CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: MICHEL NJEM	NAME: MICHEL NJEM
ADDRESS: 2279 LAWRENCEVILLE HWY	ADDRESS: 2279 LAWRENCEVILLE HWY
CITY: LAWRENCEVILLE	CITY: LAWRENCEVILLE
STATE: GA ZIP: 30564	STATE: GA ZIP: 30564
PHONE: 678 777 3337	PHONE: 678 7777 3337

CONTACT PERSON: GEORGE AWUKU PHONE: 404 597 6745

CONTACT'S E-MAIL: ELMINAENGINEER@GMAIL.COM

APPLICANT IS THE:

☐ OWNER'S AGENT ☒ PROPERTY OWNER ☐ CONTRACT PURCHASER

ZONING DISTRICTS(S): C2 PRIOR ZONING CASE: RZC2009-014

LAND DISTRICT(S): 5 LAND LOT(S): 047 ACREAGE: 4.57

ADDRESS OF PROPERTY: 2259 LAWRENCEVILLE HWY, LAWRENCEVILLE, GA 30044

PROPOSED CHANGE IN CONDITIONS: REDUCE 75' UNDISTURBED BUFFER TO 25' AS INDICATED ON ATTACHED SITE PLAN

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS:	NO. OF BUILDINGS/LOTS: 1
DWELLING UNIT SIZE (Sq. Ft.):	TOTAL GROSS SQUARE FEET: 2381
GROSS DENSITY:	DENSITY: 1
NET DENSITY:	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY
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Planning & Development

CIC '13 021

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN LAND LOT 47 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, CONTAINING 4.571 ACRES AS SHOWN ON SURVEY FOR UNITED NATIONS REALTY INVESTMENT, INC., DATED 12/15/01, PREPARED BY BUSBEE SURVEYING CO., INC., RICKY C. BUSBEE, GRLS NO. 2497, A COPY OF WHICH IS ATTACHED HERETO AS EXHIBIT "1", AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE NORTHERN RIGHT OF WAY LINE OF U.S. HIGHWAY #29 AND THE WESTERN RIGHT OF WAY LINE OF PRINCE ANTHONY DRIVE; THENCE ALONG THE NORTHERN RIGHT OF WAY LINE OF U.S. HIGHWAY #29 A DISTANCE OF 215.00 FEET AND AN IRON PIN LOCATED ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY #29, AND THE TRUE POINT OF BEGINNING; RUNNING THENCE NORTH 80°41'31" WEST ALONG THE NORTHERN RIGHT OF WAY LINE OF U.S. HIGHWAY #29 A DISTANCE OF 104.02 FEET TO A CONCRETE MONUMENT FOUND; THENCE RUNNING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 803.83 FEET AND AN ARC LENGTH OF 358.43 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING A DIRECTION OF NORTH 81°15'56" WEST, AND HAVING A CHORD DISTANCE OF 355.47 FEET) TO A CONCRETE MONUMENT FOUND; RUNNING THENCE NORTH 64°01'58" WEST A DISTANCE OF 9.83 FEET TO AN IRON PIN; RUNNING THENCE NORTH 25°29'48" EAST A DISTANCE OF 226.87 FEET TO AN IRON PIN; RUNNING THENCE NORTH 66°36'21" WEST A DISTANCE OF 224.79 FEET TO AN IRON PIN; RUNNING THENCE NORTH 19°49'25" EAST A DISTANCE OF 286.52 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 75°22'31" EAST A DISTANCE OF 153.81 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 26°49'04" EAST A DISTANCE OF 721.46 FEET TO AN IRON PIN AND THE POINT OF BEGINNING; SAID PROPERTY KNOWN AS 2259 U.S. HIGHWAY 29 SOUTH ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN SAID COUNTY.

