



# CONDITIONAL USE PERMIT APPLICATION

RECEIVED

OCT 13 2015

CITY OF SNELLVILLE  
PLANNING & DEVELOPMENT  
DATE RECEIVED

## Snellville Planning & Development Department

2342 Oak Road

Snellville, GA 30078

Phone 770.985.3514

Fax 770.985.3551

www.snellville.org

1103 ATHENS HWY

#1500280

REZONING APP #RZ 16-01 CUP 16-01

Parcel #5101 029

Convenience Store/Gas Station

**Applicant is:** (check one)  
 Owner's Agent  
 Contract Purchaser  
 Property Owner

**Owner** (if not the applicant):  check here if there are additional property owners and attach additional sheets.

HINDIA Y. AHMED  
Name (please print)

HINDIA Y. AHMED  
Name (please print)

2330 SUMMIT OAKS COURT  
Address

SAME  
Address

LAWRENCEVILLE, GA 30043  
City, State, Zip Code

City, State, Zip Code

678 480 4606  
Phone Number(s) Fax

Phone Number(s) Fax

Contact Person: DAVID EHRMAN Phone: 404 374-1883 Fax: 888 732 5078

Cell Phone: 404 374-1883 E-mail: hehrman@ehrmannlaw.com

Present Zoning Classification(s): BN Present Land Use Classification(s): BG

Property Address/Location: 1103 ATHENS HWY District 5th Land Lot 101 Parcel(s) 029

**Applicants must submit a Conditional Use Permit application (and Land Use Plan Amendment and/or Zoning Map Amendment application, if required) for the following permitted uses (check one):**

- Automotive Body Repair Shops (HSB District Only)
- Automotive Parts Store (with or without lubrication or tune-up centers) (BG and HSB Districts)
- Automotive Repair Shops including major engine repair (transmission, radiator repair and engine overhauls) (HSB District Only)
- Automotive and Motorcycle Sales and Rental Establishments and associated service facilities (BG and HSB Districts)
- Automotive Service Stations or Tire Stores (including lubrication, tune-up, battery replacement, brake repair centers) (BG District Only)
- Banks and Savings & Loan Institutions (OP District Only)
- Beauty and Barber Shops, including Manicurists (OP District Only)
- Boat Sales Establishments and associated service facilities (HSB District Only)
- Building Supply Centers with screened outdoor storage (BG and HSB Districts)
- Camper and Recreational Vehicle Sales and Rental Establishments and associated service facilities (HSB District Only)
- Cell Towers (new) and Telecommunications Antennas and Towers (new) (All Zoning Districts)
- Cemetery (All Residential Districts)
- Churches and related religious uses (All Residential Districts, BG and HSB Districts Only)
- Community Living Arrangement (RS-180 or RS-150 District)
- Commercial Recreational Enterprises (All Residential Districts; BG and HSB Districts)
- Contractor's Office with outdoor storage of equipment or materials (HSB District Only)
- Day Care Centers, provided that State day care requirements and health regulations are met (OP District Only)
- Drug Stores and Pharmacies accessed through and associated with medical clinics, doctors' offices, or dental offices (OP District Only)
- Emissions Inspections Stations (BG District Only)
- Equipment Rental, Sales, or Service Establishments with outdoor storage of equipment (HSB District Only)
- Family Personal Care Home (RS-180 or RS-150 District)
- Gas (Fuel) Stations (BG and HSB Districts)
- Group Home (RS-180 or RS-150 District)
- Historical Event Venue (All Residential Districts)
- Lawnmower Sales and Repair Shops (BG and HSB Districts)
- Machine and/or Welding Shops (BG District Only)
- Mini-Warehouse Storage Facilities (HSB District Only)
- Parking Lots and Parking Structures (OP District Only)
- Pawn Shops and Pawn Brokers, Title Pawn Shops, and Check Cashing Businesses (BG District Only)

- Plumbing, Electrical, Pool, and Homebuilding Supply Showrooms and Sales Centers with outdoor storage (HSB District Only)
- Psychics and Fortuntellers (BG District Only)
- Public, Private and Parochial Schools (All Residential Districts)
- Railroad through and spur tracks (All Residential Districts; OP, BN, BG, and HSB Districts)
- Tattoo and or Body Piercing Establishments (BG District Only)
- Taxicab or Limousine Services (BG and HSB Districts)
- Utility Substation (All Residential Districts; OP, BN, BG, and HSB Districts)

**At a minimum, the following items are required with submittal of all CUP applications. Incomplete applications will not be accepted.**

- √ Pre-submittal appointment shall be requested and completed a minimum of five (5) business days prior to Application deadline to ensure application is complete, accurate, and includes all required attachments/exhibits and required signatures;
- √ Payment of the appropriate application and public notice sign fees. Make checks payable to *City of Snellville*;
- √ Letter of Intent explaining the request for a Conditional Use Permit and what is proposed;
- √ The names, addresses, and original signatures of the owners of the subject parcel(s) and their agents, if any;
- √ The present zoning district and land use plan classification for the subject parcel(s);
- √ Analysis of impact of the proposed Conditional Use Permit pursuant to Section 15.2(3)(e) of Snellville Zoning Ordinance. (Attachment A);
- √ Applicant's and/or Owner's Certification (Attachment B);
- √ Conflict of Interest Certification and Disclosure of Campaign Contributions (Attachment C and D);
- √ A current legal description of the parcel(s) proposed for a Conditional Use Permit;
- √ Verification from county Tax Assessor that all property taxes have been paid and account is current (for all parcels subject to this application). Applicant to obtain confirmation of taxes paid using original Verification Sheet (attached);
- √ A Certificate of Title or Warranty Deed (for all parcels subject to this application);
- √ Map indicating the subject parcel(s) and the adjoining parcel(s), identified by property owner(s) name and tax parcel number;
- √ Ten (10) copies and one (1) original of the proposed Site and Concept Plan, and one (1) 11" x 17" (or smaller) reduction of the plan, drawn to scale, showing: (a) north arrow; (b) district, land lot(s) and parcel number(s); (c) the dimensions with bearing and distance; (d) acreage; (e) location of the tract(s), (f) the present zoning and land use classification of all adjacent parcels, (g) the proposed location of structures, driveways, parking and loading areas; (h) and the location and extent of required buffer areas. Site and Concept Plan shall be prepared by an architect, engineer, landscape architect, or land surveyor whose Georgia state registration is current and valid. Site plan must be stamped and sealed by one of the four above-mentioned professionals no more than six (6) months prior to the date of submittal;
- √ Additional information in narrative form, or depicted on the site plan, demonstrating how all provisions regarding the conditional use as listed in the Zoning Ordinance will be complied with;
- √ Ten (10) stapled or bound copies of the Conditional Use Permit application, Architectural building renderings and all supporting documents, in addition to one (1) unbound application (original) bearing original signatures. All documents must be folded to 8-1/2 x 11"; and
- √ A CD-ROM containing a digital file of: (a) site plan in .pdf and .dwg file formats, (b) legal description(s) in .pdf file format, and (c) completed and signed Conditional Use Permit application (and all supporting documents) in .pdf file format;

**The following uses must comply with additional regulations, which is in-addition to the general submittal requirements above:**

- Automotive Body Repair Shops -- Site and Concept Plan shall include the location of a six-foot (6') high opaque fence. Provide picture(s) of proposed fencing.
- Automotive Repair Shops including major engine repair (transmission, radiator repair and engine overhauls) – Site and Concept Plan shall include the location of a six-foot (6') high opaque fence. Provide picture(s) of proposed fencing.
- Automotive and Motorcycle Sales and Rental Establishments and associated service facilities (include on Site & Concept Plan): Complies (check one)
  - a) The property for said use shall not be less than two (2) acres in area;  Yes  No
  - b) The property shall have a minimum road frontage of two-hundred (200) feet;  Yes  No
  - c) One thousand (1,000) linear feet of separation exists between said business and any other automotive and motorcycle sales business.;  Yes  No
  - d) Include the following statement on the Site & Concept Plan, "All vehicles on the sales lots are to be in operating condition at all times";  Yes  No
  - e) Include the following statement on the Site & Concept Plan, "All vehicle inventory stored/parked/displayed outside must be on paved parking surfaces only and shall not be stored/parked/displayed in landscaped areas or elevated by use of a ramp, post or other device higher than five-feet (5') above grade";  Yes  No
  - f) Include the following statement on the Site & Concept Plan, "Showrooms and/or service bays that keep new/used/service vehicles within building structures, must meet all applicable Federal, State, County, and local building and life-safety codes (at the time of application for an Occupation tax Certificate) regarding the storage of hazardous materials";  Yes  No

NOTE: Internet automobile/motorcycle sales where there is no temporary or permanent storage, parking, delivery, or display of inventory may submit an Administrative Variance application in lieu of a Conditional Use Permit application for administrative review and approval.

- Building Supply Centers with outdoor lumber yards or storage areas - Site and Concept Plan shall include the location of a six-foot (6') high opaque fence. Provide picture(s) of proposed fencing.
- Cell Towers (new) and Telecommunications Antennas and Towers (new); See Attachment B



- Historical Event Venue: Complies (check one)
- a) Principal building must have been built at least 50 years prior to the Conditional Use Permit application, and the principal building must maintain historical significance based upon criteria used for The National Register of Historic Places; provided however, that failure to be listed by The National Register of Historic Places shall not disqualify such a building for consideration by the City of Snellville for designation as an Historic Event Venue;  Yes  No
- b) In addition to all principal permitted uses and permitted accessory uses, any such venue facility shall only be used for the following commercial uses – weddings, private parties, business lunches, receptions, showers, and events of similar characteristics;  Yes  No
- c) The minimum lot size shall be one (1) acre. Show on Site Plan;  Yes  No
- d) The minimum size of the principal building shall be 1,800 square feet. Show on Site Plan; and  Yes  No
- e) A buffer shall be planted along all side and rear property lines, having a minimum width of ten-feet (10'), when abutting residentially zoned properties. Show on Site Plan.  Yes  No
- Pawn Shops and Pawn Brokers, Title Pawn Shops, and Check Cashing Businesses: Complies (check one)
- a) No pawnshop/broker, title pawn shop or check cashing business shall be licensed or operated within one-thousand feet (1,000') of any residential zoning district, public or private school or college, church or other place of worship, library, daycare facility, public park or playground, massage establishment, tattoo and/or body piercing establishment, and existing pawnshop, title pawnshop, check cashing or adult establishment. Provide distance survey by GA Registered Land Surveyor;  Yes  No
- Plumbing, electrical, pool and homebuilding supply showrooms and sales centers with outdoor storage – Site and Concept Plan shall include the location of a six-foot (6') high opaque fence. Provide picture(s) of proposed fencing.
- Psychics and Fortunetellers: Complies (check one)
- a) No psychic or fortuneteller shall be licensed or operated within two-thousand feet (2,000') of any residential zoning district, public or private school or college, church or other place of worship, library, daycare facility, public park or playground, massage establishment, adult entertainment establishment, tattoo and/or body piercing establishment, and any other existing psychic and fortunetelling business. Provide distance survey by GA Registered Land Surveyor;  Yes  No
- Public, Private and Parochial schools: Complies (check one)
- a) A minimum site of five (5) acres is provided;  Yes  No
- b) The site shall front on a street having a minimum road classification of "major collector", for a distance of at least one-hundred-feet (100');  Yes  No
- c) A buffer is provided along all side and rear property lines having a minimum width of ten-feet (10'). Show on Site Plan;  Yes  No
- Railroad through and spur tracks: Complies (check one)
- a) No sidings or terminal facilities shall be provided;  Yes  No
- b) No service, repair or administrative facilities shall be provided.  Yes  No
- Tattoo and or Body Piercing Establishments: Complies (check one)
- a) No tattoo and/or body piercing establishment shall be licensed or operated within two-thousand feet (2,000') of any residential zoning district, public or private school or college, church or other place of worship, library, daycare facility, public park or playground, massage establishment, adult entertainment establishment, or any other existing tattoo and/or body piercing establishment. Provide distance survey by GA Registered Land Surveyor;  Yes  No
- Utility Substation: Complies (check one)
- a) Documentation is presented by the utility company depicting the need for such substation in a residential locale;  Yes  No
- b) Any substation shall conform with all setback and space limits of the zoning district in which they are located;  Yes  No
- c) Substations shall be enclosed by an opaque fence other than a cyclone type, and shall be appropriately landscaped;  Yes  No
- d) A buffer shall be planted along all side and rear property lines, having a minimum width of ten-feet (10').  Yes  No

Pursuant to Section 15.2(3)(e) of the Snellville Zoning Ordinance, a written, documented analysis of the impact of the proposed Conditional Use Permit with respect to each of the following matters shall be included. Please respond to the following standards in the space provided or attach additional sheets if necessary. **Simple yes/no answers or re-statement of the questions is not acceptable.**

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

Response: YES. USE OF THIS PROPERTY WILL NOT CHANGE. IT HAS BEEN A GAS STATION FOR 30+ YEARS AND WAS A GAS STATION WHEN THE TWO ADJOINING PROPERTY OWNERS TOOK TITLE. THE PREVIOUSLY BUSINESS WAS ORIGINALLY PERMITTED BY THE COUNTY OR CITY IN 1983.

2. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby property.

Response: NO. THE CARWASH WOULD NOT BE AFFECTED AS IT IS BG AND GAS STATION WAS A GAS STATION WHEN CARWASH WAS BUILT. THE OTHER TRACT IS VACANT WITH ONLY TREES BUT IS GB WHICH APPLICANT HEREIN SEEKS. CARWASH, NON-OPERATING.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Response: MARGINALLY, AS IT SET EMPTY FOR 5+ YEARS WITH NO APPARENT INTEREST AS BN.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Response: NO. THIS LOCATION HAS BEEN A GAS STATION FOR 30+ YEARS AND IS LOCATED ON A US HIGHWAY.

5. Whether the zoning proposal is in conformity with the policy and intent of the Land Use Plan.

Response: YES. THE BG ZONING IS COMPATIBLE WITH A GAS STATION.

6. 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 zoning proposal.

Response: NONE FOR DISAPPROVAL. SUPPORTING GROUNDS ARE THAT BG ZONING IS CONSISTANT WITH A GAS STATION.

**CELL TOWERS**

Check here if section is NOT APPLICABLE

Article XIX of the Snellville Zoning Ordinance should be reviewed by the applicant in its entirety and the following shall be formally addressed in writing.  Check here and attach additional sheets if necessary.

1) Section 19.4 (B) Inventory of Existing Sites and towers, that are either within the City of Snellville or within three miles of the border thereof, including specific information about the location, height, and design of each tower: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2) Section 19.5 (C) Factors Considered in Granting Conditional Use Permits:

A) Height of Proposed Tower: \_\_\_\_\_ (ft) \_\_\_\_\_ (meters)

B) Proximity of the tower to residential structures and residential district boundaries:

\_\_\_\_\_  
\_\_\_\_\_

C) Nature of uses on adjacent and nearby properties:

\_\_\_\_\_  
\_\_\_\_\_

D) Surrounding topography:

\_\_\_\_\_  
\_\_\_\_\_

E) Surrounding tree coverage and foliage:

\_\_\_\_\_  
\_\_\_\_\_

F) Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness:

\_\_\_\_\_  
\_\_\_\_\_

G) Availability of suitable existing towers and other structures as discussed in Section 19.5 (D) of the Snellville Zoning Ordinance:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### CERTIFICATIONS

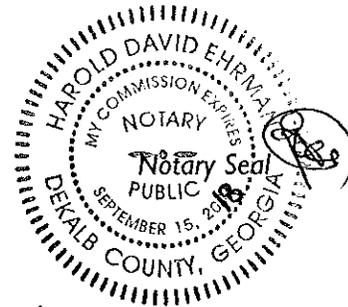
In the event an owner's agent or contract purchaser is filing this application, both of the certifications below must be completed. If the owner is filing the application, only the Owner's Certification must be completed.

#### APPLICANT'S CERTIFICATION

The undersigned below, or as attached, is authorized to make this application. The undersigned is aware that, should this request be denied by City Council, no application affecting any portion of the same property shall be submitted less than six months from the date of denial.

Hindia Y. Ahmed 8-10-15  
Signature of Applicant Date

HINDIA Y. AHMED  
Type or Print Name and Title



[Signature] 8-10-2015  
Signature of Notary Public Date

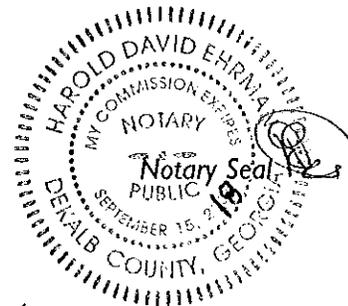
#### OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that, should this request be denied by City Council, no application affecting any portion of the same property shall be submitted less than six months from the date of denial.

Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

Hindia Y. Ahmed 8-10-15  
Signature of Owner Date

HINDIA Y. AHMED  
Type or Print Name and Title



[Signature] 8-10-2015  
Signature of Notary Public Date

**CONFLICT OF INTEREST CERTIFICATIONS FOR ZONING ACTIONS**

The undersigned below, making application for rezoning or a Conditional Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on forms provided.

check here if there are additional property owners and attach additional "Conflict of Interest Certification" sheets.

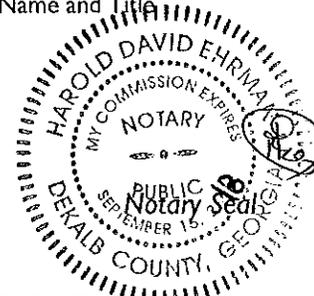
Hindia Y. Ahmed 8-10-15  
Signature of Applicant Date

Hindia Y. Ahmed 8-10-15  
Signature of Owner Date

HINDIA Y. AHMED  
Type or Print Name and Title

HINDIA Y. AHMED  
Type or Print Name and Title

[Signature] 8-10-2015  
Signature of Notary Public Date



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the last four (4) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to any member of the Mayor and City Council or any member of the Snellville Planning Commission?

As to Applicant (circle one): YES **NO** As to Property Owner (circle one): YES **NO**

If the answer above is YES, please complete the following section:

Name of Government Official	Contributions or Descriptions of Gifts (List all which aggregate to \$250.00 or more)	Date when Contribution or Gift was made within the last four years
<u>N/A</u>		

Check here and attach additional sheets if necessary to disclose or describe all contributions or gifts.

BK 53467 PG 0055

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA.

2015 APR -3 AM 8:00

2015 APR -3 AM 8:00

2015 APR -3 AM 8:00

RICHARD ALEXANDER, CLERK

PT-81 # 67-2015-005334  
GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ 368.50  
RICHARD T. ALEXANDER, JR. CLERK OF  
SUPERIOR COURT

Return to  
LANE & KARLO, LLP  
1827 Powers Ferry Road  
Building Five  
Atlanta, Georgia 30339

File No LK155056  
LKJDA32 - #4214

**LIMITED WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made and entered into as of this 17th day of March, in the year Two Thousand Fifteen, by and between

**Ace Homes, LLC**

as party or parties of the first part, hereinafter called Grantor, and

**Hindia Y. Ahmed**

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits.)

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee, the following described property, to-wit:

025247

BK 53467 PG 0056

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 101, 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a point marked by an iron pin located at the corner formed by the intersection of the northeasterly right of way of U.S. Highway 78 and the southeasterly right of way of Cooper Road (US Highway 78 having a right of way of 180 feet in width and Cooper Road having a right of way of 80 feet in width); running thence North 25 degrees 42 minutes 20 seconds East along the southeasterly right of way of Cooper Road a distance of 205.57 feet to an iron pin; running thence South 63 degrees 58 minutes 40 seconds East a distance of 195.68 feet to an iron pin; running thence South 24 degrees 38 minutes 40 seconds West a distance of 185.96 feet to an iron pin located on the northeasterly right of way of U.S. Highway 78; running thence northwesterly as measured along the northeasterly right of way of U.S. Highway 78 and following the curvature thereof a distance of 200 feet to THE POINT OF BEGINNING.

The above described tract or parcel of land is shown and delineated on a plat of survey entitled "Survey for Murphy Oil USA, Inc.," prepared by Robert M. Kirkley, Registered Land Surveyor, dated January 7, 1983.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through or under Grantor herein

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

Signed, sealed and delivered in the presence of:

*[Signature]*  
Unofficial Witness

Ace Homes, LLC  
By *[Signature]* (SEAL)  
Nizar Omar, Operating Manager  
By \_\_\_\_\_ (SEAL)

*[Signature]*  
Notary Public



My Commission Expires August 11, 2018



**CITY OF SNELLVILLE**

Department of Planning & Development  
2342 Oak Road, 2<sup>nd</sup> Floor  
Snellville, GA 30078  
Phone 770.985.3514 Fax 770.985.3551

**APPLICANT - PLEASE HAND DELIVER THIS VERIFICATION SHEET TO THE GWINNETT COUNTY TAX ASSESSORS OFFICE (SEE ADDRESS AND PHONE NUMBER BELOW) TO OBTAIN WRITTEN CONFIRMATION THAT REAL PROPERTY TAXES HAVE BEEN PAID-IN-FULL AND PROPERTY TAX ACCOUNT IS CURRENT. ATTACH COMPLETED ORIGINAL TO APPLICATION. IF SUBMITTING A LAND USE PLAN AMENDMENT APPLICATION TOGETHER WITH A REZONING APPLICATION, PROVIDE VERIFICATION SHEET(S) FOR ONLY ONE (1) APPLICATION.**

**APPLICANT NAME:** \_\_\_\_\_

CHECK HERE, IF THERE ARE MORE THAN FOUR (4) SUBJECT PARCELS AND ATTACH ADDITIONAL SHEETS.

PROPERTY OWNER NAME(S): HINDIA Y. AHMED TAX PARCEL NO.: R5101 029

AMOUNT OF CURRENT TAXES PAID: \$ 608.42 PAYMENT DATE: 3-24-15 ACCOUNT CURRENT?  YES  NO

PROPERTY OWNER NAME(S): \_\_\_\_\_ TAX PARCEL NO.: \_\_\_\_\_

AMOUNT OF CURRENT TAXES PAID: \$ \_\_\_\_\_ PAYMENT DATE: \_\_\_\_\_ ACCOUNT CURRENT?  YES  NO

PROPERTY OWNER NAME(S): \_\_\_\_\_ TAX PARCEL NO.: \_\_\_\_\_

AMOUNT OF CURRENT TAXES PAID: \$ \_\_\_\_\_ PAYMENT DATE: \_\_\_\_\_ ACCOUNT CURRENT?  YES  NO

PROPERTY OWNER NAME(S): \_\_\_\_\_ TAX PARCEL NO.: \_\_\_\_\_

AMOUNT OF CURRENT TAXES PAID: \$ \_\_\_\_\_ PAYMENT DATE: \_\_\_\_\_ ACCOUNT CURRENT?  YES  NO

\*\*\* INFORMATION VERIFIED BY GWINNETT COUNTY TAX <sup>Comm</sup>ASSESSORS OFFICE \*\*\*

COUNTY TAX DEPARTMENT REPRESENTATIVE (PRINT NAME): <u>Janel Hayes (Tax Commissioner)</u>	DATE: <u>8-10-15</u>
COUNTY TAX DEPARTMENT REPRESENTATIVE (SIGNATURE): <u>J Hayes</u>	

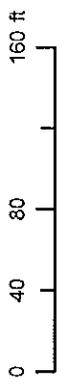
**ONLY ORIGINAL VERIFICATION SHEET CAN BE USED TO CONFIRM PROPERTY TAX ACCOUNT STATUS**

STONEFIELD INVESTMENT FUND III, LLC BG ZONING

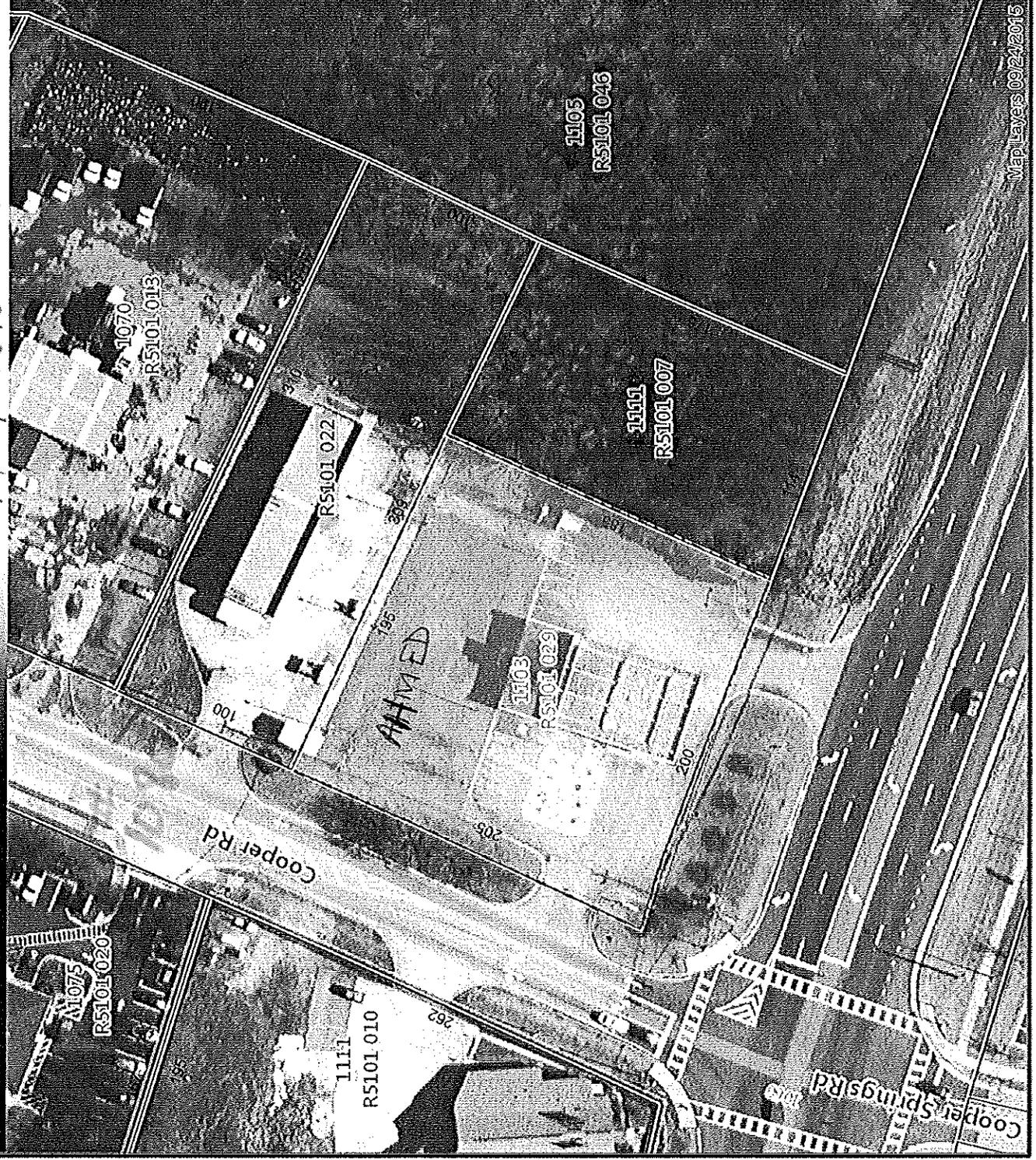
21 ROBERT PITT DRIVE, SUITE 202  
MONSEY, NY 10952-5312



# Map Title



- Property Parcels
- County Boundary



MIMI PROPERTIES, LLC  
3600 HWY 78  
LOGANVILLE, GA  
30052-3702  
BN ZONING

1105 ATHE NS HWY  
BG ZONING



10/12/2015

This map is a graphical representation of data obtained from aerial photography, recorded deeds, plats, engineering drawings and other public records and data. Gwinnett County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purpose, expressed or implied. ALL DATA IS PROVIDED AS IS, WITH ALL FAULTS, WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE. This is an event property of Gwinnett County and in no event will Gwinnett County be liable for damages, including any loss of profits, lost savings, or other incidental or consequential damages, arising out of the use or inability to use this map.

Map Layers: 09/24/2015

Hindia Y. Ahmed, Owner and Applicant  
1103 Athens Highway  
Tax parcel number : 5-101-029  
Re-Zoning Application and  
Conditional Use Permit Application

2330 Summit Oaks Court  
Lawrenceville, Georgia 30043  
678 480-4606

EAST OF CAPTION  
1111 Athens Hwy, BG zoning  
Tax parcel 5-101-007  
Mimi Properties, LLC  
3600 Hwy 78  
Loganville, Georgia 30052-3702

NORTH OF CAPTION  
1080 Cooper Road, BN zoning  
Tax parcel 5-101-022  
Stonefield Investment Fund III, LLC  
21 Robert Pitt Drive, suite 202  
Monsey, NY 10952-5312