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12/23/21 6:00PM

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Ben Jstoc</u> ADDRESS: <u>1992 Azalea Dr</u> CITY: <u>Lawrenceville</u> STATE: <u>GA</u> ZIP: <u>30043</u> PHONE: <u>(770) 262-4370</u> EMAIL: <u>beni4jc@yourfloor.net</u>	NAME: <u>Ben Jstoc</u> ADDRESS: <u>1992 Azalea Dr</u> CITY: <u>Lawrenceville</u> STATE: <u>GA</u> ZIP: <u>30043</u> PHONE: <u>(770) 262-4370</u> EMAIL: <u>beni4jc@yourfloor.net</u>
CONTACT PERSON: <u>Ben Jstoc</u> PHONE: <u>(770) 262-4370</u> CONTACT'S E-MAIL: <u>beni4jc@yourfloor.net</u>	
<p>APPLICANT IS THE:</p> <input type="checkbox"/> OWNER'S AGENT <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICT(S): <u>C-2, C-1</u> REQUESTED ZONING DISTRICT: <u>R-th</u> PARCEL NUMBER(S): <u>R5050 002, R5050 029</u> ACREAGE: <u>2.02</u> ADDRESS OF PROPERTY: <u>40 Patterson Road</u> PROPOSED DEVELOPMENT: <u>Townhomes & Duplex</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>19</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1,500</u>	Total Building Sq. Ft. _____
Gross Density: _____	Density: _____
Net Density: <u>9.4</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LETTER OF INTENT

Ben Istoc
1992 Azalea Dr.
Lawrenceville, GA 30043
Beni4jc10@gmail.com
770-262-4370

To whom it may concern:

I want to thank you for your time and consideration regarding my proposed project: to rezone the property at 40 Patterson Road from C-1 and C-2 to R-TH. My name is Ben Istoc, a small-town entrepreneur raised in Gwinnett County. My growth and experience in the construction industry, which includes running a full-service flooring company for 15+ years, has produced a desire to search for worthwhile investment projects to better my community. Consequently, I started pursuing the mentioned property when I envisioned its potential.

The property is zoned C-1 and C-2; however, the easement that runs through the middle of the land makes it hard and impractical to use for the current zoning. After many consultations with engineers and city planning officials, it was concluded to best utilize the property a rezoning to RTH would be the best fit. The R-TH rezoning will enable me to build 16 structural lumber units of duplexes and townhomes.

I am very excited about tackling this project. I strongly believe it will be a great investment in the community and the adjacent properties. I have also attached the duplex blueprints that I would like to build and a conception plat from the engineer. If you have any questions or need clarification on anything, please feel free to contact me via email or by phone.

Best Regards,



Ben Istoc	No. of Buildings/Units
	Total Building Sq. Ft.
	Density
	Net Density

PLEASE ATTACH A LETTER OF INTENT, CONCESSION PLAT, AND DUPLEX BLUEPRINTS

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- A. Yes, rezoning of the property will permit a use that is suitable with adjacent properties. For examples, just across the street on Patterson Ct is a subdivision of multifamily homes.
- B. No, rezoning will not impact or affect existing use or usability of adjacent properties. The property is surrounded by townhomes and multifamily homes which is in line with proposed rezoning.
- C. The property that is proposed for rezoning has no reasonable economic use as currently zoned. The property has an easement going through the middle of the property that makes its use, as a C2 zoning, very difficult for any development.
- D. I do not believe that the rezoning of the property will cause an excessive burden on existing streets, transportation facilities, utilities or schools.
- E. Yes, the proposed rezoning is in conformity and accordance with policy and intent of the land use plan.
- F. The property proposed for rezoning cannot be used with its current zoning. Consequently, a rezoning is needed so it can be of use in the community. re

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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)

_____-_____-_____
District Land Lot Parcel

R 5050 002

Barbara Harmon
Signature of Applicant

12/14/21
Date

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)

Tomia Harmon

NAME

TSA

TITLE

12.14.21

DATE

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

PARCEL I.D. NUMBER: _____ - _____ - R5050 029
(Map Reference Number) District _____ Land Lot _____ Parcel _____


Signature of Applicant

12/14/21
Date

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

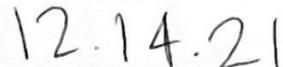
(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)



NAME



TITLE



DATE

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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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.

