

**REZONING APPLICATION**

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME: <u>AKBER LASSI</u>		NAME: <u>MIGHTY HIGHPOINT PROPERTIES LLC</u>	
ADDRESS: <u>21 Kent Valley Cir</u>		ADDRESS: <u>2580 HIGHPOINT RD</u>	
CITY: <u>Tucker</u>		CITY: <u>SNELLVILLE</u>	
STATE: <u>GA</u> ZIP: <u>30084</u>		STATE: <u>GA</u> ZIP: <u>30078</u>	
PHONE: <u>(404) 735-6274</u>		PHONE: <u>(770) 375-2944</u>	
EMAIL: <u>akberlassi@bellsouth.net</u>		EMAIL: <u>ferozali@aol.com</u>	
CONTACT PERSON: <u>AKBER LASSI</u>		PHONE: <u>(404) 735-6274</u>	
CONTACT'S E-MAIL: <u>akberlassi@bellsouth.net</u>			
<p align="center"><b>APPLICANT IS THE:</b></p> <p><input checked="" type="checkbox"/> OWNER'S AGENT    <input type="checkbox"/> PROPERTY OWNER    <input type="checkbox"/> CONTRACT PURCHASER</p>			
PRESENT ZONING DISTRICTS(S): <u>C1</u> REQUESTED ZONING DISTRICT: <u>C2</u>			
PARCEL NUMBER(S): <u>R6050363</u>		ACREAGE: <u>0.93</u> <del>1.23</del> acres	
ADDRESS OF PROPERTY: <u>2580 HIGHPOINT RD, SNELLVILLE</u> <u>GA 30078</u>			
PROPOSED DEVELOPMENT: <u>TUNNEL CAR WASH &amp; VACUUMS</u>			

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>14</u> <del>200</del>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>4300</u> <del>8/H</del>
Gross Density: _____	Density: _____
Net Density: _____	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Akber Lassi</u>	NAME: <u>MIGHTY HIGHPOINT PROPERTIES LLC</u>
ADDRESS: <u>21 Kent Valley Cir</u>	ADDRESS: <u>2580 HIGHPOINT RD.</u>
CITY: <u>Tucker</u>	CITY: <u>SNELLVILLE</u>
STATE: <u>GA</u> ZIP: <u>30084</u>	STATE: <u>GA</u> ZIP: <u>30078</u>
PHONE: <u>(404) 735-6274</u>	PHONE: <u>(770) 378-2944</u>
EMAIL: <u>akberlassi@bellsouth.net</u>	EMAIL: <u>Ferozali@aol.com</u>
CONTACT PERSON: <u>Akber Lassi</u>	PHONE: <u>(404) 735-6274</u>
CONTACT'S E-MAIL: <u>akberlassi@bellsouth.net</u>	

\*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>C2</u>	BUILDING/LEASED SQUARE FEET: <u>4000 Sqft</u>
PARCEL NUMBER(S): <u>R6050 363</u>	ACREAGE: <u>0.93</u>
ADDRESS OF PROPERTY: <u>2580 HIGHPOINT RD</u>	
SPECIAL USE REQUESTED: <u>REZONE C1 To C2 for TUNNEL &amp; VACUUM STATION.</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



# **BUFFER REDUCTION APPLICATION TO THE GWINNETT COUNTY BOARD OF COMMISSIONERS FOR A BUFFER REDUCTION OF MORE THAN 50 PERCENT**

Please complete this application and submit with all necessary attachments as outlined on the **Buffer Reduction Information Form**. (Please type or print).

