



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Marvin Cruz Alvarez</u>	NAME: <u>Marvin Cruz Alvarez</u>
ADDRESS: <u>788 Harvest Brook Dr</u>	ADDRESS: <u>788 Harvest Brook Dr</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
CONTACT PERSON: <u>Marvin Cruz</u> PHONE: <u>678-410-9188</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>RS-150</u> REQUESTED ZONING DISTRICT: <u>LM</u>	
PARCEL NUMBER(S): <u>5145 011A & 5145 011</u> ACREAGE: <u>1.64</u>	
ADDRESS OF PROPERTY <u>65 & 79 Hurricane Shoals Road, Lawrenceville, GA 30046</u>	

Marvin Cruz Alvarez 1/15/2025
SIGNATURE OF APPLICANT DATE

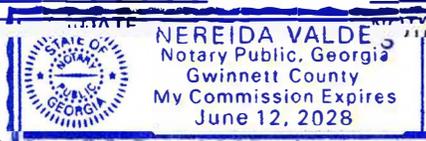
Marvin Cruz Alvarez 1/15/2025
SIGNATURE OF OWNER DATE

Marvin Cruz Alvarez
TYPED OR PRINTED NAME

Marvin Cruz Alvarez
TYPED OR PRINTED NAME

Nereida Valdes 1-15-2025
NOTARY PUBLIC DATE

Nereida Valdes 1-15-2025
NOTARY PUBLIC DATE



RZC2025-00063
RECEIVED FEBRUARY 10, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

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 the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NO
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NO
Y/N

If the answer is yes, please complete the following section:

NAME 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/gifts.

RZCC2025-00063
RECEIVED MARCH 19, 2025
PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED FEBRUARY 10, 2025
RZC2025-00063
PLANNING & DEVELOPMENT DEPARTMENT

RE: Rezoning Letter of Intent

Location: Parcels R5145011 and R5145011A

Existing: RS – 150

Proposing Zoning: General Industrial

Future of Land Use: Landscape Company

Acreage of Property to be Rezoned: 1.76

To Whom it May Concern,

We are requesting zoning change of parcels R5145011 and R5145011A Located at 79 & 65Hurricane Shoal Road, Lawrenceville, GA 43346

DEED B: 60921 P: 00395
11/20/2023 04:47 PM Pgs: 3 Fees: \$445.00
TTax: \$420.00
Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672023027863
ERECORDED
eFile Participant IDs: 3851730983,1630291250

Prepared by and Return to:
Spraggins Law Firm, LLC
279 West Crogan Street
Lawrenceville, GA 30046
(470) 266-9179
File No. 23-GA-537

Parcel ID Number: R5145 011A
Parcel ID Number: R5145 011

WARRANTY DEED

THIS INDENTURE, made between **Estate of Patricia Roebuck Murdock, LuAnn Murdock, and Donna Jean Greenwood**, of the County of Hall and State of Georgia, hereinafter collectively called Grantors, and **Marvin Abad Cruz Alvarez**, of the County of Gwinnett and State of Georgia, hereinafter called Grantee (the words "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

Grantors, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid at and before the sealing and delivery of these presents and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, align, convey and consign unto the Grantee, the following described real estate:

Property 1:

All that tract or parcel of land lying and being in Land Lot 145 of the 5th District of Gwinnett County, Georgia, and containing 0.44 acres, according to a survey and plat by C. M. Higginbotham, Surveyor, dated February 29th, 1960. Said property is described according to said plat as follows:

Beginning at an iron pin corner on the northwest side of the right of way of Roebuck Road NKA Hurricane Shoals Road, which beginning point is 467.4 feet in a south 41 degrees 40 minutes west direction, as measured along the northwest side of Roebuck Road NKA Hurricane Shoals Road, from the point where the northwest side of said Roebuck Road NKA Hurricane Shoals Road intersects the center line of Collins Hill Road; thence continuing along the northwest side of Roebuck Road NKA Hurricane Shoals Road in a south 41 degrees 40 minutes west direction for 100 feet; thence in a north 36 degrees 31 minutes west direction for 200 feet; thence in a north 41 degrees 40 minutes east direction 100 feet; thence in a south 36 degrees 31 minutes east direction and along a ditch line between this lot and the lands of J. G. Dyer for 200 feet to the point of beginning.

