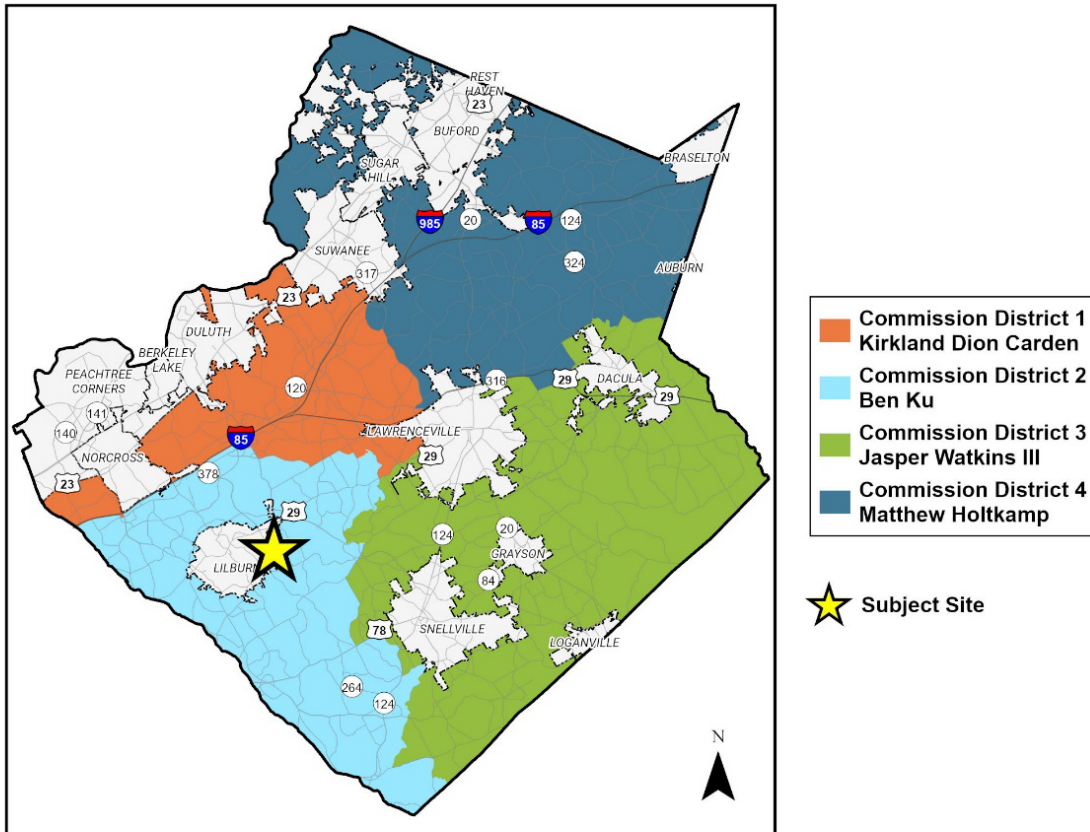




## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** SUP2023-00003  
**Current Zoning:** M-1 (Light Industry District)  
**Request:** Special Use Permit (Renewal)  
**Address:** 4150 Arcadia Industrial Circle  
**Map Number:** R6132 044  
**Site Area:** 0.91 acres  
**Square Feet:** 6,241  
**Proposed Development:** Towing/Wrecker Service and Automobile Repair Shop  
**Commission District:** District 2 – Commissioner Ku  
**Character Area:** Established Neighborhoods

**Staff Recommendation:** APPROVAL WITH CONDITIONS



**Planning Commission Advertised Public Hearing Date: 1/4/2023**  
**Board of Commissioners Advertised Public Hearing Date: 1/24/2022**

**Applicant:** Andrew Thomas  
4150 Arcadia Industrial Circle  
Lilburn, GA 30047

**Owner:** Governors Place, LLC  
4150 Arcadia Industrial Circle  
Lilburn, GA 30047

**Contact:** Andrew Thomas

**Contact Phone:** 770.925.2400

## Zoning History

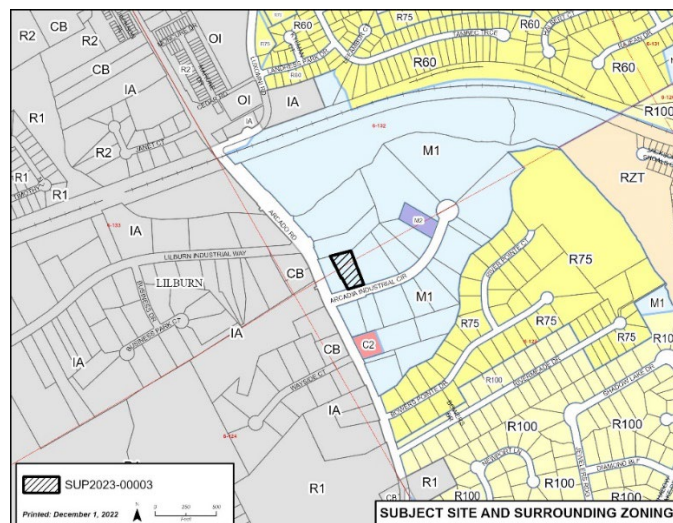
The subject property is zoned M-1 (Light Industry District). The property was rezoned from R-100 (Single-Family Residence District) to M-1 in 1970, pursuant to RZ-59-70. Two special use permits were approved for the site in 2019 and 2021, pursuant to SUP2019-00002 and SUP2021-00001, to allow a towing/wrecker service and automobile repair shop. This special use permit renewal is for SUP2021-00001.

## Existing Site Condition

The subject property is a 0.91-acre industrial lot located within the Arcadia Industrial Park at 4150 Arcadia Industrial Circle, northeast of its intersection with Arcado Road. The property contains a 6,241 square foot single-story, towing/wrecker service and automobile repair shop constructed in 1976. Asphalt parking lots are located to the south and north of the building. The rear portion of the property is screened by a chain link fence with a fabric covering. The majority of the site is relatively flat, but does slope downward approximately 18 feet at the rear of the property where heavily vegetated. The site is accessed by a paved driveway from Arcadia Industrial Circle. There are no sidewalks along Arcadia Industrial Circle, which is within an ingress/egress easement with the adjoining property. The nearest Gwinnett County Transit stop is approximately 1.7 miles from the subject site.

## Surrounding Use and Zoning

The subject site is surrounded by industrial uses. Automotive related uses are located to the north and west of the property. Additionally, an automobile repair shop and tree service company are located across Arcadia Industrial Circle to the south. A vacant warehouse is located to the east of the property. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Existing	Towing/Wrecker Service and Automobile Repair	M-1	N/A
North	Light Industrial	M-1	N/A
East	Vacant	M-1	N/A
South	Light Industrial	M-1	N/A
West	Light Industrial	M-1	N/A

## Project Summary

The applicant requests renewal of a special use permit for towing/wrecker service and an automobile repair shop on a 0.91-acre property zoned M-1, including:

- Continued use of the 6,241 square foot garage for serving automobiles.
- 11 paved parking spaces located in front of the building.
- A paved vehicle storage lot in the rear of the building to store towed vehicles.
- An existing chain link fence with a gate enclosing the rear vehicle storage lot to remain.
- A code enforcement case, CEU2020-09108, is currently open on the property for property maintenance issues and non-compliance with special use permit conditions of approval related to the front parking lot.

