

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Oskou Real Estate, LLC</u>	NAME: <u>Pleasantdale Road Partners, LLC</u>
ADDRESS: <u>5849 Peachtree Road, Suite 300</u>	ADDRESS: <u>2450 Pleasantdale Road</u>
CITY: <u>Atlanta</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30341</u>	STATE: <u>GA</u> ZIP: <u>30340</u>
PHONE: <u>770-751-7078</u>	PHONE: <u>770-409-1515</u>
CONTACT PERSON: <u>Sohrab Moghimi "Robert" Oskouie</u> PHONE: <u>770-652-2877</u>	
CONTACT'S E-MAIL: <u>robert@atlanticlimo-ga.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>M-1</u>	BUILDING/LEASED SQUARE FEET: <u>39,667</u>
LAND DISTRICT(S): <u>06</u>	LAND LOT(S): <u>247-009</u> ACREAGE: <u>5.3</u>
ADDRESS OF PROPERTY: <u>2450 Pleasantdale Road, Atlanta, GA 30340</u>	
SPECIAL USE REQUESTED: <u>Operation of Limousine business.</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 247, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE BEND IN RIGHT-OF-WAY LINE OF PLEASANTDALE ROAD (RIGHT-OF-WAY VARIES) AT THE INTERSECTION WITH ROSS ROAD AND MIMMS DRIVE; RUNNING THENCE ALONG NORTHWESTERN RIGHT-OF-WAY LINE OF SAID PLEASANTDALE ROAD A DISTANCE OF 431.4 FEET TO A 1" ROD FOUND; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF PLEASANTDALE ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 59 DEGREES 17 MINUTES 56 SECONDS WEST A DISTANCE OF 13.51 FEET TO A 1/2" REBAR FOUND, NORTH 30 DEGREES 58 MINUTES 13 SECONDS WEST A DISTANCE OF 427.67 FEET TO A 1/2" REBAR SET AND THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY LINE OF PLEASANTDALE ROAD AND RUNNING ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 24.71 FEET (SAID ARC HAVING A RADIUS OF 40.00 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING SOUTH 47 DEGREES 45 MINUTES 49 SECONDS WEST AND DISTANCE OF 24.32 FEET) TO A 1/2" REBAR SET; RUNNING THENCE SOUTH 65 DEGREES 27 MINUTES 40 SECONDS WEST A DISTANCE OF 101.62 FEET TO A 1/2" REBAR SET; RUNNING THENCE, ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 10.39 FEET (SAID ARC HAVING A RADIUS OF 100.00 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING SOUTH 62 DEGREES 29 MINUTES 00 SECONDS WEST AND DISTANCE OF 10.39 FEET) TO A 1/2" REBAR SET; RUNNING THENCE SOUTH 59 DEGREES 30 MINUTES 20 SECONDS WEST A DISTANCE OF 380.72 FEET TO A 1/2" REBAR SET; RUNNING THENCE SOUTH 31 DEGREES 06 MINUTES 13 SECONDS EAST A DISTANCE OF 434.00 FEET TO A 1/2" REBAR SET; RUNNING THENCE SOUTH 59 DEGREES 19 MINUTES 09 SECONDS WEST A DISTANCE OF 73.92 FEET TO A 1/2" REBAR FOUND; RUNNING THENCE SOUTH 59 DEGREES 27 MINUTES 09 SECONDS WEST A DISTANCE OF 99.87 FEET TO A TIE ROD WITH FLAGGING FOUND; RUNNING THENCE SOUTH 59 DEGREES 35 MINUTES 40 SECONDS WEST A DISTANCE OF 237.49 FEET TO A 1/2" REBAR SET; RUNNING THENCE NORTH 31 DEGREES 06 MINUTES 13 SECONDS WEST A DISTANCE OF 668.04 FEET TO A 1" AXEL FOUND; RUNNING THENCE NORTH 59 DEGREES 31 MINUTES 20 SECONDS EAST A DISTANCE OF 187.03 FEET TO A ?" OPEN TOP PIPE WITH TAC FOUND; RUNNING THENCE SOUTH 32 DEGREES 34 MINUTES 58 SECONDS EAST A DISTANCE OF 224.15 FEET TO A 5/8" REBAR FOUND; RUNNING THENCE NORTH 59 DEGREES 30 MINUTES 20 SECONDS EAST A DISTANCE OF 734.40 FEET TO A 1/2" REBAR FOUND ON NORTHWESTERN RIGHT-OF-WAY LINE OF PLEASANTDALE ROAD; RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE OF PLEASANTDALE ROAD SOUTH 30 DEGREES 58 MINUTES 13 SECONDS EAST A DISTANCE OF 16.13 FEET TO THE POINT OF BEGINNING. SAID TRACT OR PARCEL OF LAND CONTAINS 231202.254 SQUARE FEET OR 5.3077 ACRES.

