

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>AKBER LASSI</u> ADDRESS: <u>21 Kent Valley Ctr</u> CITY: <u>Tucker</u> STATE: <u>GA</u> ZIP: <u>30084</u> PHONE: <u>(404) 735-6274</u> EMAIL: <u>akberlassi@bellsouth.net</u>	NAME: <u>MIGHTY HIGHPOINT Properties LLC</u> ADDRESS: <u>2580 HIGHPOINT Rd</u> CITY: <u>SPELLMVILLE</u> STATE: <u>GA</u> ZIP: <u>30078</u> PHONE: <u>(770) 375-2944</u> EMAIL: <u>ferozali@aoe.com</u>
CONTACT PERSON: <u>AKBER LASSI</u> PHONE: <u>(404) 735-6274</u> CONTACT'S E-MAIL: <u>akberlassi@bellsouth.net</u>	
APPLICANT IS THE: <input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICT(S): <u>C1</u>	REQUESTED ZONING DISTRICT: <u>C2</u>
PARCEL NUMBER(S): <u>R6050 363</u>	ACREAGE: <u>0.93</u> <u>1.23 acres</u>
ADDRESS OF PROPERTY: <u>2580 HIGHPOINT RD, SPELLVILLE</u>	<u>GA 30078</u>
PROPOSED DEVELOPMENT: <u>TUNNEL CAR WASH & WACARERS</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>1</u> <u>REZ</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>4300 Sq/ft</u>
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Akber Lassi</u>	NAME: <u>MIGHTY HIGHPOINT PROPERTIES LLC</u>
ADDRESS: <u>21 Kent Valley Cn</u>	ADDRESS: <u>2580 HIGHPOINT RD.</u>
CITY: <u>Tucker</u>	CITY: <u>SNELLVILLE</u>
STATE: <u>GA</u> ZIP: <u>30084</u>	STATE: <u>GA</u> ZIP: <u>30078</u>
PHONE: <u>(404) 735-6274</u>	PHONE: <u>(770) 378-2944</u>
EMAIL: <u>akberlassi@bellsouth.net</u>	EMAIL: <u>Ferozali@aol.com.</u>
CONTACT PERSON: <u>Akber Lassi</u>	PHONE: <u>(404) 735-6274</u>
CONTACT'S E-MAIL: <u>akberlassi@bellsouth.net</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 IS THE:
<input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>C2</u> BUILDING/LEASED SQUARE FEET: <u>4000 Sqft</u>
PARCEL NUMBER(S): <u>R6050 363</u> ACREAGE: <u>0.93</u>
ADDRESS OF PROPERTY: <u>2580 HIGHPOINT RD</u>
SPECIAL USE REQUESTED: <u>REZONE C1 to C2 for TUNNEL</u> <u>& VACUUM STATION.</u>

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

**BUFFER REDUCTION APPLICATION
TO THE GWINNETT COUNTY BOARD OF COMMISSIONERS
FOR A BUFFER REDUCTION OF MORE THAN 50 PERCENT**

Please complete this application and submit with all necessary attachments as outlined on the **Buffer Reduction Information Form**. (Please type or print).

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>AKBER LASSI</u> ADDRESS: <u>21 KIBNT VALUST GR</u> TUCKER, GA ZIP CODE: <u>30084</u> PHONE NUMBER: <u>404 735 6274</u>	NAME: <u>HIGHPOINT PROPERTIES, LLC</u> ADDRESS: <u>2580 HIGHPOINT RD.</u> SUBDIVISION, GA ZIP CODE: <u>30078</u> PHONE NUMBER: <u>770 375 2944</u>
CONTACT INFORMATION	
NAME: <u>AKBER LASSI</u>	PHONE NUMBER: <u>404 735 6274</u>
E-MAIL ADDRESS: <u>akberlassi@bellsouth.net</u>	
PROPERTY INFORMATION	
STREET ADDRESS OF PROPERTY: <u>2589 HIGHPOINT ROAD</u>	
ZONING: <u>C-1</u>	PARCEL NUMBER(S): <u>40050 200</u>
BUFFER REDUCTION INFORMATION	
STATE THE BUFFER REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE FROM WHICH YOU SEEK A REDUCTION: <u>50 FT. UNDISTURBED BUFFER</u>	
BUFFER REQUESTED: <u>25 FT. UNDISTURBED BUFFER w/ ~ 10 FT. PLANTED BUFFER & 6 FT. HT. OPAQUE FENCE.</u>	
Please attach a Letter of Intent explaining what use is proposed and include your justification for this reduction.	

