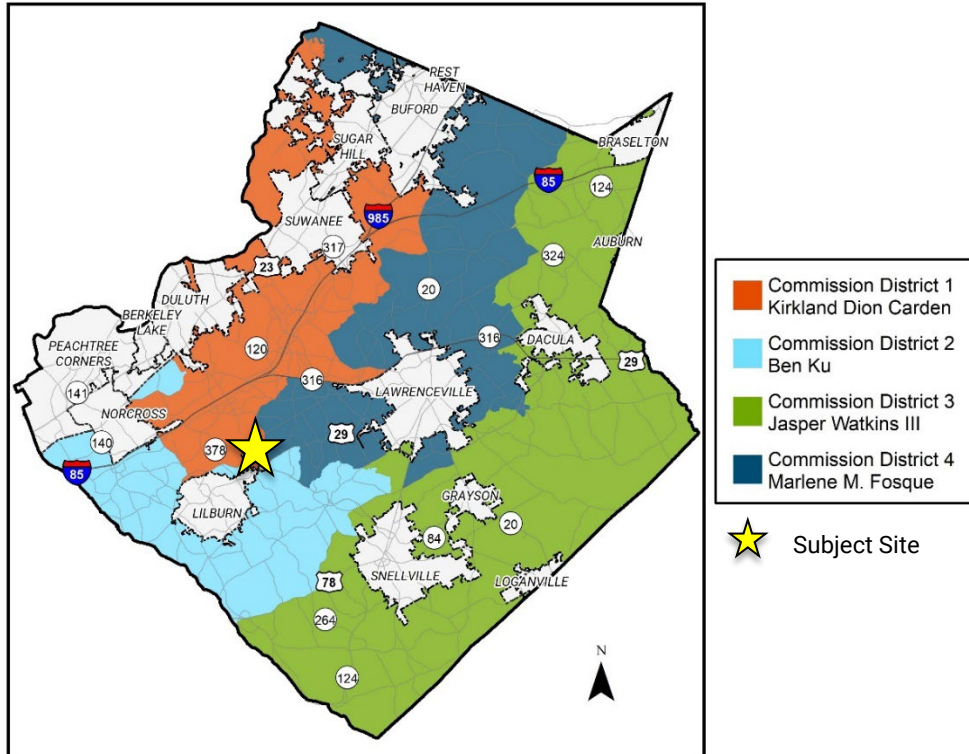




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2022-00028
Current Zoning: C-2 (General Business District)
Request: Special Use Permit
Additional Request: Buffer Reduction Waiver
Address: 3545 Lawrenceville Highway
Map Number: R6152 080
Site Area: 0.73 acres
Square Feet: 4,200
Proposed Development: Automobile Repair Shop
2022 Commission District: District 1 – Commissioner Carden*
Character Area: Community Mixed-Use

Staff Recommendation: DENIAL



*This property will be in Commission District 2 beginning on January 1, 2023

Planning Commission Advertised Public Hearing Date: 6/8/2022
Board of Commissioners Advertised Public Hearing Date: 6/28/2022

Project Summary

The applicant requests a special use permit for a 0.73-acre property zoned C-2 for an automobile repair shop, including:

- A two-story, 4,200 square foot building. The first floor of the building will contain six repair bays. The second floor will contain offices.
- Hours of operation between Monday to Friday from 8:00 am to 7:00 pm.
- Nine surface parking spaces located to the side and rear of the proposed building.
- A full access driveway from Lawrenceville Highway.
- A 10-foot-wide landscape strip along the Lawrenceville Highway frontage.
- A concrete sidewalk along Lawrenceville Highway extending the length of the site.
- Relocation of the existing concrete swale to the right-of-way, subject to Georgia Department of Transportation approval.
- A dumpster at the rear of the site.
- An interparcel connection between the subject property and the commercial property to the south of the site.
- A stormwater management facility located at the eastern portion of the site.
- A 20-foot-wide undisturbed zoning buffer in lieu of a 75-foot-wide undisturbed zoning buffer along the northwest property line, adjacent to the MH zoned property.
- No architectural renderings or building elevations were submitted.
- The existing billboard to remain on the site.

Zoning and Development Standards

The applicant is requesting a special use permit for an automobile repair shop in C-2, General Business District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 45'	45'	YES
Front Yard Setback	Minimum: 15'	36'	YES
Side Yard Setback	Minimum 10'	26'	YES
Rear Yard Setback	Minimum 30'	>30'	YES
Off-Street Parking	Minimum: 6 spaces Maximum: 18 spaces	9 spaces	YES
Zoning Buffer	Minimum 75'	20'	NO*
Landscape Strip	Minimum 10'	10'	YES

*A buffer reduction waiver has been requested by the applicant.

Waiver Request

In addition to the rezoning request, the applicant is seeking a waiver from the following provision of Title III of the UDO:

1. Section 610-20.5. Minimum Buffer Requirements:
 - A. Required buffers shall be provided in conformity [with] Table 610.0 "Table of Minimum Buffer Requirements".

75' buffer for C-2 development adjacent to existing MH zoned property

Proposed developments in the C-2 zoning district are required to provide a 75-foot undisturbed buffer when adjacent to existing MH zoned property. In this case, the applicant is proposing a 20-foot undisturbed buffer along the northern property line, adjacent to the MH zoned property.

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 is suitable in view of the use and development of adjacent and nearby property.

The property is surrounded by a mix of residential and commercial developments. The property located to the rear of the site is a manufactured housing development with 96 units. The applicant proposes to reduce the zoning buffer adjacent to this development from 75 feet to 20 feet. An intense automobile related use immediately adjacent to residences would be inconsistent with the current zoning pattern and therefore would not be suitable in view of the use and development of adjacent and nearby property.

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

The applicant is proposing a two-story automobile repair shop adjacent to single-family residences. This use will negatively affect these adjacent residential properties with noise, lighting, and other external impacts. The property is currently zoned for commercial uses that would be permitted without a special use permit. Therefore, the existing use and usability of adjacent or nearby properties would be negatively impacted by the zoning change.

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

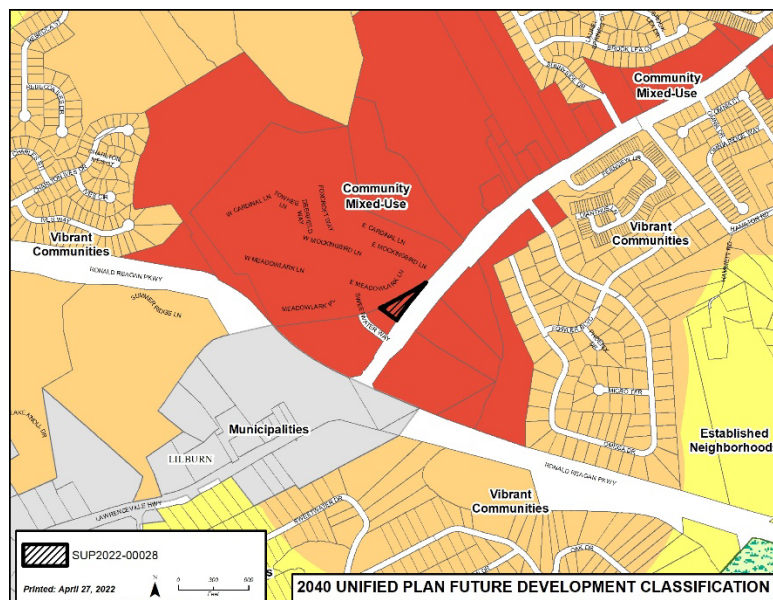
The property has reasonable economic use as currently zoned.

