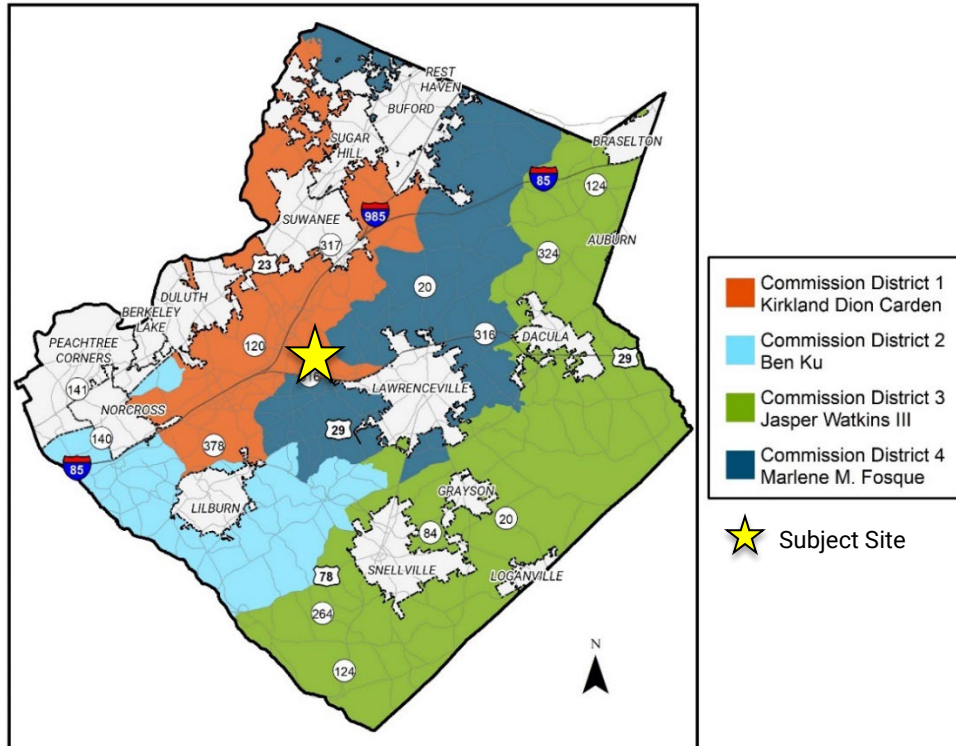




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2022-00026
Current Zoning: M-1 (Light Industry District)
Request: Special Use Permit
Address: 1590 Atkinson Road, Suite 106
Map Number: R7074 582
Site Area: 7.42 acres
Square Footage: 1,590
Proposed Development: Limousine Service
Commission District: District 1 – Commissioner Carden
Character Area: Vibrant Communities

Staff Recommendation: APPROVAL WITH CONDITIONS



Planning Commission Advertised Public Hearing Date: 7/5/2022
Board of Commissioners Advertised Public Hearing Date: 7/26/2022

Applicant: Dream Classic Limousine LLC
1590 Atkinson Road, Suite 106
Lawrenceville, GA 30043

Owner: Atkinson Arbors LLC
1590 Atkinson Road
Lawrenceville, GA 30043

Contact: Nelson Baba

Contact Phone: 770.330.6865

Zoning History

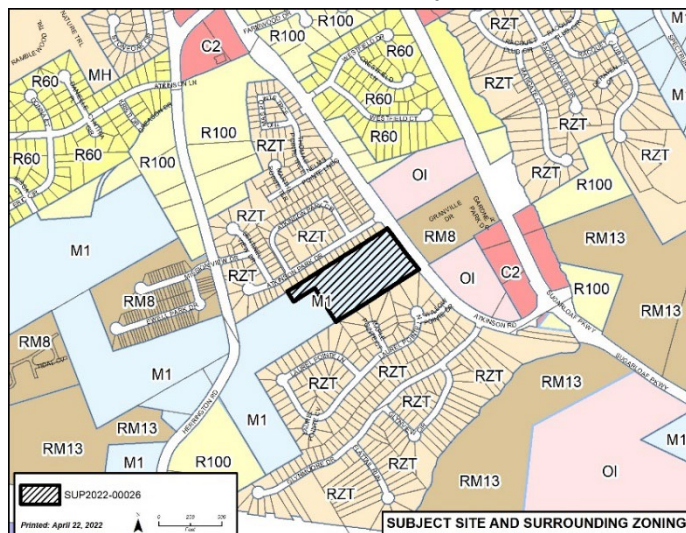
The subject property is zoned M-1 (Light Industry District). A 1987 rezoning case, RZ-115-87, rezoned the property from R-100 (Single-Family Residence District) to M-1 for office and warehouse uses. A 1995 change in conditions request, RZ-95-021, was approved on the property for development modifications and a buffer reduction.

Existing Site Condition

The subject site is a multi-tenant office park on a 7.42-acre parcel located along Atkinson Road, west of its intersection with Sugarloaf Parkway. The property is developed with seven, two-story office buildings and a small storage building. Access to the site is provided by a full access driveway from Atkinson Road. A sidewalk is present along the Atkinson Road frontage. A Georgia Power electrical easement crosses the property from the road frontage to the rear of the property. The property generally slopes down approximately 36 feet from Atkinson Road to the rear of the property, incorporating most of the parking lot and the detention pond. The parking lot has been terraced to accommodate for the slope of the property. The different tiers of the parking lot are separated with retaining walls, landscaped areas, and stairs. The subject suite is within the building located nearest to the driveway entrance from Atkinson Road. The nearest Gwinnett County Transit stop is adjacent to the site on Atkinson Road.

Surrounding Use and Zoning

The subject site is surrounded by residential and industrial uses. To the north and south are single-family detached subdivisions. A townhouse neighborhood is located to the east. An undeveloped property is located to the west. The following is a summary of surrounding uses and zoning:



Location	Land Use	Existing	Density
Proposed	Limousine Service	M-1	N/A
North	Single-Family Residential	RZT	5.58 units per acre
East	Townhouses	RM-8	9.85 units per acre
South	Single-Family Residential	RZT	3.44 units per acre
West	Undeveloped	M-1	N/A

Project Summary

The applicant requests a special use permit on a 7.42-acre property zoned M-1 for a limousine service, including:

- A 1,590 square foot office suite in which the limousine service operates.
- Office facilities which provide limousine services.
- A parking lot adjacent to the suite where the limousines are parked. The parking spaces are standard sized parking spaces and do not fit oversized vehicles such as limousines.
- Continued hours of operation which are 24 hours a day, seven days a week.
- The request is the result of a code enforcement violation (CEU2020-06267) for the operating the business within the M-1 zoning district without a special use permit, and for the improper storage of business vehicles on the property.

