

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>ESQUIRE METALS TRADING</u>	NAME: <u>Mr. Shafqat Ali Chatha</u>
ADDRESS: <u>5290 Sunset Maple Trl.</u> <small>LLC</small>	ADDRESS: <u>4155 Arcadia Industrial</u> <small>Circle</small>
CITY: <u>Lilburn</u>	CITY: <u>Lilburn</u>
STATE: <u>GA</u> ZIP: <u>30047</u>	STATE: <u>GA</u> ZIP: <u>30047</u>
PHONE: <u>678-207-8044</u>	PHONE: <u>770-564-6915/678-886-2825</u> (cell)
CONTACT PERSON: <u>SHIRAZ NAZARALI</u> PHONE: <u>770-309-4099</u>	
CONTACT'S E-MAIL: <u>snazarali@gmail.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/ <u>PROPOSED</u> ZONING: <u>M2</u>	BUILDING/LEASED SQUARE FEET: <u>3300</u> sq. ft.
LAND DISTRICT(S): <u>6th</u>	LAND LOT(S): <u>125</u> ACREAGE: <u>1.002</u>
ADDRESS OF PROPERTY: <u>4155 Arcadia Industrial Circle, Ste C, Lilburn, GA 30047</u>	
SPECIAL USE REQUESTED: <u>METALS TRADING & RECYCLING</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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SUP 13 05 11

Legal Description

All that tract or parcel of land lying and being located in Land Lots 125 of the 6th District Gwinnett County, Georgia, shown as lot 3, tract A, Arcadia Industrial Park, containing 43,633 Sq. Ft. or 1.002 Acres and being more particularly described as follows:

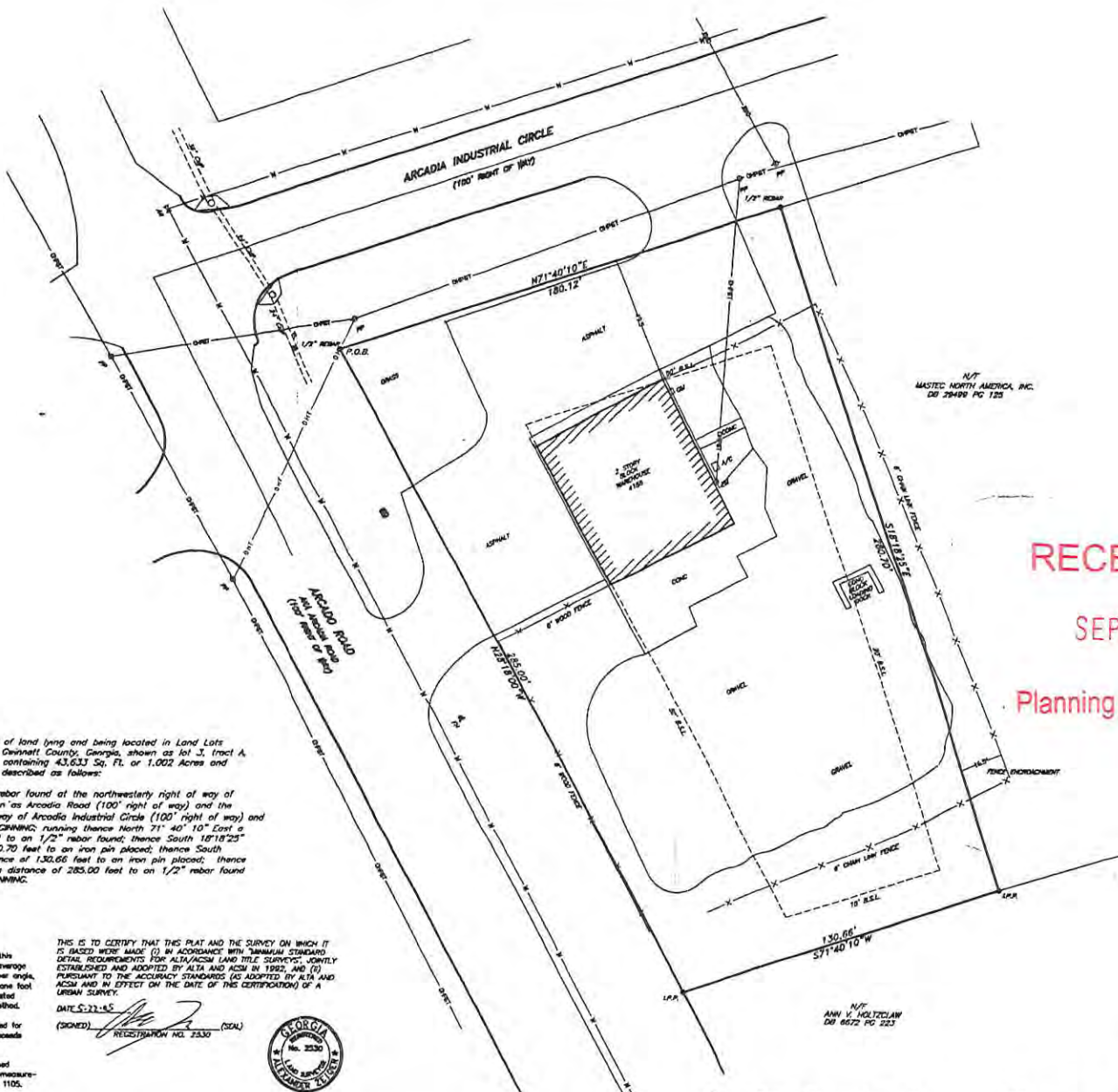
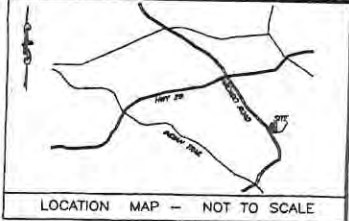
Beginning at an ½" rebar found at the northwesterly right of way of Arcado Road also known as Arcadia Road (100' right of way) and the southwesterly right of way of Arcadia Industrial Circle (100' right of way) and being the POINT OF BEGINNING; running thence North 71° 40' 10" East a distance of 180.12 feet to an ½" rebar found; thence South 18° 18' 25" East, a distance of 280.70 feet to an iron pin placed; then South 71° 40' 10" West, a distance of 130.66 feet to an iron pin placed; thence North 28° 18' 00" West, a distance of 285.00 feet to an ½" rebar found and the POINT OF BEGINNING.

