

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Elite Paint and Body LLC</u>	NAME: <u>Overlook Lots LLC.</u>
ADDRESS: <u>100 Commerce Blvd</u>	ADDRESS: <u>3200 Cobb Galleria Pkwy</u>
CITY: <u>Bogart</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30622</u>	STATE: <u>GA</u> ZIP: <u>30339</u>
PHONE: <u>706-543-1609</u>	PHONE: <u>404-354-1740</u>
CONTACT PERSON: <u>Shane Steele</u> PHONE: <u>678-634-3666</u>	
CONTACT'S E-MAIL: <u>SSteele@Eliteautocenter.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>C-2</u>	BUILDING/LEASED SQUARE FEET: <u>9000</u>
LAND DISTRICT(S): <u>7</u>	LAND LOT(S): <u>12</u> ACREAGE: <u>.635</u>
ADDRESS OF PROPERTY: <u>881 Cripple Creek Drive Lawrenceville, GA</u>	
SPECIAL USE REQUESTED: <u>Auto Body Shop</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 Lots 12 and 28 of the 7th district, Gwinnett County, Georgia and being more particularly described as follows:

To find the True Point of Beginning, begin at the intersection of the Southwesterly right-of-way of Buford Drive a.k.a. Ga. Hwy 20 & 124 (apparent right-of-way varies) and the Northerly right-of-way of Cripple Creek Drive (apparent 60' right-of-way); THENCE along the right-of-way of Cripple Creek Drive for a distance of 271.07 feet to a ½ inch rebar found, said point being The True Point of Beginning; Thence continuing along said right-of-way North 85 degrees 01 minutes 57 seconds West for a distance of 113.33 feet to a ½ inch rebar found; THENCE leaving said right-of-way North 04 degrees 18 minutes 16 seconds East for a distance of 120.12 feet to a ½ inch rebar found; THENCE North 04 degrees 06 minutes 06 seconds East for a distance of 103.66 feet to a ½ inch rebar found; THENCE South 85 degrees 53 minutes 39 seconds East for a distance of 125.33 feet to a p.k. nail found; THENCE South 04 degrees 10 minutes 01 seconds West for a distance of 144.36 feet to a ½ inch rebar found; THENCE South 12 degrees 38 minutes 04 seconds West for a distance of 82.03 feet to a ½ inch rebar found on the northerly right-of-way of Cripple Creek Drive, said point being the True Point of Beginning.

Said property contains 0.635 acres.

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BY:

D.W.

PREPARED
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LEGEND

D	ON LINE
N	NAIL FOUND
SP	IRON PIN SET (1/2" REBAR)
OP	NON PIN FOUND
CM	CONCRETE MONUMENT FOUND
DP	DRIP TOP PIPE
TM	TRIM
BM	BOUNDARY BENCHMARK
CH	CHAMP TOP PIPE
TH	THAWED TRAIL
CP	CRACK
LL	LAND SET LINE
L	LAND SET
1	PROPERTY LINE
2	BUILDING LINE
3	RIGHT-OF-WAY LINE
4	SAINTARY SHOW EASEMENT
5	DRAINAGE EASEMENT
6	GRID & GUTTER
7	BACK OF CURB
8	TOP OF CURB
9	GEORGIA METES DISTRICT
10	PLAT BOOK / PAGE
11	DEED BOOK / PAGE
12	POINT OF BEGINNING
13	TRUE POINT OF BEGINNING
14	ELEVATION
15	INVERT ELEVATION
16	FINISHED FLOOR ELEVATION
17	EDGE OF PARADEW
18	CONCREGATED METAL PIPE
19	REINFORCED CONCRETE PIPE
20	DUCTILE IRON PIPE
21	PVC POLYETHYLENE PIPE
22	WITHESED CLAY PIPE
23	LIGHT PIPE
24	POWER POLE OF UTILITY POLE
25	HANDHOLD
26	CATCH BASIN
27	JUNCTION BOX
28	SEWER
29	DROP INLET/GRATE INLET
30	GRATE INLET
31	FIRE HYDRANT
32	WATER VALVE
33	WATER METER
34	GAS VALVE
35	EXISTING GROUND ELEVATION
36	PROPOSED GROUND ELEVATION
37	EXISTING CONTOUR ELEVATION
38	PROPOSED CONTOUR ELEVATION
39	POWERSUNG
40	UNDERGROUND POWER
41	TELEPHONE LINE
42	UNDERGROUND TELEPHONE LINE
43	GAS LINE
44	CABLE TV LINE
45	UNDERGROUND CABLE TV LINE
46	SAINTARY SEWER LINE
47	STORM SEWER PIPE
48	WATER LINE / PIPE
49	FENCE LINE
50	BRANCH / CREEK / STREAM CENTERLINE
51	STICK / LEAK CENTERLINE
52	FLOOD HAZARD ZONE LIMITS
53	TRAIL
54	UNLTD ACCESS
55	STATION
56	NOW OR FORMERLY
57	BENCH MARK
58	CONTROL POINT

