

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>MIRELA URUC</u>	NAME: <u>NICOLETA URUC</u>
ADDRESS: <u>2228 SAINT ALBANS PL.</u>	ADDRESS: <u>2228 SAINT ALBANS PL</u>
CITY: <u>BUFORD</u>	CITY: <u>BUFORD</u>
STATE: <u>GA</u> ZIP: <u>30519</u>	STATE: <u>GA</u> ZIP: <u>30519</u>
PHONE: <u>770 361 8260</u>	PHONE: <u>678 670 8464</u>
CONTACT PERSON: <u>MIMI URUC</u> PHONE: <u>770 361 8260</u>	
CONTACT'S E-MAIL: <u>cmirelauruc@yahoo.com.</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): R100 REQUESTED ZONING DISTRICT: C-2

PARCEL NUMBER(S): R7028A039 ACREAGE: 0.85

ADDRESS OF PROPERTY: 531 Braselton Hwy, Lawrenceville GA 30043

PROPOSED DEVELOPMENT: Alternative Medical Center.

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>1</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1,482</u>	Total Building Sq. Ft. _____
Gross Density: <u>1.00%</u>	Density: _____
Net Density: <u>1 unit/acre</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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E Branner

APR 04 2021

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:

NO.

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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

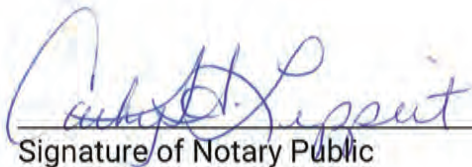


8/4/2021

Date

MIRELA URUC - Doctor

Type or Print Name and Title



Signature of Notary Public

8-4-2021

Date



Notary Seal

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Enca Branner
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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.

8/17/2021

Signature of Property Owner

Date

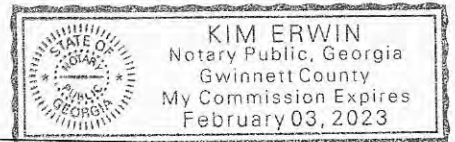
DANIEL URUC OWNER

Type or Print Name and Title

8/17/2021

Signature of Notary Public

Date



Notary Seal

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PLANNING AND DEVELOPMENT
AUGUST 17, 2021

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] 8/17/2021 MIRELA URUC - Doctor
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 8/17/2021
 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 MIRELA URUC
 YOUR NAME

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

NAME AND OFFICIAL 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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LEGAL DESCRIPTION
531 BRASELTON HWY
for
NICOLETA URUC

All that tract or parcel of land lying and being in Land Lot 24, 7TH District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at the intersection of southern R/W of Braselton Hwy 80' R/W and western R/W of East Drive 30' R/W, being the TRUE POINT OF BEGINNING;
Thence; along East Drive R/W, South 31°59'59" East, a distance of 187.92 feet to a point thence; South 53°16'04" West, a distance 201.09 feet to a point thence; North 32°01'08" West a distance of 175.47 feet to a point at the southern R/W of Braselton Hwy, thence; along said R/W, a curve to the right having a radius of 1,836.74 feet and a curve length 202.65 feet and a chord bearing North 49°45'30" East with a distance of 202.55 feet to a point being the TRUE POINT OF BEGINNING.

Said tract contains 0.845 acres, more or less and is shown more fully on survey plat done by JD GRACE Land Surveying LLC dated 07-08-21

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Planning&Development

Curve	Radius	Length	Chord	Chord Bear.
C1	1836.74'	202.65'	202.55'	N 49°45'30" E

LEGEND

- IPF/IPS ● 1/2" REBAR FOUND/SET
- WM WATER METER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- N/F NOW OR FORMALLY
- P/L PROPERTY LINE
- B.S.L. BUILDING SETBACK LINE
- SS SANITARY SEWER LINE
- R/W ROAD RIGHT-OF-WAY LINE
- MB MAILBOX
- RCP REINFORCED CONCRETE PIPE
- WV WATER VALVE
- FH FIRE HYDRANT
- RWM R/W CONCRETE MONUMENT FOUND
- OTP OPEN TOP PIPE
- PLANTER



GA. HWY. 124(A.K.A. BRASELTON HWY.)
(80' R/W) (27.0' ASPHALT)

SURVEYORS CERTIFICATION:

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE 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 O.C.G.A. 15-6-67.



