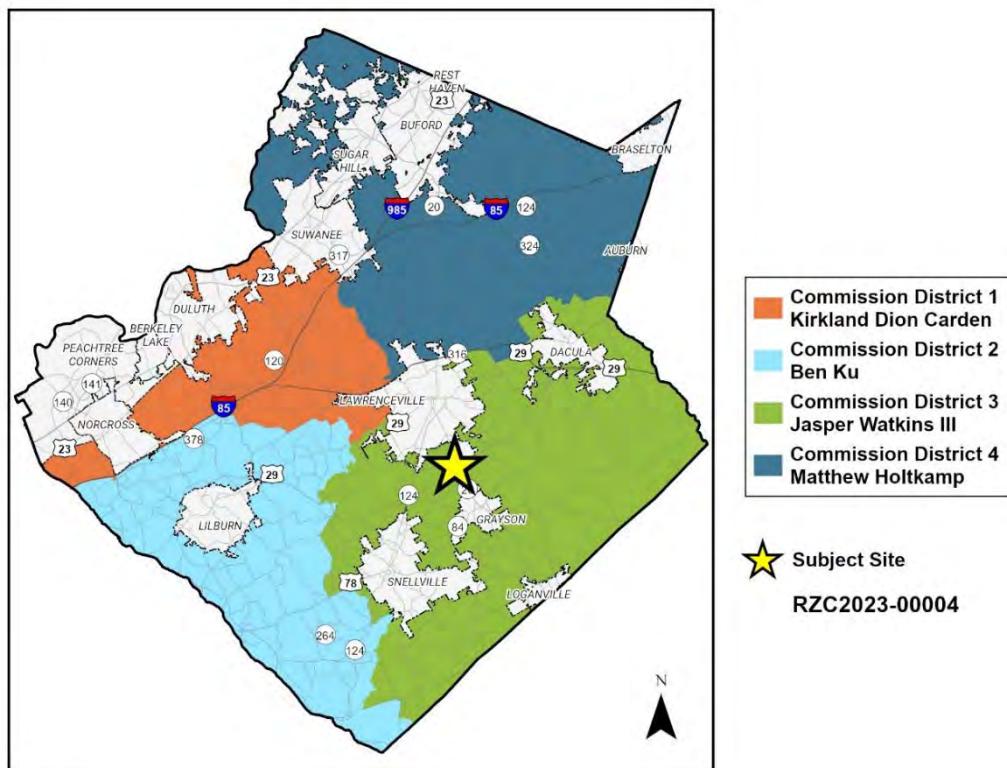




## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

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



**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

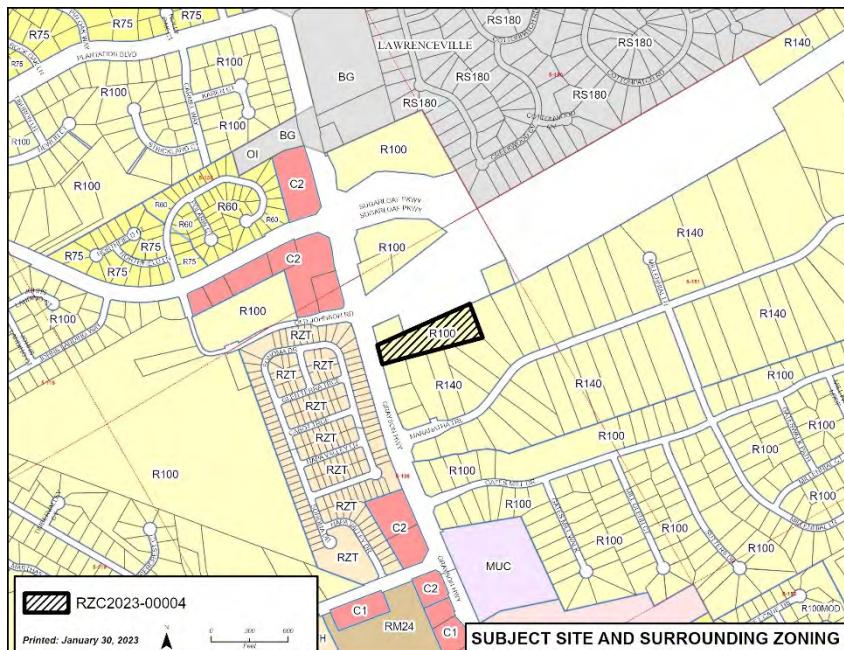
The subject property has been zoned R-100 (Single-Family Residence District) since 1970. No prior zoning requests are on record for this property.

