

**CHANGE IN CONDITIONS APPLICATION**

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Sadeghy Property Investment, LLC</u> ADDRESS: <u>240 Rhine Drive</u> CITY: <u>Alpharetta</u> STATE: <u>GA</u> ZIP: <u>30022</u> PHONE: <u>678-906-7073</u>	NAME: <u>Sadeghy Property Investment, LLC</u> ADDRESS: <u>240 Rhine Drive</u> CITY: <u>Alpharetta</u> STATE: <u>GA</u> ZIP: <u>30022</u> PHONE: <u>678-906-7073</u>
CONTACT PERSON: <u>Eric Johansen, RLA</u> PHONE: <u>678-571-4843 cell</u> CONTACT'S E-MAIL: <u>eric@inlandllc.com</u>	

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

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
ZONING DISTRICTS(S): <u>C-2 / R-75</u> PRIOR ZONING CASE: <u>SUP-09-017</u> LAND DISTRICT(S): <u>6</u> LAND LOT(S): <u>260</u> ACREAGE: <u>+/- 2.8 acres</u> ADDRESS OF PROPERTY: <u>4176 Buford Highway</u> PROPOSED CHANGE IN CONDITIONS: <u>See attached Letter of Intent</u>	
RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: <u>1</u>
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: <u>+/- 5,000 SF</u>
GROSS DENSITY: _____	DENSITY: <u>+/- 1,786 SF/acre</u> (existing density)
NET DENSITY: _____	

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

OCT 6 2014

48950  
00073

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B. up

EXHIBIT "A"

ALL THAT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 260 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AS PER PLAT BY S.R. FIELDS, GWINNETT COUNTY SURVEYOR, DATED APRIL 30, 1981, RECORDED IN PLAT BOOK 15, PAGE 165A OF THE GWINNETT COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEAST RIGHT OF WAY OF U.S. HIGHWAY NO. 23 (STATE 13) 441.7 FEET NORTHEAST FROM THE WHERE SAID NORTHEAST RIGHT OF WAY OF INTERSECTS WITH THE SOUTHWEST LAND LOT LINE NUMBER 260; THENCE RUNNING FOLLOWING THE BRANCH SOUTH 20 DEGREES 52 MINUTES EAST, A DISTANCE OF 82.59 FEET TO A POINT; THENCE RUNNING SOUTH 5 DEGREES 51 MINUTES WEST, A DISTANCE OF 112.78 FEET TO A POINT; THENCE SOUTH 31 DEGREES 15 MINUTES EAST; A DISTANCE OF 126.26 FEET TO A POINT; THENCE RUNNING SOUTH 33 DEGREES 58 MINUTES EAST, A DISTANCE OF 342.26 FEET TO AN IRON PIN CORNER AT THE PROPERTY OF RALPH GARNER, SAID BRANCH BEING THE PROPERTY LINE; THENCE RUNNING SOUTH 37 DEGREES 37 MINUTES WEST, A DISTANCE OF 187.67 FEET TO AN IRON PIN CORNER; THENCE RUNNING NORTH 33 DEGREES 07 MINUTES WEST, A DISTANCE OF 663.79 FEET TO AN IRON PIN ON THE NORTHEAST RIGHT OF WAY OF U.S. HIGHWAY NUMBER 23 (STATE 13); THENCE RUNNING NORTH 49 DEGREES 22 MINUTES EAST, A DISTANCE OF 266.9 FEET TO AN IRON PIN, THE SAME BEING THE POINT OF BEGINNING.

PROPERTY CONVEYED SUBJECT TO EASEMENTS FOR ELECTRIC POWER LINE AND ATLANTA GAS LIGHT COMPANY AND ANY OTHER EASEMENTS AND RESTRICTIONS OF RECORD.

EASEMENT IS HEREBY GRANTED FOR THE USE OF THE SAW-MILL ROAD FOR EGREES, INGRESS, AND REGRESS TO SAID PROPERTY

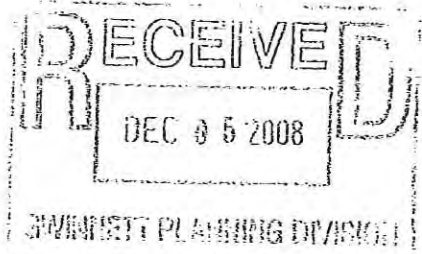
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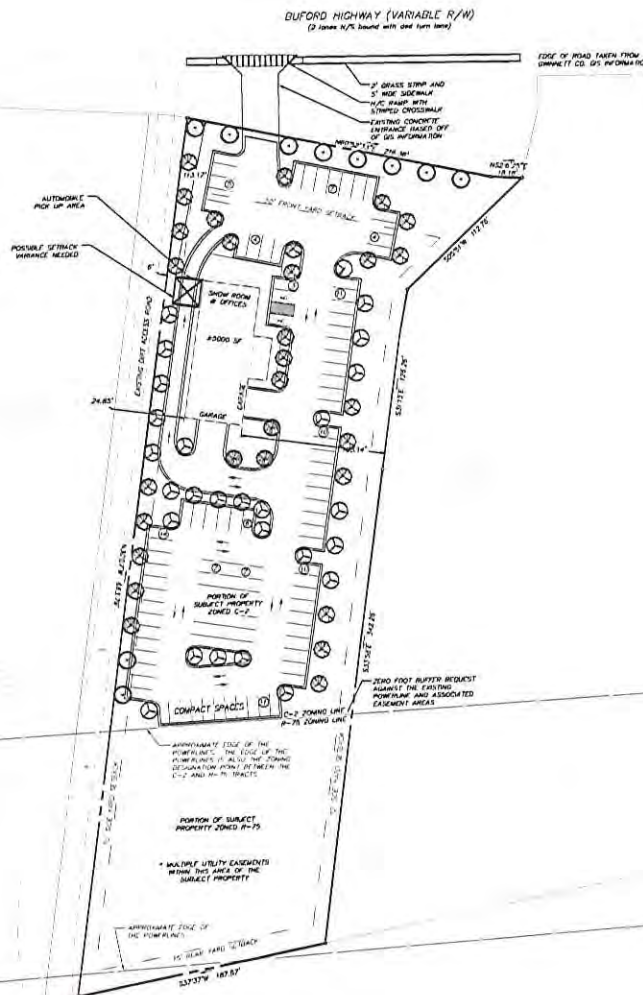


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**PROJECT CONTACTS:**

**OWNER/DEVELOPER:** PARVIN B. DANESHVARI  
155 BARRINGTON DRIVE EAST  
ROSWELL, GA 30076  
PHONE: 770-518-5184  
FAX: 770-546-6844  
24 HR CONTACT: PARVIN B. DANESHVARI

**LAND PLANNING:** INLAND GROUP, LLC  
ATTN: TRIC SCHWABEL, LA  
3300 CHANDLER PARKWAY  
BUILDING 300  
SUITE 360  
MARIETTA, GA 30066  
PHONE: 404-855-6700  
FAX: 404-855-6760  
EMAIL: info@inland.com



PERSONS UTILIZING THIS DRAWING SHALL MAKE THEIR OWN DETERMINATION OF THE LOCATION, DEPTH, AND DESCRIPTION OF UNDERGROUND AND OVERHEAD UTILITIES. THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM READILY AVAILABLE SOURCES BELIEVED TO BE ACCURATE OR LOW-VOLTAGE. DETAIL OR ELECTRICAL DETECTION METHODS WERE NOT USED TO VERIFY THE INFORMATION.

