

**CHANGE IN CONDITIONS APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Christine Gipson</u>	NAME: <u>Keun Hwan An</u>
ADDRESS: <u>330 Arrowhead Blvd #63B</u>	ADDRESS: <u>1132 Midsummer CT</u>
CITY: <u>Jonesboro GA 30236</u>	CITY: <u>Marietta</u>
STATE: _____ ZIP: _____	STATE: <u>GA</u> ZIP: <u>30068</u>
PHONE: <u>832-564-9881</u>	PHONE: <u>404-519-0880</u>
CONTACT PERSON: <u>Christine Gipson</u> PHONE: <u>832-564-9881</u>	
CONTACT'S E-MAIL: <u>Tinebeu@yahoo.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT     PROPERTY OWNER     CONTRACT PURCHASER

ZONING DISTRICT(S): Current zoning is C-2 PRIORITY ZONING CASE: W/A

LAND DISTRICT(S): 6th LAND LOT(S): 190 ACREAGE: 0.7

ADDRESS OF PROPERTY: 5055 Jimmy Carter Blvd, Norcross GA 30093

PROPOSED CHANGE IN CONDITIONS: Building to be used for New and Used tires, Wheel Alignment and Balancing

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>1</u>	NO. OF BUILDINGS/LOTS: <u>1</u>
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: <u>2,100<sup>sq</sup></u>
GROSS DENSITY: _____	DENSITY: <u>3,000 sq ft/acre</u>
NET DENSITY: _____	

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

RECEIVED  
 NOV 07 2012

CIC 13001

BY: .....

EXHIBIT "A"

(Legal Description of 5055 Jimmy Carter Boulevard)

All that tract or parcel of land lying or being in Land Lot 190, 6<sup>th</sup> District, in Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a right of way monument found at the intersection of the northeasterly right of way of Jimmy Carter Boulevard (a variable right of way) with the mitered corner of the northwesterly right of way of Rockbridge School Road (a 60 foot right of way) and the TRUE POINT OF BEGINNING; thence proceeding northwesterly along said northwesterly right of way of Jimmy Carter Boulevard north 60 degrees 57 minutes 30 seconds west a distance of 188.96 feet to a point; thence proceeding north 51 degrees 51 minutes 00 seconds east a distance of 163.85 feet to an iron pin found; thence proceeding south 61 degrees 32 minutes 00 seconds east a distance of 200.00 feet to a point on the northeasterly right of way of Rockbridge School Road; thence proceeding southwesterly along said northwesterly right of way of Rockbridge School Road south 51 degrees 49 minutes 45 seconds west a distance of 152.93 feet to a right of way monument found; thence proceeding along the mitered corner between Rockbridge School Road and Jimmy Carter Boulevard south 80 degrees 50 minutes 07 seconds west a distance of 19.48 feet to a right of way monument found and the TRUE POINT OF BEGINNING, being improved property and containing 0.694 acres, more or less, all as shown on that As-Built Survey for Wilken Investments, L.L.C., Penn Investments, Inc., SouthTrust Bank, N.A., and Lawyers title Insurance Corp dated July 22, 1997 by Richard E. McDaniel, Jr., G.R.L.S. #2734 of Advance Survey, Inc.

NOV 07 2012

CIC-13-001

EX.....



VICINITY MAP  
(NOT TO SCALE)

NOTES:

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.

