is proposed.

In addition, the applicant is requesting a waiver to reduce the required structure setback from buffers from five feet to one foot. The driveway and dumpster enclosure encroach into the required structure setback.

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 F). 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.

This portion of Grayson Highway predominately consists of residential uses with commercial uses being developed primarily at major street intersections. Commercial uses within the C-1 zoning district are better suited to be clustered at street intersections where traffic and noise impacts are least disruptive to residential communities. The subject property is located midblock and is surrounded by single-family residential zoning, making the request not suitable, considering the surrounding development pattern of residential uses.

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

The subject property is surrounded by single-family homes that would likely experience adverse impacts such as noise, lighting, and traffic if a convenience store with fuel pumps were to be developed on this property, particularly if the required buffers are not provided.

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

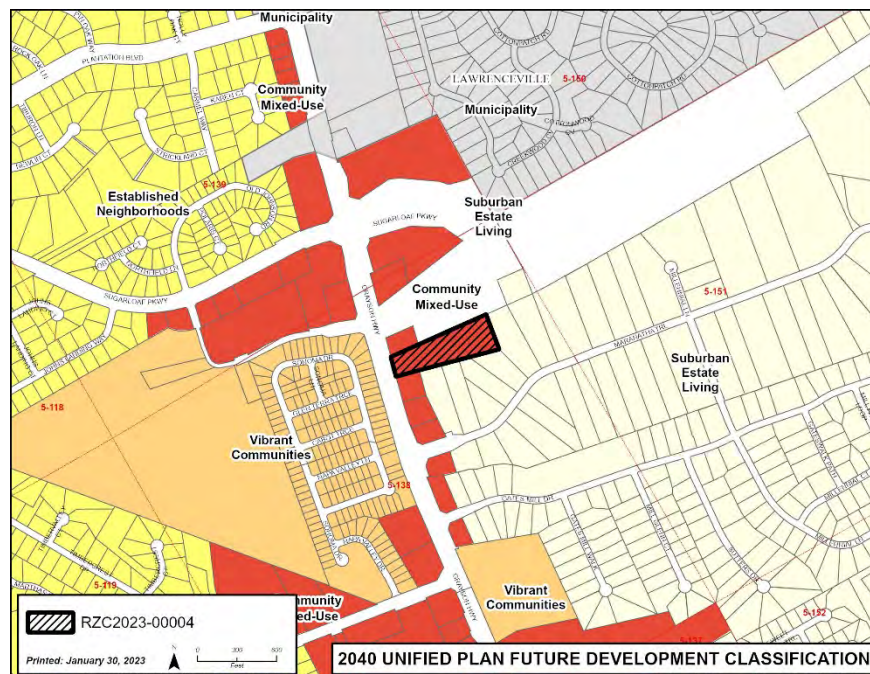
The property has a reasonable economic use as currently zoned.

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 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 subject property is located within the Community Mixed-Use Character Area of the 2040 Unified Plan Future and Development Map. These areas are located along major corridors and are intended to 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. Future development and redevelopment should focus on making these corridors more pedestrian-friendly. The proposed development of a convenience store with fuel pumps is not in conformity with the policy or intent of the Unified Plan and Future Development Map. Convenience stores with fuel pumps are inherently auto-oriented and detract from pedestrian-friendly development. The narrow shape and downward slope of the property requires a more creative site design approach to create a high-quality development that would serve the neighborhood without adverse impacts. The proposed convenience store requires deviations from the UDO to allow development of this property.



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.

There are two convenience stores with fuel pumps located within a ¼ mile south of the subject property at the intersection of Grayson Highway and Webb Gin House Road. There is another convenience store with fuel pumps located just over a ½ mile to the north at the intersection of Grayson Highway with Park Place Drive. All three of these stores are better located than the subject property due to their greater access at street intersections along Grayson Highway. The subject property's limited access would restrict business to only northbound traffic along Grayson Highway, and thus would make it less competitive with the surrounding stores. In addition, the proposed rezoning would require major buffer reductions adjacent to existing single-family homes.

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

The applicant requests to reduce the driveway width around the gasoline pumps to 35 feet. Since this is a new development, the applicant has an opportunity to modify the layout of the site to meet the standards of the UDO. Potential changes to this end include reducing the number of gasoline pumps and narrowing the width of the canopy, or relocating the gas pumps behind the convenience store where the parcel is wider. The site is too narrow to accommodate the proposed development as currently designed.

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 to reduce the required 50-foot-wide undisturbed zoning buffer from the adjacent residential zoned property to the south. In addition, the applicant requests to reduce the required five-foot-wide impervious setback from the driveway and dumpster to the buffer to less than five feet. The intent of this buffer width is to mitigate the noise and light pollution on residential properties from the adjacent convenience store. A reduction in the required buffer would nullify the intent of the UDO to protect adjoining properties from a more intense use. The property is too narrow to contain the proposed use, as designed.

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 **DENIAL** of the rezoning request.

In addition, staff recommends **DENIAL** of the following variance request:

1. To reduce the width of the drive around gasoline pumps from 40 feet to 35 feet wide.

In addition, staff recommends **DENIAL** of the following waiver requests:

1. To reduce the undisturbed zoning buffer to the adjacent R-100 and R-140 zoned property from 50 feet to 25 feet wide.
2. To reduce the minimum setback of the driveway and dumpster to the buffer to less than five feet.

