

Index #: CU11-08Genero #: 11110249Registrar #: 11-0726**ZONING APPLICATION****TYPE OF REQUEST:**

- ☐ Rezoning
☐ Concurrent Variance
☐ Conditional Use
☐ Text Amendment
☐ Other (Explain)

Present Zoning C3
Requested Zoning C3
Proposed Use USED CARS SALES
Total Acreage 2.036 Acres.

PROJECT

VERSATILE COLLECTION (USED CAR DEALER)
Name of Project
750 GRIMES BRIDGE RD. ROSWELL GA 30075
Property Address/Location Suite/Apt. # City State Zip Code
1200
Land Lot District Section Property ID
12 20900487052

APPLICANT/OWNER

AMMAD BIN ATA
Applicant
G B MOTORS LLC DBA VERSATILE COLLECTION.
Company
10467 Alpharetta St. Roswell GA 30075
Mailing Address Suite/Apt. # City State Zip Code
770-998-2545 (404)789-4150 770-998-2545 ammadata@gmail.com.
Phone Cell Phone Fax Phone E-mail

REPRESENTATIVE

Contact Name and Company (Owner's Agent or Attorney)
Contact Mailing Address Suite/Apt. # City State Zip Code
Phone Cell Phone Fax Phone E-mail

I hereby certify that all information provided herein is true and correct

WMA
Applicant Signature: Property Owner or Owner's Representative

Date: 9 / 19 / 11

OFFICE USE Fee: \$ _____ ☐ Cash ☐ Check # _____ ☐ CC - Visa/ MC
☐ Approved ☐ Denied By: _____

Date: _____ / _____ / _____
Date: _____ / _____ / _____





Analysis Requirements

REZONING APPLICATIONS: Please complete the Analysis Requirements questionnaire. Applicants are required to respond to criteria 1 through 6 pursuant to O.C.G.A. 36-67-3. Further, please complete criteria 7 through 23, as noted below.

CONCURRENT VARIANCE APPLICATIONS: Please complete the Analysis Requirements questionnaire. Applicants are required to respond to criteria 1 through 23. Complete also the Concurrent Variance Justification, questions 1 - 7 at the end of this section.

CONDITIONAL USE APPLICATIONS: Please complete the Analysis Requirements questionnaire. Applicants are required to respond to criteria 1 through 8; also 13, and 18 through 22. Criteria 9 through 12, and 14 through 17, and 23 are NOT required to be completed for a Conditional Use Application.

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

Yes, the amount of traffic will be less than when used as post office.

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

Property will be self contained and not interfere with current flow of business.

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

This property has been unused for years under current zoning.

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

No, All deliveries and sales will be on the property, Repairs will be done by local businesses and services.





5. Whether the proposal is in conformity with the policy intent of the Comprehensive Plan including land use element.

Yes, single business with tax paying sales.

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 proposal.

No, our intentions is to make the property cleaner and better kept.

An applicant for an amendment to the official zoning map may decline to provide any information related to criteria seven (7) through twenty-three (23) if he or she completes, signs, and notarizes the following statement:

"I do not regard the information required by the City, or any portion thereof as indicated, as necessary or relevant to the City Council in their consideration of my application for rezoning. I stipulate that such information shall not be relevant to the City Council in their deliberations or to any court in its review of the decision on my application for rezoning."

Owner of Property (Signature)

Date: ____ / ____ / ____

The above named individual personally appeared before me, and on oath states that he/she is the _____ for the foregoing, and that all above statements are true to the best of his/her knowledge.

Notary Public (Signature)

Date: ____ / ____ / ____

My Commission Expires:

Date: ____ / ____ / ____

7. An explanation of the existing uses and zoning of subject property.

It was Roswell Post office which is zoned
C3

8. An explanation of the existing uses and zoning of nearby property.

→ Business offices
→ Gas Station
→ Dentist Clinic
→ Shopping Strip

→ Bank.





9. An explanation of the existing value of the property under the existing zoning and/or overlay district classification.

10. Whether the property can be used in accordance with the existing regulations.

Yes, but the property as zoned has not been used for a number of years.

11. The extent to which the property value of the subject property is diminished by the existing zoning district and/or overlay district classification.

1

12. The value of the property under the proposed zoning district and/or overlay district classification.

13. The suitability of the subject property under the existing zoning district and/or district classification for the proposed use.

Parking and size of property is excellent for highline used auto dealership.

14. The suitability of the subject property under the proposed zoning district and/or overlay district classification.





15. The length of time the property has been vacant or unused as currently zoned.

16. A description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district and/or overlay district.

17. The possible creation of an isolated zoning district unrelated to adjacent and nearby districts.

18. Possible effects of a change in zoning or overlay district map, or change in use, on the character of a zoning district.

The effect of change is all good -- a long time vacant property will be revitalized into a prosperous location.

19. Whether a proposed zoning map amendment or conditional use approval will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.

Property being used will bring more people to the area and a thriving business will show property to new businesses wanting to be around more activity.

20. The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality.

The impact should all be for the good. By keeping the property cleaned and straightened up, the interior clean and looking well maintained, the grounds mowed and cleaned up will give the city another good looking taxpaying property.



21. The relation that the proposed map amendment or conditional use bears to the purpose of the overall zoning scheme, with due consideration given as to whether or not the proposed change will help to carry out the purposes of these zoning regulations.

our goal is to sell quality highline used automobiles. Our Customer base is better educated and of higher levels of income, which will give these customers a good view of the people in Roswell and the business atmosphere here.

