

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>RAFI INVESTMENT LLC</u>	NAME: <u>SUBHAIYA R ALI</u>
ADDRESS: <u>5783 VANTAGE CT</u>	ADDRESS: <u>5783 VANTAGE CT</u>
CITY: <u>STONE MOUNTAIN</u>	CITY: <u>STONE MOUNTAIN</u>
STATE: <u>GA</u> ZIP: <u>30087</u>	STATE: <u>GA</u> ZIP: <u>30087</u>
PHONE: <u>404-210-1463</u>	PHONE: <u>404-210-1463</u>
CONTACT PERSON: <u>RAHIM SIUJI</u> PHONE: <u>404-210-1463</u>	
CONTACT'S E-MAIL: <u>RAHIMSIVJI@HOTMAIL.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>C2</u>	BUILDING/LEASED SQUARE FEET: <u>1902</u>
LAND DISTRICT(S): <u>6<sup>th</sup></u>	LAND LOT(S): <u>79</u> ACREAGE: <u>1.165</u>
ADDRESS OF PROPERTY: <u>5375 FIVE FORKS TRICKUM RD (front Building)</u>	
SPECIAL USE REQUESTED: <u>USED CAR LOT</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 79 of the 6<sup>th</sup> District, Gwinnett County Georgia containing 1.180 acres (more or less), per plat of survey by Bruner Engineering Company, Inc., dated April 24, 1979 which plat is incorporated herein by reference and which property is more particularly described in accordance with said plat as follows:

To find the TRUE POINT OF BEGINNING, begin at a point on the northwest right-of-way (60' right-of-way) of Five Forks Triokum Road located 300.0 feet northeasterly from the intersection of the southwest line of land lot 79 and the northwest right-of-way at Five Forks Triokum Road; thence proceed north 40 degrees, 57 minutes 10 seconds west 21.04 feet to an iron pin found on the northwest right-of-way of Five Forks Triokum Road (100' right-of-way) which point is the TRUE POINT OF BEGINNING. Thence north 40 degrees, 57 minutes 10 seconds west 330.83' to an iron pin found thence north 24 degrees, 55 minutes 38 seconds west 60.80' to a point thence north 58 degrees, 29 minutes 22 seconds east 71.77' to an iron pin found thence south 42 degrees 06 minutes 04 seconds east 151.82' to an iron pin found thence north 49 degrees 51 minutes 38 seconds east 97.58' to an iron pin found thence south 40 degrees 50 minutes 28 seconds east 175.01' to an iron pin found on the right-of-way of Five Forks Triokum Road (100' right-of-way) thence proceeding along said right-of-way south 30 degrees 37 minutes 13 seconds west 197.37' to an iron pin found which is the TRUE POINT OF BEGINNING.

LESS AND EXCEPT: Any portion of the above-described property conveyed by Right of Way Deed from W. Scott Haugh to Gwinnett County, dated 7/16/1990, filed 7/25/1990, and recorded in Deed Book 6117, Page 248, Gwinnett County, Georgia records.

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N/F DEKALB REGIONAL HEALTH SYSTEM INC.  
DB. 51900 PG. 411  
PIN# 6084 116  
ZONED C2

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N/F PARKVIEW CAPITAL LLC  
DB. 47915 PG. 220  
PIN# 6079 030  
ZONED C2

N/F CAROLYN POOLE LLC  
DB. 47190 PG. 802 (TRACT TWO)  
PIN# 6094 118  
ZONED C2

N/F CAROLYN POOLE LLC  
DB. 47190 PG. 802 (TRACT ONE)  
PIN# 6079 030  
ZONED C2

GENERAL NOTES:  
SITE AREA= 1.165 ACRES  
OWNER- RAFI INVESTMENTS LLC  
ADDRESS- 5365, & 5375 FIVE FORKS TRICKUM RD.  
SITE ZONED C2  
MINIMUM LOT AREA= N/A  
MINIMUM LOT WIDTH= N/A  
FRONT SETBACK= 30'  
REAR SETBACK= 10'  
SIDE SETBACK= 15'  
WATER AS PER GWINNETT COUNTY  
SEWER AS PER GWINNETT COUNTY  
59 TOTAL PARKING SPACES  
59 REGULAR  
1 HANDICAP