Zoning and Development Standards

The applicant is requesting a Special Use Permit for a limousine service in the M-1, Light Industry 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	Minimum 50'	>50'	YES
Side Yard Setback	Minimum 25'	>25'	YES
Rear Yard Setback	Minimum 50'	>50'	YES
Off-Street Parking	Minimum: 104 spaces Maximum 233 spaces	187 spaces	YES
Landscape Strip	10'	10'	YES
Zoning Buffer	R-ZT – 40'	40'	YES

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit D). Standard site and infrastructure improvements will also be required related to transportation, stormwater, water, and sewer utilities. 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 a proposed special use permit will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The subject business is located within an existing office park, which contains a number of automobile broker businesses and other transportation related office uses. These businesses have been in operation on the property for a number of years, including the subject business. The subject business and special use permit, with appropriate conditions, would be suitable given the surrounding area.

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

The proposed development would not adversely affect the existing use or usability of adjacent or nearby property. Appropriate conditions placed on the property for the special use permit request will ensure that the continued operation of the limousine business will not negatively impact neighboring residences.

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

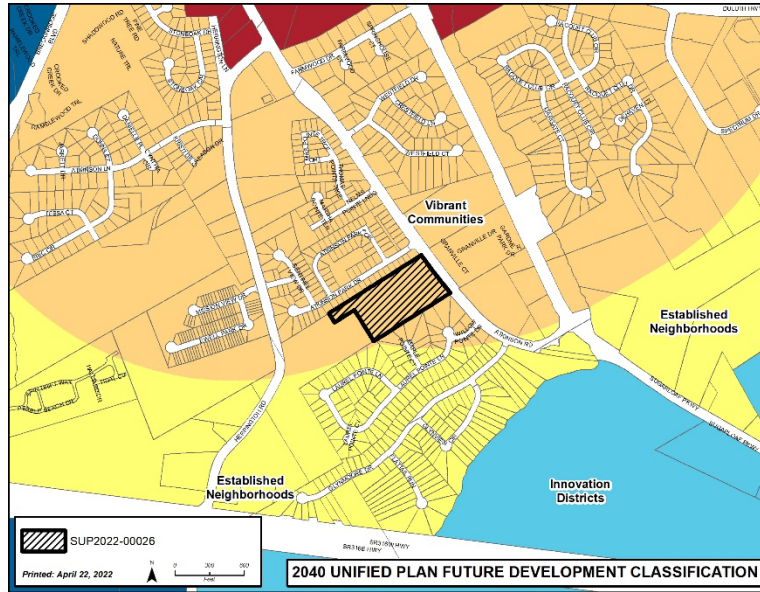
The property has a reasonable economic use as currently zoned.

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.

No impact on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this special use permit request is 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 and Future Development Map indicates that the subject property lies within the Vibrant Communities Character Area. This Character Area is intended to serve as a transition between neighborhood nodes and mixed-use activity centers and surrounding, established single-family residential areas, and is generally located away from primary intersections where activity centers and nodes are located. The continuation of a limousine business within an existing office park, with appropriate conditions, would be appropriate.



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.

The immediate surrounding area has been largely developed, with few additional residential, commercial, and industrial developments having occurred in recent years. Further development has been limited to locations north of the subject site, along Duluth Highway. The utilization of an existing office suite for the purpose of the continued operation of a limousine business would be appropriate given the surrounding area.

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 **APPROVAL WITH CONDITIONS** of the special use permit request.

Staff Recommended Conditions

Approval of a Special Use Permit for Limousine Service, subject to the following conditions:

1. The office operations for the limousine service shall be limited to the 1,590 square foot Suite 106.
2. No temporary tents, temporary canopies, temporary banners, temporary streamers, or temporary roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site, except within 60 days of grand opening and during special events which shall occur no more than twice per calendar year, and last no longer than seven days each.
3. Parking of vehicles related to the business shall be limited to six vehicles for rent or hire. The parking area shall be restriped to adequately accommodate these vehicles, subject to the review and approval of the Department of Planning and Development.

4. A parking plan shall be submitted within 60 days of the approval of the special use permit and shall be subject to the review and approval by the Department of Planning and Development
5. The Special Use Permit shall be valid for a 12-month 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. Internal and External Agency Review Comments
- E. Code Enforcement Report
- F. Maps

Exhibit A: Site Visit Photos

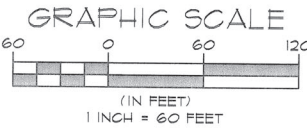


View of limousines and subject building

Exhibit B: Site Plan

[attached]

