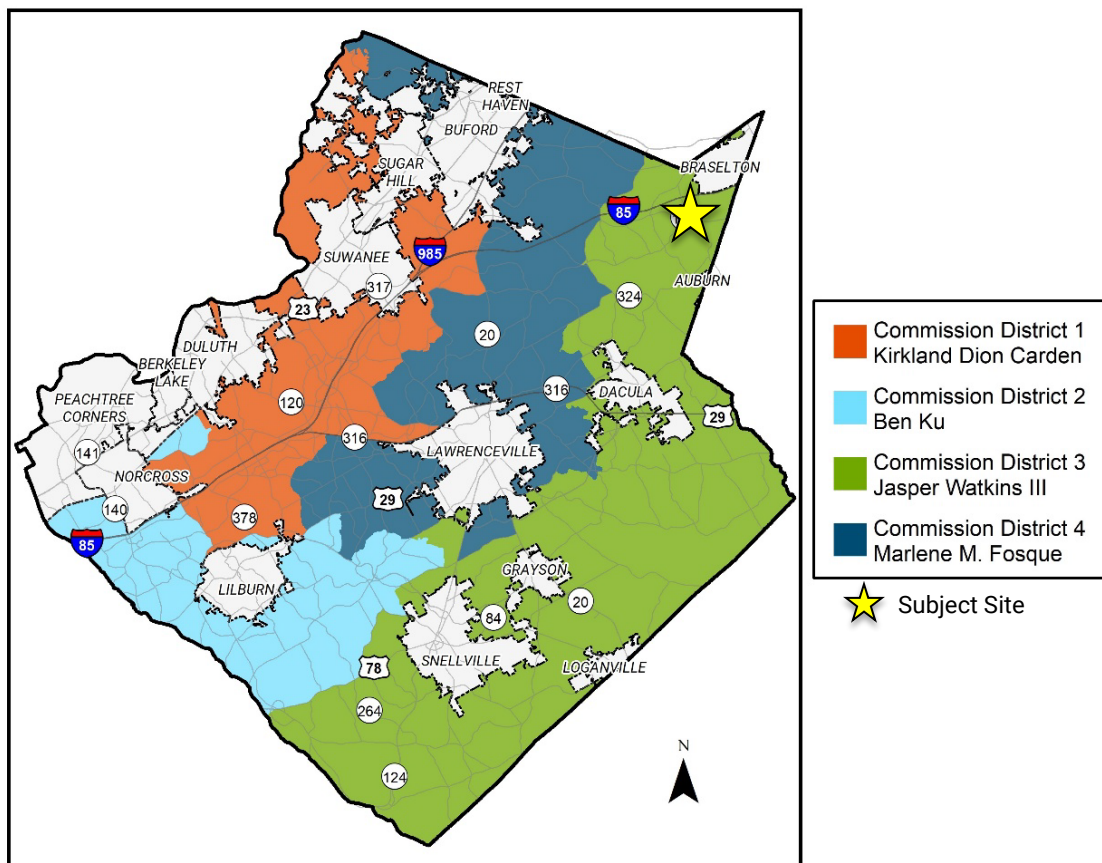




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZC2022-00016
Current Zoning: RA-200 (Agriculture-Residence District)
Overlay District: Highway 124/324/Hamilton Mill Road Overlay District
Request: Rezoning to C-1 (Neighborhood Business District)
Additional Request: Waivers
Address: 4688 Braselton Highway
Map Numbers: R3003 018A
Site Area: 1.02 acres
Square Feet: 3,447
Proposed Development: Convenience Store with Fuel Pumps
Commission District: District 3 – Commissioner Watkins
Character Area: Emerging Suburban

Staff Recommendation: DENIAL



Planning Commission Advertised Public Hearing Date: 5/4/2022
Board of Commissioners Advertised Public Hearing Date: 5/24/2022

Applicant: Just Construction LLC
2325 Fortune Drive
Dacula, GA 30019

Owner: Tina Partridge for the estate of Linda Phrampus
4688 Braselton Highway
Hoschton, GA 30548

Contact: Felipe Roman

Contact Phone: 806.729.8476

Zoning History

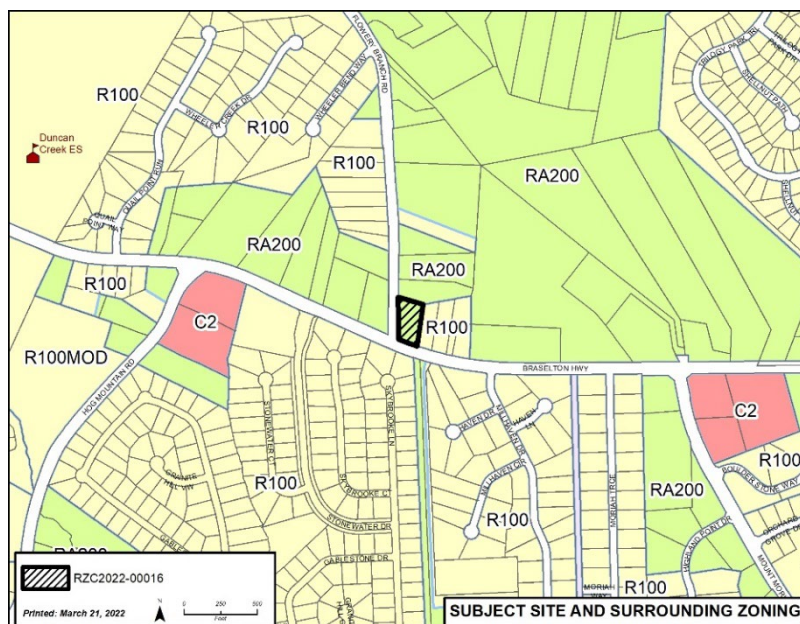
The subject property is zoned RA-200 (Agriculture-Residence District). No prior zoning cases are on record for this property.

Existing Site Condition

The subject site is a 1.02-acre parcel located on the north side of Braselton Highway at its intersection with Flowery Branch Road. The site is developed with a single-family home and accessory structures. There are two storage trailers in the rear yard. The site slopes up towards the middle of the site from the north, south, and west with a slight elevation difference of approximately 10 feet. Access to the site is provided via two gravel driveways, one each from Braselton Highway and Flowery Branch Road. The streets are classified as minor arterial and minor collector streets respectively. There are no sidewalks present on either road. There are several mature trees on the site. The nearest Gwinnet Transit stop is approximately 9.70 miles from the site.

Surrounding Use and Zoning

The surrounding area is characterized predominantly by low-density single-family residential developments. Single-family residences on large lots characterize the area north of Braselton Highway, while single-family detached subdivisions characterize the area to the south. The nearest commercially zoned properties are along Braselton Highway at its intersection with Hog Mountain Road and its intersection with Mount Moriah Road. 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	Single-family Residential	RA-200	0.65 units per acre
East	Single-family Residential	R-100	1.30 units per acre
South	Single-family Residential	R-100	1.54 units per acre
West	Single-family Residential	RA-200	0.57 units per acre

Project Summary

The applicant requests rezoning of 1.02-acre property from RA-200 to C-1 (Neighborhood Business District) to allow for a convenience store with fuel pumps and retail space, including:

- One multi-tenant building totaling 3,447 square feet, including a 2,247 square foot convenience store with six outdoor dining tables and 1,200 square foot retail space.
- A total of eight (8) gas pumps and four (4) diesel pumps located under a single canopy.
- Two full-access driveways to the property, one each from Braselton Highway and Flowery Branch Road.
- Sidewalks along Braselton Highway and Flowery Branch Road with a crosswalk and sidewalk connecting the building to Flowery Branch Road.
- A dumpster enclosure located adjacent to the north of the proposed retail building.
- A parking lot with 14 parking spaces.
- A 50-foot-wide landscaped buffer along the northern property line and a 15-foot-wide landscaped buffer along the eastern property line in lieu of the required 75-foot zoning buffer on both sides.
- An eight-foot-high fence along the northern and eastern property line.
- An underground stormwater management facility.
- Architectural renderings indicating the building facades constructed of reinforced, fully grouted concrete block, brick, or stacked stone on all sides.
- It appears that a portion of the parking lot maneuvering area is located within the right-of-way of Braselton Highway.

Zoning and Development Standards

The applicant is requesting a rezoning for a convenience store with fuel pumps in the in 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 50'	<50'	YES
Side Yard Setback	Minimum 10'	> 10'	YES
Rear Yard Setback	Minimum 30'	> 30'	YES
Off-Street Parking	Minimum: 7 spaces Maximum: 28 spaces	14	YES
Landscape Strip	10'	10'	NO*
Zoning buffer	50' undisturbed buffer adjacent to RA-200 50' undisturbed buffer adjacent to R-100	0' 0'	NO** NO***

*

* No landscape strip is being proposed along Braselton Highway.

**The applicant request a reduction of the required 50' undisturbed buffer to 0 feet and proposes a 50-foot-wide landscaped buffer adjacent to RA-200 zoned property to the north.

*** The applicant request a reduction of the required 50' undisturbed buffer to 0 feet and proposes 15-foot-wide landscaped buffer adjacent to R-100 zoned property to the east.

In addition, the following standards apply to development in Highway 124/324/Hamilton Mill Road Overlay District:

Standard	Meets Standard?
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).	NO

The site is located in the Highway 124/324/Hamilton Mill Road Overlay District. The submitted site plan does not comply with this requirement. Section 220-10.2 of the UDO states that "In any case where the conditions of approval for rezoning or special use permit approved by the Board of Commissioners conflict with the provisions of an overlay district, the conditions shall take precedence." Therefore, a condition allowing exemption from this requirement would allow the development to proceed as proposed by the applicant, if approved.

