

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Taiseer Chowdhury</u>	NAME: <u>GA Circle 182</u>
ADDRESS: <u>7064 Glen Cove Ln</u>	ADDRESS: <u>930 Manhattan Beach Blvd</u>
CITY: <u>Stone Mountain</u>	CITY: <u>Manhattan Beach</u>
STATE: <u>GA</u> ZIP: <u>30087</u>	STATE: <u>CA</u> ZIP: <u>90266</u>
PHONE: <u>678-373-9090</u>	PHONE: <u>310-802-8000</u>
CONTACT PERSON: <u>Taiseer Chowdhury</u> PHONE: <u>678-373-9090</u>	
CONTACT'S E-MAIL: <u>taiseerchowdhury@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>1800</u>
PARCEL NUMBER(S): <u>R6194278</u>	ACREAGE: <u>8.307</u>
ADDRESS OF PROPERTY: <u>6350 McDonough Dr, Norcross GA 30093 (Suite J)</u>	
SPECIAL USE REQUESTED: <u>Window Tinting, Automobile Graphics, Vehicle Wrapping</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY

MAY 01 2020

Planning & Development

SUP '20036

TITLE LEGAL DESCRIPTION

TRACT IV:

ALL THAT TRACT or parcel of land lying and being in Land Lots 194 and 195 of the 6th District of Gwinnett County, Georgia, being more particularly described as follows:

BEGINNING at an iron pin at the intersection of the southeastern right of way line of McDonough Drive (having an 80 foot right of way) with the western right of way line of Wilwat Drive (having a 60 foot right of way); proceed thence along said Wilwat Drive right of way line south 16 degrees 36 minutes 00 seconds east a distance of 626.13 feet to a point; thence along said Wilwat Drive right of way line following a curve to the right an arc distance of 201.97 feet, said curve having a radius of 114.80 feet and a chord of 176.91 feet bearing south 33 degrees 48 minutes 00 seconds west to a point; thence along said Wilwat Drive right of way line, which line at this point is the northern line of Wilwat Drive, south 84 degrees 12 minutes 00 seconds west a distance of 176.54 feet to an iron pin; thence north 01 degree 41 minutes 00 seconds east a distance of 228.60 feet to a nail in a cross tie wall; thence north 90 degrees 00 minutes 00 seconds west a distance of 206.00 feet to an iron pin; thence south 83 degrees 22 minutes 00 seconds west a distance of 294.00 feet to an iron pin; thence south 74 degrees 11 minutes 00 seconds west a distance of 175.00 feet to an iron pin; thence south 58 degrees 59 minutes 00 seconds west a distance of 63.40 feet to an iron pin; thence north 31 degrees 01 minute 00 seconds west a distance of 140.70 feet to an iron pin on the southeastern right of way line of McDonough Drive; thence north 58 degrees 59 minutes 00 seconds east along said southeastern right of way line of McDonough Drive a distance of 1,028.80 feet to the Point of Beginning, said tract containing 8.3070 acres, more or less.

RECEIVED BY

SUP '20.03.6
MAY 01 2020

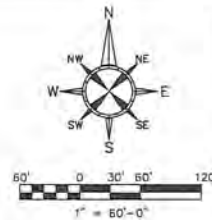
Planning&Development

ZONING INFORMATION

IF A ZONING LETTER IS PROVIDED PURSUANT TO ALTA TABLE A (ITEMS 6(A) OR 6(B)) AND IS REQUIRED, LIST CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOORSPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREA. ANY FLOOD ZONE LINES DISCREPANCY BETWEEN FLOOD ZONE ARE UNOFFICIALLY PLACED FROM FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CORRECTION MAY BE NEEDED TO DETERMINE THE LOCATION OF THE FLOOD ZONE. THE SUBJECT PROPERTY'S CURRENT ZONE INFORMATION IS THE FLOOD ZONE. IT IS DETERMINED THAT THE SUBJECT PROPERTY IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONDUCTED ON MARCH 16, 2018 BY TELEPHONE OR GMA. (www.firm.gov)



