

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: MICHEL NJEM	NAME: MICHEL NJEM
ADDRESS: 2279 LAWRENCEVILLE HWY	ADDRESS: 2279 LAWRENCEVILLE HAY
CITY: LAWRENCEVILLE	CITY: LAWRENCEVILLE
STATE: GA ZIP: 30044	STATE: GA ZIP: 30044
PHONE: 678 777 3337	PHONE: 678 777 3337
CONTACT PERSON: GEORGE AWUKU PHONE: 404 597 6745	
CONTACT'S E-MAIL: ELMINAENGINEER@GMAIL.COM	

\*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: C2	BUILDING/LEASED SQUARE FEET: 2381
LAND DISTRICT(S): 5	LAND LOT(S): 047 ACREAGE: 4.57
ADDRESS OF PROPERTY: 2259 LAWRENCEVILLE HWY, LAWRENCEVILLE, GA 30044	
SPECIAL USE REQUESTED: AUTOMOTIVE SALES LOT	

**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 LOT 47 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, CONTAINING 4.571 ACRES AS SHOWN ON SURVEY FOR UNITED NATIONS REALTY INVESTMENT, INC., DATED 12/15/01, PREPARED BY BUSBEE SURVEYING CO., INC., RICKY C. BUSBEE, GRLS NO. 2497, A COPY OF WHICH IS ATTACHED HERETO AS EXHIBIT "1", AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE NORTHERN RIGHT OF WAY LINE OF U.S. HIGHWAY #29 AND THE WESTERN RIGHT OF WAY LINE OF PRINCE ANTHONY DRIVE; THENCE ALONG THE NORTHERN RIGHT OF WAY LINE OF U.S. HIGHWAY #29 A DISTANCE OF 215.00 FEET AND AN IRON PIN LOCATED ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY #29, AND THE TRUE POINT OF BEGINNING; RUNNING THENCE NORTH 80°41'31" WEST ALONG THE NORTHERN RIGHT OF WAY LINE OF U.S. HIGHWAY #29 A DISTANCE OF 104.02 FEET TO A CONCRETE MONUMENT FOUND; THENCE RUNNING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 803.83 FEET AND AN ARC LENGTH OF 358.43 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING A DIRECTION OF NORTH 81°15'58" WEST, AND HAVING A CHORD DISTANCE OF 355.47 FEET) TO A CONCRETE MONUMENT FOUND; RUNNING THENCE NORTH 64°01'58" WEST A DISTANCE OF 9.83 FEET TO AN IRON PIN; RUNNING THENCE NORTH 25°29'48" EAST A DISTANCE OF 226.87 FEET TO AN IRON PIN; RUNNING THENCE NORTH 66°36'21" WEST A DISTANCE OF 224.79 FEET TO AN IRON PIN; RUNNING THENCE NORTH 19°49'25" EAST A DISTANCE OF 285.52 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 75°22'31" EAST A DISTANCE OF 153.81 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 28°49'04" EAST A DISTANCE OF 721.46 FEET TO AN IRON PIN AND THE POINT OF BEGINNING; SAID PROPERTY KNOWN AS 2259 U.S. HIGHWAY 29 SOUTH ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN SAID COUNTY.

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**GENERAL NOTES & SITE DATA**

