SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: BAO QUOC HUYNH	NAME: READ - NORCROSS, LLC
ADDRESS: 2334 OAKLAND MANNOR	ADDRESS: 10535 WATER RIDGE RD DR
CITY: LAWRENCEVILLE	CITY: ALPHARETTA
STATE: GA ZIP: 30044	STATE: GA ZIP: 30022
PHONE: (770) 840 5944	PHONE: 770 4034816

CONTACT PERSON: BAO QUOC HUYNH PHONE: 770 840 5944

CONTACT'S E-MAIL: BRYAN@CONNECTMETAL.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:

[X] OWNER'S AGENT [ ] PROPERTY OWNER [ ] CONTRACT PURCHASER

EXISTING/PROPOSED ZONING: M 1 BUILDING/LEASED SQUARE FEET: 10.000

LAND DISTRICT(S): 6 LAND LOT(S): 201 ACREAGE: 3.87

ADDRESS OF PROPERTY: 1537 BEAVER RUIN RD NORCROSS GA 30093

SPECIAL USE REQUESTED: METAL RECYCLING CENTER

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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1537 Beaver Ruin Road

Exhibit A
Legal Description

All that tract or parcel of land lying and being in Land Lot 201 of the Sixth District, Gwinnett County, Georgia, being more particularly described as follows.

To find the true point of beginning, begin at the point formed by the intersection of the northwesterly right of way line of Red Plum Road (being an 80 foot right of way) and the southwesterly right of way line of Beaver Ruin Road (being a 130 foot right of way) and running thence northwesterly along said southwesterly right of way line of Beaver Ruin Road along the arc of a curve to the right (said arc having a chord bearing north 72 degrees 59 minutes 50 seconds west a chord distance of 37.52 feet and having a radius of 2052.99 feet) an arc distance of 37.52 feet to a point; running thence north 72 degrees 28 minutes 25 seconds west along said southwesterly right of way line of Beaver Ruin Road a distance of 316.35 feet to a point; running thence north 72 degrees 28 minutes 25 seconds west along said southwesterly right of way line of Beaver Ruin Road a distance of 40.00 feet to the true point of beginning; from the true point of beginning as thus established, run south 63 degrees 14 minutes 17 seconds west a distance of 125 28 feet to a point; running thence south 53 degrees 23 minutes 47 seconds west a distance of 547.68 feet to a point, running thence south 30 degrees 32 minutes 35 seconds east a distance of 34.78 feet to a point; running thence south 69 degrees 27 minutes 25 seconds west a distance of 525 99 feet to a point located on the land lot line dividing said Land Lot 201 and Land Lot 200, said district and county; running thence north 30 degrees 45 minutes 00 seconds west along said the line dividing said land lots a distance of 261 94 feet to an iron pin; running thence north 69 degrees 23 minutes 55 seconds east a distance of 633.45 feet to an iron pin; running thence south 30 degrees 37 minutes 13 seconds east a distance of 205.40 feet to a point; running thence north 53 degrees 23 minutes 47 seconds east a distance of 539.03 feet to a point upon said southwesterly right of way line of Beaver Ruin Road; running thence south 72 degrees 28 minutes 25 seconds east along said northwesterly right of way of Beaver Ruin Road a distance of 40.00 feet to the true point of beginning; all as more particularly shown as a tract containing 3.876 acres on the As-Built Survey for Bank of the South, N.A., Trustees and Mid-States Helicopters, Inc., by Benchmark Engineering Corporation (A. Farrow Walls, Georgia Registered Land Surveyor No. 2140), dated April 22, 1983.

Together with an appurtenant easement as described in an Easement between Mid-States Helicopters Inc., and Samuel L. Fowler, Jr., Earnest E. Lynn and Harold L. Rhyne, Jr., d/b/a G.H.L. Properties dated April 25, 1983, and recorded May 10, 1983, in Deed Book 2553, page 283, Gwinnett County, Georgia records.

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NOTES:

1.) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.

2.) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.

3.) THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH (GEORGIA WEST ZONE) AS ESTABLISHED BY RTK METHODS USING A LEICA 1200 GPS UNIT CONNECTED TO A BASE STATION ON THE LEICA SMARTNET AND ARE BASED ON GEOID 2012A, USING AN AVERAGE OF TWO READINGS TAKEN 4 HOURS APART.

4.) THE CURRENT OWNER OF THE PROPERTY SHOWN HEREON IS READ-NORCROSS, LLC. TAX PARCEL # 6201 051.