Sam Sibley

Signature of Applicant

6/7/21

Date

Ben Istoc

Type or Print Name and Title

Andrea R.

Signature of Notary Public

06/07/21

Date



Notary Seal

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Rezoning Application
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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.

Osman Ishaq

Signature of Property Owner

12/7/21

Date

Bes Fstoc

Type or Print Name and Title

Nadeem Faizi

Signature of Notary Public

06/08/21

Date



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.

Ben Istoc

SIGNATURE OF APPLICANT

5/7/21

DATE

Ben Istoc

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

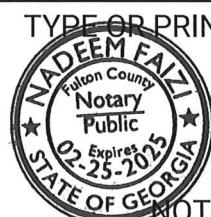
DATE

TYPE OR PRINT NAME AND TITLE

Ben Istoc

SIGNATURE OF NOTARY PUBLIC

DATE



NOTARY SEAL

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

Ben Istoc

YOUR NAME

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

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

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

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LEGAL DESCRIPTION
407 PATTERSON ROAD SE
LAWRENCEVILLE, GA 30044

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 50 of the 5th District of Gwinnett County, Georgia and being more particularly described as follows:

COMMENCING at a point located at the intersection of the easterly right of way of Patterson Road (80' R/W) and the southerly right of way of U.S. Highway 29 and thence south along the easterly right-of-way of Patterson Road a distance of 440.49 feet to an Iron Pin Found, and said point being the true POINT OF BEGINNING; from said point as thus established;

Thence, North 70 degrees 44 minutes 46 seconds East a distance of 291.29 feet to a $\frac{1}{2}$ " rebar found;

Thence, South 30 degrees 49 minutes 02 seconds East a distance of 123.89 feet to a $\frac{1}{2}$ " rebar found;

Thence, South 30 degrees 19 minutes 01 seconds East a distance of 162.00 feet to a $\frac{1}{2}$ " rebar set;

Thence, South 38 degrees 13 minutes 16 seconds West a distance of 226.72 feet to a $\frac{1}{2}$ " rebar set;

Thence, northwesterly following a curve to the left with a radius of 933.34 feet, a distance of 87.88 feet, being subtended by a line North 38 degrees 18 minutes 32 seconds West, a distance of 87.85 feet, to a point;

Thence, North 41 degrees 00 minutes 16 seconds West a distance of 343.70 feet to a $\frac{1}{2}$ " rebar found.

Said point being the TRUE POINT OF BEGINNING as shown as 407 Patterson Road and being Parcel 5050 002 being approximately 1.84 acres and Parcel 5050 029 being approximately .18 acres on a survey for Richardson Jean by Keystone Land Surveying Inc. dated January 25, 2021.

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FIELD DATA:

DATE OF FIELD SURVEY 01-16-21.

THE CALCULATED POSITIONAL
TOLERANCE BASED ON REDUNDANT
LINEAR MEASUREMENTS OF
OBSERVED POSITIONS WAS FOUND
TO BE 0.01 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION AND NETWORK GPS
GPS RECEIVER: CHAMPION INSTRUMENTS, PRO,
SN:1033458,
NETWORK: 60PSVRS

TOTAL AREA: 88,110 SQ FT, 2.02 AC

CALCULATED PLAT CLOSURE: 1: 237,918

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT
PROPERTY: DB 54431 PG 384
PROPERTY OWNER AT TIME OF SURVEY:
NATIONS 360 CHURCH, INC.
PARCEL NUMBER: R5050 002 & R5050 029

REFERENCE: DEED BOOK 54431 PG 384

FLOOD HAZARD NOTE: THIS PROPERTY IS
NOT LOCATED IN A FLOOD HAZARD AREA
AS DEFINED BY FIRM MAP OF GWINNETT
COUNTY, GEORGIA 13135C0102F EFFECTIVE
DATE SEPTEMBER 29, 2006

LEGEND

EOB	EDGE OF PANDEM (CURB)
PP	POWER POLE
R/W	RIGHT OF WAY
IPF	IRON PIN FOUND
1/2" IPS	1/2" REBAR SET
SW	SIDE WALK
BOLLARD	BOLLARD
OPH	OVERHEAD POWER
FH	FIRE HYDRANT
CB	CATCH BASIN
MH	MANHOLE
WM	WATER METER
WV	WATER VALVE
CV	GAS VALVE
GM	GAS METER
LP	LIGHT POLE
CPAD	CONCRETE PAD
MB	MAIL BOX

