

RECEIVED

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

2/2/2022

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Mustaq Moosa</u>	NAME: <u>Arthur Morris & Randolph Schneider</u>
ADDRESS: <u>1400 Indian Trail Lilburn Road</u>	ADDRESS: <u>4711 Harris Trl</u>
CITY: <u>Norcross</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30093</u>	STATE: <u>GA</u> ZIP: <u>30327</u>
PHONE: <u>404 704 6356</u>	PHONE: <u>770 972 1500</u>
EMAIL: <u>mustaq@cityviewdb.com</u>	EMAIL: <u>darlene@dpre1.com</u>
CONTACT PERSON: <u>Mustaq Moosa</u> PHONE: <u>404 704 6356</u>	
CONTACT'S E-MAIL: <u>mustaq@cityviewdb.com</u>	
<p align="center">APPLICANT IS THE:</p> <p> <input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER </p>	
PRESENT ZONING DISTRICTS(S): <u>R 100</u> REQUESTED ZONING DISTRICT: <u>C1 Neighborhood Business District</u>	
PARCEL NUMBER(S): <u>R6050 262</u> ACREAGE: <u>0.69</u>	
ADDRESS OF PROPERTY: <u>2600 Highpoint Road, Snellville, Gwinnett County, GA 30078</u>	
PROPOSED DEVELOPMENT: <u>Building 1: 1875 S.FT. Building 2: 1950 S.FT.</u>	

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

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

2/2/2022

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 BURDENSOME 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

RECEIVED

2/2/2022

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.

Mustaq

Signature of Applicant

Jan 6, 2022

Date

Mustaq Moosa

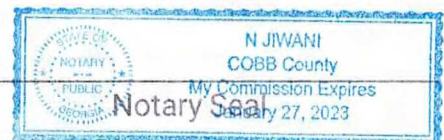
Type or Print Name and Title

[Signature]

Signature of Notary Public

01/06/2022

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

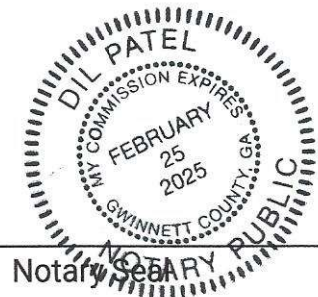
Ralph Schneider

Type or Print Name and Title



Signature of Notary Public

1/3/22
Date



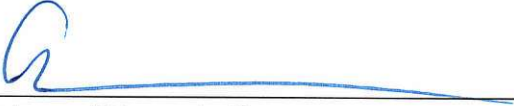
Notary Seal

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.



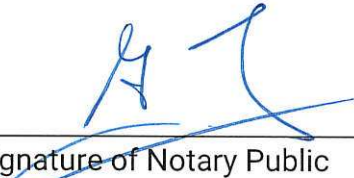
Signature of Property Owner

1/4/22

Date

Arthur Morris

Type or Print Name and Title

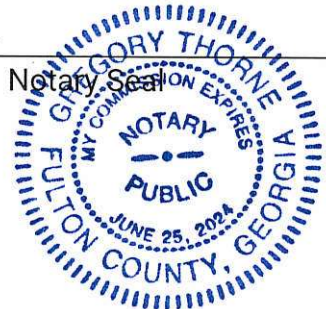


Signature of Notary Public

1/4/22

Date

Notary Seal



RECEIVED

2/2/2022

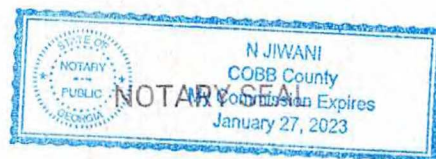
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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 ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

[Signature] 01/06/2022
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 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

2/2/2022

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


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

RECEIVED

2/2/2022



RETAIL CENTER
REZONING SUBMISSION
2600 HIGHPOINT ROAD
SNELLVILLE, GA

PARKING REQUIREMENTS

RETAIL BUILDINGS: 1 PER 500 SF MIN.
1 PER 200 SF MAX.
BUILDING SIZE: 1,875 + 1,950 = 3,825 SF
MIN. PARKING = 3,825 / 500 = 8 SPACES
MAX. PARKING = 3,825 / 200 = 19 SPACES
PARKING PROVIDED = 10 SPACES

NO.	DATE	REVISION

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

LAND LOT 50 6th DISTRICT
GWINNETT COUNTY, GEORGIA

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.