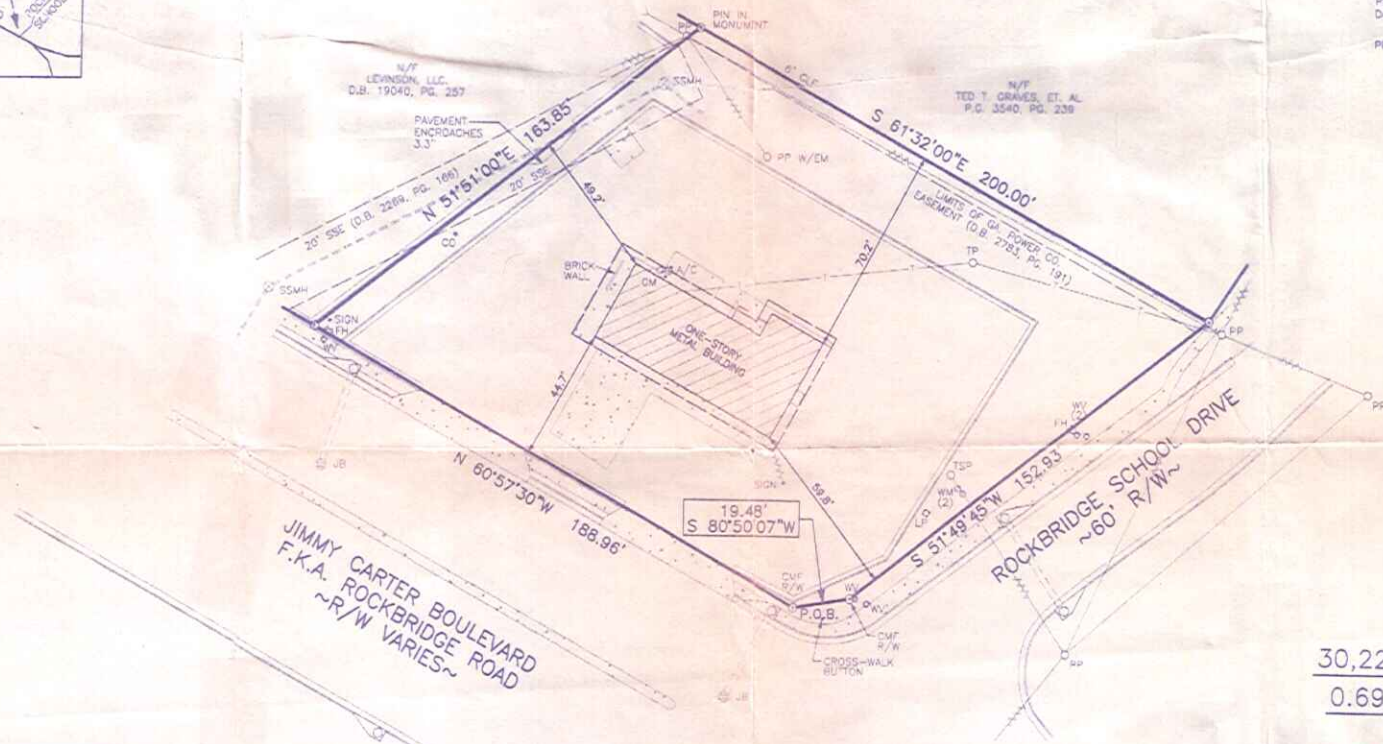
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THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 91,439 FEET.

ALL ISSUES OF TITLE ARE EXCEPTED ON THIS SURVEY UNLESS NOTED.

THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 1303220165 B, DATED JUNE 16, 1981.

PROPERTY IS ZONED C-2.  
MINIMUM SET-BACK REQUIREMENTS:  
FRONT - 50' FROM RIGHT-OF-WAY  
SIDE - 10' BUT 20' IF ADJUTS. RESIDENTIAL DISTRICT  
REAR - 15' BUT 40' IF ADJUTS. RESIDENTIAL DISTRICT



LEGEND:

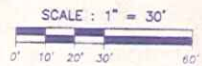
- A ARC
- R RADIUS
- CHORD
- N/W RIGHT OF WAY
- N/F ADJOINING OWNERSHIP
- IPS IRON PIN SET
- IPF IRON PIN FOUND
- CMF CONCRETE MONUMENT FOUND
- CO CLEAN-DUT
- WV WATER VALVE
- WM WATER METER
- SM CAR METER
- EM ELECTRIC METER
- DI DROP INLET
- HW HEADWALL
- SSMH SANITARY SEWER MANHOLE
- SSIE SANITARY SEWER EASEMENT
- SSIE FIRE HYDRANT
- CLF CHAIN LINK FENCE
- TP TELEPHONE POLE
- TSP TRAFFIC SIGNAL POLE
- LP LIGHT POLE
- PP POWER POLE
- D.B. DEED BOOK
- P.C. PAGE
- P.O.B. POINT OF BEGINNING
- REBAR
- OT OPEN TOP PIPE
- FENCE
- OVERHEAD POWER LINE
- W WATER LINE
- G GAS LINE
- T OVERHEAD TELEPHONE

30,222 SQ. FT.  
0.693 ACRES

RECEIVED  
NOV 07 2012

CIC '13 001

BY: .....