1. BOUNDARY SURVEY PERFORMED BY HENNING'S LAND SURVEYS
2. THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE GEORGIA SURVEYING ACT OF 1967
3. ALL PROPERTY DIMENSIONS SHOWN ON THE CONCEPTUAL SITE PLAN WILL BE BASED ON THE BOUNDARY SURVEY PERFORMED AT THE TIME OF BOUNDARY SURVEYING.
4. THE LOTS SHOWN ON THE CONCEPTUAL SITE PLAN ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, AND OTHER INTERESTS OF RECORD AND SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF ANY SUCH INSTRUMENTS.
5. CONCEPT PLAN IS TO BE SUBMITTED TO THE CITY OF LAWRENCEVILLE, GEORGIA.
6. THE CITY OF LAWRENCEVILLE, GEORGIA, HAS REVIEWED THIS CONCEPT PLAN AND HAS APPROVED THE CONCEPT PLAN FOR THE CITY OF LAWRENCEVILLE, GEORGIA.
7. THE CITY OF LAWRENCEVILLE, GEORGIA, HAS REVIEWED THIS CONCEPT PLAN AND HAS APPROVED THE CONCEPT PLAN FOR THE CITY OF LAWRENCEVILLE, GEORGIA.
8. THE CITY OF LAWRENCEVILLE, GEORGIA, HAS REVIEWED THIS CONCEPT PLAN AND HAS APPROVED THE CONCEPT PLAN FOR THE CITY OF LAWRENCEVILLE, GEORGIA.
9. THE CITY OF LAWRENCEVILLE, GEORGIA, HAS REVIEWED THIS CONCEPT PLAN AND HAS APPROVED THE CONCEPT PLAN FOR THE CITY OF LAWRENCEVILLE, GEORGIA.
10. THE CITY OF LAWRENCEVILLE, GEORGIA, HAS REVIEWED THIS CONCEPT PLAN AND HAS APPROVED THE CONCEPT PLAN FOR THE CITY OF LAWRENCEVILLE, GEORGIA.

**STATEMENT OF FLOOD HAZARD**

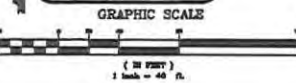
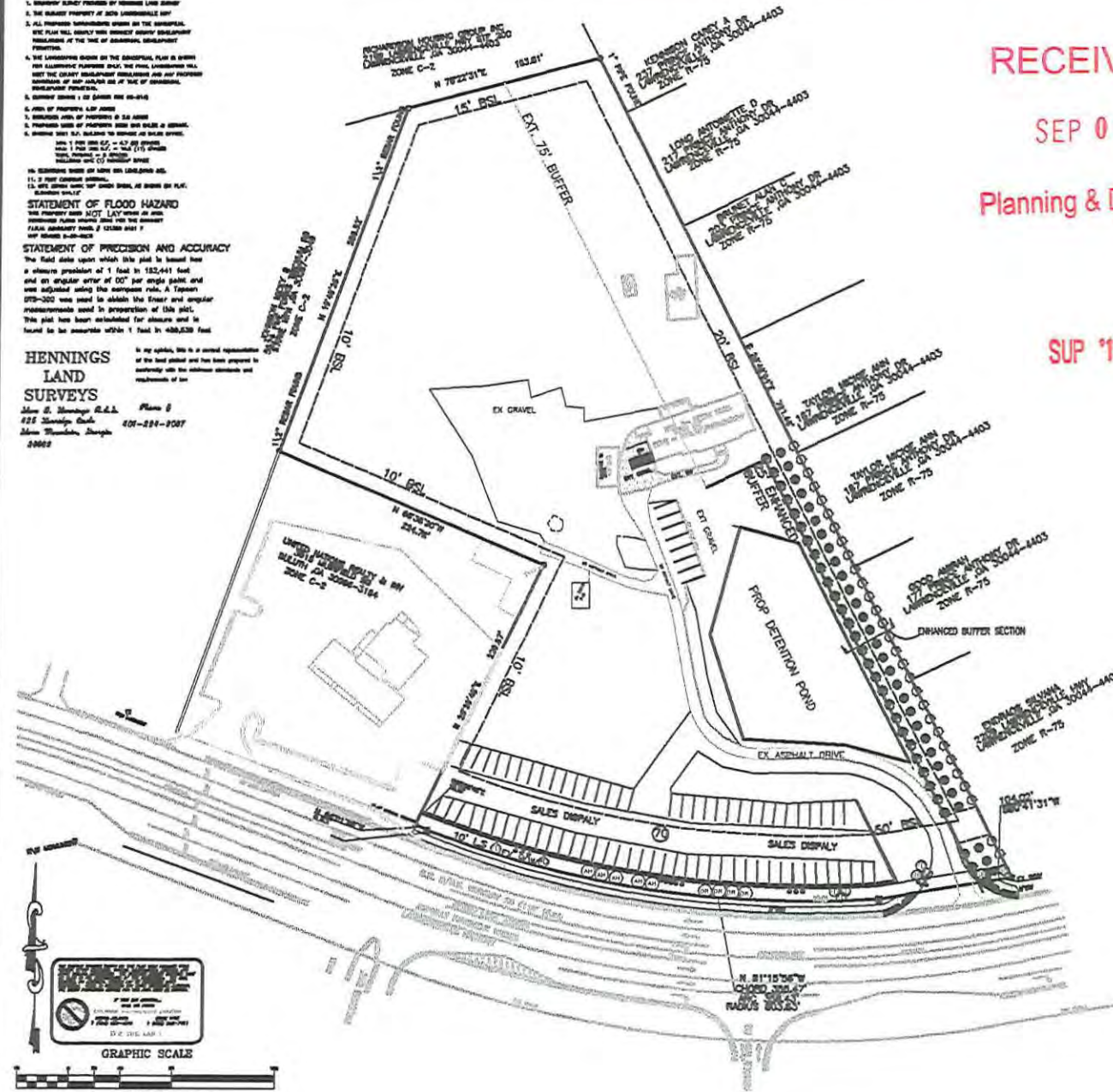
THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD HAZARD MAP OF THE CITY OF LAWRENCEVILLE, GEORGIA.