This plot is a retrace 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, plot, 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 plot complies with the minimum technical standards for property surveys in Georgia as set for 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

REVISIONS		
Date	Description	By

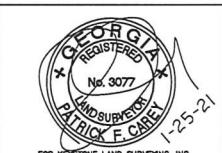


KESTONE LAND SURVEYING, INC.
162 E. CROTON ST.
SUITE F
LAURENTIAN, GEORGIA
770-545-7100
www.keystonelandsurveying.com

COPYRIGHT 2018-THIS 18 X 24 DRAWING AND
REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR, AND
MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY
WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

BOUNDARY SURVEY
RICHARDSON JEAN

LAND LOT 50 - 5TH DISTRICT
GWINNETT COUNTY, GEORGIA



FOR KESTONE LAND SURVEYING, INC.

Date:	01-25-21
Scale:	1" = 30'
Client:	RICHARDSON JEAN
Drawn By:	JTF
Sheet 1 of 1	

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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24 HOUR CONTACT:
M R. BEN ISTOC
(404) 277-4230 cell

SITE DATA CHART

AREA = 88,023 SF = 2.02 AC (88,110 SF)

CURRENT ZONING: C-2

- PROPOSED ZONING R-TH
- MIN. PROJECT ACREAGE: NONE
- MAX. DENSITY: 1.0 LIAC (Townhomes, Villas or Duplexes)
- MIN. LOT WIDTH: NO MINIMUM
- MIN. ROAD FRONTAGE: NONE
- MIN. EXTERNAL ROAD FRONTAGE: 50 FT.
- MIN. UNIT WIDTH: NONE
- MAX. HEIGHT: 35 FEET (Townhomes, Villas or Duplexes)

INTERNAL SETBACK REQUIREMENTS

- NONE
- 20' GRASSED OR LANDSCAPED STRIP SHALL BE PROVIDED BETWEEN ALL TOWNHOUSE OR VILLA BUILDINGS

EXTERNAL SETBACK REQUIREMENTS

- FRONT SETBACK: 10 FT
- SIDE SETBACK: 20 FT
- REAR SETBACK: 20 FT

PROPOSED UNIT TOTAL SQ. FOOTAGE: 1,500 SF

PROPOSED BUILDING HEIGHT: 32'-0"

TOTAL UNITS: 19

NET DENSITY: 9.4 UNITS/ACRE

PARKING REQUIRED:

1 GARAGE PER TOWNHOME UNIT
0.25 SPACE PER UNIT GUEST PARKING
REQUIRED PARKING: (1x19) + (0.25x19) = 24 SPACES

PARKING PROVIDED: 51 TOTAL

- 19 GARAGE SPACES
- 19 DRIVEWAY SPACES
- 13 SURFACE SPACES (INCL. 2 ADA SPACES)

BUILDING COVERAGE: 15,280 SF (0.35 AC) (17.3%)

COMMON AREA TOTAL: 72,830 SF (1.67 AC) (82.6%)

• PARK SPACE: 3,600 SF (0.08 AC) (4.1%)

• DOG RUN: 2,000 SF (0.05 AC) (2.3%)

