SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Cronos Development, LLC	NAME: Lige K. Sims & F.A. Sims Properties Inc.
ADDRESS: 5605 Glenridge Dr. Suite 1090	ADDRESS: P.O. Box 345
CITY: Atlanta	CITY: Lawrenceville
STATE: GA ZIP: 30342	STATE: GA ZIP: 30046
PHONE: 404-884-3834	PHONE: 770-963-5702

CONTACT PERSON: Jack Johnson PHONE: 770-368-1399 ext. 358

CONTACT'S E-MAIL: jjohnson@fg-inc.net

*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: _____

LAND DISTRICT(S): 6 LAND LOT(S): 195 ACREAGE: 0.970+1.721

ADDRESS OF PROPERTY: 5386 Jimmy Carter Blvd. & 6214 Joseph Way, Norcross, GA 30093

SPECIAL USE REQUESTED: Car Wash

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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All that tract or parcel of land lying in and being in Land Lot 195 of the 6th District of Gwinnett County, Georgia and being more particularly described as follows:

Commencing at a point located at the intersection of the southerly right of way of Joseph Way (having a 60 foot right of way) and the westerly right of way of Jimmy Carter Boulevard (formerly known as Norcross-Tucker Road)(having a 100 foot right of way), said point being the TRUE POINT OF BEGINNING.

Thence leaving said right of way of Joseph Way and continuing in a southerly direction along said right of way of Jimmy Carter Boulevard South 07 degrees 39 minutes East a distance of 256.98 feet to a point; Thence leaving said right of way of Jimmy Carter Boulevard South 71 degrees 40 minutes West a distance of 241.90 feet to a point; Thence South 60 degrees 21 minutes West a distance of 170.00 feet to a point; Thence North 07 degrees 34 seconds West a distance of 352.20 feet to a point on the southerly right of way Joseph Way; Thence continuing in an easterly direction along said right of way of Joseph Way the following courses and distances: along a curve to the left, said curve having a radius of 290.34 feet and an arc distance 64.88 feet to a point; along a curve to the right, said curve having a radius of 219.11 feet and an arc length of 40.47 feet to a point; North 81 degrees 35 minutes East a distance of 280.00 feet to a point located at the intersection of the southerly right of way of Joseph Way (having a 60 foot right of way) and the westerly right of way of Jimmy Carter Boulevard (formerly known as Norcross-Tucker Road)(having a 100 foot right of way), said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 2.691 acres (117,220 square feet).

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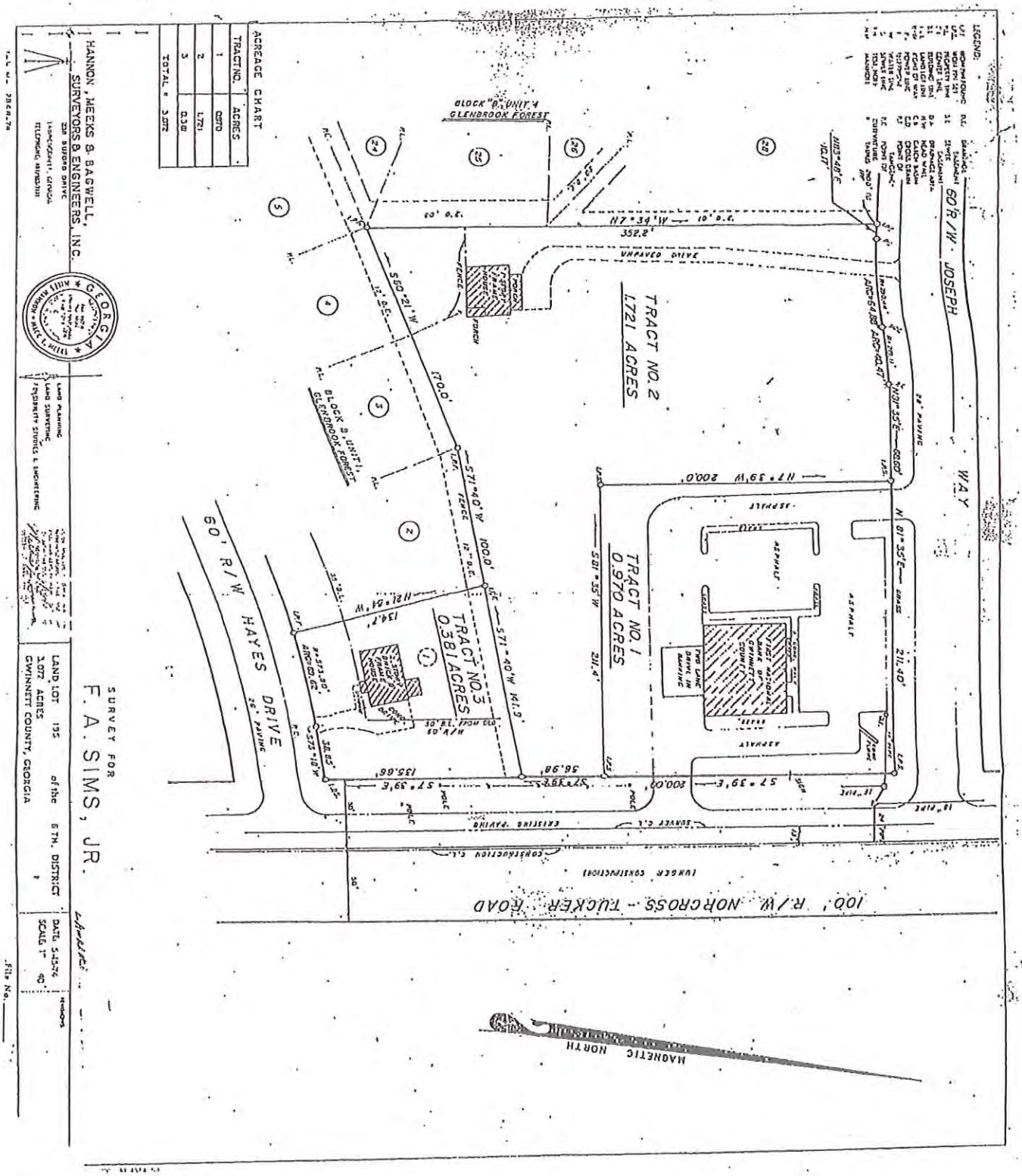
EXHIBIT "B"

