

**REZONING APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Gwinnett County Board of Commissioners</u>	NAME: <u>Gwinnett County Board of Commissioners</u>
ADDRESS: <u>75 Langley Drive</u>	ADDRESS: <u>75 Langley Drive</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046-6935</u>	STATE: <u>GA</u> ZIP: <u>30046-6935</u>
PHONE: <u>678-518-6000</u>	PHONE: <u>678-518-6000</u>
CONTACT PERSON: <u>Planning and Development Department</u> PHONE: <u>678-518-6000</u>	
CONTACT'S E-MAIL: <u>pnd@gwinnettcountry.com</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICTS(S): <u>R-100</u> REQUESTED ZONING DISTRICT: <u>C-2</u>	
PARCEL NUMBER(S): <u>7065-138</u> ACREAGE: <u>.945</u>	
ADDRESS OF PROPERTY: <u>642 Russell Road, Lawrenceville GA 30043</u>	
PROPOSED DEVELOPMENT: <u>Business Office</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.): <u>n/a</u>	Total Building Sq. Ft. <u>3096</u>
Gross Density: <u>n/a</u>	Density: <u>.08 Floor Area Ratio</u>
Net Density: <u>n/a</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

PROPERTY DESCRIPTION  
642 RUSSELL ROAD  
GWINNETT COUNTY

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 65 OF THE 7th DISTRICT,  
GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CONCRETE CURB AND GUTTER, POINT BEING THE POINT OF  
CURVATURE ON THE WESTERN SIDE OF STATE ROUTE #20 AT THE SOUTH WESTERN INTERSECTION OF  
RUSSELL ROAD; THENCE SOUTH  $86^{\circ} 31' 51''$  WEST FOR A DISTANCE OF 195.68 FEET TO AN IRON PIN  
FOUND (REBAR) ON THE SOUTHERN RIGHT-OF-WAY OF RUSSELL ROAD. THE POINT BEING THE TRUE  
POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH  $06^{\circ} 30' 55''$  WEST FOR A DISTANCE  
OF 201.23 FEET TO AN IRON PIN FOUND (REBAR); THENCE SOUTH  $72^{\circ} 06' 39''$  WEST FOR A DISTANCE OF  
109.72 FEET TO AN IRON PIN FOUND (OPEN TOP PIPE); THENCE NORTH  $17^{\circ} 26' 10''$  WEST A DISTANCE  
OF 315.10 FEET TO AN IRON PIN SET (REBAR) ON THE SOUTHERN RIGHT-OF-WAY OF RUSSELL ROAD;  
THENCE ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 604.80, A  
CHORD BEARING OF SOUTH  $78^{\circ} 28' 33''$  EAST WITH A CHORD LENGTH OF 56.98 FEET AND AN ARC  
LENGTH OF 57.00 FEET TO AN IRON PIN SET (REBAR); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY  
SOUTH  $75^{\circ} 23' 57''$  EAST FOR A DISTANCE OF 44.70 FEET TO A POINT; THENCE SOUTH  $71^{\circ} 08' 05''$  EAST  
FOR A DISTANCE OF 43.92 FEET TO A POINT; THENCE SOUTH  $69^{\circ} 35' 45''$  EAST FOR A DISTANCE OF 86.43  
FEET TO AN IRON PIN FOUND (REBAR) AND THE TRUE POINT OF BEGINNING.

SAID TRACT BEING PART OF 642 RUSSELL ROAD AND CONTAINING 0.945 ACRES MORE OR LESS.

