

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Michel Njem</u>	NAME: <u>United Nations Realty & Investment Co</u>
ADDRESS: <u>3915 Muirfield Sq.</u>	ADDRESS: <u>3915 Muirfield Sq.</u>
CITY: <u>Duluth</u>	CITY: <u>Duluth</u>
STATE: <u>Ga</u> ZIP: <u>30096</u>	STATE: <u>Ga</u> ZIP: <u>30096</u>
PHONE: <u>678-777-3337</u>	PHONE: <u>678-777-3337</u>
CONTACT PERSON: <u>George Awuku</u> PHONE: <u>678-597-6745</u>	
CONTACT'S E-MAIL: <u>elminaengineer@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 checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>C2</u>	BUILDING/LEASED SQUARE FEET: <u>4800</u>
PARCEL NUMBER(S): <u>6195 115</u>	ACREAGE: <u>0.58</u>
ADDRESS OF PROPERTY: <u>5528 Jimmy Carter Blvd</u>	
SPECIAL USE REQUESTED: <u>To allow for use of an Auto Mechanic shop</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 195 of the 6th District of Gwinnett Count, Georgia as shown and described on a survey for Njem Investments and Lawyers Title Insurance Corporation, prepared by Construction Engineering Associates, Milton Robert Lenton, Georgia R.L.S. No. 1439, dated December 29, 1998, and last revised October 26, 1999, which survey is incorporated into and made a part of this description by reference, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at the intersection of the southwesterly right-of-way line of Jimmy Carter Boulevard (a 100 foot right-of-way) and the southerly right-of-way line of McDonough Drive; run thence southeasterly along the southwesterly right-of-way line of Jimmy Carter Boulevard a distance of 154.97 feet to a rebar set at the TRUE POINT OF BEGINNING; run thence South 17 degrees 07 minutes 49 seconds East along the westerly right-of-way line of Jimmy Carter Boulevard a distance of 27.30 feet to a rebar set; run thence North 72 degrees 02 minutes 33 seconds East a distance of 4.14 feet to a rebar set on the westerly right-of-way line of Jimmy Carter Boulevard; run thence South 16 degrees 59 minutes 30 seconds East along the westerly right-of-way line of Jimmy Carter Boulevard a distance of 110.37 feet to a rebar found; thence departing the southwesterly right-of-way line of Jimmy Carter Boulevard run South 84 degrees 09 minutes 35 seconds West a distance of 242.77 feet to an open top pipe found; run thence North 21 degrees 31 minutes 00 seconds West a distance of 72.15 feet to a rebar found; run thence North 68 degrees 32 minutes 28 seconds East a distance of 240.40 feet to a rebar set on the southwesterly right-of-way line of Jimmy Carter Boulevard at the TRUE POINT OF BEGINNING.

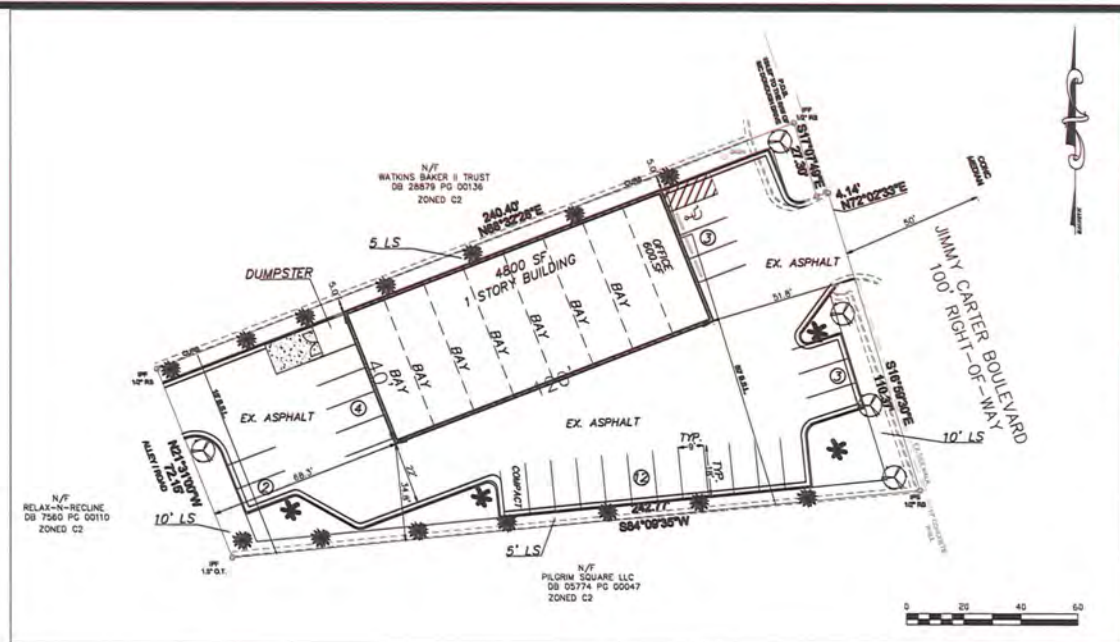
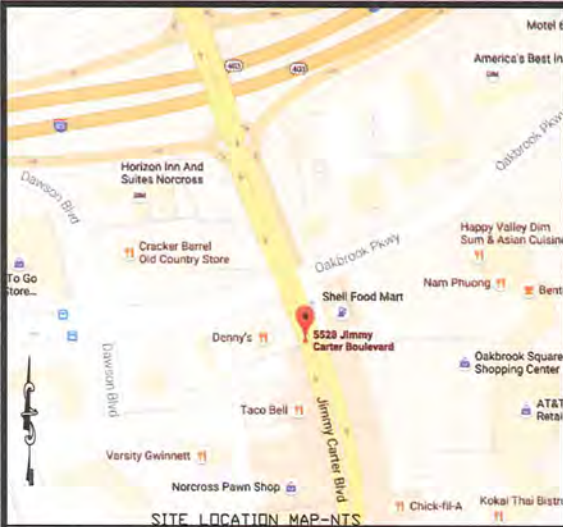
The above described property being the same property described in that certain Warranty Deed from Norcross-85 Park, Inc. to Bill Watkins, dated August 16, 1977, recorded November 21, 1977 in Deed Book 1374, Page 344, Office of the Clerk of the Superior Court of Gwinnett County, Georgia; LESS AND EXCEPT that certain property conveyed by Bill Watkins to the Department of Transportation in that Department of Transportation Right of Way Deed, dated September 24, 1987, recorded October 14, 1987 in Deed Book 4588, Page 101, aforesaid records.