## Zoning and Development Standards

The applicant is requesting a special use permit renewal for a wrecker/towing service and automobile repair shop in the M-1, Light Industrial 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'	22'	YES
Front Yard Setback	Minimum: 50'	50'	YES
Side Yard Setback	Minimum: 25'	<4'	NO*
Rear Yard Setback	Minimum: 50'	>50'	YES
Lot Width	Minimum: 150'	<150'	NO*
Off-Street Parking	Minimum: 2 spaces Maximum: 6 spaces	11 spaces	NO*

\*The building encroaches into the required side yard setback, exceeds the maximum number of parking spaces, and is less than the minimum required lot width; these deficiencies are considered legally nonconforming.

## 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 G). 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 surrounding area is characterized by similar industrial uses including automobile repair shops to the north, south, and west. Additionally, a tree service company is located to the south across Arcadia Industrial Circle and a vacant industrial building is to the east. The applicant proposes continuing use of the approximate 6,241 square-foot building for a towing/wrecker service and automobile repair shop. Given that the surrounding properties have substantially similar land uses, the renewal of the special use permit for a towing/wrecker service and automobile repair shop is compatible with the surrounding uses.

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

The existing use and usability of adjacent or nearby properties would not be adversely impacted by the renewal of the special use permit. The towing/wrecker service and automobile repair shop has been in operation since 2019. However, failure to satisfy all conditions of approval could adversely impact nearby and adjacent properties. Surrounding uses adjacent to the property are substantially similar and include automobile repair shops.

**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.

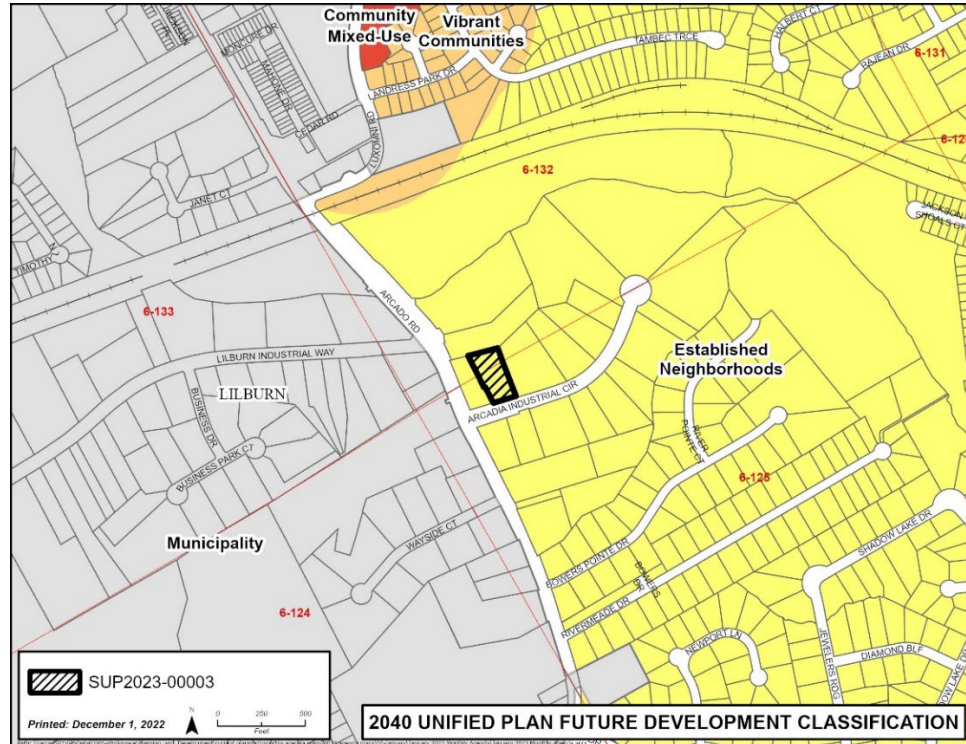
**D. Whether the proposed special use permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

No additional 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 G).

**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 is within the Established Neighborhoods Character Area. This Character Area includes those areas where changes in land use are not anticipated or encouraged, and any new development should be consistent in scale, architecture, and use with surrounding properties. The proposed special use

permit for a towing/wrecker facility and automobile repair shop is not in conformity with the policy and intent of the Unified Plan and Future Development Map. However, the property is within an existing industrial park; therefore, the continued use of towing/wrecker service and automobile repair shop is 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 existing towing/wrecker service and automobile repair shop has been in operation since 2019 and is surrounded by properties with similar land uses. The subject property has no current code enforcement citations, though a notice of a violation has been issued. The property owner is not proposing to make major changes to the site. Therefore, approval of the special use permit renewal request for a towing/wrecker service and automobile repair shop would be appropriate, given the surrounding land uses and recent efforts to bring the property into compliance with county ordinances.

**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 a Towing/Wrecker Service and Automobile Repair Shop, subject to the following conditions:

1. No vehicle sales of any kind shall take place on the property.
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. 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 impounded vehicles and vehicles awaiting repair shall be parked in the paved area at the rear of the building behind the existing fence and gate. The existing fence 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 facade and fence/gate, 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. A 10-foot-wide landscape strip shall be provided along the road frontage per requirements of the Unified Development Ordinance.
10. 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 for the Special Use Permit.

**Exhibits:**

- A. Site Visit Photos
- B. Site Plan
- C. Letter of Intent and Applicant's Response to Standards
- D. Application and Disclosure of Campaign Contributions
- E. Previously Approved Resolution (SUP2021-00001)
- F. Code Enforcement Case (CEU2020-09108) Inspection Workflow
- G. Internal and External Agency Review Comment
- H. Maps

