

SPECIAL USE PERMIT APPLICATION

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

| APPLICANT INFORMATION | OWNER INFORMATION* |
|---------------------------------------------------------------|-------------------------|
| NAME: <u>ROLAND LANCTOT</u> | NAME: _____ |
| ADDRESS: <u>1767 SUNSET RIDGE DR</u> | ADDRESS: _____ |
| CITY: <u>THE VILLAGES</u> | CITY: <u>SAME</u> |
| STATE: <u>FL</u> ZIP: <u>32162</u> | STATE: _____ ZIP: _____ |
| PHONE: <u>352-391-1063</u> | PHONE: _____ |
| CONTACT PERSON: <u>DONNA SHAVE</u> PHONE: <u>352-391-1063</u> | |
| CONTACT'S E-MAIL: <u>deshave@embarqmail.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:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

EXISTING/PROPOSED ZONING: M1 BUILDING/LEASED SQUARE FEET: 10,000

LAND DISTRICT(S): 7 LAND LOT(S): 13 ACREAGE: 1.099

ADDRESS OF PROPERTY: 850 PETTY ROAD

SPECIAL USE REQUESTED: AUTOMOTIVE REPAIR + TIRE SHOPS

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED
 JAN 29 2013

SUP '13 017

DT:

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13, 7TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, CONTAINING 1.099 ACRES, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

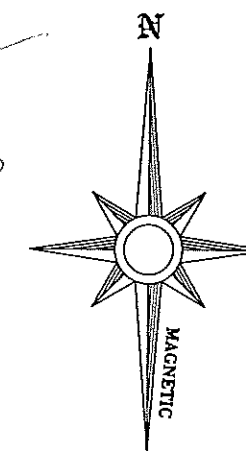
TO ARRIVE AT THE **TRUE POINT OF BEGINNING**, BEGIN AT A POINT LOCATED AT THE SOUTHERN RIGHT-OF-WAY INTERSECTION HI-HOPE ROAD AND PETTY ROAD (HAVING A 60' RIGHT-OF-WAY), THENCE CONTINUING ALONG THE SOUTHERN RIGHT-OF-WAY OF PETTY ROAD IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 804.26 FEET TO AN IRON PIN FOUND, SAID POINT BEING THE **TRUE POINT OF BEGINNING**, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 58 DEGREES 03 MINUTES 45 SECONDS EAST A DISTANCE OF 227.044 FEET TO AN IRON PIN FOUND, THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 56 DEGREES 59 MINUTES 33 SECONDS WEST A DISTANCE OF 273.919 FEET TO AN IRON PIN FOUND, THENCE NORTH 31 DEGREES 16 MINUTES 20 SECONDS WEST A DISTANCE OF 46.919 FEET TO AN IRON PIN FOUND, THENCE SOUTH 57 DEGREES 26 MINUTES 29 SECONDS WEST A DISTANCE OF 14.338 FEET TO AN IRON PIN FOUND, THENCE NORTH 30 DEGREES 10 MINUTES 10 SECONDS WEST A DISTANCE OF 159.153 FEET TO AN IRON PIN FOUND, THENCE NORTH 57 DEGREES 04 MINUTES 57 SECONDS WEST A DISTANCE OF 182.806 FEET TO AN IRON PIN FOUND ON THE SOUTHERN RIGHT-OF-WAY OF PETTY ROAD, SAID POINT BEING THE **TRUE POINT OF BEGINNING**.

SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY SHOWN ON SURVEY FOR GARY FITZPATRICK AND BOB LUTZ, PREPARED BY E&C CONSULTING ENGINEERS, DATED SEPTEMBER 8, 1997,

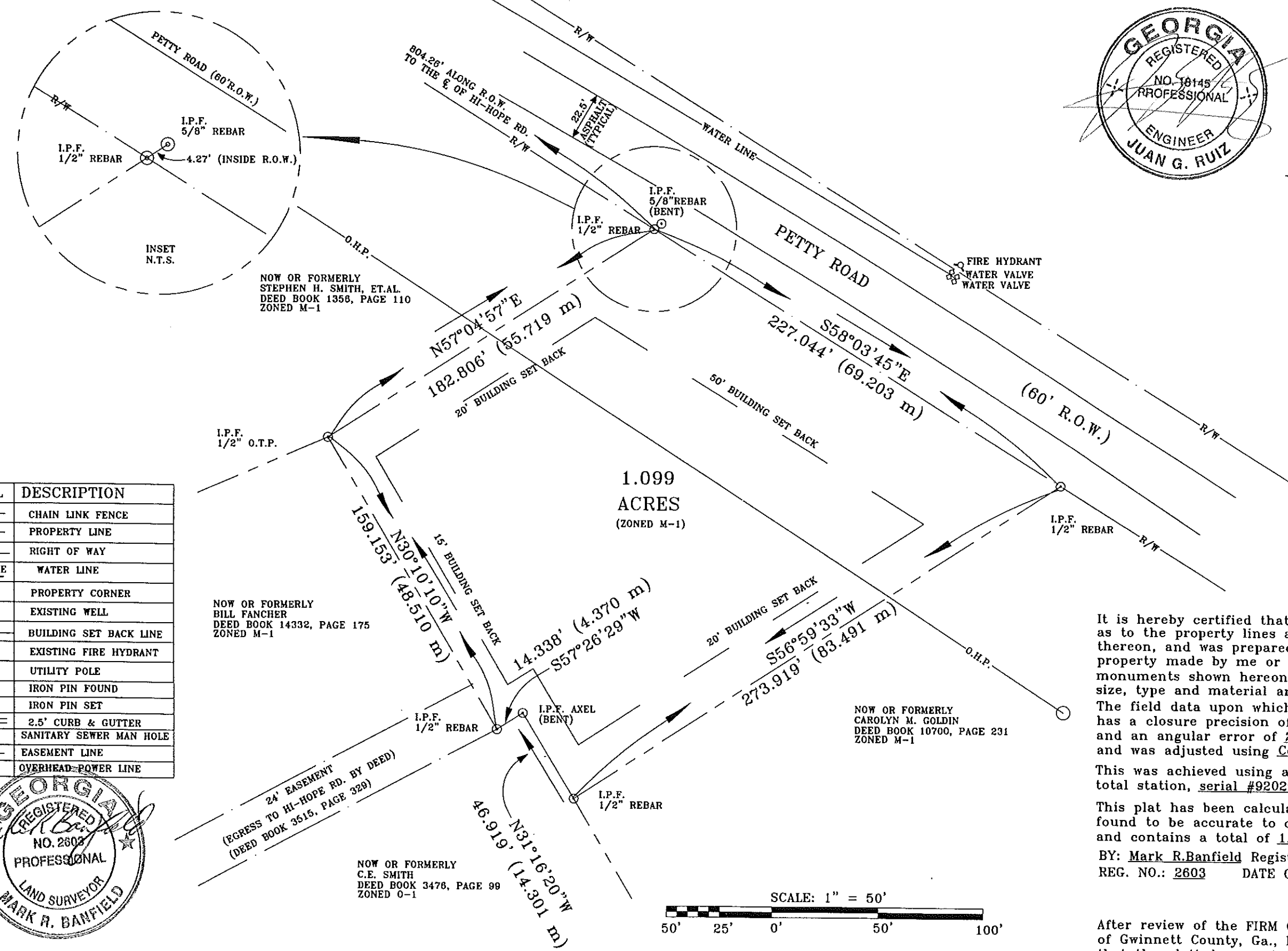
RECEIVED
JAN 29 2013

BY:

SUP '13 0 1 7



LAND LOT: 13
 LAND DISTRICT: 7
 OLD PARCEL #'s 32 & 03D
 NEW PARCEL # 03D
 CITY: UNINCORPORATED
 COUNTY: GWINNETT
 STATE: GEORGIA
 DATE OF SURVEY: 09/03/1997