SUP 16006



PROJECT DATA

JIMMY CARTER BLVD
NORCROSS, GWINNETT COUNTY, GA

SITE DATA

TOTAL SITE AREA	3.87 AC
TRACT 1 AREA	0.87 AC
TRACT 2 AREA	1.73 AC

BUILDING DATA

RETAIL BUILDING AREA	2,160 SF
FACTORY BUILDING AREA	6,800 SF
CAR WASH BUILDING AREA	3,600 SF

PARKING DATA

RETAIL PARKING REQUIREMENT: 1/200 SF MIN - 1/100 SF MAX	5 MIN - 11 MAX
FACTORY RETAIL PARKING REQUIREMENT: 1/500 SF MIN - 1/125 SF MAX	14 MIN - 68 MAX
CAR WASH PARKING REQUIREMENT: 1/500 SF MIN - 1/250 SF MAX	7 MIN - 14 MAX
TOTAL PARKING REQUIRED	26 MIN - 73 MAX
TOTAL PARKING PROVIDED	61

NOTES
1) PROPERTY LINES OBTAINED FROM BOUNDARY SURVEY BY HANNON, MEEKS AND RAGNELL SURVEYORS AND ENGINEERS, INC. DATED MAY 11, 1974.
2) A FULL DUE DILIGENCE STUDY AND SITE VISIT HAVE NOT BEEN COMPLETED AT THIS TIME.
3) TRACT 1 (TRACT D) IS NEIGHBORHOOD BUSINESS DISTRICT AND IS REQUESTED TO BE REZONED TO C-1. TRACT 2 ZONED C-2.
4) NO PORTION OF THIS PROPERTY LIES WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA PER FEMA FIRM PANEL 13135C0067F, DATED SEPTEMBER 18, 2006.

