

**REZONING APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>AP Framing Inc.</u>	NAME: <u>AP Framing Inc.</u>
ADDRESS: <u>578 Winder Hwy</u>	ADDRESS: <u>578 Winder Hwy</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>678-878-2506</u>	PHONE: <u>678-878-2506</u>
CONTACT PERSON: <u>Shanna Avalos</u> PHONE: <u>770-335-9616</u>	
CONTACT'S E-MAIL: <u>shanna@apframing.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): R75 REQUESTED ZONING DISTRICT: OI

PARCEL NUMBER(S): 5178 005 ACREAGE: .57

ADDRESS OF PROPERTY: 578 Winder Hwy, Lawrenceville, GA 30046

PROPOSED DEVELOPMENT: Professional Office

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>1</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>1380</u>
Gross Density: _____	Density: _____
Net Density: _____	<b>RZC '20011</b>

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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## Legal Description

All that tract or parcel of land lying and being in Land Lot 178 of the 5<sup>th</sup> District, Gwinnett County, Georgia, and being more particularly described as follows:

BEINNING at a capped rebar set on the north right-of-way line of US Highway number 29, a/k/a Winder highway, said point being 275 feet southwest of the original Land Lot Line between Land Lots 178 and 207; running thence along said right-of-way line S61°56'35"W a distance of 125.00 feet to a capped rebar set; thence leaving said right-of-way line and running N29°07'18"W a distance of 200.00 feet to a capped rebar set; running thence N61°56'35"E a distance of 125.00 feet to a capped rebar set; running thence S29°07'18"E a distance of 200.00 feet to the POINT OF BEGINNING

Said tract or parcel of land contains 0.574 acres

RZC '20 0 1 1

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LETTER OF INTENT  
REQUEST FOR REZONING  
GWINNETT COUNTY, GEORGIA

RE: .57 Acres located at 578 Winder Hwy, Lawrenceville, GA 30046

AP Framing Inc. respectfully submits this Letter of Intent to the Gwinnett County Board of Commissioners in support of an application for rezoning from R75 to OI classification. This application respectfully seeks from Gwinnett County approvals required for rezoning to OI for the subject property.


The entire subject property consists of .57 acres and is located at 578 Winder Hwy, Lawrenceville, GA in a residential/Commercial use area of Gwinnett County. We are also requesting a buffer reduction.

The parcel is planned and intended to be used as a small business office that will be used for basic administrative tasks such as blueprint reading and contract reviewing. AP Framing Inc. is a framing contractor. There will be one to three people working at this location. The hours of operation will be 9am to 4 pm Monday through Friday. The proposed rezoning is consistent with recent commercial growth in the immediate vicinity.

The adjacent property is currently used as a church and is commercial. Thus, the proposed type and intensity of land use is consistent with the adjacent property.

As shown on the site plan submitted in support of this application, primary access to the property is provided from Hwy 29, AKA Winder Hwy.

Sincerely,



Uriel Espinoza, President  
Ap Framing Inc.

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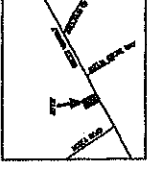
1	REVISIONS
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**SC Development Services**  
 ENGINEERS - SURVEYORS - PLANNERS  
 2005 WESTRICK BOULEVARD - SUITE 2 - WINDYBROOK, GEORGIA 30086  
 (770) 734-7800  
 FAX (770) 734-4833

**AP PLANNING, INC.**  
 878 WINDYBROOK BOULEVARD  
 LAND LOT 09, 08 DISTRICT  
 CHAMBERLAIN COUNTY, GEORGIA WEST IN ONE OTHER P.O. NO.

