

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Mohamad Samnani</u>	NAME: <u>Larry Hudson</u>
ADDRESS: <u>2051 Sugar Valley Lane</u>	ADDRESS: <u>3852 Starlight Trail</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Douglasville</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30135</u>
PHONE: <u>(678) 469-1570</u>	PHONE: <u>(770) 789-4228</u>
CONTACT PERSON: <u>Mohamad Samnani</u> PHONE: <u>(678) 469-1570</u>	
CONTACT'S E-MAIL: <u>msamnani@gmail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R-100 REQUESTED ZONING DISTRICT: C-2

PARCEL NUMBER(S): 7043 136, 7043 138 ACREAGE: 1.49

ADDRESS OF PROPERTY: 5390 Sugarloaf Pkwy, Lawrenceville GA 30043

PROPOSED DEVELOPMENT: Gas Station with C-Store

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>N/A</u>	No. of Buildings/Lots: <u>1</u>
Dwelling Unit Size (Sq. Ft.): <u>N/A</u>	Total Building Sq. Ft. <u>+/- 6000</u>
Gross Density: <u>N/A</u>	Density: <u>+/- 1.9</u>
Net Density: <u>N/A</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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RZC 18019

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 43 of the 7th Land District of Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a nail found at the intersection of the westerly right of way of Sugarloaf Parkway (right of way varies) and the southeasterly right of way of Atkinson Road (right of way varies) and the TRUE POINT OF BEGINNING; THENCE along said right of way of Atkinson Road the following (4) courses and distances: North 89 Degrees 14 Minutes 13 Seconds West a distance of 58.57 feet to a nail found; thence South 48 Degrees 11 Minutes 01 Second West a distance of 89.08 feet to a nail found; thence South 01 Degrees 10 Minutes 42 Seconds West a distance of 59.00 feet to a point; thence North 79 Degrees 52 Minutes 32 Seconds West a distance of 65.31 feet to a point along the right of way of Atkinson Road; thence South 56 Degrees 14 Minutes 07 Seconds West a distance of 24.91 feet to a point; thence continuing along said right of way along a curve turning to the right having an arc length of 55.60 feet with a radius of 300.43 feet, being subtended by a chord bearing of South 68 Degrees 11 Minutes 20 Seconds West a distance of 55.52 feet to a point on the original centerline of Atkinson Road; thence continuing along said right of way along a curve turning to the right having an arc length of 22.40 feet with a radius of 300.43 feet, being subtended by a chord bearing of South 75 Degrees 37 Minutes 37 Seconds West a distance of 22.39 feet to a point; thence South 12 Degrees 24 Minutes 33 Seconds West a distance of 35.79 feet to an iron pin set; thence South 79 Degrees 59 Minutes 33 Seconds East a distance of 31.20 feet to a point; thence South 79 Degrees 59 Minutes 33 Seconds East a distance of 47.13 feet to a point; thence South 79 Degrees 59 Minutes 33 Seconds East a distance of 83.68 feet to a point; thence along a curve turning to the left having an arc length of 120.62 feet with a radius of 1,577.00 feet, being subtended by a chord bearing of South 82 Degrees 11 Minutes 15 Seconds East a distance of 120.59 feet to a point; thence running North 35 Degrees 18 Minutes 08 Seconds West a distance of 55.94 feet to a point; thence running North 35 Degrees 18 Minutes 08 Seconds West a distance of 61.16 feet to a nail found; thence running North 11 Degrees 26 Minutes 57 Seconds West a distance of 41.10 feet to a point along the right of way of Sugarloaf Parkway (Right of Way varies); thence running along said right of way North 54 Degrees 33 Minutes 52 Seconds West a distance of 32.54 feet to a nail found; thence continuing along said right of way along a curve turning to the right having an arc length 146.10 feet with a radius of 1,014.93 feet, being subtended by a chord bearing of North 50 Degrees 26 Minutes 25 Seconds West a distance of 145.97 feet to a nail found at the intersection of the westerly right of way of Sugarloaf Parkway (right of way varies) and the southeasterly right of way of Atkinson Road (right of way varies) and the POINT OF BEGINNING.

