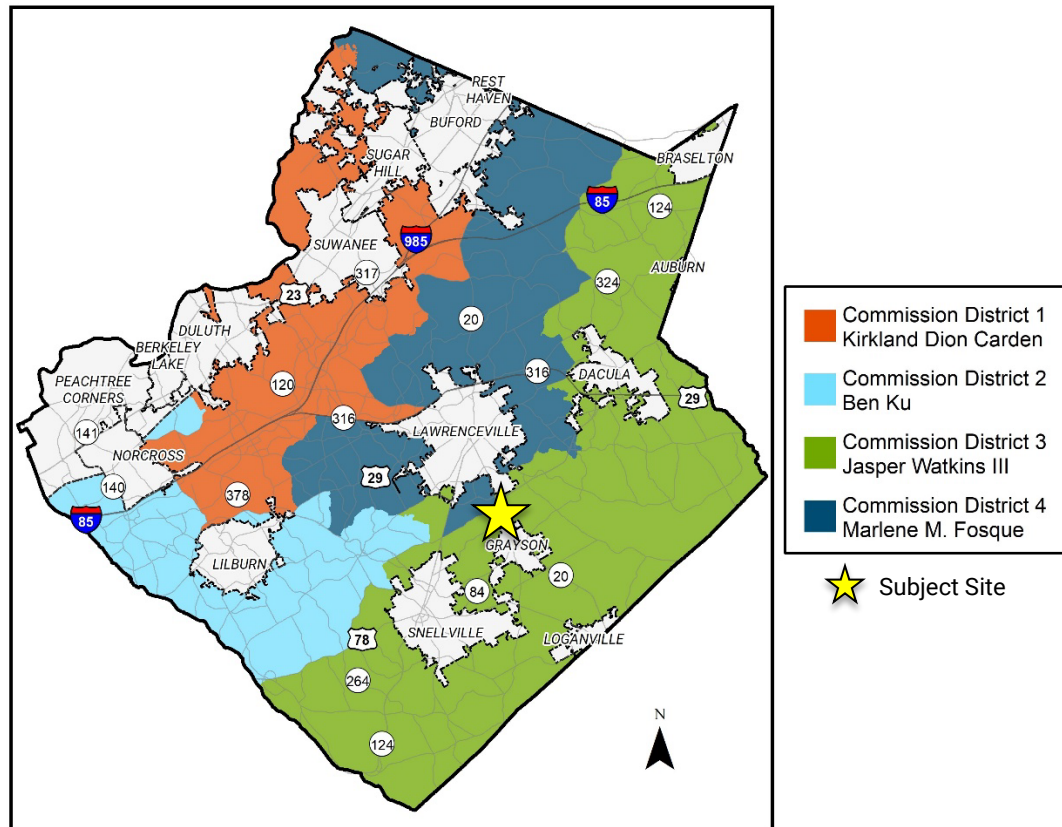




## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** RZC2022-00015  
**Current Zoning:** C-1 (Neighborhood Business District)  
**Overlay District:** Grayson/Highway 20 Corridor Overlay District  
**Request:** Rezoning to **C-2** (General Business District)  
**Address:** 1461 Grayson Highway  
**Map Number:** R5138 005B  
**Site Area:** 0.83 acres  
**Square Feet:** 1,200  
**Proposed Development:** Locksmith  
**Commission District:** District 3 – Commissioner Watkins  
**Character Area:** Community Mixed-Use

**Staff Recommendation:** **APPROVAL WITH CONDITIONS**



**Applicant:** Biniam Geremew  
3127 Misty View Trail  
Lilburn, GA 30047

**Owner:** Timothy S. Landers  
1461 Grayson Highway  
Lawrenceville, GA 30045

**Contact:** Biniam Geremew

**Contact Phone:** 404.914.1440

## Zoning History

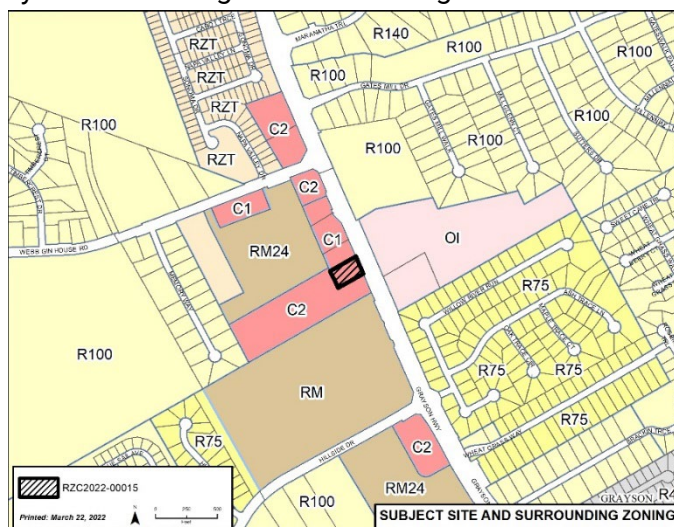
The subject property is zoned C-1 (Neighborhood Business District). A 1973 areawide rezoning was approved from R-100 (Single-Family Residence District) to C-1. No other rezoning requests are on record for the property.

