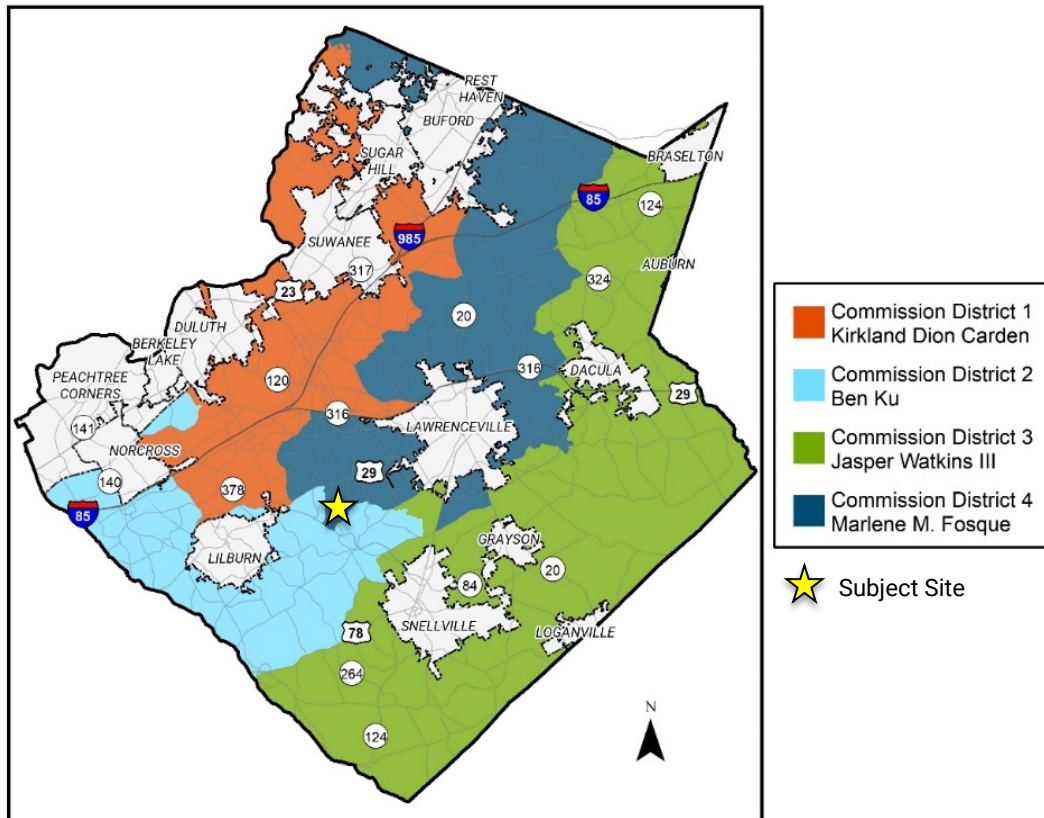




## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** RZR2022-00001  
**Current Zoning:** M-1 (Light Industry District)  
**Request:** Rezoning to **R-75** (Single-Family Residence District)  
**Addresses:** 2796 Oak Road  
**Map Numbers:** R5014 051  
**Site Area:** 0.51 acres  
**Square Feet:** 2,596  
**Proposed Development:** Existing Single-Family Residence  
**Commission District:** District 4– Commissioner Fosque  
**Character Area:** Established Neighborhoods

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



*Location Map*

**Applicant:** Brenda Correa  
2796 Oak Road  
Lawrenceville, GA 30044

**Owners:** Brenda Correa  
2796 Oak Road  
Lawrenceville, GA 30044

**Contact:** Brenda Correa

**Contact Phone:** 404.863.8310

## Zoning History

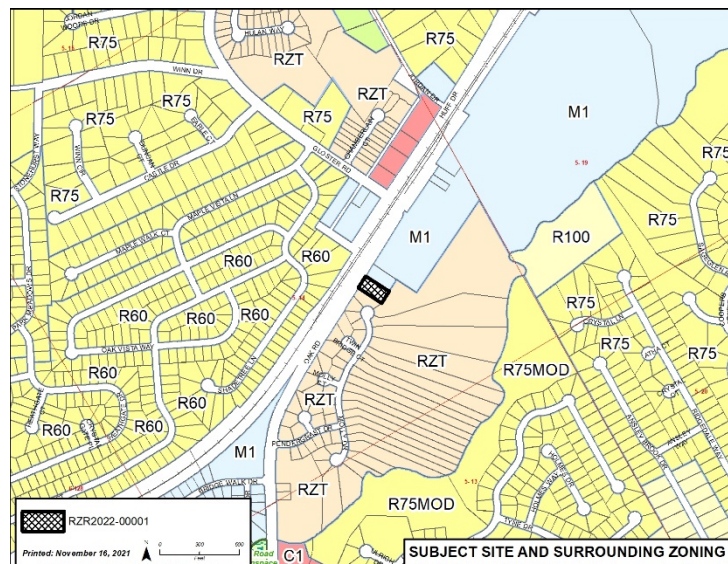
The subject property is zoned M-1 (Light Industrial District). No prior zoning requests are on record for this property.

## Existing Site Condition

The subject site is a 0.51-acre developed parcel located along Oak Road, south of its intersection with Huff Drive and Gloster Road. The site is currently developed with a 2,596 square foot single-family residence constructed in 1966. A number of additions have been constructed and are related to this rezoning request. Accessory structures on the property include an above ground pool and deck. A wide concrete driveway creates a parking pad in front of the house and extends along the southern property line to the rear of the property. The site slopes down approximately eight feet from the front of the property to the rear. Mature vegetation is present in the rear yard. A large portion of the property is located within a flood zone along the east and south property lines. A sidewalk terminates adjacent to the southern property line on Oak Road. The nearest Gwinnett Transit Stop is 3.72 miles from the subject site.

