

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>NorthStar Auto Brokers LLC</u>	NAME: <u>TGTW, LLC</u>
ADDRESS: <u>796A Pleasant Hill rd</u>	ADDRESS: <u>796A Pleasant Hill rd</u>
CITY: <u>Lilburn GA 30047</u>	CITY: <u>Lilburn, GA</u>
STATE: <u>GA</u> ZIP: <u>30047</u>	STATE: <u>GA</u> ZIP: <u>30047</u>
PHONE: <u>770 674.1447</u>	PHONE: <u>(7) 921-6589</u>
CONTACT PERSON: <u>Duran M Garner</u> PHONE: <u>678 977-1729</u>	
CONTACT'S E-MAIL: <u>Duran.Garner@gmail.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-1</u>	BUILDING/LEASED SQUARE FEET: <u>1280</u>
LAND DISTRICT(S): <u>6</u>	LAND LOT(S): <u>156</u> ACREAGE: <u>5.2</u>
ADDRESS OF PROPERTY: <u>796A Pleasant Hill rd Lilburn GA 30047</u>	
SPECIAL USE REQUESTED: <u>Automobile Sales</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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1150328 180355

REC. CLERK
LEWIS & CLARK COUNTY
GWINNETT COUNTY GA

10 OCT 14 AM 8:00

TOM LAWLER, CLERK

M. COURTNEY LAFON
Lafon & Hall
Attorneys at Law
P. O. Box 1276
Roswell, GA 30077-1276
KCL FILE NO. 10-1-113

PT-510461-2410-027959
GWINNETT CO, GEORGIA
REAL ESTATE TRANSFER TAX
\$ 2,373.11
TOM LAWLER CLERK OF
SUPERIOR COURT

TRUSTEES' DEED

STATE OF GEORGIA
COUNTY OF FULTON

This Indenture Made the 7 day of October, 2010, between
TAMMY P. HOLAN AND TONY E. GABLE, AS CO-TRUSTEES (SUCCESSOR CO-
TRUSTEES TO THE ORIGINAL NAMED CO-TRUSTEES, LOUISE H. GABLE AND ROBERT
A. GABLE, BOTH NOW DECEASED) OF THE RAO REVOCABLE TRUST U/S/A DATED
3/29/93, as party of the first part (hereinafter called Grantor) and
TAMMY P. HOLAN of the State of Georgia and County of (AS TO
A 37.58 UNDIVIDED INTEREST); TONY E. GABLE of the State of Georgia and
County of Gwinnett (AS TO A 37.58 UNDIVIDED INTEREST); and TAMMY P.
HOLAN AND TONY E. GABLE, AS CO-TRUSTEES OF GRANUCATIOWEN'S TRUST
ESTABLISHED WITHIN THE RAO REVOCABLE TRUST U/S/A DATED 3/29/93 (AS TO
A 25.01 UNDIVIDED INTEREST), as parties of the second part
(hereinafter called Grantees) (the words "Grantor" and "Grantees" to
include their respective heirs, successors and assigns where the
context requires or permits).

WITNESSETH that Grantor, for and in consideration of other good
and valuable considerations and the sum of TEN AND 00/100 DOLLARS
(\$10.00) in hand paid at and before the sealing and delivery of these
present, the receipt whereof is hereby acknowledged, has bargained
and sold and by these presents does bargain, sell, remise, release and
forever quitclaim unto the said Grantees all the right, title,
interest, claim or demand which Grantor has or may have had in and to
the following described property, to-wit:

All that tract or parcel of land lying and being in Land Lot
156 of the 6th District of Gwinnett County, Georgia, and
being known and designated as Lot 1, containing 0.353 acres,
and Lot 3, containing 6.438 acres with an additional 0.25 f
acres, according to a plat of survey by Cornerstone Planning
Co. dated September 20, 1990, and revised November 9, 1990,
and recorded in Plat Book 52, Page 86, Gwinnett County
Records, which plat by reference is incorporated herein and
made part hereof.

DEED DRAWN ONLY --- TITLE NOT CHECKED

TO HAVE AND TO HOLD the above-described real property unto
Grantees so that neither Grantor nor any other person or persons
claiming under Grantor shall at any time claim or demand any right,
title or interest to the above-described real property or its
appurtenances.

