

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Pengfei Zhang</u>	NAME: <u>Pleasant Hill Real Estate LLC</u>
ADDRESS: <u>3825 Meadowgreen Ct</u>	ADDRESS: <u>1300 Metropolitan Ave</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Brooklyn</u>
STATE: <u>GA</u> ZIP: <u>30092</u>	STATE: <u>NY</u> ZIP: <u>11231</u>
PHONE: <u>626-227-5343</u>	PHONE: <u>718-321-5183 Ext 142</u>
CONTACT PERSON: <u>Pengfei Zhang</u> PHONE: <u>347-849-8877</u>	
CONTACT'S E-MAIL: <u>qiu yifan@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 checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>C2</u>	BUILDING/LEASED SQUARE FEET: <u>1200</u>
PARCEL NUMBER(S): <u>6-232-035+037</u>	ACREAGE: <u>2.397</u>
ADDRESS OF PROPERTY: <u>2180 Pleasant Hill Road Suit#B-12</u>	
SPECIAL USE REQUESTED: <u>Tattoo Parlor</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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TOGETHER WITH:

**LAND DESCRIPTION
GWINNETT PRADO
TRACT TWO**

ALL that tract or parcel of land, lying and being in Land Lot 232 of the 6th Land District, Gwinnett County, Georgia, containing 2.397 acres of land, more or less, and being more particularly described as follows:

BEGINNING at a point at the northeasterly end of the mitered intersection of the northeasterly


initials

Legal Description.doc

BK48139PG0069

margin of the 120-foot right-of-way of Pleasant Hill Road and the northwesterly margin of the right-of-way of Satellite Boulevard (right-of-way width varies); thence along the northwesterly margin of the right-of-way of Satellite Boulevard the following courses and distances: North 60 degrees 13 minutes 17 seconds East, 29.60 feet to a point; 145.32 feet along the arc of a curve to the left having a radius of 975.83 feet, chord bearing of North 55 degrees 48 minutes 47 seconds East, and chord distance of 145.18 feet to a point; thence departing said right-of-way North 29 degrees 48 minutes 14 seconds West, 10.13 feet to the TRUE POINT OF BEGINNING; thence North 29 degrees 48 minutes 14 seconds West, 352.97 feet to a point; thence North 74 degrees 47 minutes 27 seconds West, 14.15 feet to a point; thence South 60 degrees 13 minutes 21 seconds West, 15.00 feet to a point; thence North 29 degrees 48 minutes 14 seconds West, 168.97 feet to a point; thence North 60 degrees 11 minutes 46 seconds East, 224.56 feet to a point; thence North 29 degrees 48 minutes 14 seconds West, 10.77 feet to a point; thence North 60 degrees 11 minutes 46 seconds East, 135.00 feet to a point; thence South 29 degrees 48 minutes 14 seconds East, 176.67 feet to a point; thence 340.13 feet along the arc of a curve to the right having a radius of 704.92 feet, chord bearing of South 31 degrees 10 minutes 45 seconds West and chord distance of 336.84 feet to a point; thence South 29 degrees 48 minutes 14 seconds East, 195.18 feet to a point; thence 40.71 feet along the arc of a curve to the right having a radius of 894.93 feet, chord bearing of South 49 degrees 34 minutes 22 seconds West and chord distance of 40.70 feet to the TRUE POINT OF BEGINNING.