## 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.**

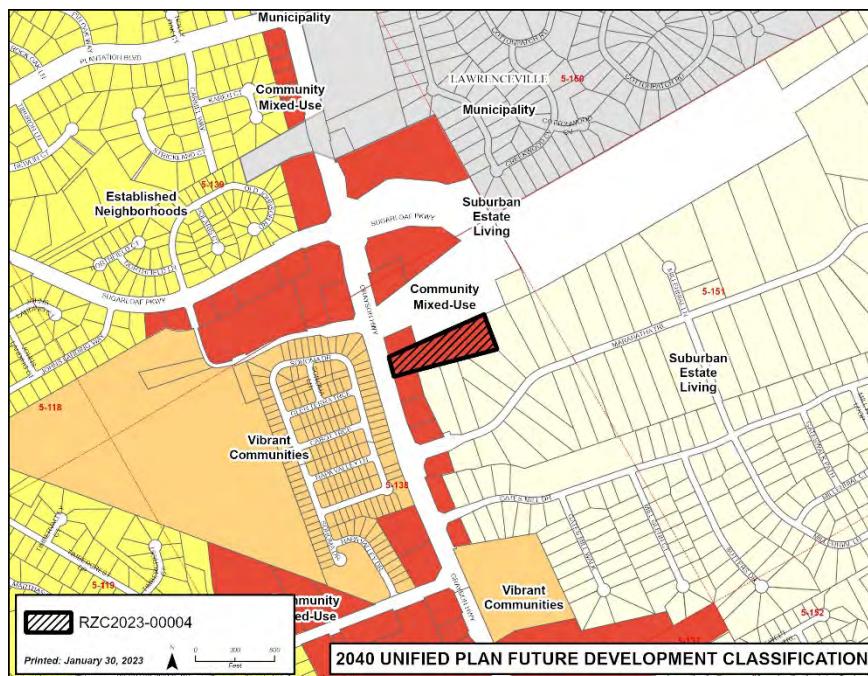
The property has a reasonable economic use as currently zoned.

**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  $\frac{1}{4}$  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  $\frac{1}{2}$  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 NUMBER: 13135C0104F
2. SITE LOCATION: 1256 GRAYSON HIGHWAY, LAWRENCEVILLE, GEORGIA, 30045
3. SCOPE OF WORK: SUBDIVIDE EXISTING LOT TO CONSTRUCT GASOLINE STATION WITH CONVENIENT STORE AND GASOLINE ISLAND.
4. SANITARY SEWER IS PROVIDED BY SEPTIC SEWER SYSTEM
5. NEW STORM DRAIN PIPES ARE PROPOSED
6. THIS PROPERTY IS WITHIN 200 FEET OF WATERS OF THE CHATTahoochee RIVER CORRIDOR
7. THIS PROPERTY IS WITHIN 200 FEET OF WATERS OF THE STATE

**GWINNETT COUNTY  
PLANNING AND DEVELOPMENT**

**RECEIVED**

01/25/2023

Vicinity Map<sup>(NTS)</sup>

FIRM Panel Vignette<sup>(NTS)</sup>

#### SITE DATA

EXISTING ZONING: R-100

MINIMUM LOT AREA: 7,000 SF

MINIMUM LOT WIDTH: 100 FT

FRONT: 15 FT

SIDE: 30 FT

REAR: 40 FT

MAXIMUM BUILDING HEIGHT: 35 FT

PARCEL ID: R51 021

TOTAL AREA:

171,892 SF / 3.946 AC

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

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR  
MAKE CONCLUSION REGARDING THE ZONING  
OR USE OF THE PROPERTY. THIS INFORMATION  
IS REPORTED FROM PUBLIC INFORMATION  
OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING

#### OWNER

DR. SAM K. SHERWAN

1256 GRAYSON HIGHWAY

LAWRENCEVILLE, GEORGIA 30045

#### BUILDER / 24-HR CONTACT

DR. SAM K. SHERWAN

E: SKSHERWAN01@GMAIL.COM

P: 678-461-3041

#### ENGINEER

BOUNDARY ZONE, INC.

1000 SATELLITE BLVD.

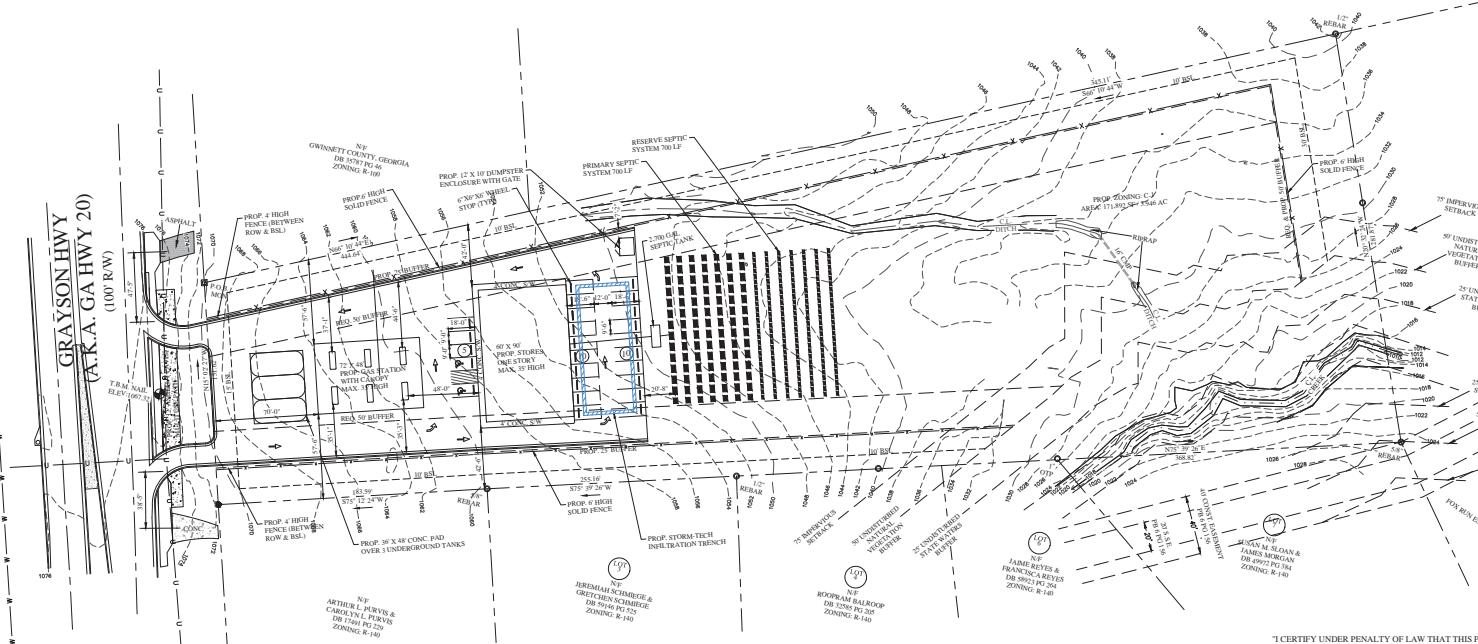
SUWANNEE, GEORGIA 30546

#### TYP. ASPHALT PAVEMENT SECTION

N.T.S.