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

	SURVEY FOR: <b>KEUM HWAN AN,                  FIRST INTERCONTINENTAL BANK &amp;                  CHICAGO TITLE INSURANCE COMPANY</b>	
	COUNTY: GWINNETT LAND LOT: 190 DISTRICT: 6TH SECTION: 6TH SCALE: 1"=30' FIELD: 5-9-06 BY: SS OFFICE: 5-23-06 BY: GSG REVISED:	5055 JIMMY CARTER BOULEVARD NORCROSS, GEORGIA D.B. 14342, PG. 71
<b>ADAM &amp; LEE LAND SURVEYING</b> 5640 GA. HWY. 20 S. LOGANVILLE, GA. 30052 (770) 554-8995		06131

**CHANGE IN CONDITIONS APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, 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 CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes

(B) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

NO

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED CHANGE IN CONDITIONS HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

YES

(D) WHETHER THE PROPOSED CHANGE IN CONDITIONS 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 CHANGE IN CONDITIONS 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 CHANGE IN CONDITIONS:

NO

CIC 13001  
NOV 07 2012

BY: .....

330 Arrowhead blvd #63b  
Jonesboro Ga 30236  
November 5, 2012

The board of commissioners  
Gwinnett county planning division

Dear Sir/Madam,

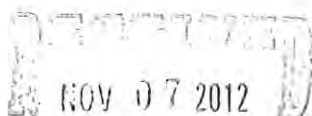
LETTER OF INTENT

Benbella New and Used Tires LLC is hereby requesting for a special use permit to operate a business. Benbella new and used tires is a start up tire shop, the shop will be selling new and used tires. Doing wheel alignment and wheel balancing. The shop will be located at 5055 jimmy carter blvd, Norcross Ga, 30093.

Benbella new and used tires LLC is also requesting for a permit to operate the business twenty-four hours and seven days a week.

The twenty-four hours shop will benefit the community in time of emergency and also help the city economy.

Thank you for your consideration,  
Christine Gipson, owner.




CIC-13-001

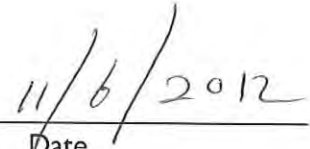
BY: .....

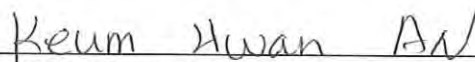



**CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION**

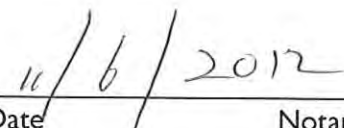
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE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

  
\_\_\_\_\_  
Date

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

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

  
\_\_\_\_\_  
Date

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

YOUNG SUN CHUNG  
NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA  
MY COMMISSION EXPIRES 11/02/2014

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NOV 07 2012

CIC 73001

BY: .....

**CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS**

The undersigned below, making application for a change in conditions, 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]*      11-6-12      Christine Gipson Contract Purchaser  
 Signature of Applicant      Date      Type of Print Name and Title

*[Signature]*      11-6-12      Christine Gipson Contract Purchaser  
 Signature of Applicant's Attorney or Representative      Date      Type or Print Name and Title

*[Signature]*      11-6-12      KYUNG SUN CHUNG  
 NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA  
 MY COMMISSION EXPIRES 11/02/2014  
 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      \_\_\_\_\_  
 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.