DEED REFERENCES:

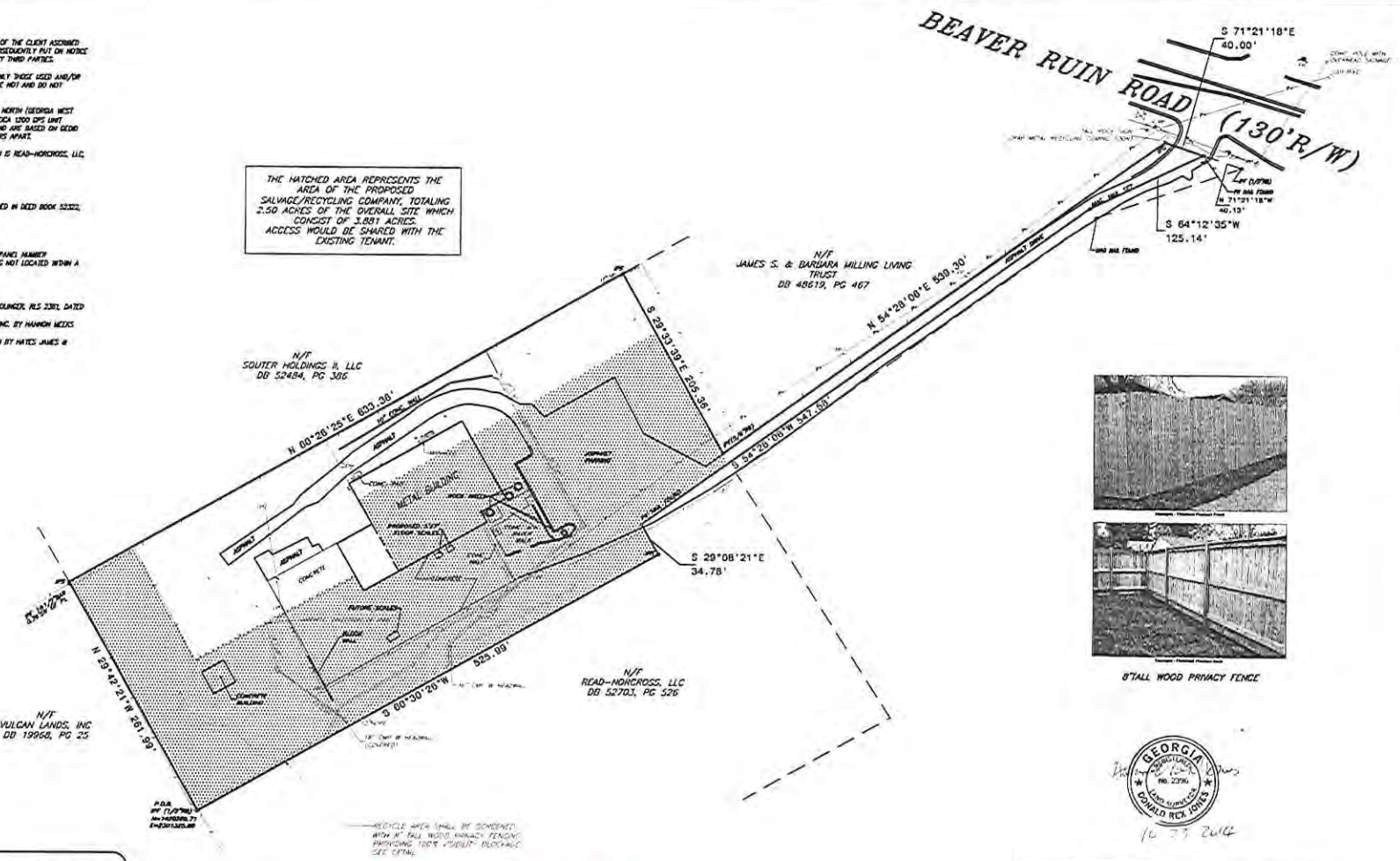
1.) LIMITED WARRANTY DEED FROM WADIM BOCHAROV, RECORDED IN DEED BOOK 52372, PAGE 408, GWINNETT COUNTY, GEORGIA RECORDS.

FLOOD NOTE:

ACCORDING TO THE F.I.R.M. OF GWINNETT COUNTY, GEORGIA, PANEL NUMBER 13135C0084F, DATED SEPTEMBER 29, 2006, THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD ZONE.

PLAT REFERENCES:

1.) SURVEY FOR CORNERSTONE PLANNING CO. BY LARRY R. BOLINGER, RLS 2381, DATED 11-07-1980.
2.) SURVEY FOR AMERICAN RENTAL SERVICE RENT CENTRAL INC. BY HANNON WEEKS AND BAGNELL DATED 08-11-1982.
3.) SURVEY FOR VULCAN MATERIALS CO., SOUTHEAST DIVISION BY HAYES JAMES & ASSOCIATES, DATED 11-22-1965.



