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1/06/2022 3:12PM

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Antonio Aviles</u>	NAME: <u>ANTONIO AVILES</u>
ADDRESS: <u>1057-1065 DICKENS RD</u>	ADDRESS: <u>4660 OLD ANNISTOWN BRIDGE RD</u>
CITY: <u>LILBURN</u>	CITY: <u>SNELLVILLE</u>
STATE: <u>GA</u> ZIP: <u>30047</u>	STATE: <u>GA</u> ZIP: <u>30039</u>
PHONE: <u>678-830-9946</u>	PHONE: <u>678-830-9946</u>
EMAIL: <u>GEORGIAPROCESSING@GMAIL.COM</u>	EMAIL: <u>GEORGIAPROCESSING@GMAIL.COM</u>
CONTACT PERSON: <u>ANA DELGADO</u> PHONE: <u>678-830-9946</u>	
CONTACT'S E-MAIL: <u>GEORGIAPROCESSING@GMAIL.COM</u>	
<p align="center">APPLICANT IS THE:</p> <p> <input type="checkbox"/> OWNER'S AGENT <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER </p>	
PRESENT ZONING DISTRICTS(S): <u>R-75</u> REQUESTED ZONING DISTRICT: <u>C1</u>	
PARCEL NUMBER(S): <u>R6173-154 =0.315 & R6173-155 0.363</u> ACREAGE: <u>0.678 ACRES</u>	
ADDRESS OF PROPERTY: <u>1057-1065 DICKENS RD LILBURN, GA 30047</u>	
Request to grant C1 designation to construct a supermarket to serve local consumers.	
PROPOSED DEVELOPMENT: <u>Dickens Latin Plaza will ensure employment for 15 full time employees and 500k-1M in sales tax.</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>1/1</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>7,119.37</u>
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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DEED B: 58714 P: 00166

05/10/2021 01:18 PM Pgs: 1 Fees: \$25.00

TTax: \$300.00

Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA

PT-61 #: 0672021014549

ERECORDED

eFile Participant IDs: 6805647417,

After Recording Return To:
Kham Law, LLC
3575 Koger Blvd Suite 250
Duluth, Georgia 30096
Order No.:2021-395

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF Gwinnett

THIS INDENTURE, made this 7th day of May, 2021, between Hien T. Chau, of the County of Gwinnett, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Antonio R. Aviles, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that; Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 173 of the 6th District, Gwinnett County, Georgia, being Lot 2, Block F, Indian Springs Subdivision, Unit Six, as per plat recorded in Plat Book 13, Page 123, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Said property being known as 1065 Dickens Road North West according to the present system of numbering property in Gwinnett County, Georgia.

Parcel ID: R6173-155

SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in Fee Simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 7th day of May, 2021

Signed, sealed and delivered in the presence of:

Hien T. Chau

Unofficial Witness

Notary Public

My Commission Expires:



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1/06/2022 3:12PM

DEED B: 58922 P: 00596

07/06/2021 03:48 PM Pgs: 1 Fees: \$25.00

TTax: \$20.00

Tiana P Garner, Clerk of Superior Court

Gwinnett County, GA

PT-61 #: 0672021021992

ERECORDED

eFile Participant IDs: 6805647417,

After Recording Return To:
Kham Law, LLC
3575 Koger Blvd Suite 250
Duluth, Georgia 30096
Order No.:2020-523

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF Gwinnett

THIS INDENTURE, made this 1st day of July, 2021, between Cuong Quoc Thai, of the County of Gwinnett, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Antonio Ramon Aviles, as party or parties of the second part, hereinafter called Grantee,

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 173 of the 6th District, of Gwinnett County, Georgia, being Lot 1, of Block F, Indian Springs Subdivision. Unit six, according to Plat of Survey recorded in Plat Book 13, Page 123, Gwinnett County, Georgia records, which plat and the record thereof are incorporated herein by reference thereto.

Parcel ID: R6173-154

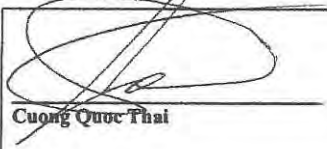
SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in Fee Simple.

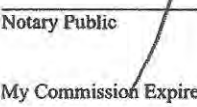
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 1st day of July, 2021

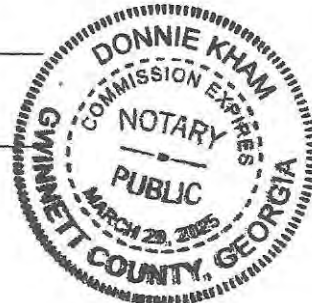
Signed, sealed and delivered in the presence of:


Cuong Quoc Thai


Unofficial Witness


Notary Public

My Commission Expires: _____



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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Exhibit B

Legal Description

1057 Dickens Rd Lilburn, GA 30047
R6173-154

Page | 3

All that tract or parcel of land lying and being in Land Lot 173 of the 6th District, of Gwinnett County, Georgia, being Lot 1, of Block F, Indian Springs Subdivision. Unit six, according to Plat of Survey recorded in Plat Book 13, Page 123, Gwinnett County, Georgia records, which plat and the record thereof are incorporated herein by reference thereto.

1065 Dickens Rd Lilburn, GA 30047
R6173-155

All that tract or parcel of land lying and being in Land Lot 173 of the 6th District, Gwinnett County, Georgia, being Lot 2, Block F, Indian Springs Subdivision, Unit Six, as per plat recorded in Plat Book 13, Page 123, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Said property being known as 1065 Dickens Road North West according to the present system of numbering property in Gwinnett County, Georgia.

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GIS

Rolta Canada Lt.
140 Allstate Parkway, Suite 503
Markham, Ontario, Canada L3R 5Y5

Details of "Land Parcels"

1 features found, Displaying 1 to 1

Record 1 of 1

OBJECTID 505609
Parcel ID (PIN) 6173 154
Location Address 1057
LOT 1
Deeded Acreage 0.00
LOCADDR 1057 DICKENS RD
LOCCITY LILBURN
Owner 1 THAI CUONG QUOC
Owner 2
DISTNUM 01

E] Assessor Information

Attribute	Value
Record 1 of 1	
Lrsn	926906
Property ID Link	R6173 154
PIN	6173 154
Location Address	1057 DICKENS RD
Location City	LILBURN
Location State	
ZIP Code	30047
Owner1	THAI CUONG QUOC
Owner2	
Mailaddr	725 DICKENS RD NW
Mailcity	LILBURN
Mailstat	GA
Mailzip	30047-5814
Strnum	1057
Strname	DICKENS RD
Tax District Tag	01
Objectid	669878

E] Owner / Property Information

Attribute	Value
Record 1 of 1.	
PIN	R6173 154
Tax District Tag	01
Address	1057 DICKENS RD
City	LILBURN
State	
ZIP Code	30047
Owner Address	725 DICKENS RD NW
Zoncode2	
Zoncode3	
Zoncode4	
Zoncode5	
Zoncode6	
Zoncode7	
Zoncode8	
Zoncode9	
Zoncode10	
Zonedesc2	
Zonedesc3	
Zonedesc4	
Zonedesc5	
Zonedesc6	
Zonedesc7	
Zonedesc8	
Zonedesc9	
Zonedesc10	

