

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Estella Lucero</u>	NAME: <u>Rafat Shaikh</u>
ADDRESS: <u>2550 Falcon Ridge Dr.</u>	ADDRESS: <u>6961 Peachtree Ind. #101</u>
CITY: <u>Grayson</u>	CITY: <u>Norcross</u>
STATE: <u>GA</u> ZIP: <u>30017</u>	STATE: <u>GA</u> ZIP: <u>30092</u>
PHONE: <u>770-362-4469</u>	PHONE: <u>770-409-9910 ext.10</u>
CONTACT PERSON: <u>Estella Lucero</u> PHONE: <u>770-362-4469</u>	
CONTACT'S E-MAIL: <u>estellalucero.tattoos@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 checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>C2</u>	BUILDING/LEASED SQUARE FEET: <u>2400</u>
PARCEL NUMBER(S): <u>5101179</u>	ACREAGE: <u>4.96</u>
ADDRESS OF PROPERTY: <u>2944 Rosebud Rd. Loganville, GA 30052</u>	
SPECIAL USE REQUESTED: <u>Tattoo Studio</u>	

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PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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PARCEL 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 100 & 101 OF THE 5TH. DISTRICT, GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT A 1/2" REBAR N05°14'51"E, 254.76 FEET FROM THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ROSEBUD ROAD (100 FT. RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 78 (A.K.A. ATHENS HIGHWAY) (120 FT. RIGHT-OF-WAY) THENCE:

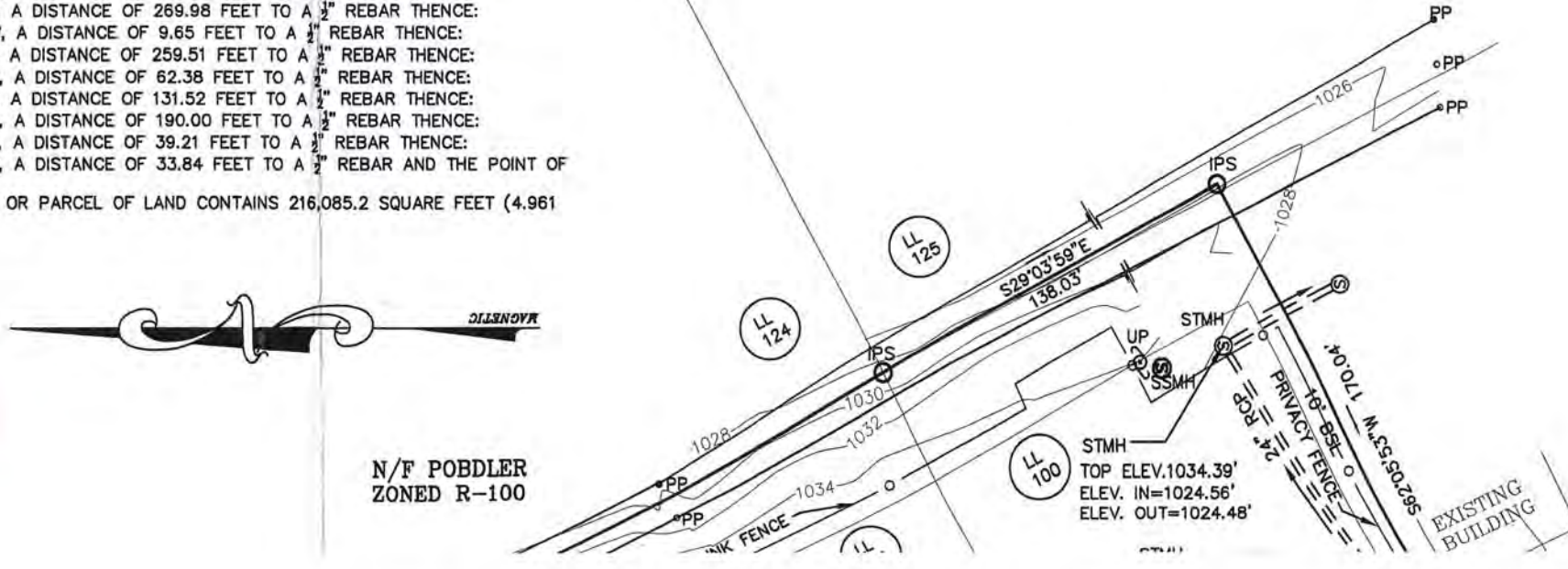
N05°13'49"E, A DISTANCE OF 40.00 FEET TO A 1/2" REBAR THENCE:
N05°13'49"E, A DISTANCE OF 364.75 FEET TO A 1/2" REBAR THENCE:
N05°30'01"E, A DISTANCE OF 61.36 FEET TO A 1/2" REBAR THENCE:
S84°30'52"E, A DISTANCE OF 187.47 FEET TO A 1/2" REBAR THENCE:
N62°05'06"E, A DISTANCE OF 115.32 FEET TO A 1/2" REBAR THENCE:
S27°54'54"E, A DISTANCE OF 379.01 FEET TO A 1/2" REBAR THENCE:
S29°03'59"E, A DISTANCE OF 138.03 FEET TO A 1/2" REBAR THENCE:
S62°05'53"W, A DISTANCE OF 170.04 FEET TO A 1/2" REBAR THENCE:
S20°51'21"W, A DISTANCE OF 98.85 FEET TO A 1/2" REBAR THENCE:
N69°08'39"W, A DISTANCE OF 108.84 FEET TO A 1/2" REBAR THENCE:
S18°36'41"W, A DISTANCE OF 269.98 FEET TO A 1/2" REBAR THENCE:
N68°49'33"W, A DISTANCE OF 9.65 FEET TO A 1/2" REBAR THENCE:
N18°36'41"E, A DISTANCE OF 259.51 FEET TO A 1/2" REBAR THENCE:
N71°37'04"W, A DISTANCE OF 62.38 FEET TO A 1/2" REBAR THENCE:
S05°13'46"E, A DISTANCE OF 131.52 FEET TO A 1/2" REBAR THENCE:
N84°46'14"W, A DISTANCE OF 190.00 FEET TO A 1/2" REBAR THENCE:
S05°13'46"W, A DISTANCE OF 39.21 FEET TO A 1/2" REBAR THENCE:
N84°46'14"W, A DISTANCE OF 33.84 FEET TO A 1/2" REBAR AND THE POINT OF BEGINNING.
SAID TRACT OR PARCEL OF LAND CONTAINS 216,085.2 SQUARE FEET (4.961 ACRES).

PARCEL 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 100 & 101 OF THE 5TH. DISTRICT, GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT A 1/2" REBAR N05°14'51"E, 254.76 FEET FROM THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ROSEBUD ROAD (100 FT. RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 78 (A.K.A. ATHENS HIGHWAY) (120 FT. RIGHT-OF-WAY) THENCE:

N05°13'49"E, A DISTANCE OF 40.00 FEET TO A 1/2" REBAR THENCE:
S84°46'14"E, A DISTANCE OF 33.84 FEET TO A 1/2" REBAR THENCE:
N05°13'46"E, A DISTANCE OF 39.21 FEET TO A 1/2" REBAR THENCE:
S84°46'14"E, A DISTANCE OF 190.00 FEET TO A 1/2" REBAR THENCE:
S05°13'46"W, A DISTANCE OF 131.52 FEET TO A 1/2" REBAR THENCE:
N71°37'04"W, A DISTANCE OF 229.87 FEET TO A 1/2" REBAR AND THE POINT OF BEGINNING.
SAID TRACT OR PARCEL OF LAND CONTAINS 22,258.1 SQUARE FEET (0.511 ACRES).



