

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Satilmis Uzbej</u>	NAME: <u>SATILMIS UZBEY</u>
ADDRESS: <u>2270 Berkeley Cove</u>	ADDRESS: <u>1930 BEAVER RUIN</u>
CITY: <u>Duluth</u>	CITY: <u>NORCROSS</u>
STATE: <u>GA</u> ZIP: <u>30096</u>	STATE: <u>GA</u> ZIP: <u>30071</u>
PHONE: <u>770.895.8106</u>	PHONE: <u>770.895.8106</u>
CONTACT PERSON: <u>Satilmis Uzbej</u> PHONE: <u>770.895.8106</u>	
CONTACT'S E-MAIL: <u>uzbey@gmail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): 01 REQUESTED ZONING DISTRICT: C2

LAND DISTRICT(S): 6 LAND LOT(S): 212 ACREAGE: .51

ADDRESS OF PROPERTY: 1930 BEAVER RUIN RD NORCROSS, GA 30071

PROPOSED DEVELOPMENT: Landscape contractor's office

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>1</u>	No. of Buildings/Lots: <u>1</u>
Dwelling Unit Size (Sq. Ft.): <u>1898</u>	Total Building Sq. Ft. <u>1898</u>
Gross Density: <u>N/A</u>	Density: <u>N/A</u>
Net Density: <u>N/A</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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BK 50623 PB0231

EXHIBIT A

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 212 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING LOT 1, BLOCK C, BEAVER BEND ESTATE AS PER PLAT RECORDED IN PLAT BOOK N, PAGE 80, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