PARCELS HAVE BEEN COMBINED INTO ONE PARCEL

AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA  
AS PER COMMUNITY - PANEL NUMBER 13135C0125F DATED: SEPTEMBER 29, 2008

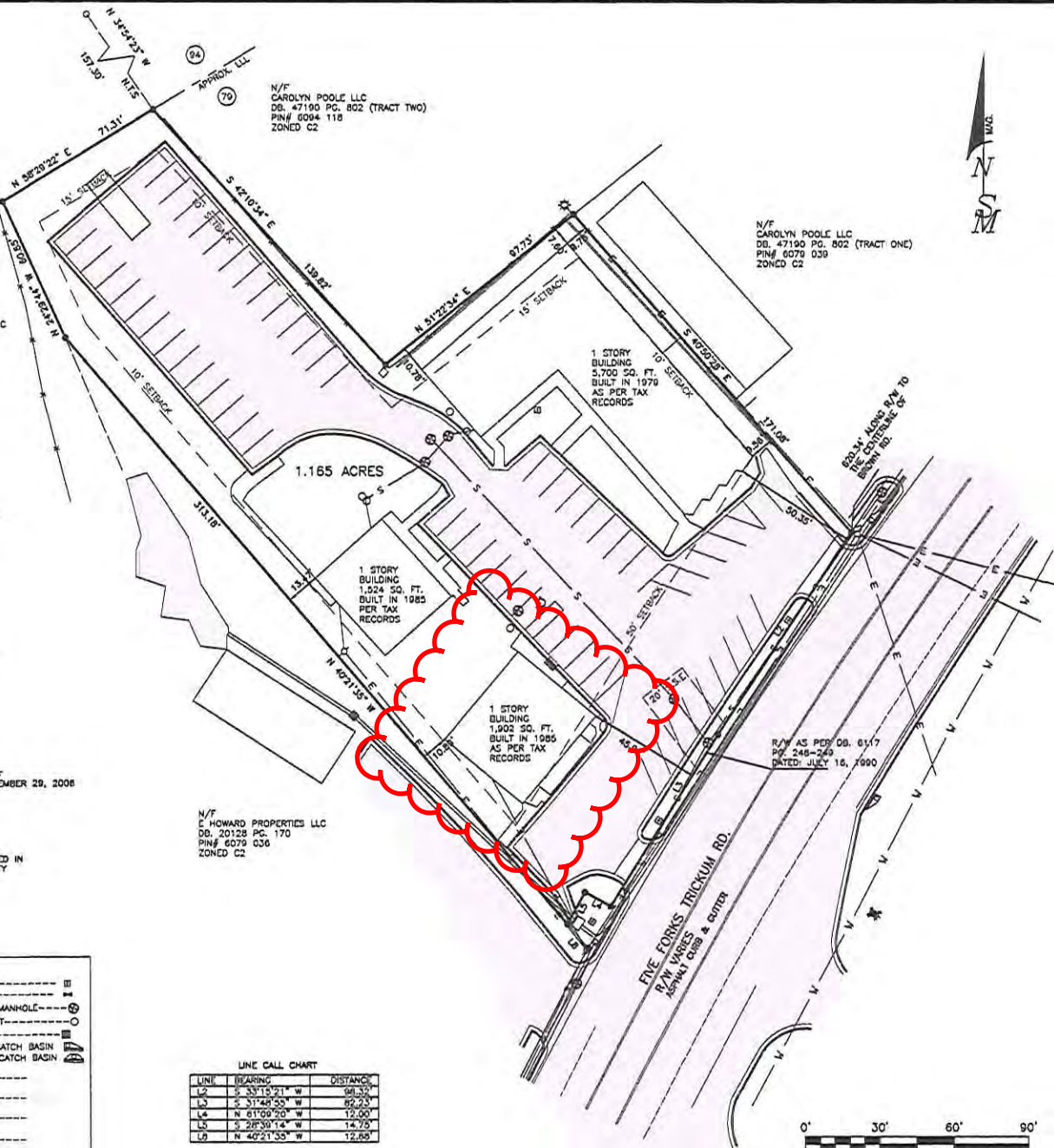
PERMANENT STRUCTURES AND TREES ARE NOT ALLOWED IN SANITARY SEWER EASEMENTS AS PER CURRENT COUNTY STANDARDS

