

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Edward Castanuela</u>	NAME: <u>Rosalia Castanuela</u>
ADDRESS: <u>6001 Woodmont Blvd</u>	ADDRESS: <u>6001 Woodmont Blvd</u>
CITY: <u>NORCROSS</u>	CITY: <u>NORCROSS</u>
STATE: <u>GA</u> ZIP: <u>30092</u>	STATE: <u>GA</u> ZIP: <u>30092</u>
PHONE: <u>678-933-6228</u>	PHONE: <u>404-707-8898</u>
CONTACT PERSON: <u>Edward Castanuela</u> PHONE: <u>678-933-6228</u>	
CONTACT'S E-MAIL: <u>Edwardmg360@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>M1</u> BUILDING/LEASED SQUARE FEET: <u>5,000</u>	
LAND DISTRICT(S): <u>6</u> LAND LOT(S): <u>258</u> ACREAGE: <u>1.1768</u>	
ADDRESS OF PROPERTY: <u>2732 SIMPSON CIRCLE, NORCROSS, GA 30071</u>	
SPECIAL USE REQUESTED: <u>AUTOMOBILE SERVICE REPAIR SHOP</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

LEGAL DESCRIPTION

PROPERTY LOCATED AT

2732 SIMPSON CIRCLE

NORCROSS, GEORGIA 30092

ALL THAT TRACT of Land lying and being in Land Lot 258 of the 6th District of Gwinnett County, Georgia, and being more particularly shown and delineated on the plat of survey for Domenico La Corte and Valter Alessandria prepared by Hannon, Meeks & Bagwell, Registered Land Surveyors & Engineers, dated December 22, 1994, last revised July 12, 1995, said tract containing 1.1768 acres, said revised plat being recorded in Plat Book 67, Page 71, Gwinnett County Plat Records. Said tract is more Particularly described in accordance with said survey as follows:

BEGINNING at an R-Bar set at the point formed by the intersection of the Southwesterly side of the right of way of Keystone Court (having 60-foot right of way width) with the Southeasterly side of the apparent 50 foot right of way of Simpson Circle; RUNNING THENCE FROM THE TRUE POINT OR PLACE OF BEGINNING SO ESTABLISHED South 81 degrees 11 minutes 45 seconds East along the Southwesterly side of the right of way of Keystone Court a distance of 222.48 feet to a ½ inch R-Bar found; running thence South 07 degrees 23 minutes 28 seconds West along property of Herbert J. Murrath a distance of 152.38 feet to a point; running thence South 72 degrees 20 minutes 20 seconds West along property of Crenshaw Sprinkler Co., Inc. a distance of 289.36 feet to an R-Bar set on Southeasterly side of the apparent 50 foot right of way of Simpson Circle; running thence North 15 degrees 27 minutes 19 seconds East along the Southeasterly side of the apparent 50 foot right of way of Simpson Circle a distance of 283.19 feet to an R-Bar set which is the TRUE POINT OR PLACE OF BEGINNING.

The above-described property is improved property having situate thereon an Office warehouse building and is known as 2732 Simpson Circle, Norcross, Gwinnett County, Georgia 30071- 2897

SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, 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, NEARBY BUSINESSES HAVE THE SAME OR SIMILAR REQUESTED SPECIAL PERMIT
- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
NO, THERE ARE THE SAME OR SIMILAR BUSINESSES IN THE NEARBY AREA THAT HAVE THE SAME OR SIMILAR REQUESTED SPECIAL PERMIT
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
YES, PROPERTY IS ZONED M1 AND MEETS THE REQUIREMENT FOR ENCLOSED REQUESTED SPECIAL PERMIT.
- (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 SAME OR SIMILAR BUSINESSES HAVE BEEN OPERATING IN THE NEARBY AREA UNDER THE SAME OR SIMILAR REQUESTED SPECIAL PERMIT
- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
YES, PROPERTY IS ZONED M1 AND MEETS THE REQUIREMENTS FOR ENCLOSED SPECIAL PERMIT REQUEST.
- (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:
NO, PROPERTY IS ZONED M1, MEETS REQUIREMENTS TO REQUEST FOR ENCLOSED SPECIAL PERMIT WITH LAND & BUILDING TO SUPPORT THE ENCLOSED REQUEST.

