

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>BAO QUOC HUYNH</u>	NAME: <u>READ-Norcross LLC</u>
ADDRESS: <u>2334 OAKLAND MANOR</u>	ADDRESS: <u>10535 Waters Ridge Dr</u>
CITY: <u>LAWRENCEVILLE</u>	CITY: <u>Alpharetta</u>
STATE: <u>GA</u> ZIP: <u>30044</u>	STATE: <u>GA</u> ZIP: <u>30022</u>
PHONE: <u>770 840 5944</u>	PHONE: <u>770-403-4816</u>
CONTACT PERSON: <u>BAO QUOC HUYNH</u> PHONE: <u>770 840 5944</u>	
CONTACT'S E-MAIL: <u>HUYNHATIEUBAO1@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 checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>M1</u>	BUILDING/LEASED SQUARE FEET: <u>18,000</u>
LAND DISTRICT(S): <u>6</u>	LAND LOT(S): <u>201</u> ACREAGE: <u>3.87</u>
ADDRESS OF PROPERTY: <u>1537 Beaver Run Rd, Norcross GA</u>	
SPECIAL USE REQUESTED: <u>METAL RECYCLING CENTER</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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BK52322 PG0410

1537 Beaver Ruin Road

Exhibit A
Legal Description

All that tract or parcel of land lying and being in Land Lot 201 of the Sixth District, Gwinnett County, Georgia, being more particularly described as follows.

To find the true point of beginning, begin at the point formed by the intersection of the northwesterly right of way line of Red Plum Road (being an 80 foot right of way) and the southwesterly right of way line of Beaver Ruin Road (being a 130 foot right of way) and running thence northwesterly along said southwesterly right of way line of Beaver Ruin Road along the arc of a curve to the right (said arc having a chord bearing north 72 degrees 59 minutes 50 seconds west a chord distance of 37.52 feet and having a radius of 2052.99 feet) an arc distance of 37.52 feet to a point; running thence north 72 degrees 28 minutes 25 seconds west along said southwesterly right of way line of Beaver Ruin Road a distance of 316.35 feet to a point; running thence north 72 degrees 28 minutes 25 seconds west along said southwesterly right of way line of Beaver Ruin Road a distance of 40.00 feet to the true point of beginning; from the true point of beginning as thus established, run south 63 degrees 14 minutes 17 seconds west a distance of 125.28 feet to a point; running thence south 53 degrees 23 minutes 47 seconds west a distance of 547.58 feet to a point, running thence south 30 degrees 32 minutes 35 seconds east a distance of 34.78 feet to a point; running thence south 59 degrees 27 minutes 25 seconds west a distance of 525.99 feet to a point located on the land lot line dividing said Land Lot 201 and Land Lot 200, said district and county; running thence north 30 degrees 45 minutes 00 seconds west along said the line dividing said land lots a distance of 261.94 feet to an iron pin; running thence north 59 degrees 23 minutes 55 seconds east a distance of 633.45 feet to an iron pin; running thence south 30 degrees 37 minutes 13 seconds east a distance of 205.40 feet to a point; running thence north 53 degrees 23 minutes 47 seconds east a distance of 539.03 feet to a point upon said southwesterly right of way line of Beaver Ruin Road; running thence south 72 degrees 28 minutes 25 seconds east along said northwesterly right of way of Beaver Ruin Road a distance of 40.00 feet to the true point of beginning; all as more particularly shown as a tract containing 3.876 acres on the As-Built Survey for Bank of the South, N.A., Trustees and Mid-States Helicopters, Inc., by Benchmark Engineering Corporation (A. Farrow Walls, Georgia Registered Land Surveyor No. 2140), dated April 22, 1983.