Staff Recommended Conditions

NOTE: The following conditions are provided as a guide should the Board of Commissioners choose to approve this petition.

Approval as C-1 (Neighborhood Business District) for a convenience store with fuel pumps, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated January 17, 2023, 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. The building and canopy shall comply with Category 3 of the Gwinnett County Architectural Design Standards. Final building elevations shall be submitted for review and approval by the Department of Planning and Development.
3. Outdoor loudspeakers shall be prohibited.
4. Natural vegetation shall remain on the property until the issuance of a development permit.
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. 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.
7. Hours of operation shall be limited to 7:00am to 11:00pm daily.
8. All requirements of the Grayson Highway / Highway 20 Corridor Overlay District shall be satisfied.

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 **DENIAL** of the rezoning request.

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

1. To reduce the width of the drive around gasoline pumps from 40 feet to 35 feet wide.

In addition, the Planning Commission recommends **DENIAL** of the following waiver requests:

1. To reduce the undisturbed zoning buffer to the adjacent R-100 and R-140 zoned property from 50 feet to 25 feet wide.
2. To reduce the minimum setback of the driveway and dumpster to the buffer to less than five feet.

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



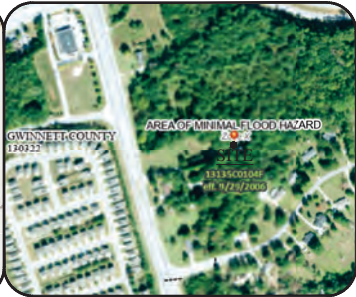
View of frontage along Grayson Highway



View from Grayson Highway of Existing Conditions

Exhibit B: Site Plan

[attached]



GENERAL NOTES:

1. PROJECT NARRATIVE:
SITE LOCATION: 1256 GRAYSON HIGHWAY, LAWRENCEVILLE, GEORGIA, 30045
SCOPE OF WORK: SUBDIVIDE EXISTING LOT TO CONSTRUCT GAS/LINE STATION WITH CONVENIENT STORE IN FRONT OF THE LOT.
2. SANITARY SEWER IS PROVIDED BY SEPTIC SEWER SYSTEM.
3. DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY.
4. CREEKS OR DRAINAGE SWALES DO EXIST ON THIS PROPERTY.
5. NEW STORM DRAIN PIPES ARE PROPOSED.
6. THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR.
7. THIS PROPERTY IS WITHIN 50 FEET OF WATERS OF THE STATE.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

01/25/2023



GRID NORTH
GEORGIA WEST ZONE
DATUM NAVD 1983

DATE

REVISION

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

Vicinity Map (NTS)

FIRM Panel Vignette (NTS)

FLOOD HAZARD STATEMENT:
THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A
FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN
ON THE F.I.R.M. MAP OF GWINNETT COUNTY UNINCORPORATED,
GEORGIA PANEL # 13135C0104F, EFFECTIVE ON 09/29/2006.

SITE DATA

EXISTING ZONING: R-100
MINIMUM LOT AREA: 100 SF
MINIMUM LOT WIDTH: 100 FT
FRONT: 10 FT
SIDE: 10 FT
REAR: 40 FT

TOTAL AREA:
171,892 SF / 3.946 AC

USE DUCTILE IRON PIPE (DIP) FOR ALL THE
WATER MAIN PIPES UNDER THE PAVEMENT

PROPOSED ZONING: C-1

MINIMUM LOT AREA: NONE
MINIMUM LOT WIDTH: NONE
FRONT: 10 FT
SIDE: 10 FT
REAR: 40 FT
MAXIMUM BUILDING HEIGHT: 35 FT

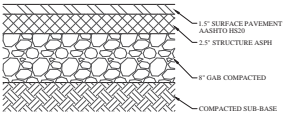
PARCEL ID: 83138 021

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR
MAKE CONCLUSIONS REGARDING THE ZONING AND
SETBACK, INDICATIONS SHOWN HEREON. THIS
INFORMATION IS REPORTED FROM PUBLIC INFORMATION
OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING
DEPARTMENTS.

OWNER
DR. SAN K. SHERWANI
1256 GRAYSON HIGHWAY
LAWRENCEVILLE, GEORGIA 30045

BUILDER /
24-HR CONTACT
DR. SAN K. SHERWANI
E. SHERWANI@GMAIL.COM
P: 770-465-3864

ENGINEER
BOUNDARY ZONE, INC.
JASON L. WILLIAMS
400 SATELLITE BLVD.
SUITE 100
LAWRENCEVILLE, GEORGIA 30045



TYP. ASPHALT PAVEMENT SECTION

PARKING CALCULATION

Baking Area (SF)	Min. Parking	Average Parking	Provided Parking
5400	43	11	25

THIS CONCEPT PLAN HAS BEEN REVIEWED AND APPROVED FOR GENERAL COMPLIANCE
WITH GWINNETT COUNTY UNINCORPORATED DEVELOPMENT ORDINANCE AND OTHER
APPLICABLE REGULATIONS OF GWINNETT COUNTY, GEORGIA.