22. The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight. In those instances in which property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight.

The property has no adjoining residential neighborhood. Our intention is to be good members of Roswell community.

23. The amount of undeveloped land in the general area affected which has the same zoning or overlay district classification as the map change requested.

Concurrent Variance Justification If Required

An applicant requesting consideration of a Concurrent Variance to any provision of the Zoning Ordinance shall provide written justification that one or more of the following condition(s) exist:

1. There are extraordinary and exceptional conditions or practical difficulties pertaining to the particular piece of property in question because of its size, shape, topography that are not applicable to other lands or structures in the same district.
2. Any information whereby a literal interpretation of the provisions of this ordinance would effectively deprive the applicant of rights commonly enjoyed by other properties of the district in which the applicant's property is located.
3. Any information supporting that granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.
4. Any information that the requested variance will be in harmony with the purpose of the intent of this ordinance and will not be injurious to the neighborhood or to the general welfare.
5. Any information that special circumstances are not the result of the actions of the applicant.
6. Any information that the variance request is the minimum variance that will make possible the proposed use of the land, building, or structure in the use district proposed.
7. Any information that the variance shall not permit a use of land, buildings, or structures, which is not permitted by right in the zoning district or overlay district involved.





Application Signature Page

Please complete this Applicant Signature Page for ALL applications. **READ CAREFULLY BEFORE SIGNING.**

- I understand that failure to supply all required information (per the relevant Applicant Checklists and requirements of the *Roswell Zoning Ordinance*) will result in REJECTION OF THE APPLICATION.
- I understand that preliminary approval of my design plan does not authorize final approval of my zoning or signage request. I agree to arrange sign permitting separately, after approval is obtained.
- I understand that representation associated with this application on behalf of the property owner, project coordinator, potential property owner, agent or such other representative shall be binding.
- I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My signed Campaign Disclosure Statement is included with this Application (required for rezoning only). *Shall be buyer's responsibility to respond accordingly.*

- I understand that due to a sewer allocation system controlled by Fulton County, sewerage capacity may not be available. I agree to arrange sewer service separately from this application. The method of sewage disposal that is planned for this property is:

Check one:

- ☐ Sanitary Sewer
☐ Septic Tank

Shall be buyer's responsibility to respond accordingly.

I respectfully petition that this property be considered as described in this application

From Use District _____

To Use District: _____

Wherefore, applicant prays that the procedures incident to the presentation of this petition be taken, and the property be considered accordingly. Additionally, applicant further acknowledges and fully understands all above statements made by the City of Roswell.

APPLICANT SIGNATURE (REQUIRED FOR ALL APPLICATIONS)

I hereby certify that all information provided herein is true and correct

Thomas W. Dorch, Jr.
Owner of Property (Signature)

Date: ____ / ____ / ____

Street Address, City, State, Zip _____

Phone _____

NOTARY

Personally appeared before me the above Owner named *Thomas W. Dorch, Jr.* who on oath says that he/she is the Applicant for the foregoing, and that all the above statements are true to the best of his/her knowledge.

M.E. Johnson
Notary Public (Signature)

Date: *11/14/2011*

Date: *9/26/2015*
Commission Expires

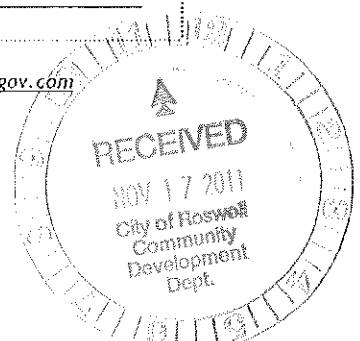
ATTORNEY/AGENT (IF APPLICABLE)

Attorney/Agent (Signature) _____

Date: ____ / ____ / ____

Street Address, City, State, Zip _____

Phone _____





APPLICANT CAMPAIGN DISCLOSURE STATEMENT

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 City of Roswell City Council or a member of the City of Roswell Planning Commission?

☐ YES

☒ NO

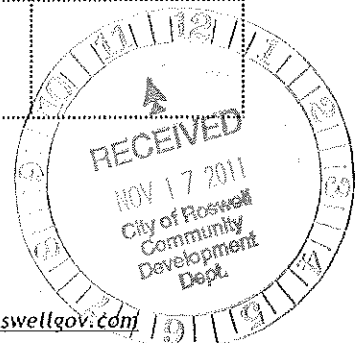
[Signature]
Applicant/Owner of Property (Signature)

Date: 9 / 6 / 11

10467 Alphavilla St. Roswell GA 30075
Street Address, City, State, Zip

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

Date	Government Official	Official Position	Description	Amount





Planning & Zoning Director Acceptance Stamp

- ☒ Rezoning
☒ Concurrent Variance
☒ Conditional Use

only

RECEIVED BY THE CITY OF ROSWELL
ZONING OFFICE 11-17-2011
Date

APPROVED FOR INITIATION OF A ZONING
AMENDMENT TO THE ROWELL ZONING
ORDINANCE AND ZONING MAP BY THE
ZONING DIRECTOR.

Bruceford P. Townsend
Zoning Director

TIME: 10:03 DATE: 12-12-2011

THIS APPLICATION SHALL BE CONSIDERED
AND MAY BE REFERRED TO AS REZONING
PETITION NUMBER

C011-08