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N/T
MASTEC NORTH AMERICA, INC.
DB 29499 PG 128

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- LEGEND
- ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ SINGLE WING CATCH BASIN
 - ⊕ DOUBLE WING CATCH BASIN
 - ⊕ GROUND PILE
 - ⊕ STORM MANHOLE
 - ⊕ SANITARY MANHOLE
 - ⊕ CLEAN OUT
 - ⊕ FINISH FLOOR ELEVATION
 - GAS MAIN
 - WATER
 - METER
 - UNDERGROUND TELEPHONE
 - UNDERGROUND POWER
 - CABLE TELEVISION
 - OVERHEAD POWER & TELEPHONE
 - CABLE TELEVISION
 - GAS VALVE
 - GATE VALVE
 - RETAIN FOUND
 - RIGHT OF WAY
 - MONUMENT FOUND
 - CONCRETE MONUMENT FOUND
 - CRACKED TOP PIPE FOUND
 - SIGN POLE
 - LIGHT POLE
 - POWER POLE
 - HARDWOOD
 - CURB AND GUTTER
 - GUY WIRE
 - IRON PIN FOUND
 - IRON PIN PLACED
 - IRRIGATION CONTROL VALVE
 - FISH OPTIC SPRINKLER

FIELD JOB
THIS JOB WAS SET UNDER A 100-1000
FOOT PLAT AND IS NOT A FINAL
COMPLETION PLAT. # 130122
GEO. ENGINEER, REG. # 1001

- SURVEY REFERENCES:
1. WARRANTY DEED FOR RICHARD A. GOSWELL AND RONALD J. DOVER, BOOK 1613 PG.120
 2. WARRANTY DEED FOR ANN V. HOLZCLAU, BOOK 6673 PG.223
 3. WARRANTY DEED FOR MASTEC NORTH AMERICA, BOOK 29499 PG.00125

ZONED M-1
TOTAL AREA:
43,633 sq. ft.
1.002 acres

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH
THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE
TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.