**STATEMENT OF PRECISION AND ACCURACY**

THIS PLAN IS PREPARED BY HENNING'S LAND SURVEYS AND IS BASED ON A SURVEY PERFORMED BY HENNING'S LAND SURVEYS. THE SURVEY WAS PERFORMED USING A TOTAL STATION AND WAS ACCURATE TO WITHIN 1/1000 OF A FOOT.

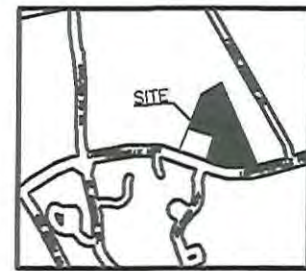
**HENNING'S LAND SURVEYS**

John D. Henning, P.E., Surveyor  
 425 Shiloh Church Road, Lawrenceville, GA 30046  
 770-962-1007



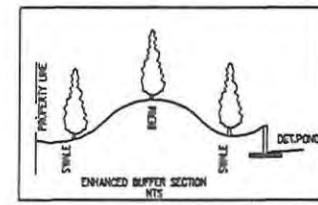
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**OWNER:**  
 EL MNA, INC.  
 2289 LAWRENCEVILLE HWY  
 LAWRENCEVILLE, GA 30046  
 PH: 678-777-3337

TREE	QTY	SIZE	SPACING
AMERICAN HOLLY	28	6"-10" HT.	15' O.C.
LEVLAND CYPRESS	36	6"-10" HT.	15' O.C.
SOUTHERN MAGNOLIA	28	6"-10" HT.	15' O.C.



**EL MNA INCORPORATED**  
 2289 LAWRENCEVILLE HWY  
 LAWRENCEVILLE, GEORGIA 30046

**SPECIAL USE PERMIT PLAN FOR**  
 2289 LAWRENCEVILLE HWY  
 LAWRENCEVILLE, GA 30046

**CONCEPT PLAN**  
**SHEET TITLE**

DATE	DESCRIPTION
08/20/10	PREPARED
	FOR PRESENTATION

98

MAGNETIC NORTH

ZONE R-75

ZONE C-2

ZONE C-2  
2259 LWY 29  
4.571 ACRES

ZONE C-2

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2279 HWY 29  
AREA = 1.143 ACRES  
ZONE C-2

U.S. HWY NO. 29  
PROJECT FR-003-2(40)



BUSBEE SURVEYING CO., INC.  
3348 HWY 120 DULUTH GA.  
770-497-9866 FAX 770-497-9881

LAND LOT 47 5TH DISTRICT  
GWINNETT COUNTY GEORGIA  
SCALE 1"=100' DATE 12/15/2001

SURVEY FOR  
UNITED NATIONS REALTY  
INVESTMENT, INC.

