

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

REZONING APPLICATION

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

RECEIVED

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
3/3/2022 4:12PM PC Holcomb Investments, LLC NAME: <u>c/o Melody A. Glouton, Esq.</u>		NAME: <u>Beaver SAT, LLC</u>	
ADDRESS: <u>1960 Satellite Blvd., Suite 4000</u>		ADDRESS: <u>4385 Bellview Lane</u>	
CITY: <u>Duluth</u>		CITY: <u>Duluth</u>	
STATE: <u>GA</u> ZIP: <u>30097</u>		STATE: <u>GA</u> ZIP: <u>30097</u>	
PHONE: <u>770-339-0475</u>		PHONE: _____	
EMAIL: <u>mglouton@atclawfirm.com</u>		EMAIL: _____	
CONTACT PERSON: <u>Melody A. Glouton, Esq.</u> PHONE: <u>770-339-0475</u>			
CONTACT'S E-MAIL: <u>mglouton@atclawfirm.com</u>			
APPLICANT IS THE:			
<input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER			
PRESENT ZONING DISTRICT(S): <u>O&I</u> REQUESTED ZONING DISTRICT: <u>C1</u>			
PARCEL NUMBER(S): <u>R6211 003</u> ACREAGE: <u>.85</u>			
ADDRESS OF PROPERTY: <u>0 Beaver Ruin Road & Satellite Blvd., Norcross, Georgia</u>			
PROPOSED DEVELOPMENT: <u>Convenience store with fuel pumps</u>			

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>n/a</u>	No. of Buildings/Lots: <u>1</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>4,400</u>
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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SURVEY LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 211 OF THE 6TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING COMMENCE AT A POINT FORMED BY THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SATELLITE BOULEVARD (130' R/W) AND THE NORTHERLY RIGHT OF WAY LINE OF BEAVER RUIN ROAD (R/W VARIES, IF SAID RIGHT OF WAYS WERE EXTENDED INSTEAD OF MITERED. THENCE SOUTH 54 DEGREES 48 MINUTES 10 SECONDS WEST A DISTANCE OF 75.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING. THENCE FOLLOWING ALONG THE NORTHERLY RIGHT OF WAY LINE OF BEAVER RUIN ROAD SOUTH 54 DEGREES 48 MINUTES 10 SECONDS WEST A DISTANCE OF 47.89 FEET TO AN IRON PIN FOUND; THENCE LEAVING SAID RIGHT OF WAY LINE OF BEAVER RUIN ROAD NORTH 31 DEGREES 40 MINUTES 00 SECONDS WEST A DISTANCE OF 240.63 FEET TO AN IRON PIN FOUND; THENCE NORTH 58 DEGREES 20 MINUTES 00 SECONDS EAST A DISTANCE OF 213.11 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SATELLITE BOULEVARD (130' R/W); THENCE FOLLOWING ALONG SAID RIGHT OF WAY LINE OF SATELLITE BOULEVARD SOUTH 10 DEGREES 27 MINUTES 10 SECONDS EAST A DISTANCE OF 175.00 FEET TO A POINT; THENCE SOUTH 22 DEGREES 10 MINUTES 30 SECONDS WEST A DISTANCE OF 126.33 FEET TO A POINT AND THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 37,036.55 SQUARE FEET (0.850 ACRES) AND MORE PARTICULARLY DESCRIBED ON PLAT OF SURVEY FOR BEAVER SAT, LLC, AND FIRST AMERICAN TITLE INSURANCE COMPANY BY A.S. GIOMETTI & ASSOCIATES, INC. DATED MARCH 28, 2007 AND CERTIFIED BY A.S. GIOMETTI, GRLS # 1125 AND INCORPORATED HEREIN BY REFERENCE.



SURVEY NOTES:

1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE WITHIN 1/4 FEET OF 100 FEET.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT OR BETTER. FEET ARE A MEASURE OF DISTANCE AND ARE NOT A MEASURE OF ACCURACY.
3. THE CLOSURE RULE IS 1/4 FEET.
4. THIS PLAT IS A SERIES MONOTIC STATION.
5. I HAVE THIS DATE EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP AND HAVE DETERMINED THAT THE PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
6. NO HAZARD AT ALL, EXCEPT THOSE OTHERWISE NOTED.

This plat is a reversion of an existing parcel or parcels of land and does not subdivide or create a new parcel or parcels of land. It is the responsibility of the owner to verify the information in the documents, maps, plats, or other instruments which describe the property. The preparation of this plat does not imply approval of the property for any specific use. It is the responsibility of the owner to determine if the property complies with local regulations or requirements.

Furthermore, the undersigned land surveyor certifies that this plat complies with the rules and regulations of the Georgia Board of Professional Engineers and Land Surveyors as set forth in the rules and regulations of the Georgia Board of Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 10-8-67.

