

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 DISTRICTS(S): R-75 REQUESTED ZONING DISTRICT: O-I

LAND DISTRICT(S): 7 th LAND LOT(S): LL-1 ACREAGE: 0.58 ACRES

ADDRESS OF PROPERTY: 2897 CRUSE ROAD , LAWRENCEVILLE

PROPOSED DEVELOPMENT: NEW OFFICE BUILDING

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>3,000 SQ FT</u>
Gross Density: _____	Density: <u>10.0 %</u>
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY

AUG 28 2014

RZC '14 0 1 9

LEGAL DESCRIPTION
2897 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, CONTAINING 0.58 ACRES, MORE OR LESS, ACCORDING TO PLAT AND SURVEY OF S. R. FIELDS, SURVEYOR, DATED JUNE 23, 1956, PROPERTY NOW KNOWN AS **2897 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 ON CRUSE ROAD WITH OTHER PROPERTY OF LEON SIMONTON AND RUNNING ALONG CRUSE ROAD, NORTH 59 DEGREES EAST, 150 FEET TO PROPERTY NOW OWNED BY JACKIE FARMER; THENCE ALONG SAID PROPERTY OWNED BY JACKIE FARMER SOUTH 31 DEGREES EAST, 160 FEET TO A CORNER WITH PROPERTY NOW OR FORMERLY OWNED BY LEON SIMONTON; THENCE ALONG SAID SIMONTON PROPERTY, SOUTH 59 DEGREES WEST, 150 FEET TO A CORNER WITH PROPERTY NOW OR FORMERLY OWNED BY LEON SIMONTON; THENCE CONTINUING ALONG SAID SIMONTON PROPERTY, NORTH 31 DEGREES WEST, 160 FEET TO THE POINT OF BEGINNING.

PARCEL ID NUMBER: R7001-009

RZC '14 0 1 9

RECEIVED BY

AUG 28 2014

Planning & Development



MAGNETIC NORTH

PROPERTY LOCATED AT:

LAND LOT 1
7 TH. DISTRICT
GWINNETT COUNTY, GEORGIA

PARCEL NO. 70001003

PROPERTY AREA

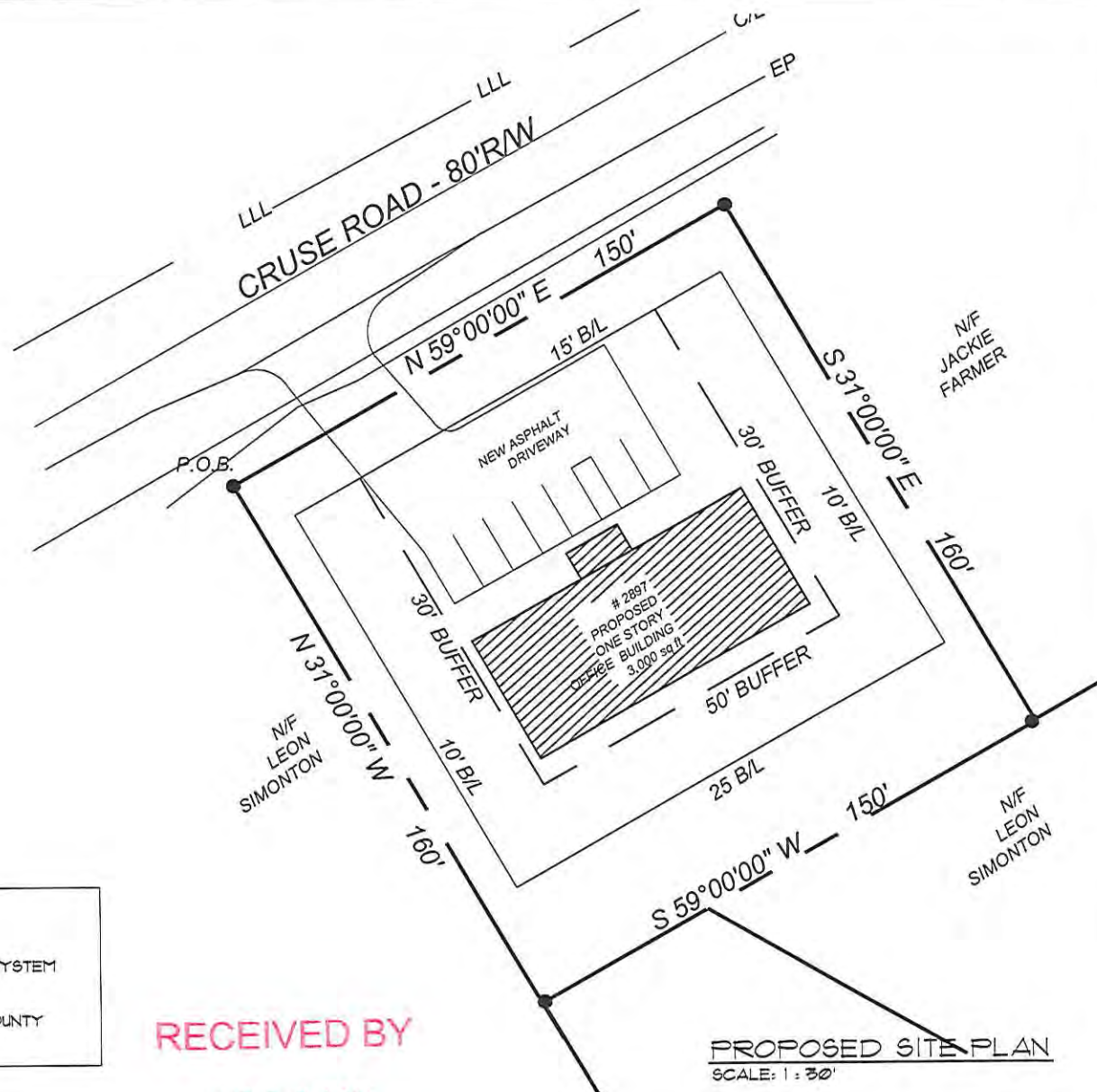
0.58 ACRES
25,356 SQ. FT.

