

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Anita Paulette Froelich</u>	NAME: <u>Anita (Reed-Davis) Froelich</u>
ADDRESS: <u>3780 Tuggle Road</u>	ADDRESS: <u>578 Braselton Hwy</u>
CITY: <u>Buford</u>	CITY: <u>Lawrenceville</u>
STATE: <u>Georgia</u> ZIP: <u>30519</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>770 945-9857 c) 770 601-1078</u>	PHONE: <u>770 945-9857 c) 770 601-1078</u>
CONTACT PERSON: <u>Anita Froelich</u> PHONE: <u>770 601-1078</u> <u>770 945-9857</u>	
CONTACT'S E-MAIL: <u>wabuford@bellsouth.net</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): C-1 REQUESTED ZONING DISTRICT: @2000

PARCEL NUMBER(S): R 7028A127 ACREAGE: .43 per Attached Assessment

ADDRESS OF PROPERTY: 578 Braselton Hwy Lawrenceville, GA 30043

PROPOSED DEVELOPMENT: lease sq ft for body Art (Tattoo) studio for family owned business of Hair Salon dau. Melanie Bagley and self owned Art Studio

Letter of Intent

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>1 Bld - 1 Lot</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>'existing C-1' @ 2000 sq ft</u>
Gross Density: _____	Density: <u>no change</u>
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Property Description

R 7028A127
43 AC

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

2007 OCT -2 PM 1:17

TOM LAWLER, CLERK

W/HEU RECORDED RETURN TO:
Anita P. Froelich
3780 Tuggle Road
Buford, GA 30519

COPY

QUIT CLAIM DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

This INDENTURE, made this 28 day of 09 2007, by and between
BELINDA G. SMITH, 1065 Sunny Field Court, Lawrenceville, GA 30043

As party or parties of the first part, hereinafter called Grantor, and **ANITA REED DAVIS
A/K/AANITA FROELICH 3780 Tuggle Road, Buford, GA 30519**

As party or parties of the second part, hereinafter called Grantee (the words "Grantor" and Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That said party of the first part, for and in consideration of good and valuable consideration, the receipt of which is acknowledged, has bargained, sold, and by these presents does remise, convey, and forever QUITCLAIM to the said party of the second part, his/her heirs and assigns an undivided interest in and to:

ALL THAT TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMROVEMENTS THEREON, LYING AND BEING IN LAND LOT 28, OF THE 7TH LAND DISTRICT GWINNETT COUNTY, GEORGIA, AS KNOWN AND DELINEATED ON PLAT OF SURVEY FOR RONALD E. FRANKLIN BY PAUL TOMPKINS AS LOT 45 OF THE W. C. ALLEN ESTATE, AND BEING MORE PARTICULARLY DESFRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERN RIGHT OF WAY OF BRASELTON HIGHWAY A/K/A STATE RUTE NO. 124 (80 FOOT RIGHT OF WAY); AND THE SOUTHWESTERN RIGHT OF WAY OF ALLEN DRIVE (40 FOOT RIGHT OF WAY); THENCE RUNNING SOUTH 51 DEGREES 00 MINUTES WEST ALONG THE NORTHWESTERN RIGHT OF WAY OF BRASELTON HIGHWAY, A DISTANCE OF 100.00 FEET, TO AN IRON PIN, THENCE RUNNING NORTH 39 DEGREES 00 MINUTES WEST, A DISTANCE OF 165 FEET, TO AN IRON PIN; THENCE RUNNING NORTH 51 DEGREES 00 MINUTES EAST, A DISTANCE OF 100.00 FEET, TO AN IRON PIN ON THE SOUTHWESTERN RIGHT OF WAY OF ALLEN DRIVE; THENCE RUNNING SOUTH 39 DEGREES 00 MINUTES EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 165.00 FEET, TO AN IRON PIN, THE PLACE OR POINT OF BEGINNING.