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.

Impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning the 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 Community Mixed-Use Character Area is intended for activity nodes and connecting areas located along major corridors including Lawrenceville Highway. Future development and redevelopment should focus on making these corridors more pedestrian oriented. The section of the corridors between the higher intensity nodes should redevelop as lighter intensity mixed-use centers with lower residential densities, or commercial uses integrating high quality aesthetics and site design. Buildings should be set close to the street for pedestrian orientation and engagement. If surface parking is proposed, it should be located primarily behind buildings or to the side of them while providing a continuous pedestrian connection to the street and other uses. Parking to the side of the building must be screened by landscaping, walls, or other strategies. The development does not conform to, or meet the intent of the Community Mixed-Use Character Area. The applicant is proposing an automobile oriented use along Lawrenceville Highway with no screening of parking spaces. The proposed development's site design and use is not consistent with the Unified Plan and Future Development Map.



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 subject property is zoned C-2 and is adjacent to an established residential development. Many uses are permitted in C-2 that would be less intense and could serve as an amenity to the existing residents. A two-story automobile repair shop would negatively impact the established residential property adjacent to the site and therefore gives supporting grounds for disapproval of the proposed special use permit.

Waiver Request Analysis: When considering waivers from Title III of the UDO, staff is required to review whether an undue hardship may result from strict compliance with the regulations and that approval would not adversely affect the general public welfare or nullify the intent of the Development Regulations. In addition, there must be a determination that there are unusual topographical or other exceptional conditions. Staff makes the following findings related to the waiver request:

The requested buffer reduction is located along the northern property line of the subject property, which abuts the existing MH zoned property. The applicant proposes to reduce this buffer from 75 feet to 20 feet to construct an automobile repair shop. This use would cause negative impacts in lighting and noise for the residences adjacent to the site. Allowing the applicant to reduce the required 75-foot buffer by 55 feet would adversely affect the residence adjacent to this development and therefore would nullify the intent of the Development Regulations. Especially for an automobile related use requiring a 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.

In addition, staff recommends **DENIAL** of the following buffer reduction waiver request:

1. Waiver to reduce the requested 75-foot undisturbed buffer to a 20-foot undisturbed buffer.

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 Automobile Repair Shop, subject to the following conditions:

1. The development shall be constructed in general conformance with Exhibit B: Site Plan dated received April 18, 2022, with revisions required by conditions and the Unified Development Ordinance, subject to the review and approval of the Director of Planning and Development.
2. Outdoor sales, storage, and display of merchandise, trailers, utility buildings, rental trucks, automotive parts, junked vehicles, etc. shall be prohibited.
3. Automobiles shall only be parked in designated spaces on paved surfaces.

4. A row of evergreen trees shall be planted a minimum of 10 feet on center outside and adjacent to the 20 foot zoning buffer.
5. All vehicles awaiting repair shall be parked in the striped parking spaces behind the building. The paved and striped parking area located at the front of the lot, along Lawrenceville Highway and to the side of the building, shall remain free of vehicles awaiting repair, and shall only be utilized for customer and employee parking.
6. Any repair or servicing of vehicles shall be conducted inside the building.
7. An access and construction easement shall be provided to adjacent parcel R6152 086 to accommodate future, inter-parcel access. Driveway shall be constructed to the property line.
8. Any lighting placed on the rear of the building shall be full cut off and directed towards the ground to ensure site lighting does not impact adjacent residential property.
9. The maximum number of vehicles parked on the site, shall not exceed nine.
10. 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.
11. Natural vegetation shall remain on the property until the issuance of a development 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. Maps

Exhibit A: Site Visit Photos



Subject Property



Road Frontage of the Subject Site

Exhibit B: Site Plan

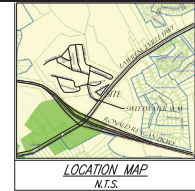
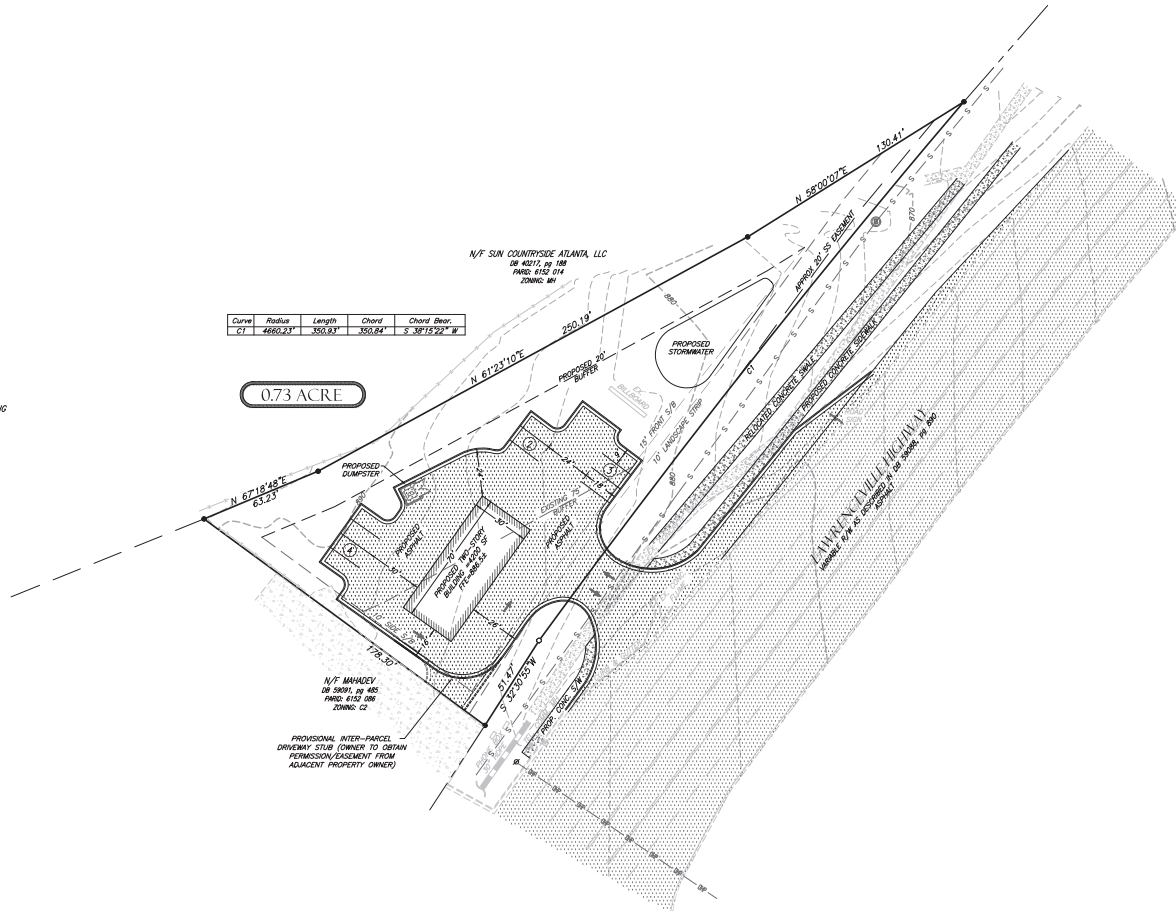
[attached]