## Existing Site Condition

The subject site is a 0.83-acre parcel located along Grayson Highway, north of its intersection with Hillside Drive. The property is currently developed with a converted single-family residential structure, originally constructed in 1962. A paved driveway provides access onto Grayson Highway. A paved parking area exists along the driveway with approximately five spaces. Sidewalks are present along the road frontage. The rear of the property is developed with a cellular tower and accessory equipment which are enclosed by a chain link security fence. Some mature landscaping is present on the property. The site is level on the northern portion, while the southern portion slopes up approximately 4 feet from the road frontage to the center of the property. The nearest Gwinnett County Transit stop is approximately 2.4 miles from the subject site.

## Surrounding Use and Zoning

The subject site is surrounded by commercial and multi-family residential uses. To the north are commercial uses, including a convenience store with fuel pumps at the intersection of Grayson Highway and Webb Gin House Road. To the south is a self-storage facility and multi-family residential development. To the west are two undeveloped properties currently zoned for multi-family and commercial uses. To the east, across Grayson Highway, is a recently constructed senior living facility. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Locksmith	C-2	N/A
North	Undeveloped	C-1	N/A
East	Senior Living Facility	O-1	13.8 units per acre
South	Commercial	C-2	N/A
West	Commercial	C-2	N/A

## Project Summary

The applicant requests rezoning of a 0.83-acre property from C-1 to C-2 for a locksmith shop, including:

- An existing 1,200 square foot residential structure that has been converted to commercial use, which was previously used as a showroom for Hodge Flooring.
- A 20-foot-wide access easement, which provides access to a 100-foot by 100-foot cell tower lease area for an existing tower.
- Access to the site provided by an existing driveway from Grayson Highway.
- Existing 5-foot wide sidewalks along Grayson Highway.
- An existing parking lot with 5 parking spaces.
- A locksmith shop with anticipated daily hours of operation from 6:00AM to 7:00PM.

## Zoning and Development Standards

The applicant is requesting a rezoning to C-2, General Business District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Existing	Meets Standard?
Building Height	Maximum 45'	<45'	YES
Front Yard Setback	Minimum 15'	>15'	YES
Side Yard Setback	Minimum 10'	>10'	YES
Rear Yard Setback	Minimum 30'	>30'	YES
Off-Street Parking	Minimum: 4 spaces Maximum: 10 spaces	5 spaces	YES
Landscape Strip	10'	0'	NO <sup>1</sup>

<sup>1</sup>A landscape strip was not indicated on the site plan, however there is existing vegetation within the front yard setback of the property.

## 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 D). 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 Request 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 zoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

The site is primarily surrounded by commercially zoned properties. The applicant is not proposing any changes to the site, which has contained this structure since 1962. The proposed locksmith is consistent with the character and zoning pattern of the surrounding area and is suitable at this location.

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

Surrounding properties would not be negatively impacted by the proposed rezoning request. The existing converted residential structure will be utilized as the place of business with no major alterations. The low traffic nature of the proposed business would minimally impact neighboring properties and would provide a neighborhood serving business in a predominantly residential area.

**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.

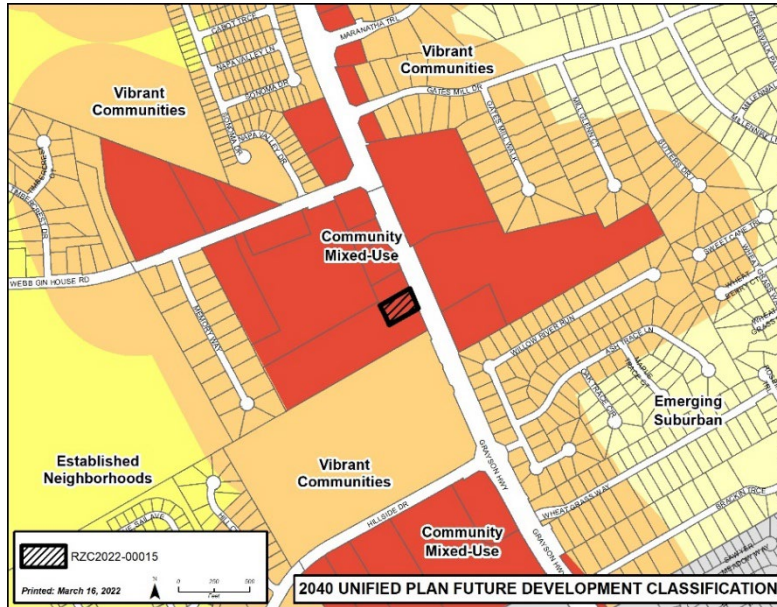
**D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