CIC 13001



**VERIFICATION OF CURRENT PAID PROPERTY TAXES  
FOR CHANGE IN CONDITIONS**

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:** 6 - 190 - 172  
(Map Reference Number) District Land Lot Parcel

*Christine Gipson* 11-6-12  
Signature of Applicant Date  
Christine Gipson Contract Purchaser  
Type or Print Name and Title

**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)

*Singer Hendricks* TSA  
NAME TITLE  
11-6-12  
DATE

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NOV 07 2012

CIC 13 00 1

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Christine Gipson</u>	NAME: <u>Keum Hwan An</u>
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CITY: <u>Jonesboro GA 30236</u>	CITY: <u>Marietta, GA 30068</u>
STATE: _____ ZIP: _____	STATE: _____ ZIP: _____
PHONE: <u>832-564-9881</u>	PHONE: <u>404-519-0880</u>
CONTACT PERSON: <u>Christine Gipson</u> PHONE: <u>832-564-9881</u>	
CONTACT'S E-MAIL: <u>Tinebev@yahoo.com</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 type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>L-2</u>	BUILDING/LEASED SQUARE FEET: <u>2100</u>
LAND DISTRICT(S): <u>6<sup>th</sup></u>	LAND LOT(S): <u>190</u> ACREAGE: <u>0.7</u>
ADDRESS OF PROPERTY: <u>5055 Jimmy Carter Blvd Norcross GA 30093</u>	
SPECIAL USE REQUESTED: <u>New and Used tires, wheel alignment and balancing.</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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SUP '13 0 0 4

BY: .....

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(Legal Description of 5055 Jimmy Carter Boulevard)

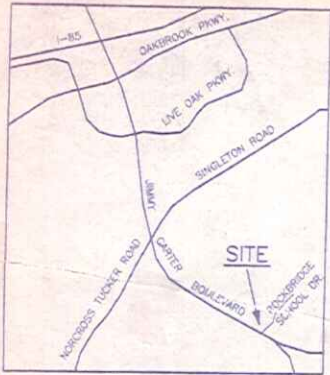
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SUP '13 0 0 4

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VICINITY MAP  
(NOT TO SCALE)

NOTES:

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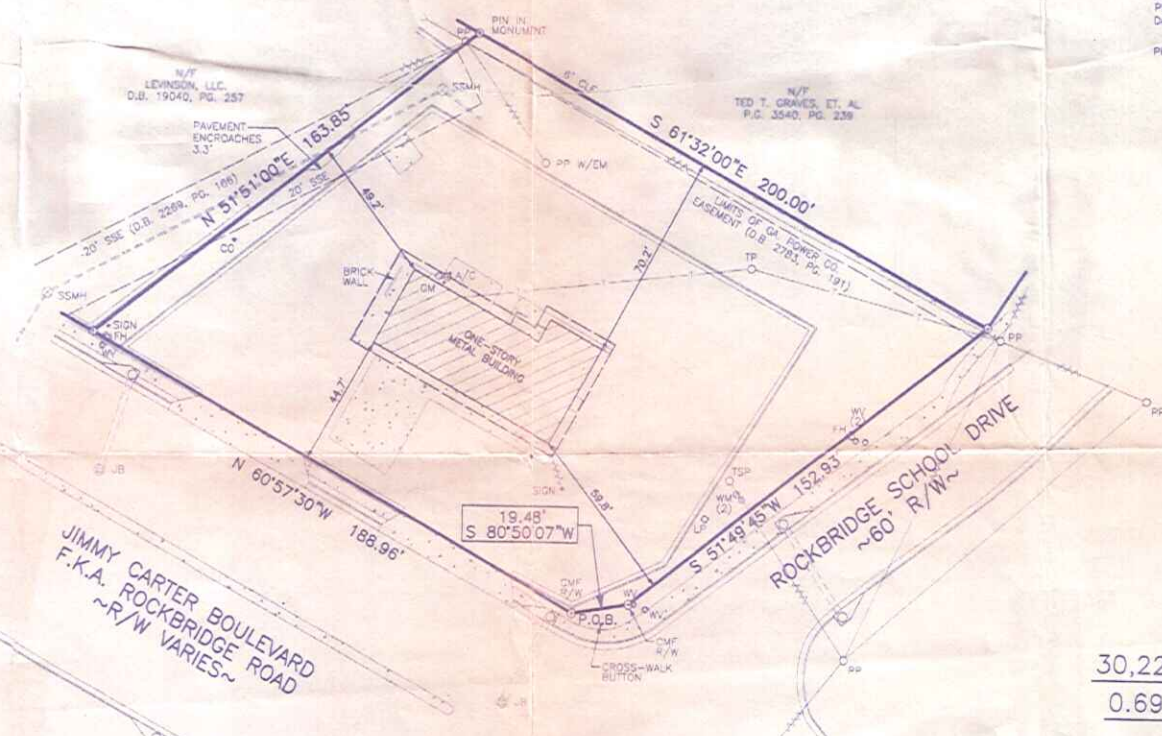
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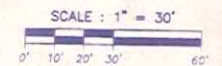
30,222 SQ. FT.  
0.693 ACRES

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SUP '13 0 0 4

BY: .....



