

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Ying Tan</u>	NAME: <u>Findley Family Partnership, LP</u>
ADDRESS: <u>2854 Regent Walk Drive</u>	ADDRESS: <u>3952 Pine Needle Dr</u>
CITY: <u>Duluth</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30069</u>	STATE: <u>GA</u> ZIP: <u>30096</u>
PHONE: <u>706-680-4078</u>	PHONE: <u>770-851-9444</u>
CONTACT PERSON: <u>Kevin Chen</u> PHONE: <u>706-680-4078</u>	
CONTACT'S E-MAIL: <u>atl.cyh@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 type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>M-1</u>	BUILDING/LEASED SQUARE FEET: <u>8,000 sqft</u>
PARCEL NUMBER(S): <u>R7205 008</u>	ACREAGE: <u>   </u>
ADDRESS OF PROPERTY: <u>2372 Buford Highway, Duluth, GA 30097</u>	
SPECIAL USE REQUESTED: <u>Window tinting, auto mobile wrapping</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

SUP 19011

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LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 200 & 205 of the 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the southeasterly right-of-way of Buford Highway (a.k.a. U.S. 23) (100' R/W) and the centerline of Water Works Road; THENCE northeasterly along said right-of-way of Buford Highway a distance of 516.93' to a 2" Open Top Pipe Found (2"OTP) found and the POINT OF BEGINNING; THENCE continuing along said right-of-way N49°03'52"E a distance of 299.19' to a 2" Open Top Pipe Found (2"OTP); THENCE leaving said right-of-way S40°55'20"E a distance of 190.36' to an Iron Pin Found (IPF); THENCE S49°04'40"W a distance of 138.10' to a Nail Found (NF); S41°16'50"E a distance of 129.69' to a Nail Found (NF); THENCE N48°55'20"E a distance of 137.29' to an Iron Pin Found (IPF); THENCE S40°55'20"E a distance of 250.10' to an Iron Pin Set (IPS); THENCE N48°46'43"E a distance of 307.38' to a Crimp Top Pipe Found (CTP); THENCE S11°54'51"E a distance of 103.94' to a 1" Open Top Pipe Found (1"OTP); THENCE S40°14'14"W a distance of 564.15' to an Iron Pin Set (IPS); THENCE N40°49'25"W a distance of 745.70' to a 2" Open Top Pipe (2"OTP) on the said right-of-way of Buford Highway and the POINT OF BEGINNING.

Said tract contains 229,285 sq. ft. (5.264 acres) and is more particularly shown on a survey for "VICKI FROST", prepared by Busbee & Poss Land Surveying Company, dated November 2nd, 2018.

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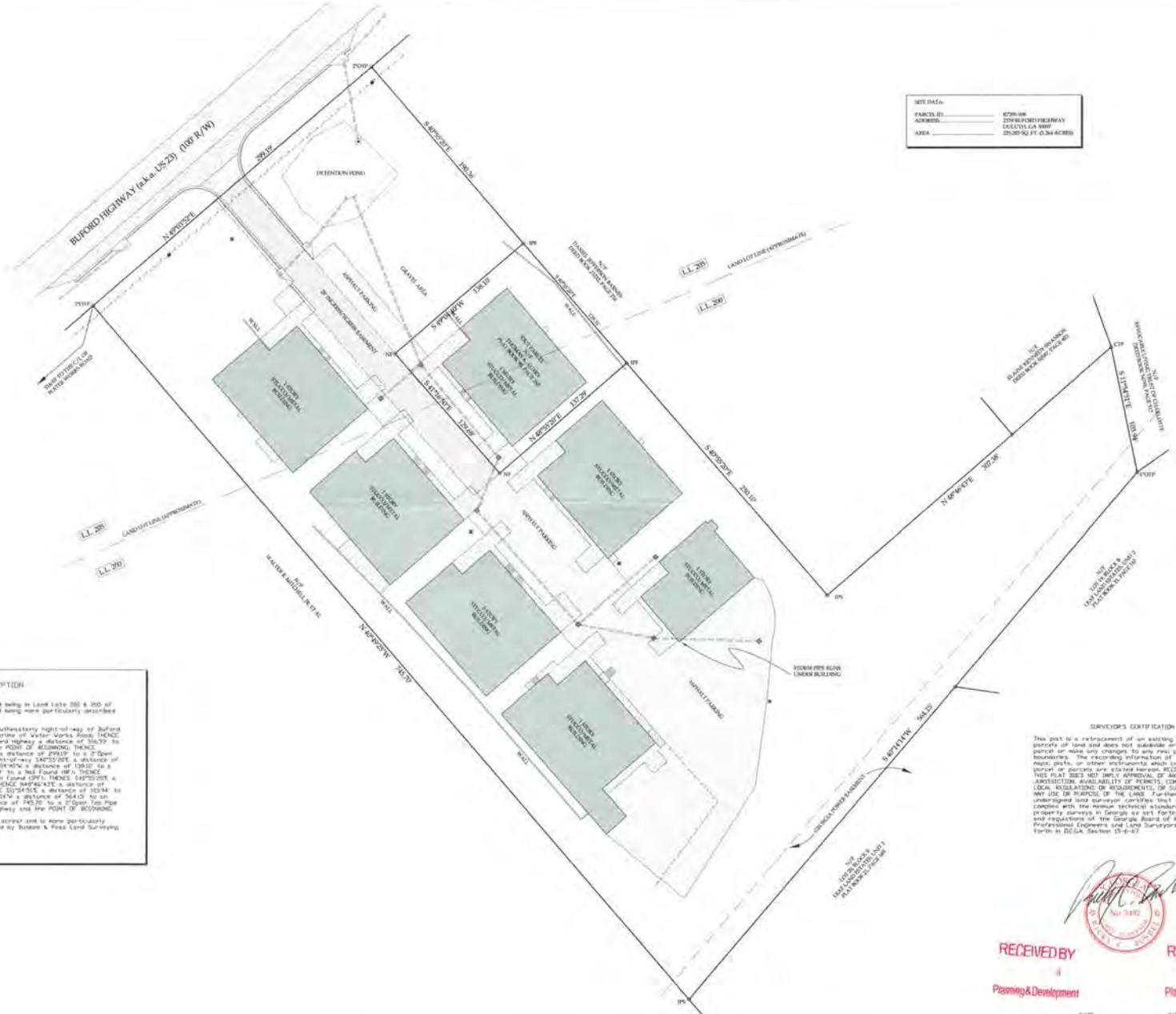
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THIS PLAN IS NECESSARY FOR THE LOTS OF SECTION 2017.