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

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

The 2040 Unified Plan Future Development Map indicates that the subject property lies within the Community Mixed-Use Character Area. This Character Area is intended for activity nodes and connecting areas along major corridors. A neighborhood serving commercial business would be appropriate at this location, given its proximity to businesses of a similar scale, and residential properties which could benefit from the business.





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

The nearby area is developed with neighborhood serving commercial uses. The property is currently zoned to allow more intense commercial uses than the proposed locksmith. Much of the surrounding area is already developed, leaving few properties currently zoned for commercial uses. Commercial businesses have previously operated on the subject property, of a similar, low traffic nature. The proposed rezoning would be appropriate given the existing condition of the surrounding area.

### Staff Recommendation

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

### Staff Recommended Conditions

Approval as C-2 (General Business District) subject to the following conditions:

1. The proposed development shall be developed in general conformance with Exhibit B: Site Plan dated received March 14, 2022 with revisions required by conditions of approval and the UDO, as reviewed and approved by the Director of Planning and Development.
2. Uses within the C-2, General Business District, shall be limited to a locksmith and accessory uses. Uses permitted by right within the C-1, Neighborhood Business District, may also be permitted.

3. 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 grand opening and during special events which shall occur no more than twice per calendar year, and last no longer than seven days each.

**Exhibits:**

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

## Exhibit A: Site Visit Photos



**View of Grayson Highway frontage**

**Exhibit B: Site Plan**

**[attached]**

GENERAL NOTES:

- 1) THIS PLAN IS FROM BOUNDARY SURVEY COMPLETED BY MORRISON HERSHFIELD DATED DEC. 17TH, 2004.
- 2) TOTAL ACREAGE: 0.83 ACRES
- 3) THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER FIRM PANEL 13135C0104F DATED 09/29/2006.
- 4) THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.
- 5) THERE ARE NO STATE WATERS BUFFERS ON THIS PROPERTY.

**WINNETT COUNTY  
PLANNING AND DEVELOPMENT**

**RECEIVED**

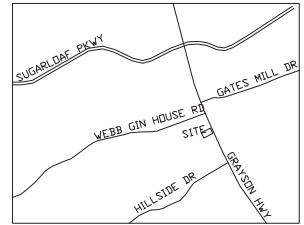
3/14/22

SITE/REZONING PLAN FOR:

1461 GRAYSON HWY  
5TH DISTRICT, LAND LOT 138, PARCEL 005B  
1461 GRAYSON HWY  
LAWRENCEVILLE, GA 30045  
GWINNETT COUNTY

OWNER AND DEVELOPER

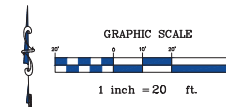
TIMOTHY LANDERS  
PO BOX 464578  
LAWRENCEVILLE, GA 30042-4578  
CONTACT PERSON: TIM LANDERS  
PHONE: 404-791-0975  
email: gwinnettstorage@bellsouth.net



LOCATION MAP - N.T.S.

SITE INFORMATION

EXISTING ZONING: C1 PROPOSED ZONING: C2  
PARCEL (5-038-005B)  
TOTAL AREA: 0.83 ACRES



SCALE AS SHOWN  
DATE: 02-24-22  
JOB NO: 2022-2101  
SHEET 1 OF 1

1461 Grayson Hwy  
BULLARD  
LAND PLANNING  
3700 CANNONVILLE DR  
SUITE 300  
LAWRENCEVILLE, GA 30046  
(770) 964-1234 (FAX) 770-964-1234 FAX  
bplanning@bellsouth.net



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

**[attached]**

RECEIVED

3/14/22

**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:

*it will actually benefit the storage space business near me*

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*The property was ~~not~~ not in use but when my business opens the county will benefit*

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

*All ground of the property is C2 so it will have more usability to be C2 for this area*

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*This is the last remaining C1 surrounded by C2  
The area is more developed to commercial space*

- (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 will be no big changes and there is no issue preventing it to change to C2*

RECEIVED

3/7/2022 12:11PM

---

**From:** Ben Geremew <bengeremew@gmail.com>  
**Sent:** Monday, March 7, 2022 12:11 PM  
**Subject:** Re: Rezoning Application  
**Attachments:** image001.png

LETTER OF INTENT APPLICATION FOR REZONING Lowrensvile GA.

