

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Tim Mansour</u>	NAME: <u>Tim MANIOUR</u>
ADDRESS: <u>3855 OAK GROVE Rd</u>	ADDRESS: <u>2984 Camp Mitchell Rd</u>
CITY: <u>LOGANVILLE</u>	CITY: <u>LOGANVILLE</u>
STATE: <u>GA</u> ZIP: <u>30052</u>	STATE: <u>GA</u> ZIP: <u>30052</u>
PHONE: <u>678-414-6248</u>	PHONE: <u>678-414-6248</u>
CONTACT PERSON: <u>Tim Mansour</u> PHONE: <u>678-414-6248</u>	
CONTACT'S E-MAIL: <u>T6M1959@gmail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): C2 REQUESTED ZONING DISTRICT: Residential

LAND DISTRICT(S): 5th LAND LOT(S): 159 ACREAGE: 1.1 ^{R-100}

ADDRESS OF PROPERTY: 3855 OAK GROVE Rd

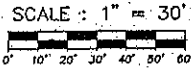
PROPOSED DEVELOPMENT: Residential Home

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>1</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2400</u>	Total Building Sq. Ft.: _____
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED
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NOTES:

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 3 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 77,324 FEET AND AN ANGULAR ERROR OF 03 SECOND PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 144,321 FEET.

FLOOD STATEMENT:

THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13297 C 0085 D DATED: MAY 18, 2003

LEGEND

- A ARC
- R RADIUS
- C CHORD
- R/W RIGHT OF WAY
- N/F ADJOINING OWNERSHIP
- BLDG BUILDING
- BSL BUILDING SETBACK LINE
- CONCRETE CONCRETE
- EP EDGE OF PAVEMENT
- FIRM FLOOD INSURANCE RATE MAP
- IPF IRON PIN FOUND
- LP * LIGHT POLE
- PP POWER POLE
- D.B. DEED BOOK
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- RE BAR
- OTF OPEN TOP PIPE
- UVV OVERHEAD UTILITY LINE

MAGNETIC

N/F PATEL SANJAY & JAYSHRI DB. 28622 PG. 13

TRACT 1 AREA 0.995 ACRES

MANSOUR, TIM DB. 52218 PG. 617

1 STORY ON GRASS

BLOCK BLDGS

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON, THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

NOTE: THE PURPOSE OF THIS SURVEY IS TO REVISE THE PROPERTY LINE BETWEEN TRACT ONE AND TRACT TWO.

AREA TRANSFERRED 0.116 ACRES

TRACT 2 AREA 0.513 ACRES

FREEMAN, FRED & BEVERLY DB. 28076 PG. 3

* NOT INCLUDED *

N/F ANDERSON DB. 5298 PG. 133

P.O.B. 369.89' ALONG R/W TO R/W INTERSECTION WITH BRAND ROAD (80 R/W).

ALL ISSUES OF TITLE ARE EXCEPTED ON THIS SURVEY UNLESS NOTED AS NO TITLE REPORT HAS BEEN PROVIDED

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

PROJECT DESCRIPTION:	SURVEY FOR		
	TIM MANSOUR AND FRED FREEMAN		
	3833 OAK GROVE ROAD		
COUNTY: GWINNETT	DISTRICT: 5TH	DB. 52218, PG. 617	
LAND LOT: 159	SECTION:		

ADAM & LEE LAND SURVEYING

5640 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770)554-8995

www.adamandlee.com

FAX=(770)664-8134



OFFICE:	05/20/13
BY:	AMB
FIELD:	04/23/13
BY:	AMB
SCALE:	1"=30'
SHEET #	1 OF 1
13079	

LEGAL DESCRIPTION
3855 Oak Grove Road

All that tract or parcel of land lying and being in Land Lot 159, 5th District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a 1 1/2 inch rebar on the southwestern right-of-way of Oak Grove Road, 502.01 feet from the intersection of said right-of-way and western right-of-way of Brand Road; thence leaving said right-of-way of Oak Grove Road South 46 degrees 59 minutes 27 seconds West a distance of 209.94 feet to a 1 1/2 inch rebar; thence North 40 degrees 21 minutes 53 seconds West a distance of 209.94 feet to a 1 inch open top pipe; thence North 48 degrees 05 minutes 10 seconds East a distance of 210.64 feet to a 1 1/2 inch rebar on the southwestern right-of-way of Oak Grove Road; thence along said right-of-way, following a curve to the left, said curve having an arc distance of 206.04 feet and a radius of 2119.87 feet and being subtended by a chord bearing South 40 degrees 07 minutes 02 seconds East a distance of 205.96 feet to THE TRUE POINT OR PLACE OF BEGINNING.

Said tract or parcel of land containing 0.995 acres and being shown on a survey for Tim Mansour and Fred Freeman dated May 30, 2013 by Adam & Lee Land Surveying and bearing the seal of Gary L. Cooper R.L.S. 2060

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REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, 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

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

NO

- (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:

NO

- (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:

NO

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August 19, 2013

Ref: Application and request to rezone property
In Gwinnett County

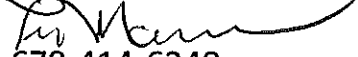
To whom it may concern;

My name is Tim Mansour and I purchased the property and home at 3855 Oak Grove Road, Loganville, Ga. from Mary Jean Green in April 2013. This home was built in 1978 and zoned as a residential home. It sat vacant for 7 years while the land was changed and zoned C2 in 2006. The home has had no maintenance since 2006 and is in need of majors repairs. I am asking for this 1 acre lot to be rezoned back to residential.

My plan is to remodel the home and clean up the property to sell as a single family residential home.

Thank you,

Tim Mansour



678-414-6248

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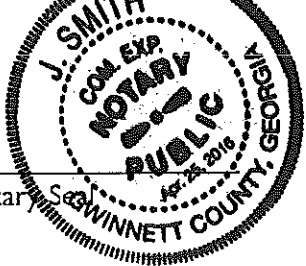
REZONING APPLICANT'S CERTIFICATION

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.

X *Tom Mansour* 8-19-13
Signature of Applicant Date

Tom Mansour OWNER
Type or Print Name and Title

J. Smith 8/19/13 Notary Seal
Signature of Notary Public Date



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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.

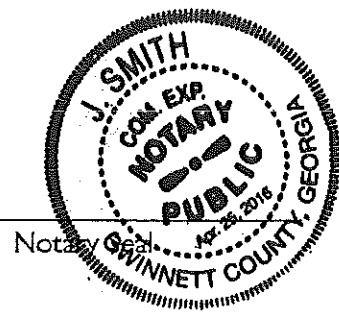
x *Tim Mansour*
Signature of Property Owner

8-19-13
Date

Tim Mansour Owner
Type or Print Name and Title

J. Smith
Signature of Notary Public

8/19/2013
Date



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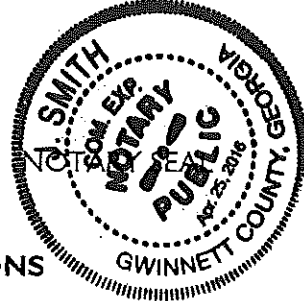
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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] 8-19-13 Tim MANSON Owner
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

[Signature] 8-19-13 Tim MANSON owner
 SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

[Signature] 8/19/13
 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 *[Signature]*
 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.

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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: 5th - 159 - R5159 252
(Map Reference Number) District Land Lot Parcel

Tim Mansour 8-19-13
Signature of Applicant Date

Tim Mansour owner
Type or Print Name and Title

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)

Phyllis Jackson Tax Services Assoc.
NAME TITLE

8/20/13
DATE

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