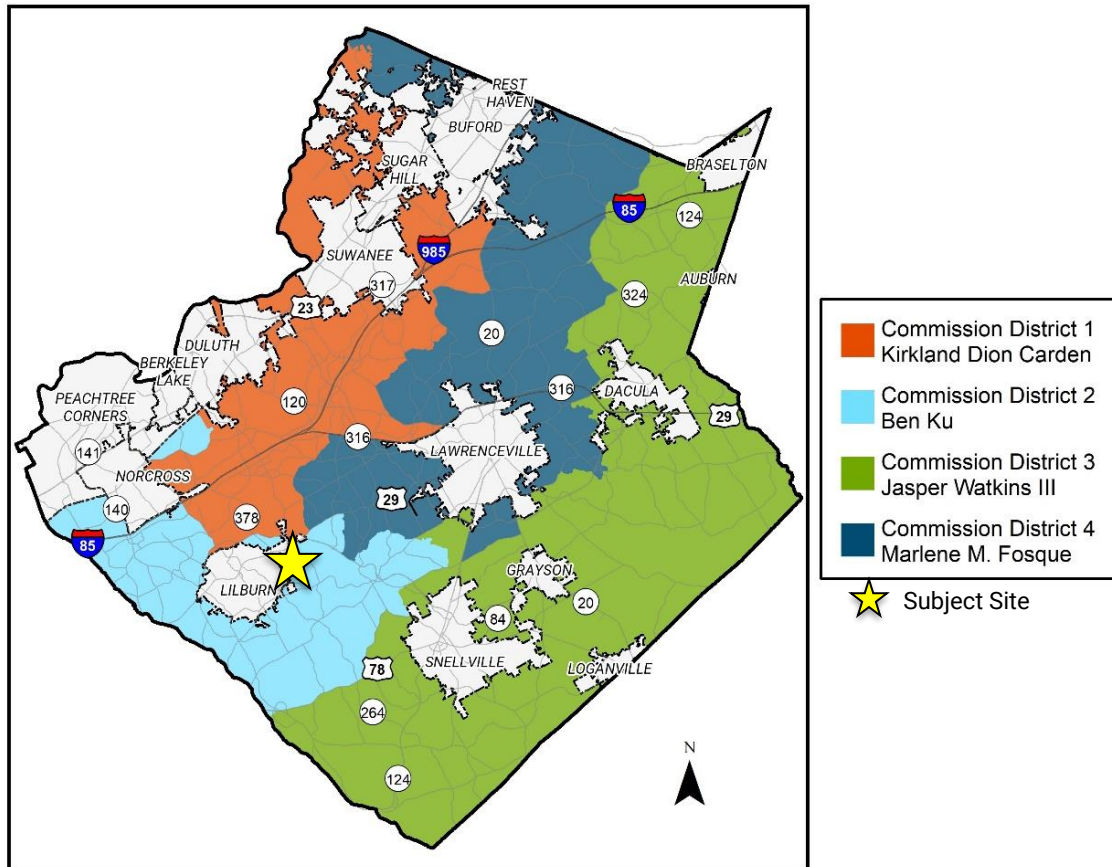


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2022-00022
Current Zoning: M-1 (Light Industry District)
Request: Special Use Permit (Renewal)
Address: 4155 Arcadia Industrial Circle
Map Numbers: R6125 014
Site Area: 1.00 acre
Proposed Development: Automobile Body and Repair Shop
Square Feet: 5,032 square feet
Commission District: District 2 – Commissioner Ku
Character Area: Established Neighborhoods

Staff Recommendation: DENIAL



Location Map

Planning Commission Advertised Public Hearing Date: 4/13/2022
Board of Commissioners Advertised Public Hearing Date: 4/26/2022

Applicant: Shafqat A. Chatha
4155 Arcadia Industrial Circle
Lilburn, GA 30047

Owner: Shafqat A. Chatha
4155 Arcadia Industrial Circle
Lilburn, GA 30047

Contact: Shafqat A. Chatha

Contact Phone: 678.886.2825

Zoning History

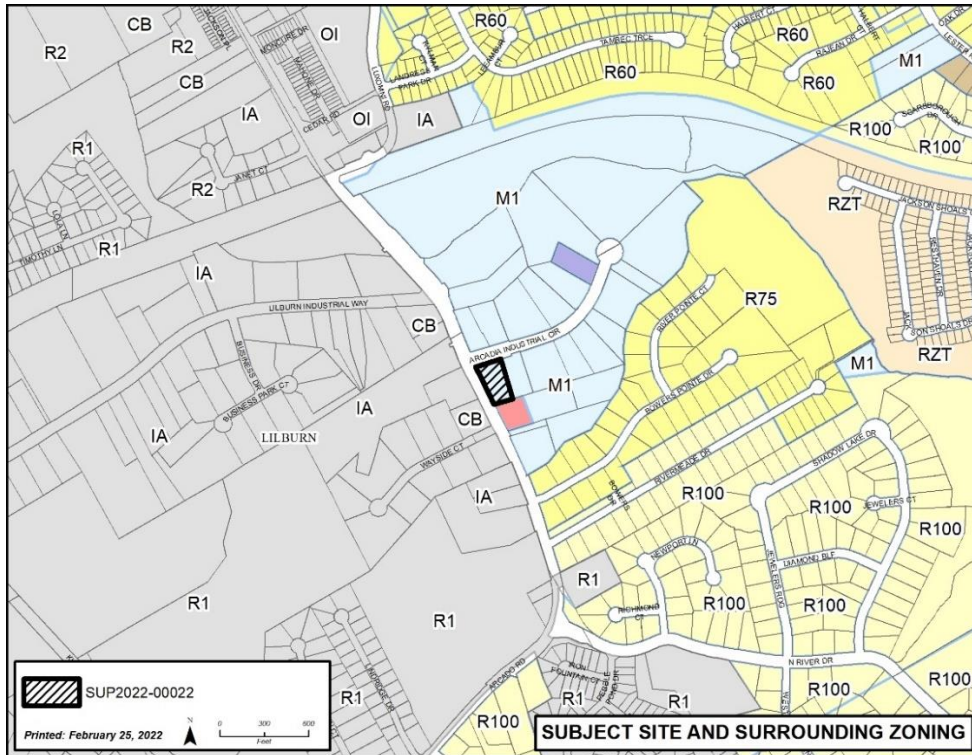
The subject property is zoned M-1 (Light Industry District). In 1970, case RZ-59-70 rezoned the property from R-100 (Single-Family Residence District) to M-1 for an industrial park. In 2019, case SUP2019-00010 approved a Special Use Permit for an automobile body and repair shop. This Special Use Permit was valid for two years and expired in February 2021.

Existing Site Condition

The subject site is a 1.00-acre parcel located at the corner of Arcadia Industrial Circle and Arcado Road, within the Arcadia Industrial Park. The site is developed with a two-story building, in which an automobile body and repair shop operates. A concrete block loading dock is located behind the primary structure. The site topography is relatively flat, and there are no existing streams or wetlands. One driveway entrance provides access from Arcadia Industrial Circle and one from Arcado Road, which is classified as a minor arterial. There is a fenced storage yard that contains stored vehicles. A 5-foot-wide sidewalk and 10-foot-wide grassed strip exist along Arcado Road. The nearest Gwinnett County Transit stop is one mile from the subject property.