IF YOU ARE IN GEORGIA,  
OR ANY WORK REGIONS WITHIN 10' OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE,  
CALL US FIRST!  
1-800-328-7411  
770-623-4344  
DISTRICT MANAGER OFFICE  
UTILITIES PROTECTION CENTER  
P.O. THE LAW

**SITE DATA CHART:**

CURRENT ZONING OF PROPERTY	C-2 & R-75
AREA OF PROPERTY	2.79 ACRES
PROPOSED USE OF PROPERTY	AUTOMOTIVE SALES (6,000) & AUTO SERVICE
TOTAL BLDG. SQUARE FOOTAGE SHOWN	20,000 SF
PROPOSED PARKING (INCLUDES SALES AND CUSTOMER)	99 SPACES

- PROJECT NOTES:**
- DISTING INFORMATION FOR PREPARATION OF THIS CONCEPTUAL SITE PLAN WAS GATHERED FROM A SURVEY BY S.M. HELD DATED 08/09/11. PLAT BOOK 1624, BOOK 15 IN GRANBERRY COUNTY, GEORGIA. GRANBERRY COUNTY GEOGRAPHICAL INFORMATION SYSTEM DATA & AERIAL PHOTOGRAPHY.
  - ALL ITEMS SHOWN ON THIS CONCEPTUAL SITE PLAN ARE FOR THE PURPOSES OF THE SPECIAL USE PERMIT APPLICATION AND ARE CONCEPTUAL IN NATURE. THIS PROPOSED DEVELOPMENT WILL ABIDE BY ALL APPLICABLE GRANBERRY COUNTY ZONING REGULATIONS AND DEVELOPMENT REGULATIONS AT THE TIME OF BUILDING / DEVELOPMENT PERMIT APPLICATION.
  - ALL TREES SHOWN ON THIS CONCEPTUAL SITE PLAN ARE CONCEPTUAL IN NATURE. AT THE TIME OF PERMITTING THIS PROPOSED DEVELOPMENT WILL ABIDE TO THE CURRENT GRANBERRY COUNTY BUFFER, LANDSCAPE AND TREE ORDINANCE REGULATION.
  - INGRESSES / EGRESS ONTO BUFORD HIGHWAY IS DISTING.
  - DISTING UTILITY EASEMENTS RESPECT THE PROPERTY AND USE OF PROPERTY UNDER SAID EASEMENTS WILL BE SUBJECT TO THE APPROPRIATE GOVING AUTHORITY.
  - PURPOSE OF THIS SPECIAL USE PERMIT APPLICATION IS FOR THE ABILITY TO USE THIS SUBJECT PROPERTY FOR AUTOMOTIVE SALES AND AUTOMOTIVE SERVICE.
  - THE PROPOSED PARKING LAYOUT IS SUBJECT TO CHANGE GIVEN THE NATURE OF THE LOCAL GAS DUALS PLUMBED AND POTENTIALLY COULD BE ARRANGED IN A MORE BUSINESS LIKE SETTING FOR THE USE OF THAT TYPE OF SERVICE. PARKING IS ALWAYS SUBJECT TO COUNTY REVIEW AND APPROVAL, BUT COULD BE ARRANGED IN A DIFFERENT MANNER TO ACHIEVE THE SAME RESULTS.



land solutions  
civil engineering - construction management  
Charlotte, NC

6300 Oakbrook Parkway  
Building 300 / Suite 300  
Marietta, Georgia 30066  
404-365-6700 phone  
404-365-6760 fax

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THIS SEAL IS ONLY VALID IF COPIES ARE MADE AND DATED WITH AN ORIGINAL, UNALTERED.

4176 BUFORD HIGHWAY  
for  
AUTOMOTIVE SALES & AUTOMOTIVE SERVICE

PARVIN B. DANESHVARI  
155 BARRINGTON DRIVE EAST  
ROSWELL, GA 30076  
770-518-5193

FOR PROJECTS  
END-0212

FOR PROJECTS  
END-0212

**REVISIONS:**

NUM	DATE	REVISION
-1	1/20/09	Submitted to Granberry County
-2	01/02/09	Address County comments

SHEET TITLE:  
**CONCEPTUAL SITE PLAN**

SCALE: 1" = 40'  
DATE: December 1, 2008  
PROJECT: 08-044

SHEET NUMBER  
**C1.0**

MAGNETIC

NOT RELEASED FOR CONSTRUCTION



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

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes, the proposed use will be compatible with the surrounding C-2 developments and traffic along the Buford Highway corridor

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

No, the proposed SUP will not adversely affect the existing use of the adjacent and nearby properties

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

Yes, the Subject Property has a reasonable economic use as currently zoned C-2, needs much renovations to actually be utilized though

- (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, the C-2 development will not have any impacts on the above items

- (E) WHETHER THE PROPOSED CHANGE IN CONDITIONS IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Yes, the Buford Highway corridor where the Subject Property is located is heavily dominated with intense Commercial and Industrial uses

- (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:

The time frames mentioned in the Conditions are not reasonable and cannot be met at this time requiring the CIC

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October 1, 2014

Gwinnett County Board of Commissioners  
c/o Bryan Lackey  
Director of Planning and Development  
446 West Crogan Street  
Lawrenceville, GA 30045

**Re: Special Use Permit and Change in Conditions – Letter of Intent  
Parcels: R6260 012  
Gwinnett County, GA**

Dear Mr. Lackey,

Inland Group, LLC (“Inland”) has been retained by Sadeghy Property Investment, LLC (the “Applicant”) to pursue a Special Use Permit Application and a Change in Conditions Application (the “Application”) for real property located at 4176 Buford Highway, Norcross, GA and further described as Tax Parcel R6260 012 that is approximately ±2.79 gross acres (the “Subject Property”). **The Applicant is Property Owner of the Subject Property.** The Subject Property is currently zoned C-2 and R-75 and is bordered by Buford Highway (US Highway 23) to the west, a vacant tract of land zoned C-2 & R-75 to the north, a lumber company with outdoor storage zoned R-75 to the east, an access easement zoned C-2 & R-75 to the south. The area on the Subject Property where the split zoning occurs is located in the general proximity of the Georgia Power Transmission Line easement area.

The Subject Property was recently granted approval of a Special Use Permit (“SUP”) in April 2009 under SUP-09-017. That approval has several conditions of the SUP that had to be met at the time of design, permitting, and construction of the proposed improvements on the Subject Property. At this time we are requesting the Gwinnett County, GA (the “County”) Board of Commissioners to consider the following Change in Conditions (“CIC”) to the existing conditions of the current SUP:

**REMOVE Condition 1B** – Renovate or remove all existing structures within 360 days of the Special Use Permit approval and ratification by the Board of Commissioners. Buildings shall be substantially similar to the elevation submitted at the February 17, 2009 Planning Commission hearing.

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2180 Satellite Boulevard / Suite 400-15 / Duluth, Georgia 30097  
(404) 355-6700 Phone (404) 355-6760 Fax  
www.inlandgrp.com

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**REMOVE Condition 1E** – Apply for all of the necessary development and building permits within 180 days of the Special Use Permit approval and ratification by the Board of Commissioners. Begin the site work and building modifications within 180 days of the approval of the last permit necessary for the development of the Subject Property.

**REVISE Condition 1F** – Any new metal or portable buildings are prohibited. The existing pre-engineered metal building may remain and receive the appropriate architectural treatments and painting updates.

**\*\* Revise as follows:** The existing pre-engineered metal building may remain and receive the appropriate architectural treatments and painting updates subject to the architectural requirements of the SUP for the Subject Property.

**REMOVE Condition 2L** – A signature tree shall be planted in the landscape island directly behind the opening to the porta coche. The signature tree shall be a minimum 4-inch caliper tree and angled so that it is visible from the pedestrian level and within the middle of the opening to the porta coche. The landscape island is understood to be at the rear of the building and outside the limits of the driveway leading up to the porta coche.

The proposed SUP we are requesting the County to consider is to allow for the following items to be added as approved uses of the Subject Property:

1. Sales and related Service of Motorcycles
2. Service and Repair of Motorcycles

The Subject Property has been sitting idle since the SUP was approved in 2009 largely due to the recent downturn in the economy and collapse of the Pre-Owned Automotive market. Recently, there has been an uptick in the Pre-Owned Automotive Sales and Service market and we believe the Subject Property is perfectly located in between the thriving Pre-Owned markets already established along the Buford Highway corridor stretching from Duluth to Chamblee.

