



RECEIVED

# REZONING APPLICATION

JAN 14 2020

APPLICATION TO AMEND THE OFFICIAL ZONING MAP, SNELLVILLE GEORGIA  
PLANNING & DEVELOPMENT

City of Snellville  
Planning & Development Department  
2342 Oak Road, 2<sup>nd</sup> Floor  
Snellville, GA 30078  
Phone 770.985.3514 Fax 770.985.3551 [www.snellville.org](http://www.snellville.org)

DATE RECEIVED: \_\_\_\_\_

2001 MAIN ST E #2000014  
CUP 20-01 / REZONE 20-01  
PARCEL- 5059-016

**Applicant** is: (check one)  
Owner's Agent  
Contract Purchaser  
 Property Owner

**Owner** (if not the applicant):  check here if there are additional property owners and attach additional sheets.

Valbona Aziri  
Name (please print)  
1323 Village Terrace Court  
Address  
Dunwoody, Ga. 30338-2309  
City, State, Zip Code  
678-876-7324  
Phone Number(s) Fax

\_\_\_\_\_  
Name (please print)  
\_\_\_\_\_  
Address  
\_\_\_\_\_  
City, State, Zip Code  
\_\_\_\_\_  
Phone Number(s) Fax

Contact Person: Tony Aziri Phone: 678-876-7324 Fax: \_\_\_\_\_  
Cell Phone: 678-876-7324 E-mail: syriga81@gmail.com

Present Zoning Classification(s): BG  
Proposed Zoning Classification(s): HSB  
Proposed Use: Flower shop in ex. building, auto repair in proposed building  
Property Address/Location: 2001 Main St East District 5 Land Lot 59 Parcel(s) 016

**At a minimum, the following items are required with submittal of this application. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

- √ Pre-submittal appointment shall be requested and completed a minimum of five (5) business days prior to Application deadline to ensure application is complete, accurate, and includes all required attachments/exhibits and required signatures;
- √ Payment of the appropriate application, public notice sign, and adjoining property owner notification fees;
- √ Letter of Intent explaining the request for rezoning and what is proposed;
- √ The names, addresses, and original signatures of the owners of the subject parcel(s) and their agents, if any;
- √ The present and proposed zoning district for the parcel(s). Include listing of ALL permitted uses in requested Zoning District;
- √ Analysis of impact of the proposed rezoning pursuant to Section 15.2(3)(e) of Snellville Zoning Ordinance. (Attachment A);
- √ Applicant's and/or Owner's Certification (Attachment B);
- √ Conflict of Interest Certification and Disclosure of Campaign Contributions (Attachment C);
- √ A current legal description of the parcel(s) to be rezoned. If the parcel proposed for amendment includes multiple parcels, provide a separate legal description for each individual parcel, together with a composite legal description for all parcels;
- √ Verification from county Tax Assessor that all property taxes have been paid and account is current (for all parcels subject to this application). Applicant to obtain confirmation of taxes paid using original Verification Sheet (attached);
- √ A Certificate of Title or Warranty Deed (for all parcels subject to this application);
- √ Map indicating the subject parcel(s) and the adjoining parcel(s), identified by property owner(s) name and tax parcel number;
- √ Thirty (30) copies and one (1) original of the proposed Site and Concept Plan, and one (1) 11" x 17" (or smaller) reduction of the plan, drawn to scale, showing: (a) north arrow; (b) district, land lot(s) and parcel number(s); (c) the dimensions with bearing and distance; (d) acreage; (e) location of the tract(s), (f) the present zoning and land use classification of all adjacent parcels, (g) the proposed location of structures, driveways, parking and loading areas; (h) and the location and extent of required buffer areas. Site and Concept Plan shall be prepared by an architect, engineer, landscape architect, or land surveyor whose Georgia state registration is current and valid. Site plan must be stamped and sealed by one of the four above-mentioned professionals no more than six (6) months prior to the date of submittal;
- √ Thirty (30) stapled or bound copies of: (a) Rezoning application (page 1 only and any additional sheets if there are additional property owners); (b) Analysis of impact of the proposed rezoning (Attachment A); (c) Certifications (Attachments B and C); (d) Letter of Intent; and (e), Architectural building renderings and all supporting documents. In addition, one (1) unbound application (original) bearing original signatures and all other required documents. All documents must be folded to 8-1/2" x 11"; and
- √ A CD-ROM containing a digital file of: (a) site plan in .pdf and .dwg file formats, (b) legal description(s) in .pdf file format, and (c) completed and signed Rezoning application (and all supporting documents) in .pdf file format;

