

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>ANKURKUMAR JOSHI</u>	NAME: <u>ANKURKUMAR JOSHI</u>
ADDRESS: <u>2701 BRENTFORD LANE</u>	ADDRESS: <u>2701 BRENTFORD LANE</u>
CITY: <u>SNELLVILLE</u>	CITY: <u>SNELLVILLE</u>
STATE: <u>GA</u> ZIP: <u>30078</u>	STATE: <u>GA</u> ZIP: <u>30078</u>
PHONE: <u>678-314-7679</u>	PHONE: <u>678-314-7679</u>
CONTACT PERSON: <u>ANKURKUMAR JOSHI</u> PHONE: <u>678-314-7679</u>	
CONTACT'S E-MAIL: <u>ANKURKUMAR@GMAIL.COM</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): 5^{R100} REQUESTED ZONING DISTRICT: B0&I

PARCEL NUMBER(S): R5074-298 ACREAGE: 0.41

ADDRESS OF PROPERTY: 1461 SCENIC HIGHWAY, SNELLVILLE, GA, 30078

PROPOSED DEVELOPMENT: Tutoring Center - After school Learning

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>01</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>1329</u>
Gross Density: _____	Density: <u>0.0074</u>
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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APR 06 2017

RZC '17 014

LEGAL DESCRIPTION
1461 Scenic Hwy.

All that tract or parcel of land lying and being in Land Lot 74, of the 5th district, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a nail set on the Westerly right-of-way of Georgia Highway 124 (a.k.a. Scenic highway), said point being 470.0 feet in a Southwesterly direction from the intersection of said right-of-way and the Southerly right-of-way of Stratford Drive; said point being THE TRUE POINT OR PLACE OF BEGINNING. Thence continuing along said right-of-way of Scenic Highway South 13 degrees 34 minutes 34 seconds West a distance of 100.00 feet to a ½” rebar; thence leaving said right-of-way North 76 degrees 25 minutes 26 seconds West a distance of 180.09 feet to a ½” rebar; thence North 13 degrees 35 minutes 16 seconds East a distance of 100.00 feet to a ½” rebar; thence South 76 degrees 25 minutes 26 seconds East a distance of 180.07 feet to THE TRUE POINT OR PLACE OF BEGINNING.

Said tract or parcel of land containing 0.413 acres and being show on a survey for “Ankur Joshi”, dated April 3, 2017 and being certified by James A. Jacobs RLS# 2867

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Planning & Development

RZC '17 014

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RZC '17014

SUP '17026

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.

UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE PREMISES.

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REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, DATED, AND SEALED WITH A SURVEYOR'S SEAL.

FOR OFFICIAL USE ONLY

N/F
RAMSUCHIT RELAWRENCE
RAMSUCHIT PRABOUTI
P.B. 20, PG. 25

N/F
KEMPTON OWEN P
KEMPTON CHRISTIAN A
P.B. 48, PG. 132

ZONING
GWINNETT COUNTY, GEORGIA
ZONED R-100
(Single-Family Residence District)
BUILDING SETBACK REQUIREMENTS:
FRONT - 35' OR 50'
SIDE - 10' ONE YARD
 25' TWO YARDS
REAR - 40'
MINIMUM LOT SIZE
15,000 SQ. FT. SEWER
25,500 SQ. FT. SEPTIC
MINIMUM LOT WIDTH - 100'
MINIMUM HEATED FLOOR AREA - 1,400 SQ. FT.

NOTES:

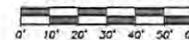
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 18,610 FEET AND AN ANGULAR ERROR OF 08 SECOND(S) 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 1,000,000+ FEET.

ALL IRON PINS LABELED AS SET OR FOUND (IPS OR IPF) ARE 1/2" REBAR RODS, UNLESS OTHERWISE NOTED.

