

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Empire Transportation</u>	NAME: <u>Crua Crossing Partners LLC</u>
ADDRESS: <u>950 Herrington Rd</u>	ADDRESS: <u>336 N. Alta Vista Blvd</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Los Angeles</u>
STATE: <u>Ga</u> ZIP: <u>30044</u>	STATE: <u>CA</u> ZIP: <u>90036</u>
PHONE: <u>404-663-2721</u>	PHONE: <u>770-904-2389</u>
CONTACT PERSON: <u>Garina Smith</u> PHONE: <u>41663-2721</u>	
CONTACT'S E-MAIL: <u>empire2trans@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 checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>C2</u>	BUILDING/LEASED SQUARE FEET: <u>1000</u>
PARCEL NUMBER(S): <u>R7038032</u>	ACREAGE: <u>11.89</u>
ADDRESS OF PROPERTY: <u>950 Herrington Rd Ste H</u>	
SPECIAL USE REQUESTED: <u>Please allow (10) vans parking in parking lot.</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 38 of the 7th District of Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a ½ inch rebar found on the Northwest right of way of Cruse Road (right of way varies) at its intersection with the Southwest line of Land Lot 38; thence leaving said right of way line and following said Land Lot line North 30 degrees 55 minutes 29 seconds West a distance of 533.81 feet to a ½ inch rebar found; thence leaving said Land Lot line North 59 degrees 03 minutes 23 seconds East a distance of 1,089.22 feet to a ½ inch rebar set on the West right of way line of Herrington Road (right of way varies); thence following said right of way South 11 degrees 40 minutes 49 seconds East a distance of 165.52 feet to a point; thence South 78 degrees 19 minutes 11 seconds West a distance of 10.00 feet to a ½ inch rebar found; thence South 11 degrees 40 minutes 49 seconds East a distance of 175.21 feet to a point; thence 163.55 feet along a curve to the West, said curve having a chord of South 02 degrees 43 minutes 16 seconds East a distance of 162.88 feet and a radius of 522.96 feet to a point; thence South 06 degrees 14 minutes 17 seconds West a distance of 52.30 feet to a point; thence South 32 degrees 40 minutes 52 seconds West a distance of 53.55 feet to a point located at the intersection of said right of way line with the Northwest right of way line of Cruse Road; thence following said right of way line of Cruse Road South 59 degrees 18 minutes 20 seconds West a distance of 591.00 feet to a point; thence South 31 degrees 41 minutes 40 seconds East a distance of 10.00 feet to a point; thence South 59 degrees 18 minutes 20 seconds West a distance of 219.89 feet to the POINT OF BEGINNING.

SAID TRACT CONTAINS 11.89 acres, as shown and delineated on that ALTA/ACSM Survey for Black Sox, LLC, Artesia Mortgage Capital Corporation, its successors and/or assigns, [and] Chicago Title Insurance Company, prepared by Ricky C. Busbee, Georgia Registered Land Surveyor No. 2497 of Busbee Surveying Co., Inc., dated April 25, 2006, last revised May 17, 2006, which Survey is hereby referred to, incorporated herein and made a part hereof by this reference.

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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:**

Vehicles will be in permitted or designated area. Vehicles will be uniformed and parked away from businesses common parking which does not affect customer parking privileges.

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

Vehicles will not affect existing use of nearby property. This location has 5 exits and the times we are exiting and entering the parking lot are before and after heavy traffic pattern.

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

Empire Transportation won't affect this location and has great relationship with most businesses there is no conflict of interest.

- (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:**

Empire Transportation don't have a lot of in and out traffic and our vans are gone most of the day.

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

Allowing this special use permit will allow Empire Transportation to align with Gwinnett County Zoning compliance

- (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:**

This permit will be a bridge until we find a permanent building location. We will abide by Gwinnett County code and compliance. There will be no changes to the existing business until we move in permanent location.

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Continue Letter of Intent

To whom it may concern,

Empire Transportation is an existing Medical Transportation company located at 950 Herrington Rd Ste H Lawrenceville Ga 30044. I am requesting a renewal for the Special Use Permit.

Our business as mentioned has no conflict of interest to other businesses at this location. Empire Transportation hours of operation is 5:30am to 7pm. We have established great relations with the other businesses in this shopping plaza. All business of operation will remain the same.