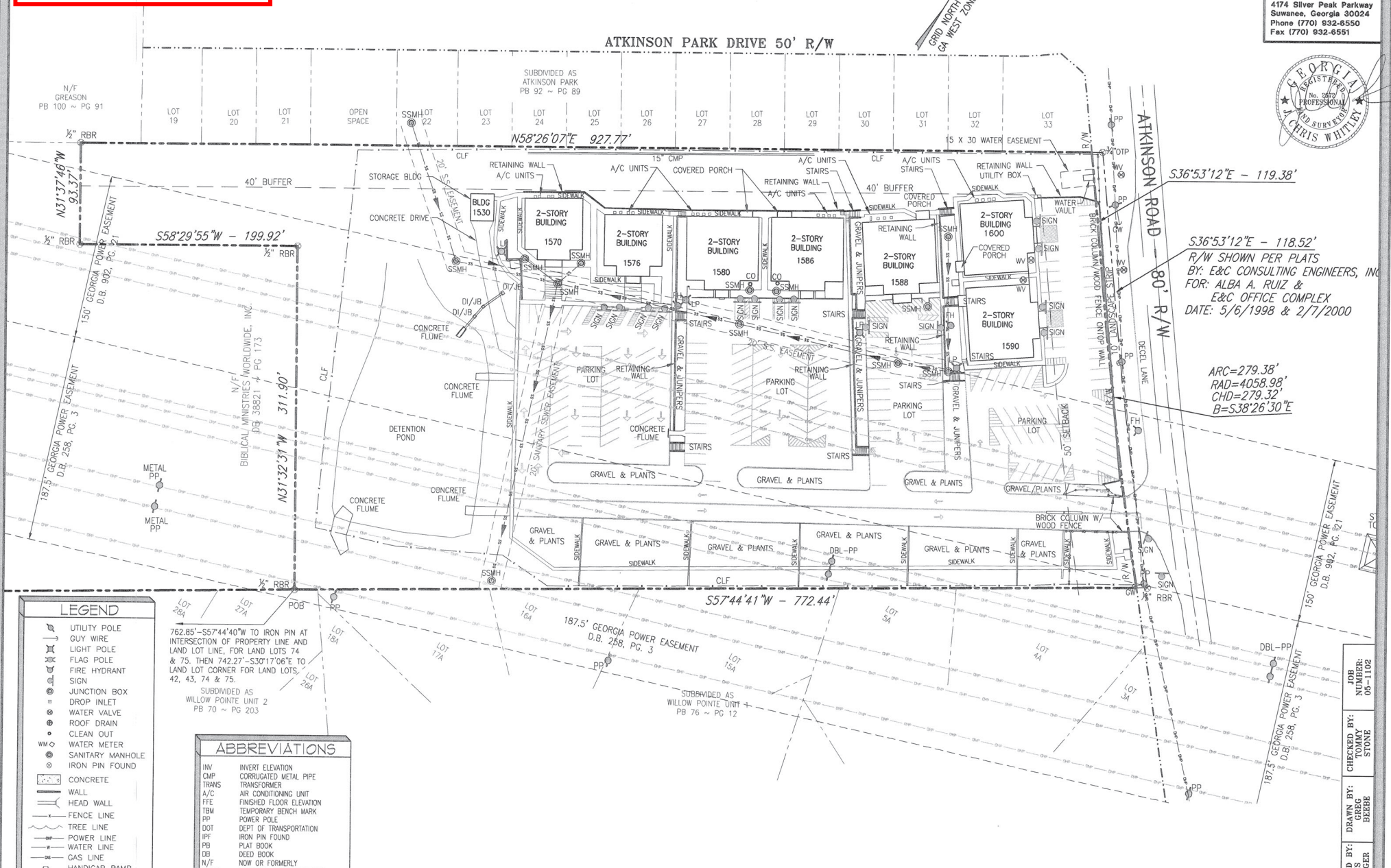
CONDOMINIUM PLAT FOR:
ATKINSON ARBORS CONDOMINIUM ASSOCIATION, INC.
LOCATED IN:
LAND LOT 74 ~ 7th DISTRICT
GWINNETT COUNTY
11-30-2004



McFarland-Dyer
& Associates, Inc.

Land Planning
Landscape Architecture
Civil Engineering
Land Surveyors

4174 Silver Peak Parkway
Suwanee, Georgia 30024
Phone (770) 932-8550
Fax (770) 932-6551



$S36^{\circ}53'12''E - 119.38'$
 $S36^{\circ}53'12''E - 118.52'$
R/W SHOWN PER PLATS
BY: E&C CONSULTING ENGINEERS, INC.
FOR: ALBA A. RUIZ &
E&C OFFICE COMPLEX
DATE: 5/6/1998 & 2/7/2000

$ARC=279.38'$
 $RAD=4058.98'$
 $CHD=279.32'$
 $B=S38^{\circ}26'30''E$

LEGEND

- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- FLAG POLE
- FIRE HYDRANT
- SIGN
- JUNCTION BOX
- DROP INLET
- WATER VALVE
- ROOF DRAIN
- CLEAN OUT
- WATER METER
- SANITARY MANHOLE
- IRON PIN FOUND
- CONCRETE
- WALL
- HEAD WALL
- FENCE LINE
- TREE LINE
- POWER LINE
- WATER LINE
- GAS LINE
- HANDICAP RAMP
- CURB AND GUTTER

762.85'-57°44'40"W TO IRON PIN AT
INTERSECTION OF PROPERTY LINE AND
LAND LOT LINE, FOR LAND LOTS 74
& 75, THEN 742.27'-S30°17'06"E TO
LAND LOT CORNER FOR LAND LOTS
42, 43, 74 & 75.

SUBDIVIDED AS
WILLOW POINTE UNIT 2
PB 70 ~ PG 203

ABBREVIATIONS

INV	INVERT ELEVATION
CMP	CORRUGATED METAL PIPE
TRANS	TRANSFORMER
A/C	AIR CONDITIONING UNIT
FEE	FINISHED FLOOR ELEVATION
TBM	TEMPORARY BENCH MARK
PP	POWER POLE
DOT	DEPT OF TRANSPORTATION
IPF	IRON PIN FOUND
PB	PLAT BOOK
DB	DEED BOOK
N/F	NOW OR FORMERLY
SMH	SANITARY SEWER MANHOLE

JOB NUMBER: 05-1102

CHECKED BY: TOMMY STONE

DRAWN BY: GREG BEEBE

SURVEYED BY: CHRIS DELINGER

SUP2022-00026

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

[attached]

RECEIVED

3/3/22

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:

NO. IT WILL NOT AFFECT THE VIEWS OF ADJACENT
NEARBY

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

NO IT WILL NOT AFFECT OR ADVERSELY AFFECT
EXISTING USES

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

NO REASONABLE ECONOMIC USE

- (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:

IT WILL NOT AFFECT OR CAUSE EXCESSIVE OR BURDENSOME
USE

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

IT WILL NOT AFFECT THE CONFORMITY WITH THE POLICY OF
THE LAND USE PLAN

- (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:

THERE ARE NO EXISTING OR CHANGING CONDITIONS AFFECTING
THE PROPERTY

RECEIVED

3/3/22

LETTER OF INTENT
FOR
DREAM CLASSIC LIMOUSINE

Case Number: 21-041298

Dream Classic Limousine makes this application through its owner, Nelson Baba. Atkinson Arbors, LLC is the owner of certain real property located in Land Lot 74 of the 7th Land District of Gwinnett County, Georgia.

The property is commonly known as 1590 Atkinson Rd, Lawrenceville, GA and is more specifically described in Exhibit "A" that is attached.

The parcel identification number for the property is: R7074 582

Here to and incorporated herein by reference.

The property is currently zoned to the M-1(Light Industry district in Gwinnett County and

Dream Classic Limo submits this application to obtain a Special Use Permit to allow parking of the limousine vehicles on the property that require a special use permit under the M-1 zoning classification. The applicant does not intend to change the layout of the existing development, does not intend to construct any additional buildings and will use space in the existing parking space.

Dream Classic Limousine is not requesting any other changes to the existing zoning, conditions, or other requirements.