E] Sales Information

Attribute	Value
Record 1 of 1	
Lrsnum	926906

WINNETT COUNTY
PLANNING AND DEVELOPMENT
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Appupdd	10/11/1990
Appstat	A
Pn	R6173 154
Arenum	001
Saleld	03/09/2012
Sale2d	07/06/2011
Sale3d	06/18/2010
Salelamt	10
Sale2amt	10
Sale3amt	34000
Doclref	52041 570
Doc2ref	50756 55
Doc3ref	50140 464
Docltype	
Doc2type	
Doc3type	
Grantornamel	CHAU HIEN T
Grantornamel2	THAI CUONG Q
Grantornamel3	GARZA SALVADOR
Contract	y
Doclnum	067-2012-007329
Doc2num	067-2011-500077
Doc3num	067-2010-017500
Uf8	
Frontsiz	0
Rearsiz	0
Leftsiz	0.00
Rightsiz	0.00
Sqft	13503
Acres	0.3100
Plated	u
Shape	
Landtyp1	10
Landtyp2	
Landtyp3	
Landtyp4	
Landtyp5	
Landdes1	Undeveloped
Landdes2	
Landdes3	
Landdes4	
Landdes5	
Topocod1	
Topocod2	
Topocod3	
Topodes1	Level
Topodes2	
Topodes3	
Elec	y
Gas	y
Water	y
Sewer	y
Cable	
Other	
Well	
Septic	
Shwell	
Shseptic	
Streetc	
Streetc2	
Streetc3	
Streetsd	Paved
Landlock	
Rearlot	
Sidewalk	
Curb	
Gutter	
Sitefeal	
Sitefea2	
Sitefea3	
Numdwlg	0
Numoth	0
Numimp	0
Lienowner	
Liendate	

WINNETT COUNTY
PLANNING AND DEVELOPMENT
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Gisupdd	
Gisstat	
Admupdd	
Admstat	
Uf9	N
Mapbook	
Censustract	
Permitl	
Permit2	
Permit3	
Permitld	
Permit2d	
Permit3d	
Permitlt	
Permit2t	
Permit3t	
Permitla	
Permit2a	
Permit3a	
Permitlr	
Permit2r	
Permit3r	
Impervsf	
Landinsd	
Uf10	NNN
Uf11	
Uf12	
Uf13	
Uf14	
Uf15	
Lrsn	926906



Rolta Canada Lt.
140 Allstate Parkway, Suite 503
Markham, Ontario, Canada L3R 5YS

Details of "Land Parcels"

1 features found. Displaying 1 to 1

Record 1 of 1.

OBJECTID	502716
Parcel ID (PIN)	6173 155
Location Address	1065
LOT	2
Deeded Acreage	0.00
LOCADDR	1065 DICKENS RD
LOCCITY	LILBURN
Owner 1	AVILES ANTONIO R
Owner 2	
DISTNUM	01

E Assessor Information

Attribute	Value
Record 1 of 1.	
Lrsn	926914
Property ID Link	R6173 155
PIN	6173 155
Location Address	1065 DICKENS RD
Location City	LILBURN
Location State	
ZIP Code	30047
Owner1	CHAU HIEN T
Owner2	
Mailaddr	725 DICKENS RD NW
Mailcity	LILBURN
Mailstat	GA
Mailzip	30047-5814
Strnum	1065
Strname	DICKENS RD
Tax District Tag	01
Objectid	803216

E Owner / Property Information

Attribute	Value
Record 1 of 1.	
PIN	R6173 155
Tax District Tag	01
Address	1065 DICKENS RD
City	LILBURN
State	
ZIP Code	30047
Owner Address	4660 OLD ANNISTOWN BRIDGE RD
Zoncode2	
Zoncode3	
Zoncode4	
Zoncode5	
Zoncode6	
Zoncode7	
Zoncode8	
Zoncode9	
Zoncode10	
Zonedesc2	
Zonedesc3	
Zonedesc4	
Zonedesc5	
Zonedesc6	
Zonedesc7	
Zonedesc8	
Zonedesc9	
Zonedesc10	

E Sales Information

Attribute	Value
Record 1 of 1.	
Lrsnum	926914



Appupdd	06/07/1991
Appstat	A
Pin	R6173 155
Areanum	001
Saleld	05/07/2021
Sale2d	08/18/2014
Sale3d	06/07/1991
Salelamt	300000
Sale2amt	125000
Sale3amt	0
Doclref	58714 166
Doc2ref	53114 232
Doc3ref	06589 00221
Docltype	
Doc2type	
Doc3type	
Grantornamel	CHAU HIEN T
Grantorname2	LADNER LARRY
Grantorname3	ANDERSON GARY D
Contract	y
Doclnum	067-2021-014549
Doc2num	067-2014-020412
Doc3num	
Uf8	
Frontsiz	0
Rearsiz	0
Leftsiz	0.00
Rightsiz	0.00
Sqft	15246
Acres	0.3500
Plated	u
Shape	
Landtyp1	1
Landtyp2	
Landtyp3	
Landtyp4	
Landtyp5	
Landdes1	ROI - Primary Site
Landdes2	
Landdes3	
Landdes4	
Landdes5	
Topocod1	
Topocod2	
Topocod3	
Topodes1	Low
Topodes2	
Topodes3	
Elec	y
Gas	y
Water	y
Sewer	y
Cable	
Other	
Well	
Septic	
Shwell	
Shseptic	
Streetc	
Streettd	
Streetsc	
Streetsd	Paved
Landlock	
Rearlot	
Sidewalk	
Curb	
Gutter	
Sitefeal	
Sitefea2	
Sitefea3	
Numdwlg	1
Numoth	0
Numimp	1
Lienowner	
Liendate	



Gisupdd	
Gisstat	
Admupdd	
Admstat	
Uf9	N
Mapbook	
Censustract	
Permit1	
Permit2	
Permit3	
Permit1d	
Permit2d	
Permit3d	
Permit1t	
Permit2t	
Permit3t	
Permit1a	
Permit2a	
Permit3a	
Permit1r	
Permit2r	
Permit3r	
Impervsf	
Landinsd	
Uf10	NQN
U f11	
Uf12	
Uf13	
Uf14	
Uf15	
Lrsn	926914

E Building Information

Attribute	Value
Record 1 of 1	
Lrsnum	926914
Pin	R6173 155
Improvement Type	DWELLING
Usecode	1
Usedesc	Single family
Building Type	Conventional
Stories	1.0
Year built	1980
Main Floor(s) finished area	2116
Attic	None
Attic Finished Area	0
Total Basement area	0
Basement Finished Area	0
Lrsn	926914

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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THIS SURVEY IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENT(S), MAP(S), PLAT(S) OR OTHER INSTRUMENT(S) WHICH CREATED THE PARCEL(S) ARE STATED HEREON. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA, AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-6.



FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839
NOT VALID WITHOUT
ORIGINAL SIGNATURE

