

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Mohammad Morshed Alam</u>	NAME: <u>PETROLEUM REALTY II LLC</u>
ADDRESS: <u>1795 BEAVER RUIN RD.</u>	ADDRESS: <u>801 ARTHUR GODFREY RD.</u>
CITY: <u>NORCROSS</u>	City: <u>MIAMI BEACH</u> <u>Ste. 600</u>
STATE: <u>GA</u> ZIP: <u>30093</u>	STATE: <u>FL</u> ZIP: <u>33140-3320</u>
PHONE: <u>404 492 4867</u>	PHONE: <u>404 - 492 - 4867</u>
CONTACT PERSON: <u>PAM LITTLE</u> PHONE: <u>770-729-1631</u>	
CONTACT'S E-MAIL: <u>PAM@ecowise-inc.com</u>	

\*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>CA</u>	BUILDING/LEASED SQUARE FEET: <u>3,424</u>
LAND DISTRICT(S): <u>6</u>	AND LOT(S): <u>211</u> ACREAGE: <u>0.99</u>
ADDRESS OF PROPERTY: <u>1795 BEAVER RUIN RD. NORCROSS 30093</u>	
SPECIAL USE REQUESTED: <u>U-HAUL RENTAL</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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ALL THAT TRACT OR PARCEL OF LAND BEING IN LAND LOTS 200 & 211 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE RIGHT-OF-WAY OF BEAVER RUIN ROAD AND THE COMMON LAND LOT LINE OF LAND LOTS 200 AND 211; THENCE LEAVING THE SAID RIGHT-OF-WAY S 60 DEGREES 53 MINUTES 54 SECONDS W A DISTANCE OF 65.91 FEET TO A POINT; THENCE S 29 DEGREES 11 MINUTES 22 SECONDS E A DISTANCE OF 24.87 FEET TO A POINT; THENCE S 60 DEGREES 32 MINUTES 02 SECONDS W A DISTANCE OF 162.25 FEET TO A POINT; THENCE N 40 DEGREES 52 MINUTES 33 SECONDS W A DISTANCE OF 190.71 FEET TO A POINT ALONG THE RIGHT-OF-WAY OF INTERSTATE 85 NORTH; THENCE N 55 DEGREES 20 MINUTES 35 SECONDS E A DISTANCE OF 179.32 FEET TO A POINT; THENCE S 83 DEGREES 56 MINUTES 22 SECONDS E A DISTANCE OF 74.36 FEET TO A POINT ALONG THE RIGHT OF WAY OF BEAVER RUIN ROAD; THENCE S 40 DEGREES 41 MINUTES 48 SECONDS E A DISTANCE OF 138.15 FEET TO A POINT, WHICH IS THE POINT OF BEGINNING.

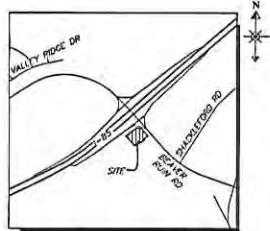
HAVING AN AREA OF 43148.29 SQUARE FEET, 0.991 ACRES

