

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Ragini Patel</u>	NAME: <u>Ragini Patel</u>
ADDRESS: <u>2940 Woodbine Hill Way</u>	ADDRESS: <u>2940 Woodbine Hill Way</u>
CITY: <u>Norcross</u>	CITY: <u>Norcross</u>
STATE: <u>GA</u> ZIP: <u>30071</u>	STATE: <u>GA</u> ZIP: <u>30071</u>
PHONE: <u>678.907.6547</u>	PHONE: <u>678.907.6547</u>
EMAIL: <u>rageeny@yahoo.com</u>	EMAIL: <u>rageeny@yahoo.com</u>
CONTACT PERSON: <u>Ragini Patel</u>	PHONE: <u>678.907.6547</u>
CONTACT'S E-MAIL: <u>rageeny@yahoo.com</u>	
APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICT(S): <u>C-2</u> REQUESTED ZONING DISTRICT: <u>M-1</u>	
PARCEL NUMBER(S): <u>R6259 366</u> ACREAGE: <u>.54</u>	
ADDRESS OF PROPERTY: <u>2940 Woodbine Hill Way</u>	
PROPOSED DEVELOPMENT: <u>Existing warehouse (N/A)</u>	

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

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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:

There are other warehouses of similar design and size located adjacent and next to our warehouse

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

Does not impact in anyway

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

Does not impact in anyway

(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:

Does not impact in anyway

(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:

Do not believe so

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

8/1/2022

Date

Ragini Patel - Owner

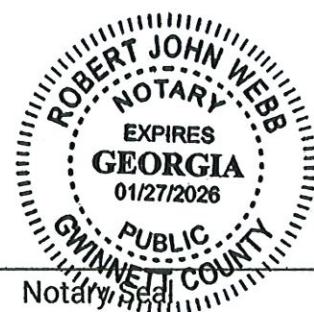
Type or Print Name and Title



Signature of Notary Public

08/01/2022

Date



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.



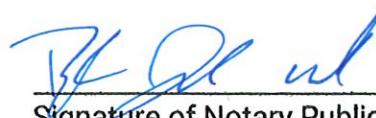
Signature of Property Owner

8/1/2022

Date

Ragini Patel - Owner

Type or Print Name and Title



Signature of Notary Public

08/01/2022

Date



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.



8/1/2022

Ragini Patel - Owner

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE


Notary for Ragini Patel Only

08/01/2022

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

Ragini Patel

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.

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 _____ - 259 _____ - R6259 366
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

8/1/2022

Date

Ragini Patel - Owner

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

8/18/2022

Ragini Patel
2940 Woodbine Hill Way
Norcross, GA 30071
rageeny@yahoo.com

Wednesday, July 13, 2022

Gwinnett County
Department of Planning & Development
Sushmita Arjyal
446 West Crogan Street, Suite 250
Lawrenceville, GA 30046

Sushmita, Gwinnett County-

This is a formal request or letter of intent related to the property located at 2940 Woodbine Hill Way, Norcross, GA 30071. We have a two-part request for the team; rezoning from C-2 to M-1 and variance request to maintain external storage containers on site.

We are asking to rezone the location to M-1 to better align with the purpose of business being conducted. Currently, the warehouse is being used to store linens and specialty décor that is not intended for resell purposes. There is no business function occurring out of the facility as it is secondary location and being utilized for warehousing goods only.

The request for variance to store the containers in the front parking lot of the location vs sides or back are due to the limitations of the site. Current limitations include property lines and or the steel cables that are supporting utilities over head for the county (located off Buford Hwy.).

We have included with the documents a Boundary Survey, Site Plan, Legal Description and a plan that outlines the storage containers including additional plans to reduce visibility from the street of the containers.

We hope this request is acceptable to the county and as such request your approvals.

Sincerely,

Ragini Patel

2940 WOODBINE HILL WAY

All that tract or parcel of land lying and being in Land Lot 259, 6th District, Gwinnett County, Georgia and being more particularly described as follows:

COMMENCING at a #4 rebar set at the intersection of the Southeasterly Right-of-Way line of Buford Highway (Right-of-Way Varies) and the Right-of-Way line of Township Glen (50' Right-of-Way), said point also being the **POINT OF BEGINNING**.

THENCE, From the Point of Beginning Northeasterly, following the Southeasterly Right-of-Way line of Buford Highway on a bearing of North 49 degrees 02 minutes 01 second East a distance of 110.00 feet to a #4 rebar set at the beginning of a curved miter.

THENCE, Northeasterly, continuing along said Right-of-Way miter on a curve to the right with an arc length of 31.39 feet, with a radius of 20.00 feet, with a chord bearing of South 85 degrees 56 minutes 27 seconds East, with a chord length of 28.27 feet to a #4 rebar set at the end of said miter with the Southwesterly Right-of-Way line of Woodbine Hill Way (60' Right-of-Way).

THENCE, Southeasterly, proceeding along the Right-of-Way line of Woodbine Hill Way on a bearing of South 40 degrees 54 minutes East a distance of 162.46 feet to #4 rebar found.