Previously, the Applicant pursued the necessary and required development permits and building permits as stipulated in the timeframes of the conditions of the SUP we are attempting to change, as they are records within the County Planning and Development office to verify this claim. Should the Applicant be granted approval of the requested changes to the CIC and the new uses listed under the SUP, the necessary work to obtain the development permits and building permits will commence in a reasonable timeframe.

The Subject Property is currently an eyesore along the Buford Highway corridor. The proposed changes as requested will help spruce up the Subject Property, put this property back into a useable format allowing for taxes to be generated for the County and State, create jobs, and provide a much needed service to the surrounding community.

We respectfully request your approval of this request for the Change in Conditions and the Special Use Permit for the Subject Property. The proposed development is consistent with the 2030 Unified Plan and creates an opportunity to turn an eyesore into a commercial asset within the County. We are available to meet with the County Staff and District Representatives at any time to further discuss the merits of this Application upon request.

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Thank you for your consideration of this Application.

Sincerely,



Eric Johansen, RLA  
**Inland Group, LLC**  
Agent for the Applicant

cc: Applicant  
File

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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.

*Parvin B. Daneshvari*

*10-3-2014*

Signature of Applicant

Date

Parvin B. Daneshvari, Manager of Sadeghy Property Investment, LLC

Type or Print Name and Title

*[Signature]*

*10.03.2014*

Signature of Notary Public

Date

Signature of Notary Public

Date

Notary Seal

Notary Seal



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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.

*Parvin B. Daneshvari*

Signature of Property Owner

*10-3-2014*

Date

Parvin B. Daneshvari, Manager of Sadeghy Property Investment, LLC

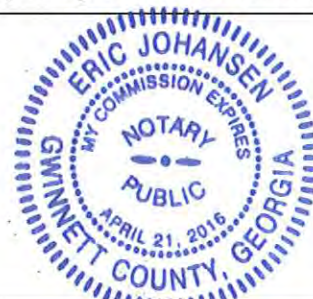
Type or Print Name and Title

*EJ*

Signature of Notary Public

*10.03.2014*

Date



Notary Seal

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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.

Parvin B. Daneshvari, Manager of  
 Sadeghy Property Investment, LLC

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_ Type of Print Name and Title \_\_\_\_\_

10.03.2014

Eric Johansen, RLA, Member of  
 Inland Group, LLC

Signature of Applicant's Attorney or Representative \_\_\_\_\_ Date \_\_\_\_\_ Type or Print Name and Title \_\_\_\_\_

10-3-2014



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 Eric Johansen, RLA, Member of Inland Group, LLC  
 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)
John Heard	\$250.00	03/2014
Jace Brooks	\$500.00	11/2013
Lynette Howard	\$250.00	04/2014

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

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Parvin B. Daneshvari 10-3-14 Parvin B. Daneshvari, Manager of  
 Signature of Applicant Date Type of Print Name and Title  
 Sadeghy Property Investment, LLC

[Signature] Eric Johansen, RLA, Member of  
 Signature of Applicant's Attorney or Representative Date Type or Print Name and Title  
 Inland Group, LLC

[Signature] 10-03-2014  
 Signature of Notary Public Date



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YES  NO

Parvin B. Daneshvari

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 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                      -                      260                      -                      012  
(Map Reference Number)                      District                      Land Lot                      Parcel



10-3-2014

Signature of Applicant

Date

Parvin B. Daneshvari, Manager of Sadeghy Property Investment, LLC

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)



Diane Foy

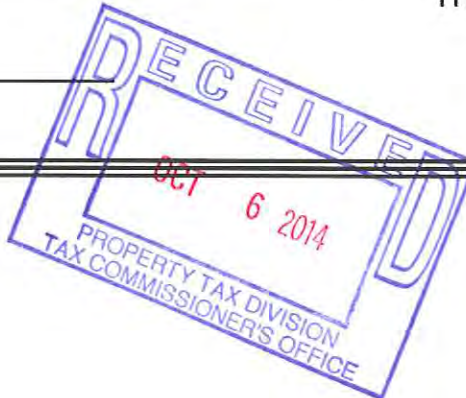
TSA#

NAME

TITLE

10-6-2014

DATE



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**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Sadeghy Property Investment, LLC</u>	NAME: <u>Sadeghy Property Investment, LLC</u>
ADDRESS: <u>240 Rhine Drive</u>	ADDRESS: <u>240 Rhine Drive</u>
CITY: <u>Alpharetta</u>	CITY: <u>Alpharetta</u>
STATE: <u>GA</u> ZIP: <u>30022</u>	STATE: <u>GA</u> ZIP: <u>30022</u>
PHONE: <u>678-906-7073</u>	PHONE: <u>678-906-7073</u>
CONTACT PERSON: <u>Eric Johansen</u> PHONE: <u>678-571-4843 cell</u>	
CONTACT'S E-MAIL: <u>eric@inlandllc.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 checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>C-2/R-75</u>	BUILDING/LEASED SQUARE FEET: <u>+/- 5,000 SF</u>
LAND DISTRICT(S): <u>6</u>	LAND LOT(S): <u>260</u> ACREAGE: <u>+/- 2.8 acres</u>
ADDRESS OF PROPERTY: <u>4176 Buford Highway (Parcel R6260 012)</u>	
SPECIAL USE REQUESTED: <u>Add Motorcycle Sales &amp; Related Service, and Motorcycle Service &amp; Repairs as allowed uses</u>	

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

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**EXHIBIT "A"**

**ALL THAT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 260 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AS PER PLAT BY S.R. FIELDS, GWINNETT COUNTY SURVEYOR, DATED APRIL 30, 1981, RECORDED IN PLAT BOOK 15, PAGE 165A OF THE GWINNETT COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE NORTHEAST RIGHT OF WAY OF U.S. HIGHWAY NO. 23 (STATE 13) 441.7 FEET NORTHEAST FROM THE WHERE SAID NORTHEAST RIGHT OF WAY OF INTERSECTS WITH THE SOUTHWEST LAND LOT LINE NUMBER 260; THENCE RUNNING FOLLOWING THE BRANCH SOUTH 20 DEGREES 52 MINUTES EAST, A DISTANCE OF 82.59 FEET TO A POINT; THENCE RUNNING SOUTH 5 DEGREES 51 MINUTES WEST, A DISTANCE OF 112.78 FEET TO A POINT; THENCE SOUTH 31 DEGREES 15 MINUTES EAST; A DISTANCE OF 126.26 FEET TO A POINT; THENCE RUNNING SOUTH 33 DEGREES 58 MINUTES EAST, A DISTANCE OF 342.26 FEET TO AN IRON PIN CORNER AT THE PROPERTY OF RALPH GARNER, SAID BRANCH BEING THE PROPERTY LINE; THENCE RUNNING SOUTH 37 DEGREES 37 MINUTES WEST, A DISTANCE OF 187.57 FEET TO AN IRON PIN CORNER; THENCE RUNNING NORTH 33 DEGREES 07 MINUTES WEST, A DISTANCE OF 663.79 FEET TO AN IRON PIN ON THE NORTHEAST RIGHT OF WAY OF U.S. HIGHWAY NUMBER 23 (STATE 13); THENCE RUNNING NORTH 49 DEGREES 22 MINUTES EAST, A DISTANCE OF 266.9 FEET TO AN IRON PIN, THE SAME BEING THE POINT OF BEGINNING.**