Surrounding Use and Zoning

The subject property is surrounded by a towing/wrecker service and automobile repair shop to the north, a trucking, hauling, and truck fleet maintenance shop to the east, an automobile repair shop to the south, and a wholesale utility supply distributor to the west. Properties to the west are within the city limits of Lilburn. The following is a summary of surrounding uses and zoning:



Surrounding Zoning

Location	Land Use	Zoning	Density
Proposed	Automobile repair and body shop	M-1	N/A
North	Light Industrial	M-1	N/A
East	Light Industrial	M-1	N/A
South	Commercial	C-2	N/A
West	Light Industrial	IA (City of Lilburn)	N/A

Project Summary

The applicant requests renewal of a Special Use Permit on a 1.00-acre property zoned M-1 for an automobile body and repair shop, including:

- A 5,032 square-foot, two-story concrete building, containing six bays with roll-up doors along three different sides of the building.
- Paved parking in the front and a portion of the side yard.
- A fenced side and rear gravel storage area, containing vehicles awaiting repair and automobile storage.
- Driveway access from Arcadia Industrial Circle and a separate driveway from Arcado Road.
- Sidewalks along both sides of Arcado Road but not along Arcadia Industrial Circle.
- A Code Enforcement Notice of Violation, CEU2021-12523, was issued in December 2021 for non-compliance with conditions 1-8 of SUP2019-00010 and for operating a non-permitted use due to expiration of the Special Use Permit. The Notice of Violation resulted from a complaint. A court citation, QZ28211A, was issued in January 2022.

Zoning and Development Standards

The applicant is requesting renewal of a Special Use Permit in the M-1 zoning district. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Existing	Meets Standard?
Building Height	Maximum 45'	< 45'	YES
Front Yard Setback Arcado Road	Minimum 50'	49.5'	NO*
Front Yard Setback Arcadia Industrial Circle	Minimum 50'	50'	YES
Side Yard Setback	Minimum 25'	> 25'	YES
Rear Yard Setback	Minimum 50'	> 50'	YES

* The front yard setback has not changed since construction of the building in 1975.

Variance Requests

Standard	Required	Existing	Meets Standard?
Maximum Parking	Minimum: 1 per bay Maximum: 3 per bay	24	NO
Landscape Strip	10'	10' wide strip not landscaped	NO

The development exceeds the maximum parking allowed per Section 240-20.3. A variance from parking requirements is requested.

The development does not meet the landscape strip planting requirement per Section 620-20. A variance from planting requirements.

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. External agency review comments are attached (Exhibit D). Standard site and infrastructure improvements will also be required related to stormwater, water, and sewer utilities. Any recommended improvements, not already required by the UDO, have been added as staff recommended conditions.

Staff Analysis

Special Use Permit Analysis: According to the UDO, the staff analysis and recommendation on each application for a Special Use Permit shall follow the same procedures as those contained in Section 270-20. Emphasis shall be given to the evaluation of characteristics of the proposed use in relationship to neighboring properties and the compatibility of the proposed use with its surroundings. For Special Use Permits, the Department shall evaluate the request and make a recommendation with respect to

the standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO:

A. Whether the special use is a use that is suitable in view of the use and development of adjacent and nearby property.

The site adjoins other industrially zoned properties to the north, east, and west. No surrounding properties contain residential uses. Other properties within the Arcadia Industrial Park contain automobile and truck repair, service, and body shops therefore the special use is suitable in view of the use and development of adjacent properties.

B. Whether the special use permit will adversely affect the existing use or usability of adjacent or nearby property.

Whereas an automobile body and repair shop could be suitable at this location, the applicant has failed to comply with the conditions of approval of the previous Special Use Permit. The existing use and usability of adjacent or nearby properties would be adversely impacted by the renewal of this Special Use Permit, as the current use is in violation of conditions to improve site aesthetics, congestion, and visual clutter.

C. Whether the property to be affected by a proposed special use permit has a reasonable economic use as currently zoned.

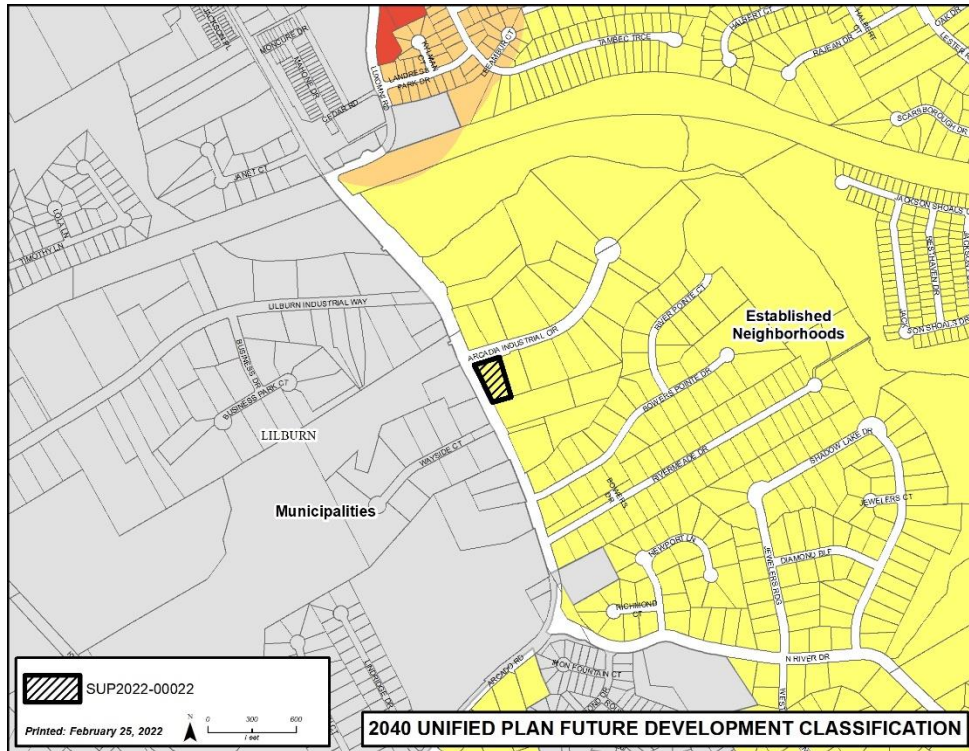
The property has a reasonable economic use as currently zoned.

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.

This Special Use Permit renewal request would not create increased impacts on public facilities in the form of traffic, utility demand, and stormwater runoff. The Special Use Permit renewal would not impact school enrollment. Agency review comments related to any potential improvements concerning this rezoning request are attached (Exhibit D).

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

The 2040 Unified Plan Future Development Map indicates the subject property lies within the Established Neighborhoods Character Area. This classification includes areas that are unlikely to experience significant changes throughout the next twenty years. Although predominantly residential, the policies and recommendations for this character area emphasize consistency in scale, architecture, and use with surrounding properties. Whereas the continued operation of an automobile body and repair shop could be appropriate considering surrounding automobile repair and service uses, the applicant has not demonstrated compliance with multiple conditions of the current Special Use Permit.



Surrounding Future Land Use

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.

Although the use may be appropriate, the Department of Planning and Development does not support the renewal of this request because the applicant has not complied with conditions of the previously approved Special Use Permit.

Staff Recommendation

Based on the staff’s evaluation of the request and the standards governing exercise of zoning power, the Department of Planning and Development recommends **DENIAL** of the special use permit request.

Staff Recommended Conditions

NOTE: The following conditions are provided as a guide should the Board of Commissioners choose to approve this petition.

Approval of a Special Use Permit for an automobile body and repair shop, subject to the following conditions:

1. Limited to light industrial uses, which may include automobile repair and automobile body repair as special uses. Salvage/junkyard operations shall be prohibited. No vehicle sales of any kind shall occur at this location.

