

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Adams Custom Wheels &amp; Accessories</u>	NAME: <u>Buford Property Ventures LLC</u>
ADDRESS: <u>5945 S. Norcross-Tucker Rd.</u>	ADDRESS: <u>70 Lakeside Drive</u>
CITY: <u>Norcross</u>	CITY: <u>Dawsonville</u>
STATE: <u>GA</u> ZIP: <u>30093</u>	STATE: <u>GA</u> ZIP: <u>30534</u>
PHONE: <u>770-242-0611</u>	PHONE: _____
CONTACT PERSON: <u>David Adams</u> PHONE: <u>770-882-7077</u>	
CONTACT'S E-MAIL: <u>mogrimis@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 checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>C-2</u> BUILDING/LEASED SQUARE FEET: <u>2,775 sq ft</u>
LAND DISTRICT(S): <u>7th</u> LAND LOT(S): <u>146</u> ACREAGE: <u>3.27 ac</u>
ADDRESS OF PROPERTY: <u>2828 Buford Drive, Buford, GA 30519</u>
SPECIAL USE REQUESTED: <u>Tire Store (Custom Wheels and Tires)</u>
_____

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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SUP '13 054

LEGAL DESCRIPTION

Lot 1  
Laurel Creek Development  
March 11, 1999

All that tract or parcel of land lying in Land Lots 146 and 147, of the 7<sup>th</sup> District, of Gwinnett County, Georgia, which is more particularly described as follows:

Commence at the intersection the westerly right-of-way of Georgia State Route No. 20 and the northern right-of way of Rock Springs Road (80' right-of-way); proceed along the western right-of-way of Georgia State Route No. 20 a distance of 1138.90 feet to a point; then continue along said right-of-way in the direction North 12 degrees 25 minutes 53 seconds West a distance of 151.59 feet to a point; then continue along said right-of-way in the direction North 06 degrees 43 minutes 15 seconds West a distance of 100.50 feet to a point; then continue along said right-of-way in the direction North 12 degrees 32 minutes 17 seconds West a distance of 5.00 feet to a point; then continue along said right of way in the direction North 12 degrees 25 minutes 53 seconds West a distance of 42.57 feet to a point, said point being the TRUE POINT OF BEGINNING.

From the TRUE POINT OF BEGINNING leaving said right-of-way proceed in the direction South 77 degrees 34 minutes 09 seconds West a distance of 310.12 feet to a point; then proceed in the direction North 30 degrees 16 minutes 29 seconds West a distance of 114.17 feet to a point; then proceed in the direction North 46 degrees 20 minutes 52 seconds East a distance of 176.18 feet to a point; then proceed in the direction North 77 degrees 34 minutes 07 seconds East a distance of 194.44 feet to a point; then proceed along the western right-of-way of Georgia State Route No. 20 in the direction South 12 degrees 25 minutes 53 seconds East a distance of 200.00 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said tract or parcel of land contains 1.38 acres and is shown in detail on an site plan drawing titled "Existing Conditions: Laurel Creek Development" dated March 11, 1999, prepared by Highland Engineering, Inc.

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LEGAL DESCRIPTION

Lot 2  
Laurel Creek Development  
March 11, 1999

All that tract or parcel of land lying in Land Lots 146 and 147, of the 7<sup>th</sup> District, of Gwinnett County, Georgia, which is more particularly described as follows:

Commence at the intersection the westerly right-of-way of Georgia State Route No. 20 and the northern right-of way of Rock Springs Road (80' right-of-way); proceed along the western right-of-way of Georgia State Route No. 20 a distance of 1138.90 feet to a point, said point being the TRUE POINT OF BEGINNING.

From the TRUE POINT OF BEGINNING leaving said right-of-way proceed in the direction South 76 degrees 23 minutes 46 seconds West a distance of 202.54 feet to a point; then continue in the direction South 76 degrees 23 minutes 46 seconds West a distance of 62.90 feet to a point; then proceed in the direction North 10 degrees 17 minutes 10 seconds East a distance of 176.27 feet to a point; then proceed in the direction North 30 degrees 16 minutes 29 seconds West a distance of 134.93 feet to a point; then proceed in the direction North 77 degrees 34 minutes 09 seconds East a distance of 310.12 feet; then proceed along the western right-of-way of Georgia State Route No. 20 in the direction South 12 degrees 25 minutes 53 seconds East a distance of 42.57 feet to a point; then continue along said right-of-way in the direction South 12 degrees 32 minutes 17 seconds East a distance of 5.00 feet to a point; then continue along said right-of-way in the direction South 06 degrees 43 minutes 15 seconds East a distance of 100.50 feet to a point; then continue along said right-of-way in the direction South 12 degrees 25 minutes 53 seconds East a distance of 151.59 feet to a point, said point being the TRUE POINT OF BEGINNING.