PROPERTY COMMONLY KNOWN AS: 1936 BEAVER RUIN ROAD, NORCROSS, GA 30071

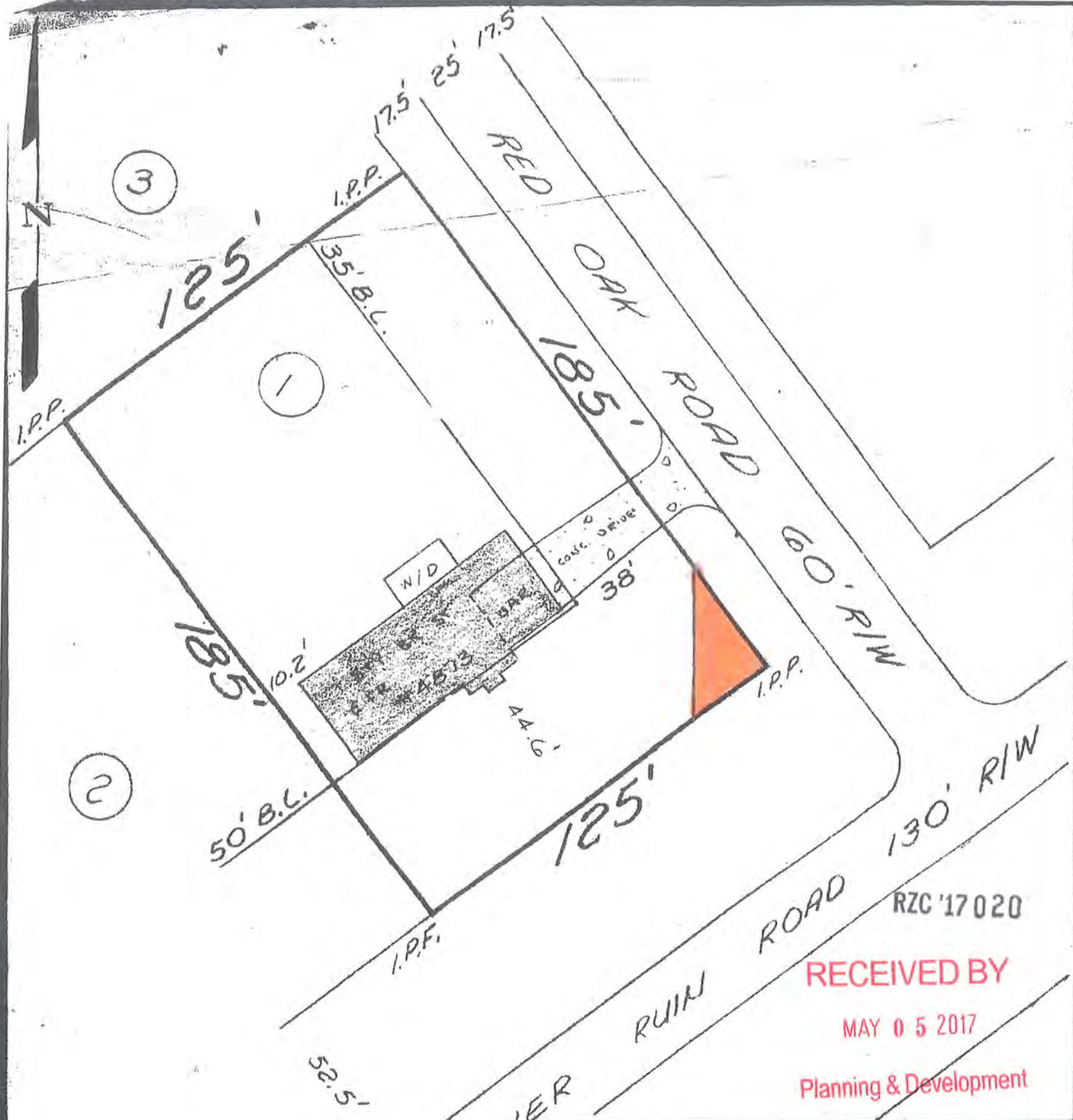
PARCEL R6212A-001

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I certify that this plat
 is true and correct.
A.S. Giometti
 L.S. #1125

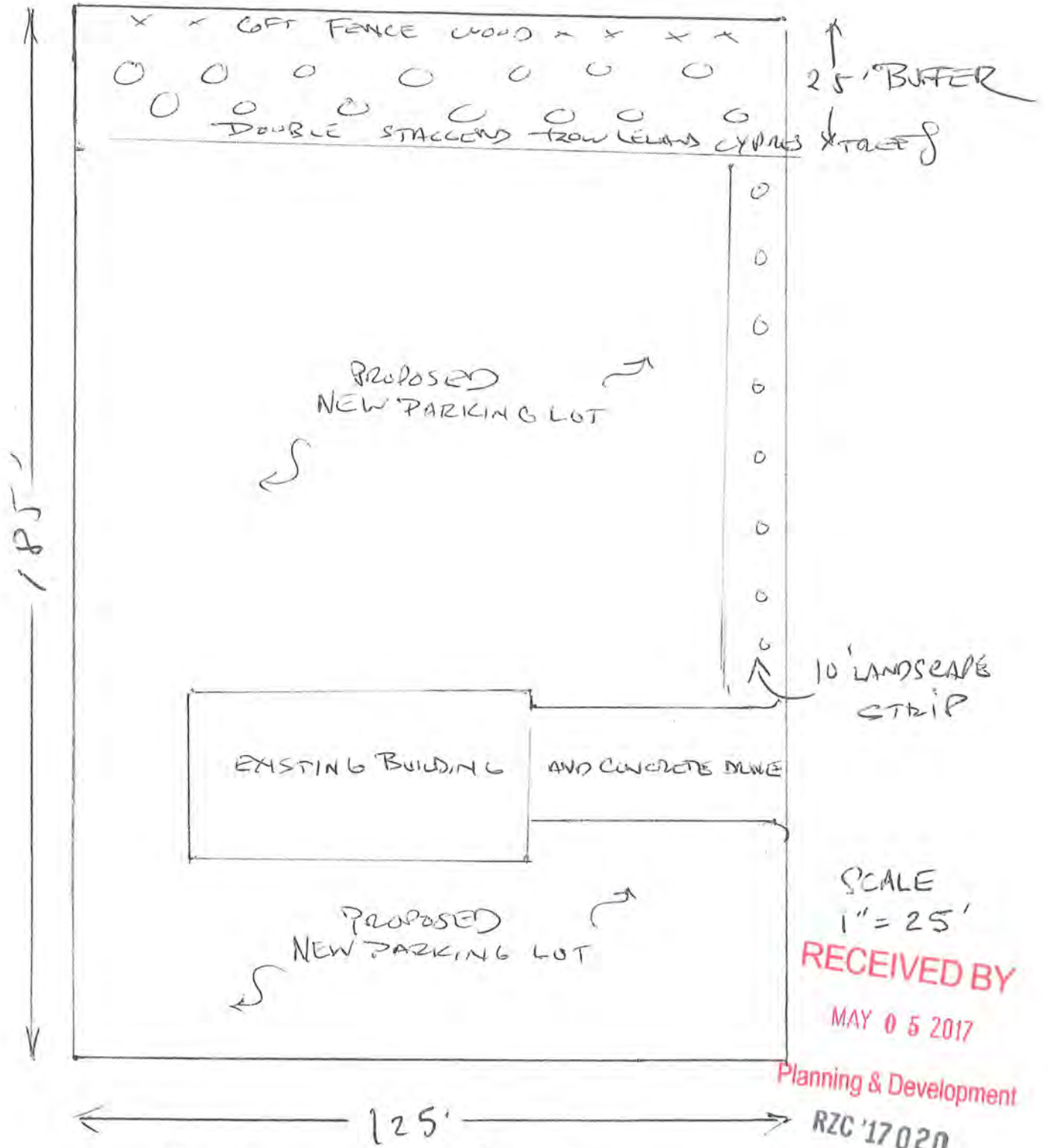
LAWRENCE L. FURLESON
 LOT 1 BLOCK C
 BEAVER BEND ESTATES
 LAND LOT 212 6 TH DISTRICT
 GWINNETT COUNTY GEORGIA
 SCALE: 1" = 40' DATE: 10-17-74