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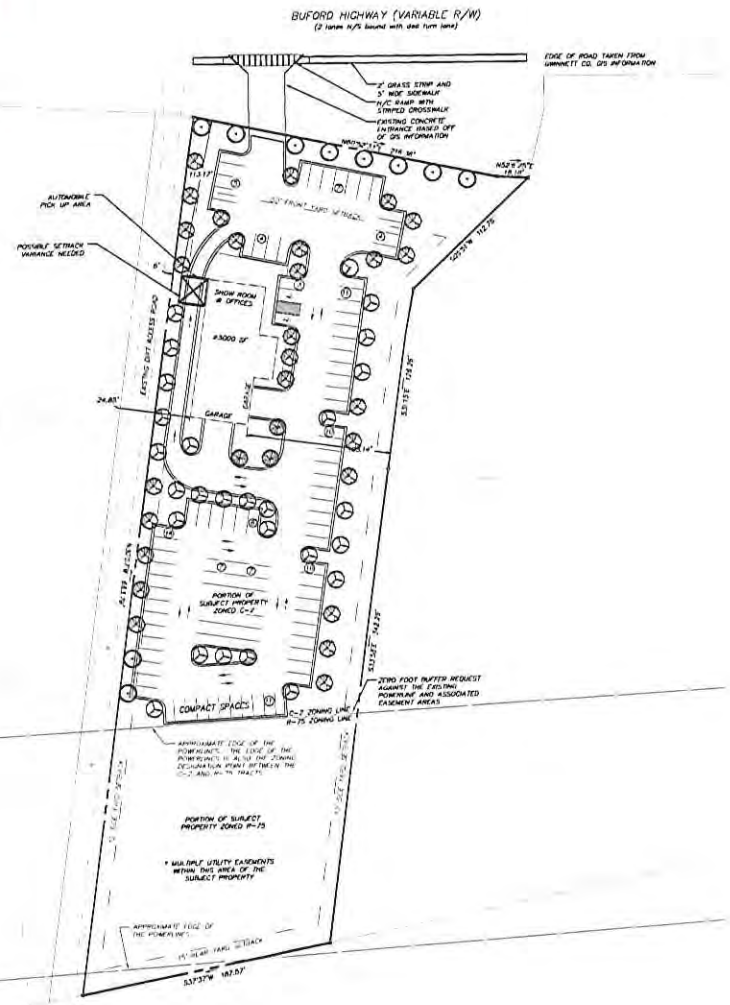
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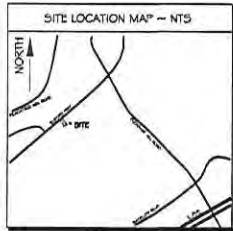
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**PROJECT CONTACTS:**

**OWNER/DEVELOPER:** PARVIN B. DANESHVARI  
155 BARRINGTON DRIVE EAST  
ROSWELL, GA 30076  
PHONE: 770-516-1184  
FAX: 770-516-8644  
24 HR CONTACT: 770-516-1184  
DANESHVARI

**LAND PLANNING:** INLAND GROUP, LLC  
ATTN: ERIC JOHNSON, LA  
5300 CHANDLER PARKWAY  
BUILDING 300  
SUITE 302  
NORCROSS, GA 30095  
PHONE: 404-255-4700  
FAX: 404-255-4760  
EMAIL: eric@inland.com



PERSONS UTILIZING THIS DRAWING SHALL MAKE THEIR OWN DETERMINATION OF THE LOCATION, DEPTH, AND DECEPTION OF UNDERGROUND AND OVERHEAD UTILITIES. THE UTILITY INFORMATION SHOWN HEREIN WAS OBTAINED FROM READILY AVAILABLE SOURCES. DEVIATED TO BE ACCURATE OR COMPLETE. EXCAVATION OR ELECTRIC DETECTION METHODS WERE NOT USED TO VERIFY THE INFORMATION.

IF YOU DIG GEORGIA, OR ANY WORK BEGINS WITHIN 10' OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE, CALL US FIRST!  
1-800-252-7411  
770-623-2344  
(METRO ATLANTA ONLY)  
UTILITIES PROTECTION CENTER  
IT'S THE LAW

**SITE DATA CHART:**

CURRENT ZONING OF PROPERTY	C-2 & R-7.5
AREA OF PROPERTY	2.79 ACRES
PROPOSED USE OF PROPERTY	AUTOMOTIVE SALES LESSEES & AUTO SERVICE
TOTAL BLDG. SQUARE FOOTAGE SHOWN	83,000 SF
PROPOSED PARKING (INCLUDES SALES AND CUSTOMERS)	99 SPACES

- PROJECT NOTES:**
- EXISTING INFORMATION FOR PREPARATION OF THIS CONCEPTUAL SITE PLAN WAS GATHERED FROM A SURVEY BY S.L. FIELDS DATED 04/09/11, PLAT BOOK 1204, BOOK 13 IN GANNETT COUNTY, GEORGIA, GANNETT COUNTY GEOGRAPHICAL INFORMATION SYSTEMS DATA & AERIAL PHOTOGRAPHS.
  - ALL ITEMS SHOWN ON THIS CONCEPTUAL SITE PLAN ARE FOR THE PURPOSES OF THE SPECIAL USE PERMIT APPLICATION, AND ARE CONCEPTUAL IN NATURE. THIS PROPOSED DEVELOPMENT WILL ADHERE BY ALL APPLICABLE GANNETT COUNTY ZONING REGULATIONS AND DEVELOPMENT REGULATIONS AT THE TIME OF BUILDING / DEVELOPMENT PERMIT APPLICATION.
  - ALL TREES SHOWN ON THIS CONCEPTUAL SITE PLAN ARE CONCEPTUAL IN NATURE. AT THE TIME OF SUBMITTING THIS PROPOSED DEVELOPMENT WILL ADHERE TO THE CURRENT GANNETT COUNTY BUTTER, LANDSCAPE AND TREE ORDINANCE REGULATION.
  - INGRESS / EGRESS ONTO BUFORD HIGHWAY IS DESIGN.
  - EXISTING UTILITY ENCUMBRANCES AFFECT THE PROPERTY AND USE OF PROPERTY UNDER SAID ENCUMBRANCES WILL BE SUBJECT TO THE APPROPRIATE LEASING AUTHORITIES.
  - PURPOSE OF THIS SPECIAL USE PERMIT APPLICATION IS FOR THE ABILITY TO USE THIS SUBJECT PROPERTY FOR AUTOMOTIVE SALES AND AUTOMOTIVE SERVICE.
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land solutions  
civil engineering - construction management

Chickasha, VA  
5300 Chandler Parkway  
Building 300 / Suite 302  
Norcross, Georgia 30095  
404-255-4700 phone  
404-255-4760 fax

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THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE

**4176 BUFORD HIGHWAY**  
for  
**AUTOMOTIVE SALES & AUTOMOTIVE SERVICE**

PARVIN B. DANESHVARI  
155 BARRINGTON DRIVE EAST  
ROSWELL, GA 30076  
770-516-5193

GA DISTRICT ENGINEER  
GANNETT COUNTY, GEORGIA

TAX MAPS  
4000012

**REVISIONS:**

NUM	DATE	REVISION
1	1/20/08	Submit to Gannett County
2	04/09/09	Address County ordinance

**SHEET TITLE:**  
**CONCEPTUAL SITE PLAN**

0 20 40 80 160  
SCALE: 1" = 40'  
DATE: December 1, 2008  
PROJECT: 06-044

**SHEET NUMBER**  
**C1.0**

MAGNETIC

NOT RELEASED FOR CONSTRUCTION





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

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes, the proposed use will be compatible with the surrounding C-2 development and traffic along the Buford Highway corridor

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

No, the proposed SUP will not adversely affect the existing use of the adjacent and nearby properties

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

Yes, the existing C-2 property has a reasonable economic use as currently zoned but cannot be utilized without a major overall to the property and the existing structures

- (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, the C-2 development will not have any impact to the above mentioned items

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

Yes, the Buford Highway corridor where the Subject Property is located is heavily dominated with intense Commercial and Industrial uses

- (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:

The SUP was previously granted approval subject to certain time frames, the plans for the development and building improvements were created and submitted to the County for review and consideration, then the real estate market collapsed.