AT MY OFFICE THIS PLAT IS A
CORRECT REPRESENTATION OF
THE LAND PLATED AND HAS
BEEN PREPARED IN CONFORMITY
WITH THE GENERAL STATUTES
AND REGULATIONS OF THE
STATE OF GEORGIA.

CLAYTON KARA AIRPORT
1000 SHERWOOD ROAD
DECATUR, GA 30030
(770) 501-0777

METRO ENGINEERING AND SURVEYING CO., INC.

DATE: 08/13/13 SCALE: 1"=20'

REVISIONS	DATE
1	08-13-13

Legal Description

All that tract or parcel of land lying and being located in Land Lots 125 of the 6th District Gwinnett County, Georgia, shown as lot J, tract A, Arcadia Industrial Park, containing 43,633 Sq. Ft. or 1.002 Acres and being more particularly described as follows:

Beginning at an 1/2" rebar found at the northwesterly right of way of Arcadia Road also known as Arcadia Industrial Circle (100' right of way) and the southwesterly right of way of Arcadia Industrial Circle (100' right of way) and being the POINT OF BEGINNING; running thence North 71° 40' 10" East a distance of 190.12 feet to an 1/2" rebar found; thence South 18° 18' 25" East, a distance of 280.70 feet to an iron pin placed; thence South 71° 40' 10" West, a distance of 130.66 feet to an iron pin placed; thence North 28° 18' 20" West, a distance of 285.00 feet to an 1/2" rebar found and the POINT OF BEGINNING.

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1982, AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF A URBAN SURVEY.

DATE: 8-23-13

(SIGNED) [Signature] (SEALED) [Seal]

REVISION NO. 2530

THE FIELD DATA UPON WHICH THIS PLAT WAS COMPILED HAS AN AVERAGE ANGULAR ERROR OF 1 SECOND PER ANGLE, AND A SURETY PRECISION OF ONE FOOT IN 56,242 FT. AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLOT HAS BEEN CALCULATED FOR CLOSURE AND ITS ACCURACY EXCEEDS ONE FOOT IN 2,191,479 FT.

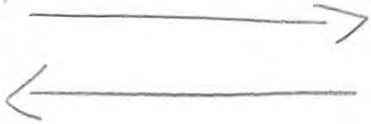
LINEAR MEASUREMENTS OBTAINED USING TORA 1105. ANGULAR MEASUREMENTS OBTAINED USING TORA 1105.



NOTE
THIS PLAT IS NOT VALID UNLESS
SURVEYOR'S SIGNATURE APPEARS
IN BLACK INK.

SUP '13 0 5 1

Entrance/
Exit



Dumpster #1



PREMISES
TO BE
RENTED

Dumpster #2



shed



Dumpster
#3



SUP '13 0 5 1

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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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September 5, 2013

The Board of Commissioners
Gwinnett County Planning Division
446 West Crogan St, Suite 250
Lawrenceville, GA 30046

Dear Sirs:

Re: Special Use Permit Application - **Letter of Intent**

We intend to rent space at 4155 Arcadia Industrial Circle, Suite C, Lilburn, GA 30047, which is owned by Mr. Shafqat Ali Chatha, CEO and Owner of Arcado Light and Heavy Repair, Inc. from January 1, 2014. Our Company name is Esquire Metals Trading, LLC. and the owners are Mrs. Shahnaz Nazarali and Mr. Imran Khetani, who have equal share in the Company. The space to be rented is the complete fenced yard to the back and the right side of the building which is approximately one acre in size. Also, space identified as Suite C, will also be rented and used as office space. As per our lease with the owner, the said property will be offered for sale by the owner to the tenants in May of 2016 as it is the intent of the owners of Esquire Metals Trading, LLC to acquire this property before the end of year 2016.

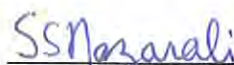
Esquire Metals Trading, LLC. will be collecting metal scrap from various sources and selling it to large recycling companies such as Newell Recycling, Intonu, and others. There will be no recycling process carried out at this rental location, such as crushing of metal and such other processes. No hazardous material of any kind will be stored at the location. Scrap metal will be collected in dumpsters provided by Newell Recycling and Intonu. These dumpsters will be placed on the periphery of the yard as shown in Exhibit A and the Survey copy. The dumpsters will not be very visible from the road due to the fence. Further, no scrap will be piled up on the ground as all different types of metals will have their dedicated dumpsters. Also, the business will not create any noise pollution that will disturb the neighbors or ongoing traffic.