2. Salvage of inoperable vehicles and outdoor storage of automobile parts or tires shall be prohibited. No inoperable vehicles shall be stored on the property for more than ten days. Any vehicles abandoned by their owners, whether before or after repair, shall be removed from the property within five days after they become abandoned under State and/or County law.
3. The existing building shall be repainted a neutral earth tone color. Any new buildings shall be of a brick, stacked stone and/or glass finish on all sides. (Stucco may only be used as an accent material). Final building elevations shall be submitted for review by the Director of Planning and Development.
4. All repair activities shall take place indoors. No repairs may be conducted in the parking lot.
5. The property owner shall stripe parking spaces in accordance with Gwinnett County parking standards. All vehicles must be parked in a striped parking space on a paved surface.
6. All vehicles awaiting repair shall be parked in the paved area along the side and rear of the building behind the existing fence and gate. The existing fence that is not wooden privacy shall be fitted with screening slats or fabric, to provide an effective screen from view of Arcadia Industrial Circle. The paved area at the front of the lot, between Arcadia Industrial Circle and the front building façade and fence/gate and between Arcado Road and the front building façade, shall remain free of vehicles awaiting repair at all times, and shall be utilized for rear access and customer parking only.
7. Outdoor storage shall be limited to the rear of the property and screened per the requirements of the Unified Development Ordinance.
8. Dumpsters shall be screened by a 100 percent opaque brick or stacked stone wall with an opaque metal gate enclosure.
9. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
10. Obtain all necessary development and building permits, and bring the site and structure(s) up to all applicable zoning, development and building codes within 180 days of zoning approval.
11. The Special Use Permit shall be valid for a one-year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Letter of Intent and Applicant's Response to Standards
- D. External Agency Review Comments
- E. SUP2019-00010 Resolution
- F. Code Enforcement Notice of Violation
- G. Maps

Exhibit A: Site Visit Photos



Site view from Arcadia Industrial Circle



Bays on west side of building along Arcado Road



Arcado Road frontage



Bays on east side of building



East side of building behind fencing



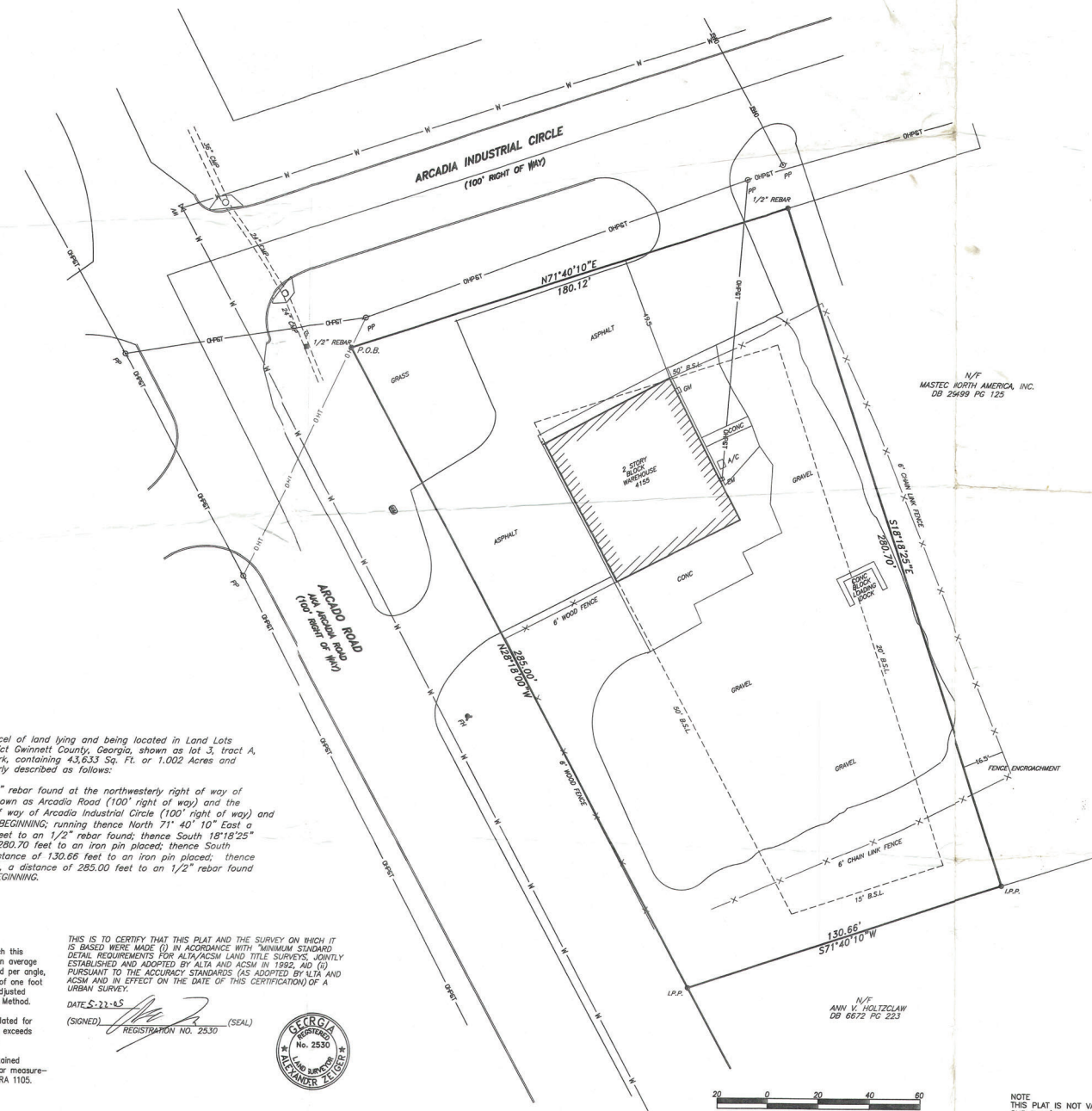
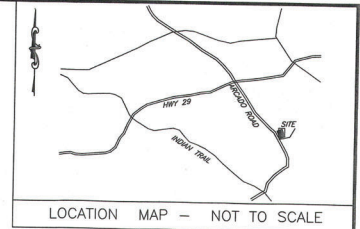
Rear of building

Exhibit B: Site Plan

[Attached]

RECEIVED

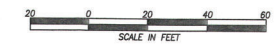
1/21/2022 12:57PM



Legal Description
All that tract or parcel of land lying and being located in Land Lots 125 of the 6th District Gwinnett County, Georgia, shown as lot 3, tract A, Arcadia Industrial Park, containing 43,633 Sq. Ft. or 1.002 Acres and being more particularly described as follows:
Beginning at an 1/2" rebar found at the northwesterly right of way of Arcadio Road also known as Arcadio Road (100' right of way) and the southwesterly right of way of Arcadia Industrial Circle (100' right of way) and being the POINT OF BEGINNING; running thence North 71°40'10"E East, a distance of 180.12 feet to an 1/2" rebar found; thence South 18°14'25" East, a distance of 280.70 feet to an iron pin placed; thence South 71°40'10" West, a distance of 130.66 feet to an iron pin placed; thence North 28°15'00" West, a distance of 285.00 feet to an 1/2" rebar found and the POINT OF BEGINNING.

The field data upon which this plat was compiled has an average angular error of 1 second per angle, and a closure precision of one foot in 56,242 ft. and was adjusted using the Least Squares Method.
This plat has been calculated for closure and its accuracy exceeds one foot in 2,191,479 ft.
Linear measurements obtained using TORA 1105. Angular measurements obtained using TORA 1105.

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF A URBAN SURVEY.
DATE: 5-22-65
(SIGNED) [Signature] (SEAL) [Seal]
REGISTRATION NO. 2530



NOTE
THIS PLAT IS NOT VALID UNLESS SURVEYOR'S SIGNATURE APPEARS IN BLACK INK.