LEGEND	
○	UTILITY POLE (UP)
HP	HIGH POINT
DI	DROP INLET
JB	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE
CRCS	DOUBLE RING CATCH BASIN
HW	HEADWALL
RCMP	REINFORCED CONCRETE PIPE
CMF	CORRUGATED METAL PIPE
HDPE	HIGH DENSITY POLYETHYLENE
USD	UNDERGROUND DETENTION
TM	TEMPORARY BENCHMARK
EX	EXISTING
PROP.	PROPOSED
FI	FIRE INQUIRY
MM	METER METER
LF	LINEAR FEET
DRP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE
R	RADIUS
SF	SQUARE FEET
FTE	FINISH FLOOR ELEVATION
CG	CURB AND GUTTER
IP	IRON PIN
P/L	PROPERTY LINE
F.E.S.S.	FLARED END SAFETY SECTION
PT	POINT OF TANGENT
PC	POINT OF CURVATURE
OCS	OUTLET CONTROL STRUCTURE
ELEV.	ELEVATION
N/F	NOW OR FORMERLY
R/O/T	RIGHT OF WAY
LL	LAND LOT LINE
CONC.	CONCRETE
IN	INLET
ESP	EDGE OF PAVEMENT
TYP.	TYPICAL
---	FENCE
---	SALT FENCE
---	OVERHEAD ELECTRIC
---	SOILS
---	EXISTING TREELINE
---	BUILDING SETBACK LINE
---	VEGETATIVE BUFFER
---	2" INTERLINE
---	3" INTERLINE

PROJECT INFORMATION:
 SITE ADDRESS: 3545 LAWRENCEVILLE HWY, LAWRENCEVILLE, GA 30044
 PARCEL ID: 081 230
 TOTAL AREA= 0.73 ACRE
 ZONING: C-2
DESIGN STANDARDS:
 EXISTING SETBACK REQUIREMENTS:
 FRONT BSL: 15'
 SIDE BSL: 10'
 REAR BSL: 75' (BUFFER)
 MAX BUILDING HEIGHT: 45'
 PROPOSED SETBACK REQUIREMENTS:
 FRONT BSL: 15'
 SIDE BSL: 10'
 REAR BSL: 20'
 MAX BUILDING HEIGHT: 45'
 NOTE: ALL STRUCTURES TO BE A MINIMUM 5' FROM PROPOSED 20' BUFFER.

PARKING REQUIREMENTS:
 MINIMUM: 1 PER 800 SF
 MAXIMUM: 3 PER 600 SF
 PARKING PROVIDED: 9 SPACES
REFERENCES:
 PROPERTY BOUNDARY INFORMATION FROM A SURVEY FOR SABRI, SABRI COMPLETED ON DECEMBER 17, 2021 BY DAVIS ENGINEERING AND SURVEYING, LLC.
 TOPOGRAPHY INFORMATION FROM FIELD RUN DATA BY DAVIS ENGINEERING AND SURVEYING, LLC.
 CONTOUR INTERVAL=2'
FLOOD NOTE:
 NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE MAP NO. 13135C0100P, DATED 09/29/2006.

Curve	Radius	Length	Chord	Chord Bearing
C1	6663.23'	356.93'	356.94'	S. 78°19'22" W



24-HOUR CONTACT
SABRI SABRI
 404-453-9890
 sabridriver@yahoo.com

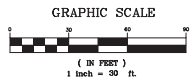
PREPARED BY
DAVIS ENGINEERING & SURVEYING
 133 PROMINENCE COURT
 SUITE 210
 DAWSONVILLE, GA 30534
 PHONE: (706) 265-1234
 DAVISENGINEERS.COM

REVISION	DATE	DESCRIPTION

REZONING PLAN FOR:
SABRI SABRI
 LAND LOT 152
 6th DISTRICT
 WINNETT COUNTY, GEORGIA

IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, OTHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

GEORGIA811
 www.Georgia811.com



DRAWING BY: NAP
 CHECKED BY: JKD
 LAND LOT: 152
 DISTRICT: 6th
 SECTION: -
 CITY: -
 COUNTY: WINNETT
 DATE: 3/14/2022

SHEET NO.
 1 of 1
 PROJECT NO.
 21-483

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

[attached]



March 30, 2022

Mr. David Schlifka, AICP
Gwinnett County Department of Planning and Development
446 West Crogan Street, Suite 300
Lawrenceville, Georgia 30046

Re: Letter of Intent: Special Use Permit Application – 3545 Lawrenceville Highway (Parcel ID: R6152-080) (the "Property")

Dear Mr. Schlifka:

On behalf of Sabri Sabri (the "Applicant"), I am pleased to provide for review and consideration by Gwinnett County this Letter of Intent and the accompanying application materials to support the attached Special Use Permit application to allow for the operation of an automotive repair facility at the property referenced above with a buffer reduction waiver. Included with this Letter of Intent are the following materials:

- a. Special Use Permit Application, including all necessary authorization forms;
- b. Site Plan;
- c. Survey and Legal Description of the Property;
- d. Pre-Application Acknowledgement Form; and
- e. Justification of the Standards Governing the Exercise of The Zoning Power (included within the body of this letter).

Project Description

The Property is currently zoned General Business District (C-2) and is located in the Lawrenceville Highway corridor. Approximately 0.73 acres in size, the Property is currently undeveloped. The Applicant seeks a Special Use Permit to allow the Property to be used as an automotive repair facility and a buffer reduction waiver to enhance the function of the site. If the requested Special Use Permit is granted, the Applicant intends to clean up the existing site, develop an automotive repair facility with necessary parking and stormwater, and provide a necessary service to the community.

As shown on the attached Site Plan, the Applicant is requesting a modification of Section 230-10(C2) of the County's Zoning Ordinance for this site to minimize buffer area from 75 feet to 20 feet. The property's size, shape, and other constraints limit the reasonable uses, and the proposed use's parking count requirement along with low trip generation provides a good use within the acceptable special uses of the existing zoning. The Applicant believes this modification will enhance the function and potential for development of the existing site. The Applicant intends to limit impacts and disturbance to the Property to no more than one acre.

Davis Engineering & Surveying, LLC | 133 Prominence Court, Suite 210 | Dawsonville, GA 30534

Ph: 706.265.1234 | Web: www.DavisEngineers.com

The Applicant intends for the building to be a 2-story structure, approximately 4200 square feet, with a height no more than 45 feet, utilizing the first floor as automotive garage bays and the second floor as office space. The front portion of the Property to be used for access to the storefront and 6 automotive repair bays, and the rear portion of the property to be used for parking. The parking located in front of the building will be used only for customer and employee parking and vehicle parking will occur only on paved surfaces. The eastern portion of the Property will be used for stormwater management.

The proposed automotive repair facility will operate Monday through Friday from 8 am to 7 pm.

Special Use Permit Review Criteria

1. *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 Property is adjacent to other similarly zoned properties to the east, south, and west. The proposed automotive repair facility use is consistent with the purposes of the general business zoning district and is suitable given the mix of nearby and surrounding uses. Additionally, the Applicant believes the proposed automotive repair facility use will allow for a more attractive and orderly site consistent with the goals of the County's Zoning Ordinance and Lawrenceville Highway Corridor plan.

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

The Applicant asserts that the requested Special Use Permit will not adversely impact nearby and surrounding properties. To the contrary, the proposed automotive repair facility use is consistent and compatible with the nearby and adjacent uses and will allow the site to be operated in an orderly manner and provide a meaningful service to the community.

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

The Property's economic viability will increase if the requested Special Use Permit is approved by allowing the Applicant to operate an automotive repair facility on site.