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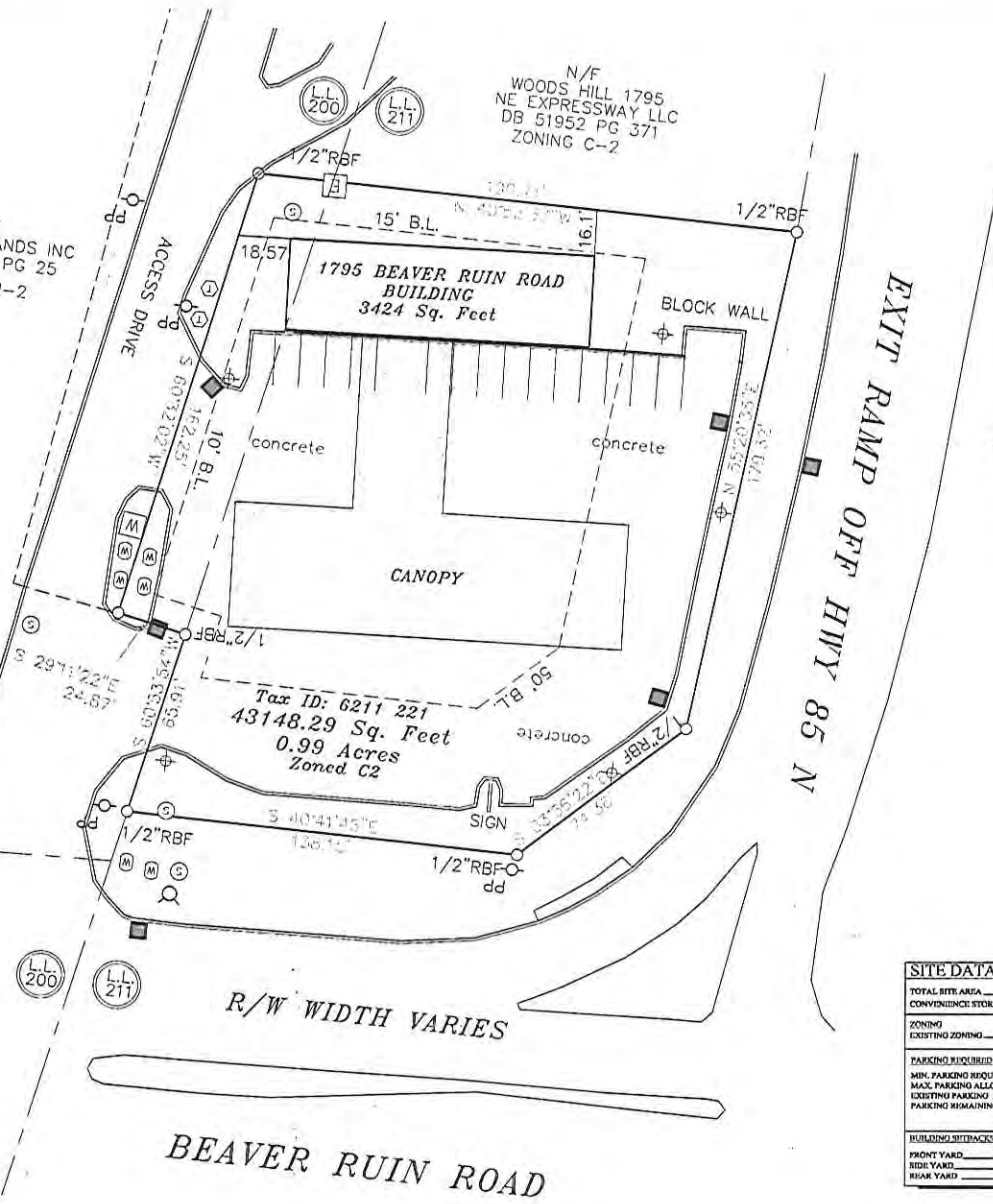
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SITE LOCATION MAP  
NOT TO SCALE

N/F  
VULCAN LANDS INC  
DB 19968 PG 25  
ZONING M-2

N/F  
WOODS HILL 1795  
NE EXPRESSWAY LLC  
DB 51952 PG 371  
ZONING C-2



R/W WIDTH VARIES

BEAVER RUIN ROAD

EXIT RAMP OFF HWY 85 N

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**EcoWise Civil Design  
and Consulting, Inc.**

P.O. BOX 671003 NORCROSS, GA 30010  
(770) 726-1631 FAX (770) 964-1631  
www.ecowise-pro.com

U-Haul Rental at  
1795 Beaver Ruin Road

DRAWN BY: GDS/ML

DATE PLOTTED: 04/23/14



SCALE: 1" = 20'  
DATE: APRIL 3, 2014  
PROJECT: 14009-00

REVISIONS:

NO.	DATE	BY	DESCRIPTION

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



GHWCC LEVEL II CERTIFIED DESIGN  
PROFESSIONAL NO. 100000029 EXP. 3/1/2015

SITE PLAN

S1

SHOOT TITLE AND NUMBER

**SITE DATA:**

TOTAL SITE AREA	43,148 SF = 0.99 ACRES
CONVENIENCE STORE SQUARE FOOTAGE	3,424 SF
ZONING	GENERAL BUSINESS DISTRICT
EXISTING ZONING	GENERAL BUSINESS DISTRICT
PARKING REQUIRED	
MIN. PARKING REQUIRED	1 SPACES / 500 SF = 7 SPACES
MAX. PARKING ALLOWED	1 SPACES / 125 SF = 28 SPACES
EXISTING PARKING	14 SPACES
PARKING REMAINING AFTER PROPOSED RENTAL SPACES	8 SPACES
HUMANING SETBACKS	
FRONT YARD	50 FEET
SIDE YARD	10 FEET
REAR YARD	15 FEET