07-08-2021
J.D. GRACE
LAND SURVEYING, LLC
2300 KIMBROUGH COURT
ATLANTA, GA 30350
CELL: (770) 733-4649
OFFICE: (678) 587-0100
jdgrace13@yahoo.com

SITE ADDRESS:

531 BRASELTON HWY.
LAWRENCEVILLE, GEORGIA 30043
LOTS 6 AND 7, BLOCK A
O.T. SMITH SUBDIVISION
PARCEL ID: R7028A039

**BOUNDARY AS-BUILT
SURVEY FOR
RE-ZONING**

FOR
NICOLETA URUC
LAND LOT 28, 7TH DISTRICT
GWINNETT COUNTY, GEORGIA

CURRENT ZONING R-100
PROPOSED ZONING C-2

FIELD WORK DATE: 07-03-2021
PLAT DATE: 07-08-2021

SCALE: 1"=30'



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GRAPHIC SCALE EBranner

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MEASUREMENTS WERE TAKEN WITH A LEICA TOPP 1205 WITH ANGULAR ERROR OF 02" PER ANGLE POINT, ADJUSTED USING LEAST SQUARES FOR A TRAVERSE CLOSURE OF 1"/18,101'. PLAT PRECISION OF CLOSURE CALCULATED 1"/112,517'.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSIDERED AS A TITLE SEARCH OR ZONING REPORT AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND VARIANCES ONE MAY FIND.

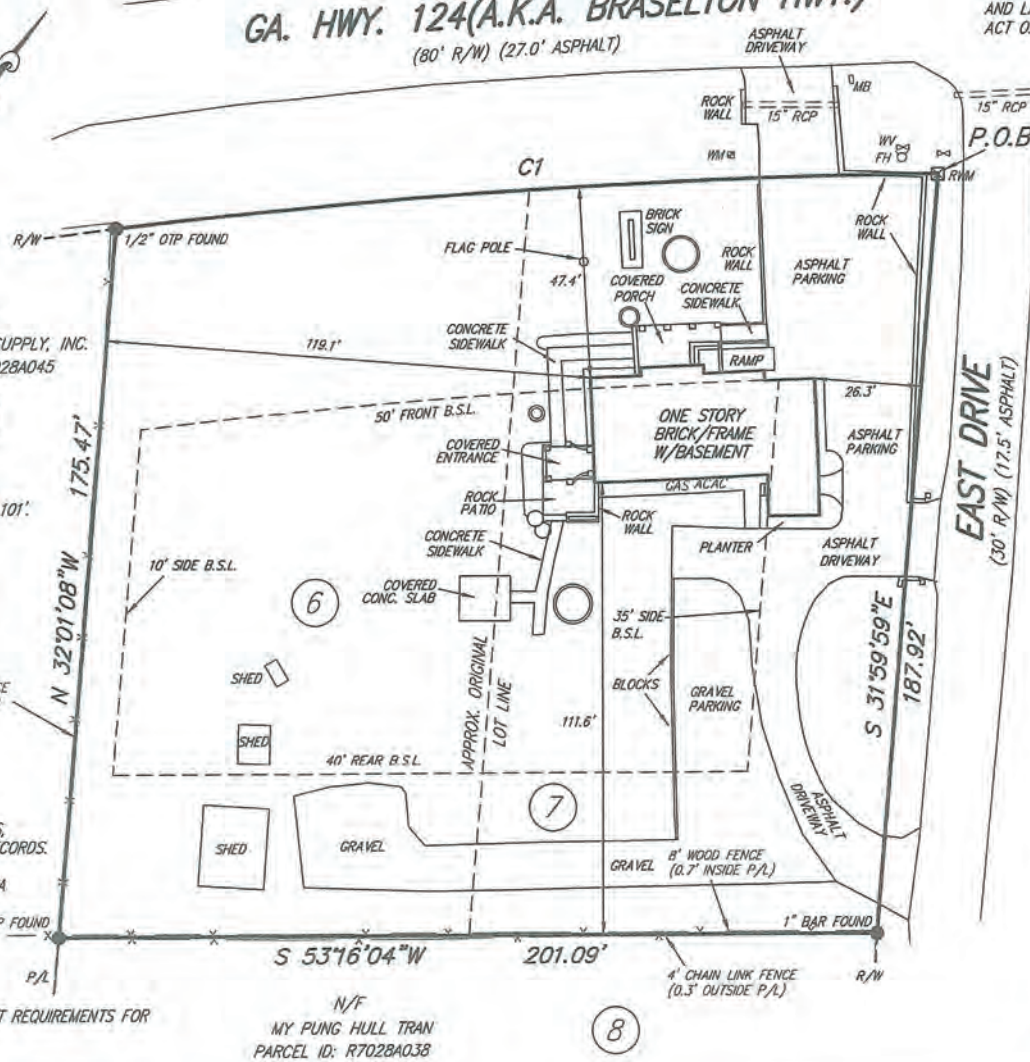
**TOTAL AREA
0.845 ACRES
36,795 SF**

REFERENCES:

- LEGAL DESCRIPTION FROM PLAT BY CARTER LAND SURVEYORS, RECORDED IN DB 50071 PG 413 OF THE GWINNETT COUNTY RECORDS.
- PLAT OF O.T. SMITH SUBDIVISION, RECORDED IN PG 6 PG 67A OF THE GWINNETT COUNTY RECORDS.