LETTER OF INTENT FOR SPECIAL USE PERMIT

Rosalía Castanuela

The Applicant Edward Castanuela (the "Applicant"), submits this application on behalf of the Owner, Rosalía Castanuela (the "Owner") for approval of a Special Use Permit (SUP) for the approximately 1.1768 acres of land located at 2732 Simpson Circle, Norcross, Georgia, Gwinnett County (the " Subject Property"). The Applicant is requesting a SUP for an **Automobile Service /Repair Shop** for the purposes of serving the general public and commercial businesses Whereby; such repairs will be conducted inside the building located on the said property and will be done so in a timely manner. Any and all non reusable parts will be disposed of in a timely manner and taken off the property.

Any and all vehicles arriving on said property for repairs will be placed within the gated fenced area and/or shall be placed inside of the building. Once repairs have been completed they will be released off the property.

In further let it be noted such property is located within across from the metal processing company Progressive Recycling, llc making it convenient for the disposal of unwanted metals.

The Applicant respectfully requests that the Application for the SUP be granted.

Sincerely

A handwritten signature in black ink, appearing to read 'Edward Castanuela', with a long, sweeping horizontal stroke extending to the right.

EDWARD CASTANUELA

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.



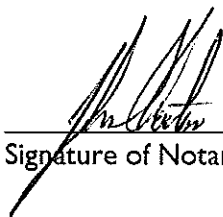
Signature of Applicant

Dec-29-2011

Date

EDWARD CASTANUELA APPLICANT

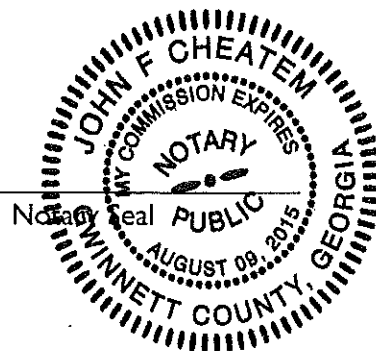
Type or Print Name and Title



Signature of Notary Public

12-29-11

Date



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.

Rosalia Castanuela
Signature of Property Owner

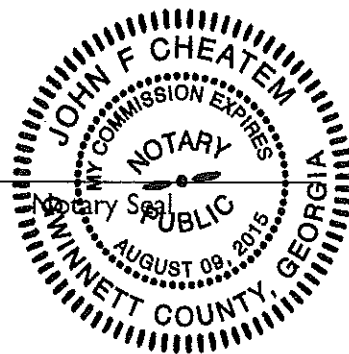
12-29-11
Date

ROSALIA CASTANUELA
Type or Print Name and Title

12-29-11

[Signature]
Signature of Notary Public

12-29-11
Date



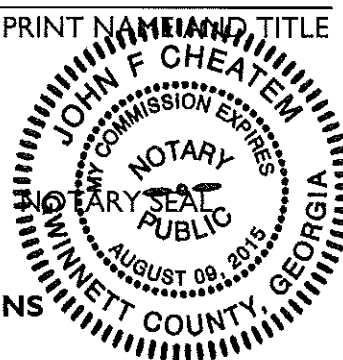
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

Edward Castanuela Dec-29-2011 EDWARD CASTANUELA
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE

John F. Cheatem 12-29-11
 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 EDWARD CASTANUELA
 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.

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

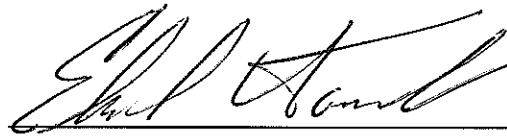
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING 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:
(Map Reference Number)

6 - 258 - 040 / ~~043~~ ⁹⁴ 043
District Land Lot Parcel

**GWINNETT COUNTY
TAX COMMISSIONER**



Dec - 21 - 2011

Signature of Applicant

Date

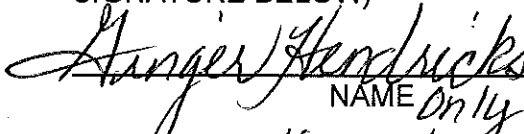
Edward Castanuela

APPLICANT

Type or Print Name and Title

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)


NAME Only R6258 040
12-21-11
DATE

**GWINNETT COUNTY
TAX COMMISSIONER**
TITLE

TSAIT