RECEIVED

9/6/2022

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, THE PROPOSED DEVELOPMENT PROVIDES "CONVENIENCE" TO ADJACENT PROPERTIES

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

No. VISUAL & SOUND BARRIERS ARE PROPOSED TO LESSEN IMPACT

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

Yes.

(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:

No.

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

Yes, PRESENTLY ZONED C-1, C-2 REQUIRED FOR A CAR WASH USE

(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:

A CONVENIENCE STORE w/ FUEL PUMPS & RETAIL STRIP CENTER IS ACROSS HIGHPOINT ROAD FROM THIS SUBJECT PROPERTY.

RECEIVED

9/6/2022

SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENT 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 SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes, THE PROPOSED DEVELOPMENT PROVIDES "Convenience" TO THE ADJACENT PROPERTIES.

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

No, USEFUL & SOUND BARRIERS ARE PROPOSED TO LESSEN IMPACT

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

Yes

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

No

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

Yes. PRESENTLY ZONED C-1, C-2 ZONING REQUIRED FOR A CARWASH USE

(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 SPECIAL USE PERMIT:

A CONVENIENCE STORE w/ FUEL PUMPS & RETAIL STRIP CENTER IS ACROSS HIGHPOINT ROAD FROM THE SUBJECT PROPERTY.

LETTER OF INTENT

Our project consists of a Convenience Store w/ fuel pumps, and an automated Car Wash facility. Our request is for a rezoning from C-1 to C-2, a Special Use Permit for the Car Wash, and a zoning buffer reductions.

Convenience Store

The subject property had previously been rezoned to C-1 for the convenience store only. The convenience store site development plans for the project have been submitted and approved by the Gwinnett County Planning Department recently. Construction has not started yet. The attached Concept Plan is proposing a revision to the permitted plans which proposes a smaller store (4200 to 3600 sf) to allow an access drive from Centerville Hwy. to the proposed Car Wash. The Convenience Store includes 4 fuel pumps under a canopy and 18 parking spaces, 3 to be shared with the Car Wash facility, employee parking.

Car Wash, Special Use Permit

The Car Wash consists of an automated drive thru car wash tunnel, 2 automated pay station kiosk, 27 vacuums bays, 6 car + stacking lane with an escape lane.

The customers do not leave their vehicles except to stop at a vacuum bay to clean the interior of their cars.

Ingress/egress into/out of the site consists of an “enter only” driveway off Centerville Hwy., and a full access driveway on to Highpoint Road with a deceleration lane. Both driveway have been permitted by GDOT and Gwinnett County in the Convenience Store site development plans.

Stormwater detention will be provided in an underground system and piped and connected to existing storm drain systems.

Hours of operation are from 8:00 am-8:00 pm during the Summer months and 8:00 am to 6:00 pm in the Winter Months. 2-4 employees are on site during work shifts.

Buffer Reductions Variance

The subject property is adjacent to an established residential neighborhood to the northeast off Bankston Circle. A 75 foot undisturbed buffer is required along the northeast property line. Our request is to reduce the undisturbed buffer down to 25 foot undisturbed buffer, with an additional 10 foot temporary grading easement to be planted with an evergreen tree barrier and supplemented with a 6 foot tall opaque privacy fence. The evergreen tree planting will consist of 6-7 ft. tall Green Giant Arborvitae 10 ft. on center. Note, the subject car wash is situated "downhill" from the adjacent neighborhood. It is our opinion that the addition of the privacy fence and evergreen tree planting, the "screening" of the car wash will be greater than the sight line under the mature trees.