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GENERAL NOTES & SITE DATA

1. BOUNDARY SURVEY PROVIDED BY HENNINGS LAND SURVEY
2. THE SUBJECT PROPERTY AT 2250 LAWRENCEVILLE HWY
3. ALL PROPOSED IMPROVEMENTS SHOWN ON THE CONCEPTUAL SITE PLAN WILL COMPLY WITH GWINNETT COUNTY DEVELOPMENT REGULATIONS AT THE TIME OF COMMERCIAL DEVELOPMENT PERMITTING.
4. THE LANDSCAPING SHOWN ON THE CONCEPTUAL PLAN IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LANDSCAPING WILL MEET THE COUNTY DEVELOPMENT REGULATIONS AND ANY PROPOSED VARIATIONS OF ANY VARIANCE MAY BE AT THE TIME OF COMMERCIAL DEVELOPMENT PERMITTING.
5. CURRENT ZONING = C2 (UNDER REZ 90-014)
6. AREA OF PROPERTY: 1.07 ACRES
7. GROSSED AREA OF PROPERTY: 0.50 ACRES
8. PROPOSED USES OF PROPERTY: SALES AND SALES & SERVICE.
9. EXISTING 2281 S.F. BUILDING TO REMAIN AS SALES OFFICE.
   MIN 1 PER 250 SQ. = 12.25 SPACES
   MAX 1 PER 200 SQ. = 15.4 (15) SPACES
   TOTAL PROVIDED = 5 SPACES
   INCLUDING ONE (1) HANDICAP SPACE
10. EXISTING SIGNS ON MAIN BLDG LEVELAND CO.
11. 2 POST CONCRETE MONUMENT.
12. NEW SIGNS MAINT TOP CHECK SIGNS, AS SHOWN ON PLAN. "GUARANTEED QUALITY"

STATEMENT OF FLOOD HAZARD

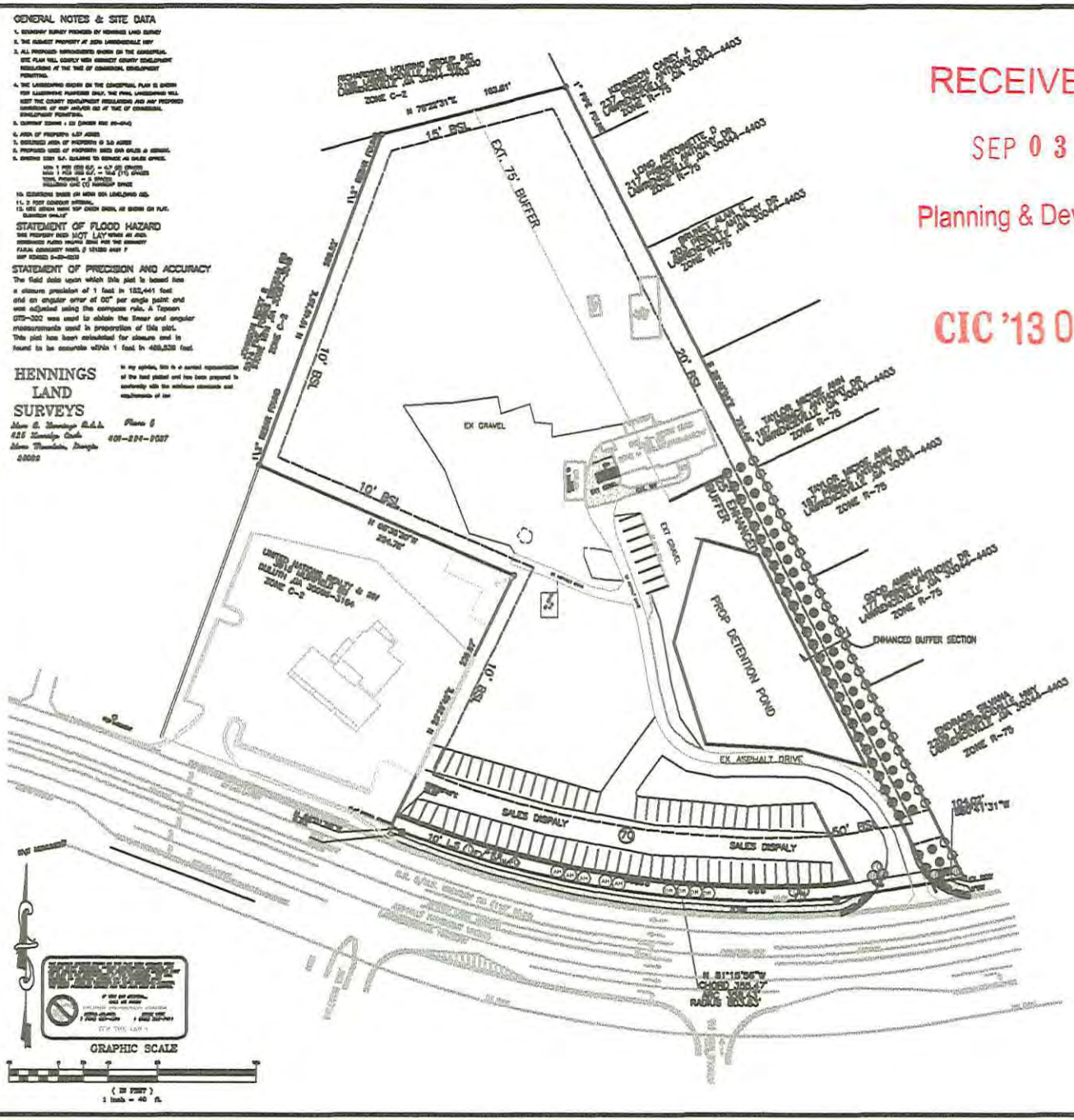
THIS PROPERTY DOES NOT LAY WITHIN AN AREA DESIGNATED FLOOD HAZARD ZONE PER THE GWINNETT FARM COMMUNITY PANEL # 13135C 0451 F
MAP EFFECTIVE 2-20-2003

