

SPECIAL USE PERMIT APPLICATION

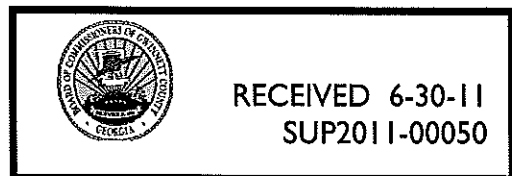
AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>David E. Hunt</u>	NAME: <u>Belinda & Rick L. Rupard</u>
ADDRESS: <u>3274 Stone Mountain Highway</u>	ADDRESS: <u>4674 Stone Mountain Highway</u>
CITY: <u>Snellville</u>	CITY: <u>Lilburn</u>
STATE: <u>Georgia</u> ZIP: <u>30078</u>	STATE: <u>Georgia</u> ZIP: <u>30047</u>
PHONE: <u>404-202-0101</u>	PHONE: <u>770-363-0332</u>
CONTACT PERSON: <u>David E. Hunt</u> PHONE: <u>404-202-0101</u>	
CONTACT'S E-MAIL: <u>dehunt@allpointsrealty.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"/>	<input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>C-2</u>	BUILDING/LEASED SQUARE FEET: <u>Building #1 - 2100 Sq. Ft.</u> <u>Building #2 - 610 Sq. Ft.</u>
LAND DISTRICT(S): <u>6</u>	LAND LOT(S): <u>63</u> ACREAGE: <u>.606 Acres</u>
ADDRESS OF PROPERTY: <u>4674 Stone Mountain Highway</u>	
SPECIAL USE REQUESTED: <u>Retail and Auto Repair and Automobile Storage</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



LETTER OF INTENT

The proposal is C-2 with SUP for its' present use as the property is presently being used as an automobile maintenance and storage of automobiles in the fenced area to the rear of the property.

The Property is .6 (six tenths) of an acre with improvements of 2,710 square feet which equates to .10 square feet per acre. The building height is 35 feet above finished grade.

There are 9 spaces in front of the building and substantial parking to the rear in the fenced compound area.

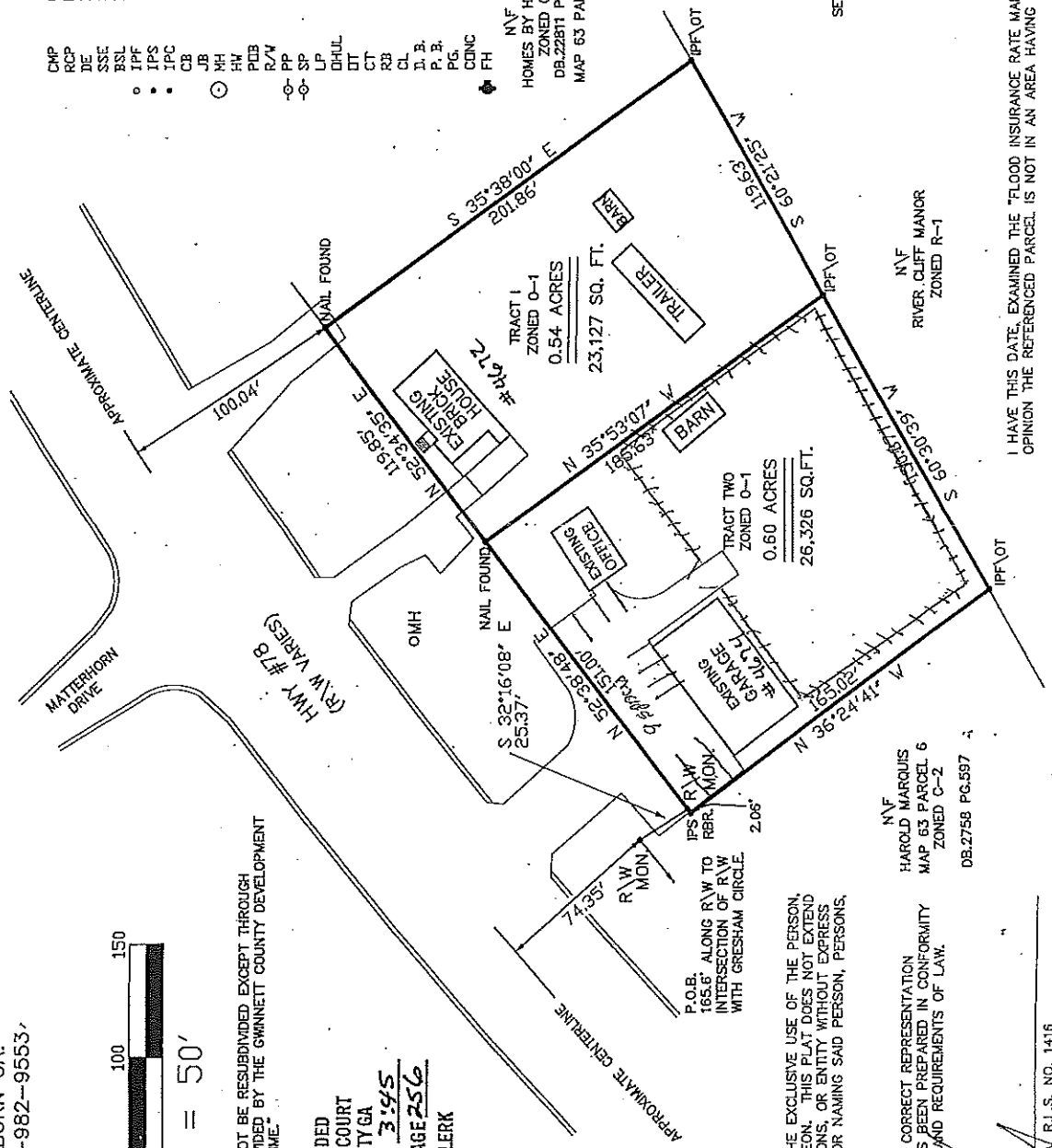
There is no request of any Buffer changes.