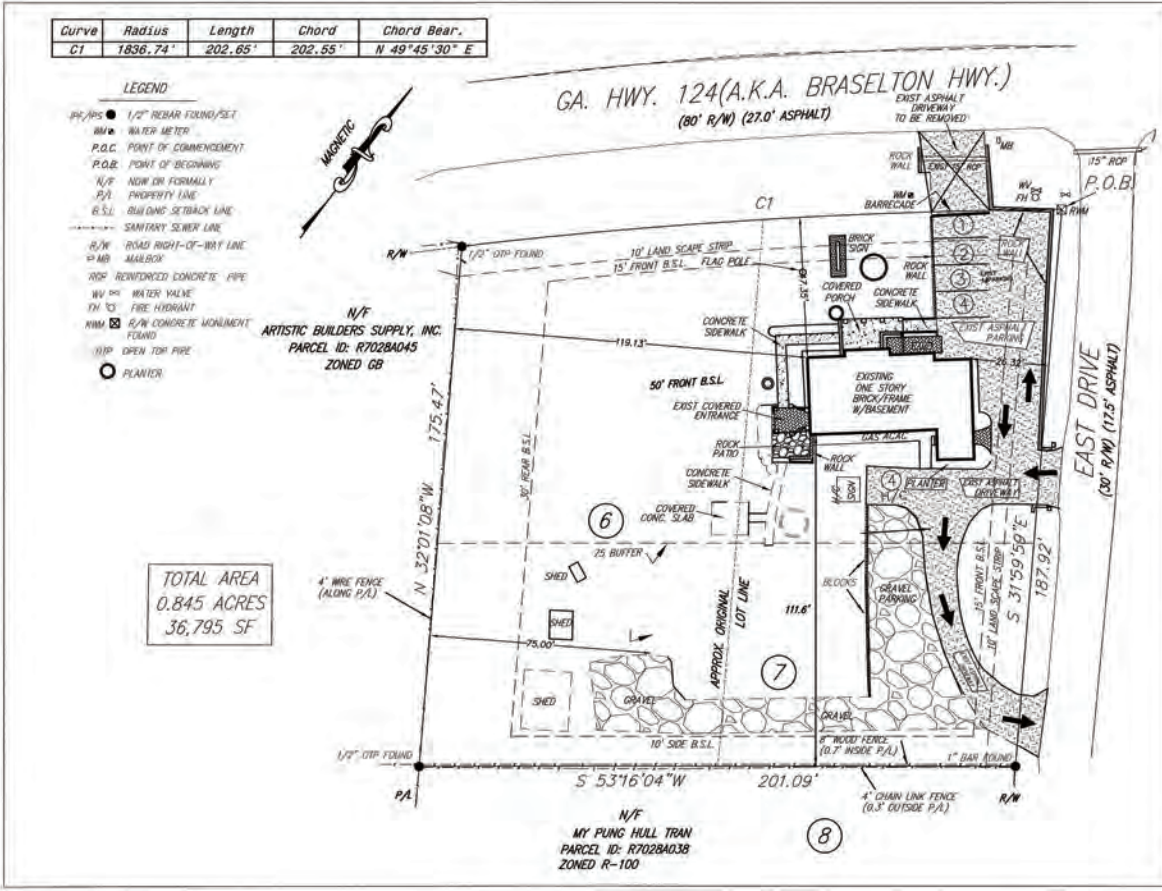
SURVEY NOTES:

- BEARING ORIENTATION IS MAGNETIC FROM REF. # 1.
- BUILDING SETBACK LINES SHOWN HEREON ARE FROM CURRENT REQUIREMENTS FOR R-100 ZONING DISTRICT.
- ROAD R/W WIDTHS ARE FROM REF. # 2.