4. *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.*

The proposed automotive repair shop use will have no excessive or burdensome impact on existing streets, transportation facilities, utilities, or schools. The proposed automotive repair facility will be operated in accordance with all County standards and regulations concerning public facilities and services.

5. *Whether the proposed special use permit is in conformity with the policy and intent of the land use plan.*

The Property has a future land use designation of “Community Mixed Use” under the County’s 2040 Unified Plan. The proposed automotive repair facility is in conformance with the stated goals of promoting employment and business opportunity within future Community Mixed Use areas, including residential and commercial uses, and serves its position as a transitional tract.

6. *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 Applicant believes the proposed automotive repair facility use will significantly improve the conditions on site and fit the character of the area. The proposed use and site improvements, including the service to the local community, will result in a more attractive and useful site, consistent with the stated goals of the Lawrenceville Highway Corridor. Additionally, the Applicant intends to limit impacts and disturbance to the Property not to exceed one acre. The Applicant believes that the property's size, shape, and other constraints limit the reasonable uses, and the proposed use's parking count requirement along with low trip generation provides a good use within the acceptable special uses of the existing zoning.

Accordingly, based on the justification provided herein and all other supporting documents, the Applicant respectfully requests the Gwinnett County Board of Commissioners approve the requested Special Use Permit.

Thank you for your consideration of the attached Special Use Permit application. Please do not hesitate to contact me should you have any questions or need any additional information.

Sincerely,

Rebecca Martin
Office Manager



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:

The proposed use is consistent with the developments along Lawrenceville Highway

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

The proposed use will provide a meaningful service to the community and will not adversely affect any nearby properties beyond any other development in this location

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

The property's size, shape, and other constraints limit the reasonable uses, and the proposed use's parking count requirement along with low trip generation provides a good use within the acceptable special uses of the existing zoning.

(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:

The proposed use will not be burdensome to any municipal service or infrastructure.

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

The proposed use is consistent with the 2040 unified plan for the Lawrenceville Highway corridor, site constraints, and position as a transitional tract.

(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:

As Lawrenceville Highway has developed, the proposed use fits better with the character of the area.

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:		SUP2022-00028	
Case Address:		3500 Block of Lawrenceville Highway	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Lawrenceville Highway is a principal arterial. ADT = 28,800.		
2	0.8 miles to the nearest transit facility (#2334803) located at Pleasant Hill Road and Lawrenceville Highway (Berkmar).		
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

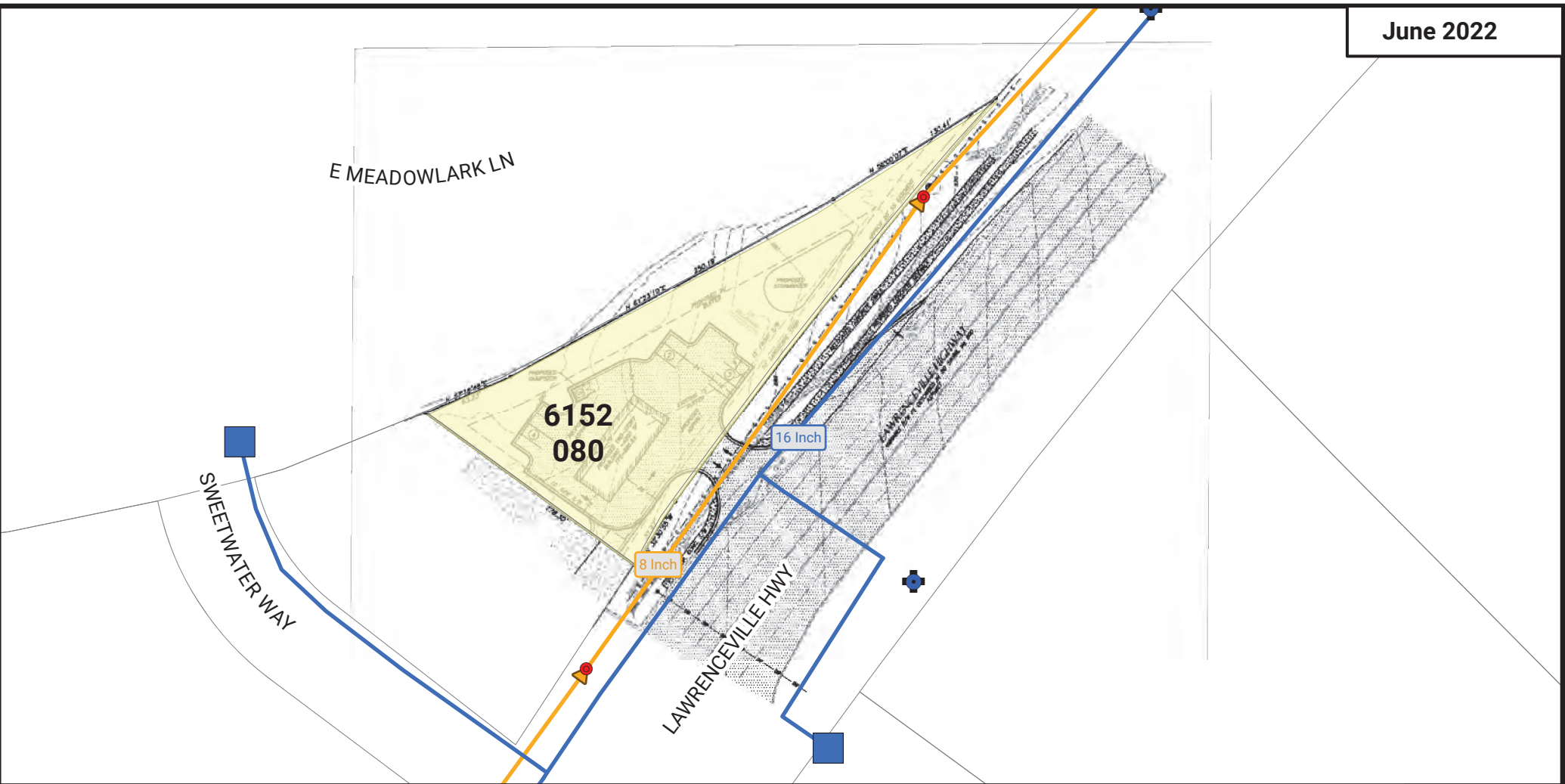


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

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:		SUP2022-00028		
Case Address:		3500 Block of Lawrenceville Hwy		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The development may connect to an existing 16-inch water main located on the north right-of-way of Lawrenceville Highway.			
2	Sewer: A Sewer Capacity Certification is required to confirm capacity.			
3	Sewer: Pending available sewer capacity, the development may be able to connect to an existing 8-inch sanitary sewer main located on the north right-of-way of Lawrenceville Highway.			
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
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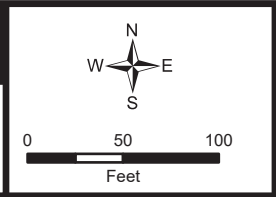
Note: Attach additional pages, if needed

Revised 7/26/2021



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

SUP2022-00028
C-2
Water & Sewer
Utility Map



Water Comments: The development may connect to an existing 16-inch water main located on the north right-of-way of Lawrenceville Highway.

Sewer Comments: A Sewer Capacity Certification is required to confirm capacity. Pending available sewer capacity, the development may be able to connect to an existing 8-inch sanitary sewer main located on the north right-of-way of Lawrenceville Highway.

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 required utilities, 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.