VICINITY MAP

TITLE LEGAL DESCRIPTION

TRACT 10:

ALL THAT TRACT OR parcel of land lying and being in Land Lots 194 and 195 of the 6th District of Gwinnett County, Georgia, being more particularly described as follows: BEGINNING at an iron pin at the intersection of the southeastern right of way line of McDonough Drive (having an 80 foot right of way) with the western right of way line of Wilkat Drive (having an 80 foot right of way); proceed thence along said Wilkat Drive right of way line south 16 degrees 36 minutes 00 seconds east a distance of 626.13 feet to a point; thence along said Wilkat Drive right of way line following a curve to the right on an arc distance of 201.97 feet, said curve having a radius of 114.80 feet and a chord of 178.91 feet bearing south 33 degrees 46 minutes 00 seconds west to a point; thence along said Wilkat Drive right of way line, which line at this point is the northern line of Wilkat Drive, south 84 degrees 12 minutes 00 seconds west a distance of 178.54 feet to an iron pin; thence north 01 degree 41 minutes 00 seconds east a distance of 228.60 feet to a nail in a cross tie wall; thence north 80 degrees 00 minutes 00 seconds west a distance of 206.00 feet to an iron pin; thence south 83 degrees 22 minutes 00 seconds west a distance of 294.00 feet to an iron pin; thence south 74 degrees 11 minutes 00 seconds west a distance of 175.00 feet to an iron pin; thence south 58 degrees 58 minutes 00 seconds west a distance of 63.40 feet to an iron pin; thence north 31 degrees 01 minute 00 seconds west a distance of 140.70 feet to an iron pin on the southeastern right of way line of McDonough Drive; thence north 58 degrees 58 minutes 00 seconds east along said southeastern right of way line of McDonough Drive a distance of 1,028.80 feet to the Point of Beginning, said tract containing 8.3070 acres, more or less.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER, GA-180173 DATED FEBRUARY 7, 2018 AT 5:00 PM.

MISCELLANEOUS NOTES

- (N1) THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE NORTHERLY PROPERTY LINE FORMING A BEARING OF N 88°59'00"E.
- (N2) THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL.
- | REGULAR | HANDICAP | TRAILER | PARTIAL | TOTAL |
|---------|----------|---------|---------|-------|
| 320 | 5 | | | 325 |
- (N3) DURING OUR FIELD SITE VISIT, THERE WAS NOT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILD ADDITIONS WITHIN RECENT MONTHS.
- (N4) THERE WAS NOT ANY CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM CONTROLLING JURISDICTION OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- (N5) MCDONOUGH DRIVE AND WILKAT DRIVE ARE INTERSECTING STREETS AND ARE DESIGNATED ON SURVEY MAP FOR CLARITY.
- (N6) SURVEY PREPARED BY: MORLAND ALTOBELLO ASSOCIATES, LLC
2450 COMMERCE AVENUE, STE 100
DULUTH, GEORGIA 30098
ralto@maad.net
- (N7) A TOPCON GTS-313 TOTAL STATION WITH EDM (ELECTRONIC DISTANCE METER) WAS USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.
- (N8) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 75,003 FEET, AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.
- (N9) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,760,498 FEET.
- (N10) NO WETLANDS WERE DELINEATED BY APPROPRIATE AUTHORITIES.

