

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>ZULFIQAR AHMED</u>	NAME: <u>ZULIFIQAR AHMED</u>
ADDRESS: <u>1620 LEATHER LAKE COURT</u>	ADDRESS: <u>1620 LEATHER LAKE COURT</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>
PHONE: <u>404 536 2399</u>	PHONE: <u>404 536 2399</u>
CONTACT PERSON: <u>Mitch Peevey</u> PHONE: <u>770 361 8444</u>	
CONTACT'S E-MAIL: <u>millcreekconsulting@gmail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R75 REQUESTED ZONING DISTRICT: C2 & SUP w/buffer reductions

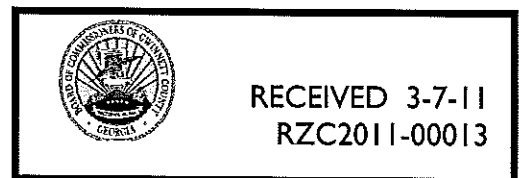
LAND DISTRICT(S): 6 LAND LOT(S): 245 ACREAGE: 0.75

ADDRESS OF PROPERTY: 2537 Old Rockbridge Road

PROPOSED DEVELOPMENT: Auto Repair/Detailing Facility with no retail sales on property.
 with reduced buffers as indicated on attached site plan.

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>1800</u>
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED





5914 OLD DAHLONEGA HWY, MURRAYVILLE , GA 30564, TEL 404 597 6745/FAX: 404 806 5112

March 2, 2011

Board of Commissioners
Gwinnett County
Lawrenceville, Georgia

Dear Commission;

**LETTER OF INTENT: REZONING, SPECIAL USE PERMIT BUFFER REDUCTION
FOR 2537 OLD ROCKBRIDGE RD PIN: 6-245-002:**

On behalf of the applicant, Zulifiqar Ahmed we respectfully submit to the Board of Commissioners a request to change the current zoning of the property to C2. The property, located at 2537 Old Rockbridge Road, Norcross is currently zoned R 75. The property consists of 0.75 acres and currently vacant. We are also requesting a special use permit for this property as it will serve as an automobile repair and detailing facility that will strictly serve the business and not open to the general public. The applicant trades car via the internet.

We note that there is a daycare center to the south and further south a landscape business. To the east and across Old Rockbridge Road is an apartment complex. Directly, north and west are residential properties. We propose to minimize the impact of the development by maintaining the existing 6-foot high wooden fence along eastern property line and portions of the northern and southern boundary limits. We propose installing a similar fence along the unprotected sections of the northern and southern boundary lines. Existing dense bamboo growth (12-foot high) along the western limits of the site will be maintained to provide effective screening. We also proposed evergreen plants, 6-8 foot high at time of planting, along the southern, eastern and northern property limits. The proposed buffer planting will provide adequate screening of the site and preserve the tranquility of the neighborhood. All work will be performed inside the proposed building ad will be limited to 8am to 6pm Monday to Saturday.



RECEIVED 3-7-11
RZC2011-00013



5914 OLD DAHLONEGA HWY, MURRAYVILLE, GA 30564, TEL 404 597 6745/FAX: 404 806 5112

To this end we request a 40 foot natural and undisturbed buffer adjacent to all residentially zoned properties to the west. We also request a 10 foot planted buffer along the northern and southern boundaries. The buffers requested are as shown on the submitted site plan.

The automobile repair and detailing facility with office will be brick finished and about 1800 s.f when complete.

Respectively Submitted,

George Awuku, P.E.
Design Engineer



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RZC2011-00013

SPECIAL USE PERMIT APPLICATION

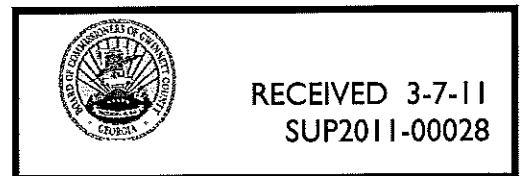
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CONTACT PERSON: <u>Mitch Peevy</u> PHONE: <u>770 361 8444</u>	
CONTACT'S E-MAIL: <u>millcreekconsulting@gmail.com</u>	

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>R75/C2 with Buffer Reduction.</u>	BUILDING/LEASED SQUARE FEET: <u>1800</u>
LAND DISTRICT(S): <u>6</u>	LAND LOT(S): <u>245</u> ACREAGE: <u>0.75</u>
ADDRESS OF PROPERTY: <u>2537 Old ^{Rockbridge} Peachtree Road</u>	
SPECIAL USE REQUESTED: <u>Auto Repair/detailing facility with no direct sales to public from site</u>	
<u>with reduced buffers as per attached site plan.</u>	

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RECEIVED 3-7-11
SUP2011-00028



5914 OLD DAHLONEGA HWY, MURRAYVILLE, GA 30564, TEL 404 597 6745/FAX: 404 806 5112

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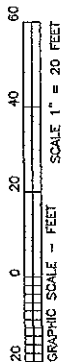
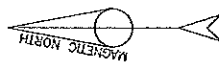
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BOUNDARY SURVEY
for
NOOR CAR SALES INC.

LOCATION
2537 OLD ROCKBRIDGE ROAD
LOT 25 AND PORTION OF LOT 26
BLOCK C
F.W. BORING SUBDIVISION
PLAT BOOK D PAGE 119

6th DISTRICT LAND LOT 245
GWINNETT COUNTY, GEORGIA
DATE: MARCH 5, 2011 JOB #211104

ZONED R-75
LOT AREA
0.74 ACRES
32,377 SQ. FT.