**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, A SPECIAL USE PERMIT IS SUITABLE AND NECESSARY IN VIEW OF THE USE + DEVELOPMENT OF ADJACENT + NEARBY PROPERTY.

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

NO. THE SPECIAL USE WILL NOT ADVERSELY AFFECT THE EXISTING USE OR ADJACENT OR NEARBY PROPERTY.

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

NO. THE SPECIAL USE WILL COMPLIMENT AND ENHANCE THE ECONOMIC USE FOR AN EXISTING GAS STATION/CONVENIENT STORE.

- (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 PROPOSED SPECIAL USE WILL NOT RESULT OR CAUSE AN EXCESSIVE OR BURDENSOME USE.

- (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:

THE PRESENT USE ALLOWS FOR APPROVAL OF A SPECIAL USE PERMIT.

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April 4, 2014

Gwinnett County Planning and Development  
One Justice Square  
446 Crogan Street  
Lawrenceville, GA 30045

RE: SUP Application for 1795 Beaver Ruin Road

To Whom it May Concern:

Mitamurshed Enterprises requests a special use permit to allow for U-Haul Truck Rentals for their customers. The subject property is located at 1795 Beaver Ruin Road in Land Lots 200 and 211 within the 6<sup>th</sup> district of Gwinnett County.

Truck rental shall be limited to no more than one (1) 26-foot or smaller box-type truck, three (3) 17-foot or smaller trucks, and 2 trailers. The trucks and trailers shall at all times be parked outside of the 50-foot building setback along Beaver Ruin Road and all reasonable efforts shall be made to screen the rentals from passers-by.

Sincerely,



Mitamurshed Enterprises

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**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



Signature of Applicant

4/5/2014

Date

Mohammed Moshed Alam, Secretary

Type or Print Name and Title



Signature of Notary Public

April 5<sup>th</sup> 2014

Date

**ZORICA STAMENKOVIC**  
NOTARY PUBLIC  
Gwinnett County  
State of Georgia  
My Comm. Expires March 13, 2016

Notary Seal

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

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

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

4/8/14  
\_\_\_\_\_  
Date

Morgan P. Callahan  
\_\_\_\_\_  
Type or Print Name and Title

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

4/8/14  
\_\_\_\_\_  
Date

**ZORICA STAMENKOVIC**  
NOTARY PUBLIC  
Gwinnett County  
State of Georgia  
My Comm. Expires March 13, 2016

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

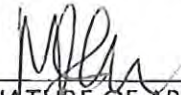
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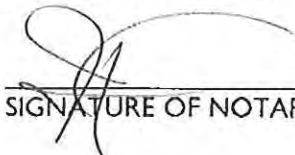
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**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

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.


04/10/2014  
 \_\_\_\_\_  
 SIGNATURE OF APPLICANT                      DATE                      TYPE OR PRINT NAME AND TITLE  
 Mohammad Morshed Alam

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


4/10/2014  
 \_\_\_\_\_  
 SIGNATURE OF NOTARY PUBLIC                      DATE                      NOTARY SEAL

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES     NO    Mohammad Morshed Alam  
YOUR NAME

IMTIAZ HANMAN CHOUDHURY  
 NOTARY PUBLIC  
 Gwinnett County, State of Georgia  
 My Commission Expires 3/12/2015

APR 11 2014

SWORN TO AND SUBSCRIBED  
 BEFORE ME THIS DATE

If the answer is yes, please complete the following section:

NAME AND OFFICIAL 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     -   211   -   221    
(Map Reference Number)      District      Land Lot      Parcel

  
\_\_\_\_\_  
Signature of Applicant      Date  
Mohammad Moshed Alam, Secretary  
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)

Rhonda O. Landry      Tax Services Associate  
NAME      TITLE  
April 4, 2014  
DATE

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