Pursuant to Section 15.2(3)(e) of the Snellville Zoning Ordinance, a **written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters shall be included.** Please respond to the following standards in the space provided or attach additional sheets if necessary. **Simple yes/no answers or re-statement of the questions are not acceptable.**

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

Response: The zoning proposal of HSB will permit uses (floral shop and auto repair shop) that are suitable in view of the use of the nearby properties that have a variety of mixed uses such as restaurant, office, retail, etc.

2. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby property.

Response: The zoning proposal of HSB would not adversely affect the existing use or usability of adjacent or nearby properties

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Response: The property does have a reasonable economic use as it is currently zoned

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Response: The zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

5. Whether the zoning proposal is in conformity with the policy and intent of the Land Use Plan.

Response: The zoning proposal of HSB conforms with the policy and intent of the Land Use Plan

6. 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 zoning proposal.

Response: There are no existing or changing conditions affecting the use or development of this property which give supporting grounds for either approval or disapproval of the zoning proposal

**REZONING CERTIFICATIONS**

In the event an owner's agent or contract purchaser is filing this application, both of the certifications below must be completed. If the owner is filing the application, only the Owner's Certification must be completed.

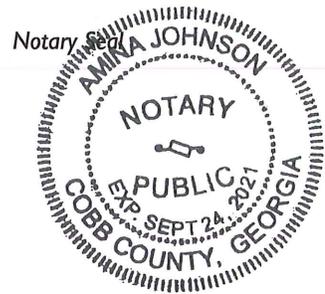
APPLICANT'S CERTIFICATION

The undersigned below, or as attached, is authorized to make this application. The undersigned is aware that, should this request be denied by City Council, no application affecting any portion of the same property shall be submitted less than twelve months from the date of denial.

 01-09-2020  
Signature of Applicant Date

VALBONA AZIRI  
Type or Print Name and Title

 1.09.2020  
Signature of Notary Public Date



OWNER'S CERTIFICATION

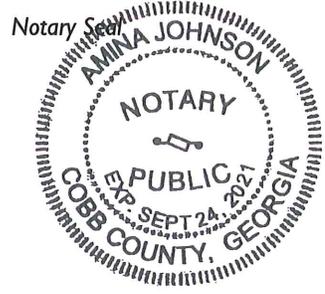
The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that, should this request be denied by City Council, no application affecting any portion of the same property shall be submitted less than twelve months from the date of denial.

Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

 01-09-2020  
Signature of Owner Date

VALBONA AZIRI  
Type or Print Name and Title

 1.09.2020  
Signature of Notary Public Date



**CONFLICT OF INTEREST CERTIFICATIONS FOR ZONING ACTIONS**

The undersigned below, making application for rezoning or a Conditional Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on forms provided.

Check here if there are additional property owners and attach additional "Conflict of Interest Certification" sheets.

 01-09-2020  
Signature of Applicant Date

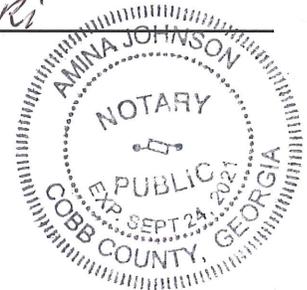
VALBONA Aziri  
Type or Print Name and Title

 01-09-2020  
Signature of Owner Date

VALBONA Aziri  
Type or Print Name and Title

 1-09-2020  
Signature of Notary Public Date

Notary Seal



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the last four (4) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to any member of the Mayor and City Council or any member of the Snellville Planning Commission?