Said property also being shown as Tract II, containing 0.448 acres, according to plat recorded in Plat Book 121, Page 176, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference.

For Informational Purposes Only:

Parcel ID Number: R5145 011A
Subject to any Easements or Restrictions of Record.

Property 2:

All that tract or parcel of land lying and being in Land Lot 145 of the 5TH District, Gwinnett County, Georgia, being known as Tract I, 1.193 acres, as shown on that plat of survey for Mike Green, by Bullard Land Planning, surveyed by Robert F. Bullard, GRLS, dated July 9, 2007 and filed in Plat Book 121, Page 176, Gwinnett County, Georgia Superior Court records. Said plat and the recording thereof being hereby made for a more accurate and complete description of the property.

For Informational Purposes Only:

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PLANNING & DEVELOPMENT DEPARTMENT

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RECEIVED FEBRUARY 10, 2025
PLANNING & DEVELOPMENT DEPARTMENT

Parcel ID Number: R5145 011
Subject to any Easements or Restrictions of Record.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the Grantee forever in fee simple.

AND THE GRANTORS will warrant and forever defend the right and title to the above-described property unto the Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have signed and sealed this deed, the 16th day of November, 2023.

Estate of Patricia Kuebeck Merdock
By: [Signature] ADMINISTRATOR
LuAnn Murdock Greene, Administrator
[Signature] LUANN MURDOCK N/K/A LUANN MURDOCK GREENE
LuAnn Murdock n/k/a LuAnn Murdock Greene

STATE OF GEORGIA
COUNTY OF GWINNETT

Signed, sealed and delivered before me, this 16th day of November, 2023.

Personally Known
 Produced Identification
Type and # of ID DL
[Signature]
Unofficial Witness

[Signature]
Signature Notary

Charles Spraggs
Name of Notary Typed, Stamped, or Printed
Notary Public, State of Georgia



GENERAL NOTES:
 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
 4: No Geodetic monuments were found within 500 feet of this site.
 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

CITY OF LAWRENCEVILLE
 ZONING: RS-150

N/F
 KHOLS DEPARTMENT STORES INC.
 640 COLLINS HILL ROAD
 PARCEL #R7010 091
 DB:21799 PG:132

N/F
 MRE-CH2 LLC
 59 HURRICANE SHOALS ROAD
 PARCEL #R5145 304
 DB:49215 PG:881
 FB:123 PG:36

TRACT 2
 0.45 ACRES
 19,673.64 SQFT
 N/F
 MARVIN ALVAREZ
 65 HURRICANE SHOALS ROAD
 PARCEL #R5145 011A
 DB:60921 PG:395
 FB:121 PG:176

TRACT 1
 1.19 ACRES
 52,103.10 SQFT
 N/F
 MARVIN ALVAREZ
 79 HURRICANE SHOALS ROAD
 PARCEL #R5145 011
 DB:60921 PG:395
 FB:121 PG:176

N/F
 PRIME ENTERPRISES INC.
 111 HURRICANE SHOALS ROAD
 PARCEL #R5145 010
 DB:2141 PG:132

RZC2025-00063
RECEIVED FEBRUARY 10, 2025
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FIELD DATA:
 DATE OF FIELD SURVEY 12-23-24.

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.01 FEET.