## Surrounding Use and Zoning

The subject site is surrounded by existing single-family detached residential subdivisions to the west, east, and south. A construction materials facility and another single-family residence are located to the north. The following is a summary of surrounding uses and zoning:



*Surrounding Zoning*

Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-75	1.96 units per acre
North	Single-Family Residential	M-1	1.96 units per acre
East	Single-Family Residential	RZT	1 unit per acre
South	Single-Family Residential	RZT	1 unit per acre
West	Single-Family Residential	R-60	1.55 units per acre

## Project Summary

The applicant requests rezoning of a 0.51-acre property zoned M-1 to R-75 for an existing single-family residence, including:

- An existing 2,596 square foot residence, that will remain as currently constructed.
- Accessory structures on the property include an above ground pool, deck, and a proposed detached garage.
- A large concrete driveway and parking area exist on the site. It appears that a portion of the parking area is located within the public right-of-way.
- A construction violation is currently open for this property (COM2020-00218). The violation states that multiple additions including a second story were constructed without the issuance of a building permit.
- The existing deck and above-ground pool were also constructed without building permits.
- The applicant's letter of intent states that they were not informed of the property's zoning status at the time of purchase.
- The applicant is currently in the process of acquiring the necessary permits after the fact and has been issued a permit to convert the property from septic to sewer.
- Rezoning the property will allow the property owner to secure permits for previously unpermitted work which might otherwise be denied due to the non-conforming zoning status of the property.

## Zoning and Development Standards

The applicant is requesting a rezoning to R-75, Single-Family Residence 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'	19.6'	NO*
Side Yard Setback	Minimum 10'	>10.6'	YES
Rear Yard Setback	Minimum 30'	130.1'	YES
Minimum Lot Size	10,500 square feet (sewer)	>22,510 square feet	YES
Heated Floor Area	Minimum 1,200 square feet	2,596 square feet	YES

\*A variance to reduce the required front yard setback will be required from the Zoning Board of Appeals for the previously unpermitted building addition.

It should be noted that rezoning the subject property to R-75 will require a 50-foot zoning buffer on the adjacent property to the northeast of the site. However, this property is also zoned M-1 but is currently being utilized as single-family residential.

## **Internal and External Agency Review**

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

## **Staff Analysis**

**Rezoning Request Analysis:** According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO:

**A. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

The subject property is surrounded almost entirely by single-family residential subdivisions, with the exception of the adjacent industrial property to the north. While this property is zoned for industrial use, it is also being currently utilized as single-family residential. The continuance of the subject property as a residence would be appropriate in this area.

**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 likely not be impacted by the zoning change. The original residential structure has existed on the property decades prior to the construction of adjacent residential subdivisions. The property appears to have remained as a single-family residence since its construction in 1966.

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

The property has a reasonable economic use as currently zoned.

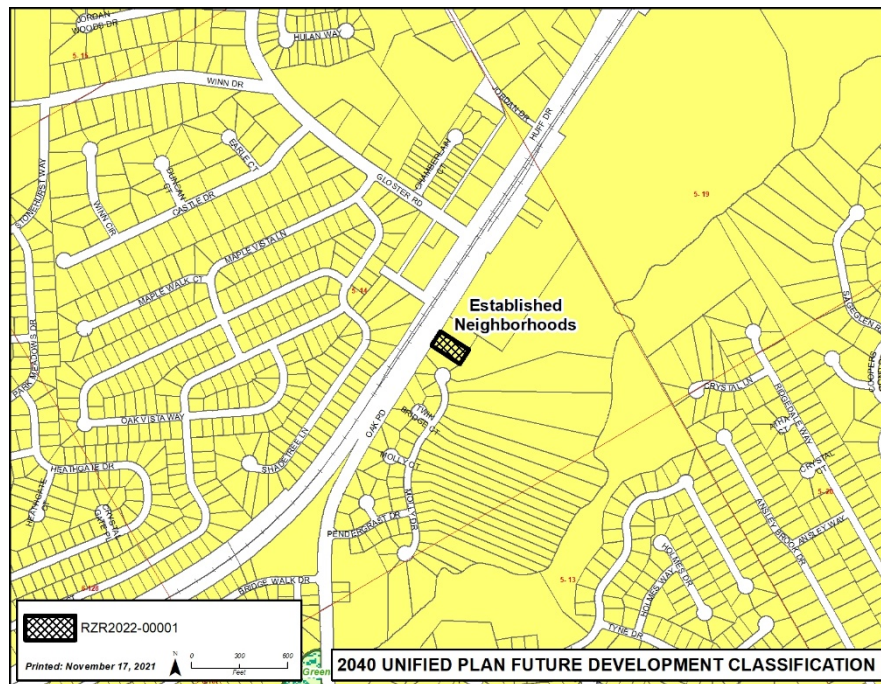
**D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

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



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

The 2040 Unified Plan Future Development Map indicates the subject property lies within the Established Neighborhoods Character area. This designation includes well established neighborhoods and single-family residential areas that are unlikely to undergo any significant changes or redevelopment in the next 20 years. The intention of this character area is to underscore areas where changes in land use are not anticipated or encouraged, and any new development - including residential infill properties - should be consistent in scale, architecture, and use with surrounding properties. The proposed rezoning to R-75 would be consistent with the Unified Plan.



*Surrounding Future Land Use*

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

The nearby areas are developed primarily with single-family uses. The property appears to have functioned as a single-family residence since its construction in 1966. The proposed rezoning would be consistent with the nearby R-60, RZT, and R-75 zoning classifications.

**Staff Recommendation**

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

## **Staff Recommended Conditions**

Approval as R-75 (Single-Family Residence District) for a single-family residence, subject to the following conditions:

1. Building permits shall be obtained for all unpermitted constructed additions, decks, pools, and any other accessory structures on the property.
2. All parking areas shall be located outside of the public right of way. Existing paved parking areas within the right of way shall be removed and grassed within 180 days of rezoning approval per the review and approval of the Gwinnett Department of Transportation.
3. The existing driveway entrance shall be reconstructed as a residential driveway per the review and approval of the Gwinnett Department of Transportation.
4. All existing structures and future additions or structures shall conform to R-75 zoning district regulations unless authorized by the approval of a variance application from the Zoning Board of Appeals.