**REZONING EXHIBIT**  
 PROJECT NO. \_\_\_\_\_  
 DATE \_\_\_\_\_

**R-1**  
 EXHIBIT



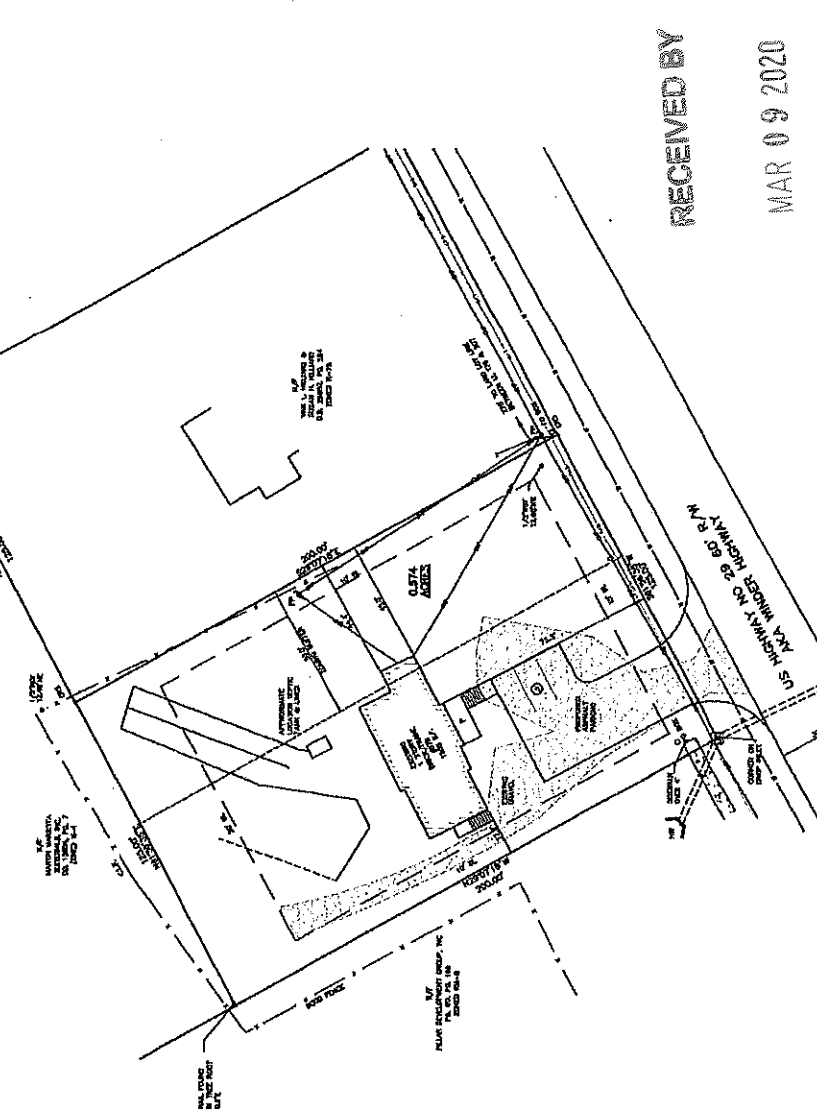
**GENERAL NOTES:**  
 1. THIS PLAN IS PREPARED BY THE ENGINEER AND SURVEYOR AND IS TO BE USED IN CONNECTION WITH THE REZONING EXHIBIT.  
 2. THE REZONING EXHIBIT IS SUBJECT TO THE APPROVAL OF THE PLANNING AND DEVELOPMENT DEPARTMENT.  
 3. THE REZONING EXHIBIT IS SUBJECT TO THE APPROVAL OF THE CHAMBERLAIN COUNTY BOARD OF COMMISSIONERS.  
 4. THE REZONING EXHIBIT IS SUBJECT TO THE APPROVAL OF THE CHAMBERLAIN COUNTY BOARD OF SUPERVISORS.  
 5. THE REZONING EXHIBIT IS SUBJECT TO THE APPROVAL OF THE CHAMBERLAIN COUNTY BOARD OF ZONING APPEALS.  
 6. THE REZONING EXHIBIT IS SUBJECT TO THE APPROVAL OF THE CHAMBERLAIN COUNTY BOARD OF PLANNING AND DEVELOPMENT.  
 7. THE REZONING EXHIBIT IS SUBJECT TO THE APPROVAL OF THE CHAMBERLAIN COUNTY BOARD OF ZONING APPEALS.  
 8. THE REZONING EXHIBIT IS SUBJECT TO THE APPROVAL OF THE CHAMBERLAIN COUNTY BOARD OF PLANNING AND DEVELOPMENT.  
 9. THE REZONING EXHIBIT IS SUBJECT TO THE APPROVAL OF THE CHAMBERLAIN COUNTY BOARD OF ZONING APPEALS.  
 10. THE REZONING EXHIBIT IS SUBJECT TO THE APPROVAL OF THE CHAMBERLAIN COUNTY BOARD OF PLANNING AND DEVELOPMENT.