I HEREBY SUBMIT THIS CONCEPT PLAN AS AUTHORIZED AGENT OWNER OF ALL
PROPERTY SHOWN THEREON, AND CERTIFY THAT ALL CONTIGUOUS PROPERTY UNDER
MY OWNERSHIP OR CONTROL IS INCLUDED WITHIN THE BOUNDARIES OF THIS CONCEPT
PLAN, AS REQUIRED BY THE UNINCORPORATED DEVELOPMENT ORDINANCE.

"I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS
PREPARED AFTER A SITE VISIT TO THE LOCATIONS
DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED
AGENT, UNDER MY SUPERVISION."

JASON L. WILLIAMS, LEVEL II DESIGN PROFESSIONAL # 7756
EXPIRES: 9-10-2022

DATE: _____
DEPARTMENT OF PLANNING & DEVELOPMENT

DATE: _____
SIGNATURE OF AUTHORIZED AGENT OWNER

DATE: _____

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A
CURRENT TITLE COMMITMENT, EASEMENTS AND
ENCUMBRANCES MAY EXIST WITHIN THE PROPERTY AND
THIS PROPERTY.

THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF THE
PERSON, PERSON OR ENTITY NAMED HEREON, AND DOES NOT
GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED
HEREON. THE SURVEYOR MAKES NO WARRANTY, REPRESENTATION
OR GUARANTEE OF ANY KIND, EXPRESS OR IMPLIED, REGARDING
THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

© COPYRIGHT 2021 - BOUNDARY ZONE, INC.
THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY
OF THE SURVEYOR AND MAY NOT BE REPRODUCED,
PUBLISHED OR USED IN ANY MANNER WITHOUT THE WRITTEN
PERMISSION OF THE DESIGN PROFESSIONAL.

TOTAL AREA: 3.946 ACRES: 171,892 SQUARE FEET
BOUNDARY ZONE, INC. 1770 271-5772
1256 GRAYSON HIGHWAY
LAWRENCEVILLE, GEORGIA 30045

THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSENESS AND
IS PROVIDED TO BE ACCURATE WITHIN ONE FOOT IN 100 FEET
TOTAL ERROR.

THIS PLAN HAS BEEN PREPARED USING A TRIMBLE 560 ROBOTIC
TOTAL STATION.

THE PRELIMINARY DESIGN WHICH THIS MAP OR PLAN IS BASED UPON
HAS A CLOSE PRECISION OF ONE FOOT IN 400 FEET, AND ANGULAR
PRECISION OF THIRDS OF AN ARC MINUTE, AND WAS ADJUSTED
USING COMPASS RULE.

GRAPHIC SCALE - IN FEET
0 10 20 30 40

LEGEND

- PROPERTY CORNER (AS NOTED)
- 1/2" REBAR WITH CAP
- SET 1/2" IN 1/2"
- IN 1/2" MONUMENT
- PIPE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- YARD DRAIN
- SEWER
- TELEPHONE BOX
- WATER LINE
- OVERHEAD UTILITY LINE
- SEWER LINE
- GAS LINE
- CONCRETE
- TELEPHONE LINE
- FENCE LINE
- SILT FENCE
- LIMIT OF DISTURBANCE
- SILT BALES
- FLOW WELL LINE
- NOV OR FORMERLY
- RIGHT OF WAY
- BUILDING SETBACK LINE
- CONCRETE
- CRITICAL ROOT ZONE
- STRUCTURAL FOOT PLATE
- TOP OF WALL ELEVATION
- LAND LOT
- CONCRETE
- EDGE OF PAVEMENT
- CONTIGUOUS LINE
- FINISH FLOOR ELEVATION
- BASEMENT FLOOR ELEVATION
- G.F.S. GARAGE FLOOR ELEVATION
- GROUND ELEVATION
- SEWAGE ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- TOP OF FOOTER ELEVATION
- DRAINAGE ARROW
- HARDWOOD TREE
- TO BE REMOVED

TREE LEGEND

- HARDWOOD TREE
- TO BE REMOVED



BOUNDARY ZONE, INC.
1770 271-5772
1256 GRAYSON HIGHWAY
LAWRENCEVILLE, GEORGIA 30045
ATLANTA (404) 446-4380
10000 BUCKLEUP DRIVE, SUITE 300
ATLANTA, GEORGIA 30339

PROJECT
24776.02

CP
2 OF 2

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

[attached]

January 18th, 202

Gwinnett County
Board of Commissioners
446 West Crogan Street
Lawrenceville, GA 30046
Attn: Director of Planning and Development

**Sub: Letter of Intent on behalf of property owner with respect to land at
1256 Grayson Highway, Lawrenceville, Georgia 30045
Gwinnett Parcel ID No. R5138 021**

On behalf of Dansinghani Kamlesh, (hereinafter, the “Owner/Applicant”), Boundary Zone, Inc. submits this letter of intent and the attached Rezoning Application to rezone the property from R-100 to C-1. The subject land is comprised of approximately 3.946 acres which are located on the East side of Grayson Highway and approximately 1,100 feet South of Sugarloaf Parkway which has a Gwinnett County Tax ID number of R5138 021 (hereinafter, the “Land”). There is a single-family residence on the property, that will be demolished during development of the Project.

The Owner intends to develop the Land as a gas station/convenience store which will serve the adjacent neighborhoods. The Project consists of a 5,400 SF one-story convenience store, and a canopy with six fuel pumps. Sufficient parking is provided along the front of the store (5 spaces which account for 20% of total parking), and behind the building (20 spaces that are the remaining 80% parking total).