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SITE



TRACT ONE - 10.00 ACRES
TRACT TWO - 2.00 ACRES
TRACT THREE - 2.00 ACRES
TOTAL - 14.00 ACRES

TRACT	AREA (ACRES)	PERCENTAGE
TRACT ONE	10.00	71.43%
TRACT TWO	2.00	14.29%
TRACT THREE	2.00	14.29%
TOTAL	14.00	100.00%



DCG
DICKSON CONSULTING GROUP
1000 W. 10TH STREET
ST. LOUIS, MO 63102
TEL: 314.433.1000
WWW.DCGGROUP.COM

PROJECT NO. 18-045
DATE: 05/01/2018

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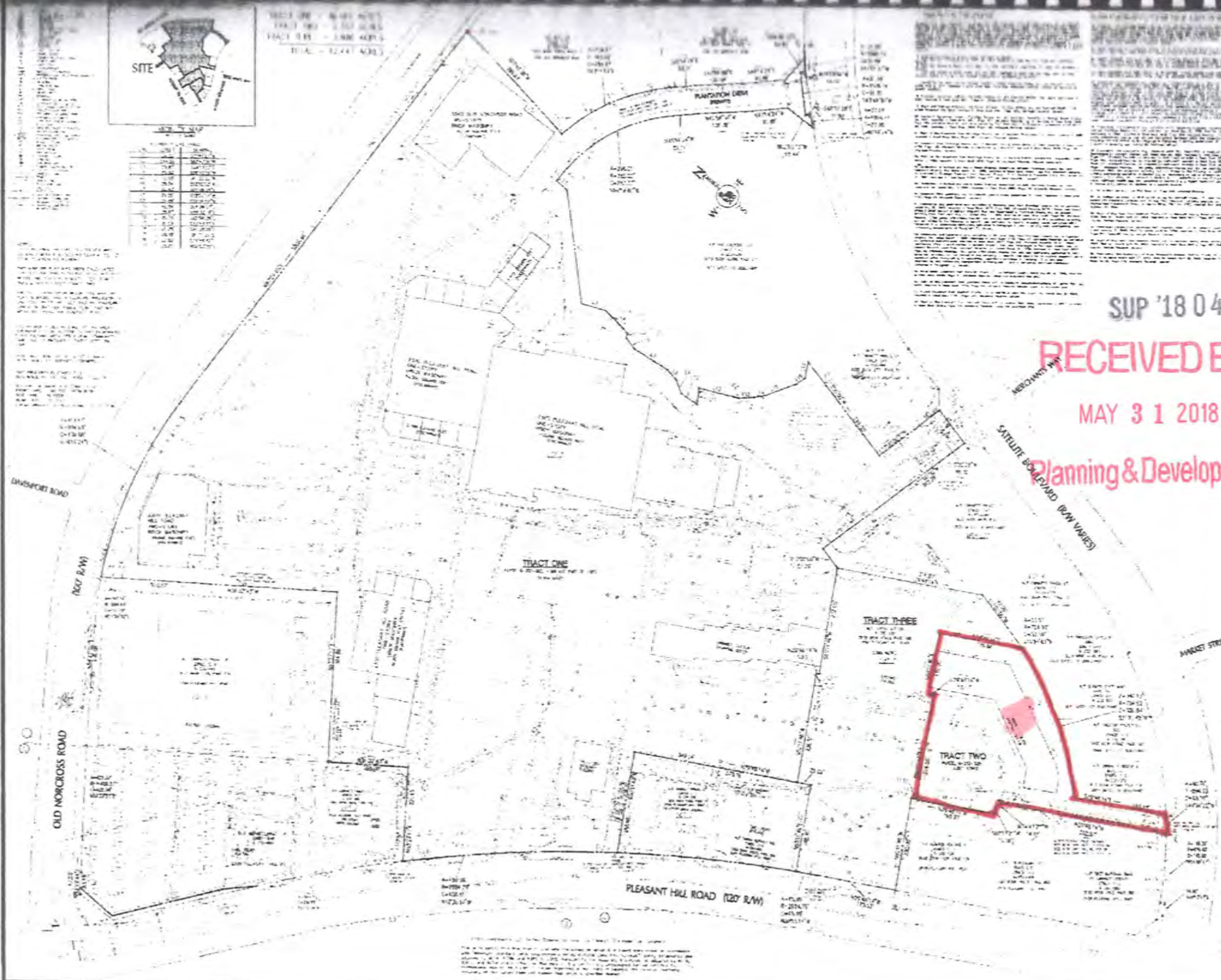
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ALTA/ACSM
LAND TITLE SURVEY