STATEMENT OF PRECISION AND ACCURACY

The field data upon which this plat is based has a closure precision of 1 foot in 132,441 feet and an angular error of 00" per angle point and was adjusted using the compass rule. A Topcon GTS-302 was used to obtain the linear and angular measurements used in preparation of this plat. This plat has been calculated for closure and is found to be accurate within 1 foot in 409,528 feet.

HENNINGS LAND SURVEYS
Mark E. Hennings R.L.S.
425 Hennings Circle
Stone Mountain, Georgia 30083
Phone #
404-294-9027

In my opinion, this is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.



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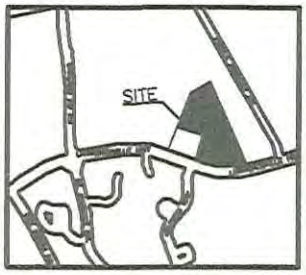
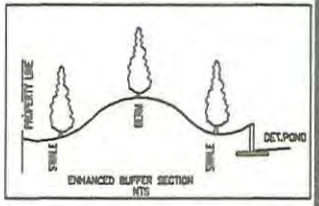


ENGINEER:
EL MINA, INC.
3014 OLD GAINESVILLE HWY
MONROE, GEORGIA 30656
PH: (404) 850-0041
CONTACT: GEORGE AWUKU, P.E.

OWNER/DEVELOPER:
MICHEL NUEN
2250 LAWRENCEVILLE HWY
LAWRENCEVILLE, GA 30044
PH: 678-777-3337

TREE	QTY	SIZE	SPACING
AMERICAN HOLLY	29	8'-10' HT.	15' O.C
LEYLAND CYPRESS	29	8'-10' HT.	15' O.C
SOUTHERN MAGNOLIA	29	8'-10' HT.	15' O.C