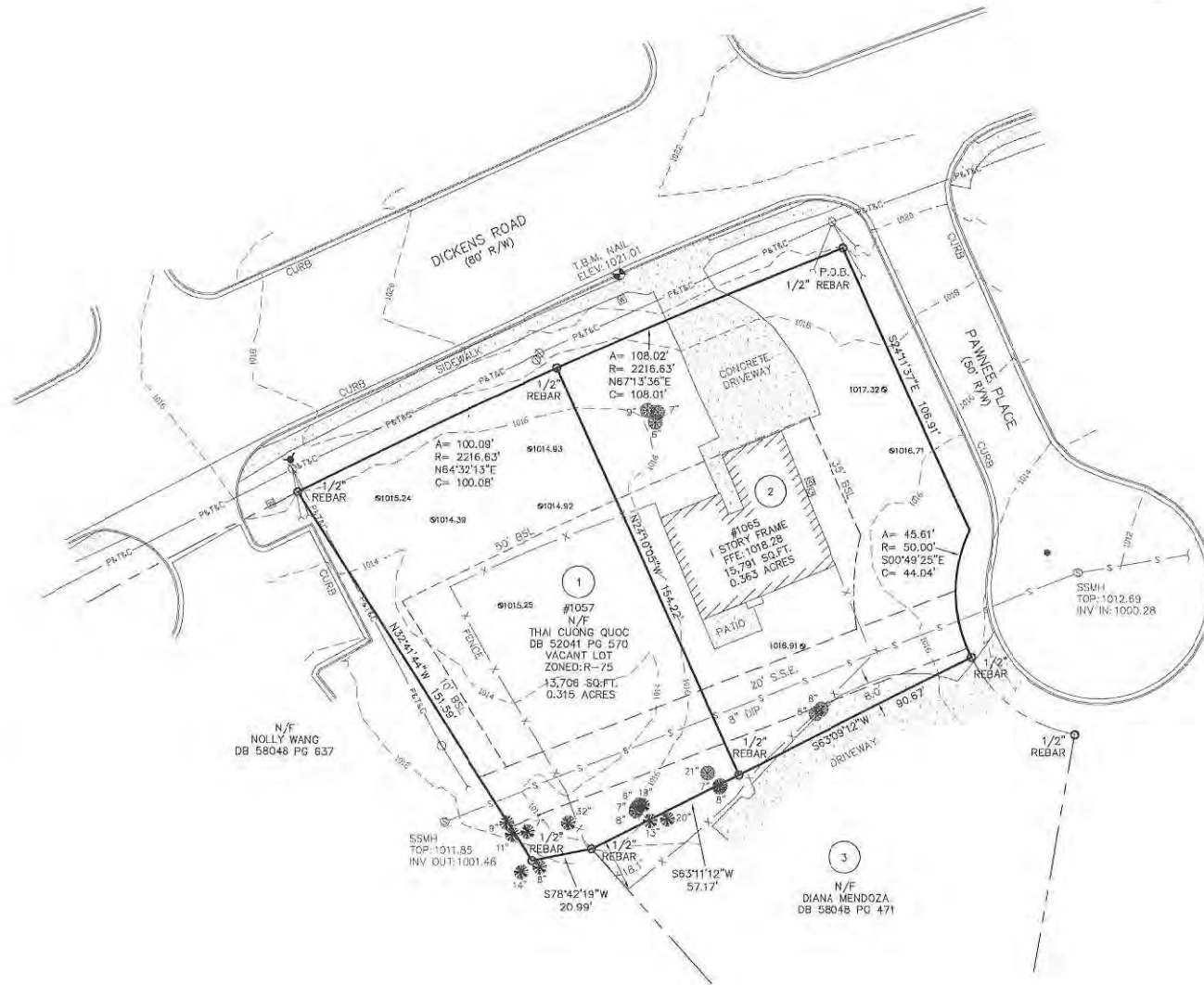
Daniel F. Conroy
DATE 06/17/2021
DANIEL F. CONROY PLS #2350

ZONING SUMMARY: R-75
SINGLE FAMILY RESIDENTIAL

FRONT SETBACK 50'/35'
SIDE SETBACK 10'
REAR SETBACK 40'

INFORMATION OBTAINED FROM
GWINNETT COUNTY RECORDS

THE SURVEYOR IN NO WAY INTENDS TO
INTERPRET OR MAKE CONCLUSION REGARDING
THE ZONING AND SETBACK DESIGNATION SHOWN
HEREON.



GRID NORTH
GA WEST NAD 83
DATUM NAVD 88

SCALE: 1" = 30'

NO.	REVISION	DATE
1		
2		
3		
4		



BOUNDARY, TOPOGRAPHIC & TREE SURVEY
PREPARED FOR: ANA DELGADO
LOTS 1 & 2, BLOCK "F", UNIT 6, INDIAN SPRINGS S/D
LAND LOT 173, 6 TH DISTRICT,
GWINNETT COUNTY, GEORGIA - 06/17/2021

IRRIGATION CONTROL VALVE	DE DRAINAGE EASEMENT	UNDERGROUND UTILITY MARKERS	CMP CORRUGATED METAL PIPE	RCP REINFORCED CONCRETE PIPE	HDPE HIGH DENSITY POLYETHYLENE PIPE	DIP DUCTILE IRON PIPE	SSE SANITARY SEWER EASEMENT
PROPERTY CORNER FOUND (AS NOTED)	MANHOLE	A/C UNIT	LL LAND LOT	C.B. CATCH BASIN	S-SEWER LINE	BSL BUILDING SETBACK LINE	DB DEED BOOK
1/2" REBAR WITH CAP SET LSF# 839	CLEAN OUT	GUY WIRE	N/E NOW OR FORMERLY	CNT CANTILEVER	G-GAS LINE	CONC. CONCRETE	PB PLAT BOOK
R/W MONUMENT	WATER METER	JUNCTION BOX	R/W RIGHT-OF-WAY	T TELEPHONE BOX	C-CABLE LINE	EOP EDGE OF PAVEMENT	PG PAGE
FIRE HYDRANT	WATER VALVE	OUTFLOW STRUCTURE	P/L PROPERTY LINE	Q SIGN	T TELEPHONE LINE	BFE BASEMENT FLOOR ELEVATION	POB POINT OF BEGINNING
	POWER POLE	REGULAR PARKING	OH OVERHANG	-W-WATER LINE	-F-FENCE LINE	GFE GARAGE FLOOR ELEVATION	POC POINT OF COMMENCEMENT
	LIGHT POLE	POWER/LIGHT POLE	HANDICAP	-U-OVERHEAD UTILITY LINE	-C-CONTOUR LINE	FEE FINISHED FLOOR ELEVATION	A.K.A. ALSO KNOWN AS

F.K.A. FORMERLY KNOWN AS
NAD NORTH AMERICAN DATUM
NAVD NORTH AMERICAN VERTICAL DATUM
HARDWOOD TREE
PINE TREE

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

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: SEE TRACT AREAS ABOVE

BOUNDARY REFERENCE: DEED BOOK 58714, PAGE 166, DEED BOOK 52041 PAGE 570, PLAT BOOK 13, PAGE 123 FIELDWORK PERFORMED ON 06/11/2021

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 251,145 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE® ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.



BOUNDARY
zone, inc. LAND SURVEYING SERVICES
& LAND PLANNING SERVICES
SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING
WWW.BOUNDARYZONE.COM (770) 271-5772

