

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>State 8 Automotive Group, LLC</u>	NAME: <u>Tim Landers</u>
ADDRESS: <u>P.O. Box 464578</u>	ADDRESS: <u>P.O. Box 464578</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30042</u>	STATE: <u>GA</u> ZIP: <u>30042</u>
PHONE: <u>(404) 791-0975</u>	PHONE: <u>(404) 791-0975</u>
CONTACT PERSON: <u>Tim Landers</u> PHONE: <u>(404) 791-0975</u>	
CONTACT'S E-MAIL: <u>tlanders220@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 checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>C-2</u>	BUILDING/LEASED SQUARE FEET: <u>3200 S.F.</u>
LAND DISTRICT(S): <u>5</u>	LAND LOT(S): <u>018</u> ACREAGE: <u>0.75</u>
ADDRESS OF PROPERTY: <u>2598 A Lawrenceville Hwy., Lawrenceville, GA 30044</u>	
SPECIAL USE REQUESTED: <u>Motorcycle Repair Shop</u>	

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

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BK 4933-2-PG 0764

EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 18 of the 5<sup>th</sup> Land District of Gwinnett County, Georgia, being shown as 0.75 acres according to a survey for Boozer's Auto/Kitterman Collision, prepared by Boutwell & Associates, Inc., dated June 28, 1995, and being more particularly described according to said survey as follows:

TO FIND THE TRUE PLACE OR POINT OF BEGINNING begin at the intersection of the southeasterly right of way of Lawrenceville Highway also known as U.S. Highway 29 (right of way varies) with the northwesterly right of way of Gloster Road; run thence along the aforesaid right of way of U.S. Highway 29 in a generally northeasterly direction a distance of 1,113.46 feet to a point, said point being the TRUE PLACE OR POINT OF BEGINNING.

FROM THE TRUE PLACE OR POINT OF BEGINNING AS THUS ESTABLISHED, continue thence along the aforesaid right of way North 58 degrees 28 minutes 00 seconds East a distance of 119.78 feet to a point; thence leaving the aforesaid right of way run South 29 degrees 33 minutes 28 seconds East a distance of 292.40 feet to a point; run thence South 58 degrees 28 minutes 00 seconds West a distance of 119.79 feet to a point; run thence North 29 degrees 33 minutes 28 seconds West a distance of 272.90 feet to a point located on the southeasterly right of way of U.S. Highway 29, said point being the TRUE PLACE OR POINT OF BEGINNING.

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CR

U.S. HWY 29

011 FEET TO R/W GLOSTER ROAD N 58°28'00" E 241.77'

10' LANDSCAPE STRIP

EXIST ACCEL/DECEL LANE

N 58°28'00" E - 186.08'

**SITE** →

292.40' - S29°33'28"E

7,500 SQUARE FEET TOTAL  
PROPOSED AUTO PARTS SALES & REPAIR

7,500 SQUARE FEET TOTAL  
PROPOSED AUTO PARTS SALES & REPAIR

292.40' - S29°33'28"E

EXIST. AUTO REPAIR

**EXISTING AUTO REPAIR SHOP  
ZONED C2**

287.10' - N29°33'02"W

EXISTING  
MINIWAREHOUSES  
**PRESENTLY ZONED C2**

T. BLDG

10' LANDSCAPE STRIP  
239.57'  
N 58°28'00" E



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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, back 1/2 of this building is currently automotive repair, adjacent property is auto body shop
  
- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:  
No, the SUP will have no adverse affect to existing use of nearby properties.
  
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:  
Yes, property has 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, the SUP would not result in a use that would adversely effect existing streets, transportation facilities, utilities or schools in any way.
  
- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:  
Yes, the SUP is in conformity with the policy and intent of existing land use plan.
  
- (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 SUP would allow a stable business to be established in area already established w/business of this kind, it would fill a need for motorcycle repair and create employment opportunities.

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Tim Landers  
State 8 Automotive Group, LLC  
P.O. Box 464578  
Lawrenceville, GA 30042  
(404) 791-0975  
[tlanders220@yahoo.com](mailto:tlanders220@yahoo.com)

April 29, 2013

Gwinnett County Department  
Of Planning & Development  
Planning Division  
446 West Crogan Street, Suite 250  
Lawrenceville, GA 30046

Re: Letter of Intent  
Special Use Permit Application  
2598A Lawrenceville Hwy., Lawrenceville, GA 30044

To Whom it May Concern,

I, Tim Landers, would like to submit an application for a Special Use Permit on behalf of my company State 8 Automotive Group, LLC. The property located at 2598A Lawrenceville Hwy., Lawrenceville, GA 30044. This Special Use Permit would allow me to lease the front of the existing building, (3200 s.f.) to VC Motors, LLC. for the use of motor and Motorcycle repairs. The remaining 4300 square feet of this building is currently being used as an Automotive repair shop that has been established in this building for 18 years.

The current zoning for this property(C-2) supports a Motorcycle Repair Shop with a Special Use Permit. This property is in a location that currently has High commercial use on all sides. The adjoining properties are a Car Collision Repair Center on the right, a Self Storage facility on the left and an Automotive Repair Shop in the back. There are 11 parking spaces located in front of this building for the use of this business, additional or overflow parking is available on both sides of the building, lot size is 0.75 acres. There currently is not another motorcycle repair business within 5 miles of this location. I feel that this business would fill a need in the area and create an opportunity for employment.

Thank you for considering this Special Use Permit Application, if you have any questions, please do not hesitate to contact me.

Thank you for your consideration,

Tim Landers, State 8 Automotive Group, LLC.

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**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.

*Tim Landers*

Signature of Applicant

*4/29/13*

Date

Tim Landers, President, State 8 Automotive Group, LLC

Type or Print Name and Title

*Tammie Ward*

Signature of Notary Public

*4/29/13*

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.

*Tim Landers*

Signature of Property Owner

4-29-13

Date

Tim Landers,

Owner

Type or Print Name and Title

*Tammie Ward*

Signature of Notary Public

4/29/13

Date

Notary Seal



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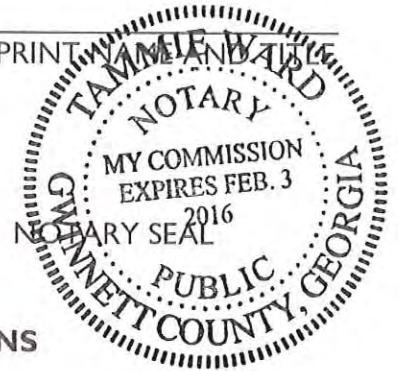
**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

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.

Tim Landers      4/29/13      Tim Landers, owner  
 SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

\_\_\_\_\_  
 SIGNATURE OF APPLICANT'S      DATE      TYPE OR PRINT  
 ATTORNEY OR REPRESENTATIVE

Tammie Ward      4/29/13  
 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    Tim Landers  
 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.

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