Waiver Request

In addition to the rezoning request, the applicant is seeking a waiver from the following provision 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".

I. A 50-foot undisturbed zoning buffer adjacent to R-100 zoned property.

II. A 50-foot undisturbed zoning buffer adjacent to RA-200 zoned property.

The applicant requests a reduction of the required 50-foot zoning buffer on the north and east property lines to 0 feet. The applicant proposes a 50-foot-wide landscape buffer along the northern property line and a 15-foot-wide landscape buffer along the eastern property line in lieu of the required 50-foot zoning buffer.

2. Section 620-20 Landscape Strip Planting Requirements.

A. Landscape Strips shall be provided in conformity with Taable 620.1 "Landscape Strip Width"

I. Type 2 Landscape Strip – 10 foot-wide

The applicant requests a reduction of the required 10-foot-wide landscape strip along Braselton Highway.

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit E). Standard site and infrastructure improvements will also be required related to transportation, stormwater, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Rezoning Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification or change in conditions 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 adjoins low-density residentially zoned properties on all sides. The nearest commercially zoned properties are along Braselton Highway, at its intersection with Hog Mountain Road and its intersection with Mount Moriah Road. The closest commercially zoned property, with a convenience store with fuel pumps is approximately 1 mile to the west of the subject property along Braselton Highway. Therefore, the proposal will not be suitable in view of the use and development of adjacent and nearby property.

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

The existing use and usability of adjacent or nearby properties would be impacted by the zoning change. All sides of the subject property are primarily developed with large-lot single-family homes and with a low-density residential subdivision across Braselton Highway. A commercial development, such as this proposal, would not be appropriate given its proximity to residential developments. The proposed development is too large for the site and cannot be accommodated without waivers, a variance and additional changes to the current, proposed site plan.

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

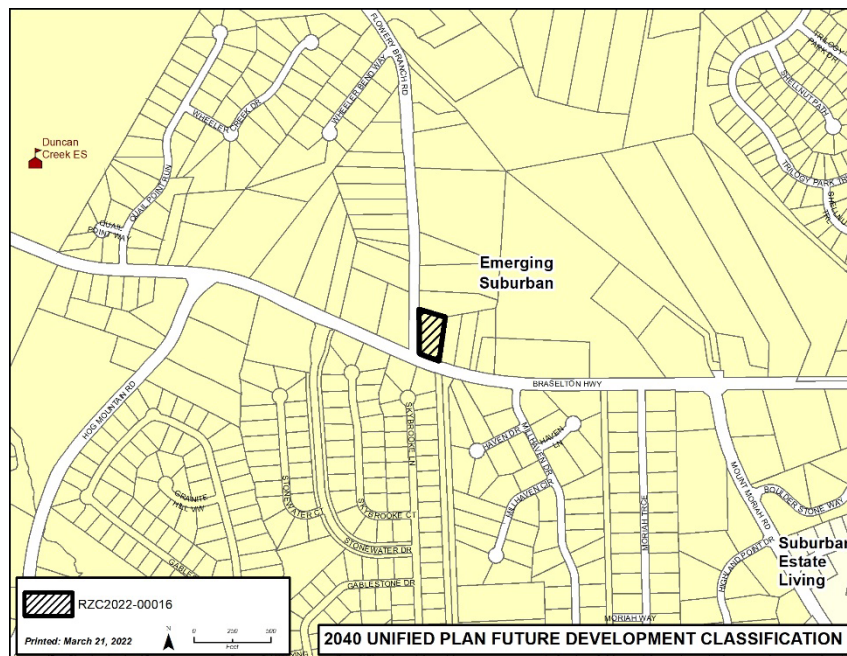
The property has a reasonable economic use as currently zoned.

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 is anticipated in the form of traffic, utility demand, and stormwater runoff. However, with appropriate conditions and site development requirements, these impacts would be mitigated. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements, related to this request, are attached (Exhibit E).

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

The 2040 Unified Plan Future Development Map indicates that the subject property lies within the Emerging Suburban Character Area. These areas are currently mainly residential but have not yet matured into established communities due to relatively large amounts of remaining undeveloped land. They are expected to experience new development during the 20-year planning period contemplated by the Unified Plan. These areas generally rely on the nearby activity centers to provide goods and services. However, corner/neighborhood-serving non-residential or institutional developments/uses may be integrated into Emerging Suburban areas, where appropriate. However, in this case, there are more than ten convenience stores with fuel pumps existing within 3.5 miles radius of the subject property. The proposed use may not provide a use that the community needs. Therefore, the proposed convenience store with fuel pumps would be inconsistent with the goals and intent of the Unified Plan.



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

The surrounding area is characterized predominantly by low-density single-family residential developments. This character area recommends corner/neighborhood-serving non-residential. The property lies within a Activity Center/ Corridor Overlay District, which is intended to enhance

the viability and livability of the area surrounding major activity centers. The purpose of the Overlay District is to achieve and maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, and signage; and to promote alternative modes of transportation within the district through the provision of pedestrian and local public transit. The proposed development does not meet the intent of this overlay district. Therefore, the proposed use of a convenience store with fuel pumps would not be appropriate at this location.

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 northern property line is adjacent to RA-200 and the eastern property line is adjacent to R-100. The applicant requests to reduce a required 50-foot zoning buffer on the northern and eastern property lines to 0 feet. The applicant is proposing a 50-foot-wide landscape buffer along the northern property line and a 15-foot-wide landscape buffer along the eastern property line in lieu of the required 50-foot zoning buffer on both sides. Properties on both sides currently contain a single-family residence. As shown on the site plan, the residence on the adjacent property to the east is located less than five feet from the property line. Therefore, reducing the buffer would adversely affect the general public welfare and nullify the intent of the Development Regulations.

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.

Staff recommends **DENIAL** of the following waiver:

1. The applicant is requesting to reduce the 50-foot-wide undisturbed buffer to a 50-foot-wide graded and landscaped buffer along the property zoned RA-200 to the north and from a 50-foot-wide undisturbed buffer to a 15-foot-wide graded and landscaped buffer along the property zoned R-100 to the east.

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 number of buildings on the site shall be limited to one (1) and shall be limited to retail and service commercial and accessory uses. Outdoor storage shall be prohibited.
2. The zoning buffer shall be enhanced where sparsely vegetated to provide year-round screening from all residentially zoned adjacent properties, subject to review and approval by the Planning and Development Department.

3. Buildings shall comply with the requirements of Architectural Design Category 3. Final building elevations shall be submitted for review and approval by the Planning and Development Department.
4. 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.
5. Outdoor loudspeakers shall be prohibited.
6. Dumpsters shall be screened on all four sides with a 100 percent opaque brick wall at least six feet in height and an opaque gate enclosure
7. An 8-foot-tall wooden privacy fence shall be provided along the inside of the zoning buffer.
8. Natural vegetation shall remain on the property until the issuance of a development permit.
9. Billboards shall be prohibited.
10. The location of entrances/exits shall be subject to the review and approval of the Georgia Department of Transportation and the Gwinnett Department of Transportation.
11. Design stormwater detention facilities such that they do not encroach into required buffers.
12. Hours of operation shall be limited to 7:00 AM to 11:00 PM daily.

Exhibits:

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

Exhibit A: Site Visit Photos

[Attached]



Existing house on the property



View of the house on adjacent property to the east



Existing trailers on rear yard of the property



View of the site along Flowery Branch Road

Exhibit B: Site Plan

[Attached]

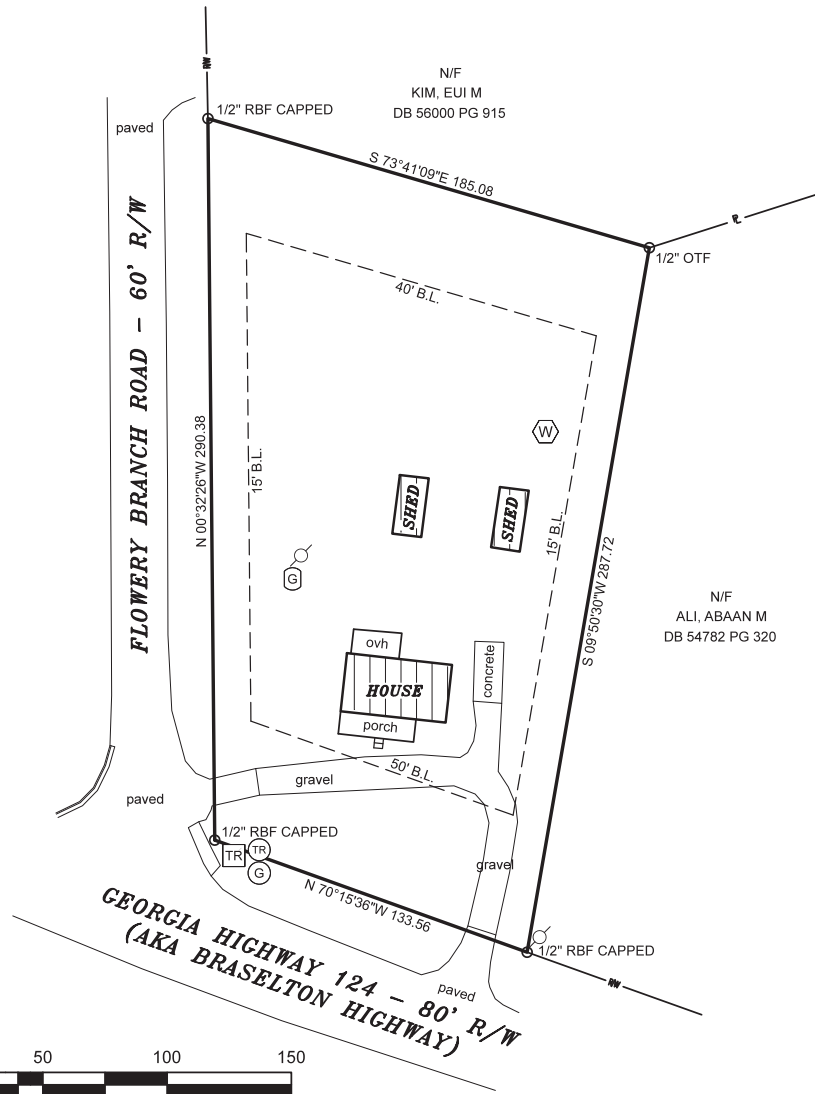
RECEIVED

3.3.2022

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT.