Key 4 All Locksmith. (the "Applicant") on behalf of Biniam Geremew (the "Owner") requests a Rezoning of the approximately 1200 Square feet located at the 1461 Grayson hwy Lawrenceville GA. 30045 (the Property) from the C1 to C-2 to modify the conditions of zoning pertaining to the property to allow for a Locksmith building with one (1) tenant.

The overall property has long been developed as a Heritage Flooring company show room. The proposed project is Almost the same use except the Locksmith shop will not have showroom but there will be counter cabinets to show/display keys and locks. The hours of operation will be from 6:00 am to 11:00 pm seven (7) days a week.

If you have any questions or concerns please feel free to contact me

Biniam Geremew  
404 914 1440

March 7 2022

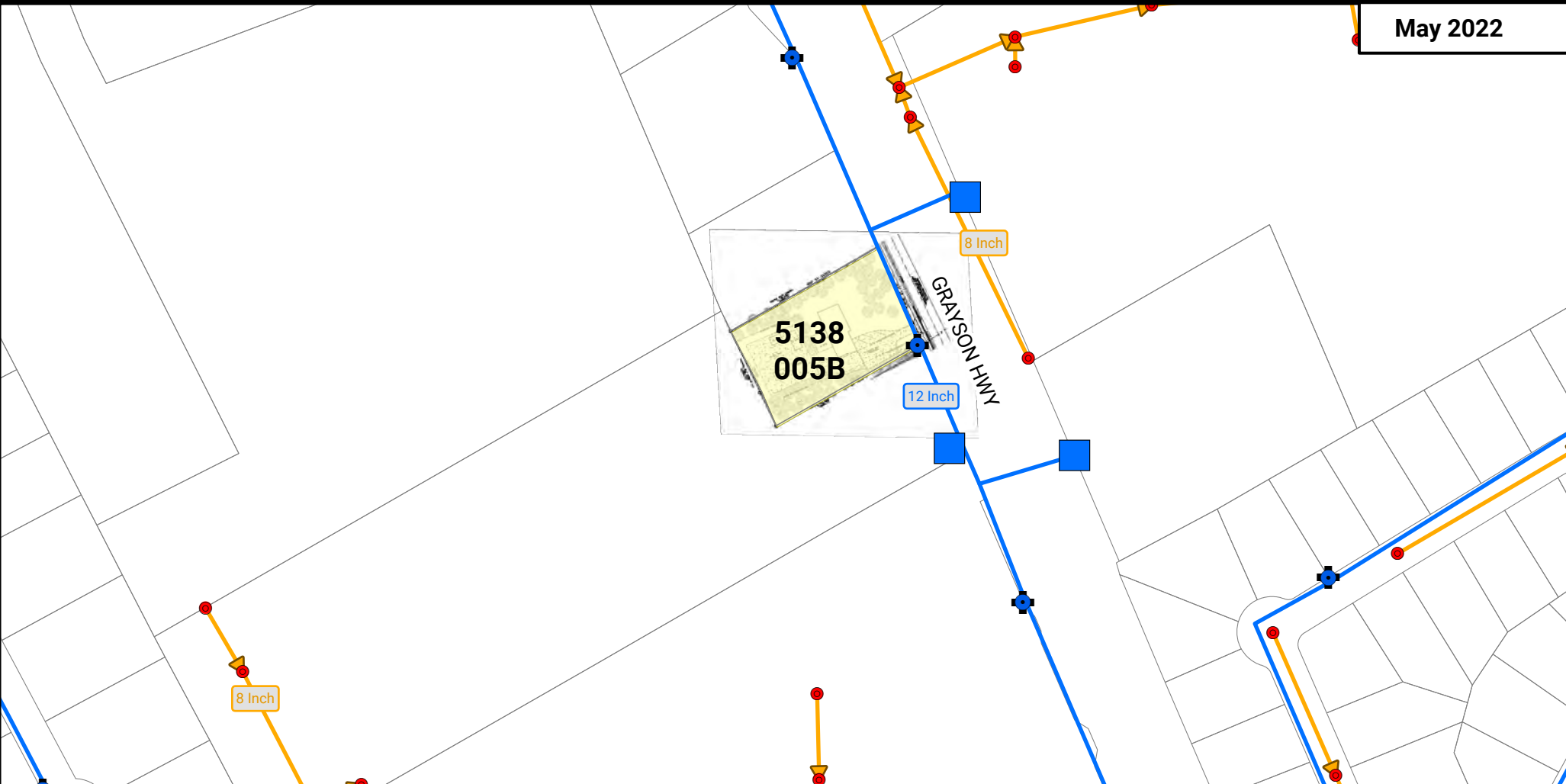
**Exhibit D: Internal and External Agency Review Comments**