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PAGE 72,
DATED 01

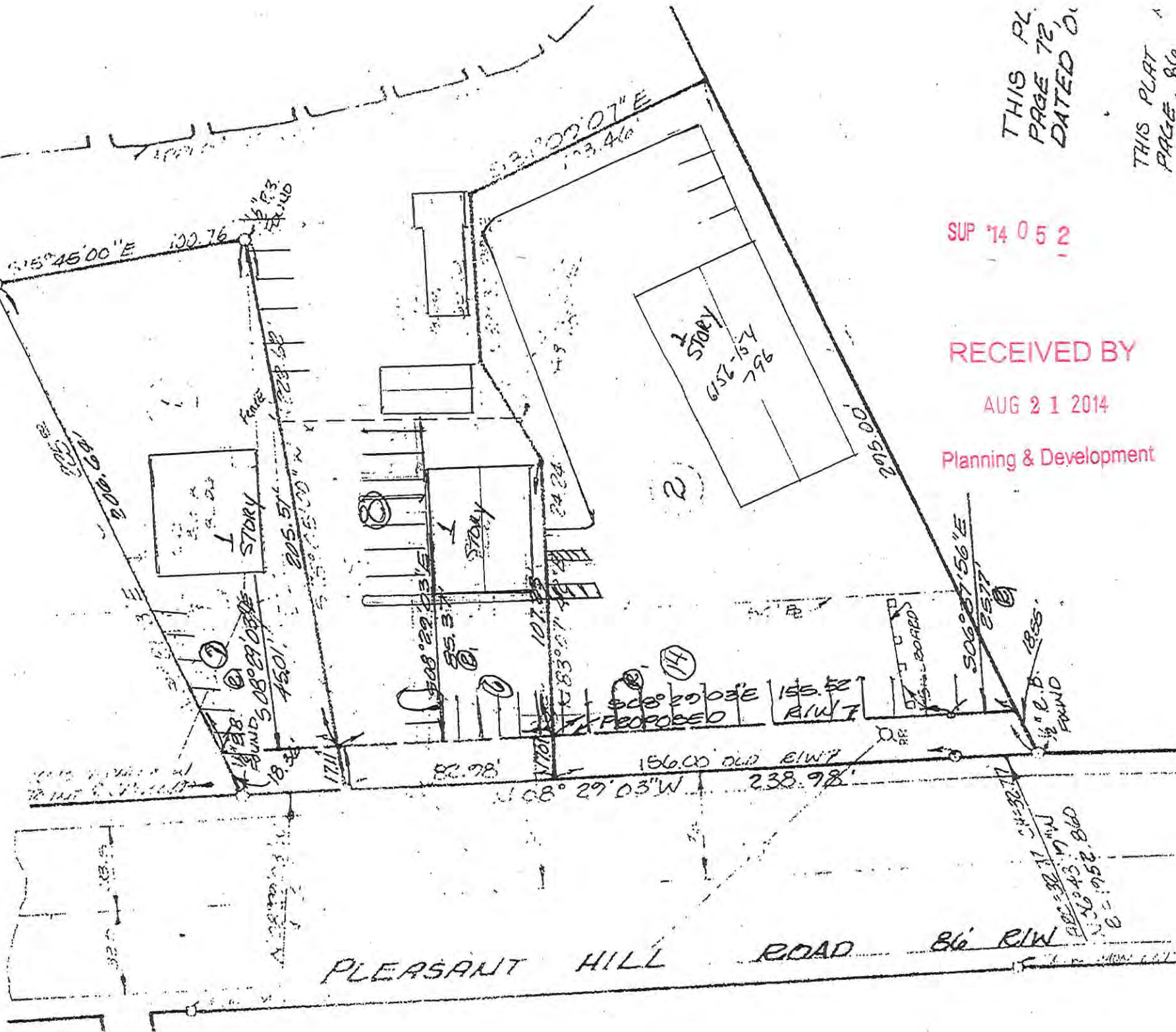
THIS PLAT
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PLEASANT HILL ROAD 86' RIW

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

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, 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:

This is a Renewal application from 10.23.2012.

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August 19, 2014
Gwinnett County
Department of Planning & Development
Planning Division
446 West Crogan St., Suite 250
Lawrenceville, Ga 30046

All,

I am writing this letter of intent for your consideration to renew/Issue a special use permit allowing Northstar Auto Brokers, LLC. (UCAR41733) to engage in Retail Automobile Sales at 796a Pleasant Hill Rd, Lilburn GA 30047.

Our hours of operation for sales are:

9:00am-7:00pm Monday –Saturday

We also agree to abide by all the previously approved conditions stated in the prior SUP. (Case Number SUP2012-00061, GCID 2012-0833) For reference I have included a copy of the approved SUP.

Best Regards,

Duran Garner

Northstar Auto Brokers, 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.



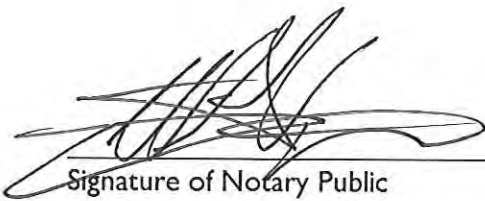
Signature of Applicant

8/15/14

Date

DUNN GARNER

Type or Print Name and Title



Signature of Notary Public

8/15/14

Date

DEVONNA S UPSHAW
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires Oct. 17, 2017

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.

TG TN, LLC
Tammy Nolan
Signature of Property Owner
8/15/2014
Date

Tammy Nolan, Member
Type or Print Name and Title

DEVONNA S UPSHAW
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires Oct. 17, 2017

[Signature]
Signature of Notary Public
8/15/14
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: 6 - 156 - 003
(Map Reference Number) District Land Lot Parcel

[Signature] _____ 08/15/14
Signature of Applicant Date

DURAN GARNER Northstar Ash Brothers LLC. 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)

[Signature] _____ TSA II
NAME TITLE
8/15/14
DATE

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