

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Latin Realty & Management</u>	NAME: <u>Latin Realty & Management</u>
ADDRESS: <u>1565 Woodington Circle Ste 105</u>	ADDRESS: <u>1565 Woodington Circle Ste 105</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>Ga</u> ZIP: <u>30044-2986</u>	STATE: <u>Ga</u> ZIP: <u>30044-2986</u>
PHONE: <u>470-514-5139</u>	PHONE: <u>470-514-5139</u>
CONTACT PERSON: <u>Maria Sanchez</u> PHONE: <u>470-514-5139</u>	
CONTACT'S E-MAIL: <u>felix.torres@leworkfroce.com</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

ZONING DISTRICTS(S): O1 PRIOR ZONING CASE: RZC2014-00019

PARCEL NUMBER(S): 7/001/009 ACREAGE: 0.59

ADDRESS OF PROPERTY: 2897 Cruse Rd/Lawrenceville, Ga. 30044

PROPOSED CHANGE IN CONDITIONS: Change original condition 2.(A) from 50-foot undisturbed buffer along rear property line to a 25-foot re-planted buffer with 5-foot improvement setback and change original condition of 30-foot wide undisturbed buffer along the side property lines to a 10-foot re-planted buffer with no improvement setback along the side property lines.

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: <u>1-prop. office bldg</u>
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: <u>6510</u>
GROSS DENSITY: _____	DENSITY: <u>N/A</u>
NET DENSITY: _____	

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

LEGAL DESCRIPTION
2897 CRUSE ROAD

ALL THAT TRACK OR PARCEL OF LAND LYING AND BEING IN LAND LOT NO. 1, OF THE 7TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, CONTAINING 0.58 ACRES, MORE OR LESS, ACCORDING TO PLAT AND SURVEY OF S. R. FIELDS, SURVEYOR, DATED JUNE 23, 1956, PROPERTY NOW KNOWN AS 2897 CRUSE ROAD, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED AT THE SOUTH EASTERLY CORNER ON CRUSE ROAD WITH OTHER PROPERTY OF LEON SIMONTON AND RUNNING ALONG CRUSE ROAD, NORTH 59 DEGREES EAST, 150 FEET TO PROPERTY NOW OWNED BY JACKIE FARMER; THENCE ALONG SAID PROPERTY OWNED BY JACKIE FARMER SOUTH 31 DEGREES EAST, 160 FEET TO A CORNER WITH PROPERTY NOW OR FORMERLY OWNED BY LEON SIMONTON; THENCE ALONG SAID SIMONTON PROPERTY, SOUTH 59 DEGREES WEST, 150 FEET TO A CORNER WITH PROPERTY NOW OR FORMERLY OWNED BY LEON SIMONTON; THENCE CONTINUING ALONG SAID SIMONTON PROPERTY, NORTH 31 DEGREES WEST, 160 FEET TO THE POINT OF BEGINNING.