R3003 018A
4688 BRASELTON HIGHWAY
AUBURN, GA 30011
44646.00 Sq. Feet
1.02 Acres
ZONED RA200

NOTES
1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
2. SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF +/- 0.03 FEET.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.
5. EQUIPMENT USED IN THIS SURVEY WAS A CARLSON MESA II DATA COLLECTOR AND A LEICA TS06+ TOTAL STATION.
6. FIELD WORK COMPLETED ON FEBRUARY 25, 2022.
7. SETBACKS ARE SHOWN FROM COUNTY CODE INFORMATION. GARMON LAND SURVEYING, LLC IS NOT LIABLE FOR ANY DISCREPANCIES.



LEGEND

- RBF=REBAR FOUND
- IPS= IRON PIN SET
- B.L.=BUILDING LINE
- N/F=NOW OR FORMERLY
- PL=PROPERTY LINE
- R/W=RIGHT-OF-WAY
- DB=DEED BOOK
- PB=PLAT BOOK
- PG=PAGE
- =NATURAL GAS POST
- =POWER POLE
- =PROPANE TANK
- =TRAFFIC BOX
- =WELL
- =TRAFFIC POLE



SURVEYORS CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



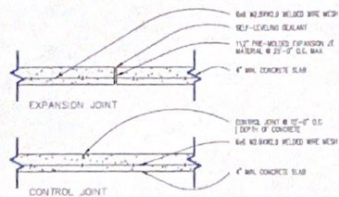
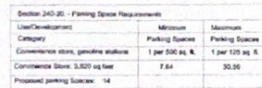
SURVEY FOR:

FELIPE AGUILAR

G.M.D.: 1749	DATE 3/1/2022	GARMON LAND SURVEYING 1920 Railroad Street Statham Ga 30666 678-726-7582 garmonsurveying@gmail.com DRAWING NAME: 4688 BRASELTON HWY
DISTRICT:	SCALE 1"=50'	
SECTION:	JOB NO. 2022-41	
COUNTY: WINNETT		

RECEIVED

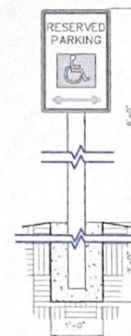
4/7/2022



TYPICAL CONC. SLAB CONTROL
& EXPANSION JOINT DETAILS



2 TYPICAL HANDICAP PARKING SIGN DETAILS
G-1 SCALE: 1" = 1' - 0"



NOTE 1:
50' FEET IS REQUIRED FOR ZONING BUFFER.
WE PROPOSE REDUCE IT TO 10' FEET LANDSCAPE

PROPERTY LIMITS

FENCE HEIGHT IF

SET BACK

SET BACK

ROAD 212A
 4626 BRISTOLTON HIGHWAY
 AUBURN, Ca 96011
 4420.00 Sq. Feet
 1.02 Acres
 PAVED 21200

ROOM 7 AREA	365 S.F.
TRAINING ROOM	500 S.F.
RETAIL AREA	340 S.F.
SALES ROOM	230 S.F.
CASHIER AREA	120 S.F.
CHILD AREA	250 S.F.
WASH-IN CENTER	440 S.F.
REST ROOM	50 S.F.
REST ROOM	50 S.F.
STORAGE	70 S.F.
MECHANICAL CONTROL RM	100 S.F.
OFFICE #1	450 S.F.
OFFICE #2	440 S.F.

AREA DATE 9/1	
Room 1 area	300 FT.
WHITE ROOM	1,000 0.0
REST ROOM	500 0.4
STORAGE	750 0.2
AREA 1,250 0.0 0.0	

ABBREVIATIONS:

B.S.L.	BUILDING SETBACK LINE
CONC.	CONCRETE
E.P.	EDGE OF PAVEMENT
H.T.	HEIGHT
H/C	HANDICAP PARKING
P.L.	PROPERTY LINE

QUICK SHOP FOOD MART
(Stores A & B)
4425 Broadview Hwy
Auburn Ga. 30605-05

CONTRA



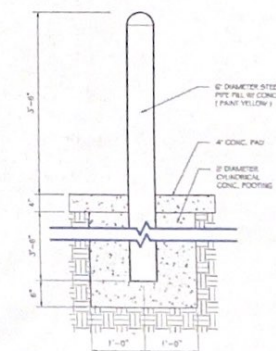
**JUST
CONSTRUCTION
LLC
FELIPE ROMAN
GENERAL CONTRACTOR**
10475 Medlock Bridge Rd
Duluth, Georgia
30097-4433
C: 806-729-8476

LOCATION

SUBMITTAL DATES :	DESCRIPTION :
-------------------	---------------

AS-BUILT &
PROPOSED
SITE PLANS
& DETAILS

Project No.	Sheet No. G-1
Date	
Drawn by	
Checked by	



1 TYPICAL BOLLARD DETAIL
G-1 SCALE: 1" = 1'-0"

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

[Attached]

RECEIVED

3.3.2022

Ing. Felipe Roman -JUSTCONSTRUCTION LLC

Direct Dial: 8067298476

Email: justconstructionllc.0@gmail.com

March 03, 2022

VIA E-MAIL DELIVERY

Gwinnett County
Attn: Kathy Holland, Director of Planning and Development
446 West Crogan Street
Lawrenceville, Ga 30046

**RE: REZONING APPLICATION AND LETTER OF INTENT FOR GAS STATION &
CONVENIENCE STORE (4688 Braselton Highway, Auburn, Georgia)**

This letter is written on behalf of JUSTCONSTRUCCION LLC (the "Applicant"), in condition with the construction permit application for property located at 4688 Braselton Highway, Auburn, Ga (the "Subject Property")

This property is located at 4688 Braselton hwy, Auburn Georgia 30011, the purpose of this project is to become this space into a new gas station and Convenience Store. The property area is a 1.02 acres equal to 44646.00 SQ.F.

The building is made for two suites, suite A and suite B, the suite A is the biggest one and it's area is 2,247 SQ.F. Being the main convenience store and the suite B its area is 1,200 SQ and this space will be complementary for the suite A. This fact shows a great opportunity to growth as a community providing a dozens of new jobs, improving the habitat conditions of our American people. This building will continue with the architectural design permitted in this county, what means this project will be one with the city esthetic urban design.

In addition, the new gas station will provide a new point to supply of gas for our community, that means that our economy as a country won't stop, and the industry and people in the area can keep going forward. With the coming growth of the city, this gas station just will help getting everyday necessities. The gas station contents 8 car gasoline pump station and 4 car Diesel stations and in addition the whole project will provide 27 parking lots and 1 exclusive delivery parking lot and a generous space for a dumpster.

Being this project big and ambitious, very convenient for our community, we will need to reduce the current buffers, right now the buffer range is 50', being necessary to drop this a little bit and set a new one, with a range of 30'.

Thank you

Respecfully

Felipe Roman
Owner JUSTCONSTRUCTION LLC

Exhibit D: Elevations

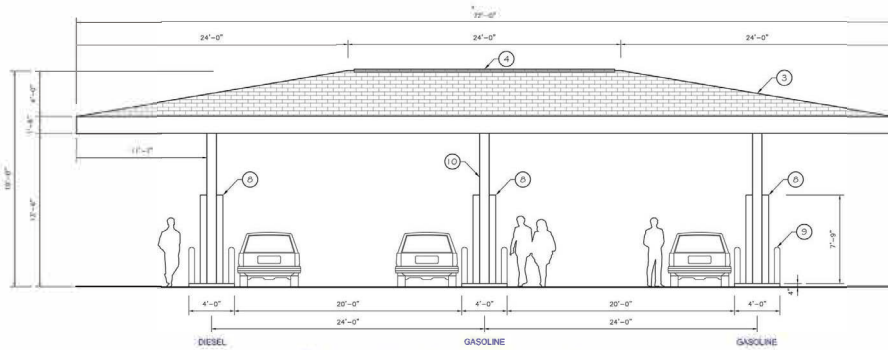
[Attached]

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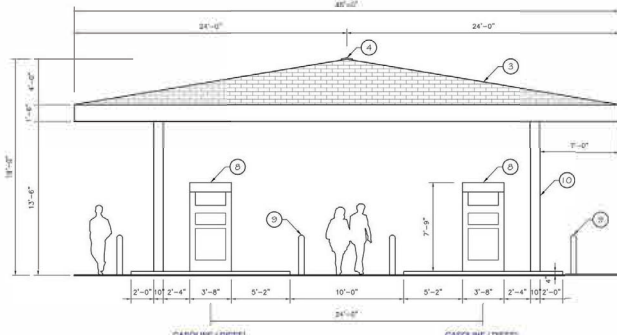
3/15/2022

ELEVATION NOTES:

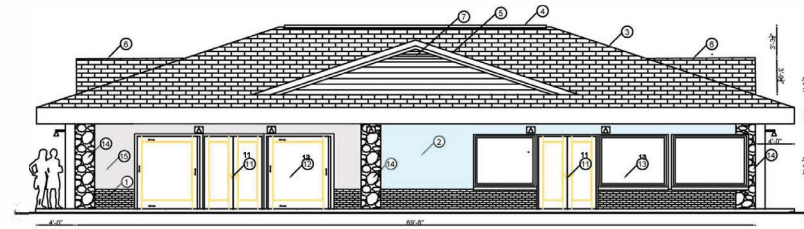
- 1 BRICK WALL FACADE ARCHITECTURAL PURPOSE
- 2 NEW STORE REINFORCED FULLY GROUTED SEALED & PAINTED CONCRETE BLOCK WALL
- 3 3 TAB 25 YEAR FIBERGLASS ROOFING SHINGLES TYPICAL
- 4 ROOF RIDGE VENT WITH MATCHING ROOF SHINGLES & LENGTH AS REQUIRED
- 5 MAIN ROOF DORMER WITH TRIANGULAR LOUVERED VENT & STORE SIGNAGE
- 6 SIDE ROOF DORMER WITH AIR INTAKE LOUVERED BOX VENT
- 7 7" EXPOSURE CEMENT FIBER SIDING
- 8 GASOLINE OR DIESEL STATION FUEL PUMP DISPENSER
- 9 STANDARD 6" DIAMETER STEEL BOLLARDS FILLED W/ CONCRETE, SEE DETAIL 1 / G-1
- 10 10K10 PAINTED TUBE STEEL COLUMN WITH ROUNDED CORNERS SEE DETAIL 4 / A-4
- 11 DOUBLE GLASS DOOR
- 12 DISPLAY GLASS WINDOW
- 13 DISPLAY GLASS WINDOW
- 14 STONE WALL FACADE ARCHITECTURAL PURPOSE
- 15 NEW STORE REINFORCED FULLY GROUTED SEALED & PAINTED CONCRETE BLOCK WALL



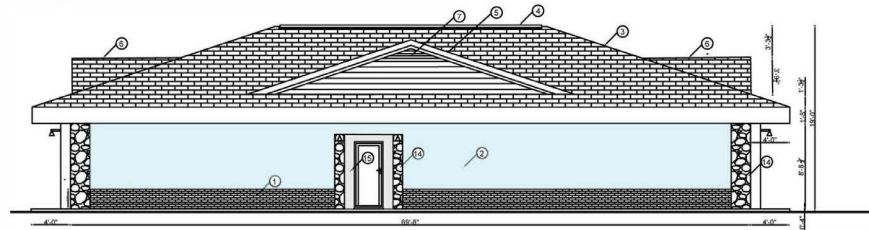
5 PROPOSED STATION SOUTHWEST / NORTHEAST ELEVATION
SCALE: 3/16" = 1'-0"



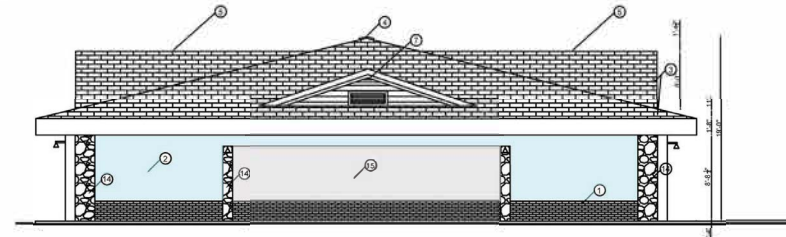
6 PROPOSED STATION SOUTHEAST / NORTHWEST ELEVATION
SCALE: 3/16" = 1'-0"



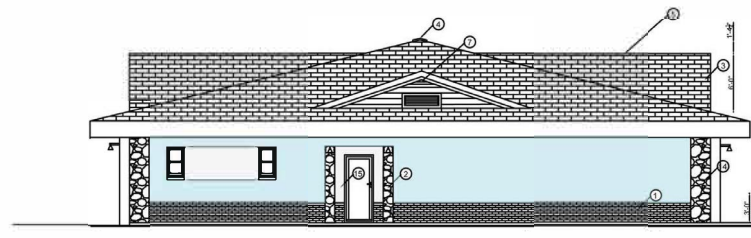
1 PROPOSED NEW STORE WEST ELEVATION
SCALE 3/16" = 1'-0" SCALE: 3/16" = 1'-0"



2 PROPOSED NEW STORE EAST ELEVATION
SCALE 3/16" = 1'-0" SCALE: 3/16" = 1'-0"



3 PROPOSED NEW STORE SOUTH ELEVATION
SCALE 3/16" = 1'-0" SCALE: 3/16" = 1'-0"



4 PROPOSED NEW STORE NORTH ELEVATION
SCALE 3/16" = 1'-0" SCALE: 3/16" = 1'-0"

CLIENT:

QUICK SHOP FOOD MART
(Suites A & B)
4688 Bressalon Hwy
Auburn Ga. 306548

Received By:
FELIPE ROMAN AGUILAR

CONTRACTOR:



JUST
CONSTRUCTION
LLC
FELIPE ROMAN
GENERAL CONTRACTOR
10475 Medlock Bridge Rd
Duluth, Georgia
30097-4433
C: 806-729-8476

Seal

SUBMITTAL DATES: DESCRIPTION:

PROPOSED
FOOD MART &
GAS STATION
ELEVATIONS

Project No: Sheet No:
Date:
Drawn by:
Checked by:

A-2

Exhibit E: Internal and External Agency Review Comments

[Attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		4/13/2022		
Department/Agency Name:		Transportation		
Reviewer Name:		Brent Hodges		
Reviewer Title:		Construction Manager 1		
Reviewer Email Address:		Brent.Hodges@GwinnettCounty.com		
Case Number:		RZC2022-00016		
Case Address:		4688 Braselton Highway		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Braselton Highway (SR 124) is a Minor Arterial. ADT = 12,700. 9.7 miles to nearest Transit facility #2334754 SR 20 Park and Ride.			
2	Provide sight distance certification for ALL driveways/streets connecting to classified roads in accordance with sections 900-40.6 and 900-50.7 of the UDO.			
3	Standard 200' deceleration lane with 50' taper required with adequate right-of-way for an 11' shoulder required.			
4	Separation and spacing to meet Section 900-40.5 of the UDO. Minimum spacing to meet Table 900.3.			
5	Georgia Department of Transportation (Georgia GDOT) Driveway permit required. Contact Jonathan Peevy or Shane Giles at (770)533-8491. The Georgia DOT must provide approval prior to Gwinnett County Department of Transportation (GCDOT) approval.			
6	Sidewalk shall be constructed along the entire frontage of the property per UDO 900-90.1. Developer shall coordinate with project F-0835 to determine appropriate width.			
7				
Recommended Zoning Conditions:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Coordinate with GCDOT project manager for roadway project F-0835.			
2	Dedicate all rights-of-way required for Roadway project F-0835 to also include a miter at the intersection.			
3	Coordinate with Gwinnett County Department of Transportation project manager for Intersection project M-1050.			
4				
5				
6				
7				

Note: Attach additional pages, if needed

Revised 7/26/2021



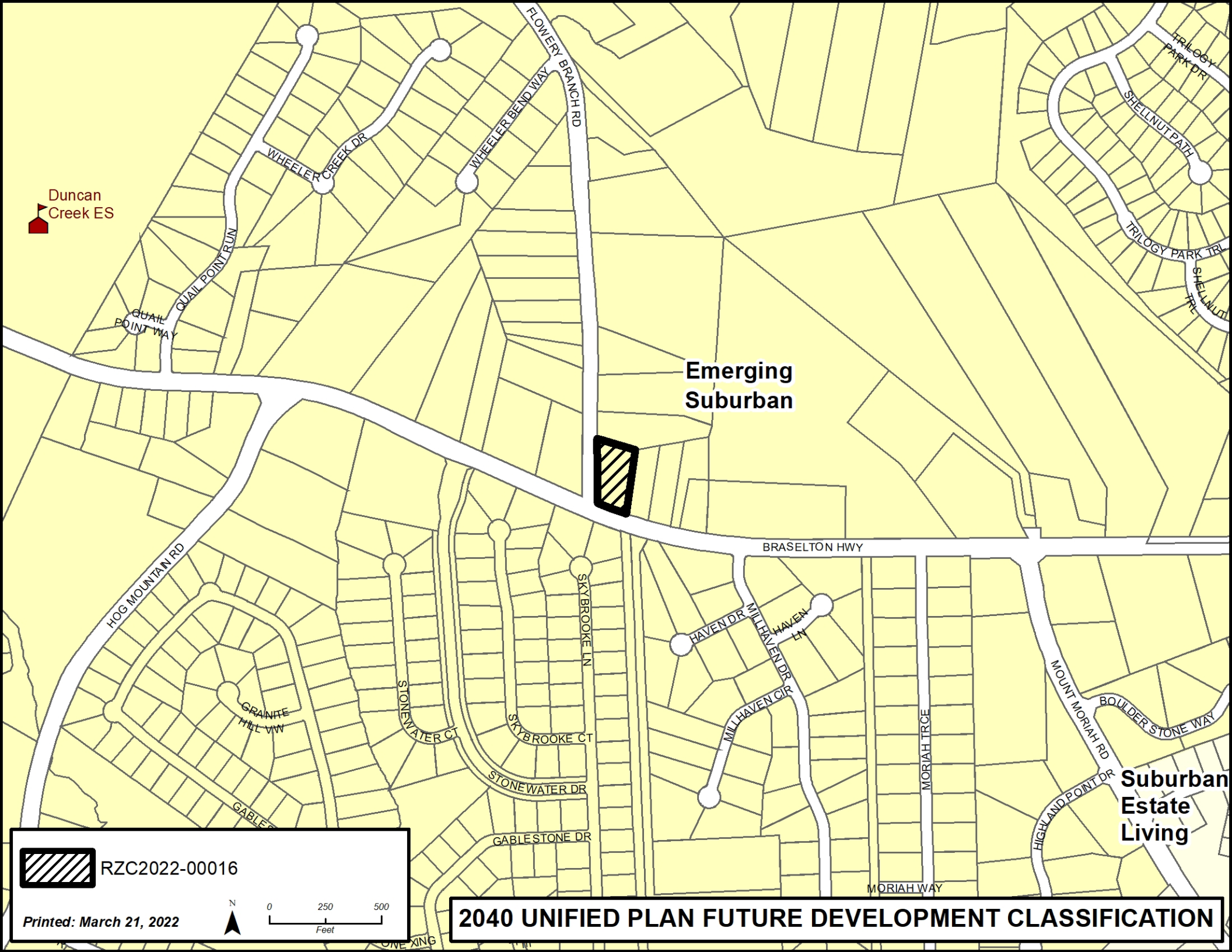
**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		4/13/2022	
Department/Agency Name:		DWR	
Reviewer Name:		Mike Pappas	
Reviewer Title:		GIS Planning Manager	
Reviewer Email Address:		Michael.Pappas@GwinnettCounty.com	
Case Number:		RZC2022-00016	
Case Address:		4688 Braselton Highway	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input type="checkbox"/> NO
1	Water: The development may connect to an existing 10-inch water main located on the south right-of-way of Braselton Highway.		
2	Water: Nearest 12-inch water main is approximately 7,500 feet west on Braselton Highway.		
3	Water: A variance is required to connect to the 10-inch water main.		
4	Sewer: A Sewer Capacity Certification is required to confirm capacity.		
5	Sewer: Pending available sewer capacity, the development may be able to connect to an existing 8-inch sanitary sewer main located approximately 300 feet south in the right-of-way of Skybrooke Lane, but it will be difficult to access.		
6	Sewer: If accessible, an easement will be required.		
7			
Recommended Zoning Conditions:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input type="checkbox"/> NO
1	Water: A variance is required to connect to the existing 10-inch water main.		
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

