

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>AMBER and SHAH LLC</u>	NAME: <u>WAIN LEE</u>
ADDRESS: <u>2930 Old Norcross Rd</u>	ADDRESS: <u>9895 Coventry Lane</u>
CITY: <u>Duluth</u>	CITY: <u>Alpharetta</u>
STATE: <u>GA</u> ZIP: <u>30096</u>	STATE: <u>GA</u> ZIP: <u>30022</u>
PHONE: <u>678-858-0999</u>	PHONE: <u>678-858-0999</u>
CONTACT PERSON: <u>Imran Ali</u> PHONE: <u>678-858-0999</u>	
CONTACT'S E-MAIL: <u>IMRAN.NAYANI@yahoo.com</u>	

EN
 Property
 Solutions
 LLC

*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 type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>C-1</u>	BUILDING/LEASED SQUARE FEET: <u>9000</u>
PARCEL NUMBER(S): <u>7077-0097</u>	ACREAGE: <u>1.5</u>
ADDRESS OF PROPERTY: <u>2930 Old Norcross Rd Duluth GA 30096</u>	
SPECIAL USE REQUESTED: <u>Special Events Facility</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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BK47176PG0008
BK46553PG0872

EXHIBIT "A"

Legal Description

ALL THAT TRACT or parcel of land lying and being in Land Lot 7, 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

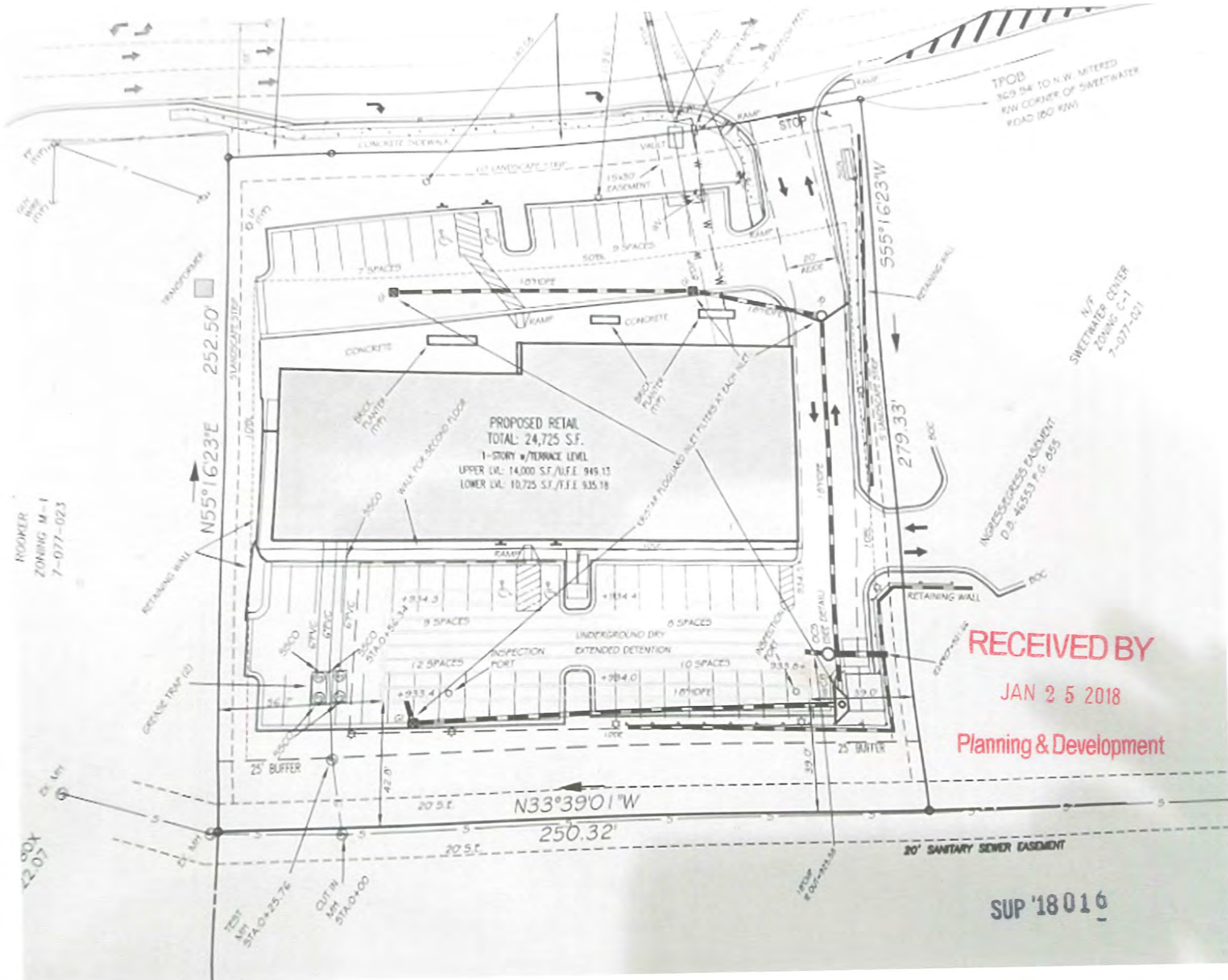
To reach the point of beginning, start at the northwest corner of a mitered intersection of the northwest right-of-way of Sweetwater Road (80 foot right-of-way) and the southwest right-of-way of Old Norcross-Lawrenceville Road (100 foot right-of-way); run thence northwesterly along the said southwest right-of-way of said Old Norcross-Lawrenceville Road for a distance of 369.94 feet to a rebar set at the point of beginning; thence from the point of beginning and leaving the said southwest right-of-way of said Old Norcross-Lawrenceville Road run south 55 degrees 16 minutes 23 seconds west for a distance of 279.33 feet to a rebar set; thence run north 33 degrees 39 minutes 01 seconds west for a distance of 250.32 feet to a rebar found; thence run north 55 degrees 16 minutes 23 seconds east for a distance of 252.50 feet to a rebar set located along the said southwest right-of-way of said Old Norcross-Lawrenceville Road; thence run south 34 degrees 43 minutes 37 seconds east along the said southwest right-of-way of said Old Norcross-Lawrenceville Road for a distance of 40.00 feet to a point; thence following the arc of a curve to the left and continuing along the said southwest right-of-way of said Old Norcross-Lawrenceville Road an arc distance of 211.83 feet (said arc having a radius of 1,010.53 feet, a chord bearing south 40 degrees 43 minutes 58 seconds east and a chord distance of 211.44 feet) to said rebar set and point of beginning. Said tract or parcel of land being described as Lot 3, Block "A", Sweetwater Center, being 1.500 acres, containing 65,328 square feet, on plat of survey for Min Lee, Fidelity National Title Insurance Company and Main Street Bank, dated May 15, 2006, by McClung Surveying Services, Inc., and bearing the seal of Michael R. Noles, Georgia RLS No. 2646.