A total of three employees will be working beginning January 1, 2014 including the two owners. An additional employee may be added six months later. Lastly, Mr. Imran Khetani's father, Mr. Allaudin Khetani owns and operates a similar metals trading business in Fulton County since the last two years and Mr. Imran Khetani, one of the owner of Esquire Metals Trading, LLC has gained much experience of this business at his father's location.

We would humbly urge the Board to please consider this application for a Special Use Permit. As you would already know, the entire property located at 4155 Arcadia Industrial Circle, Lilburn, GA 30047 is already zoned M1.

We look forward to receiving your favorable reply. Thank you.

Yours sincerely,



For Esquire Metals Trading, LLC
Shahnaz Nazarali,
Managing Member



For Esquire Metals Trading, LLC
Imran A. Khetani, Member

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SUP '13 05 1

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.

SS Nazareli

Signature of Applicant

8-23-2013

Date

Shahnaz Nazareli Managing Member

Type or Print Name and Title

[Signature]

Signature of Notary Public

8/23/13

Date

Notary Seal



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4

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SUP '13 05 1

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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.

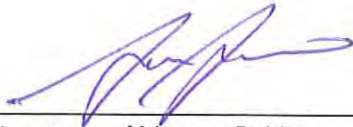


8-23-13

Signature of Property Owner

Date

SHAFQAT ALI CHATHA, CEO, PROPERTY OWNER.
Type or Print Name and Title



8/23/13

Signature of Notary Public

Date



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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.

SNazarali 8-23-2013 Shahnaz Nazarali
 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] 8/23/13
 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 SHAHNAZ NAZARALI
 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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SUP '13 05 1

SUP '13 05 1

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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)

6th - 125 - 014
District Land Lot Parcel

SS Nazarali
Signature of Applicant

8-23-2013
Date

SHAHNAZ NAZARALI, MANAGING MEMBER
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)

Andrew Vickery
NAME
9/6/2013
DATE

Business Svs Assistant Manager
TITLE
2013 taxes on R6125 014 due
10/3/2013

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SUP '13 05-1

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REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>ESQUIRE METALS TRADING LLC</u>	NAME: <u>MR. SHAFQAT ALI CHATHA</u>
ADDRESS: <u>5290 Sunset Maple Trl.</u>	ADDRESS: <u>4155 Arcadia Industrial Circle</u>
CITY: <u>Lilburn</u>	CITY: <u>Lilburn</u>
STATE: <u>GA</u> ZIP: <u>30047</u>	STATE: <u>GA</u> ZIP: <u>30047</u>
PHONE: <u>678-207-8044</u>	PHONE: <u>770-564-6915/678-886-2825 (cell)</u>
CONTACT PERSON: <u>SHIRAZ NAZARALI</u> PHONE: <u>770-309-4099</u>	
CONTACT'S E-MAIL: <u>snazarali@gmail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): M1 REQUESTED ZONING DISTRICT: M2

LAND DISTRICT(S): 6th LAND LOT(S): 125 ACREAGE: 1.002

ADDRESS OF PROPERTY: 4155 Arcadia Industrial Circle, Ste C, Lilburn, GA 30047

PROPOSED DEVELOPMENT: METALS TRADING. RECYCLING

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>1</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>Approx. 3300 sqft</u>
Gross Density: _____	Density: <u>Approx 3,235 sq ft/acre</u>
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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RZC '13 009

Legal Description

All that tract or parcel of land lying and being located in Land Lots 125 of the 6th District Gwinnett County, Georgia, shown as lot 3, tract A, Arcadia Industrial Park, containing 43,633 Sq. Ft. or 1.002 Acres and being more particularly described as follows:

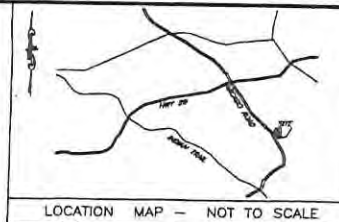
Beginning at an ½" rebar found at the northwesterly right of way of Arcado Road also known as Arcadia Road (100' right of way) and the southwesterly right of way of Arcadia Industrial Circle (100' right of way) and being the POINT OF BEGINNING; running thence North 71° 40' 10" East a distance of 180.12 feet to an ½" rebar found; thence South 18° 18' 25" East, a distance of 280.70 feet to an iron pin placed; then South 71° 40' 10" West, a distance of 130.66 feet to an iron pin placed; thence North 28° 18' 00" West, a distance of 285.00 feet to an ½" rebar found and the POINT OF BEGINNING.