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

	SURVEY FOR: <b>FIRST INTERCONTINENTAL BANK &amp; CHICAGO TITLE INSURANCE COMPANY</b>	
	5055 JIMMY CARTER BOULEVARD NORCROSS, GEORGIA D.B. 34542, PG. 71	COUNTY: GWINNETT LAND LOT: 190 DISTRICT: 6TH SECTION: SCALE: 1"=30' FIELD: 5-9-06 BY: SS OFFICE: 5-23-08 BY: GSG REVISED:
<b>ADAM &amp; LEE LAND SURVEYING</b> 5640 GA. HWY. 20 S. LOGANVILLE, GA. 30052 (770) 554-8995		06131

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

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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

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

NO

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

yes

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NO

- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT 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 SPECIAL USE PERMIT:

NO

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330 Arrowhead blvd #63b  
Jonesboro Ga 30236  
November 5, 2012

The board of commissioners  
Gwinnett county planning division

Dear Sir/Madam,

LETTER OF INTENT

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Thank you for your consideration,  
Christine Gipson, owner.



NOV 07 2012

SUP '13 0 0 4

BY: .....



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


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\_\_\_\_\_  
Signature of Property Owner

11/5/2012  
\_\_\_\_\_  
Date

Keum Hwan An, Property owner  
\_\_\_\_\_  
Type or Print Name and Title

KYUNG SUN CHUNG  
NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA  
MY COMMISSION EXPIRES 11/02/2014

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

11/5/2012  
\_\_\_\_\_  
Date

Notary Seal

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SUP '13 0 0 4





**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.

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PARCEL I.D. NUMBER: 6 - 190 - 172  
(Map Reference Number) District Land Lot Parcel

[Signature] 11-5-12  
Signature of Applicant Date

Christine Gipson Contract purchaser  
Type or Print Name and Title

**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)

[Signature] TSA  
NAME TITLE  
11-6-12  
DATE

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APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER
<input checked="" type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>C-2</u> BUILDING/LEASED SQUARE FEET: <u>2100</u>	
LAND DISTRICT(S): <u>6<sup>th</sup></u> LAND LOT(S): <u>190</u> ACREAGE: <u>0.7</u>	
ADDRESS OF PROPERTY: <u>5055 Jimmy Carter Blvd Norcross GA 30093</u>	
SPECIAL USE REQUESTED: <u>New and used tires, wheel alignment and balancing, outdoor Storage</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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EXHIBIT "A"

(Legal Description of 5055 Jimmy Carter Boulevard)

All that tract or parcel of land lying or being in Land Lot 190, 6<sup>th</sup> District, in Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a right of way monument found at the intersection of the northeasterly right of way of Jimmy Carter Boulevard (a variable right of way) with the mitered corner of the northwesterly right of way of Rockbridge School Road (a 60 foot right of way) and the TRUE POINT OF BEGINNING; thence proceeding northwesterly along said northwesterly right of way of Jimmy Carter Boulevard north 60 degrees 57 minutes 30 seconds west a distance of 188.96 feet to a point; thence proceeding north 51 degrees 51 minutes 00 seconds east a distance of 163.85 feet to an iron pin found; thence proceeding south 61 degrees 32 minutes 00 seconds east a distance of 200.00 feet to a point on the northeasterly right of way of Rockbridge School Road; thence proceeding southwesterly along said northwesterly right of way of Rockbridge School Road south 51 degrees 49 minutes 45 seconds west a distance of 152.93 feet to a right of way monument found; thence proceeding along the mitered corner between Rockbridge School Road and Jimmy Carter Boulevard south 80 degrees 50 minutes 07 seconds west a distance of 19.48 feet to a right of way monument found and the TRUE POINT OF BEGINNING, being improved property and containing 0.694 acres, more or less, all as shown on that As-Built Survey for Wilken Investments, L.L.C., Penn Investments, Inc., SouthTrust Bank, N.A., and Lawyers title Insurance Corp dated July 22, 1997 by Richard E. McDaniel, Jr., G.R.L.S. #2734 of Advance Survey, Inc.