NO. 24268/IND





**SPECIAL USE PERMIT APPLICANT'S RESPONSE**  
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, 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

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- (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:

YES

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5914 OLD DAHLONEGA HWY, MURRAYVILLE, GA 30564, TEL 404 597 6745/FAX: 404 806 5112

August 31, 2013

Board of Commissioners  
Gwinnett County  
Lawrenceville, Georgia

Dear Sir/Madam;

**LETTER OF INTENT: SPECIAL USE PERMIT AND CHANGE IN CONDITIONS:**

The property, located at 2259 Lawrenceville Highway, Lawrenceville is currently zoned C2. The property consists of 4.57 acres and one 2,381 S.F. building.

On behalf of the applicant, Michel Njem we respectfully submits to the Board of Commissioners a request to amend the rezoning conditions imposed on the property under RZC 09-014. We request that a section of the imposed 75 foot undisturbed buffer be reduced to 25 feet. The reduced buffer will be enhanced as shown on attached concept plan with a berm and dense planting of evergreen trees. Mr. Njem also requests a special use permit to allow sale of automobile from the property. The existing office building will be utilized as a sales office.

We note that the Mr. Njem also owns the property to the southwest of this property, which is zoned C2. A reduction of the buffer size (to an enhanced 25 foot buffer screen) will enable construction of an open detention pond, needed to treat and control run off from the proposed improvements.

Respectively Submitted,

George Awuku, P.E.  
Design Engineer

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**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

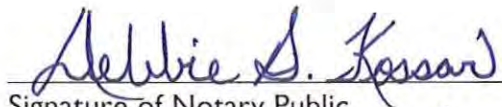
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL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

8/27/13  
\_\_\_\_\_  
Date

MICHEL NJEM - OWNER

\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

8/27/13  
\_\_\_\_\_  
Date

My Commission Expires 9/27/14



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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.

  
\_\_\_\_\_  
Signature of Property Owner

8/27/13  
\_\_\_\_\_  
Date

MICHEL NJEM - OWNER

\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

8/27/13  
\_\_\_\_\_  
Date

My Commission Expires 9/27/14



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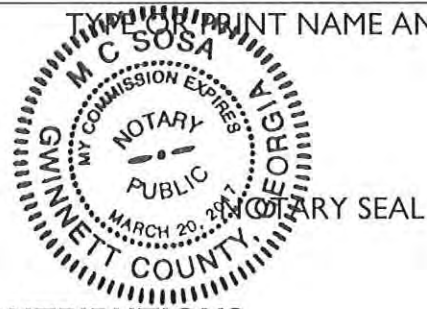
**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

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.

 9-3-13 MICHEL NJEM - OWNER  
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

\_\_\_\_\_  
 SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

 9/3/13  
 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 MICHEL NJEM  
 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)

RECEIVED BY 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.**

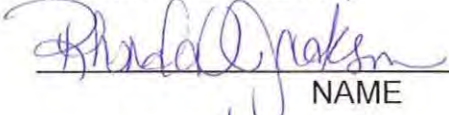

**PARCEL I.D. NUMBER:**                      5                      047                      007  
(Map Reference Number)                      District                      Land Lot                      Parcel

                      8/27/13  
Signature of Applicant                      Date

MICHEL NJEM - OWNER  
Type or Print Name and Title

**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  
9/3/13  
DATE

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**SUP '13 0 4 8**



**CHANGE IN CONDITIONS APPLICATION**  
 AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GEORGIA

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: MICHEL NJEM <input type="checkbox"/>	NAME: MICHEL NJEM
ADDRESS: 2279 LAWRENCEVILLE HWY	ADDRESS: 2279 LAWRENCEVILLE HWY
CITY: LAWRENCEVILLE	CITY: LAWRENCEVILLE
STATE: GA ZIP: 30564	STATE: GA ZIP: 30564
PHONE: 678 777 3337	PHONE: 678 7777 3337
CONTACT PERSON: GEORGE AWUKU PHONE: 404 597 6745	
CONTACT'S E-MAIL: ELMINAENGINEER@GMAIL.COM	