#### PARKING CALCULATION

Building	Max. Parking	Min. Parking	Average	Provided
Area (SF)	1 per 125 SF	1 per 500 SF	Parking	Parking
5400	43	11	27	25



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

DIRECTOR,  
DEPARTMENT OF PLANNING & DEVELOPMENT

DATE

SIGNATURE OF AUTHORIZED AGENT/OWNER

DATE

I HEREBY SUBMIT THIS CONCEPT PLAN AS AUTHORIZED AGENT/OWNER OF ALL  
PROPERTIES OWNED THEREIN, AND STATE THAT ALL OWNED PROPERTY UNDER  
MY OWNERSHIP OR CONTROL IS INCLUDED WITHIN THE BOUNDARIES OF THIS CONCEPT  
PLAN, AS REQUIRED BY THE UNIFIED DEVELOPMENT ORDINANCE.

*John E. Williams* 1/17/23  
JASON E. WILLIAMS, LEVEL 1 DESIGN PROFESSIONAL # 7796  
EXPIRES: 9-10-2022

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A  
LEVELING SURVEY. ALL ELEVATIONS ARE APPROXIMATE  
ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN  
THE PROPERTY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE  
PERSONS NAMED HEREIN AND DOES NOT  
EXTEND TO ANY OTHER PERSONS, PRODUCT  
OR SERVICE.

THIS PLAT HAS BEEN PREPARED USING A TINBLE 3D ROBOTIC  
TOTAL STATION.

© 2023 BOUNDARY ZONE, INC.

THE DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY  
OF BOUNDARY ZONE, INC.

THE FIELD DATA FOR THIS MAP OR PLAT WAS BASED  
ON A 100' GRID. THE FIELD WORK WAS PERFORMED  
WITH AN ACCURACY OF 1.5 FEET. THERE WAS AN  
ERROR OF 1 SECOND FOR ANGLE POINT, AND WAS ADJUSTED  
USING COMPARISON.

TOTAL AREA: 3.946 ACRES / 171,892 SQUARE FEET

BOUNDARY REFERENCE: DR 9502, PG 418, PS 1, PG 145-A

FIELDWORK PERFORMED ON 02/28/2022

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND  
DOES NOT MEET THE REQUIREMENTS OF A PLAT.

THIS PLAT WAS PREPARED BY THE SURVEYOR WHO IS ALSO A  
REGISTERED LAND SURVEYOR.

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GRAPHIC SCALE: IN FEET

10 20 30

#### LEGEND

- PROPERTY CORNER
- POWER METER
- TELEPHONE BOX
- WATER LINE
- AC UNIT
- OVERHEAD UTILITY LINE
- NEW OR FOUND UTILITY
- NEW UTILITY
- GUY WIRE
- GAS LINE
- BSL BUILDING SETBACK LINE
- CEIL CEILING
- CRITICAL ROOT ZONE
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**Exhibit C: Letter of Intent and Applicant's Response to Standards**

**[attached]**

January 18<sup>th</sup>, 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 surrounding 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 feet 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,



1

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

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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:

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 BURDENOME 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]**

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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>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>		
<b>APPLICANT IS THE:</b>		
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(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**

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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

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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

7/20/2022  
Date

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

Notary Seal

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**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

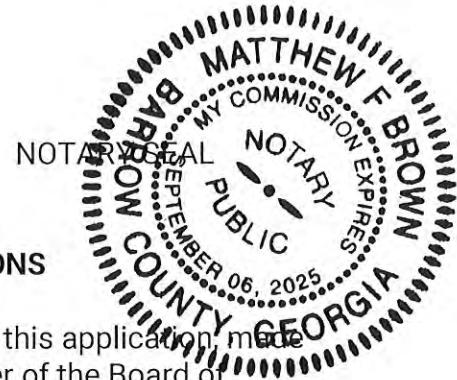
The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