As to Applicant (circle one): YES NO As to Property Owner (circle one): YES **NO**

If the answer is YES, please complete the following section:

Name of Government Official:	Contributions or Descriptions of Gifts (List all which aggregate to \$250.00 or more):	Date when Contribution or Gift was made within last four-years:
_____	_____	_____
_____	_____	_____
_____	_____	_____

Check here and attach additional sheets if necessary to disclose or describe all contributions or gifts.

Return to:  
**THE WACHTER LAW FIRM**  
A Professional Corporation  
106 Hammond Drive NE  
Atlanta, Georgia 30328

## LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made the 12<sup>th</sup> day of August, in the year Two Thousand Nineteen, between

Gerald M. Spivey

of the County of Gwinnett, and the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Valbona Aziri

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that lot, tract or parcel of land situate, lying and being in Land Lot 59, of the 5th District, Gwinnett County, Georgia, and containing 1.132 acres, more or less, and being more particularly shown as Tract 2 on survey entitled "Survey for Terramax, LLC", dated January 20, 2005, prepared by Brewer and Dudley, LLC, Registered Land Surveyors, and recorded in Plat Book 110, Page 244, in the Clerk's Office, Gwinnett County Superior Court, reference to which is hereby made for a more particular description of the property herein conveyed.

Located on the above property is a structure designated 2001 Main Street, Snellville, Georgia 30078, according to the present system of numbering structures in Gwinnett County, Georgia.

Tax ID#: R5059-016

This conveyance is subject to easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

## ACCOUNT DETAIL

[View/Pay Your Taxes](#) / [Account De](#)

### Tax Account

**Mailing Address:**  
AZIRI VALBONA  
1323 VILLAGE TERRACE CT  
DUNWOODY, GA 30338-2309

[Change Mailing Address](#)

**SITUS:**  
2001 EAST MAIN ST

**Tax District:**  
SNELLVILLE

Parcel ID	Property Type	Last Update
R5059 016	Real Property	1/9/2020 1:13:16 PM

#### Legal Description

U S HWY #78

### Tax Bills

Note: Four years of tax information is available online. Email [tax@gwinnettcounty.com](mailto:tax@gwinnettcounty.com) to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2019	\$5,685.13	\$5,685.13	\$0.00	\$0.00	10/15/2019	\$0.00
2018	\$3,238.97	\$3,238.97	\$0.00	\$0.00	10/15/2018	\$0.00

### Pay Now

No payment due for this account.

### Schedule Payments

[Schedule Future Payments](#)

View or edit your Scheduled Payments [here](#)



Click [here](#) to cancel your Paperless Billing enrollm



## **EXHIBIT "A"**

### **Legal Description:**

All that tract or parcel of land lying and being in Land Lot 59, 5th District, Gwinnett County, Georgia as shown as "TRACT #2" on the boundary survey prepared by Brewer & Dudley, LLC dated 1/20/2005, for "U.S. SMALL BUSINESS ADMINISTRATION, FLORIDA BUSINESS DEVELOPMENT CORPORATION, D.B.A. GEORGIA SMALL BUSINESS CAPITAL" and being more particularly described as follows:

Commencing at the point where the centerline of Abington Lane intersects the centerline of U.S. Hwy 78, Thence North 05 degrees 15 minutes 03 seconds East for a distance of 45.08 feet to R/W monument found, Said Monument being the POINT OF BEGINNING. Thence North 83 degrees 08 minutes 20 seconds West for a distance of 109.54 feet to an ½" iron pin found; Thence North 12 degrees 07 minutes 13 seconds West for a distance of 366.52 feet to an ½" iron pin found; Thence North 58 degrees 29 minutes 28 seconds East for a distance of 125.19 feet to an 3/8" iron pin found; Thence South 13 degrees 00 minutes 59 seconds East for a distance of 427.79 feet to a R/W monument found; Thence North 83 degrees 08 minutes 20 seconds West for a distance of 14.85 feet to a R/W monument found; Thence South 06 degrees 51 minutes 40 seconds West for a distance of 22.00 to R/W monument found. Said Monument being the POINT OF BEGINNING.