THENCE, Southwesterly, leaving said Right-of-Way of Woodbine Hill Way and along the common boundary line of the subject property and the property now or formerly belonging to Suwanee Mechanical Holding INC (Gwinnett County D.B. 57248 PG. 565) on a bearing of South 58 degrees 29 minutes 44 seconds West a distance of 97.61 feet to a #4 rebar found.

THENCE, Southwesterly, continuing along said common boundary line on a bearing of South 50 degrees 03 minutes 44 seconds West a distance of 50.66 feet to a #4 rebar found on the Northeasterly Right-of-Way Line of Township Glen Lane.

THENCE, Northwesterly, leaving said common boundary line and proceeding along the Northeasterly Right-of-Way line of Township Glen Lane on a bearing of North 35 degrees 03 minutes 10 seconds West a distance of 166.39' to a #4 rebar set; said point being the **POINT OF BEGINNING AND END**.

Said proposed tract or parcel of land having an area of 0.54 acres (23,716 square feet), more or less.



Donaldy Hutchins 07-6-22
DONALDY HUTCHINS, GEORGIA R.L.S. # 2011 DATE

**GASPCS- GEORGIA STATE PLANE
COORDINATE SYSTEM**

SURVEYOR REFERENCES:
P.B. 75, PG. 286

CURRENT OWNER:
RAGINI PATEL
D.B. 55938, PG 847

DRAWN BY: JH
CHECKED BY: DH
FILE #: S\GMINNETT...
FIELD DATE: 06/01/2022
OFFICE DATE: 7/6/2022
SCALE: 1"=30'

REVISIONS

Gaskins

www.gcsurvey.com LSPV 789

<i>Marietta Office</i>	<i>Centon Office</i>
1266 Powder Springs Rd	147 Rehbandt College Pkwy
Marietta, GA 30064	Ste 3, Cassa, GA 30114
Phone: (770) 424-7168	Phone: (770) 473-9658
<i>Lawrenceville Office</i>	<i>Newnan Office</i>
558 Old Norcross Rd, Ste. 204	4046 Ga. Hwy. 154, Ste. 109
Lawrenceville, GA 30046	Newnan, GA 30263
Phone: (770) 299-1005	Phone: (770) 424-7168

BOUNDARY RETRACEMENT SURVEY FOR:
ANNANT PATEL
2940 WOODBINE HILL WAY,
NORCROSS, 30071

LOCATED IN LL. 259
6th DISTRICT
GWINNETT COUNTY, GA.

CEL OF LAND IS NOT IN THE 100 YEAR FLOOD
ND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.)
TITY NUMBER # 1303322, MAP NUMBER
ES000694 DATED MARCH 4, 2013.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVATION, EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CONCURRENT OWNERSHIP, AND SURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THIS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A TRIMBLE S-5 ROBOTIC TOTAL STATION. LINEAR PRECISION OF TRAVERSE: 1/10,833; ANGULAR ERROR: 1" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/250,450. MATTERS OF TITLE ARE EXCLUDED.

ERK OF THE SUPERIOR COURT
RECORDING INFORMATION

GWINNETT COUNTY PLANNING AND DEVELOPMENT

8/1/2022 11:55AM

8/1/2022 11:55AM

SURVEY NOTES:

- 1.) ALL DISTANCES ON SURVEY ARE HORIZONTAL DISTANCES.
- 2.) ALL DISTANCES ON SURVEY ARE SHOWN AS "GROUND" DISTANCES.
- 3.) ALL DISTANCES ON SURVEY ARE EXPRESSED IN U.S. SURVEY FEET.
- 4.) ALL ANGULAR DIRECTIONS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS. IF MINUTES AND SECONDS ARE NOT SHOWN, IT IS TO BE UNDERSTOOD THAT MINUTES ARE 00 AND SECONDS ARE 00.
- 5.) NO CEMETERIES OBSERVED WHILE SURVEYING PROPERTY.
- 6.) CREEKS RUNNING THROUGH THE PROPERTY ARE CONSIDERED STATE WATERS AND ARE SUBJECT TO BUFFERS.

PARCEL INFORMATION

ZONING

- MIN FRONT SETBACK: 15'
- MIN SIDE SETBACK: 10'
- MIN REAR SETBACK: 30'
- MAX BUILDING HEIGHT: 45'

NOTE: BUILDING SETBACKS SHOWN
WERE TAKEN FROM P.B. 75 PG. 286
PARKING

- 1 HANDICAP SPACE
- 8 REGULAR
- TOTAL PARKING SPACES: 9

LEGEND

P.P. - POWER POLE
 L.P. - LIGHT POLE
 F.H. - FIRE HYDRANT
 M.M. - SANITARY SEWER MANHOLE
 W.M. - WATER METER
 G.M. - GAS METER
 RBS - REINFORCING BAR SET
 RBF - REINFORCING BAR FOUND
 CTP - CRIMP TOP PIPE FOUND
 OTF - OPEN TOP PIPE FOUND
 R/W MON. - RIGHT-OF-WAY MONUMENT