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SUP 19 052

PARCEL 1

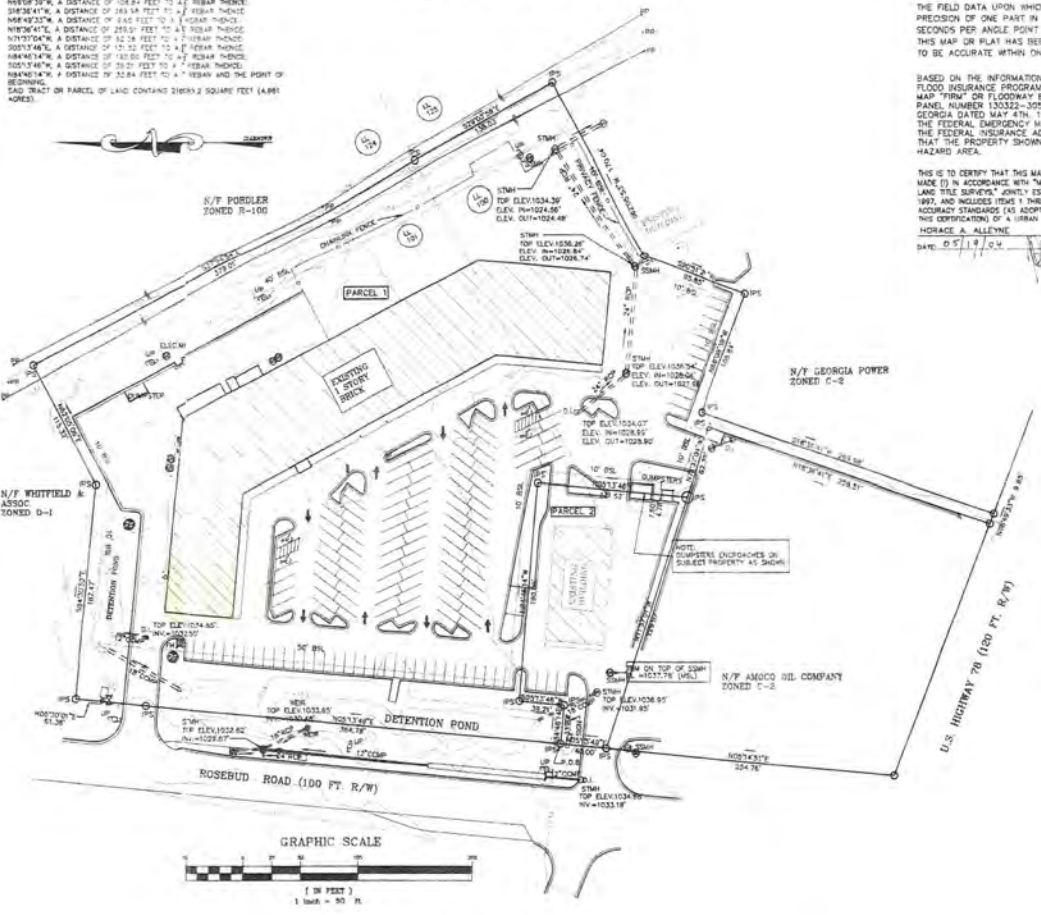
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 100 & 101 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN REAR 45°34'31" S 24.78 FEET FROM THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ROSEBUD ROAD (100 FT. RIGHT-OF-WAY) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 78 (A.K.A. I-75) HIGHWAY (100 FT. RIGHT-OF-WAY) THENCE:
 N05°13'45" E, A DISTANCE OF 40.00 FEET TO A 1" REBAR PINCH;
 N05°13'45" E, A DISTANCE OF 304.70 FEET TO A 1" REBAR PINCH;
 N05°20'00" E, A DISTANCE OF 10.20 FEET TO A 1" REBAR PINCH;
 S04°30'50" E, A DISTANCE OF 87.47 FEET TO A 1" REBAR PINCH;
 N05°20'00" E, A DISTANCE OF 18.50 FEET TO A 1" REBAR PINCH;
 S27°34'54" E, A DISTANCE OF 179.27 FEET TO A 1" REBAR PINCH;
 S20°20'00" E, A DISTANCE OF 124.50 FEET TO A 1" REBAR PINCH;
 S42°00'30" E, A DISTANCE OF 177.34 FEET TO A 1" REBAR PINCH;
 S20°20'00" E, A DISTANCE OF 188.88 FEET TO A 1" REBAR PINCH;
 N05°10'30" E, A DISTANCE OF 108.84 FEET TO A 1" REBAR PINCH;
 S05°20'45" E, A DISTANCE OF 108.84 FEET TO A 1" REBAR PINCH;
 N05°49'33" E, A DISTANCE OF 146.00 FEET TO A 1" REBAR PINCH;
 N05°20'45" E, A DISTANCE OF 250.00 FEET TO A 1" REBAR PINCH;
 N07°00'00" E, A DISTANCE OF 12.20 FEET TO A 1" REBAR PINCH;
 S05°13'45" E, A DISTANCE OF 101.52 FEET TO A 1" REBAR PINCH;
 N04°00'00" E, A DISTANCE OF 100.00 FEET TO A 1" REBAR PINCH;
 S05°13'45" E, A DISTANCE OF 101.52 FEET TO A 1" REBAR PINCH;
 N04°00'00" E, A DISTANCE OF 100.00 FEET TO A 1" REBAR PINCH;
 N05°13'45" E, A DISTANCE OF 324.84 FEET TO A 1" REBAR PINCH AND THE POINT OF BEGINNING.
 SAID TRACT OR PARCEL OF LAND CONTAINS 218,762 SQUARE FEET (4.98 ACRES).