**Exhibits:**

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

## Exhibit A: Site Visit Photos



**Existing Residence along Oak Road**

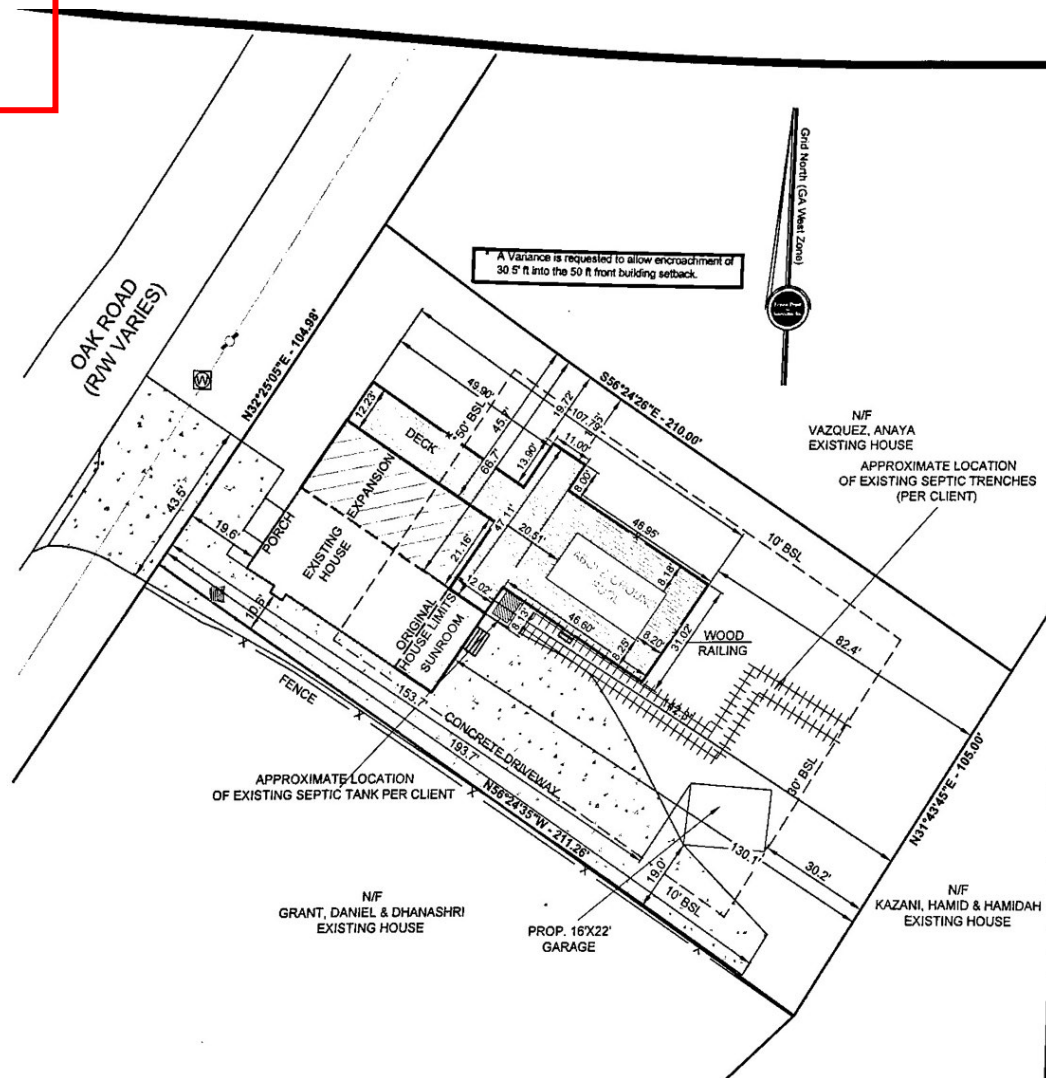




**View of Existing Residence and Deck from Oak Road**

**Exhibit B: Site Plan**

**[attached]**





	<b>4317 Park Drive, Suite 400</b> Norcross, Georgia 30093 <b>Phone: (770) 416-7511</b> <b>Fax: (770) 416-6759</b> <a href="http://www.travispruitt.com">www.travispruitt.com</a>		<b>DATE: 08/31/2020</b> <b>SCALE: 1" = 30' (11x17)</b> <b>CN: 2796 Oak Road</b> <b>JN: 1-20-0239</b> <b>CLIENT: Ms. Brenda Cornejo</b> <b>DRAWN BY: PM</b> <b>Sheet No. 1 of 1</b>	
	<b>Contact Person:</b> <b>JON LYONS</b>			
	6			
	5			
	4			
3				
2				
1	11-12-2024	Changed setbacks to reflect R-75 zoning & added Var. req.	JAL	
<b>REVISIONS</b> <b>HOUSE AND DECK ADDITION</b>				
<h2 style="margin: 0;">2796 Oak Road Southwest</h2> <p style="margin: 10px 0 0 0;">LAND LOT 13 - 5th DISTRICT          CITY OF LAWRENCEVILLE • GWINNETT COUNTY • GEORGIA</p> <p style="margin: 0 0 0 0;">GRAPHIC SCALE - IN FEET</p> <div style="text-align: center; margin-top: 10px;">  </div>				