- LEGEND**
- X FIRE HYDRANT
 - WV WATER VALVE
 - WM WATER METER
 - SW SINGLE WING CATCH BASIN
 - DW DOUBLE WING CATCH BASIN
 - DI DROP INLET
 - SM STORM MANHOLE
 - SMH SANITARY MANHOLE
 - CLN CLEAN OUT
 - F.F.E. FINISH FLOOR ELEVATION
 - G GAS MAIN
 - W WATER
 - M METER
 - UGT UNDERGROUND TELEPHONE
 - UGP UNDERGROUND POWER
 - CHP&T OVERHEAD POWER & TELEPHONE
 - CATV CABLE TELEVISION
 - GV GAS VALVE
 - WV WATER VALVE
 - RFB REBAR FOUND
 - R/W RIGHT OF WAY
 - MF MONUMENT FOUND
 - CMF CONCRETE MONUMENT FOUND
 - CTF CRIMPED TOP PIPE FOUND
 - SP SIGN POLE
 - LIT LIT POLE
 - PP POWER POLE
 - HW HARDWOOD
 - C&G CURB AND GUTTER
 - GW GUY WIRE
 - IP IRON PIN FOUND
 - IPL IRON PIN PLACED
 - FO IRRIGATION CONTROL VALVE
 - FO FIBER OPTIC
 - SP SPRINKLER

FLOOD NOTE
THIS SITE IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS PER 0190C COMMUNITY PANEL # 13832C LAST REVISION JAN. 4, 1997

- SURVEY REFERENCES:**
1. WARRANTY DEED FOR RICHARD A. GRISWELL AND RONALD J. DOVER, BOOK 1613 PG.120
 2. WARRANTY DEED FOR ANN V. HOLTZCLAW, BOOK 6673 PG.223
 3. WARRANTY DEED FOR MASTEC NORTH AMERICA, BOOK 29499 PG.00125

ZONED M-1
TOTAL AREA:
43,633 sq. ft.
1.002 acres

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH
THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS BY LAW.

SURVEY FOR:
ARCADIO LIGHT AND HEAVY REPAIRS INC.,
HIGHLAND COMMERCIAL BANK,
WILLIAM H. DODSON, II, L.L.C.,
LAWYERS TITLE INSURANCE CORPORATION.

GEORGIA
REGISTERED
No. 2530
ALEXANDER T. SMITH
LAND SURVEYOR

METRO ENGINEERING AND SURVEYING CO., INC.
CLAYTONVILLE AIRPORT
188 SELFRIDGE ROAD
HAMILTON, GA 30228
(770) 767-0777

LAND LOTS: 125	REVISIONS: (8-1) 05-22-65
DISTRICT: 6TH	
COUNTY: GWINNETT	DWG. PRO. CHECKED BY:
STATE: GEORGIA	JOB NO. 11866
DATE: 05/13/05	DRAWN BY: 11866
SCALE: 1"=20'	FILE: 11866A

Exhibit C: Letter of Intent and Applicant's Response to Standards

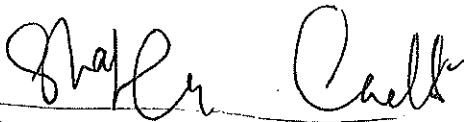
[Attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
1/21/2022 12:57PM

ARCADIA LIGHT & HEAVY REPAIRS
4155 ARCADIA INDUSTRIAL CIRCLE
LILBURN, GEORGIA 30047
770 564-6915

RE: LETTER OF INTENT

Shafqat A. Chatha is the current property owner of 4155 Arcadia Industrial Circle, Lilburn, Georgia. This is a 1.002 acre parcel in the Arcadia Industrial Park located along Arcado Road. We want to continue doing business the way we always have since 2005. We are requesting a special use permit to continue to use our property & building for automotive and body repairs.



Shafqat A. Chatha

Owner of Acadia Light & Heavy Repair





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

PURSUANT TO REQUIREMENT OF THE UNIFIED 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 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:

INDUSTRIAL SITE

- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

NO

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

HAS BEEN IN USE BUILT IN THIS INDUSTRIAL AREA

- (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:

NONE

- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

YES
AUTO REPAIR SHOP

- (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:

THIS IS INDUSTRIAL AREA. ALL THE BUILDINGS HAVE SIMILAR BUSINESSES.

Exhibit D: External Agency Review Comments

[Attached]



**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		3/16/2022	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager I	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		SUP2022-00022	
Case Address:		4155 Arcadia Industrial Circle	
Comments:		<input checked="" type="checkbox"/>	YES
		<input type="checkbox"/>	NO
1	Arcado Road is a Minor Arterial. ADT = 19,345. Nearest Transit facility is 1.0 mile away at #2335086 Lawrenceville Highway and Arcado Road IB.		
2	Existing underground Traffic Signal/ATMS infrastructure: Contact Angie Bastian at angela.bastian@gwinnettcountry.com or 678-639-8812 for traffic signal review. Contact David Turner at David.turner@gwinnettcountry.com or 678-639-8840 for ATMS review.		
3	Upgrade Driveways to Gwinnett County standards per UDO 900-40.2. Driveways were not upgraded to Gwinnett County Standards (UDO 900.40.2) per Condition 10 of SUP2019-00010.		
4	Sidewalks shall be constructed in all new development or redevelopment along all abutting or internal streets, existing or new, private or public, per UDO Section 900-90.1.		
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	YES
		<input checked="" type="checkbox"/>	NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

Exhibit E: SUP2019-00010 Resolution

[Attached]

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: JANUARY 22, 2019

At the regular meeting of the Gwinnett County Board of Commissioners held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. KU, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by SHAFQAT A. CHATHA for the proposed use of an AUTOMOBILE BODY AND REPAIR SHOP on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JANUARY 22, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 22nd day of JANUARY 2019, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to light industrial uses, which may include automobile repair and automobile body repair as special uses. Salvage/junkyard operations shall be prohibited. No vehicle sales of any kind shall occur at this location.
2. Salvage of inoperable vehicles and outdoor storage of automotive parts or tires shall be prohibited. No inoperable vehicles shall be stored on the property for more than ten days. Any vehicles abandoned by their owners, whether before or after repair, shall be removed from the property within five days after they become abandoned under State and/or County law.
3. The existing building shall be repainted a neutral earth tone color. Any new buildings shall be of a brick, stacked stone and/or glass finish on all sides (stucco may only be used as an accent material). Final building elevations shall be submitted for review by the Director of Planning and Development.
4. All repair activities shall take place indoors. No repairs may be conducted in the parking lot.
5. The property owner shall stripe parking spaces in accordance with Gwinnett County parking standards. All vehicles must be parked in a striped parking space on a paved surface.
6. All vehicles awaiting repair shall be parked in the paved area along the side and rear of the building behind the existing fence and gate. The existing fence that is not wooden privacy shall be fitted with screening slats or fabric, to provide an effective screen from view of Arcadia Industrial Circle. The paved area at the front of the lot,

between Arcadia Industrial Circle and the front building façade and fence/gate and between Arcado Road and the front building facade, shall remain free of vehicles awaiting repair at all times, and shall be utilized for rear access and customer parking only.

7. Outdoor storage shall be limited to the rear of the property and screened per the requirements of the Unified Development Ordinance.
8. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
9. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
10. Obtain all necessary development and building permits, and bring the site and structure(s) up to all applicable zoning, development and building codes within 180 days of zoning approval.
11. The Special Use Permit shall be valid for a 2-year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 2/7/18

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



Legal Description

All that tract or parcel of land lying and being located in Land Lots 125 of the 6th District Gwinnett County, Georgia, Shown as lot 3, tract A, Arcadia Industrial Park, containing 43,633 Sq. Ft. or 1.002 Acres and being more particularly described as follows:

Beginning at an ½" rebar found at the northwesterly right of way of Arcado Road also known as Arcadia Road (100' right of way) and the southwesterly right of way of Arcadia Industrial Circle (100' right of way) and being the POINT OF BEGINNING; running thence North 71° 40' 10" East, a distance of 180.12 feet to an ½" rebar found; thence South 18° 18' 25" East, a distance of 280.70 feet to an iron pin placed; thence South 71° 40' 10" West, a distance of 130.66 feet to an iron pin places; thence North 28° 18' 00" West, a distance of 285.00 feet to an ½" rebar found and the POINT OF BEGINNING.

