

**REZONING APPLICATION**

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

APPLICANT INFORMATION		OWNER INFORMATION*	
NAME: <u>AMRUT INVESTMENT LLC.</u>	NAME: <u>AMRUT INVESTMENT LLC.</u>	ADDRESS: <u>2704 STATE HIGHWAY 124</u>	ADDRESS: <u>2704 STATE HIGHWAY 124</u>
CITY: <u>SNELLVILLE</u>	CITY: <u>SNELLVILLE</u>	STATE: <u>GEORGIA</u> ZIP: <u>30039</u>	STATE: <u>GEORGIA</u> ZIP: <u>30039</u>
PHONE: <u>(770) 651 - 7412</u>	PHONE: <u>(770) 651 - 7412</u>	CONTACT PERSON: <u>KAMLESH</u> PHONE: <u>(678) 521 - 1174</u>	
CONTACT'S E-MAIL: <u>elif124@yahoo.com</u>			

**APPLICANT IS THE:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R100 REQUESTED ZONING DISTRICT: O-I WITH SUP

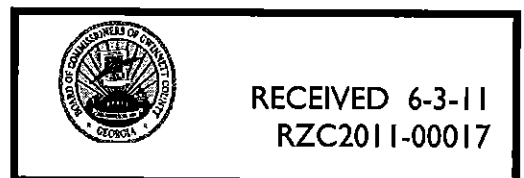
LAND DISTRICT(S): 6TH LAND LOT(S): 33 ACREAGE: 1

ADDRESS OF PROPERTY: 2704 STATE HIGHWAY 124 SNELLVILLE, GA 30039

PROPOSED DEVELOPMENT: DAY CARE FACILITY FOR ADULT/SENIORS

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>1600 sq. ft</u>
Gross Density: _____	Density: _____
Net Density: _____	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**



## Letter of Intent for Zoning

The property, which is the subject of this application, is currently zoned R-100 on a one acre parcel and is located on Georgia State Highway-124 in Snellville, GA. The owner is requesting the property be re-zoned under the O-I with SUP for an adult day care facility.

Currently the location serves as an adult family day care center which operates between the times of 9 AM to 4 PM from Monday through Friday. This facility is a structure wherein supervision is provided for less than twenty-four hours a day. Transportation for all of the adults, to and from the facility, is provided. This facility provides a place where senior adults are kept physically and mentally healthy which results in them making less frequent visits to the hospital. A variety of activities and trips are carried out to places like nearby parks and stores. Because the owner, a licensed RN, has a long stretched experience, the adults' health and well being are under good care.

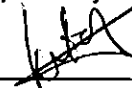
Based on the County's current regulations, the owner would like to apply to re-zone the property as an O-I zone, with a special use permit for an adult day care. In the close proximity of this location, many commercial permitted facility exists. The Church Of God borders this location and the Bosnian Community Center is directly across the street.

The property can be said to have a positive impact in the community and be economic friendly as it sits on a four lane state highway.

The applicant respectfully requests your approval of the special use permit and hereby offers to meet with the staff of the Gwinnett County Planning and Development Department to address any concerns that they may have.

Stated on 01<sup>st</sup> June, 2011.

