

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>David M. Banaee</u>	NAME: <u>David M. Banaee</u>
ADDRESS: <u>7100 Buford Highway</u>	ADDRESS: <u>7100 Buford Highway</u>
CITY: <u>Doraville</u>	CITY: <u>Doraville</u>
STATE: <u>Georgia</u> ZIP: <u>30340</u>	STATE: <u>Georgia</u> ZIP: <u>30340</u>
PHONE: <u>770-409-1119</u>	PHONE: <u>770-409-1119</u>
CONTACT PERSON: <u>Stacey Galos</u> PHONE: <u>678-427-7967</u>	
APPLICANT'S E-MAIL: <u>davidbanaee@comcast.net</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
PRESENT ZONING DISTRICTS(S): <u>C-2</u> REQUESTED ZONING DISTRICT: <u>C-2</u>		
LAND DISTRICT(S): <u>6</u> LAND LOT(S): <u>247</u> ACREAGE: <u>1.18</u>		
ADDRESS OF PROPERTY: <u>7100 Buford Highway, Doraville 30340</u>		
SPECIAL USE REQUESTED: <u>New SUP for auto repair.</u>		

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

CASE NUMBER: SUP 07039



**David M. Banaee  
Accu-Car Expo  
7100 Buford Highway  
Doraville, Georgia 30340  
Office (770) 409-1119 Mobile (678) 794-1119**

December 1, 2006

Gwinnett County Department of Planning and Development  
Planning Division  
One Justice Square  
446 West Crogan Street  
Lawrenceville, Georgia

RE: Letter of Intent  
to Special Use Permit Application AND  
Change in Conditions Application  
for David M. Banaee, owner and applicant

Dear Planning Department:

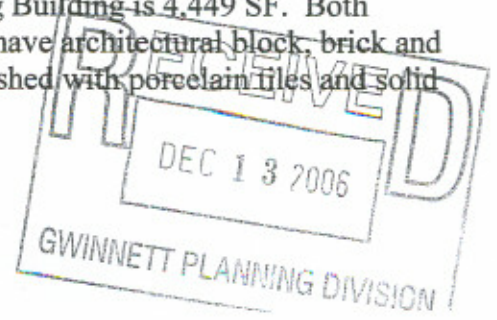
The subject property, known as Accu-Car Expo, consists of a 1.18 acre tract, including .46 acres disturbed, located at 7100 Buford Highway in Gwinnett County, Georgia. The subject property consists of one parcel (6<sup>th</sup> District, Land Lot 247, Parcel ID 382) zoned C-2 with conditions described in SUP-99-010 dated January 26, 1999.

The subject property is developed in accordance with the Gwinnett County Development Regulations under Commercial Development Permit #CDP2002-00013 issued February 19, 2003. The subject property contains two buildings constructed in accordance with Gwinnett County Building Plan Review under Building Permit #BLD2002-02385 (the "Operations Center Building") and Building Permit #BLD2002-02386 (the "Security Parking Building"), both issued April 23, 2004.

The subject property is connected to public sanitary sewer. The detention pond is covered on all four sides with reinforced concrete walls. All waste water run-off from shop areas is directed to an oil separator to be filtered prior to entering the public sanitary sewer. The subject property is fenced and fully lit at all times. The parking areas, which are covered with 4" concrete, provide 49 parking spaces, including two handicap spaces.

The Operations Center Building is 3,000 SF and the Security Parking Building is 4,449 SF. Both buildings are 25 feet in height, type IV unprotected. Both buildings have architectural block, brick and stucco on all four exterior sides and the interior office spaces are finished with porcelain tiles and solid core-mahogany doors.

SUP 07 03 0





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The Operations Center Building is used for auto sales, in accordance with SUP-99-010. The Security Parking Building is currently not being used. It is the applicant's desire to continue using the Operations Center Building for auto sales and to use the Security Parking Building for auto repair.

Therefore, the applicant requests the following:

1. A Special Use Permit to allow auto repair.
2. Changes in Conditions to SUP-99-010 to allow for the joint use of auto sales and auto repair as shown on Exhibit A, hereto attached.

The use of auto sales and auto repair is consistent with the uses of adjacent and nearby property and is in conformity with the land use plan. This high quality development is consistent with the revitalization efforts of the Gwinnett Village CID and, if allowed the joint use of auto sales and auto repair, may be the quality standard by which Gwinnett County governs auto sales/repair facilities in the Gwinnett Village CID.

The applicant respectfully requests your approval of the Special Use Permit and Changes in Conditions to SUP-99-010. The applicant is available to meet with you and encourages you to visit this outstanding property.