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October 1, 2014

Gwinnett County Board of Commissioners  
c/o Bryan Lackey  
Director of Planning and Development  
446 West Crogan Street  
Lawrenceville, GA 30045

**Re: Special Use Permit and Change in Conditions – Letter of Intent  
Parcels: R6260 012  
Gwinnett County, GA**

Dear Mr. Lackey,

Inland Group, LLC (“Inland”) has been retained by Sadeghy Property Investment, LLC (the “Applicant”) to pursue a Special Use Permit Application and a Change in Conditions Application (the “Application”) for real property located at 4176 Buford Highway, Norcross, GA and further described as Tax Parcel R6260 012 that is approximately ±2.79 gross acres (the “Subject Property”). **The Applicant is Property Owner of the Subject Property.** The Subject Property is currently zoned C-2 and R-75 and is bordered by Buford Highway (US Highway 23) to the west, a vacant tract of land zoned C-2 & R-75 to the north, a lumber company with outdoor storage zoned R-75 to the east, an access easement zoned C-2 & R-75 to the south. The area on the Subject Property where the split zoning occurs is located in the general proximity of the Georgia Power Transmission Line easement area.

The Subject Property was recently granted approval of a Special Use Permit (“SUP”) in April 2009 under SUP-09-017. That approval has several conditions of the SUP that had to be met at the time of design, permitting, and construction of the proposed improvements on the Subject Property. At this time we are requesting the Gwinnett County, GA (the “County”) Board of Commissioners to consider the following Change in Conditions (“CIC”) to the existing conditions of the current SUP:

**REMOVE Condition 1B** – Renovate or remove all existing structures within 360 days of the Special Use Permit approval and ratification by the Board of Commissioners. Buildings shall be substantially similar to the elevation submitted at the February 17, 2009 Planning Commission hearing.

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2180 Satellite Boulevard / Suite 400-15 / Duluth, Georgia 30097  
(404) 355-6700 Phone (404) 355-6760 Fax

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www.inlandgrp.com

**REMOVE Condition 1E** – Apply for all of the necessary development and building permits within 180 days of the Special Use Permit approval and ratification by the Board of Commissioners. Begin the site work and building modifications within 180 days of the approval of the last permit necessary for the development of the Subject Property.

**REVISE Condition 1F** – Any new metal or portable buildings are prohibited. The existing pre-engineered metal building may remain and receive the appropriate architectural treatments and painting updates.

**\*\* Revise as follows:** The existing pre-engineered metal building may remain and receive the appropriate architectural treatments and painting updates subject to the architectural requirements of the SUP for the Subject Property.

**REMOVE Condition 2L** – A signature tree shall be planted in the landscape island directly behind the opening to the porta coche. The signature tree shall be a minimum 4-inch caliper tree and angled so that it is visible from the pedestrian level and within the middle of the opening to the porta coche. The landscape island is understood to be at the rear of the building and outside the limits of the driveway leading up to the porta coche.

The proposed SUP we are requesting the County to consider is to allow for the following items to be added as approved uses of the Subject Property:

1. Sales and related Service of Motorcycles
2. Service and Repair of Motorcycles

The Subject Property has been sitting idle since the SUP was approved in 2009 largely due to the recent downturn in the economy and collapse of the Pre-Owned Automotive market. Recently, there has been an uptick in the Pre-Owned Automotive Sales and Service market and we believe the Subject Property is perfectly located in between the thriving Pre-Owned markets already established along the Buford Highway corridor stretching from Duluth to Chamblee.

Previously, the Applicant pursued the necessary and required development permits and building permits as stipulated in the timeframes of the conditions of the SUP we are attempting to change, as they are records within the County Planning and Development office to verify this claim. Should the Applicant be granted approval of the requested changes to the CIC and the new uses listed under the SUP, the necessary work to obtain the development permits and building permits will commence in a reasonable timeframe.

The Subject Property is currently an eyesore along the Buford Highway corridor. The proposed changes as requested will help spruce up the Subject Property, put this property back into a useable format allowing for taxes to be generated for the County and State, create jobs, and provide a much needed service to the surrounding community.

We respectfully request your approval of this request for the Change in Conditions and the Special Use Permit for the Subject Property. The proposed development is consistent with the 2030 Unified Plan and creates an opportunity to turn an eyesore into a commercial asset within the County. We are available to meet with the County Staff and District Representatives at any time to further discuss the merits of this Application upon request.

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SUP '14 062

Thank you for your consideration of this Application.

Sincerely,



Eric Johansen, RLA  
**Inland Group, LLC**  
Agent for the Applicant

cc: Applicant  
File

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SUP '14 06 2

**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.

*Parvin B. Daneshvari*

*10-3-2014*

Signature of Applicant

Date

Parvin B. Daneshvari, Manager of Sadeghy Property Investment, LLC

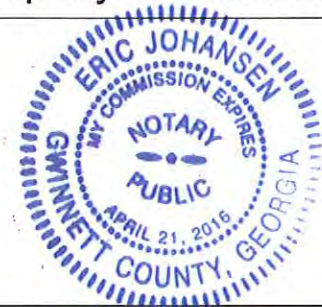
Type or Print Name and Title

*[Signature]*

*10-03-2014*

Signature of Notary Public

Date



Notary Seal

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SUP '14 06 2

**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.

*Parvin B. Daneshvari*

*10-3-2014*

Signature of Property Owner

Date

Parvin B. Daneshvari, Manager of Sadeghy Property Investment, LLC

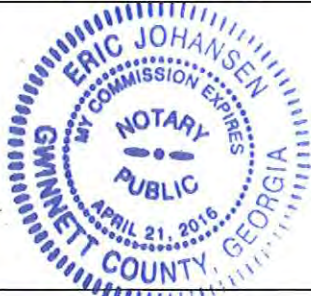
Type or Print Name and Title

*EJ*

*10-03-2014*

Signature of Notary Public

Date



Notary Seal

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

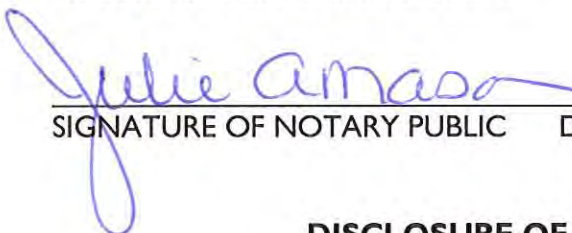
The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Parvin B. Daneshvari, Manager of  
 SadeghyProperty Investment, LLC

SIGNATURE OF APPLICANT                      DATE                      TYPE OR PRINT NAME AND TITLE

                      10.03.2014                      Eric Johansen, RLA, Member of  
 Inland Group, LLC

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

                      10-3-2014

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    Eric Johansen, Member of Inland Group, LLC  
 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)
John Heard	\$250.00	03/2014
Jace Brooks	\$500.00	11/2013
Lynette Howard	\$250.00	04/2014

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

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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.

Parvin B. Daneshvari 10-3-14 Parvin B. Daneshvari, Manager of  
 SadeghyProperty Investment, LLC  
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Eric Johansen, RLA, Member of  
 Inland Group, LLC  
 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE  
 ATTORNEY OR REPRESENTATIVE

EJ 10-03-2014  
 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 Parvin B. Daneshvari  
 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         -       260       -       012        
(Map Reference Number)                      District                      Land Lot                      Parcel

*Parvin B. Daneshvari*

*10-3-2014*

Signature of Applicant

Date

**Parvin Daneshvari, Manger of Sadeghy Property Investment, LLC**

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)

*Diane Foy*

*TSAIT*

NAME

TITLE

*10-6-2014*

DATE

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**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Sadeghy Property Investment, LLC</u>	NAME: <u>Sadeghy Property Investment, LLC</u>
ADDRESS: <u>240 Rhine Drive</u>	ADDRESS: <u>240 Rhine Drive</u>
CITY: <u>Alpharetta</u>	CITY: <u>Alpharetta</u>
STATE: <u>GA</u> ZIP: <u>30022</u>	STATE: <u>GA</u> ZIP: <u>30022</u>
PHONE: <u>678-906-7073</u>	PHONE: <u>678-906-7073</u>
CONTACT PERSON: <u>Eric Johansen</u> PHONE: <u>678-571-4843 cell</u>	
CONTACT'S E-MAIL: <u>eric@inlandllc.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 checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>C-2/R-75</u>	BUILDING/LEASED SQUARE FEET: <u>+/- 5,000 SF</u>
LAND DISTRICT(S): <u>6</u>	LAND LOT(S): <u>260</u> ACREAGE: <u>+/- 2.8 acres</u>
ADDRESS OF PROPERTY: <u>4176 Buford Highway (Parcel R6260 012)</u>	
SPECIAL USE REQUESTED: <u>Add Motorcycle Sales &amp; Related Service, and</u> <u>Motorcycle Service &amp; Repairs as allowed uses</u>	

