

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Donald W. Blair</u>	NAME: <u>Donald W. Blair &amp; Theresa L. Blair</u>
ADDRESS: <u>2655 Track Way</u>	ADDRESS: <u>2655 Track Way</u>
CITY: <u>Dacula</u>	CITY: <u>Dacula</u>
STATE: <u>GA</u> ZIP: <u>30019</u>	STATE: <u>GA</u> ZIP: <u>30019</u>
PHONE: <u>404-565-3566</u>	PHONE: <u>404-565-3566</u>
CONTACT PERSON: <u>Donald W. Blair</u> PHONE: <u>404-565-3566</u>	
CONTACT'S E-MAIL: <u>gdaddy811@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 type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>R-100</u> BUILDING/LEASED SQUARE FEET: <u>720</u>		
LAND DISTRICT(S): <u>5<sup>th</sup></u> LAND LOT(S): <u>296</u> ACREAGE: <u>0.7766</u>		
ADDRESS OF PROPERTY: <u>2655 Track Way</u>		
SPECIAL USE REQUESTED: <u>For metal building larger than 550 sf.</u>		

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

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**JOINT TENANCY WITH SURVIVORSHIP  
WARRANTY DEED**

STATE OF GEORGIA,  
COUNTY OF GWINNETT

This Indenture made this 18th day of July, in the year One Thousand Nine Hundred Ninety-Seven, between K.A.S. CONSTRUCTION, INC., of the County of GWINNETT, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and DONALD W. BLAIR and THERESA L. BLAIR, as joint tenants with survivorship and not as tenants in common 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 the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 296 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 20, BLOCK A, HARBIN'S STATION SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 72, PAGE 254, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND BY THIS REFERENCE MADE A PART HEREOF.

GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX

\$ 130.50  
TOM LAWLER CLERK OF  
SUPERIOR COURT

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA.  
1997 JUL 22 PM 12:58  
TOM LAWLER, CLERK

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

*Theresa L. Blair*  
Witness

*[Signature]* 7/18/1997  
Notary Public  
My commission expires:



*[Signature]*  
K.A.S. CONSTRUCTION, INC.



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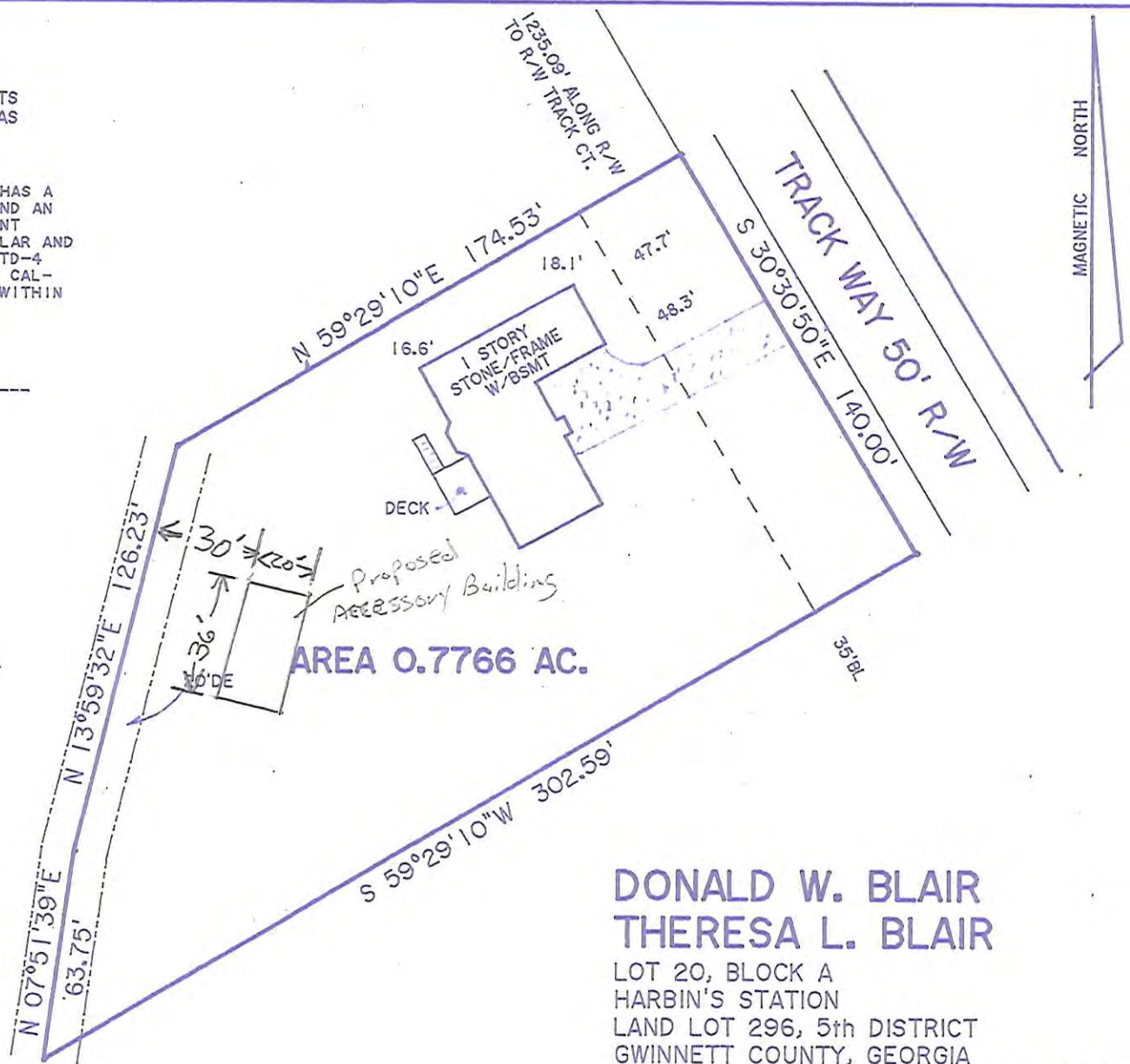
REFERENCE PLAT BOOK 72, PAGE 254.  
1/2" ALUM. PIPE FOUND AT CORNERS.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS  
OF A DESIGNATED 100 YEAR FLOOD HAZARD ZONE AS  
PER FIRM PANEL 130322 0250B.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A  
PRECISION OF ONE FOOT IN 397.53 FEET AND AN  
ANGULAR ERROR OF 2 SECOND(S) PER ANGLE POINT  
AND WAS ADJUSTED USING THE COMPASS RULE. ANGULAR AND  
LINEAR MEASUREMENTS WERE MADE USING A NIKON NTD-4  
TOTAL STATION. THE DATA ON THIS PLAT HAS BEEN CAL-  
CULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN  
ONE FOOT IN 122.44 FEET.

