

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>ARCADE DESIGN CORPORATION</u>	NAME: <u>USA INVESTMENT & MGM L.L.C.</u>
ADDRESS: <u>1681 GREEN OAK CIRCLE</u>	ADDRESS: <u>2738 CRUSE ROAD</u>
CITY: <u>LAWRENCEVILLE</u>	CITY: <u>LAWRENCEVILLE</u>
STATE: <u>GEORGIA</u> ZIP: <u>30043</u>	STATE: <u>GEORGIA</u> ZIP: <u>30044</u>
PHONE: <u>770-527-1429</u>	PHONE: <u>770-572-8008</u>
CONTACT PERSON: <u>JOSE F. JIMENEZ, RA</u> PHONE: <u>770-527-1429</u>	
CONTACT'S E-MAIL: <u>JFDOJIMENEZ@ARCADESIGN.COM</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): R-75 REQUESTED ZONING DISTRICT: C-1

LAND DISTRICT(S): 7th LAND LOT(S): LL-1 ACREAGE: 3.59 ACRES

ADDRESS OF PROPERTY: 2738 CRUSE ROAD , LAWRENCEVILLE

PROPOSED DEVELOPMENT: NEW RETAIL SHOPPING CENTER

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>N/A</u>	No. of Buildings/Lots: <u>ONE</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>18,000 SQ FT</u>
Gross Density: _____	Density: <u>10.55 %</u>
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION
2738 CRUSE ROAD

ALL THAT TRACK OR PARCEL OF LAND LYING AND BEING IN LAND LOT NO. 1, OF THE 7TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, DESIGNATED AS TRACT NO.2, CONTAINING 3.59 ACRES, MORE OR LESS, ACCORDING TO PLAT AND SURVEY OF S. R. FIELDS, SURVEYOR, DATED SEPTEMBER 18, 1954, SAID PROPERTY BEING IMPROVED, PROPERTY NOW KNOWN AS **2738 CRUSE ROAD**, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED AT THE SOUTH EASTERLY CORNER OF CRUSE ROAD WITH OTHER PROPERTY OWNED OR FORMELY OWNED BY YEADEA DAVIS AND RUNNING THENSE ALONG SAID ROAD NORTH 60 DEGREES 9 MINUTES 6 SECONDS EAST, 555.46 FEET TO A CORNER; THENCE SOUTH 26 DEGREES 7 MINUTES 1 EAST, ALONG THE PROPERTY OWNED OR FORMELY OWNED BY MYRNA DE LA ROSA TO AN IRON PIN; THENCE SOUTH 31 DEGREES 33 MINUTES 42 SECONDS WEST, 465.01 FEET ALONG THE VILLAS AT BETHESDA SUBDIVISION TO A CORNER; THENCE SOUTH 60 DEGREES 18 MINUTES 12 SECONDS WEST, 100.02 FEET ALONG SAID SUBDIVISION TO A CORNER; THENCE NORTH 36 DEGREES 6 MINUTES 36 SECONDS WEST, 47.61 FEET; THENCE NORTH 36 DEGREES 2 MINUTES 55 SECONDS WEST, 138.12 FEET ALONG THE PROPERTY OWNED OR FORMELY OWNED BY RYLAND GROUP; THENCE NORTH 36 DEGREES 27 MINUTES 51 SECONDS WEST, 193.86 FEET ALONG THE PROPERTY OWNED OR FORMELY OWNED BY YEADEA DAVIS TO THE POINT OF BEGINNING.