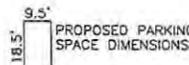
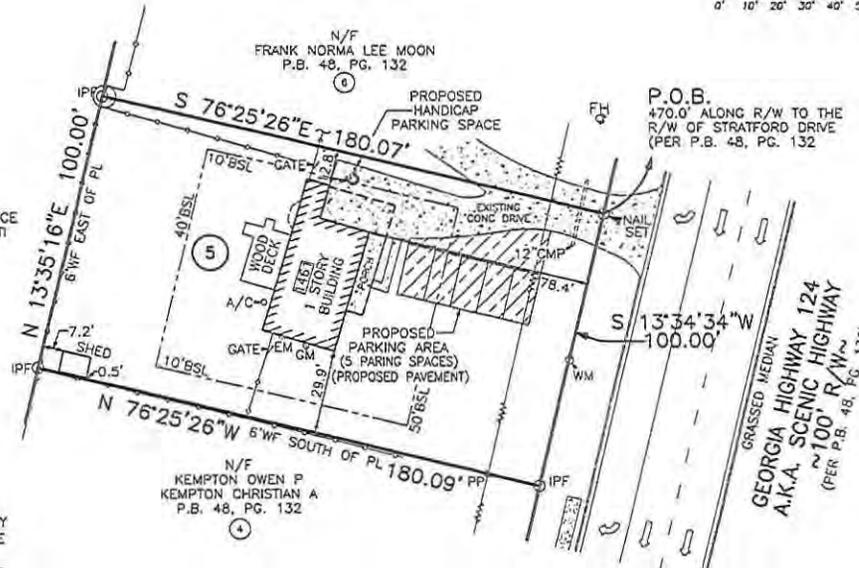
SCALE: 1" = 30'



MAGNETIC

LEGEND

- A/C AIR CONDITIONING
- R/W RIGHT-OF-WAY
- N/F ADJOINING OWNERSHIP
- CLF CHAIN LINK FENCE
- BSL BUILDING SETBACK LINE
- CO CLEAN-OUT
- CONC CONCRETE
- CONC CONCRETE
- CMF CONCRETE MONUMENT FOUND
- C&G CURB & GUTTER
- EM ELECTRICITY METER
- FH FIRE HYDRANT
- GM GAS METER
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- PL PROPERTY LINE
- PP POWER POLE
- D.B. DEED BOOK
- P.B. PLAT BOOK
- PC PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- RB REBAR
- WF WOOD FENCE
- TYP TYPICAL
- WM WATER METER
- OVERHEAD UTILITY LINES



AREA
0.413 ACRES
18,008 SQ. FEET

FLOOD HAZARD STATEMENT:
THIS PROPERTY DOES NOT LIE WITHIN THE 1% ANNUAL FLOOD (100-YEAR FLOOD) FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13135C 0117F
DATE: SEPTEMBER 29, 2006

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.

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.

UTILITY PROTECTION CENTER
IF YOU DIG GEORGIA...
CALL US FIRST!
811
IT'S THE LAW
THREE WORKING DAYS BEFORE YOU DIG

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67 THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT OF PLAN HAS BEEN APPROVED FOR FILING BY ANY AND ALL APPLICABLE MUNICIPAL COUNTY PLANNING COMMISSIONS OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING.
(OR THE FOLLOWING GOVERNMENTAL BODIES HAVE AFFIRMED THAT APPROVAL IS NOT REQUIRED)

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY SUCH PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERKS COOPERATIVE AUTHORITY. THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE THIS SURVEY WAS ISSUED AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

(SURVEYOR NAME) 2867 4/3/17
(R.L.S.#) DATE



DATE OF PLAT PREPARATION	4/3/17	BY: DWJ
DATE OF FIELD SURVEY	3/24/17	BY: AMB
DEED: 42842, PG. 140		
PLAT: 48, PG. 132		
SCALE: 1"=30'		
SHEET # 1 OF 1		
17082		

PROJECT DESCRIPTION: GWINNETT COUNTY SITE PLAN FOR:
ANKUR JOSHI
1461 GEORGIA HIGHWAY 124, SNELLVILLE, GEORGIA
LOT 5, BLOCK 5, UNIT SIX, FAIRFIELD FARMS SUBDIVISION
COUNTY: GWINNETT DISTRICT: 5TH
LAND LOT: 74 SECTION:

ADAM & LEE LAND SURVEYING
5640 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770)554-8995
www.adamandlee.com FAX:(770)564-8134

REVISIONS

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

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

No. The proposed rezoning will not affect the existing use or usability of nearby property.

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

Yes. It will help to enhance the 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:

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:

It will not affect.

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Letter of Intent

Wednesday, April 5, 2017

To,
Gwinnet County
Department of Planning & Development
Planning Division.

Sub: Letter of Intent for 1461 Scenic Highway - zoning

Dear Sir/Mam,

I, Ankurkumar Joshi, owner of the property located at 1461 Scenic highway, (LL 74, 5th District, Gwinnett County, GA) Snellville, 30078, would like to use this property as after school learning/Tutoring center. With this letter of intent I am applying for rezoning the property with required special permit, which can comply with Gwinnett county Department of Planning and Development instruction and procedure.

