

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Altha Remy</u>	NAME: <u>Altha Remy</u>
ADDRESS: <u>3495 Revere Circle</u>	ADDRESS: <u>3495 Revere Circle</u>
CITY: <u>Snellville</u>	CITY: <u>Snellville</u>
STATE: <u>GA</u> ZIP: <u>30039</u>	STATE: <u>GA</u> ZIP: <u>30039</u>
PHONE: <u>404-483-8500</u>	PHONE: <u>404-483-8500</u>
CONTACT PERSON: <u>Altha Remy</u> PHONE: <u>404-483-8500</u>	
CONTACT'S E-MAIL: <u>tattourem@gmail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R-100 REQUESTED ZONING DISTRICT: C-1

PARCEL NUMBER(S): R6028 002 ACREAGE: 0.75

ADDRESS OF PROPERTY: 4352 Annistown Rd., Snellville, GA 30039-7304

PROPOSED DEVELOPMENT: Antique Shop/Store

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>1,824</u>
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 28, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF HIDDEN BLUFF TRAIL WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ANNISTOWN ROAD (VARIABLE R/W); THENCE LEAVING SAID INTERSECTION AND RUNNING ALONG SAID RIGHT-OF-WAY LINE OF ANNISTOWN ROAD 163.79 FEET TO AN IRON PIN FOUND (1/2" REBAR), SAID POINT BEING THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING AS THUS ESTABLISHED; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 14 DEGREES 14 MINUTES 48 SECONDS WEST A DISTANCE OF 144.08 FEET TO AN IRON PIN SET (1/2" REBAR); THENCE SOUTH 72 DEGREES 43 MINUTES 03 SECONDS WEST A DISTANCE OF 164.27 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 06 DEGREES 09 MINUTES 56 SECONDS WEST A DISTANCE OF 214.22 FEET TO AN IRON PIN FOUND (1/2" REBAR) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ANNISTOWN ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 83 DEGREES 29 MINUTES 59 SECONDS EAST A DISTANCE OF 216.71 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING (0.751 ACRES 32,734 SQUARE FEET),

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THIS SURVEY IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENT(S), MAP(S), PLAT(S) OR OTHER INSTRUMENT(S) WHICH CREATED THE PARCEL(S) ARE STATED HEREON. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-4-6



FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839
NOT VALID WITHOUT
ORIGINAL SIGNATURE