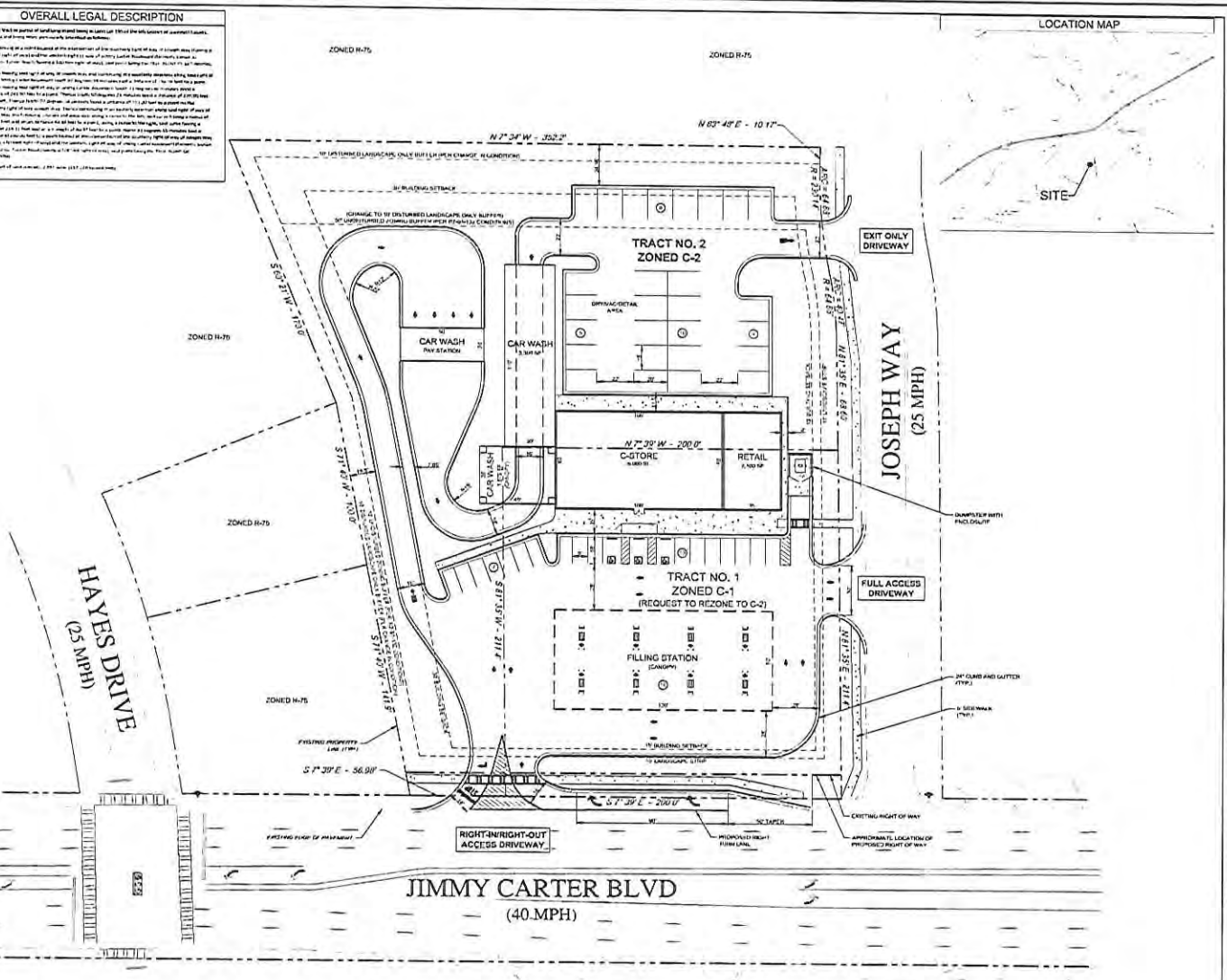
LEGEND

- EXISTING TRAFFIC SIGNAL
- NUMBER OF PARKING SPACES
- ACCESSIBLE PARKING SPACES
- TRANSFORMER SET ON PAD

TRACT NO. 1 LEGAL DESCRIPTION

TRACT NO. 2 LEGAL DESCRIPTION

OVERALL LEGAL DESCRIPTION



ENGINEER
FORESITE group
Foresite Group, Inc
5125 Peachtree Pkwy.
Suite 240
Norcross, GA 30092
o | 770.368.1399
f | 770.368.1944
w | www.fg-inc.net

DEVELOPER
CROMOS DEVELOPMENT, LLC
3415 GLENRIDGE DRIVE
SUITE 1910
ATLANTA, GA 30342
CONTACT: VIRAL PARIKH | 404.894.3634

PROJECT
JIMMY CARTER COMMERCIAL DEVELOPMENT
5365 JIMMY CARTER BLVD
NORCROSS, GWINNETT COUNTY, GA

SEAL
DRAFT

REVISIONS	DATE

PROJECT MANAGER	JMJ
DRAWING BY	LAE
JURISDICTION	GWINNETT COUNTY
DATE	11/13/2015
SCALE	1" = 30'

TITLE
REZONING AND SPECIAL LAND USE PLAN

SHEET NUMBER
1 OF 1

COMMENTS
NOT RELEASED FOR CONSTRUCTION

JOBFILE NUMBER
629.019

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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:

A carwash use is suitable in view of the adjacent development and nearby property and is consistent with the existing uses in the vicinity along Jimmy Carter Boulevard.