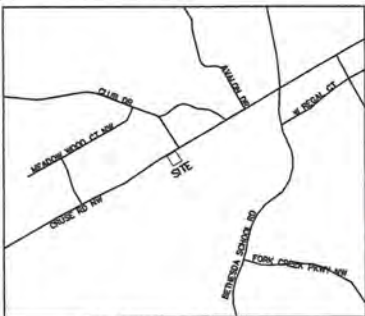
PARCEL ID NUMBER: R7001-009

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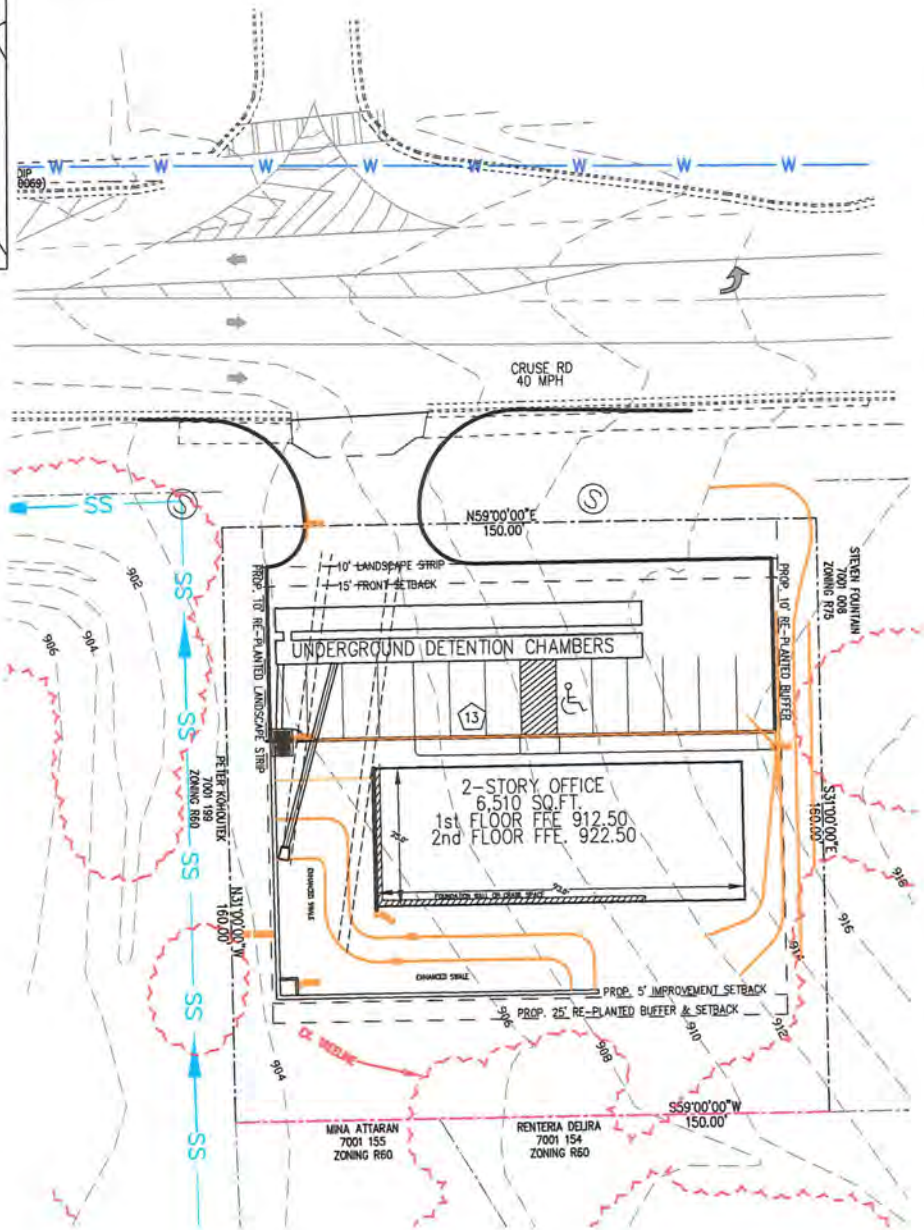
NOV 04 2020

Planning&Development

CIC 21002



LOCATION MAP-N.T.S.



SITE INFORMATION

REZONING CHANGE IN CONDITIONS
RZC2014-00019
PARCEL 7,001/009
SITE AREA = 0.59 ACRES
ZONING: O1

CHANGE IN CONDITIONS REQUESTED FROM RZC2014-00019
Z1A) PROVIDE A 50 FOOT WIDE NATURAL UNIMPROVED BUFFER ADJACENT TO RESIDUALLY ZONED PROPERTY ALONG THE REAR PROPERTY LINE AND 25 FOOT WIDE NATURAL UNIMPROVED BUFFER ADJACENT TO THE SIDE PROPERTY LINE. DEDICATED TREES SPARINGLY SELECTED TO PROTECT AN EXISTING VISUAL SCREEN.

CHANGE IN CONDITION 2 (A) REQUESTED FROM RZC2014-00019
CHANGE CONDITION 2 (A) TO READ: PROVIDE A 25-FOOT REPLANTED BUFFER AND A 5-FOOT IMPROVEMENT SETBACK ALONG THE REAR PROPERTY LINE AND A 5-FOOT 5-FOOT RE-PLANTED BUFFER AND 5-FOOT IMPROVEMENT SETBACK ALONG THE SIDE PROPERTY LINE.

SETBACKS:
FRONT = 15 FEET
SIDE = 10 FEET
REAR = 25 FEET

PARKING REQUIREMENTS
PROPOSED OFFICE (BUSINESS OR PROFESSIONAL)
TOTAL SQUARE FOOTAGE = 6510
R510/200 = 13 MINIMUM REQUIRED PARKING SPACES
R510/250 = 28 MAXIMUM REQUIRED PARKING SPACES
13 PARKING SPACES PROVIDED INCLUDING 1 HANDICAP SPACES

CHIEF PLANNING OFFICER
TODD BARKER

NAME OF COMMUNITY DEVELOPMENT DEPARTMENT
COMMUNITY DEVELOPMENT DEPARTMENT

RESOLUTION
RESOLUTION NO. 2020-04

PROPOSED ACTION
A RESOLUTION TO APPROVE THE SPECIAL DEVELOPMENT PLAN FOR THE PROPERTY AT THE INTERSECTION OF CRUSE ROAD AND N. HIGHWAY 158, PARCEL 7,001/009, IN THE CITY OF LAWRENCEVILLE, GEORGIA, FOR A REZONING CHANGE IN CONDITIONS FROM ZONING O1 TO ZONING R60.