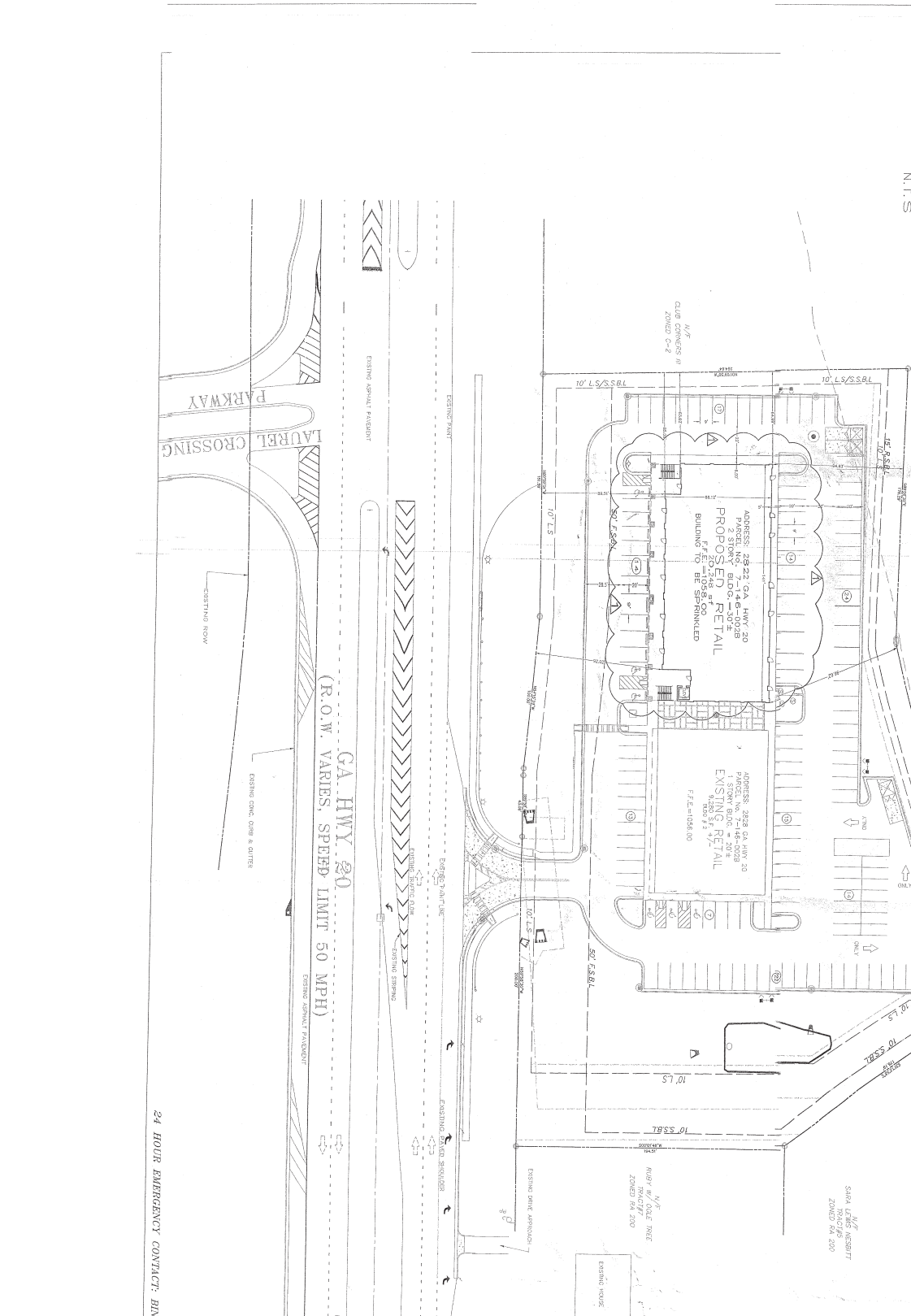
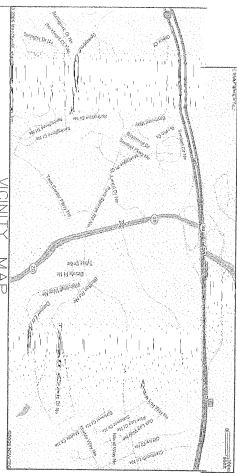
Said tract or parcel of land contains 1.89 acres and is shown in detail on an site plan drawing titled "Existing Conditions: Laurel Creek Development" dated March 11, 1999, prepared by Highland Engineering, Inc.