Daniel F. Conroy
10/07/2020
DANIEL F. CONROY PLS #2350 DATE

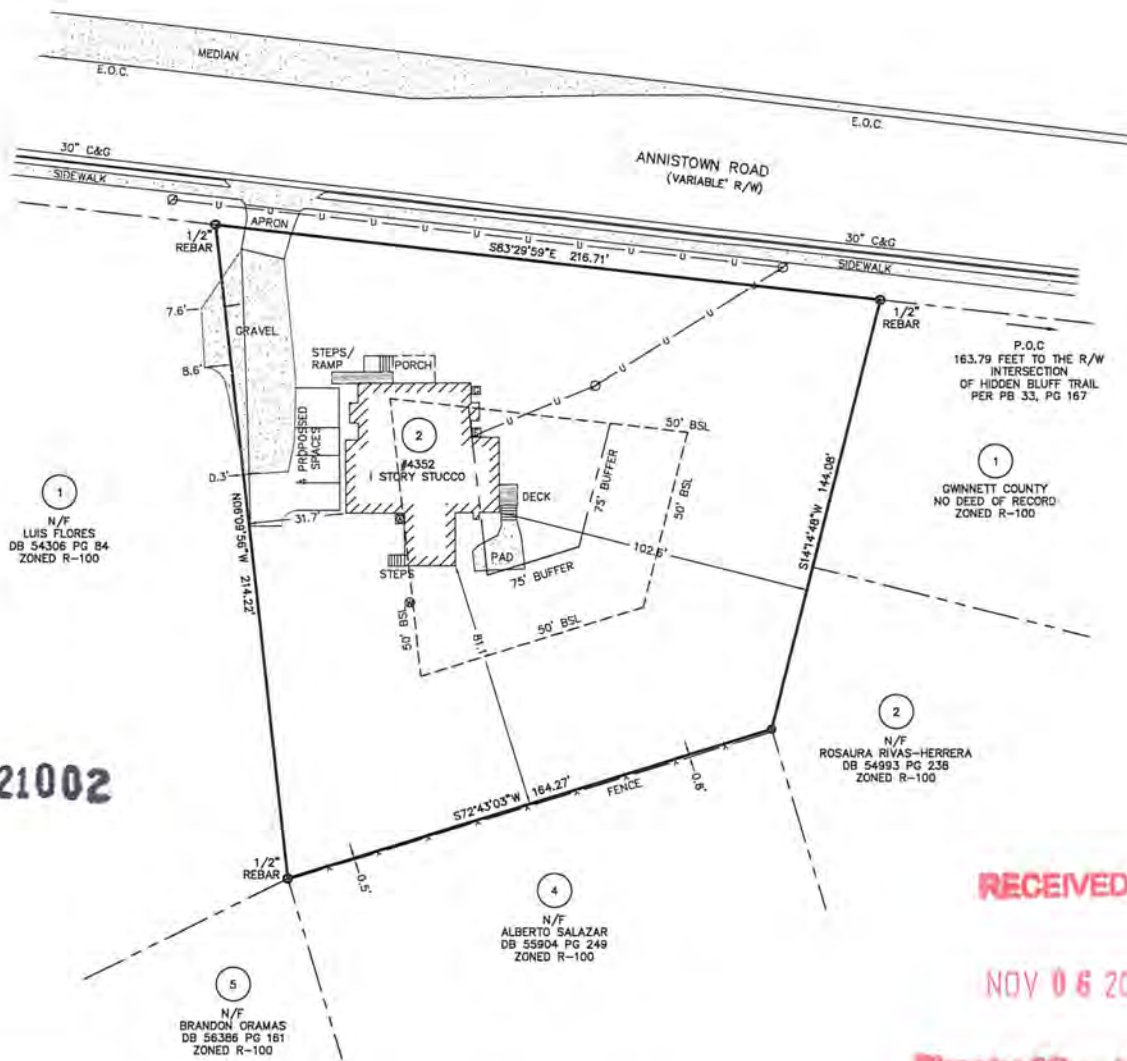
RZC 21002

ZONING SUMMARY: R-100
SINGLE FAMILY RESIDENTIAL

FRONT SETBACK 50'
SIDE SETBACK 10'
REAR SETBACK 40'

INFORMATION OBTAINED FROM
GWINNETT COUNTY ZONING

THE SURVEYOR IN NO WAY INTENDS TO
INTERPRET OR MAKE CONCLUSION REGARDING
THE ZONING AND SETBACK DESIGNATION SHOWN
HEREON.



MAGNETIC
NORTH
SCALE: 1" = 30'

DATE

REVISION

NO.

GRAPHIC SCALE - IN FEET



BOUNDARY SURVEY
PREPARED FOR: PAUL REMY
LAND LOT 28, 6TH DISTRICT
GWINNETT COUNTY, GEORGIA - 10/07/2020

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○ PROPERTY CORNER FOUND (AS NOTED)	⊙ MANHOLE	⊠ A/C UNIT	⊠ GAS VALVE	□ LAND LOT	—S— SEWER LINE	BSL BUILDING SETBACK LINE	DB DEED BOOK	IRRIGATION CONTROL VALVE	F.K.A. FORMERLY KNOWN AS
○ 1/2" REBAR WITH CAP SET LSF # 839	⊙ CLEAN OUT	⊠ GUY WIRE	□ CABLE BOX	□ N/F NOW OR FORMERLY R/W RIGHT-OF-WAY	—G— GAS LINE	CONC. CONCRETE	PB PLAT BOOK	⊙ CONTROL VALVE	NAD NORTH AMERICAN DATUM
⊠ R/W MONUMENT	⊙ WATER METER	⊙ JUNCTION BOX	⊠ POWER METER	□ P/L PROPERTY LINE	—C— CABLE LINE	EQP EDGE OF PAVEMENT	PG PAGE	⊙ HAVD NORTH AMERICAN VERTICAL DATUM	
⊠ FIRE HYDRANT	⊙ WATER VALVE	⊙ OUTFLOW STRUCTURE	⊠ POWER BOX	⊠ REGULAR PARKING	—T— TELEPHONE LINE	BFE BASEMENT FLOOR ELEVATION	POB POINT OF BEGINNING	⊙ HARDWOOD TREE	⊙ PINE TREE
	⊙ POWER POLE	⊙ DRAINAGE INLET	⊙ REGULAR PARKING	⊙ OH OVERHANG	—W— WATER LINE	GFE GARAGE FLOOR ELEVATION	POC POINT OF COMMENCEMENT	⊙ UNDERGROUND UTILITY MARKERS	
	⊙ LIGHT POLE	⊙ POWER/LIGHT POLE	⊙ HANDICAP	⊙ GAS METER	—U— OVERHEAD UTILITY LINE	FFE FINISHED FLOOR ELEVATION	A.K.A. ALSO KNOWN AS		