Exhibit E: Maps

[attached]

E MEADOWLARK LN

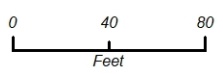
LAWRENCEVILLE HWY

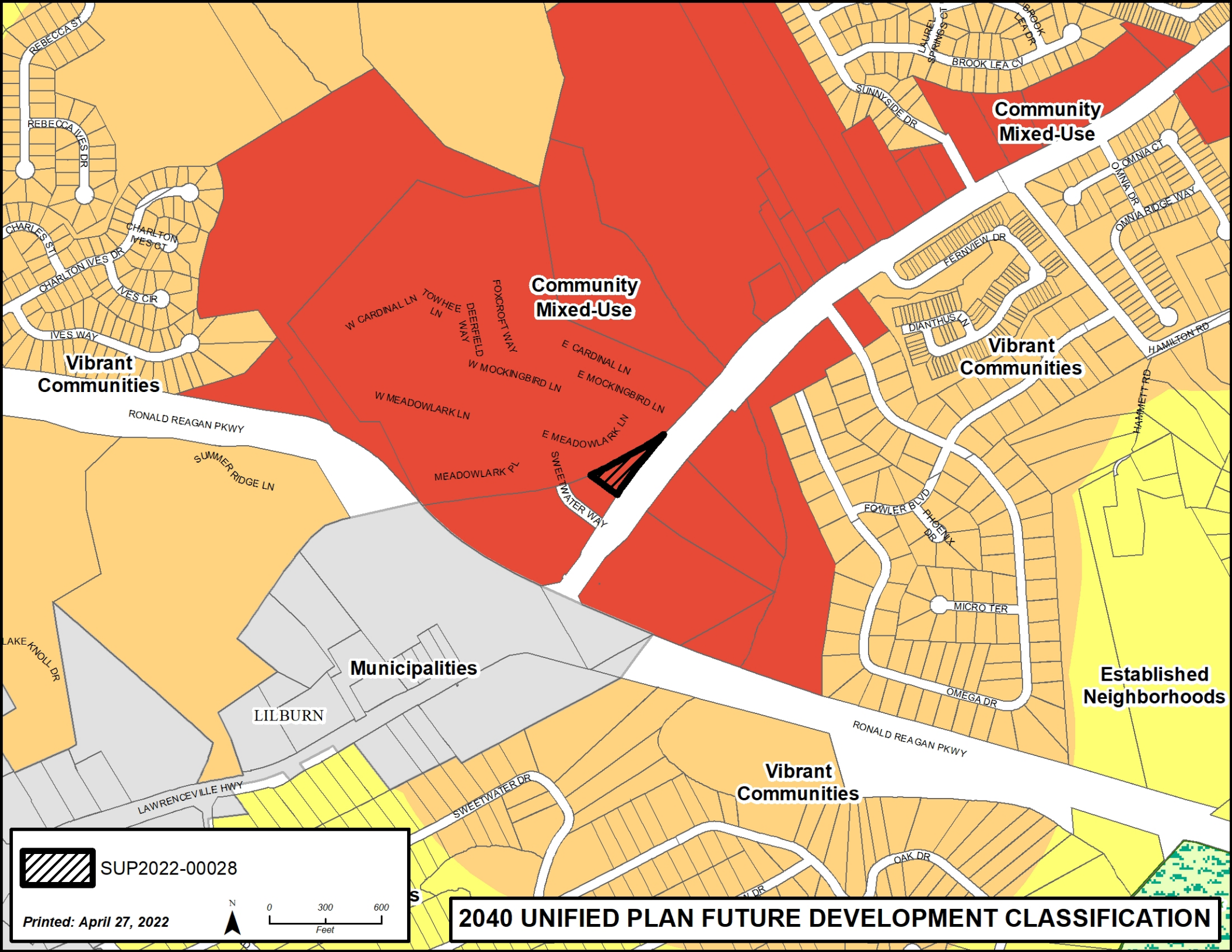
SWEETWATER WAY




SUP2022-00028

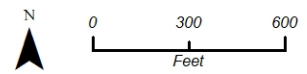
Printed: April 27, 2022





 SUP2022-00028

Printed: April 27, 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: <u>Sabri Sabri</u>	NAME: <u>Sabri Sabri</u>
ADDRESS: <u>675 Chatham Park</u>	ADDRESS: <u>675 Chatham Park</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>404-453-9890</u>	PHONE: <u>404-453-9890</u>
EMAIL: <u>sabridriver@yahoo.com</u>	EMAIL: <u>sabridriver@yahoo.com</u>
CONTACT PERSON: <u>Payton Anderson</u> PHONE: <u>706-265-1234</u>	
CONTACT'S E-MAIL: <u>panderson@davisengineers.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 type="checkbox"/> OWNER'S AGENT <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>C-2</u> BUILDING/LEASED SQUARE FEET: <u>4200 SF</u>
PARCEL NUMBER(S): <u>R6152-080</u> ACREAGE: <u>0.73</u>
ADDRESS OF PROPERTY: <u>3545 Lawrenceville Highway, Lawrenceville, GA 30044</u>
SPECIAL USE REQUESTED: <u>Automotive repair facility</u>

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



March 30, 2022

Mr. David Schlifka, AICP
Gwinnett County Department of Planning and Development
446 West Crogan Street, Suite 300
Lawrenceville, Georgia 30046

Re: Letter of Intent: Special Use Permit Application – 3545 Lawrenceville Highway (Parcel ID: R6152-080) (the "Property")

Dear Mr. Schlifka:

On behalf of Sabri Sabri (the "Applicant"), I am pleased to provide for review and consideration by Gwinnett County this Letter of Intent and the accompanying application materials to support the attached Special Use Permit application to allow for the operation of an automotive repair facility at the property referenced above with a buffer reduction waiver. Included with this Letter of Intent are the following materials:

- a. Special Use Permit Application, including all necessary authorization forms;
- b. Site Plan;
- c. Survey and Legal Description of the Property;
- d. Pre-Application Acknowledgement Form; and
- e. Justification of the Standards Governing the Exercise of The Zoning Power (included within the body of this letter).

Project Description

The Property is currently zoned General Business District (C-2) and is located in the Lawrenceville Highway corridor. Approximately 0.73 acres in size, the Property is currently undeveloped. The Applicant seeks a Special Use Permit to allow the Property to be used as an automotive repair facility and a buffer reduction waiver to enhance the function of the site. If the requested Special Use Permit is granted, the Applicant intends to clean up the existing site, develop an automotive repair facility with necessary parking and stormwater, and provide a necessary service to the community.

As shown on the attached Site Plan, the Applicant is requesting a modification of Section 230-10(C2) of the County's Zoning Ordinance for this site to minimize buffer area from 75 feet to 20 feet. The property's size, shape, and other constraints limit the reasonable uses, and the proposed use's parking count requirement along with low trip generation provides a good use within the acceptable special uses of the existing zoning. The Applicant believes this modification will enhance the function and potential for development of the existing site. The Applicant intends to limit impacts and disturbance to the Property to no more than one acre.

The Applicant intends for the building to be a 2-story structure, approximately 4200 square feet, with a height no more than 45 feet, utilizing the first floor as automotive garage bays and the second floor as office space. The front portion of the Property to be used for access to the storefront and 6 automotive repair bays, and the rear portion of the property to be used for parking. The parking located in front of the building will be used only for customer and employee parking and vehicle parking will occur only on paved surfaces. The eastern portion of the Property will be used for stormwater management.

The proposed automotive repair facility will operate Monday through Friday from 8 am to 7 pm.