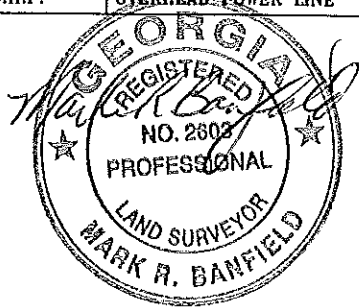
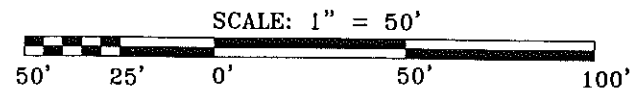


| SYMBOL | DESCRIPTION |
|------------|-------------------------|
| —x— | CHAIN LINK FENCE |
| --- | PROPERTY LINE |
| R/W--- | RIGHT OF WAY |
| WATER LINE | WATER LINE |
| o | PROPERTY CORNER |
| ⊙ | EXISTING WELL |
| --- | BUILDING SET BACK LINE |
| ⌞ | EXISTING FIRE HYDRANT |
| ⊙ | UTILITY POLE |
| I.P.F. | IRON PIN FOUND |
| I.P.S. | IRON PIN SET |
| --- | 2.5' CURB & GUTTER |
| ⊙ | SANITARY SEWER MAN HOLE |
| --- | EASEMENT LINE |
| O.H.P. | OVERHEAD POWER LINE |

It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown.
 The field data upon which this plat is based has a closure precision of one foot in 40,159 feet and an angular error of 2.5 seconds per angle point and was adjusted using Compass Rule.
 This was achieved using a Nikon model DTM-A20 total station, serial #920299.

This plat has been calculated for closure and is found to be accurate to one foot in 829,374 feet, and contains a total of 1.099 acres.
 BY: Mark R. Banfield Registered Georgia Land Surveyor
 REG. NO.: 2603 DATE OF EXPIRATION: 12/31/1998

After review of the FIRM Community-Panel #130322 0205C of Gwinnett County, Ga., I have determined that the platted property lies outside the flood hazard area.



| REV. | DATE | DESCRIPTION | APPRV. BY |
|----------|------|-------------|-----------|
| DESIGNED | | | |
| DRAWN | | | |
| APPROVED | | | |

SURVEYOR
 E & C CONSULTING ENGINEERS, INC.
 1600 ATKINSON ROAD, BLDG. A
 LAWRENCEVILLE, GEORGIA 30043
 Phone: (770) 995-9806
 Fax: (770) 995-6603

OWNER & DEVELOPER
 GARY FITZPATRICK
 196 LOCKRING DRIVE
 LILBURN, GEORGIA 30047
 PH: (707) 717-1927

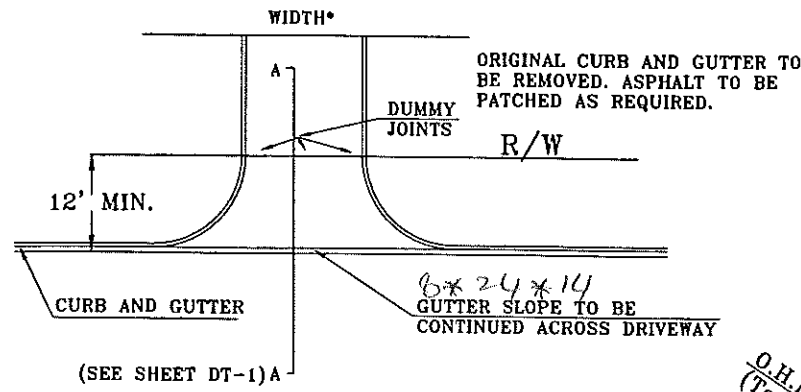
BOUNDARY PLAN
 FOR
 F & L HOLDINGS
 AT 850 PETTY ROAD