PATTERSON ROAD: MAJOR COLLECTOR 8/1/2018 ADT = 5,270 VPD

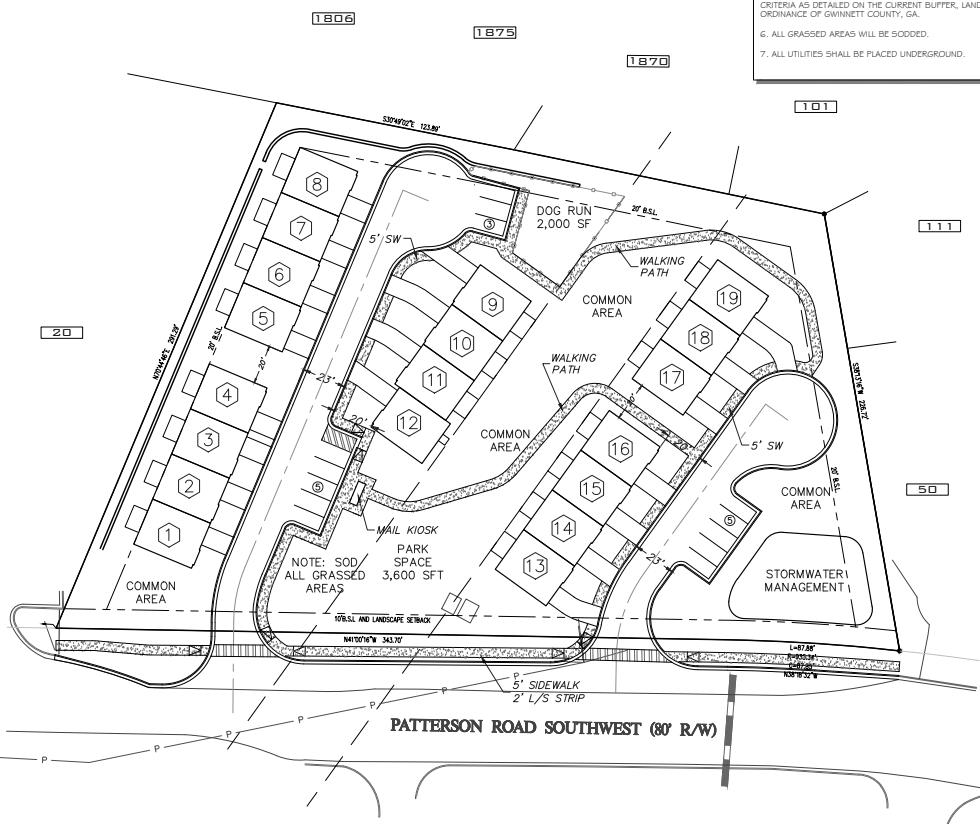
LEGAL DESCRIPTION:

All that tract or parcel of land lying and being in Land Lot 50 of the 5th Land District of Gwinnett County, Georgia, and more particularly described as follows:

Beginning at a point on the Northeastern right of way of Patterson Road (80' right of way - 20' asphalt) 440.49 feet South of the intersection of the U.S. Highway 29, being the Point of Beginning and an iron pin (1/2" rebar), thence travel North 70 degrees 44 minutes 46 seconds East 291.29 feet to an iron pin (1/2" rebar), thence travel South 30 degrees 49 minutes 2 seconds East 123.89 feet to an iron pin (1/2" rebar), thence travel South 30 degrees 19 minutes 1 second East 162.00 feet to an iron pin set (1/2" rebar), thence travel South 38 degrees 13 minutes 16 seconds West 226.72 feet to an iron pin set (1/2" rebar) on the Northeastern right of way of Patterson Road, thence travel along an arc following the right of way of Patterson road 87.88 feet to a point, said arc subtended by a chord running North 38 degrees 18 minutes 32 seconds West for a distance of 87.85 feet and having a radius of 933.34 feet, thence travel along the Northeastern right of way of Patterson Road North 41 degrees 0 minutes 16 seconds 343.70 feet to the point of beginning; said tract containing 2.02 acres as more particularly shown on a survey for Richardson Jean by Keystone Land Surveying, Inc., Patrick F. Carey, RLS dated January 25, 2021.

Property Address: 407 Patterson Road, Lawrenceville, GA 30044

Parcel ID: R5050 029



Know what's below.
Call before you dig.

GENERAL NOTES:

1. THE EXISTING INFORMATION BASED ON SURVEY BY KEYSTONE LAND SURVEYING DATED JANUARY 25, 2021

2. ALL ITEMS SHOWN ON THIS REZONING PLAN ARE CONCEPTUAL AND WILL REQUIRE COMPLETE DEVELOPMENT PERMITTING WITH GWINNETT COUNTY, GA PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

3. NO KNOWN WETLANDS, COLORADO, OR OTHER WATERS EXIST ON THE SITE. ALL ASSOCIATED GROUNDWATER, SURFACE, AND WETLANDS COULD REQUIRE FURTHER PERMITTING WITH THE US ARMY CORPS OF ENGINEERS, STATE OF GEORGIA EPD, AND GWINNETT COUNTY, GA.

