

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>MOHAMED KUYATEH</u>	NAME: <u>MOHAMED KUYATEH</u>
ADDRESS: <u>2865 CENTERVILLE HWAY</u>	ADDRESS: <u>2865 CENTERVILLE HWAY</u>
CITY: <u>SNELWILLE</u>	CITY: <u>SNELWILLE</u>
STATE: <u>GA</u> ZIP: <u>30078</u>	STATE: <u>GA</u> ZIP: <u>30078</u>
PHONE: <u>770 309 7669</u>	PHONE: <u>770 309 7669</u>
CONTACT PERSON: <u>MOHAMED KUYATEH</u> PHONE: <u>770 309 7669</u>	
CONTACT'S E-MAIL: <u>mohamed.kuyateh@gmail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): O-3 REQUESTED ZONING DISTRICT: R-100

PARCEL NUMBER(S): 6-033-028 ACREAGE: 1.77

ADDRESS OF PROPERTY: 2865 CENTERVILLE HIGHWAY

PROPOSED DEVELOPMENT: PERSONAL CARE HOME (FAMILY)

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>1 (ONE)</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>4256</u>	Total Building Sq. Ft. _____
Gross Density: <u>1.77</u>	Density: _____
Net Density: <u>1.77</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 33 of the 6th Land District of Gwinnett County, Georgia, being designated as Tract No. 4, containing 1.740 acres on a plat of survey for Ja-Way Investment Company, prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated November 25, 1974, revised January 9, 1976, and being more particularly described as follows: BEGINNING at an iron pin on the Western right of way of Georgia Highway No. 124 (shown on said plat to have a 100-Foot right of way) located a distance of 1,332.36 feet in a Northwesterly direction as measured along said right of way from the point where said right of way is intersected by the center line of Park Circle (shown on said plat to have a 30-foot easement); thence run South 62 degrees 27 minutes West 375.8 feet to an iron pin; thence run North 28 degrees 14 minutes West 184.2 feet to an iron pin; thence run North 60 degrees 56 minutes East 420.0 feet to an iron pin; thence run South 17 degrees 08 minutes East 151.0 feet to an iron pin on the Western right of way of Georgia Highway No. 124; thence run along said right of way in a generally Southeasterly direction and following the curvature thereof a distance of 49.00 feet to an iron pin, being the point of beginning. LESS AND EXCEPT that Right of Way Deed to the Georgia Department of Transportation recorded at Deed Book 33908, pages 52 and 55, aforesaid records.