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

**[attached]**

**RECEIVED**

11/03/2021 at 12:53AM

Brenda Correa  
2796 Oak Rd  
Lawrenceville, Ga 30044  
(404)863-8310

### **Letter Of Intent**

I am the current property owner at 2796 Oak Rd Lawrenceville, Ga 30044. Parcel number R5014-051. Property is located on 0.51 acres and home is 2,595 sq ft. This letter is to respectfully request my address be rezoned to a R75 zone. My property is located right next to a subdivision. I purchased this property in summer of 2016 and was never told this was an industrial zoned property. This property had a home already on it. Which had been used as a residential home since it was built in 1966. I have been living at this property with my family since then. We are currently surrounded by residential neighborhoods. Rezoning my property wouldn't harm anyone as I have been using this property for residential use for the past 4 years. I have made upgrades on the property and am currently trying to get permits as my contractor failed to do so prior to construction. I was notified by an inspector of the things that needed permits. I was a first time home buyer with no idea about permits or zoning information. I recently also converted the property into sewer so I could come into compliance with the county to obtain required permits. The property sat on septic and because of the upgrades I was required to convert to sewer in order to obtain permits. I had three different county inspectors on my case. I was never informed that my property wasn't residential. I used my family's lifetime savings to upgrade this home for my family. After I converted to sewer, I was then notified my property is for industry use only. I find it unfair that after speaking to different people in the county and having 3 inspectors on my case I was not informed of that. I have spent a lot of time, effort and money to keep my home. I have five kids and would hate for them to lose their home. I have no more money to move elsewhere and don't qualify to purchase another home. My kids are in a very good school zone which will help them in future to get into a great college. We live very peacefully here. I will do what it takes to have my property to come into compliance with the county. Thank you for your understanding and time to look over my application.

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

Approval of the proposed rezoning permit will permit a use that is suitable in view of the use and development of adjacent and nearby properties. Property is already in use for residential purposes only.

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

RECEIVED

11/03/2021 at 12:53AM

Approval of the rezoning of this property will not adversely affect neighboring parcels.

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

Due to size, location, dimensions and layout of 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 BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:**

Property Of Subject to be rezoned will have no burden on any street that is near the property.

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

Property Of Subject is currently surrounded already by residential subdivisions. 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:**

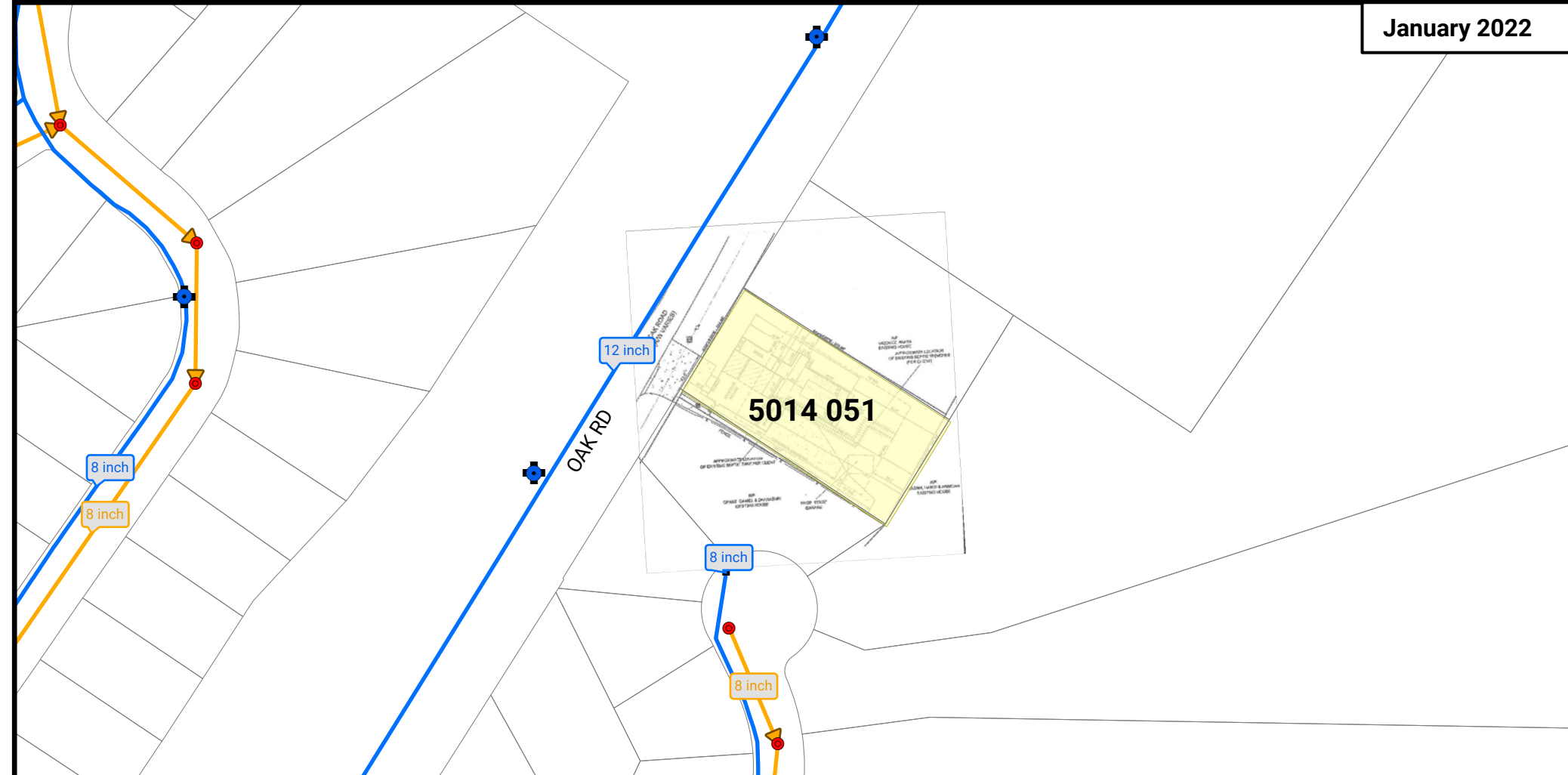
Property has been used as residential for more than 20 years. Currently had upgrades done to the house which need permits. Unable to get required permits approved due to property not being zoned R75. Approval of rezoning would grant approval of building permits.