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RZC '13 0 0 9



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- LEGEND
- ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ SINGLE WING CATCH BASIN
 - ⊕ DOUBLE WING CATCH BASIN
 - ⊕ DROP INLET
 - ⊕ STORM MANHOLE
 - ⊕ SANITARY MANHOLE
 - ⊕ CLEAN OUT
 - ⊕ FINISH FLOOR ELEVATION
 - ⊕ GAS MAIN
 - ⊕ WATER METER
 - ⊕ UNDERGROUND TELEPHONE
 - ⊕ UNDERGROUND POWER
 - ⊕ OVERHEAD POWER & TELEPHONE
 - ⊕ CABLE TELEVISION
 - ⊕ GAS VALVE
 - ⊕ WATER VAULT
 - ⊕ REPAIR FOUND
 - ⊕ RIGHT OF WAY MONUMENT FOUND
 - ⊕ CONCRETE MONUMENT FOUND
 - ⊕ CORNER TOP PIPE FOUND
 - ⊕ SIGN POLE
 - ⊕ LIGHT POLE
 - ⊕ POWER POLE
 - ⊕ HARDWOOD CURB AND GUTTER
 - ⊕ GUY WIRE
 - ⊕ IRON PIN FOUND
 - ⊕ IRON PIN PLACED
 - ⊕ IRRIGATION CONTROL VALVE
 - ⊕ FIBER OPTIC
 - ⊕ SPRINKLER

N/P
 MASTIC NORTH AMERICA, INC.
 DB 29489 PG 125

FLOOD ZONE
 FLOOD HAZARD AREA AS SHOWN
 ON THE FLOOD HAZARD MAP OF 1987
 LAST REVISED 10/1/87

- SURVEY REFERENCES:
1. WARRANTY DEED FOR RICHARD A. OSWELL AND RONALD J. DOVER, BOOK 1613 PG.120
 2. WARRANTY DEED FOR ANN V. HOLZCLAU, BOOK 6673 PG.223
 3. WARRANTY DEED FOR MASTIC NORTH AMERICA, BOOK 29489 PG.00125

ZONED M-1
 TOTAL AREA:
 43,633 sq. ft.
 1.002 acres

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH
 THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE
 TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.

IN ANY OTHER MAP FILE IS A
 CORRECT REFERENCE TO THE
 THE LAND PLATS AND HAS
 BEEN RECORDED IN CONFORMANCE
 WITH THE PROVISIONS OF
 AND ENFORCEMENT BY LAW.