Special Use Permit Review Criteria

1. *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 Property is adjacent to other similarly zoned properties to the east, south, and west. The proposed automotive repair facility use is consistent with the purposes of the general business zoning district and is suitable given the mix of nearby and surrounding uses. Additionally, the Applicant believes the proposed automotive repair facility use will allow for a more attractive and orderly site consistent with the goals of the County's Zoning Ordinance and Lawrenceville Highway Corridor plan.

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

The Applicant asserts that the requested Special Use Permit will not adversely impact nearby and surrounding properties. To the contrary, the proposed automotive repair facility use is consistent and compatible with the nearby and adjacent uses and will allow the site to be operated in an orderly manner and provide a meaningful service to the community.

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

The Property's economic viability will increase if the requested Special Use Permit is approved by allowing the Applicant to operate an automotive repair facility on site.

4. *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.*

The proposed automotive repair shop use will have no excessive or burdensome impact on existing streets, transportation facilities, utilities, or schools. The proposed automotive repair facility will be operated in accordance with all County standards and regulations concerning public facilities and services.

5. *Whether the proposed special use permit is in conformity with the policy and intent of the land use plan.*

The Property has a future land use designation of “Community Mixed Use” under the County’s 2040 Unified Plan. The proposed automotive repair facility is in conformance with the stated goals of promoting employment and business opportunity within future Community Mixed Use areas, including residential and commercial uses, and serves its position as a transitional tract.

6. *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 Applicant believes the proposed automotive repair facility use will significantly improve the conditions on site and fit the character of the area. The proposed use and site improvements, including the service to the local community, will result in a more attractive and useful site, consistent with the stated goals of the Lawrenceville Highway Corridor. Additionally, the Applicant intends to limit impacts and disturbance to the Property not to exceed one acre. The Applicant believes that the property's size, shape, and other constraints limit the reasonable uses, and the proposed use's parking count requirement along with low trip generation provides a good use within the acceptable special uses of the existing zoning.

Accordingly, based on the justification provided herein and all other supporting documents, the Applicant respectfully requests the Gwinnett County Board of Commissioners approve the requested Special Use Permit.

Thank you for your consideration of the attached Special Use Permit application. Please do not hesitate to contact me should you have any questions or need any additional information.

Sincerely,

Rebecca Martin
Office Manager



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:

The proposed use is consistent with the developments along Lawrenceville Highway

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

The proposed use will provide a meaningful service to the community and will not adversely affect any nearby properties beyond any other development in this location

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

The property's size, shape, and other constraints limit the reasonable uses, and the proposed use's parking count requirement along with low trip generation provides a good use within the acceptable special uses of the existing zoning.

(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:

The proposed use will not be burdensome to any municipal service or infrastructure.

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

The proposed use is consistent with the 2040 unified plan for the Lawrenceville Highway corridor, site constraints, and position as a transitional tract.

(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:

As Lawrenceville Highway has developed, the proposed use fits better with the character of the area.

21-483

All that tract or parcel of land lying and being in Land Lot 152, 6th District, Gwinnett County, Georgia and being more particularly described as follows:

COMMENCING at a point at the centerline intersection of Lawrenceville Highway and Sweetwater Way;

THENCE N09°59'56"E a distance of 190.49' to a 3/4" open top pipe found at the northwesterly right-of-way of Lawrenceville Highway;

THENCE, leaving the northwesterly right-of-way of Lawrenceville Highway, N53°41'00"W a distance of 178.30' to a 3/8" rebar found;

THENCE, N67°18'48"E a distance of 63.23' to a 1/2" rebar found;

THENCE, N61°23'10"E a distance of 250.19' to a 1/2" rebar found;

THENCE, N58°00'07"E a distance of 130.41' to a 1/2" rebar found at the northwesterly right-of-way of Lawrenceville Highway;

THENCE, along the northwesterly right-of-way of Lawrenceville Highway, with a curve to the left, having an arc length of 350.93' and a radius of 4660.23', with a chord bearing of S38°15'22"W and a chord length of 350.84' to a point,

THENCE, continuing along the northwesterly right-of-way of Lawrenceville Highway, S32°30'55"W a distance of 51.47' to a 3/4" open top pipe found; said 3/4" open top pipe found being the POINT OF BEGINNING.

Said property containing 0.73 acre.

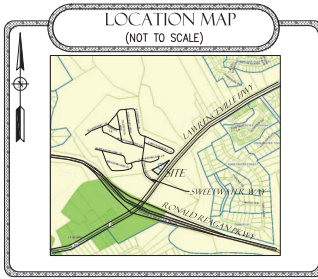
WINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED
 4/18/2022