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME: <u>AKBER LASSI</u>		NAME: <u>HIGHTY HIGHT POINT PROPERTIES, LLC</u>	
ADDRESS: <u>21 KENT VALLEY GR.</u> <u>TUCKER, GA</u>		ADDRESS: <u>2580 HIGHPOINT RD.</u> <u>SNELLVILLE, GA</u>	
ZIP CODE: <u>30084</u>		ZIP CODE: <u>30078</u>	
PHONE NUMBER: <u>404 735 6274</u>		PHONE NUMBER: <u>770 375 2944</u>	
CONTACT INFORMATION			
NAME: <u>AKBER LASSI</u>		PHONE NUMBER: <u>404 735 6274</u>	
E-MAIL ADDRESS: <u>akberlassi@bellsouth.net</u>			
PROPERTY INFORMATION			
STREET ADDRESS OF PROPERTY: <u>2589 HIGHPOINT ROAD</u>			
ZONING: <u>C-1</u>		PARCEL NUMBER(S): <u>6050 260</u>	
BUFFER REDUCTION INFORMATION			
STATE THE BUFFER REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE FROM WHICH YOU SEEK A REDUCTION: <u>50 FT. UNDISTURBED BUFFER</u>			
BUFFER REQUESTED: <u>25 FT. UNDISTURBED BUFFER w/ a</u> <u>10 FT. PLANTED BUFFER &amp; 6 FT. HT. OPAQUE FENCE.</u>			
Please attach a Letter of Intent explaining what use is proposed and include your justification for this reduction.			

RECEIVED

9/6/2022

**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. THE PROPOSED DEVELOPMENT PROVIDES  
"CONVENIENCE" TO ADJACENT PROPERTIES

- (B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

NO. VISUAL & SOUND BARRIERS ARE  
PROPOSED TO LESSEN IMPACT

- (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, PRESENTLY ZONED C-1, C-2 REQUIRED  
FOR A CAR WASH USE

- (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:

CONVENIENCE  
A ~~CONVENIENCE~~ STORE & W/ FUEL PUMPS &  
RETAIL STRIP CENTER IS ACROSS HIGHPOINT  
ROAD FROM THE SUBJECT PROPERTY.



RECEIVED

9/6/2022

Gwinnett County Planning Division  
Special Use Permit Application  
Last Updated 10/2021

**SPECIAL USE PERMIT APPLICANT'S RESPONSE**  
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENT 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 SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

YES. THIS PROPOSED DEVELOPMENT PROVIDES  
"CONVENIENCE" TO THE ADJACENT PROPERTIES.

- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

NO. VISUAL & SOUND BARRIERS ARE  
PROPOSED TO LESSEN IMPACT

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

YES

- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT 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 SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

YES. PROPERTY ZONED C-1, C-2 ZONING  
REQUIRED FOR A CAR WASH USE

- (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 SPECIAL USE PERMIT:

A CONVENIENCE STORE w/ FUEL PUMPS &  
RETAIL STRIP CENTER IS ACROSS HIGHPOINT  
ROAD FROM THE SUBJECT PROPERTY.

## LETTER OF INTENT

Our project consists of a Convenience Store w/ fuel pumps, and an automated Car Wash facility. Our request is for a rezoning from C-1 to C-2, a Special Use Permit for the Car Wash, and a zoning buffer reductions.

### Convenience Store

The subject property had previously been rezoned to C-1 for the convenience store only. The convenience store site development plans for the project have been submitted and approved by the Gwinnett County Planning Department recently. Construction has not started yet. The attached Concept Plan is proposing a revision to the permitted plans which proposes a smaller store (4200 to 3600 sf) to allow an access drive from Centerville Hwy. to the proposed Car Wash. The Convenience Store includes 4 fuel pumps under a canopy and 18 parking spaces, 3 to be shared with the Car Wash facility, employee parking.

### Car Wash, Special Use Permit

The Car Wash consists of an automated drive thru car wash tunnel, 2 automated pay station kiosk, 27 vacuums bays, 6 car + stacking lane with an escape lane.

The customers do not leave their vehicles except to stop at a vacuum bay to clean the interior of their cars.

Ingress/egress into/out of the site consists of an "enter only" driveway off Centerville Hwy., and a full access driveway on to Highpoint Road with a deceleration lane. Both driveway have been permitted by GDOT and Gwinnett County in the Convenience Store site development plans.

Stormwater detention will be provided in an underground system and piped and connected to existing storm drain systems.