GEORGIA REGISTERED No 26554 PROFESSIONAL ENGINEER GEORGE R. AWUKU

EL MINA INCORPORATED
3014 OLD GAINESVILLE HWY
MONROE, GEORGIA 30656

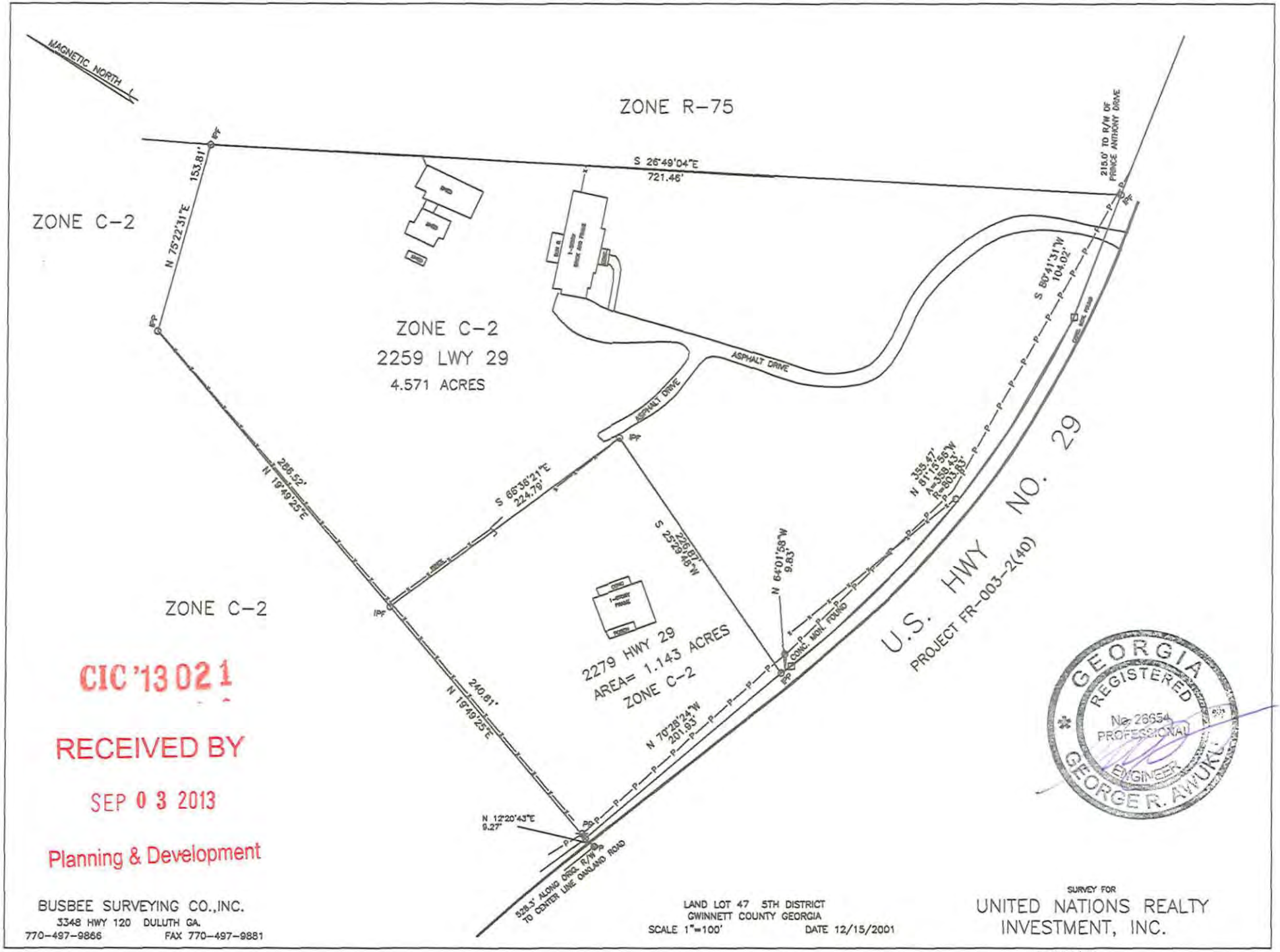
SPECIAL USE PERMIT PLAN FOR
2250 LAWRENCEVILLE HWY
LAWRENCEVILLE, GA 30044
PARCEL NO. 5-242-001, LAND LOT 242 OF THE 5TH LAND DISTRICT

CONCEPT PLAN

SHEET TITLE

DATE	NO	DESCRIPTION

DATE: 08/20/13
JOB NUMBER:
CP



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BUSBEE SURVEYING CO.,INC.
3348 HWY 120 DULUTH GA.
770-497-9866 FAX 770-497-9881

LAND LOT 47 5TH DISTRICT
GWINNETT COUNTY GEORGIA
SCALE 1"=100' DATE 12/15/2001

SURVEY FOR
UNITED NATIONS REALTY
INVESTMENT, INC.

NO. 24268/IND

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:

YES

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CIC '13 02 1

EL MINA INCORPORATED
5914 OLD DAHLONEGA HWY, MURRAYVILLE , GA 30564, TEL 404 597 6745/FAX: 404 806 5112

August 31, 2013

Board of Commissioners
Gwinnett County
Lawrenceville, Georgia

Dear Sir/Madam;

LETTER OF INTENT: SPECIAL USE PERMIT AND CHANGE IN CONDITIONS:

The property, located at 2259 Lawrenceville Highway, Lawrenceville is currently zoned C2. The property consists of 4.57 acres and one 2,381 S.F. building.

On behalf of the applicant, Michel Njem we respectfully submits to the Board of Commissioners a request to amend the rezoning conditions imposed on the property under RZC 09-014. We request that a section of the imposed 75 foot undisturbed buffer be reduced to 25 feet. The reduced buffer will be enhanced as shown on attached concept plan with a berm and dense planting of evergreen trees. Mr. Njem also requests a special use permit to allow sale of automobile from the property. The existing office building will be utilized as a sales office.