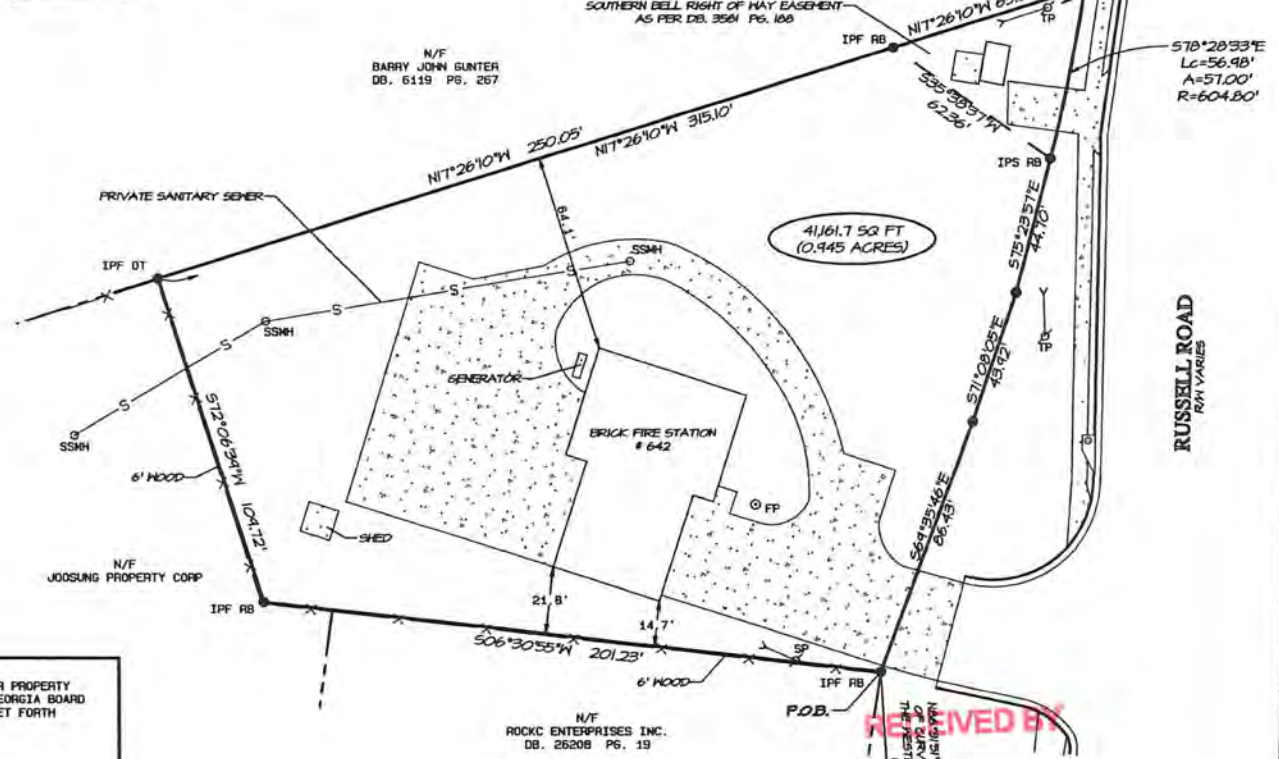
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THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

CERTIFICATE OF AUTHORIZATION NUMBER LSF 000196

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#642 RUSSELL ROAD  
GWINNETT COUNTY

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 65 OF THE 7th DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CONCRETE CURB AND GUTTER, POINT BEING THE POINT OF CURVATURE ON THE WESTERN SIDE OF STATE ROUTE #20 AT THE SOUTH WESTERN INTERSECTION OF RUSSELL ROAD; THENCE SOUTH 66° 31' 51" WEST FOR A DISTANCE OF 195.68 FEET TO AN IRON PIN FOUND (REBAR) ON THE SOUTHERN RIGHT-OF-WAY OF RUSSELL ROAD, THE POINT BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 06° 30' 55" WEST FOR A DISTANCE OF 201.23 FEET TO AN IRON PIN FOUND (REBAR); THENCE SOUTH 72° 06' 39" WEST FOR A DISTANCE OF 109.72 FEET TO AN IRON PIN FOUND (OPEN TOP PIPE); THENCE NORTH 17° 26' 10" WEST A DISTANCE OF 315.10 FEET TO AN IRON PIN SET (REBAR) ON THE SOUTHERN RIGHT-OF-WAY OF RUSSELL ROAD; THENCE ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 604.80', A CHORD BEARING OF SOUTH 78° 28' 33" EAST WITH A CHORD LENGTH OF 56.98 FEET AND AN ARC LENGTH OF 57.00 FEET TO AN IRON PIN SET (REBAR); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 75° 23' 57" EAST FOR A DISTANCE OF 44.70 FEET TO A POINT; THENCE SOUTH 71° 08' 05" EAST FOR A DISTANCE OF 43.92 FEET TO A POINT; THENCE SOUTH 69° 35' 46" EAST FOR A DISTANCE OF 86.43 FEET TO AN IRON PIN FOUND (REBAR) AND THE TRUE POINT OF BEGINNING.

SAID TRACT BEING PART OF #642 RUSSELL ROAD AND CONTAINING 0.945 ACRES MORE OR LESS.