Exhibit D: Internal and External Agency Review Comments

[attached]

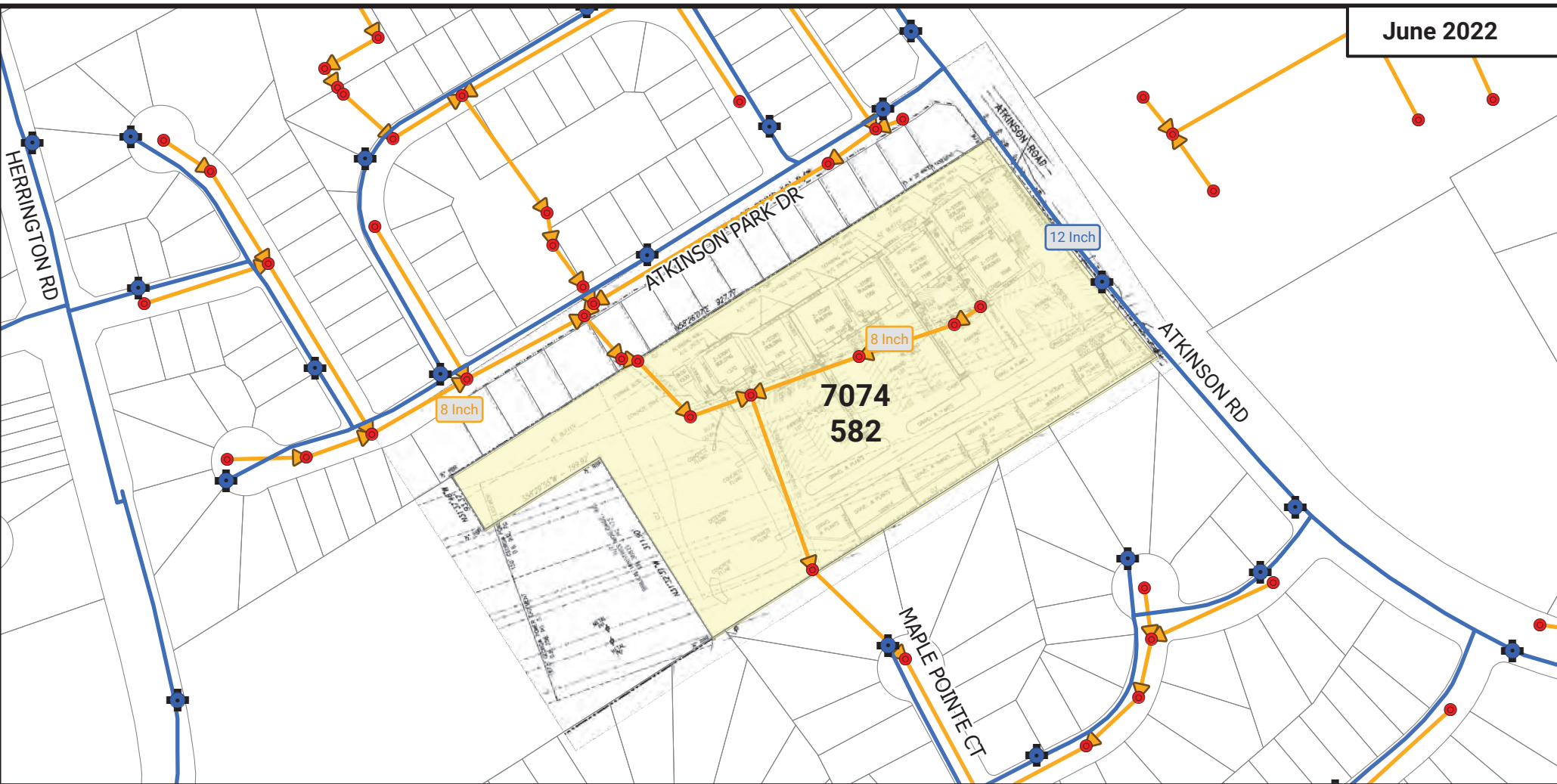


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		5.18.22	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		SUP2022-00026	
Case Address:		1590 Atkinson Road, Suite 106	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Atkinson Road is a major collector. ADT = 4,223.		
2	250 feet to nearest transit facility (#2334777) located at Atkinson Road and Willow Pointe Drive.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

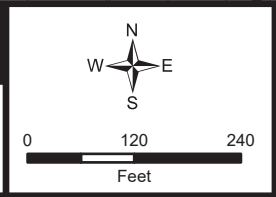
Revised 7/26/2021



LEGEND

Flow Management	Hydrant	Sewer Force Main
Pump Station	City	Effluent Outfall
Regional	Water Main	Sewer Collector
Manhole	Reuse Main	Sewer Interceptor

SUP2022-00026
M-1
Water & Sewer
Utility Map



Water Comments: There are no DWR Water comments for this case, the existing building is already connected to water.

Sewer Comments: There are no DWR Sewer comments for this case, the existing building is already connected to sewer.

Water Availability: Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the utility, service would then become available under the applicable utility permit rate schedules.

Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.



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

TRC Meeting Date:		Wednesday, May 18, 2022		
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com		
Case Number:		SUP2022-00026		
Case Address:		1590 Atkinson Road, Suite 106		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: There are no DWR Water comments for this case, the existing building is already connected to water.			
2	Sewer: There are no DWR Sewer comments for this case, the existing building is already connected to sewer.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
6				
7				

Note: Attach additional pages, if needed

Revised 7/26/2021

Exhibit E: Code Enforcement Report

[attached]

CASE NUMBER : CEU2020-06267

PRIMARY ADDRESS:	1590 ATKINSON RD 106, LAWRENCEVILLE, GA 30043
PARCEL:	7074 581
RECEIVED DATE:	8/25/2020
APPLICATION STATUS:	Court Inspection - Scheduled
DESCRIPTION:	Business Compliance Sweep

OWNER NAME	ADDRESS	CITY/STATE/ZIP
ATKINSON ARBORS LLC	1576 ATKINSON RD	LAWRENCEVILLE, GA, 30043-5701

Phone:

CONTACTS ROLE	NAME	ADDRESS	CITY/STATE/ZIP
Owner	Nelson Baba	1590 Atkinson rd.	Lawrenceville GA 30043

Phone: 770.330.6865

COMMENTS

View ID	COMMENTS	DATE

INSPECTIONS

Inspection	Requested	Scheduled	Completed	Status	Inspector	Comment
Court Inspection	4/6/2022	4/5/2022	4/6/2022	Not Complied	Travis Butler	NOT COMPLIED
Court Hearing	4/6/2022	4/6/2022	4/6/2022	Penalty Assessed	Savannah Richardson	DID NOT SHOW TO TRIAL, FTA ISSUED FOR REGISTERED AGENT.
Re-Inspection	5/19/2021	5/31/2021	11/3/2021	Not Complied-Citation Pending	Travis Butler	Multiple Limos in parking lot. Citation needs to be given.
Re-Inspection	9/21/2020	10/2/2020	4/26/2021	Not Complied	Jacinta Parlor	LIMO, STRETCHED HUMMERS REMAIN PARKED AT THE LOCATION.
Re-Inspection	8/26/2020	9/4/2020	9/18/2020	Field Courtesy Notice	Travis Butler	Can not park limousines or other commercial vehicles on premise.
Initial Inspection	8/26/2020	8/19/2020	8/19/2020	Field Courtesy Notice	Travis Butler	Wall sign must have sign location permit. Must obtain Business License. Can not park limousines or other commercial vehicles on premise.