Exhibit F: Maps
[Attached]



Duncan
Creek ES

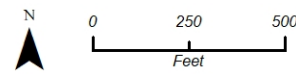
Emerging
Suburban

Suburban
Estate
Living



RZC2022-00016

Printed: March 21, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION



FLOWERY BRANCH RD

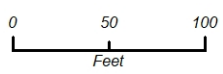
SKYBROOK

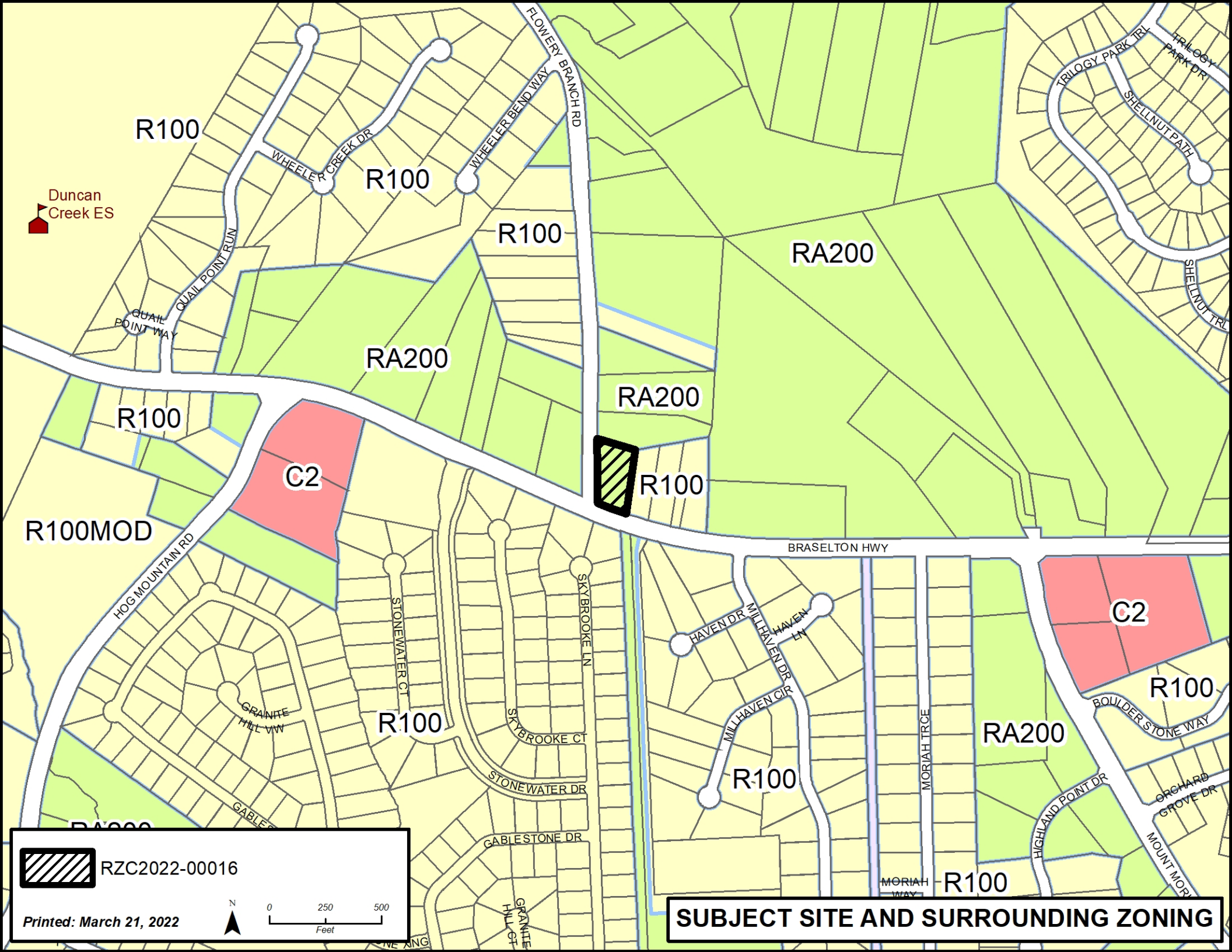
BRASELTON HWY



RZC2022-00016

Printed: March 21, 2022





R100

R100

R100

RA200

RA200

RA200

R100

R100MOD

C2

BRASELTON HWY


C2

R100

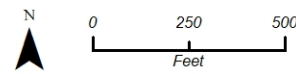
RA200

R100

R100

 RZC2022-00016

Printed: March 21, 2022



SUBJECT SITE AND SURROUNDING ZONING

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3.10.2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2020

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME: <u>Just Construction LLC.</u>		NAME: <u>Tina Partridge for the estate of Linda Phrampus</u>	
ADDRESS: <u>2325 Fortune dr.</u>		ADDRESS: <u>4688 Braselton Hwy</u>	
CITY: <u>Nacota</u>		CITY: <u>Hoschton</u>	
STATE: <u>GA.</u> ZIP: <u>30019</u>		STATE: <u>GA</u> ZIP: <u>30548</u>	
PHONE: <u>8067298476</u>		PHONE: <u>770-875-1504</u>	
CONTACT PERSON: <u>Felipe Aguilar</u>		PHONE: <u>8067298476</u>	
CONTACT'S E-MAIL: <u>justconstructionllc@gmail.com</u>			

APPLICANT IS THE:

☐ OWNER'S AGENT ☐ PROPERTY OWNER ☒ CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): PA120 REQUESTED ZONING DISTRICT: C-1

PARCEL NUMBER(S): R 3003 018 A ACREAGE: 1.02

ADDRESS OF PROPERTY: 4688 Braselton Highway

PROPOSED DEVELOPMENT: Convenience store and Food pumps

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>3500 F72</u>
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

3.10.2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2020

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:

Yes, the rezoning will be compatible with adjacent properties.

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

No, the rezoning will not adversely affect any nearby properties.

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

There is not any reasonable use of the property for residential as commercial, it will better benefit both the community and the city by bringing both jobs and growth

- (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:

There will not be any excessive burden on either the utilities, schools, or streets.

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

Rezoning for commercial gas station is in conformity with all policies.

- (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:

With the coming growth of the city this gas station will provide not only community jobs but also convenience of getting everyday necessities.

RECEIVED

3.3.2022

LEGAL DESCRIPTION

The property located at 4688 braselton located in the district of Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the northerly left of way of gerogia highway - 124-80' R/W (AKA BRASELTON HIGHWAY) and the westerly left of way of Flowery Branch Road -60' R/W and said POINT OF BEGINNING; from said POINT OF BEGINNING as thus established;

Thence, North 00 degrees 32 minutes 26 seconds West a distance of 290.38 feet to a found bolt;

Thence, South 73 degrees 41 minutes 09 seconds East a distance of 185.08 feet to a 1/2" found rebar;

Thence, South 09 degrees 50 minutes 30 seconds West a distance of 287.72 feet to a point;

Thence, North 70 degrees 15 minutes 36 seconds West a distance of 133.56 feet to a point;

Said point being the TRUE POINT OF BEGINNING as show non a survey of 4688 braselton hwy Auburn Georgia prepared by GARMON LAND SURVEYING 03-01-2022

RECEIVED

3.3.2022

Ing. Felipe Roman -JUSTCONSTRUCTION LLC

Direct Dial: 8067298476

Email: justconstructionllc.0@gmail.com

March 03, 2022

VIA E-MAIL DELIVERY

Gwinnett County
Attn: Kathy Holland, Director of Planning and Development
446 West Crogan Street
Lawrenceville, Ga 30046

**RE: REZONING APPLICATION AND LETTER OF INTENT FOR GAS STATION &
CONVENIENCE STORE (4688 Braselton Highway, Auburn, Georgia)**

This letter is written on behalf of JUSTCONSTRUCCION LLC (the "Applicant"), in condition with the construction permit application for property located at 4688 Braselton Highway, Auburn, Ga (the "Subject Property")

This property is located at 4688 Braselton hwy, Auburn Georgia 30011, the purpose of this project is to become this space into a new gas station and Convenience Store. The property area is a 1.02 acres equal to 44646.00 SQ.F.

