

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Ridgeline Land Planning, Inc.</u>	NAME: <u>Omar Al-Sabbah</u>
ADDRESS: <u>196 Belaire Court</u>	ADDRESS: <u>5845 Oakbrook Pkwy ste C</u>
CITY: <u>Winder</u>	CITY: <u>Norcross</u>
STATE: <u>GA</u> ZIP: <u>30680</u>	STATE: <u>GA</u> ZIP: <u>30093</u>
PHONE: <u>678-618-2037</u>	PHONE: <u>678-788-3080</u>
CONTACT PERSON: <u>Holt Persinger</u> PHONE: <u>678-618-2037</u>	
CONTACT'S E-MAIL: <u>holt@ridgelineplanning.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R-140 REQUESTED ZONING DISTRICT: M-1

PARCEL NUMBER(S): 7042 042 ACREAGE: 1.544

ADDRESS OF PROPERTY: 2300 His way Lawrenceville, GA 30044

PROPOSED DEVELOPMENT: 15,000 sqft office/warehouse

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>1</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>15,000</u>
Gross Density: _____	Density: <u>9,715sqft/acre</u>
Net Density: _____	

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PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

Legal Description

All that tract or parcel of land lying and being in Land lots 37 & 32, 7th District, Gwinnett County, Georgia and being more particularly described as follows:

COMMENCING at a point at the intersection of the Southwesterly right of way of Oakland Road (80' R/W) with the Northeasterly right of way of His Way (50' R/W); thence along said right of way of Oakland Road a curve to the Left for an arc length of 136.66 feet, said curve having a chord bearing of South 21°26'00" East, a chord distance of 136.65 feet and a radius of 2904.79; thence South 22°46'50" East, a distance of 101.25 feet to a point, said point being South 73°00'57" West, a distance of 7.70 feet from a 1/2" rebar found; thence leaving said right of way South 73°00'57" West, a distance of 320.54 feet to a 1/2" rebar found; thence North 12°59'07" West, a distance of 209.77 feet to a 1/2" rebar found on the southerly right of way of His Way (50' R/W); thence along said right of way along a curve to the Left for an arc distance of 84.87 feet, said curve having a chord bearing of North 67°58'51" East and a chord distance of 84.86 feet and a radius of 3299.05 feet to a point; thence North 67°14'38" East, a distance of 201.57 feet to THE POINT OF BEGINNING.

Said tract contains 1.544 acres or 67244 square feet.