Robert B. Betterton
ROBERT B. BETTERTON, S.A. #CS-AK000
PRINTED NAME
DATE



MARCH 2, 2022

**GWINNETT COUNTY
PLANNING AND DEVELOPMENT**

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IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE 1983 EDITION OF THE GEORGIA CODE OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

ZONING: D-2
STREET: 15 FT.
FRONT: 15 FT.
DEPTH: 150 FT.
REAR: 25 FT.
MINIMUM SIDEWALK: 20 FT.
MAXIMUM BUILDING HEIGHT: 35 FT.

AREA: 37.037 SF
(0.850 ACRES)



GRAPHIC SCALE 1" = 20'
0 20 40 60

REVISION RECORD	DATE	PURPOSE

BETTERTON SURVEYING & DESIGN, INC.
LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN
P.O. BOX 3064
MAPLE, GEORGIA 30064
(678) 485-0542

**TOPOGRAPHIC SURVEY & PLAT
TAX PARCEL 62111003**
LOCATED IN:
LAND LOT 211
6TH DISTRICT,
GWINNETT COUNTY,
GEORGIA.
PREPARED FOR:
ZAIN GILLANI

DRAWN BY:
RBB
CHECKED BY:
RBB
SCALE:
1" = 20'
DATE:
MARCH 2, 2022
FILE NUMBER:
22113, PRO
JOB NUMBER:
22113
SHEET NUMBER:

1 OF 1

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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April 2, 2022



GWINNETT COUNTY
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April 2, 2022

April 2, 2022

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LETTER OF INTENT AND JUSTIFICATION FOR REZONING

Rezoning Application Gwinnett County, Georgia

Applicant:
PC Holcomb Investments, LLC

Property:

Tax Parcel ID: R6211 003
±.85 Acres of Land

Located at Beaver Ruin Rd and Satellite Blvd Norcross, Ga 30071

From O-I to C-1

Submitted for Applicant by:
Melody A. Glouton, Esq.
ANDERSEN TATE & CARR, P.C.
One Sugarloaf Centre
1960 Satellite Blvd.
Suite 4000
Duluth, Georgia 30097
770.822.0900
mglouton@atclawfirm.com

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April 2, 2022

I. INTRODUCTION

This Application for Rezoning is submitted for a .85-acre tract of land located in Land Lot 211 of the 6th District of Gwinnett County, Georgia, Norcross, and identified as Parcel ID R6211 003 (hereinafter the “Property”). The Property is mostly a triangular lot containing at the corner of Beaver Ruin Rd and Satellite Blvd. The Property is shown on the survey prepared by Betterton Surveying & Design, Inc. dated March 2, 2022, and filed with this Application. The Property that is the subject of this rezoning application is owned by Beaver SAT, LLC and further identified below from the Gwinnett County GIS:



The Property is currently zoned O-I (Office-Institutional District) pursuant to the Gwinnett County Unified Development Ordinance (the “UDO”). The Applicant, PC Holcomb Investments, LLC (the “Applicant”) now seeks approval to rezone the .85-acres to C-1 (Neighborhood Business District) to develop a neighborhood serving convenience store with fuel pumps. The rezoning of the Property will allow for a quality commercial development that will service the surrounding community in accordance with the 2040 Comprehensive Plan. The proposed development will consist of four fuel pumps under a single canopy and one building totaling approximately 4,400 square feet.

This document is submitted as the Letter of Intent, Response to Standards Governing the Exercise of Zoning Power, and other materials required by the Gwinnett County UDO.

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April 2, 2022 II.

DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property is a triangular parcel at the intersection of Beaver Ruin Rd and Satellite Blvd in Norcross, Georgia. It is bounded on the North by residential properties, to the west by O-I zoned property and across the street from M-1 and C-2 uses within the City of Norcross. The surrounding parcels are improved with commercial and industrial uses with residential to the north.

The Future Development Map of the Gwinnett County 2040 Unified Plan (the “2040 Plan”) classifies this Property as within the “Vibrant Communities Character Area,” of the Gwinnett County Future Development Map. The Vibrant Communities Character Area is intended to serve as a transition between neighborhood nodes and mixed-use activity centers and surrounding, established single-family residential areas, and is generally located away from the primary intersections where the various types of activity centers and nodes are located. These communities are anticipated to function as a buffer between neighborhood nodes/mixed-use areas and the larger, established residential areas.