Curve	Radius	Length	Chord	Chord Bear.
C1	1836.74'	202.65'	202.55'	N 49°45'30" E

- LEGEND**
- 1/2" REBAR FOUND/SET
 - WM WATER METER
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.E. POINT OF BEGINNING
 - N/F NOW ON FORMALLY
 - P/L PROPERTY LINE
 - B.S.L. BUILDING SETBACK LINE
 - SANITARY SEWER LINE
 - R/W ROAD RIGHT-OF-WAY LINE
 - MB MAILBOX
 - RCF REINFORCED CONCRETE PIPE
 - WV WATER VALVE
 - TK FIRE HYDRANT
 - MMW 6" W/ CONCRETE MOUNDMENT FOUND
 - TOP OPEN TOP PIPE
 - PLANTER



TOTAL AREA
0.845 ACRES
36,795 SF

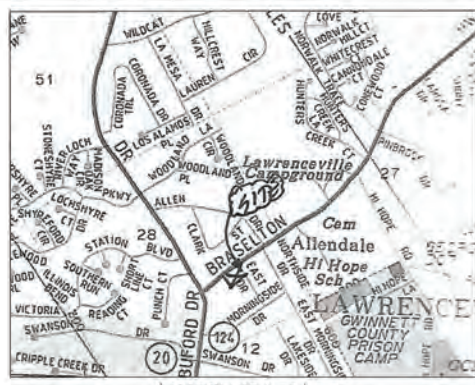
N/F
ARTISTIC BUILDERS SUPPLY, INC.
PARCEL ID: R7028A045
ZONED GB

N/F
MY PUNG HULL TRAN
PARCEL ID: R7028A038
ZONED R-100

GA. HWY. 124 (A.K.A. BRASELTON HWY.)
(80' R/W) (27.0' ASPHALT)

EAST DRIVE
(30' R/W) (17.5' ASPHALT)

REF SURVEY DONE FOR NICOLETA URUC
DONE BY: JD GRACE LAND SURVEYING LLC
DATED 07-08-2021



- NOTES:**
- A: PROPERTY ZONED (R-100) PROPOSED ZONING = G-2
 - B: LOT AREA = 36,795 S.F. = 0.845 ACRES
 - C: BUILDING SETBACKS:
 - 1- FRONT IS FT.
 - 2- REAR IS FT.
 - 3- SIDE IS FT.
- NOTES:**
- NO PART OF THIS PROPERTY LIES IN A FLOOD HAZARD PER GWINNETT COUNTY SPERM COMMUNITY PLAN NO. 13-50C-00007 DATED 09-29-2008
- NOTES:**
- 1- TOTAL SQUARE FOOTAGE OF EXIST. BLDG. = 1,482 S.F.
 - 2- TOTAL # OF PARKING = 5 EXISTING = (4 + 1 NEW)



TAX PARCEL # 7028A-039

NO.	DATE	REVISIONS	BY	PROJECT NO.	DATE
				DESIGNED BY	08-02-21
				DRAWN BY	08-02-21
				CHECKED BY	08-02-21
				ENGINEER	08-02-21
				REGISTRATION NO. 21055	DATE 08-02-21



PREPARED BY:
MANSUR ENGINEERING, INC.
1810 PEACHTREE INDUSTRIAL BLVD.
SUITE 140
DULUTH, GEORGIA 30097
Phone: (770) 476-7014 Facsimile: (770) 476-7363

OWNERS/BUILDER
NICOLETA URUC
531 BRASELTON HWY
LAWRENCEVILLE, GA 30043
770 361 8260

ZONING PLAN
LOT # 6&7
NICOLETA URUC
531 BRASELTON HWY
LAND LOT 24, 7TH DISTRICT
GWINNETT COUNTY, GEORGIA
TAX PARCEL # 7028A-039

SCALE 1"=20'
SHEET NO. 1 OF 1
FILE NO.

Letter of Intent

for

Longevity Med Center Project

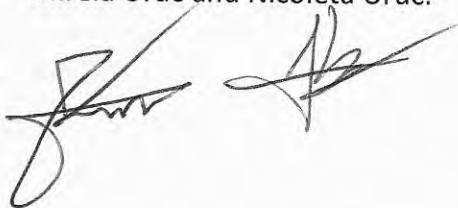
531 Braselton Hwy,

Lawrenceville, GA 30043

The proposed re-zoning from R-100 to C-2 for the property (parcel ID R7028A039) located at 531 Braselton Hwy, Lawrenceville, GA 30043 is with the intent of operating an alternative medicine clinic with SPA features. The requested zoning is for C-2 per the preliminary meeting, and the acreage of the property is 0.845. The current number of lots is one (previously combined from 2). The dwelling number of units is one with 1,482 sq. ft. The density is 1 and will remain 1. The number of parking spaces will be 5. Height of the building is 25 feet. We are requesting one change in buffers for the driveway and parking location from 75 feet to 0 feet. Proposed hours of operation are Monday to Friday from 9am to 5pm, closed on Saturdays and Sundays. Number of employees will be 5.

Sincerely,

Mirela Uruc and Nicoleta Uruc.



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PLANNING AND DEVELOPMENT
AUGUST 17, 2021

