

RECEIVED
AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.
2/2/2022

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*	
NAME: Mustaq Moosa	NAME: Arthur Morris & Randolph Schneider	
ADDRESS: 1400 Indian Trail Lilburn Road	ADDRESS: 4711 Harris Trl	
CITY: Norcross	CITY: Atlanta	
STATE: GA ZIP: 30093	STATE: GA ZIP: 30327	
PHONE: 404 704 6356	PHONE: 770 972 1500	
EMAIL: mustaq@cityviewdb.com	EMAIL: darlene@dpre1.com	
CONTACT PERSON: Mustaq Moosa	PHONE: 404 704 6356	
CONTACT'S E-MAIL: mustaq@cityviewdb.com		
APPLICANT IS THE:		
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): R 100	REQUESTED ZONING DISTRICT: C1 Neighborhood Business District	
PARCEL NUMBER(S): R6050 262	ACREAGE: 0.69	
ADDRESS OF PROPERTY: 2600 Highpoint Road, Snellville, Gwinnett County, GA 30078		
PROPOSED DEVELOPMENT: Building 1: 1875 S.F.T. Building 2: 1950 S.F.T.		

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units	No. of Buildings/Lots: 2/1
Dwelling Unit Size (Sq. Ft.):	Total Building Sq. Ft. 3825
Gross Density:	Density:
Net Density:	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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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

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

No - the proposed development will not adversely affect existing or adjacent properties

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

The proposed rezoning will enhance the economic viability of the property

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

The proposed rezoning shall not cause burden to existing infrastructure or County services

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

Yes

(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:

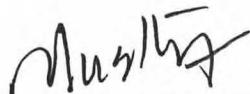
The property is located at an intersection on a major road which warrants commercial use and the proposed development is suitable for the given location

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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.



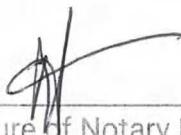
Signature of Applicant



Date

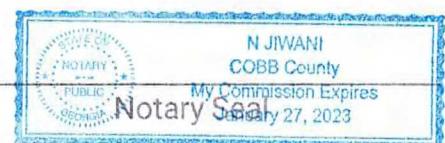
Mustaq Moosa

Type or Print Name and Title



Signature of Notary Public

Date



RECEIVED

2/2/2022

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.



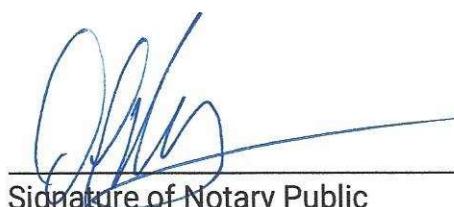
Signature of Property Owner

1/3/22

Date

Ronald L. Schneider

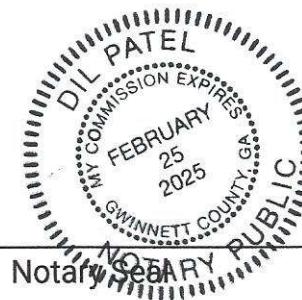
Type or Print Name and Title



Signature of Notary Public

1/3/22

Date



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REZONING PROPERTY OWNER'S CERTIFICATION

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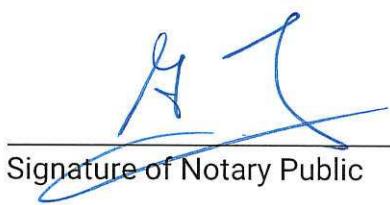
Signature of Property Owner

1/4/22

Date

Arthur Morris

Type or Print Name and Title



Signature of Notary Public

1/4/22

Date



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2/2/2022

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.

Mustaq

Jan 6, 2022

Mustaq Moosa

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S

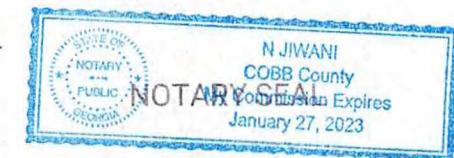
DATE

TYPE OR PRINT NAME AND TITLE

ATTORNEY OR REPRESENTATIVE

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

Mustaq Moosa

YOUR NAME

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

NAME AND OFFICIAL 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.

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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: 6th - 50 - R6050 262
(Map Reference Number) District Land Lot Parcel

Mustaq
Signature of Applicant

Jan 5, 2022
Date

Mustaq Moosa

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

TITLE

DATE

RECEIVED

1-7-2022
From:

Mustaq Moosa (applicant)

To: Gwinnett County Planning & Development Division

Intent Title: Request for Rezoning of Property from R 100 to C1 Neighborhood Business
District and reduction in the northern buffer from 50ft to 25ft

Location: 2630 High Point Road, Snellville, Gwinnett County, GA 30078

This letter is a request to Gwinnett County Planning Division to kindly approve the rezoning of the existing vacant parcel of land from R 100 (current zoning) to C 1 (requested zoning) and kindly approve the reduction in buffer along the north property line from 50' to 25'.