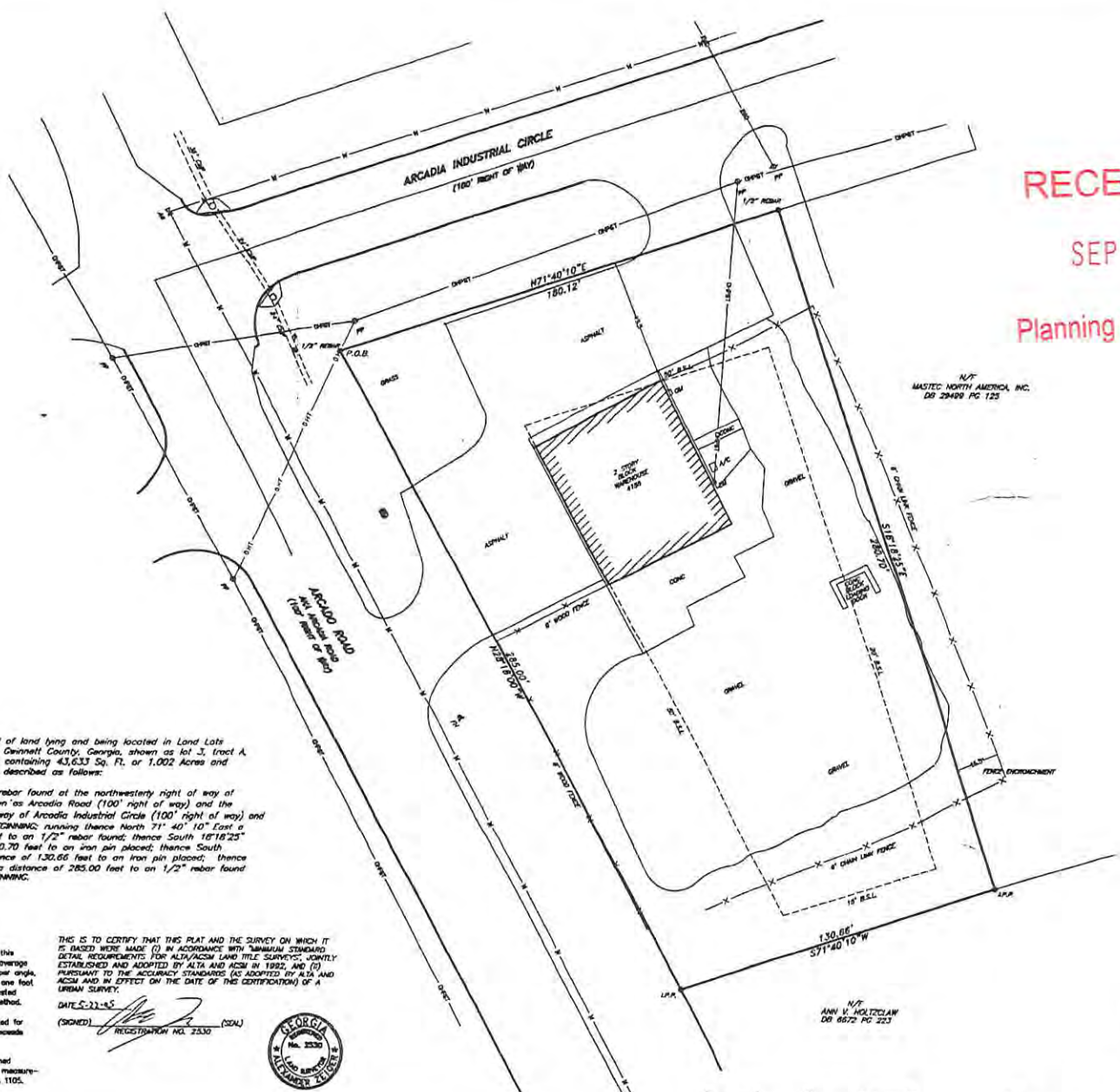
CLAYTONARA AIRPORT
 IN DEERWOOD ROAD
 HAMILTON, GA 30606
 (770) 761-0777

RECORDED
 08-15-2013

LAND LOTS	155	BOOK	29489
DISTRICT	8TH	PLAT	2013-0009
COUNTY	OSBLET	DATE	08/15/2013
STATE	GEORGIA	SCALE	1"=20'
DATE	08/15/2013	SCALE	1"=20'



NOTE
 THIS PLAT IS NOT VALID UNLESS
 SURVEYOR'S SIGNATURE APPEARS
 IN BLACK INK.



Legal Description

All that tract or parcel of land lying and being located in Land Lots 125 of the 8th District Osblett County, Georgia, shown as lot 3, tract A, Arcadio Industrial Park, containing 43,633 Sq. Ft. or 1.002 Acres and being more particularly described as follows:

Beginning at an 1/2" rebar found at the northwesterly right of way of Arcadio Road also known as Arcadio Road (100' right of way) and the southwesterly right of way of Arcadia Industrial Circle (100' right of way) and being the POINT OF BEGINNING; running thence North 71° 40' 10" East a distance of 180.12 feet to an 1/2" rebar found; thence South 16° 18' 23" East a distance of 200.70 feet to an iron pin placed; thence South 71° 40' 10" West, a distance of 130.66 feet to an iron pin placed; thence North 26° 18' 00" West, a distance of 285.00 feet to an 1/2" rebar found and the POINT OF BEGINNING.

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALIENATION LAND TITLE SURVEYS, SOLELY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND (2) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THE CERTIFICATION OF A URBAN SURVEY.