The proposed development is bounded on the West by the Grayson Highway (GA Hwy 20) right-of-way, on the North by a vacant lot owned by Gwinnett County and zoned R-100, on the East by a R-100 residential lot, and on the South by multiple R-100 residential lots. Pursuant to Section 610-20 of the Gwinnett County Unified Development Ordinance (“UDO”), the proposed development requires a 50-foot grassed buffer strip and a 6-foot-high solid fence adjacent to R-100 properties. To allow for adequate traffic width, and enhanced safety for traffic circulation we will process waiver requests to reduce the 50-foot buffer to 25 feet along the North and South sides of the Project. Required fences will be provided along the reduced buffers.

As per Section 240-70.1 E of the Gwinnett County Unified Development Ordinance (“UDO”), interior driveways surroundings gasoline pumps shall be increased to 40 feet in total width as

measured from the base of the gasoline pump islands. We hereby request a variance to provide minimum 30 feet wide interior driveways surrounding gasoline pumps.

As per Section 610-20.4 B of the Gwinnett County Unified Development Ordinance (“UDO”), all proposed improvements including, but not limited to, driveways, dumpsters, parking facilities, pavement, or retaining walls will be located a minimum of five feet from any buffer. We hereby request a variance to provide required proposed improvements to be located a minimum of one foot from proposed buffer.

The proposed gas station with convenience store will provide a valuable service in an area of Gwinnett County with long-established neighborhoods. The proposed development and rezoning of this Land will have no adverse effects on the surrounding properties but provide an aesthetically pleasing buffer between the residential neighborhoods on all sides.

The Owner submits the rezoning Application along with supporting documents in support of this rezoning request. We welcome the opportunity to meet with the Gwinnett County officials and Staff to discuss this proposal and answer any questions that may arise. We respectfully request your approval of this rezoning application.

Sincerely,



Jason E. Williams
Boundary Zone Inc.
Engineer for Owner/Applicant

RECEIVED

01/25/2023

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:

Proposed rezoning will permit a suitable use of adjacent and nearby properties.

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

Proposed rezoning will not adversely affect the existing use of single family residence (R-100) in back and north, and R-140 on the south side of property.

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

Current zoning R-100 will not generate as many economic benefits as proposed zoning C-1

- (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:

Proposed rezoning will not cause an excessive or burdensome impact upon existing streets, transportation, utilities or schools.

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

The subject property is in consistent with the proposed development plan and community mixed use per county's 2040 Unified Plan. Approval of this rezone application will establish for commercial use.

- (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:

There are no known condition changes that either favor and or hinder this proposed rezoning.

Exhibit D: Application and Disclosure of Campaign Contributions

[attached]

RECEIVED

01/25/2023

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Jason E. Williams</u>	NAME: <u>Dansinghani Kamlesh</u>
ADDRESS: <u>800 Satellite Blvd.</u>	ADDRESS: <u>1256 Grayson Highway</u>
CITY: <u>Suwanee</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30024</u>	STATE: <u>GA</u> ZIP: <u>30045</u>
PHONE: <u>770-271-5772</u>	PHONE: _____
EMAIL: <u>jwilliams@boundaryzone.com</u>	EMAIL: _____
CONTACT PERSON: <u>Jason E. Williams</u> PHONE: <u>770-271-5772</u>	
CONTACT'S E-MAIL: <u>jwilliams@boundaryzone.com</u>	
APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICTS(S): <u>R-100</u> REQUESTED ZONING DISTRICT: <u>C-1</u>	
PARCEL NUMBER(S): <u>R5138 021</u> ACREAGE: <u>3.946</u>	
ADDRESS OF PROPERTY: <u>1256 Grayson Highway, Lawrenceville, GA 30045</u>	
PROPOSED DEVELOPMENT: <u>Build Gas Station with Convenient Store</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>5,400 sq. ft.</u>
Gross Density: _____	Density: <u>N/A</u>
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

01/25/2023

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

7-26-22

Date

Jason E. Williams, Land Planning Manager

Type or Print Name and Title



Signature of Notary Public

7/26/22

Date




RECEIVED

01/25/2023

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.



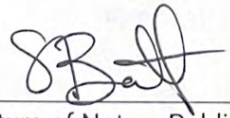
Signature of Property Owner

7/26/22

Date

Dansinghani Kamlesh, Property Owner

Type or Print Name and Title



Signature of Notary Public

7/26/2022

Date

STEPHANIE BARNETT
NOTARY PUBLIC
Forsyth County
State of Georgia
My Comm. Expires Aug. 19, 2023

Notary Seal

RECEIVED

01/25/2023

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.

