

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Belal Bakhtyar</u>	NAME: <u>Ahi Dhannani</u>
ADDRESS: <u>1352 Marlon Chase Dr.</u>	ADDRESS: <u>1793 Thomas pointe trace</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30044</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>404-430-5272</u>	PHONE: <u>770 337 1753</u>
CONTACT PERSON: <u>Belal Bakhtyar</u> PHONE: <u>404-430-5272</u>	
CONTACT'S E-MAIL: <u>belalm/bplyr@aol.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>C-2</u>	BUILDING/LEASED SQUARE FEET: <u>1500 SF</u>
PARCEL NUMBER(S): <u>7004001</u>	7004001 B.B. ACREAGE: <u>3.06</u>
ADDRESS OF PROPERTY: <u>1848 Old Norcross Road Suite 1100 Lawrenceville GA 30043</u>	
SPECIAL USE REQUESTED: <u>Hookah lounge</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 4 & 36 OF THE 7th DISTRICT GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTHERLY R/W OF OLD NORCROSS RD 209.98' FROM THE INTERSECTION OF THE EASTERLY R/W OF CRUSE RD AND THE SOUTHERLY R/W OF OLD NORCROSS RD; THENCE CONTINUING ALONG THE SOUTHERLY R/W OF OLD NORCROSS RD, N75°48'40"E, a distance of 534.30 feet to a TO A POINT; thence N77°08'10"E, a distance of 14.79 feet to a TO A POINT; THENCE LEAVING SAID SOUTHERLY R/W OF OLD NORCROSS RD, S14°53'51"E, a distance of 185.85 feet to a TO A POINT; thence S13°52'35"W, a distance of 60.28 feet to a TO A POINT; thence S74°54'38"W, a distance of 523.65 feet TO A POINT; THENCE 14°03'29"W, a distance of 247.60 feet to a POINT ON THE SOUTHERLY R/W OF OLD NORCROSS RD AND THE POINT OF BEGINNING

SAID TRACT OR PARCEL Containing 133,232.42 square feet or 3.0586 acres, more or less.

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 property of WLB Associates, Inc. and shall not be
 used in any way without the written permission
 of the author.
 This plan was prepared for the exclusive use of the
 parties named herein, and is not to be construed
 as a warranty of accuracy or as a representation
 of the state of the land or any other matter
 without written permission by the surveyor issuing the
 same.

Site Address:
1848 Old Norcross Road
 Lawrenceville, GA

Zoning: C-2
 Front Yard: 15'
 Side Yard: 10'
 Rear Yard: 30'

The surveyor in no way intends to interpret
 or make conclusions regarding the zoning
 designation shown herein. This information
 is reported from public information
 obtained from *Citysearch*. County records
 on 12/25/2019.