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ROOKER
ZONING M-1
7-077-023

N55°16'23"E
252.50'

S55°16'23"W

N33°39'01"W
250.32'

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TPOB
365.54' TO N.W. MITERED
K/W CORNER OF SWEETWATER
ROAD (80' R/W)

N/F
SWEETWATER CENTER
ZONING C-1
7-077-021

INGRESS/EGRESS ELEMENT
D.B. 46353 P.G. 055

TRANSFORMER

GRASS TRAP (2)

20' SANITARY SEWER EASEMENT

TEST
MANHOLE
STA. 0+25.76

CUT-IN
MANHOLE
STA. 0+00

TRAMP
001-1133

2.00X

25' BUFFER

25' BUFFER

25' BUFFER

RETAINING WALL

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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:

Yes, because we have been there for about 17 yrs with same kind of business
never had a problem

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

No, because we have been there for about 17 yrs with same kind of
business and never had any sort of problem

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

No, property will not be affected by event hall facility
we've been running that business there for 17 yrs never had any problem

- (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 it will not affect ~~and~~ burden some of existing streets or
transportation facilities, utilities, or schools because we keep a
security guard there every party who controls parking + traffic and never had any problem

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

yes it is

- (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 it is not.

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Dear Sir/Madam,

I started this location in May 2014 approximately 4 years ago.

When I took over From Mr Lee he was running the same type of business (special event place) for 2 years prior to me.

When I change ownership in 2014 with planning and development and started the process to obtain my Certificate of Occupancy and business license, I clearly mentioned in my application about the type of facility I'm starting. I was completely unaware that C1 zoning we can't start a special event facility. Fire Marshall, building department etc came over for final inspection and gave me a CO and no one informed me about it. In fact, my CO clearly says that this business is party and event hall and zoning is C1. Here I'm running this business for 4 years and I have many parties booked up in 2018 and 2019. I invested money in this place, I renovated 2 times in past 4 years, I've build up the business in this location. I've invested time and a lot of money in this location and 4 years later Gwinnett County Code Enforcement shows up and tells me that type of business I have cannot be here. I have to apply for special use permit. I've run this business with good faith and I've put a lot of hard work in it.

Please approve this request.

Thanks,
Imran Ali

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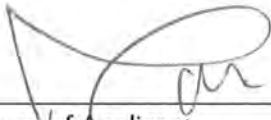
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SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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.



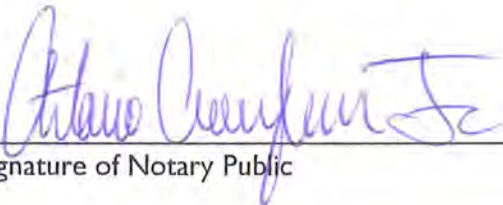
Signature of Applicant

12/8/17

Date

IMRAN ALI (owner)

Type or Print Name and Title



Signature of Notary Public

12/29/17

Date



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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.



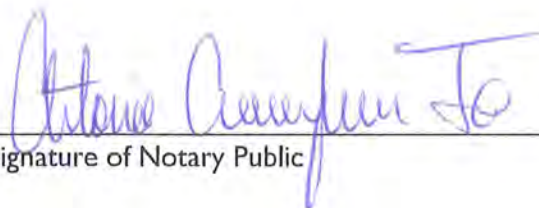
Signature of Property Owner

12/29/17

Date

BOB Lee owner


Type or Print Name and Title



Signature of Notary Public

12/29/17

Date



Notary Seal

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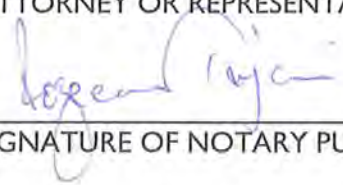
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CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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	12/29/17 DATE	IMRAN ALI TYPE OR PRINT NAME AND TITLE
N/A SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	 DATE	 TYPE OR PRINT NAME AND TITLE
 SIGNATURE OF NOTARY PUBLIC	1/24/18 DATE	Rozeena Tajani NOTARY PUBLIC Gwinnett County My Commission Expires 10-24-2020 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 _____ IMRAN ALI _____
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: 7 - 77 - 097
(Map Reference Number) District Land Lot Parcel


 12/29/17
Signature of Applicant Date

IMRAN ALI
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)

 Tax Services Associate I
NAME TITLE
1/25/2018
DATE

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