SUWANEE (770) 271-5772
434 SATELLITE BLVD. SUITE 200
SUWANEE, GA 30024

ATLANTA (404) 456-1800
1160 PEACHTREE STREET, SUITE 200
ATLANTA, GA 30309

KENNESAW (478) 720-4193
125 TOWN PARK DRIVE
SUITE 300
KENNESAW, GA 30144

PROJECT
237901

SHEET
1 OF 1

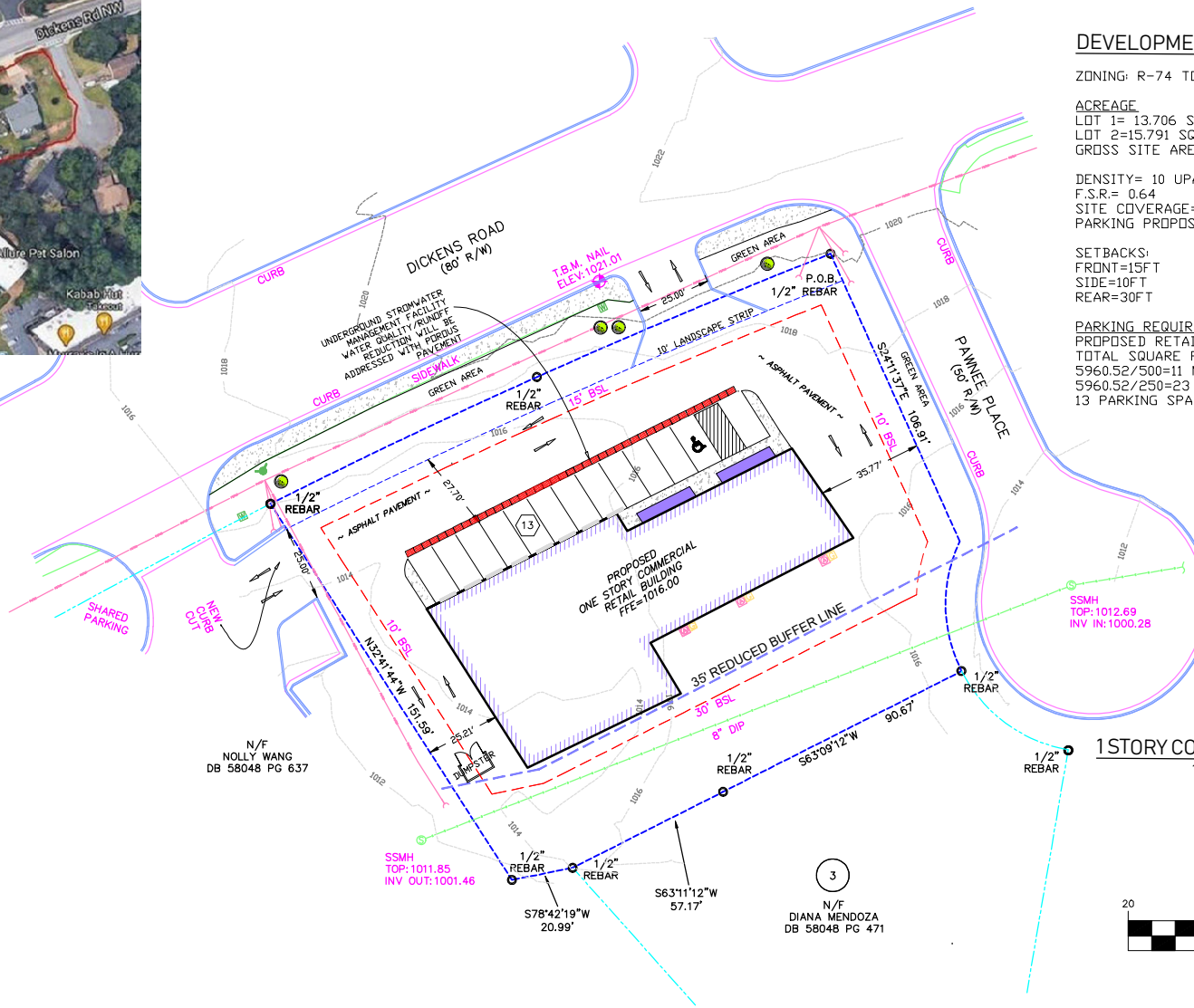
DWS: BH

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LOCATION MAP



DEVELOPMENT DATA

ZONING: R-74 TO C-1

ACREAGE

LOT 1= 13,706 SQ.FT./0.315 ACRES
LOT 2=15,791 SQ.FT./0.363 ACRES
GROSS SITE AREA=29,497.00 SF/0.678 ACRES

DENSITY= 10 UPA

F.S.R.= 0.64

SITE COVERAGE= 60%

PARKING PROPOSED= 14

SETBACKS:

FRONT=15FT

SIDE=10FT

REAR=30FT

PARKING REQUIREMENTS

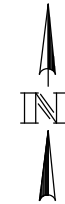
PROPOSED RETAIL BUILDING

TOTAL SQUARE FOOTAGE=5960.52

5960.52/500=11 MINIMUM PARKING SPACES

5960.52/250=23 MAXIMUM PARKING SPACES

13 PARKING SPACES PROVIDED INCLUDING 1 HANDICAP SPACE



1 STORY COMMERCIAL RETAIL BUILDING
1057 & 1065 DICKENS RD
LILBURN, GA 30047

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

CLIENT DATA:
NAME: ANTONIO R. ALVES
CELL: 4678-330-8677

PROPOSED SITE LAYOUT



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ALL RIGHTS RESERVED

GRACE ENGINEERING LLC
ARCHITECTURAL, CIVIL AND STRUCTURAL

(678) 713-6786

1000 GRACE HILL DR

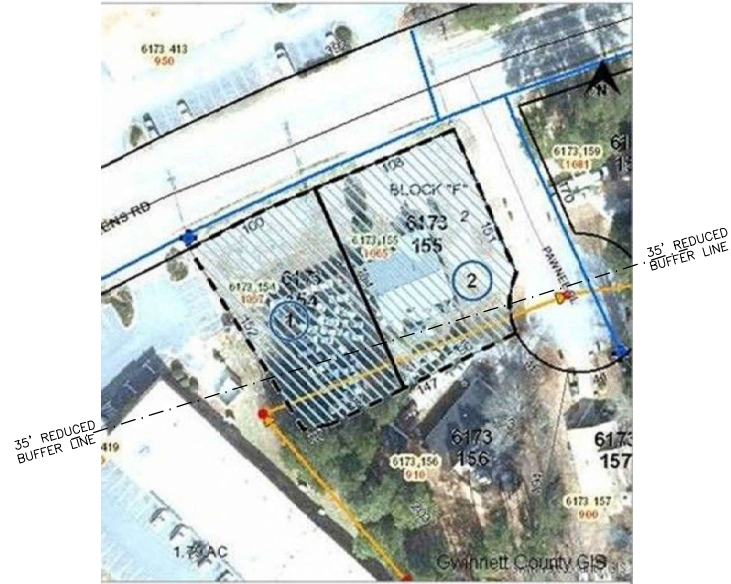
ROSWELL GA 30075

RECEIVED

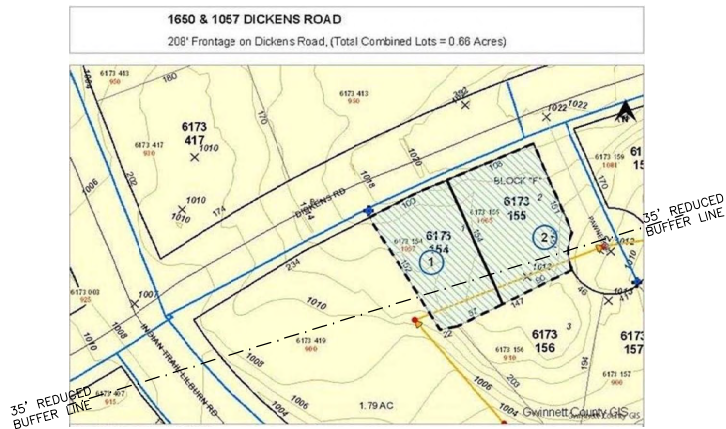
1/06/2022 5:45PM



PROPERTY MAP



KEY MAP



SITE MAP

COMPREHENSIVE DESIGN
CONSULTANTS
3855 DICKENS RD
DUBLIN, GA 30019
678-712-6786

DOMINICANA
SUPERMARKET
1057 & 1065 DICKENS RD
DUBLIN, GA 30047

REV	COMMENTS	DATE

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ILLUSTRATION
MAPS

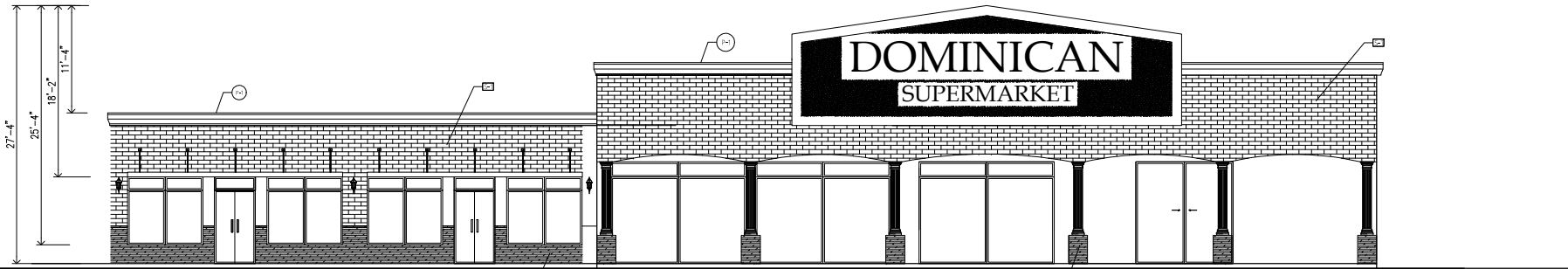
SEAL

SCALE: AS SHOWN
DATE: 12/20/21
DESIGNED BY: [Signature]
CHECKED BY: [Signature]