**Exhibit A: Site Visit Photos**



**Existing Business**



**View of Existing Business and Fence**

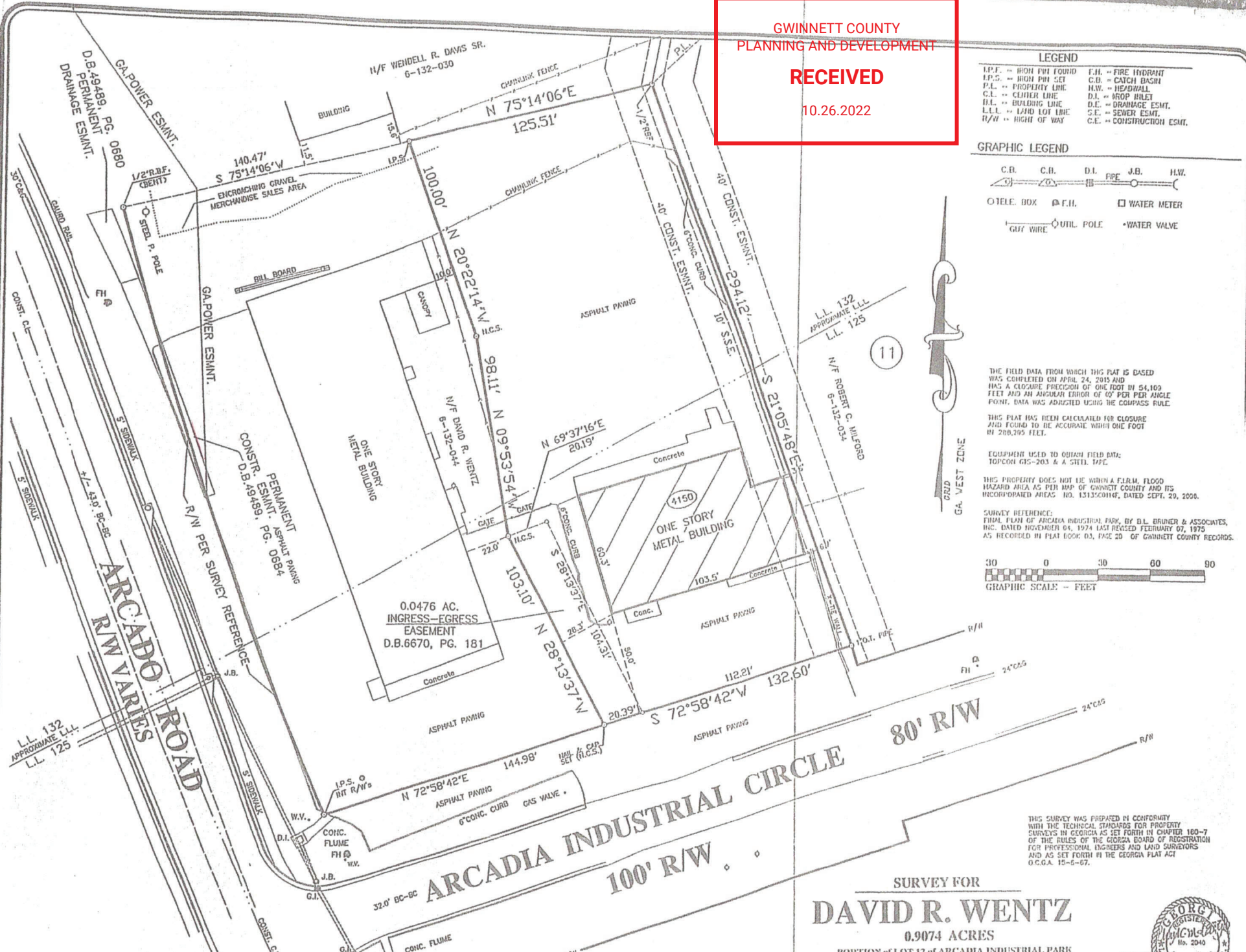
**Exhibit B: Site Plan**

**[attached]**

**GWINNETT COUNTY  
PLANNING AND DEVELOPMENT**

**RECEIVED**

10.26.2022



- LEGEND**
- |                           |                            |
|---------------------------|----------------------------|
| I.P.F. -- HIGH P.H. FOUND | F.H. -- FIRE HYDRANT       |
| I.P.S. -- HIGH P.H. SET   | C.B. -- CATCH BASIN        |
| P.L. -- PROPERTY LINE     | H.W. -- HEADWALL           |
| C.L. -- CENTER LINE       | D.I. -- DROP INLET         |
| B.L. -- BUILDING LINE     | D.E. -- DRAINAGE ESMT.     |
| LL.L. -- LARD LOT LINE    | S.E. -- SEWER ESMT.        |
| R/W -- RIGHT OF WAY       | C.E. -- CONSTRUCTION ESMT. |
- 
- GRAPHIC LEGEND**
- |             |              |               |      |      |      |
|-------------|--------------|---------------|------|------|------|
| C.B.        | C.B.         | D.I.          | FIRE | J.B. | H.W. |
| ○ TELE. BOX | ⊕ F.H.       | □ WATER METER |      |      |      |
| — GUT WIRE  | ○ UTIL. POLE | • WATER VALVE |      |      |      |

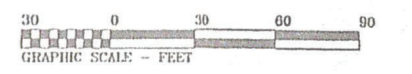
THE FIELD DATA FROM WHICH THIS PLAT IS BASED WAS COMPLETED ON APRIL 24, 2015 AND HAS A CLOSURE PRECISION OF ONE FOOT IN 54,103 FEET AND AN ANGLE ERROR OF 10" PER PER ANGLE POINT. DATA WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITH ONE FOOT IN 288,295 FEET.

EQUIPMENT USED TO OBTAIN FIELD DATA:  
TOPCON GTS-203 & A STELLI 147E.

THIS PROPERTY DOES NOT LIE WITHIN A FIRM FLOOD HAZARD AREA AS PER MAP OF GWINNETT COUNTY AND ITS INCORPORATED AREAS, NO. 13135C014E, DATED SEPT. 20, 2009.

SURVEY REFERENCE:  
FIRM PLAN OF ARCADIA INDUSTRIAL PARK, BY B.L. BRUNER & ASSOCIATES, INC. DATED NOVEMBER 04, 1974 LAST REVICED FEBRUARY 07, 1975 AS RECORDED IN PLAT BOOK D3, PAGE 20 OF GWINNETT COUNTY RECORDS.



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 160-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

SURVEY FOR  
**DAVID R. WENTZ**  
0.9074 ACRES  
PORTION of LOT 12 of ARCADIA INDUSTRIAL PARK

TAX PARCEL # 6-132-044  
LAND LOTS 125 & 132 6th DISTRICT  
GWINNETT COUNTY, GEORGIA

DATE: JUNE 05, 2015  
SCALE: 1"=30'



REVISIONS	DATE

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

**[attached]**

**RECEIVED**

10.26.2022

All Peachtree Towing & Recovery Inc.  
4150 Arcadia Industrial Circle  
Lilburn GA 30047  
770-925-2400

#### Letter of Intent

Governors Place LLC is the current property owner of 4150 Arcadia Industrial Circle, Lilburn, Georgia. This is a .9074 acre parcel (R6132044) in the Arcadia Industrial Park located along Arcado Road, east of Lilburn City limits. Property includes a 22 feet tall warehouse bldg with 6,241 sq.ft and 11 parking spaces. We are applying for renewal of our special use permit (SUP2021-00001) for our Towing/Wrecker Service & Auto Repair business. No changes to business have been made and are looking to continue business for years to come.

Regards



Andrew Thomas

RECEIVED

10.26.2022

**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:

Yes

(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:

Yes

(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

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

Yes

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:

No changes - Renewing SUP

**Exhibit D: Application and Disclosure of Campaign Contributions**

**[attached]**

**RECEIVED**

10.26.2022

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Andrew Thomas</u>	NAME: <u>Governors Place LLC</u>
ADDRESS: <u>4150 Arcadia Ind. Cir.</u>	ADDRESS: <u>4150 Arcadia Ind Cir</u>
CITY: <u>Liburn,</u>	CITY: <u>Liburn</u>
STATE: <u>GA</u> ZIP: <u>30047</u>	STATE: <u>GA</u> ZIP: <u>30047</u>
PHONE: <u>770-925-2400</u>	PHONE: <u>770-925-2400</u>
CONTACT PERSON: <u>Andrew Thomas</u> PHONE: <u>770-925-2400</u>	
CONTACT'S E-MAIL: <u>ja.thomas apt@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 type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>M1</u>	BUILDING/LEASED SQUARE FEET: <u>6241.05</u>
PARCEL NUMBER(S): <u>R 6132004</u>	ACREAGE: <u>.9074</u>
ADDRESS OF PROPERTY: <u>4150 Arcadia Ind. Cir Liburn, GA 30047</u>	
SPECIAL USE REQUESTED: <u>Towing/Wrecker Service + Auto Repair Shop</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

RECEIVED

10.26.2022

**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.

*Andrew Thomas*

Signature of Applicant

10-19-22

Date

*Andrew Thomas* Owner

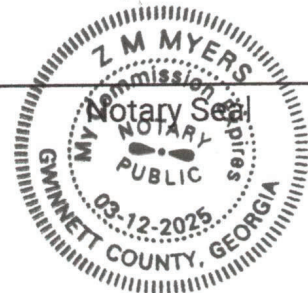
Type or Print Name and Title

*Z.M. Myers*

Signature of Notary Public

10/19/22

Date



**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

**RECEIVED**

10.26.2022  
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.

