

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>ACTION RENTALS ATL - LLC</u>	NAME: <u>STEFAN NASUI</u>
ADDRESS: <u>4216 BUFORD HIGHWAY</u>	ADDRESS: <u>4216 BUFORD HIGHWAY</u>
CITY: <u>DULUTH</u>	CITY: <u>DULUTH</u>
STATE: <u>GA</u> ZIP: <u>30096</u>	STATE: <u>GA</u> ZIP: <u>30096</u>
PHONE: <u>305-491-7172</u>	PHONE: <u>404-556-6001</u>
CONTACT PERSON: <u>BRUNO E. RAMOS</u> PHONE: <u>305-491-7172</u>	
CONTACT'S E-MAIL: <u>ber@beai.com; berexec@beai.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): C1 REQUESTED ZONING DISTRICT: C2

PARCEL NUMBER(S): 6259 001A ACREAGE: 0.63

ADDRESS OF PROPERTY: 2746 EAST MOUNT TABOR CIRCLE, DULUTH, GA 30096

PROPOSED DEVELOPMENT: LIGHT EQUIPMENT AND TOOL RENTAL

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>2</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. _____
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION
2746 East Mount Tabor Circle

All that tract or parcel of land lying and being in Land Lot 259, of the 6th District, Gwinnett County, Georgia, said tract shown as Gwinnett County PID R6259 001A – 2746 East Mount Tabor Circle (0.63 ac. +/- per Gwinnett County GIS) and being more particularly described as follows:

Beginning at a point on the Northeasterly right of way of East Mount Tabor Circle, said point being 116.09 feet from the Southerly mitered corner of the right of way intersection of East Mount Tabor Circle and U.S. Highway 23 A.K.A. Buford Highway; thence leaving said right of way in a Northeasterly direction a distance of 271.60 feet to a point; thence in a Southeasterly direction a distance of 100.14 feet to a point; thence in a Southwesterly direction a distance of 272.94 feet to a point on the Northeasterly right of way of Mount tabor Circle; thence along said right of way in a Northwesterly direction a distance of 99.53 feet to a point and THE TRUE POINT OR PLACE OF BEGINNING.

