SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: WAQAS CHAUDHRY	NAME: William Cohen
ADDRESS: 901 chandler Rd.	ADDRESS: 1246 W. Paces Ferry Box 425
CITY: Lawrenceville	CITY: Atlanta
STATE: GA ZIP: 30045	STATE: GA ZIP: 30327
PHONE: 404-422-1105	PHONE: 404-386-1616

CONTACT PERSON: WAQAS CHAUDHRY PHONE: 404-422-1105

CONTACT'S E-MAIL: chaudhry06@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: Suite I / 960 Sq. Feet

LAND DISTRICT(S): 6 LAND LOT(S): 230 ACREAGE: 2.37

ADDRESS OF PROPERTY: 4025 Satellite Boulevard, Duluth, Georgia 30136

SPECIAL USE REQUESTED: Check Cashing

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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McNally & Patrick 1505 Highway 29 South • Lawrenceville, GA 30245 • 404/963-8520

ATTACHMENT "B"

LEGAL DESCRIPTION

All that tract or parcel of land lying or being in Land Lot 230 of the 6th District of Gwinnett County, Georgia, being more particularly described as follows:

Beginning at the intersection of the northwesterly right-of-way Satellite Boulevard (130' R/W) with the northeasterly right-of-way Liddel Road (80' R/W), said point also being the TRUE POINT OF BEGINNING; thence, continuing along said right-of-way Liddell Road, N 57 24' 51" W a distance of 68.55 feet to a point; thence, N 58 51' 42" W a distance of 89.22 feet to a point; thence N 61 34' 47" W a distance of 88.89 feet to a point; thence, leaving the aforementioned right-of-way, N 43 38' 11" E a distance of 213.26 feet to a point; thence N 76 40' 33" E a distance of 212.41 feet to a point; thence S 67 56' 04" E a distance of 172.27 feet to a point; thence S 29 47' 21" E a distance of 86.15 feet to a point on the northwesterly right-of-way Satellite Boulevard (130' R/W); thence continuing along said right-of-way, S 61 13' 15" W a distance of 361.02 feet to a point; thence S 60 52' 47" W a distance of 31.57 feet to a point, said point also being the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 2.3717 acres.

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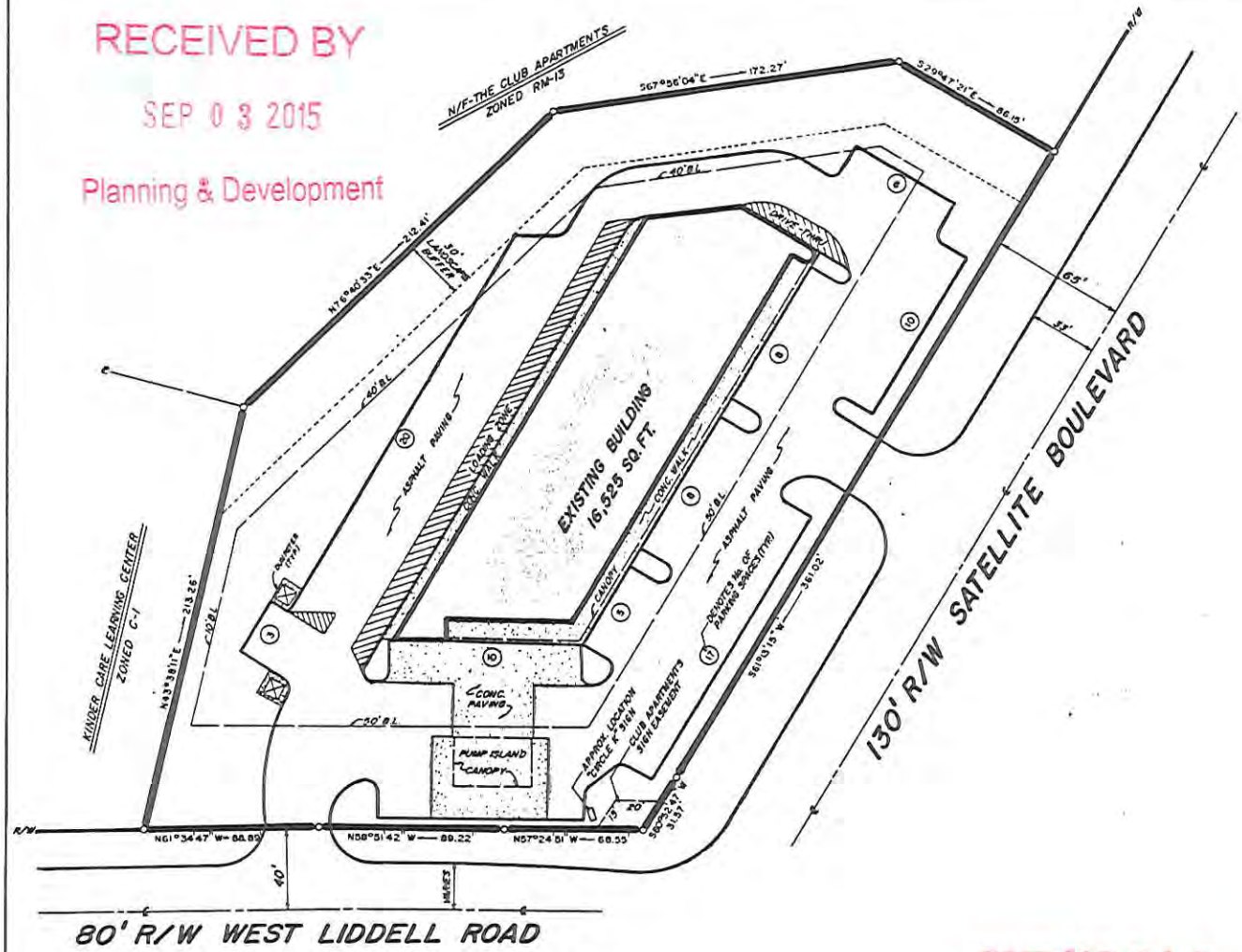

NOTE: ALL STRUCTURES, PAVING, SIGNS, ETC., ARE EXISTING.

