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9.22.2024

SPECIAL USE PERMIT APPLICATION

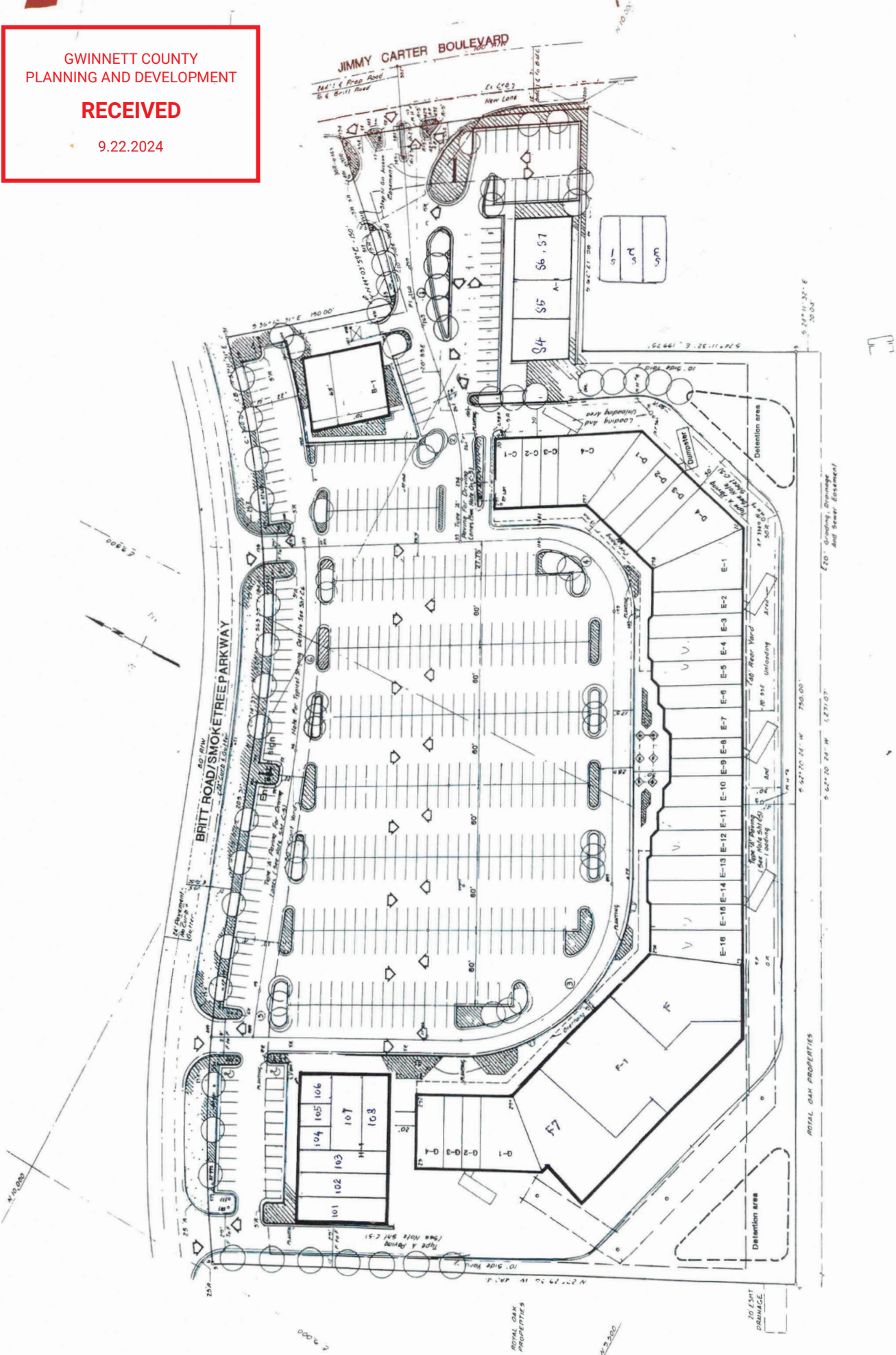
AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Karina Arboleda</u> Address: <u>4771 Britt Road</u> City: <u>Norcross</u> State: <u>GA</u> ZIP: <u>30093</u> Phone: <u>678-508-6060</u> Email: <u>cmbithar2022@gmail.com</u>	Name: <u>Campbell Real Estate Group, LLC</u> Address: <u>115 Staghound Court</u> City: <u>Alpharetta</u> State: <u>GA</u> ZIP: <u>30005</u> Phone: _____ Email: _____
Contact Person: <u>Juan Arboleda</u> Phone: <u>678-508-6060</u> Contact's Email: <u>cmbithar2022@gmail.com</u>	
<p style="text-align: center;">APPLICANT IS THE:</p> <p><input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER</p>	
Existing/Proposed Zoning District(s): <u>C-2</u> Parcel Number(s): <u>R6164 261</u> Acreage: <u>9.20</u> Property Address(es): <u>4771 Britt Road</u> Proposed Development: <u>Check Cashing/Payday Loan Establishment, Standalone</u> Variance(s): _____ Waiver(s): _____ Building/Leased Sq. Ft.: <u>1,948</u> Floor Area Ratio: _____	

GWINNETT COUNTY
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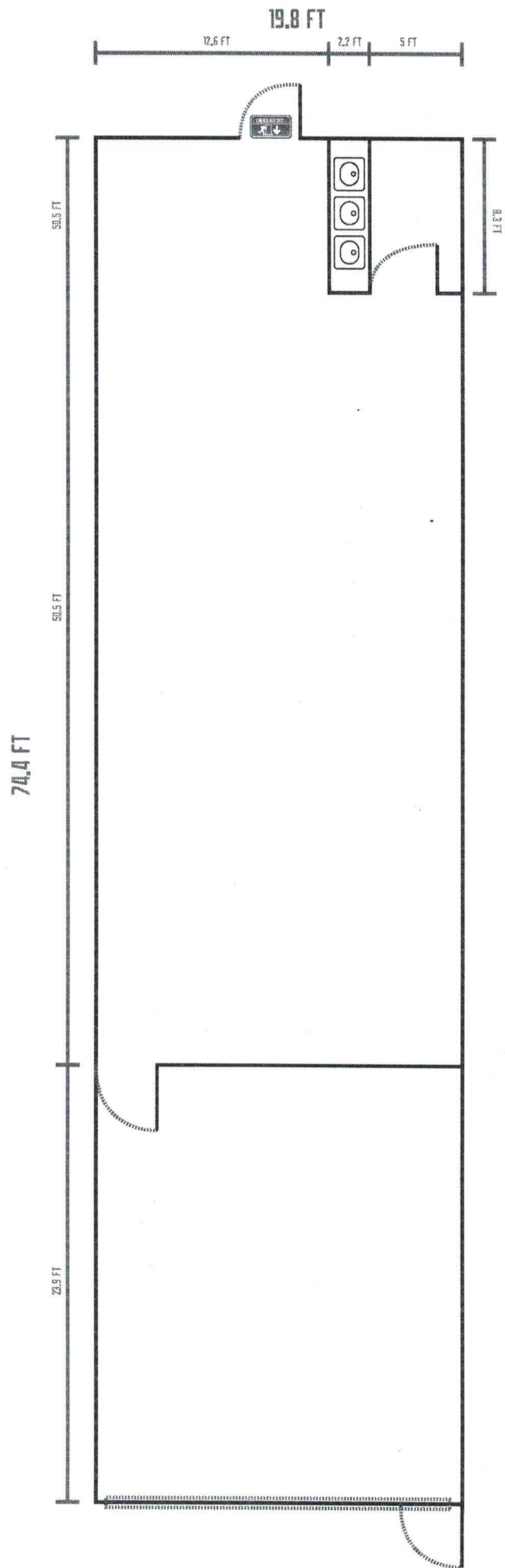
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 SÁBADO 10:00 AM - 5:00 PM

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LETTER OF INTENT

I Karina Arboleda, owner of Bithar INC DBA Cashmart located at 4771 Britt Rd Ste D3, Norcross, GA 30093, this location has 1,948 square feet. Our business hours are as follows:

Monday 10am - 9 pm

Tuesday 10am - 9pm

Wednesday 10am - 9pm

Thursday 10am - 9pm

Fridays 10am – 9pm

Saturday 10am – 9pm

Sunday 10am – 7pm

We are Check Cashing and Money Transfer business; we have two employees, we don't plan to make any changes to the store for now, I request the license to have all the documents in order, this location has been doing business for over 20 years and kept the same name just changed ownership.

We look forward to continuing to serve the community with our services.

Sincerely,



Karina Arboleda

CASHMART

Office: 770-270-977

Cell: 678-508-6060

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STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Pursuant to requirements of the United 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 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, because the Plaza do not have check cashing place and they have arround apartment, we sell money order and money transfer

- (B) Whether a proposed special use permit will adversely affect the existing use or usability of adjacent or nearby property:

There are not other check cashing and the plaza, the owner have othepr type the business.

- (C) Whether the property to be affected by a proposed special use permit has reasonable economic use as currently zoned:

The zoned no changing, because the check cashing operated for more the 20 years.

- (D) Whether the proposed special use permit will result in a use which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

The check cashing operatted for more the 20 years and the avont affected.

- (E) Whether the proposed special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map:

The check cashing provided Money Order, Money Transfer and cash the check. of the community.

- (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:

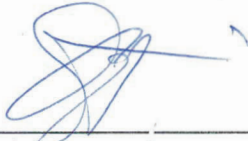
They don't have other check cashing.

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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 six (6) months from the date of last action by the Board of Commissioners.

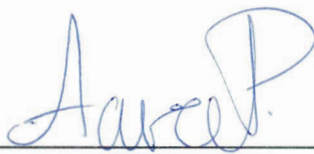


Signature of Property Owner

9-18-2024

Date

Pik Chan, Managing Member, Campbell Real Estate Group LLC
Type or Print Name and Title



Signature of Notary Public

09-18-2024

Date

Adriana Cure
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
My Commission Expires 05/16/2028

Notary Seal

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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 Gwinnett County Tax Commissioner. In no case shall an application or reapplication for special use permits be processed without such property verification.

A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.

Parcel I.D. Number: 20164261
(Map Reference Number)

Karina Arboleda
Signature of Applicant

09/09/24
Date

Karina Arboleda 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. THIS FORM MUST BE SIGNED BY A REPRESENTATIVE OF THE TAX COMMISSIONER'S OFFICE.

TAX COMMISSIONERS USE ONLY

Payment of all property taxes billed to date for the above referenced parcel has been verified as paid current and confirmed by the signature below.

Mauli Tokhi
Name

Tax Service Assis Manager
Title

09/09/2024
Date

- * 2023 has Been Paid.
- * 2024 is current No Paid.
- * No Delinquine.

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EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 164 of the 6th District, Gwinnett County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the southwest corner of the intersection of the rights of way of Britt Road and Jimmy Carter Boulevard having dimensions of 80 feet and 100 feet, respectively; thence southeasterly along the right of way of Jimmy Carter Boulevard 150.00 feet to the True Point of Beginning; thence southeasterly along the arc of a curve to the right an arc distance of 213.21 feet along the right of way of the same road to an iron pin found (said arc being subtended by a chord of south 30 degrees 34 minutes 42 seconds east, 213.09 feet); thence south 62 degrees 21 minutes 58 seconds west, 202.71 feet to an iron pin; thence south 24 degrees 11 minutes 32 seconds east, 179.71 feet; thence south 62 degrees 20 minutes 24 seconds west, 750.0 feet; thence north 27 degrees 29 minutes 36 seconds west, 480.41 feet to an iron pin found on the southerly right of way of Britt Road; thence northeasterly along the southerly right of way of Britt Road 793.22 feet to a point (or, more specifically, north 52 degrees 43 minutes 51 seconds east, 1.08 feet); thence northeasterly along the arc of a curve to the right an arc distance of 225.50 feet (said arc being subtended by a chord of north 61 degrees 01 minutes 24 seconds east, 224.71 feet); thence north 69 degrees 18 minutes 57 seconds east, 203.31 feet; thence northeasterly along the arc of a curve to the right an arc distance of 363.33 feet (said arc being subtended by a chord of north 57 degrees 11 minutes 31 seconds east, 360.62 feet); thence leaving said right of way run south 36 degrees 10 minutes 31 seconds east, 150.00 feet; thence north 44 degrees 03 minutes 59 seconds east, 150.00 feet to the TRUE POINT OF BEGINNING.

Said tract containing 9.2048 acres and being shown on ALTA/ACSM Land Title Survey of Smoketree Town & Country Village prepared by W. L. Jordan & Co., Inc., dated June 16, 1994, revised June 21, 1994.

TOGETHER WITH all of Grantor's right, title and interest in and to the Easement from Royal Oaks Properties, Inc., a Georgia corporation, to Smoketree Associates, Ltd., a Georgia limited partnership having Archetype Properties I, Inc., and Ray G. Simms, as general partners, dated October 2, 1984, and recorded October 2, 1984, at Deed Book 2886, page 29, Records of Gwinnett County, Georgia, as amended by corrective easement recorded in Deed Book 2964, page 326, aforesaid records.

TOGETHER WITH all of Grantor's right, title and interest in and to the Easement entered into by Smoketree Associates, Ltd., a Georgia limited partnership having Archetype Properties I, Inc., and Ray G. Simms as general partners and Royal Oak Properties, Inc., a Georgia corporation, dated January 24, 1985, recorded January 28, 1985, in Deed Book 2964, page 343, Records of Gwinnett County, Georgia.

TOGETHER WITH all of Grantor's right, title and interest in and to the Land Use Agreement dated January 24, 1985, between Smoketree Associates, Ltd., a Georgia limited partnership having Archetype Properties I, Inc., and Ray G. Simms as general partners and National Convenience Stores, Inc., a Georgia corporation, recorded in Deed Book 2964, page 355, Records of Gwinnett County, Georgia.

LESS AND EXCEPT that certain parcel of land referenced in that certain Permanent Easement from Smoketree, Inc. to Gwinnett County, dated October 23, 1995, recorded November 2, 1995, in Deed Book 11926, page 181, Records of Gwinnett County, Georgia.