**[attached]**

<b>TRC Meeting Date:</b>		4.13.22	
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:		RZC2022-00015	
Case Address:		1461 Grayson Highway	
<b>Comments:</b>		<input checked="" type="checkbox"/> <b>X</b>	<input type="checkbox"/> <b>YES</b>
<b>1</b>	Grayson Highway (SR 20) is a Principal Arterial. ADT = 42,700. 2.4 miles to nearest Transit facility #2334939 Grayson Highway & Associated Credit Union.	<input type="checkbox"/>	<input type="checkbox"/> <b>NO</b>
<b>2</b>			
<b>3</b>			
<b>4</b>			
<b>5</b>			
<b>6</b>			
<b>7</b>			
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/> <b>X</b>
<b>1</b>			
<b>2</b>			
<b>3</b>			
<b>4</b>			
<b>5</b>			
<b>6</b>			
<b>7</b>			

<b>TRC Meeting Date:</b>		April 13, 2022	
Department/Agency Name:		DWR	
Reviewer Name:		Mike Pappas	
Reviewer Title:		GIS Planning Manager	
Reviewer Email Address:		<a href="mailto:Michael.pappas@gwinnettcountry.com">Michael.pappas@gwinnettcountry.com</a>	
Case Number:		RZC2022-00015	
Case Address:		1461 Grayson Highway	
<b>Comments:</b>		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES <input type="checkbox"/> NO
1	Water: Existing building already connected to water.		
2	Sewer: Existing building currently on septic and likely to remain on septic.		
3			
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> X <input type="checkbox"/> NO
1			
2			
3			
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5			
6			
7			



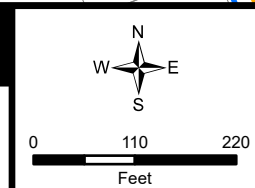


LEGEND

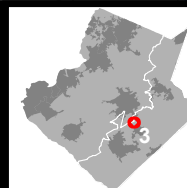
- |  |                 |  |            |  |                   |
|--|-----------------|--|------------|--|-------------------|
|  | Flow Management |  | Hydrant    |  | Sewer Force Main  |
|  | Pump Station    |  | City       |  | Effluent Outfall  |
|  | Regional        |  | Water Main |  | Sewer Collector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

**RZC2022-00015**  
C-1 to C-2

## Water & Sewer Utility Map



LOCATION



**Water Comments:** Existing building already connected to water.

**Sewer Comments:** Existing building currently on septic and likely to remain 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 E: Maps**