PARCEL 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 100 & 101 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN REAR 45°34'31" S 24.78 FEET FROM THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ROSEBUD ROAD (100 FT. RIGHT-OF-WAY) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 78 (A.K.A. I-75) HIGHWAY (100 FT. RIGHT-OF-WAY) THENCE:
 N05°13'45" E, A DISTANCE OF 40.00 FEET TO A 1" REBAR PINCH;
 S04°30'50" E, A DISTANCE OF 334.84 FEET TO A 1" REBAR PINCH;
 N05°13'45" E, A DISTANCE OF 304.70 FEET TO A 1" REBAR PINCH;
 S04°30'50" E, A DISTANCE OF 180.00 FEET TO A 1" REBAR PINCH;
 S05°13'45" E, A DISTANCE OF 18.50 FEET TO A 1" REBAR PINCH;
 S27°34'54" E, A DISTANCE OF 222.87 FEET TO A 1" REBAR PINCH AND THE POINT OF BEGINNING.
 SAID TRACT OR PARCEL OF LAND CONTAINS 12,260 SQUARE FEET (0.28 ACRES).



- EQUIPMENT USED FOR SURVEY:
1. NIKON DSD TOTAL STATION.
 2. TDS RANGING ELECTRONIC FIELD BOOK.

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 37,007 AND AN ANGULAR ERROR OF 2.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING CRANDALL'S RULE. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE PART IN 100,000 +/-.

BASED ON THE INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM + FLOOD INSURANCE RATE MAP "FIRM" OR FLOODWAY BOUNDARY MAP + COMMUNITY PANEL NUMBER 13333-305 C, GWINNETT COUNTY, GEORGIA DATED MAY 4TH, 1992, FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE A FLOOD HAZARD AREA.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS OF ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NPS IN 1987, AND INCLUDES ITEM 1 AND 11.3 OF TABLE A THROUGH, AND (2) CONFORMS TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF A "URBAN SURVEY".