Jason Williams 7-26-22 Jason E. Williams
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE
Land Planning Manager

Jason Williams 7-26-22 Jason E. Williams
SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE Land Planning Manager

Matthew F. Brown 7/26/22
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 Dansinghani Kamlesh
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

01/25/2023

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: 5th - 138 - 021
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

7-26-22

Date

Jason E. Williams, Land Planning Manager

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)

NAME

TITLE

DATE

Exhibit E: Internal and External Agency Review Comments

[attached]



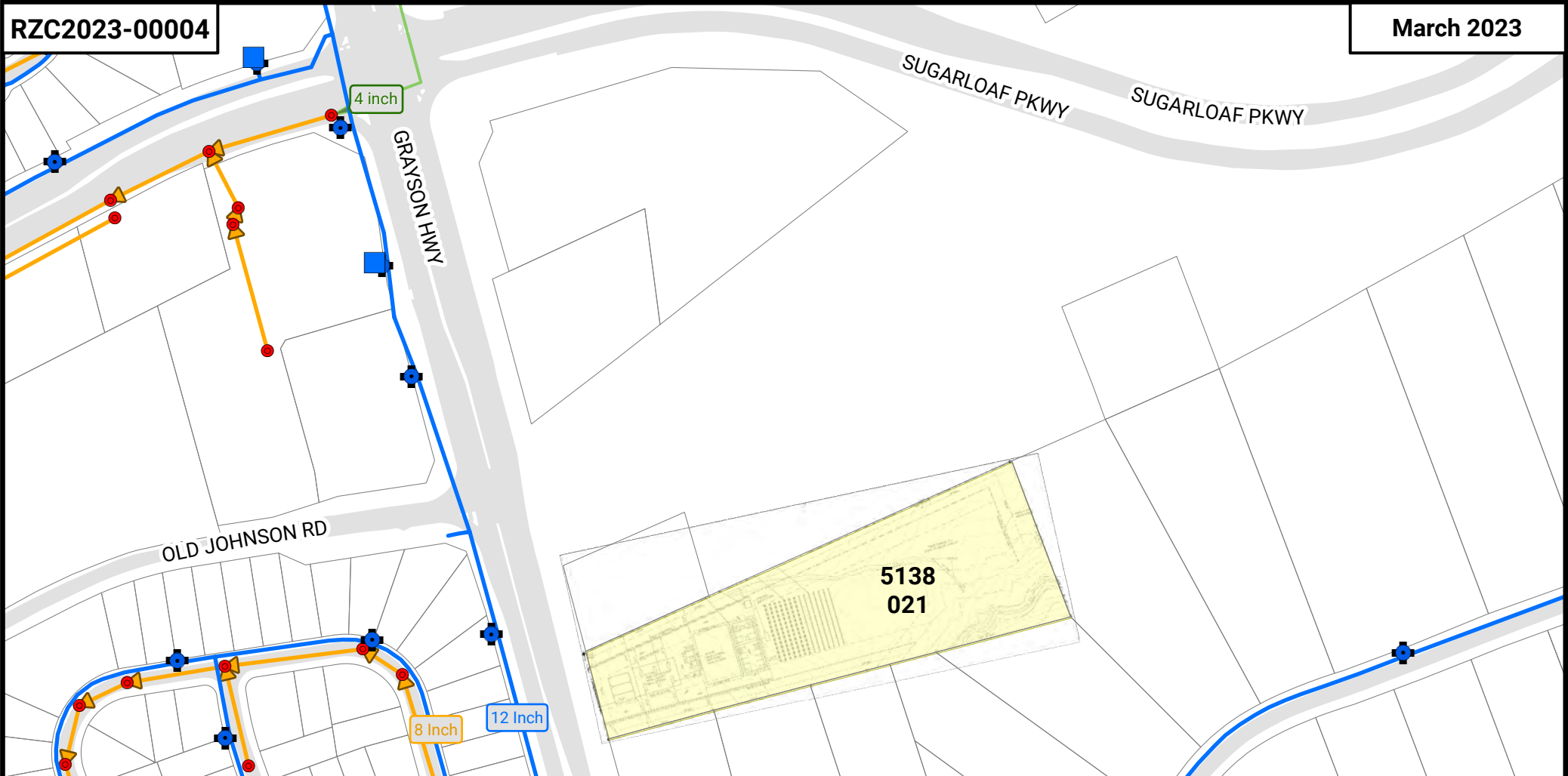
Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		2.15.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		RZC2023-00004	
Case Address:		1256 Grayson Highway	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input type="checkbox"/> NO
1	Grayson Highway (SR 20) is a principal arterial. ADT = 46,200.		
2	1.9 miles to the nearest transit facility (#2454884) Grayson Highway and VFW #5255.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/> YES
		<input checked="" type="checkbox"/> X	<input type="checkbox"/> NO
1			
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:		RZC2023-00004	
Case Address:		1256 Grayson Highway	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES <input type="checkbox"/> NO
1	Water: The proposed development may connect to an existing 12-inch water main on the western right-of-way of Grayson Highway.		
2	Sewer: Pending Georgia Department of Public Health approval, the parcels will be developed on septic.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> X <input 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

1256 Grayson Hwy
R-100 to C-1

Water & Sewer
Utility Map

0 140 280
Feet

LOCATION

Water Comments: The proposed development may connect to an existing 12-inch water main on the western right-of-way of Grayson Highway.

Sewer Comments: Pending Georgia Department of Public Health approval, the parcels will be developed on septic.