Said property contains 1.132 acres more or less.

Rezoning Application for 2001 E. Main St.

List of adjoining Property Owners

- 1) 5/059/068-Kimberly Maddox/2559 Silver King Dr/Grayson, Ga. 30017-1465
- 2) 5/059/067-Tanya Wigand/2550 Silver King Dr/Grayson, Ga. 30017-1467
- 3) 5/059/028-Dana Van-Pike/4531 River Bottom Dr/Norcross, Ga. 30092-1367
- 4) 5/059/015-Leecor LLC/PO Box 1009/Grayson, Ga. 30017-0020

2550

5059 065  
2549

5059 063  
2559

5059 067  
2560

Tanya Wigand

5059 069  
2549

R.O.W.

Kimberly Maddox

5059 068  
2559

5059 002  
2025

5059 015  
2015

Leecor LLC

5059 016  
2001

REZ1986-00115

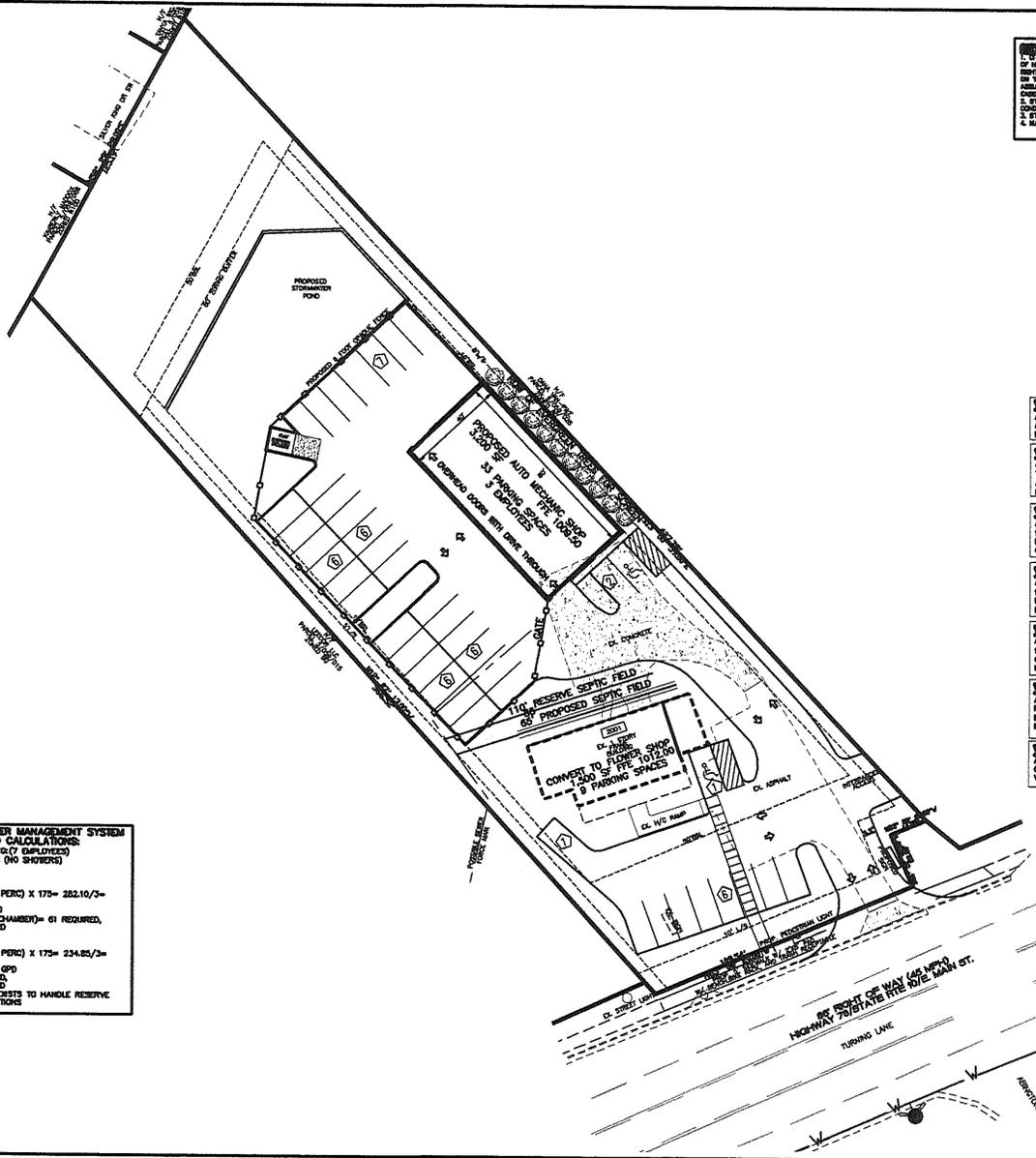
①

REZ1976-00011

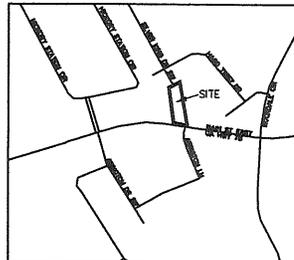
5059 028  
1983

Dana Van-Pike