- 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
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**SITE DATA:**  
 PARCEL ID: 6729-06  
 ADDRESS: 2708 WOODBERRYWAY  
 DALLAS, TX 75243  
 AREA: 25,389.92 SQ. FT. (0.584 ACRES)



**LEGAL DESCRIPTION**

ALL THAT TRACT OR PORTION OF LAND Lying and being in Land Lots 050 & 200 of the 7th District, DeSoto County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the southerly right-of-way of Buford Highway (also U.S. 29 (S/W)) and the centerline of Water Works Road, THENCE northerly along said right-of-way of Buford Highway a distance of 356.57 to a 2" Down Top Pine Taper (DTP) found on the POINT OF BEGINNING, THENCE continuing along said right-of-way N89°25'30"E a distance of 279.10 to a 2" Down Top Pine Taper (DTP), THENCE leaving said right-of-way S42°35'00"E a distance of 182.62 to an Iron Pin (IP) found, THENCE S49°04'00"E a distance of 128.00 to a Red Found (RF) 24735.00' a distance of 125.67 to a Red Found (RF) THENCE N49°25'30"E a distance of 250.00' to an Iron Pin (IP) found, THENCE S49°04'00"E a distance of 207.00' to a Gray Top Pine Taper (GTP), THENCE S17°45'15"E a distance of 103.64 to a 1" Down Top Pine Taper (DTP), THENCE S47°14'14"E a distance of 54.43 to an Iron Pin (IP) found, THENCE S84°55'20"E a distance of 145.20 to a 2" Down Top Pine (DTP) on the east right-of-way of Buford Highway and the POINT OF BEGINNING.

Said tract contains 079,285 sq. ft. (1.824 acres) and is more particularly shown on a survey for "VICKI FRONT", prepared by Sutton & Ross Land Surveying Company, dated November 2nd, 2010.

**SURVEYOR'S CERTIFICATION**

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or parcels or change the size of any parcel. Therefore, the recording information of the documents, maps, plats, or other instruments which created the parcel or parcels is stated herein. RECORDER OF THIS PLAT SEEKS NO IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF RECORDS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUSTAINABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in G.S.C.A. Section 47-6-42.

*[Signature]*  
 SEP 19 2011

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DATE: \_\_\_\_\_

THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL TOWN HAZARDS AS PER COMMUNITY PANEL NO. 12338C411 DATED 11/11/09

DEPARTMENT OF PLANNING & DEVELOPMENT  
 1000 BERRY STREET, SUITE 400  
 DALLAS, TEXAS 75208  
 PHONE: 214-670-2200 FAX: 214-670-2201

DEPARTMENT OF PLANNING & DEVELOPMENT  
 1000 BERRY STREET, SUITE 400  
 DALLAS, TEXAS 75208  
 PHONE: 214-670-2200 FAX: 214-670-2201

**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:

No \_\_\_\_\_

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SUP 19011

October 3<sup>rd</sup>, 2018

Gwinnett County  
Dept of Planning & Dev.  
Planning Division  
446 West Crogan St.  
Suite 250  
Lawrenceville, GA 30046

Attn: Special Use Permit Div.

RE: Letter Of Intent to apply for a Special Use Permit For the space located at 2372 Buford Highway  
Duluth GA 30097

Please accept this formal letter of intent to apply for a special use permit to operate a window tinting/auto wrapping business at the above captioned location- 2372 Buford Highway, Duluth, GA 30097.

The requested permit for use of the space that is currently zoned M-1 falls well within the zoning limits. I would appreciate your consideration in this matter.

Respectfully submitted,

Ying Tan

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NOV 05 2018

Planning & Development

SUP 19 011

**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.

*Ying Tan* 10/3/18  
Signature of Applicant Date

Ying Tan Owner  
Type or Print Name and Title

*Lucero King* 10.3.18  
Signature of Notary Public Date



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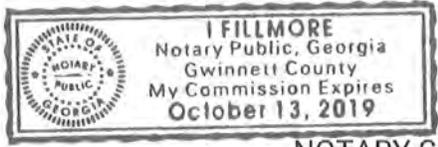
**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

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.

Y.T. Ying Tan 10/5/18  
Ying Tan 10/3/18 Ying Tan owner  
 SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

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

[Signature] 10/5/18  
 SIGNATURE OF NOTARY PUBLIC      DATE



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    Vicky Jandy Frost  
 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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