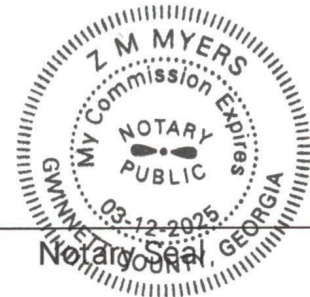
Arden Thomas  
Signature of Property Owner

10-19-22  
Date

Arden Thomas  
Type or Print Name and Title

Z M Myers  
Signature of Notary Public

10/19/22  
Date



**RECEIVED**

10.26.2022

**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.

Signature of Applicant

N/A

Type or Print Name

Date

Signature of Notary Public

Date

Notary Seal

**RECEIVED**

10.26.2022

**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: 6<sup>th</sup> - 125+132 - 16132044  
(Map Reference Number) District Land Lot Parcel

Andrew Thomas \_\_\_\_\_  
Signature of Applicant Date

Andrew Thomas \_\_\_\_\_  
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 \_\_\_\_\_  
NAME TITLE

October 19, 2022 \_\_\_\_\_  
DATE

**RECEIVED**

10.26.2022

**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.

*Andrew Thomas*

*Andrew Thomas*

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S  
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE

*Z.M. Myers*

*10/19/22*

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

*Andrew Thomas*

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.

**Exhibit E: Previously Approved Resolution (SUP2021-00001)**

**[attached]**

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: FEBRUARY 23, 2021

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

---

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Nay
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

---

On motion of COMMISSIONER KU, which carried 4-1, 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 ANDREW THOMAS for the proposed use of TOWING/WRECKER SERVICE AND AUTOMOBILE REPAIR SHOP (RENEWAL) 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 FEBRUARY 23, 2021 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23<sup>rd</sup> day of FEBRUARY 2021, 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 a towing/wrecker service and automobile 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. 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 impounded vehicles and vehicles awaiting repair shall be parked in the paved area at the rear of the building behind the existing fence and gate. The existing fence 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,

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. The Special Use Permit shall be valid for a two-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: Nicole L. Hendrickson  
Nicole L. Hendrickson, Chairwoman

Date Signed: 3/10/2021

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk

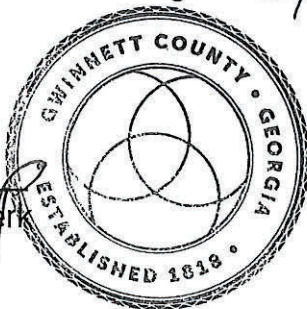
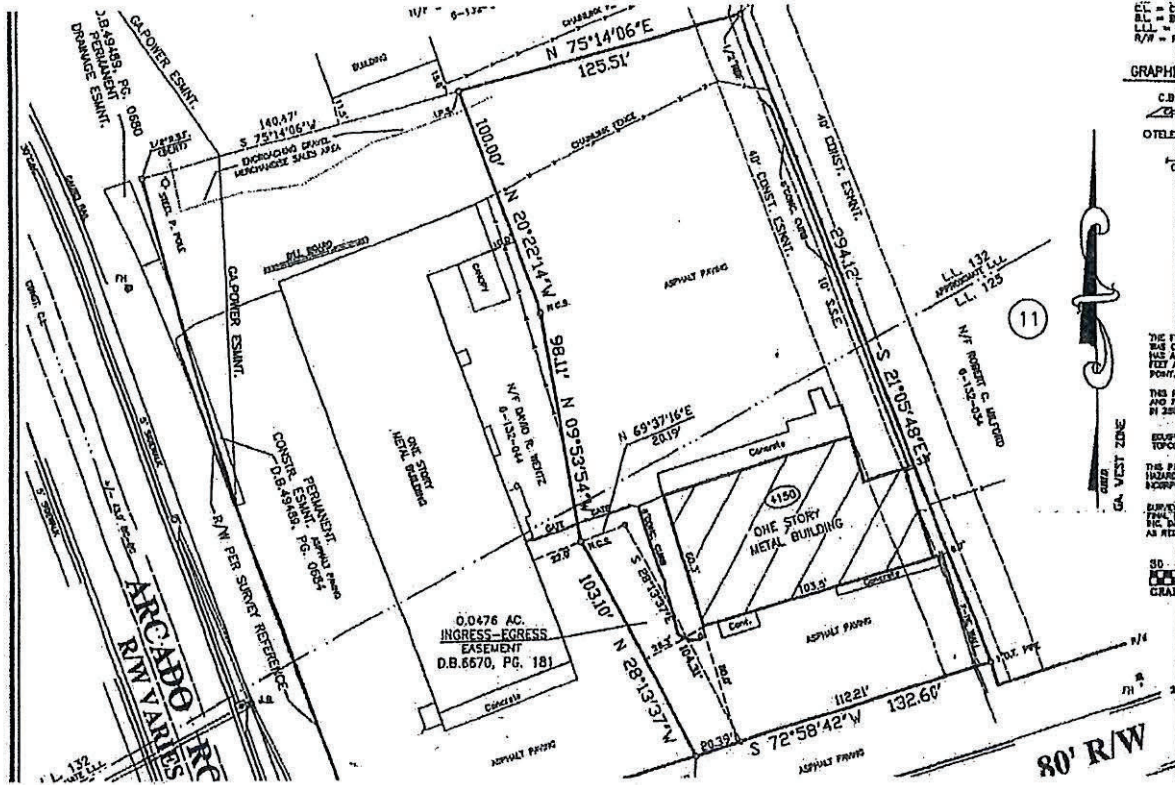


EXHIBIT "A"

Legal Description



Said property being more particularly described as follows;

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 125 and 132 of the 6<sup>th</sup> Land District, Gwinnett County, Georgia, containing approximately 0.9074 acres, and is more particularly described on that certain survey entitled "Survey for David R. Wentz", prepared by McNally & Patrick, bearing the seal of Lloyd C. McNally Jr., Georgia Registered Land Surveyor No. 2040, dated June 05, 2015, and being more particularly described according to said survey as follows:

To find the TRUE POINT OF BEGINNING, commence at the point of intersection of the easterly right-of-way line of Arcado Road (right-of-way varies) and the northerly right-of-way line of Arcadia Industrial Circle (right-of-way varies); run thence along said northerly right-of-way line of Arcadia Industrial Circle North 72 degrees 58 minutes 42 seconds East a distance of 144.98 feet to a point marked by a nail and cap set, said point being the TRUE POINT OF BEGINNING; from said TRUE POINT OF BEGINNING and leaving said right-of-way line run North 28 degrees 13 minutes 37 seconds West a distance of 103.10 feet to a point marked by a nail and cap set; run thence North 09 degrees 53 minutes 54 seconds West a distance of 98.11 feet to a point marked by a nail and cap set; run thence North 20 degrees 22 minutes 14 seconds West a distance of 100.00 feet to a point marked by an iron pin set; run thence North 75 degrees 14 minutes 06 seconds East a distance of 125.51 feet to a point marked by a 1/2" rebar found; run thence South 21 degrees 05

SUP '21001

OCT 23 2020

Planning & Development

minutes 48 seconds East a distance of 294.12 feet to a point marked by a 1" open top pipe found on the northerly right-of-way line of Arcadia Industrial Circle; run thence along said right-of-way line South 72 degrees 58 minutes 42 seconds West a distance of 132.60 feet to a point marked by a nail and cap set, said point being the TRUE POINT OF BEGINNING.