Acreage Summary: **1.06 acres**

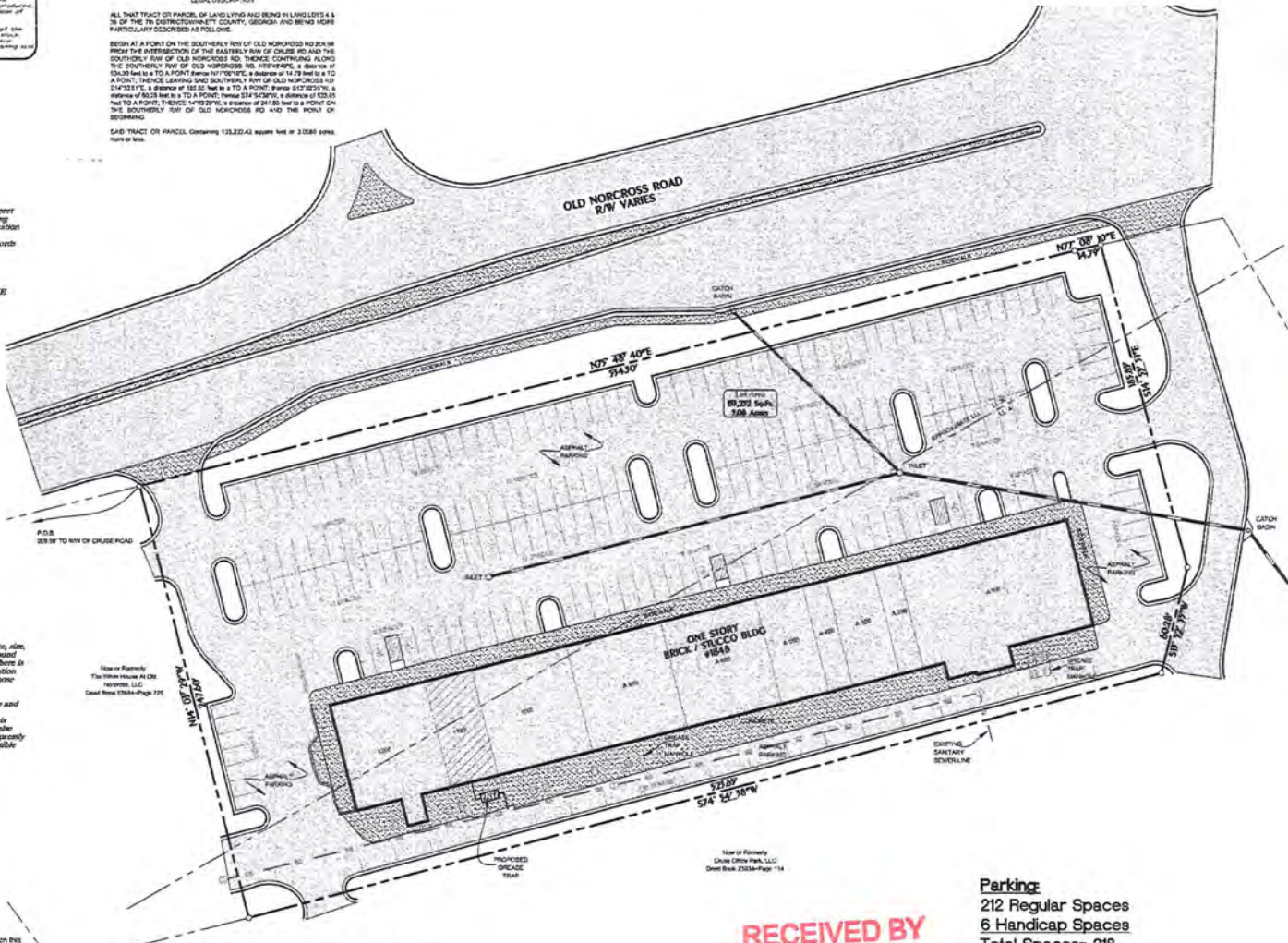
Survey Reference:
SUBDIVISION PLAT BOOK 89 PAGE
259

Disclaimer:
 Information regarding the reported presence, aim,
 character and location of existing underground
 utilities and structures is shown herein. There is
 no certainty of the accuracy of this information
 and it should be considered in that light by those
 using this drawing. The location and
 arrangement of underground utilities and
 structures shown herein may be inaccurate and
 utilities and structures not shown may be
 encountered. The owner, his employees, his
 consultants and his contractors or anyone else
 who relies upon this survey shall hereby expressly
 understand that the surveyor is not responsible
 for the correctness or sufficiency of this
 information.

"Flood Hazard Statement"
 By graphic shading only, this property shown on this
 plan does not lie within a 100-year Flood Plain according
 to the Flood Insurance Rate Map (FIRM) map number
 1312AC0007E. Last revised September 29, 2006.

LEGEND			
SP	IRON PIN FOUND	---	PROPERTY LINE
SPC	1/2" IRON ROD	---	FENCE
CM	COMBUSTIBLE METAL PIPE	---	TELEPHONE LINE
CMC	CONCRETE METAL PIPE	---	ONE LINE
CP	COVER LINE	---	WIRELESS LINE
PL	PROPERTY LINE	---	SAINTMARY CENTER LINE
FL	FLAND END SECTION	---	POWER LINE
LL	LAND LOT LINE	---	OPEN TOP PIPE
TL	TEMPORARY BOUNDARY	---	CRAMP TOP PIPE
ML	MANHOLE	---	REAR
EL	ELECTRICAL	---	TRAIL ALLEY
SL	SAINTMARY CENTER MANHOLE	---	DRAIN ALLEY
PL	POWER POLE	---	SAINT CENTER MANHOLE
FL	FIRE HYDRANT	---	CO
LP	LIGHT POLE	---	WATER METER
CP	CONCRETE CONTROL VALVE	---	WATER VALVE
CP	TRUNKING POINT (600 GAL)	---	WIRE
CP	DRAINAGE MANHOLE	---	CONTRACTOR
CP	ONE WAY	---	HOW OR FORMERLY
CP	REDEMPTION	---	PROP. TEST (BURNHOLD)
CP	PROPERTY CORNER	---	444 TRANSFORMER
		---	444 ROAD 3C WALL