WORKFLOW HISTORY

Workflow Task	Assigned	Due	Completed	Status	Inspector	Comment
Enforcement Intake	8/25/2020	8/25/2020	8/25/2020	Complaint Accepted	Erica Brannen	

VIOLATIONS

ORDINANCE	CODE SECTION	VIOLATION DATE	COMPLIANCE DATE	VIOLATION STATUS
Unified Development Ordinance	240-10.5 OFF ST PRKG - PROH	08/19/2020	09/04/2020	Not Met
Unified Development Ordinance	230-100.1 NON-PERMITTED USE	08/19/2020	09/04/2020	Not Met

CITATIONS

ORDINANCE	CODE SECTION	DATE OF CITATION	CITATION NUMBER	COURT DATE
-----------	--------------	------------------	-----------------	------------

CASE NUMBER : CEU2020-06267

DOCUMENTS				
DOCUMENT NAME	FILE NAME	DESCRIPTION	UPLOADED BY	UPLOADED ON
August 19 2020	WIN_20200819_12_57_19_Pro.jpg	Outside wall sign.	TWBUTLER	8/26/2020 3:47:34 PM
August 19 2020	WIN_20200819_15_10_12_Pro.jpg	NOV left at office.	TWBUTLER	8/26/2020 3:47:35 PM
September 2 2020	Nelson.doc	Letter sent from Atkinson Arbors to AL Glamour Limousine	TWBUTLER	9/2/2020 10:33:09 AM
September 18 2020	WIN_20200918_12_30_36_Pro.jpg	Dream Classic Limousine LLC. NOV left	TWBUTLER	9/21/2020 2:16:10 PM
September 18 2020	WIN_20200918_13_05_00_Pro.jpg	Dream Classic Limousines Limo. Black	TWBUTLER	9/21/2020 2:19:38 PM
September 18 2020	WIN_20200918_13_04_54_Pro.jpg	Dream Classic Limousines Limo. White	TWBUTLER	9/21/2020 2:19:39 PM
November 3 2021	WIN_20211103_17_39_03_Pro.jpg	Business office	TWBUTLER	11/4/2021 5:50:56 PM
November 3 2021	WIN_20211103_17_39_39_Pro.jpg	Directory with business name	TWBUTLER	11/4/2021 5:50:57 PM
November 3 2021	WIN_20211103_17_36_56_Pro.jpg	Limos 1	TWBUTLER	11/4/2021 5:50:58 PM
November 3 2021	WIN_20211103_17_36_59_Pro.jpg	Limos 2	TWBUTLER	11/4/2021 5:50:58 PM
November 3 2021	WIN_20211103_17_37_21_Pro.jpg	Limos 3	TWBUTLER	11/4/2021 5:50:59 PM
12/10/2021	FW Atkinson Arbors.msg	email for case	SKRICHARDSON	12/10/2021 1:17:54 PM

Exhibit F: Maps

[attached]