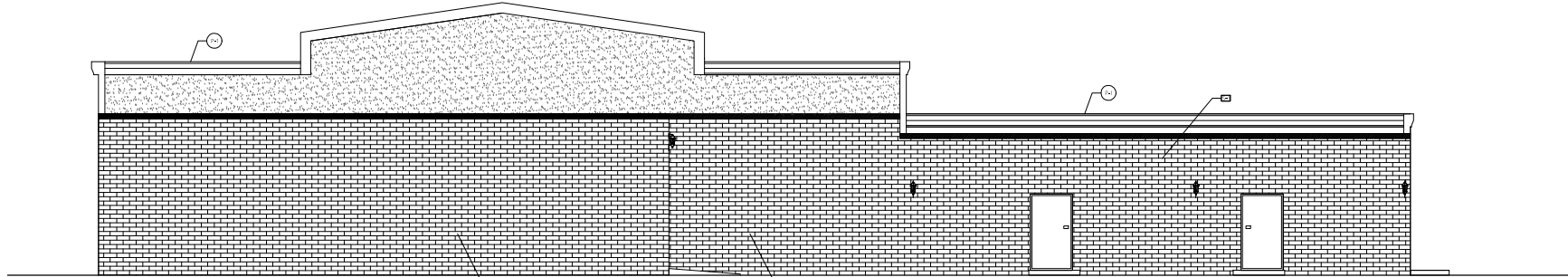
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RECEIVED

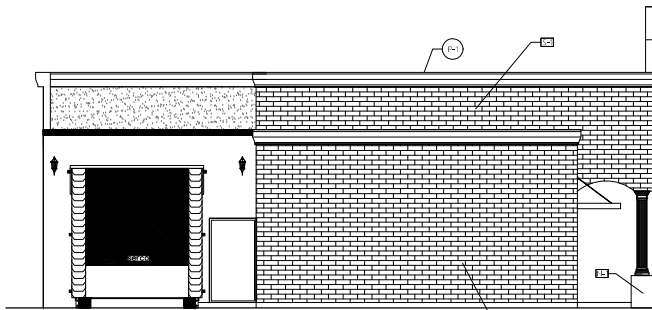
1/06/2022 5:45PM



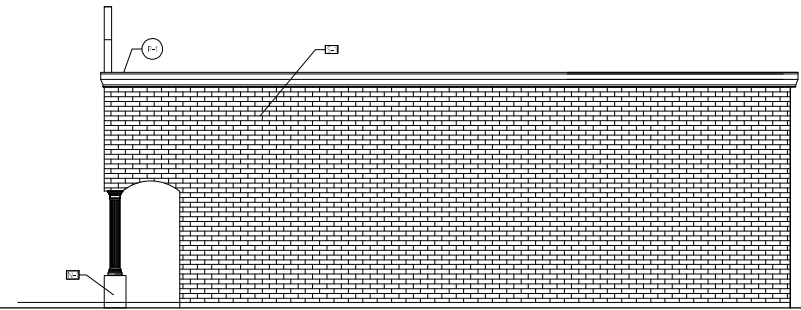
1
5
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2
5
REAR ELEVATION
SCALE: 1/8" = 1'-0"



3
5
LEFTSIDE ELEVATION
SCALE: 1/8" = 1'-0"



4
5
RIGHTSIDE ELEVATION
SCALE: 1/8" = 1'-0"

S-1 THIN BRICK VENEER
Specifications:
Size: 10" x 28"
Product Length: 28.0"
Product Width: 10.0"
Product Thickness: 5/8" (16mm)
Box Length: 28.500"
Box Width: 11.000"
Box Weight (net): 40.00
Box Quantity: 5
Coverage (sqft/sq): 1.74
Color: Dark Red
Edge:
Specification Detail:
-Straight or Rectified
-Textured Surface

MATERIALS SCHEDULE

No.	MATERIAL	MANUF. COLOR
N-1	LEDGESTONE	MISUR GOLD RUSH PANEL (BROWN PLUST)
P-1	PARAPET CAP & FASGA BOARDS	SHERWIN WILLIAMS - SEALSKIN SW7575
SF-1	ALL STOREFRONT GLAZING	KAWNEER-451TVG
S-1	BRICK VENEER	BROOKER BOSTON MILL THIN BRICK PANEL (DARK RED)

N-1 LEDGESTONE

NOTE: See Data Panel for details.
Manuf. Color: Brown Rust
Material: LedgeStone
Thickness: 1/2" - 1 1/2"
Finish: Random, Split Face
Coverage: 1.74 sqft/sq
Box Weight (net): 40.00
Box Quantity: 5
Coverage (sqft/sq): 1.74
Color: Dark Red
Edge: Straight or Rectified
Specification Detail: Straight or Rectified
Textured Surface



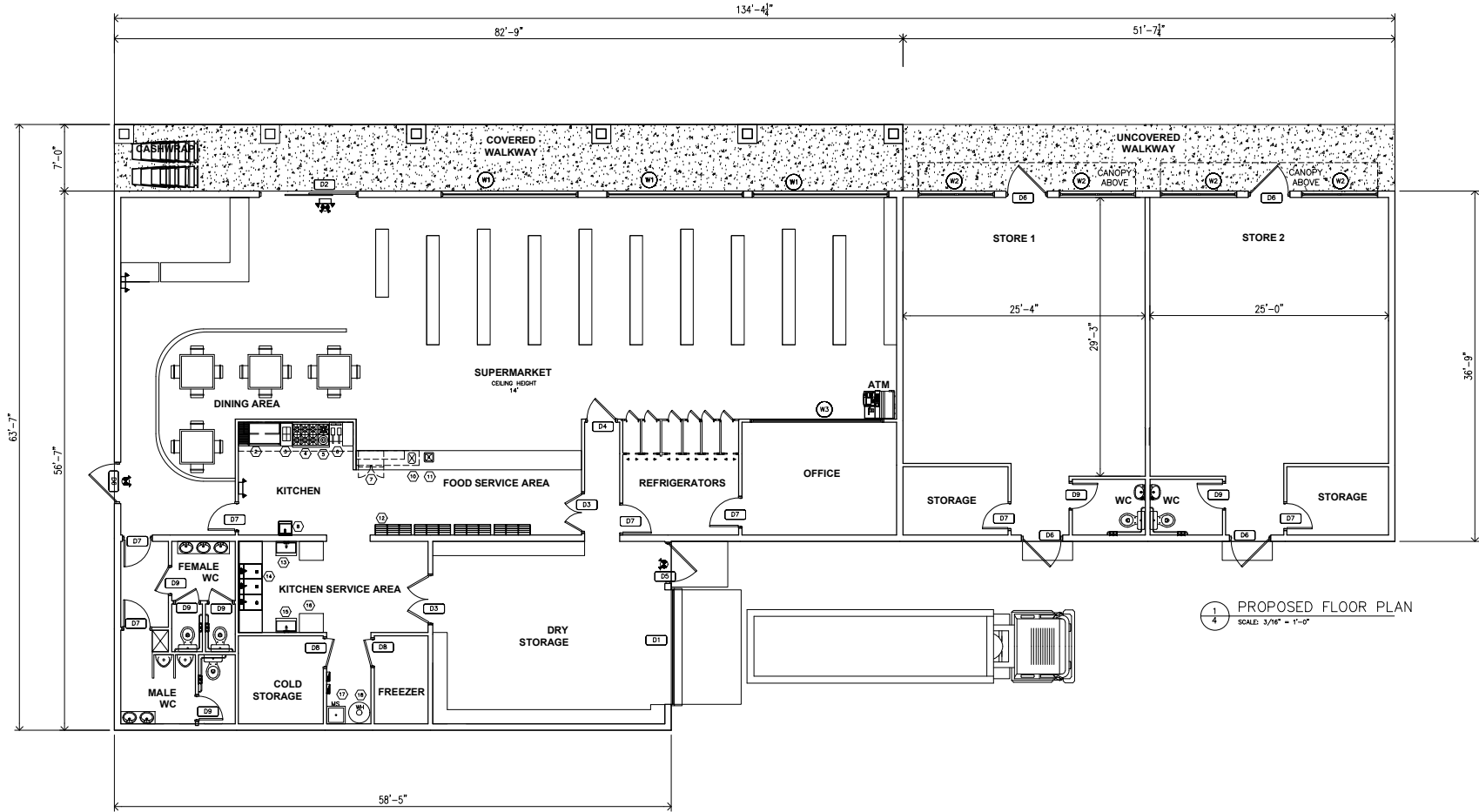
COMPREHENSIVE DESIGN
CONSULTANTS
3850 BUCAN MILL RD
BUCAN, CA 95026
678-713-6786