THIS PROPERTY IS NOT LOCATED INSIDE
A DESIGNATED F.I.A. FLOOD HAZARD AREA
AS PER FLOOD INSURANCE RATE MAP
1313500086F

SURVEY INFORMATION

EXISTING SITE INFORMATION TAKEN FROM GIS SYSTEM

PROPERTY DIMENSIONS TAKEN FROM LEGAL
DESCRIPTION DOCUMENT AS RECORDED IN COUNTY
TAX RECORDS IN BOOK N632904 PAGE 123.



RECEIVED BY

AUG 28 2014

PROPOSED SITE PLAN
SCALE: 1 : 30'

arcadadesign
www.arcadesign.com
info@arcadesign.com

JOSE F. JIMENEZ, RA
architect
a: 770-337-6000
c: 770-338-0054
f: 770-337-1019
jarc@arcadesign.com

NEW OFFICE / BUSINESS USE

USA INVESTMENTS & MANAGEMENT, LLC
2891 CRUSE ROAD
LAURENCEVILLE, GEORGIA

REVISIONS

MARK	DATE

DATE:

SHEET No. 2

RZC '14 019

Planning & Development

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 O-I 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 OFFICE BLDG. 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.

RZC '14 019

RECEIVED BY

AUG 28 2014

Planning & Development

August 26th, 2014

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

Re.: Rezoning Application- 2897 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 3,000 sq. ft. office building.

The following are the considerations affecting this application:

- Rezoning request from existing R-75 to a O-I Office Institutional District Zoning
- The area of the existing property is 0,59 acres
- This proposal includes one single lot or property parcel
- The existing and the proposed density is 10.0 %
- The proposed number of parking spaces is 10
- The building height will be within the 35 feet allowed
- This Rezoning will not require a modification of the required areas from 75 feet to 50 feet in the rear side and from 75' to 30 feet in the sides

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
jfdojimenez@arcadesign.com

RECEIVED BY


AUG 28 2014

Planning & Development

RZC '14 019

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.



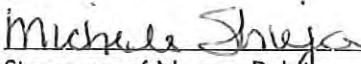
Signature of Applicant

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

RZC '14 019

RECEIVED BY
AUG 28 2014
Planning & Development

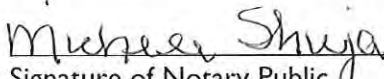
REZONING PROPERTY OWNER'S CERTIFICATION

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 _____ Date 8-17-14

BASHIR RAHMAN (OWNER)

Type or Print Name and Title


Signature of Notary Public _____ Date 8-17-14 Notary Seal


My Commission Expires April 11, 2015

RZC '14 019


RECEIVED BY
AUG 28 2014
Planning & Development

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

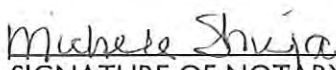
The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.


 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

JOSE F. JIMENEZ


 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE, _____

BASHIR RAHMAN

 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 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.

RZC '14 019

RECEIVED BY
 AUG 28 2014
 Planning & Development

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)

7th - LL 1 - 7001.009
District Land Lot Parcel



Signature of Applicant

July 29, 2014
Date

Jose F. Jimenez - Arcade Design Corporation
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)


NAME

**GWINNETT COUNTY
TAX COMMISSIONER**

TITLE

7-29-2014
DATE

RECEIVED BY

AUG 28 2014

RZC '14 019