

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Austin Harris</u>	NAME: <u>F & B Group, LLC.</u>
ADDRESS: <u>100 Hurricane Shoals Rd.</u> <u>Ste G</u>	ADDRESS: <u>80 West Wieuca Rd.</u> <u>Ste 300</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30342</u>
PHONE: <u>(470) 882-3224</u>	PHONE: _____
CONTACT PERSON: <u>Austin Harris</u> PHONE: <u>(470) 882-3224</u>	
CONTACT'S E-MAIL: <u>mr.austinharris@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>C2</u>	BUILDING/LEASED SQUARE FEET: <u>1330 sqft</u>
PARCEL NUMBER(S): <u>7080 077</u>	ACREAGE: <u>2.59</u>
ADDRESS OF PROPERTY: <u>2320 Satellite Blvd Ste 130</u> <u>Duham, GA 30096</u>	
SPECIAL USE REQUESTED: _____ <u>Tattoo Parlor/shop</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY
 PLANNING AND DEVELOPMENT
 JUNE 7, 2021
 SUP2021-00051

June 7, 2021

This letter is detailing the proposed use of the property of 2320 Satellite Blvd Ste 130 Duluth, Ga 30096 (2.59 acres). This property will be a Tattoo shop/ parlor "Austin's Tattoos". The hours of operation will be Monday- Saturday 9am-7pm. There will be 2 tattoo artists, an office manager and myself (Austin Harris). We are wanting to creating a family friendly environment for everyone. We will be an example of a great business in the Gwinnett area.

Johanna Melo Blakely

A handwritten signature in black ink, appearing to read "Johanna", written in a cursive style.

RECEIVED BY
PLANNING AND DEVELOPMENT
JUNE 7, 2021
SUP2021-00051

BK 48329PG0504

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

2007 OCT -4 PM 1:30

TOM LAWLER, CLERK

PT-61 # 67-2007-030649

GWINNETT CO. GEORGIA

REAL ESTATE TRANSFER TAX

\$ 0

TOM LAWLER CLERK OF
SUPERIOR COURT

308026 -29

[Space Above This Line For Recording Data]

~~GREENFIELD EAST & KLIROS, P.C.~~

~~Alex C. Kliros, Esq.~~

~~990 Hammond Drive, Suite 650~~

~~Atlanta, Georgia 30328~~

AFTER RECORDING RETURN TO:
GEORGE C. CALLOWAY, ESQ.
SPECIALIZED TITLE SERVICE, INC
6133 PEACHTREE DUNWOODY ROAD, NE
ATLANTA, GA 30328
(770) 394-7000 STB FILE NO. 1163-2005 (F)

(SATELLTE PROMENADE)

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE, made as of the 30th day of September, 2007 between LONDON-FELDMAN PROPERTIES, L.L.L.P., a Georgia limited liability limited partaership *f/k/a* London-Feldman Properties, L.P. and *f/k/a* Spring-Fourteen, L.P.) ("Grantor"), and F & B GROUP, LLC, a Georgia limited liability company ("Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, administrators, executors, personal representatives, successors and assigns where the context requires or permits).

WITNESSETH:

GRANTOR, has adopted by unanimous consent of its members a plan to distribute certain real properties of Grantor to members of Grantor or entities controlled by such members and to carry out such plan, and by these presents does, transfer unto Grantee the following described real property together with all buildings and other systems, and other improvements located thereon, and all alleys, easements, rights and licenses appurtenant thereto (hereinafter collectively referred to as the "Property"):

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 80 and 116, 7th District, Gwinnett County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

0140215

140215

14

RECEIVED BY
PLANNING AND DEVELOPMENT
JUNE 7, 2021
SUP2021-00051

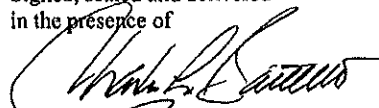
R 7080 077.