SHT.
 BD-1

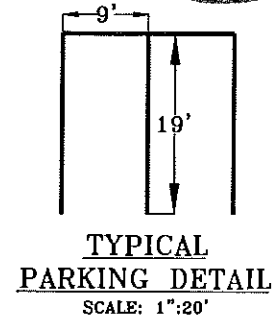
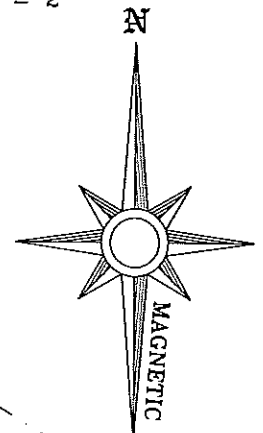
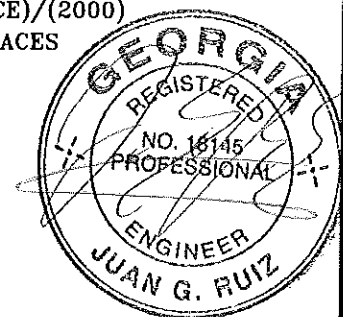
BOUNDARY.DWG 11/12/97

MOD. 97-00169 (DRIVEWAY WIDTH) APPROVED
 MOD. 97-00170 (CURBING) 11-14-97

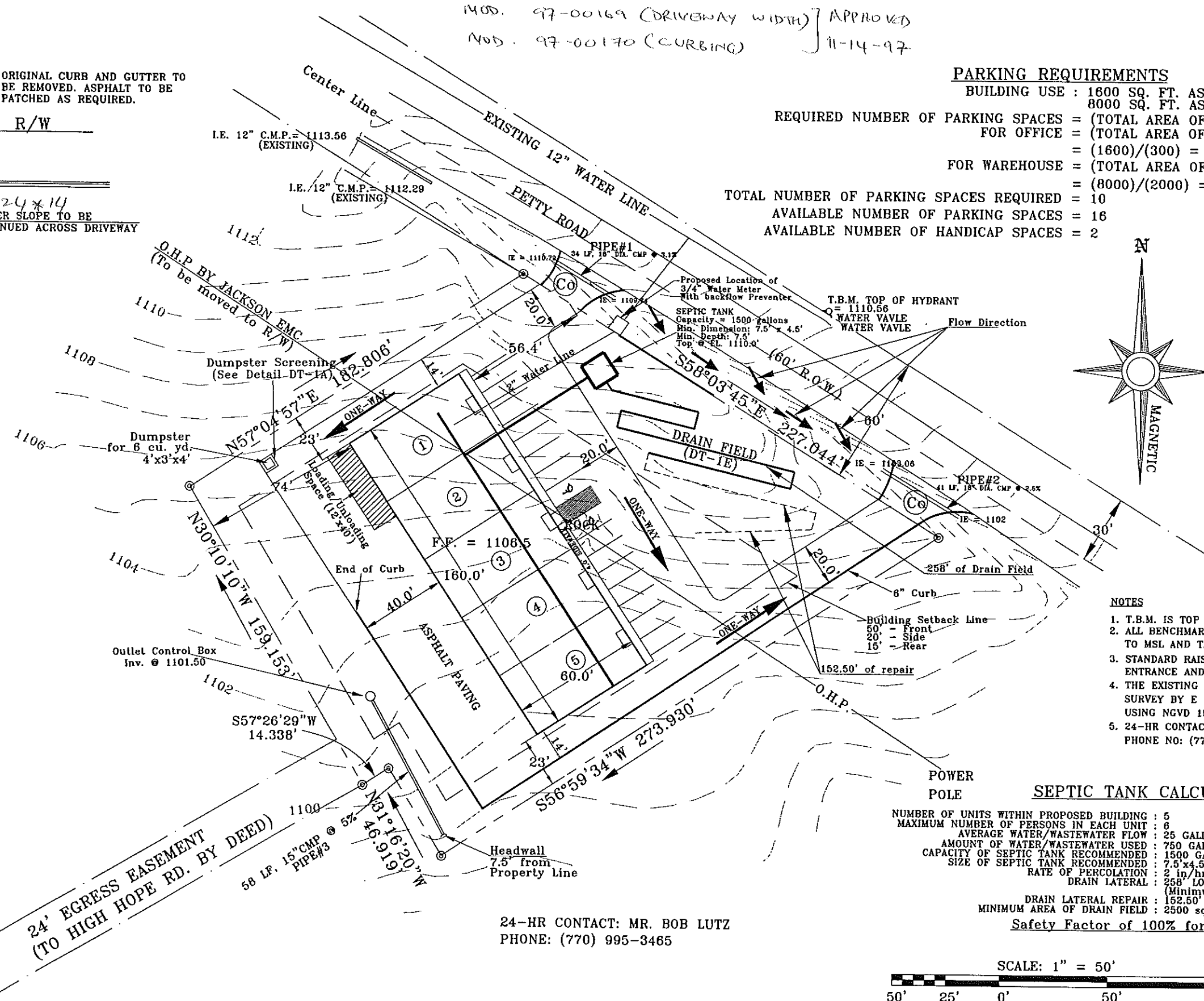


APRON DETAIL
 NTS

PARKING REQUIREMENTS
 BUILDING USE : 1600 SQ. FT. AS OFFICE
 8000 SQ. FT. AS WAREHOUSE
 REQUIRED NUMBER OF PARKING SPACES = (TOTAL AREA OF OFFICE)/(300)
 FOR OFFICE = (1600)/(300) = 6 SPACES
 FOR WAREHOUSE = (TOTAL AREA OF OFFICE)/(2000)
 = (8000)/(2000) = 4 SPACES
 TOTAL NUMBER OF PARKING SPACES REQUIRED = 10
 AVAILABLE NUMBER OF PARKING SPACES = 16
 AVAILABLE NUMBER OF HANDICAP SPACES = 2



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| ⊕ | UTILITY POLE |
| I.P.F. | IRON PIN FOUND |
| I.P.S. | IRON PIN SET |
| == | 2.5' CURB & GUTTER |
| ⊙ | SANITARY SEWER MANHOLE |
| --- | EASEMENT LINE |
| O.H.P. | OVERHEAD POWER LINE |
| Co | CONSTRUCTION EXIT (DT-1C) |
| Rp | RIP-RAP (DT-1F) |

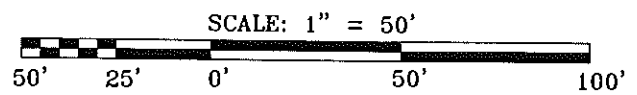