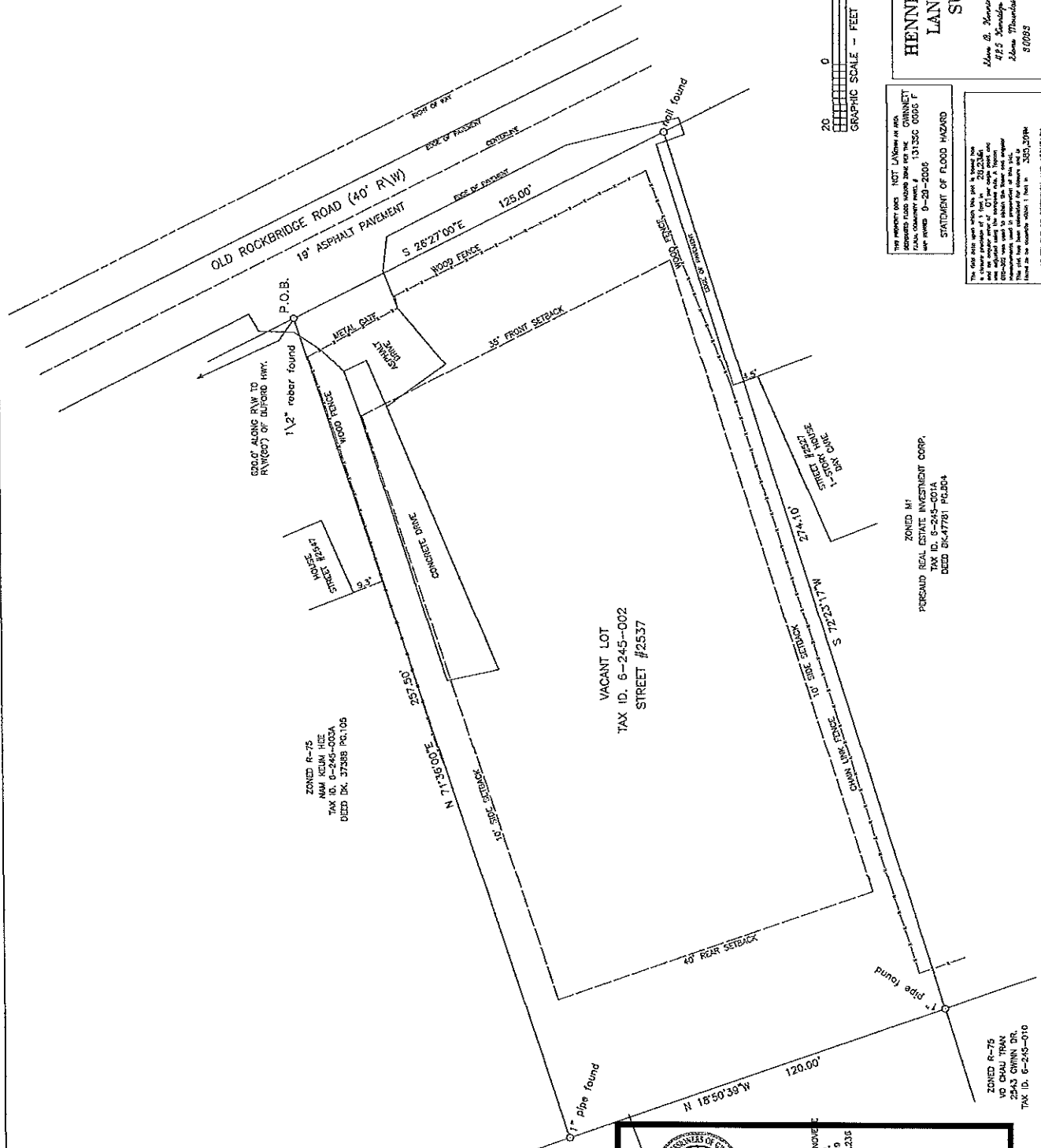


**HENNINGS
LAND
SURVEYS**

Done B. Hennings R.L.S. Phone #
475 Scenic Circle 404-291-9087
2200 Mountain View
80083

THE SURVEYOR DOES NOT WARRANT AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE SURVEYOR'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE PAID FOR THE SURVEY.

STATEMENT OF FLOOD HAZARD
This site does not appear to be in a flood hazard area. The site is not in a flood hazard area. The site is not in a flood hazard area.



ZONED R-75
MAM KILIM HCE
TAX ID. 6-245-002A
DEED BK. 37288 PG. 105

VACANT LOT
TAX ID. 6-245-002
STREET #2537

ZONED M1
PERSAUD REAL ESTATE INVESTMENT CORP.
TAX ID. 6-245-001A
DEED BK. 47761 PG. 204

ZONED R-75
VO CHAU TRAN
2543 GWINN DR.
TAX ID. 6-245-010

ZONED R-75
THOMAS MONTAGNON
2543 GWINN DR.
TAX ID. 6-245-001B
DEED BK. 20031 PG. 51



ZONED R-75
DENNIS A. GIBSON, LICENSEE
2543 GWINN DR.
TAX ID. 6-245-009
DEED BK. 40002 PG. 2315

RECEIVED 3-7-11
GCP2011-00028