REFERENCES

- 1) DEED BOOK 50122 PAGE 821
- 2) PLAT BOOK 78 PAGE 16

SITE CONTAINS 0.635 ACRES
SITE ADDRESS 881 CRIPPLE CREEK DRIVE

N/F
CANDY BEC, LLC
DB.28634 PG.121
PARCEL NO.7-028-15

A TOPCON GTS-323 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 70,175 FEET AND AN ANGULAR ERROR OF 04" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 110,753 FEET AND CONTAINS 0.635 ACRES.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE DISCONTINUED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS (ITEMS THAT ARE INCLUDED SHOWN BELOW) ITEMS 1,2,3,4,5,6,7(A),7(B)1-3,8,9,10,11(A),13,14,15 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

[Signature]
LEE JAY JOHNSON
REG. NO. 2846

LEGAL DESCRIPTION

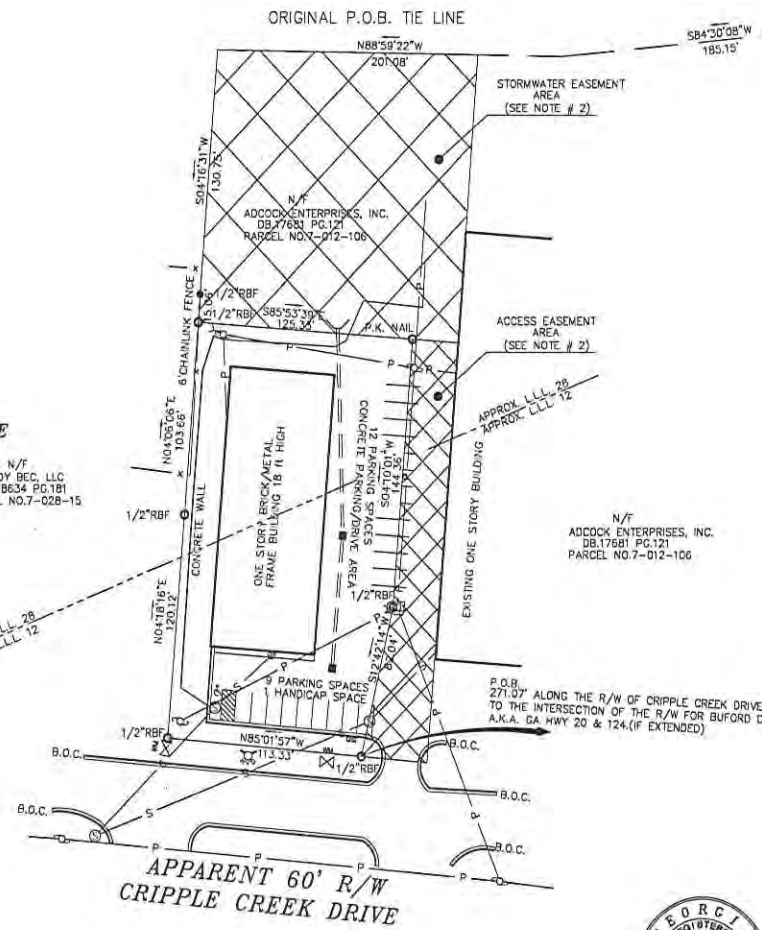
All that tract or parcel of land lying and being in Land Lots 12 and 28 of the 7th district, Gwinnett County, Georgia and being more particularly described as follows:

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Said property contains 0.635 acres.



VICINITY MAP
N.T.S.



FLOOD STATEMENT

NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL NO. 13135C00607/13135C0074F DATED 9/29/2006

NOTES

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION.
2. THE ACCESS EASEMENT & STORMWATER EASEMENT AREA SHOWN PER AGREEMENT BETWEEN UNITED COMMUNITY BANK & U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE, TO BE RECORDED.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

11/27/12=REVISE TO ADD ACCESS & D.E. EASEMENTS

ALTA/ACSM SURVEY FOR:

**UNITED COMMUNITY
BANK**

**LAND DEVELOPMENT
SURVEYORS, INC.**

2146 JONES PHILLIPS ROAD
Dacula, GA, 30019
(770) 682-8206 (FAX) (770) 682-1440
LOSURVY@BLSOUTH.NET

Date:1/16/11	Land Lot:12 & 28	District:7th
County:GWINNETT	Scale:"=50'	Sheet No.
Field By:SF,RD,LJ	Drawn By:LJ	Checked By:LJLJ
Job Number:11105	File Number:11105.DWG	1 OF 1



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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, there is ample access to existing streets which parallels a Business Park that would support all traffic our business would create

- (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:

To develop the property to a long term Auto Body Shop business that would compare with our other locations in Barrow and Clarke Co. At present the property is 50% vacant.

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Athens, Georgia
100 Commerce Blvd • 706.543.1609
www.eliteautocenter.com



Auburn, Georgia
1358 Duncan Lane • 678.900.1334
www.eliteautocenter.com

Welcome to Elite Auto Collision:

Elite Auto Collision is well known in the Automotive Repair Industry. Having been in business in the Athens Area for over 14 years and recently opened our Auburn Location to serve our customers.

Our reputation is well known all over the Southeast as being one of the Premier Body Shops. We employ only the top technicians in our body shop as well as our paint department.

Our Owner, Shane Steele, has over 20 years experience in this industry and demands quality and excellence in all of his employees and our company lives up to that challenge each day.

Our intentions are to open a third location with the purchase of this building at 881 Cripple Creek Drive, Lawrenceville, GA to keep up the growth and success of our company.

Shane Steele

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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.



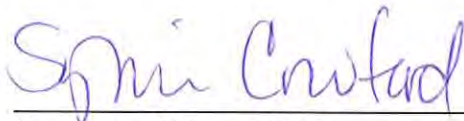
Signature of Applicant

1-30-13

Date

Shane Stede / owner

Type or Print Name and Title



Signature of Notary Public

1/30/13

Date


Notary Seal



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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 1/31/13
Date

B. Spencer Searcy, Manager

Type or Print Name and Title

Patricia Armistead 1-31-13

Signature of Notary Public Date



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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.

Shane Steele 1-30-13 Shane Steele / owner
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Sylvia Crawford 1/30/13
 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 Shane Steele Shane Steele
 YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL 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.


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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 . 12 . 52
(Map Reference Number) District Land Lot Parcel

 2-1-13
Signature of Applicant Date
 Shane Steele / 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)

 Debra Amik tax service associate
NAME TITLE
 1/29/2013 2012 pd 10/1/12
DATE

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