**Exhibit D: External Agency Review Comments**

**[attached]**



<b>Residential Rezoning Impact on Local Schools</b>						
<b>Prepared for use in the January 2022 Board of Commissioners Meeting</b>						
	Local Schools to be Impacted by Requested Rezoning					
Case#	Elementary School		Middle School		High School	
	Yr 2021-2022	Yr 2022--2023	Yr 2021-2022	Yr 2022-2023	Yr 2021-2022	Yr 2022-2023
CIC2022-00001	no impact	no impact	no impact	no impact	no impact	no impact
CIC2022-00004	no impact	no impact	no impact	no impact	no impact	no impact
RZM2022-00001	Jackson ES	Jackson ES	Northbrook MS	Northbrook MS	Peachtree Ridge HS	Peachtree Ridge HS
RZR2022-00001	no impact	no impact	no impact	no impact	no impact	no impact
RZR2022-00002	Freemans Mill ES	Freemans Mill ES	Twin Rivers MS	Twin Rivers MS	Mountain View HS	Mountain View HS
RZR2022-00003	Ivy Creek ES	Ivy Creek ES	Jones MS	Jones MS	Mill Creek HS	*Seckinger HS
RZR2022-00005	Magill ES	Magill ES	Grace Snell MS	Grace Snell MS	South Gwinnett HS	South Gwinnett HS
SUP2022-00002	no impact	no impact	no impact	no impact	no impact	no impact
SUP2022-00003	no impact	no impact	no impact	no impact	no impact	no impact
<i>*Seckinger HS Cluster Opening 2022-2023 School Year</i>						



## LEGEND

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

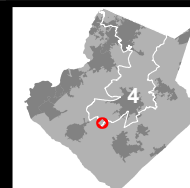
**RZR2022-00001**  
M-1 to R-75

## Water & Sewer Utility Map



0 70 140  
Feet

## LOCATION



**Water Comments:** No DWR Comments

**Sewer Comments:** No DWR Comments

**Water Availability:** Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

**Sewer Availability:** A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

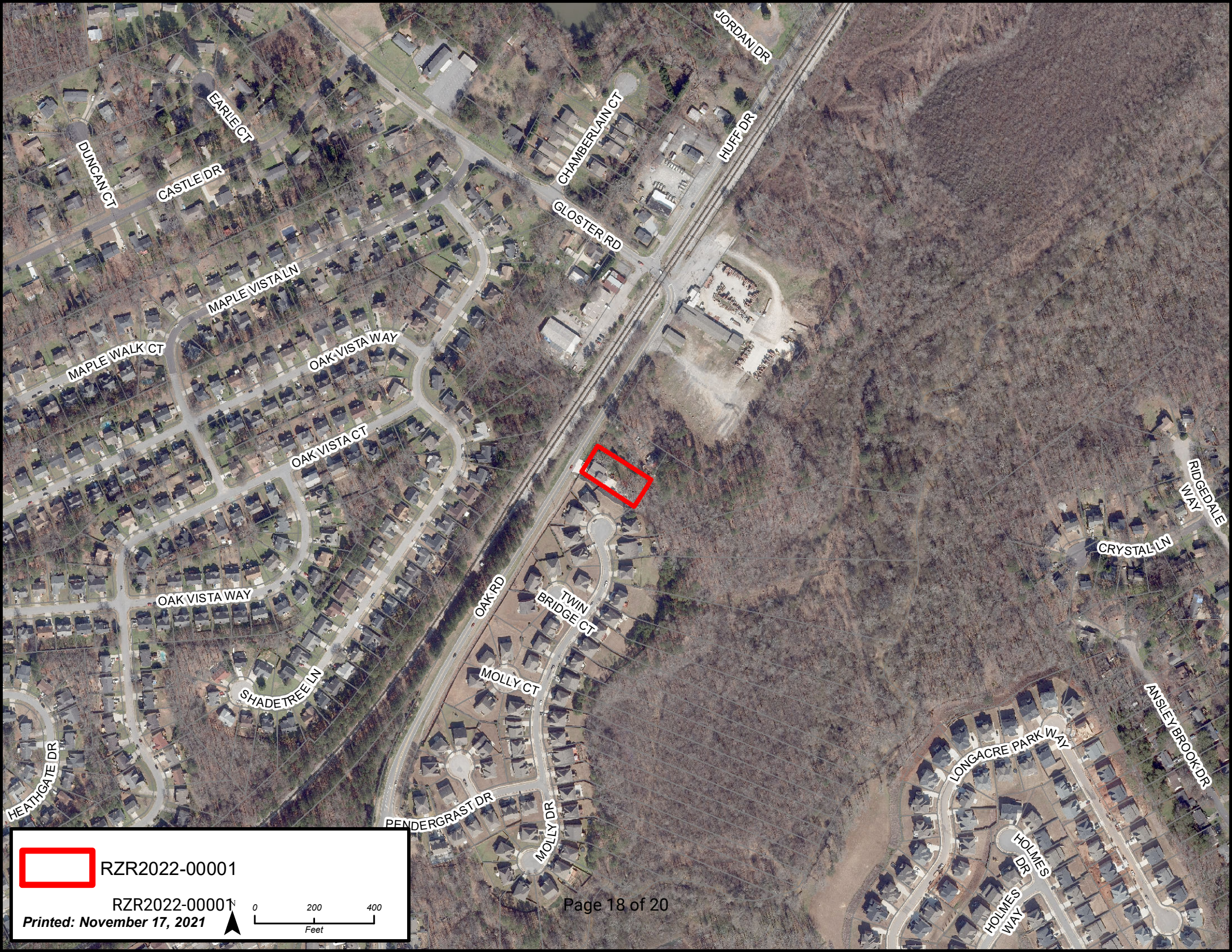
**Water and Sewer Design and Construction Requirements:** Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