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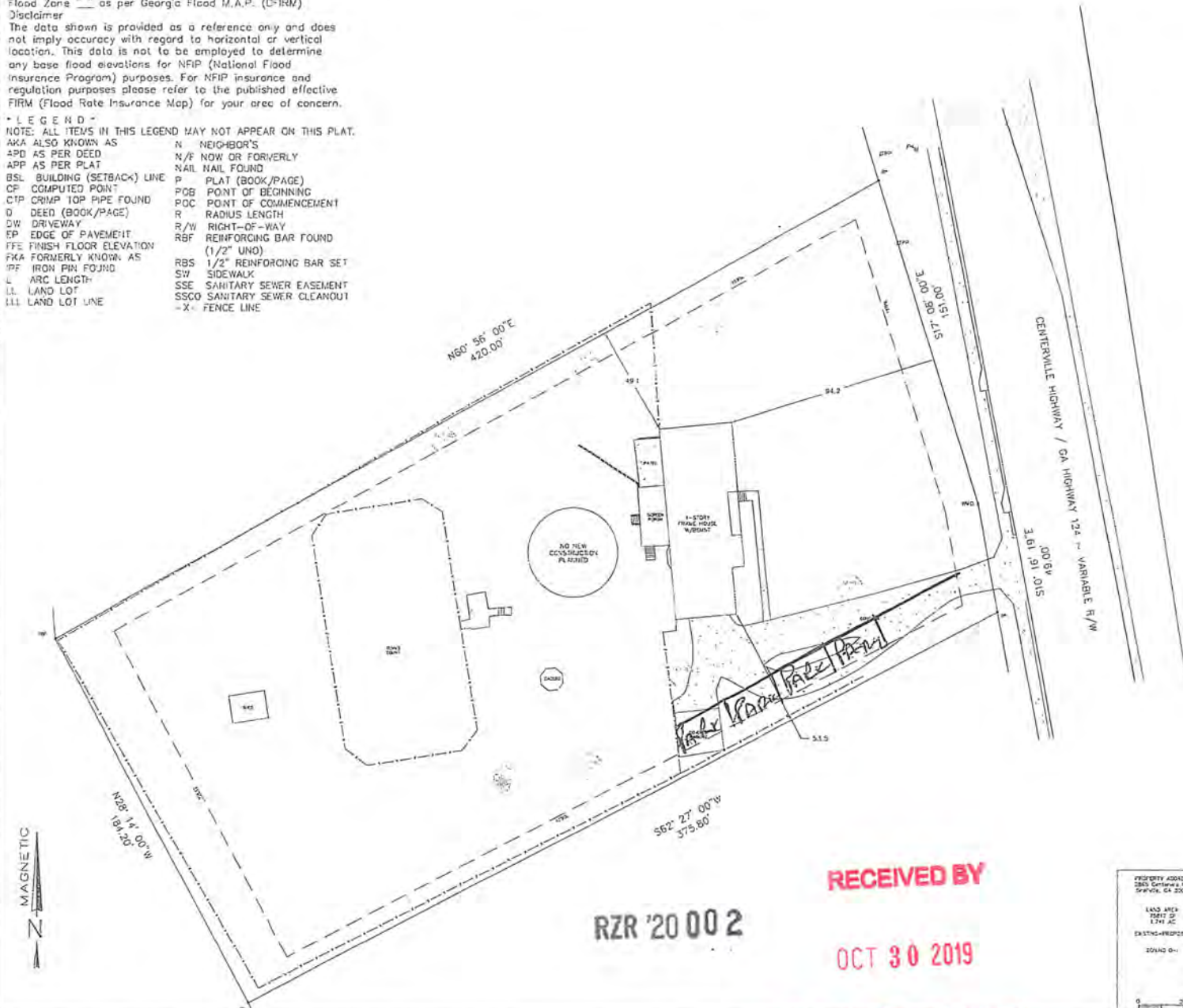
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Flood Zone " " as per Georgia Flood M.A.P. (DFIRM)
Disclaimer

The data shown is provided as a reference only and does not imply accuracy with regard to horizontal or vertical location. This data is not to be employed to determine any base flood elevations for NFIP (National Flood Insurance Program) purposes. For NFIP insurance and regulation purposes please refer to the published effective FIRIM (Flood Rate Insurance Map) for your area of concern.

- LEGEND**
NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
- AKA ALSO KNOWN AS
 - APD AS PER DEED
 - APP AS PER PLAT
 - BSL BUILDING (SETBACK) LINE
 - CP COMPUTED POINT
 - CTP CRIMP TOP PIPE FOUND
 - D DEED (BOOK/PAGE)
 - DW DRIVEWAY
 - EP EDGE OF PAVEMENT
 - FFE FINISH FLOOR ELEVATION
 - FKA FORMERLY KNOWN AS
 - IFP IRON PIN FOUND
 - L ARC LENGTH
 - LL LAND LOT
 - LLL LAND LOT LINE
 - N NEIGHBOR'S
 - N/F NOW OR FORVERLY
 - NAIL NAIL FOUND
 - P PLAT (BOOK/PAGE)
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - R RADIUS LENGTH
 - R/W RIGHT-OF-WAY
 - RBF REINFORCING BAR FOUND (1/2" UNO)
 - RBS 1/2" REINFORCING BAR SET
 - SW SIDEWALK
 - SSE SANITARY SEWER EASEMENT
 - SSCO SANITARY SEWER CLEANOUT
 - X- FENCE LINE



ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.
NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES.



TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (HOT DRIPLINE).

PORTIONS OF THIS PLAN ARE SCHEMATIC IN NATURE AND HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEYING METHODS. NO RELIANCE UPON THE ACCURACIES OF THE SIZE, SHAPE NOR LOCATION OF THE PLANIMETRICS SHOWN HEREON SHALL BE AFOFOLD IN ANY MANNER.

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PROPERTY ADDRESS 280 Centerville Hwy Spartanburg, GA 29576	SITE PLAN PREPARED FOR: MOHAMED KUYATEH		
LAND AREA POINT OF 1.74 AC	LOT BLOCK UNIT SUBDIVISION 62 DISTRICT	BY	
EASTING-ADJACENT ZONING O-1	DRAWN DATE: 1-26-2018	SURVEY SYSTEMS & ASSOC., INC. 837 Lake Drive, Spalding, GA 30057 - COV # 170000000 - INFO@SURVEYSYSTEMS.COM CELL: 770-528-7855 - OFFICE: 404-789-5025	
<p>THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 25,000 FEET, AN ANGULAR ERROR OF 60 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 25,000 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE WADSWORTH FOUND #394 500' OF THIS PROPERTY.</p> <p>THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 80 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-2-67.</p>			

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

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

NO

(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:

NONE

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Anchor Personal Care Home
2865 Centerville Highway
Snellville, GA 30078

October 28, 2019

Gwinnett County
Dept. of Planning & Development
446 West Crogan St, Suite 250
Lawrenceville, GA 30046

Re: **Letter of Intent**

To Whom It May Concern:

Anchor Personal Care Home is submitting this letter of intent to apply for a Special Use Permit to establish and operate a congregate Personal Care Home Facility to accommodate four (4) patients in five (5) bed rooms and one bed room for the owner/manager residing on the property. The facility will be located at 2865 Centerville Highway, Snellville, GA 30078.

The facility will provide the needs of the Elderly needing assistance with their essential daily living activities including assistance with eating, bathing, grooming, dressing, and supervision of medications. Qualified professional personnel will provide all services. The facility will work closely with family members to provide any external social or health care needs of clients.

The acreage of the facility is approximately 4,256 sq. ft. on a 1.77-acre lot. The facility is currently zoned as O & I use with 2 car garage and 4 parking spots and 1 dwelling unit.

Mr. Mohamed Kuyateh, owner of Anchor Personal Care Home will be the point of contact to answer any questions or provide any documentation needed regarding this application. He can be reached at 770-309-7669 or by email at anchorpch@gmail.com

Sincerely,

Mohamed Kuyateh
Owner

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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

10/11/19
Date

MUHAMMAD KAWANBA Owner
Type or Print Name and Title

subscribed and sworn before me on the date below.
Allysa Cardiel October 11, 2019
Signature of Notary Public Date Notary Seal



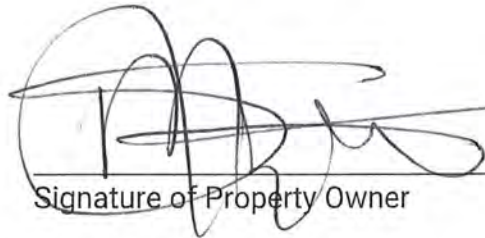
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REZONING PROPERTY OWNER'S CERTIFICATION

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

10/11/19
Date

Mohamed Kayasert Obereg
Type or Print Name and Title

Subscribed and sworn before me on the date below.
Alyssa Cardiel
Signature of Notary Public

October 11, 2019
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.

[Signature] 10/11/19 Mohamed Kuyatou Obeng
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Subscribed and sworn on
Alyssa Cardiel October 11, 2019
 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 Mohamed Kuyatou
 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 - 033 - 028
(Map Reference Number) District Land Lot Parcel

[Signature] _____ 10/4/19
Signature of Applicant Date

MOHAMED KURATEW Owner
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)

Lovell Hunley _____ TSA-I _____
NAME TITLE
10-11-19 _____
DATE

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