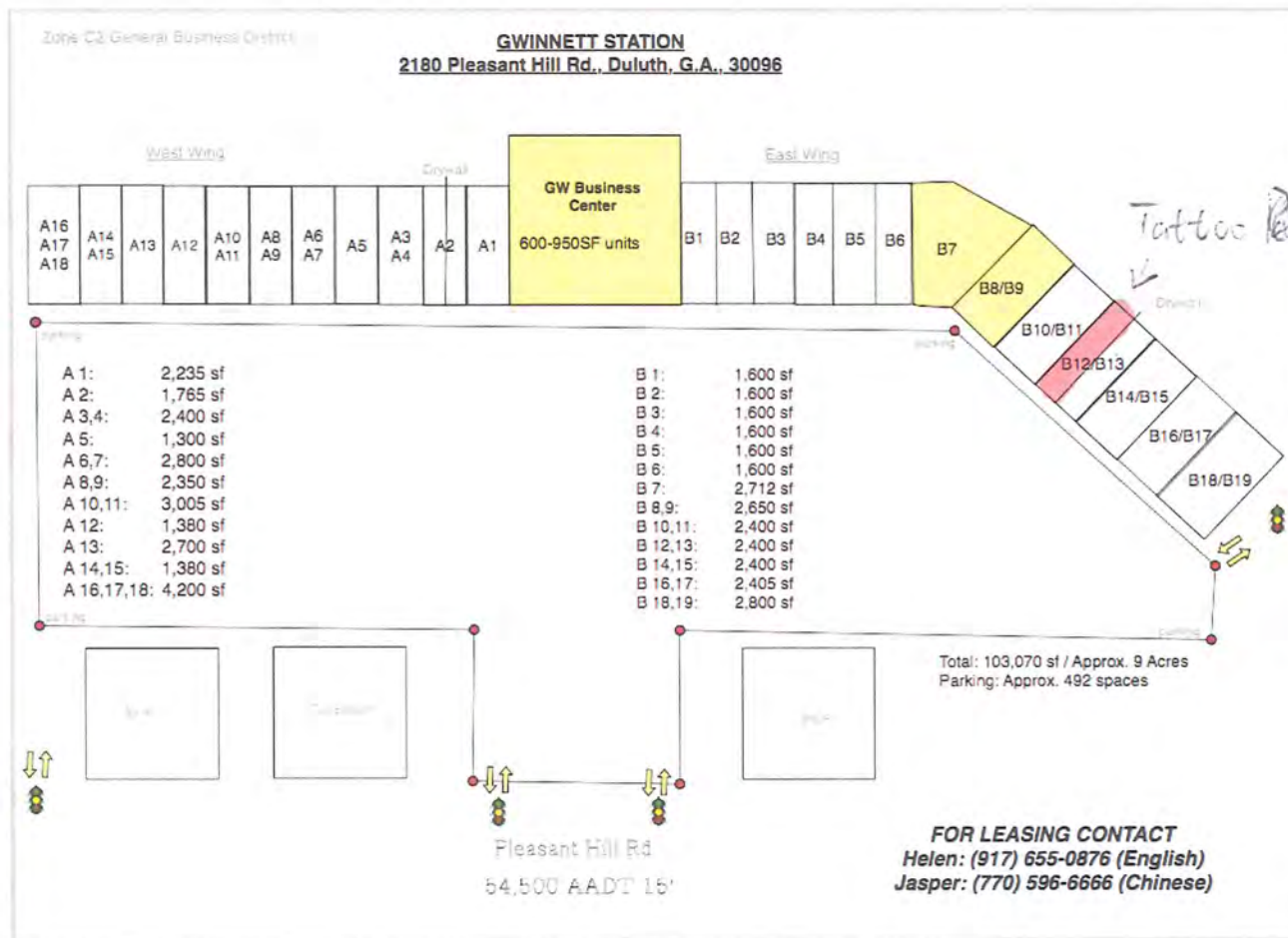
THIS SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND LAND RECORDS OF THE STATE OF MISSOURI, AND THE SURVEYOR'S OATH AND ETHICS. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OFFICE OF THE STATE OF MISSOURI AND HAS FOUND NO RECORDS THAT AFFECT THIS SURVEY. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS OFFICE OF THE STATE OF MISSOURI AND HAS FOUND NO RECORDS THAT AFFECT THIS SURVEY.