8'TALL WOOD PRIVACY FENCE

GEORGIA REGISTERED LAND SURVEYOR No. 2396 DONALD RICK JONES

10-23-2014

3.881 ACRES
169,044 sq.ft.

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LEGEND

IPF = IRON PIN FOUND	MAG = MAGNOLIA	PIV = POST INDICATOR VALVE
IPS = IRON PIN SET (1/2"REBAR)	MAP = MAPLE	FH = FIRE HYDRANT
OT = OPEN TOP PIPE	O = OAK	WMM = WATER VALVE MONUMENT
CT = CRIMP TOP PIPE	OR = ORNAMENTAL	WM = WATER METER
CMF = CONCRETE MONUMENT FOUND	P = PINE	WV = WATER VALVE
R/W = RIGHT OF WAY	PC = PECAN	CI = CURB INLET
P/L = PROPERTY LINE	PL = POPLAR	DI = DRAIN INLET
C/L = CENTERLINE	PO = POST OAK	JB = JUNCTION BOX
LL = LAND LOT	PW = PILAR	CMP = CORRUGATED METAL PIPE
LLL = LAND LOT LINE	RB = RIVER BIRCH	RCP = REINFORCED CONCRETE PIPE
N/F = NOW OR FORMERLY	RT = REDTOP	FES = FLARED END SECTION
DB = DEED BOOK	RZ = ROSE BUSH	CIP = CAST IRON PIPE
PB = PLAT BOOK	SG = SASSAFRAS	DIP = DUCTILE IRON PIPE
=x= = FENCE LINE	SP = SPRUCE	EP = EDGE OF PAVEMENT
A = AZALEA	SY = SYCAMORE	HCR = HANDICAP RAMP
B = BIRCH	UHW = UNIDENTIFIED HARDWOOD	CB = CABLE TV BOX
BH = BEECH	W = WILLOW	O = POWER POLE
BP = BRADFORD PEAR	WL = WALNUT	LP = LIGHT POLE
C = CHERRY	WO = WATER OAK	YL = YARD LIGHT
CD = CEDAR	WP = WHITE PINE	BUT WIRE ANCHOR
CM = CREPE MYRTLE	DWS = DETECTABLE WARNING SURFACE	TP = TELEPHONE POLE
DWD = DOGWOOD	PU = PLANT URN	TELEMH = TELEPHONE MANHOLE
E = ELM	— = SIGN	SB = SOUTHBOW BOLL (BELL SOUTH)
FG = FIG	FOC = FIBER OPTIC CABLE	T = TRANSFORMER
GRS = GRASSED AREA	SSMH = SANITARY SEWER MANHOLE	—OP— = OVERHEAD POWER
GUS = GROWN UP BRUSH VEGETATION	LLA = UNDERGROUND	—OT— = OVERHEAD TELEPHONE
H = HICKORY	TL = TRAFFIC LIGHT	—P/T— = OVERHEAD POWER & TELE
HB = HEDGE ROW	CP = CANOPY POLE	—UGP— = UNDERGROUND POWER
HY = HOLLY	SP = TRAFFIC POLE	—UGT— = UNDERGROUND TELEPHONE
JM = JAPANESE MAPLE	TSB = TRAFFIC SIGNAL BOX	—UGC— = U.G. COMMUNICATIONS
L = LOCUST	E = ELECTRIC MANHOLE	—UG— = UNDERGROUND GAS
LA = LANDSCAPED AREA	MB = MAIL BOX	TT = TELEPHONE TERMINAL
LY = LEYLAND CYPRESS	E = ELECTRIC BOX	TP = TELEPHONE PEDESTAL
M = MULBERRY		

THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 30,000 FEET.

THIS SURVEY WAS PREPARED IN CONFORMITY 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. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-20.

TYPE OF EQUIPMENT: TOPCON GTS-313

REVISED 10-23-2014: FENCE DETAILS

Moreland Altobelli Associates, Inc.
Engineering • Planning • Landscape Architecture • Land Acquisition • Surveying
LSF 000335, EXP. 6/30/2014
930 Interstate Ridge Drive Suite "F"
Gainesville, Georgia 30501
PHONE(770)532-4021 FAX(770)532-4023

SURVEY AND SITE PLAN FOR:
BAO QUOC HUYNH
LAND LOT 201 - 6th DISTRICT
GWINNETT COUNTY, GEORGIA

SHEET 1 of 1 SHEETS

VERTICAL SCALE:	N/A
HORIZONTAL SCALE:	1" = 50'
DATE:	10-15-2014
DATE OF FIELD SURVEY:	10-08-2014
DRAWN BY:	SA
CHECKED BY:	DRJ
JOB NO:	140235

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:

_____

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

_____

_____

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS 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:

_____

_____

(E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH 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 PROPOSED SPECIAL USE PERMIT:

_____

_____

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SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER
(ATTACHMENT)

(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. The proposed use is industrial in nature as are many other properties in the area, specifically all surrounding property uses at the property.

