CHANGE IN CONDITIONS APPLICATION

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: Ms. Erika Perez c/o EcoWise Civil Design and Consulting, Inc.	NAME: Ms. Erika Perez
ADDRESS: 961 Fountain Glen Dr.	ADDRESS: 961 Fountain Glen Dr.
CITY: Lawrenceville	CITY: Lawrenceville
STATE: GA ZIP: 30043	STATE: GA ZIP: 30043
PHONE: (678) 602-7577	PHONE: (678) 602-7577

CONTACT PERSON: Pamela Little PHONE: (678) 773-7159

CONTACT'S E-MAIL: pam@ecowise-inc.com

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

APPLICANT IS THE:

☐ OWNER'S AGENT ☐ PROPERTY OWNER ☐ CONTRACT PURCHASER

ZONING DISTRICTS(S): C-2 PRIOR ZONING CASE: RZ-94-102, SUP 94-048

LAND DISTRICT(S): 7 LAND LOT(S): 105 ACREAGE: 0.73

ADDRESS OF PROPERTY: 2356 NE Highway 20 (Buford Drive)

PROPOSED CHANGE IN CONDITIONS: SUP 94-048 Condition 1 - Change to allow freestanding tire store

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS:	NO. OF BUILDINGS/LOTS: 1
DWELLING UNIT SIZE (Sq. Ft.):	TOTAL GROSS SQUARE FEET: 6,000
GROSS DENSITY:	DENSITY: 8,220 sf/acre
NET DENSITY:	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION
Erika Perez

All that tract or parcel of land lying and being in Land Lot 105 of the 7th District, Gwinnett County, Georgia, 0.704 Acres, Part of Lot 6 of the Subdivision of the Lands of A.G. Smith, per Topographic Survey for Erika Perez by Gresham Planning & Development, Inc., Dated Jan 25, 2015, William P. Gresham, GA RLS #2880, and being more particularly described as follows:

Commencing at an iron pin on the intersection of the Southwest right of way of Georgia Highway No. 20 and the Southeast right of way of Old Peachtree Road; thence run in a Southeasterly direction along the right of way of Georgia Highway No. 20 to an iron pin and the True Point of Beginning; thence run along said right of way South 16 degrees 28 minutes 36 seconds East a distance of 120.35 feet to an iron point on the southwesterly right of way of Georgia Highway No. 20; thence run South 08 degrees 05 minutes 29 seconds West a distance of 46.42 feet to an iron pin; thence run North 68 degrees 28 minutes 09 seconds West a distance of 283.85 feet to an iron pin; thence run North 31 degrees 31 minutes 39 seconds East 112.47 feet to an iron pin; thence run South 77 degrees 43 minutes 05 seconds East 181.79 feet to an iron pin and the True Point of Beginning.

