

**REZONING APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Glorious Ventures, LLC</u>	NAME: <u>Ben Johnson, et al.</u>
ADDRESS: <u>2377 Huntcrest Way</u>	ADDRESS: <u>3770 Nikki Lane</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30052</u>
PHONE: <u>770-363-5241</u>	PHONE: <u>404-550-6277</u>
CONTACT PERSON: <u>Robert Jackson Wilson</u> PHONE: <u>770.962.9780</u>	
CONTACT'S E-MAIL: <u>jwilson@rjwpclaw.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): R-100 REQUESTED ZONING DISTRICT: C-2

PARCEL NUMBER(S): R5162 001 ACREAGE: 3.07

ADDRESS OF PROPERTY: 227 Brand Road

PROPOSED DEVELOPMENT: Retail convenience store with fuel pumps

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>6,500</u>
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED RECEIVED BY

Legal Description

227 Brand Road

All that tract or parcel of land lying and being in Land Lot 162 of the 5<sup>th</sup> Land District, Gwinnett County, Georgia being more particularly described as follows:

BEGINNING at the point of intersection of the westerly right of way line of Georgia Highway No. 20 with the northerly right of way line of Brand Road and run thence along the northerly right of way line of Brand Road South 59 degrees 46 minutes West a distance of 360.5 feet to a point; run thence North 38 degrees 58 minutes West a distance of 347.6 feet to a point; run thence North 59 degrees 20 minutes East a distance of 464.4 feet to a point on the westerly right of way line of Georgia Highway 20; run thence along said right of way line South 21 degrees 51 minutes East a distance of 350.1 feet to the point of intersection of the Westerly right of way line of Georgia Highway 20 to the point of beginning, said tract containing 3.07 acres and being Tax Parcel No. R5 162 001 and commonly known as 227 Brand Road according to the current system of numbering.