EQUIPMENT:
 ELECTRONIC TOTAL STATION AND RTK GPS
 GPS RECEIVER: TRIMBLE R12L
 SN: 6340F004 ROVER
 6340F006S BASE
 NETWORK: TRIMBLE VRS NOW RTK GNSS

TRACT # 1: TOTAL AREA: 52,103.10 SQ FT, 1.19 ACRE
 CALCULATED PLAT CLOSURE: 1 FOOT IN 594,683.10 FEET
 TRACT # 2: TOTAL AREA: 19,673.64 SQ FT, 0.45 ACRE
 CALCULATED PLAT CLOSURE: 1 FOOT IN 225,718.16 FEET

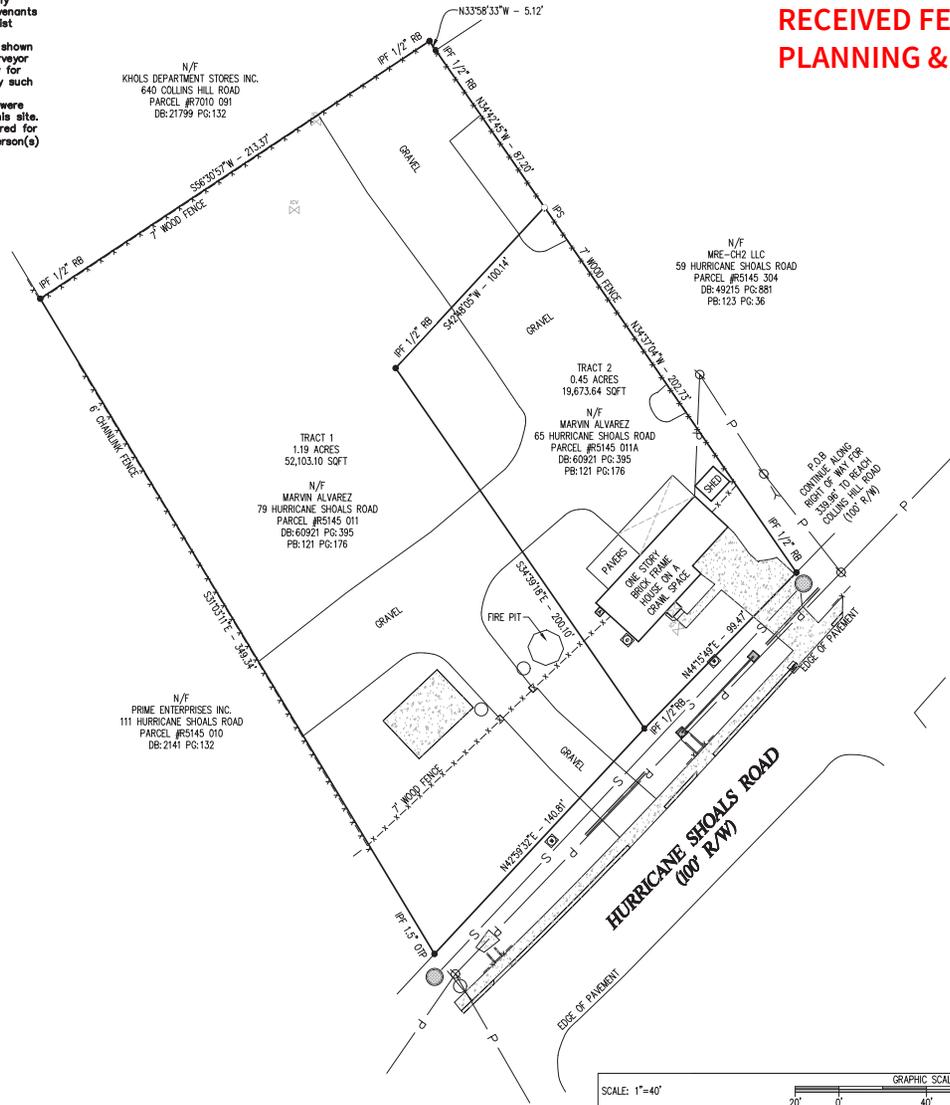
SURVEY DATA:
 TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 60921 PG 395
 PROPERTY OWNER AT TIME OF SURVEY: MARVIN ALVAREZ
 PARCEL NUMBER: R5145 011 & R5145 011A

REFERENCE: PLAT BOOK 121 PAGE 176
 PLAT BOOK 123 PAGE 36

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 13135C0074F EFFECTIVE DATE SEPTEMBER 29, 2006.