SUP '13 0 0 7

SUP '13 0 0 7

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. Building was originally a build-to-suit for a truck maintenance facility 1988.

(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:
Property is currently zoned M1 in an industrial/commercially zoned area.

Gwinnett County
Planning & Development
446 W Crogan St
Suite 250
Lawrenceville GA 30046



*5849 Peachtree Road
Atlanta, GA 30341
770 751-7078
770-569-7757-FAX*

Dear Sir/Madam,

We are requesting a special use permit (SUP) in order to operate Atlantic Limousine, Inc., which is an Atlanta based operation. The SUP will allow us to relocate our headquarters into the building located at 2450 Pleasantdale Rd, Doraville GA 30340. This desired location is a parcel approximately 5.3 acres with an existing 39,667 SF building which is currently zoned M-1 and is located in unincorporated Gwinnett County.

Atlantic Limousine has been in business since 1995 and is currently located in Dekalb County, GA. We have been selected "one of the Top 3 Atlanta Limousine companies" for 5 consecutive years by the Atlanta Business Chronicle and we are one of only a few companies that offer "Green Solutions". Our fleet of vehicles includes Hybrid vehicles, Flex Fuel vehicles and bio fuel buses.

We believe that the subject property is a great fit because we feel that our intended use will be aesthetically and environmentally more friendly than the current use and past uses. This property offers a safe, a private, and an accessible location for us. The entire property is fenced and has mature foliage as buffers on all sides. In the front of the building there are (57) parking spaces which allows for employees and visitors to park and enter through the main entrance. The warehouse portion of this building is a large enough and well ventilated with 22'-24' clear height ceilings to store our limousine fleet within the four walls of the building. In the rear of the building there is a large truck court area plus (25) designated trailer parking spaces which we will use as parking and staging of our tour buses safely and securely. Because the building is centrally located on the site with paved drive-ways on all sides it allows for our vehicles to completely circle the facility so we can control traffic flow and minimize congestion.

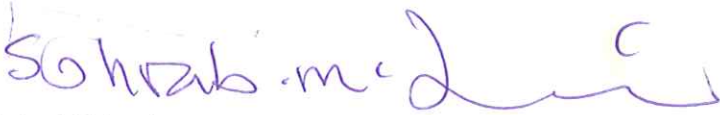
In summary, we request the SUP be issued because the property is currently zoned M-1 and is already being used for commercial purposes. We are excited about bringing more jobs into Gwinnett County by relocating our growing business here while servicing all of metro Atlanta's transportation needs from this centrally located facility.

SUP '13 0 0 71

If you should have any questions concerning this request, you may contact me at 770-652-2877 or at Robert@atlanticlimo-ga.com

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink that reads "Robert Oskouie". The signature is written in a cursive style with a large initial 'R' and a long horizontal flourish at the end.

Robert Oskouie
Atlantic Limousine

SUP '13 0 0 71

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.

Sohrab M. Moghimi 11/19/2012
Signature of Applicant Date

Sohrab Moghimi Oskouie

Type or Print Name and Title

Carl L. Appel 11-19-12 _____
Signature of Notary Public Date Notary Seal

SUP '13 0 0 7.

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.

Michael P. Egan

11-19-2012

Signature of Property Owner

Date

MICHAEL P. EGAN

MEMBER

Type or Print Name and Title

Carl L. Opel

11-19-12

Signature of Notary Public

Date

Notary Seal

SUP '13 0-0 7

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.

Sohrab M. Moghimi 11/19/2012 Sohrab M. Oskouie owner
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Carla L. Abel 11-19-12
 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 Sohrab Moghimi Oskouie
 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: 06 247 009
(Map Reference Number) District Land Lot Parcel


 _____ 10/19/2012
Signature of Applicant Date

Sohrab Moghimi Oskouie / Principal

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
11/19/12
DATE

 _____
TITLE
GWINNETT COUNTY
TAX COMMISSIONER