APPLICANT IS THE:		
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
ZONING DISTRICTS(S): C2	PRIOR ZONING CASE: RZC2009-014	
LAND DISTRICT(S): 5	LAND LOT(S): 047	ACREAGE: 4.57
ADDRESS OF PROPERTY: 2259 LAWRENCEVILLE HWY, LAWRENCEVILLE, GA 30044		
PROPOSED CHANGE IN CONDITIONS: REDUCE 75' UNDISTURBED BUFFER TO 25' AS <input type="checkbox"/> INDICATED ON ATTACHED SITE PLAN		

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: 1
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: 2381
GROSS DENSITY: _____	DENSITY: 1
NET DENSITY: _____	

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 PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

SEP 03 2013

## LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN LAND LOT 47 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, CONTAINING 4.571 ACRES AS SHOWN ON SURVEY FOR UNITED NATIONS REALTY INVESTMENT, INC., DATED 12/15/01, PREPARED BY BUSBEE SURVEYING CO., INC., RICKY C. BUSBEE, GRLS NO. 2497, A COPY OF WHICH IS ATTACHED HERETO AS EXHIBIT "1", AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE NORTHERN RIGHT OF WAY LINE OF U.S. HIGHWAY #29 AND THE WESTERN RIGHT OF WAY LINE OF PRINCE ANTHONY DRIVE; THENCE ALONG THE NORTHERN RIGHT OF WAY LINE OF U.S. HIGHWAY #29 A DISTANCE OF 215.00 FEET AND AN IRON PIN LOCATED ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY #29, AND THE TRUE POINT OF BEGINNING; RUNNING THENCE NORTH  $80^{\circ}41'31''$  WEST ALONG THE NORTHERN RIGHT OF WAY LINE OF U.S. HIGHWAY #29 A DISTANCE OF 104.02 FEET TO A CONCRETE MONUMENT FOUND; THENCE RUNNING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 803.83 FEET AND AN ARC LENGTH OF 358.43 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING A DIRECTION OF NORTH  $81^{\circ}15'58''$  WEST, AND HAVING A CHORD DISTANCE OF 355.47 FEET) TO A CONCRETE MONUMENT FOUND; RUNNING THENCE NORTH  $84^{\circ}01'58''$  WEST A DISTANCE OF 9.83 FEET TO AN IRON PIN; RUNNING THENCE NORTH  $25^{\circ}29'48''$  EAST A DISTANCE OF 226.87 FEET TO AN IRON PIN; RUNNING THENCE NORTH  $66^{\circ}36'21''$  WEST A DISTANCE OF 224.79 FEET TO AN IRON PIN; RUNNING THENCE NORTH  $19^{\circ}49'25''$  EAST A DISTANCE OF 286.52 FEET TO AN IRON PIN; RUNNING THENCE SOUTH  $75^{\circ}22'31''$  EAST A DISTANCE OF 153.81 FEET TO AN IRON PIN; RUNNING THENCE SOUTH  $26^{\circ}49'04''$  EAST A DISTANCE OF 721.46 FEET TO AN IRON PIN AND THE POINT OF BEGINNING; SAID PROPERTY KNOWN AS 2259 U.S. HIGHWAY 29 SOUTH ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN SAID COUNTY.