SUP '19 010

RECEIVED
NOV 02 2018

BY:

Exhibit F: Code Enforcement Notice of Violation and Court Citation

[Attached]



OFFICIAL NOTICE OF VIOLATION

December 17, 2021

Chatha Shafgat Shafgat
 4155 Arcadia Industrial Cir
 Lilburn, GA 30047

CASE NUMBER: CEU2021-12523
VIOLATION ADDRESS: 4155 ARCADIA INDUSTRIAL CIR, LILBURN, GA 30047-2906
INSPECTION DATE: 12/16/2021

Dear Sir/Madam,

A Gwinnett County Code Enforcement Officer inspected this property and found the following violations:

Ordinance	Code Section and Description	Compliance Date
Property Maintenance	14-284 FENCE AND WALL	12/31/2021

Fences and Walls shall be maintained in a structurally sound condition and in good repair. Fences shall be free from loose or rotting materials and shall have braces and supports attached or fastened in accordance with common building practices. Fences shall be maintained free of nails protruding more than 1/16 inch beyond the face of any uncovered fence member.

All multi-family parcels which contain 8 units per acre or more, excluding single-family attached dwellings, on parcels that contain a minimum of 3 acres shall be fenced on all sides with a chain-link or wrought iron fence no less than 4 feet in height. Any new fence required by the adoption of this Ordinance shall be constructed within 6 months from the effective date of this Ordinance.

All damaged or missing portions of a fence shall be replaced with comparable materials and shall be attached to the existing portion of the fence. Fences shall not be externally braced in lieu of replacing or repairing posts, columns or other structural members."

Unified Development Ordinance	230-100.1 NON-PERMITTED USE	12/31/2021
-------------------------------	-----------------------------	------------

Section 230-100. Only certain uses are allowed in each zoning district. All others are not permitted. For a complete listing, refer to Table 230.4 (Table of Permitted and Special Uses).

Zoning Resolution	1001.5. OFF STREET PARKING	12/31/2021
-------------------	----------------------------	------------

(a) In any non-residential district, the parking of any vehicle on other than a paved surface (or approved porous or grassed paving system) is prohibited.

(b) In any residential district, the parking of any motor vehicle except on a hard-surfaced driveway or in a carport or garage is prohibited. Any recreational vehicle or any non-motor vehicle may only be parked in a carport, enclosed structure, or in the rear yard on a paved surface (or approved porous or grassed paving system). Any vehicles parked in the rear yard not in a carport or an enclosed structure must be parked at least fifteen (15) feet from the property line. Vehicles or equipment used for agricultural purposes on RA-200 or R-100 zoned property with 5 or more acres are exempt from hard surface parking requirements if parked outside the required front yard setback.

Maximum allowable paved parking or hard surface area in front yards. (Excluding walkways and required sidewalks):

- A. R-ZT District – Not more than 45%
- B. All other residential districts, excluding R-TH district – Not more than 35%
- C. In the R-TH zoning district, driveways for adjoining units shall be separated by at least a 4-foot wide grassed strip, unless the units are villa-type with connecting driveways.

Zoning Resolution	1001.4 PARKING LOT MAINTENANCE	12/31/2021
-------------------	--------------------------------	------------

SECTION 1001.4 PARKING LOT MAINTENANCE. Parking lots shall be maintained in good condition, free of potholes, weeds, dust, trash and debris.



OFFICIAL NOTICE OF VIOLATION

Sign Ordinance	78-102 Sign Permit Required	12/31/2021
-----------------------	------------------------------------	-------------------

(1) It shall be unlawful for any person to post, display, alter or erect a sign without a sign location permit or temporary sign permit. A change in the lettering or text displayed on a display board shall not constitute an alteration.

Sign Ordinance	78-116 Maintenance	12/31/2021
-----------------------	---------------------------	-------------------

(1) All signs shall be maintained in good condition, so as to present a neat and orderly appearance. Neglected or dilapidated signs shall include, but not be limited to the following: rust or holes on or in the sign or sign structure, or broken, missing, loose or bent parts, faded or flaking paint, non-operative or partially non-operative illuminating or mechanical devices or missing letters in sign copy. The Director may cause to be removed after due notice any sign which shows gross neglect or becomes dilapidated.

(2) The Department shall give the owner ten (10) days written notice to correct the deficiencies or to remove the sign or signs. If the owner refuses to correct the deficiencies or remove the sign, the Department may have the sign removed at the expense of the owner.

Property Maintenance	14-288 DRIVEWAYS AND WALKWAYS	12/31/2021
-----------------------------	--------------------------------------	-------------------

All private driveways and walkways connecting a driveway to a building shall be maintained in a passable condition so as to allow safe vehicular and pedestrian ingress and egress to the building served. For purposes of this section, there is a rebuttable presumption that a private driveway or walkway is impassable if the driveway or walkway contains a grade separation of six (6) inches or more.

Property Maintenance	14-319 EXTERIOR SURFACE	12/31/2021
-----------------------------	--------------------------------	-------------------

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches and trim shall be maintained in good repair. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints shall be maintained weather resistant and water tight.

Zoning Resolution	606.3 DUMPSTER SCREENING	12/31/2021
--------------------------	---------------------------------	-------------------

606.3 DUMPSTER SCREENING. Screening and/or buffers shall be required for purposes of obscuring features such as dumpsters, rear entrances, utility and maintenance structures, and loading facilities.

Property Maintenance	14-289 OPEN OR OUTDOOR STORAGE	12/31/2021
-----------------------------	---------------------------------------	-------------------

The open or outdoor storage of appliances, building material or debris, equipment, garbage, glass, material, merchandise, rubbish, trash or similar items shall not be permitted, maintained or stored on any premises. Exceptions: (1) Property where outdoor storage is authorized by the Zoning Resolution; (2) Cut wood which is neatly stacked in lengths not to exceed 3 feet for the personal use of the owner or occupant and which is stored in a side or rear yard; (3) Rubbish, garbage, trash or similar items placed outside for collection by an authorized waste hauler not more than 24 hours prior to the designated collection date for that property.

Unified Development Ordinance	270-40.4 VIOLATION /CONDITIONS	12/31/2021
--------------------------------------	---------------------------------------	-------------------

In adopting an amendment to the Official Zoning Map, or approving a Special Use Permit, the Board of Commissioners may impose special conditions which it deems necessary in order to make the requested action acceptable and consistent with the purposes of the district(s) involved and to further the goals and objectives of the 2030 Unified Plan.

Notwithstanding any other remedies available in this UDO and under local and state law, violations of conditions imposed pursuant to this Section 270-40 shall be handled in accordance with Chapter 120 (Enforcement and Penalties).

You have been found to be in violation of one or more of your conditions of zoning. Failure to meet your conditions could result in revocation of your special use or amendment. See attached document(s) for specific conditions.

Corrective Action :



OFFICIAL NOTICE OF VIOLATION

1. REPAIR OR REPLACE THE FENCE ON THE PROPERTY.
2. REMOVE STORAGE CONTAINER FROM THE PROPERTY OR GET A PERMIT FOR IT.
3. NO OUTSIDE REPAIR OF ANY VEHICLES ON THE PROPERTY.
4. NO STORAGE OF ANY VEHICLES ON THE PROPERTY.
5. NO PARKING IN THE RIGHT OF WAY OR ON ANY UNPAVED SURFACE.
6. REMOVE ALL OUTDOOR STORAGE OF TRASH AND DEBRIS FROM PROPERTY (THAT INCLUDES BUT NOT LIMITED TO TIRES, TRASH, CAR PARTS, ETC)
7. REMOVE ALL BADLY FIGURED SIGNS
8. ALL SIGNS MUST HAVE A PERMIT
9. REPAVE THE PARKING LOT
10. STRIP THE PARKING LOT, ALL PARKING LOTS MUST BE KEPT CLEAR OF ALL CLUTER, TRASH, AND DIRT.
11. PAINT THE EXTERIOR OF THE BUILD TO EARTH TONE COLORS
12. ALL DUMPSTER MUST HAVE A DUMPSTER ENCLOSURE
13. YOU MUST OBIDE BY THEW SUP AND ALL OF ITS CONDITIONS.

