SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: BEN WALKER JR.	NAME: SERN LEE SM SONS LLC
ADDRESS: 180 MYSTIC COVE	ADDRESS: [redacted] P.O. BOX 93120 OR 3585 PEACHTREE IND BLV. SUITE 144 DULUTH, GA 30096
CITY: LILBURN	CITY: NORCROSS
STATE: GA ZIP: 30047	STATE: GA ZIP: 30003
PHONE (H) 770-806-0299 (C) 470-295-5633	PHONE: 847-809-7550

CONTACT PERSON: BEN WALKER JR. PHONE (C) 470-295-5633

CONTACT'S E-MAIL: benwesleywalker@gmail.com

*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:

☐ OWNER'S AGENT ☐ PROPERTY OWNER ☑ CONTRACT PURCHASER

EXISTING/PROPOSED ZONING: C2 BUILDING/LEASED SQUARE FEET: 24,706

LAND DISTRICT(S): 6 LAND LOT(S): 142 ACREAGE: 3.1

ADDRESS OF PROPERTY: 4880 Lawrenceville Hwy, Tucker, GA 30084

SPECIAL USE REQUESTED: ANTIQUE & PAWN SHOP

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 256 of the 18th District of DeKalb County, Georgia, and in Land Lot 142 of the 6th District of Gwinnett County, Georgia, and being more particularly described as follows:

TO LOCATE THE TRUE POINT OF BEGINNING commence at the point formed by the intersection of the northwesterly right-of-way line of Lawrenceville Highway (as the same was formerly located having a 50-foot right-of-way) with the centerline of Summit Hills Drive if said centerline were extended to intersect with the said formerly located northwesterly right-of-way line of Lawrenceville Highway; thence North 62 degrees 51 minutes 22 seconds east, along said formerly located northwesterly right-of-way line of Lawrenceville Highway, 43.84 feet to an iron pin found; thence North 26 degrees 09 minutes 05 seconds west, a distance of 27.34 feet to an iron pin on the new northwesterly right-of-way line of Lawrenceville Highway (as the same is presently located having a 104-foot right-of-way); thence North 62 degrees 37 minutes 36 seconds west, along the said presently located northwesterly right-of-way line of Lawrenceville Highway, 164.00 feet to a concrete nail found and THE TRUE POINT OF BEGINNING; thence North 62 degrees 37 minutes 36 seconds east, along said presently located northwesterly right-of-way line of Lawrenceville Highway, 350.37 to an iron pin; thence departing the northwesterly right-of-way line of Lawrenceville Highway, North 26 degrees 11 minutes 46 seconds west, 389.89 feet to an axle found; thence South 62 degrees 46 minutes 13 seconds west, 358.38 feet to an iron pin found; thence South 27 degrees 22 minutes 24 seconds east, 390.70 feet to a concrete nail found on the northwesterly right-of-way line of Lawrenceville Highway and THE TRUE POINT OF BEGINNING; said property containing 3.175 acres of land and being more particularly shown and delineated as on that certain plat of survey prepared for County Line Realty Investments, Inc., Main Street Bank and First American Title Insurance Company by V. F. Gaddy, Jr., G.R.L.S. No. 2661, dated October 20, 1988, last revised January 17, 2001.

TOGETHER WITH the rights, easements, privileges and obligations appurtenant to the above-described land created and established under that certain Easement Agreement between The Rock, Ltd. and E. Ray Morris dated July 10, 1992, and recorded in Deed Book 7332, page 489, Records of DeKalb County, Georgia; and recorded in Deed Book 7697, page 63, Records of Gwinnett County, Georgia.

TOGETHER WITH the rights, easements, privileges and obligations appurtenant to the above-described land created and established under that certain Limited Warranty Deed from The Rock, Ltd. and E. Ray Morris to County Line Realty Investments, Inc. dated January 19, 2001, filed January 23, 2001, and recorded in Deed Book 22103, page 165, Records of Gwinnett County, Georgia, and filed February 2, 2001, and recorded in Deed Book 11841, page 579, Records of DeKalb County, Georgia.