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

- (12) Recorded plat filed in Plat Book 19, page 35-37, records of Gwinnett County, Georgia, reveals the following:
- (a) 45' Drainage Easement running along the east line of subject property; (Not on surveyed property)
- (b) 20' Sanitary Sewer Easement running along the east line of subject property. (Not on surveyed property)
- 2-10' Drainage Easements and 50' Building setback lines (Affects Property As Shown.)
- (13) Easements to Georgia Power Company from A.B. Ashworth, dated November 24, 1939, recorded in Deed Book 56, page 420, aforesaid records, affecting Tracts IV, V and VI of subject property. (To vague to determine location)
- (14) Easements to Georgia Power Company from The Rockbridge Corp., dated March 26, 1964, recorded in Deed Book 212, page 358, aforesaid records, affecting Tracts IV, V and VI of subject property. (To vague to determine location)
- (15) Easements to Georgia Power Company from Charles T. Webb, dated July 10, 1967, recorded in Deed Book 276, page 388, aforesaid records affecting Tracts I through VII of subject property. (To vague to determine location)
- (16) Easements to Georgia Power Company from Norcross-BB Park, Inc., dated July 18, 1974, recorded in Deed Book 850, page 9 aforesaid records affecting Tracts I through VII of subject property. (To vague to determine location)
- (17) Lease between IC BP III Holdings XVI, LLC and Worldwide Corporate Housing, L.P. dated October 26, 2015 as evidenced by Subordination, Non-Disturbance and Attornment Agreement among The Privatebank and Trust Company, IC BP III Holdings XVI, LLC and Worldwide Corporate Housing, L.P. dated March 22, 2017, recorded March 27, 2017 in Deed Book 55013, Page 303, aforesaid Records. (Affects property, no plottable survey items)

RECEIVED BY

MAY 01 2020

Planning & Development

SUP '20 036

STATEMENT OF ENCROACHMENTS

E1 Building encroachment setback line a maximum distance of 0.91' and a maximum length of 36.14'

ALTA/NSPS LAND TITLE SURVEY

FOR DFW/ATL PORTFOLIO

PARTNER PROJECT NUMBER 18-208670 SITE NUMBER 36

ALTA SURVEY BASED AND RELIED ON CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER GA-180173.36, CONTAINING AN EFFECTIVE DATE OF FEBRUARY 7, 2018 AT 5:00 PM.

CERTIFICATION

TO (NAME OF INSURED, IF KNOWN), (NAME OF LENDER, IF KNOWN), (NAME OF INSURER, IF KNOWN), (NAMES OF OTHERS AS NEGOTIATED WITH THE CLIENT):

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, and 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 02, 2018.

DATE OF PLAT OR MAP: MARCH 16, 2018

PROPERTY ADDRESS: 8270, 8290, 8320, 8350 MCDONOUGH DR. NW, 1710 and 1758 WILKAT DR., NORCROSS GA

SURVEYOR: RONNIE J. JOINER
REGISTRATION NUMBER 2468
STATE OF REGISTRATION GEORGIA
FIELD DATE OF SURVEY 03/02/2018
LATEST REVISION DATE []