**OWNER/DEVELOPER:**  
 AP PLANNING, INC.  
 878 WINDYBROOK BOULEVARD  
 CHAMBERLAIN COUNTY, GEORGIA 30086  
 (770) 734-7800

**ZONING CALCULATIONS:**  
 PREPARED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_



**LEGAL DESCRIPTION:**  
 LAND LOT 09, 08 DISTRICT, CHAMBERLAIN COUNTY, GEORGIA, WEST IN ONE OTHER P.O. NO. \_\_\_\_\_



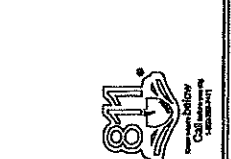
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**RZC '20011**

**REZONING EXHIBIT**

**GRAPHIC SCALE**  
 1" = 100' ±

**LEGEND:**  
 1. PROPERTY BOUNDARIES  
 2. EASEMENTS  
 3. ZONING DESIGNATIONS  
 4. DISTRICT BOUNDARIES  
 5. CHAMBERLAIN COUNTY BOARD OF COMMISSIONERS  
 6. CHAMBERLAIN COUNTY BOARD OF SUPERVISORS  
 7. CHAMBERLAIN COUNTY BOARD OF ZONING APPEALS  
 8. CHAMBERLAIN COUNTY BOARD OF PLANNING AND DEVELOPMENT





**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:

yes, the use will be suitable.

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

No, it will not affect any nearby property.

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

It will not be affected.

- (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:

It will not cause any burdensome use.

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

It will be in conformity.

- (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:

There is continued growth of commercial use in this location. By rezoning, it will not affect the residential use of others in this area.

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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

2/28/20  
Date

Uriel Espinoza, President  
Type or Print Name and Title

  
Signature of Notary Public

Feb 28, 2020  
Date

Notary Seal



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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

2/28/20  
Date

Uriel Espinoza, President  
Type or Print Name and Title

  
Signature of Notary Public

Feb 28, 2020  
Date

Notary Seal



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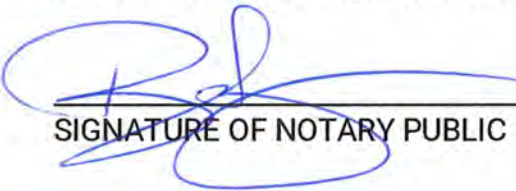


**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

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.

  
 \_\_\_\_\_ 2/28/20 Uriel Espinoza, President  
 SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

\_\_\_\_\_  
 SIGNATURE OF APPLICANT'S      DATE      TYPE OR PRINT NAME AND TITLE  
 ATTORNEY OR REPRESENTATIVE

  
 \_\_\_\_\_ 02-28-2020  
 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    Uriel Espinoza  
 \_\_\_\_\_  
 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:**      5 - 1796 - 005  
(Map Reference Number)      District      Land Lot      Parcel

[Signature]      2/28/20  
Signature of Applicant      Date

Uriel Espinoza, President  
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)

[Signature]      TSA II  
NAME      TITLE

2-28-2020  
DATE

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