ATKINSON
PARK CIR


ATKINSON
PARK CIR

GRANVILLE
CT


ATKINSON PARK DR

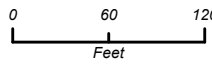
ATKINSON RD

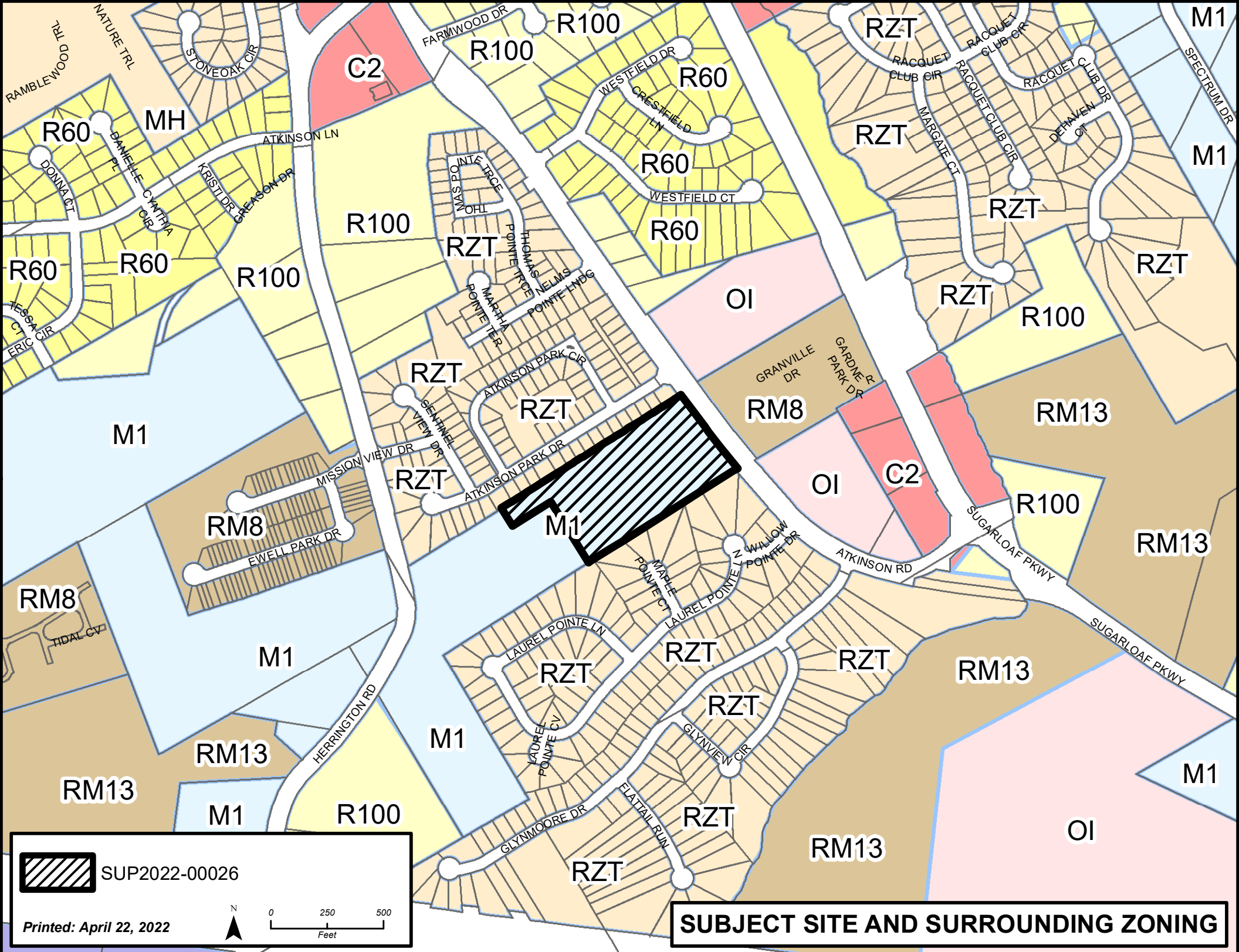
LAUREL
POINTE LN


 SUP2022-00026

Printed: April 22, 2022


 N

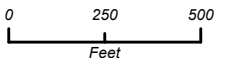
 0 60 120
Feet



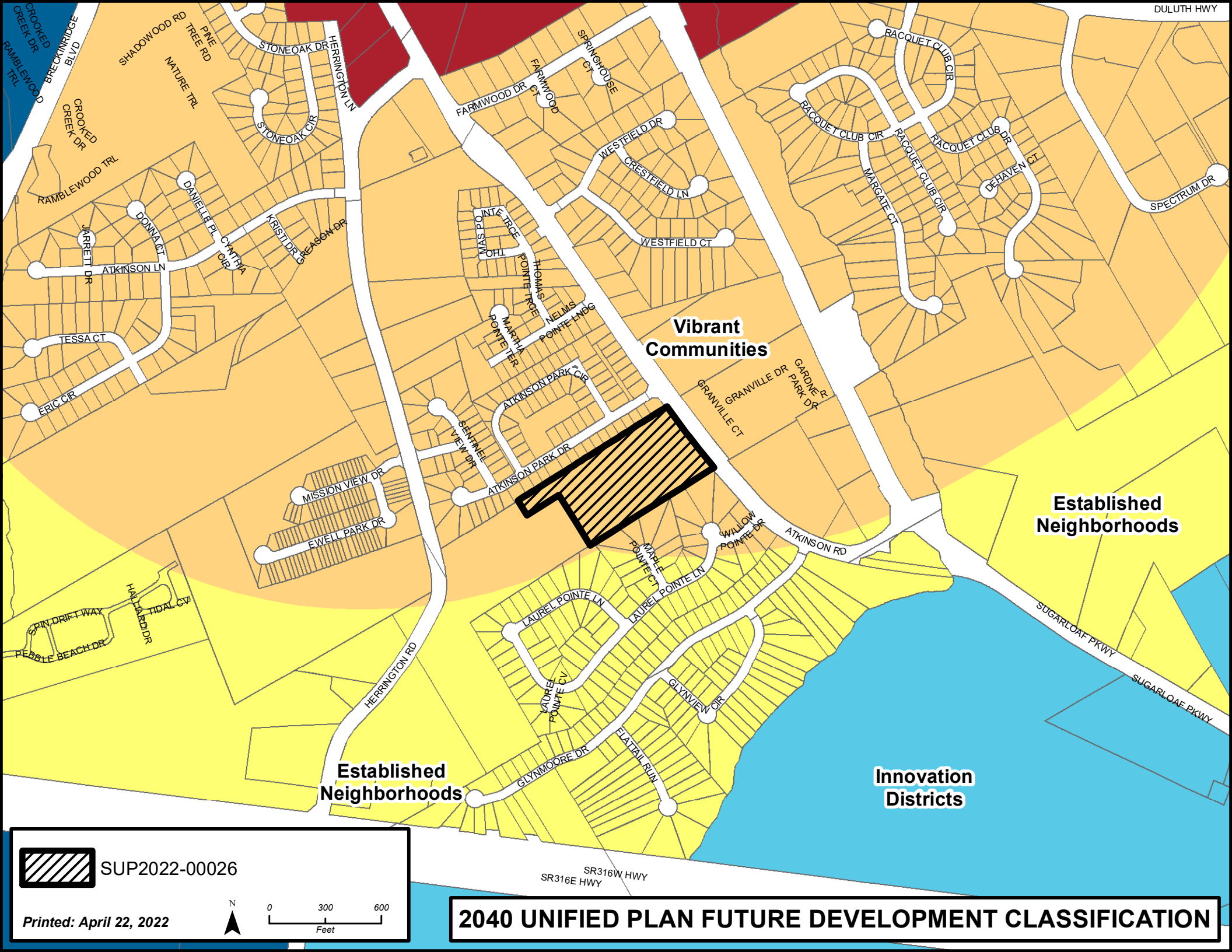
 SUP2022-00026

Printed: April 22, 2022

 N



SUBJECT SITE AND SURROUNDING ZONING




**Vibrant
Communities**

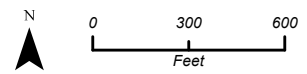
**Established
Neighborhoods**

**Established
Neighborhoods**

**Innovation
Districts**

 SUP2022-00026

Printed: April 22, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

RECEIVED

3/3/22

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Dream Classic Limousine LLC</u>	NAME: <u>Atkinson Arbans LLC</u>
ADDRESS: <u>1590 Atkinson Rd Ste 106</u>	ADDRESS: <u>1590 Atkinson Rd</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>770-330-6865</u>	PHONE: _____
EMAIL: <u>dreamclassiclimo@gmail.com</u>	EMAIL: _____
CONTACT PERSON: <u>Nelson Baba</u> PHONE: <u>770-330-6865</u>	
CONTACT'S E-MAIL: <u>dreamclassiclimo@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"/> <u>TENANT</u> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>MID</u>	BUILDING/LEASED SQUARE FEET: <u>1590 (Suite 106) SF</u>
PARCEL NUMBER(S): <u>R7074 582</u>	ACREAGE: <u>7.42</u>
ADDRESS OF PROPERTY: <u>1590 ATKINSON RD SUITE 106</u>	
SPECIAL USE REQUESTED: <u>LIMO BUSINESS</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

3/3/22

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:

NO. IT WILL NOT AFFECT THE VIEWS OF ADJACENT
NEARBY

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

NO IT WILL NOT AFFECT OR ADVERSELY AFFECT
EXISTING USES

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

NO REASONABLE ECONOMIC USE

- (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:

IT WILL NOT AFFECT OR CAUSE EXCESSIVE OR BURDENSOME
USE

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

IT WILL NOT AFFECT THE CONFORMITY WITH THE POLICY OF
THE LAND USE PLAN

- (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:

THERE ARE NO EXISTING OR CHANGING CONDITIONS AFFECTING
THE PROPERTY

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

3/3/22

LETTER OF INTENT
FOR
DREAM CLASSIC LIMOUSINE

Case Number: 21-041298

Dream Classic Limousine makes this application through its owner, Nelson Baba. Atkinson Arbors, LLC is the owner of certain real property located in Land Lot 74 of the 7th Land District of Gwinnett County, Georgia.