Respectfully submitted,



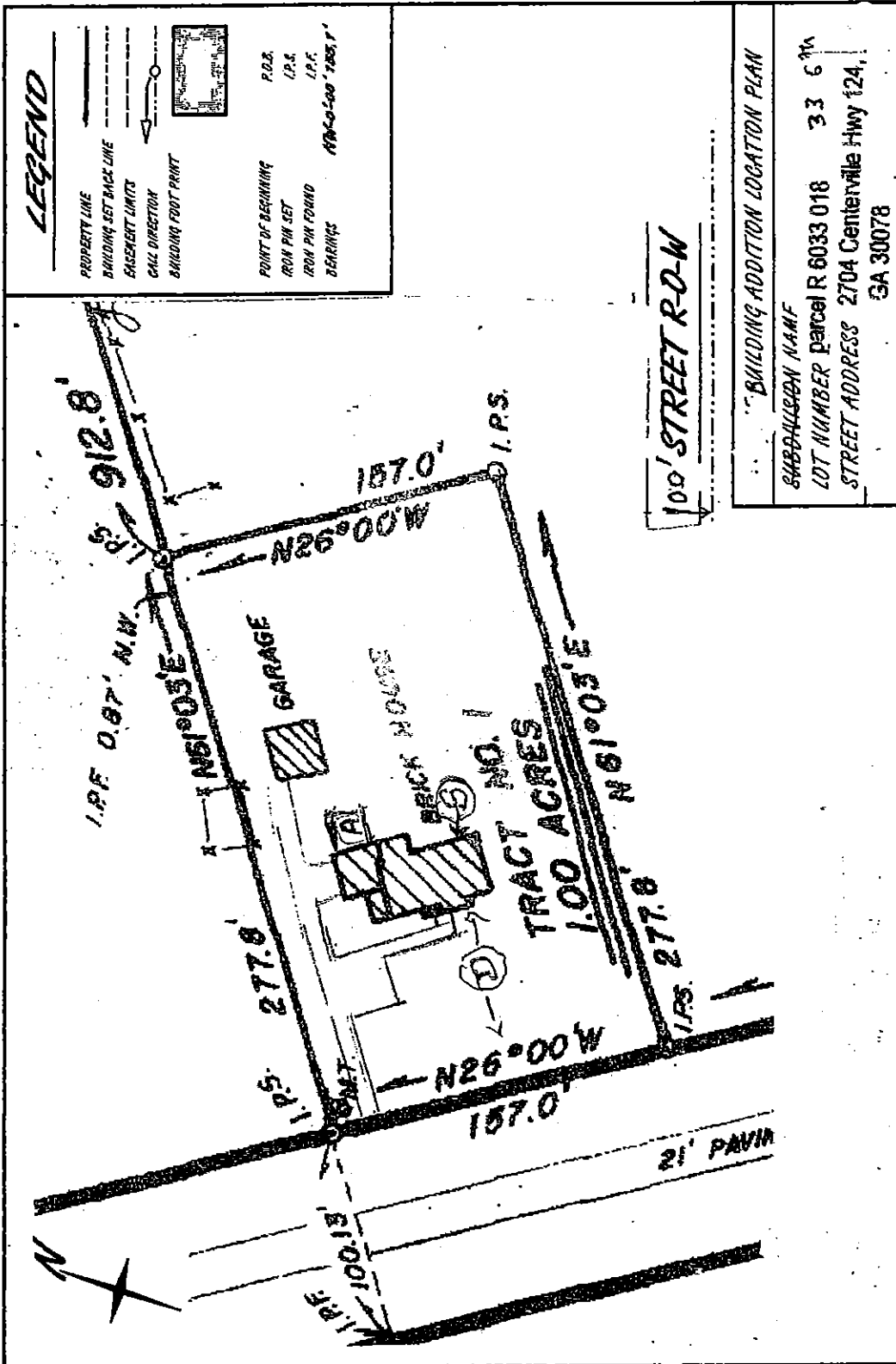
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K.C. Patel, Amrut Investment LLC.,

2704 Centerville Hwy  
Snellville, GA 30078



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RZC2011-00017



- A- Proposed covered Sunroom deck (16'x16')
- B- EXISTING HOME
- C- DRIVEWAY EXISTING
- D- FRONT SETBACK 40' ft



RECEIVED 6-3-11  
 RZC2011-00017

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>AMRUT INVESTMENT LLC.,</u>	NAME: <u>AMRUT INVESTMENT LLC.,</u>
ADDRESS: <u>2704 STATE HWY-124</u>	ADDRESS: <u>2704 STATE HEY-124</u>
CITY: <u>SNELLVILLE</u>	CITY: <u>SNELLVILLE</u>
STATE: <u>GEORGIA</u> ZIP: <u>30039</u>	STATE: <u>GEORGIA</u> ZIP: <u>30039</u>
PHONE: <u>770-651-7412</u>	PHONE: <u>770-651-7412</u>
CONTACT PERSON: <u>KAMLESH PATEL</u> PHONE: <u>770-651-7412</u>	
CONTACT'S E-MAIL: <u>elife124@yahoo.com</u>	
<u>ARJUN : 678-382-2955</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'S TITLE:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

EXISTING/PROPOSED ZONING: R-100 BUILDING/LEASED SQUARE FEET: 1389 Sq.ft

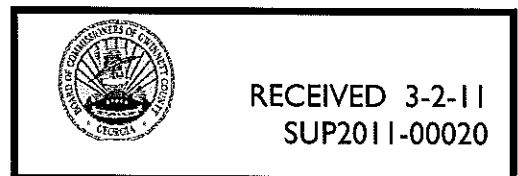
LAND DISTRICT(S): 6th LAND LOT(S): 33 ACREAGE: one

ADDRESS OF PROPERTY: 2704 STATE HWY-124, SNELLVILLE, GA

SPECIAL USE REQUESTED: GROUP DAY CARE HOME (during Day time)

up to 19 on day time

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**



LETTER OF INTENT FOR SPECIAL USE PERMIT

The property which is the subject of this Application is currently zoned R-100 one acre parcel and is located on Georgia State Highway-124 in Snellville area. As per current ordinance of Gwinnett County Zoning Resolution, section 1301, the R-100 Zoning Classification allows for the use of a Group Day Care Home **which is more then six (6), but less then nineteen (19) provided** that the applicant for such development is granted a Special Use Permit by the Board of Commissioners. The property owner assists the senior citizen of county including Community Care Service Program from State of Georgia and owner having Prof. License in Health care from state of Georgia with 8 yr's experience with the senior community. This is a Owner-Occupied home is licensed by the state of Georgia to provide care for senior citizen.

The property has good reasonable economic use as senior community Group day care Home due to its location on 4 lane state Highway. Also the property is surrounding the C1, O&I zone as well as neighbor is R-100 zone has 3 commercial type church building. Also increasing the life span of seniors, it is necessary to keep them healthy and active. This type of community service is necessary in a local community.