1. Purpose and Proposed Use:

The property is located on Hwy 124 a.k.a. Scenic Highway , which is growing rapidly for past 10 years in most economic sectors like residential, commercial, education, medical. With current increasing demand for education it is very essential that students should be more focused towards the learning activities and academic grades. My proposed business (Best Brains franchise) is an after school-learning/tutoring center that helps our student community in their academic and career growth. The property is ideal for after school learning/tutoring center as it is located in Scenic highway, which can be easily commutable and accessible for all nearby school cluster students.

2. Property Details:

Address: 1461 Scenic Hwy, Snellville, GA, 30078

Description: LL 74, 5th District, Gwinnett County

Existing Zoning: R100

Proposed Zoning: O&I w/ Special Permit

Parcel Number: R5074-298,

Acreage: 0.413

Building Sq. Feet: 1329

No. Of Parking Space: (Proposed): 7 including Handicap Parking.

I would like to request you to grant the zoning application with required special permit.

Sincerely,
Ankurkumar Joshi

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RZC '17014

APR 06 2017

Planning & Development

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.



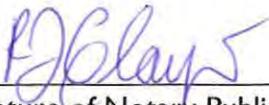
04/06/2017

Signature of Applicant

Date

Ankurkumar Joshi

Type or Print Name and Title



04/06/2017

Signature of Notary Public

Date



Notary Seal

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Planning & Development

RZC '17 014

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.



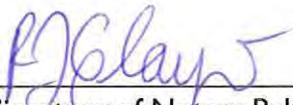
04/06/2017

Signature of Property Owner

Date

Ankurkumar Joshi

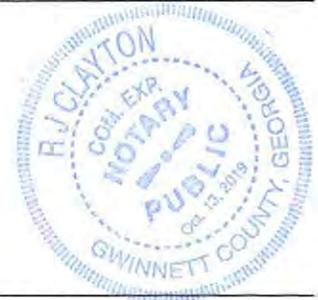
Type or Print Name and Title



04/06/2017

Signature of Notary Public

Date



Notary Seal

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Planning & Development

RZC '17 014

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Ankurkumar Joshi</u>	NAME: <u>Ankurkumar Joshi</u>
ADDRESS: <u>2701 Brentford Lane</u>	ADDRESS: <u>2701 Brentford Lane</u>
CITY: <u>Snellville</u>	CITY: <u>Snellville</u>
STATE: <u>GA</u> ZIP: <u>30078</u>	STATE: <u>GA</u> ZIP: <u>30078</u>
PHONE: <u>678-935-2006</u>	PHONE: <u>678-935-2006</u>
CONTACT PERSON: <u>Ankurkumar Joshi</u> PHONE: <u>678-935-2006</u>	
CONTACT'S E-MAIL: <u>ankuringita@gmail.com</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 type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>R100 → OLI</u>	BUILDING/LEASED SQUARE FEET: <u>1329</u>
PARCEL NUMBER(S): <u>R5074-298</u>	ACREAGE: <u>0.413</u>
ADDRESS OF PROPERTY: <u>1461 Scenic Highway, Snellville, GA 30078</u>	
SPECIAL USE REQUESTED: <u>Tutoring Center (Best Brains)</u>	
<u>AFTER SCHOOL Learning Centers</u>	

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SUP '17 026

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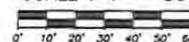
Planning & Development

N/F RAMSUCHIT RELAWRENCE
RAMSUCHIT PRABOUI
P.B. 20, PG. 25

RZC '17014

SUP '17026

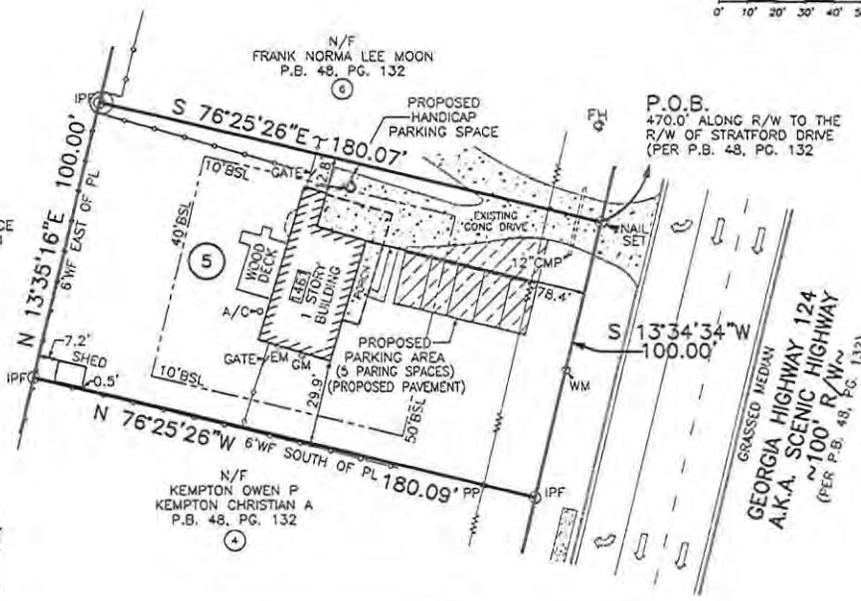
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LEGEND