- NOTES**
1. T.B.M. IS TOP OF FIRE HYDRANT AS INDICATED.
 2. ALL BENCHMARKS AND TOPOGRAPHY ARE RELATIVE TO MSL AND TAKEN FROM N.G.V.D. 1929.
 3. STANDARD RAISED TYPE CURB AND GUTTER AT ENTRANCE AND EXIT.
 4. THE EXISTING CONTOURS ARE TAKEN FROM A FIELD RUN SURVEY BY E & C CONSULTING ENGINEERS, INC. USING NGVD 1929
 5. 24-HR CONTACT: MR. BOB LUTZ
 PHONE NO: (770) 995-3465

SEPTIC TANK CALCULATIONS

NUMBER OF UNITS WITHIN PROPOSED BUILDING : 5
 MAXIMUM NUMBER OF PERSONS IN EACH UNIT : 6
 AVERAGE WATER/WASTEWATER FLOW : 25 GALLONS/PERSON/DAY
 AMOUNT OF WATER/WASTEWATER USED : 750 GALLONS/DAY (for all 5 units)
 CAPACITY OF SEPTIC TANK RECOMMENDED : 1500 GALLONS/DAY (factor of safety = 2)
 SIZE OF SEPTIC TANK RECOMMENDED : 7.5' x 4.5' x 7.5' DEEP
 RATE OF PERCOLATION : 2 in/hr. (per Soil Survey by Peter Avers)
 DRAIN LATERAL : 258' LONG, 4" CORRUGATED PERFORATED PIPE (Minimum 200' required)
 DRAIN LATERAL REPAIR : 152.50' LONG (Minimum 134' required)
 MINIMUM AREA OF DRAIN FIELD : 2500 sq.ft.
Safety Factor of 100% for Septic Tank