RZC 20010

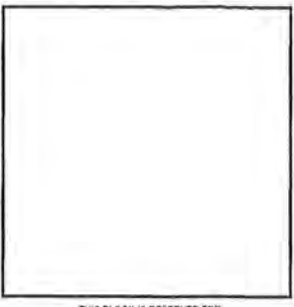
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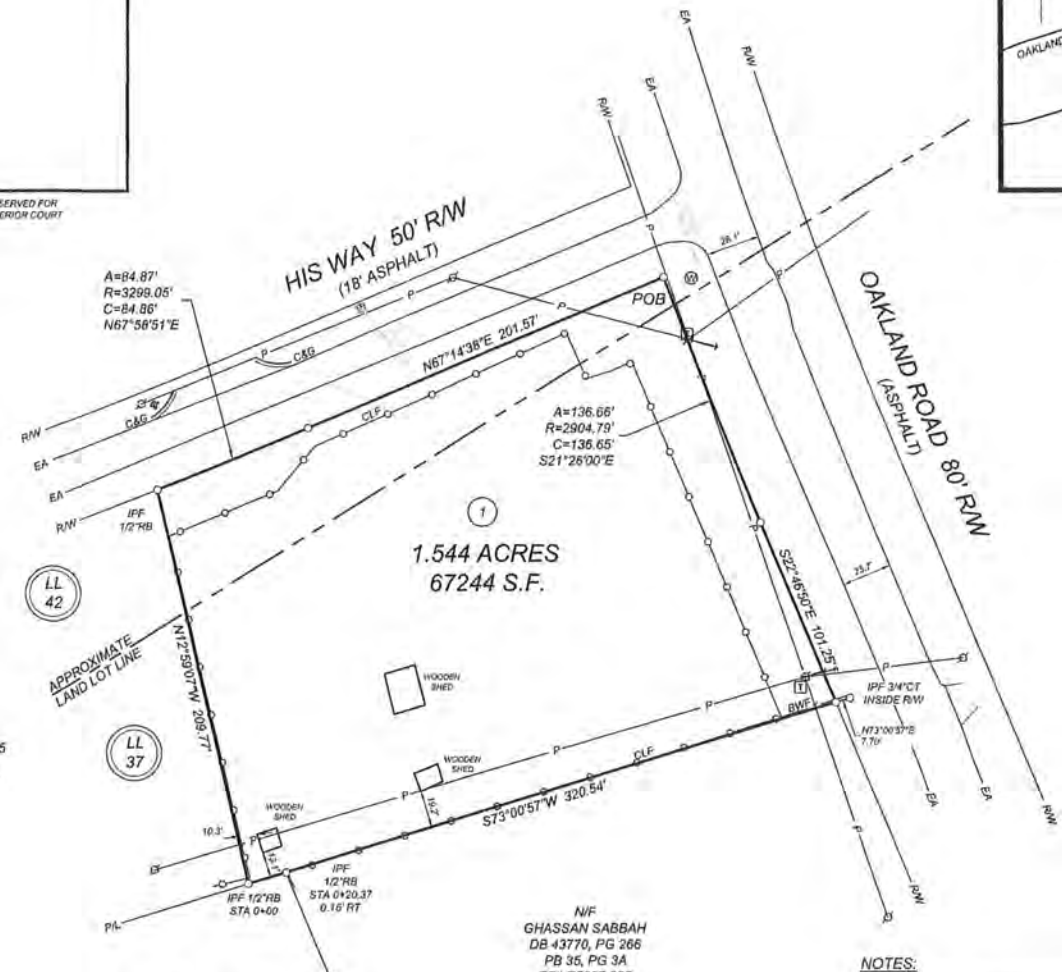
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LOCATION MAP NOT TO SCALE



THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT



1.544 ACRES
67244 S.F.

N/F
GHASSAN SABBAH
DB 43770, PG 266
PB 35, PG 3A
TPH R7037 005

N/F
GHASSAN SABBAH
DB 43770, PG 266
PB 63, PG 36
TPH R7037 004

LEGEND

- BL - BUILDING LINE
- BWF - BARBED WIRE FENCE
- C&G - CURB AND GUTTER
- CL - CENTERLINE
- CLF - CHAIN LINK FENCE
- CMF - CONCRETE MONUMENT FOUND
- CTF - CRIMP TOP PIPE FOUND
- DB - DEED BOOK
- EA - EDGE OF ASPHALT
- EH - FIRE HYDRANT
- FRM - FLOOD INSURANCE RATE MAP
- GMD - GEORGIA MILITIA DISTRICT
- HWF - HOE WIRE FENCE
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET (1/2"RB W/ YELLOW PLASTIC CAP)
- LL - LAND LOT
- LLL - LAND LOT LINE
- MON - MONUMENT
- N/F - NOW OR FORMERLY
- NTS - NOT TO SCALE
- OT - OVERHEAD TELEPHONE LINE
- OPF - OPEN TOP PIPE FOUND
- PB - PLAT BOOK
- PSB - POWER BOX
- PG - PAGE
- PL - PROPERTY LINE
- PL - POWER LINE
- POB - POINT OF BEGINNING
- PP - POWER POLE
- RB - REINFORCING BAR
- RW - RIGHT OF WAY
- S.F. - SQUARE FEET
- SR - SOLID ROD FOUND
- TBX - TELEPHONE BOX
- TPH - TAX PARCEL NUMBER
- WM - WATER METER
- WV - WATER VALVE

SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY SUBDIVIDED BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATE A NEW PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.A. SECTION 16-6-87.

