

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Parkwood Motors</u>	NAME: <u>LARRY & SHARON PEARSON</u>
ADDRESS: <u>2172 Parkwood Rd.</u>	ADDRESS: <u>2481 Gramercy PK Cir</u>
CITY: <u>SNELLVILLE</u>	CITY: <u>DULUTH</u>
STATE: <u>GA</u> ZIP: <u>30078</u>	STATE: <u>GA</u> ZIP: <u>30097</u>
PHONE: <u>770-972-7003</u>	PHONE: <u>770-652-0420</u>
CONTACT PERSON: <u>SHARON B. PEARSON</u> PHONE: <u>770-652-0420</u>	
CONTACT'S E-MAIL: <u>SPEARSON@IDALLO.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>C2</u>	BUILDING/LEASED SQUARE FEET: <u>1480</u>
LAND DISTRICT(S): <u>6</u>	LAND LOT(S): <u>52</u> ACREAGE: <u>1.01</u>
ADDRESS OF PROPERTY: <u>2172 PARKWOOD RD, SNELLVILLE, GA.</u>	
SPECIAL USE REQUESTED: <u>USED CAR SALES</u>	

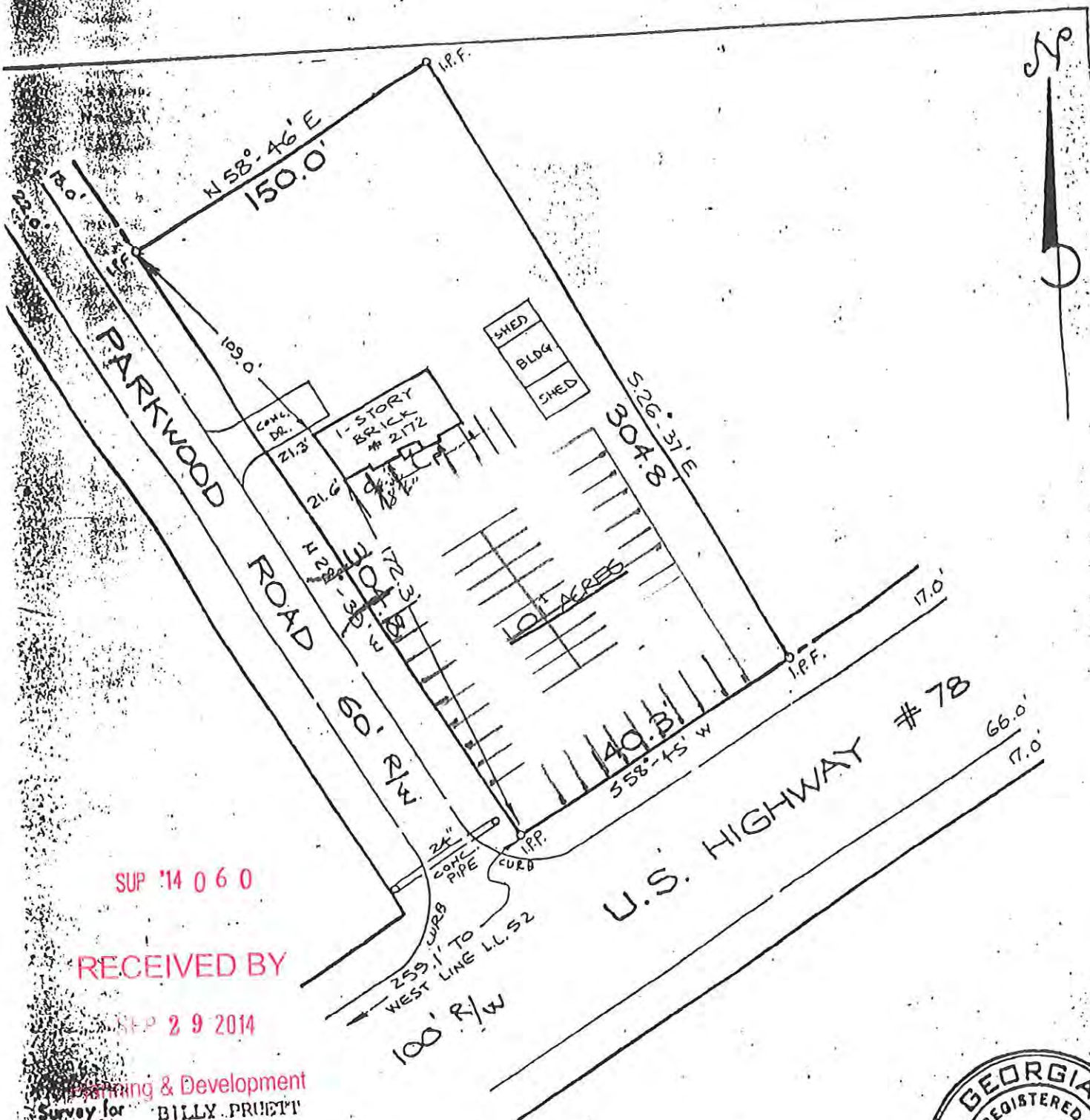
PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Survey for BILLY PRUNETI