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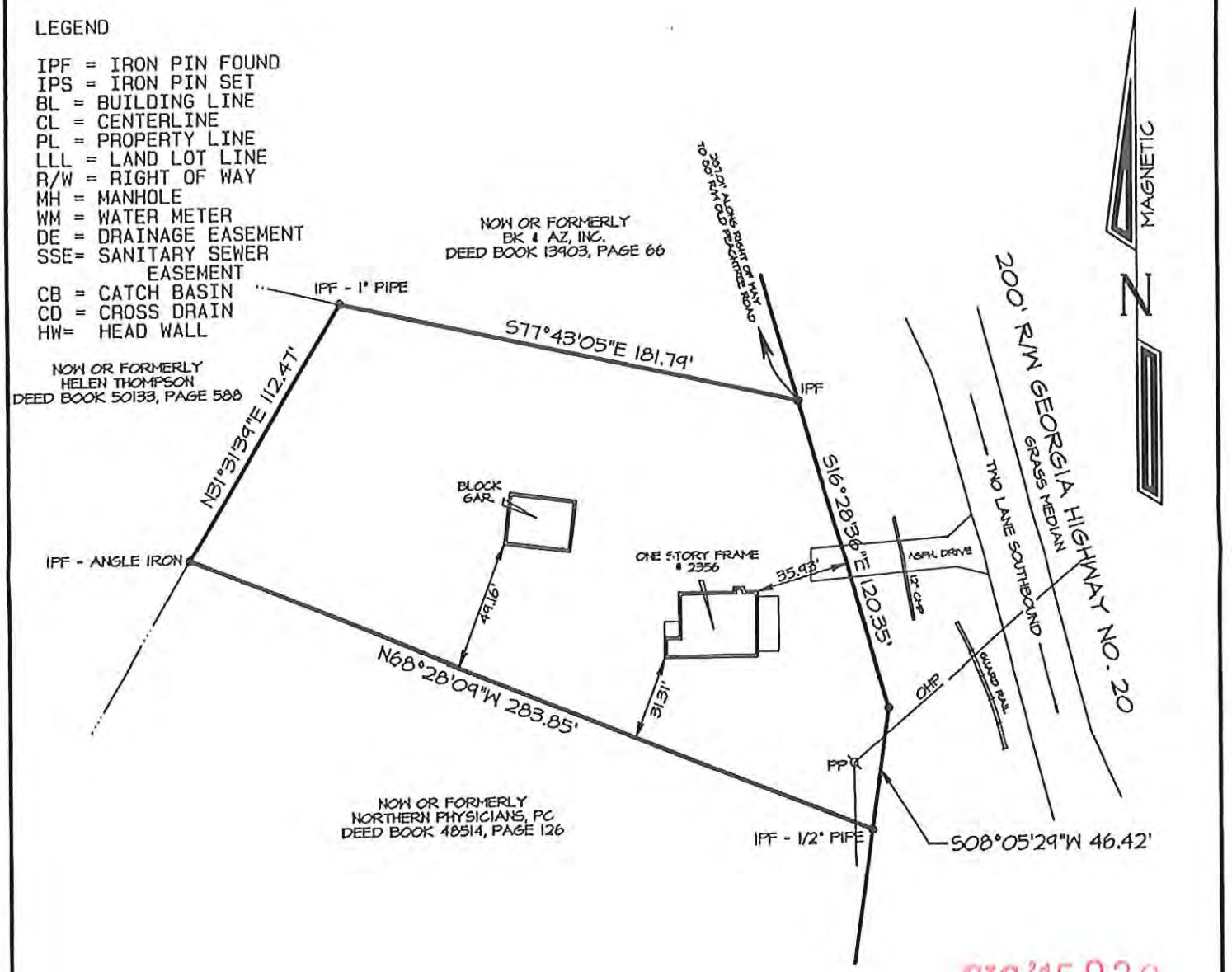
LEGEND

IPF = IRON PIN FOUND
IPS = IRON PIN SET
BL = BUILDING LINE
CL = CENTERLINE
PL = PROPERTY LINE
LLL = LAND LOT LINE
R/W = RIGHT OF WAY
MH = MANHOLE
WM = WATER METER
DE = DRAINAGE EASEMENT
SSE= SANITARY SEWER EASEMENT
CB = CATCH BASIN
CD = CROSS DRAIN
HW= HEAD WALL



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0.704 ACRES

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

GEORGIA REGISTERED No. 2880 LAND SURVEYOR WILLIAM P. GRESHAM

THE REFERENCED PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS

SURVEY FOR:

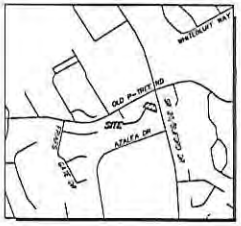
ERICA PEREZ

LAND LOT 105 of the 7th DISTRICT
GWINNETT COUNTY, GEORGIA

PART OF LOT 6 of the SUBDIVISION OF THE LANDS OF A.G. SMITH

DATE: AUG. 16, 2013
DRAWN WPG SCALE 1" = 60'
JOB NO. 130816-1

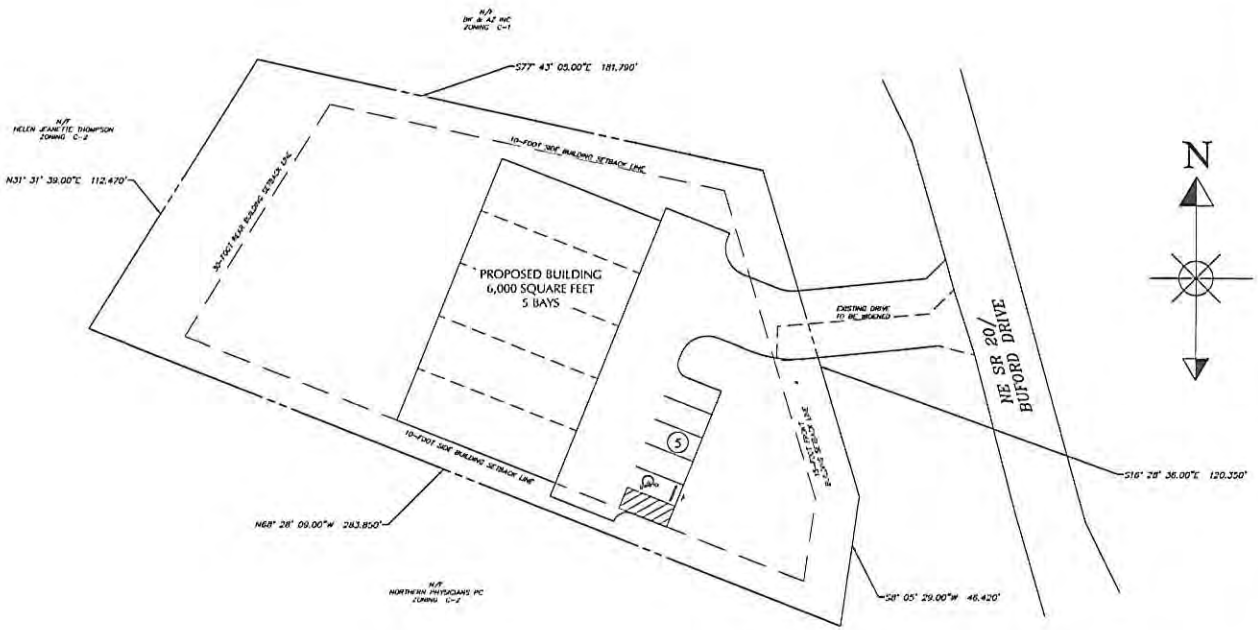
GRESHAM
PLANNING & DEVELOPMENT, INC.
SURVEYORS CONSTRUCTION MANAGEMENT PLANNERS
P.O. BOX 2255 CLARKESVILLE, GA 30523 706.754.9844



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:

TOTAL SITE AREA	0.73 ACRES
TOTAL BUILDING SQUARE FOOTAGE	6,000 SF
GROSS SITE DENSITY	8,220 SF/ACRE
ZONING	
EXISTING ZONING	C-2
PREVIOUS CASES	RZ 94-102 SUP 94-048
PARKING	
TIRE STORE	
MIN. PARKING REQUIRED	1 SPACE/ BAY = 5 SPACES
MAX. PARKING ALLOWED	3 SPACE/ BAY = 15 SPACES
PARKING PROVIDED	5 SPACES
BUILDING SETBACKS	
FRONT YARD	15 FEET
SIDE YARD	10 FEET
REAR YARD	30 FEET
REAR BUFFER	N/A
BUILDING HEIGHT	
MAXIMUM HEIGHT ALLOWED	45 FEET
PROPOSED BUILDING HEIGHT	15 FEET



EcoWise Civil Design and Consulting, Inc.

P.O. BOX 921603 NORCROSS, GA 30010
(770) 729-1631 FAX (770) 864-1831
www.ecowise-inc.com

2356 NE Highway 20 (Buford Drive)

FOR
Ms. Erika Perez
561 Fountain Glen Drive
Lawrenceville, GA 30043

LAND LOT 103 OF THE 7TH DISTRICT
GWINNETT COUNTY GEORGIA

0 10 20 40 60

SCALE: 1" = 20'
DATE: MARCH 25, 2014
PROJECT: 14010-00

REVISIONS:

NO.	DATE	BY	DESCRIPTION

This drawing is the property of EcoWise Civil Design and Consulting, Inc. and is not to be reproduced without permission from EcoWise Civil Design and Consulting, Inc. This drawing is to be used for this project only.