The 2040 Plan further provides that corner/neighborhood serving non-residential or institutional developments/uses may be integrated into Vibrant Communities. As such, these communities will function as a buffer between neighborhood nodes/mixed-use areas and the larger, established residential areas. As referenced above, the surrounding properties in this corridor are zoned commercial and industrial. Below are maps of the surrounding uses and the zoning classifications by parcel:



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April 2, 2022

III. PROJECT SUMMARY

As shown on the conceptual site plan prepared by Contineo Group dated March 1, 2022, and filed with this Application (hereinafter the “Site Plan”), the Applicant proposes to develop the Property into a neighborhood serving convenience store with fuel pumps. The rezoning of the Property will activate a vacant corner site and allow for a quality commercial development that will service the surrounding community in accordance with the 2040 Plan. The proposed convenience store will consist of one building totaling approximately 4,400 square feet with four (4) fuel pumps located under a single canopy fronting Beaver Ruin Road. The Applicant proposes two access points to the property, one on Satellite Blvd and the other on Beaver Ruin Road.

The Applicant is requesting the waiver of the following:

- (1) Reduction of front landscape buffer from 10' to 5' in order to accommodate the driveways. The reduction in the landscape strip to five feet through the corner down to the access drive on Satellite Blvd will allow the development to be constructed in compliance with the site plan. The proposed development pushes the commercial activity to the corner of the intersection and away from the residential to the rear of the site. As shown on the site plan filed with the rezoning application, and in consideration of the size, layout, and location of the Subject Property, strict adherence to the language of the UDO would effectively prohibit the Applicant from developing the Subject Property.
- (2) Elimination of the additional 5' setback on top of the 50' residential buffer. The Applicant's requested variances are the minimum necessary to afford the Applicant relief so that the Subject Property may be developed with an economically viable use as permitted under C-1. Due to the size, existing layout, and location of the Subject Property Further, granting the requested relief would not cause a substantial detriment to the public good.

IV. SITE IMPACT ANALYSIS

Pursuant to UDO § 270-20.6, entitled “Impact Analysis,” the Applicant submits its written impact analysis which shows that rezoning to C-1, satisfies UDO § 270-20.5, entitled “Standards Governing Exercise of the Zoning Power,” as follows:

(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, approval of the proposed Rezoning will permit a use that are suitable in view of the use and development of adjacent and nearby property. The Property is located at the corner of Beaver Ruin Rd and Satellite Blvd. The Property is adjacent to intense, large-scale commercial and industrial developments and in close proximity to existing commercial uses.

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April 2, 2022 (B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USEABILITY OF ADJACENT OR NEARBY PROPERTY:

No, the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. The proposed zoning classification is compatible with existing residential and commercial uses of adjacent property. Rather the proposed development would complement existing commercial uses and provide a neighborhood serving commercial use to the community.

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

The Applicant submits that due to the size, location, layout, topography, and natural features of the Property, it does not have reasonable economic use as currently zoned.

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

No, the proposed rezoning application will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient access to Beaver Ruin Rd as well as Satellite Blvd. The proposed development would complement the existing commercial and residential uses in the area by providing a neighborhood serving use.

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

The proposed rezoning application is in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. The Property is located within the Vibrant Communities Center Character Area of the 2040 Future Development Map. Encouraged land uses for the Vibrant Communities Character Area specifically corner/neighborhood serving non-residential or institutional developments/uses. The proposed development would be compatible with and successfully co-exist with the surrounding uses.

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER THE APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL:

The Applicant submits that the character of the surrounding development and the existing mix of uses in the area provide supporting reasons for approval of the rezoning. The Applicant submits that the Property's location, size, and dimensions, as well as its location at the intersection of Beaver Ruin Rd and Satellite Blvd across from existing

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April 2, 2022 commercial and industrial uses is consistent with the policy and intent of the 2040 Plan and Vibrant Communities Character Area.

V. JUSTIFICATION FOR REZONING

The Applicant respectfully submits that "The Unified Development Ordinance of Gwinnett County, Georgia" (the "Ordinance"), as amended from time to time, to the extent that it classifies the Property in any zoning district that would preclude development of a convenience store with fuel pumps is unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Any existing inconsistent zoning of the Property pursuant to the Ordinance deprives the Applicant and Property owner of any alternative reasonable use and development of the Property. Additionally, all other zoning classifications, including ones intervening between the existing classification and that requested herein, would deprive the Applicant and Property owner of any reasonable use and development of the Property. Further, any attempt by the Gwinnett County Board of Commissioners to impose greater restrictions upon the manner in which the Property will be developed than presently exist would be equally unlawful.

Accordingly, Applicant submits that the current zoning classification and any other zoning of the Property save for what has been requested as established in the Ordinance constitute an arbitrary and unreasonable use of the zoning and police powers because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant and Property owner. All inconsistent zoning classifications between the existing zoning and the zoning requested hereunder would constitute an arbitrary and unreasonable use of the zoning and police powers because they bear or would bear no substantial relationship to the public health, safety, morality, or general welfare of the public and would substantially harm the Applicant and Property owner. Further, the existing inconsistent zoning classification constitutes, and all zoning and plan classifications intervening between the existing inconsistent zoning classification and that required to develop this Project would constitute, a taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States.