HORIZONTAL & VERTICLE DATUM:
 HORIZONTAL: NORTH AMERICAN DATUM OF 1983 (2011) GEORGIA STATE PLANE, WEST ZONE.
 VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988. ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 18. UNIT OF MEASUREMENT IS U.S. SURVEY FOOT.
 DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.
 THE DATUM FOR THIS SURVEY IS FROM TRIMBLE VRSNOW NETWORK

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. The recording information of the documents, maps, plat, 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.



LEGEND	
BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
SSE	SANITARY SEWER EASEMENT
EOP	EDGE OF PAVEMENT (CURB)
R/W	RIGHT OF WAY
S/W	SIDEWALK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
FFE	FINISHED FLOOR ELEVATION
PAD	PAD ELEVATION
GFE	GARAGE FLOOR ELEVATION
WL	GARAGE WEATHER LIP ELEV.
MFFE	MIN. FINISHED FLOOR ELEVATION
⊕	POWER POLE
⊙	IRON REBAR SET
⊙	IRON PIN FOUND
⊙	BOLLARD
⊕	OVERHEAD POWER
⊕	FIRE HYDRANT
⊕	WATER METER
⊕	WATER VALVE
⊕	GAS VALVE
⊕	GAS METER
⊕	LIGHT POLE
⊕	CONCRETE PAD
⊕	TELEPHONE MARKER
⊕	AIR CONDITIONER UNIT
⊕	MAIL BOX
⊕	CLEAN OUT
⊕	SANITARY SEWER MANHOLE
⊕	LEFT WING CATCH BASIN
⊕	RIGHT WING CATCH BASIN
⊕	DOUBLE WING CATCH BASIN
⊕	DROP INLET
⊕	HEADWALL

SCALE: 1"=40'

GRAPHIC SCALE - IN FEET

DESIGNED BY: S.BROCK | SHEET NUMBER: 1 of 1 | FILE NAME: 79 & 65 HURRICANE SHOALS ROAD

CLIENT: MARVIN ALVAREZ | DATE: 1-8-2025 | JOB NUMBER: SURV-2700

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BOUNDARY SURVEY FOR

TRACT 1 & 2
65 & 79 HURRICANE SHOALS ROAD

LAND LOT 145 - 5TH DISTRICT
 CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA.

R E V I S I O N S

1	
2	
3	
4	
5	

KEYSTONE LAND SURVEYING, INC.
 262 WEST CROGAN STREET
 LAWRENCEVILLE, GEORGIA 30046
 770.545.8700
 www.keystonelandsurveying.com

1-8-2025
 GEORGIA REGISTERED LAND SURVEYOR
 No. 3077
 PATRICK F. CROLEY
 FOR
 KEYSTONE LAND SURVEYING, INC.
 www.keystonelandsurveying.com