The applicant respectfully requests your approval of the requested Special Use Permit and hereby offers to meet with staff of the Gwinnett County Dept. of Planning & Dev. To address any concern they may have.

This 29<sup>th</sup> day of Dec, 2010,

Respectfully submitted,



RECEIVED 3-2-11  
SUP2011-00020

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K.C. Patel, Amrut Investment LLC.,

2704 Centerville Hwy



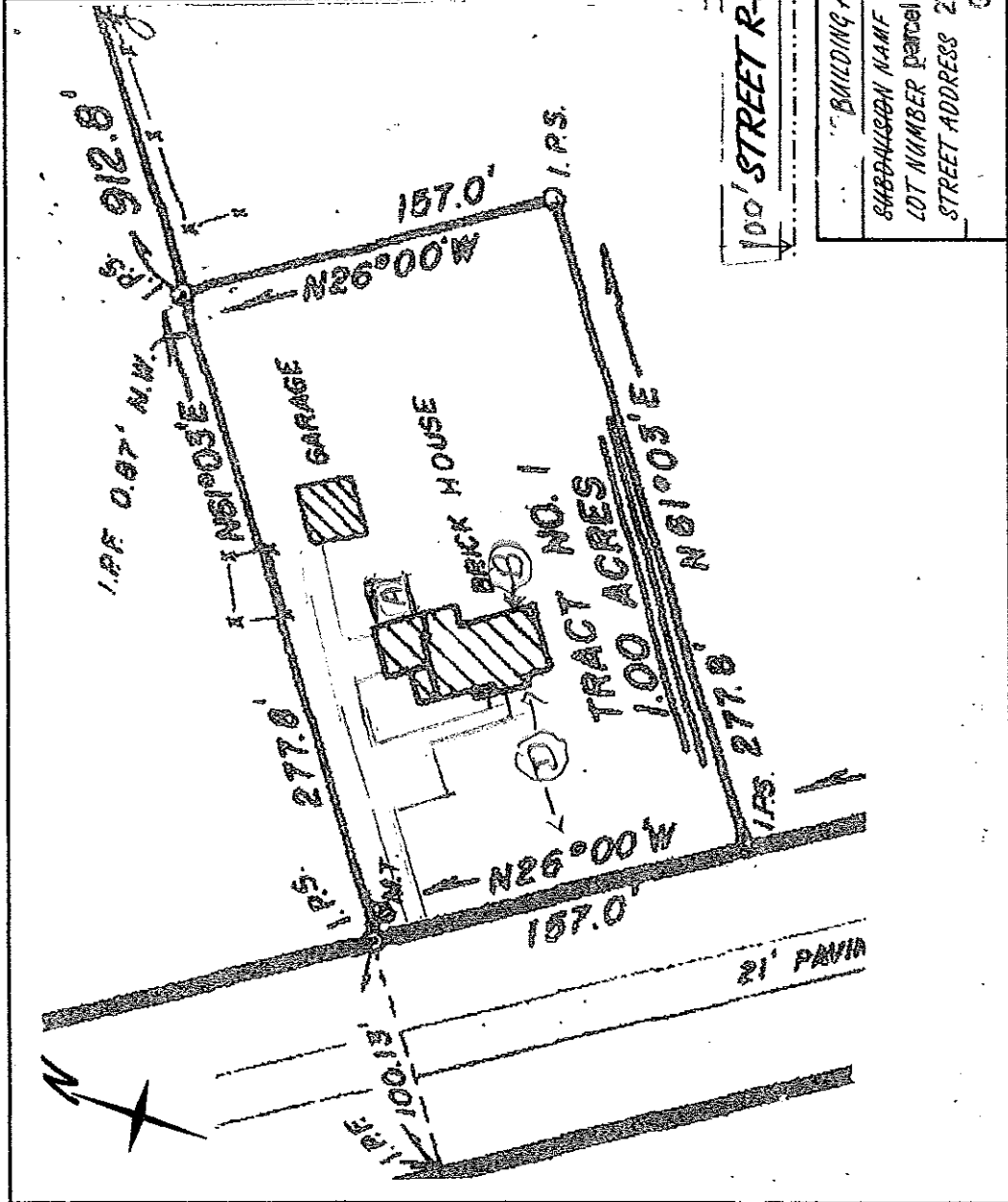
RECEIVED 3-2-11  
SUP2011-00020

**LEGEND**

PROPERTY LINE  
 BUILDING SET BACK LINE  
 EASEMENT LIMITS  
 CALL DIRECTION  
 BUILDING FOOT PRINT

P.D.B.  
 I.P.S.  
 I.P.F.  
 N16°0'00" 2885.7'


POINT OF BEGINNING  
 IRON PIN SET  
 IRON PIN FOUND  
 BEARINGS



BUILDING ADDITION LOCATION PLAN

SUBDIVISION NAME	33 6 <sup>th</sup>
LOT NUMBER	Parcel R 6033 018
STREET ADDRESS	2704 Centerville Hwy 124, GA 30078

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- B- EXISTING HOME
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