DATE 5-21-13
 (SIGNED) [Signature] (CSA)
 REGISTRATION NO. 2330

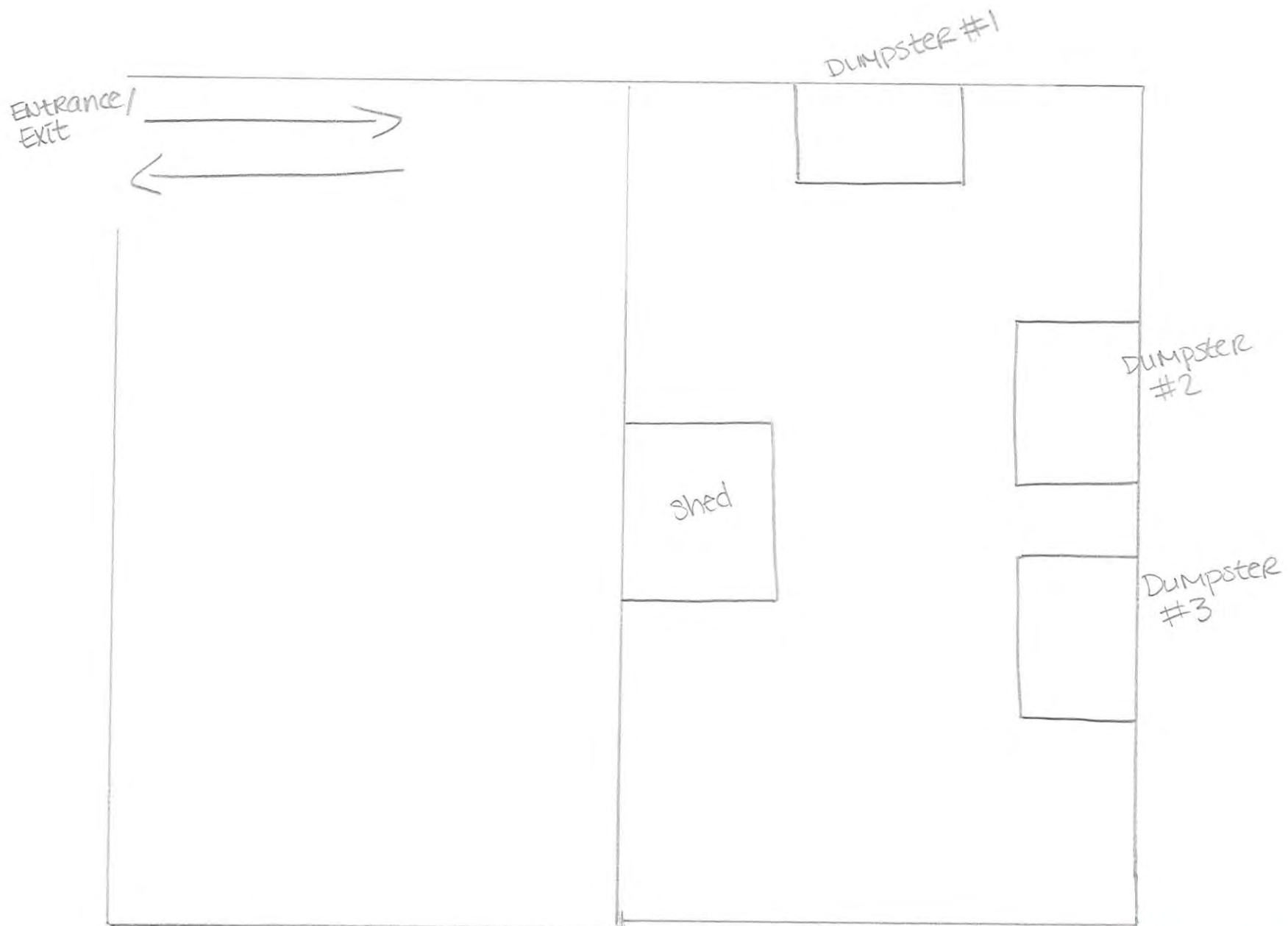


The field data upon which this plat was compiled has an average angular error of 1 second per angle, and a closure precision of one foot in 56,242 ft. and was adjusted using the Least Squares Method.

This plat has been calculated for closure and its accuracy exceeds one foot in 2,191,479 ft.