Please make the necessary corrections before the compliance date(s) listed above to avoid citations which could result in fines up to \$1000. Contact me if you have any questions or need additional assistance.

Sincerely,
Edward Jackson
Code Enforcement Officer

Edward.Jackson@gwinnettcounty.com

Exhibit G: Maps

[Attached]

ARCADIA INDUSTRIAL CIR

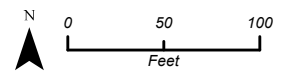
ARCADO RD

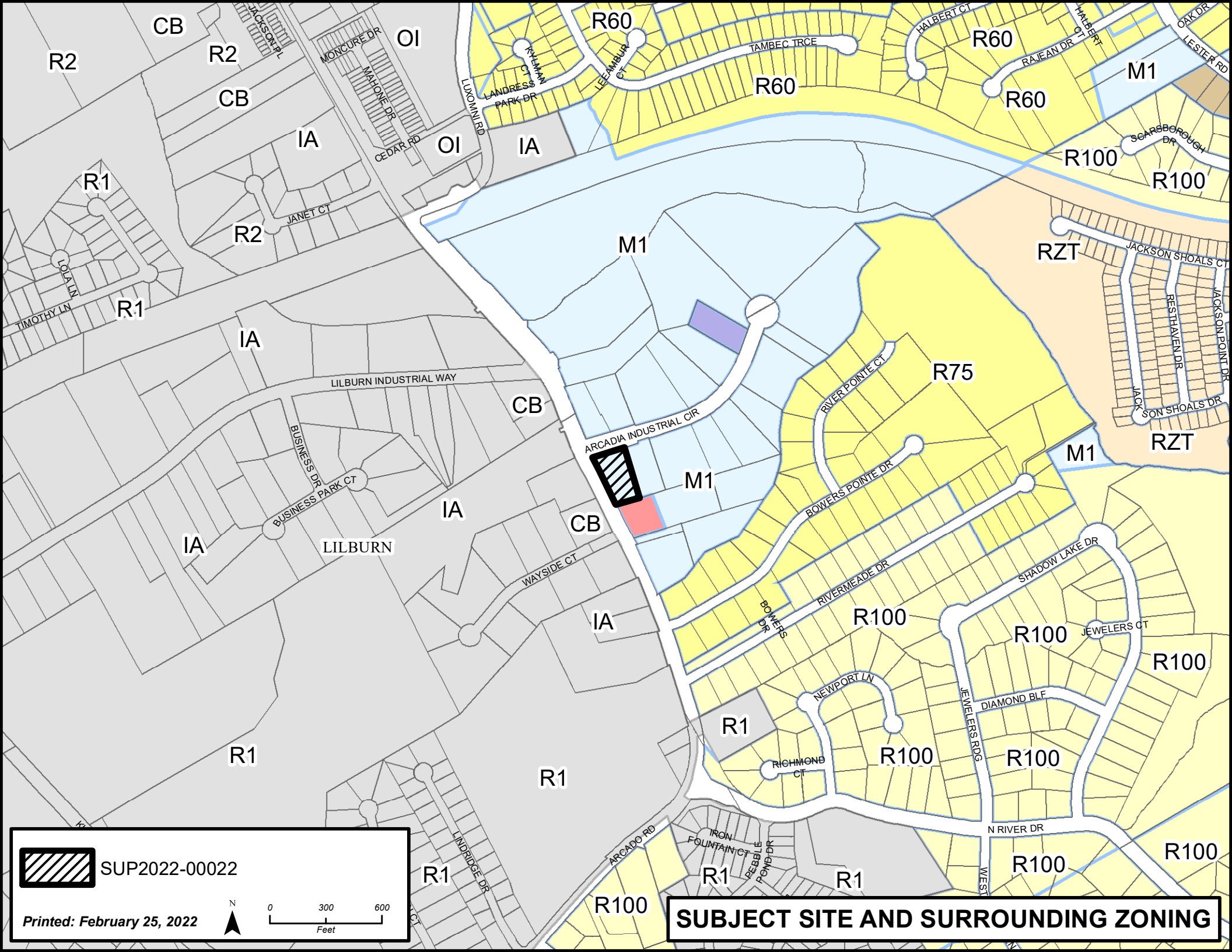
WAYSIDE CT



SUP2022-00022

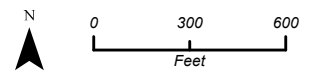
Printed: February 25, 2022



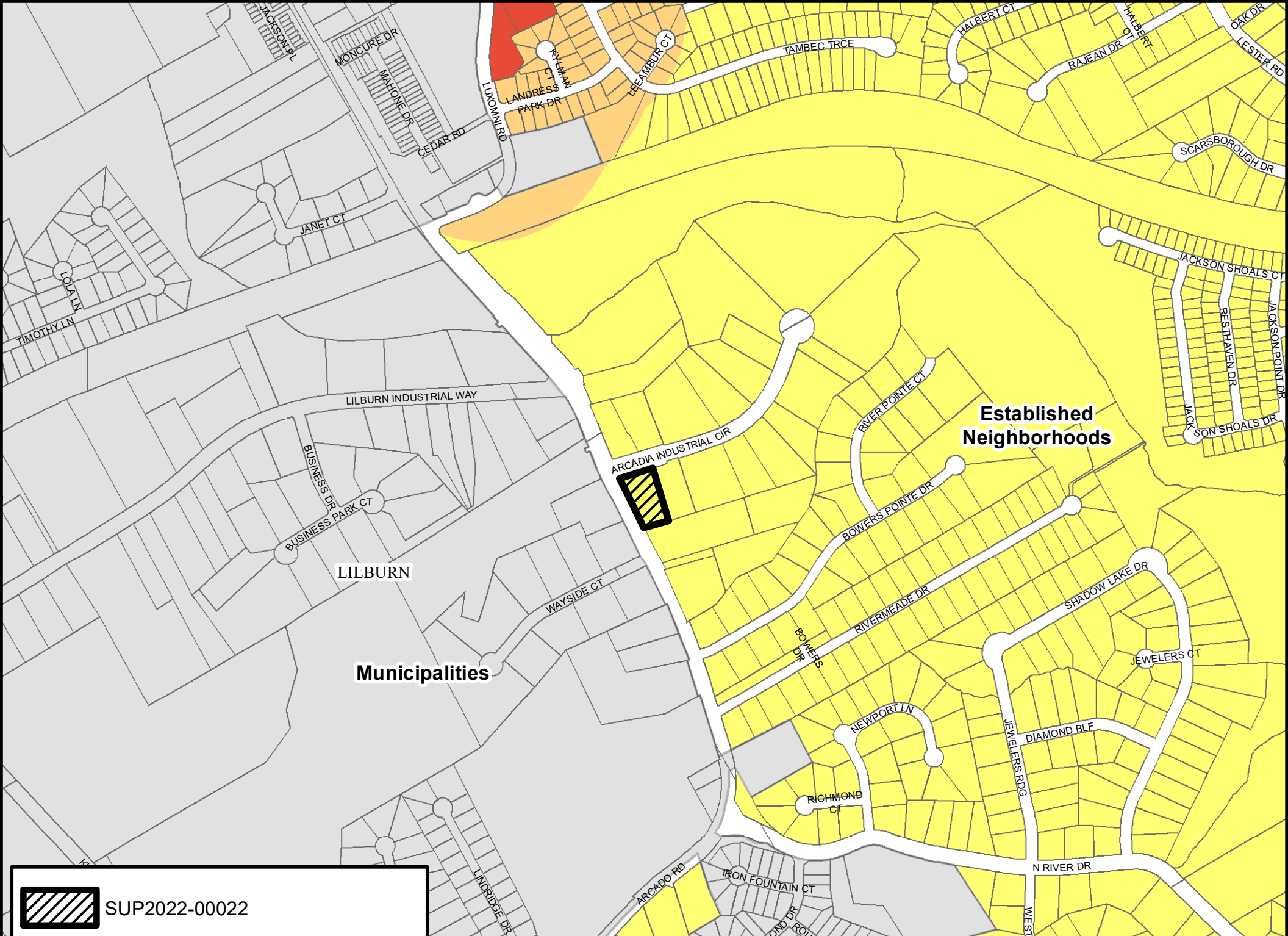



 SUP2022-00022

Printed: February 25, 2022

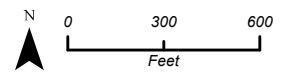


SUBJECT SITE AND SURROUNDING ZONING



 SUP2022-00022

Printed: February 25, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION



SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: SHAFQAT A CHATHA	NAME: SHAFQAT A CHATHA
ADDRESS: 4155 ARCADIA IND CLE	ADDRESS: 4155 ARCADIA IND CLE
CITY: LILBURN	CITY: LILBURN GA
STATE: GA ZIP: 30047	STATE: GA ZIP: 30047
PHONE: 678-886-2825	PHONE: 678-886 2825
EMAIL: Chad.Zari@yahoo.com	EMAIL: Chad.Zari@yahoo.com
CONTACT PERSON: SHAFQAT A CHATHA PHONE: 678-886-2825	
CONTACT'S E-MAIL: Chad.Zari@yahoo.com	

*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:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

EXISTING/PROPOSED ZONING: M-1 BUILDING/LEASED SQUARE FEET: _____

PARCEL NUMBER(S): R-6125014 ACREAGE: 1.002 ACRES

ADDRESS OF PROPERTY: 4155 ARCADIA INDUSTRIAL CIRCLE

SPECIAL USE REQUESTED: AUTO REPAIRS

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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

PURSUANT TO REQUIREMENT OF THE UNIFIED 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 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:

INDUSTRIAL SITE

- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

NO

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

HAS BEEN IN USE BUILT IN THIS INDUSTRIAL AREA

- (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:

NONE

- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

YES
AUTO REPAIR SHOP

- (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:

THIS IS INDUSTRIAL AREA. ALL THE BUILDINGS HAVE SIMILAR BUSINESSES.



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.

Shafiqat Chatha

01-07-22

Signature of Applicant

Date

SHAFQAT A CHATHA OWNER

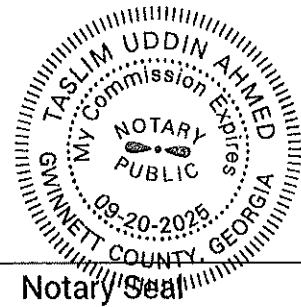
Type or Print Name and Title

Taslim Uddin Ahmed

01/07/2022

Signature of Notary Public

Date



Notary Seal



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.

Shafiqat Chatha

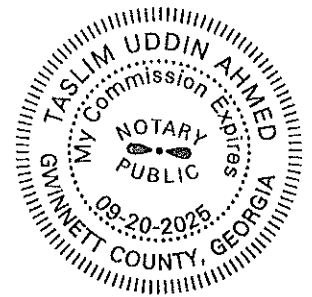
01-07-22

Signature of Property Owner

Date

SHAFQAT D CHATHA OWNER

Type or Print Name and Title



Taslim Uddin Ahmed

01/07/2022

Signature of Notary Public

Date

Notary Seal



**SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT**

(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.

NA

Signature of Applicant

Type or Print Name

Date