We note that the Mr. Njem also owns the property to the southwest of this property, which is zoned C2. A reduction of the buffer size (to an enhanced 25 foot buffer screen) will enable construction of an open detention pond, needed to treat and control run off from the proposed improvements.

Respectively Submitted,

George Awuku, P.E.
Design Engineer

CIC '13 02 1

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CHANGE IN CONDITIONS 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 — Date: 8/27/13

MICHEL NJEM - OWNER

Type or Print Name and Title

Signature of Notary Public — Date: 8/27/13

My Commission Expires 9/27/14

Notary Seal

DEBBIE S KOSSAR
NOTARY PUBLIC
LUMPKIN COUNTY, GEORGIA

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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: 8/27/13

MICHEL NJEM - OWNER

Type or Print Name and Title

Signature of Notary Public — Date: 8/27/13 — Notary Seal

DEBBIE S KOSSAR
NOTARY PUBLIC
PUMPKIN COUNTY, GEORGIA

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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.

	9.2.13	MICHEL NJEM - OWNER
Signature of Applicant	Date	Type of Print Name and Title
Signature of Applicant's Attorney or Representative	Date	Type or Print Name and Title
	9-2-13	
Signature of Notary Public	Date	Notary Seal

M C SOSA
MY COMMISSION EXPIRES
NOTARY
PUBLIC
MARCH 20, 2014
GWINNETT COUNTY, GEORGIA

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 [X] NO MICHEL NJEM

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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CIC '13 021

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: (Map Reference Number)

District	Land Lot	Parcel
5	047	07

Signature of Applicant — Date: 8/27/13

MICHEL NJEM - OWNER

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)

NAME — TITLE: Tax Services Assoc

DATE: 9/3/13

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CIC '13 021

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: MICHEL NJEM	NAME: MICHEL NJEM
ADDRESS: 2279 LAWRENCEVILLE HWY	ADDRESS: 2279 LAWRENCEVILLE HAY
CITY: LAWRENCEVILLE	CITY: LAWRENCEVILLE
STATE: GA ZIP: 30044	STATE: GA ZIP: 30044
PHONE: 678 777 3337	PHONE: 678 777 3337

CONTACT PERSON: GEORGE AWUKU PHONE: 404 597 6745

CONTACT'S E-MAIL: ELMINAENGINEER@GMAIL.COM

*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:

☐ OWNER'S AGENT ☒ PROPERTY OWNER ☐ CONTRACT PURCHASER

EXISTING/PROPOSED ZONING: C2 BUILDING/LEASED SQUARE FEET: 2381

LAND DISTRICT(S): 5 LAND LOT(S): 047 ACREAGE: 4.57

ADDRESS OF PROPERTY: 2259 LAWRENCEVILLE HWY, LAWRENCEVILLE, GA 30044

SPECIAL USE REQUESTED: AUTOMOTIVE SALES LOT

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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SEP 0 5 2013

Planning & Development

LEGAL DESCRIPTION

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GENERAL NOTES & SITE DATA

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3. ALL PROPOSED IMPROVEMENTS SHOWN ON THE CONCEPTUAL SITE PLAN WILL STRICTLY MEET CURRENT COUNTY DEVELOPMENT REGULATIONS AT THE TIME OF DEVELOPMENT DEVELOPMENT PERMITTING.
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5. SUBJECT ZONING IS C2 (UNDER SUP 13-0 48)
6. AREA OF PROPERTY 1.97 ACRES
7. DISTURBED AREA OF PROPERTY 0.56 ACRES
8. PROPOSED USES OF PROPERTY RETAIL SALES & SERVICE.
9. BUILDING SHALL BE BUILDING TO REPAIR AS SALES OFFICE.
   MIN. 1 PER 200 S.F. = 4.7 SP SPACES
   MAX. 1 PER 250 S.F. = 3.8 (1.5 SPACES PER PROPOSED 4 SP SPACES)
   BUILDING AND (2) HANDICAP SPACE
10. EXISTING SIGNS ON SITE ARE LANDLORDS ADS.
11. 2 FOOT CONTOUR INTERVAL.
12. SITE SIGNS WILL BE SHOWN ON PLAN, AS SHOWN ON PLAN. SIGNAGE SHALL