A. S. GIOMETTI & ASSOC. INC.
 ATLANTA, GEORGIA
 #1816

Dwn: F.R.A. Ckd: [initials] LC

Braydon Allen
5/4/2017

SITE PLAN
1936 BEAVER RUN ROAD
NORCROSS, GEORGIA 30096
.51 ACRES



SCALE
1" = 25'
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REZONING EXHIBIT
CURRENT ZONING C-1 OFFICE INSTITUTIONAL
PROPOSED ZONING C-2
SPECIAL USE PERMIT - AUTO SALES

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:

NO - VACANT - NO OFFERS TO BUY OR LEASE IN 5 YEARS AS CURRENTLY ZONED OK

- (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:

YES, THE BUZY 4 LANE HIGHWAY, BEAVER RUN ROAD GETS MORE TRAFFIC COUNTS EVERY YEAR AND A NEW SUPER QUICKTRIP IS UNDER CONSTRUCTION ON SAME STREET, SAME SIDE OF ROAD JUST A FEW BLOCKS AWAY.

Briggs Allen
REAL ESTATE

MAY 5TH, 2017

LOWMYER COUNTY PLANNING AND ZONING
446 WEST CROGAN STREET, SUITE 250
LAWRENCEVILLE, GA 30046

DEAR P&Z DEPT.

WE REQUEST CHANGE OF
ZONING FROM O+I TO C-2, WITH
SUP PERMIT TO ALLOW LANDSCAPE
COMPANY TO LEASE PROPERTY.

SINCERELY THANK YOU!



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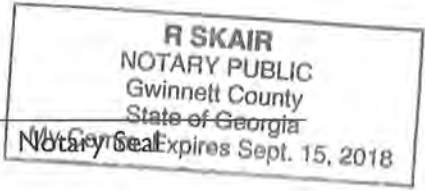
REZONING APPLICANT'S CERTIFICATION

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.

[Handwritten Signature] _____ 4/10/2017
Signature of Applicant Date

Rosa Skair _____
Type or Print Name and Title

[Handwritten Signature] _____ 4.10.17
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.

Sabrina Williams
Signature of Property Owner

4/10/2017
Date

Rosa Skair
Type or Print Name and Title

Rosa Skair
Signature of Notary Public

4/10/17
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.

SATILMIS UZBEY 5/5/2017 SATILMIS UZBEY
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

BRIGGS ALLEN 5/5/2017 BRIGGS ALLEN
 SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

[Signature] 5/5/2017 NOTARY SEAL
 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 BRIGGS ALLEN
SATILMIS UZBEY
 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: 6th - 212 - R6212A001
(Map Reference Number) District Land Lot Parcel

Satilmus Uzbej 5/5/2017
Signature of Applicant Date

SATILIMUS UZBEY
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)

Cordrick Remy *Senior TSA*
NAME TITLE

4/11/17
DATE

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PROPERTY TAX DIVISION
TAX COMMISSIONER'S OFFICE

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