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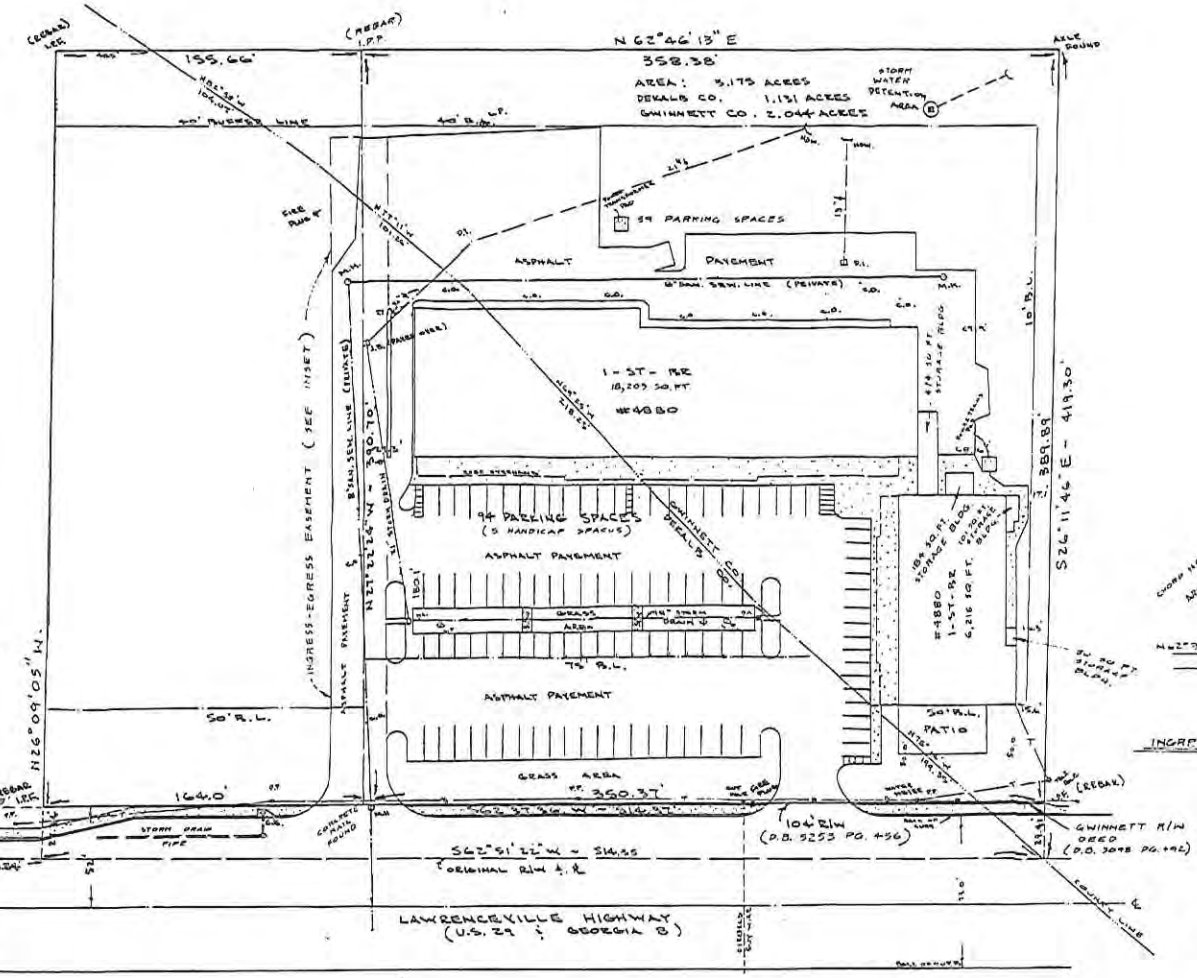
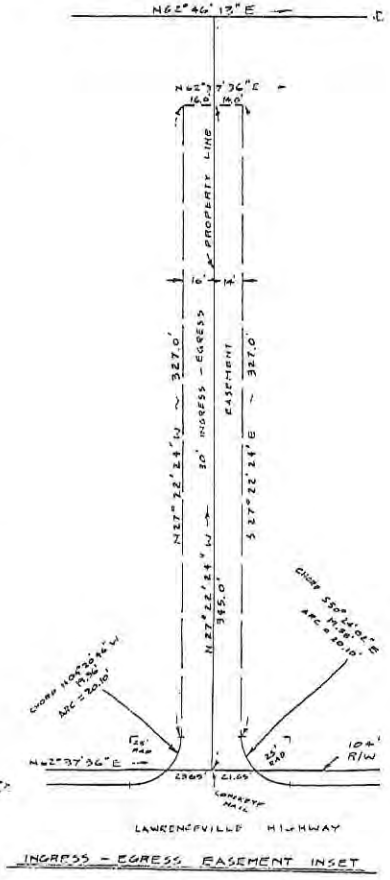
SITE PLAN

LEGEND
M.H. = MAN HOLE
D.I. = DROP INLET
J.B. = JUNCTION BOX
L.P. = LIGHT POLE
C.O. = CLEAN OUT
φ = PIPE
P.P. = POWER POLE
B.L. = BUILDING LINE
—T— = POWER & TELE. LINES
C.B. = CATCH BASIN





THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 78,611 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 242,564 FEET.