Linear measurements obtained using TORA 1105. Angular measurements obtained using TORA 1105.

RZC '13 009



RZC '13 0 0 9

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REZONING 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 REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes.

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

No.

- (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.

- (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:

No.

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September 5, 2013

The Board of Commissioners
Gwinnett County Planning Division
446 West Crogan St, Suite 250
Lawrenceville, GA 30046

Dear Sirs:

Re: Rezoning Application - **Letter of Intent**

We intend to rent space at 4155 Arcadia Industrial Circle, Suite C, Lilburn, GA 30047, which is owned by Mr. Shafqat Ali Chatha, CEO and Owner of Arcado Light and Heavy Repair, Inc. from January 1, 2014. Our Company name is Esquire Metals Trading, LLC. and the owners are Mrs. Shahnaz Nazarali and Mr. Imran Khetani, who have equal share in the Company. The space to be rented is the complete fenced yard to the back and the right side of the building which is approximately one acre in size. Also, space identified as Suite C, will also be rented and used as office space. As per our lease with the owner, the said property will be offered for sale by the owner to the tenants in May of 2016 as it is the intent of the owners of Esquire Metals Trading, LLC to acquire this property before the end of year 2016.

Esquire Metals Trading, LLC. will be collecting metal scrap from various sources and selling it to large recycling companies such as Newell Recycling, Intonu, and others. There will be no recycling process carried out at this rental location, such as crushing of metal and such other processes. No hazardous material of any kind will be stored at the location. Scrap metal will be collected in dumpsters provided by Newell Recycling and Intonu. These dumpsters will be placed on the periphery of the yard as shown in Exhibit A and the Survey copy. The dumpsters will not be very visible from the road due to the fence. Further, no scrap will be piled up on the ground as all different types of metals will have their dedicated dumpsters. Also, the business will not create any noise pollution that will disturb the neighbors or ongoing traffic.

A total of three employees will be working beginning January 1, 2014 including the two owners. An additional employee may be added six months later. Lastly, Mr. Imran Khetani's father, Mr. Allaudin Khetani owns and operates a similar metals trading business in Fulton County since the last two years and Mr. Imran Khetani, one of the owner of Esquire Metals Trading, LLC has gained much experience of this business at his father's location.

We would humbly urge the Board to please consider this application for Rezoning. As you would already know, the entire property located at 4155 Arcadia Industrial Circle, Lilburn, GA 30047 is already zoned M1.

We look forward to receiving your favorable reply. Thank you.

Yours sincerely,



For Esquire Metals Trading, LLC
Shahnaz Nazarali,
Managing Member

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For Esquire Metals Trading, LLC
Imran A. Khetani, Member

RZC '13 0 0 9

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.

SNazarali
Signature of Applicant

8-23-2013
Date

SHAHNAZ NAZARALI, MANAGING MEMBER
Type or Print Name and Title

[Signature]
Signature of Notary Public

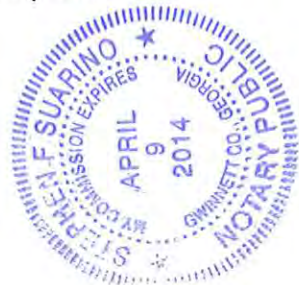
8/23/13
Date

Notary Seal

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REZONING 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

8-23-13

Date

SHAFQAT ALI CHATHA, PROPERTY OWNER
Type or Print Name and Title

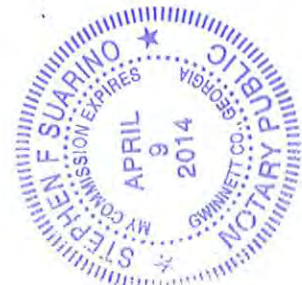


Signature of Notary Public

8/23/13

Date

Notary Seal



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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.

SS Nazari 8-23-2013 SHAHNAZ NAZARALI, MANAGING MEMBER
 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] 8/23/13
 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 SHAHNAZ NAZARALI
 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)

6th - 125 - 014
 District Land Lot Parcel

SS Nozari
 Signature of Applicant

8-23-2013
 Date

Shahnez Nazari - Managing Member
 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)

Andrew Vickery
 NAME
9/6/2013
 DATE

Business Svs Assistant Manager
 TITLE
 2013 taxes on R6125 014 due
 10/3/2013

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