LEGEND

WOODEN POWER POLE ---○---	EX. WATER METER ---□---
EX. OVERHEAD POWER LINES ---○---	EX. WATER VALVE ---□---
LIGHT POLE ---○---	SANITARY SEWER MANHOLE ---○---
EX. FENCE ---□---	SEWER CLEAN-OUT ---○---
POB = POINT OF BEGINNING	GRATE INLET ---○---
OTP = OPEN TOP PIPE	EX. SINGLEWING CATCH BASIN ---□---
IPS = IRON PIN SET (#4 REBAR)	EX. DOUBLEWING CATCH BASIN ---□---
DB = DEED BOOK	EX. BUILDING ---□---
PB = PLAT BOOK	EX. ASPHALT ---□---
PG. = PAGE	EX. CONCRETE ---□---
N/F = NOW OR FORMERLY	EX. WALL ---□---
EX. = EXISTING	
RCP = REINFORCED CONCRETE PIPE	
CMP = CORRUGATED METAL PIPE	
CPP = CORRUGATED PLASTIC PIPE	
HANDICAPP PARKING ---○---	
EX. FIRE HYDRANT ---○---	

LINE CALL CHART

LINE	BEARING	DISTANCE
L2	S 33°15'21" W	961.30
L3	E 31°48'53" W	82.23
L4	N 61°09'20" W	12.00
L5	S 28°30'14" W	14.75
L6	N 40°21'53" W	12.60



SIBLEY-MILLER  
SURVEYING & PLANNING INC.  
\*TOPOGRAPHICAL SURVEYS  
\*LAND SURVEYING  
\*LAND PLANNING  
\*CONSTRUCTION LAYOUT  
\*CIVIL ENGINEERING  
2062 HWY. 42 NORTH  
MCDONOUGH, GA. 30253  
PHONE: (770) 320-7555  
FAX: (770) 320-7333  
www.sibleysurveying.com

SITE PLAN FOR SPECIAL USE PERMIT  
RAFI INVESTMENTS LLC  
1.165 ACRES  
LAND LOT 79, 6th. DISTRICT  
GWINNETT COUNTY, GEORGIA