Said property consists of Tract 1, containing 0.585 acres, Tract Two, containing 0.404 acres, and Tract Four, containing 0.510 Acres, all as more fully shown on that certain survey for Larry Hudson dated April 6, 2002.

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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, the proposed Rezoning Application will permit a use that is suitable in view of the use and development of adjacent and nearby property.

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

No, the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties.

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

Due to the size, location, layout and dimensions of the subject property, the Applicant submits that the property does not have reasonable economic use as currently zoned.

- (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, the proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems.

Recent and continuing improvements to the transportation network in the area allow and contemplate developments of this nature.

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

Yes, the proposed Rezoning Application is in conformity with the policy and intent of the land use plan.

- (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:

Applicant submits that the residential and commercial development in the area provides additional support of this Application.

Also see letter of Intent.

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LETTER OF INTENT FOR REZONING APPLICATION

The Applicant Mohamad Samnani, request rezoning on 1.49 acres tract located at 5390 Sugarloaf Pkwy, Lawrenceville, GA, for the purpose of developing Gas Station with Convenience store and retail space. To develop the site as proposed, the applicant respectfully requests a rezoning from R100 to C-2. The subject property is situated at the intersection of Sugarloaf Pkwy and Atkinson Rd.

The property is surrounded by commercial and residential properties. Both sides of the property are surrounded by commercial properties with office complex and health care clinics. The front of the property has a huge apartment complex and back of the property has residential housings. Property is adjacent to Gwinnett technical college. Property is also just a mile away from Sugarloaf Mill Mall.

With property being surrounded by populated area, it has a great need for a gas station and other retail services. There are many Gas Station on the north bound side of the sugarloaf parkway with none being on the south bound of the sugarloaf parkway. There is no gas station on Sugarloaf Parkway from Peachtree industrial all the way to Lawrenceville Hwy which is about 8 miles. Sugarloaf Parkway intersects the major interstate highway I85 and the Gas Station will fall on the coming home side of the traffic. There are no Gas Station on either side of the Sugarloaf Parkway between 316 and I85. As you can see there is a great need for a Gas Station on this Parkway to serve the resident in the area and traveling on the Parkway.

Applicant leaves only a mile away from the property and is very familiar with the surrounding area. Applicant also owns a Gas Station and is very experience in the business. Applicant understands the need of the surrounding area and has decided upon this venture. Retail space will feature a restaurant and/or dry-cleaning pick-up station as there is a great need for this. The building will have surrounding brick and stone wall with glass store front. It will have 8 MPDs, 16 pumps to dispense. It will be constructed using modern and attractive design and will follow all the standard of Gwinnett County to create a pleasant appearance of the area.

Gas station will be open for 6am to 11pm weekdays and 6am to 12pm weekends. It will employ 3 full-time and 2 part-time employees. The restaurant will employ 2 full-time and 4 part-time employees.

The applicant welcomes the Gwinnett county of planning and development department to answer any questions or concerns with regards to this letter and the rezoning application. With due respect, the applicant requests the approval of this application.

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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.



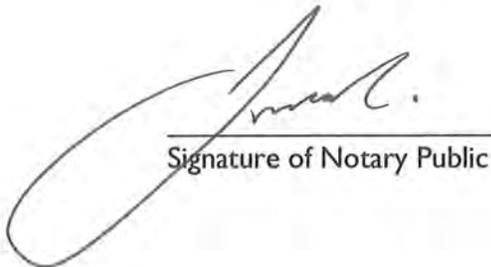
Signature of Applicant

08-29-2018

Date

Mohamad Samnani

Type or Print Name and Title



Signature of Notary Public

8-29-2018

Date

JUAN DIEGO GIRALDO
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Oct. 19, 2021