Hours of operation are from 8:00 am-8:00 pm during the Summer months and 8:00 am to 6:00 pm in the Winter Months. 2-4 employees are on site during work shifts.



## Buffer Reductions Variance

The subject property is adjacent to an established residential neighborhood to the northeast off Bankston Circle. A 75 foot undisturbed buffer is required along the northeast property line. Our request is to reduce the undisturbed buffer down to 25 foot undisturbed buffer, with an additional 10 foot temporary grading easement to be planted with an evergreen tree barrier and supplemented with a 6 foot tall opaque privacy fence. The evergreen tree planting will consist of 6-7 ft. tall Green Giant Arborvitae 10 ft. on center. Note, the subject car wash is situated "downhill" from the adjacent neighborhood. It is our opinion that the addition of the privacy fence and evergreen tree planting, the "screening" of the car wash will be greater than the sight line under the mature trees.


Along the northern property line the adjacent property was recently zoned O&I, requiring no buffers. Just recently this property was rezoned from O&I to RTH. We have included a portion of the rezoning exhibit for the proposed development, note that no townhomes are proposed adjacent to the property line, only a cul-de-sac with parking spaces and small strip of open space.

It is our request that this 75 foot buffer be reduced down to a 10 foot landscape strip with the same evergreen tree planting as previously stated. In addition, the backside the car wash is a 14 foot masonry wall, and to further reduce the visibility and noise we are proposing to extend the masonry wall 25 feet in each direction from the car wash tunnel entry and exit. We are confident that between the masonry walls and evergreen plantings there will be adequate protection from the sights and sounds of the car wash.

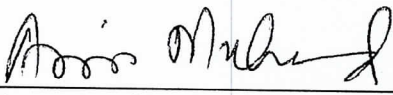



**REZONING APPLICANT'S CERTIFICATION**

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.

	08-04-22
Signature of Applicant	Date


Akben Lass, CFO
Type or Print Name and Title

	8-4-22	
Signature of Notary Public	Date	



**REZONING PROPERTY OWNER'S CERTIFICATION**

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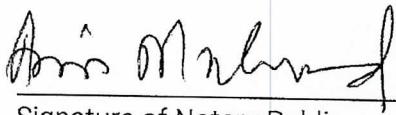
Signature of Property Owner

08-04-22

Date

FEROZ ALI OWNER

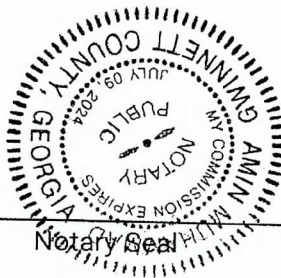
Type or Print Name and Title



Signature of Notary Public


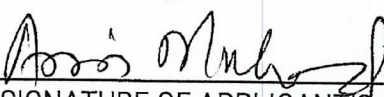
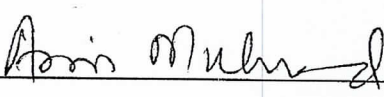
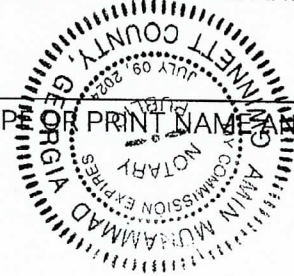
8-4-22

Date



### 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 OF APPLICANT	08-04-22 DATE	AKBER LASSI TYPE OR PRINT NAME AND TITLE
 SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	8-4-22 DATE	TYPE OR PRINT NAME AND TITLE
 SIGNATURE OF NOTARY PUBLIC	8-4-22 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   
 AKBER LASSI  
 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.



does not include 2022 taxes



Gwinnett County Planning Division  
Rezoning Application  
Last Updated 10/2021

**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING**

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**\*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER:  
(Map Reference Number)

6 - 050 - 260  
District Land Lot Parcel

Signature of Applicant

08-04-22  
Date

AKBER HASSI CFO  
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)

Chob Nekor

NAME

Senior Tax Services Associate

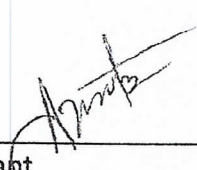
TITLE

August 5, 2022

DATE


**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

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\_\_\_\_\_  
Signature of Applicant