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

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E.up

EXHIBIT "A"

ALL THAT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 260 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AS PER PLAT BY S.R. FIELDS, GWINNETT COUNTY SURVEYOR, DATED APRIL 30, 1981, RECORDED IN PLAT BOOK 15, PAGE 165A OF THE GWINNETT COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEAST RIGHT OF WAY OF U.S. HIGHWAY NO. 23 (STATE 13) 441.7 FEET NORTHEAST FROM THE WHERE SAID NORTHEAST RIGHT OF WAY OF INTERSECTS WITH THE SOUTHWEST LAND LOT LINE NUMBER 260; THENCE RUNNING FOLLOWING THE BRANCH SOUTH 20 DEGREES 52 MINUTES EAST, A DISTANCE OF 82.59 FEET TO A POINT; THENCE RUNNING SOUTH 5 DEGREES 51 MINUTES WEST, A DISTANCE OF 112.78 FEET TO A POINT; THENCE SOUTH 31 DEGREES 15 MINUTES EAST; A DISTANCE OF 126.26 FEET TO A POINT; THENCE RUNNING SOUTH 33 DEGREES 58 MINUTES EAST, A DISTANCE OF 342.26 FEET TO AN IRON PIN CORNER AT THE PROPERTY OF RALPH GARNER, SAID BRANCH BEING THE PROPERTY LINE; THENCE RUNNING SOUTH 37 DEGREES 37 MINUTES WEST, A DISTANCE OF 187.57 FEET TO AN IRON PIN CORNER; THENCE RUNNING NORTH 33 DEGREES 07 MINUTES WEST, A DISTANCE OF 663.79 FEET TO AN IRON PIN ON THE NORTHEAST RIGHT OF WAY OF U.S. HIGHWAY NUMBER 23 (STATE 13); THENCE RUNNING NORTH 49 DEGREES 22 MINUTES EAST, A DISTANCE OF 266.9 FEET TO AN IRON PIN, THE SAME BEING THE POINT OF BEGINNING.

PROPERTY CONVEYED SUBJECT TO EASEMENTS FOR ELECTRIC POWER LINE AND ATLANTA GAS LIGHT COMPANY AND ANY OTHER EASEMENTS AND RESTRICTIONS OF RECORD.

EASEMENT IS HEREBY GRANTED FOR THE USE OF THE SAW-MLL ROAD FOR EGREES, INGRESS, AND REGRESS TO SAID PROPERTY

---

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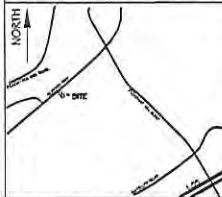


PROJECT CONTACTS:

OWNERS/DEVELOPER: PARVIN B. DAKESHVARI  
 155 BARRINGTON DRIVE EAST  
 ROSWELL, GA 30076  
 PHONE: 770-515-1514  
 FAX: 770-515-4644  
 24 HR CONTACT: PARVIN B. DAKESHVARI

LAND PLANNING: INLAND GROUP, LLC  
 ATTN: ENIC JOHNSON, LA  
 5300 CHANDLER PARKWAY  
 BUILDING 300  
 SUITE 500  
 NORCROSS, GA 30075  
 PHONE: 404-355-6700  
 FAX: 404-355-6700  
 EMAIL: enic@inland.com

SITE LOCATION MAP - NTS



PERSONS UTILIZING THIS DRAWING SHALL MAKE THEIR OWN DETERMINATION OF THE LOCATION, DEPTH, AND DISPOSITION OF UNDERGROUND AND OVERHEAD UTILITIES. THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM READILY AVAILABLE SOURCES BELIEVED TO BE ACCURATE OR COMPLETE. ESCAVATION OR ELECTRIC DETECTION METHODS WERE NOT USED TO VERIFY THE INFORMATION.

IF YOU DIG GEORGIA... OR ANY WORK BEGINS WITHIN 10' OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE, CALL US FIRST! 1-800-368-7411 (770) 423-4344 BUREAU OF SAFETY UTILITIES PROTECTION CENTER IT'S THE LAW

SITE DATA CHART:

CURRENT ZONING OF PROPERTY	C-2 & R-7.5
AREA OF PROPERTY	8.279 ACRES
PROPOSED USE OF PROPERTY	AUTOMOTIVE SALES (USED) & AUTO SERVICE
TOTAL BLDG. SQUARE FOOTAGE SHOWN	80,000 SF
PROPOSED PARKING (INCLUDES SALES AND CUSTOMERS)	99 SPACES

PROJECT NOTES:

1. EXISTING INFORMATION FOR PREPARATION OF THIS CONCEPTUAL SITE PLAN WAS GATHERED FROM A SURVEY BY S.K. FIELDS DATED 04/2011, PLAT BOOK 1534, BOOK 13 IN GWINNETT COUNTY, GEORGIA, GWINNETT COUNTY GEOGRAPHICAL INFORMATION SYSTEMS DATA & AERIAL PHOTOGRAPHY.
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4. INGRESS / EGRESS ONTO BUFORD HIGHWAY IS EXISTING.
5. EXISTING UTILITY EASEMENTS RESPECT THE PROPERTY AND USE OF PROPERTY UNDER SAID EASEMENTS WILL BE SUBJECT TO THE APPROPRIATE GOVING AUTHORITY.
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7. THE PROPOSED PARKING LAYOUT IS SUBJECT TO CHANGE GIVEN THE NATURE OF THE LOCAL OR LOCAL BUSINESS AND POTENTIALLY COULD BE ARRANGED IN A MORE BUSINESS LIKE SETTING FOR THE USE OF THAT TYPE OF SERVICE. PARKING IS ALWAYS SUBJECT TO COUNTY REVIEW AND APPROVAL, BUT SHOULD BE ARRANGED IN A DIFFERENT MANNER TO ACHIEVE THE DAVIS RESULTS.



land solutions  
 civil engineering • construction management  
 5300 Chandler Parkway  
 Building 300 / Suite 300  
 Norcross, Georgia 30092  
 404-355-6700 phone  
 404-355-6700 fax

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THIS SEAL IS ONLY VALID IF COUNTY INLAND AND DATED WITH AN ORIGINAL DRAWING.

4176 BUFORD HIGHWAY  
 for  
 AUTOMOTIVE SALES & AUTOMOTIVE SERVICE

PARVIN B. DAKESHVARI  
 155 BARRINGTON DRIVE EAST  
 ROSWELL, GA 30076  
 770-515-1513

SEALED BY  
 ENIC JOHNSON  
 GWINNETT COUNTY, GEORGIA

REVISIONS:

NUM	DATE	REVISION
-1	1/20/2009	Submit to Gwinnett County
-2	01/02/09	Address County comments