The building is made for two suites, suite A and suite B, the suite A is the biggest one and it's area is 2,247 SQ.F. Being the main convenience store and the suite B its area is 1,200 SQ and this space will be complementary for the suite A. This fact shows a great opportunity to growth as a community providing a dozens of new jobs, improving the habitat conditions of our American people. This building will continue with the architectural design permitted in this county, what means this project will be one with the city esthetic urban design.

In addition, the new gas station will provide a new point to supply of gas for our community, that means that our economy as a country won't stop, and the industry and people in the area can keep going forward. With the coming growth of the city, this gas station just will help getting everyday necessities. The gas station contents 8 car gasoline pump station and 4 car Diesel stations and in addition the whole project will provide 27 parking lots and 1 exclusive delivery parking lot and a generous space for a dumpster.

Being this project big and ambitious, very convenient for our community, we will need to reduce the current buffers, right now the buffer range is 50', being necessary to drop this a little bit and set a new one, with a range of 30'.

Thank you

Respecfully

Felipe Roman
Owner JUSTCONSTRUCTION LLC

RECEIVED

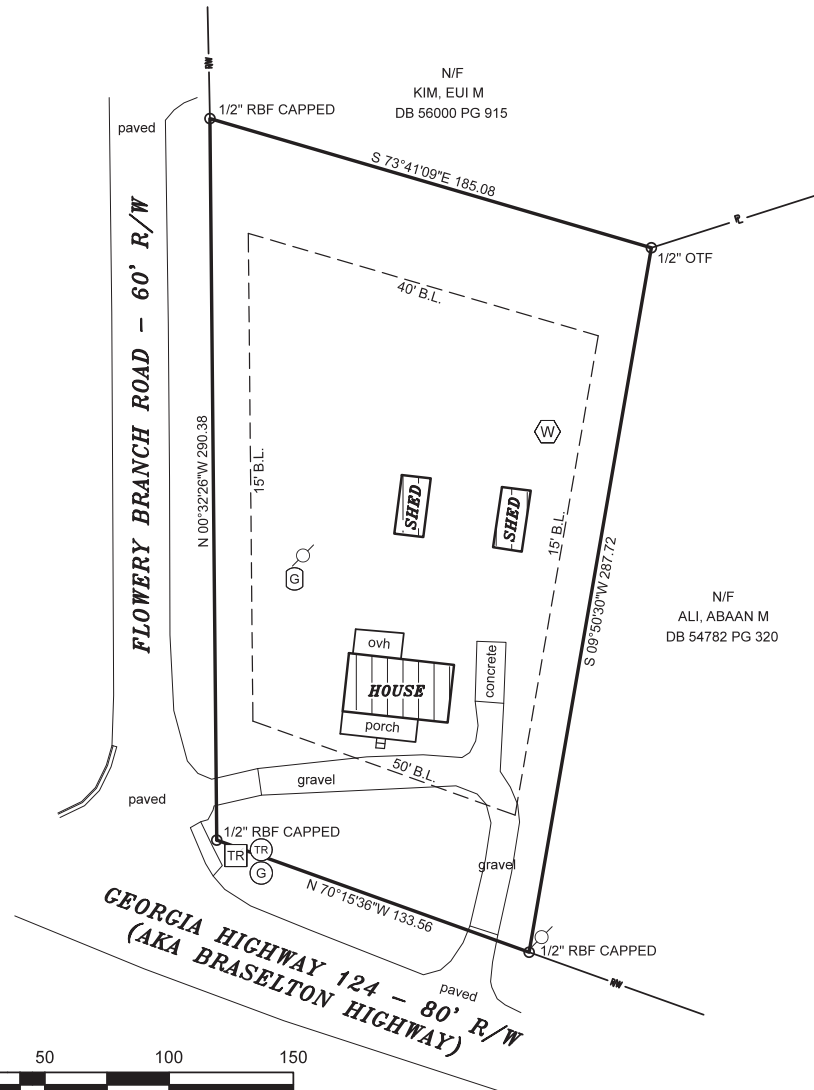
3.3.2022

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT.

R3003 018A
4688 BRASELTON HIGHWAY
AUBURN, GA 30011
44646.00 Sq. Feet
1.02 Acres
ZONED RA200

NOTES

1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
2. SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF ± 0.03 FEET.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.
5. EQUIPMENT USED IN THIS SURVEY WAS A CARLSON MESA II DATA COLLECTOR AND A LEICA TS06+ TOTAL STATION.
6. FIELD WORK COMPLETED ON FEBRUARY 25, 2022.
7. SETBACKS ARE SHOWN FROM COUNTY CODE INFORMATION. GARMON LAND SURVEYING, LLC IS NOT LIABLE FOR ANY DISCREPANCIES.



LEGEND

- RBF=REBAR FOUND
IPS= IRON PIN SET
B.L.=BUILDING LINE
N/F=NOW OR FORMERLY
PL=PROPERTY LINE
R/W=RIGHT-OF-WAY
DB=DEED BOOK
PB=PLAT BOOK
PG=PAGE
- =NATURAL GAS POST
 =POWER POLE
 =PROPANE TANK
 =TRAFFIC BOX
 =WELL
 =TRAFFIC POLE



SURVEYORS CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



SURVEY FOR:

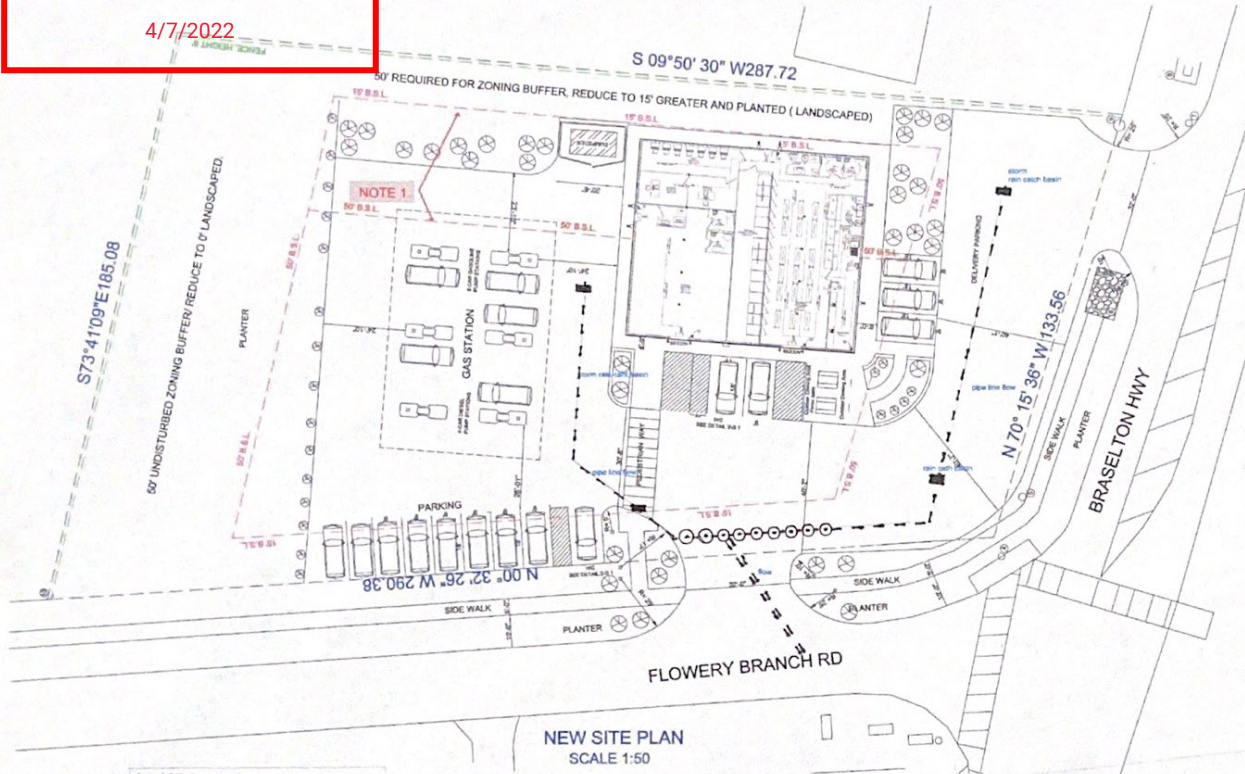
FELIPE AGUILAR

G.M.D.: 1749	DATE 3/1/2022	GARMON LAND SURVEYING 1920 Railroad Street Statham Ga 30666 678-726-7582 garmonsurveying@gmail.com DRAWING NAME: 4688 BRASELTON HWY
DISTRICT:	SCALE 1"=50'	
SECTION:	JOB NO. 2022-41	
COUNTY: WINNETT		

WINNETT COUNTY
PLANNING AND DEVELOPMENT

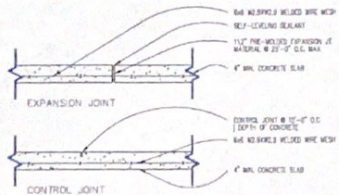
RECEIVED

4/7/2022



Section 240.05 - Planning Space Requirements

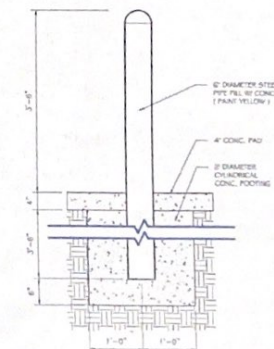
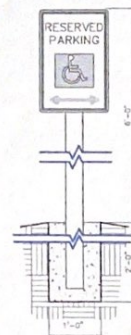
Use/Development Category	Minimum Parking Spaces	Maximum Parking Spaces
Commercial retail, gasoline stations	1 per 500 sq. ft.	1 per 125 sq. ft.
Commercial office, 3,000 sq. ft. and over	1 per 500 sq. ft.	30.00
Proposed parking spaces	14	