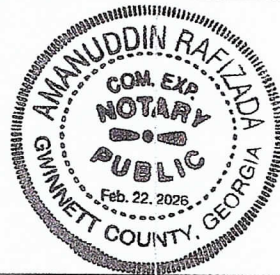
8/4/2022  
\_\_\_\_\_  
Date

Arber Lassi      CFO  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

8-4-2022  
\_\_\_\_\_  
Date

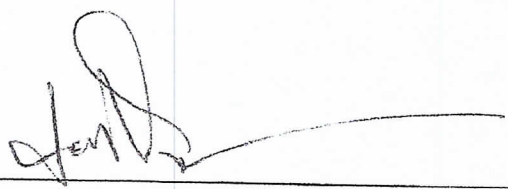
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Notary Seal





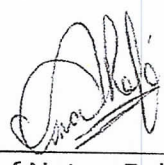
**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

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

8/24/2012  
\_\_\_\_\_  
Date

FEROZ ALI  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

8-4-2022  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Notary Seal

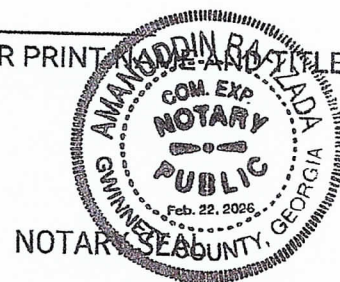
**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

The undersigned below, making application for a Special Use Permit, 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] 08/04/2021 AKBER LASSI  
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 8-4-2022  
SIGNATURE OF NOTARY PUBLIC DATE



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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YOUR NAME

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Attach additional sheets if necessary to disclose or describe all contributions.

**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT**

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**PARCEL I.D. NUMBER:** 76 - 050 - 260  
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

Date \_\_\_\_\_

Asha Jassi  
Type or Print Name and Title

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NAME \_\_\_\_\_

TITLE


DATE \_\_\_\_\_



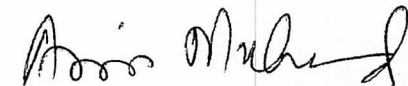


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 08-04-22  
\_\_\_\_\_  
Signature of Applicant Date

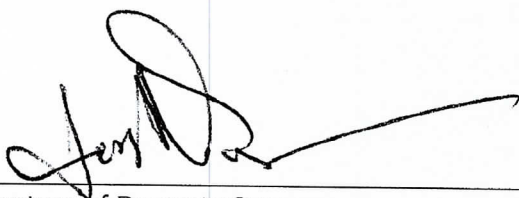
Akben Lassi CFO  
\_\_\_\_\_  
Type or Print Name and Title

 8-4-22  
\_\_\_\_\_  
Signature of Notary Public Date



**REZONING PROPERTY OWNER'S CERTIFICATION**

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Signature of Property Owner

08-04-22

Date

FEROZ ALI OWNER

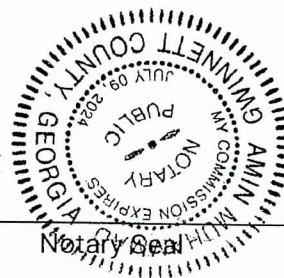
Type or Print Name and Title



Signature of Notary Public

8-4-22



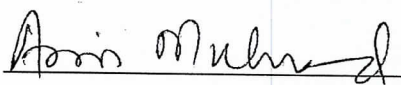
Date



Notary Seal

**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

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	08-04-22	AKBER LASSI
SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
	8-4-22	
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
	8-4-22	
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 AKBER LASSI  
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.



does not include 2022 taxes



**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.**

**PARCEL I.D. NUMBER:**  
(Map Reference Number)

6 - 050 - 363  
District Land Lot Parcel

Signature of Applicant

*[Handwritten Signature]*

08-04-22

Date

AKBER LASSI CFO  
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)