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LEGEND:

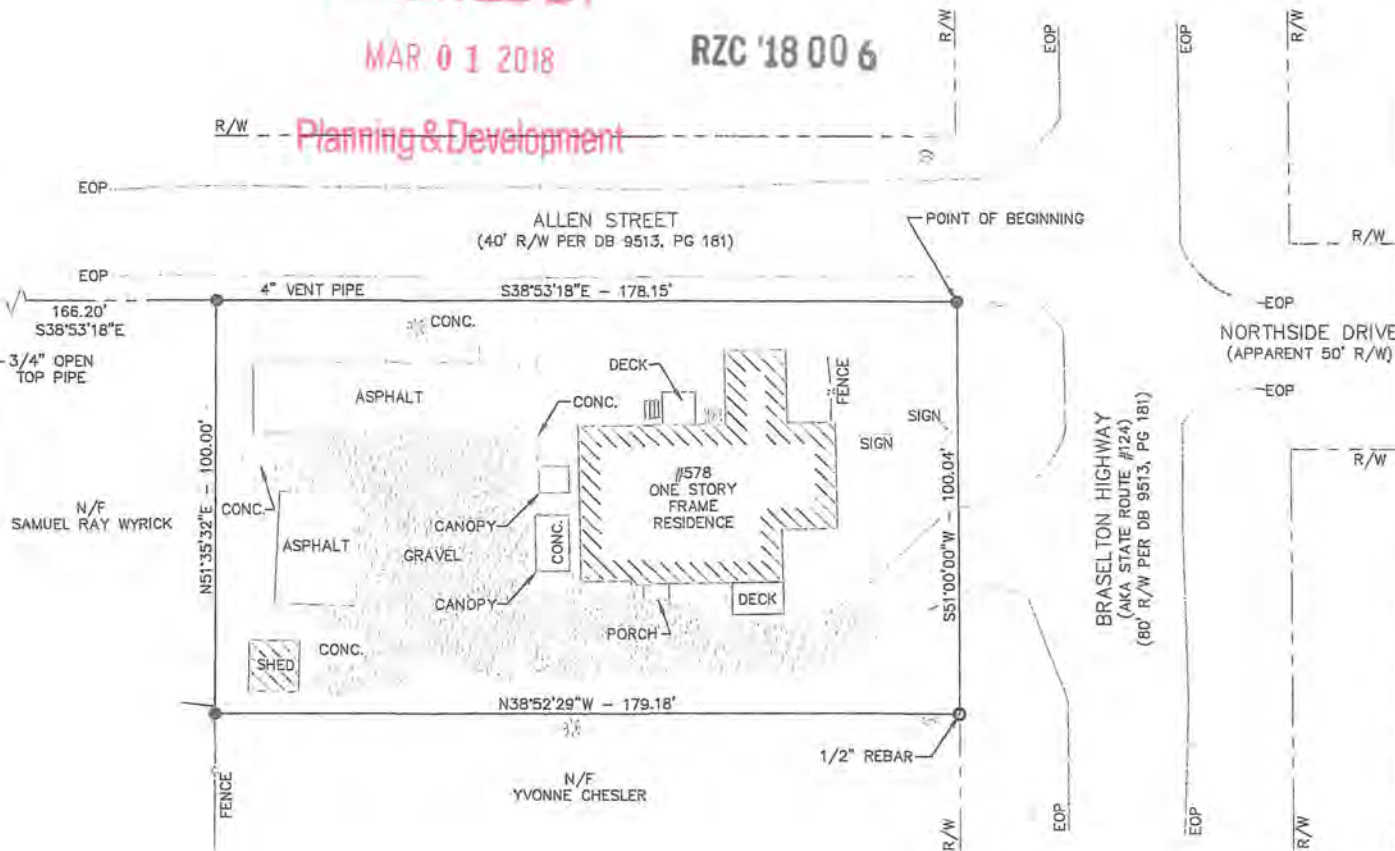
- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- LIGHT POLE
- POWER/LIGHT POLE
- GUY WIRE
- POWER METER
- POWER BOX
- A/C UNIT
- MANHOLE
- CLEAN OUT
- STORM MANHOLE
- JUNCTION BOX
- OUTFLOW STRUCTURE
- DRAINAGE INLET
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- SIGNAL CONTROL BOX
- SIGN
- WATER LINE
- OVERHEAD UTILITY LINE
- SEWER LINE
- GAS LINE
- CABLE LINE
- TELEPHONE LINE
- FENCE LINE
- 920 CONTOUR LINE
- BSL BUILDING SETBACK LINE
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- L.L. LAND LOT
- N/F NOW OR FORMERLY
- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY
- D.E. DRAINAGE EASEMENT
- O.H. OVERHANG
- CNT CANTILEVER
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE

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NORTH
PER DB 9512, PG 181
SCALE: 1"=30'

BOUNDARY SURVEY
PREPARED FOR: ANITA FROELICH
LOT 45, W.C. ALLEN ESTATE,
LAND LOT 28, 7TH DISTRICT,
GWINNETT COUNTY, GEORGIA - 12/03/12



FOR THE FIRM
BOUNDARY ZONE, INC.
NOT VALID WITHOUT
ORIGINAL SIGNATURE

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

© COPYRIGHT 2012 - BOUNDARY ZONE, INC.
THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 0.410 ACRES / 17,869 SQUARE FEET.

BOUNDARY REFERENCE: DEED BOOK 9513, PAGE 181, PLAT BOOK E, PAGE 289
FIELDWORK PERFORMED ON 11/30/12.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN +10,000 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND ANGULAR ERROR OF 10 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

BOUNDARY zone inc. LAND SURVEYING SERVICES
4195 SOUTH LEE STREET SUITE I, BUFORD, GA 30518
235 PEACHTREE STREET NE SUITE 400, ATLANTA, GA 30303
2205-C CANDUN DRIVE APEX, NC 27523
WWW.BOUNDARYZONE.COM
(770) 271-5772 / (919) 363-9226



PROJECT
1316201
SHEET
1 OF 1

Anita (Reed-Davis) Froelich
3780 Tuggle Road
Buford, GA 30519
770 945 9857 c) 770 601 1078

February 28, 2018

GWINNETT COUNTY
Department of PLANNING and DEVELOPMENT
Planning Division
REZONING and SPECIAL USE PERMIT
LETTER OF INTENT

Dear Departments:

I, Anita Froelich, submit this Letter of Intent to rezone my business property from C-1 to C-2.
I have an established family owned and operated business in Gwinnett County since 1984.

With explanation as follows;

I rented my first years at Crowe's Country Store (no longer in existence) on Braselton Hwy at Old Peachtree Road. I purchased 578 Braselton Hwy on the corner of Allen Drive in November 1993 and began restoring the residential structure and renovated it Commercial-1 with Occupancy Permitted November 1994. Zoning. This area was and is residential-commercial 1 and 2.

My daughter Melanie Bagley has operated her appointment only hair salon there since 1994. This has been a hair salon, retail florist and arts and crafts business location since.


My granddaughter Chandler Steele majored in art at Oklahoma Christian University and currently is an experienced artist specializing in body art (tattooing) two years now for Christian family owned business in Hall County and is experienced and mature enough now to have her own license and a location.

Since I no longer operate a florist (in ^{2012 APD} 2014) I changed my business license name Something Nice by Nita to Arts and Creations by Nita. This required me to go through all the hoops of Building Inspections and Fire Inspections for my new Occupancy Permit.

Since I have space for her to begin our third-generation licensed business owner there. My youngest daughter Cynthia Steele (a CMA) would operate and oversee the business of her daughter Chandler who would further meet any requirements of Gwinnett and State of GA. This would also be primarily an appointment-based business. With very few walk-ins expected. I am semi-retired and Arts and Creations by Nita is my art studio. Most of my sales is delivered Holiday corporate printing of my art done in my husband's licensed home-based Froelich Studio print studio.

Being a former 1973-1984 (vested) Gwinnett County Police Officer/ Detective I can assure that any business conducted will continue to be alcohol and drug free and smoke free. I do not for see any future increase in traffic.