SIGNATURE

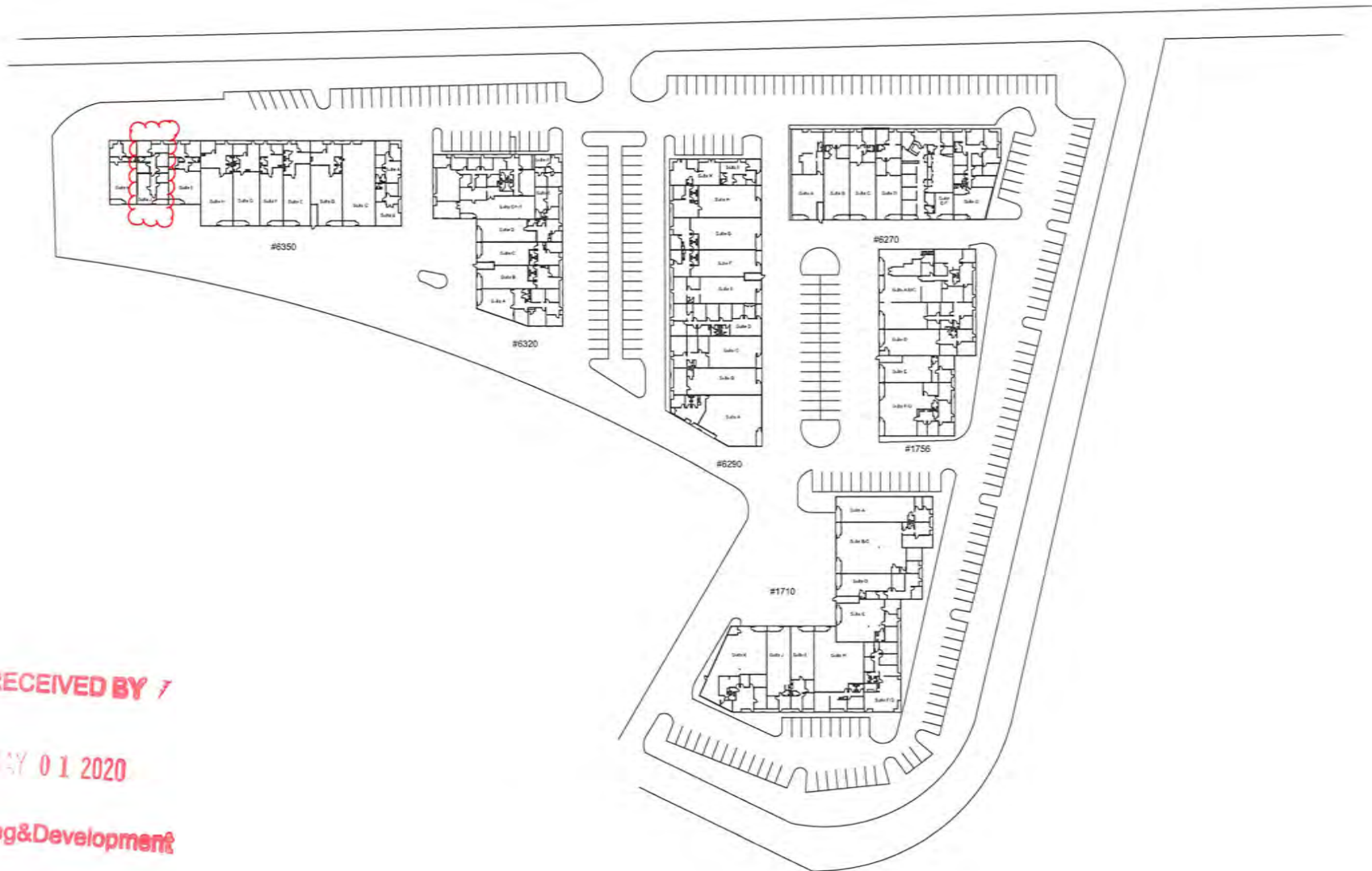
PARTNER
Engineering and Science, Inc.

CAXTON BUILDING
812 HURON RD. SUITE 690
CLEVELAND, OHIO 44115
T 440-987-1001
jdavenport@partneresi.com

PAGE 1 OF 2



SUP '20 036



RECEIVED BY 7

MAY 01 2020

Planning & Development

SUP '20 03 6

BERKELEY PROPERTIES

SCALE: 1/8" = 1'-0"


 venenden & co

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

RECEIVED BY

MAY 01 2020

Planning & Development

SUP '20036

December 6, 2019

Gwinnett County

Dept of Planning & Dev

Planning Division

446 West Crogan St.12

Lawrenceville, GA 30046

Attn: Special Use Permit Div

RE: Letter Of Intent to apply for a Special Use Permit For the space located at 6350 McDonough Dr
Norcross GA 30093 Suite J

Please accept this formal letter of intent to apply for a special use permit to operate a window tinting/vehicle wrapping business at the above location - 6350 McDonough Dr., Norcross GA 30093 Suite J

The requested permit for use of the space that is currently zoned M-1 falls well within the zoning limits. The acreage is 8.03070 and the total square footage of the warehouse/office space is 1,800 sqft. We estimate to have a total of 5 employees including myself and approximately 1 - 4 cars daily. Our daily operation hours will be 10:30 am - 6:00 pm Monday - Friday. I would appreciate your consideration in this matter.