**[attached]**





WEBB GIN HOUSE RD

GRAYSON HWY

WILLOW RIVER RUN

ASH TRACE LN

 RZC2022-00015

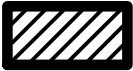
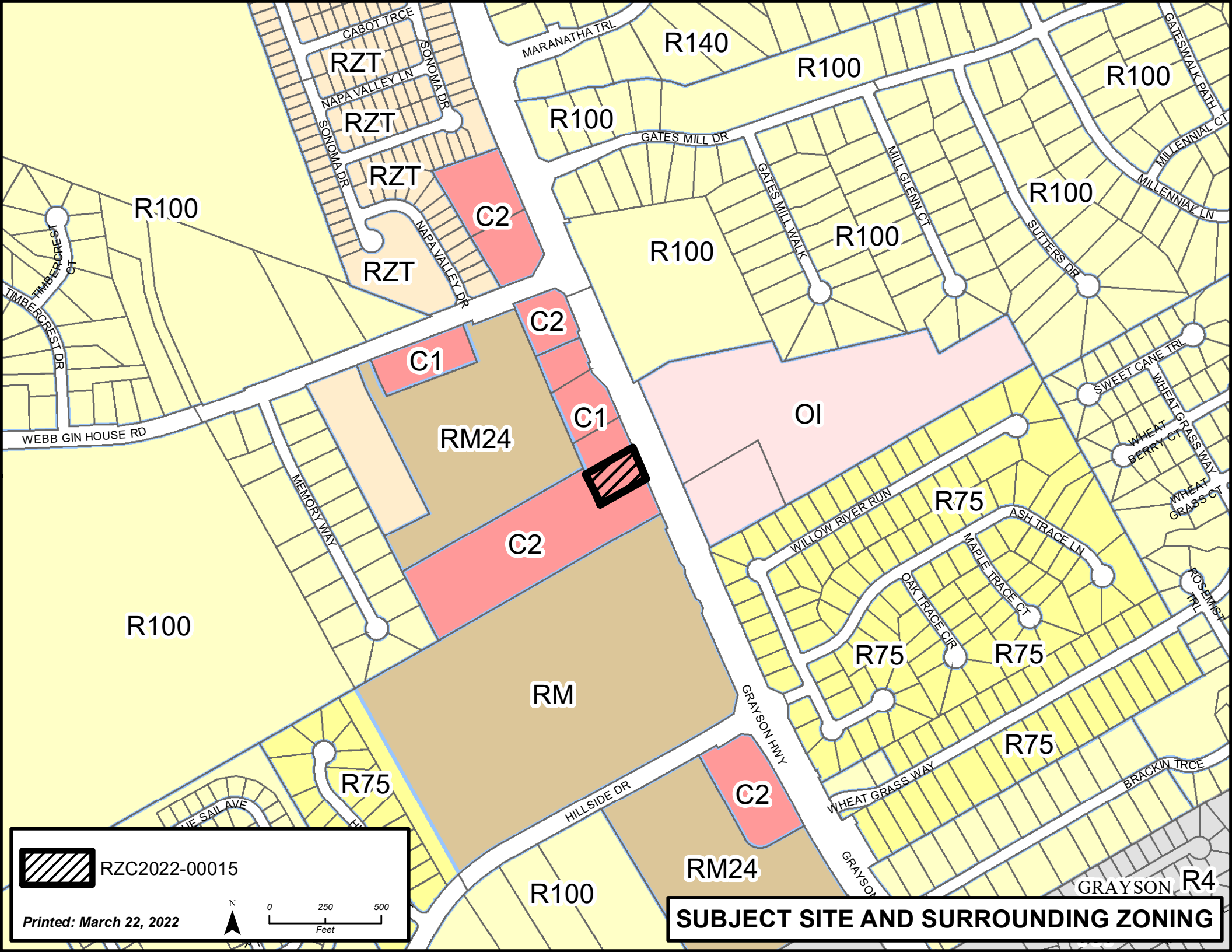
Printed: March 16, 2022