THIS BLOCK RESERVED FOR THE CLERK
 OF THE SUPERIOR COURT

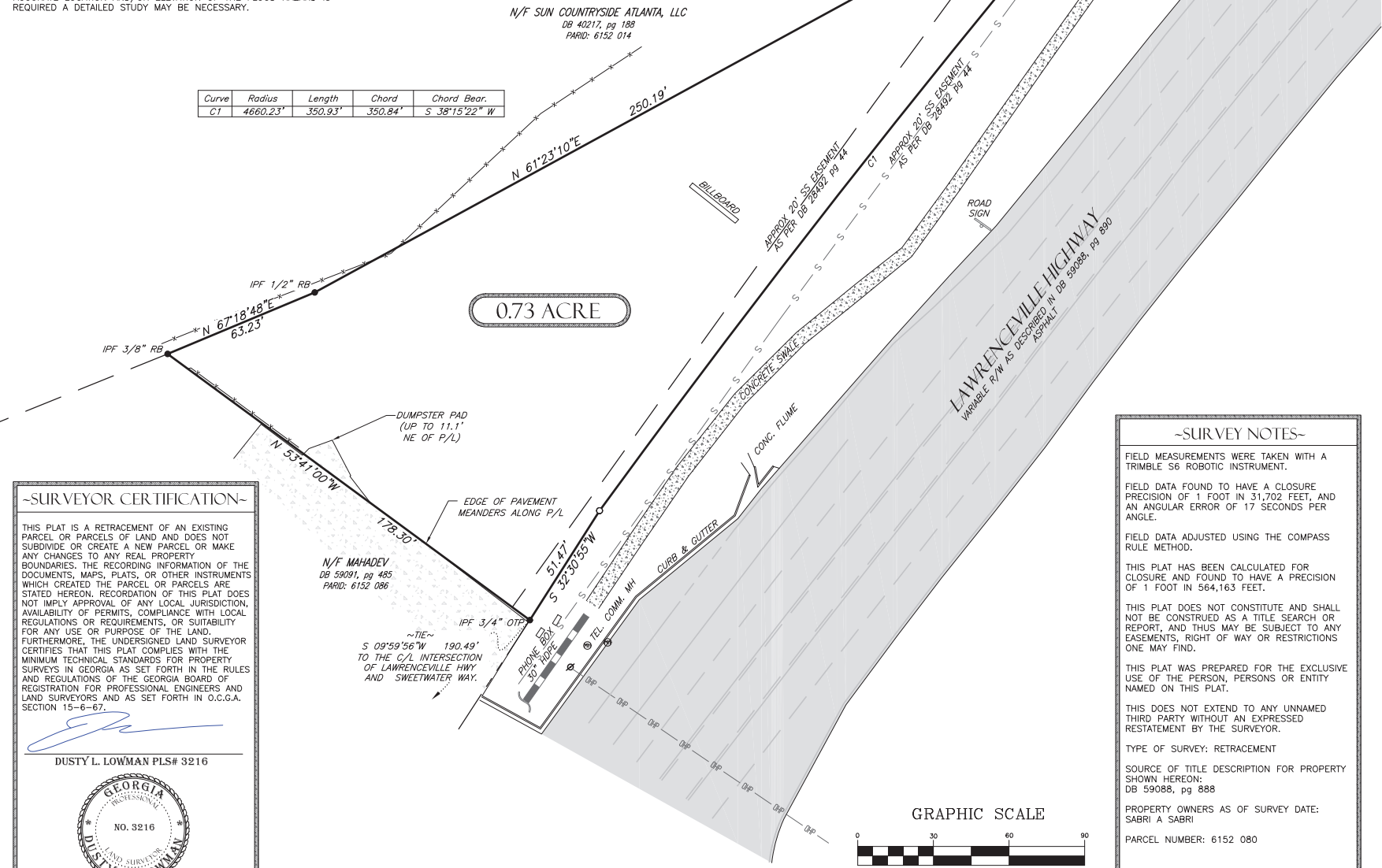
~LEGEND~

○ CALCULATED POSITION	RB REBAR
● IRON PIN FOUND/SET	SR SOLID ROD
IPF (IPF)	OCS OUTLET CONTROL
C/L CENTERLINE	STRUCTURE CORRUGATED PLASTIC
CTP CRIMPED TOP PIPE	GPP PIPE
DB DEED BOOK	GI GRATE INLET
N/F NOW OR FORMERLY	DI DROP INLET
OTP OPEN TOP PIPE	○ SANITARY SEWER MANHOLE (SSMH)
PB PLAT BOOK	○ LIGHTPOLE
PS PAGE	○ CLEANOUT
P/L PROPERTY LINE	(ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)
☒ TELEPHONE PED. (T.P.)	ADJONER
⊕ FIRE HYDRANT (FH)	LAND LOT LINE (L.L.L.)
⊕ WATER METER (WM)	RIGHT OF WAY (R/W)
⊕ WATER VALVE (WV)	FENCE
⊕ POWER BOX (PBX)	○HP OVERHEAD POWER
⊕ POWER POLE (PP)	



FLOOD NOTE:
 BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13135C0100F, EFFECTIVE DATE 9/26/2006, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

Curve	Radius	Length	Chord	Chord Bear.
C1	4660.23'	350.93'	350.84'	S 38°15'22" W



0.73 ACRE

~SURVEYOR CERTIFICATION~

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

[Signature]
 DUSTY L. LOWMAN PLS# 3216



~SURVEY NOTES~

FIELD MEASUREMENTS WERE TAKEN WITH A TRIMBLE S6 ROBOTIC INSTRUMENT.

FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 31,702 FEET, AND AN ANGULAR ERROR OF 17 SECONDS PER ANGLE.

FIELD DATA ADJUSTED USING THE COMPASS RULE METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 564,163 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.

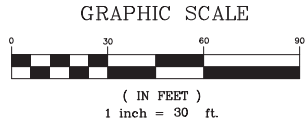
THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: RETRACEMENT

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:
 DB 59088, pg 888

PROPERTY OWNERS AS OF SURVEY DATE:
 SABRI A SABRI

PARCEL NUMBER: 6152 080



PREPARED BY
DES DAVIS
 ENGINEERING & SURVEYING
 133 PROMINENCE COURT
 SUITE 210
 DAWSONVILLE, GA 30534
 PHONE: (706) 265-1234
 DAVISENGINEERS.COM

CERTIFICATE OF AUTHORIZATION NUMBER: LSF-001057

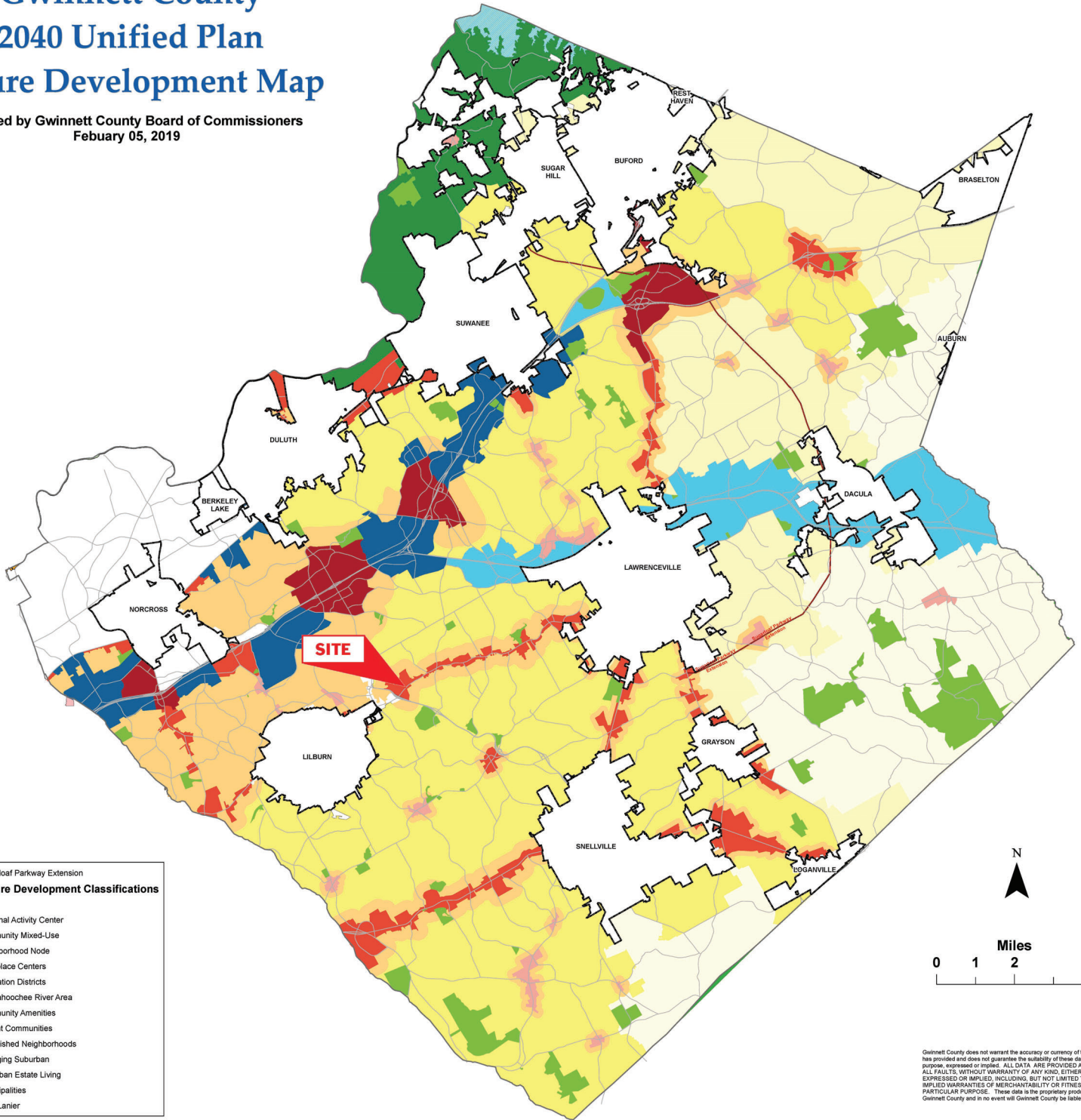
SURVEY FOR:
 SABRI SABRI
 LAND LOT 152
 6th DISTRICT
 WINNETT COUNTY, GEORGIA