RZC '20 022

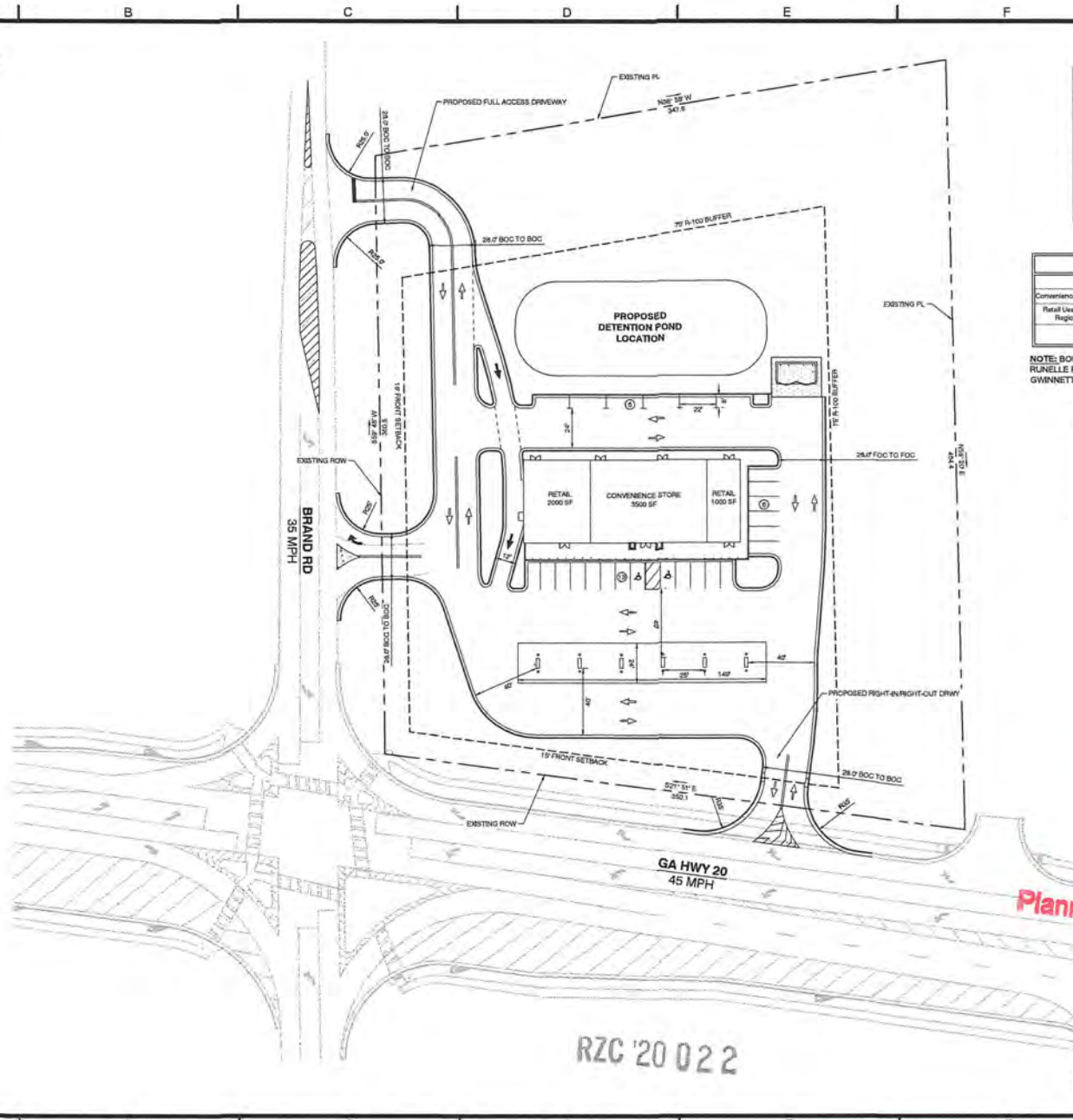
RECEIVED BY

SEP 04 2020

Planning&Development



Always call before you dig.  
Call before you dig.



Property Information	
Address	227 Brand Rd
Parcel	R0162093
Zoning District	R-100
Current Zoning	R-1
Proposed Zoning	C-2
Overlay District	Gwynn/Hwy 20 Corridor
Total Acreage	3.87 AC
ADJACENT PROPERTIES ZONED R-100	

Parking Summary		
	MIN	MAX
Convenience Store, Gasoline Station	1 per 500 sq. ft. (7)	1 per 125 sq. ft. (28)
Retail Use, Shopping Center, or Regional Shopping Mall	1 per 500 sq. ft. (8)	1 per 300 sq. ft. (13)
TOTAL PROVIDED PARKING: 25		

NOTE: BOUNDARY CREATED FROM BOTH SURVEY PREPARED BY RYNELLE P. JOHNSON & S. FLOYD JOHNSON, DATED OCT. 20, 1977 & GWINNETT COUNTY GIS

Setbacks/Buffers	
Building Setback	
Front	15 ft
Side	10 ft
Rear	30 ft
C-2 / R-100 Buffer: 75 ft	
Landscape Strip Buffer: 10ft	



2180 Virginia Court, Suite D  
Lawrenceville, GA 30047  
Tel: (770) 964-4255  
www.aandring.com  
aandring@earthlink.net

REVISIONS		
No.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

NOT RELEASED FOR CONSTRUCTION

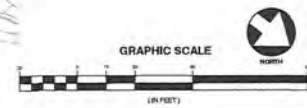
PREPARED FOR  
Glorious Ventures, LLC

Rafiq Mawardi  
2277 Hamstead Way  
Lawrenceville, GA 30043

SITE PLAN  
SR 20 & BRAND RD  
C-Store/Retail Development  
Civil Site Design  
227 Brand Rd  
Gwinnett County, GA

RECEIVED BY  
SEP 04 2020  
Planning & Development

RZC '20 022



24 HOUR CONTACT			
DATE	DIST	PARCEL	CD #
10/20/20	5	5143001	5143001
OWNER	CD #	CD #	CD #
GLV	5	5143001	5143001
APP PROJECT #	20-107		
SCALE/ENLARGEMENT			
C-2			



**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 is suitable in view of the location and traffic pattern along State Highway 20

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

No. The use will not adversely affect any adjacent or nearby property

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

No. The property has been marketed under its current zoning and not improved for many years.

(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:

No. The commercial use will relieve those burdens, enhance the tax base, and provide for balance between commercial and residential uses. Providing necessary products in close proximity to nearby residents will reduce vehicle trips and relieve transportation burdens.

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

Yes. By providing necessary products and services along a State highway, and providing an amenity to nearby residents, the proposed use conforms to the policy and intent of the 2040 Comprehensive 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:

Other nearby commercial uses on Highway 20 and the lack of market demand for new single family residential use on the highway provide supporting grounds for this application.

LETTER OF INTENT  
227 Brand Road  
Glorious Ventures, LLC  
Rezoning Application

The Applicant submits this Letter of Intent requesting approval to allow the development of 3.07-acre site located at the intersection of Loganville Highway (State Route 20) and Brand Road (the "Property"). The Applicant proposes to rezone the Property to the C-2, General Business District, zoning classification to permit development of small-scale neighborhood-retail space, including a convenience store with fuel pumps.