Exhibit F: Maps

[attached]



OLD JOHNSON RD

GRAYSON HWY

SONOMA DR

GLEN TERRA TRCE

MARANATHA TRL



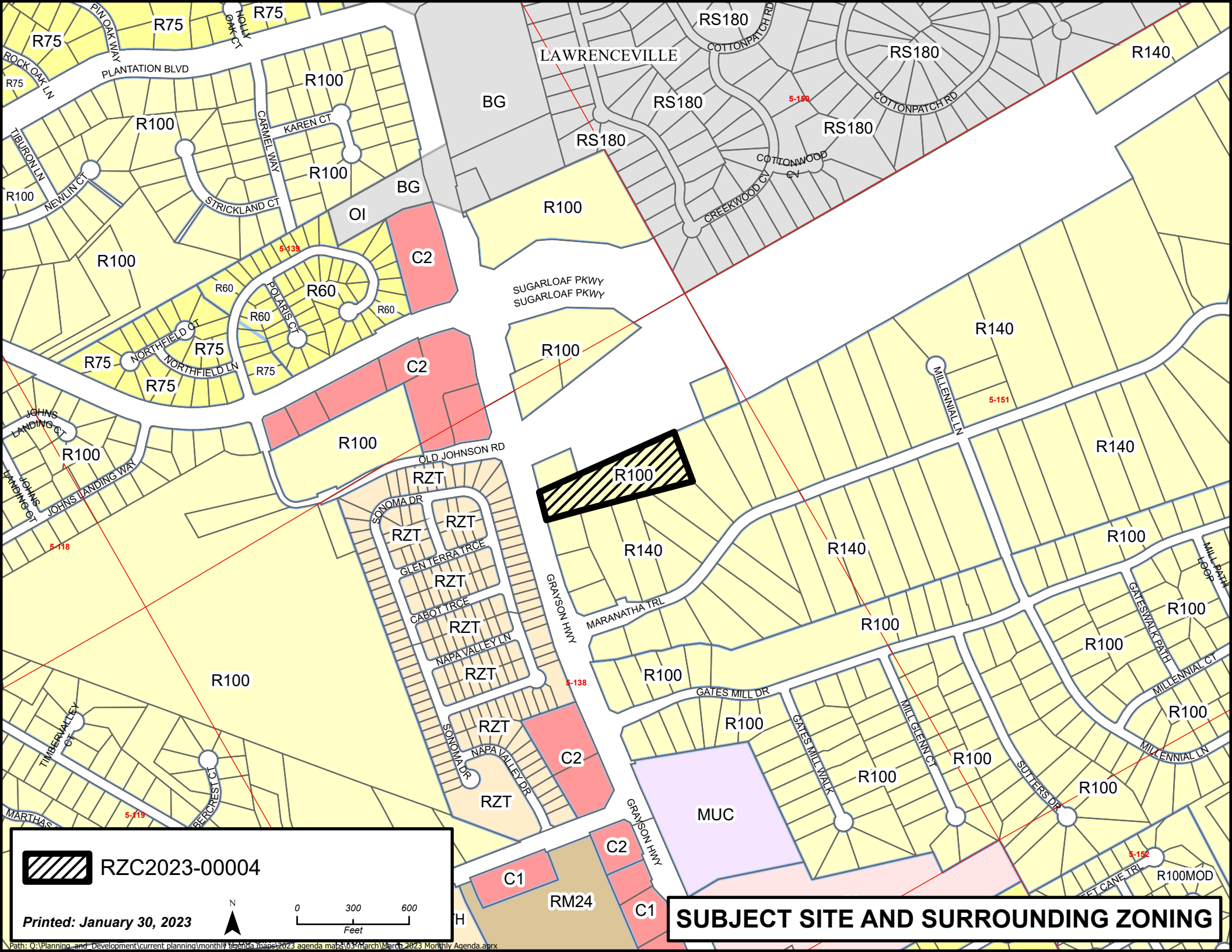
RZC2023-00004


Printed: January 30, 2023



0 80 160
Feet

Gwinnett County GIS



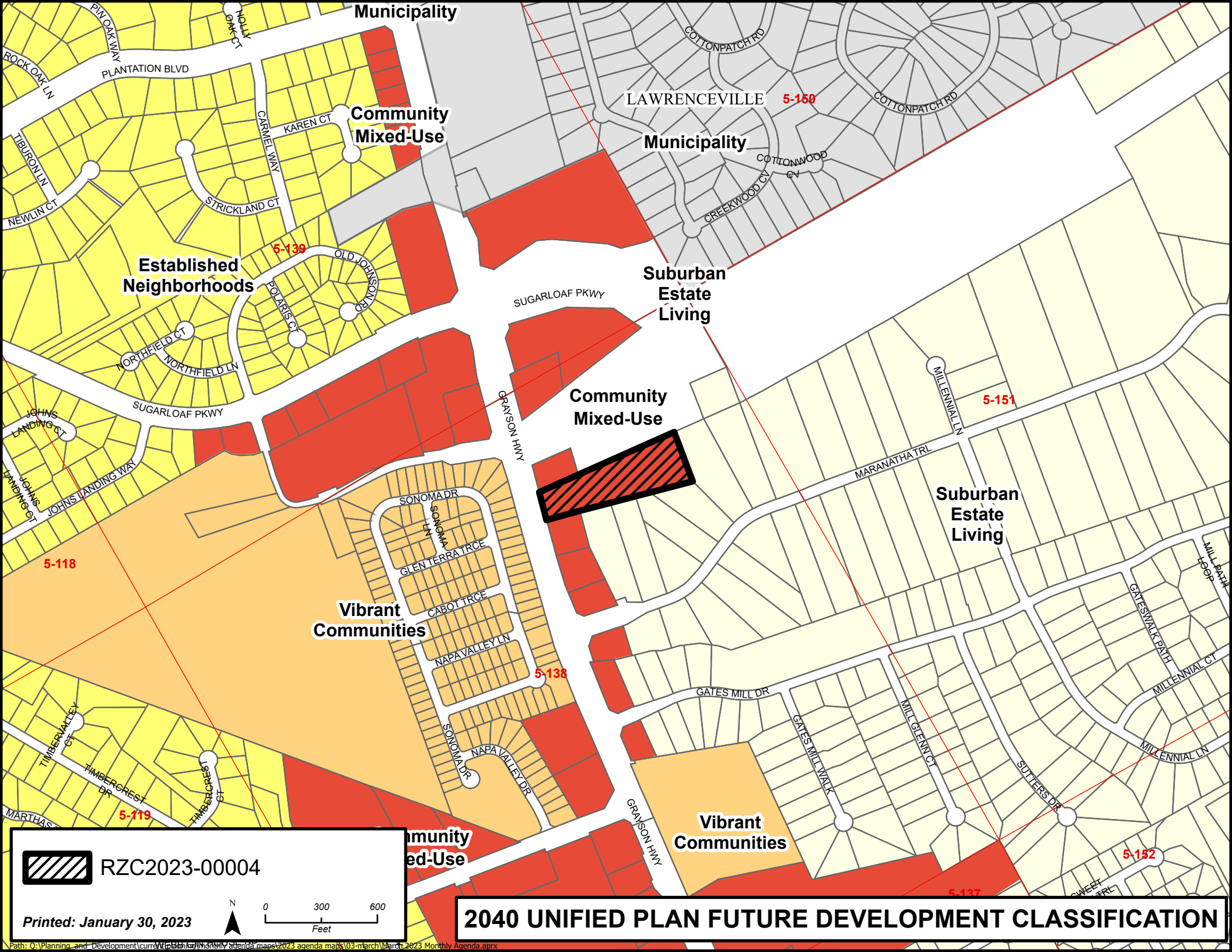
 RZC2023-00004


Printed: January 30, 2023



0 300 600
Feet

SUBJECT SITE AND SURROUNDING ZONING



 RZC2023-00004

Printed: January 30, 2023

2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

RECEIVED

01/25/2023

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Jason E. Williams</u>	NAME: <u>Dansinghani Kamlesh</u>
ADDRESS: <u>800 Satellite Blvd.</u>	ADDRESS: <u>1256 Grayson Highway</u>
CITY: <u>Suwanee</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30024</u>	STATE: <u>GA</u> ZIP: <u>30045</u>
PHONE: <u>770-271-5772</u>	PHONE: _____
EMAIL: <u>jwilliams@boundaryzone.com</u>	EMAIL: _____
CONTACT PERSON: <u>Jason E. Williams</u> PHONE: <u>770-271-5772</u>	
CONTACT'S E-MAIL: <u>jwilliams@boundaryzone.com</u>	
<p align="center">APPLICANT IS THE:</p> <p> <input checked="checked" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER </p>	
PRESENT ZONING DISTRICTS(S): <u>R-100</u> REQUESTED ZONING DISTRICT: <u>C-1</u>	
PARCEL NUMBER(S): <u>R5138 021</u> ACREAGE: <u>3.946</u>	
ADDRESS OF PROPERTY: <u>1256 Grayson Highway, Lawrenceville, GA 30045</u>	