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

No. The proposed use will not hinder the existing use or usability of adjacent or nearby properties. It is our opinion that the proposed use will have no adverse affect on nearby or adjacent properties.

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

Yes. The property could be used for another type of industrial use, but no other inquiries have been made to occupy/lease the space to date.

(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:

The proposed use would not significantly impact existing streets, transportation facilities, utilities or schools. The roll-off trucks that would visit our site would not be over-loaded and/or cause any significant traffic delay or adverse impact as we forecast one to three trucks per day. Further, our customers typically drive consumer vehicles that are not over-burdensome to traffic/congestion. Our use would not significantly draw from public utilities and would not create noise or air pollution that would hinder any activities from any nearby schools.

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

Yes. The property is an a mixed-use area as designated by the Gwinnett County 2030 Unified Plan Future Development Map.

(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:

Existing conditions that support the approval of the special use permit include: 1) The portion of the building and land utilized is the ideal size for the proposed operations (≈10,000 Square Feet and ≈2.50 acres); 2) The secluded nature of the property ensures no adverse impact to surrounding Gwinnett County users, whether adjoining or nearby; 3) Buildings with 10,000 square feet or less on a larger lot adequate for the proposed operations are in very short supply and there are currently no alternatives available for the proposed operations. It took approximately five months to locate an adequate facility that was central to the greater Atlanta area.

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LETTER OF INTENT FOR SPECIAL USE PERMIT

Thanh Tan Nguyen & Bao Quoc Huynh
2334 Oakland Manor
Lawrenceville, GA 30044

05/20/2015

Gwinnett County Planning Division
446 West Crogan Street, Suite 250
Lawrenceville, GA 30046

To whom it may concern:

We the applicant, Thanh Tan Nguyen and Bao Quoc Huynh (Applicant), hereby submit this application on behalf of the property owner, Alexei Mikhailov (Owner), for approval of a Special Use Permit (SUP) for the approximate 3.87 acres of land located at 1537 Beaver Ruin Rd, Norcross, Georgia 30093, Gwinnett County (Subject Property). We, the Applicant, are requesting a Special Use Permit for a Metal Recycling Center.

The Metal Recycling Center would be open to the public from 8 a.m. to 5 p.m., Monday through Friday, and from 8 a.m. to 3 p.m. on Saturdays. We would be purchasing ferrous and non-ferrous metals from the public; sorting the metals; and storing the metals, inside containers, in a 10,000 square feet warehouse and the backyard.

We, the Applicant, respectfully request our application for the Special Use Permit be granted.

Sincerely,

Thanh Tan Nguyen

Bao Quoc Huynh

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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 — Date: 5/20/15

BAO QUOC HUYNH / THANH TAN NGUYEN
Type or Print Name and Title

Signature of Notary Public — Date: MAY-20-2015 — Notary Seal

ANDRES FRANKY
MY COMMISSION EXPIRES
NOTARY PUBLIC
06/05/2018
GWINNETT COUNTY, GEORGIA

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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 — Date: 05/20/2015

Alexei Mikhailov, owner/manager
Type or Print Name and Title

MECHARLAY SMITH
NOTARY PUBLIC
Paulding County
State of Georgia
My Comm. Expires July 30, 2017

Signature of Notary Public — Date: 05/20/2015 — Notary Seal

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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 5/20/15	TYPE OR PRINT NAME AND TITLE BAO QUOC HUYNH
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE 5/20/15	TYPE OR PRINT NAME AND TITLE THANH TAN NGUYEN
SIGNATURE OF NOTARY PUBLIC	DATE 5/20/2015	

ANDRES FRANKY
NOTARY SEAL
MY COMMISSION EXPIRES
NOTARY
PUBLIC
06/05/2018
GWINNETT COUNTY, GEORGIA

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 BAO QUOC HUYNH / THANH TAN NGUYEN
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: 6 - 201 - 051
(Map Reference Number) District Land Lot Parcel

Signature of Applicant 5/20/15
Date

BAO QUOC HUYNH / THAN TAN NGUYEN
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

May 27, 2015
DATE

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