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2/24/2023

**BUFFER REDUCTION APPLICATION
TO THE GWINNETT COUNTY BOARD OF COMMISSIONERS
FOR A BUFFER REDUCTION OF MORE THAN 50 PERCENT**

Please complete this application and submit with all necessary attachments as outlined on the **Buffer Reduction Information Form**. (Please type or print).

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>HUSSAIN MITHAVAYANI</u>	NAME: <u>SABRI SABRI</u>
ADDRESS: <u>675 CHATHAM PARK</u> <u>LAWRENCEVILLE GA</u>	ADDRESS: _____
ZIP CODE: <u>30046</u>	ZIP CODE: _____
PHONE NUMBER: <u>754-367-0720</u>	PHONE NUMBER: <u>404-453-9890</u>
EMAIL ADDRESS: <u>HMVAYANI@GMAIL</u> <u>.COM</u>	EMAIL ADDRESS: <u>SABRIDRIVER@</u> <u>YAHOO.COM</u>
CONTACT INFORMATION	
NAME: <u>HUSSAIN MITAVAYANI</u>	PHONE NUMBER: <u>754-367-0720</u>
E-MAIL ADDRESS: <u>HMVAYANI@GMAIL.COM</u>	
PROPERTY INFORMATION	
STREET ADDRESS OF PROPERTY: <u>3545 LAWRENCEVILLE HWY</u>	
ZONING: <u>C-2</u>	PARCEL NUMBER(S): <u>061-230</u>
BUFFER REDUCTION INFORMATION	
STATE THE BUFFER REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE FROM WHICH YOU SEEK A REDUCTION: _____	
<u>75'</u>	
BUFFER REQUESTED: <u>37.5'</u>	
Please attach a Letter of Intent explaining what use is proposed and include your justification for this reduction.	

LEGEND			
UP	UTILITY POLE (UP)	C&G	CURB AND GUTTER
HP	HIGH POINT	IP	IRON PIN
DI	DROP INLET	P/L	PROPERTY LINE
JB	JUNCTION BOX	F.E.S.S.	FLAMED END SAFETY SECTION
OCS	OUTLET CONTROL STRUCTURE	PT	POINT OF TANGENT
OCB	DOUBLE RING CATCH BASIN	PC	POINT OF CURVATURE
HW	HEADWALL	OCS	OUTLET CONTROL STRUCTURE
RCP	REINFORCED CONCRETE PIPE	ELB.	ELBOW
CMP	CORRUGATED METAL PIPE	N/F	NOT FORMERLY
HDP	HIGH DENSITY POLYETHYLENE	N/W	NOT OF WAY
UD	UNDERGROUND UTILITY	LL	LAND LOT LINE
TM	TEMPORARY BENCHMARK	CONC.	CONCRETE
EXTING	EXTINGUISH	IN	INLET
PROP.	PROPOSED	ESP	EDGE OF PAVEMENT
FI	FIRE INQUIRY	TYP.	TYPICAL
MV	MISER METER	FENCE	FENCE
LF	LINEAR FEET	S&T	SALT TOLERANT
DRP	DUCTILE IRON PIPE	SO	OVERHEAD ELECTRIC
PVC	POLYVINYL CHLORIDE	SOILS	SOILS
R	RADIUS	EB	EXISTING TREELINE
SF	SQUARE FEET	BS	BUILDING SETBACK LINE
FFE	FINISH FLOOR ELEVATION	VB	VEGETATIVE BUFFER
		2"	2" INTERLINE
		3"	3" INTERLINE

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3/8/2024



24-HOUR CONTACT
SABRI SABRI
 404-453-9890
 sabridriver@yahoo.com

PROJECT INFORMATION:
 SITE ADDRESS: 3545 LAWRENCEVILLE HWY, LAWRENCEVILLE, GA 30044
 PARCEL ID: 081 230
 TOTAL AREA= 0.73 ACRE
 ZONING: C-2

DESIGN STANDARDS:
 EXISTING SETBACK REQUIREMENTS:
 FRONT BSL: 15'
 SIDE BSL: 10'
 REAR BSL: 75' (BUFFER)
 MAX BUILDING HEIGHT: 45'

PROPOSED SETBACK REQUIREMENTS:
 FRONT BSL: 15'
 SIDE BSL: 10'
 REAR BSL: 37.5' (BUFFER)
 MAX BUILDING HEIGHT: 45'