 TYPE OF FENCE
 J.B. - JUNCTION BOX
 D.I. - DROP INLET / YARD INLET
 C.B. - CATCH BASIN

 R.C.P. - REINFORCED CONCRETE PIPE

 C.M.P. - CORRUGATED METAL PIPE

 F.F.E. - FINISHED FLOOR ELEVATION

 W.V. - WATER VALVE
 C.O. SEWER CLEAN OUT
 T.M. - TELEPHONE MANHOLE

 O.H. - OVERHEAD POWER LINES

 H.W. - HEADWALL

 P.BX - POWERBOX

 S.A. - STREET ADDRESS

 W.L. - WATER LINE

 U.T.L. - UNDERGROUND TELEPHONE LINE

 G.L. - GAS LINE

 U.E.L. - UNDERGROUND ELECTRICAL LINE

GPS NOTES:

1.) HORIZONTAL DATUM IS NAD 83.
VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EOPCS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EOPCS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.



Printed on: 11/08/2022 - 10:20am

Delivery note: 5186100000077106_025912310 MOODGE HNL 100512480 MOODGE HNL

NICES

6810 NORTH ~ CA. WEST ZONE

PARCEL ID		TAX YEAR		OWNER OF RECORD								
R6259 366		2021		PATEL RAGINI								
DISTRICT		PROPERTY LOCATION & DESCRIPTION										
COUNTY Unincorporated		2940 WOODBINE HILL WAY L1 BA WOODBINE STATION #1										
FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE. If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.												
APPRAISAL DETAIL				YOUR EXEMPTION AND CREDIT SAVINGS								
LAND VALUE:			\$142,300									
BUILDING VALUE:			\$348,000									
TOTAL VALUE:			\$490,300									
ASSESSED VALUE:			\$196,120									
ACREAGE:			0.544300									
COUNTY GOVERNMENT TAXES												
TAXING AUTHORITY	ASSESSED VALUE		- VOE -	EXEMPTIONS	=	TAXABLE VALUE	X	MILL RATE	=	TAXES LEVIED		
COUNTY GENERAL FUND	196,120		0	0	=	196,120	X	0.006950	=	1,363.03		
DEVELOPMENT/CODE ENFORCEMENT	196,120		0	0	=	196,120	X	0.000360	=	70.60		
ECONOMIC DEVELOPMENT	196,120		0	0	=	196,120	X	0.000300	=	58.84		
FIRE & EMS	196,120		0	0	=	196,120	X	0.003200	=	627.58		
POLICE	196,120		0	0	=	196,120	X	0.002900	=	568.75		
RECREATION	196,120		0	0	=	196,120	X	0.001000	=	196.12		
TOTAL COUNTY TAXES							X	0.014710		2,884.92		
SCHOOL TAXES												
TAXING AUTHORITY	ASSESSED VALUE		- VOE -	EXEMPTIONS	=	TAXABLE VALUE	X	MILL RATE	=	TAXES LEVIED		
SCHOOL	196,120		0	0	=	196,120	X	0.019700	=	3,863.56		
SCHOOL BOND	196,120		0	0	=	196,120	X	0.001650	=	323.60		
TOTAL SCHOOL TAXES							X	0.021350		4,187.16		
STATE, CITY & OTHER TAXES												



DENISE R. MITCHELL, MPA
GWINNETT COUNTY
TAX COMMISSIONER



Live
CHAT

ACCOUNT DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#)

Tax Account

Mailing Address:

PATEL RAGINI
5644 BRENLYNN DR
SUWANEE, GA 30024-7538

[Change Mailing Address](#)

SITUS:

2940 WOODBINE HILL WAY

Tax District:

COUNTY Unincorporated

Parcel ID	Property Type	Last Update
R6259 366	Real Property	7/30/2022 8:23:03 PM

Legal Description

L1 BA WOODBINE STATION #1

Print Tax Bill

[Click here to view and print your August 2021 tax bill.](#)

* This bill is good through Oct 15, 2021 only.

Tax Bills

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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8/1/2022 11:55AM

Note: Four years of tax information is available online. Email tax@gwinnettcounty.com to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2021	\$7,369.74	\$7,369.74	\$0.00	\$0.00	10/15/2021	\$0.00
2020	\$7,418.77	\$7,418.77	\$0.00	\$0.00	12/1/2020	\$0.00
2019	\$5,675.19	\$5,675.19	\$0.00	\$0.00	10/15/2019	\$0.00
2018	\$5,698.29	\$5,698.29	\$0.00	\$0.00	10/15/2018	\$0.00
2017	\$5,743.10	\$5,743.10	\$0.00	\$0.00	10/15/2017	\$0.00
2016	\$4,530.19	\$4,530.19	\$0.00	\$0.00	10/15/2016	\$0.00
2015	\$4,584.93	\$4,584.93	\$0.00	\$0.00	10/15/2015	\$0.00
Total						\$0.00

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Pay Now

No payment due for this account.



GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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8/1/2022 11:55AM

gwinnettcounty
Assessor's Office
GIS & Property Record Detail

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