N

0 100 200

Feet





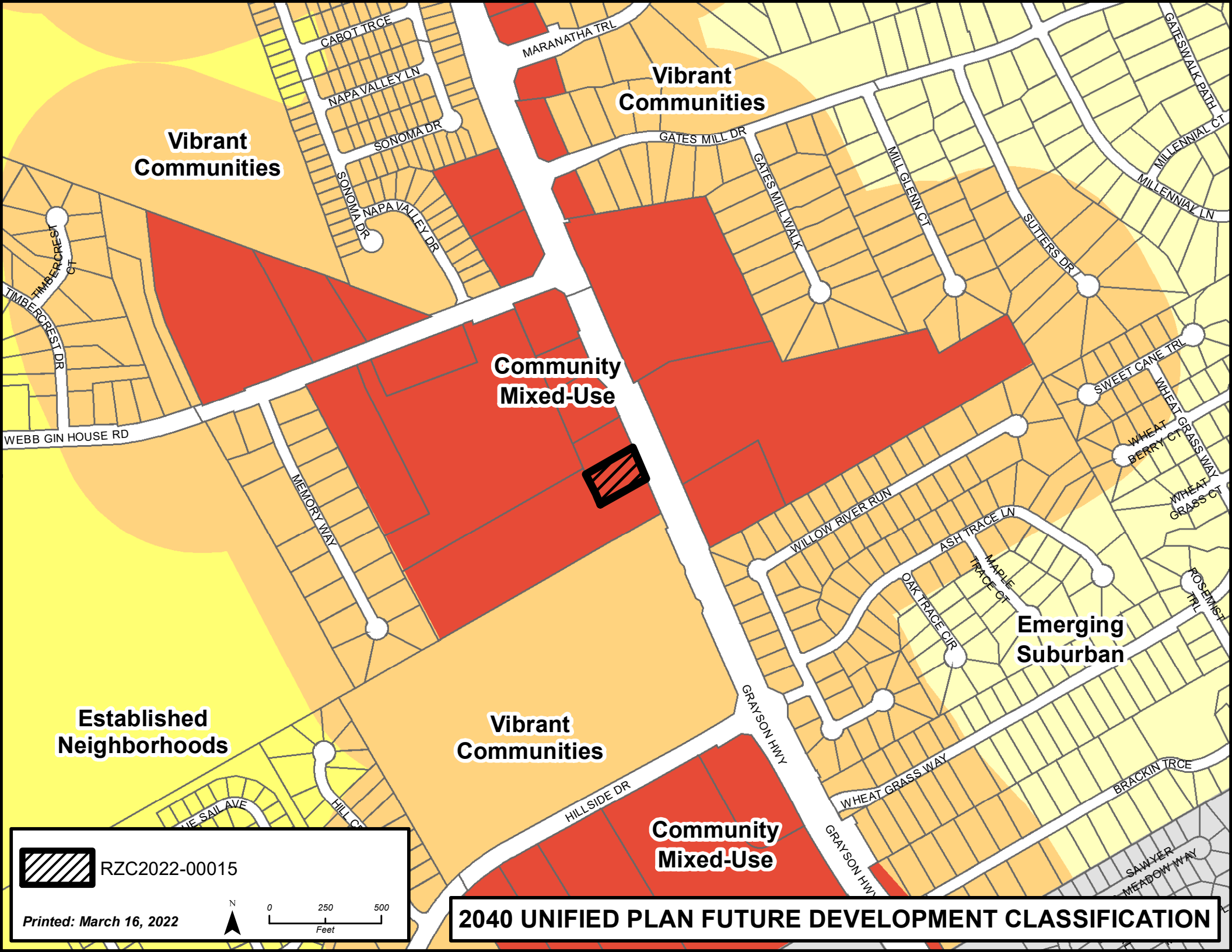
RZC2022-00015



Printed: March 22, 2022



**SUBJECT SITE AND SURROUNDING ZONING**



**Vibrant  
Communities**

**Vibrant  
Communities**

**Community  
Mixed-Use**

**Emerging  
Suburban**

**Established  
Neighborhoods**

**Vibrant  
Communities**

**Community  
Mixed-Use**



RZC2022-00015



Printed: March 16, 2022



**2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION**



RECEIVED

3/02/2022 11:55AM

3/14/22

### REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Biniam Geremew</u>	NAME: <u>Timothy S. Landers</u>
ADDRESS: <u>3127 misty view TR</u>	ADDRESS: <u>1461 Grayson Hwy</u>
CITY: <u>Lilburn</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30047</u>	STATE: <u>GA</u> ZIP: <u>30045</u>
PHONE: <u>404-914-1440</u>	PHONE: <u>404-791-0975</u>
EMAIL: <u>ben.geremew@gmail.com</u>	EMAIL: <u>gwinnettSTORAGE@bellsouth.net</u>
CONTACT PERSON: <u>Biniam Geremew</u> PHONE: <u>404-914-1440</u>	
CONTACT'S E-MAIL: <u>ben.geremew@gmail.com</u>	

#### APPLICANT IS THE:

☒ OWNER'S AGENT ☐ PROPERTY OWNER ☐ CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): C1 REQUESTED ZONING DISTRICT: C2

PARCEL NUMBER(S): 5-138-0058 ACREAGE: .83

ADDRESS OF PROPERTY: 1461 Grayson Hwy Lawrenceville, GA 30045

PROPOSED DEVELOPMENT: it will be A Locksmith Shop

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>1</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>1200</u>
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED





3/14/22

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 10/2021

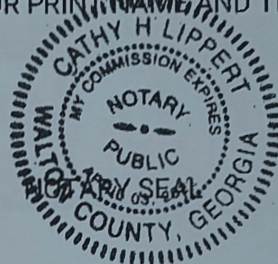
### CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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

[Signature] march 9 2022 Biniyam Geremew  
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 3-2-2022  
SIGNATURE OF NOTARY PUBLIC DATE



### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

☐ YES ☒ NO

Biniyam Geremew  
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.



RECEIVED

3/14/22

**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.

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*it will actually benefit the storage space business near me*

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*All ground of the property is C2 so it will have more usability to be C2 for this area*

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RECEIVED

3/7/2022 12:11PM

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The overall property has long been developed as a Heritage Flooring company show room. The proposed project is Almost the same use except the Locksmith shop will not have showroom but there will be counter cabinets to show/display keys and locks. The hours of operation will be from 6:00 am to 11:00 pm seven (7) days a week.