The proposed development would provide an approximately 6,500 square foot convenience store with a single fuel pump canopy. The proposed building would include attractive architecture and building materials such as stacked stone, brick, glass storefront design, fiber cement siding, and/or EIFS. Two entrances are proposed to serve the proposed development-one on Brand Road and another on Loganville Highway. Additionally, the Applicant is requesting relief from the conditions of the overly district requiring parking in the rear of the building. The configuration of the site and the location of the detention pond does not lend itself to parking behind the building.

Given the Property's pin-corner location at the intersection of Loganville Highway and Brand Road, and the nearby existing and proposed commercial projects, the proposed development could serve as a component of a node integrated with and complementing nearby residential uses. The Gwinnett County 2040 Unified Development Plan specifically encourages "corner/neighborhood-serving retail" as a development type for the Emerging Suburban Character Area in which the Property is located. The development would feature convenience-retail and fresh foods that services surrounding residents and local commuter traffic. For these reasons, the Applicant submits that the proposed development would permit a use that is compatible with adjacent uses. To satisfy the requirements of Georgia law, the Applicant notes that the denial of the application or approval with conditions not approved by the Applicant would violate the Applicant and Owner's constitutional rights protected by the U.S. and Georgia Constitutions.

The Applicant would be glad to meet with staff of the Gwinnett County Department of Planning & Development and neighboring property owners to answer any questions or to address any concerns relating to the Application.

RZC '20 022

RECEIVED BY

SEP 04 2020

Planning&Development



**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

9/2/20

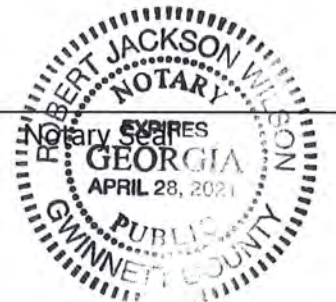
Date

**Syed Shaffiuddin, Applicant**

Type or Print Name and Title

Signature of Notary Public

Date



RZC '20 022

RECEIVED BY

SEP 04 2020

Planning&Development

**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.

Lorene F. Johnson  
Signature of Property Owner

9-2-20  
Date

LORENE F. JOHNSON, EXECUTRIX OWNER  
Type or Print Name and Title

[Signature]  
Signature of Notary Public

9/2/2020  
Date



RZC '20 02 2

RECEIVED BY

SEP 04 2020

Planning & Development

**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.

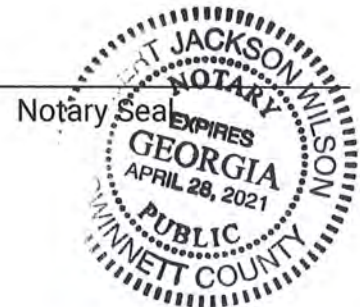
  
Signature of Property Owner

9/2/20  
Date

BENJAMIN J JOHNSON  
Type or Print Name and Title

  
Signature of Notary Public

9/2/20  
Date



RZC '20 022

RECEIVED BY


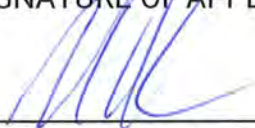
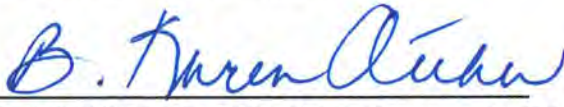
SEP 04 2020

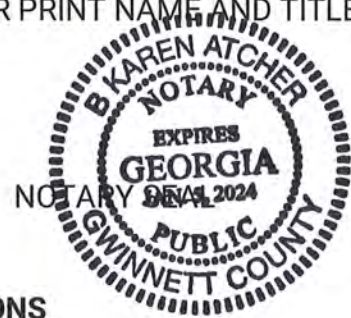
Planning & Development



**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.

	<u>9/2/20</u>	Syed Shaffiuddin
SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
	<u>9/2/20</u>	Robert Jackson Wilson
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
	<u>9/2/2020</u>	
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 Robert Jackson Wilson  
 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.

RZC '20 022

RECEIVED BY


SEP 04 2020

**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                      -                      162                      -                      001  
(Map Reference Number)                      District                      Land Lot                      Parcel

  
\_\_\_\_\_  
Signature of Applicant

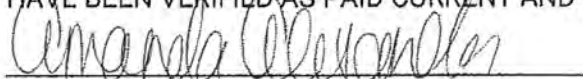
9/3/2020  
\_\_\_\_\_  
Date

**Robert Jackson Wilson, Attorney for Applicant**  
\_\_\_\_\_  
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

Tax Services Asst Mgr  
\_\_\_\_\_  
TITLE

9/4/2020  
\_\_\_\_\_  
DATE

**RECEIVED BY**

**SEP 04 2020**

**Planning & Development**