LEGAL DESCRIPTION
 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 4 &
 34 OF THE 7th DISTRICT/DIVISION COUNTY, GEORGIA AND BEING MORE
 PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT A POINT ON THE SOUTHERLY BOUNDARY OF OLD NORCROSS RD 30.48
 FROM THE INTERSECTION OF THE EASTERLY BOUNDARY OF CRUISE RD AND THE
 SOUTHERLY BOUNDARY OF OLD NORCROSS RD; THENCE CONTINUING ALONG
 THE SOUTHERLY BOUNDARY OF OLD NORCROSS RD, INTERSECTING A BEARING
 OF SOUTH 88.14° E TO A POINT BEING 107.70 FEET; A BEARING OF S 73.73° E TO A
 POINT; THENCE LEAVING SAID SOUTHERLY BOUNDARY OF OLD NORCROSS RD
 107.70 FEET; A BEARING OF S 88.14° E TO A POINT; THENCE S 117.02° E TO A
 BEARING OF S 88.14° E TO A POINT; THENCE S 73.73° E TO A BEARING OF S 73.73° E
 TO A POINT; THENCE S 73.73° E TO A POINT; THENCE S 73.73° E TO A POINT; THENCE
 S 73.73° E TO A POINT; THENCE S 73.73° E TO A POINT; THENCE S 73.73° E TO A POINT;
 SAID TRACT OR PARCEL CONTAINING 123,222.42 SQUARE FEET OR 2.8288 ACRES,
 MORE OR LESS.



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Parking:
 212 Regular Spaces
 6 Handicap Spaces
 Total Spaces= 218

- SURVEY NOTES
1. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A LEICA TOTAL STATION 12 AND A 108 FOOT TAPE.
 2. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS A CLOSED RESECTION OF ONE FOOT 11.8788 FEET AND AN ANGULAR ERROR OF 3.60 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COOPER'S RULE.
 3. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAD A CLOSURE PRECISION RATIO OF 1:95,817.
 4. THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP.
 5. UNDERGROUND UTILITIES AS SHOWN BY THIS SURVEY ARE APPROXIMATE AND SHOULD BE FIELD-VERIFIED PRIOR TO ANY CONSTRUCTION.
 6. THE SURVEY BOUNDARY HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE, THE UNDERSIGNED AND THIS FIRM MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION DISCLOSED HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAYS, SETBACK LINES, ADJUTMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.
 7. THIS PLAT IS FOR THE BENEFIT OF THE PARTIES TO THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. THIS FIRM WILL NOT ACCEPT ANY RESPONSIBILITY OF LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE PERSONS NAMED IN THE TITLE BLOCK.

SURVEYORS CERTIFICATION

This plan is a representation of an existing parcel or parcels of land and does not establish or create a new parcel or make any change to any real property boundaries. The accuracy of the information of the documents, maps, data or other information which created the parcel or parcels are subject to error. THE SIGNATURE OF THE SURVEYOR DOES NOT CONSTITUTE AN APPROVAL OF ANY LOCAL REGULATIONS OR REQUIREMENTS, OR ESTABLISHMENT FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned and his/her employees and his/her contractors are not bound by the minimum technical standards or accuracy standards or standards set forth in the rules and regulations of the Georgia Board of Professional Surveyors and Land Surveyors and as set forth in O.C.G.A. Section 43-15-67.

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 W. L. B. ASSOCIATES, INC.
 W. L. B. ASSOCIATES, INC.

Dec 06, 2019
 Date

Walter Brown, L.S.
 G.A. No. 10,370

W.L.B ASSOCIATES, INC.
 340 CHURCH COURT
 JOHNSBORO, GA 30143
 LAND SURVEYORS & SITE PLANNING
 LAND DEVELOPMENT
 Office: (878) 742-4665 Fax: (878) 294-9871
 www.wlbassociates.com

WLB

DATE	DESCRIPTION	DATE	DESCRIPTION
12-05-2019	FIELD WORK	12-05-2019	APPROVED BY
12-05-2019	DRAWN BY	12-05-2019	DATE
12-05-2019	W.L.A.	12-05-2019	JOB NO.
12-05-2019	2019	12-05-2019	2019.1310
12-05-2019	14.38	12-05-2019	14.38
12-05-2019	7.0	12-05-2019	7.0
12-05-2019	1.06	12-05-2019	1.06

SITE SURVEY OF:
18-48 OLD NORCROSS RD
 FOR
 Property Group Management

GEORGIA
 PROFESSIONAL SURVEYORS AND LAND SURVEYORS

SHEET
 1 of 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, because they will make profit from our business. For example, people want to eat before they smoke hookah.