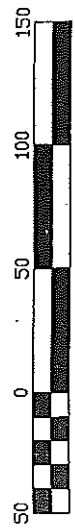
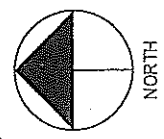
RECEIVED 6-30-11
SUP2011-00050

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AND AN ANGULAR ERROR OF 04 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500 FEET OF THIS PROPERTY.

- LEGEND**
- CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - DE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - BSL BUILDING SETBACK LINE
 - IPF IRON PIN FOUND
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 - CB CATCH BASIN
 - JB JUNCTION BOX
 - MH MAN HOLE
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 - PG. PAGE
 - CONC CONCRETE
 - FH FIRE HYDRANT
 - NV HOMES BY HART INC.
ZONED O-1
DB.22811 PG.240
MAP 63 PARCEL 4



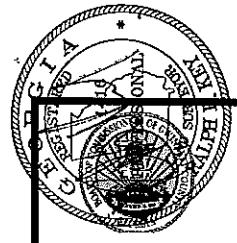
OWNER
RICK RUPARD
4674 US HWY. # 78
LILBURN GA.
770-982-9553



Scale 1" = 50'

* THE LOTS SHOWN HEREON MAY NOT BE RESUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS AS PROVIDED BY THE GWINNETT COUNTY DEVELOPMENT REGULATIONS IN EFFECT AT THAT TIME.

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 4-22-03 TIME 3:45
PLAT BOOK 97 PAGE 256
TOM LAWLER, CLERK



RECEIVED 4-30-03
SUP2011-00050

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

[Signature]
RALPH B. KEY, GA R.L.S. NO. 1416

I HAVE THIS DATE, EXAMINED THE "FLOOD INSURANCE RATE MAP" AND IN MY OPINION THE REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

MAP ID: 130322 02RD C
EFFECTIVE DATE: MAY 4 1992

SETBACK LINE'S
FRONT 50'
SIDE 10'
REAR 40'

REZONING APPLICATION

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

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APPLICANT IS THE:

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 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): O+J REQUESTED ZONING DISTRICT: C-2
~~ez~~

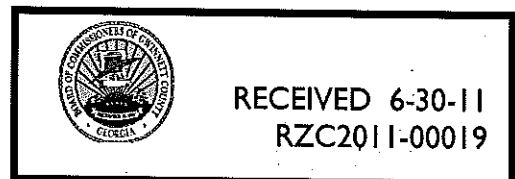
LAND DISTRICT(S): 63 LAND LOT(S): 63 ACREAGE: .60

ADDRESS OF PROPERTY: 4674 Stone Mountain Highway, Lilburn, Georgia 30047

PROPOSED DEVELOPMENT: Retail Auto Repair + storage

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. _____
Gross Density: _____	Density: _____
Net Density: _____	

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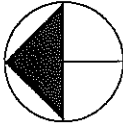
There are 9 spaces in front of the building and substantial parking to the rear in the fenced compound area.