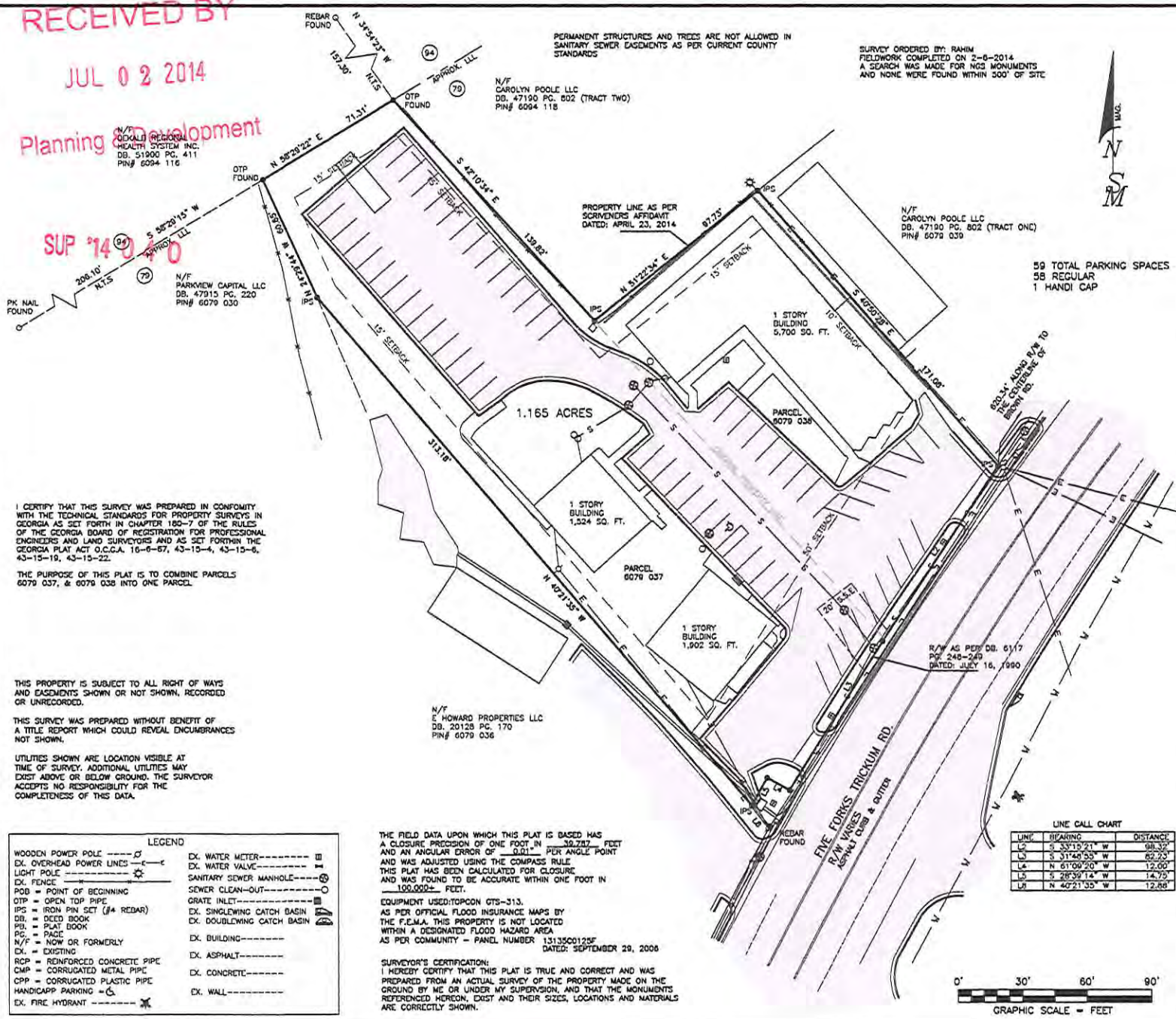
PROJECT NO.: B14011  
DRAWN BY: TLM  
SCALE: 1" = 30'  
DATE: 5-9-2014



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I CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 160-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 16-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

THE PURPOSE OF THIS PLAT IS TO COMBINE PARCELS 6079 037, & 6079 038 INTO ONE PARCEL.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.

UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

LEGEND

WOODEN POWER POLE ---○---	EX. WATER METER --- ■
EX. OVERHEAD POWER LINES --- ---	EX. WATER VALVE --- ■
LIGHT POLE ---○---	SANITARY SEWER MANHOLE ---○
EX. FENCE --- ---	SEWER CLEAN-OUT ---○
POB = POINT OF BEGINNING	GRATE INLET --- ■
OTP = OPEN TOP PIPE	EX. SINGLEWING CATCH BASIN
IPG = IRON PIN SET (#4 REBAR)	EX. DOUBLINGWING CATCH BASIN
DB = DEED BOOK	EX. BUILDING
PL = PLAT BOOK	EX. ASPHALT
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CMP = CORRUGATED METAL PIPE	
CPP = CORRUGATED PLASTIC PIPE	
HANDICAPP PARKING ---○---	
EX. FIRE HYDRANT --- ■	

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,787 FEET AND AN ANGULAR ERROR OF 0.01 PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

EQUIPMENT USED: TOPCON GTS-313.  
 AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER COMMUNITY - PANEL NUMBER 1313500125F DATED: SEPTEMBER 20, 2008

SURVEYOR'S CERTIFICATION:  
 I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE MONUMENTS REFERENCED HEREON, DIST AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN.

