

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Jared Groff</u>	NAME: <u>MARTIN BROTHERS BUILDING, LLC</u>
ADDRESS: <u>3080 Chimney Ridge East</u>	ADDRESS: <u>2025 WESTSIDE CT.</u>
CITY: <u>Snellville</u>	CITY: <u>SNELLVILLE</u>
STATE: <u>GA</u> ZIP: <u>30078</u>	STATE: <u>GA.</u> ZIP: <u>30078</u>
PHONE: <u>404-456-8146</u>	PHONE: <u>770-972-8141</u>
CONTACT PERSON: <u>Richard Groff</u> PHONE: <u>770-979-2918</u>	
CONTACT'S E-MAIL: <u>groffmotorsports@yahoo.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 type="checkbox"/> PROPERTY OWNER
<input checked="" type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>C2</u>	BUILDING/LEASED SQUARE FEET: <u>7060</u>
LAND DISTRICT(S): <u>6</u>	LAND LOT(S): <u>53</u> ACREAGE: <u>0.923</u>
ADDRESS OF PROPERTY: <u>2340 Hewitt Rd Snellville GA 30039</u>	
SPECIAL USE REQUESTED: <u>Automotive SERVICE</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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BY:

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 53, 6TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, CONTAINING 0.923 ACRES, AND BEING MORE PARTICULARLY DECRIBED AS FOLLOWS:

TO ARRIVE AT THE **TRUE POINT OF BEGINNING**, BEGIN AT A POINT LOCATED AT THE NORTHEASTERLY RIGHT-OF-WAY INTERSECTION HEWATT COURT AND HEWATT ROAD (HAVING A 80' RIGHT-OF-WAY), THENCE CONTINUING ALONG THE EASTERN RIGHT-OF-WAY OF HEWATT ROAD IN A NORTHWESTERLY DIRECTION A DISTANCE OF 383.50 FEET TO AN PK NAIL SET, SAID POINT BEING THE **TRUE POINT OF BEGINNING**, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 29 DEGREES 36 MINUTES 01 SECONDS WEST A DISTANCE OF 128.18 FEET TO AN IRON PIN SET, THENCE LEAVING SAID RIGHT-OF-WAY NORTH 60 DEGREES 24 MINUTES 48 SECONDS EAST A DISTANCE OF 317.13 FEET TO AN IRON PIN SET, THENCE SOUTH 31 DEGREES 23 MINUTES 05 SECONDS EAST A DISTANCE OF 110.70 FEET TO AN IRON PIN FOUND, THENCE SOUTH 58 DEGREES 48 MINUTES 43 SECONDS WEST A DISTANCE OF 39.85 FEET TO AN IRON PIN FOUND, THENCE SOUTH 30 DEGREES 52 MINUTES 07 SECONDS EAST A DISTANCE OF 16.29 FEET TO AN IRON PIN SET, THENCE SOUTH 60 DEGREES 23 MINUTES 08 SECONDS WEST A DISTANCE OF 281.13 FEET TO AN PK NAIL SET ON THE EASTERN RIGHT-OF-WAY OF HEWATT ROAD, SAID POINT BEING THE **TRUE POINT OF BEGINNING**.

SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY SHOWN ON A BOUNDARY SURVEY FOR TOMMY MARTIN, PREPARED BY BOUNDARY ZONE, INC., DATED JANUARY 16, 2013.

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BY:.....