NOTE: ALL STRUCTURES TO BE A MINIMUM 5' FROM PROPOSED 37.5' BUFFER.
PARKING REQUIREMENTS: RETAIL USE, SHOPPING CENTER, OR REGIONAL SHOPPING MALL
 MINIMUM: 1 PER 500 SQ FT - 5070/500= 11 SPACES
 MAXIMUM: 1 PER 200 SQ FT

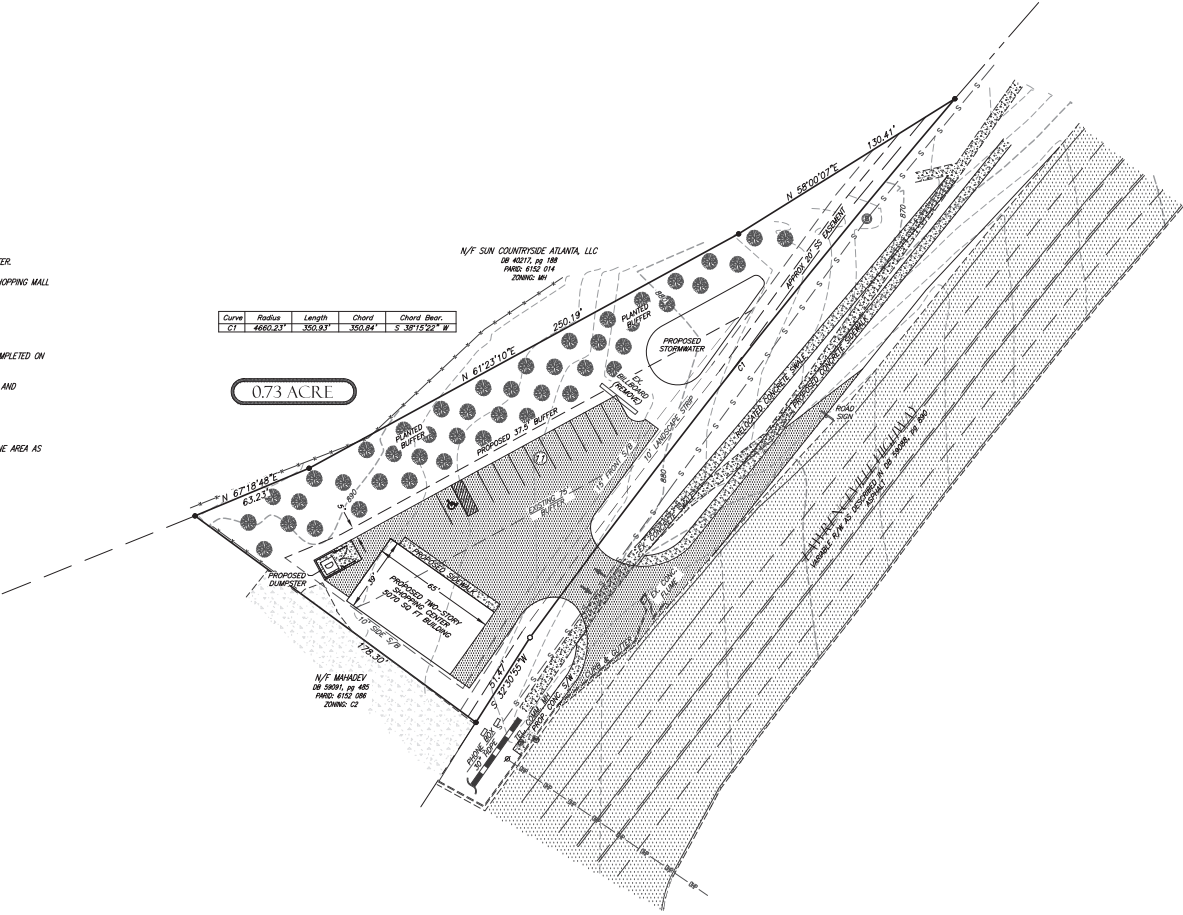
PARKING PROVIDED: 11 TOTAL SPACES

REFERENCES:
 PROPERTY BOUNDARY INFORMATION FROM A SURVEY FOR SABRI SABRI COMPLETED ON DECEMBER 17, 2021 BY DAVIS ENGINEERING AND SURVEYING, LLC.
 TOPOGRAPHY INFORMATION FROM FIELD RUN DATA BY DAVIS ENGINEERING AND SURVEYING, LLC.

