

RECEIVED

REZONING APPLICATION

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

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: darlebe@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: <u>C1 Neighborhood Business District</u>	
PARCEL NUMBER(S): R6050 262	ACREAGE: 0.83
ADDRESS OF PROPERTY: 2631 Highpoint Road, Snellville, Gwinnett County, GA 30078	
PROPOSED DEVELOPMENT: Proposed 3300 S.FT. Conveniene Store with fueling pumps and Canopy	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units	No. of Buildings/Lots: 1
Dwelling Unit Size (Sq. Ft.):	Total Building Sq. Ft. 3300
Gross Density:	Density:
Net Density:	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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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 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:

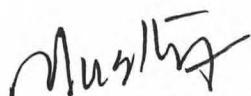
The property is located at an intersection on a major road which warrants commercial use and the proposed development is suitable for the given location

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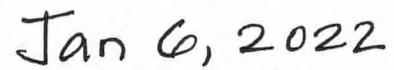
2/2/2022

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.



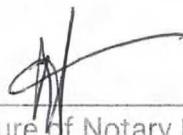
Signature of Applicant



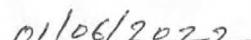
Date

Mustaq Moosa

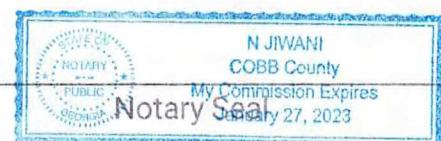
Type or Print Name and Title



Signature of Notary Public



Date



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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
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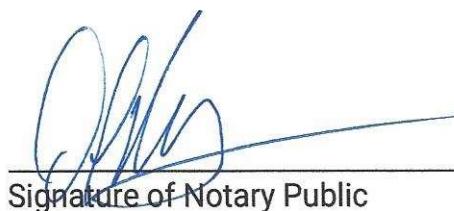
Signature of Property Owner

1/3/22

Date

Ronald L. Schneider

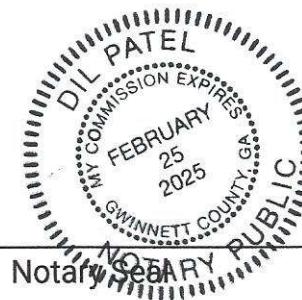
Type or Print Name and Title



Signature of Notary Public

1/3/22

Date



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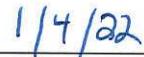
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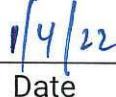
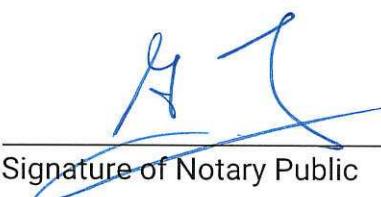
Signature of Property Owner



Date



Type or Print Name and Title



1/4/22

Date



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CONFLICT OF INTEREST CERTIFICATION FOR REZONING

2/2/2022

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

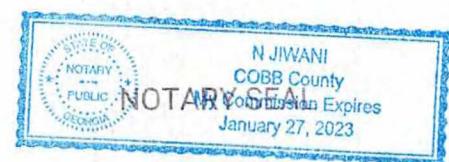
DATE

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.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

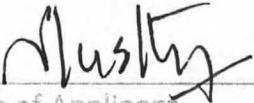
2/2/2022

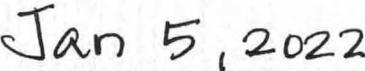
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING 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:
(Map Reference Number)

6th - 50 - R6050 262
District Land Lot Parcel


Signature of Applicant


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

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

REZONING CHECKLIST

The following is a checklist of information required for submission of a Rezoning application. The Planning and Development Department reserves the right to reject any incomplete application.

- Application Form
- Legal Description
- Boundary Survey Including Existing Conditions
- Site Plan (one (1) digital copy to scale)
- Standards Governing Exercise of the Zoning Power
- Letter of Intent
- Applicant Certification with Notarized Signature
- Property Owner Certification with Notarized Signature
- Conflict of Interest Certification/Campaign Contributions
- Verification of Paid Property Taxes (most recent year)
- Application Fee – make checks payable to Gwinnett County

Additional Exhibits (if required):

- Additional site plan requirements for OSC, TND, R-SR, R-TH, MU-N, MU-C, MU-R and HRR rezoning requests
- Traffic Impact Study
- Review Form for Development of Regional Impact
- Building Compliance Inspection Report

Please bring this checklist when filing for a Rezoning

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**Parking Requirements**

CONVENIENCE STORE: 1 PER 500 SF MIN.
1 PER 125 SF MAX.

BUILDING SIZE: 3,300 S.F.
MIN. PARKING = $3,300 / 500 = 7$ SPACES
MAX. PARKING = $3,300 / 125 = 26$ SPACES
PARKING PROVIDED = 10 SPACES

NO.	DATE	REVISION

**CONCEPTUAL SITE PLAN
REZONING SUBMISSION
2631 HIGHPOINT ROAD
SNELLVILLE, GEORGIA**

LAND LOT 50 6th DISTRICT
GWINNETT COUNTY, GEORGIA

RECEIVED

2631 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 THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LING OF GA HWY 124 (R/W VARIES) AND THE SOUTHERLY RIGHT OF WAY LINE OF HIGHPOINT ROAD, (R/W VARIES) AND HAVING THE NAD83 GA WEST COORDINATES OF N1396930.52', E2337330.20';

THENCE, ALONG SAID RIGHT OF WAY HIGHPOINT ROAD, S63°54'57"E, A DISTANCE OF 108.27' TO A POINT;

THENCE, ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 408.91', AN ARC LENGTH OF 250.80', AND BEING SUBTENDED BY A CHORD WITH THE BEARING S81°29'12"E AND A CHORD DISTANCE OF 246.89' TO A POINT;

THENCE, LEAVING SAID RIGHT OF WAY, S29°20'41"E, A DISTANCE OF 11.86' TO A 5/8" REBAR;

THENCE, S76°17'27"W, A DISTANCE OF 58.01' TO A 1/2" REBAR;

THENCE, S77°07'09"W, A DISTANCE OF 143.07' TO A 1/2" PIPE;

THENCE, S76°51'45"W, A DISTANCE OF 295.12' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF GA HWY 124;

THENCE, ALONG SAID RIGHT OF WAY, N33°16'43"E, A DISTANCE OF 82.98' TO A POINT;

THENCE, N49°54'52"E, A DISTANCE OF 34.25' TO A CONCRETE MONUMENT;

THENCE, N32°04'06"E, A DISTANCE OF 32.21' TO A CONCRETE MONUMENT;

THENCE, N17°19'15"E, A DISTANCE OF 33.19' TO A CONCRETE MONUMENT;

THENCE, N33°16'51"E, A DISTANCE OF 67.96' TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.83 ACRES, MORE OR LESS.

RECEIVED

1/7/2022 2:14PM

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 southern buffer from 50ft to 25ft
Location: 2600 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 south property line from 50' to 25'. The existing site is approximately 0.843 acres undeveloped site and is located at the intersection of GA Highway 124 and Highpoint Road.

The property owner proposes to build a single story Convenience Store of approximately 3300 S.FT. and a canopy and fuel pumps. Parking for the store is provided along the front of the building and meets the requirements with additional parking at the pumps. Access to the site is provided from GA Hwy 124 and 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 southern property line to allow for the holistic development of the property and to accommodate the building, 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