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- R/W RIGHT-OF-WAY
- N/F ADJOINING OWNERSHIP
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MAGNETIC



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ZONED R-100
(Single-Family Residence District)
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9.5'
18.5' PROPOSED PARKING SPACE DIMENSIONS

AREA
0.413 ACRES
18,008 SQ. FEET

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THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING.
(OR THE FOLLOWING GOVERNMENTAL BODIES HAVE AFFIRMED THAT APPROVAL IS NOT REQUIRED)

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY SUCH PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERKS COOPERATIVE AUTHORITY. THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE THIS SURVEY WAS ISSUED AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

(SURVEYOR NAME) 2867 4/3/17
(R.L.S.#) DATE



DATE OF PLAT PREPARATION	4/2/17	BY: DMJ
DATE OF FIELD SURVEY	3/24/17	BY: AMB
DEED: 42842, PG. 140		
PLAT: 48, PG. 132		
SCALE: 1"=30'		
SHEET # 1 OF 1		
17082		

PROJECT DESCRIPTION:	GWINNETT COUNTY SITE PLAN FOR:
ANKUR JOSHI	
1461 GEORGIA HIGHWAY 124, SNELLVILLE, GEORGIA	
LOT 3, BLOCK "A", UNIT 50X, FAIRFIELD FARM SUBDIVISION	
COUNTY: GWINNETT	DISTRICT: 3TH
LAND LOT: 74	SECTION: 31H

ADAM & LEE LAND SURVEYING
5640 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770)554-8995
www.adamandlee.com FAX:(770)554-8134

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

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

No.

- (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 BURDENSOME 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

- (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:

It will not affect.

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SUP '17 026

Letter of Intent

Wednesday, April 5, 2017

To,
Gwinnet County
Department of Planning & Development
Planning Division.

Sub: Letter of Intent for 1461 Scenic Highway - zoning

Dear Sir/Mam,

I, Ankurkumar Joshi, owner of the property located at 1461 Scenic highway, (LL 74, 5th District, Gwinnett County, GA) Snellville, 30078, would like to use this property as after school learning/Tutoring center. With this letter of intent I am applying for rezoning the property with required special permit, which can comply with Gwinnett county Department of Planning and Development instruction and procedure.

1. Purpose and Proposed Use:

The property is located on Hwy 124 a.k.a. Scenic Highway , which is growing rapidly for past 10 years in most economic sectors like residential, commercial, education, medical. With current increasing demand for education it is very essential that students should be more focused towards the learning activities and academic grades. My proposed business (Best Brains franchise) is an after school-learning/tutoring center that helps our student community in their academic and career growth. The property is ideal for after school learning/tutoring center as it is located in Scenic highway, which can be easily commutable and accessible for all nearby school cluster students.

2. Property Details:

Address: 1461 Scenic Hwy, Snellville, GA, 30078

Description: LL 74, 5th District, Gwinnett County

Existing Zoning: R100

Proposed Zoning: O&I w/ Special Permit

Parcel Number: R5074-298,

Acreage: 0.413

Building Sq. Feet: 1329

No. Of Parking Space: (Proposed): 7 including Handicap Parking.

I would like to request you to grant the zoning application with required special permit.

Sincerely,
Ankurkumar Joshi

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Planning & Development

SUP '17 026

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.



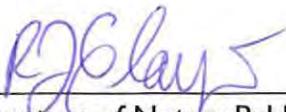
04/06/2017

Signature of Applicant

Date

Ankurkumar Joshi

Type or Print Name and Title



04/06/2017

Signature of Notary Public

Date



Notary Seal

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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.



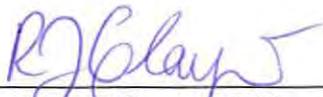
04/06/2017

Signature of Property Owner

Date

Ankurkumar Joshi

Type or Print Name and Title



04/06/17

Signature of Notary Public

Date



Notary Seal

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