STATEMENT OF FLOOD HAZARD

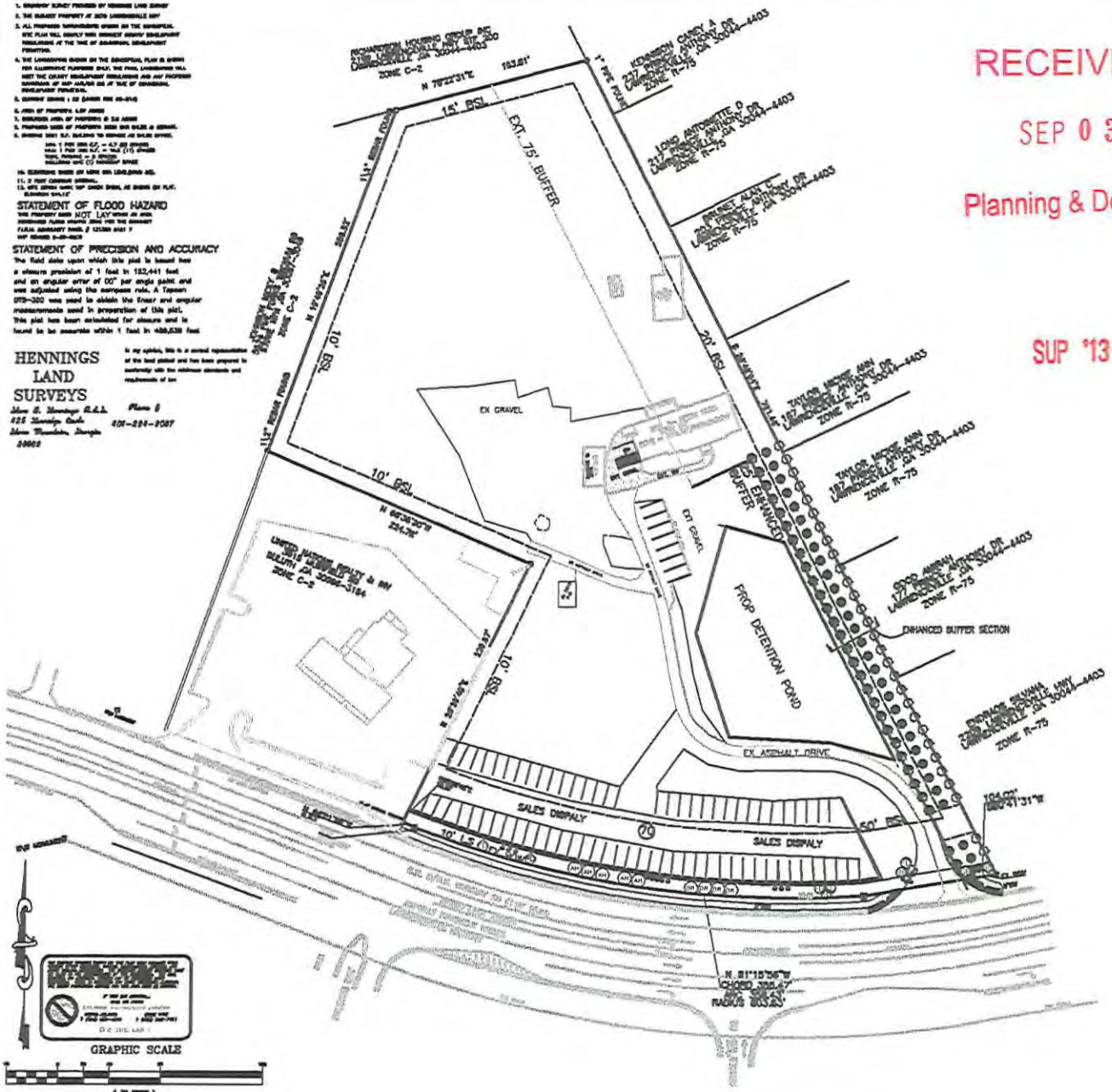
THE PROPERTY DOES NOT LAY WITHIN AN AREA DESIGNATED FLOOD HAZARD AREA PER THE CURRENT FEMA FLOOD INSURANCE RATE MAP, # 13135C 0101 F
MAP REVISED 9-29-2006

STATEMENT OF PRECISION AND ACCURACY

The field data upon which this plat is based has a closure precision of 1 foot in 152,441 feet and an angular error of 00" per angle point and was adjusted using the compass rule. A Topcon GTS-300 was used to obtain the linear and angular measurements used in preparation of this plat. This plat has been calculated for closure and is found to be accurate within 1 foot in 488,539 feet.