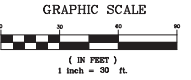
CONTOUR INTERVAL=2'
FLOOD NOTE:
 NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE MAP NO. 13135C0100P, DATED 9/29/2006.
NOTE: NO OVERNIGHT PARKING PERMITTED.

Curve	Radius	Length	Chord	Chord Bearing
C1	6660.23'	360.93'	360.94'	S 38°19'29" W

0.73 ACRE



IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.



PREPARED BY
DAVIS
 ENGINEERING & SURVEYING
 24 DAWSON VILLAGE
 WAY SOUTH
 DAWSONVILLE, GA 30534
 PHONE: (706) 265-1234
 DAVISENGINEERS.COM

REVISION	DATE	DESCRIPTION
1	1/12/2023	ADJUST BUILDING LOCATION, SIZE, AND DIMENSION

REZONING PLAN FOR:
SABRI SHOPPING CENTER
 LAND LOT 152
 6th DISTRICT
 GWINNETT COUNTY, GEORGIA

DRAWING BY: NXP
 CHECKED BY: JKD
 LAND LOT: 152
 DISTRICT: 6th
 SECTION: -
 CITY: -
 COUNTY: GWINNETT
 DATE: 1/12/2023

SHEET NO.
 1 of 1
 PROJECT NO.
 21-483

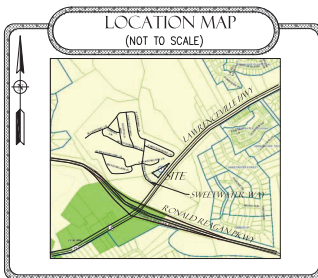
SURVEY FOR:
 SABRI SABRI
 LAND LOT 152
 6th DISTRICT
 GWINNETT COUNTY, GEORGIA

REVISIONS BY: -
 REVISION DATE: -
 DRAWN BY: NAP
 DRAWING DATE: 12/17/2021
 FIELD CREW: JP
 FIELD DATE: 11/30/2021

SHEET NO.
1 OF 1
 PROJECT NO.
21-483

-LEGEND-

○ CALCULATED POSITION	RB REBAR
● IRON PIN FOUND/SET (IPF/IPS)	SR SOLID ROD
▣ MONUMENT	OCS OUTLET CONTROL STRUCTURE
C/L CENTERLINE	CPG CORRUGATED PLASTIC PIPE
CTP CRIMPED TOP PIPE	GI GRATE INLET
DB DEED BOOK	DI DROP INLET
N/F NOW OR FORMERLY	⊙ SANITARY SEWER MANHOLE (SSMH)
OTP OPEN TOP PIPE	⊙ LIGHTPOLE
PLAT BOOK	⊙ CLEANOUT
PG PAGE	
P/L PROPERTY LINE	
☒ TELEPHONE PED. (T.P.) (ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)	
⊕ FIRE HYDRANT (FH)	ADJONER
⊕ WATER METER (WM)	LAND LOT LINE (L.L.L.)
⊕ WATER VALVE (WV)	RIGHT OF WAY (R/W)
⊕ POWER BOX (PBX)	FENCE
⊕ POWER POLE (PP)	ONP OVERHEAD POWER

