

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>K & A Investments Group LLC</u>	NAME: <u>Quick Trip Corporation</u>
ADDRESS: <u>1940 Lily Stem Trail</u>	ADDRESS: <u>4705 S. 129th E. Ave.</u>
CITY: <u>Auburn</u>	CITY: <u>Tulsa</u>
STATE: <u>GA</u> ZIP: <u>30011</u>	STATE: <u>OK</u> ZIP: <u>74134</u>
PHONE: <u>678-557-7844</u>	PHONE: <u>817-358-7680</u>
CONTACT PERSON: <u>Kashan Adhi</u> PHONE: <u>678-557-7844</u>	
CONTACT'S E-MAIL: <u>kashanadhi@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 type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>C2</u>	BUILDING/LEASED SQUARE FEET: <u>4025</u>
LAND DISTRICT(S): <u>7th</u>	LAND LOT(S): <u>33</u> ACREAGE: <u>1.2212</u>
ADDRESS OF PROPERTY: <u>2110 Riverside Parkway Lawrenceville, GA 30043</u>	
SPECIAL USE REQUESTED: <u>Used Car Sales-Lot</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LAND LEGAL DISCRPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 33 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, CONTAINING 1.2212 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF RIVERSIDE PARKWAY, (RIGHT OF WAY VARIES) AKA LAWRENCEVILLE LOOP WITH THE NORTHERLY RIGHT OF WAY OF LAKES PARKWAY, (RIGHT OF WAY VARIES); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY OF RIVERSIDE PARKWAY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1382.39 FEET, AN ARC DISTANCE OF 226.55 FEET TO AN IRON PIN SET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 08 DEGREES 49 MINUTES 13 SECONDS EAST, 226.30 FEET; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING SOUTH 81 DEGREES 50 MINUTES 32 SECONDS EAST A DISTANCE OF 207.00 FEET TO AN IRON PIN SET; THENCE RUNNING SOUTH 08 DEGREES 09 MINUTES 28 SECONDS WEST A DISTANCE OF 176.09 FEET TO AN IRON PIN SET; THENCE SOUTH 36 DEGREES 24 MINUTES 00 SECONDS WEST A DISTNACE OF 109.15 FEET TO A ½ REBAR FOUND ON THE NORTHERLY RIGHT OF WAY OF SAID LAKES PARKWAY ; THENCE RUNNING ALONG SAID LAKES PARKWAY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 215.99 FEET, AN ARC DISTANCE OF 99.30 FEET TO A ½ REBAR FOUND ON SAID RIGHT OF WAY, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 75 DEGREES 28 MINUTES 46 SECONDS WEST, 98.43 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 88 DEGREES 39 MINUTES 00 SECONDS WEST DISTANCE OF 15.62 FEET TO A 1/2 REBAR FOUND ON SAID RIGHT OF WAY; THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS 40.00 FEET, AND ARC DISTANCE OF 64.77 FEET TO AN IRON PIN SET ON THE EASTERLY RIGHT OF WAY OF SAID RIVERSIDE PARKWAY, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 42 DEGREES 15 MINUTES 44 SECONDS WEST, 57.92 FEET, SAID IRON PIN BEING THE POINT OF BEGINNING.

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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 Exhibit "B"

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

See Exhibit "B"

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

See Exhibit "B"

- (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 Exhibit "B"

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

See Exhibit "B"

- (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 Exhibit "B"

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EXHIBIT "B"

Special Use Permit- Applicants Response

- A) Yes. The subject property is located on a Riverside Parkway. The subject property is former Quicktrip gas station. The proposed used car sales lot is consistent with current commercial uses and development of adjacent and nearby properties, both residential and commercial, and will serve those occupants. The proposed special use permit proposes a use that is ideally suited to and consistent with adjacent and nearby property.
- B) No. This request proposes a use that is entirely consistent with the uses and zoning of every other property on both sides of Riverside Parkway in either direction and will not adversely affect the adjacent or nearby properties, whether in their existing use or future usability.
- C) No. The size and location of the existing building, as well as years of transitional business, offer more than enough evidence that there is little use of the property in its current condition and restrictive usage by the seller (Quicktrip). While there may be other uses, the requested special use permit will allow this property to become a vibrant business for Gwinnett County properly serving the citizens of the surrounding area.
- D) No. This Property is located in an area with public water and sewer availability and convenient access fronting on a major thoroughfare. The use will not have impact at all on the schools, and will not create a excessive or burdensome use of the streets, transportation facilities or utilities.
- E) Yes. The proposed special use is in conformity with the policy and intent of the land use plan, being a use that is allowed under the current zoning and simply requiring this special use permit.
- F) Yes. The location of the subject property along a major thoroughfare, such as Riverside Parkway, and the proposed use will maintain the property in a manner that is pleasing and suitable for the surrounding properties.

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LETTER OF INTENT FOR SPECIAL USE PERMIT APPLICATION

The Applicant, K & A Investments Group, LLC. Submits this Special Use Permit Application for this property located at 2110 Riverside Parkway Lawrenceville, GA 30043. The subject property covered by this application is currently zoned C2 – General Business District.

The applicant intends to use the property as a used car sales lot. The proposed use would be designed to meet Gwinnett County Development standards and would be entirely consistent with the existing commercial corridor in which it is located. Car lot with consistent business would economically support the value of the property. The need for a viable, well capitalized business to use this property and maximize the potential of same requires the special use permit.

The property is currently surrounded by commercial uses, including lube shop and service facilities right across from it.

The Property also has access to public water supply, public sanitary sewer, and convenient access to streets and major thoroughfares.

The proposed zoning would result in a high-quality, commercial business use of the property, causing same to be cleaned up, maintained in a pleasant manner, and provide a new retail business for the residents in that part of Gwinnett County. Applicant respectfully requests your approval of this application. Applicant welcomes the opportunity to meet with the Planning and Development staff to answer any question or address any concerns.

Thanks,

Kashan Adhi

K & A Investments Group, LLC.

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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

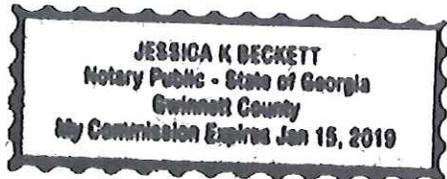
6-15-15
Date

Kashan Adhi V.P.
Type or Print Name and Title


Signature of Notary Public

6/15/15
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.



Signature of Property Owner

5/29/15

Date

Jake Petras - Surplus Real Estate Manager

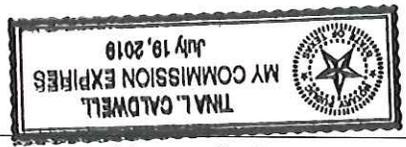
Type or Print Name and Title



Signature of Notary Public

5/29/15

Date



Notary Seal

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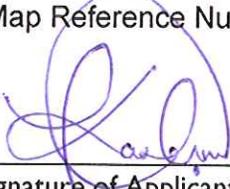
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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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.**

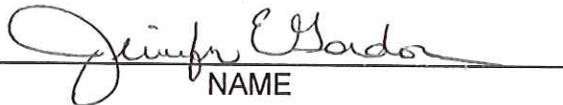
PARCEL I.D. NUMBER: 7th - 33 - 106
(Map Reference Number) District Land Lot Parcel


Signature of Applicant Date 6-15-15

Kashan Adhi V.P.
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)

 Tax Services Associate II
NAME TITLE
6/1/15
DATE

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