24-HR CONTACT: MR. BOB LUTZ
 PHONE: (770) 995-3465



| REV. | DATE | DESCRIPTION | APPRV. BY |
|----------|------|-------------|-----------|
| DESIGNED | | | |
| DRAWN | | | |
| APPROVED | | | |

ENGINEER
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OWNER & DEVELOPER
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SITE PLAN
 FOR
 F & L HOLDINGS
 AT 850 PETTY ROAD



SHT.
 SP-1

STEREOPAN.DWG 11/13/97

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:

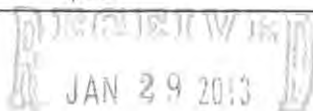
NO

- (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:

NO



SUP '13 0 1 7

Roland Lanctot
1767 Sunset Ridge Drive
The Villages, FL 32162

January 29, 2013

Gwinnett County Board of Commissioners
75 Langley Drive
Lawrenceville, GA 30046

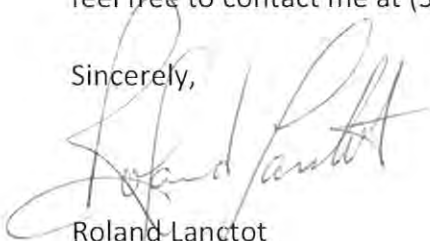
To Whom It May Concern:

The purpose of this letter is to apply for a Special Use Permit for 850 Petty Road, Lawrenceville, GA 30043. We have tenants, one doing business as a tire shop and one doing business as an auto repair shop that need this Special Use Permit. The tenants have business licenses and are fully insured. The tenants have been in the space for several years and were not aware they needed a Special Use Permit.

We purchased this building in August 2010 and were not aware that the tenants needed Special Use Permit. The tire shop has three mobile trailers for tire storage.

I trust this is all the information required and should you need any further information please feel free to contact me at (352) 391-1063 or on my cell phone (770) 826-2510.

Sincerely,



Roland Lanctot
Owner



SUP '13 0 1 7

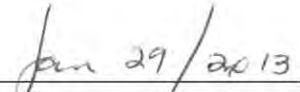
BY:

SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

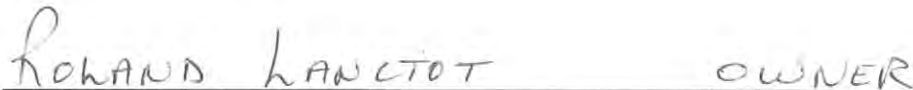
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



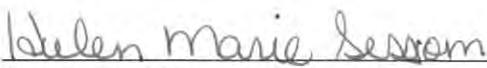
Signature of Applicant



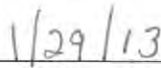
Date



Type or Print Name and Title



Signature of Notary Public



Date



SUP '13 017

JAN 29 2013

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.

Ronald Lantot *Jan 29 / 2013*
Signature of Property Owner Date

RONALD LANLOT OWNER
Type or Print Name and Title

Helen Marie Sessom *1/29/13*
Signature of Notary Public Date



RECORDED
JAN 29 2013

LS: _____

SUP '13 017

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.

Roland Hanlot Jan 29/2013 ROLAND HANLOT - OWNER
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Helen Marie Sessom 1/29/13
 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 ROLAND HANLOT
 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

SUP '13 0 1 7

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: 7 - 13 - 003D
(Map Reference Number) District Land Lot Parcel

[Signature] Jan 29/2013
Signature of Applicant Date

ROHANN HANCTOT OWNER
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 Jorgesen TSA
NAME TITLE

1/29/13 **GWINNETT COUNTY TAX COMMISSIONER**
DATE

JAN 29 2013