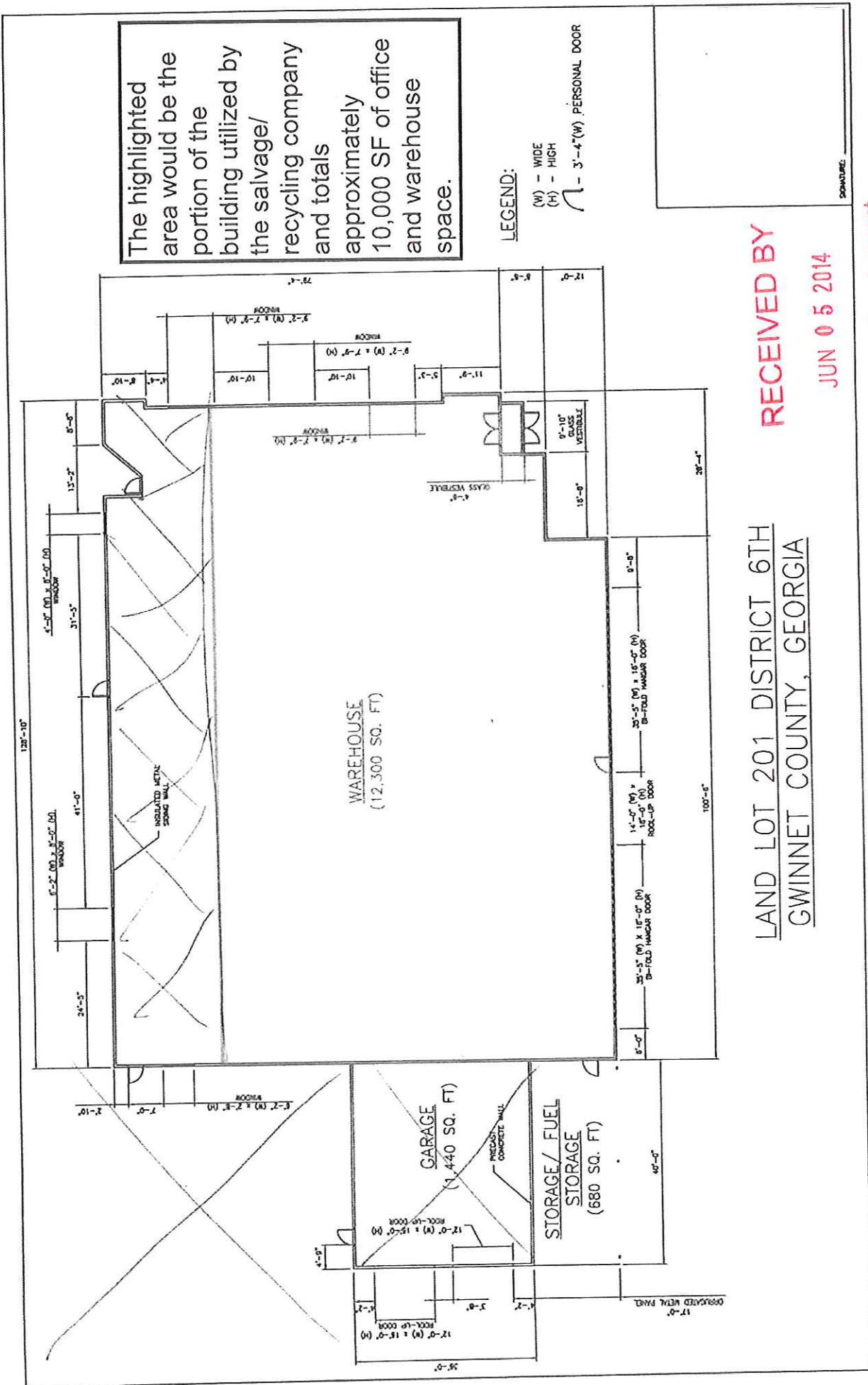
Together with an appurtenant easement as described in an Easement between Mid-States Helicopters Inc., and Samuel L. Fowler, Jr., Earnest E. Lynn and Harold L. Rhyne, Jr., d/b/a G.H.L. Properties dated April 25, 1983, and recorded May 10, 1983, in Deed Book 2553, page 283, Gwinnett County, Georgia records.

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The highlighted area would be the portion of the building utilized by the salvage/recycling company and totals approximately 10,000 SF of office and warehouse space.

LEGEND:
 (W) - WIDE
 (H) - HIGH
 A - 3'-4" (W) PERSONAL DOOR

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 LAND LOT 201 DISTRICT 6TH
 GWINNET COUNTY, GEORGIA

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SIGNATURE

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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:

See attached.

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

See attached.

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

See attached.

- (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:

See attached.

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

See attached.

- (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:

See attached.

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SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER
(ATTACHMENT)

- (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 is industrial in nature as are many other properties in the area, specifically all surrounding property uses at the property.

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

No. The proposed use will not hinder the existing use or usability of adjacent or nearby properties. It is our opinion that the proposed use will have no adverse affect on nearby or adjacent properties.

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

Yes. The property could be used for another type of industrial use, but no other inquiries have been made to occupy/lease the space to date.

- (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:

The proposed use would not significantly impact existing streets, transportation facilities, utilities or schools. The roll-off trucks that would visit our site would not be over-loaded and/or cause any significant traffic delay or adverse impact as we forecast one to three trucks per day. Further, our customers typically drive consumer vehicles that are not over-burdensome to traffic/congestion. Our use would not significantly draw from public utilities and would not create noise or air pollution that would hinder any activities from any nearby schools.

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

Yes. The property is an a mixed-use area as designated by the Gwinnett County 2030 Unified Plan Future Development Map.

- (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:

Existing conditions that support the approval of the special use permit include: 1) The portion of the building and land utilized is the ideal size for the proposed operations (≈10,000 Square Feet and ≈2.50 acres); 2) The secluded nature of the property ensures no adverse impact to surrounding Gwinnett County users, whether adjoining or nearby; 3) Buildings with 10,000 square feet or less on a larger lot adequate for the proposed operations are in very short supply and there are currently no alternatives available for the proposed operations. It took approximately five months to locate an adequate facility that was central to the greater Atlanta area.

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LETTER OF INTENT FOR SPECIAL USE PERMIT

Thanh Tan Nguyen & Bao Quoc Huynh
2334 Oakland Manor
Lawrenceville, GA 30044

06/05/2014

Gwinnett County Planning Division
446 West Crogan Street, Suite 250
Lawrenceville, GA 30046

To whom it may concern,

We the applicant, Thanh Tan Nguyen and Bao Quoc Huynh (Applicant), hereby submit this application on behalf of the property owner, Alexei Mikhailov (Owner), for approval of a Special Use Permit (SUP) for the approximate 3.87 acres of land located at 1537 Beaver Ruin Rd, Norcross, Georgia 30093, Gwinnett County (Subject Property). We, the Applicant, are requesting a Special Use Permit for a **Metal Recycling Center**.

The Metal Recycling Center would be open to the public from 8 a.m. to 5 p.m., 6 days a week. We would be purchasing ferrous and non-ferrous metals from the public; sorting the metals; and storing the metals, inside containers, in a 10,000 square feet warehouse and the backyard.

We, the Applicant, respectfully request our application for the Special Use Permit be granted.

Sincerely,

Thanh Tan Nguyen

Bao Quoc Huynh

x 

x 

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SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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



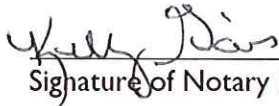
Signature of Property Owner



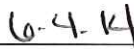
Date



Type or Print Name and Title



Signature of Notary Public



Date



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