Signature of Notary Public

Date

Notary Seal



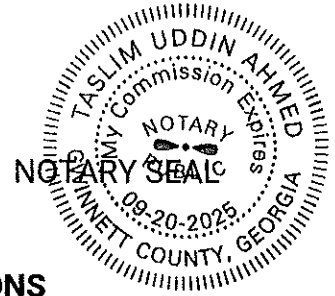
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

Shafiqat A Chatha 01-07-22 SHAFQAT A CHATHA OWNER
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Taslim Uddin Ahmed 01/07/2022
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 SHAFQAT A CHATHA
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: 6th - 125 - R-6125014
(Map Reference Number) District Land Lot Parcel

Shafiqat A Chatha 01-10-22
Signature of Applicant Date

SHAFQAT A CHATHA 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, FOR THEIR APPROVAL BELOW.*****

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)

Chris Nelson Senior Tax Services Associate
NAME TITLE

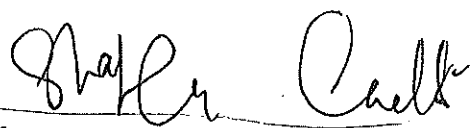
January 10, 2022
DATE

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
1/21/2022 12:57PM

ARCADIA LIGHT & HEAVY REPAIRS
4155 ARCADIA INDUSTRIAL CIRCLE
LILBURN, GEORGIA 30047
770 564-6915

RE: LETTER OF INTENT

Shafqat A. Chatha is the current property owner of 4155 Arcadia Industrial Circle, Lilburn, Georgia. This is a 1.002 acre parcel in the Arcadia Industrial Park located along Arcado Road. We want to continue doing business the way we always have since 2005. We are requesting a special use permit to continue to use our property & building for automotive and body repairs.



Shafqat A. Chatha

Owner of Acadia Light & Heavy Repair



Legal Description

All that tract or parcel of land lying and being located in Land Lots 125 of the 6th District Gwinnett County, Georgia, Shown as lot 3, tract A, Arcadia Industrial Park, containing 43,633 Sq. Ft. or 1.002 Acres and being more particularly described as follows:

Beginning at an ½" rebar found at the northwesterly right of way of Arcadio Road also known as Arcadia Road (100' right of way) and the southwesterly right of way of Arcadia Industrial Circle (100' right of way) and being the POINT OF BEGINNING; running thence North 71° 40' 10" East, a distance of 180.12 feet to an ½" rebar found; thence South 18° 18' 25" East, a distance of 280.70 feet to an iron pin placed; thence South 71° 40' 10" West, a distance of 130.66 feet to an iron pin placed; thence North 28° 18' 00" West, a distance of 285.00 feet to an ½" rebar found and the POINT OF BEGINNING.



SPECIAL USE PERMIT CHECKLIST

The following is a checklist of information required for submission of a Special Use Permit application. The Planning and Development Department reserves the right to reject any incomplete application.

- Application Form
- Legal Description
- Boundary Survey and Existing Conditions
- Site Plan (One (1) digital copy)
- Standards Governing Exercise of the Zoning Power
- Letter of Intent
- Applicant Certification with Notarized Signature
- Property Owner Certification with Notarized Signature
- Conflict of Interest Certification/Campaign Contributions
- Verification of Paid Property Taxes (most recent year)
- Application Fee – make checks payable to Gwinnett County