Along the northern property line the adjacent property was recently zoned O&I, requiring no buffers. Just recently this property was rezoned from O&I to RTH. We have included a portion of the rezoning exhibit for the proposed development, note that no townhomes are proposed adjacent to the property line, only a cul-de-sac with parking spaces and small strip of open space.

It is our request that this 75 foot buffer be reduced down to a 10 foot landscape strip with the same evergreen tree planting as previously stated. In addition, the backside the car wash is a 14 foot masonry wall, and to further reduce the visibility and noise we are proposing to extend the masonry wall 25 feet in each direction from the car wash tunnel entry and exit. We are confident that between the masonry walls and evergreen plantings there will be adequate protection from the sights and sounds of the car wash.

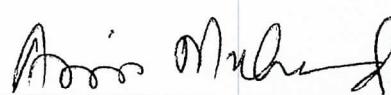
REZONING APPLICANT'S CERTIFICATION

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

08-04-22
Date

Akben Lass, CFO
Type or Print Name and Title

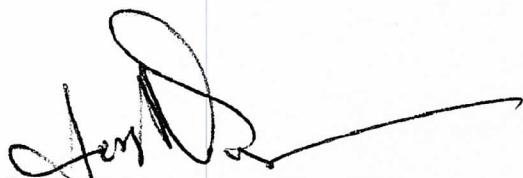

Signature of Notary Public

8-4-22
Date



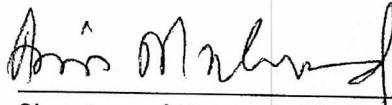
REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY
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Signature of Property Owner

08-04-22
Date

FEROZ Ali OWNER
Type or Print Name and Title


Signature of Notary Public

8-4-22
Date


Notary Seal

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.

SIGNATURE OF APPLICANT

08-04-22

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

DATE _____

~~TYPE OR PRINT NAME AND TITLE~~

SIGNATURE OF NOTARY PUBLIC

DATE

NOTARY SEAL

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

AKBEN LASS

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

does not include 2022 taxes

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
8/8/2022 2:17PM

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

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:
(Map Reference Number)

6 - 050 - 260
District Land Lot Parcel

Signature of Applicant

08-04-22

Date

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)

Chris Nelson

NAME

Senior Tax Services Associate

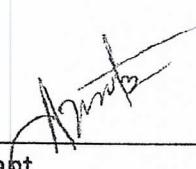
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August 5, 2022

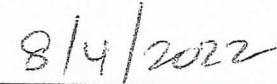
DATE

SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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Signature of Applicant



Date

Akber Lassi CFO

Type or Print Name and Title



Signature of Notary Public

8-4-2022

Date



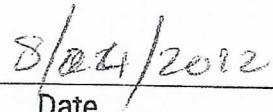
Notary Seal

SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY
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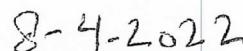
Signature of Property Owner



Date

FERDZ ALI

Type or Print Name and Title



Signature of Notary Public

Date



Notary Seal

CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, 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.


SIGNATURE OF APPLICANT

08/04/2021
DATE


AKBER LASSI
TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

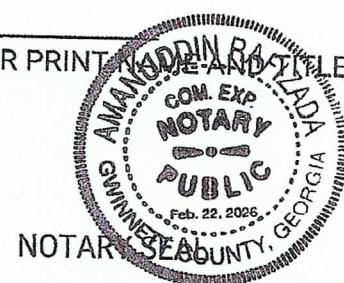
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TYPE OR PRINT NAME AND TITLE


SIGNATURE OF NOTARY PUBLIC

DATE

8-4-2022

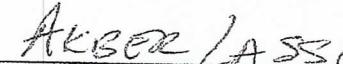


DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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


Akber Lassi

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 Division
Special Use Permit Application
Last Updated 10/2021

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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 SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER: 76 - 050 - 260
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

08-04-22 Date

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)