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SITE DATA

TOTAL ACREAGE:	2.3717 Acres
NET ACREAGE: (Excluding Buffer)	2.0517 Acres
PRESENT ZONING:	C-1
PROPOSED ZONING:	C-2
LAND USE:	Retail/Commercial Sales and Service Center
Parking Req.:	83 Spaces (1/200 S.F)
Parking Prov.:	87 Spaces 4 Handicapped 3 Truck Loading 80 Regular

NOTES

1. BOUNDARY AND SITE INFORMATION TAKEN FROM PROPOSED SITE DEVELOPMENT PLAN FOR SATELLITE CENTER PREPARED BY DAVID A. BURKE & ASSOC., INC. DATED 3-14-85 AND MOST RECENTLY REVISED 9-24-85.
2. THIS PLAN IS FOR REZONING PURPOSES AND IS NOT INTENDED TO DEPICT AN AS-BUILT DRAWING. THIS PLAN IS SUBMITTED TO EXPRESS THE NATURE, CHARACTER AND TYPE OF DEVELOPMENT DESIRED BY THE APPLICANT/OWNER.
3. THIS PROPERTY LIES OUTSIDE THE LIMITS OF A FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF UNINCORPORATED GWINNETT COUNTY, GEORGIA AS PER COMMUNITY PANEL NUMBER 130322-0160B, DATED AUG. 1, 1984.
4. THIS PROPERTY REZONED C-1 ON 9-25-84, CASE NUMBER RZ-222-84.

McNally & Patrick

1505 HIGHWAY 29 SOUTH · LAWRENCEVILLE, GA. 30245
(404) 963-8520

REZONING PLAN FOR:

SATELLITE CENTER

GWINNETT COUNTY, GA. LAND LOT 230 OF THE 6th DISTRICT

PREPARED FOR:

JOSEPH COHEN, INC.

3788 HADDON HALL RD., N.W.
ATLANTA, GA. 30327
(404)261-0444

NORTH

40 20 0 20 40 80

DATE: JAN. 5, 1990

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:

It is Suitable.

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

It will be Adversely Affected.

(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:

No.

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September 3, 2015

Gwinnett County
Department of Planning & Development
446 West Crogan Street, Suite 250
Lawrenceville, Georgia 30046

To whom it may concern:

This business mission is to become the recognized local leader in its targeted market for check cashing. The check cashing business will start with $100,000 for the development while showcasing the expected financials and operations over the next three years.

The first revenue center for the business will be check cashing services of payroll, personal, or government issued checks to people within the target market. In exchange for this service, the company will receive a 1% fee equal to the face value of the check. Management expects that 70% of the company's revenues will come from check cashing services. The second revenue center for the business will be Money Orders and Bill Payments. It should be noted that the company will comply with all the state and federal laws regarding its operations. Our goal is to provide the best service possible at all times.

This business intends to maintain an extensive marketing campaign that will ensure maximum visibility for the business in its targeted market. The company will develop an online presence by placing the company's name and contact information with online directories. The company will also implement a local campaign with the targeted market via the use of flyers, local newspaper, and word of mouth advertising.

This business will be managed by Mr. Waqas Chaudhry and Mr. Anees Rehman who has more than 15 years of experience in the retail management industry. Through their expertise, they will be able to bring the operations of the business to profitability within its first year of operations. Thank you for your time and consideration of application for rezoning.

Sincerely,

Waqas Chaudhry
Managing Director
Chaudhry06@gmail.com
(404) 422-1105

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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.

Waqas Chaudhry — 09/02/15

Signature of Applicant — Date

WAQAS CHAUDHRY

Type or Print Name and Title

09/02/15

Signature of Notary Public — Date

X FUSTER NOTARY PUBLIC GWINNETT COUNTY GEORGIA

Notary Seal

My Comm. Exp. Dec 29. 2016

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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.

9/2/15

Signature of Property Owner — Date

William F. Cohen

Type or Print Name and Title

X FUSTER NOTARY PUBLIC GWINNETT COUNTY, GEORGIA

09/02/15

Signature of Notary Public — Date — Notary Seal

My Comm Exp. Dec 29. 2016

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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.

SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
Waqas Chaudhry	09/02/15	WAQAS CHAUDHRY

SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE

SIGNATURE OF NOTARY PUBLIC	DATE
	9/02/15

My Comm Exp. Dec 29, 2016

X FUSTER NOTARY PUBLIC GWINNETT COUNTY, GEORGIA NOTARY SEAL

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 WAQAS CHAUDHRY
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 (District) - 230 (Land Lot) - 45 (Parcel)

Waqas Ch d — 09/02/15

Signature of Applicant — Date

WAQAS CHAUDHRY

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)

Debra Smith — NAME

tax services associate — TITLE

9-2-2015 — DATE

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