

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>EZ of Atlanta Inc.</u>	NAME: <u>NOTTING HILL INC</u>
ADDRESS: <u>3473 Old Norcross Rd, Suite # 106</u>	ADDRESS: <u>4197 Pleasant Hill Rd, #100</u>
CITY: <u>Duluth</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30096</u>	STATE: <u>GA</u> ZIP: <u>30096</u>
PHONE: <u>678 668-5505</u>	PHONE: <u>404-680-5213.</u>
CONTACT PERSON: <u>GEORGE KIM.</u> PHONE: <u>404-509-8885</u>	
CONTACT'S E-MAIL: <u>GKIMNY72@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>C2</u>	BUILDING/LEASED SQUARE FEET: <u>1059</u>
LAND DISTRICT(S): <u>6th</u>	LAND LOT(S): <u>232</u> ACREAGE: <u>6.651</u>
ADDRESS OF PROPERTY: <u>3473 Old Norcross Rd, Duluth, GA 30096</u>	
SPECIAL USE REQUESTED: <u>CHECK CASHING BUSINESS.</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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McDaniel Square
3473 Old Norcross Rd.
Duluth, Georgia 30096
(Gwinnett County)
(TPN R6232 103)

Exhibit A

Legal Description

All that tract or parcel of land lying and being Land Lot 232 of the 6th Land District, Gwinnett County, Georgia and being more particularly described as follows:

To find The Point of Beginning commence at the Intersection of the Westerly Right-of-Way of McDaniel Road (80' R/W) and the Northerly Right-of-Way of Old Norcross Road (100' R/W), if extended to form a point; THENCE leaving said Intersection and traveling South 87 degrees 25 minutes 11 seconds West for a distance of 37 .98 feet to a point on the aforesaid Right-of-Way of Old Norcross Road; THENCE continuing along said Right-of-Way, South 87 degrees 25 minutes 11 seconds West for a distance of 188.79 feet to an Iron Pin Set, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established and continuing along said Right-of-Way, South 87 degrees 25 minutes 11 seconds West for a distance of 609.22 feet to an Iron Pin Set; THENCE leaving said Right-of-Way, North 02 degrees 34 minutes 30 seconds West for a distance of 406.85 feet to an Iron Pin Set; THENCE North 85 degrees 07 minutes 10 seconds East for a distance of 792.42 feet to an Iron Pin Set; THENCE South 02 degrees 30 minutes 09 seconds East for a distance of 191.99 feet to an Iron Pin Set; THENCE South 87 degrees 25 minutes 11 seconds West for a distance of 182.00 feet to an Iron Pin Set; THENCE South 02 degrees 30 minutes 09 seconds East for a distance of 246.66 feet to an Iron Pin Set on the aforesaid Northerly Right-of-Way of Old Norcross Road, said point being THE TRUE POINT OF BEGINNING.

Said property contains 6.651 acres as shown on the Boundary and Topographic Survey for Hantrust Corporation, prepared by Precision Planning, Inc., dated 11/1/04.

TOGETHER WITH those easement rights arising under that certain Limited Warranty Deed with Reservation of Access Easement by and between Explorer Development Company, a Georgia corporation and JPI Jefferson Ridge, L.P., a Texas limited partnership, dated as of March 18, 1996 recorded in Deed Book 12462, Page 104, Records of Gwinnett County, Georgia.

ALSO TOGETHER WITH those easement rights arising under that certain Declaration of Shared Driveway Easement by and between Satellite Place Associates, L.P., a Georgia limited partnership and James E. Bridges, dated as of March 31, 1999, recorded in Deed Book 18142, Page 4, Records of Gwinnett County, Georgia.

ALSO TOGETHER WITH those easement rights arising under that certain Road Easement by and between JPI Jefferson Ridge, L.P., a Texas limited partnership and Satellite Place Associates, L.P., a Georgia limited partnership, dated as of March 19, 1999, recorded in Deed Book 18142, Page 12, Records of Gwinnett County, Georgia.

ALSO TOGETHER WITH those easement rights arising under that certain Sewer Easement by and between JPI Jefferson Ridge, L.P., a Texas limited partnership and Satellite Place Associates, L.P., a Georgia limited partnership, dated as of March 10, 1999, recorded in Deed Book 18142, Page 20, Records of Gwinnett County, Georgia.