Notary Seal

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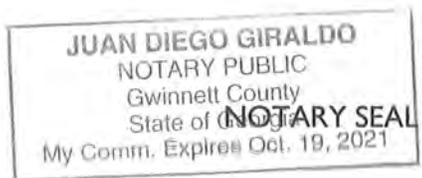
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

 08-29-2018 **Mohamad Samnani**
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 8-29-2018
 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 Mohamad Samnani
 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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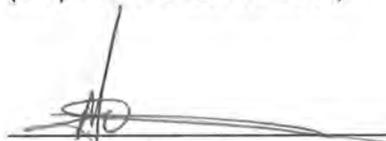
RZC 48019

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: 7 - 043 - 136
(Map Reference Number) District Land Lot Parcel



Signature of Applicant 09-01-2018
Date

Mohamad Samnani

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Ingrid Espinal TSAIL
NAME TITLE
09/04/18
DATE

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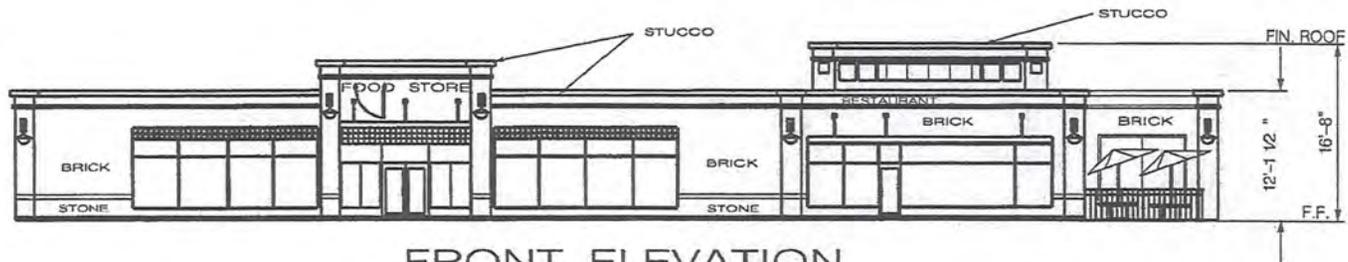
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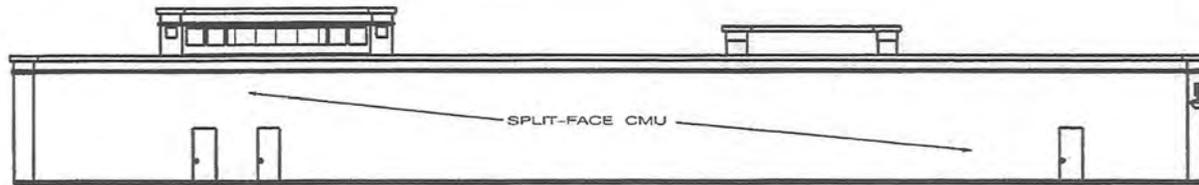
Example of what proposed gas station would look like.

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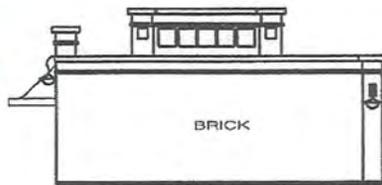
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FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

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GASOLINE/RESTAURANT AT SUGARLOAF & ATKINSON ROAD

LOCATION: CORNER OF SUGARLOAF AND ATKINSON ROAD, LAWRENCEVILLE, GA



YDG Architecture Group
1000 Peachtree St., N.E., Atlanta, Georgia 30309
404.525.1100