Chris Nelson

NAME

Senior Tax Services Associate

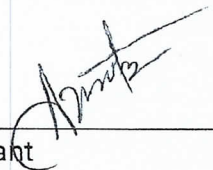
TITLE

August 5, 2022



DATE

**SPECIAL USE PERMIT 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.

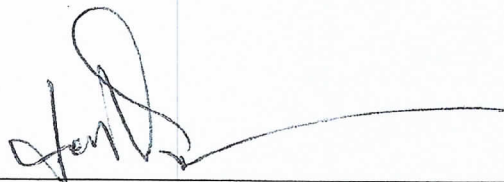
 8/4/2022  
\_\_\_\_\_  
Signature of Applicant Date

Akber Lassi CFD  
\_\_\_\_\_  
Type or Print Name and Title

 8-4-2022   
\_\_\_\_\_  
Signature of Notary Public Date Notary Seal

**SPECIAL USE PERMIT 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

8/24/2012  
Date

FEROZ ALI

Type or Print Name and Title



Signature of Notary Public

8-4-2022

Date



Notary Seal



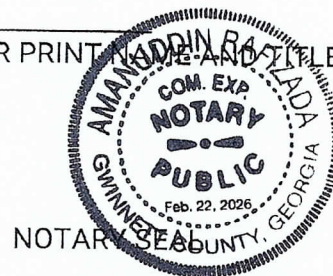
**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

The undersigned below, making application for a Special Use Permit, 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] 08/04/2021 AKBER LASSI  
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 8-4-2022  
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 AKBER LASSI  
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.

**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT**

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 SPECIAL USE PERMIT REQUEST.**

**PARCEL I.D. NUMBER:**  
(Map Reference Number)

706 - 050 - 363  
District Land Lot Parcel

Signature of Applicant

08.04.22  
Date

AKBER LASSI  
Type or Print Name and Title

CFO

**\*\*\*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)

Jim Stuffle  
NAME

TSA  
TITLE

8/4/22  
DATE



LEGAL DESCRIPTION

TAX PARCELS 6050260, Address 2589 Highpoint Road

Beginning at a point located at the intersection of the western right-of-way of Centerville Hwy, AKA Ga. Hwy. 124, and the northeastern right-of-way of Highpoint Road being the TRUE POINT OF BEGINNING; thence running North 39 degrees, 03 minutes, 04 seconds West for a distance of 188.16 feet to a point; thence running North 30 degrees, 07 minutes, 09 seconds West for a distance of 56 feet to a point; thence running North 60 degrees, 04 minutes, 28 seconds West for a distance of 236.17 feet to a point; thence running South 30 degrees, 17 minutes, 54 seconds West for a distance of 40.19 feet to a point; thence running South 30 degrees 19 minutes, 23 seconds East for a distance of 112.27 feet to a point; thence running South 33 degrees, 53 minutes, 11 seconds West for a distance of 185.19 feet to a point; thence running South 71 degrees, 23 minutes, 39 seconds West for a distance of 41.88 feet to a point being the TRUE POINT OF BEGINNING and the terminus of this description.





## LEGAL DESCRIPTION

TAX PARCELS 6050363, Address 2580 Highpoint Road

Beginning at a point located at the intersection of the western right-of-way of Centerville Hwy, AKA Ga. Hwy. 124, and the northeastern right-of-way of Highpoint Road; thence running North 39 degrees, 03 minutes, 04 seconds West for a distance of 188.16 feet to a point; thence running North 30 degrees, 07 minutes, 09 seconds West for a distance of 56 feet to a point being the TRUE POINT OF BEGINNING; thence running North 30 degrees, 53 minutes, 33 seconds West for a distance of 167.79 feet to a point; thence running North 58 degrees, 35 minutes, 16 seconds East for a distance of 238.77 feet to a point; thence running South 30 degrees 01 minutes, 36 seconds East for a distance of 173.96 feet to a point; thence running South 60 degrees, 04 minutes, 26 seconds West for a distance of 236.17 feet to a point being the TRUE POINT OF BEGINNING and the terminus of this description.