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED PROFESSIONAL ENGINEER PAMELA LITTLE
8/31/15

GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL NO. 0000008929 EXP. 3/11/2018

CONCEPTUAL SITE PLAN #1

CSP #1

SHEET TITLE AND NUMBER

CIC '15020

CHANGE IN CONDITIONS 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 CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

The proposed use (a tire store) is consistent with the original rezoning and special use permits; however, the client is requesting that a free-standing tire store be allowed since the property was never developed into a larger shopping center and a larger center will not fit on this individual parcel.

(B) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

The change in conditions to allow a free-standing tire store rather than a larger shopping center is not expected to adversely affect the existing use or usability of adjacent or nearby property.

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

The original rezoning and change-in-conditions was for multiple parcels. This individual parcel is not large enough for a shopping center to be built, so for use as a tire store, it would need to be a free-standing structure.

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

The proposed change in conditions is not expected to result in excessive or burdensome use of existing streets, transportation facilities, utilities or schools. The driveway will provide direct access to Georgia Highway 20.

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

We believe the proposed change-in-conditions is in conformity with the policy and intent of the land use plan as mixed-use given that the subject parcel is less than 1 acre.

(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 CHANGE IN CONDITIONS:

The original rezoning case and subsequent special use permit both allow for the use of the property as a tire store, so we believe that this use is supported by the original resolutions.

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Planning & Developmen

August 31, 2015

Gwinnett County Planning and Development
One Justice Square
446 Crogan Street
Lawrenceville, GA 30045

RE: CIC Application for 2356 NE Highway 20 (Buford Drive)

To Whom It May Concern:

I hereby request a change-in-conditions to rezoning case RZ 94-102 and SUP 94-048 to allow a free-standing tire store. The current rezoning case and special use permit allow for the property to be developed into a tire store, but only as part of a shopping center. I respectfully request that Condition 1 in each of these cases be amended to allow the property at 2356 NE Highway 20 (Buford Drive) within Land Lot 105 of the 7th District to be developed into a free-standing tire store. The property zoning would remain C-2.

The parcel is approximately 0.73 acres in area and is not large enough to be developed into a shopping center. The proposed building is 6,000 square feet in area and 15-feet in height (one-story) providing a proposed site density of 8,220 square feet per acre. The building will have 5 bays and the minimum parking requirement of 1 space/bay will be met for a total parking area of 5 spaces.

Development of the free-standing tire store is expected to comply with the requirements of the Gwinnett County Unified Development Ordinance and with other conditions applicable to the property.

Thank you for your consideration,

Ms. Erika Perez
Property Owner and Applicant

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CHANGE IN CONDITIONS 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.

Erika Perez — 08/31/15

Signature of Applicant — Date

ERIKA PEREZ, OWNER

Type or Print Name and Title

08.31.15

Signature of Notary Public — Date — Notary Seal

Signature of Notary Public — Date — Notary Seal

BRENDA DELEON
MY COMMISSION EXPIRES
NOTARY
PUBLIC
DEKALB COUNTY, GEORGIA
July 6, 2019

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CHANGE IN CONDITIONS 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.

Erika Perez — 08/31/15

Signature of Property Owner — Date

ERIKA PEREZ, OWNER

Type or Print Name and Title

08.31.15

Signature of Notary Public — Date — Notary Seal

BRENDA DELEON
MY COMMISSION EXPIRES
NOTARY
PUBLIC
DEKALB COUNTY, GEORGIA
JUNE 16, 2019

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CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

The undersigned below, making application for a change in conditions, 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]	08/31/15	ERIKA PEREZ, OWNER
Signature of Applicant	Date	Type of Print Name and Title
[signature]	8/31/15	PAMELA LITTLE - APPLICANT'S REPRESENTATIVE
Signature of Applicant's Attorney or Representative	Date	Type or Print Name and Title
[signature]	8.31.15	
Signature of Notary Public	Date	Notary Seal

BRENDA DELEON
MY COMMISSION EXPIRES
NOTARY PUBLIC
JUNE 16, 2019
DEKALB COUNTY GEORGIA

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 PAMELA LITTLE, ERIKA PEREZ
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 CHANGE IN CONDITIONS

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) 7 (District) - 105 (Land Lot) - 022 (Parcel)

Signature of Applicant: [signature] Date: 08/31/15

ERIKA PEREZ, OWNER
Type or Print Name and Title

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: J Hayes TITLE: TSAI

DATE: 9-3-15

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