PARCEL ID NUMBER: R7001-001

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^

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MAGNETIC NORTH

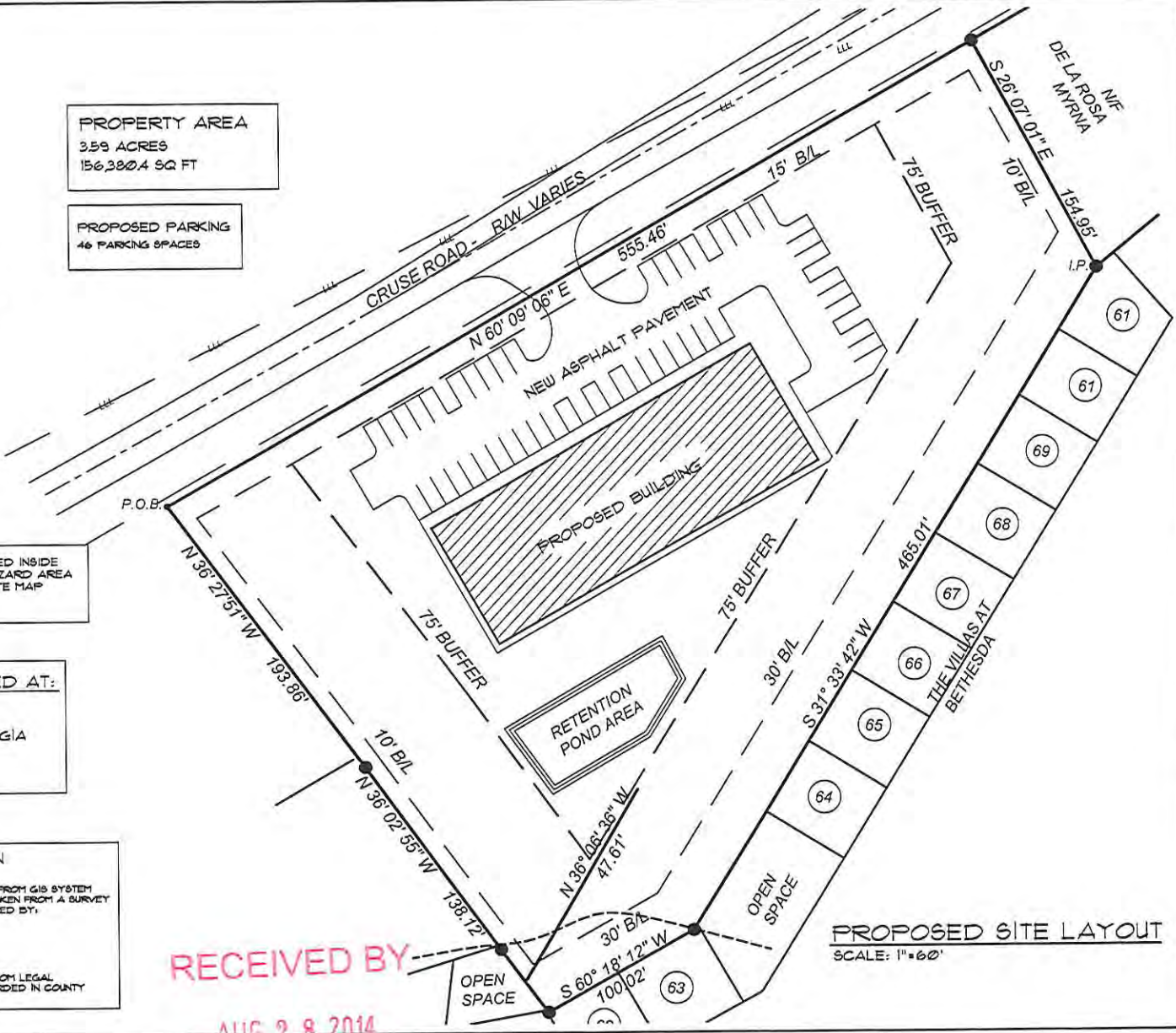
PROPERTY AREA
3.59 ACRES
156,380.4 SQ FT

PROPOSED PARKING
46 PARKING SPACES

THIS PROPERTY IS NOT LOCATED INSIDE
A DESIGNATED F.I.A. FLOOD HAZARD AREA
AS PER FLOOD INSURANCE RATE MAP
13135000066F

PROPERTY LOCATED AT:
LAND LOT 1
7 TH. DISTRICT
GWINNETT COUNTY, GEORGIA
PARCEL NO.

SURVEY INFORMATION
EXISTING SITE INFORMATION TAKEN FROM GIS SYSTEM
AND EXISTING SITE INFORMATION TAKEN FROM A SURVEY
DATED SEPT. 9, 2001 AND PREPARED BY:
ADVANCE SURVEY, INC.
634 N. CLAYTON STREET
LAURENCEVILLE, GA 30045
OFFICE: 770-325-0230
PROPERTY DIMENSIONS TAKEN FROM LEGAL
DESCRIPTION DOCUMENT AS RECORDED IN COUNTY
TAX RECORDS.



