

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Aubtronics AH.</u>	NAME: <u>REHAN SYED</u>
ADDRESS: <u>3781 Hwy 78.</u>	ADDRESS: <u>2191 HUNTERS GREEN DR.</u>
CITY: <u>Snellville</u>	CITY: <u>LAWRENCEVILLE</u>
STATE: <u>GA.</u> ZIP: <u>30039</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>(404) 826-3235</u>	PHONE: <u>404-861-3416</u>
CONTACT PERSON: <u>Eric Ramsaran</u> PHONE: <u>(404) 554-6512</u>	
CONTACT'S E-MAIL: * <u>Eric.Ramsaran@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:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

EXISTING/PROPOSED ZONING: C12 BUILDING/LEASED SQUARE FEET: 5000 Apx.

LAND DISTRICT(S): 6 LAND LOT(S): 53 ACREAGE: 0.45 AC.

ADDRESS OF PROPERTY: 3781 HWY 78, SNELLVILLE, GA 30039

SPECIAL USE REQUESTED: CAR REPAIR OR AUTO REPAIR

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 53, 6th District, Guinnett County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin found on the northwesterly right-of-way line of U.S. Highway No. 78 (a 100-foot right-of-way) 240.67 feet southwesterly along said right-of-way line from the intersection of said right-of-way line with the southwesterly right-of-way line of McDaniel Bridge Road (an 80-foot right-of-way); thence running South 59°07'00" West along the northwesterly right-of-way line of U.S. Highway No. 78, a distance of 125.01 feet to an iron pin found; thence running North 30°52'39" West along the boundary of property now or formerly owned by Starohi Brothers Stores, Inc., a distance of 200.00 feet to an iron pin set; thence running North 59°07'00" East a distance of 125.01 feet to an iron pin found; thence running South 30°52'39" East along the boundary of property now or formerly owned by Dr. J.F. Phelps, a distance of 200.00 feet to an iron pin found and the POINT OF BEGINNING; all as shown on boundary and topographic survey for Elmer Enterprises by Southeast Consultants, Inc., dated April 1, 1965 and certified by Benny L. Bruner, Georgia Registered Land Surveyor No. 1646.

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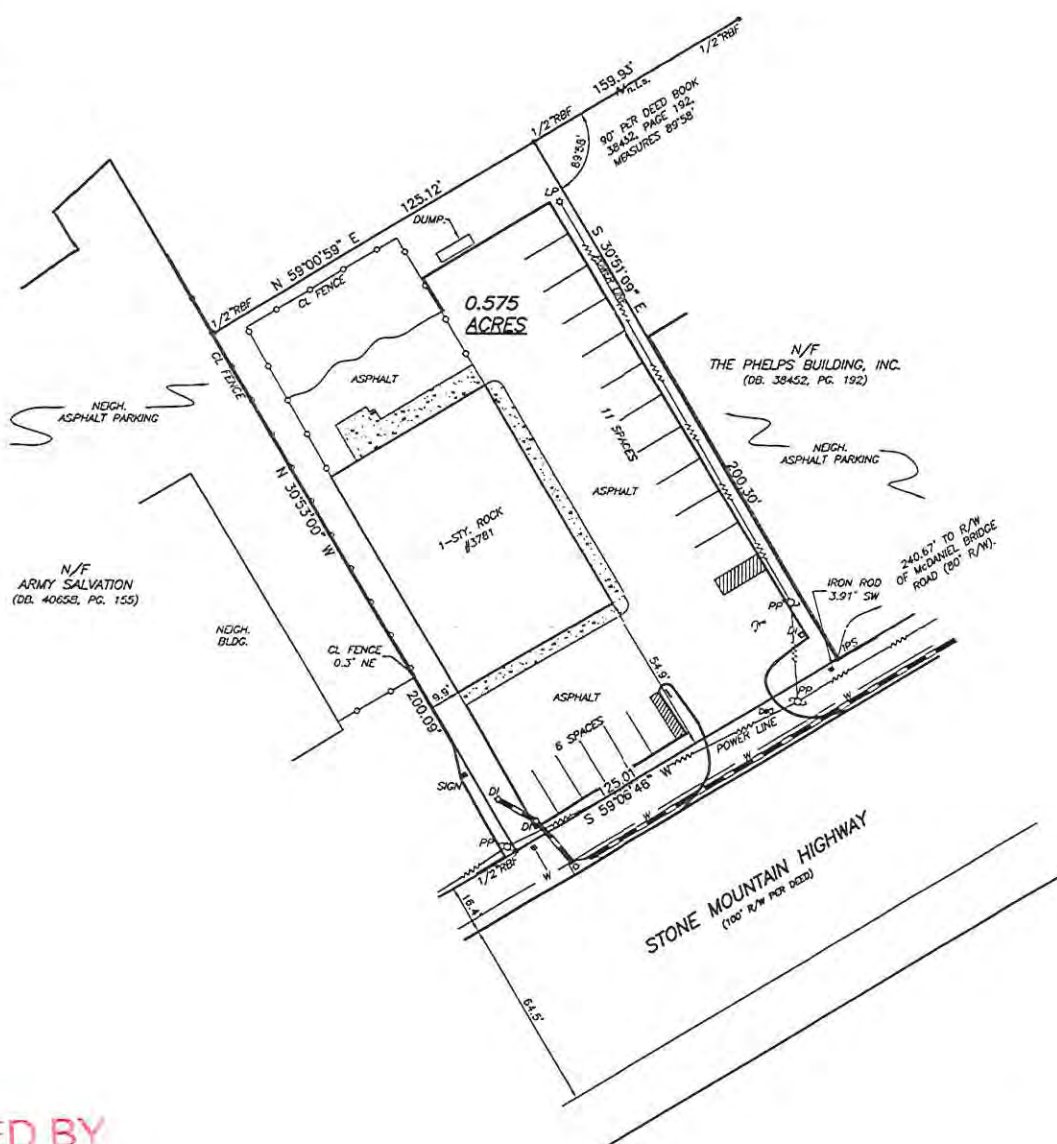
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LEGEND