**Private Road Developments:** Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

**Exhibit E: Maps**

**[attached]**

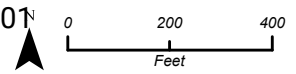




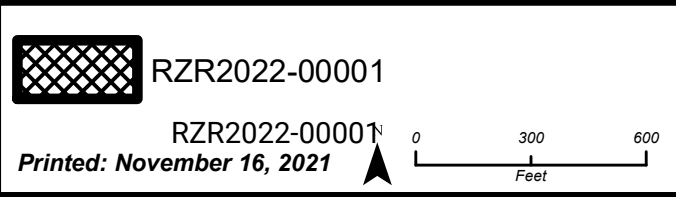
RZR2022-00001

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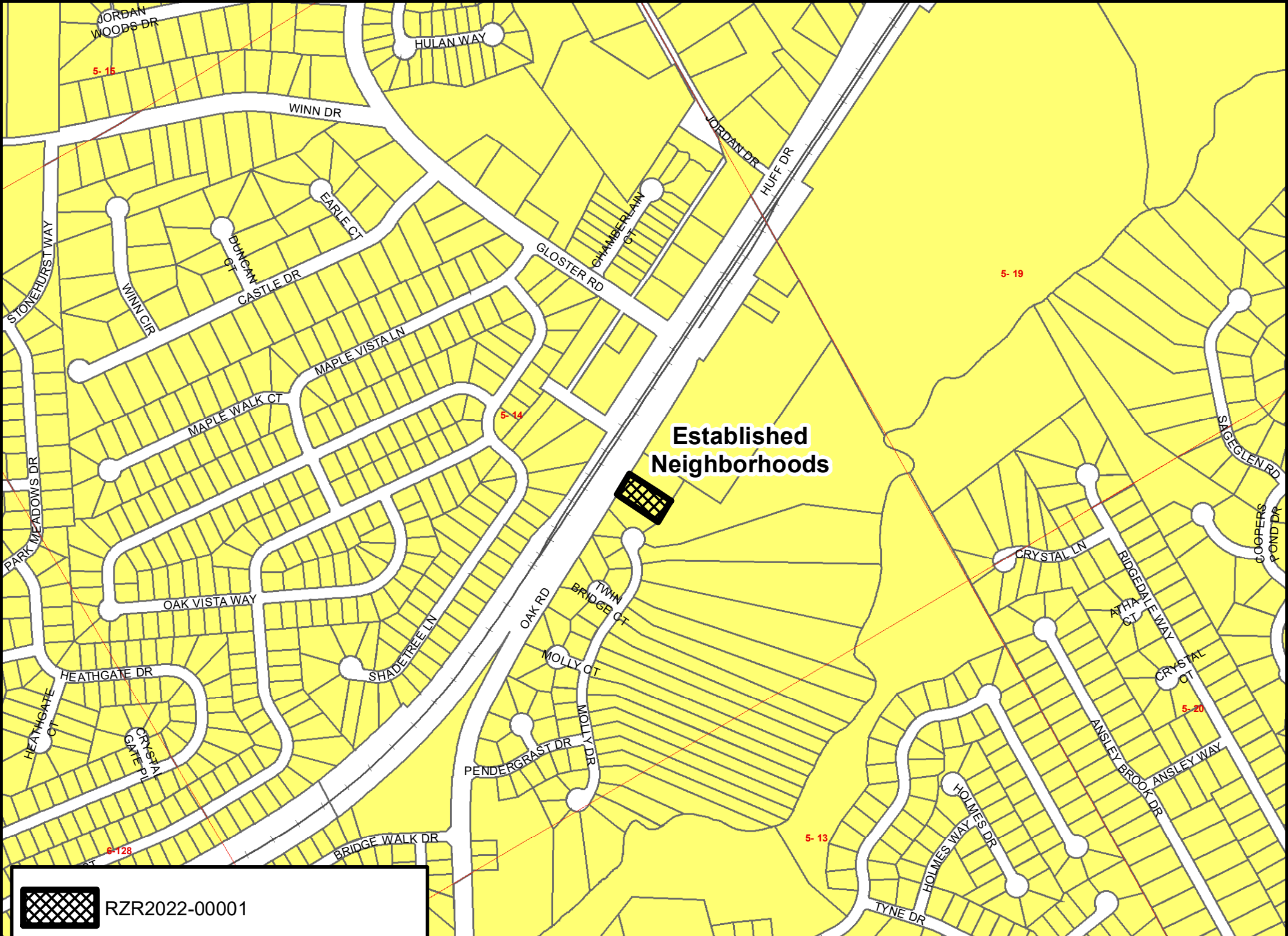
Printed: November 17, 2021








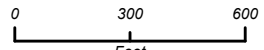





**Established  
Neighborhoods**

**RZR2022-00001**

**RZR2022-00001**  
**Printed: November 17, 2021**





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11/03/2021 at 12:53AM

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>Brenda Correa</u>	NAME: <u>Brenda Correa</u>
ADDRESS: <u>2796 Oak Rd</u>	ADDRESS: <u>2796 Oak Rd</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>Georgia</u> ZIP: <u>30044</u>	STATE: <u>Ga</u> ZIP: <u>30044</u>
PHONE: <u>404 863 8310</u>	PHONE: <u>404 863 8310</u>
EMAIL: <u>Correabrenda@live.com</u>	EMAIL: <u>Correabrenda@live.com</u>
CONTACT PERSON: <u>Brenda Correa</u> PHONE: <u>404 863 8310</u>	
CONTACT'S E-MAIL: <u>Correabrenda@live.com</u>	
<p align="center"><b>APPLICANT IS THE:</b></p> <p><input type="checkbox"/> OWNER'S AGENT <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER</p>	
PRESENT ZONING DISTRICTS(S): <u>M-1</u> REQUESTED ZONING DISTRICT: <u>R-75</u>	
PARCEL NUMBER(S): <u>R5014 051</u> ACREAGE: <u>0.51</u>	
ADDRESS OF PROPERTY: <u>2796 Oak Rd Lawrenceville Ga 30044</u>	
PROPOSED DEVELOPMENT: <u>Single Family Residence</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>1</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>.51 acres</u>	Total Building Sq. Ft. _____
Gross Density: <u>1.96</u>	Density: _____
Net Density: <u>1.96</u>	
<u>Home is 2,596 sq ft</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



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11/03/2021 at 12:53AM

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 10/2021

**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:

see attached

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

see attached

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

see attached

- (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:

see attached

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

see attached

- (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:

see attached

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

**RECEIVED**

11/03/2021 at 12:53AM

Brenda Correa  
2796 Oak Rd  
Lawrenceville, Ga 30044  
(404)863-8310

### **Letter Of Intent**

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

Approval of the proposed rezoning permit will permit a use that is suitable in view of the use and development of adjacent and nearby properties. Property is already in use for residential purposes only.

