

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Daniela Caffey d/b/a Gwinnett Pallets	NAME: Sadeghy Property Investments, LLC
ADDRESS: 4176 Buford Highway	ADDRESS: 240 Rhine Drive
CITY: Duluth	CITY: Alpharetta
STATE: GA ZIP: 30596	STATE: GA ZIP: 30022
PHONE: 404-457-0711	PHONE: 678-667-6735
CONTACT PERSON: Robert Jackson Wilson PHONE: 770-962-9780	
CONTACT'S E-MAIL: jwilson@rjwpclaw.com	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): C-2 REQUESTED ZONING DISTRICT: M-1

PARCEL NUMBER(S): 6-260-012 ACREAGE: 2.5

ADDRESS OF PROPERTY: 4176 Buford Highway, Duluth, Georgia

PROPOSED DEVELOPMENT: Wood pallet sales and storage

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: 1
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. 5020
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 260 of the 6th District of Gwinnett County, Georgia, as per plat by S.R. Fields, Gwinnett County Surveyor, dated April 30, 1981, recorded in Plat Book 15, Page 165A of the Gwinnett County records, and being more particularly described as follows:

Beginning at a point on the Northeast right-of-way of U.S. Highway No. 23 (State Road 13) 441.7 feet Northeast from where said Northeast right-of-way intersects with the Southwest Land Lot line number 260; thence running following the branch South 20°52' East a distance of 82.59 feet to a point; thence running South 5°51' West a distance of 112.78 feet to a point; thence South 31°15' East a distance of 126.26 feet to a point; thence running South 33°58' East a distance of 342.26 feet to an iron pin corner at the property of Ralph Garner, said branch being the property line; thence running South 37°37' West a distance of 187.57 feet to an iron pin corner; then running North 33°07' West a distance of 663.79 feet to an iron pin on the Northeast right-of-way of U.S. Highway number 23 (State Road 13); thence running North 49°22' East a distance of 266.9 feet to an iron pin, the same being THE POINT OF BEGINNING, said tract containing 2.5 acres of land as shown on said plat.

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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 use is similar to and compatible with nearby commercial and industrial properties.

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

No; the use will add value to neighboring properties by providing needed services in close proximity to similar uses.

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

No; the property had no viable use before the applicant's proposed 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; the use will relieve burdens on streets, transportation facilities and schools and complement nearby uses.

- (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:

The demand for the applicant's products in close proximity warrants approval of the proposed rezoning.

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ROBERT JACKSON WILSON, PC

ATTORNEY AT LAW

10 LUMPKIN STREET ■ LAWRENCEVILLE, GEORGIA 30046
770-962-9780

ROBERT JACKSON WILSON

jwilson@rjwpcclaw.com

June 6, 2019

Ms. Charlotte Nash, Chairman, and
Members of the Board of Commissioners
Gwinnett County Justice and Administration Center
75 Langley Drive
Lawrenceville, GA 30045

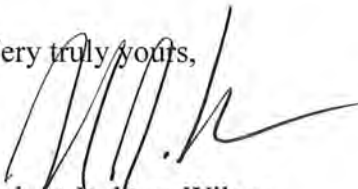
Re: Daniela Caffey
Rezoning application
Tax Parcel R6260 012 – 4176 Buford Highway, Duluth, Georgia 30096

Dear Chairman Nash and Members of the Board:

This firm represents the Applicant, Daniela Caffey. She operates a wood pallet sales facility at the property address above. She also stores inventory on the site. Staff has recently identified a need for a rezoning to M-1 to permit inventory storage at the property. The Applicant respectfully requests the rezoning be approved for its space to allow a productive use of the space and a convenient, readily accessible location for this necessary service. The business will operate between 7 a.m. and 4 p.m. The inventory varies, but the applicant expects to have up to approximately 800 pallets immediately after delivery. Pallets will be stored inside the existing warehouse building and in the concrete area in the rear of the existing building. The applicant does not intend to construct any new buildings or structures. If you have any questions or need any additional information, please do not hesitate to contact me.

With best regards, I am

Very truly yours,



Robert Jackson Wilson

RJW/bka

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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

6/6/19

Date

Daniela Caffey

Type or Print Name and Title



Signature of Notary Public

6/6/19

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.



Signature of Property Owner

June 6, 2019

Date

Ashkun Sadeghy, Member

Type or Print Name and Title



Signature of Notary Public

June 6, 2019

Date



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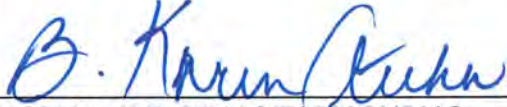

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CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

 SIGNATURE OF APPLICANT	6/6/19 DATE	Daniela Caffey TYPE OR PRINT NAME AND TITLE
 SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	6/6/19 DATE	Robert Jackson Wilson TYPE OR PRINT NAME AND TITLE
 SIGNATURE OF NOTARY PUBLIC	6/6/19 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 Daniela Caffey and Robert Jackson Wilson
 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: 6 - 260 - 012
(Map Reference Number) District Land Lot Parcel



6-5-19

Signature of Applicant

Date

Daniela Caffey, Applicant

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
NAME

TSA #
TITLE

6/5/19
DATE

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07/07/2019

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