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

RECEIVED

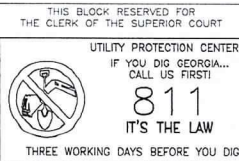
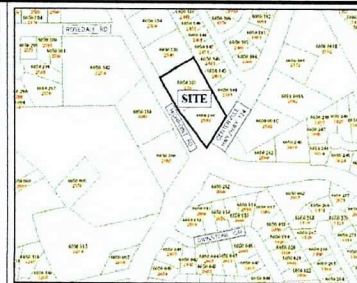
10/6/2022

SCALE : 1" = 40'

VERTICAL DATUM  
BASED GWINNETT COUNTY  
SANITARY SEWER ELEVATIONS

FLOOD HAZARD STATEMENT:  
THIS PROPERTY DOES NOT LIE WITHIN THE  
1% ANNUAL FLOOD (100-YEAR FLOOD)  
FEDERAL FLOOD HAZARD AREA AS  
PER PANEL NO. 13135C 0137F  
DATE: SEPTEMBER 29, 2006

AREA  
TRACT 1  
1.233 ACRES  
53,749 SQ. FEET  
TRACT 2  
0.825 ACRES  
35,969 SQ. FEET  
TOTAL AREA  
2.059 ACRES  
89,718 SQ. FEET



MARTHA JUNE BRITT  
REVOCABLE LIVING TRUST  
D.B. 56089, PG. 189  
ZONED O-1  
2540 HIGHPOINT RD

N/F  
SCHEVING SHAWN M  
& SCHEVING ERIN F  
D.B. 50351, PG. 436  
ZONED R-75  
2471 BANKSTON CIR

N/F  
BENITEZ MARCOS A  
D.B. 53466, PG. 458  
ZONED R-75  
2481 BANKSTON CIR

N/F  
HARVEY LOUISE E  
(NO DEED TYPED OR PROVIDED)  
ZONED R-75  
2491 BANKSTON CIR



N/F  
DANIEL LEWIS  
D.B. 38100, PG. 54  
ZONED R-75  
2501 BANKSTON CIR

BANKSTON CIRCLE  
~50' PUBLIC R/W  
PER P.B. 46, PG. 221

NOTE:  
LOCATION OF WATER LINE  
IS APPROXIMATE.  
ILLUSTRATED AS SCALED  
FROM GWINNETT COUNTY  
G.I.S.

NOTES:  
FIELD INFORMATION FOR THIS SURVEY WAS  
OBTAINED WITH A 5 SECOND THEODOLITE  
AND AN ELECTRONIC DISTANCE METER.  
THE FIELD DATA UPON WHICH THIS MAP  
OR PLAT IS BASED HAS A CLOSURE  
PRECISION OF ONE FOOT IN 99,806 FEET  
AND AN ANGULAR ERROR OF 00 SECONDS(S)  
PER ANGLE POINT AND WAS ADJUSTED BY  
LEAST SQUARES.  
THIS MAP OR PLAT HAS BEEN CALCULATED  
FOR CLOSURES AND IS FOUND TO BE  
ACCURATE WITHIN ONE FOOT IN 149,442 FEET.

EXISTING CONDITIONS

2"x3" FOR OFFICIAL USE ONLY

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67,  
THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED  
BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED  
BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS OR STATEMENTS HEREON.  
SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE  
APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER  
OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL.  
FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT  
THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR  
PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND  
REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL  
ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A.  
SECTION 15-6-67.