TYPICAL CONC. SLAB CONTROL & EXPANSION JOINT DETAILS
SCALE: 1" = 1'-0"



TYPICAL HANDICAP PARKING SIGN DETAILS
SCALE: 1" = 1'-0"



TYPICAL BOLLARD DETAIL
SCALE: 1" = 1'-0"



SITE INFORMATION

BRASELTON HWY
FLOWERY BRANCH RD
AUBURN, GA 30011
1.50 ACRES
BRASELTON

BUILDING INFORMATION

ITEM	QUANTITY	UNIT
CONCRETE	10,000	CU YD
STEEL	100	TON
PAVING	10,000	SQ YD
LANDSCAPING	100	SQ YD
SEWER	100	FEET
WATER	100	FEET
ELECTRICAL	100	FEET
MECHANICAL	100	FEET
PLUMBING	100	FEET
PAINT	100	QUARTS
GLASS	100	SQ FT
IRONING	100	FEET
OFFICE	100	FEET
JOINT	100	FEET

PROPERTY LIMITS

FENCE HEIGHT 6'
SET BACK
SET BACK

ABBREVIATIONS

BSL BUILDING SETBACK LINE
CONC CONCRETE
E.P. EDGE OF PAVEMENT
H.W. HIGHWAY
H.C. HANDICAP PARKING
P.L. PROPERTY LINE
R/W RIGHT OF WAY

LOCATION



CLIENT

QUICK STOP FOOD MART
(Shane A. & B)
1488 Braselton Hwy
Auburn, GA 30011

Received By:

FELIPE ROMAN ACULAR

CONTRACTOR



JUST CONSTRUCTION LLC

FELIPE ROMAN

GENERAL CONTRACTOR

10475 Medlock Bridge Rd

Duluth, Georgia

30097-4433

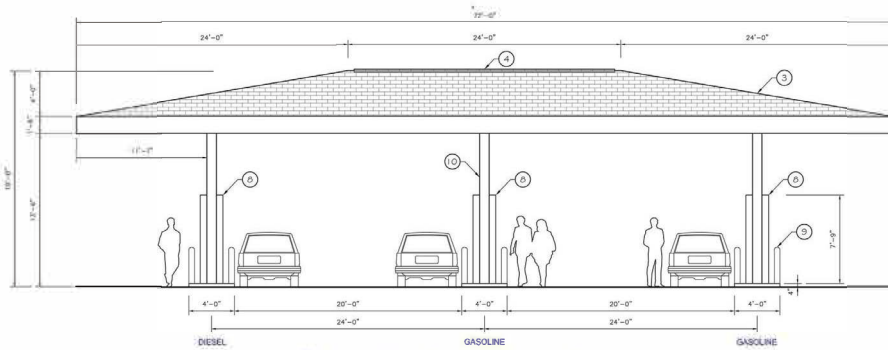
C: 806-729-8476

RECEIVED

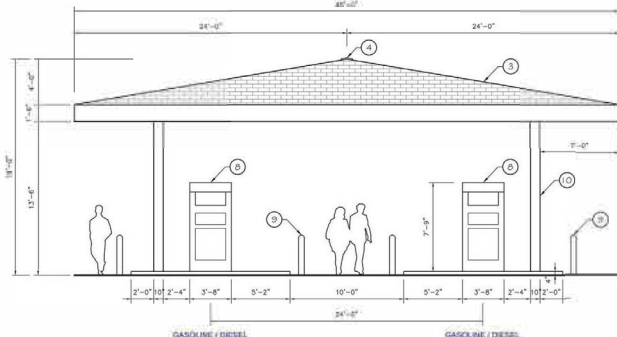
3/15/2022

ELEVATION NOTES:

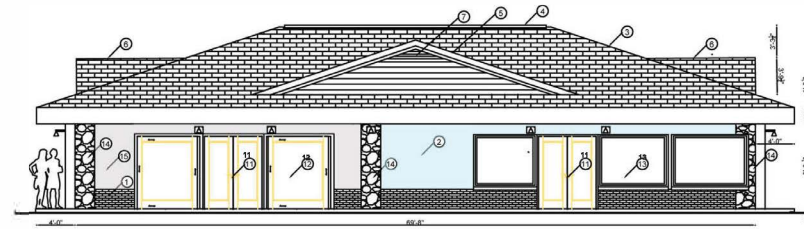
- 1 BRICK WALL FACADE ARCHITECTURAL PURPOSE
- 2 NEW STORE REINFORCED FULLY GROUTED SEALED & PAINTED CONCRETE BLOCK WALL
- 3 TAB 25 YEAR FIBERGLASS ROOFING SHINGLES TYPICAL
- 4 ROOF RIDGE VENT WITH MATCHING ROOF SHINGLES & LENGTH AS REQUIRED
- 5 MAIN ROOF DORMER WITH TRIANGULAR LOUVERED VENT & STORE SIGNAGE
- 6 SIDE ROOF DORMER WITH AIR INTAKE LOUVERED BOX VENT
- 7 7" EXPOSURE CEMENT FIBER SIDING
- 8 GASOLINE OR DIESEL STATION FUEL PUMP DISPENSER
- 9 STANDARD 6" DIAMETER STEEL BOLLARDS FILLED W/ CONCRETE, SEE DETAIL 1 / G-1
- 10 10K10 PAINTED TUBE STEEL COLUMN WITH ROUNDED CORNERS SEE DETAIL 4 / A-4
- 11 DOUBLE GLASS DOOR
- 12 DISPLAY GLASS WINDOW
- 13 DISPLAY GLASS WINDOW
- 14 STONE WALL FACADE ARCHITECTURAL PURPOSE
- 15 NEW STORE REINFORCED FULLY GROUTED SEALED & PAINTED CONCRETE BLOCK WALL



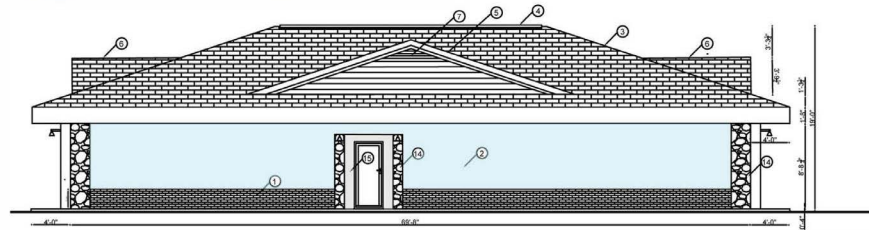
5 PROPOSED STATION SOUTHWEST / NORTHEAST ELEVATION
SCALE: 3/16" = 1'-0"



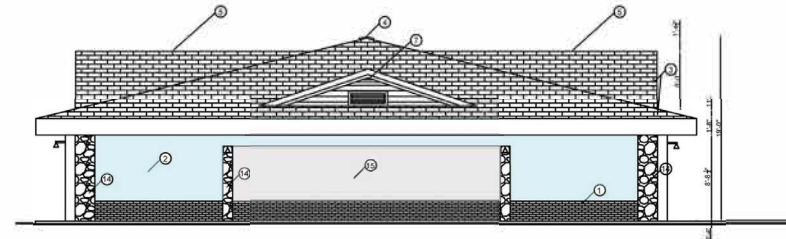
6 PROPOSED STATION SOUTHEAST / NORTHWEST ELEVATION
SCALE: 3/16" = 1'-0"



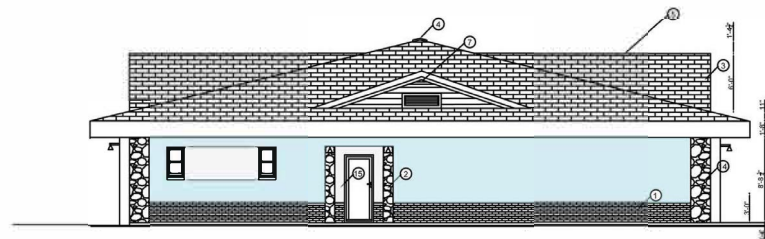
1 PROPOSED NEW STORE WEST ELEVATION
SCALE 3/16" = 1'-0" SCALE: 3/16" = 1'-0"



2 PROPOSED NEW STORE EAST ELEVATION
SCALE 3/16" = 1'-0" SCALE: 3/16" = 1'-0"



3 PROPOSED NEW STORE SOUTH ELEVATION
SCALE 3/16" = 1'-0" SCALE: 3/16" = 1'-0"



4 PROPOSED NEW STORE NORTH ELEVATION
SCALE 3/16" = 1'-0" SCALE: 3/16" = 1'-0"

CLIENT:

QUICK SHOP FOOD MART
(Suites A & B)
4688 Bressalon Hwy
Auburn Ga. 306548

Received By:
FELIPE ROMAN AGUILAR

CONTRACTOR:



JUST
CONSTRUCTION
LLC
FELIPE ROMAN
GENERAL CONTRACTOR
10475 Medlock Bridge Rd
Duluth, Georgia
30097-4433
C: 806-729-8476

Seal

SUBMITTAL DATES: DESCRIPTION:

PROPOSED
FOOD MART &
GAS STATION
ELEVATIONS

Project No:

Sheet No:

Date:

Drawn by:

Checked by:

A-2

WINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

3/15/2022

CLIENT:

QUICK SHOP FOOD MART

(Suites A & B)
4688 Bressalon Hwy
Auburn Ga. 306548

Received By:
FELIPE ROMAN AGUILAR

CONTRACTOR:



JUST
CONSTRUCTION
LLC
FELIPE ROMAN
GENERAL CONTRACTOR
10475 Medlock Bridge Rd
Duluth, Georgia
30097-4433
C: 806-729-8476

Seal

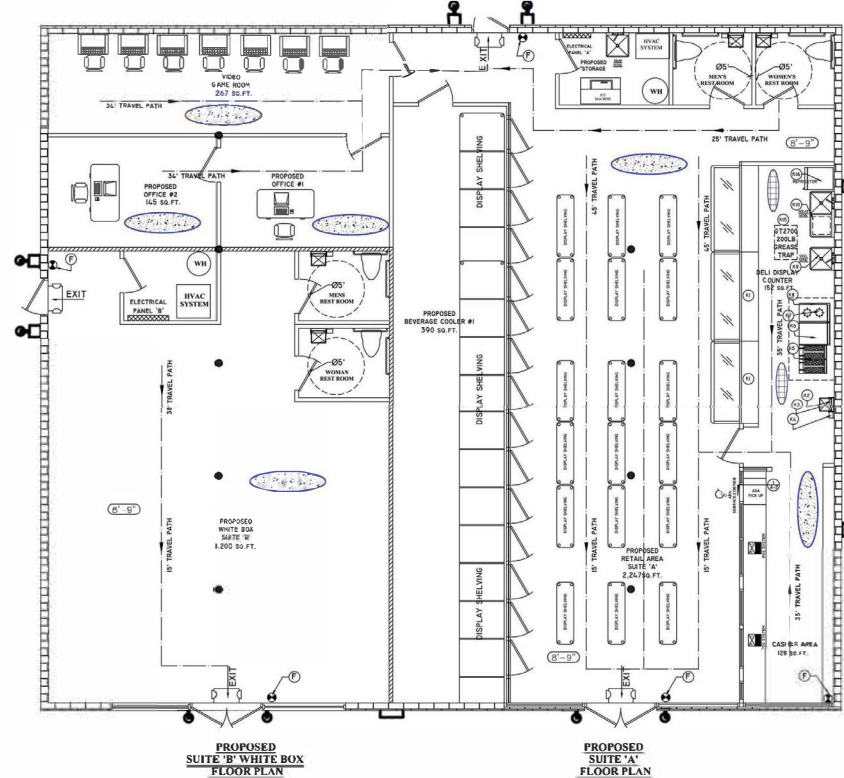
Scale
3/16" = 1'-0"

GENERAL NOTES

001. PROPOSED CONSTRUCTION IS TYPE II UNPROTECTED CONSTRUCTION.
002. PROPOSED EXIT DOORS EQUIPPED WITH PANIC BAR PER CODE.
003. INTERIOR FINISH IS CLASS A, B, AND C.
004. PROPOSED EMERGENCY LIGHTING/SIGNAGE IS AS NOTED ON AS-BUILT DRAWINGS.
005. PROPOSED INTERIOR WALLS IS 1/2 GYPSUM BOTH SIDES OF 2" X 4" METAL STUDS @ 16" O.C. WITH TOP AND BOTTOM METAL PLATES.
006. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE AND INTERNATIONAL CODES AND ORDINANCES.
007. ALL INTERIOR DOORS SHALL BE 3'-0" X 7'-0" X 1 3/4" REQUIRED BY WALL RATING.
008. ALL INTERIOR DOORS SHALL HAVE LEVER TYPE HARDWARE.
009. PROVIDE 4 FIRE EXTINGUISHERS AS SHOWN

DESIGN OCCUPANT DATA (SUITE 'A')			
ROOM / AREA	SQ. FT.	OCCUPANT LOAD	OCCUPANT LOAD
TRAVEL PATH	80.0 S.F.	1.00 P.F.	N/A PERSON CAPACITY
RETAIL AREA	108.0 S.F.	1.00 P.F.	31 PERSON CAPACITY
CASHIER ROOM	287 S.F.	1.00 P.F.	31 PERSON CAPACITY
CASHIER AREA	120 S.F.	1.00 P.F.	1 PERSON CAPACITY
DELTA AREA	162 S.F.	1.00 P.F.	1 PERSON CAPACITY
WALK-IN COOLER	54 S.F.	1.00 P.F.	N/A PERSON CAPACITY
REST ROOM	36 S.F.	1.00 P.F.	N/A PERSON CAPACITY
REST ROOM	36 S.F.	1.00 P.F.	N/A PERSON CAPACITY
STORAGE	78 S.F.	1.00 P.F.	1 PERSON CAPACITY
BEVERAGE COOLER #1	390 S.F.	1.00 P.F.	4 PERSON CAPACITY
OFFICE #1	45 S.F.	1.00 P.F.	1 PERSON CAPACITY
OFFICE #2	45 S.F.	1.00 P.F.	1 PERSON CAPACITY
2,880.00 TOTAL CAPACITY		= 87 PERSON CAPACITY	

DESIGN OCCUPANT DATA (SUITE 'B')			
ROOM / AREA	SQ. FT.	OCCUPANT LOAD	OCCUPANT LOAD
WHITE BOX	1,088 S.F.	1.00 P.F.	N/A PERSON CAPACITY
REST ROOM	36 S.F.	1.00 P.F.	N/A PERSON CAPACITY
STORAGE	78 S.F.	1.00 P.F.	1 PERSON CAPACITY
1,202.00 TOTAL CAPACITY		= 1 PERSON CAPACITY	



EQUIPMENT SCHEDULE	
SYM	DESCRIPTION
K1	DELI DISPENSER CASE
K2	TOWER DISPENSER
K3	HAND SINK
K4	SOAP DISPENSER
K5	DEEP FAT FRYER
K6	FLAT GRIDDLE
K7	2 EYE BURNER
K8	8" HOOD W/ FILTER SYSTEM
K9	VEG. SINK
K10	MEAT SINK W/DRAIN BOARD
K11	WALK-IN COOLER
K12	100 GAL. WATER HEATER
K13	ICE MAKER
K14	MOP SINK
K15	200LB GREASE TRAP
K16	REFRIGERATOR

WALLS

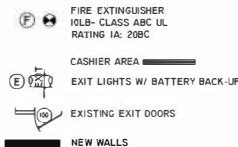
1. Retail area: Painted Sheetrock
2. Storage Room: Painted walls
3. Restrooms: Tileless FRP (4' High)
4. Office: Painted walls

CEILING

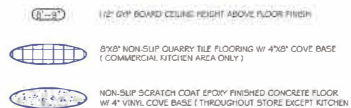
1. Retail area: Drop ceiling tiles
2. Storage Room: Drop ceiling tiles
3. Restrooms: Painted Sheetrock (High Gloss Paint)
4. Office: Drop ceiling tiles

Floors

1. Retail Area: Ceramic Tiles (Rubber Cove Base Molding)
2. Storage Room: Ceramic Tiles (Rubber Cove Base Molding)
3. Restrooms: Ceramic Tiles (Rubber Cove Base Molding)
4. Office: Ceramic Tiles (Rubber Cove Base Molding)



GRAPHICS LEGEND:



ISSUED FOR CONSTRUCTION

Project No:
Date:
Drawn by:
Checked by:

Sheet No:
A-0

RECEIVED

3.3.2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2020

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:
- _____
- (B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
- _____
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS 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:
- _____
- (E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
- _____
- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING:
- _____

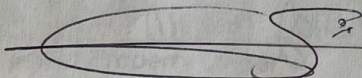
RECEIVED

3.3.2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2020

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.



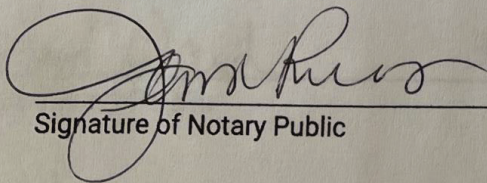
Signature of Applicant

03-01-2022

Date

Felipe Aguilar (Just Construction LLC).

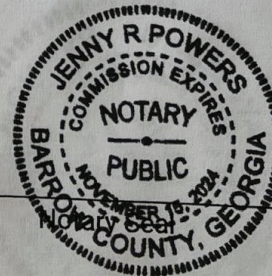
Type or Print Name and Title



Signature of Notary Public

3/1/22

Date



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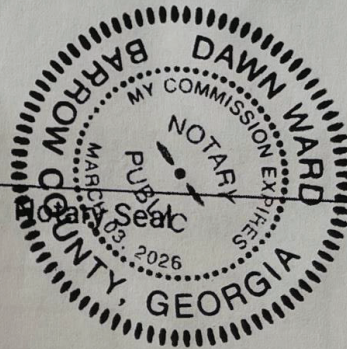
REZONING PROPERTY OWNER'S CERTIFICATION

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

Dina Partridge for the estate of Linda Phrampus 3-1-2022
Signature of Property Owner Date

Tim Partridge for the estate of Linda Phrampus 3-1-2022
Name or Print Name and Title

Dawn Ward 3-1-2022
Signature of Notary Public Date



RECEIVED

3.3.2022

Gwinnett County Planning Division
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Last Updated 12/2015

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 OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

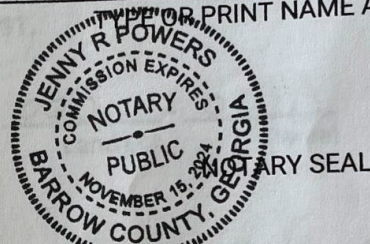
SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE

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

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

3.3.2022

Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2020

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:
(Map Reference Number)

3 - 003 - 018A
District Land Lot Parcel

Signature of Applicant

Date

Felipe Aguilar (Just construction LLC) Owner.
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