DOMINICANA
SUPERMARKET
1057 & 1065 DICKENS RD
LILBURN, GA 30047

REV	COMMENTS	DATE
1	ISSUED FOR PERMIT	1/6/2022
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROPOSED
ELEVATIONS

SCALE: 1/8" = 1'-0"	DATE: 1/6/2022	PROJECT NUMBER: 22-0001
ISSUED FOR PERMIT	DATE: 1/6/2022	PROJECT NUMBER: 22-0001
SCALE: 1/8" = 1'-0"	DATE: 1/6/2022	PROJECT NUMBER: 22-0001
ISSUED FOR PERMIT	DATE: 1/6/2022	PROJECT NUMBER: 22-0001
SCALE: 1/8" = 1'-0"	DATE: 1/6/2022	PROJECT NUMBER: 22-0001
ISSUED FOR PERMIT	DATE: 1/6/2022	PROJECT NUMBER: 22-0001
SCALE: 1/8" = 1'-0"	DATE: 1/6/2022	PROJECT NUMBER: 22-0001
ISSUED FOR PERMIT	DATE: 1/6/2022	PROJECT NUMBER: 22-0001
SCALE: 1/8" = 1'-0"	DATE: 1/6/2022	PROJECT NUMBER: 22-0001
ISSUED FOR PERMIT	DATE: 1/6/2022	PROJECT NUMBER: 22-0001



COMPREHENSIVE DESIGN
CONSULTANTS
3805 DICKENS RD
DUBLIN, GA 30017
678-712-6786

DOMINICA
SUPERMARKET
1057 & 1065 DICKENS RD
DUBLIN, GA 30047

REV	COMMENTS	DATE

PROPOSED FLOOR PLAN

PROPOSED FLOOR PLAN

SEAL

ISSUED FOR PERMIT

4

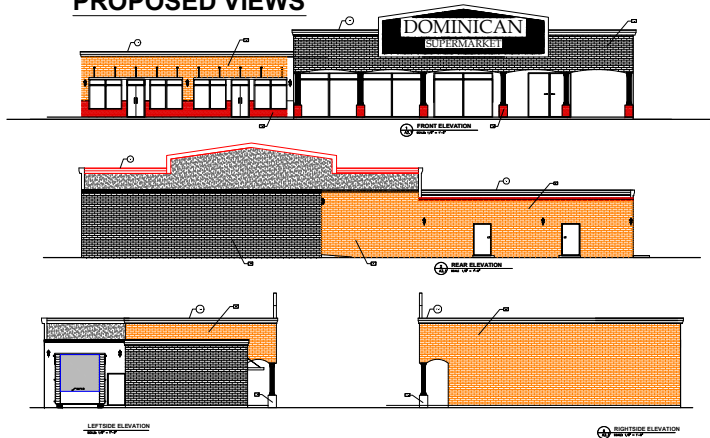
RETAIL BUILDING

TO BE DEVELOPED ON
LOT 1057 & 1065 DICKENS RD NW, LILBURN, GA 30047

EXISTING VIEWS



PROPOSED VIEWS



SITE PLAN

LAND DATA

LOT 1=13,706.00 SQ.FT. (0.315 ACRES)
LOT 2=15,791.00 SQ.FT. (0.363 ACRES)
TOTAL 29,497.00 SQ.FT. (0.678 ACRES)

BUILDING SQUARE FOOTAGES

SUPERMARKET: 4175.17 SQ.FT.
STORE 1: 899.00 SQ.FT.
STORE 2: 886.35 SQ.FT.
TOTAL SQ. FT.=5960.52 SQ.FT.

ARCHITECTURAL INDEX:

1. COVERSHEET
2. EXISTING SITE PLAN
3. PROPOSED SITE PLAN
4. PROPOSED FLOOR PLAN
5. PROPOSED ELEVATIONS
6. ILLUSTRATION MAPS

COMPREHENSIVE DESIGN
CONSULTANTS
3855 DICKENS RD
LILBURN, GA 30047
678-712-6786

DOMINICANA
SUPERMARKET
1057 & 1065 DICKENS RD
LILBURN, GA 30047

REV	COMMENTS	DATE

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COVERSHEET

SCALE: AS SHOWN

DATE: 12/20/21

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

ISSUED FOR PERMIT

RECEIVED

1/06/2022 3:12PM

Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

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

PARCEL I.D. NUMBER: 6 173 155
(Map Reference Number) District Land Lot Parcel

 08/13/2021
• "Signature of Applicant" Date

Antonio R Aviles
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

RECEIVED

1/06/2022 3:12PM

Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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

Antonio R Aviles 08/13/2021
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

Ammy Ovando 8/13/21
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 Antonio R Aviles
YOUR NAME

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

NAME AND OFFICAL 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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Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

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.