HORACE A. ALLEYNE
 DATE: 05/19/04
 BY: G.L.S. JENKINS



- LEGEND:
- IRON PIN FOUND
 - IRON PIN SET (1/2" RB)
 - ORION TOP MARK
 - ORION TOP MARK
 - CONCRETE MONUMENT FOUND
 - NAIL AND CAP
 - REBAR
 - POWER POLE
 - UTILITY POLE
 - POINT OF BEGINNING
 - LAND LOT LINE
 - BUILDING LINE
 - CENTER LINE
 - PROPERTY LINE
 - FREE HIGHWAY
 - DROP INLET
 - FOR HEAD WALL
 - WATER METER
 - SEWER BOX
 - SEWER CASING
 - WATER VALVE
 - MAN HOLE
 - TELEPHONE LINE
 - BURIED TELEPHONE CABLE
 - WATER LINE (APPROXIMATE LOCATION)
 - WATER LINE (APPROXIMATE LOCATION)
 - SANITARY SEWER LINE
 - STORM DRAIN LINE
 - RIGHT OF WAY MONUMENT FOUND
 - ANCHOR
 - POWER LINE (OVERHEAD)
 - FENCE
 - UTILITY POLE (UP)
- ZONING C-2

ALTA SURVEY
 SAFEWAY PLAZA, INC.
 BANK OF NORTH GEORGIA
 CHICAGO TITLE INSURANCE COMPANY
 LL 100 & LL 110 OF THE 5TH DISTRICT
 GWINNETT COUNTY, GEORGIA

NO.	REVISION	BY

HORACE A. ALLEYNE & ASSOCIATES
 LAND SURVEYING
 200, Moss Creek Walk, Fairburn, Georgia 30213
 (678) 817-0937 (Phone)
 (678) 817-6256 (Fax)

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LAND LOTS	SCALE
100 & 101	1" = 50'
DISTRICT	SHEET
5TH	1 of 2
COUNTY	
GWINNETT	PROJECT NO.
05/13/04	051304-11P

SUP '19 062

To whom it may concern,

In regards to 2944 Rosebud Rd. Loganville, GA suite A, I, Estella Lucero, intend to lease the property for use in opening a body art studio. I will offer services at this location such as tattoos, piercings, and temporary henna tattoos. The suite being leased is twenty-four hundred square feet and is currently zoned as a C2. There are one hundred and thirty public parking spaces in the parking lot plus an additional four handicapped parking spaces. The private studio will run by appointment only from nine in the morning until no later than midnight. When there are no appointments for the day, the business will not be open for walk-in traffic.

Best regards,

Estella Lucero

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SUP 19 062

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 the SUP suits the use + development of adjacent and nearby property.

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

NO, it will not affect adjacent or nearby property whatsoever.

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

yes, the property has reasonable economic use.

- (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, the proposed SUP will not cause a burden on existing infrastructure.

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

yes, the proposed SUP is in conformity.

- (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:

There are no existing or changing conditions that affect the use & development of the property.

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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.

Esther 6/26/19
Signature of Applicant Date

Estrella Lucero / Tenant
Type or Print Name and Title

Brittany Pealer 6/26/19
Signature of Notary Public 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.



Signature of Property Owner

6/21/19

Date

Rafal Shaikh / Owner

Type or Print Name and Title



Signature of Notary Public

6-21-19

Date



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SUP '19 062

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.

Estrella Lucero 6/26/19 Estrella Lucero / Tenant
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Estrella Lucero 6/26/19 Estrella Lucero / Tenant
 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE

[Signature] 6/26/19
 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 Estrella Lucero
 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: 5 - 101 - 5101179
(Map Reference Number) District Land Lot Parcel

Estella Lucero _____
Signature of Applicant Date 6/26/19

Estella Lucero
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)