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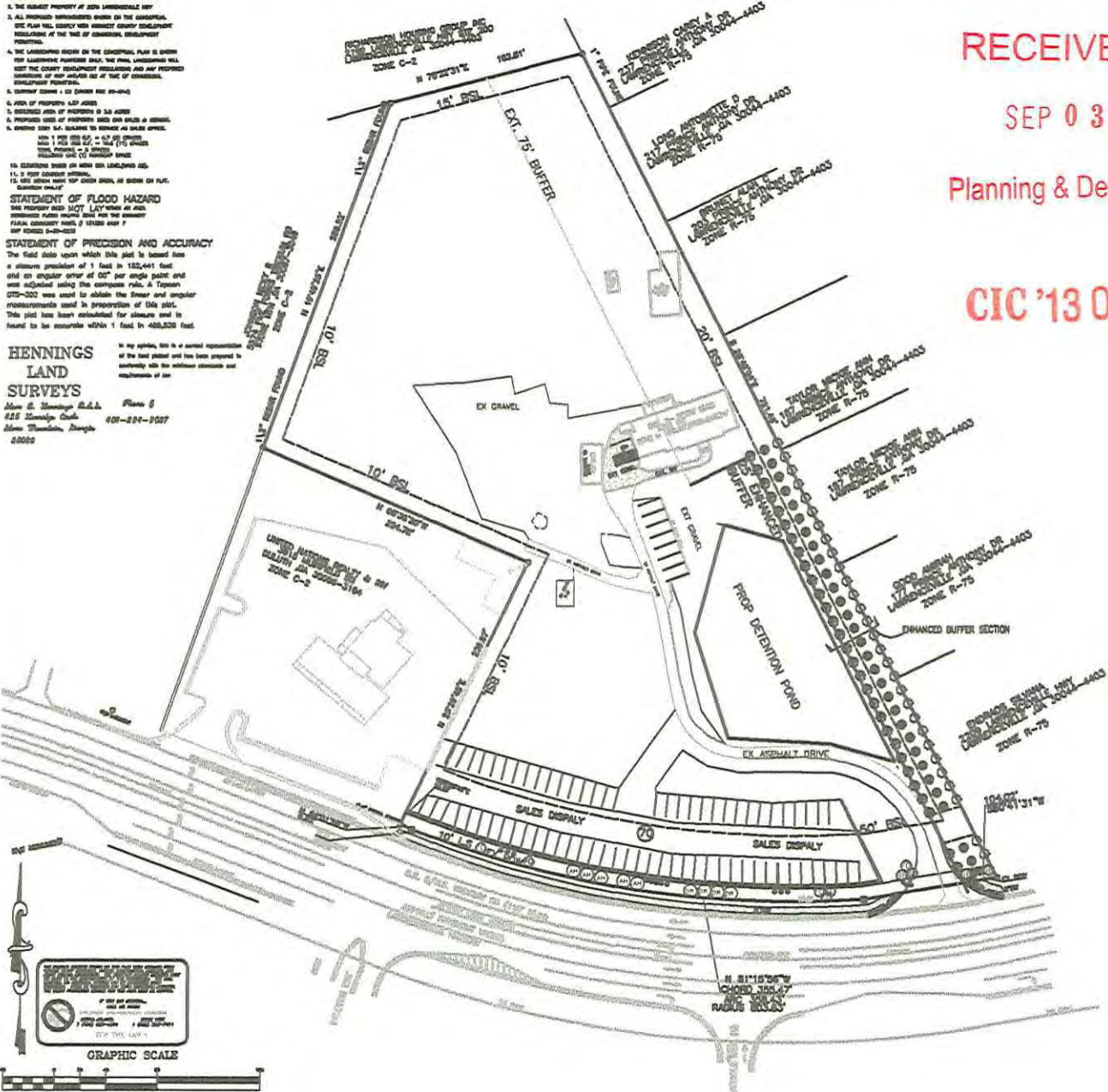
**GENERAL NOTES & SITE DATA**

1. EXISTING SURVEY PROVIDED BY HENNING'S LAND SURVEY
2. THE SUBJECT PROPERTY IS ZONE UNDESIRABLE HWY
3. ALL PROPOSED IMPROVEMENTS SHOWN ON THIS CONCEPTUAL SITE PLAN WILL CONFORM WITH EXISTING COUNTY DEVELOPMENT REGULATIONS AT THE TIME OF CONSTRUCTION DEVELOPMENT PERMITTING.
4. THE LANDSCAPING DESIGN ON THE CONCEPTUAL PLAN IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LANDSCAPING WILL BE SUBJECT TO COUNTY DEVELOPMENT REGULATIONS AND ANY PROPOSED MODIFICATIONS OF ANY KIND SHALL BE AT THE DISCRETION OF THE COUNTY DEVELOPMENT PERMITTING OFFICIALS.
5. EXISTING ZONING IS ZONE UNDESIRABLE HWY.
6. AREA OF PROPERTY 1.57 ACRES
7. DISTRICT AREA OF PROPERTY IS 30 ACRES
8. PROPOSED USE OF PROPERTY IS RESIDENTIAL SINGLE-FAMILY.
9. EXISTING ZONING IS ZONE UNDESIRABLE HWY.
10. THE PROPERTY IS 1.57 ACRES
11. THE PROPERTY IS 1.57 ACRES
12. THE PROPERTY IS 1.57 ACRES
13. THE PROPERTY IS 1.57 ACRES