PROPOSED DEVELOPMENT: <u>Build Gas Station with Convenient Store</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>5,400 sq. ft.</u>
Gross Density: _____	Density: <u>N/A</u>
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

01/25/2023

Exhibit A

PARCEL LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 138, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO LOCATE THE TRUE POINT OF BEGINNING, BEGIN AT THE COMMON CORNER OF LAND LOTS 150, 151, 170 AND 171; THEN SOUTH 48°50'44" WEST FOR A DISTANCE OF 3,397.20' TO A POINT; THENCE SOUTH 66°10'44" WEST FOR A DISTANCE OF 419.50' TO A 1/2" REBAR FOUND, BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 20°32'24" EAST A DISTANCE OF 281.87' TO A 5/8" REBAR FOUND; THENCE SOUTH 75°39'26" WEST FOR A DISTANCE OF 623.98' TO A 5/8" REBAR FOUND; THENCE SOUTH 75°12'24" WEST FOR A DISTANCE OF 183.59' TO A POINT ON THE NORTHEAST R/W OF GRAYSON HWY ALSO KNOWN AS GA HWY No. 20 (R/W VARIES); THENCE ALONG SAID R/W OF GRAYSON HWY NORTH 15°02'27" WEST FOR A DISTANCE OF 151.62' TO A R/W MONUMENT FOUND; THENCE LEAVING SAID R/W OF GRAYSON HWY NORTH 66°10'44" EAST FOR A DISTANCE OF 789.76' TO A 1/2" REBAR FOUND, BEING THE TRUE POINT OF BEGINNING

SAID TRACT OR PARCEL OF LAND CONTAINING 3.946 ACRES (171,891 SQUARE FEET), MORE OR LESS.