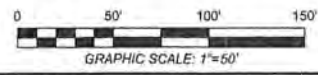
J. Kyle Wood
JOSEPH K. WOOD, REGISTERED GEORGIA LAND SURVEYOR #2932
1787 NORTH ELM STREET, COMMERCE, GA. 30529
PHONE: (678) 640-5500

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NOTES:

1. REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON WERE MADE TO: DEED BOOK 57155, PAGE 468; PLAT BOOK 35, PAGE 162. ALL RECORDS ON FILE WITH THE CLERK OF SUPERIOR COURT IN GWINNETT COUNTY, GEORGIA.
2. HORIZONTAL DATUM SHOWN HEREON IS ORIENTED TO GRID NORTH GEORGIA WEST ZONE, NAD 83 DATUM. THEREFORE BOUNDARY CALLS AS SHOWN HEREON MAY VARY FROM RECORD BOUNDARY INFORMATION.
3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
4. ALL PROPERTY CORNERS SHOWN WITH IPS (IRON PIN SET) ARE 1/2" REBAR WITH PLASTIC CAP MARKED WITH GEORGIA COA LSF #000694.
5. THERE WERE NO WETLANDS DELINEATED AT THE TIME OF THIS FIELD SURVEY.
6. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 13135C0085F, DATED 9/29/2006. NO FLOOD STUDY WAS PERFORMED BY EARTHPRO INC. AND THE FLOOD LINE IS SHOWN FOR GRAPHIC PURPOSES ONLY.
7. NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.
8. FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S6 TOTAL STATION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 73,100 FEET AND AN ANGULAR ERROR OF 12 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 89,339 FEET.
9. THE LAST DAY OF FIELD WORK WAS 02/21/2020.
10. ALL DISTANCES AND CORRESPONDING AREA CALCULATIONS, AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
11. THE ROAD RIGHT-OF-WAY SHOWN HEREON IS BASED ON PLAT BOOK 35, PAGE 162.

NOTE: SURVEY NOT VALID UNLESS SIGNED ACROSS SEAL



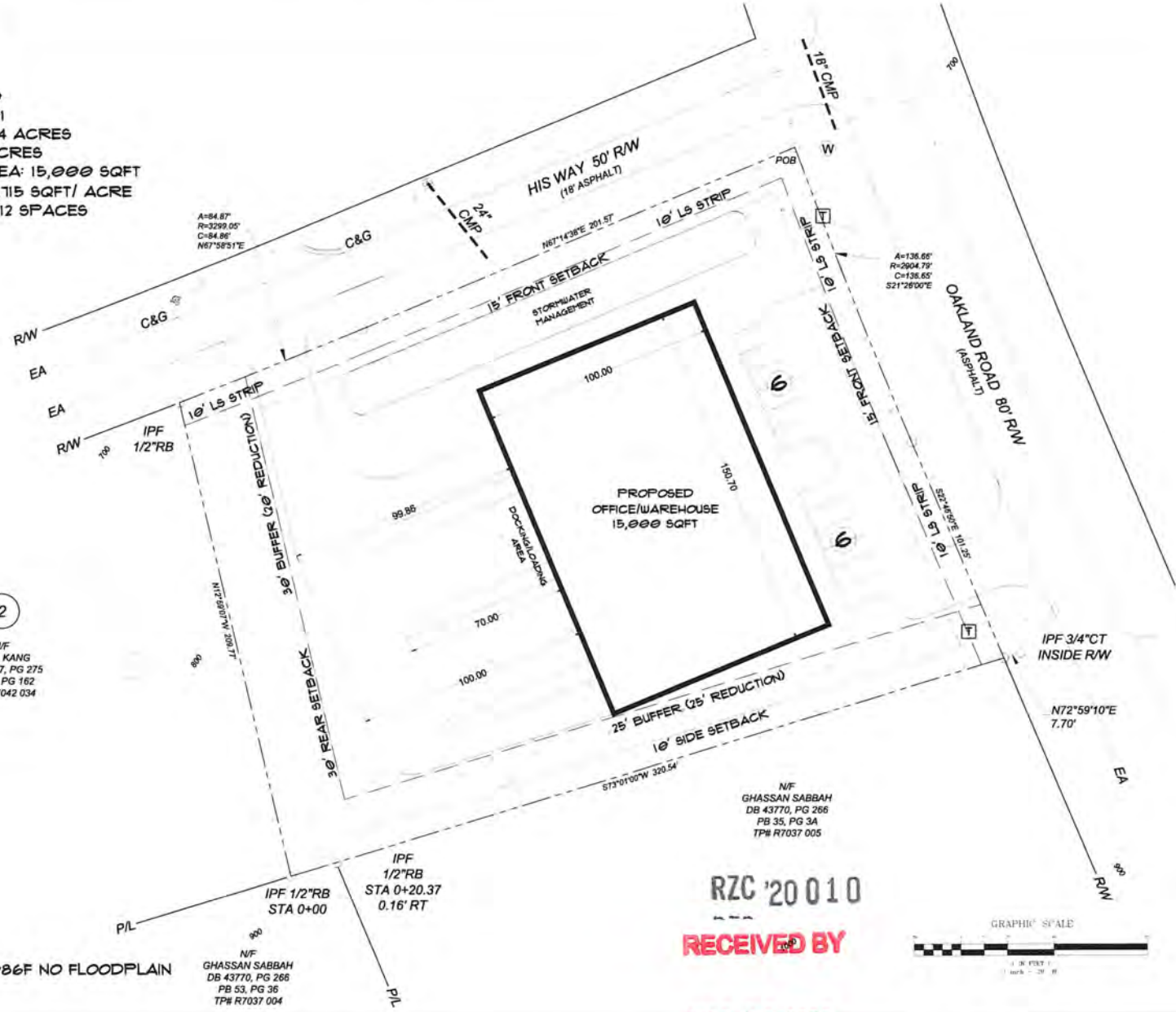
DATE	ISSUE	NO.	DESCRIPTION	DATE
FEBRUARY 25, 2020				
SURVEYED: CS				
CHECKED: JKW			DRAWN: JKW	
PROJECT #: 20133				