PERMANENT STRUCTURES AND TREES ARE NOT ALLOWED IN SANITARY SEWER EASEMENTS AS PER CURRENT COUNTY STANDARDS

N/F CAROLYN POOLE LLC  
 DB. 47190 PG. 802 (TRACT TWO)  
 PIN# 6004 118

SURVEY ORDERED BY: RAHIM  
 FIELDWORK COMPLETED ON 2-6-2014  
 A SEARCH WAS MADE FOR NGS MONUMENTS AND NONE WERE FOUND WITHIN 500' OF SITE

N/F CAROLYN POOLE LLC  
 DB. 47190 PG. 802 (TRACT ONE)  
 PIN# 6079 030

N/F E HOWARD PROPERTIES LLC  
 DB. 20123 PG. 170  
 PIN# 6079 036



59 TOTAL PARKING SPACES  
 58 REGULAR  
 1 HANDI CAP

LINE CALL CHART

LINE	BEARING	DISTANCE
L1	S 33°19'21" W	208.52'
L2	S 31°40'00" W	80.25'
L3	N 61°09'20" W	12.00'
L4	S 28°39'14" W	14.75'
L5	N 40°21'55" W	12.88'



**SIBLEY-MILLER**  
**SURVEYING & PLANNING INC.**  
 \*TOPOGRAPHICAL SURVEYS  
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2662 HWY. 42 NORTH  
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 FAX: (770) 320-7333  
 www.sibleysurveying.com

**BOUNDARY SURVEY**  
**RAFI INVESTMENTS LLC**  
**1.165 ACRES**  
**LAND LOT 79, 6th. DISTRICT**  
**WINNETT COUNTY, GEORGIA**



PROJECT NO.: B14011  
 DRAWN BY: TLM  
 SCALE: 1" = 30'  
 DATE: 2-17-2014



**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:

NONE

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GWINNETT COUNTY PLANNING  
AND DEVELOPMENT AND BOARD  
OF COMMISSIONERS

DATED 07-01-2014

TO WHOM IT MAY CONCERN

Respected Board Members and Commissioners. My name is Rahim Sivji and I am the Secretary of my Company Rafi Investment LLC. I just want to describe that we want to open up a Use Car Dealership at the address 5375 Five Forks Trickum Rd Lilburn Ga 30047. We think it is going to be beneficiary for the Economy as well as Gwinnett County. We don't have any Use Car Dealership in the Area right now. I Hope that the Planning Board and the Commissioners will approve our petition for the Special Use Permit.

Thanking You

RAFI INVESTMET LLC



RAHIM SIVJI

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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 7/1/14  
Date

BAHIM SIUJI SECRETARY  
\_\_\_\_\_  
Type or Print Name and Title

 7/1/14  
Signature of Notary Public Date  
*Exp Date 5/9/16*

**Im Clark Muhammad  
Notary Public  
DeKalb County, Georgia  
My Commission Expires May 9, 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

7/1/14

Date

Subbairya R ALI

Type or Print Name and Title

MEMBER

Signature of Notary Public

Date

Exp Date 5/9/16

Mr. Clark Muhammad  
Notary Public  
DeKalb County, Georgia  
My Commission Expires May 9, 2016

Notary Seal

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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)

6 - 079 - 038  
District Land Lot Parcel  
6 079 038

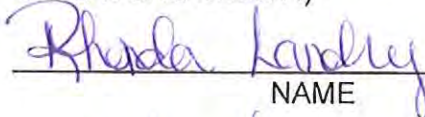
  
Signature of Applicant

7/1/14  
Date

RAHIM A SIUJI 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)

  
NAME

Tax Services Administrator  
TITLE

7/1/2014  
DATE

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