**USE OF SUBSURFACE SPACES:**  
 1. CITY OF SNELLVILLE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINAGE BEYOND THE EXISTING OR PROPOSED POINT-OF-DISCHARGE OR FOR THE EROSION OF CHANNELS BEYOND THE POINT BEHIND THE APPROVED AND RECORDED PLAN. THE CITY OF SNELLVILLE DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE.  
 2. STREAM BUFFER REQUIREMENTS ARE TO REMAIN IN A NATURAL AND UNDEVELOPED CONDITION.  
 3. STRUCTURES ARE NOT ALLOWED IN DRAINAGE CHANNELS.  
 4. BANKING CUT OR FILL SLOPES IS 20%.



LOCATION MAP N.T.S.

**ON-SITE SEWER MANAGEMENT SYSTEM DRAIN FIELD CALCULATIONS:**  
**OFFICE BUILDING (7 EMPLOYEES)**  
 7x25=175 GPD (NO SHOWER)  
  
**CONCRETE:**  
 1.875 (65 MIN PERC) X 175= 328.10/3=  
 109.37 GPD  
 FLOOR 175 GPD  
 64 LF X .25 (CHAMBER)= 61 REQUIRED,  
 64 LF PROVIDED  
  
**RESERVE:**  
 1.342 (45 MIN PERC) X 175= 234.85/3=  
 78.28 GPD  
 FLOOR 175 GPD  
 79 LF REQUIRED,  
 80 LF PROVIDED  
 AMPLE ROOM EXISTS TO HANDLE RESERVE  
 LINE SPECIFICATIONS