TO HAVE AND TO HOLD the Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining to the only proper use, benefit and behoof of Grantee, Grantee's heirs, successors and assigns, forever, IN FEE SIMPLE.

And the said Grantor covenants with the Grantee that it is the owner in fee simple of the Property and will warrant and forever defend the right and title of the Property unto Grantee, Grantee's heirs, successors and assigns, against the claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed as of the day and year first above written.

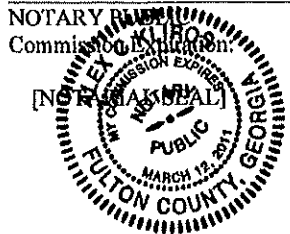
Signed, sealed and delivered
in the presence of



WITNESS


LONDON-FELDMAN PROPERTIES,
L.L.P., a Georgia limited liability
limited partnership

By:  (SEAL)
BOB LONDON, General Partner



RECEIVED BY
PLANNING AND DEVELOPMENT
JUNE 7, 2021
SUP2021-00051

BK48329PG0506

EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 2.5937 ACRES AND LYING AND BEING IN LAND LOTS 80 AND 116 OF THE 7th DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR FOUND AT THE NORTHEASTERLY END OF A MITER AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF GEORGIA HIGHWAY NO. 120 (RIGHT OF WAY VARIES) AND THE EASTERLY RIGHT OF WAY OF SATELLITE BOULEVARD (RIGHT OF WAY VARIES); THENCE RUNNING ALONG THE SOUTHERLY RIGHT OF WAY OF SAID GEORGIA HIGHWAY NO. 120 SOUTH 74 DEGREES 05 MINUTES 38 SECONDS EAST A DISTANCE OF 110.56 FEET TO A 1/2" REBAR FOUND ON THE WESTERLY RIGHT OF WAY OF STEPHENS CENTER DRIVE; THENCE ALONG THE WESTERLY RIGHT OF WAY OF SAID STEPHENS CENTER DRIVE ALONG A MITER SOUTH 31 DEOREES 39 MINUTES 33 SECONDS EAST A DISTANCE OF 31.12 FEET TO A 1/2" REBAR FOUND; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 08 DEGREES 19 MINUTES 42 SECONDS WEST A DISTANCE OF 405.97 FEET TO AN IRON PIN SET; THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET AN ARC DISTANCE OF 129.78 FEET TO AN IRON PIN SET, SAID ARC BEING SUBTENDE BY A CHORD OF SOUTH 49 DEGREES 38 MINUTES 16 SECONDS WEST A DISTANCE OF 118.82 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 89 DEGREES 03 MINUTES 10 SECONDS WEST A DISTANCE OF 101.53 FEET TO A 1/2" REBAR FOUND AT THE EASTERLY END OF A MITER; THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A MITER NORTH 44 DEGREES 03 MINUTES 10 SECONDS WEST A DISTANCE OF 28.28 FEET TO A 1/2" REBAR FOUND ON THE EASTERLY RIGHT OF WAY OF SAID SATELLITE BOULEVARD (RIGHT OF WAY VARIES); THENCE RUNNING ALONG THE EASTERLY RIGHT OF WAY OF SATELLITE BOULEVARD NORTH 00 DEGREES 56 MINUTES 50 SECONDS EAST A DISTANCE OF 40.91 FEET TO A 1/2" REBAR FOUND; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 89 DEGREES 01 MINUTES 54 SECONDS EAST A DISTANCE OF 4.03 FEET TO A 1/2" REBAR FOUND; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 00 DEGREES 58 MINUTES 06 SECONDS EAST A DISTANCE OF 184.67 FBET TO AN IRON PIN SET; THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1452.67 FEET AN ARC DISTANCE OF 207.93 FEET TO A 1/2" RBBAR FOUND AT THE SOUTHWESTERLY END OF A MITER, SAID ARC BEING SUBTENDE BY A CHORD OF NORTH 05 DEGREES 04 MINUTES 08 SECONDS EAST A DISTANCE OF 207.75 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A MITER NORTH 56 DEGREES 20 MINUTES 51 SECONDS EAST A DISTANCE OF 146.17 FEET TO A 1/2" RBBAR FOUND ON THE SOUTHERLY RIGHT OF WAY OF SAID GEORGIA HIGHWAY NO. 120 AND BRING THE POINT OF BEGINNING.