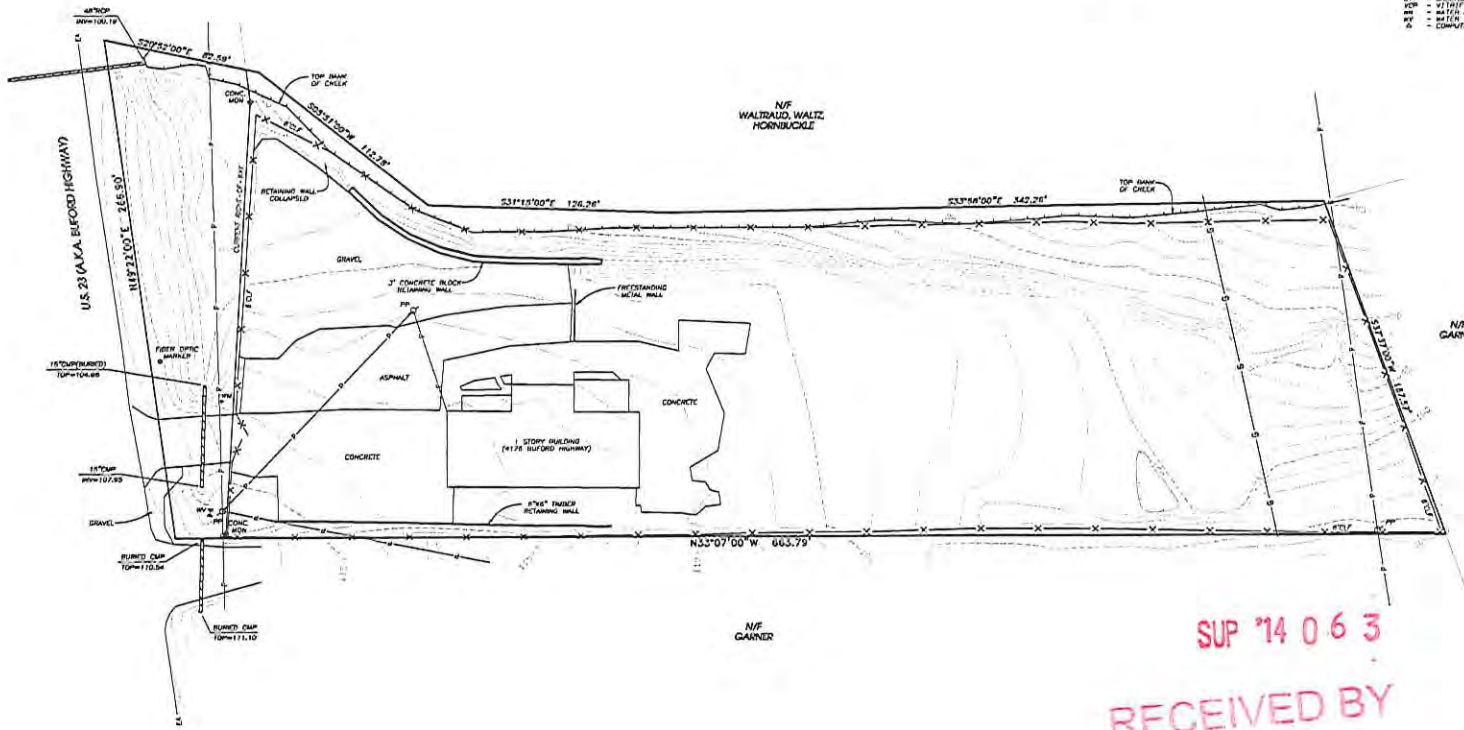
DRAWING TITLE: CONCEPTUAL SITE PLAN

SCALE: 1" = 40'  
 DATE: December 1, 2008  
 PROJECT: 08-044

DRAWING NUMBER: **C1.0**



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- NOTES**
- 1) BOUNDARY INFORMATION AND BASIS OF BEARING SHOWN HEREON WAS TAKEN FROM PG 15 PG 155A.
  - 2) THE VERTICAL DATUM UPON WHICH TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED HAS BEEN ASSUMED.
  - 3) THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE VISIBLE AT THE TIME OF FIELDWORK, AND/OR AVAILABLE MAPS, DEEDS, PLATS, AND ARE SHOWN AS ACCURATE AS POSSIBLE FOR REFERENCE ONLY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF UTILITY LOCATIONS, WHICH SHOULD BE INDEPENDENTLY VERIFIED.

- LEGEND**
- CCB - CURVE C BUTTER
  - CL - CENTERLINE FENCE
  - CM - CORRUGATED METAL PIPE
  - CP - CURB
  - DR - DITCH
  - EB - EARTH BANK
  - EM - EXISTING METAL PIPE
  - EQ - ELEVATION
  - FC - FINISH OF CURB
  - FG - FINISH OF GRAVEL
  - FL - FINISH OF LOT
  - FM - FINISH OF MASONRY
  - FR - FINISH OF ROAD
  - FS - FINISH OF SIDEWALK
  - FX - FINISH OF XEROX
  - GC - GROUND COVER
  - GL - GROUND LEVEL
  - GP - GROUND POINT
  - GR - GRAVEL
  - GS - GRAVEL SURFACE
  - HA - HOUSE
  - HB - HOUSE BATH
  - HC - HOUSE CHIMNEY
  - HD - HOUSE DRIVE
  - HE - HOUSE ENTRY
  - HF - HOUSE FLOOR
  - HG - HOUSE GARDEN
  - HI - HOUSE INTERIOR
  - HJ - HOUSE JUNCTION
  - HK - HOUSE KITCHEN
  - HL - HOUSE LIVING
  - HM - HOUSE MASTER BEDROOM
  - HN - HOUSE NORTH
  - HO - HOUSE OUTDOOR
  - HP - HOUSE PORCH
  - HS - HOUSE SIDEWALK
  - HT - HOUSE TERRACE
  - HU - HOUSE UTILITY
  - HW - HOUSE WALKWAY
  - HY - HOUSE YARD
  - HZ - HOUSE ZONE
  - IB - INTERIOR BATH
  - IC - INTERIOR CLOSET
  - ID - INTERIOR DRIVE
  - IE - INTERIOR ENTRY
  - IF - INTERIOR FLOOR
  - IG - INTERIOR GARDEN
  - IH - INTERIOR HALL
  - II - INTERIOR INTERIOR
  - IL - INTERIOR LIVING
  - IM - INTERIOR MASTER BEDROOM
  - IN - INTERIOR NORTH
  - IO - INTERIOR OUTDOOR
  - IP - INTERIOR PORCH
  - IS - INTERIOR SIDEWALK
  - IT - INTERIOR TERRACE
  - IU - INTERIOR UTILITY
  - IW - INTERIOR WALKWAY
  - IY - INTERIOR YARD
  - IZ - INTERIOR ZONE
  - KB - KITCHEN BATH
  - KC - KITCHEN CLOSET
  - KE - KITCHEN ENTRY
  - KF - KITCHEN FLOOR
  - KG - KITCHEN GARDEN
  - KH - KITCHEN HALL
  - KI - KITCHEN INTERIOR
  - KJ - KITCHEN JUNCTION
  - KL - KITCHEN LIVING
  - KM - KITCHEN MASTER BEDROOM
  - KN - KITCHEN NORTH
  - KO - KITCHEN OUTDOOR
  - KP - KITCHEN PORCH
  - KS - KITCHEN SIDEWALK
  - KT - KITCHEN TERRACE
  - KU - KITCHEN UTILITY
  - KW - KITCHEN WALKWAY
  - KY - KITCHEN YARD
  - KZ - KITCHEN ZONE

REVERSE	DATE OF SURVEY: 08/03	USE FIELD BOOK NUMBER	SHEET 1 OF 1
	PROJECT NUMBER: 00010004	LOCAL BOOK	FILE REFERENCE
	FIELD RUN TOPOGRAPHIC SURVEY		
	4176 BUFORD HIGHWAY		
	LOCATED IN	LAND LOT 260, 8TH DISTRICT	
	CORNWELL COUNTY, GEORGIA		
	FIELD RUN TOPOGRAPHIC SURVEY		
	4176 BUFORD HIGHWAY		
	LOCATED IN		
	LAND LOT 260, 8TH DISTRICT		
	CORNWELL COUNTY, GEORGIA		
	FIELD RUN TOPOGRAPHIC SURVEY		
	4176 BUFORD HIGHWAY		
	LOCATED IN		
	LAND LOT 260, 8TH DISTRICT		
	CORNWELL COUNTY, GEORGIA		

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

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes, the proposed use will be compatible with the surrounding C-2 development and traffic along the Buford Highway corridor

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

No, the proposed SUP will not adversely affect the existing use of the adjacent and nearby properties

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

Yes, the existing C-2 property has a reasonable economic use as currently zoned but cannot be utilized without a major overall to the property and the existing structures

- (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, the C-2 development will not have any impact to the above mentioned items

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

Yes, the Buford Highway corridor where the Subject Property is located is heavily dominated with intense Commercial and Industrial uses

- (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:

The SUP was previously granted approval subject to certain time frames, the plans for the development and building improvements were created and submitted to the County for review and consideration, then the real estate market collapsed.