HENNINGS LAND SURVEYS
Steve E. Hennings G.L.S. Phone #
625 Hennings Circle 404-994-9087
Stone Mountain, Georgia
30083

In my opinion, this is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.



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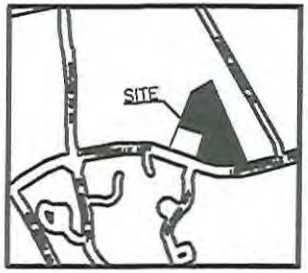

ENGINEER
EL MINA, INC.
5814 OLD DAHLONEGA HWY
NORCROSS, GEORGIA 30094
PH: (404) 557-0745
CONTACT: GEORGE AMUKU P.E.

OWNER/DEVELOPER
MICHEL NJEM
2250 LAWRENCEVILLE HWY
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PH: 678-777-3337

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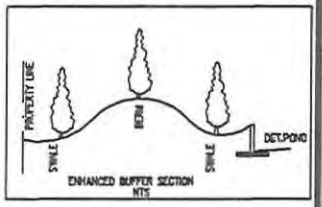


GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 25622 GEORGE R. AMUKU

EL MINA INCORPORATED
5814 OLD DAHLONEGA HWY
NORCROSS, GEORGIA 30094

SPECIAL USE PERMIT PLAN FOR
2250 LAWRENCEVILLE HWY
LAWRENCEVILLE, GA 30044
PARCEL NO. 5-147-22, LAND LOT 147 OF THE 5TH LAND DISTRICT