The existing site is approximately 1.286 acres undeveloped site and is located at the intersection of GA Highway 124 and Highpoint Road.

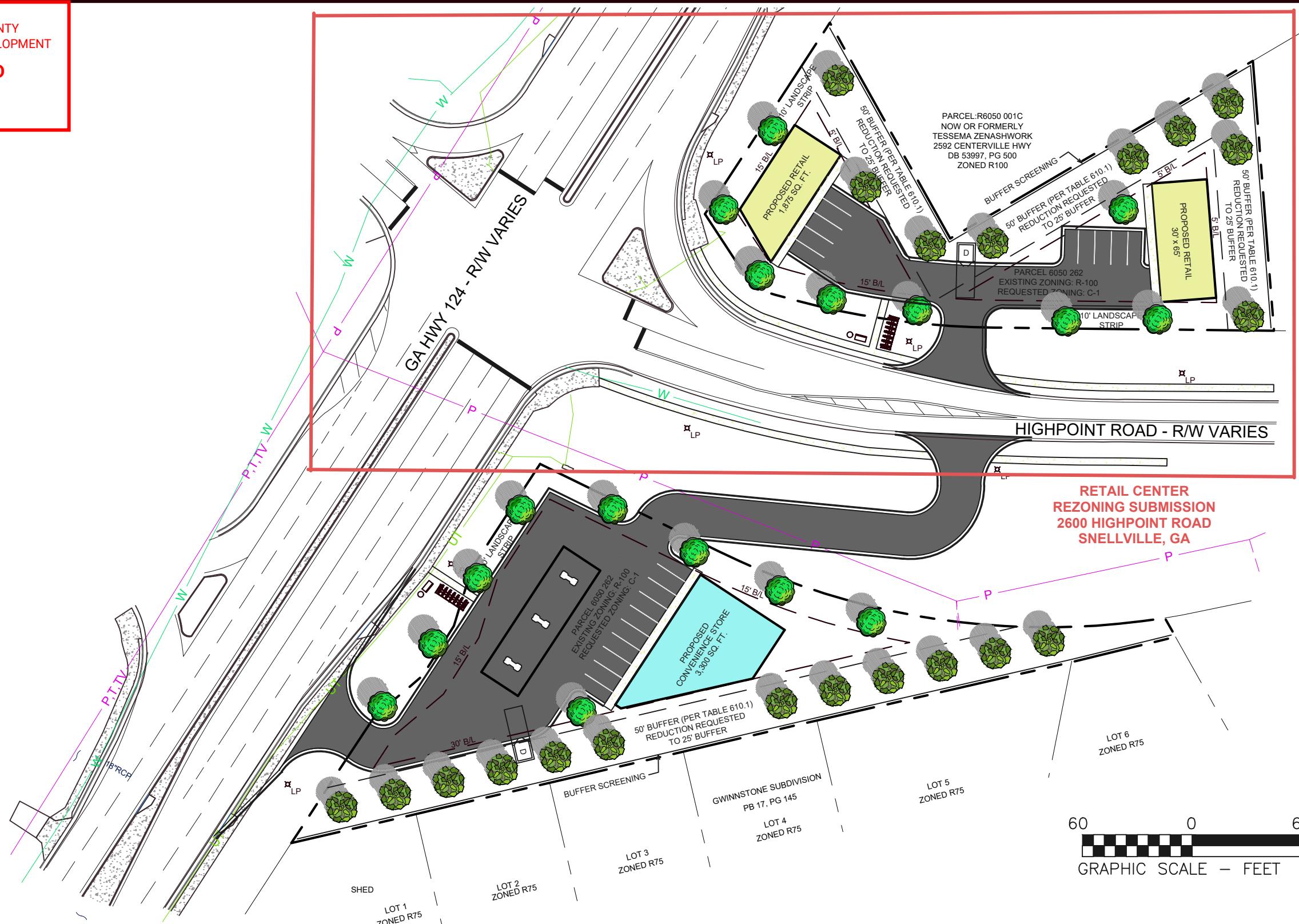
The property owner proposes to build 2 - single-story Retail Buildings at the eastern and western ends of the property. The western building located closer to the intersection of GA Highway 124 and Highpoint Road is proposed as approximately 1875 S.FT. and the eastern building is proposed as approximately 1950 S.FT. Parking for each building is located next to the building and meets the requirements. Access to the site is provided from a singular point along Highpoint Road. The site and new building shall meet all Gwinnett County recommended standards for site and building engineering.

A reduction in buffer is requested along the northern property line to allow for the holistic development of the property and to accommodate the buildings, vehicular circulation, and the parking.