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 2020 - 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: 0.751 ACRES / 32,734 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 56093, PAGE 277, PLAT BOOK 33, PAGE 167
FIELDWORK PERFORMED ON 08/27/2020

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 200,494 FEET.

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

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.



Know what's below.
Call before you dig.

BOUNDARY zone, inc. LAND SURVEYING SERVICES & LAND PLANNING SERVICES

SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING
WWW.BOUNDARYZONE.COM (770) 271-5772

SUWANEE (770) 271-5772
434 SATELLITE BLVD., SUITE 200
SUWANEE, GA 30024

ATLANTA (404) 446-8180
1100 PEACHTREE STREET, SUITE 200
ATLANTA, GA 30309

KENNESAW (678) 720-4393
975 COBB PLACE BLVD., SUITE 101
KENNESAW, GA 30144

PROJECT
2259601

SHEET
1 OF 1

DWN: BFI

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:

There are other close commerical properties and high traffic, this will make a good place for a small store / antiques shop.

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

One either side there are vacant lots.

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

The home is currently on a major highway and does not rent well as an investment because people are scared of the high traffic and close location to the street.

- (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:

It should not interfere with schools, busses, etc. and will be allocated with a small parking lot.

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

We believe it is.

- (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:

We think that the neighboring property towards the intersection has applied to use their property as commercial...we are not sure.

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11-05-2020

Applicant: ALTHA REMY

RE: LETTER OF INTENT FOR USE OF PROPERTY FROM RESIDENTIAL TO COMMERCIAL.

PROPOSED ADDRESS :

4352 Annistown Rd, Snellville, GA 30039-7304, Gwinnett County

TO WHOM IT MAY CONCERN:

THIS LETTER IS TO EXPLAIN MY INTENT WITH THIS PROPERTY.

I WANT TO REDUCE THE BUFFER TO ZERO (0) ON THE WEST SIDE WHERE THE DRIVEWAY IS LOCATED.

I WOULD LIKE TO CONVERT THE PROPERTY FROM A SINGLE FAMILY RESIDENCE TO A SMALL STORE / ANTIQUE SHOP /SMALL BUSINESS COMMERCIAL USE.

IF APPROVED FOR A SMALL SHOP THEN I WOULD LIKELY CHANGE THE FRONT TO AN ATTRACTIVE COMMERCIAL STYLE AS WELL AS ADD A SMALL PARKING LOT AREA THAT WOULD SERVE THE CUSTOMERS.

THANKS,



**ALTHA REMY
(404) 483-8500**

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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.

Altha Remy

Signature of Applicant

01/20/2020

Date

ALTHA REMY

Type or Print Name and Title

OWNER

Jean Jacques Maignan

Signature of Notary Public

01/20/2020

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.

Altha Remy
Signature of Property Owner

01/20/2020
Date

ALTHA REMY
Type or Print Name and Title

Owner

Jean Jacques Maignan
Signature of Notary Public

1/20/2020
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.

Altha Remy 01/20/2020 ALTHA REMY
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Jean Jacques Maignan 1/20/2020
 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

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: R 6 0 - 28 - 002
(Map Reference Number) District Land Lot Parcel

Altha Remy 01-20-2020
Signature of Applicant Date
ALTHA REMY 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)

Julie Smith TSA II
NAME TITLE
10-27-2020
DATE

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There are no delinquent taxes. 2020 property taxes are due 12-1-2020.

RZC 21002