 7-26-22  
SIGNATURE OF APPLICANT DATE  
 7-26-22  
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE  
 7/26/22  
SIGNATURE OF NOTARY PUBLIC DATE

Jason E. Williams  
Land Planning Manager  
TYPE OR PRINT NAME AND TITLE

Jason E. Williams  
Land Planning Manager  
TYPE OR PRINT NAME AND TITLE

TYPE OR PRINT NAME AND TITLE



**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.

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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:** 5<sup>th</sup> - 138 - 021  
(Map Reference Number)      District      Land Lot      Parcel

  
Signature of Applicant

  
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]**



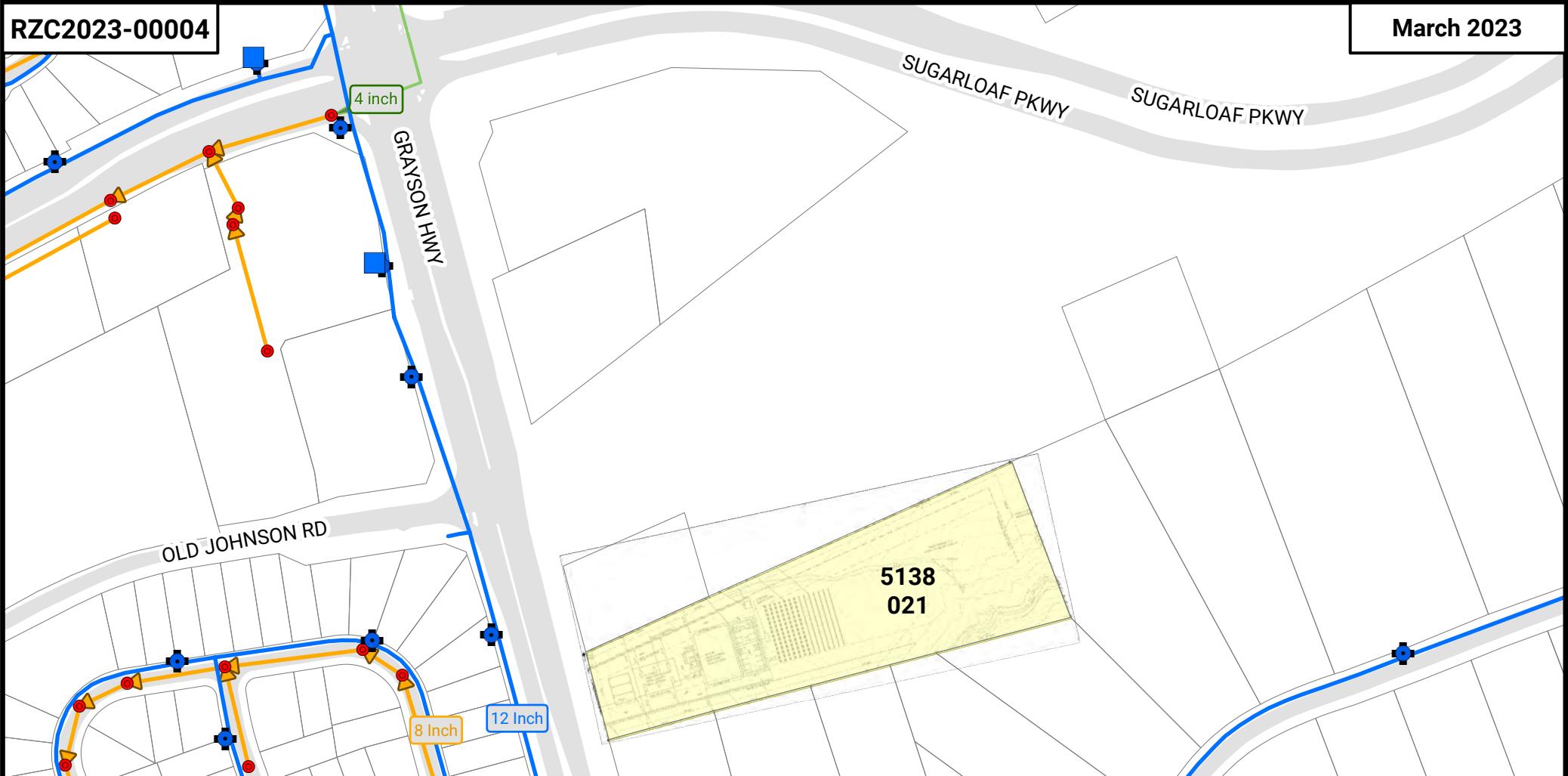
**Department of Planning and Development**  
**TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b> 2.15.2023			
Department/Agency Name: Transportation			
Reviewer Name: Brent Hodges			
Reviewer Title: Construction Manager 1			
Reviewer Email Address: <a href="mailto:Brent.Hodges@gwinnettcounty.com">Brent.Hodges@gwinnettcounty.com</a>			
Case Number: RZC2023-00004			
Case Address: 1256 Grayson Highway			
<b>Comments:</b>		<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>
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			
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/> <b>YES</b>	<input checked="" type="checkbox"/> <b>NO</b>
1			
2			
3			
4			
5			
6			
7			