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ZONING DATA

1. CURRENTLY ZONED C2
2. BUILDING SETBACK REQUIREMENTS ARE:
FRONT- 50 FEET
SIDES- 0 FEET
REAR- 30 FEET
3. AREA 0.58 ACRES

PARKING REQUIREMENTS:

AUTOMOBILE SERVICE CENTER 7 BAYS
 MIN: 1 PER BAY; (1 X 7 = 7) 7
 MAX: 3 PER BAY; (3 X 7 = 21) 21
 OFFICE SPACE: 600 SF
 MIN: 1 PER 500SF; (600/500=1.2) 2
 MAX: 1 PER 225SF; (600/225=2.6) 3

TOTAL REQUIRED:
 MIN: 5
 MAX: 24
 TOTAL PROVIDED: 24
 INCLUDING 1 H/C SPACE + 1 COMPACT SPACE

OWNER
 UNITED NATIONS REALTY & INVESTMENT CO.
 3915 MAIRFIELD SQ.
 DULUTH, GA 30096
 PH: (678) 777-3337
 michelnjem@hotmail.com
 CONTACT: MICHEL N.JEM

ENGINEER
 5341 THOMPSON BRIDGE RD
 SUITE 58
 MURRAYVILLE, GA 30054
 PH: (404) 597-6745
 ELMINAENGINEER@GMAIL.COM
 CONTACT: GEORGE AWUKU, P.E.

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER GWINNETT COUNTY PANEL NO. 13135C0097F, DATED 09/29/2006.

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SUITE 58, 5341 THOMPSON BRIDGE ROAD
 MURRAYVILLE, GEORGIA 30054

5528 JIMMY CARTER BLVD
 NORCROSS, GA 30063
 GWINNETT COUNTY
 PARCEL #: 6-195-121

CONCEPT PLAN
 SHEET TITLE

DATE	NO	DESCRIPTION

11/16/2016
 DATE
 JOB NUMBER

C-1

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:

yes

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

No

- (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:

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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Suite 58, 5341 THOMPSON BRIDGE ROAD, MURRAYVILLE, GA 30564 TEL 404 597 6745/ELMINAENGINEER@GMAIL.COM

November 29, 2016

Board of Commissioners
Gwinnett County
446 West Crogan Street
Lawrenceville, Georgia 30046

Dear Board Members;

Request for a Special Use Permit for Parcel ID: 6-195-115 (5528 Jimmy Carter Blvd, Norcross).

The Applicant, United Nations Realty and Investments, respectfully submits to the Board of Commissioners a request for a Special Use Permit (SUP) the above reference property. The property, currently zoned C-2, has remained vacant for more than 12 months. The SUP is requested to allow the redevelopment of the property as an automotive service center. A 4800 square foot automotive care center is proposed.

Thank you for your time and the consideration of our request. The applicant is opened to working with Staff and Board Members to achieve the successful implementation of this project.

Respectively Submitted,

George Awuku, P.E.
Design Engineer

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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.

Michel Njem President 11/30/16
Signature of Property Owner Date

Michel Njem President
Type or Print Name and Title

Debbie S. Smith 11/30/16
Signature of Notary Public Date
My Commission Expires 10/21/18



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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.

Michel Njem 11/30/16 Michel Njem, Resident
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Debbie S. Smith 11/30/16
 SIGNATURE OF NOTARY PUBLIC DATE
My Commission Expires 10/21/18



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 Michel Njem
 YOUR NAME

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

NAME AND OFFICIAL 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 . 195 . 115
 (Map Reference Number) District Land Lot Parcel

Michel Njem, President *11/30/16*
 Signature of Applicant Date
 Michel Njem *President*
 Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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. Hayes *TSA II*
 NAME TITLE
11-2-16
 DATE

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