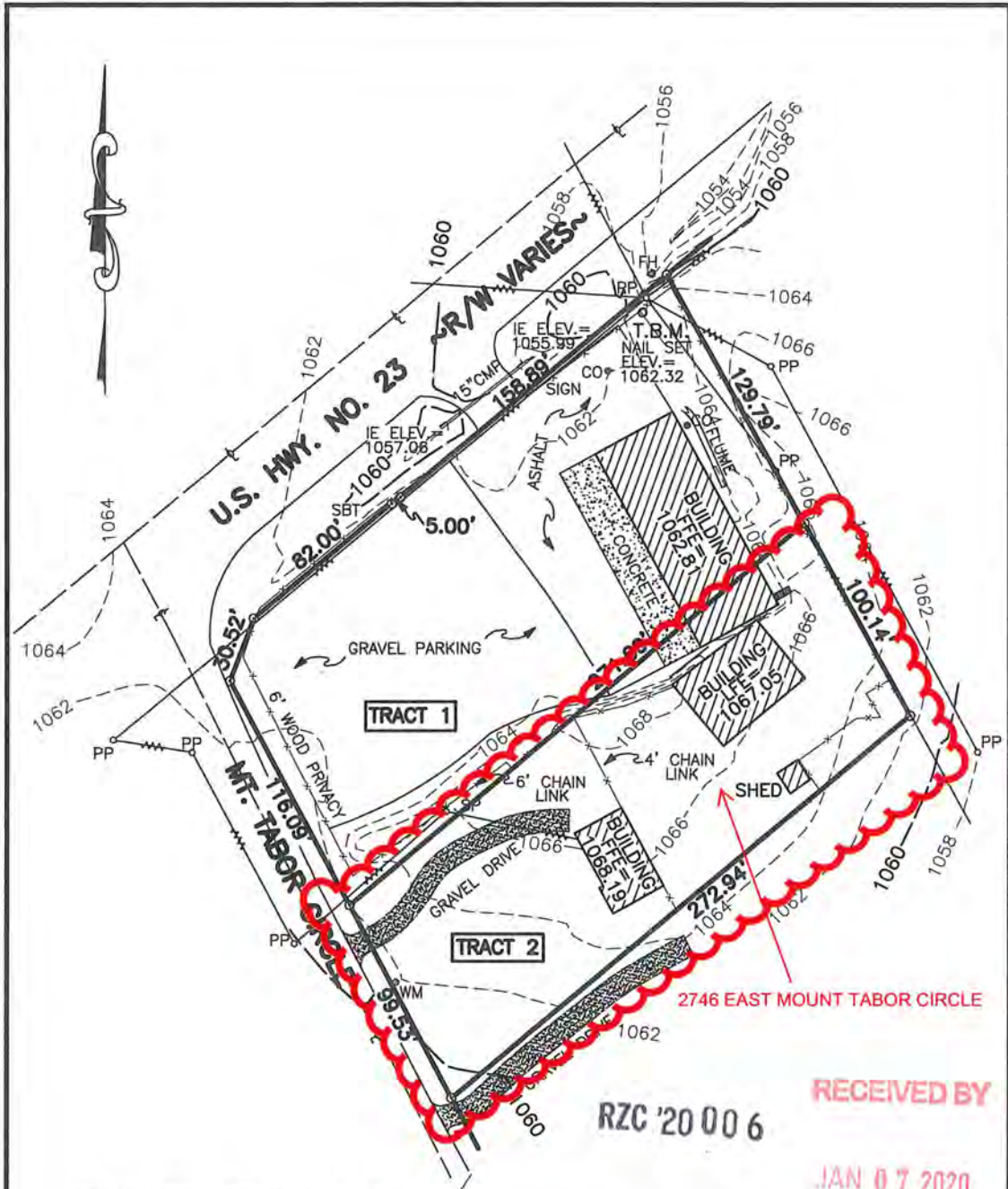
Said tract or parcel of land containing 0.61 +/- acres. As calculated from Tract 2 on the Topographic Survey for Stefan Nasui by Adam and Lee Land Surveying dated 3/4/01, last revised 1/6/20.

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THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 130322 0160 E

BOUNDARY NOTE:
BOUNDARY NOT CERTIFIED. NO FIELDWORK PERFORMED DURING LAST REVISION OF SURVEY. LAST FIELD DATE IS 3/4/01.



IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW

REFERENCE BENCHMARK:
GPS MONUMENT RELOCATED AT FREEDOM LANE *Planning/Development*

REVISION NOTE:
REVISED 1/6/20 - ADDED TRACT LINE

TOPOGRAPHIC SURVEY FOR:		
STEFAN NASUI		
DATE: 3/4/01	LAND LOT: 259 DISTRICT: 6TH	DRAWN BY: DWJ/SL
SCALE: 1"=60'	SECTION: COUNTY: GWINNETT	SURVEYED BY: DF

ADAM & LEE LAND SURVEYING
5640 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770) 554-8995

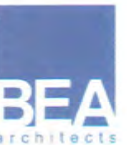
4216 BUFORD HWY	01030
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4216 Buford Highway
Site Plan



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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. SIMILAR USE BY Buford Hwy

- (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 WILL BE VERY GOOD FOR COMMUNITY & GWINNETT COUNTY

- (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:

) LIKE TO MAKE PROPERTY CONSISTENT WITH JOINT PROPERTY

RENTALS, SALES, SERVICE & PARTS

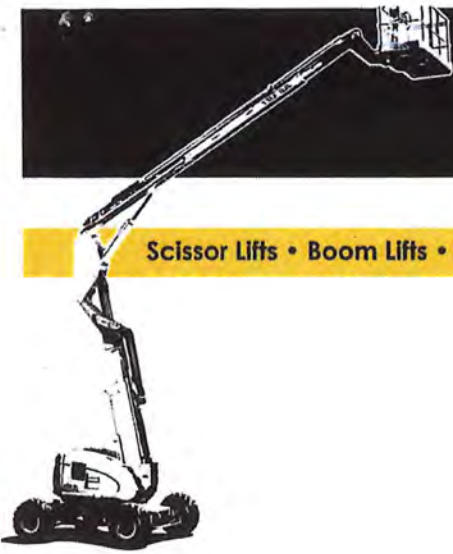
ACTION
EQUIPMENT

1-877-693-8210

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01-02-2020

Ms. Ashley Nichols
Gwinnett County Government
Planning Manager, Current Planning
446 W. Crogan Street, Suite 250
Lawrenceville, GA 30046

RE: Rezoning of parcel 6259001A from current C1 Neighborhood Business District to C2 General Business District. And Special Permit Application in Pursuit of *"Unified Development Ordinance, title 2: Land use & zoning, chapter 230-130.4. Supplemental use standards. G. Outdoor Storage, paragraph 2"* for parcels 6259001 and 6259001A.

Bruno E. Ramos (Applicant) / Stefan Nasui (Owner)

Dear Ms. Holland,

We are hereby applying for a rezoning of parcel 6259001A from C1 Neighborhood Business District to C2 General Business District and for a special use permit under *"Unified Development Ordinance, title 2: Land use & zoning, chapter 230-130.4. Supplemental use standards. G. Outdoor Storage, paragraph 2"* of the Gwinnett County Planning & Development Department to use the two following parcels: 6259001 and 6259001A for Outdoor storage of equipment, materials and merchandise correspondent to Action Rental Equipment inventory. The motion to occupy the frontage of the property for merchandise exhibit over Buford Highway and Mount Tabor Cir. is similar to Sunbelt Rentals (3885 Buford Highway, Duluth GA) and Mason Tractor Company (5038 Buford Hwy, Norcross GA) presented in exhibit "A" attached to this application package.

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Action Speaks Louder than Words

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Ms. Ashley Nichols
January 02, 2020
Page Two

The previously mentioned parcels have the corresponding address and existing zoning:

- Parcel 6259001 with the address: 4216 Buford Highway, Duluth GA. 30096. Zoning C-2 General Business District
- Parcel 6259001A with the address: 2746 East Mount Tabor Cir. Duluth GA 30096. Zoning C-1 Neighborhood Business District

Relating to the proposal, please find attached the following:

- Parcel 6259001A rezoning Application Form
- Special Use Permit Application Form
- Legal description matching the attached boundary survey
- Boundary Survey matching the attached Legal description
- Four Tabloid size Site Plan copies and one 8.5x11" reduction
- Standards Governing Exercise of the Zoning Power
- Letter of Intent
- Exhibit "A"
- Applicant Certification with Notarized Signature
- Property Owner Certification with Notarized Signature
- Conflict of Interest Certification/Campaign Contributions
- Verification of Paid Property Taxes for parcel 6259001
- Verification of Paid Property Taxes for parcel 6259001A
- Application fee checks of the amount of 900 dollars (750.00 dollars for the application and 150.00 dollars for Special use permit fee) payable to Gwinnet County Planning and Development Department.

If you have any questions or need additional information please do not hesitate to contact me.