- RT IRON PIN FOUND
- RS 1/2" IRON SET
- PS IRON PIN SET
- OT 1/2" IRON SET
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5

NOTE:
 PINNACLES SHOULD NOT BE PLACED
 USING THE DIMENSIONS FROM
 HOUSE OR STRUCTURE.



THIS PLAT HAS BEEN CALCULATED FOR
 CLOSURE BY LATITUDES AND DEPARTURES
 AND IS FOUND ACCURATE TO WITHIN ONE
 FOOT IN 311,845 FEET.

THE FIELD DATA UPON WHICH THIS
 PLAT IS BASED HAS A CLOSURE
 PRECISION OF ONE FOOT IN
10,000+ FEET AND AN ANGULAR
 ERROR OF 02 PER ANGLE POINT
 AND WAS ADJUSTED USING COMPASS
 RULE.

A NIKON LC20 - TOTAL STATION WAS
 USED TO OBTAIN THE LINEAR AND ANGULAR
 MEASUREMENTS USED IN THE PREPARATION
 OF THIS PLAT.

SCI Development Services
 ENGINEERS - SURVEYORS - PLANNERS
 2330 HEWITT ROAD - SNELLVILLE, GEORGIA 30039
 (770) 738-7789 MAIL@SURVEYCONCEPTS.NET



SURVEY FOR: 3781 HIGHWAY 78, SNELLVILLE, GA
REHAN SYED
 LAND LOT 53
 6th DISTRICT
 GWINNETT COUNTY, GEORGIA
 RECORDED IN DEED BOOK 6528, PAGE 65

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office at Snellville, Georgia, this 1st day of January, 2007.

DRAWN C.C.	CHECKED J.S.
DATE 1/26/2007	
SCALE 1"=30'	
PROJECT NUMBER 46376	

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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 it would as there are other buildings doing the same.
- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
No a special use permit will not affect nearby property.
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
In order to cover the high cost of rent for property use as a company has to diversify from specializing to a more general role to cover expenses.
- (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:
Permit will have no excessive or burdensome use on streets, etc.
- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
Yes, permit would be in conformity with policy & 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:
There are quite a few repair facilities that deals with all aspects of the automotive industry, such as Ford & Midas

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Autotronics ATL LLC

3781 Stone Mountain Hwy.

Snellville Ga. 30039

Tel: 404 826-3235 Fax: 770 733-1098

01/13/2014

Gwinnett County planning Division

Special Use Permit

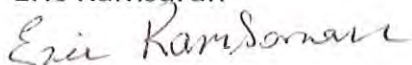
To Whom It May Concern

Re: Letter Of Intent.

It is my intention to carry out minor automotive repairs at Autotronics Atl.,
Located at 3781 Stone Mountain Hwy, located in Snellville Ga. We presently
Do automotive electronics such as sales and installation of mobile alarms ,
Stereos and dvd systems. We respectfully apply for a special use permit to
facilitate our fore mentioned intention. Thanking you in advance.

Respectfully Yours

Eric Ramsaran



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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.

Eric Rambaran 07/16/2013
Signature of Applicant Date

Eric Rambaran - President
Type or Print Name and Title

James Richardson 7-16-13 Notary Seal
Signature of Notary Public Date Notary Seal

JAMES RICHARDSON, SR.
NOTARY PUBLIC
GWINNETT COUNTY
STATE OF GEORGIA
My Commission Expires February 19, 2017

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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.

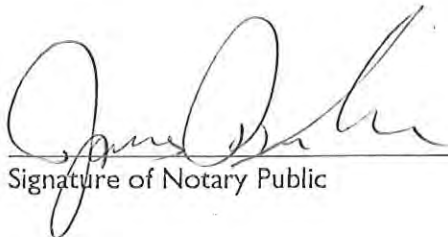
X 

Signature of Property Owner 11/28/13

Date

Rehan SYED - Property Owner

Type or Print Name and Title



Signature of Notary Public 11-25-13

Date **JAMES RICHARDSON, SR.**
NOTARY PUBLIC
GWINNETT COUNTY
STATE OF GEORGIA
My Commission Expires February 19, 2017

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.

Eric Ramsaran 12-13-13 ERIC RAMSARAN
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

James Richardson, Sr. 12-13-13
 SIGNATURE OF NOTARY PUBLIC DATE

JAMES RICHARDSON, SR.
 NOTARY PUBLIC
 GWINNETT COUNTY
 STATE OF GEORGIA
 My Commission Expires February 15, 2017

NOTARY SEAL

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 Eric Ramsaran
 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: 6 - 053 - 123
(Map Reference Number) District Land Lot Parcel

Eric Ramsdorn 11-25-13
Signature of Applicant Date

ERIC RAMSDORN
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)

Diane Fox RSR II
NAME TITLE
11/25/2013
DATE

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