*B. E. Butterworth*

BEN E. BUTTERWORTH GEORGIA R.L.S. # 2294



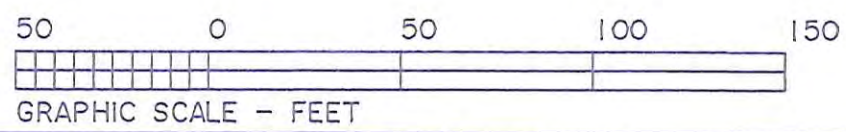
MAGNETIC NORTH

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**DONALD W. BLAIR**  
**THERESA L. BLAIR**

LOT 20, BLOCK A  
HARBIN'S STATION  
LAND LOT 296, 5th DISTRICT  
GWINNETT COUNTY, GEORGIA  
SCALE 1" = 50' JULY 18, 1997 DWG.#97-041

**B & B SURVEYING**  
2568 KINGS PISTOL CT.  
GRAYSON, GEORGIA 30017  
PHONE 770-985-2464



**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. It would permit a residential storage building.

(B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:  
No. It will be used for residential storage and will have limited visibility.

(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. It will not change the use.

(E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:  
Yes. It will allow a residential storage building.

(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 permit should be approved due to the fact that a neighbor was issued a special use permit for a large metal building.

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Donald W. Blair  
2655 Track Way  
Dacula, GA 30019  
Cell - (404) 565-3566  
Email - gdaddy811@gmail.com

Gwinnett County  
Department of Planning and Development  
Planning Division  
446 W. Crogan Street  
Suite 250  
Lawrenceville, GA 30046

August 29, 2014

To Whom It May Concern:

I am requesting a Special Use Permit for my residential property located at 2655 Track Way Dacula, GA (Lot 20, Block A, Harbin's Station, Land Lot 296, 5<sup>th</sup> District Gwinnett County, GA) to construct a Certified 20' W X 36' L X 10' H metal storage building that is manufactured and installed by Carolina Carports Inc. This structure is constructed using 12 Gauge metal panels and is Certified to withstand 130 MPH wind.

The primary use for this structure is to provide dry and secure storage for my boat and lawn equipment.

If you have any questions, feel free to contact me.

Sincerely,



Donald W. Blair

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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.

Donald W. Blair 8/29/14  
Signature of Applicant Date

Donald W. Blair Homeowner / Property Owner  
Type or Print Name and Title

Cindy A. Wilkinson 8-29-14  
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.

Donald W. Blair 8/29/14  
Signature of Property Owner Date

Donald W. Blair Property Owner  
Type or Print Name and Title

Cindy A. Wilkinson 8/29/14  
Signature of Notary Public Date



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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.

*Donald W. Blair*

Signature of Applicant

*Donald W. Blair*

Type or Print Name

*8/29/14*

Date

*Cindy A. Wilkinson*

Signature of Notary Public

*8-29-14*

Date



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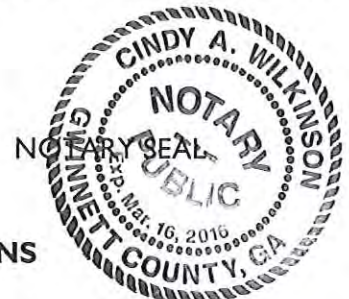
**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

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.

Donald W. Blair      8/29/14      Donald W. Blair Property 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

Cindy A. Wilkinson      8-29-14  
 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    Donald W. Blair  
 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:**      5th      -      296      -      R5296A020  
(Map Reference Number)      District      Land Lot      Parcel

Donald W. Blair      \_\_\_\_\_      8/29/14  
Signature of Applicant      Date

Donald W. Blair - Property Owner  
Type or Print Name and Title

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**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)

Rhonda Landrey      \_\_\_\_\_      Tax Services Associate  
NAME      TITLE

8/29/2014  
DATE

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