DATE
MAY 04 2020

APPROVED
[Signature]

PLANNING & DEVELOPMENT

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MAY 04 2020

REZONING CHANGE IN CONDITIONS PLAN FOR: LATIN ELECTRIC WORKFORCE

2897 CRUSE RD
LAWRENCEVILLE, GA. 30044

OWNER & DEVELOPER:
LATIN REALTY & MANAGEMENT
1565 WOODINGTON CIRCLE STE 105
LAWRENCEVILLE, GEORGIA 30044-2986
(470) 514-5139

DESIGNER:
BULLARD LAND PLANNING, INC
3790 CANNONWOLDE DR
SNELLVILLE, GA 30039
CONTACT PERSON: BOBBY BULLARD
678-344-1293 btpbobby@bellsouth.net

GRAPHIC SCALE
1" = 60' FT.

DATE 11/01/2020
FILE NO. 20-3054

CIC '21002

Latin Realty & Management
1565 Woodington Circle Ste 105
Lawrenceville, Ga. 30044-2986

Gwinnett Department of Planning and Development
Planning Division
446 W. Crogan St.
Lawrenceville, Georgia 30046
678-518-6000 Of

RE: Letter of Intent
Subject Parcel 7/001/009
2897 Cruse Rd.
Lawrenceville, Ga. 30044
October 8th, 2020

To Whom It May Concern,

Enclosed is an application for a rezoning change in conditions of the above referenced subject property. The original rezoning case number was RZC2014-00019. The subject property is zoned OI.

We would like to request a change in the original rezoning case condition 2.(A) from a 50-foot undisturbed buffer along rear property line to a 25-foot re-planted buffer with 5-foot improvement setback and change the original condition of a 30-foot wide undisturbed buffer along the side property lines to a 10-foot re-planted buffer with no improvement setback along the side property lines.

We request these changes to perform the needed grading of the property for a proposed office building as the property has a drop of 13 feet from one side property line to the other side property line.

Sincerely,

Felix Torres-Latin Realty & Management

Applicant

CIC '21002

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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 office use is suitable in view of its OI zoning and of the uses of nearby properties

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

The proposed change in conditions will actually enhance the screening between the subject property and adjacent properties as the buffer will be re-planted to Gwinnett buffer standards

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

The property does have reasonable economic use as it is currently zoned but it is greatly diminished by the buffers that are currently in place.

- (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 will not result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

The proposed change in conditions 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 CHANGE IN CONDITIONS:

The existing condition of there being a 13 foot drop from one side property line to the other side property line affects the use of the property and gives supporting grounds for the reduction of the buffers put in place by the zoning conditions.

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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.



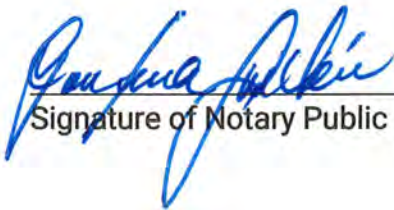
Signature of Applicant

11/02/2020

Date

Maria Sanchez / owner

Type or Print Name and Title



Signature of Notary Public

11/2/20

Date



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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.



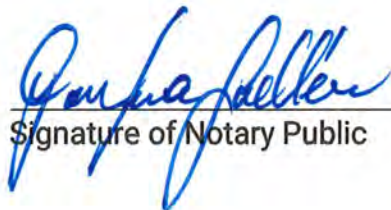
Signature of Property Owner

11/02/2020

Date

Maria Sanchez / owner

Type or Print Name and Title



Signature of Notary Public

11/02/20

Date




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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.

 _____ 11/02/2020 Maria Sanchez / owner
 Signature of Applicant Date Type of Print Name and Title

 Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

 _____ 11/02/20
 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 Maria Sanchez
 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. **RECEIVED BY**

**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: 7 - 001 - 009
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

11/02/2020

Date

Maria Sanchez / owner

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)

Kayla Telesford
NAME

DPT TSA
TITLE

11/02/2020
DATE

Taxes are current
BUT taxes are due Dec. 1
2020!

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