**SUP '21001**

**RECEIVED BY**

**OCT 23 2020**

**Planning&Development**

**Exhibit F: Code Enforcement Case (CEU2020-09108) Inspection Workflow**

**[attached]**

# GWINNETT COUNTY

**CASE NUMBER : CEU2020-09108**

<b>PRIMARY ADDRESS:</b>	4150 ARCADIA INDUSTRIAL CIR, LILBURN, GA 30047
<b>RECEIVED DATE:</b>	12/8/2020
<b>APPLICATION STATUS:</b>	RINSP
<b>DESCRIPTION:</b>	VERIFY THIS PROPERTY IS IN COMPLIANCE WITH ITS SPECIAL USE PERMIT AND PROVIDE FINDINGS TO THE CURRENT PLANNING SECTION.

OWNER NAME	ADDRESS	CITY/STATE/ZIP
GOVERNORS PLACE LLC	4150 ARCADIA INDUSTRIAL CIR SW	LILBURN, GA, 30047-2907

CONTACTS ROLE	NAME	ADDRESS	CITY/STATE/ZIP

INSPECTIONS						
Inspection	Requested	Scheduled	Completed	Status	Inspector	Comment
Re-Inspection	12/1/2022	1/6/2023		Scheduled	Ed Wallace	Inspection rescheduled to provide time for determination from zoning on outstanding inquiry
Re-Inspection	8/20/2022	10/3/2022	10/3/2022	Extension Granted	Ed Wallace	EXTENSION GRANTED AFTER COMMUNICATION WITH PROPERTY OWNER AND PROGRESS TOWARD COMPLIANCE.
Re-Inspection	7/1/2022	8/2/2022	8/20/2022	Mailed Courtesy Notice	Ed Wallace	CHECK FOR SUP COMPLIANCE. PARKING LOT NOT IN ACCORDANCE WITH UDO. CNOV TO BE MAILED.
Initial Inspection	12/10/2020	12/10/2020	12/10/2020	Further Investigation	Ed Wallace	PROPERTY IN VIOLATION SUP CONDITIONS, TO INCLUDE: COMMERCIAL VEHICLES IN FRONT PARKING LOT, PARKING LOT REQUIRES RESTRIPIING AND REPAIR, JUNK/INOPERABLE VEHICLES, UNSCREENED OUTDOOR STORAGE, AND VEHICLE FOR SALE IN PARKING LOT.  ADDITIONALLY, PROPERTY HAS OVERGROWN GRASS AND SIGN MAY BE ABANDONED FROM PREVIOUS BIZ. OCC TAX CERT CURRENT.

# GWINNETT COUNTY

**CASE NUMBER : CEU2020-09108**

Enforcement	12/8/2020	12/31/2020	12/31/2020	Mailed Notice of Violation	Ed Wallace	<p>—</p> <ol style="list-style-type: none"> <li>1. MOW AND MAINTAIN GRASS/WEEDS.</li> <li>2. ALL PERMISSIBLE OUTDOOR STORAGE MUST BE APPROPRIATELY SCREENED FROM VIEW.</li> <li>3. PARKING SPACES IN FRONT OF THE BUILDING SHOULD BE UTILIZED FOR CUSTOMER PARKING ONLY. ALL IMPOUNDED VEHICLES AND VEHICLES AWAITING REPAIR MUST BE PARKED ON PAVED SURFACE WITHIN THE REAR YARD. NO PARKING AREAS MAY BE USED FOR THE SALE, REPAIR, DISMANTLING, SERVICING OR LONG-TERM STORAGE OF ANY VEHICLES OR EQUIPMENT.</li> <li>4. REMOVE ANY AND ALL JUNK VEHICLES WHICH ARE NOT IN THE CONTINUAL PROCESS OF REPAIR, RECONDITIONING OR REMODELING FROM THE PROPERTY. NO INOPERABLE VEHICLES SHALL BE STORED ON THE PROPERTY FOR MORE THAN 10 DAYS UNDER ANY CIRCUMSTANCE. AUTO STORAGE/SALVAGE ACTIVITIES SHALL BE DISCONTINUED.</li> <li>5. FENCE MUST BE FITTED WITH SCREENING SLATS, OR FABRIC, TO PROVIDE SCREENING FROM THE RIGHT-OF-WAY.</li> <li>6. PARKING AREA MUST BE STRIPED IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT ORDINANCE.             <ol style="list-style-type: none"> <li>1) PARKING AREA SHALL CONSIST OF A MINIMUM OF 2 AND MAXIMUM OF 6 PARKING SPACES. NOTE: PARKING AREAS CONSISTING OF FIVE OR MORE SPACES MUST MEET THE REQUIREMENTS FOR PARKING LOTS, WHICH REQUIRES A PERMIT.</li> <li>2) EACH AUTOMOBILE SPACE SHALL BE 9 FEET WIDE AND 18 FEET DEEP AS MEASURED FROM FACE-OF CURB.</li> <li>3) AT LEAST ONE OF THE PARKING SPACES REQUIRED MUST BE A "VAN ACCESSIBLE" SPACE MEETING THE ADA STANDARDS. SEE ATTACHMENT.</li> <li>4) EACH PARKING SPACE MUST BE CLEARLY MARKED BY A PAINTED STRIPE NO LESS THAN 3 INCHES WIDE RUNNING THE LENGTH OF EACH OF THE SIDES OF THE SPACE WHICH CLEARLY MARKS AND DELINEATES THE PARKING SPACE.</li> <li>5) PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF POTHOLES, WEEDS, DUST, TRASH AND DEBRIS.</li> </ol> </li> </ol>
Enforcement Intake	12/8/2020	12/8/2020	12/8/2020	Complaint Accepted	Thor Neff	

**Exhibit G: Internal and External Agency Review Comments**

**[attached]**



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

<b>TRC Meeting Date:</b>		12/14/2022	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		<a href="mailto:Brent.Hodges@gwinnettcounty.com">Brent.Hodges@gwinnettcounty.com</a>	
Case Number:		SUP2022-00023	
Case Address:		4150 Arcadia Industrial Circle	
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	Arcadia Industrial Circle is a local street. No ADT on file.		
2	1.7 miles to the nearest transit facility (#2335086) Lawrenceville Highway and Arcado Road.		
3			
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1			
2			
3			
4			
5			
6			
7			