RETRACEMENT SURVEY FOR
OMAR AL-SABBAH
BEING LOT 1, KINGS CHILDREN ESTATES
LOCATED IN
LAND LOTS 37 & 42, 7th DISTRICT
GWINNETT COUNTY, GEORGIA
TAX PARCEL R7042 042

SURVEY PREPARED BY
EarthPro
LAND SURVEYING
1787 NORTH ELM STREET
COMMERCE, GA. 30529
OFFICE: 678-640-5500
EMAIL: jkw@earthprolandsurvey.com
GEORGIA RLS #2932
GEORGIA COA LSF #000694

SUMMARY

PARCEL: 1042 042
 CURRENT ZONING: R140
 PROPOSED ZONING: M-1
 GROSS ACREAGE: 1.544 ACRES
 NET ACREAGE: 1.544 ACRES
 PROPOSED FLOOR AREA: 15,000 SQFT
 GROSS/NET DENSITY: 9,715 SQFT/ ACRE
 PROPOSED PARKING: 12 SPACES



2
 N/F
 JIN K. KANG
 DB 41417, PG 275
 PB 35, PG 162
 TP# R7042 034

PER FEMA PANEL # 13135C0086F NO FLOODPLAIN EXISTON THIS SITE

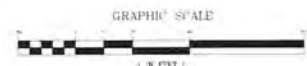
N/F
 GHASSAN SABBAH
 DB 43770, PG 266
 PB 53, PG 36
 TP# R7037 004

N/F
 GHASSAN SABBAH
 DB 43770, PG 266
 PB 35, PG 3A
 TP# R7037 005

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PREPARED FOR
 OMAR AL-SABBAH
 1345 14th St, SE
 Atlanta, GA 30316

2300 HIS WAY
 LAWRENCEVILLE, GA 30044



ZONING
 PLAN
 SHEET TITLE

DATE	REV	BY	DESCRIPTION

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:

The proposed use is suitable for the area

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

The proposed use will not adversely affect adjacent or nearby property

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

The property is not marketable 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:

The proposed use will not cause a burden on existing facilities

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

The rezoning request is appropriate and matches existing adjacent M1 and M2 uses along Oakland road.