The attached site plan and the proposed development will not be adding any negative or adverse effects to the site or the surrounding areas nor will it impose any transportation or other challenges to the existing infrastructure.

Thank you

**GWINNETT COUNTY
PLANNING AND DEVELOPMENT**



10384 Fieldcrest Drive • Covington, GA 30014 • 470-327-2444

**CONCEPTUAL SITE PLAN
REZONING SUBMISSION
2600 HIGHPOINT ROAD
SNELLVILLE, GEORGIA**

LAND LOT 50 6th DISTRICT
GWINNETT COUNTY, GEORGIA



1
SHEET 1 OF 1

2600 HIGHPOINT ROAD

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LAND LOT 50 OF THE 6TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE EASTERN RIGHT OF WAY LINE OF GA HWY 124 (R/W VARIES) AND THE NORTHERLY RIGHT OF WAY LINE OF HIGHPOINT ROAD (R/W VARIES) AND HAVING THE NAD83 GA WEST ZONE COORDINATES OF N1397067.12', E2337420.30';

THENCE, ALONG SAID RIGHT OF WAY OF GA HWY 124, N33°08'15"E, A DISTANCE OF 124.82' TO A 5/8" REBAR;

THENCE, LEAVING SAID RIGHT OF WAY, S29°10'44"E, A DISTANCE OF 135.04' TO A POINT; THENCE, N59°34'52"E, A DISTANCE OF 191.72' TO A POINT;

THENCE, S4°29'10"E. A DISTANCE OF 147.93' TO A POINT ON THE NORTHERLY RIGHT OF WAY OF HIGHPOINT ROAD;

THENCE, ALONG SAID RIGHT OF WAY, N89°22'21"W, A DISTANCE OF 152.45' TO A POINT; THENCE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 442.91', AN ARC LENGTH OF 134.35', AND BEING SUBTENDED BY A CHORD WITH THE BEARING N80°41'04"W, AND A CHORD DISTANCE OF 133.84' TO A POINT;

THENCE, N33°10'46"W, A DISTANCE OF 48.34' TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.69 ACRES MORE OR LESS.

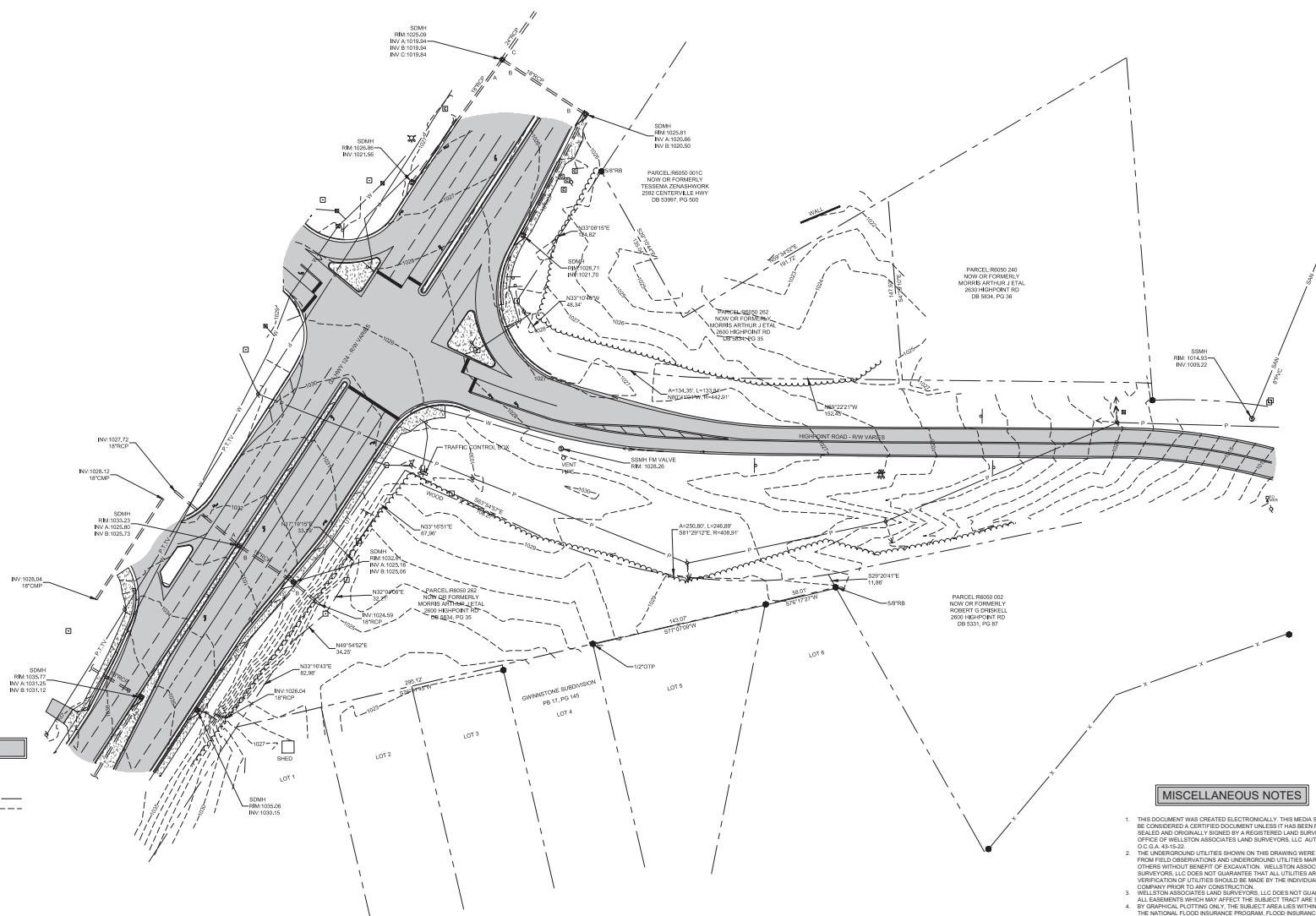
GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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1-7-2022