**Note:** Attach additional pages, if needed

Revised 7/26/2021

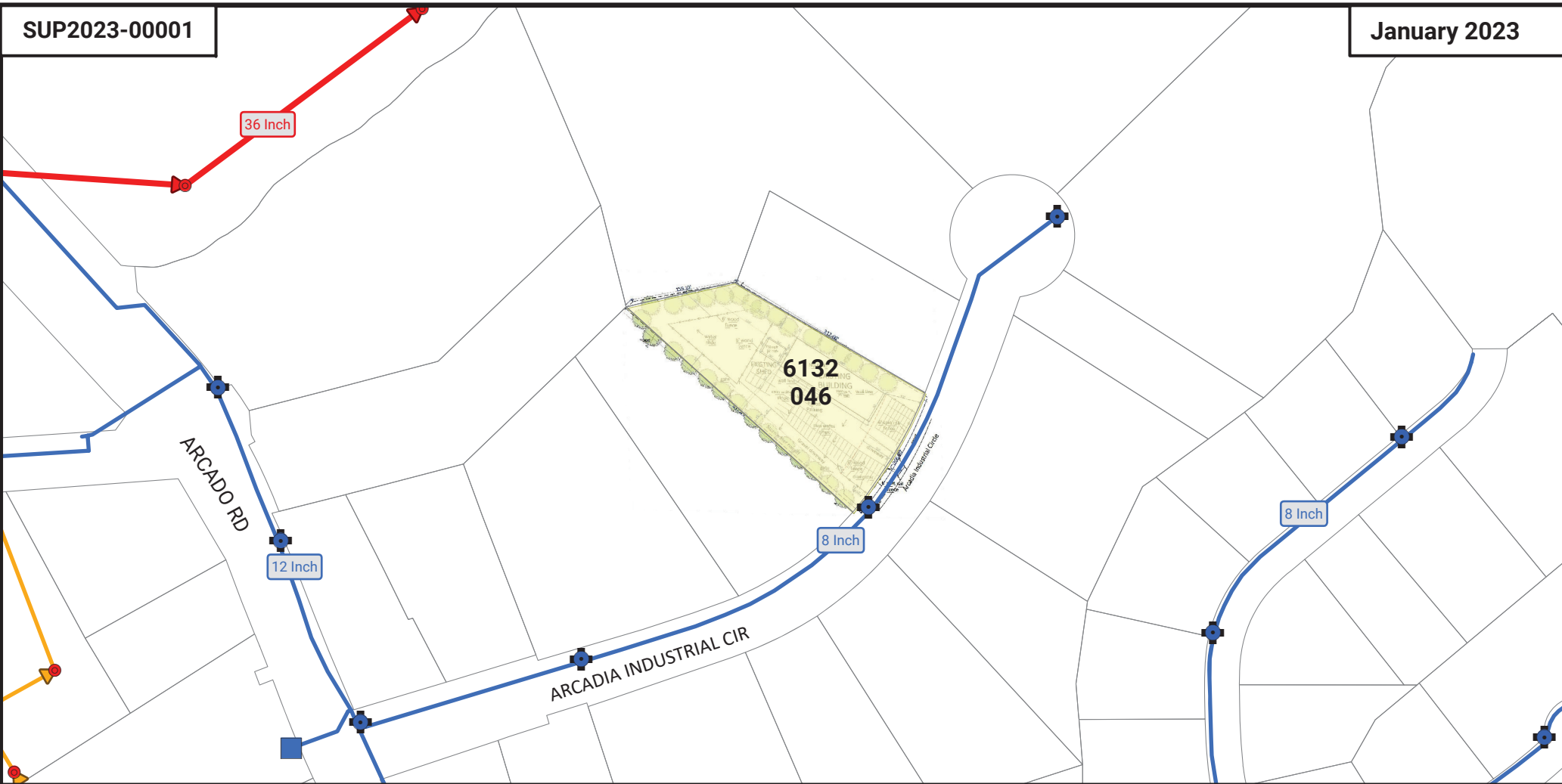


Department of Planning and Development  
**TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>					
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		<a href="mailto:Michael.pappas@gwinnettcounty.com">Michael.pappas@gwinnettcounty.com</a>			
Case Number:		SUP2023-00003			
Case Address:		4150 Arcadia Industrial Circle			
<b>Comments:</b>		<input type="checkbox"/>	<b>YES</b>	<input checked="" type="checkbox"/>	<b>NO</b>
1	Water: DWR does not have comments for this development. The existing building is connected to public water.				
2	Sewer: DWR does not have comments for this development. The existing building is on septic and will remain on septic.				
3					
4					
5					
6					
7					
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<b>YES</b>	<input checked="" type="checkbox"/>	<b>NO</b>
1					
2					
3					
4					
5					
6					
7					

**Note:** Attach additional pages, if needed

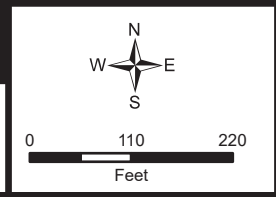
Revised 7/26/2021



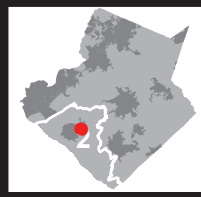
LEGEND

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

**4140 Arcadia Industrial Cir**  
M-1  
**Water & Sewer**  
**Utility Map**



LOCATION



**Water Comments:** DWR does not have comments for this development. The existing building is connected to public water.

**Sewer Comments:** DWR does not have comments for this development. The existing building is on septic and will remain on septic.

**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, 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 H: Maps**

**[attached]**



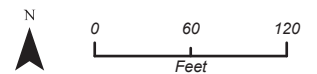
ARCADIO RD

LILBURN INDUSTRIAL WAY

ARCADIA INDUSTRIAL CIR

 SUP2023-00001

Printed: December 1, 2022



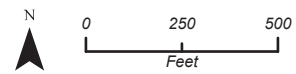
**Community Mixed-Use** **Vibrant Communities**

**Established Neighborhoods**

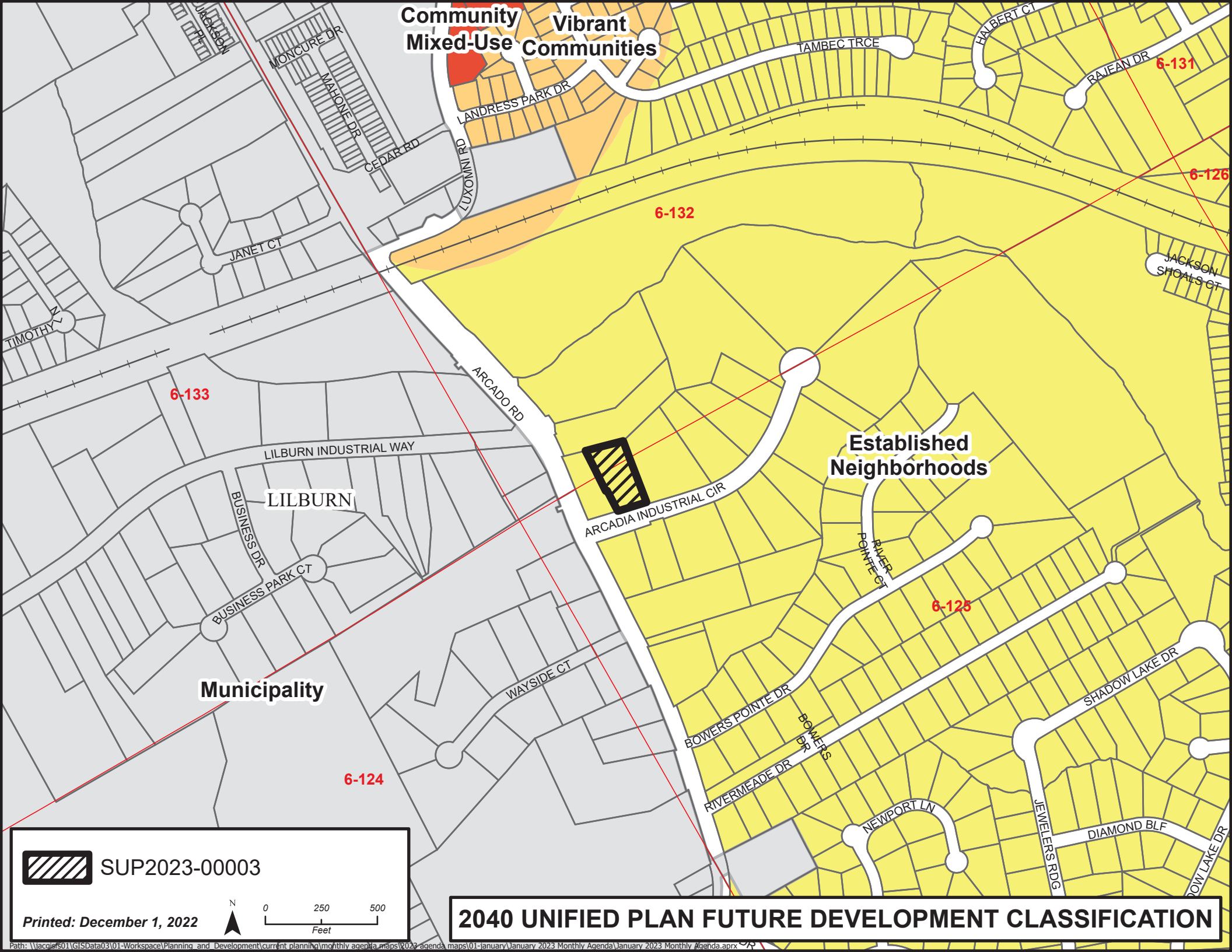
**Municipality**

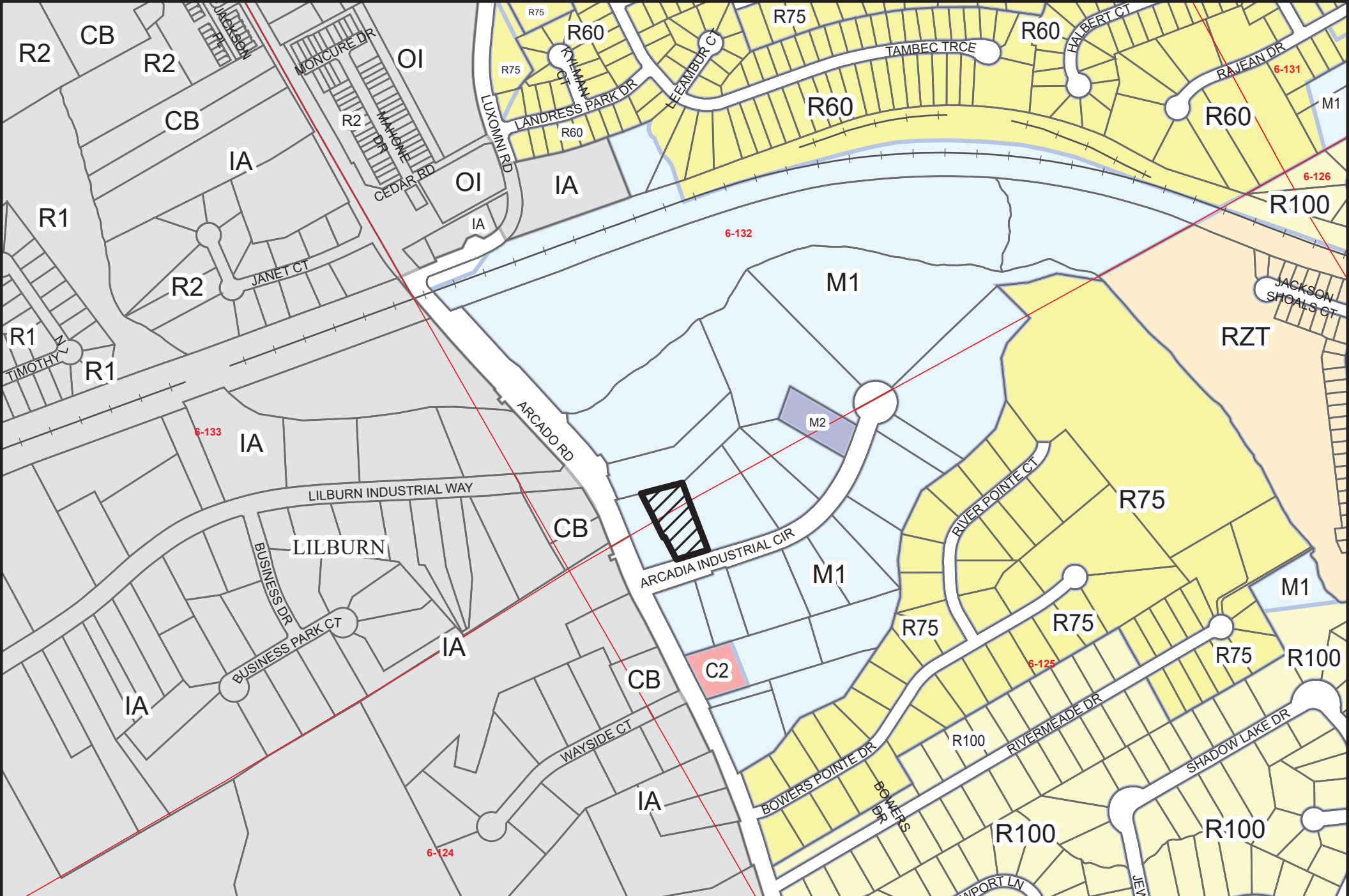
 SUP2023-00003

Printed: December 1, 2022



**2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION**





 SUP2023-00003



**SUBJECT SITE AND SURROUNDING ZONING**

**RECEIVED**

10.26.2022

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Andrew Thomas</u>	NAME: <u>Governors Place LLC</u>
ADDRESS: <u>4150 Arcadia Ind. Cir.</u>	ADDRESS: <u>4150 Arcadia Ind Cir</u>
CITY: <u>Liburn,</u>	CITY: <u>Liburn</u>
STATE: <u>GA</u> ZIP: <u>30047</u>	STATE: <u>GA</u> ZIP: <u>30047</u>
PHONE: <u>770-925-2400</u>	PHONE: <u>770-925-2400</u>
CONTACT PERSON: <u>Andrew Thomas</u> PHONE: <u>770-925-2400</u>	
CONTACT'S E-MAIL: <u>ja.thomas.ap+@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 type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>M1</u>	BUILDING/LEASED SQUARE FEET: <u>6241.05</u>
PARCEL NUMBER(S): <u>R 6132004</u>	ACREAGE: <u>.9074</u>
ADDRESS OF PROPERTY: <u>4150 Arcadia Ind. Cir Liburn, GA 30047</u>	
SPECIAL USE REQUESTED: <u>Towing/Wrecker Service + Auto Repair Shop</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

RECEIVED

10.26.2022

**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:

Yes

- (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:

Yes

- (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

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

Yes

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:

No changes - Renewing SUP

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10.26.2022

**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.

*Andrew Thomas*

Signature of Applicant

10-19-22

Date

*Andrew Thomas* Owner

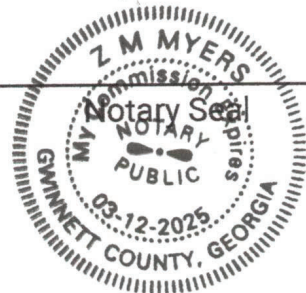
Type or Print Name and Title

*Z.M. Myers*

Signature of Notary Public

10/19/22

Date



**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

**RECEIVED**

10.26.2022  
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.