4. IT IS ASSUMED THERE IS ACCESS TO PUBLIC GRAVITY SANITARY SEWER WITHIN 1,000 FEET.

5. ANY AND ALL PROPOSED LANDSCAPING SHALL MEET THE MINIMUM CRITERIA AS DETAILED ON THE CURRENT BUFFER, LANDSCAPE, AND TREE ORDINANCE OF GWINNETT COUNTY, GA.

6. ALL GRASSED AREAS WILL BE SODDED.

7. ALL UTILITIES SHALL BE PLACED UNDERGROUND.



TYPICAL TOWNHOME PLAN

CIVIL ENGINEERING CONSULTANT
JON G. AMBERRY, P.E.
P.O. BOX 1556
LOGANVILLE, GEORGIA 30052
(770) 786-2100 Phone
amberry.consulting@gmail.com



GASWCC LEVEL 2 CERTIFICATION
EXPIRES 11-22-2023

REZONING SITE



30.56 ft
GRAPHIC SCALE 1" = 30'

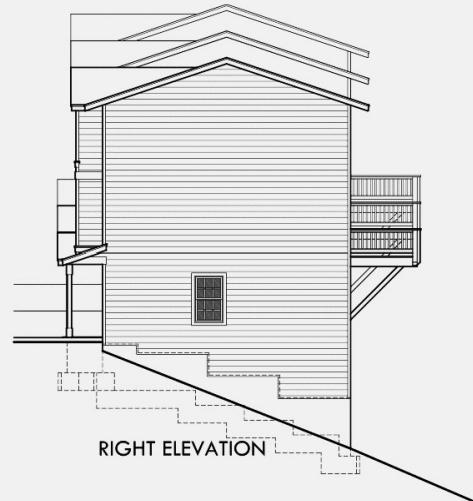
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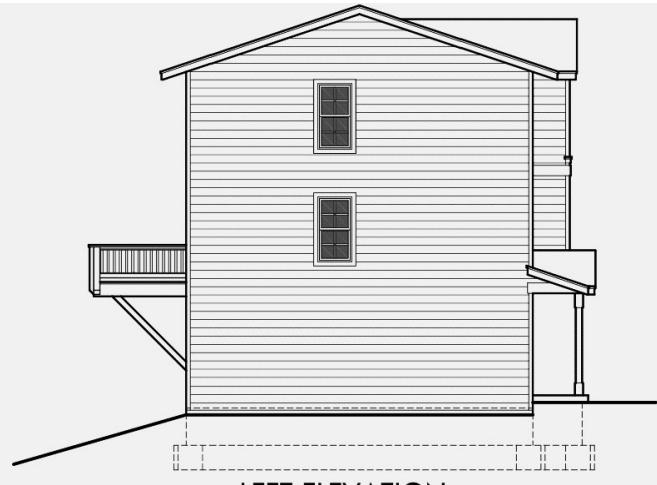
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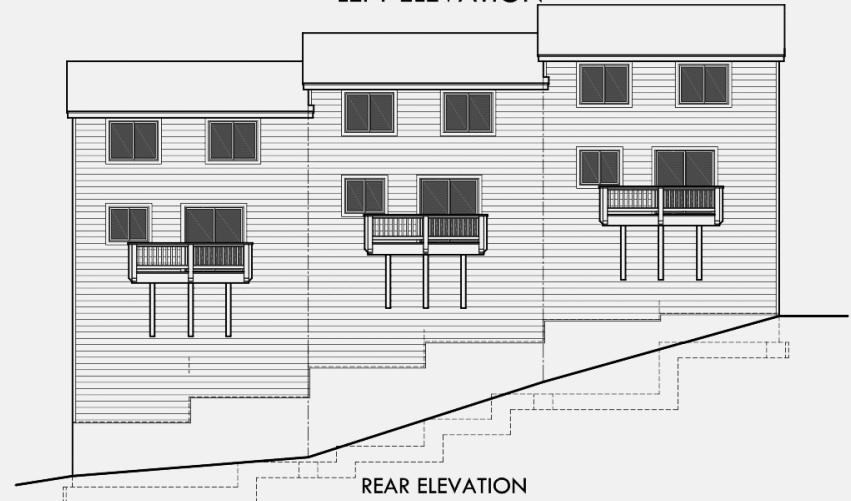
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

REZONING
ELEVATIONS