January 18th, 202

Gwinnett County
Board of Commissioners
446 West Crogan Street
Lawrenceville, GA 30046
Attn: Director of Planning and Development

**Sub: Letter of Intent on behalf of property owner with respect to land at
1256 Grayson Highway, Lawrenceville, Georgia 30045
Gwinnett Parcel ID No. R5138 021**

On behalf of Dansinghani Kamlesh, (hereinafter, the “Owner/Applicant”), Boundary Zone, Inc. submits this letter of intent and the attached Rezoning Application to rezone the property from R-100 to C-1. The subject land is comprised of approximately 3.946 acres which are located on the East side of Grayson Highway and approximately 1,100 feet South of Sugarloaf Parkway which has a Gwinnett County Tax ID number of R5138 021 (hereinafter, the “Land”). There is a single-family residence on the property, that will be demolished during development of the Project.

The Owner intends to develop the Land as a gas station/convenience store which will serve the adjacent neighborhoods. The Project consists of a 5,400 SF one-story convenience store, and a canopy with six fuel pumps. Sufficient parking is provided along the front of the store (5 spaces which account for 20% of total parking), and behind the building (20 spaces that are the remaining 80% parking total).

The proposed development is bounded on the West by the Grayson Highway (GA Hwy 20) right-of-way, on the North by a vacant lot owned by Gwinnett County and zoned R-100, on the East by a R-100 residential lot, and on the South by multiple R-100 residential lots. Pursuant to Section 610-20 of the Gwinnett County Unified Development Ordinance (“UDO”), the proposed development requires a 50-foot grassed buffer strip and a 6-foot-high solid fence adjacent to R-100 properties. To allow for adequate traffic width, and enhanced safety for traffic circulation we will process waiver requests to reduce the 50-foot buffer to 25 feet along the North and South sides of the Project. Required fences will be provided along the reduced buffers.

As per Section 240-70.1 E of the Gwinnett County Unified Development Ordinance (“UDO”), interior driveways surroundings gasoline pumps shall be increased to 40 feet in total width as

measured from the base of the gasoline pump islands. We hereby request a variance to provide minimum 30 feet wide interior driveways surrounding gasoline pumps.

As per Section 610-20.4 B of the Gwinnett County Unified Development Ordinance (“UDO”), all proposed improvements including, but not limited to, driveways, dumpsters, parking facilities, pavement, or retaining walls will be located a minimum of five feet from any buffer. We hereby request a variance to provide required proposed improvements to be located a minimum of one foot from proposed buffer.

The proposed gas station with convenience store will provide a valuable service in an area of Gwinnett County with long-established neighborhoods. The proposed development and rezoning of this Land will have no adverse effects on the surrounding properties but provide an aesthetically pleasing buffer between the residential neighborhoods on all sides.

The Owner submits the rezoning Application along with supporting documents in support of this rezoning request. We welcome the opportunity to meet with the Gwinnett County officials and Staff to discuss this proposal and answer any questions that may arise. We respectfully request your approval of this rezoning application.

Sincerely,



Jason E. Williams
Boundary Zone Inc.
Engineer for Owner/Applicant

RECEIVED

01/25/2023

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:

Proposed rezoning will permit a suitable use of adjacent and nearby properties.

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

Proposed rezoning will not adversely affect the existing use of single family residence (R-100) in back and north, and R-140 on the south side of property.

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

Current zoning R-100 will not generate as many economic benefits as proposed zoning C-1

- (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:

Proposed rezoning will not cause an excessive or burdensome impact upon existing streets, transportation, utilities or schools.

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

The subject property is in consistent with the proposed development plan and community mixed use per county's 2040 Unified Plan. Approval of this rezone application will establish for commercial use.

- (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:

There are no known condition changes that either favor and or hinder this proposed rezoning.

RECEIVED

01/25/2023

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

7-26-22

Date

Jason E. Williams, Land Planning Manager

Type or Print Name and Title



Signature of Notary Public

7/26/22

Date



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

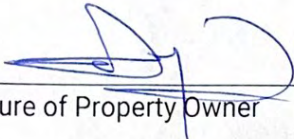
RECEIVED

01/25/2023

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



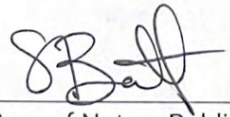
Signature of Property Owner

7/26/22

Date

Dansinghani Kamlesh, Property Owner

Type or Print Name and Title



Signature of Notary Public

7/26/2022

Date

STEPHANIE BARNETT
NOTARY PUBLIC
Forsyth County
State of Georgia
My Comm. Expires Aug. 19, 2023

Notary Seal

RECEIVED

01/25/2023

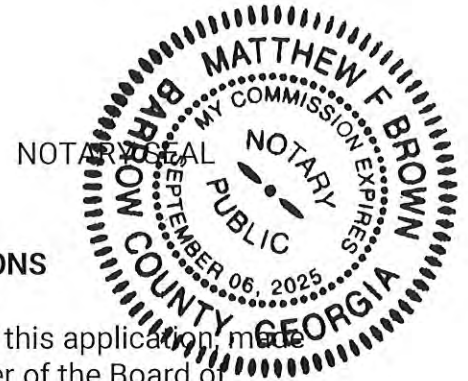
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

Jason E. Williams 7-26-22 Jason E. Williams
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE
Land Planning Manager

Jason E. Williams 7-26-22 Jason E. Williams
SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE Land Planning Manager

Matthew F. Brown 7/26/22
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 Dansinghani Kamlesh
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

01/25/2023

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: 5th - 138 - 021
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

7-26-22

Date

Jason E. Williams, Land Planning Manager

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)

NAME

TITLE

DATE