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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

- (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:

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:

Yes

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Letter of Intent

Pengfei Zhang

(626)227-5343

Email: qiuyifan1995@gmail.com

May 30, 2018

KZ tattoo studio inc

2180 Pleasant Hill Road Suite#B-12

Duluth, GA 30096

My name is Pengfei Zhang, and I am writing to you today to submit my intention for the operation this KZ tattoo studio inc. I'm planning to have KZ tattoo parlor operate from 11 am to 8 pm, from Tuesday to Sunday. We planning to have three tattoo chairs in store. Currently, I have three employees decided to work in our store, me and my apprentice is the tattoo artist, we both hold the body artist permit approved by Gwinnett county board of health. I also have an assistant to help us clean the tattoo parlor and also be a cashier and serve the clients. Our tattoo parlor is major emphasize oriental tattoo style. I have the oriental art for eighteen years, and I was an apprentice in California Hailin tattoo for a year. I decided to come back Atlanta to operate this tattoo store, and to help more clients to get what they desire in art.

The reason for us chose this place to operate a tattoo parlor is that whole plaza are more like the oriental style. It's easier to gather more oriental art fan to visit our store. I understand the importance of maintaining a clean and sterile work environment and I always put the safety of the clients first. In addition, I know and adhere to all the rules and regulations associated with tattooing and the importance of checking ID and making sure the client meets the legal requirements. I can explain the tattooing process beforehand to make sure the clients understand it is permanent and I can explain the aftercare to prevent infection from occurring.

I learned how to use the tattooing equipment and the other tools related to this field correctly and I have the skills to put together disposable ink containers to use for individual clients. This helps to keep the ink sterile and cut down on the cost to operate the shop. I also have the ability to keep excellent records.

I am a very creative artist that has mastered the art of using ink to create beautiful designs on the body. I also have the ability to follow the directions of the clients and the skills to do professional work and to ensure they are completely happy with the finished work.

Please call (626)227-5343 to set up a meeting.

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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.



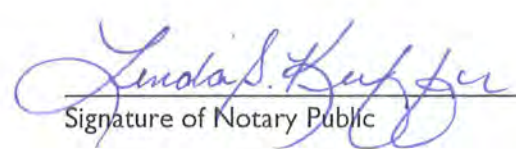
Signature of Applicant

5/30/18

Date

Pengfei Zhang

Type or Print Name and Title



Signature of Notary Public

5/30/2018

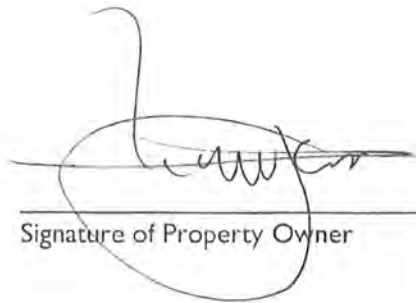
Date



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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.

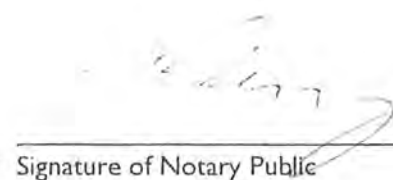


Signature of Property Owner

Date

Edward Wu / Project Manager

Type or Print Name and Title



Signature of Notary Public

5/18/18

Date

HELEN ZHANG
Notary Public, State of New York
No. 01ZH6326876
Qualified in Nassau County
My Commission Expires 06/29/2019

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.

Pengfei Zhang 5/30/18 Pengfei Zhang
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Linda S. Kieffer 5/30/2018
 SIGNATURE OF NOTARY PUBLIC DATE



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 Pengfei Zhang
 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. SUP '18 04 3

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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 - 232 - 035 + 039
(Map Reference Number) District Land Lot Parcel

[Signature] 5/30/18
Signature of Applicant Date

Pengfei Zhang
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)

Debra Smith *tax services associate*
NAME TITLE

May 30, 2018
DATE

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