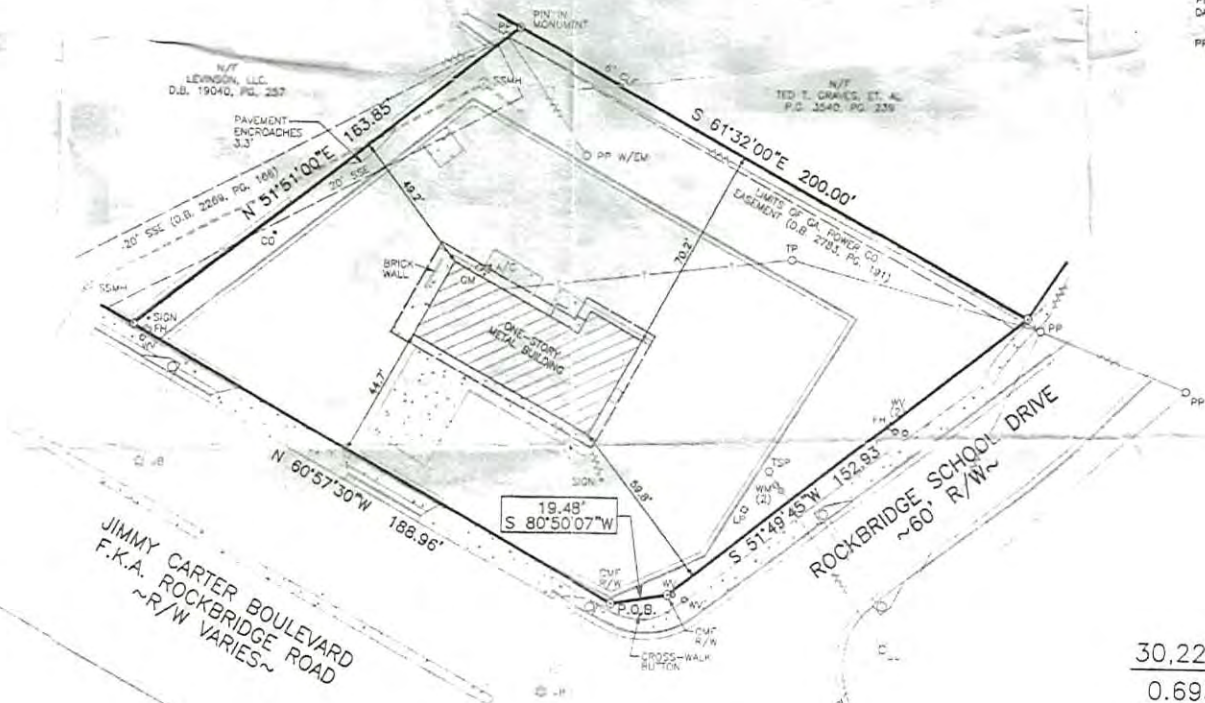
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VICINITY MAP  
(NOT TO SCALE)

**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 84,040 FEET AND AN ANGULAR ERROR OF 07 SECOND 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 91,439 FEET.  
 ALL ISSUES OF TITLE ARE EXCEPTED ON THIS SURVEY UNLESS NOTED.  
 THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 130322D165 D, DATED JUNE 15, 1981.  
 PROPERTY IS ZONED C-2.  
 MINIMUM SET-BACK REQUIREMENTS:  
 FRONT - 50' FROM RIGHT-OF-WAY  
 SIDE - 10' BUT 20' IF ABUTS RESIDENTIAL DISTRICT  
 REAR - 15' BUT 40' IF ABUTS RESIDENTIAL DISTRICT