**Department of Planning and Development**  
**TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>	
Department/Agency Name: DWR	
Reviewer Name: Mike Pappas	
Reviewer Title: GIS Planning Manager	
Reviewer Email Address: <a href="mailto:Michael.pappas@gwinnettcounty.com">Michael.pappas@gwinnettcounty.com</a>	
Case Number: RZC2023-00004	
Case Address: 1256 Grayson Highway	
<b>Comments:</b>	
	<input checked="" 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	
<b>Recommended Zoning Conditions:</b>	
	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
1	
2	
3	
4	
5	
6	
7	

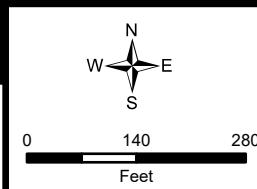


## LEGEND

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

## 1256 Grayson Hwy

R-100 to C-1

Water & Sewer  
Utility Map

## 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.

**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]**



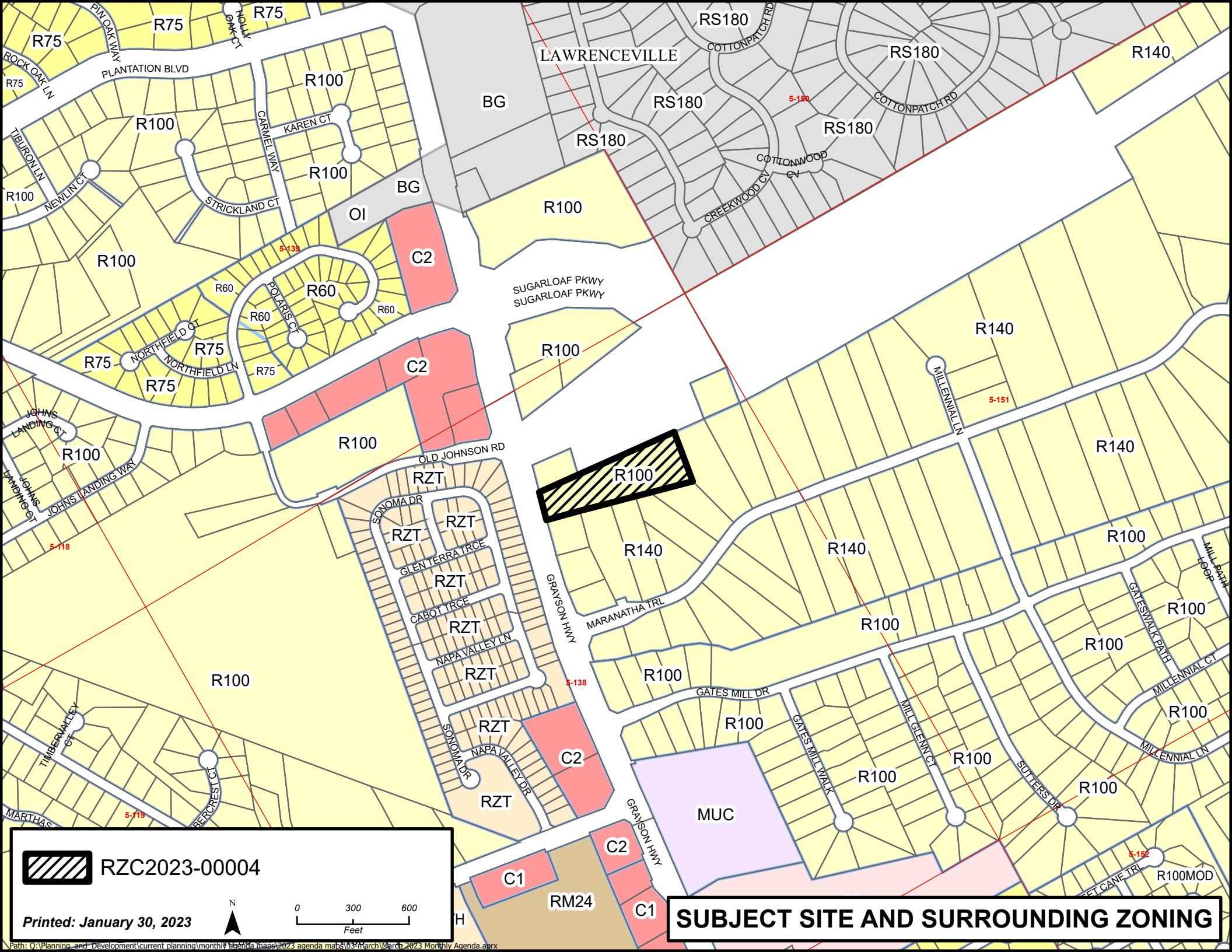
RZC2023-00004

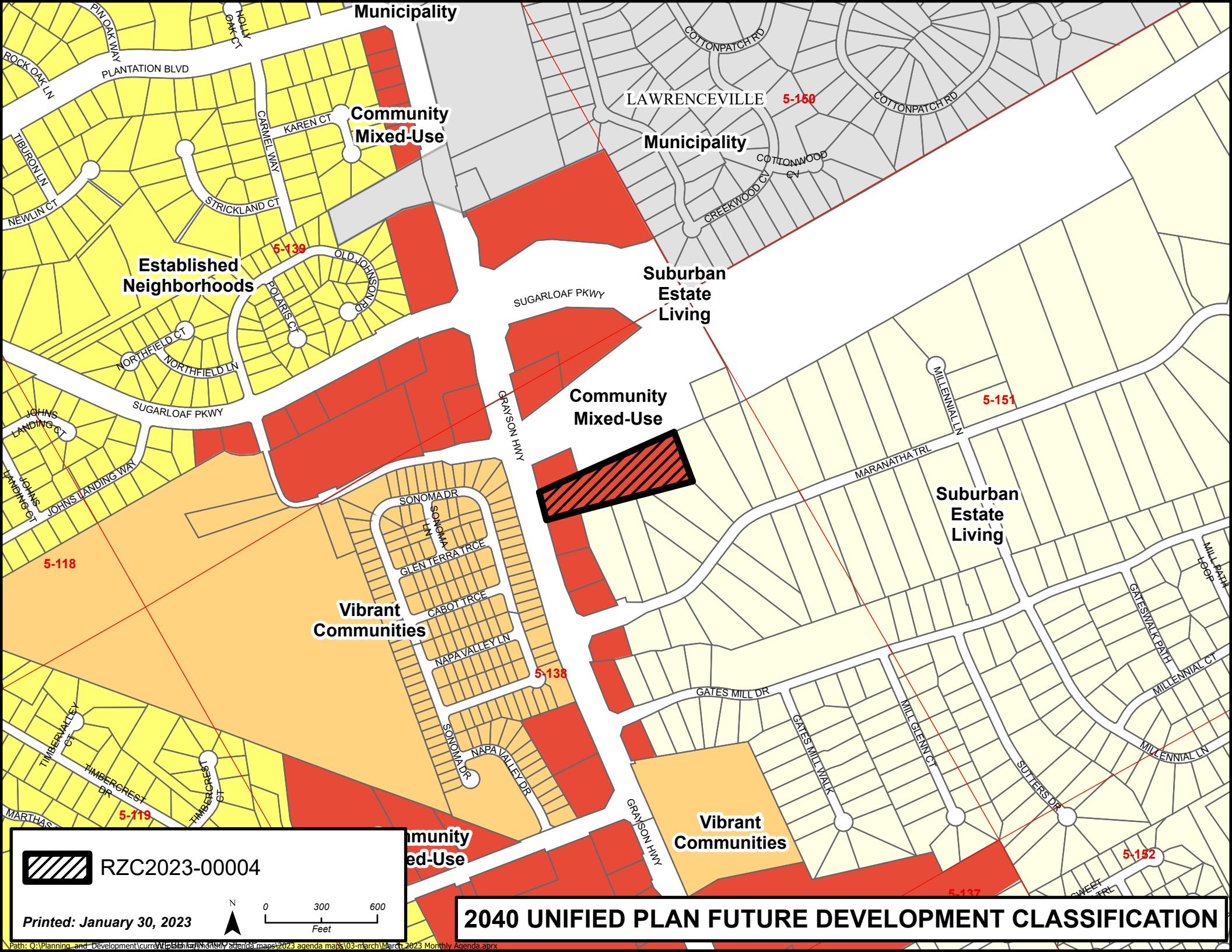
Printed: January 30, 2023



0 80 160  
Feet

Gwinnett County GIS