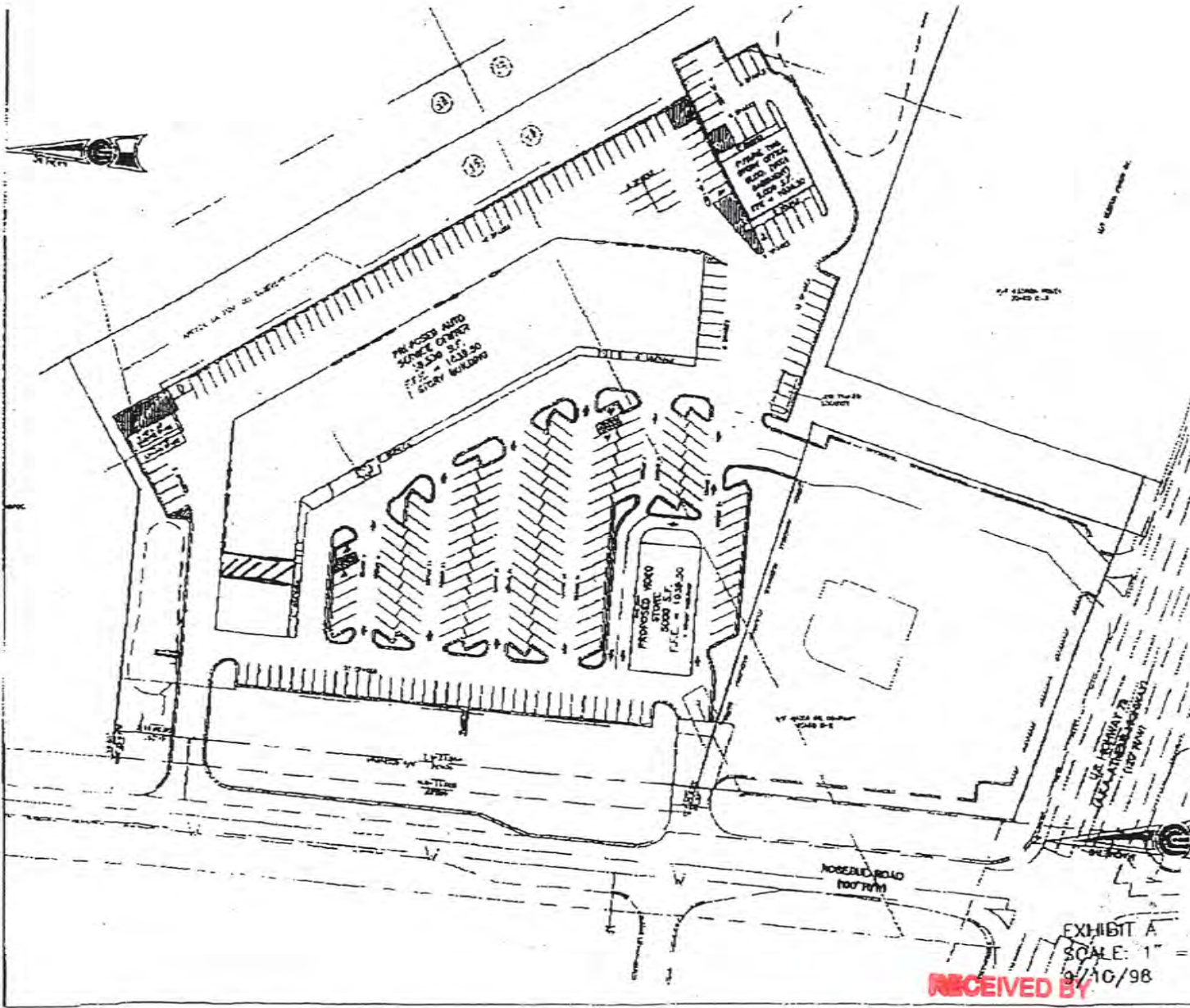
Julie Smith _____
NAME TITLE TSA II

6-26-19
DATE

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MAP 1-4: SITE PLAN

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SUP 19 06 2

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Metro Appraisals, Inc.

Handwritten initials/signature