Respectfully submitted,
Taiseer Chowdhury

RECEIVED BY

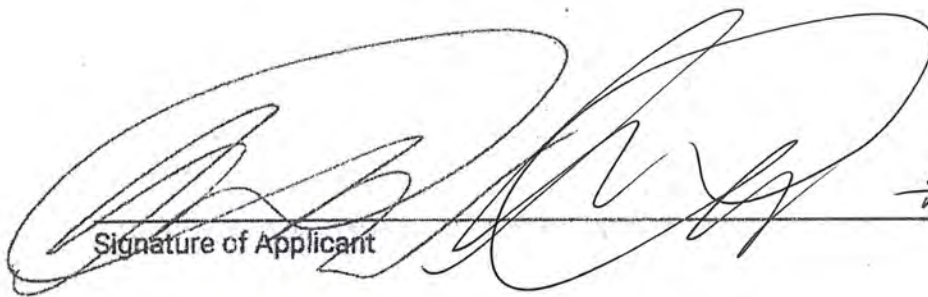
MAY 01 2020

Planning&Development

SUP '20 036

SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

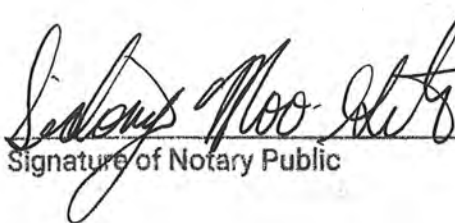
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL 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

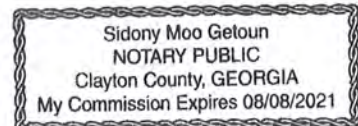
^{TC}
~~2/11/20~~ 3/6/2020
Date

Tarisees Chowdhury
Type or Print Name and Title

Owner


Signature of Notary Public

3-6-2020
Date



Notary Seal

RECEIVED BY

MAY 01 2020

Planning&Development

SUP '20 036

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

2/17/2020
Date

Patrick Maloney, Manager
Type or Print Name and Title

Signature of Notary Public Date Notary Seal

RECEIVED BY

MAY 01 2020

Planning&Development
SUP 20036

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES

On FEBRUARY 19, 2020 before me, MICHELLE R DENNIS
(insert name and title of the officer)

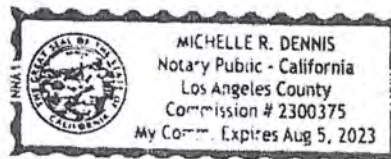
personally appeared PATRICK MALONEY
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)



RECEIVED BY

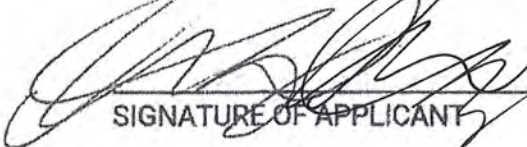
MAY 01 2020

Planning&Development

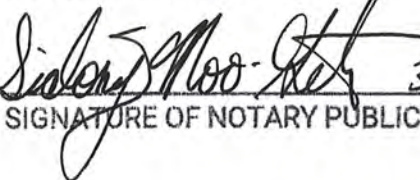
SUP '20 036

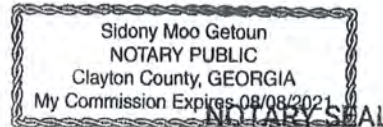
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

 TC 3/6/2020
2/11/20 Taiseer Crowdhury / 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

 3-6-2020
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 Taiseer Crowdhury
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.

RECEIVED BY

7

MAY 01 2020

Planning&Development

SUP '20 036

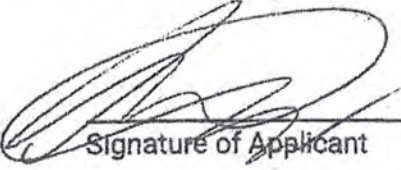
VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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:
(Map Reference Number)

126 - 194 - 278
District Land Lot Parcel


Signature of Applicant

8/11/20
Date

Taiseer Chowdhury / Owner
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)

NAME

TITLE

DATE