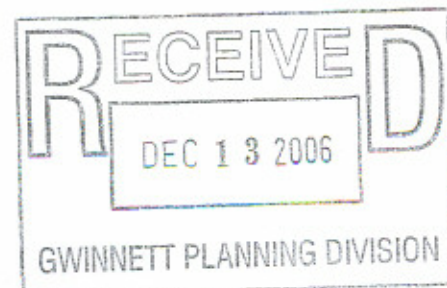
Respectfully submitted,

DAVID M. BANAEE



David M. Banaee  
Owner  
Accu-Car Expo

SUP 07 039









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

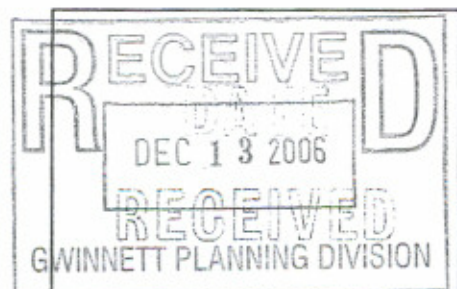
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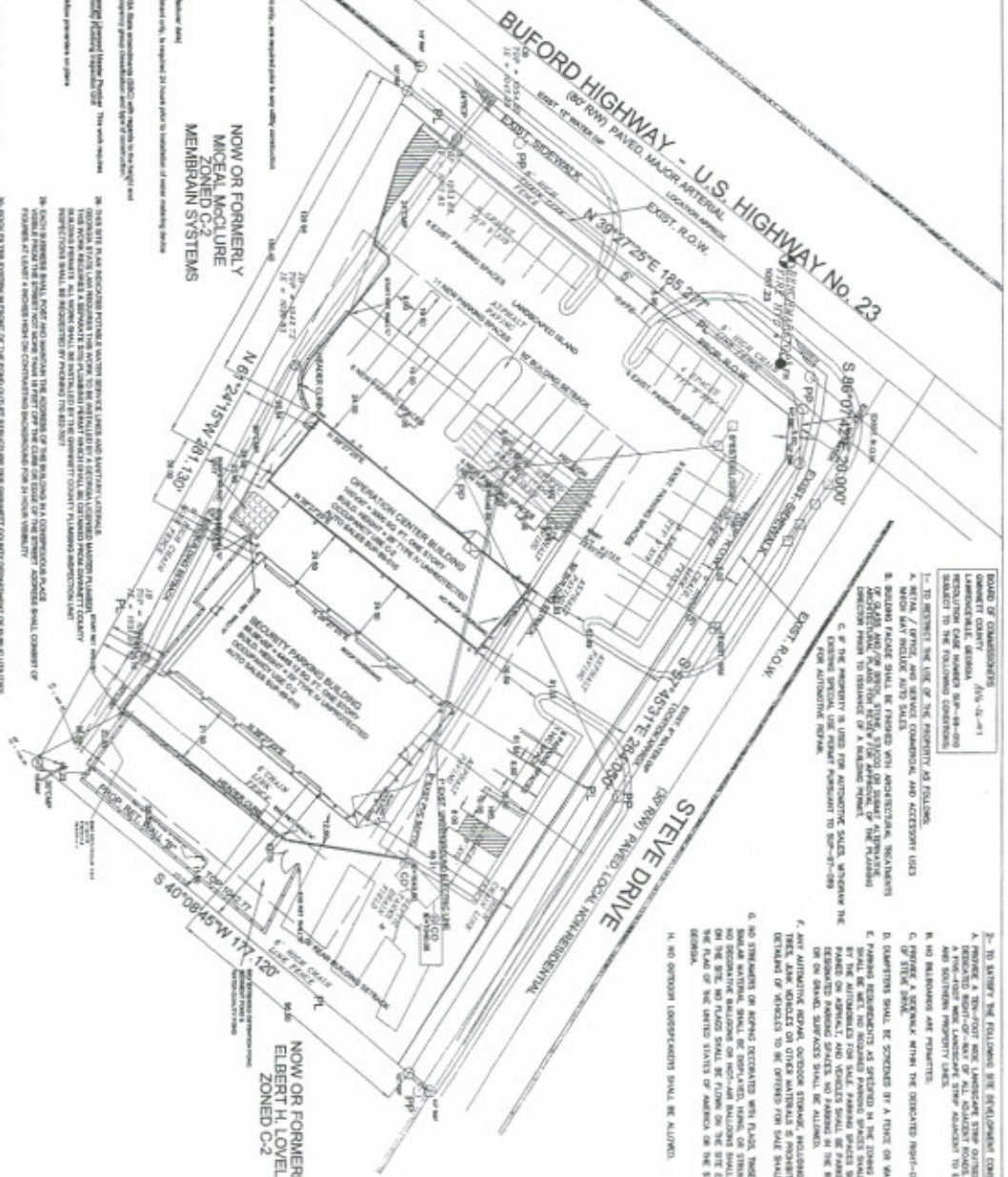
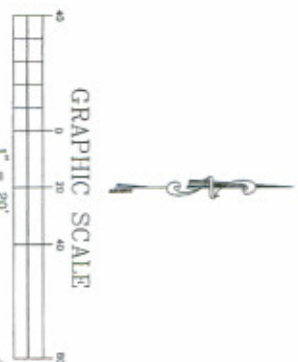
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SPECIAL USE REQUESTED: <u>Changes in conditions to SUP-99-010 to allow auto repair.</u>		

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

CASE NUMBER: CIC 07008





[illegible]

- [illegible]

CIC 07008

RECEIVED  
DEC 13 2006  
GIMMEL

DESIGNED BY  
 DRAWN BY  
 CHECKED BY  
 DATE 01/10/08  
 PROJ NO 8137  
 SHEET TITLE  
 SITE PLAN  
 SHEETS AND  
 C-1

PROJECT DESCRIPTION  
ACCU CAR EXPO PROPERTY  
LAND LOT 247, 6th DISTRICT  
GWINNETT COUNTY, GEORGIA

**ATM DESIGN, INC.**  
CIVIL ENGINEERS - PLANNERS  
3915 WILLOW CREEK CT  
ROSCOE, GEORGIA 30087  
(770)438-0435





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Accu-Car Expo  
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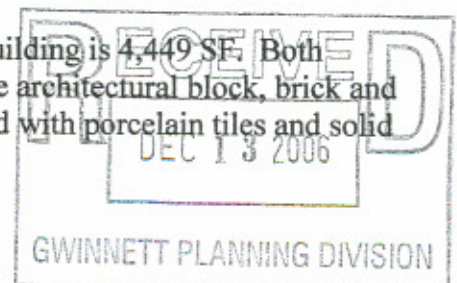
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Respectfully submitted,

DAVID M. BANAE



David M. Banaee  
Owner  
Accu-Car Expo

CIC 07008