LAWRENCEVILLE

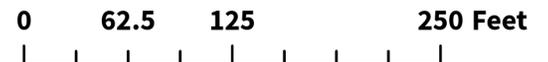
Planning & Development

Location Map & Surrounding Areas

RZC2025-00063

Applicant:
Marvin Cruz Alvarez

-  Subject Property
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

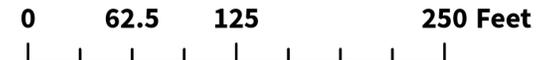
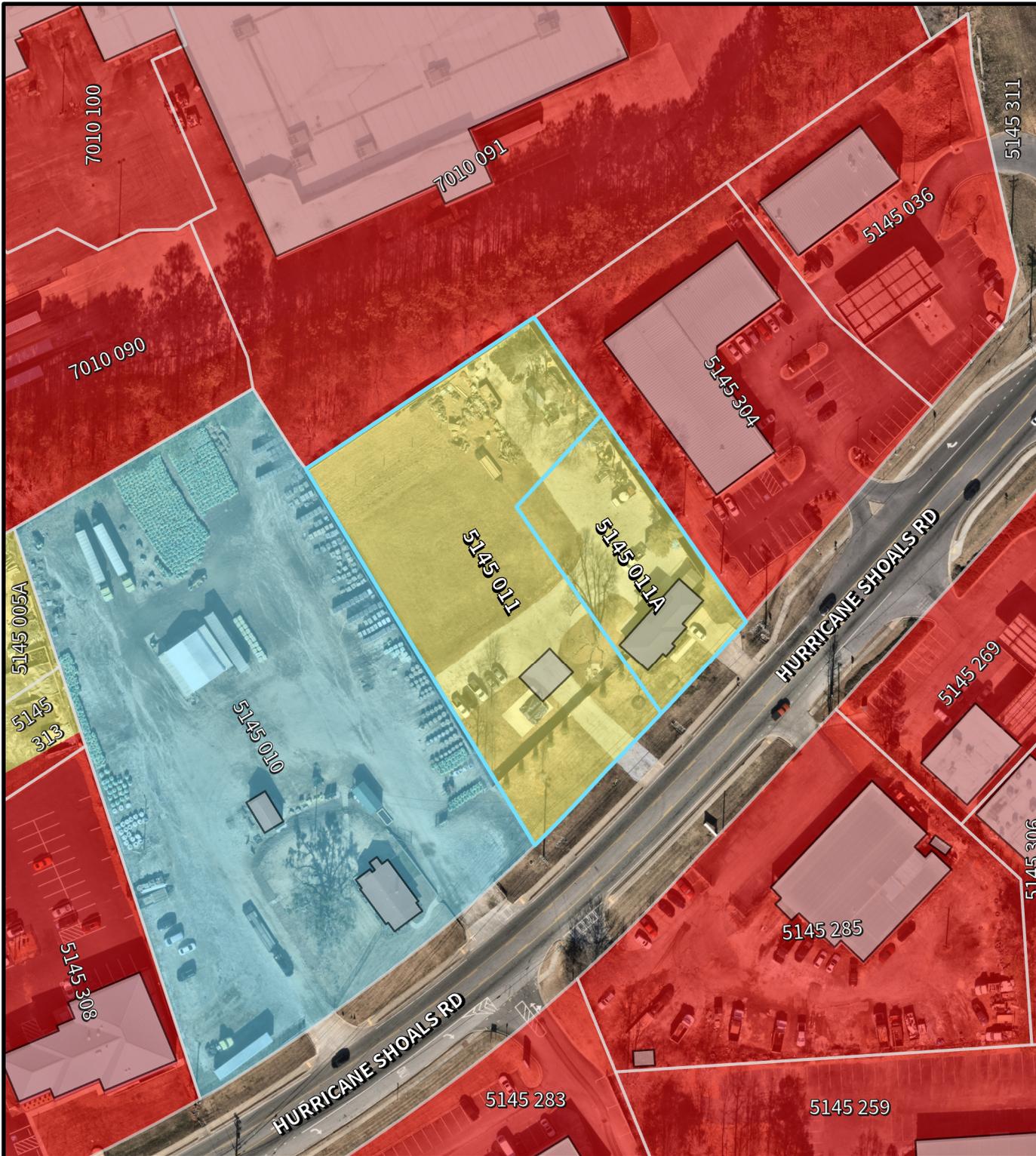
RZC2025-00063

Applicant:
Marvin Cruz Alvarez

-  Subject Property
-  Lawrenceville City Limits

Zoning Districts

-  **BG** General Business
-  **LM** Light Manufacturing
-  **RS-150** Single-Family Residential





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00063

Applicant:
Marvin Cruz Alvarez

-  Subject Property
-  Lawrenceville City Limits

Zoning Districts

-  **BG** General Business
-  **LM** Light Manufacturing
-  **RM-12** Multifamily Residential
-  **RS-150** Single-Family Residential