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RECEIVED 6-30-11
RZC2011-00019

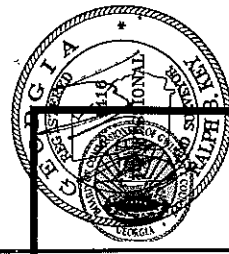
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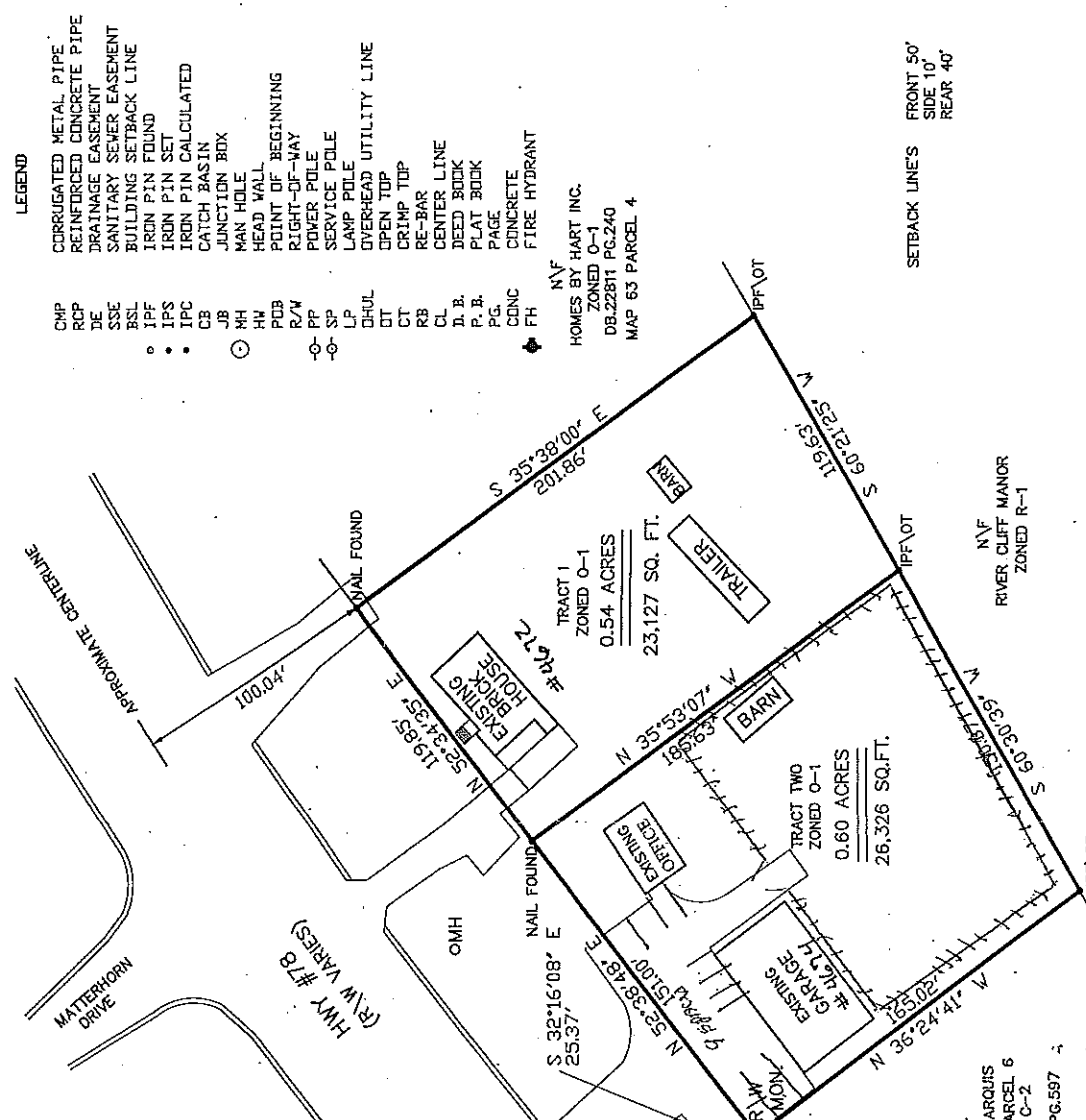
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 RALPH B. KEY, GA R.L.S. NO. 1415

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 - CONC CONCRETE
 - FH FIRE HYDRANT

N/V HOMES BY HART INC.
 ZONED O-1
 DB.22811 PG.240
 MAP 63 PARCEL 4

N/V TRACT 1
 ZONED O-1
 0.54 ACRES
 23,127 SQ. FT.

N/V TRACT TWO
 ZONED O-1
 0.60 ACRES
 26,326 SQ. FT.

N/V HAROLD MARQUIS
 MAP 63 PARCEL 6
 ZONED C-2
 DB.2758 PG.597

BOUNDARY SURVEY
 RICK RUPARD
 CIVIL ENGINEERS & LAND SURVEYORS
 P.O. BOX 1618 ~ LOGANVILLE, GEORGIA 30052-1618
 PH. 770-466-9975 ~ FAX 770-466-9188

SHEET 1 of 1

I HAVE THIS DATE EXAMINED THE "FLOOD INSURANCE RATE MAP" AND IN MY OPINION THE REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
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 EFFECTIVE DATE: MAY 4, 1992