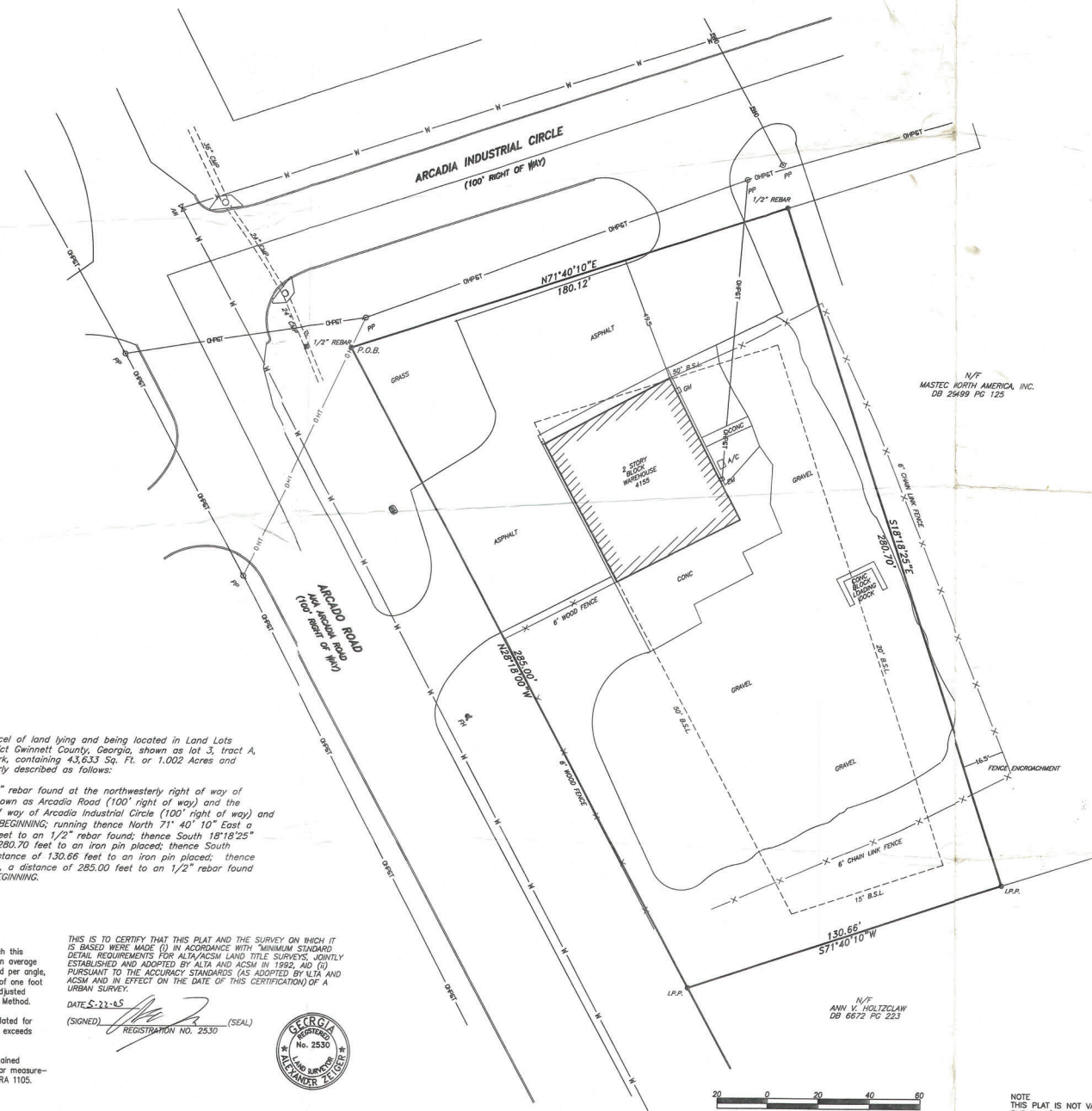
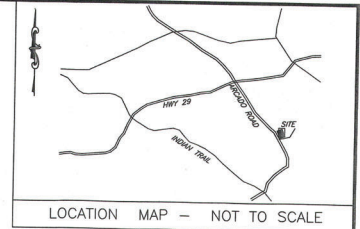
Additional Exhibits (if required):

- Additional site plan requirements for OSC, TND, R-SR, R-TH, MU-N, MU-C, MU-R and HRR rezoning requests
- Traffic Study
- Review Form for Development of Regional Impact
- Building Compliance Inspection

Please bring this checklist when filing for a Special Use Permit.

RECEIVED

1/21/2022 12:57PM



Legal Description
All that tract or parcel of land lying and being located in Land Lots 125 of the 6th District Gwinnett County, Georgia, shown as lot 3, tract A, Arcadio Industrial Park, containing 43,633 Sq. Ft. or 1.002 Acres and being more particularly described as follows:

Beginning at an 1/2" rebar found at the northwesterly right of way of Arcadio Road also known as Arcadio Road (100' right of way) and the southwesterly right of way of Arcadio Industrial Circle (100' right of way) and being the POINT OF BEGINNING; running thence North 71°40'10" East, a distance of 180.12 feet to an 1/2" rebar found; thence South 18°14'25" East, a distance of 280.70 feet to an iron pin placed; thence South 71°40'10" West, a distance of 130.66 feet to an iron pin placed; thence North 28°15'00" West, a distance of 285.00 feet to an 1/2" rebar found and the POINT OF BEGINNING.

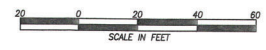
The field data upon which this plat was compiled has an average angular error of 1 second per angle, and a closure precision of one foot in 56,242 ft. and was adjusted using the Least Squares Method.

This plat has been calculated for closure and its accuracy exceeds one foot in 2,191,479 ft.

Linear measurements obtained using TORA 1105. Angular measurements obtained using TORA 1105.

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF A URBAN SURVEY.

DATE: 5-22-65
(SIGNED) [Signature] (SEAL)
REGISTRATION NO. 2530



NOTE
THIS PLAT IS NOT VALID UNLESS SURVEYOR'S SIGNATURE APPEARS IN BLACK INK.

- LEGEND**
- X FIRE HYDRANT
 - WV WATER VALVE
 - WM WATER METER
 - SW SINGLE WING CATCH BASIN
 - DW DOUBLE WING CATCH BASIN
 - DI DROP INLET
 - SM STORM MANHOLE
 - SMH SANITARY MANHOLE
 - CF CLEAN OUT
 - F.F.E. FINISH FLOOR ELEVATION
 - G GAS MAIN
 - W WATER
 - M METER
 - UGT UNDERGROUND TELEPHONE
 - UGP UNDERGROUND POWER
 - CHP&T OVERHEAD POWER & TELEPHONE
 - CATV CABLE TELEVISION
 - GV GAS VALVE
 - WV WATER VALVE
 - RFB REBAR FOUND
 - R/W RIGHT OF WAY
 - MF MONUMENT FOUND
 - CMF CONCRETE MONUMENT FOUND
 - CTF CRIMPED TOP PIPE FOUND
 - PI SIGN POLE
 - LIT LIGHT POLE
 - PP POWER POLE
 - HW HARDWOOD
 - C&G CURB AND GUTTER
 - GW GUY WIRE
 - IP IRON PIN FOUND
 - IPF IRON PIN PLACED
 - ICV IRRIGATION CONTROL VALVE
 - FO FIBER OPTIC
 - S SPRINKLER

FLOOD NOTE
THIS SITE IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS PER 01800 COMMUNITY PANEL # 13832C LAST REVISION APR. 4, 1997

- SURVEY REFERENCES:**
1. WARRANTY DEED FOR RICHARD A. GRISWELL AND RONALD J. DOWER, BOOK 1613 PG.120
 2. WARRANTY DEED FOR ANN V. HOLTZCLAW, BOOK 6673 PG.223
 3. WARRANTY DEED FOR MASTEC NORTH AMERICA, BOOK 29499 PG.00125

ZONED M-1
TOTAL AREA:
43,633 sq. ft.
1.002 acres

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH
THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS BY LAW.

CLAYTON/ALTA AIRPORT
188 SELFRIDGE ROAD
HAMILTON, GA 30228
1770 767-0777

GEORGIA REGISTERED PROFESSIONAL SURVEYOR
No. 2530
WILLIAM H. DODSON, II, L.L.C.
LAWYER'S TITLE INSURANCE CORPORATION

METRO ENGINEERING AND SURVEYING CO., INC.
188 SELFRIDGE ROAD
HAMILTON, GA 30228
1770 767-0777

LAND LOTS: 125	REVISIONS: (8-1) 05-22-65
DISTRICT: 6TH	
COUNTY: GWINNETT	DWG. PRO. CHECKED BY:
STATE: GEORGIA	JOB NO. 11866
DATE: 05/13/05	DRAWN BY: 11866
SCALE: 1"=20'	FILE: 11866A