**STATEMENT OF FLOOD HAZARD**  
 THE PROPERTY IS NOT LOCATED IN AN AREA OF FLOOD HAZARD AS SHOWN ON THE COUNTY FLOOD HAZARD MAP.

**STATEMENT OF PRECISION AND ACCURACY**  
 THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS AN ACCURACY OF 1 FOOT IN 100,000 FEET AND AN ANGULAR ERROR OF 0.07" PER ANGLE POINT AND WAS OBTAINED USING THE COMPASS RULE. A TOPCON GTS-302 WAS USED TO OBTAIN THE BEARING AND ANGULAR MEASUREMENTS USED IN PREPARATION OF THIS PLAN. THIS PLAN HAS BEEN ESTABLISHED FOR ACCURACY AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 100,000 FEET.

**HENNING'S LAND SURVEYS**  
 Alan S. Henning, S.L.S., Plans & Maps  
 4225 Sandpiper Circle  
 Marietta, Georgia 30066  
 404-594-9027

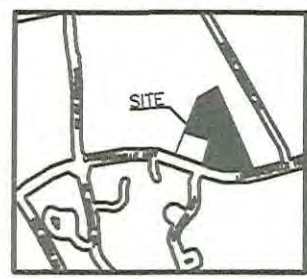


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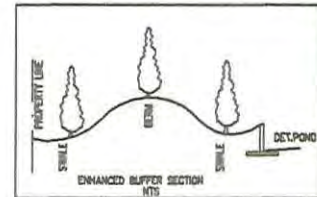
CIC'13021



**DESIGNER**  
 EL MNA INCORPORATED  
 2144 OLD DUNLOMBA HWY  
 MARIETTA, GEORGIA 30066  
 PH: (404) 594-9027  
 CONTACT: GEORGE AWUKU, P.E.

**ENGINEER/REGISTERED**  
 GEORGE AWUKU  
 2259 LAWRENCEVILLE HWY  
 LAWRENCEVILLE, GA 30044  
 PH: 678-777-3337

TREE	QTY	SIZE	SPACING
AMERICAN HOLLY	20	8"-10" HT.	15' O.C.
LEVYLAND CYPRESS	20	8"-10" HT.	15' O.C.
SOUTHERN MAGNOLIA	20	8"-10" HT.	15' O.C.



**EL MNA INCORPORATED**  
 2144 OLD DUNLOMBA HWY  
 MARIETTA, GEORGIA 30066

**SPECIAL USE PERMIT PLAN FOR**  
 2259 LAWRENCEVILLE HWY  
 LAWRENCEVILLE, GA 30044

**CONCEPT PLAN**

DATE	DESCRIPTION

05/10/13  
 DATE

9

MAGNETIC NORTH

ZONE R-75

ZONE C-2

ZONE C-2  
2259 LWY 29  
4.571 ACRES

ZONE C-2

2279 HWY 29  
AREA= 1.143 ACRES  
ZONE C-2

U.S. HWY NO. 29  
PROJECT FR-003-2(40)



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BUSBEE SURVEYING CO., INC.  
3348 HWY 120 DULUTH GA.  
770-497-9866 FAX 770-497-9881

LAND LOT 47 5TH DISTRICT  
GWINNETT COUNTY GEORGIA  
SCALE 1"=100' DATE 12/15/2001

SURVEY FOR  
UNITED NATIONS REALTY  
INVESTMENT, INC.