Street Address: 3473 Old Norcross Rd., Duluth, Georgia 30096 (Gwinnett County)

Tax Parcel No: R6232 103

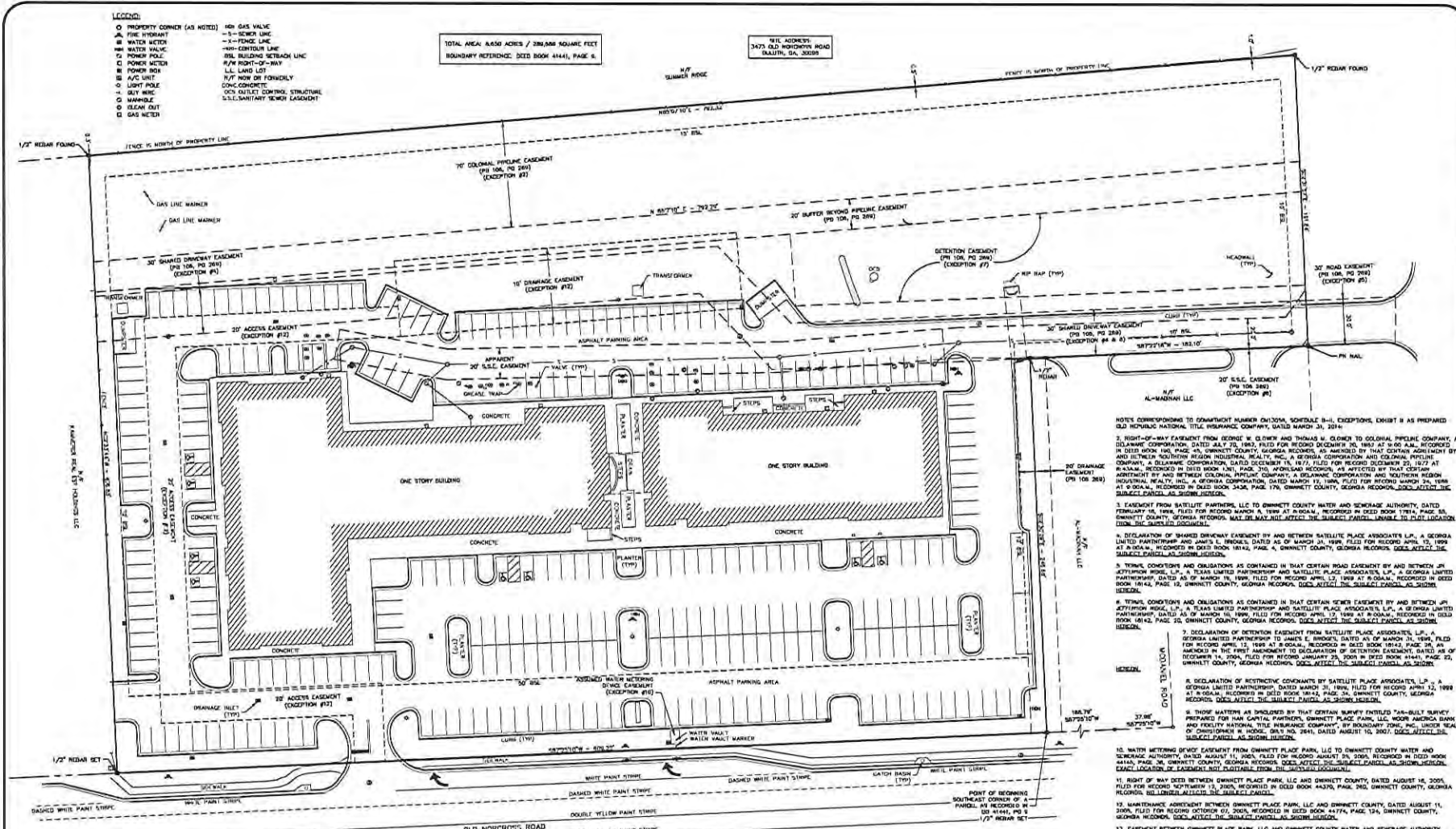
Prior Deed Reference: Being the same property described in a Deed to Purchaser at Sale Under Power to WB Gwinnett Store LLC dated April 3, 2012, recorded in Deed Book 51294, Page 841, Records of Gwinnett County Georgia.

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- LEGEND**
- PROPERTY CORNER (AS NOTED)
 - FIRE FRONT
 - WATER VALVE
 - POWER POLE
 - POWER METER
 - POWER BOX
 - A/C UNIT
 - LIGHT POLE
 - GUY WIRE
 - HANGAR
 - CLEAN OUT
 - GAS METER
 - 1/2" SECTION LINE
 - 3/4" SECTION LINE
 - 1" FENCE LINE
 - 1/2" CONCRETE LINE
 - 1/2" BUILDING SETBACK LINE
 - 1/2" POINT-OF-WAY
 - L.L. LAND LOT
 - 1/2" ROW OR FORECLOSURE
 - CONC. CONCRETE
 - 1/2" OUTLET CONTROL STRUCTURE
 - 1/2" UNIDENTIFIED SEWER LAYOUT