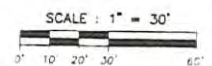
30,222 SQ. FT.  
 0.693 ACRES

- LEGEND:**
- A ARC
  - R RADIUS
  - C CHORD
  - R/W RIGHT OF WAY
  - N/T ADJOINING OWNERSHIP
  - IPF IRON PIN SET
  - IPF IRON PIN FOUND
  - CMT CONCRETE MONUMENT FOUND
  - CO CLEAN-OUT
  - WM WATER VALVE
  - DM WATER METER
  - EM GAS METER
  - EM ELECTRIC METER
  - DI DROP INLET
  - HW HEADWALL
  - SSM SANITARY SEWER MANHOLE
  - SSC SANITARY SEWER EASEMENT
  - PH FIRE HYDRANT
  - CLF CHAIN LINK FENCE
  - TP TELEPHONE POLE
  - TSP TRAFFIC SIGNAL POLE
  - LP LIGHT POLE
  - DP POWER POLE
  - D.B. DEED BOOK
  - PG PAGE
  - P.O.B. POINT OF BEGINNING
  - RB REBAR
  - OT OPEN TOP PIPE
  - FENCE
  - OVERHEAD POWER LINE
  - WATER LINE
  - GAS LINE
  - OVERHEAD TELEPHONE

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	SURVEY FOR <b>KEUM HWAN AN,          FIRST INTERCONTINENTAL BANK &amp;          CHICAGO TITLE INSURANCE COMPANY</b>	
	5055 JIMMY CARTER BOULEVARD NORCROSS, GEORGIA D.B. 14342, PG 71	COUNTY: GWINNETT LAND LOT: 190 DISTRICT: 6TH SECTION: SCALE: 1"=30' FIELD: 5-9-06 BY: SS OFFICE: 5-23-06 BY: USS REVISED
<b>ADAM &amp; LEE LAND SURVEYING</b> 3040 GA. HWY. 20 S. LOGANVILLE, GA. 30052 (770) 554-8995		06131

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

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

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, 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

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

NO

- (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

- (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:

NO

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330 Arrowhead blvd #63b  
Jonesboro Ga 30236  
November 5, 2012

The board of commissioners  
Gwinnett county planning division

Dear Sir/Madam,

LETTER OF INTENT

Benbella New and Used Tires LLC is hereby requesting for a special use permit to operate a business. Benbella new and used tires is a start up tire shop, the shop will be selling new and used tires. Doing wheel alignment and wheel balancing. The shop will be located at 5055 jimmy carter blvd, Norcross Ga, 30093.

Benbella new and used tires LLC is also requesting for a permit to operate the business twenty-four hours and seven days a week.

The twenty-four hours shop will benefit the community in time of emergency and also help the city economy.

Thank you for your consideration,  
Christine Gipson, owner.



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BY: .....

**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.

*CRAY* 11-5-12  
Signature of Applicant Date

CHRISTINE GIPSON Owner  
Type or Print Name and Title

*[Signature]* 11/5/2012 \_\_\_\_\_  
Signature of Notary Public Date Notary Seal

KYUNG SUN CHUNG  
NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA  
MY COMMISSION EXPIRES 11/02/2014

CLERK OF SUPERIOR COURT  
NOV 07 2012

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BY:.....



**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.

*[Handwritten Signature]* \_\_\_\_\_ 11/5/2012  
Signature of Property Owner Date

Keum Hwan AN, property owner  
Type or Print Name and Title

*[Handwritten Signature]* \_\_\_\_\_ 11/5/2012 \_\_\_\_\_  
Signature of Notary Public Date Notary Seal

KYUNG SUN CHUNG  
NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA  
MY COMMISSION EXPIRES 11/02/2014

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BY: .....

**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.

W. Gray      11-5-12      Christine Gibson Owner  
 SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

W. Gray      11-5-12      Christine Gibson Owner  
 SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE      DATE      TYPE OR PRINT NAME AND TITLE

CS      11-5-2012  
 SIGNATURE OF NOTARY PUBLIC      DATE

KYUNG SUN CHUNG  
 NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA  
 MY COMMISSION EXPIRES 12/31/12

**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    \_\_\_\_\_  
 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 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: 6 - 190 - 172  
(Map Reference Number) District Land Lot Parcel

[Signature] 11-5-12  
Signature of Applicant Date  
Christine Gipson Contract purchaser.  
Type or Print Name and Title

**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)

[Signature] TSA  
NAME TITLE  
11-6-12  
DATE

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