*Anden Thomas*

Signature of Property Owner

10-19-22

Date

*Anden Thomas*

Type or Print Name and Title

*Z M Myers*

Signature of Notary Public

10/19/22

Date



**RECEIVED**

10.26.2022

**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.

\_\_\_\_\_  
Signature of Applicant

*N/A*

\_\_\_\_\_  
Type or Print Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Date

\_\_\_\_\_  
Notary Seal

**RECEIVED**

10.26.2022

**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.

*Andrew Thomas*

*Andrew Thomas*

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S  
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE

*Z.M. Myers*

*10/19/22*

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

*Andrew Thomas*

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**

10.26.2022

**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: 6<sup>th</sup> - 125+132 - 16132044  
(Map Reference Number) District Land Lot Parcel

Andrew Thomas \_\_\_\_\_  
Signature of Applicant Date

Andrew Thomas \_\_\_\_\_  
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 \_\_\_\_\_  
NAME TITLE

October 19, 2022 \_\_\_\_\_  
DATE

**RECEIVED**

10.26.2022

All Peachtree Towing & Recovery Inc.  
4150 Arcadia Industrial Circle  
Lilburn GA 30047  
770-925-2400

#### Letter of Intent

Governors Place LLC is the current property owner of 4150 Arcadia Industrial Circle, Lilburn, Georgia. This is a .9074 acre parcel (R6132044) in the Arcadia Industrial Park located along Arcado Road, east of Lilburn City limits. Property includes a 22 feet tall warehouse bldg with 6,241 sq.ft and 11 parking spaces. We are applying for renewal of our special use permit (SUP2021-00001) for our Towing/Wrecker Service & Auto Repair business. No changes to business have been made and are looking to continue business for years to come.

Regards



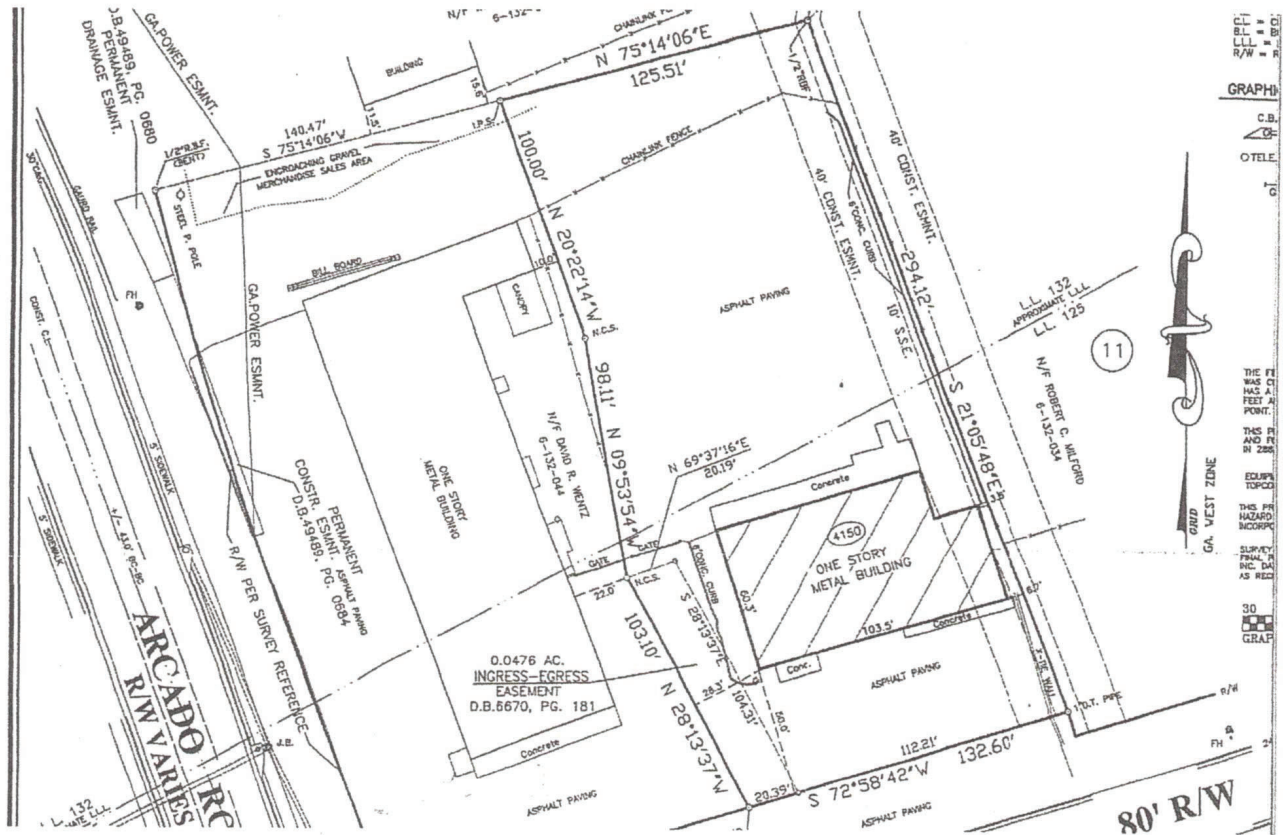
Andrew Thomas

RECEIVED

10.26.2022

EXHIBIT "A"

Legal Description



Said property being more particularly described as follows;

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 125 and 132 of the 6<sup>th</sup> Land District, Gwinnett County, Georgia, containing approximately 0.9074 acres, and is more particularly described on that certain survey entitled "Survey for David R. Wentz", prepared by McNally & Patrick, bearing the seal of Lloyd C. McNally Jr., Georgia Registered Land Surveyor No. 2040, dated June 05, 2015, and being more particularly described according to said survey as follows:

To find the TRUE POINT OF BEGINNING, commence at the point of intersection of the easterly right-of-way line of Arcado Road (right-of-way varies) and the northerly right-of-way line of Arcadia Industrial Circle (right-of-way varies); run thence along said northerly right-of-way line of Arcadia Industrial Circle North 72 degrees 58 minutes 42 seconds East a distance of 144.98 feet to a point marked by a nail and cap set, said point being the TRUE POINT OF BEGINNING; from said TRUE POINT OF BEGINNING and leaving said right-of-way line run North 28 degrees 13 minutes 37 seconds West a distance of 103.10 feet to a point marked by a nail and cap set; run thence North 09 degrees 53 minutes 54 seconds West a distance of 98.11 feet to a point marked by a nail and cap set; run thence North 20 degrees 22 minutes 14 seconds West a distance of 100.00 feet to a point marked by an iron pin set; run thence North 75 degrees 14 minutes 06 seconds East a distance of 125.51 feet to a point marked by a 1/2" rebar found; run thence South 21 degrees 05

minutes 48 seconds East a distance of 294.12 feet to a point marked by a 1" open top pipe found on the northerly right-of-way line of Arcadia Industrial Circle; run thence along said right-of-way line South 72 degrees 58 minutes 42 seconds West a distance of 132.60 feet to a point marked by a nail and cap set, said point being the TRUE POINT OF BEGINNING.

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

**RECEIVED**

10.26.2022



WINNETT COUNTY  
PLANNING AND DEVELOPMENT

**RECEIVED**

10.26.2022



**DENISE R. MITCHELL, MPA**  
WINNETT COUNTY TAX COMMISSIONER

## Payment Receipt

Your transaction has been successfully completed!!

Your Confirmation number is : **1000246172**

Transaction ID: 2209191631607C5B7243122091916316  
09/19/2022 17:32:59 [EST]

<b>Property Taxes: R6132 044</b>	<b>\$4069.23</b>
<b>Property Taxes: R6134 161</b>	<b>\$16.68</b>
<b>Property Taxes: R6134 112</b>	<b>\$520.02</b>

## Account Information

Payment Type: Property Taxes

## Bill Payer Details

james Thomas  
4150 Arcadia Industrial Circle  
Lilburn, GA 30047

## Payment Details

Payment Amount: \$4605.93

Convenience Fee: \$3.95\*

Total Amount: \$4609.88

Payment Method: **VISA**

Card Number: XXXXXXXXXXXXXXX3934

Expiration date: 08/2026

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