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24 HOUR EMERGENCY CONTACT: BING WU (404) 614-0088

**OWNER/DEVELOPER:**  
 PROSPECT PARTNERS  
 1405 KINGSBURY ROAD NE SUITE 100  
 ALBANY, GA 31707

**DATE:**  
07/21/06

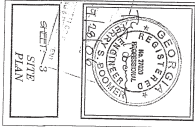
**SCALE:**  
 NORTH  
 1" = 40'



<b>SUBMITTALS</b>	<b>REVISIONS</b>
1. PERMITTED PLAN	1. 07/21/06
2. PERMITTED PLAN	2. 07/21/06
3. PERMITTED PLAN	3. 07/21/06
4. PERMITTED PLAN	4. 07/21/06
5. PERMITTED PLAN	5. 07/21/06
6. PERMITTED PLAN	6. 07/21/06
7. PERMITTED PLAN	7. 07/21/06
8. PERMITTED PLAN	8. 07/21/06
9. PERMITTED PLAN	9. 07/21/06
10. PERMITTED PLAN	10. 07/21/06

**LAUREL CREEK MALL OF GEORGIA**  
 GWINNETT COUNTY, GEORGIA  
 LAND LOT: 146 & 147  
 DISTRICT: 7

**BH&D Engineering, Inc.**  
 2870 MAIN STREET SUITE 105  
 NEWPORTSPRING, GEORGIA 30880  
 PHONE: (770) 991-8991  
 FAX: (770) 445-4316



NOT REELED FOR CONSTRUCTION

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

X

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:

Emerging commercial area

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October 10, 2013

To: Todd Hargrave  
Gwinnett Planning Office

From: David Adams  
Adams Custom Wheels

RE: Special Use Permit Request

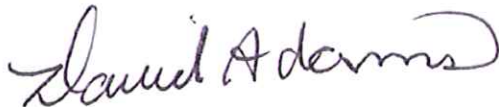
To whom it may concern:

I would like to request a special use permit allowing Adams Custom Wheels to operate a custom wheel and tire shop at 2828 Buford Drive, Suite 100, Buford, GA 30519.

Thank you for considering my request. I was unaware of the need for such a permit when I signed the lease for this location, and am making every effort to comply with the ordinances and regulations.

Sincerely,

David Adams



President – Adams Custom Wheels

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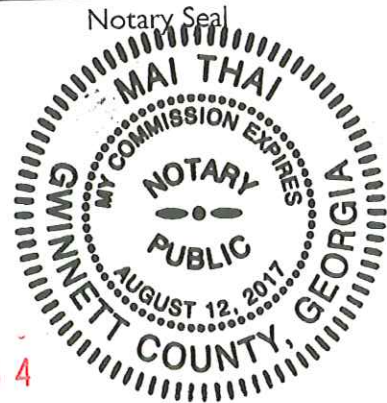
**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

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. ✓

David Adams 10-4-13  
Signature of Applicant Date

David Adams  
Type or Print Name and Title

Summai 10-4-2013  
Signature of Notary Public Date



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**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

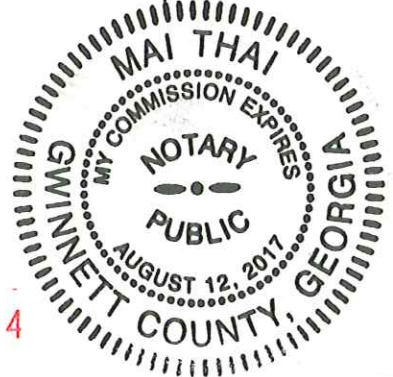
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE 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.

*[Handwritten Signature]* 10-4-2013  
Signature of Property Owner Date

Archie Wu Manager Buford Property Ventures LLC  
Type or Print Name and Title

*[Handwritten Signature]* 10-4-2013  
Signature of Notary Public 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. ✓

David Adams      10-4-13      David Adams  
 SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

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

Lee Man      10-4-2013  
 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

David Adams  
 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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**SPECIAL USE PERMIT IN A  
RESIDENTIAL DISTRICT**

(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued. ✓

*David Adams*

Signature of Applicant

David Adams

Type or Print Name

10-4-2013

Date

*Sen Mei*

Signature of Notary Public

10-4-2013

Date

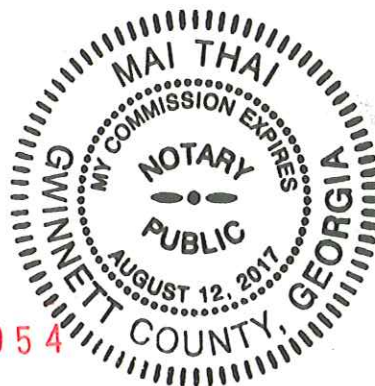
Notary Seal

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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 - 146 - 020  
(Map Reference Number) District Land Lot Parcel

David Adams 10-4-13  
Signature of Applicant Date

David Adams  
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)

Kenyon Martin  
NAME  
10-4-13  
DATE

**GWINNETT COUNTY  
TAX COMMISSIONER**

\_\_\_\_\_  
TITLE

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**OCT 04 2013**

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**SUP '13 054**