TOTAL AREA: 8.650 ACRES / 376,800 SQUARE FEET
BOUNDARY REFERENCE: DEED BOOK 4444, PAGE 8

MAIL ADDRESS:
3475 OLD NORCROSS ROAD
DUBLIN, GA, 30099



NO.	REVISION	DATE	BY

- NOTES CORRECTING TO DEPARTMENT NUMBER 04/03/04, SOFTWARE B.I., EXCEPTIONS, EXHIBIT B AS PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED MARCH 24, 2014.
- RIGHT-OF-WAY EASEMENT FROM DEEDS 8, 12, 18 AND 19, 1998, AS BEING TO GEORGIA POWER COMPANY, A GEORGIA CORPORATION, DATED JULY 27, 1982, FILED FOR RECORD DECEMBER 10, 1982 AT 9:00 A.M., RECORDED IN DEED BOOK 1784, PAGE 85, AND DEEDS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 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981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY TO NOTTING HILL, INC., A GEORGIA CORPORATION, SHIHAN BANK AMERICA, AND ITS SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY THAT THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 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. 46-8-141.

DANIEL W. WENKLE, L.S. GEORGIA REG. LAND SURVEYOR NO. 2887 FOR THE FIRM BOUNDARY ZONE, INC.

PURSUANT TO RULE 180-7-1 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 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. 46-8-141.

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THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR PERSONS OR ENTITY NAMED BY THIS CERTIFICATE HEREIN. ALL DIMENSIONS SHOWN ARE NOT INTENDED TO VARY UNLESS OTHERWISE NOTED WITHOUT AN EXPRESS INCORPORATION BY THIS SURVEYOR. PARCELS BOUND BY THIS SURVEYOR.

THE MAP OR PLAN HAS BEEN CALCULATED FROM CORNERLAND IN POINTS TO BE ACCURATE WITHIN ONE FOOT BY SURVEY LINE. THIS PLAN WAS PREPARED USING A TRIMBLE 5600 SERIES TOTAL STATION.

THE FIELD DATE FOR WHICH THIS MAP OR PLAN WAS MADE HAS A CURRENT RECORD OF ONE FOOT BY SURVEY LINE, AND AN ANGULAR ERROR OF RECORD OF ONE HUNDRED PARTS PER MILLION USING COMPASS BEARS.

THE SURVEYOR HAS NO WAY INTENDS TO INTERFERE OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK REGULATIONS OR ANY OTHER REGULATIONS THAT MAY BE APPLIED TO THE PROPERTY. THE INFORMATION IS BASED ON PUBLIC RECORDS OBTAINED FROM CHROBERT COUNTY PLANNING AND ZONING DEPARTMENT, DUBLIN, GA.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. BARRIERS AND OBSTRUCTIONS MAY EXIST WHICH WERE NOT SHOWN ON THIS SURVEY.

FOR FURTHER INFORMATION OF OWNER.

PREPARED BY: BOUNDARY ZONE, INC. 4195 SOUTH LEE STREET, SUITE 110, BUFORD, GEORGIA 30518 770-271-5772 - WWW.BOUNDARYZONE.COM