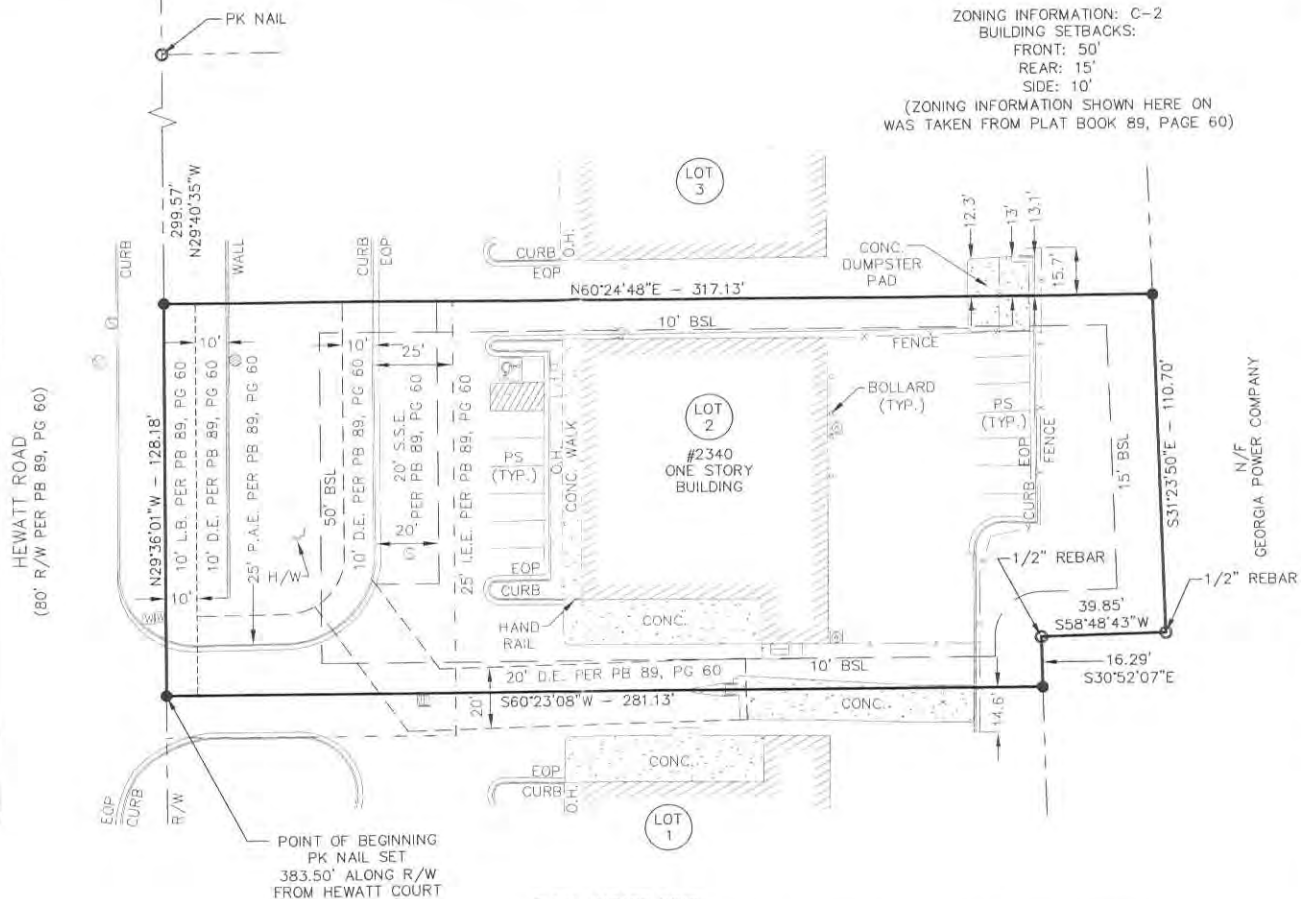
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DT:

LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- ▲ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ POWER POLE
- ⊕ LIGHT POLE
- ⊕ POWER/LIGHT POLE
- GUY WIRE
- ⊕ POWER METER
- ⊕ POWER BOX
- ⊕ A/C UNIT
- ⊕ SANITARY SEWER MANHOLE
- ⊕ CLEAN OUT
- ⊕ STORM MANHOLE
- ⊕ JUNCTION BOX
- ⊕ POND INLET
- ⊕ DRAINAGE INLET
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ CABLE BOX
- ⊕ TELEPHONE BOX
- ⊕ SIGNAL CONTROL BOX
- ⊕ SIGN
- W WATER LINE
- O OVERHEAD UTILITY LINE
- S SEWER LINE
- G GAS LINE
- F FENCE LINE
- BSL BUILDING SETBACK LINE
- CONC CONCRETE
- EOP EDGE OF PAVEMENT
- L.L. LAND LOT
- N/F NOW OR FORMERLY
- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY
- H/W HEADWALL
- D.E. DRAINAGE EASEMENT
- P.A.E. POND ACCESS EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- I.E.E. INGRESS / EGRESS EASEMENT
- L.B. LANDSCAPE BUFFER
- O.H. OVERHANG
- PS PARKING STRIPE
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- (TYP.) TYPICAL



ZONING INFORMATION: C-2
BUILDING SETBACKS:
FRONT: 50'
REAR: 15'
SIDE: 10'
(ZONING INFORMATION SHOWN HERE ON
WAS TAKEN FROM PLAT BOOK 89, PAGE 60)



NORTH
PER PB 89, PG 60
SCALE: 1"=40'

BOUNDARY SURVEY
PREPARED FOR: TOMMY MARTIN
LOT 2, BLOCK "A",
NEW TREND COMPLEX SUBDIVISION,
LAND LOT 53, 6TH DISTRICT,
GWINNETT COUNTY, GEORGIA - 01/16/13

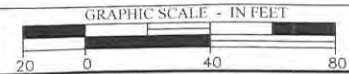


1/16/13
FOR THE FIRM
BOUNDARY ZONE, INC.
NOT VALID WITHOUT ORIGINAL SIGNATURE

FLOOD HAZARD NOTE:
THIS PROPERTY IS IN ZONE "X" AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF GWINNETT COUNTY, GEORGIA COMMUNITY-PANEL NUMBER 13135C0136 F, EFFECTIVE DATE, SEPTEMBER 29, 2006.