NO.	DATE	DESCRIPTION
1	10/1/18	ISSUED FOR PERMITS

SHEET
A1

SCALE

YDG-02

PRELIMINARY
NOT FOR CONSTRUCTION

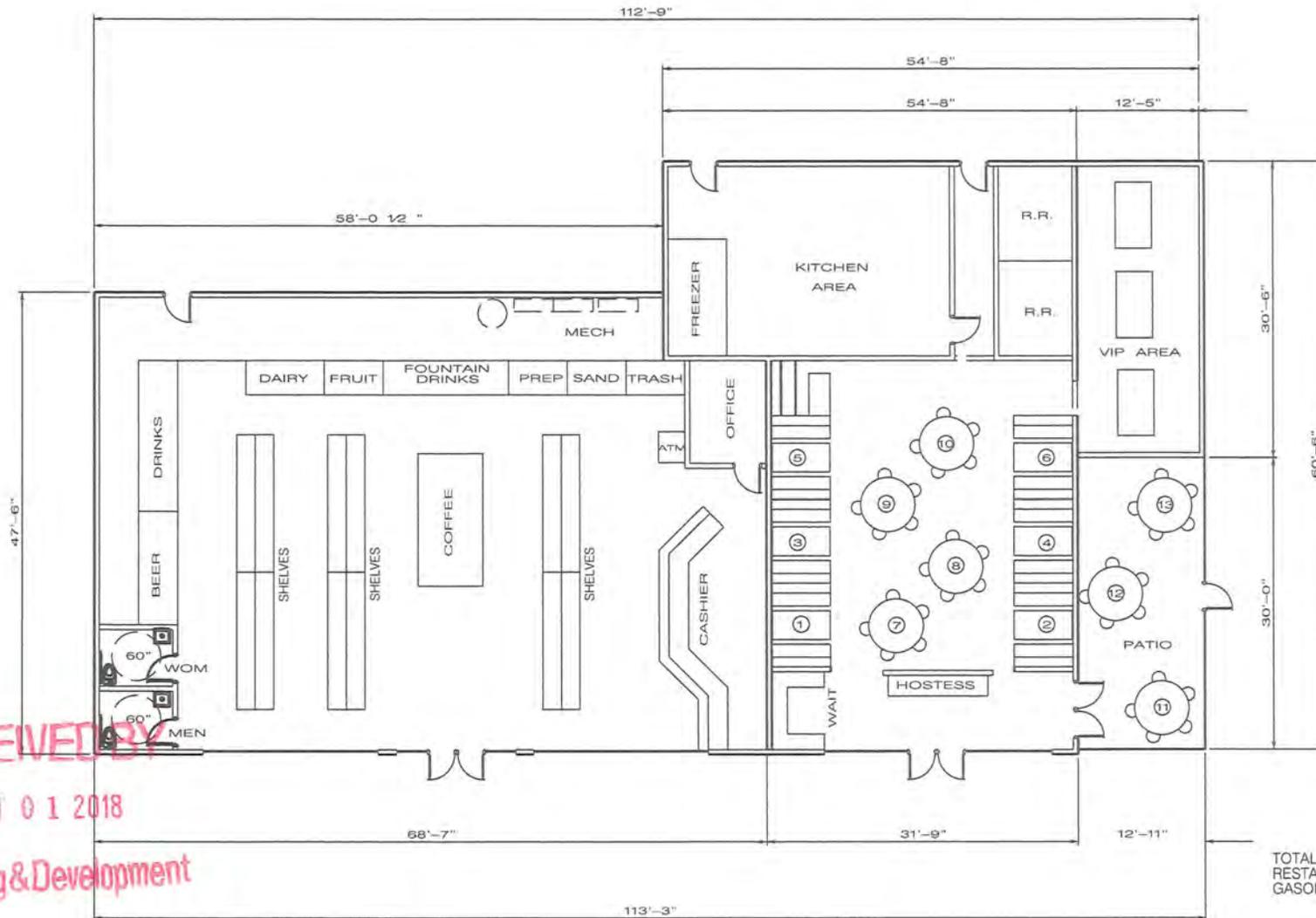
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PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"



TOTAL AREA =
RESTAURANT: 3000 S.F.
GASOLINE STATION: 3200 S.F.

PRELIMINARY
NOT FOR CONSTRUCTION

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GASOLINE/RESTAURANT AT SUGARLOAF & ATKINSON ROAD

LOCATION: CORNER OF SUGARLOAF AND ATKINSON ROAD LAWRENCEVILLE GA.



YDG Valence Design Group

A1

YDG-02