- (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 proposed rezoning fits within the emerging commercial and industrial character along Oakland Road.

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March 5, 2020

Gwinnett County Planning and Development
446 W Crogan Street
Suite 150
Lawrenceville, GA 30046

RE: Rezoning request of 2300 His Way, Lawrenceville, GA 30044
Tax parcel#: R7042 042

To Whom It May Concern:

Ridgeline Land Planning, Inc., on behalf of the property owner, is requesting to rezone 1.544 acres at the corner of His way and Oakland Road from R140 to M-1. The site address is 2300 His Way, Lawrenceville, GA 30044. The proposed rezoning is to allow the owner to build and occupy a 15,000 square foot office warehouse. The owner plans to operate an Electronics refurbishing and wholesale business at this location. The anticipated hours of operation would be 7:30am to 6:30pm Monday through Saturday. The density would be 9,715 square feet per acre. The applicant is proposing 12 parking spaces accessed from Oakland Road and a docking/loading area to the rear of the building. The proposed building height will not exceed 45 feet.

Ridgeline is requesting buffer reductions of 25 feet (50%) on the southern boundary and 20 feet (40%) on the western boundary. This request is to facilitate the parking and loading requirements along with stormwater facilities.

Ridgeline Land Planning, Inc. respectfully requests your approval of the rezoning application.

Sincerely,
Ridgeline Land Planning, Inc.


Holt Persinger, RLA
President

RZC '20 010

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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.



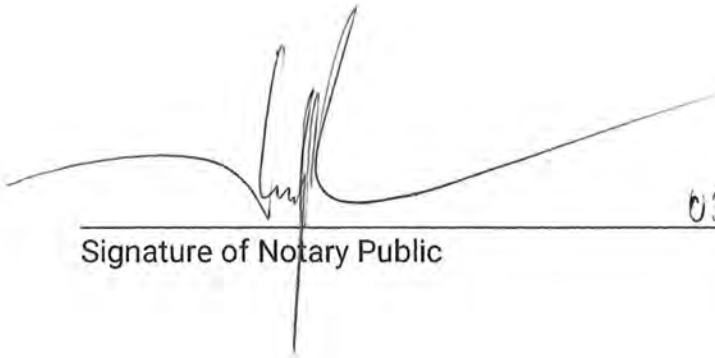
Signature of Applicant

3/5/2020

Date

Holt Persinger - owner Ridgeline Land Planning, Inc.

Type or Print Name and Title



Signature of Notary Public

03/05/2020

Date

TIEN THUY HUYNH
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Sept. 6, 2022

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.



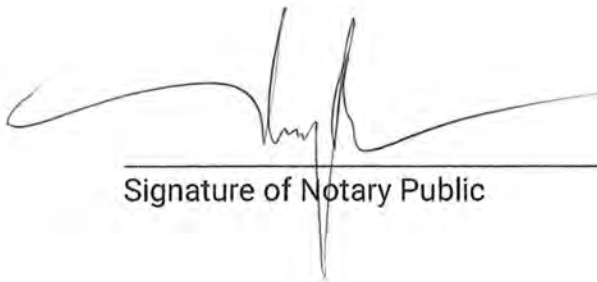
Signature of Property Owner

03/05/2020
3/3/2020

Date

Omar Al-Sabbah

Type or Print Name and Title



Signature of Notary Public

03/05/2020

Date

TIEN THUY HUYNH
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Sept. 6, 2022

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.

 3/5/2020 Holt Persinger- applicant

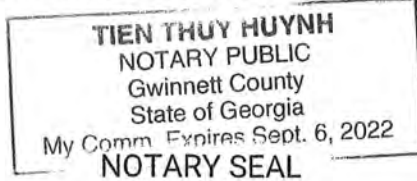
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

SAME

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

 03/05/2020

 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 Holt Persinger

 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)

RZC '20 010

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: 7 - 042 - 042
(Map Reference Number) District Land Lot Parcel



3/5/2020

Signature of Applicant

Date

Holt Persinger - 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)

Vickie Schoby

NAME

ISA II

TITLE

RZC '20010

3/5/2020

DATE

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