Respectfully,


Anita (Reed-Davis) Froelich

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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 C-1 currently - C-2 allows body Art studio
to family owned business

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

should have no adverse affect

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

yes

- (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 Adverse affect - no existing conditions
that would change existing status

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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

03-01-2018

Date

Anita Paulette Froelich owner

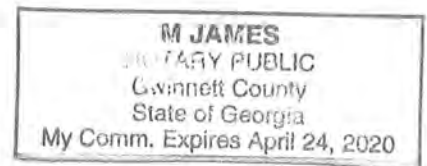
Type or Print Name and Title



Signature of Notary Public

3/1/18

Date



Notary Seal

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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

03-01-2018

Date

Anita Paulette Froelich owner

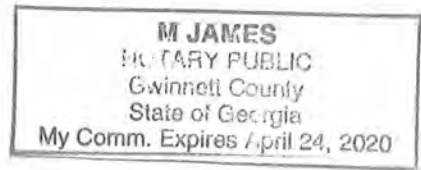
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Date



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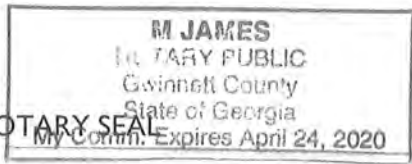
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

Anita Paulette Froelich 03-01-2018 Anita Paulette Froelich owner
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 3-1-18
 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 *Anita Paulette Froelich*
 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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GWINNETT COUNTY



CERTIFICATE OF OCCUPANCY

PERMIT NUMBER: BLD2012-10020

BUILDING ADDRESS: 578 BRASELTON HWY

BUILDING NUMBER:

SUITE NUMBER:

CITY LAWRENCEVILLE

ZIP CODE: 30043

BUILDING/TENANT AREA: 2000

PARCEL NUMBER: 7028A127

BUILDING/TENANT KNOWN AS: ART & CREATIONS BY NITA-ART GALLERY

OFFICE OF THE FIRE MARSHAL

Department of Fire and Emergency Services
Community Risk Reduction Division, Prevention and Enforcement

DEPARTMENT OF PLANNING AND DEVELOPMENT

Building Construction Section

NFPA OCCUPANCY CLASSIFICATION: Mercantile – Class C Mercantile

OCCUPANT LOAD: 50

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of the applicable laws, rules and regulations, codes, standards and ordinances for the uses and occupancy specified. This Certificate of Occupancy shall be made null and void if change of use, occupancy, or physical alterations, additions, renovations, or a fire or destructive event of serious consequence, or other hazard(s) identified. This document shall be available for inspection at the building at all reasonable times.

The Fire Marshal is authorized to, in writing, suspend or revoke this Certificate of Occupancy under the provisions of the Gwinnett County Code of Ordinances, Chapter 46, when it is determined that the premises described herein or portion thereof is in violation of any applicable law, rules and regulations, codes, standards, and ordinances or any provision thereof.

ICC OCCUPANCY CLASSIFICATION: M (IBC) Mercantile

ICC TYPE OF CONSTRUCTION: (IBC) TYPE VB UNSPRINKLERED

NUMBER OF STORIES: 1

MAXIMUM LIVE LOAD PER FLOOR:

ZONING: C1

This inspection or permitting of any building, structure or plan under the requirements of the codes shall not be construed in any court as a warranty of the physical condition of such building or the adequacy of such plan. No jurisdiction nor any employee thereof shall be liable in court for damages for any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failures of any component of such building, which may occur subsequent to such inspection or permitting.

ISSUED BY: Adam King

TITLE: Inspector

ISSUED BY: WABLALOCK

TITLE: Inspector

DATE: 11/09/2012

SIGNATURE: Adam King

DATE: 11/9/2012

SIGNATURE: WABLALOCK

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408 Hurricane Shoals Road, Lawrenceville, Ga 30046-2475
PHONE: 678-518-4800 www.gwinnettfiremarshal.com

One Justice Square, 446 West Crogan Street, Ste. 150, Lawrenceville, Ga 30046-2475
PHONE: 678-518-6000 www.gwinnettcounty.com

POST IN A CONSPICUOUS PLACE AT THE MAIN ENTRANCE TO THE PREMISES