LEGEND OF SYMBOLS

FOUND
 MONUMENT FOUND
 T- LINE
 T- LINE
 SEWER MANHOLE
 MANHOLE
 ET
 LE
 COLE
 T
 ALIVE
 RANT
 NE PEDESTAL
 SIGNAL BOX
 NE
 FURTHER LINE
 SEWER LINE
 DIAL POWER, TELEPHONE
 AND CABLE, AND CATV
 ROUND POWER
 ROUND TELEPHONE
 END WALL
 LINE

MISCELLANEOUS NOT

1. THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY BALANCED AND INDEXED. THE CERTIFIED DOCUMENT IS AVAILABLE AT THE OFFICE OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC AUTHORITY, O.G.A. 45-15-2.

2. FIELD OBSERVATIONS AND UNDERGROUND UTILITIES SHOWN ON THIS DRAWING WERE COMPILED FROM FIELD OBSERVATIONS AND UNDERGROUND UTILITIES MARKED BY CREDITABLE SURVEYORS FOR THE PROJECT BY WELLSTON ASSOCIATES LAND SURVEYORS. LLC DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. VERIFICATION OF UTILITIES SHOULD BE MADE BY THE INDIVIDUAL UTILITY COMPANY PRIOR TO PLACEMENT.

3. WELLSTON ASSOCIATES LAND SURVEYORS, LLC, DOES NOT GUARANTEE THAT ALL UTILITIES SHOWN ON THIS DRAWING ARE ACTUALLY LOCATED AS SHOWN.

4. FOR GRAPHICAL PLOTTING ONLY. THE SUBJECT AREAS LIES WITHIN ZONE "X" OF THE 2003 NATIONAL COORDINATE SYSTEM. PLANNING FLOOR INFLUENCE RATE MAP NO. 13150131F, DATED 09/02/2006.

5. OFFICIAL RECORDS OF THIS DRAWING, SHOWN, ELEVATIONS SHOWN ARE REFERENCED TO NAVD 88.

6. PROPERTY LINE SHOWN HEREIN IS NOT TAKEN FROM THE RECORD LAYOUT. THE PROPERTY LINE SHOWN HEREIN IS FOR CERTIFICATION PURPOSES ONLY. THE PROPERTY LINE SHOWN HEREIN CERTIFICATION EXTENDS ONLY TO THE TOPOGRAPHIC ASPECTS AND THE TOPOGRAPHIC SURVEY. THE PROPERTY LINE SHOWN HEREIN CERTIFICATION IS NOT TO BE RECORDED AND SHOULD NOT BE USED TO CONVEY PROPERTY.

A horizontal scale bar with tick marks at 40, 0, 40, and 80. The text "GRAPHIC SCALE IN FEET" is centered below the scale.

Project No.:	1314-026
Drawing No.:	TPS
Drawn By:	MH
Checked By:	SHJ

R.L.S. No.: 3171

THE INFLUENCE OF THE CULTURE OF THE PARENTS ON THE CHILD'S LANGUAGE DEVELOPMENT 11

1. *What is the primary purpose of the study?*

THE INFLUENCE OF THE CULTURE OF THE PARENTS ON THE CHILD'S LANGUAGE 11

1. *What is the relationship between the two concepts of the self?*

1. *What is the relationship between the two concepts of the self?*

1000

Date: 11/22/2021

Scale: 1"=60

Sheet No.: 1 5 1

1 of 1

Page 1