JMS/Jeff NAME
8/4/22 DATE

TSA TITLE

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Signature of Applicant

08-04-22

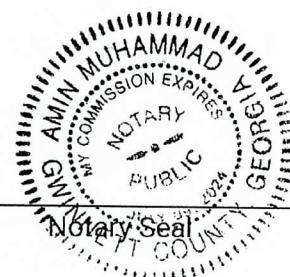
Date

Type or Print Name and Title

Signature of Notary Public

8-4-22

Date



REZONING PROPERTY OWNER'S CERTIFICATION

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Signature of Property Owner

08-04-22

Date

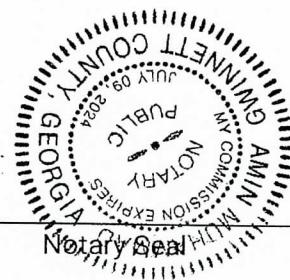
Type or Print Name and Title

OWNER

Signature of Notary Public

8-4-22

Date _____



CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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[Signature]
SIGNATURE OF APPLICANT

08-04-22
DATE

TYPE OR PRINT NAME AND TITLE
AKBER LASSI

[Signature]
SIGNATURE OF APPLICANT
ATTORNEY OR REPRESENTATIVE

8-4-22
DATE

TYPE OR PRINT NAME AND TITLE

[Signature]
SIGNATURE OF NOTARY PUBLIC

DATE

NOTARY SEAL



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

AKBER LASSI

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.

does not include 2022 taxes

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PARCEL I.D. NUMBER: 6 - 050 - 363
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

08-0472

Date

Type or Print Name and Title

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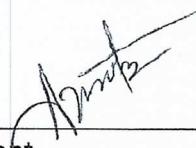
Chris Nelson
NAME

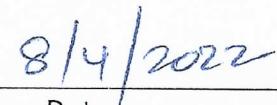
Senior Tax Services Associate
TITLE

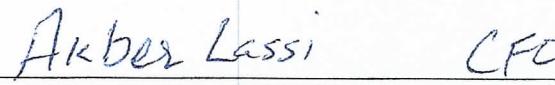
August 5, 2022
DATE

SPECIAL USE PERMIT 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


Type or Print Name and Title


Signature of Notary Public

8-4-2022
Date

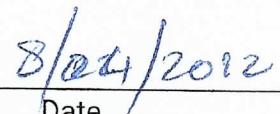

Notary Seal

SPECIAL USE PERMIT 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.



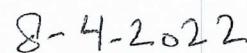
Signature of Property Owner



Date

FEROZ ALI

Type or Print Name and Title



Signature of Notary Public

Date



Notary Seal

CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, 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.


SIGNATURE OF APPLICANT

08/04/2021
DATE


AKBER LASS

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

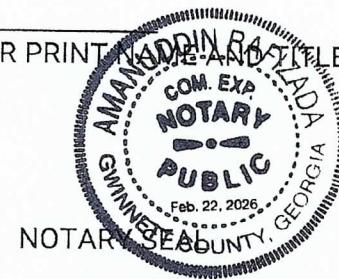
DATE

TYPE OR PRINT NAME AND TITLE


SIGNATURE OF NOTARY PUBLIC

DATE

8-4-2022



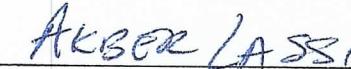
NOTARY PUBLIC

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


Akber Lass

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 SPECIAL USE PERMIT

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 SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER: 706 - 050 - 363
(Map Reference Number) District Land Lot Parcel

Signature of Applicant  Date 

Type or Print Name and Title

08-04-22

Date

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)