A TOPCON GTS-2 TOTAL STATION WAS USED TO OBTAIN ANGULAR AND LINEAR MEASUREMENTS.

AREA = 3.175 ACRES

THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.I.A. SPECIAL FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP # 130322 PANEL # 0255 D, LAST REVISED: JULY 20, 1998 AND FLOOD INSURANCE RATE MAP # 13089C0077 H, EFFECTIVE DATE: MAY 7, 2001.

THE SURVEY FOR THIS PROPERTY IS UPDATED BY VISUAL INSPECTION ON JULY 16, 2004. THE ORIGINAL SURVEY WAS PERFORMED BY VIRGIL F. GADDY, SR. FOR THE FIRM OF VIRGIL F. GADDY AND ASSOCIATES ON OCTOBER 20, 1988.

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 2661 VIRGIL F. GADDY, SR.

V.F. 7/16/04

Survey for
Sern K. Lee, Main Street Bank, and Commonwealth Land Title Insurance Company
Located in
Land Lot 256 ~ 18th District
DeKalb County, Georgia
AND
Land Lot 142 ~ 6th District
Gwinnett County, Georgia
Surveyed by
Gaddy & Associates
October 20, 1988 Scale: 1" = 40'
Last Revised: July 16, 2004
Graphic Scale
0 20 40 60 80 100 120 140

Virgil F. Gaddy & Associates
P.O. Box 2910
Decatur, GA 30031-2910
(770) 931-5920

Job # 020204A

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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:

No proposed use will affect the use or development of adjacent or nearby property.

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

No adverse affect use or usability of adjecent or nearby property.

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

No known affect of reasonable economic use as currently zoned.

(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 known affect or burdensome use of existing streets or transportation facilities, utilities, or schools. Shopping strip has alot of parking spaces.

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

YES, the proposed use permit is in conformity of the policy and intent of the land use plan.

(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:

There are no other existing or changing conditions that affect the development or use of the property which gives grounds for approval or disapproval of this permit.

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June 29, 2015

LETTER OF INTENT

Gwinnett County Planning Division

446 West Crogan St, Suite 250, Lawrenceville, GA 30046

Atten: Board of Commissioners

Re: INTENT for Antique & Pawn Shop

To Board Members:

I intend to open Antique & Pawn Shop. I DO NOT buy, sell, or loan on Firearms. I DO NOT do Car Title Loans or InstaLoans.

such as jewelry, tools, electronics, etc. we specialize in Antiques and Collectibles. We also do well with guitars and musical instruments. I prefer to loan or buy on things that are nostalgic & unusual. I loan on vintage toys, curios, comics, books, vinyl records, coins, military items, sculpture and fine artwork, stoneware, art and depression glass, 1950's, 60's, 70's pieces, advertising and sports memorabilia, all kinds of Americana and much, much, more.

I was located in Midtown Atlanta for 17 years but someone bought the building and terminated all businesses leases on street level... Given 60 days to vacate. I moved all merchandise to storage since I have nowhere to relocate. I would really like to open store at this location. I have been a resident of Lilburn for 17 years and am a single father of two. My daughter is a rising Senior at Parkview High School. Antique and Pawn has supported Parkview Baseball and Softball for many years. I have coached both for 14 years. I enjoy giving back to our community whenever possible.

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If you need any more information please contact me at home. Thanks for all your time and help in this matter.

Sincerely,

Ben Walker Jr.

180 Mystic Cove

Lilburn, Ga 30047

benwesleywalker@gmail.com

770-806-0299

470-295-5633

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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.

Ben Walker Jr — 6-26-15

Signature of Applicant — Date

BEN WALKER JR.

Type or Print Name and Title

ZUBAIR MAHMUD
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Aug. 11, 2016

Signature of Notary Public — 6-26-15 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.

Sern Kyu Lee 6-27-2015

Signature of Property Owner Date

SERN KYU, LEE owner

Type or Print Name and Title

Farimah Amirzadehshams 6-27-15

Signature of Notary Public Date Notary Seal

FARIMAH AMIRZADEHSHAMS
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires 4-11-17

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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.

Ben Walker Jr	6-26-15	BEN WALKER JR.
SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
	6/26/15	
SIGNATURE OF NOTARY PUBLIC	DATE	NOTARY SEAL

ZUBAIR MAHMUD
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Aug. 11, 2016

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 BEN WALKER JR.
YOUR NAME

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

NAME AND OFFICAL 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: (Map Reference Number) 6 - 142 - 008
District - Land Lot - Parcel

Ben Walker Jr. 6-30-15
Signature of Applicant — Date

BEN WALKER JR. PRES. ANTIQUE + PAWN
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)

Lynn Howard — TSA
NAME — TITLE

6-30-15
DATE

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