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

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Approval of the rezoning of this property will not adversely affect neighboring parcels.

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

Due to size, location, dimensions and layout of 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 BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:**

Property Of Subject to be rezoned will have no burden on any street that is near the property.

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

Property Of Subject is currently surrounded already by residential subdivisions. 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:**

Property has been used as residential for more than 20 years. Currently had upgrades done to the house which need permits. Unable to get required permits approved due to property not being zoned R75. Approval of rezoning would grant approval of building permits.



**RECEIVED**

11/03/2021 at 12:53AM

### **Legal Description**

All that Tract or Parcel of Land lying and being in the 544th District, G.M. of Gwinnett County, Georgia, being a part of Land Lot No. 14 of the 5th Land District of said County, and being situated South of the Town of Gloster. Commencing at a Corner formed by Streets known and generally called Martin and Railroad Avenue and running West 210 Feet to a Corner; Thence South 210 Feet to a corner; Thence East parallel with the first line 210 feet to a corner of Martin Street; Thence 210 Feet North along Martin Street to the Point of Beginning; and containing One (1) Acre, more or less. This is the same Tract of Land described as the Second of Three Tracts conveyed in a Warranty Deed from S.V. Hammett to Guy W. King dated March 30, 1943, and recorded in Deed Book 62, Page 403, Gwinnett County Records. Excepted from this conveyance is 210 by 105 feet sold to Raymond Simpson on September 8, 1967 and recorded in Deed Book 281, Page 228, Gwinnett County Records. This is the same property conveyed by the Grantors and Grantees as the sole heirs of Owen A. King and Irene King, both deceased, to Geneva Simpson by Warranty Deed dated June 24, 1972, and recorded in Deed Book 576, Page 119, Gwinnett County Records. Parcel is 0.51 acres.

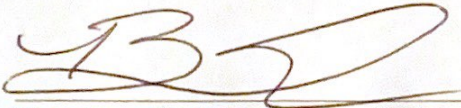
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Gwinnett County Planning Division  
Rezoning Application  
Last Updated 10/2021

REZONING APPLICANT'S CERTIFICATION

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



Signature of Applicant

11-7-21

Date

Brenda Correa

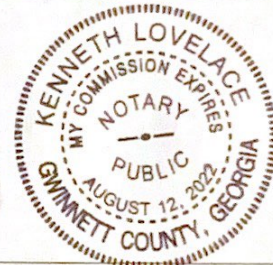
Type or Print Name and Title



Signature of Notary Public

11-1-2021

Date



Notary Seal



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Rezoning Application  
Last Updated 10/2021

REZONING PROPERTY OWNER'S CERTIFICATION

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



Signature of Property Owner

11-1-21

Date

Brenda Correa

Type or Print Name and Title

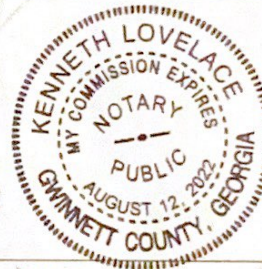


Signature of Notary Public

11/1/2021

~~05/12/2022~~

Date



Notary Seal



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**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

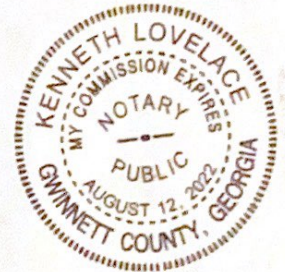
The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

[Signature] 11-1-21 Brenda Correa  
SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

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

[Signature] 11-1-2021  
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

Brenda Correa  
YOUR NAME

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

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

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



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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

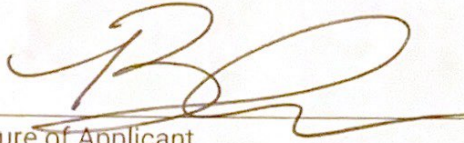
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING 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)

R5014 051  
District Land Lot Parcel

Signature of Applicant



11-1-21  
Date

Brenda Correa  
Type or Print Name and Title

Property Owner

\*\*\*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)

Megan Kittrell  
(NAME  
11-1-21  
DATE

Assistant Manager  
TITLE

\* L E G E N D \*

POB	POINT OF BEGINNING	IP	IRON PIN FOUND
LLL	LAND LOT LINE	IPS	IRON PIN SET
MH	MAN HOLE	OTP	OPEN TOP PIPE FOUND
SSL	SANITARY SEWER LINE	CTP	CRIMP TOP PIPE FOUND
CO	SAN SEWER CLEANOUT	RB	REINFORCING BAR FOUND
CB	CATCH BASIN	RBS	REINFORCING BAR SET
JB	JUNCTION BOX	MAG	MAGNETIC READING IP
DI	DRAINAGE INLET	AI	ANGLE IRON FOUND
YI	YARD INLET	CP	CALCULATED POINT
(HW)	HEAD WALL	-X-X	FENCE
PP	POWER POLE	CLF	CHAIN LINK FENCE
PW	POWER LINE	WDF	WOOD FENCE
SSE	SANITARY SEWER ESMT.	WRF	WIRE FENCE
DE	DRAINAGE EASEMENT	WW	WET WEATHER
UE	UTILITY EASEMENT	FC	FENCE CORNER
AE	ACCESS EASEMENT	BL	BUILDING LINE
TB	TOP OF BANK	R/W	RIGHT-OF-WAY
CMP	CORRUGATED METAL PIPE	PL	PROPERTY LINE
RCP	REINFORCED CONC. PIPE	PC	PROPERTY CORNER
APP	AS PER PLAT	CL	CENTER LINE
APD	AS PER DEED	CPT	CARPORT
APR	AS PER RECORD	SP	SCREEN PORCH
APF	AS PER FIELD	P	PORCH
BC	BACK OF CURB	FH	FIRE HYDRANT
EP	EDGE OF PAVEMENT	BR	BRICK
EB	ELECTRIC POWER BOX	FR	FRAME
EM	ELECTRIC METER	WD	WOOD
GM	GAS METER	SN	SIGN
GV	GAS VALVE	P	PLAT
WM	WATER METER	D	DEED
WV	WATER VALVE	R	RECORD
OH	OVERHANG	F	FIELD
OU	OWNERSHIP UNCLEAR	N	N'BORS.
		PN	PINE
		HW	HARDWOOD