TOTAL AREA: 0.923 ACRES / 40,210 SQUARE FEET.
BOUNDARY REFERENCE: DEED BOOK 51667, PAGE 710 & PLAT BOOK 89, PAGE 60. FIELDWORK PERFORMED ON 01/14/13.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN +10,000 FEET.
THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND ANGULAR ERROR OF 10 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

BOUNDARY zone, inc.
LAND SURVEYING SERVICES
WWW.BOUNDARYZONE.COM
(770) 271-5772 / (919) 363-9226
4195 SOUTH LEE STREET SUITE 1, BUFORD, GA 30518
235 PEACHTREE STREET NE SUITE 400, ATLANTA, GA 30303
2205-C CANDUN DRIVE APEX, NC 27523



THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
© COPYRIGHT 2013 - BOUNDARY ZONE, INC. THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

PROJECT
1327301
SHEET
1 OF 1

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

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, 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:

None



January 28, 2013

Groff Motorsports Inc
2340 Hewatt Road
Snellville, Georgia 30039

Gwinnett County Board of Commissioners,

This letter is provided as a letter of intent for the application of Special Use for Groff Motorsports Inc. to occupy and conduct business at 2340 Hewatt Road, Snellville, Georgia, 30039. This property is currently zoned as C-2 and has an existing structure with 7,060 square feet. Currently zoned C-2, we are requesting permission to operate as an automotive repair and maintenance facility. Hours of operation will be 8 am to 6 pm Monday through Friday and 8 am to 4 pm on Saturday.

Groff Motorsports Inc serves people of the local community with automotive repair and maintenance holding high standards for customer satisfaction and relations. Previously, Groff Motorsports Inc was located in Barrow County, Georgia for seven years. In order to continue to grow our business and provide professional service, we want to move to this location in Gwinnett County, Georgia.

Because this is a privately run business, the location at Hewatt Road allows us to utilize the current configuration of 2340 Hewitt Road without modification to the building and grounds. There is ample parking at this location for all vehicles to be parked within the building after hours.

We appreciate your consideration of this application and look forward to being a productive and proactive, as well as a continuous part of Gwinnett County business community.

Sincerely,



Jared A Groff
President
Groff Motorsports Inc


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1571.....

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.



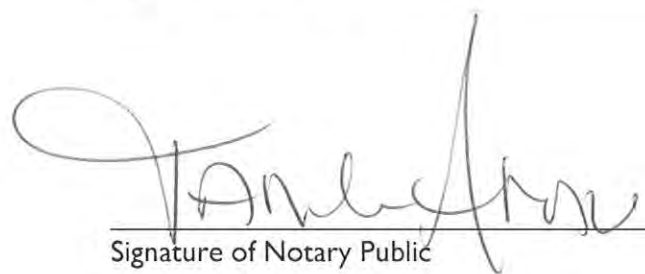
Signature of Applicant

1-28-2013

Date

Jared Groth President

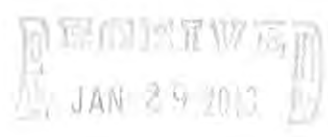
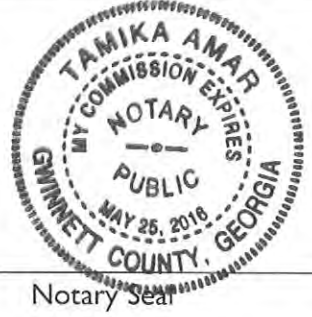
Type or Print Name and Title



Signature of Notary Public

1/28/13

Date



SUP '13 016

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.

T. A. Martin

1-17-13

Signature of Property Owner

Date

*MARTIN BROTHERS BUILDING, LLC
THOMAS A. MARTIN, OWNER*

Type or Print Name and Title

Elaine D. Williams

1/17/13

Signature of Notary Public

Date



Notary Public, Gwinnett County, Georgia
My Commission Expires April 16, 2013

JAN 24 11

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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] 1-28-2013 David Graft President
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 1/28/13

SIGNATURE OF NOTARY PUBLIC DATE
Notary Public, Gwinnett County, Georgia
My Commission Expires April 16, 2013



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 David Graft
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.

JAN 29 2013

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 - 053 - 342
(Map Reference Number) District Land Lot Parcel

[Signature] Jan 28, 2013
Signature of Applicant Date

JARED A. GROFF
Type or Print Name and Title

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)

Bill Jensen T.S.A.
NAME TITLE
11/15/12
DATE
GWINNETT COUNTY
TAX COMMISSIONER

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