The property is commonly known as 1590 Atkinson Rd, Lawrenceville, GA and is more specifically described in Exhibit "A" that is attached.

The parcel identification number for the property is: R7074 582

Here to and incorporated herein by reference.

The property is currently zoned to the M-1(Light Industry district in Gwinnett County and

Dream Classic Limo submits this application to obtain a Special Use Permit to allow parking of the limousine vehicles on the property that require a special use permit under the M-1 zoning classification. The applicant does not intend to change the layout of the existing development, does not intend to construct any additional buildings and will use space in the existing parking space.

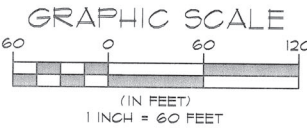
Dream Classic Limousine is not requesting any other changes to the existing zoning, conditions, or other requirements.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

3/3/22

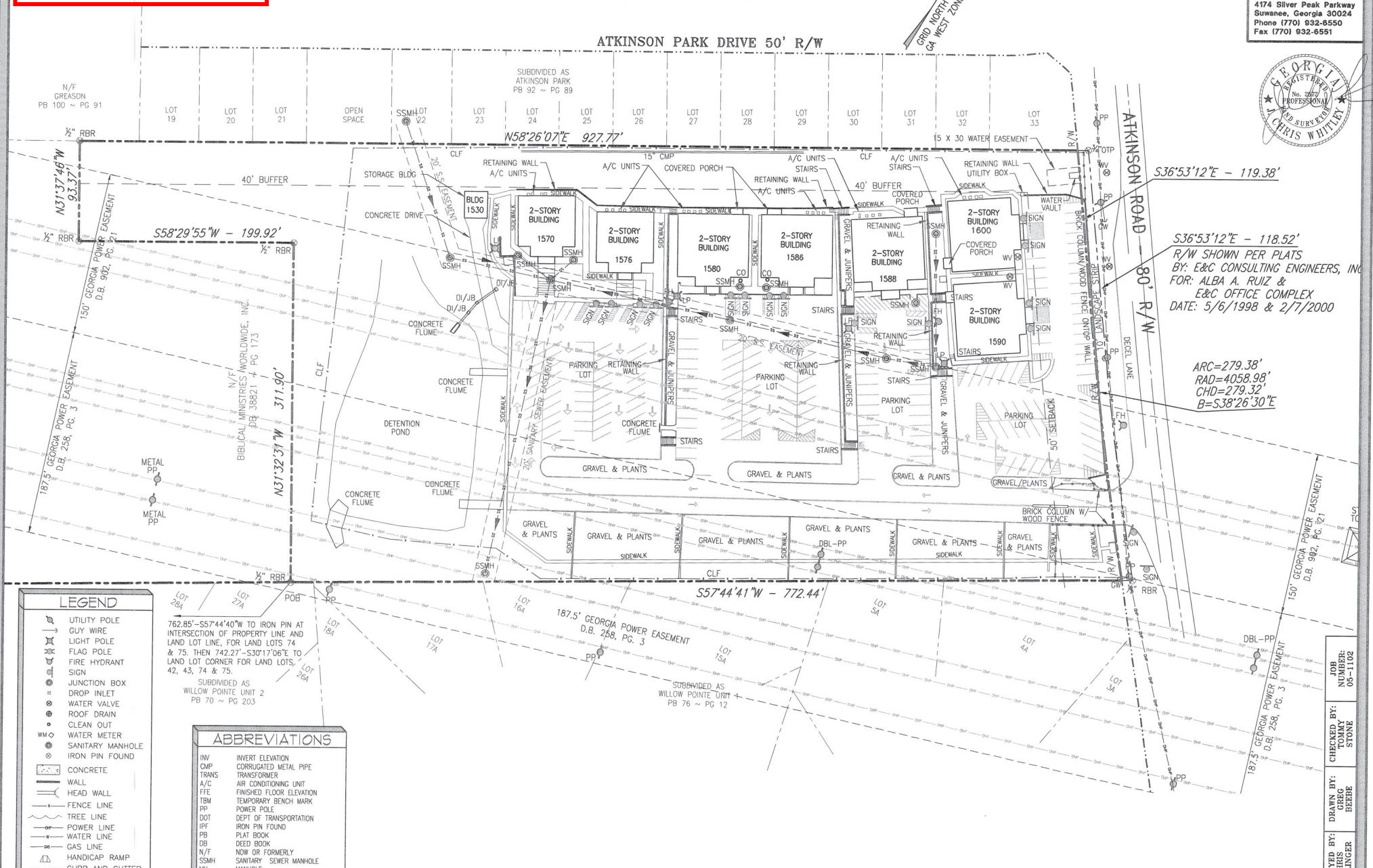
CONDOMINIUM PLAT FOR:
ATKINSON ARBORS CONDOMINIUM ASSOCIATION, INC.
LOCATED IN:
LAND LOT 74 ~ 7th DISTRICT
GWINNETT COUNTY
11-30-2004



McFarland-Dyer
& Associates, Inc.