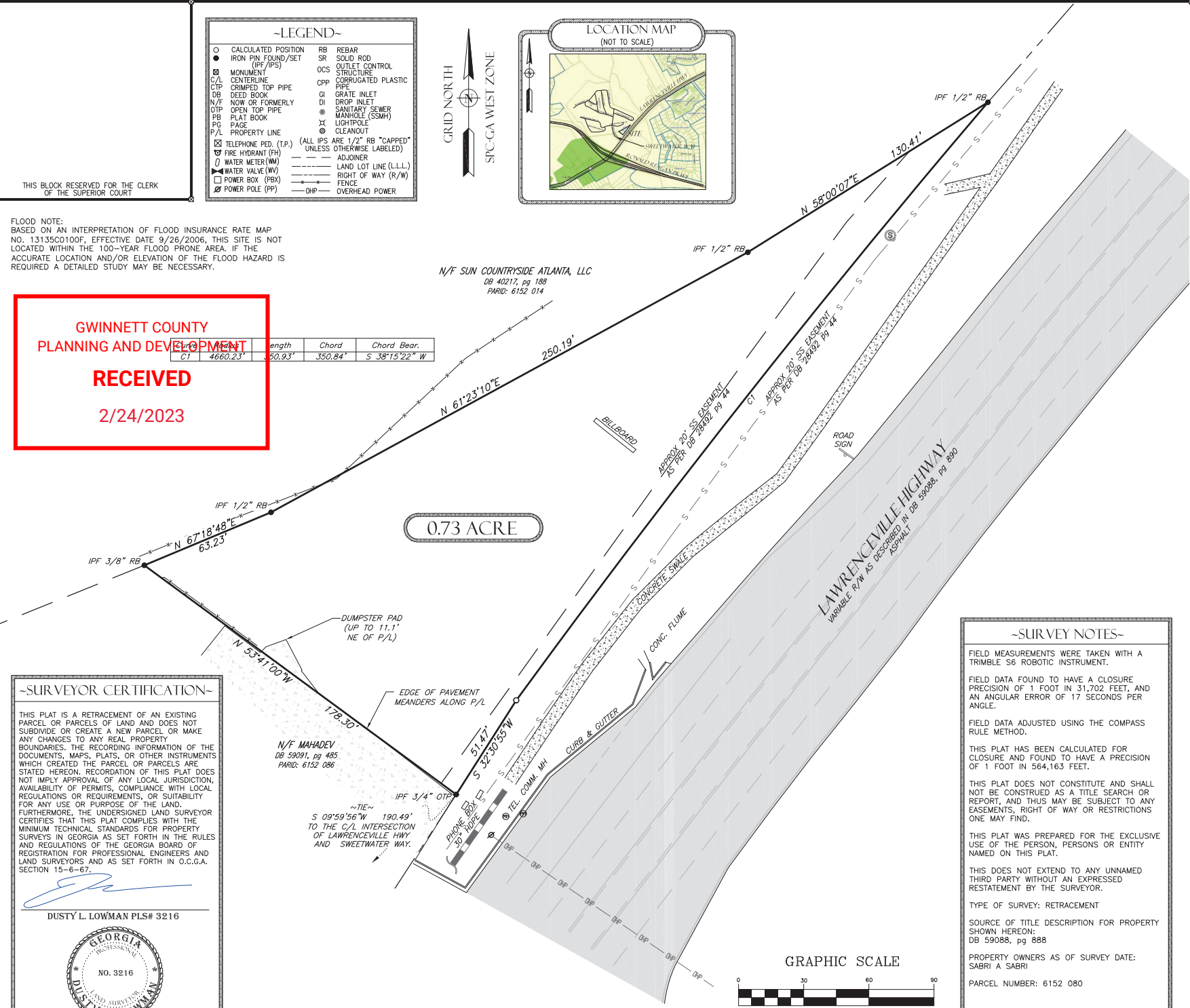


THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

FLOOD NOTE:
 BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13135C0100F, EFFECTIVE DATE 9/26/2006, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

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	length	Chord	Chord Bear.
C1	4660.23'	50.93'	S 38°15'22" W



-SURVEYOR CERTIFICATION-

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 BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE 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.C.G.A. SECTION 15-6-67.

Dusty L. Lowman

DUSTY L. LOWMAN PLS# 3216

NO. 3216

-SURVEY NOTES-

FIELD MEASUREMENTS WERE TAKEN WITH A TRIMBLE S6 ROBOTIC INSTRUMENT.

FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 31,702 FEET, AND AN ANGULAR ERROR OF 17 SECONDS PER ANGLE.

FIELD DATA ADJUSTED USING THE COMPASS RULE METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 564,163 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.

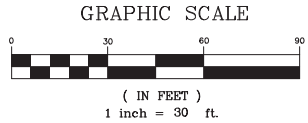
THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: RETRACEMENT

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:
 DB 59088, pg 888

PROPERTY OWNERS AS OF SURVEY DATE:
 SABRI A SABRI

PARCEL NUMBER: 6152 080



CERTIFICATE OF AUTHORIZATION NUMBER: LSF-001057

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21-483

All that tract or parcel of land lying and being in Land Lot 152, 6th District, Gwinnett County, Georgia and being more particularly described as follows:

COMMENCING at a point at the centerline intersection of Lawrenceville Highway and Sweetwater Way;

THENCE N09°59'56"E a distance of 190.49' to a 3/4" open top pipe found at the northwesterly right-of-way of Lawrenceville Highway;

THENCE, leaving the northwesterly right-of-way of Lawrenceville Highway, N53°41'00"W a distance of 178.30' to a 3/8" rebar found;