**REFERENCES :**

1. DEED BOOK 1065, PAGE 167, GWINNETT COUNTY RECORDS.
2. PLAT BOOK 4, PAGE 88, GWINNETT COUNTY RECORDS.
3. DEED BOOK 3581, PAGE 168, GWINNETT COUNTY RECORDS.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

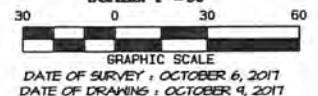
*John D. Huffman*  
JOHN D. HUFFMAN  
RLS 2034

10-16-17

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**BOUNDARY SURVEY  
FOR  
GWINNETT COUNTY  
LOCATED IN LAND LOT 65  
7th DISTRICT  
GWINNETT COUNTY, GEORGIA  
SCALE: 1" = 30'**



EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ACCORDING TO AN EXAMINATION OF THE OFFICIAL F.I.R.M. FLOOD MAPS, THIS PROPERTY DOES NOT HAVE ANY SPECIAL FLOOD HAZARD CONDITIONS.

EQUIPMENT USED : TOPCON GPT-8205A

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 104,453 FEET, AND AN ANGULAR ERROR OF 3" PER ANGLE POINT, AND WAS ADJUSTED USING: NO ADJUSTMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 82,898 FEET.

**LEGEND**

MH - MANHOLE	IPF - IRON PIN FOUND
MON - MONUMENT	IPS - IRON PIN SET
FH - FIRE HYDRANT	RB - REBAR
WV - WATER VALVE	OT - OPEN TOP
WM - WATER METER	CT - CRIMP TOP
CO - CLEAN OUT	SR - SOLID ROD
GM - GAS METER	CB - CATCH BASIN
GV - GAS VALVE	JB - JUNCTION BOX
FP - FLAG POLE	DI - DROP INLET
LP - LIGHT POLE	WI - WEIR INLET
PP - POWER POLE	YI - YARD INLET
SP - SERVICE POLE	SS - SANITARY SEWER

**H. B. & P.  
SURVEYING, INC.**

850 KENNESAW AVE. C-8  
MARIETTA, GA. 30060  
PHONE (770) 425-0141  
FAX (770) 425-8579

JOB # 17-061

**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:

Attached

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

Attached

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

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:

Attached

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

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:

Attached

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**REZONING APPLICANT'S RESPONSE**

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

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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:

The proposed C-2 (General Business District) zoning will permit uses compatible with the adjacent and nearby property as shown on Exhibit A. All adjacent property, except for the R-100 (Single-Family Residence District) property to the west, is zoned C-2 and the nearby property is a mix of C-2 and O-I (Office Institutional District) zoning. The proposed business office is compatible with surrounding uses which include a variety of retail, auto-oriented, and office uses (Exhibit A). The business office use will transition from higher intensity commercial uses such as a gas station, auto-oriented retail/service, and general retail along Buford Drive to the R-100 vacant parcel to the west.

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

The proposed business office will not adversely impact the adjacent or nearby property. There are no proposed exterior changes or outdoor storage. There will be very limited visitation to the site, aside from employees, and the noise will be significantly less than the former Fire Station.

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

The property is currently zoned R-100 (Single-Family Residence District). The building formerly housed a Fire Station and is a commercial structure. In addition, the property is almost completely surrounded by commercial uses. Because of these factors, the intent of the current single-family residential zoning is not economically viable.

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(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:

The proposed zoning will not burden existing streets, transportation facilities, utilities, or schools. The proposed use will have limited traffic, use the same utilities, and have no impact on schools.

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

The Gwinnett County 2040 Unified Plan and Future Development Map categorized the property as Community Mixed-Use and Activity Center. This classification supports mixed-use and nodal development along major corridors. Potential nodal development types include small-scale office which supports the rezoning request.

(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 property and building have been mostly vacant since fall of 2016. The opportunity to operate a business in this location promotes economic vitality.

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## LETTER OF INTENT

The Gwinnett County Board of Commissioners solicited competitive bids from qualified bidders for the sale of surplus property (Parcel No. R7065 138) located at 642 Russell Road. The property was formerly Fire Station No. 10 and is no longer needed for any County purpose. The County received one responsive bidder who proposed to use the property as a business office for a painting and associated repair company. Gwinnett County Board of Commissioners, the applicant, requests the subject property be rezoned from R-100 (Single-Family Residence District) to C-2 (General Business District), compatible with the surrounding zoning (Exhibit A), and subject to property layout (Exhibit B), existing building type (Exhibit C), and the proposed use.

The property is .945 acre with a 3,096 square foot, one-story building and a Floor Area Ratio (FAR) of .08. There are no marked parking spaces, but there is approximately 4,800 square feet of paved area to the rear of the building which can be used for parking. The site also includes a Southern Bell easement and structure in the northwest corner, shown on Exhibit B. There will be limited visitation to the site, consisting mostly of employees at the beginning and end of the day. The bidder proposed only interior modifications and no exterior storage.