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

The proposed Special Use Permit is not anticipated to 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:

The property to be affected by a proposed Special Use Permit has reasonable economic use as currently zoned, but an approved Special Use Permit will allow for a carwash and convenience store to be developed.

(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 rezoning is not anticipated to 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:

The proposed Special Use Permit is in conformity with the policy and intent of the land use plan, as it will maintain a use consistent with the character area depicted on the 2030 Unified Plan Future Development Map and meet the goal of revitalizing older areas of the county (listed in the Gwinnett County 2030 Unified Plan) by the redevelopment of the closed bank on the corner lot that has been in place since prior to 1974 and is an eye sore compared to some of the more recent development in the vicinity.

(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 existing or changing conditions affecting the use and development of the parcel listed as parcel number 6195 095L. Conditions are present on the adjacent parcel, number 6195 095, that were set in place on 1/13/1991 (SUP1991-00049). A change in Conditions application has been submitted concurrently with this rezone application to change one of the existing conditions specified in the 1991 SUP.

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November 5, 2015

Gwinnett County – Development Plan Review
Department of Planning and Development
One Justice Square
446 West Crogan Street
Suite 150
Lawrenceville, GA. 30046

Letter of Intent for
5386 Jimmy Carter Boulevard (Parcel #6195 095L)
6214 Joseph Way (Parcel # 6195 095)

To whom it may concern,

Cronos Development, LLC submits this letter as part of the applications for Rezoning, Special Use Permit and Change in Conditions for the proposed hereunder use of the property located at 5386 Jimmy Carter Blvd and 6214 Joseph Way, Norcross, GA.

- The proposed uses of this overall property are convenience store with fuel pumps, express-service carwash and general retail.
- A Special Use Permit is requested for the express-service carwash.
- The tract size, after the joining of the two tracts, totals approximately 2.69 acres. Tract 1 (parcel #6195 095L) is 0.97 acres and Tract 2 (parcel #6195 095) is 1.72 acres.
- Tract 1 is currently zoned "C-1" and is requested to be rezoned to "C-2." Tract 2 is currently zoned C-2 and no rezoning is requested for Tract 2.
- The proposed development consists of combining the two existing tracts into one and constructing one multi-use building with separate fuel pump canopy, pay station and vacuum station area.
- The proposed density in terms of gross square footage per acre is ±4,850 SF/acre.
- The proposed number of parking spaces is 55 spaces.
- The proposed building height is ±30 feet.
- A change in conditions is requested to reduce the undisturbed zoning buffer on the western property line of tract 2 from 50-ft undisturbed to 10-ft landscape only (disturbance allowed) and also amend the 10-ft undisturbed zoning buffer on the southern property line of tract 2 to a 10-ft landscape only (disturbance allowed).
- No change in buffers is requested for tract 1.

Thank you for your time and consideration.

Sincerely,

Viral Parekh
Cronos Development, LLC
(404) 884-3834

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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.

Viral Parekh — 11/05/15

Signature of Applicant — Date

VIRAL PAREKH — Member

Type or Print Name and Title

Katherine M. Tarver — 11/05/15

Signature of Notary Public — Date — Notary Seal

Katherine M. Tarver

KATHERINE M TARVER NOTARY PUBLIC GWINNETT COUNTY, GEORGIA

Exp 04/29/18

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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.

Lige K Sims 11 5 15

Signature of Property Owner Date

Lige K Sims President

Type or Print Name and Title

Frances D. Foster 11/5/2015

Signature of Notary Public Date Notary Seal

Frances G. Foster
Notary Public, Gwinnett County
Georgia
My Commission Expires 9/27/2016

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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.

Viral Parekh 11/05/15 VIRAL PAREKH Member

SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Katherine M. Tarver 11/05/15

SIGNATURE OF NOTARY PUBLIC DATE

Katherine M. Tarver

KATHERINE M TARVER NOTARY PUBLIC GWINNETT COUNTY, GEORGIA NOTARY SEAL

Exp. 04/29/18

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 Viral Parekh

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) - 195 (Land Lot) - 095& 095L (Parcel)

Viral Pareekh — 11/05/15

Signature of Applicant — Date

VIRAL PAREKH Member

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)

J Hawkes — NAME

TSA I — TITLE

11-6-15 — DATE

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