THENCE, N67°18'48"E a distance of 63.23' to a 1/2" rebar found;

THENCE, N61°23'10"E a distance of 250.19' to a 1/2" rebar found;

THENCE, N58°00'07"E a distance of 130.41' to a 1/2" rebar found at the northwesterly right-of-way of Lawrenceville Highway;

THENCE, along the northwesterly right-of-way of Lawrenceville Highway, with a curve to the left, having an arc length of 350.93' and a radius of 4660.23', with a chord bearing of S38°15'22"W and a chord length of 350.84' to a point,

THENCE, continuing along the northwesterly right-of-way of Lawrenceville Highway, S32°30'55"W a distance of 51.47' to a 3/4" open top pipe found; said 3/4" open top pipe found being the POINT OF BEGINNING.

Said property containing 0.73 acre.



Gwinnett County Department of Planning and Development
446 West Crogan Street, Suite 300
Lawrenceville, Georgia 30046

Re: Letter of Intent: Buffer Reduction Application – 3545 Lawrenceville Highway
Parcel ID: R6152-080 (the "Property")

Dear Sir or Madam:

On behalf of Sabri Sabri (the "Applicant"), I am pleased to provide for review and consideration by Gwinnett County this Letter of Intent and the accompanying application materials to support the attached Buffer Reduction Application to allow for the operation of an retail use shopping center facility at the property referenced above. Included with this Letter of Intent are the following materials:

- a. Buffer Reduction Application, including all necessary authorization forms;
- b. Site Plan;
- c. Survey and Legal Description of the Property;
- d. Pre-Application Acknowledgement Form; and

Project Description

The Property is currently zoned General Business District (C-2) and is located in the Lawrenceville Highway corridor. Approximately 0.73 acres in size, the Property is currently undeveloped. The Applicant seeks a Buffer Reduction to enhance the function of the site. If the requested buffer reduction is granted, the Applicant intends to clean up the existing site, develop a 2 story retail shopping center with necessary parking and stormwater, adding value to the surrounding community.

As shown on the attached Site Plan, the Applicant is requesting a modification of Section 230-10(C2) of the County's Zoning Ordinance for this site to minimize buffer area from 75 feet to 37.5 feet. The Applicant believes this modification will enhance the function and potential for development of the existing site. The Applicant intends to limit impacts and disturbance to the Property to no more than one acre.

The Applicant intends for the building to be a 2-story structure, approximately 5,575 square feet, with a height no more than 45 feet, utilizing the first floor as retail shopping and the second floor as office space. The parking located in front of the building will be used only for customer and employee parking and vehicle parking will occur only on paved surfaces. The eastern portion of the Property will be used for stormwater management.

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~~The proposed shopping center will operate Monday through Friday from 8 am to 7 pm.~~

Accordingly, based on the justification provided herein and all other supporting documents, the Applicant respectfully requests the Gwinnett County Board of Commissioners approve the requested Buffer Reduction.

Thank you for your consideration of the attached Buffer Reduction application. Please do not hesitate to contact me should you have any questions or need any additional information.

Sincerely,

Kate Murray
Project Expediter
706-926-0316

APPLICANT CERTIFICATION

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The undersigned below is authorized to make this application by the property owner.

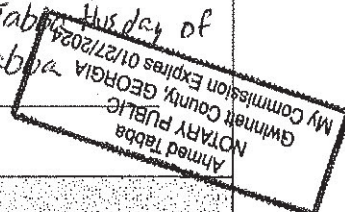
2/24/2023

Hussain Mitavayani 02/20/2023
SIGNATURE OF APPLICANT DATE

HUSSAIN MITAVAYANI
TYPE OR PRINT NAME AND TITLE

State of Georgia This was acknowledged before Ahmed Tabba husday of
County of Gwinnett 20 February 2023. Ahmed Tabba

2/20/2023 ATD
NOTARY



PROPERTY OWNER CERTIFICATION

The undersigned below, or as attached, is the owner of record of the property considered in this application and is aware that this application is made on his or her behalf.

Sabri Sabri 02/20/23
SIGNATURE OF PROPERTY OWNER DATE

SABRI SABRI
TYPE OR PRINT NAME AND TITLE

state of Georgia This was acknowledged before AHMEDTABBA this
County of Gwinnett day of 20 February 2023 Ahmed Tabba

2/20/2023 ATD
NOTARY