Respectfully submitted,
Action Equipment



Bruno-Elias Ramos, AIA, GC, LEED AP
Principal-in-Charge

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RENTALS, SALES, SERVICE & PARTS

ACTION EQUIPMENT

Booms

- 30 ft. (47" Narrow) Electric
- 40 ft. (68" Narrow) Electric
- 40-45 ft. Jib-Boom
- 60-65 ft. Jib-Boom
- 68 ft. Jib-Boom
- 76 ft. Jib-Boom
- 80-85 ft. Jib-Boom
- 120-125 ft. Jib-Boom



RR (4x4 Scissor)

- 33 ft. Compact All Terrain
- 33 ft. Dual-Deck All Terrain
- 43 ft. Dual-Deck All Terrain

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Electric Scissor

- 19 - 20 ft. (32" Narrow)
- 26 ft. (32" Narrow)
- 26 ft. (46" Wide-Deck)
- 33 ft. (46" Wide-Deck)

Telehandlers

- 5,500 lb (19 ft.) Comp.
- 6,000 lb (22 & 44 ft.)
- 8,000 lb (44 ft.)
- 10,000 lb (48 & 56 ft.)



Excavators



Roller Compactors



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Loaders



Skid Steer/Backhoe



Fork Lifts



OPERATOR CERTIFICATION AND HAZMAT TRAINING AVAILABLE

1-877-693-8210

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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

01-06-2020

Date

Bruno E. Ramos

Type or Print Name and Title

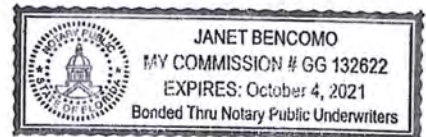
Type or Print Name and Title



Signature of Notary Public

1-6-2020

Date



Notary Seal

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Signature of Applicant


01-03-2020

Date

STEFAN NASULI

Type or Print Name and Title





Signature of Notary Public

1/3/2020

Date

Notary Seal

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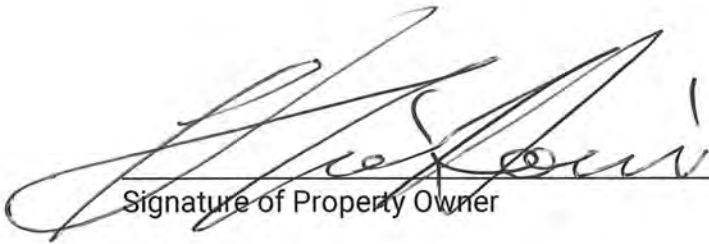
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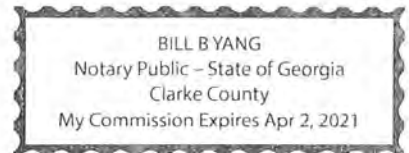
REZONING PROPERTY OWNER'S CERTIFICATION

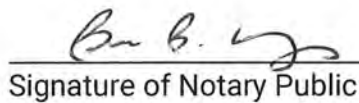
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE 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

01-03-2020
Date

STEFAN NASULI
Type or Print Name and Title




Signature of Notary Public

1/3/2020
Date

Notary Seal

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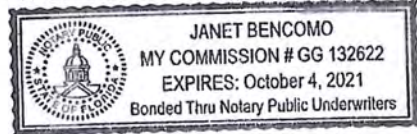
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

 01-06-2020 Bruno E. Ramos
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 1.6.2020
 SIGNATURE OF NOTARY PUBLIC DATE

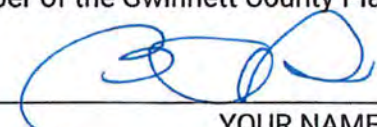


NOTARY SEAL

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

 BRUNO E. RAMOS
 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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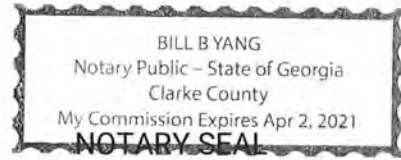
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The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Stefan Nasuli 03-2020
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Bill B Yang 1/3/2020
 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 STEFAN NASULI
 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.**

0259 001A

PARCEL I.D. NUMBER: _____ - _____ - _____
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

01-03-2020

Date

STEFAN NASUI

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)

Lorell Hunter

NAME
1-6-20

DATE

TSA-I

TITLE

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