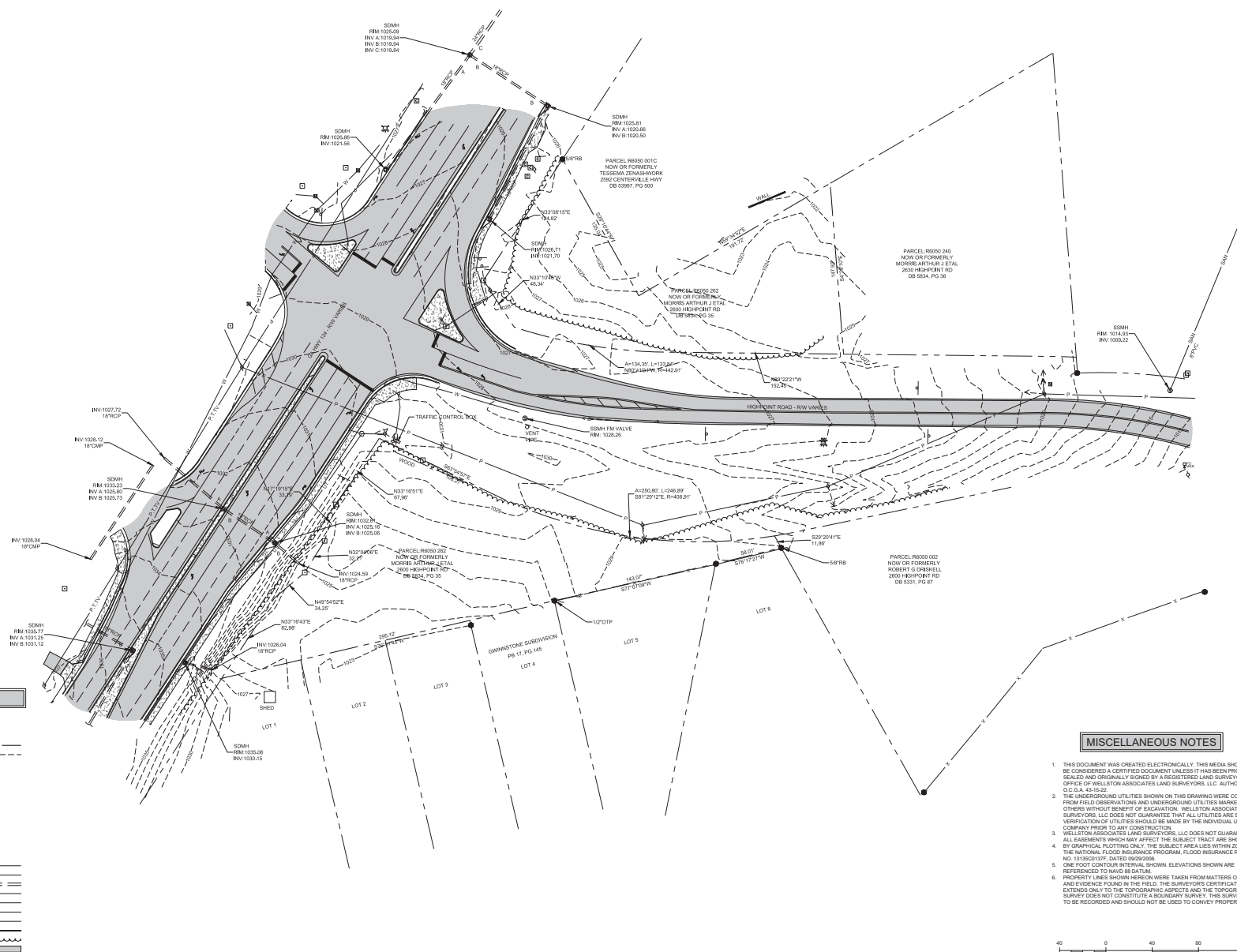
SAID TRACT OR PARCEL OF LAND CONTAINS 0.69 ACRES MORE OR LESS.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

2/2/2022

1-7-2022



Submitted By: MED4
 Submit Date: Nov 22, 2025
 User Name: 1314056M.YA.chen

[illegible]

**WELLSTON ASSOCIATES
LAND SURVEYORS, LLC**

506 OSIGIAN BOULEVARD, SUITE 2
WARNER ROBINS, GEORGIA 31088
OFFICE (478) 971-3382
WWW.WELLSTONASSOC.COM



TOPOGRAPHIC SURVEY
FOR
2600 & 2630 HIGHTPOINT ROAD
AND LOT 50
WINNETT COUNTY
6TH LAND DISTRICT
GEORGIA

Project No.:	1314-02
Drawing No.:	TP
Drawn By:	M
Checked By:	SH
R.L.S. No.:	317

--	--

Date: 11/22/202

Scale: 1"=6'

Sheet No.:

1 of 1