Further, the Applicant respectfully submits that failure to approve the requested rezoning change would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Property owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

Finally, the Applicant respectfully submits that the Gwinnett County Board of Commissioners cannot lawfully impose more restrictive standards upon the development of the Property than presently exist, as to do so not only would constitute a taking of the Property as set

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April 12, 2022 forth above, but also would amount to an unlawful delegation of their authority, in response to neighborhood opposition, in violation of Article IX, Section IV, Paragraph II of the Georgia Constitution.

This Application meets favorably with the prescribed test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. See Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322 (1977).

VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this Application to Rezone from O-I to C-1 be approved. The Applicant welcomes the opportunity to meet with the Gwinnett County Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 3rd day of March, 2022.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures
MAG/ag

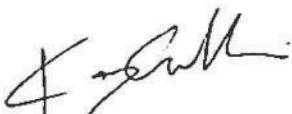
GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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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

02-10-2022

Date

FATIMA GILLIAN

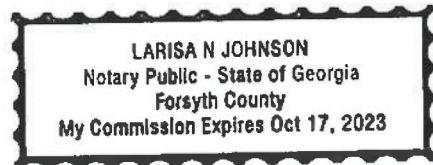
Type or Print Name and Title



Signature of Notary Public

02/10/2022

Date



Notary Seal

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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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.



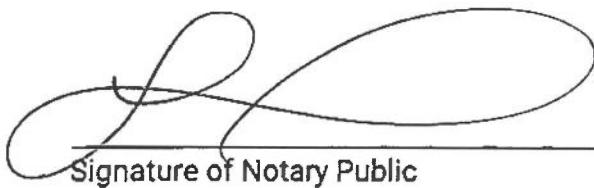
Signature of Property Owner

2/10/2022

Date

Lee Johnson
Type or Print Name and Title

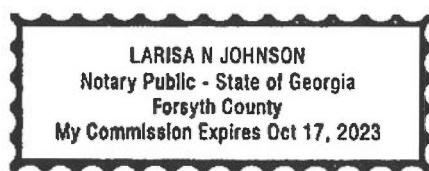
CINGER



Signature of Notary Public

02/10/2022

Date



Notary Seal

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CONFlict OF INTEREST CERTIFICATION FOR REZONING

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

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

Melody A. Gloton 3/3/22

Melody A. Gloton, Attorney

SIGNATURE OF APPLICANT'S

DATE

TYPE OR PRINT NAME AND TITLE

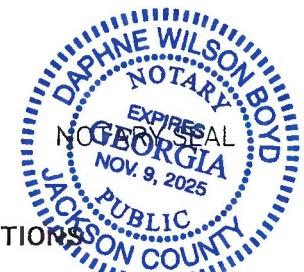
ATTORNEY OR REPRESENTATIVE

DDG

3/3/22

SIGNATURE OF NOTARY PUBLIC

DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

YES

NO

Andersen, Tate & Carr, P.C.

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)
Nicole Love Hendrickson - Chairwoman	\$1,000	09/30/2020
Kirkland Carden - Planning Commissioner	\$2,800	11/16/2021

Attach additional sheets if necessary to disclose or describe all contributions.

GWINNETT COUNTY
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CONFFLICT OF INTEREST CERTIFICATION FOR REZONING

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



3-2-22

Faizan Gillani - Member

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE



3-2-22



SIGNATURE OF NOTARY PUBLIC

DATE

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

YES

NO



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.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

3/3/2022 4:12PM

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.

280
PARCEL I.D. NUMBER: XXXX 6 - 211 - 003
(Map Reference Number) District Land Lot Parcel

Faizan Gillani
Signature of Applicant

3-2-22
Date

Faizan Gillani - Member
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)

Anita Howes
NAME

3-3-22
DATE

Tax Services Assoc II
TITLE

TAXES ARE CURRENT

GWINNETT COUNTY
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3/3/2022 4:12PM
The following is a checklist of information required for submission of a Rezoning application. The Planning and Development Department reserves the right to reject any incomplete application.

REZONING CHECKLIST

- Application Form
- Legal Description
- Boundary Survey Including Existing Conditions
- Site Plan (one (1) digital copy to scale)
- Standards Governing Exercise of the Zoning Power
- Letter of Intent
- Applicant Certification with Notarized Signature
- Property Owner Certification with Notarized Signature
- Conflict of Interest Certification/Campaign Contributions
- Verification of Paid Property Taxes (most recent year)
- Application Fee – make checks payable to Gwinnett County

Additional Exhibits (if required):

- Additional site plan requirements for OSC, TND, R-SR, R-TH, MU-N, MU-C, MU-R and HRR rezoning requests
- Traffic Impact Study
- Review Form for Development of Regional Impact
- Building Compliance Inspection Report

Please bring this checklist when filing for a Rezoning