**CHANGE IN CONDITIONS APPLICANT'S RESPONSE**  
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, 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 CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

YES

---

- (B) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

NO

---

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED CHANGE IN CONDITIONS HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

YES

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- (D) WHETHER THE PROPOSED CHANGE IN CONDITIONS WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

NO

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- (E) WHETHER THE PROPOSED CHANGE IN CONDITIONS IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

YES

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- (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 CHANGE IN CONDITIONS:

YES

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CIC '13 02 1



5914 OLD DAHLONEGA HWY, MURRAYVILLE, GA 30564, TEL 404 597 6745/FAX: 404 806 5112

August 31, 2013

Board of Commissioners  
Gwinnett County  
Lawrenceville, Georgia

Dear Sir/Madam;

**LETTER OF INTENT: SPECIAL USE PERMIT AND CHANGE IN CONDITIONS:**

The property, located at 2259 Lawrenceville Highway, Lawrenceville is currently zoned C2. The property consists of 4.57 acres and one 2,381 S.F. building.

On behalf of the applicant, Michel Njem we respectfully submits to the Board of Commissioners a request to amend the rezoning conditions imposed on the property under RZC 09-014. We request that a section of the imposed 75 foot undisturbed buffer be reduced to 25 feet. The reduced buffer will be enhanced as shown on attached concept plan with a berm and dense planting of evergreen trees. Mr. Njem also requests a special use permit to allow sale of automobile from the property. The existing office building will be utilized as a sales office.

We note that the Mr. Njem also owns the property to the southwest of this property, which is zoned C2. A reduction of the buffer size (to an enhanced 25 foot buffer screen) will enable construction of an open detention pond, needed to treat and control run off from the proposed improvements.

Respectively Submitted,

George Awuku, P.E.  
Design Engineer

**CIC'13 02 1**

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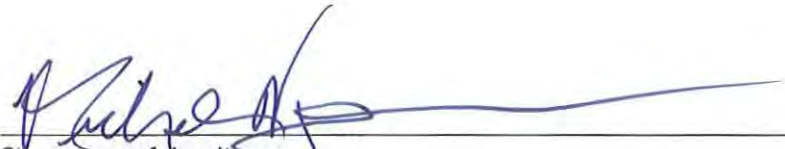
**SEP 03 2013**

**Planning & Development**




**CHANGE IN CONDITIONS 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

8/27/13  
\_\_\_\_\_  
Date

MICHEL NJEM - OWNER  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

8/27/13  
\_\_\_\_\_  
Date

My Commission Expires 9/27/14



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**SEP 03 2013**

**CHANGE IN CONDITIONS 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

8/27/13  
\_\_\_\_\_  
Date

MICHEL NJEM - OWNER

\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

8/27/13  
\_\_\_\_\_  
Date



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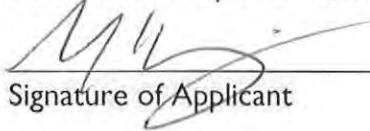
Planning & Development

CIC '13 02 1




**CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS**

The undersigned below, making application for a change in conditions, 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.

                      9.2.13                      MICHEL NJEM - OWNER  
 Signature of Applicant                      Date                      Type of Print Name and Title

\_\_\_\_\_  
 Signature of Applicant's                      Date                      Type or Print Name and Title  
 Attorney or Representative

                      9-2-13  
 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    MICHEL NJEM  
 \_\_\_\_\_  
 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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CIC '13 021

**VERIFICATION OF CURRENT PAID PROPERTY TAXES  
FOR CHANGE IN CONDITIONS**

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 REZONING REQUEST.**

**PARCEL I.D. NUMBER:**                    5                    -                    047                    -                    07  
(Map Reference Number)                    District                    Land Lot                    Parcel

 \_\_\_\_\_                    8/27/13  
Signature of Applicant                    Date

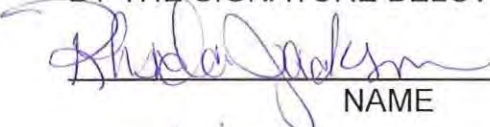

MICHEL NJEM - OWNER  
\_\_\_\_\_  
Type or Print Name and Title

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**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

9/3/13 \_\_\_\_\_  
DATE

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**RECEIVED BY**

**SEP 03 2013**

**CIC '13 021**