INDICATES STAIRS

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

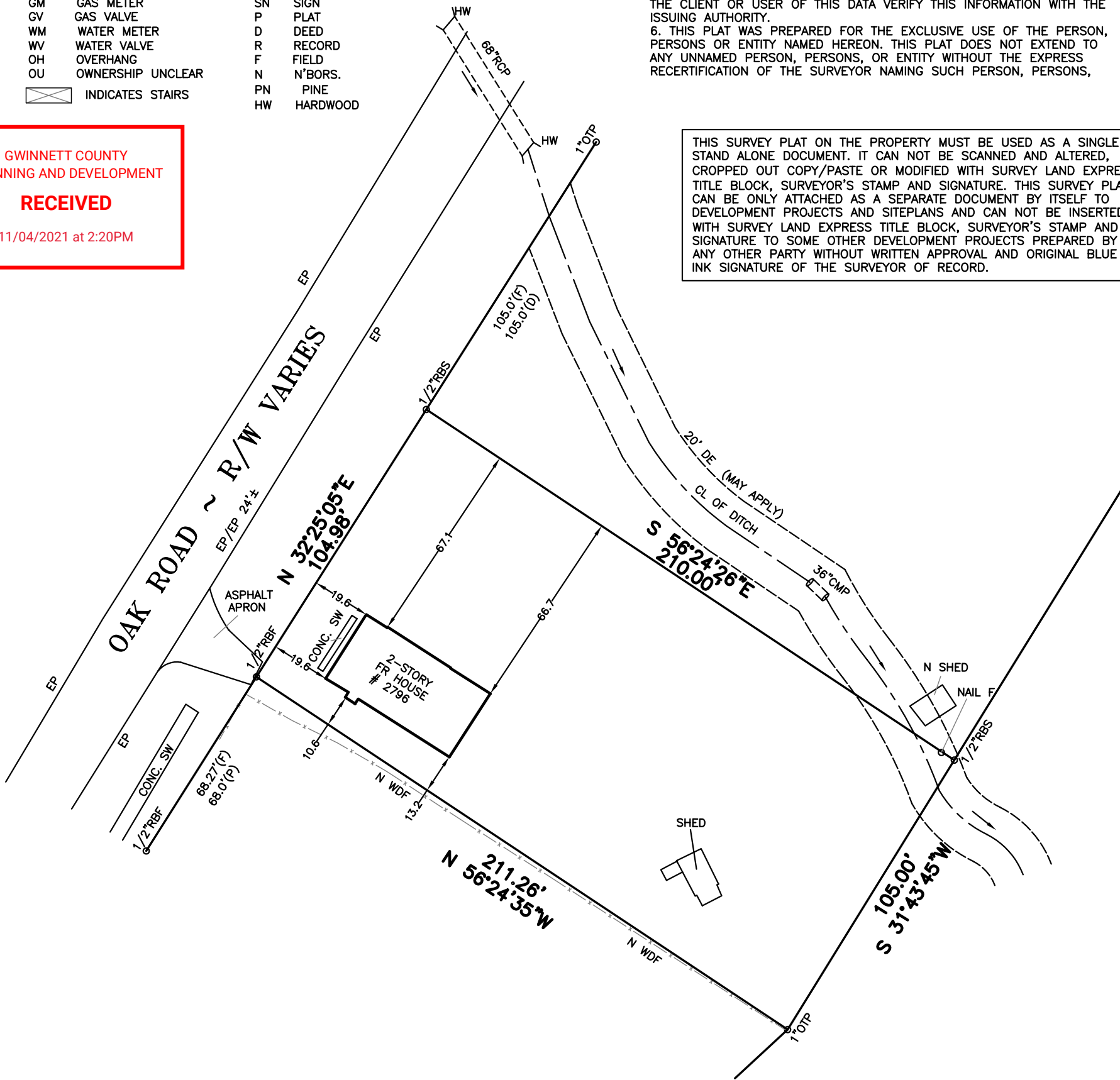
RECEIVED

11/04/2021 at 2:20PM

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS,

THIS SURVEY PLAT ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.



PROPERTY ADDRESS:  
2796 OAK ROAD  
LAWRENCEVILLE, GA 30044

LAND AREA:  
0.507 AC  
22105.23 SF

PLAT PREPARED FOR:

BRENDA CORREA

LOT	BLOCK
SUBDIVISION	UNIT
LAND LOT 13	5TH DISTRICT
SECTION	
GWINNETT COUNTY, GEORGIA	

FIELD WORK DATE OCT 23, 2016	PRINTED/SIGNED NOV 07, 2016
PLAT BOOK DEED BOOK 281	PAGE ,PAGE 228
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

0 40  
SCALE 1" = 40'

COORD # 10232016  
DWG # 10232016

SURVEY LAND EXPRESS, INC.  
LAND SURVEYING SERVICES

70 LENOX POINTE,  
ATLANTA, GA 30324  
FAX 404-601-0941  
TEL 404-252-5747  
INFO@SURVEYLANDEXPRESS.COM