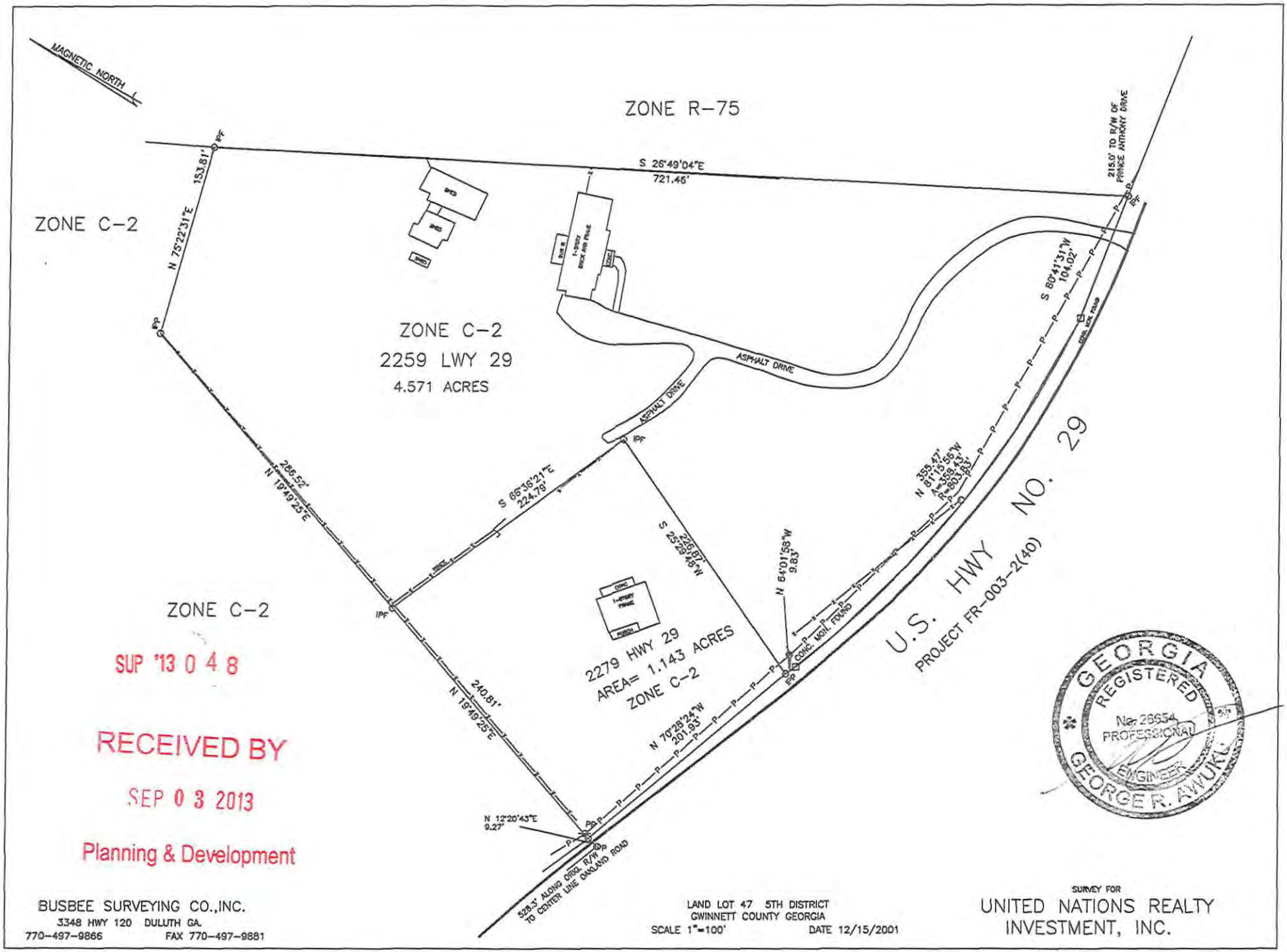
CONCEPT PLAN

SHEET TITLE

DATE	NO.	DESCRIPTION

DATE 06/10/13
JOB NUMBER

8



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BUSBEE SURVEYING CO.,INC.
3348 HWY 120 DULUTH GA.
770-497-9866 FAX 770-497-9881

LAND LOT 47 5TH DISTRICT
GWINNETT COUNTY GEORGIA
SCALE 1"=100' DATE 12/15/2001

SURVEY FOR
UNITED NATIONS REALTY
INVESTMENT, INC.

NO. 24268/IND

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

(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:
YES

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EL MINA INCORPORATED
5914 OLD DAHLONEGA HWY, MURRAYVILLE , GA 30564, TEL 404 597 6745/FAX: 404 806 5112

August 31, 2013

Board of Commissioners
Gwinnett County
Lawrenceville, Georgia

Dear Sir/Madam;

LETTER OF INTENT: SPECIAL USE PERMIT AND CHANGE IN CONDITIONS:

The property, located at 2259 Lawrenceville Highway, Lawrenceville is currently zoned C2. The property consists of 4.57 acres and one 2,381 S.F. building.

On behalf of the applicant, Michel Njem we respectfully submits to the Board of Commissioners a request to amend the rezoning conditions imposed on the property under RZC 09-014. We request that a section of the imposed 75 foot undisturbed buffer be reduced to 25 feet. The reduced buffer will be enhanced as shown on attached concept plan with a berm and dense planting of evergreen trees. Mr. Njem also requests a special use permit to allow sale of automobile from the property. The existing office building will be utilized as a sales office.

We note that the Mr. Njem also owns the property to the southwest of this property, which is zoned C2. A reduction of the buffer size (to an enhanced 25 foot buffer screen) will enable construction of an open detention pond, needed to treat and control run off from the proposed improvements.

Respectively Submitted,

George Awuku, P.E.
Design Engineer

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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.

Signature of Applicant — Date: 8/27/13

MICHEL NJEM - OWNER

Type or Print Name and Title

Signature of Notary Public — Date: 8/27/13

My Commission Expires 9/27/14

Notary Seal: DEBBIE S KOSSAR, NOTARY PUBLIC, LUMPKIN COUNTY, GEORGIA

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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 — Date: 8/27/13

MICHEL NJEM - OWNER

Type or Print Name and Title

Signature of Notary Public — Date: 8/27/13

My Commission Expires 9/27/14

Notary Seal

DEBBIE S KOSSAR
NOTARY PUBLIC
LAMPKIN COUNTY, GEORGIA

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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.

9.3.13 MICHEL NJEM - OWNER

SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

9/3/13

SIGNATURE OF NOTARY PUBLIC DATE NOTARY SEAL

M C SOSA
MY COMMISSION EXPIRES
NOTARY PUBLIC
MARCH 20, 2017
GWINNETT COUNTY, GEORGIA

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 MICHEL NJEM

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: (Map Reference Number)

District	Land Lot	Parcel
5	047	007

Signature of Applicant — Date: 8/27/13

MICHEL NJEM - OWNER

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)

NAME: Rhonda Jackson

TITLE: Tax Services Assoc

DATE: 9/3/13

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