Land Planning
Landscape Architecture
Civil Engineering
Land Surveyors

4174 Silver Peak Parkway
Suwanee, Georgia 30024
Phone (770) 932-8550
Fax (770) 932-6551



S36°53'12"E - 119.38'
S36°53'12"E - 118.52'
R/W SHOWN PER PLATS
BY: E&C CONSULTING ENGINEERS, INC.
FOR: ALBA A. RUIZ &
E&C OFFICE COMPLEX
DATE: 5/6/1998 & 2/7/2000

ARC=279.38'
RAD=4058.98'
CHD=279.32'
B=S38°26'30"E

LEGEND	
	UTILITY POLE
	GUY WIRE
	LIGHT POLE
	FLAG POLE
	FIRE HYDRANT
	SIGN
	JUNCTION BOX
	DROP INLET
	WATER VALVE
	ROOF DRAIN
	CLEAN OUT
	WATER METER
	SANITARY MANHOLE
	IRON PIN FOUND
	CONCRETE
	WALL
	HEAD WALL
	FENCE LINE
	TREE LINE
	POWER LINE
	WATER LINE
	GAS LINE
	HANDICAP RAMP
	CURB AND GUTTER

762.85'-57°44'40"W TO IRON PIN AT
INTERSECTION OF PROPERTY LINE AND
LAND LOT LINE, FOR LAND LOTS 74
& 75, THEN 742.27'-S30°17'06"E TO
LAND LOT CORNER FOR LAND LOTS
42, 43, 74 & 75.

SUBDIVIDED AS
WILLOW POINTE UNIT 2
PB 70 ~ PG 203

ABBREVIATIONS	
INV	INVERT ELEVATION
CMP	CORRUGATED METAL PIPE
TRANS	TRANSFORMER
A/C	AIR CONDITIONING UNIT
F/E	FINISHED FLOOR ELEVATION
TBM	TEMPORARY BENCH MARK
PP	POWER POLE
DOT	DEPT OF TRANSPORTATION
IPF	IRON PIN FOUND
PB	PLAT BOOK
DB	DEED BOOK
N/F	NOW OR FORMERLY
SSMH	SANITARY SEWER MANHOLE
MH	MANHOLE

JOB NUMBER: 05-1102
CHECKED BY: TOMMY STONE
DRAWN BY: GREG BEEBE
SURVEYED BY: CHRIS DELLINGER

49562
00584

WINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

3/3/22

BK 49562 PG 0684

EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 74 of the 7th District of Gwinnett County, Georgia, being Units known as 1588 Atkinson Road, 1590 Atkinson Road, 1600 Atkinson Road, 1586 Atkinson Road, also known as "Building D," and 1580 Atkinson Road, also known as Building E, of Atkinson Arbors Condominium, a condominium as shown on that certain site plan and recorded in Condominium Plat Book CD4, Pages 22-24, Gwinnett County, Georgia records, said floor plans for said condominium being shown on Atkinson Arbors Plans recorded in Condominium Plan page 4058 through 4067, inclusive, aforesaid records; together with all the rights, title and interest of Grantor in the aforesaid condominium and the easements, right-of-way, strips, gores, ways, alleys, passages, sewer rights, waters, water courses, water rights and owners, and all estates, rights, title, interests, privileges, liberties, tenements, hereditaments and appurtenances, Limited Common Elements and appurtenances thereto as set forth in the Declaration of Condominium for Atkinson Arbors Condominium recorded at Deed Book 45529, Page 166, aforesaid records and as amended at Deed Book 45799, Page 243, aforesaid records, including such undivided interest in the Common Elements as set forth in said Declaration and amendments.

RECEIVED

3/3/22

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)

_____ - _____ - R7074 582
District Land Lot Parcel

Nelson Baha
Signature of Applicant

3/3/22
Date

NELSON BABA
Type or Print Name and Title

CEO Nelson

*****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

NAME

Senior Tax Services Associate

TITLE

March 3, 2022

DATE

RECEIVED

3/3/22

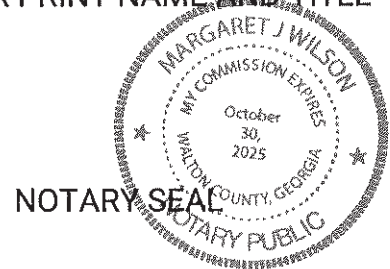
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

Nelson Baba 3/3/22 NELSON BABA
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Margaret J Wilson 3/9/2022
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 Nelson Baba
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.

RECEIVED

3/3/22

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.

Nelson Baba

Signature of Applicant

3/3/22

Date

NELSON BABA

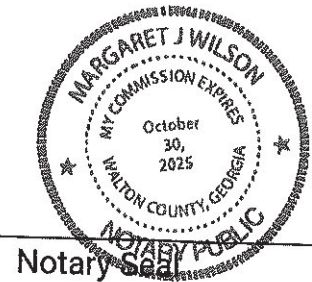
Type or Print Name and Title

Margaret J. Wilson

Signature of Notary Public

3/3/2022

Date



Notary Seal

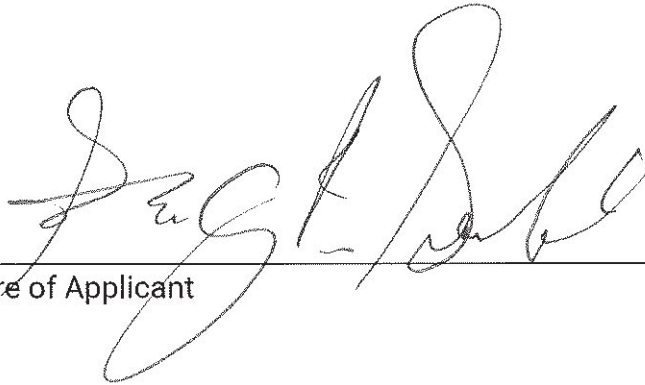
RECEIVED

3/3/22

PROPERTY OWNER

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.



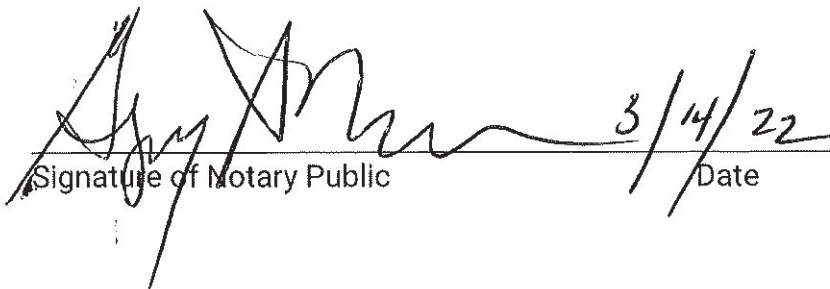
Signature of Applicant

3/3/22

Date

Gregory P. Santulli

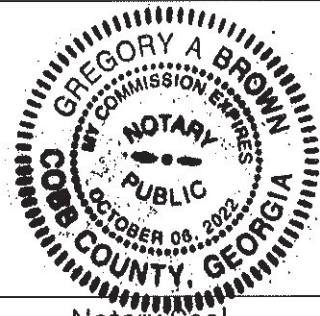
Type or Print Name and Title



Signature of Notary Public

3/14/22

Date



Notary Seal