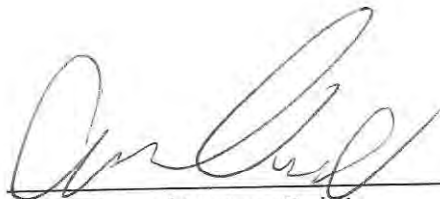
Signature of Property Owner

08/13/2021

Date

Antonio R Aviles, Owner

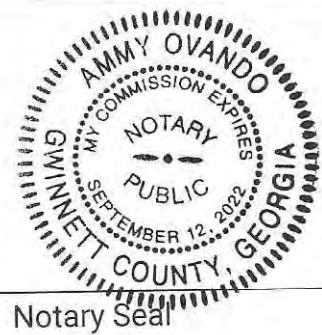
Type or Print Name and Title



Signature of Notary Public

8/13/21

Date



Notary Seal

RECEIVED

1/06/2022 3:12PM

Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

REZONING APPLICANT'S CERTIFICATION

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

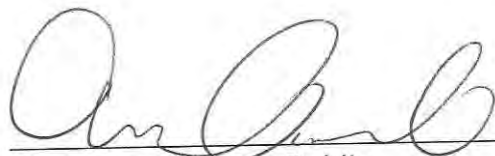

Signature of Applicant

08/13/2021

Date

Antonio R Aviles, Owner

Type or Print Name and Title


Signature of Notary Public

8/13/21
Date



Notary Seal

NOTICE OF TAXES - GWINNETT COUNTY, GEORGIA

www.GwinnettTaxCommissioner.com

PARCEL ID	TAX YEAR	OWNER OF RECORD				
R6173 155	2020	CHAU HIEN T				
DISTRICT	PROPERTY LOCATION & DESCRIPTION					
COUNTY Unincorporated	1065 DICKENS RD L2 BF INDIAN SPRINGS #6					
FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE. If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.						
APPRAISAL DETAIL		YOUR EXEMPTION & CREDIT SAVINGS				
LAND VALUE:	35,400	GWINNETT HOMESTEAD:	\$222.90			
BUILDING VALUE:	160,200	VALUE OFFSET EXEMPTION:	\$407.76			
TOTAL VALUE:	195,600					
ASSESSED VALUE:	78,240					
ACREAGE:	0.3477	TOTAL EXEMPTION:	\$630.66			
COUNTY GOVERNMENT TAXES - Levied by the Board of Commissioners and representing 27.10% of your total ad valorem tax amount.						
TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS	TAXABLE VALUE	MILL RATE	TAXES LEVIED
COUNTY GENERAL FUND	78,240	27,720	10,000	40,520	0.006950	281.61
DETENTION CENTER BOND	78,240	27,720	0	50,520	0.000000	0.00
DEVELOPMENT/CODE ENFORCEMENT	78,240	27,720	10,000	40,520	0.000360	14.59
ECONOMIC DEVELOPMENT	78,240	27,720	10,000	40,520	0.000300	12.16
FIRE & EMS	78,240	27,720	10,000	40,520	0.003200	129.66
POLICE	78,240	27,720	10,000	40,520	0.002900	117.51
RECREATION	78,240	27,720	7,000	43,520	0.001000	43.52
TOTAL COUNTY TAXES					0.014710	599.05
SCHOOL TAXES - Levied by the Board of Education and representing 72.90% of your total ad valorem tax amount.						
TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS	TAXABLE VALUE	MILL RATE	TAXES LEVIED
SCHOOL	78,240	0	4,000	74,240	0.019700	1,462.53
SCHOOL BOND	78,240	0	0	78,240	0.001900	148.66
TOTAL SCHOOL TAXES					0.021600	1,611.19
STATE, CITY & OTHER TAXES - Levied by state, city or other authorities and representing 0.00% of your total ad valorem tax amount.						
TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS	TAXABLE VALUE	MILL RATE	TAXES LEVIED
STATE	78,240	0	2,000	76,240	0.000000	0.00
TOTAL OTHER TAXES						0.00
TOTAL MILLAGE RATE: 0.036310				TOTAL AD VALOREM TAXES: 2,210.24		
OTHER ASSESSMENTS			COMBINED TAXES AND ASSESSMENTS			
LEVYING AUTHORITY	RATE	AMOUNT	CHARGE	AMOUNT		
COUNTY SOLID WASTE	\$18.40/month	220.80	AD VALOREM TAXES:	2,210.24		
RESIDENTIAL LIGHTS	\$0.47/ft. X 108 ft.	50.76	ASSESSMENTS:	384.72		
STORMWATER SERVICE	\$2.46/100 sq.ft. X 4600 sq.ft.	113.16	TOTAL AMOUNT DUE	2,594.96		
			LESS PAYMENTS RECEIVED:	2,594.96		
TOTAL OTHER ASSESSMENTS:		384.72	GRAND TOTAL DUE THIS BILLING:	0.00		

8/26/2021

RETURN THIS PORTION WITH YOUR PAYMENT

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2020	R6173 155	08-26-2021	\$0.00	



R6173 155
CHAU HIEN T
725 DICKENS RD NW
LILBURN GA 30047-5814

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Address
Change:



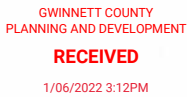
Check here and fill out the back
of this remittance slip if your
billing address or property
location has changed.



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NOTICE OF TAXES - GWINNETT COUNTY, GEORGIA
www.GwinnettTaxCommissioner.com

PARCEL ID	TAX YEAR	OWNER OF RECORD	
R6173 154	2020	THAI CUONG QUOC	
DISTRICT		PROPERTY LOCATION & DESCRIPTION	
COUNTY Unincorporated		1057 DICKENS RD L1 BF INDIAN SPRINGS #6	
FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE. If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.			
APPRAISAL DETAIL		YOUR EXEMPTION & CREDIT SAVINGS	
LAND VALUE:	31,900		
TOTAL VALUE:	31,900		
ASSESSED VALUE:	12,760		
ACREAGE:	0.3143		
COUNTY GOVERNMENT TAXES • Levied by the Board of Commissioners and representing 40.51% of your total ad valorem tax amount.			
TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS = TAXABLE VALUE X MILL RATE = TAXES LEVIED
COUNTY GENERAL FUND	12,760	0	0 12,760 0.006950 88.68
DETENTION CENTER BOND	12,760	0	0 12,760 0.000000 0.00
DEVELOPMENT/CODE ENFORCEMENT	12,760	0	0 12,760 0.000360 4.59
ECONOMIC DEVELOPMENT	12,760	0	0 12,760 0.000300 3.83
FIRE & EMS	12,760	0	0 12,760 0.003200 40.83
POLICE	12,760	0	0 12,760 0.002900 37.00
RECREATION	12,760	0	0 12,760 0.001000 12.76
TOTAL COUNTY TAXES			0.014710 187.69
SCHOOL TAXES - Levied by the Board of Education and representing 59.49% of your total ad valorem tax amount.			
TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS = TAXABLE VALUE X MILL RATE = TAXES LEVIED
SCHOOL	12,760	0	0 12,760 0.019700 251.37
SCHOOL BOND	12,760	0	0 12,760 0.001900 24.24
TOTAL SCHOOL TAXES			0.021600 275.61
STATE, CITY & OTHER TAXES • Levied by state, city or other authorities and representing 0.00% of your total ad valorem tax amount.			
TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS = TAXABLE VALUE X MILL RATE = TAXES LEVIED
STATE	12,760	0	0 12,760 0.000000 0.00
TOTAL OTHER TAXES			0.00
TOTAL MILLAGE RATE: 0.036310		TOTAL AD VALOREM TAXES: 463.30	
OTHER ASSESSMENTS		COMBINED TAXES AND ASSESSMENTS	
LEVYING AUTHORITY	RATE	AMOUNT	CHARGE
RESIDENTIAL LIGHTS	\$0.47/ft. X 100 ft.	47.00	AD VALOREM TAXES: 463.30
			ASSESSMENTS: 47.00
			FEES: 75.00
			PENALTY: 25.52
			INTEREST: 21.89
			TOTAL AMOUNT DUE 632.71
			LESS PAYMENTS RECEIVED: 632.71
TOTAL OTHER ASSESSMENTS:		47.00	GRAND TOTAL DUE THIS BILLING: 0.00

8/26/2021

RETURN THIS PORTION WITH YOUR PAYMENT

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2020	R6173 154	08-26-2021	\$0.00	



R6173 154
THAI CUONG QUOC
725 DICKENS RD NW
LILBURN GA 30047-5814

1

Address
Change:



Check here and fill out the back
of this remittance slip if your
billing address or property
location has changed.



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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:

Refer to Exhibit A

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

Refer to Exhibit A

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

Refer to Exhibit A

- (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:

Refer to Exhibit A

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

Refer to Exhibit A

- (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:

Refer to Exhibit A

Exhibit A

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

The proposed rezoning will allow for a better suitable use of the land, development of adjacent areas will encourage future potential business. Granting this request will create uniformity with businesses that surrounding the property. The proximity of the property to Indian Trail Lilburn Road corridor allows high volume of traffic as it is very active road. This area has a variety of uses including storage facilities, salons, barber shops, convenience stores, gas stations, pet service shops, restaurants among other retail stores. We are looking to serve minority communities providing access to imported products. As it is anticipated that the impact to land will be minimum given to the fact that most of the parts will be prefabricated.

