

Rezone Application # 219090004

Planning Comm. Meeting Date 10-2-14 at 6:00PM held at WC Board of Comm. Meeting Room
Board of Comm Meeting Date 11-4-14 at 6:00PM held at WC Board of Comm. Meeting Room
You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C46-42

Applicant Name/Address/Phone # <u>SAGHAR NAVID</u> <u>1415 ARBLAY PLACE</u> <u>LOGANVILLE, GA 30052</u> Phone # <u>770-823-0322</u>	Property Owner Name/Address/Phone <u>SAGHAR NAVID/HAMID SHEKARBAKHT</u> <u>1415 ARBLAY PLACE</u> <u>LOGANVILLE, GA 30052</u> (If more than one owner, attach Exhibit "A") Phone # <u>770-833-4451</u>
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Location: 3011 BROADNAX HILL Requested Zoning B1 Acreage 2

Existing Use of Property: NO

Existing Structures: YES, BUT WILL BE DEMOLISHED

The purpose of this rezone is OPEN A FAMILY MEDICINE PRACTICE

Property is serviced by:

Public Water: YES Provider: _____ Well: _____

Public Sewer: _____ Provider: _____ Septic Tank: X

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Hamid Shekarbakht Signature 9-4-14 Date \$ 400.00 Fee Paid

Public Notice sign will be placed and removed by P&D Office
Signs will not be removed until after Board of Commissioners meeting

Office Use Only

Existing Zoning A2 Surrounding Zoning: North A-2 South A-2
East A-2 West A-2

Comprehensive Land Use: Suburban NAICS Code: _____

Commission District: 1 Watershed: None

I hereby withdraw the above application _____ Date _____

213070003

Character Area Map Amendment

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Map/Parcel C46-42

Applicant Name/Address/Phone #

SAGHAR NAVID
1415 ARLAY PLACE
LOGANVILLE, GA 30052

Phone # 770-823-0322

E-mail Address: SAGHAR2@YAHOO.COM

Location: 3011 BROADNAX MILL ROAD, LOGANVILLE Acreage 2

Existing Character Area: Suburban

Proposed Character Area: Neighborhood Residential

Is this a Major or Minor amendment to the plan? _____

Note: Major amendments to the plan DO NOT become effective until approved by RDC and DCA

Is the property located within a watershed protection overlay district? NO

Proposed Development: Single-family Multi-family Commercial Industrial

Proposed Zoning: B1 Number of Lots: _____ Minimum Lot Size: _____

Public Sewer: NO Provider: _____ Septic Tank: YES

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

[Signature]
Signature

9-4-14
Date

\$200.00
Fee Paid

Article 4, Part 2. Section 160

Standard Review Questions: Answers

- 1) Residential**
- 2) With a residential friendly construction and landscaping we'll make sure it won't disturb the area.**
- 3) We will follow and obey all the local zoning, since we are converting an abandoned building to a professionally done construction with landscaping, it'll enhance the area.**
- 4) Our goal is for our neighbors and friends to have an immediate access to a professional friendly health care office.**
- 5) The old abandoned cinder block construction is an eye soar to the area and does not have any economic use.**
- 6) Our goal is make sure we do not disturb the area and make the construction and landscaping suitable to the neighborhood.**
- 7) Since we are enhancing the existing structures, I think the nearby area will improve.**
- 8) We're not sure, about creating an isolated district.**
- 9) Zoning was changed from subdivision or individual homes, therefore our office would have less effect on the area.**
- 10) There is an existing decapitated building that we are converting.**
- 11) Since the zoning was converted from sub-division to individual homes, therefore with our professionally build construction and landscaping we think**
- 12) I am not sure if there are any substantial reasons why the property cannot be used in accordance with existing regulations.**
- 13) We are replacing an existing abandoned building, which the new professionally constructed building will improve the area.**
- 14) Very minimum, since this is going to be an individual doctor office with limited patience.**
- 15) The proposed zoning will not change the overall zoning.**
- 16) We have spoken to some of the neighbors about the proposed doctors' office site and they did not show any objections.**