And
Of property at 2172 Parkwood Road

Lot
Land Lot 52, 6th District, Gwinnett County, Georgia

Date: 3/12/87 Scale: 1" = 60'

THIS PROPERTY IS NOT LOCATED IN A
FEDERAL FLOOD AREA AS INDICATED BY
FIA OFFICIAL FLOOD HAZARD MAPS

ESTON PENDLEY & ASSOC., INC.



In my opinion, this plat is a correct representation of the land
platted and has been prepared in conformity with the mini-
mum standards and requirements of law.

Eston Pendley
Member SAMSOG

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:
See Exhibit B
- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
See Exhibit B
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
See Exhibit B
- (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:
See Exhibit B
- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
See Exhibit B
- (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:
See Exhibit B

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EXHIBIT B
SPECIAL USE PERMIT – APPLICANT’S RESPONSE

- 1) The subject property is located on a primary highway, Highway 78, just outside of the Snellville city limits. It is in an area with several other used car lots. It has been used as a used car sales facility since 1993. It is consistent with the current commercial uses.
- 2) This request proposes a use that is entirely consistent with the uses and zoning of every other property on both sides of Highway 78 in either direction and will not adversely affect the adjacent or nearby properties, whether in their existing use or future useability.
- 3) This property with its current use has proven to be very economically sound and beneficial tax wise to Gwinnett County and its citizens.
- 4) The approval of a Special Use Permit for this property will not cause a change in the use of the existing streets, transportation facilities, utilities or schools since it has been operating as a used car lot for over 20 years.
- 5) The Special Use Permit for this property is in conformity with the policy and intent of the land use plan, being a use that is allowed under the current zoning and simply requiring this special use permit.
- 6) There are no existing or changing conditions affecting the use and development of the property. The Owners of the property are, and have been since its inception, members of the Evermore CID and are proud of their participation and abide by the standards set by the county and the CID.

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September 25, 2014

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

RE: 2172 Parkwood Road
Snellville, GA 30078

We are requesting a Special Use Permit be issued for the above referenced property in order to conform to the zoning requirements of Gwinnett County. This property is currently zoned C-2 and consists of 1.01 acres located in District 6, Land Lot 52, Parcel R6052 004.

My husband and I purchased this property in 1995 and our family has ever since operated Parkwood Motors, Inc., a used car sales facility, at this location. During this time, we have been good citizens of the county, paying property taxes and other associated taxes, and providing the county with a considerable amount of sales taxes over the years. My husband was one of the original board members of the Evermore CID.

We would like to continue to operate a used car facility at this site and are asking for approval for the Special Use Permit. The use of this property as a used car sales facility is consistent with the current Land Use Plan and with the zoning ordinance for C-2 uses and permitted special uses. The property is currently on the public water and sewer, and has access to streets and thoroughfares and has been used as a used car sales facility for over 20 years.

Sincerely,



Sharon B. Pearson

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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.

Sharon B Pearson

Signature of Applicant

9-25-14

Date

SHARON B PEARSON, OWNER

Type or Print Name and Title

Katherine Oliver

Signature of Notary Public

9/25/14

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.

Larry W Pearson
Signature of Property Owner _____ Date _____

LARRY W PEARSON, OWNER
Type or Print Name and Title _____

Katherine Oliver 9/25/14
Signature of Notary Public _____ Date _____



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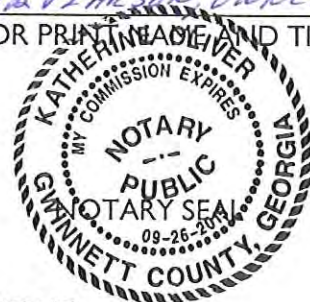
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

Larry W Pearson LARRY W PEARSON, OWNER
Sharon B Pearson 7-25-14 SHARON B PEARSON, OWNER
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Sharon B Pearson 7-25-14 SHARON B PEARSON, OWNER
 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE

Katherine 9/25/14
 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 SHARON B PEARSON
 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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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 - 52 - R6052 004
(Map Reference Number) District Land Lot Parcel

Sharon B Pearson 7-25-14
Signature of Applicant Date

SHARON B PEARSON 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)

Theresa J. Valley TSA II
NAME TITLE
9/26/14
DATE

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