Im Shaffer NAME
8/4/22 DATE

TSA

LEGAL DESCRIPTION

TAX PARCELS 6050260, Address 2589 Highpoint Road

Beginning at a point located at the intersection of the western right-of-way of Centerville Hwy, AKA Ga. Hwy. 124, and the northeastern right-of-way of Highpoint Road being the TRUE POINT OF BEGINNING; thence running North 39 degrees, 03 minutes, 04 seconds West for a distance of 188.16 feet to a point; thence running North 30 degrees, 07 minutes, 09 seconds West for a distance of 56 feet to a point; thence running North 60 degrees, 04 minutes, 28 seconds West for a distance of 236.17 feet to a point; thence running South 30 degrees, 17 minutes, 54 seconds West for a distance of 40.19 feet to a point; thence running South 30 degrees 19 minutes, 23 seconds East for a distance of 112.27 feet to a point; thence running South 33 degrees, 53 minutes, 11 seconds West for a distance of 185.19 feet to a point; thence running South 71 degrees, 23 minutes, 39 seconds West for a distance of 41.88 feet to a point being the TRUE POINT OF BEGINNING and the terminus of this description.

LEGAL DESCRIPTION

TAX PARCELS 6050363, Address 2580 Highpoint Road

Beginning at a point located at the intersection of the western right-of-way of Centerville Hwy, AKA Ga. Hwy. 124, and the northeastern right-of-way of Highpoint Road; thence running North 39 degrees, 03 minutes, 04 seconds West for a distance of 188.16 feet to a point; thence running North 30 degrees, 07 minutes, 09 seconds West for a distance of 56 feet to a point being the TRUE POINT OF BEGINNING; thence running North 30 degrees, 53 minutes, 33 seconds West for a distance of 167.79 feet to a point; thence running North 58 degrees, 35 minutes, 16 seconds East for a distance of 238.77 feet to a point; thence running South 30 degrees 01 minutes, 36 seconds East for a distance of 173.96 feet to a point; thence running South 60 degrees, 04 minutes, 26 seconds West for a distance of 236.17 feet to a point being the TRUE POINT OF BEGINNING and the terminus of this description.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

10/6/2022

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

UTILITY PROTECTION CENTER

IF YOU DIG GEORGIA...

CALL US FIRST!

811

IT'S THE LAW

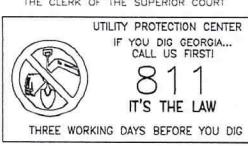
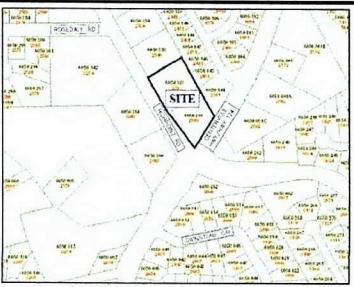
THREE WORKING DAYS BEFORE YOU DIG

SCALE : 1" = 40'
20' 40' 80'

VERTICAL DATUM
BASE: GWINNETT COUNTY
SANITARY SEWER ELEVATIONS

FLOOD HAZARD STATEMENT:
THIS PROPERTY IS LOCATED WITHIN THE
1% ANNUAL FLOOD (100-YEAR) FLOOD
FEDERAL FLOOD HAZARD AREA AS
PER PANEL NO. 13135C 0137F
DATE: SEPTEMBER 29, 2006

AREA
TRACT 1
53,749 SQ. FEET
TRACT 2
0.825 ACRES
35,969 SQ. FEET
TOTAL AREA
2.059 ACRES
89,718 SQ. FEET



THIS MAP OR PLAT HAS BEEN CALCULATED
FOR CLOSURES AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN 765,487 FEET.

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

N/F
MARTHA JUNE BRITT
REVOCABLE LIVING TRUST
D.B. 56089, PG. 189
ZONED O-I
2540 HIGHPOINT RD

N/F
SCHEVLING SHAWN M
& SCHEVLING ERIN F
D.B. 50351, PG. 436
ZONED R-75
2471 BANKSTON CIR

N/F
BENITEZ MARCOS A
D.B. 53468, PG. 458
ZONED R-75
2481 BANKSTON CIR

N/F
HARVEY CLAUDE E
DEED FOUND OR PROVIDED
ZONED R-75
2491 BANKSTON CIR



CB
TOP=1020.6
B.O.B.=1014.0
BANKSTON PUBLIC R/W ~50' PER P.B. #46, PG. 221

ROAD PAINT (TYP)

UGG

IPF W/CAP (HMB)

EP

1/2 CMP