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01/25/2023

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

**REZONING APPLICATION**

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>	_____	
<b>APPLICANT IS THE:</b>		
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(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**

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**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 18<sup>th</sup>, 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 surrounding 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 feet 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,



1

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

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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 BURDENOME 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.**

---

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

**RECEIVED**

01/25/2023

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 10/2021

**REZONING APPLICANT'S CERTIFICATION**

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

  
Signature of Applicant

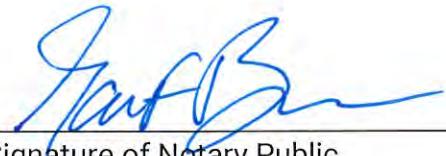
7-26-22  

---

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

7/20/2022  
Date

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

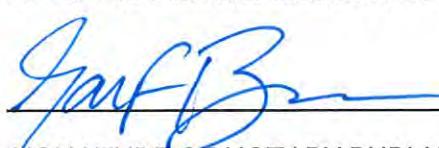
Notary Seal

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01/25/2023

**CONFFLICT 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.

 7-26-22  
SIGNATURE OF APPLICANT DATE  7-26-22  
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE  
 7/26/22  
SIGNATURE OF NOTARY PUBLIC DATE

Jason E. Williams  
Land Planning Manager

TYPE OR PRINT NAME AND TITLE

Jason E. Williams  
Land Planning Manager

TYPE OR PRINT NAME AND TITLE



**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:** 5<sup>th</sup> - 138 - 021  
(Map Reference Number)      District      Land Lot      Parcel

  
Signature of Applicant

  
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