- (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, our landlord approves our idea.

- (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, we will lose the lease and money

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November 19, 2019

Layali Enterprise Inc.

1848 Old Norcross

Lawrenceville GA, 30043 Suit 1100

We been dreaming to open a hookah lounge for over 5 years now. We worked hard to achieve our goals and to be successful. Hookah lounges are opening everywhere across United States. We want to be one of the top hookah lounges in Georgia because we are more suitable. Our goal is to have a friendly social environment where people can smoke and socialize. Our customers can also come to study during our operating hours from 12 to 11 p.m. We will not be offering alcohol because we want everybody to be safe and we will follow every state law that deals with a hookah lounge. We will run the business as a family for two years. The 3 owners will be the ones working there. We will hire two employees to work there.

Hookah lounge is known to be a traditional Arab gathering which started from Persians. Shisha (hookah) was first made in the 1500s in Egypt by Persians. Then it spread to India. According to history, nobody has passed away by smoking hookah which isn't as harmful as other tobaccos. Our hookah lounge will not just be a regular hookah lounge. Layali hookah will be Arab theme where people can learn the true Arab culture. For example, they will see our clothes style, Arab paintings and music.

Our location will run well for the other businesses because before or after smoking, they would want to eat something. There are two restaurants in the same plaza that could benefit from our hookah lounge. We aren't only thinking about ourselves but others too. Our plaza has about 220 parking spaces so customers don't have to worry about not having any parking spot. The height of the front side of the building is 21 feet and the back side of the building is 18 feet.

Everybody is welcome to come (18+) to enjoy themselves in our friendly environment. We will have cards, chess and backgammon for customers. We will also provide sports on TV and a great Wi-Fi for customers to use.

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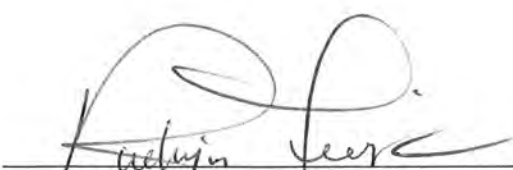
SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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.

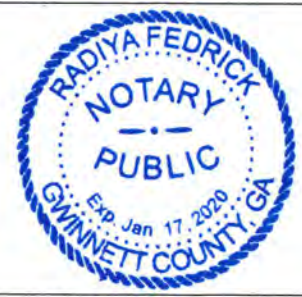

Signature of Applicant

11/26/19
Date

Belal Bakhtyar
Type or Print Name and Title


Signature of Notary Public

11/26/2019
Date



Notary Seal

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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.



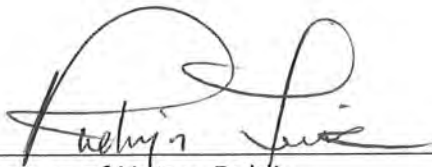
11/26/2019

Signature of Property Owner

Date

ALI. M. DHANNANI - SECRETARY

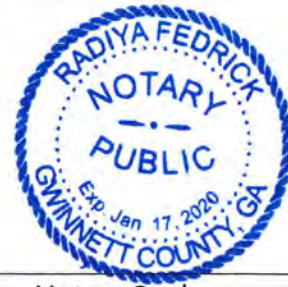
Type or Print Name and Title



11/26/2019

Signature of Notary Public

Date



Notary Seal

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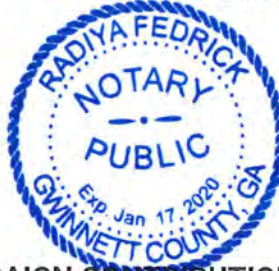
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CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

Belal Bukhtyar 11/26/19 Belal Bukhtyar
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

X SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE
[Signature] _____ _____
 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 Belal Bukhtyar
 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: _____ - _____ - 7004001
 (Map Reference Number) District Land Lot Parcel

Belal Bakhtyar _____
 Signature of Applicant Date

Belal Bakhtyar
 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)

Loveell Hanley _____
 NAME TITLE

11-27-19 _____

DATE

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