C-2 zoning supports various business types including general office facilities. The property is located within the Community Mixed-Use Future Development Classification and is considered an Activity Center in the 2040 Unified Plan. This classification supports mixed-use and nodal development along major corridors. The proposed business office complies with the potential development types outlined in the 2040 Unified Plan, which includes small-scale office.

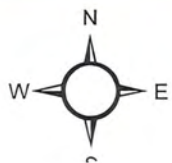
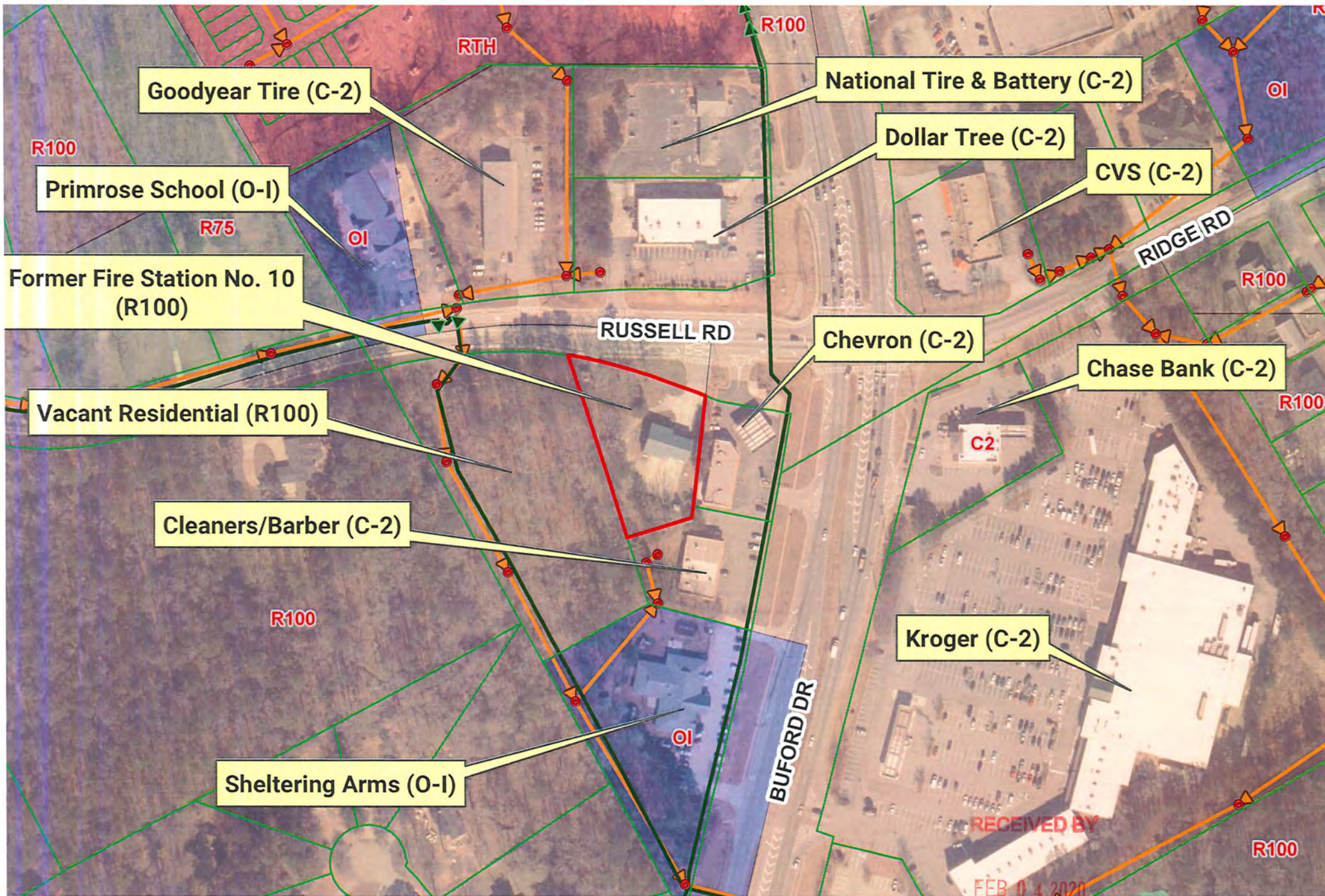
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Former Fire Station No. 10  
Surrounding Uses and Zoning

0 75 150 300 450 600 Feet

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Subject Property: Building front looking south



Subject Property: Rear parking pad looking south

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Subject Property: Rear of the building looking northeast



Subject Property: Rear parking pad looking west

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Subject Property: West building side looking north



Subject Property: Northwest corner-Southern Bell structure

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Subject Property: East building side looking north



Subject Property: Entrance off Russell Road looking north

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