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PROPOSED SITE LAYOUT
SCALE: 1" = 60'

JOSE F. JIMENEZ, RA
architect

arcadadesign

www.arcadefirm.com
1105 Parkside Court
Lawrenceville, GA 30045
770-962-8800
770-962-8804
jarcadefirm@gmail.com

PROPOSED RETAIL CENTER
USA INVESTMENT & MANAGEMENT, LLC
21 38 CRUSE ROAD
LAURENCEVILLE, GEORGIA

REVISIONS	
MARK	DATE

DATE:
SHEET No. 2

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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 IT WILL. THE NEW C-1 ZONING WILL BE CONSISTENT WITH THE VICINITY.

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

NO, IT WILL NOT ADVERSELY AFFECT THE EXISTING USE OR THE ADJACENT PROPERTIES.

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

THE EXISTING PROPERTY IS UNDERDEVELOPED AND THE PROPOSED NEW RETAIL CENTER WILL HAVE A HIGHER ECONOMIC USE.

- (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:

IT WILL NOT. THE EXISTING ROAD HAS ALREADY A TRAFFIC VOLUME THAT WILL NOT BE IMPACTED BY THE NEW OFFICE BUILDING.

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

YES. THE PROPOSED ZONING COMPLIES WITH THE LAND USE PLAN FOR THE AREA.

- (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, THERE ARE NO KNOWN NEW CONDITIONS AFFECTING THE USE OR THE DEVELOPMENT OF THE PROPERTY.

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August 26th, 2014

WINNETT COUNTY
Department of Planning & Development
Planning Division
446 Crogan Street, Suite 250
Lawrenceville, GA 30043

Re.: Rezoning Application- 2738 Cruse Rd.

Dear Sirs,

This is to express the intent to apply for a Rezoning at the above reference location. The intent of the application is the development of a new 18,000 sq. ft. retail shopping center

The following are the considerations affecting this application:

- Rezoning request from existing R-75 to a C-1 Neighborhood Business District Zoning
- The area of the existing property is 3.59 acres
- This proposal includes one single lot or property parcel
- The existing and the proposed density is 10.55 %
- The proposed number of parking spaces is 114
- The building height will be within the 35 feet allow.
- This Rezoning will not require a modification on the existing setbacks or buffer areas required.

The enclosed documentation is submitted for your review and consideration.

Cordially,



Jose Fernando Jimenez
GA Registered Architect
Off: 770-338-9938
Cell: 770-527-1429
jfdjimenez@arcadesign.com

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REZONING APPLICANT'S CERTIFICATION

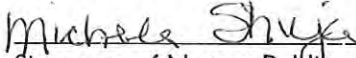
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



Signature of Applicant 8-17-14
Date

JOSE F. JIMENEZ (PRESIDENT)

Type or Print Name and Title



Signature of Notary Public 8-17-14
Date Notary Seal
My Commission Expires April 11, 2015

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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.



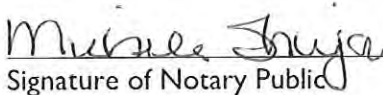
Signature of Property Owner

8-17-14

Date

BASHIR RAHMAN (OWNER)

Type or Print Name and Title



Signature of Notary Public

8-17-14

Date

Notary Seal

My Commission Expires April 11, 2015

RZC '14 0 1 8



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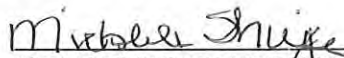
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CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

		JOSE F. JIMENEZ
SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
		BASHIR RAHMAN
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE

 8-17-14
 SIGNATURE OF NOTARY PUBLIC DATE NOTARY SEAL
 My Commission Expires April 11, 2015

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 JOSE F. JIMENEZ / BASHIR RAHMAN
 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: 7TH . LL-1 . 7001.001
(Map Reference Number) District Land Lot Parcel

Jose F. Jimenez, Sr. July 29, 2014
Signature of Applicant ESCAPE DESIGN CORP. Date

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)

[Signature]
NAME
7-29-2014
DATE

**GWINNETT COUNTY
TAX COMMISSIONER**

TITLE

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