- VARIANCE # 1:**  
 ALLOW VARIANCE FROM SECTION 18.72(G) RELATING TO LANDSCAPE STRIPS, TO ALLOW ENCROACHMENT BY ENTRANCE DRIVE BY 8.5 FEET INTO THE FRONT LANDSCAPE STRIP AS SHOWN ON THIS REZONING PLAN.
- VARIANCE # 2:**  
 ALLOW VARIANCE FROM OVERLAY CORRIDOR DISTRICT REQUIREMENTS RELATING TO: 1) PROVIDING DECORATIVE LIGHT FIXTURES/POLES THROUGHOUT PARKING AREA. ALLOW VARIANCE TO NOT USE DECORATIVE LIGHT FIXTURES/POLES BEHIND THE EXISTING BUILDING.
- VARIANCE # 3:**  
 ALLOW VARIANCE FROM OVERLAY CORRIDOR DISTRICT REQUIREMENTS, SECTION 8.15(A)(1) RELATED TO PROVIDING INTER-PARCEL ACCESS. ALLOW VARIANCE TO NOT PROVIDE ACCESS TO ADJACENT PARCEL TO THE WEST AS ACCESS DRIVE WOULD GO THROUGH AND ELIMINATE 4 TO 5 OF THEIR EXISTING PARKING SPACES.
- VARIANCE # 4:**  
 ALLOW VARIANCE FROM OVERLAY CORRIDOR DISTRICT REQUIREMENTS, SECTION 8.15(A)(5) RELATING TO PROVIDING STREET LIGHTS. ALLOW VARIANCE TO NOT PROVIDE A STREET LIGHT AS ONE IS EXISTING 8 FEET TO THE WEST OF PROPERTY LINE AND LOT FRONTAGE IS ONLY 124 FEET.
- VARIANCE # 5:**  
 ALLOW VARIANCE FROM OVERLAY CORRIDOR DISTRICT REQUIREMENTS, SECTION 8.15(C)(2) RELATING TO REQUIREMENT OF NO MORE THAN SIDE PARKING IN FRONT OF BUILDING TO ALLOW FOR PARKING IN FRONT OF EXISTING BUILDING BUSINESS USE AS PARKING IN REAR WILL BE USED FOR PROPOSED BUILDING.
- VARIANCE # 6:**  
 ALLOW VARIANCE FROM ZONING ORDINANCE, SECTION 7.1 (TABLE 1) RELATING TO RESTRICTION OF NO CONCRETE BLOCK OR BRICK FACE CONCRETE BLOCK BUILDING MATERIALS IN HIS ZONING. VARIANCE REQUESTED TO ALLOW CHAIN-LINK FENCE, MAJORITY BLOCK TO BE USED ON THE SIDES AND REAR FOR PROPOSED BUILDING.
- VARIANCE # 7:**  
 ALLOW A GENERAL VARIANCE FOR THE SITE TO BE APPROVED IN ITS CURRENT CONDITION EXCEPT FOR THE ADDITIONAL ITEMS REQUESTED ON THIS REZONING AND VARIANCE PLAN.

**SITE INFORMATION**  
 EXISTING ZONING: B6  
 PROPOSED ZONING: HSB  
 CORRIDOR OVERLAY DISTRICT  
 TOTAL AREA: 1.111 ACRES  
  
 REQUIRED PARKING:  
 30'x50' SERVICE DRIVE = 1 PER 400 SQ.FT.  
 30'x50' LOT = 1 PER 400 SQ.FT.  
 30'x50' LOT AND 5'x8' SPACES  
 30'x50' LOT AND 5'x8' SPACES  
 TOTAL SPACES = 33 SPACES REQUIRED - 11  
 PARKING PROVIDED: 33 SPACES  
  
 FLOWER SHOP/RETAIL  
 1 PER 250 SQ.FT.  
 1 PER 100 SQ.FT. MAXIMUM  
 1 PER 100 SQ.FT. MAXIMUM  
 1 PER 100 SQ.FT. MAXIMUM  
 PARKING PROVIDED = 8 SPACES  
  
 HC SPACES REQUIRED: 2 SPACES  
 HC SPACES PROVIDED: 2 SPACES  
  
 SETBACKS:  
 FRONT = 50 FEET  
 SIDE = 10 FEET  
 REAR = 50 FEET  
 BUFFERS:  
 REAR = 65 FEET  
 MAX. GROUND COVER = 90%  
 MAX. SLOPE = 30%

**REZONING PLAN & CUP PLAN  
 FOR:  
 3001 MAIN ST. EAST  
 6TH DISTRICT, LAND LOT 68, PARCEL 016  
 3001 MAIN STREET, EAST  
 SNELLVILLE, GA 30078  
 CHATTAHOOCHEE COUNTY  
 CITY OF SNELLVILLE, GEORGIA  
 OWNER AND APPLICANT:  
 VALERIA AGUI  
 1929 VILLAGE TERRACE CT.  
 DUNWOODY, GA 30028-2309  
 CONTACT PERSON: TONY AZIRI  
 PHONE: 678-678-1234  
 email: tonyaziri@gmail.com**

**DESIGNER:  
 BULLARD LAND PLANNING, INC  
 3790 CANNONWOLDE DR  
 SNELLVILLE, GA 30039  
 CONTACT PERSON: BOBBY BULLARD  
 678-344-1233 bpbobby@bellsouth.net**



DATE: 11/30/2015  
 3:47:39 PM 11/30/2015