AS SHOWN ON THAT CERTAIN SURVEY FOR LONDON-FELDMAN PROPERTIES, LTD., OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND SOUTHTRUST BANK, N.A. DATED FEBRUARY 16, 1998, LAST REVISED JUNE 4, 1998 PREPARED BY PINION & McGAUGHEY LAND SURVEYORS, INC., CERTIFIED BY GEORGE H. PINION, REGISTERED LAND SURVEYOR NO. 1606, WHICH SURVEY IS INCORPORATED HEREIN BY THIS RBFERENCE.

RECEIVED BY
PLANNING AND DEVELOPMENT
JUNE 7, 2021
SUP2021-00051

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:

This is suitable based on my Adjacent + Nearby property

- (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:

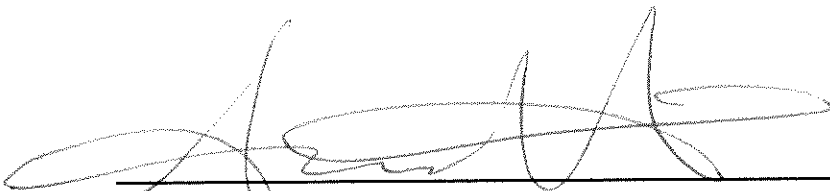
Yes

- (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.

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

June 4, 2021

Date

Austin Harris

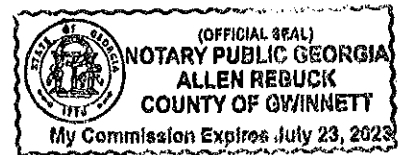
Type or Print Name and Title

Allen Rebeck

Signature of Notary Public

June 4, 2021

Date



Notary Seal

Verified Gov DL as to

RECEIVED BY
PLANNING AND DEVELOPMENT
JUNE 7, 2021
SUP2021-00051

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.

Austin Harris

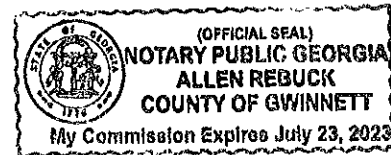
June 4 2021

Signature of Property Owner

Date

[Handwritten signature]

Type or Print Name and Title



Allen Rebutk

June 4, 2021

verified GA DL as BO

Signature of Notary Public

Date

Notary Seal

RECEIVED BY
PLANNING AND DEVELOPMENT
JUNE 7, 2021
SUP2021-00051

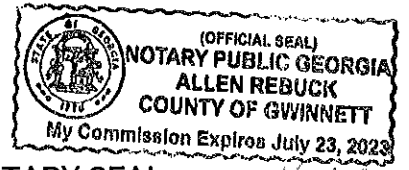
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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] June 7, 2021 Austin Harris
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

[Signature] June 4, 2021 Austin Harris
 SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

Allen Rebeck June 4, 2021
 SIGNATURE OF NOTARY PUBLIC DATE



NOTARY SEAL *verified CA DL as to*

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 Austin Harris
 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
 PLANNING AND DEVELOPMENT
 JUNE 7, 2021
 SUP2021-00051

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: 7 - 080 - 077
(Map Reference Number) District Land Lot Parcel

[Signature] 6/3/21
Signature of Applicant Date

Austin Harris / 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)

[Signature] TSA
NAME TITLE

6/3/21
DATE

RECEIVED BY
PLANNING AND DEVELOPMENT
JUNE 7, 2021
SUP2021-00051