REVISIONS BY: -
 REVISION DATE: -
 DRAWN BY: NAP
 DRAWING DATE: 12/17/2021
 FIELD CREW: JP
 FIELD DATE: 11/30/2021

SHEET NO.
 1 OF 1
 PROJECT NO.
 21-483

Gwinnett County 2040 Unified Plan Future Development Map

Approved by Gwinnett County Board of Commissioners
February 05, 2019



— Sugarloaf Parkway Extension

2040 Future Development Classifications

Name

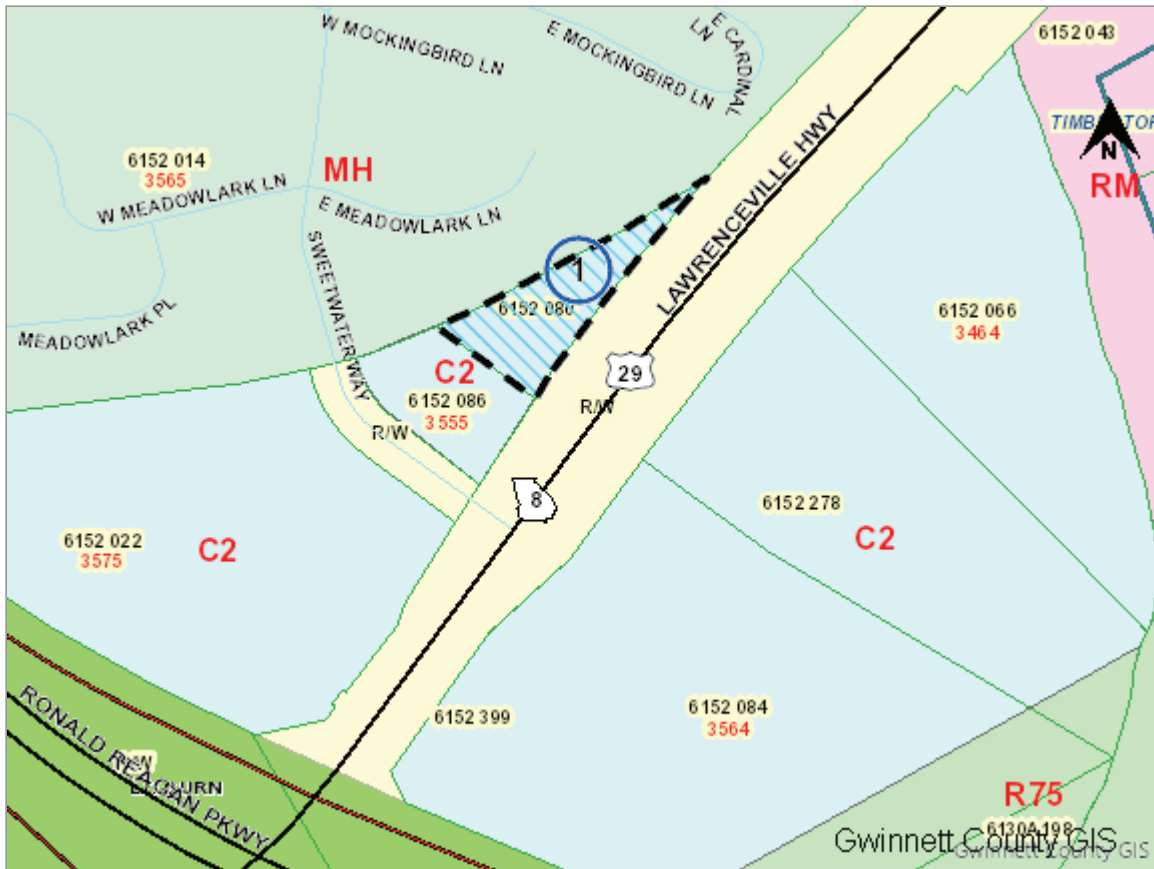
- Regional Activity Center
- Community Mixed-Use
- Neighborhood Node
- Workplace Centers
- Innovation Districts
- Chattahoochee River Area
- Community Amenities
- Vibrant Communities
- Established Neighborhoods
- Emerging Suburban
- Suburban Estate Living
- Municipalities
- Lake Lanier

This map shows those areas that will be most subject to major policy interventions to achieve Unified Plan goals.

Gwinnett County does not warrant the accuracy or currency of these data if has provided and does not guarantee the suitability of these data for any purpose, expressed or implied. ALL DATA ARE PROVIDED AS IS, WITH ALL FAULTS, WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. These data is the proprietary product of Gwinnett County and in no event will Gwinnett County be liable for

Gwinnett County Department of Planning and Development
Long Range Planning Section
Planning Data Services Section
Date Printed February 5, 2019

**SUBJECT PROPERTY: 3545 LAWRENCEVILLE
HIGHWAY, LAWRENCEVILLE, GA | R6152-080
ZONING EXHIBIT**



Map Printed On 2022-03-30 08:48

COMMENTS SPECIAL USE PERMIT ZONING DETAIL

Powered by Rolta OnPoint™



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

2/26/2022

Date

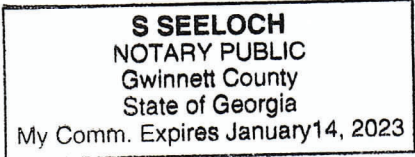
SABRI SABRI owner

Type or Print Name and Title

Signature of Notary Public

2/26/2022

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.

Signature of Property Owner

2/26/2022

Date

SABRI SABRI owner

Type or Print Name and Title

Signature of Notary Public

2/26/2022


Date

S SEELOCH
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires January 14, 2023

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.



 SIGNATURE OF APPLICANT **DATE** TYPE OR PRINT NAME AND TITLE

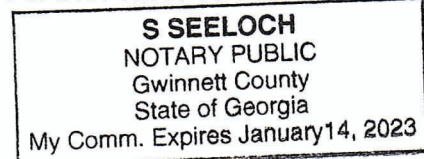
2/26/22 SABIRI SABIRI owner

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



 SIGNATURE OF NOTARY PUBLIC **DATE**

2/26/22



NOTARY SEAL

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 Sabri Sabri

 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: 261 - 52 - 080
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

2/26/22

Date

SABRI SABIRI 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)

Tomia A Armon

NAME

TSA

TITLE

3.23.22

DATE



PRE-APPLICATION INFORMATION FORM

NOTE: Once the Pre-Application Meeting is complete, staff will provide the applicant with a signed copy of this form. This signed copy must be submitted with your official zoning/variance application.

Applicant Information:

Name: Hussain Mithavayani

Company: _____

Mailing Address: 675 Chatham Park

City, State, Zip Code: Lawrenceville, Georgia 30046

Phone Number: 754-367-0720 Email Address: hmvayani@gmail.com

Project Summary:

Address of Project: 3545 Lawrenceville Highway, Lawrenceville, GA 30044

Name of Project: Lawrenceville Highway Development

Application Type (Rezoning, Change in Conditions, Special Use Permit, Buffer Reduction, Variance, Other):
Special Use Permit

Total Project Acreage: 0.73 Total Square Footage: 31,715 Total Number of Lots/Units: 1

Detailed Description (Include Proposed Use(s) and Square Footage of Floor Area for each use): _____

Proposed Use: automotive repair shop with +/- 4200 SF building

Pre-Application Information Form Submittal Checklist:

- Completed Pre-Application Information Form
- One PDF digital version of Concept Plan

For Internal Use Only:

Pre-Application Meeting Date: 3/22/22

Staff Printed Name: David Schlifka

Signed: David Schlifka