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SUP '14 063



October 1, 2014

Gwinnett County Board of Commissioners  
c/o Bryan Lackey  
Director of Planning and Development  
446 West Crogan Street  
Lawrenceville, GA 30045

**Re: Special Use Permit and Change in Conditions – Letter of Intent**  
**Parcels: R6260 012**  
**Gwinnett County, GA**

Dear Mr. Lackey,

Inland Group, LLC (“Inland”) has been retained by Sadeghy Property Investment, LLC (the “Applicant”) to pursue a Special Use Permit Application and a Change in Conditions Application (the “Application”) for real property located at 4176 Buford Highway, Norcross, GA and further described as Tax Parcel R6260 012 that is approximately ±2.79 gross acres (the “Subject Property”). **The Applicant is Property Owner of the Subject Property.** The Subject Property is currently zoned C-2 and R-75 and is bordered by Buford Highway (US Highway 23) to the west, a vacant tract of land zoned C-2 & R-75 to the north, a lumber company with outdoor storage zoned R-75 to the east, an access easement zoned C-2 & R-75 to the south. The area on the Subject Property where the split zoning occurs is located in the general proximity of the Georgia Power Transmission Line easement area.

The Subject Property was recently granted approval of a Special Use Permit (“SUP”) in April 2009 under SUP-09-017. That approval has several conditions of the SUP that had to be met at the time of design, permitting, and construction of the proposed improvements on the Subject Property. At this time we are requesting the Gwinnett County, GA (the “County”) Board of Commissioners to consider the following Change in Conditions (“CIC”) to the existing conditions of the current SUP:

**REMOVE Condition 1B** – Renovate or remove all existing structures within 360 days of the Special Use Permit approval and ratification by the Board of Commissioners. Buildings shall be substantially similar to the elevation submitted at the February 17, 2009 Planning Commission hearing.

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2180 Satellite Boulevard / Suite 400-15 / Duluth, Georgia 30097  
(404) 355-6700 Phone (404) 355-6760 Fax  
www.inlandgrp.com

SUP 14 063



**REMOVE Condition 1E** – Apply for all of the necessary development and building permits within 180 days of the Special Use Permit approval and ratification by the Board of Commissioners. Begin the site work and building modifications within 180 days of the approval of the last permit necessary for the development of the Subject Property.

**REVISE Condition 1F** – Any new metal or portable buildings are prohibited. The existing pre-engineered metal building may remain and receive the appropriate architectural treatments and painting updates.

**\*\* Revise as follows:** The existing pre-engineered metal building may remain and receive the appropriate architectural treatments and painting updates subject to the architectural requirements of the SUP for the Subject Property.

**REMOVE Condition 2L** – A signature tree shall be planted in the landscape island directly behind the opening to the porta coche. The signature tree shall be a minimum 4-inch caliper tree and angled so that it is visible from the pedestrian level and within the middle of the opening to the porta coche. The landscape island is understood to be at the rear of the building and outside the limits of the driveway leading up to the porta coche.

The proposed SUP we are requesting the County to consider is to allow for the following items to be added as approved uses of the Subject Property:

1. Sales and related Service of Motorcycles
2. Service and Repair of Motorcycles

The Subject Property has been sitting idle since the SUP was approved in 2009 largely due to the recent downturn in the economy and collapse of the Pre-Owned Automotive market. Recently, there has been an uptick in the Pre-Owned Automotive Sales and Service market and we believe the Subject Property is perfectly located in between the thriving Pre-Owned markets already established along the Buford Highway corridor stretching from Duluth to Chamblee.

Previously, the Applicant pursued the necessary and required development permits and building permits as stipulated in the timeframes of the conditions of the SUP we are attempting to change, as they are records within the County Planning and Development office to verify this claim. Should the Applicant be granted approval of the requested changes to the CIC and the new uses listed under the SUP, the necessary work to obtain the development permits and building permits will commence in a reasonable timeframe.

The Subject Property is currently an eyesore along the Buford Highway corridor. The proposed changes as requested will help spruce up the Subject Property, put this property back into a useable format allowing for taxes to be generated for the County and State, create jobs, and provide a much needed service to the surrounding community.

We respectfully request your approval of this request for the Change in Conditions and the Special Use Permit for the Subject Property. The proposed development is consistent with the 2030 Unified Plan and creates an opportunity to turn an eyesore into a commercial asset within the County. We are available to meet with the County Staff and District Representatives at any time to further discuss the merits of this Application upon request.

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Thank you for your consideration of this Application.

Sincerely,



Eric Johansen, RLA  
**Inland Group, LLC**  
Agent for the Applicant

cc: Applicant  
File

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SUP '14 06 3

**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.

*Parvin B. Daneshvari*

*10-3-2014*

Signature of Applicant

Date

Parvin B. Daneshvari, Manager of Sadeghy Property Investment, LLC

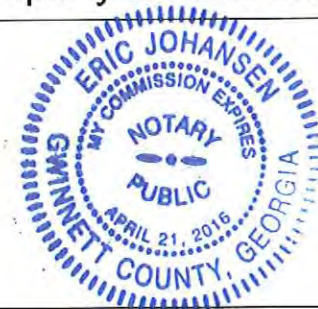
Type or Print Name and Title

*[Signature]*

*10.03.2014*

Signature of Notary Public

Date



Notary Seal

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SUP 14 06 3

**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.

*Parvin B. Daneshvari*

*10-3-2014*

Signature of Property Owner

Date

Parvin B. Daneshvari, Manager of Sadeghy Property Investment, LLC

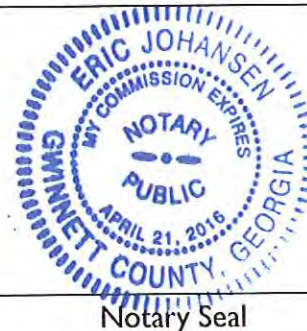
Type or Print Name and Title

*EJ*

*10.03.2014*

Signature of Notary Public

Date



Notary Seal

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Planning & Development Dept

SUP '14 063

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

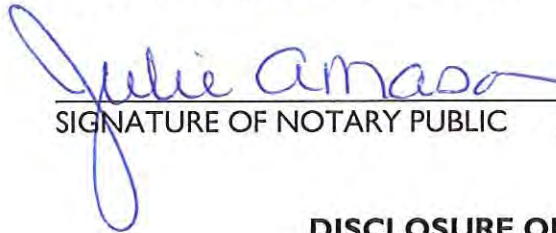
The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Parvin B. Daneshvari, Manager of  
 SadeghyProperty Investment, LLC

SIGNATURE OF APPLICANT                      DATE                      TYPE OR PRINT NAME AND TITLE

                      10.03.2014                      Eric Johansen, RLA, Member of  
 Inland Group, LLC

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

                      10-3-2014

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    Eric Johansen, Member of Inland Group, LLC  
 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)
John Heard	\$250.00	03/2014
Jace Brooks	\$500.00	11/2013
Lynette Howard	\$250.00	04/2014

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

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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.

Parvin B. Daneshvari 10-3-14 Parvin B. Daneshvari, Manager of  
 SadeghyProperty Investment, LLC  
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Eric Johansen, RLA, Member of  
 Inland Group, LLC

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

EJ 10-03-2014  
 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 Parvin B. Daneshvari  
 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         -         260         -         012          
(Map Reference Number)                      District                      Land Lot                      Parcel

*Parvin B. Daneshvari*

*10-3-2014*

Signature of Applicant

Date

Parvin Daneshvari, Manger of Sadeghy Property Investment, LLC

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)

*Diane Foy*

*TSAA#*

NAME

TITLE

*10-6-2014*

DATE

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