Our business was affected by the Pandemic Covid-19 which prevented us from moving forward with a permanent location. We are asking for a renewal for the Special Permit to allow Empire Transportation to get past this Pandemic. This will allow Empire Transportation to continue to provide great service and weather this Pandemic.

Thanks
Ms Smith

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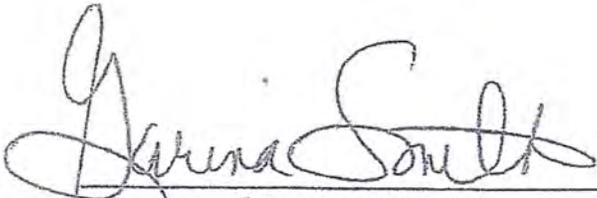
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SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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 Property Owner

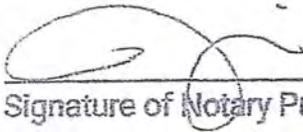
6-25-20

Date



Type or Print Name and Title

JACQUELINE J KIM
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Sept. 04, 2023



Signature of Notary Public

6/25/20

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.

Alan Callioni For Cruse Crossing Partners, LLC 7/6/2020
Signature of Property Owner Date

Alan Callioni, Property Manager/Listing Broker
Type or Print Name and Title

JACQUELINE J KIM
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Sept. 04, 2023

[Signature] 7-6-20
Signature of Notary Public Date Notary Seal

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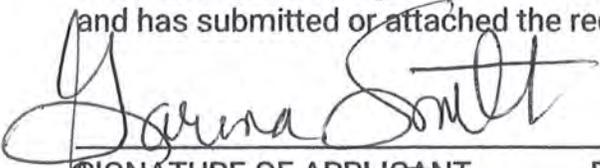
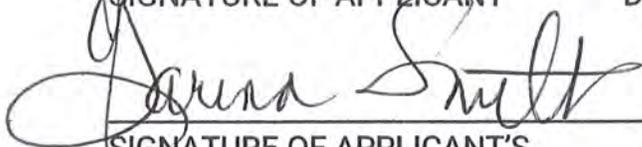
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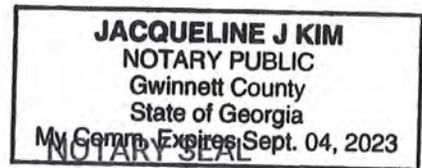
Planning Department

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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	DATE	TYPE OR PRINT NAME AND TITLE
		
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
	6/25/20	
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 Garina Smith

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: 1 - 38 - R7038032
(Map Reference Number) District Land Lot Parcel

Garina Smith

6-23-20

Signature of Applicant

Date

Garina Smith

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

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We are open 8 a.m. to 5 p.m. weekdays; Lawrenceville will resume its Tuesday-Saturday schedule the week of June 23. Visitors can check wait times in advance [here](#).



Chat



ACCOUNT DETAIL

[View/Pay Your Taxes / Account Detail](#)

Tax Account

Mailing Address:

CRUSE CROSSING PARTNERS LLC
336 N ALTA VISTA BLVD
LOS ANGELES , CA 90036-2543

[Change Mailing Address](#)

SITUS:

950 HERRINGTON RD

Tax District:

COUNTY Unincorporated

Parcel ID

R7038 032

Property Type

Real Property

Last Update

6/29/2020 12:38:59 PM

Legal Description

CRUSE RD

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Tax Bills

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Note: Four years of tax information is available online. Email tax@gwinnettcounty.com to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2019	\$157,650.17	\$157,650.17	\$0.00	\$0.00	10/15/2019	\$0.00
2018	\$158,337.41	\$158,337.41	\$0.00	\$0.00	10/15/2018	\$0.00
2017	\$144,544.91	\$144,544.91	\$0.00	\$0.00	10/15/2017	\$0.00
2016	\$143,260.74	\$143,260.74	\$0.00	\$0.00	10/15/2016	\$0.00
Total						\$0.00

Print Tax Bill

Click to view and print your Aug 2019 tax bill.

* This bill is good through Oct 15, 2019 only.

Pay Now

No payment due for this account.

Schedule Payments

[Schedule Future Payments](#)

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View or edit your Scheduled Payments [here](#)

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