PROJECT 0752301 SHEET 1 OF 1

GRAPHIC SCALE - IN FEET

1 0 30 60 90 120

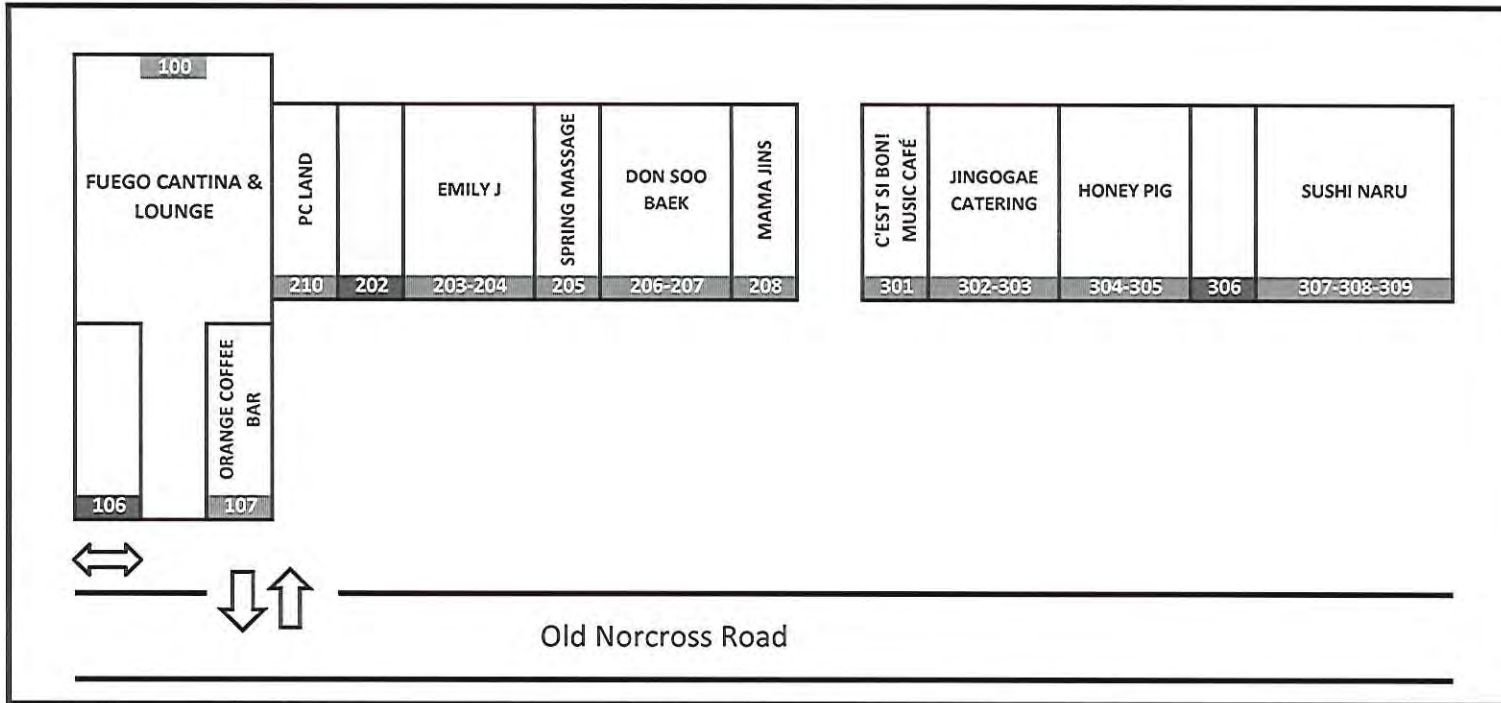
BOUNDARY ZONE, INC.
4195 SOUTH LEE STREET, SUITE 110
BUFORD, GEORGIA 30518
770-271-5772 - WWW.BOUNDARYZONE.COM



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Suite	Tenant	SQFT
100	FUEGO CANTINA & LOUNGE	14,678
106	Vacant	1,059
107	ORANGE COFFEE BAR	1,282
201	PC LAND	1,400
202	Vacant	1,400
203-204	EMILY J SALON	2,800
205	SPRING MASSAGE	1,966

Suite	Tenant	SQFT
206-207	DON SOO BAEK	2,838
208	MAMA JINS	2,109
301	C'EST SI BON! MUSIC CAFÉ	2,504
302-303	JINGOGAE CATERING	2,652
304-305	HONEY PIG	3,301
306	Vacant	1,254
307-308-309	SUSHI NARU	4,818

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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:

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:

APPROVAL.

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Letter of Intent

August 01, 2014

Gwinnett County

Department of Planning and Development

446 West Crogan St. Suite 250

Lawrenceville, GA 30046

To whom it may concern,

This letter is to inform you that I have submitted an application for a lease space at McDaniel Square located at 3473 Old Norcross Rd. Suite 106 Duluth, GA 30096.

At the current time, we've already committed and entered into a lease agreement with the Landlord/Property Management.

The business intended is a Check Cashing business, EZ Check Cashing of Atlanta which has been established since 2006. EZ Check Cashing offers financial services from check cashing, money orders and transmissions of financial services.

We thank you for considering our application for EZ of Atlanta, inc.

For any questions or concerns, please feel free to contact me at anytime.

Sincerely,



George Kim (404)509-8885

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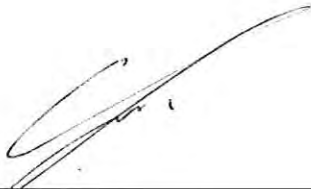
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SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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

08/01/14

Date

Steve Choi, CEO


Type or Print Name and Title



Signature of Notary Public

08/01/14

Date


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.

[Handwritten Signature]
Signature of Property Owner

08/01/14
Date

BENNETT LEE, Pres.
Type or Print Name and Title

[Handwritten Signature]
Signature of Notary Public

08/01/14
Date



VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER:
(Map Reference Number)

6th - 232 - R 6232 103
District Land Lot Parcel

Signature of Applicant

08/01/14
Date

Seong (Steve) Choi, CEO
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)

[Signature]
NAME

TSA II
TITLE

8-1-2014
DATE



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