Page | 1

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

The property parcels No R6173-154 is currently zoned R74 a vacant land that does not serve any purpose. On the other hand, parcel No R6173-155 zoned R75 is a residential currently vacant. Both properties are currently under deplorable, and uninhabitable conditions. These conditions prevent the properties from a more practical, and functional use. The potential of both properties under these conditions are (zero). Once the rezoning is granted both properties will be merged providing a higher traffic and bringing more people to the area where businesses are located. It is a symbol of growth and development for nearby neighbors. The result for this will be a greater demand for imported products, higher revenue for the county, city, and state, as well will create employment, and assist minority communities with their basic needs.

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

Currently both properties do not provide a meaningful form of financial return either for the owner, the city, the county, or nearby communities. We are certain that a Supermarket "Public Market" will create an impact not only financially but also morally thus providing employment and satisfying the needs of the people. Rezoning both properties (R6173-154 and R6173-155) to C-1 serves to unify the Subject Property under one zoning district allowing simplicity. The proposed C-1 zoning district is the only zoning district that will allow for reasonable economic use of the Subject Property.

(D)WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

Both properties are located directly in Dickens Rd a very busy road which crosses with Indian Trail Lilburn Rd, as well as one of the busiest highways in Gwinnett County. Supermarket "Public Market" will be a place for families to conduct their shopping on their way to work or on their way home or obtaining their primary household goods. A family-oriented business who

1057-1065 Dickens Rd Lilburn GA 30047

A. Aviles

January 03, 2022

understand the meaning of enjoying and sharing time with other as simple as getting a cup of coffee early in the morning or buying fresh produce. Granting the rezoning to C-1 will not have an impact to the existing streets as there are already bus stops both sides of Indian Trail Lilburn Rd Transit 20/30. Also changing the zone to C-1 will not cause an excessive burdensome to the existing streets, major transportation facilities or schools' major entrance as to enter to the property must be via Pawnee Place Circle which is a Cul de Sac therefore there will always be proper circulation and vehicular pedestrian safety.

Page | 2

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

According to Gwinnett County 2040 Unified Plan Future Development Map, adopted by the Board of Commissioners on February 4, 2019, the properties can be subject to community mixed purpose. Granting the rezoning to C-1 for the subject properties is a mixed-use development will be unified for commercial purposes this may include small office, salon, and retail store. Also, the 2040 Comprehensive Plan classifies many areas of Gwinnett County as Vibrant Community Character and we need to ensure properties serve a moral and economic purpose changing to C-1 will satisfy both conditions. In addition, Gwinnett Village Community Improvement District (GVCID) encourages businesses expansion and creation of business to represent the existing mixed-residential and commercial neighborhoods creating employment, shopping, and recreational activities. Finally, Gwinnett Clean and Beautiful initiative look forward to creating a catalyst for a more caring and sustainable communities such as allowing access to basic goods and fundamental necessities thus reducing commuting time.

(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:

As per your review, the applicant attached all information required that surrounds both properties and its existing use as today is not providing a sustainable economic or communal purpose. The applicant provided location, size, dimensions as well intentions of the greater good of having a Supermarket "Public Market" in Dickens Road. As we know Dickens Road is currently two miles from Interstate 085 Exit 101 or South Interstate 85 Exit 101 therefore serving as an affluent to the major interstate. Our commercial is intended to serve minorities communities that are looking forward to connecting with desirable products that are currently inaccessible and a place with family-oriented principles.

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DOMINICANA

SUPERMARKET

January 3, 2022

Susan Canon
Director for Gwinnett County
Planning and Development
75 Langley Drive
Lawrenceville, Georgia 30046

RE: Rezoning Application and Letter of Intent for Antonio Aviles, Owner for 1057 and 1065 Dickens Rd Lilburn, GA 30047.

Dear Ms. Canon,

This correspondence serves as a humbly request from Antonio Aviles, owner ("Applicant") for 1057 and 1065 Dickens Rd Lilburn, GA 30047 to change 1057 Dickens Parcel R6173-154 and 1065 Dickens Rd Parcel R6173-155 R-75 into C1. We are very enthusiastic to request rezoning to C1 Zoning designation for a Public Market to operate at 1057-1065 Dickens Rd (the "Property") under Gwinnett County Jurisdiction.

Mr. Aviles is the owner of both properties that add up to .68-acre parcels. 1057 Dickens Rd is a Vacant Lot measuring 0.315 acres currently zoned as R-75. The lot has been abandoned for years it has never been separated from the neighbor property. 1065 Dickens Rd is a single-family dwelling measures 0.363 acres also zoned as R-75. The property was kept rented currently the property is vacant however, in very unsatisfactory status. Most of the surrounding area is comprised of intensive residential use. The applicant is proposing to convert an abandoned lot and an old residence into a business that will bring revenue to the county and will serve the demanding and growing community of Lilburn, Norcross among other boroughs. The proposed project is a perfect fit for the current niche between a supermarket and family - oriented space. The project will expect to create 15-20 full time jobs among these administrative and managerial. Also it will boost county economy estimate 700k-1.5M in sales.

The project will require little accommodations. There will be no need to change buffers or setbacks which to our understanding are all acceptable under the C-1 zoning designation. The property will count with 9-14 spaces including those for disabled access which is within the parking requirements for C-1 designation. The one-story building will be expanded to accommodate and use 65% of the allowed space. We are certain that the proposed project will make a profound impact for nearby communities; benefiting the different economic sectors of the city such as increase jobs, increase revenue, increase tax, provide safe environment for families. It is our top priority to ensure minimal impact on the environment, promote the health, safety and welfare of the community and meet the intent of the Gwinnett County Unified Plan.

950 Indian Trail Lilburn Rd Suite 1A Lilburn, GA 30047

(678) 830-9946

Dominicansuper07@gmail.com

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1/06/2022 3:12PM



DOMINICANA SUPERMARKET LAS?

SUPERMARKET

We will be honored to discuss the project and welcome the opportunity to go over the potential contribution for the community. We look forward to meeting with Staff of the Planning and Development Office to clarify any concerns relating to the matter forth in this letter or in its application for Rezoning file herewith.

The applicant humbly requests granting the application of this petition.

Cordially,


Antonio Aviles, Owner

950 Indian Trail Lilburn Rd Suite 1A Lilburn, GA 30047
(678) 830-9946

[Dominicana Supermarket LLC](#)

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COMPREHENSIVE DESIGN CONSULTANTS
3850 BOGAN MILL RD,
BUFORD, GA 30519
678-713-6786
CONTEMPORARYDARCH@YAHOO.COM

January 2, 2022

Department of Planning and Development
Gwinnett County
446 W. Crogan St
Lawrenceville, GA 30046
678-518-6000
www.gwinnettcounty.com

RE: Letter of Intent for Buffer Reduction Application for

The DOMINICANA SUPERMARKET| 1065 & 1057 Dickens Rd., | Lilburn, GA

The intent for this Variance Application is to request a buffer reduction between the proposed supermarket and the existing neighborhood. The property is requested to be zoned "C-1" and as such, is required to have a 50-foot buffer when directly adjacent to a neighboring "R-75" zoned property.

The owner is applying to reduce the required buffer by 45% to 35 feet - 0 inches.

The owner has been operating a successful, SUPERMARKET business less than a block away from the proposed property for seven years and space is critical to cover the high demand. It is noted that the demand for neighborhood marts and services has increased greatly, in so, Mr. Antonio Aviles would like to enlarge its capacity to meet the needs of the community and for that reason had successfully purchased the adjacent property.

The purpose of the buffer reduction is to increase or maintain the size of the building and disallow the distance contact between the business and the neighborhood. As reference, the current property already has an existing wooden fence that separates this property and the neighboring residential properties.

Mr. Aviles is certain that developing a neighborhood mart or supermarket will also help to employ and boost the day to day of our economy.