SIGNATURE JAMES A. JACOBS 03/31/2020  
PRINTED NAME DATE



DATE OF PLAT PREPARATION  
03/31/2020 BY: JAJ  
DATE OF FIELD SURVEY  
03/23/2020 BY: AMB  
SCALE: 1"=40'  
SHEET # 1 OF 1  
20063

LEGEND

- A C ARC
- R/W RADIUS
- BC CHORD
- BC RIGHT-OF-WAY
- BC ADJOINING OWNERSHIP
- BC BACK OF CURB
- CLF CHAIN LINK FENCE
- BOB BOTTOM OF BOX
- BSL BUILDING SETBACK LINE
- CB CATCH BASIN
- CC CORRUGATED METAL PIPE
- COMM TELECOMMUNICATIONS SERVICE
- CONC CONCRETE
- CMF CONCRETE MONUMENT FOUND
- COR CORNER
- C&G CURB & GUTTER
- DIP DUCTILE IRON PIPE
- EP EDGE OF PAVEMENT
- EP FIRE HYDRANT
- IPFD IRON PIN FOUND DISTURBED
- IPF 1/2" REBAR
- IPF 1/2" REBAR W/ CAP
- MHS MAINHOLE BELLSOUTH
- OHP OVERHEAD POWER
- OTF OPEN TOP PIPE
- PL PROPERTY LINE
- PP POWER POLE
- D.B. DEED BOOK
- P.B. PLAT BOOK
- NO. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- RCP REINFORCED CONCRETE PIPE
- REBAR
- SS SANITARY SEWER LINE
- SSMH SANITARY SEWER MANHOLE
- ST STORM LINES
- TSP TRAFFIC SIGNAL BOX
- TYP TRAFFIC SIGNAL POLE
- WF WOOD FENCE
- UGG UNDER GROUND GAS
- UGW UNDER GROUND WATER
- UTB MISC UTILITY BOX
- WW WATER VALVE
- XWS OVERHEAD UTILITY LINES
- XWS CROSS WALK SIGNAL

NOTES:  
UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR  
STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL  
ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED  
BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY  
EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE  
PREMISES.

UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT  
BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE  
UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE  
DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE  
EXISTENCE OF ANY EASEMENTS OF ANY TYPE. NO ABSTRACT OR TITLE  
SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY  
EASEMENTS.

ONLY ACTS OF POSSESSIONS, IF ANY, THAT ARE VISIBLE FROM CASUAL  
INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR  
GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION  
BY THE ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.

UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR  
NEGATIVE EASEMENTS, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE  
PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE  
UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY  
GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.

REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, DATED,  
AND SEALED WITH A SURVEYOR'S SEAL.

ZONING INFORMATION:

ZONING PER GWINNETT COUNTY, GA.  
ZONED C-2 (HIGHWAY BUSINESS DIST.)  
BUILDING SETBACK REQUIREMENTS:  
FRONT - 15'  
SIDE - 10'  
REAR - 30'

ZONING INFORMATION SHOWN HEREON  
TAKEN FROM ZONING MAPS AND  
MUNICOD.COM ONLINE LIBRARY.  
NO ZONING REPORT PROVIDED FOR  
THIS SURVEY.

NOTES:

ALL IRON PINS LABELED AS SET OR FOUND  
(IPS OR IPF) ARE 1/2" REBAR RODS.  
UNLESS OTHERWISE NOTED,  
(ALL 1/2" REBAR W/ CAP)

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE,  
CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES  
AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY  
OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE  
CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING.  
THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES  
AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND  
UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED.  
THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS  
CONTRACTORS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE  
SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR  
SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

NOTES:

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.

THIS SURVEY HAS BEEN PREPARED FOR THE  
EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED  
HEREON. NO EXPRESS OR IMPLIED WARRANTIES  
WITH RESPECT TO THE INFORMATION SHOWN  
HEREON IS TO BE EXTENDED TO ANY PERSONS  
OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE  
TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA  
AS SET FORTH BY 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.

RE-ZONING PLAT FOR:

ADAM & LEE LAND SURVEYING

5640 GA. HWY. 20 S.  
LOGANVILLE, GA. 30052 (770)554-8995

www.adamandlee.com

FAX:(770)554-8134

REVISIONS  
ADDITIONAL DESCRIPTION  
& LOCATION  
04/25/2020 DWL

2580 & 2589 HIGHPOINT ROAD, SNELLVILLE, GEORGIA 30078  
COUNTY: GWINNETT DISTRICT: 8TH  
LAND LOT: 90 SECTION:



