



Change in Condition Application

CASE NUMBER: CIC-2018-01
Date Received: 2/23/18

Please type or print using BLACK ink

Applicant: <u>HARBIN WAY CORPORATION</u>	Property Owner: <u>FIVE A LILBURN</u>
Address: <u>11005 KEMP ROAD</u>	Address: <u>1833 LAWRENCEVILLE HWY</u>
City, State & Zip: <u>JOHNS CREEK GA 30024</u>	City, State & Zip: <u>Decatur GA 30033</u>
Contact Person: <u>NAOIR SURANI</u>	Owner Contact: <u>AYAZ ALI</u>
Business Phone: <u>(770) 337-9545</u>	Business Phone: <u>678-777-0080</u>
Email: <u>SURANI@BELLSOUTH.NET</u>	Email: <u>ALIEnterprise87@gmail.com</u>
Cell Phone: <u>(770) 337-9545</u>	Cell Phone: <u>678-777-0080</u>

APPLICANT IS THE Owner's Agent Property Owner Contract Purchaser

PROPERTY ADDRESS: 732 HARBINS RD., LILBURN, GA. 30047

LAND DISTRICT: 6 LAND LOT(S): 161 PARCEL(S): 012 ACREAGE: 1.345

CURRENT ZONING: C-B PROPOSED ZONING DISTRICT(S): 1.37

PROPOSED DEVELOPMENT: SELF SERVICE COIN LAUNDRY

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
Number of Lots/Dwelling Units	Number of Buildings/Lots:
Dwelling Unit Size (sq. ft.):	Total Gross Square Feet: <u>7,000</u>

Has Applicant filed or intend to file, any other variance, rezoning or waiver applications? YES NO
If YES, describe:

Please attach all REQUIRED documents. Refer to Rezoning, SUP and CIC Instructions for deadlines, fees and hearing schedule.

- STANDARDS GOVERNING EXERCISE OF THE ZONING POWER (attached) ✓
- CONFLICT OF INTEREST CERTIFICATION/CAMPAIGN CONTRIBUTIONS (attached) ✓
- APPLICANT/PROPERTY OWNER NOTARIZED CERTIFICATIONS (attached) ✓
- TYPED LEGAL DESCRIPTION OF PROPERTY
- TYPED LETTER OF INTENT
- SITE PLAN/ BOUNDARY SURVEY - 1 full size (to scale) copy and 5 reductions (8.5" x 11") or electronic file ✓
- LIST OF ADJOINING PROPERTY OWNERS - names and mailing addresses

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Pursuant to Section 1702 of the 1985 Zoning Resolution, the Mayor and Council of the City of Lilburn find that the following standards are relevant in balancing interest in promoting the public health, safety, unrestricted use of property and shall govern the exercise of the zoning power.

- (A) Whether a proposed rezoning (or Special Use Permit) will permit a use that is suitable in view of the use and development of adjacent and nearby property:

A COIN LAUNDRY AT THE PROPOSED LOCATION SHOULD PROVE TO BE NOT ONLY SUITABLE, BUT USEFUL AND OF GREAT BENEFIT TO THE AREA COMMUNITY.

- (B) Whether a proposed rezoning (or Special Use Permit) will adversely affect the existing use or usability of adjacent or nearby property:

THERE SHOULD BE NO ADVERSE AFFECT ON THE EXISTING PROPERTY, BOTH ADJACENT OR NEARBY. A COIN LAUNDRY SHOULD COMPLIMENT THE EXISTING BUSINESSES.

- (C) Whether the property to be affected by a proposed rezoning (or Special Use Permit) has a reasonable economic use as currently zoned:

N/A.

- (D) Whether the proposed rezoning (or 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:

CHANGE IN CONDITION
PROPOSED SPECIAL USE PERMIT WILL NOT CAUSE AN EXCESSIVE OR BURDENSOME USE OF THE EXISTING STREETS, TRANSPORTATION FACILITIES, ETC. THE USE WILL BE BY THE EXISTING COMMUNITY.

- (E) Whether the proposed rezoning (or Special Use Permit) is in conformity with the policy and intent of the Land Use Plan:

PROPOSED COIN LAUNDRY WILL BE IN CONFORMITY OF THE LAND USE PLAN, WHICH ALREADY HOUSES A CONVENIENCE STORE AND GAS STATION.

- (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 rezoning (or Special Use Permit):

N/A.

CHAPTER 67A
CONFLICT OF INTEREST IN ZONING ACTIONS

SECTION 36-37A-1: DEFINITIONS

SECTION 36-37A-2: DISCLOSURE OF FINANCIAL INTERESTS

SECTION 36-37A-3: DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

SECTION 36-37A-4: PENALTIES

Effective Date: This Chapter became effective July 1, 1984.

Cross References: Codes of ethics and conflicts of interest, T. 45, Ch. 10.

Code Commission Notes: Ga. L. 1986, p. 1269, Sec. 1 and Ga. L. 1986, p. 1496, Sec. 1, both enacted as Chapter 85 of Title 36. The chapter enacted by Ga. L. 1986, p. 1269, Sec. 1 was redesignated as Chapter 67A of Title 36 pursuant to Sec. 26-9-3.

SECTION 36-37A-1: DEFINITIONS

As used in this chapter, the term:

- (1) "Applicant" means any individual or business entity applying for rezoning action.
- (2) "Business entity" means any corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust.
- (3) "Financial interest" means all direct ownership interests of the total assets or capital stock of a business entity where such ownership interest is 10 percent or more.
- (4) "Local government" means any County or municipality of this State.
- (5) "Local government official" means any member of the governing authority of a local government or any member of a planning or zoning commission.
- (6) "Member of the family" means the spouse, mother, father, brother, sister, son, or daughter of a local government official.
- (7) "Property interest" means the direct or indirect ownership of real property and includes any percentage of ownership less than total ownership.
- (8) "Real property" means any tract or parcel of land and, if developed, any buildings or structures located on the land.
- (9) "Rezoning action" means action by local government adopting an amendment to a zoning ordinance which has the effect of rezoning real property from one zoning classification to another. (Code 1981, Sec. 36-67A-1, enacted by Ga. L. 1986, p. 1269, Sec. 1.)

SECTION 36-37A-2: DISCLOSURE OF FINANCIAL INTERESTS

A local government official who:

- (1) Has a property interest in any real property affected by a rezoning action upon which that official is authorized to vote;
- (2) Has a financial interest in any business entity which has a property interest in any real property affected by a rezoning action upon which that official is authorized to vote; or
- (3) Has a member of the family having any interest described in paragraph (1) or (2) of this Code Section shall immediately disclose the nature and extent of such interest, in writing of the governing authority of the local government in which the local government official is a member. Such disclosures shall be a public record and available for public inspection at any time during normal working hours. (Code 1981, Section 36-67A-2, enacted by Ga. L. 1986, p. 1269, Sec. 1.)

SECTION 36-37A-3: DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

- (A) When any applicant for rezoning action has made within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the applicant and the attorney representing the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (1) The name of the local government official to whom the campaign contribution or gift was made; and
 - (2) The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution; and
 - (3) An enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of the application for the zoning change.
- (B) The disclosure required by subsection (1) of this Code section shall be filed within ten days after the application for the rezoning action is first filed. (Code 1981, Section 36-67A-3, enacted by Ga. L. 1986, p. 1269, Sec. 1.)

SECTION 36-37A-4: PENALTIES

Any local government official knowingly failing to make a disclosure required by Code Section 36-85-2 shall be guilty of a misdemeanor. Any applicant for rezoning action knowingly failing to make any disclosures as required by Code Section 36-83-3 shall be guilty of a misdemeanor. (Code 1981, Section 36-67A-4, enacted by Ga. L. 1986, p. 1269, Sec. 1.)

CONFLICT OF INTEREST CERTIFICATION FOR REZONINGS

The undersigned below, making application for rezoning, 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.

Nadir Surani
Signature of Applicant/Applicant's Attorney or Representative

2/15/18
Date

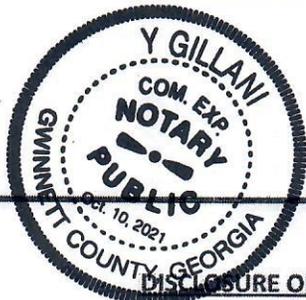
NADIR SURANI
Type or Print Name

CEO
Title

[Signature]
Notary Public

2/15/18
Date

(Seal)



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND/OR GIFTS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions or gifts of an aggregate value that is \$250.00 or more to the Mayor and Council Members or a member of the Lilburn Planning Commission? YES NO. If the answer is YES, please complete the following section:

NAME OF OFFICIAL	CONTRIBUTION/GIFT	DESCRIPTION	DATE
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Attach additional sheets if necessary to disclose or describe all contributions and gifts.

APPLICANT CERTIFICATION

The undersigned below is authorized to make this application and is aware that no application or reapplication affecting the same property shall be acted upon within twelve (12) months from the date of last action by the Mayor and Council, unless waived by the Mayor and Council. 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 Mayor and Council. Further, no application may be withdrawn once advertised and must receive final action by the Mayor and Council.

Nadir Surani
Signature of Applicant

2/15/18
Date

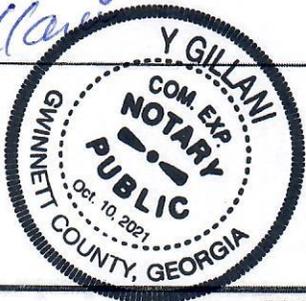
NADIR SURANI
Type or Print Name

Title

Y Gillani
Notary Public

2/15/18
Date

(Seal)



PROPERTY OWNER CERTIFICATION

The undersigned below, or as attached, is the record owner of the property considered in this application and is aware that if an application is denied by the Mayor and Council, no application or reapplication affecting the same land shall be acted upon within twelve (12) months from the date of last action by the Mayor and Council, unless waived by the Mayor and Council. 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 Mayor and Council. Further, no application may be withdrawn once advertised and must receive final action by the Mayor and Council.

Ayaz Ali
Signature of Owner

2-15-18
Date

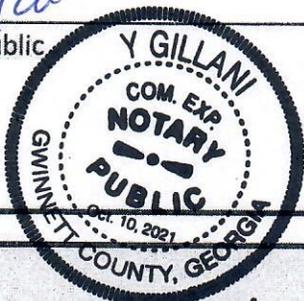
AYAZ ALI
Type or Print Name

Member
Title

Y Gillani
Notary Public

2/15/18
Date

(Seal)



ADMINISTRATIVE USE ONLY

CASE NUMBER: PC-2018-01

DATE COMPLETE: 2/23/18

RECEIVED BY: 142

APPLICATION FEE: 750.00

PAID BY/RECEIPT#: CHK# 5383

HEARING DATES: PC 3/22 CC 4/9

February 23, 2018

City of Lilburn
Planning and Economic
Development
340 Main Street
Lilburn, Georgia 30047

RE: Letter of Intent
Harbin Way Corp.
Harbins Coin Laundry

Dear Sir:

Harbin Way Corporation hereby seeks permission to operate a coin laundry at 732 Harbins Road in Lilburn, Georgia 30047. We propose to build out and operate a 1,300 square foot facility with 33 machines, including washers and dryers. The coin laundry will service the surrounding community which demographics show to be a needed use. The location should prove desirable with the current gas station and convenience store already operational. Application for a ~~Special Use Permit~~ is on file with the City of Lilburn.

CHANGE IN CONDITION TO LRZ-02-07

Should you have further questions, or require additional documentation, please contact myself or my agent, Ron Smith (404)935-8972.

Sincerely,

Nadir Surani

Nadir Surani

Applicant

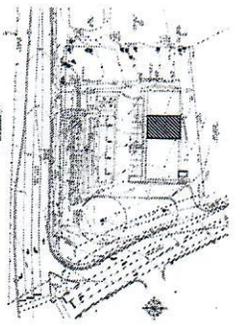
770-337-9545

PROJECT NAME

HARBINS COIN LAUNDRY
708 HARBINS RD.
THE SLOTTER RD.
LATHAM, CA 95027



MAP LOCATION
N1E

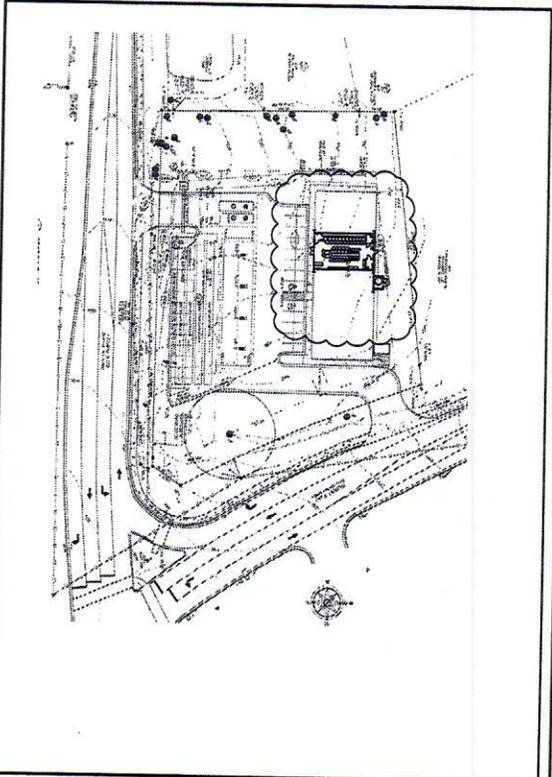


KEY PLAN
N1E

FIRE NOTES & DETAILS

GENERAL NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

SITE PLAN



INDEX TO SHEETS

- AI COVER SHEET
A2 ELECTRICAL PANEL & WIRING
A3 MECHANICAL, PLUMBING & WIRING
A4 ROOFING & INTERIORS

CONTACT LIST

OWNER: HARBINS COIN LAUNDRY
PROJECT: 708 HARBINS RD., LATHAM, CA 95027
CONTACT: (916) 238-4888

SCOPE OF WORK

CONSTRUCTION OF COIN LAUNDRY BUILDING AND INTERIORS INCLUDING MECHANICAL, ELECTRICAL, PLUMBING AND WIRING.

GENERAL CODES

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2001 CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

PROJECT CRITERIA

Table with columns for DATE OF REVIEW, PROJECT NAME, PROJECT NUMBER, and various criteria checkboxes.

GENERAL NOTE

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HARBINS COIN LAUNDRY

708 HARBINS RD.
LATHAM, CA 95027



DESIGNER: [Firm Name]
DATE: 02/05/18

COVER SHEET
NOTES & SCHEDULE

1 OF 4 SHEETS