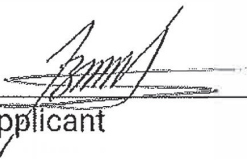
If you have any questions or concerns please feel free to contact me

Biniam Geremew  
404 914 1440

March 7 2022

**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.

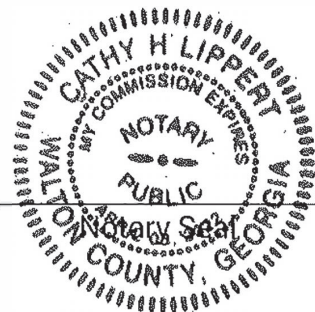
  
\_\_\_\_\_  
Signature of Applicant

*march 2-2022*  
\_\_\_\_\_  
Date

*Benjamin Geremew*  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

*3-2-2022*  
\_\_\_\_\_  
Date



**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.

Timothy S. Landers

Signature of Property Owner

2-9-22

Date

Timothy S. Landers

Type or Print Name and Title

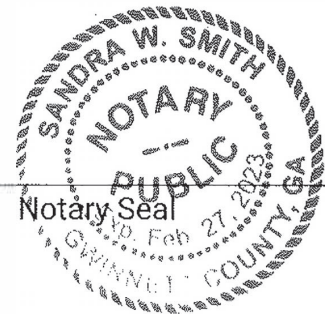
owner

Sandra W Smith

Signature of Notary Public

2-9-2022

Date



**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 - 138 - 0058  
(Map Reference Number) District Land Lot Parcel

[Signature]  
Signature of Applicant

march 2 - 2022  
Date

Renter Briaun German  
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)

Chris Nelson

NAME

Senior Tax Services Associate

TITLE

March 2, 2022

DATE



RECEIVED

3/02/2022 11:55AM

EXHIBIT "A"

LEGAL DESCRIPTION

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

BEGINNING AT A POINT MARKED BY AN IRON PIN ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF GA. HWY. No. 20 (100-FOOT RIGHTWAY); LOCATED 167 FEET NORTHWESTERLY AS MEASURED ALONG SAID RIGHT OF WAY LINE FROM ITS POINT OF INTERSECTION WITH THE LAND LOT LINE SEPARATING LAND LOTS 137 AND 138; RUN THENCE SOUTH 59 DEGREES 54 MINUTES WEST 255.0 FEET TO AN IRON PIN; RUN THENCE NORTH 23 DEGREES 21 MINUTES WEST 150.00 FEET TO AN IRON PIN; RUN THENCE NORTH 59 DEGREES 54 MINUTES EAST 255.0 FEET TO A POINT MARKED BY AN IRON PIN ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF GA. HIGHWAY NO. 20; RUN THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 23 DEGREES 12 MINUTES EAST 150.00 FEET TO A POINT MARKED BY AN IRON PIN; WHICH IS THE PLACE OR POINT OF BEGINNING.

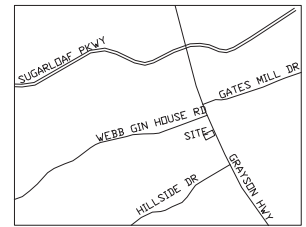
- 1) THIS PLAN IS FROM BOUNDARY SURVEY COMPLETED BY MORRISON  
HERSHFIELD DATED DEC. 17TH, 2004.
- 2) TOTAL ACREAGE: 0.83 ACRES
- 3) THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH  
A DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER FIRM PANEL  
13135C0104F DATED 09/29/2006.
- 4) THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.
- 5) THERE ARE NO STATE WATERS BUFFERS ON THIS PROPERTY.

RECEIVED

SITE/REZONING PLAN FOR:  
1461 GRAYSON HWY

5TH DISTRICT, LAND LOT 138, PARCEL 005B  
1461 GRAYSON HWY  
LAWRENCEVILLE, GA 30045  
GWINNETT COUNTY

OWNER AND DEVELOPER  
TIMOTHY LANDERS  
PO BOX 464578  
LAWRENCEVILLE, GA 30042-4578  
CONTACT PERSON: TIM LANDERS  
PHONE: 404-791-0975  
email: gwinnettstorage@bellsouth.net



LOCATION MAP - N.T.S.

EXISTING ZONING: C1 PROPOSED ZONING: C2  
PARCEL (5-038-005B)  
TOTAL AREA: 0.83 ACRES



SCALE AS SHOWN
DATE: 02-24-22
JOB NO: 2022-2101
SHEET 1 OF 1

1461 Grayson Hwy  
BULLARD  
LAND PLANNING  
3790 CANNONFOLDE DR.  
SNELLVILLE, GEORGIA 30039  
(678) 344-1293 • (678) 338-9394 FAX  
blp@bobby@bellsouth.net