

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Eric Ramsaraw</u>	NAME: <u>REHAN A. SYED</u>
ADDRESS: <u>2109 OAKRIDGE Ave</u>	ADDRESS: <u>2191 HUNTERS GREEN DR</u>
CITY: <u>Monroe</u>	CITY: <u>LAWRENCEVILLE</u>
STATE: <u>GA</u> ZIP: <u>30656</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>404-554-6512</u>	PHONE: <u>404-861-3416</u>
CONTACT PERSON: <u>Eric</u> PHONE: <u>404-554-6512</u>	
CONTACT'S E-MAIL: <u>Eric.Ramsaraw@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: C2 BUILDING/LEASED SQUARE FEET: 4576

LAND DISTRICT(S): 6 LAND LOT(S): 053 ACREAGE: \_\_\_\_\_

ADDRESS OF PROPERTY: 3781 Hwy 78 Snellville GA 30039

SPECIAL USE REQUESTED: Special use Permit for  
Renewal of

**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, Gwinnett 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 Starchi 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 Elsner Enterprises by Southeast Consultants, Inc., dated April 1, 1985 and certified by Benny L. Bruner, Georgia Registered Land Surveyor No. 1646.

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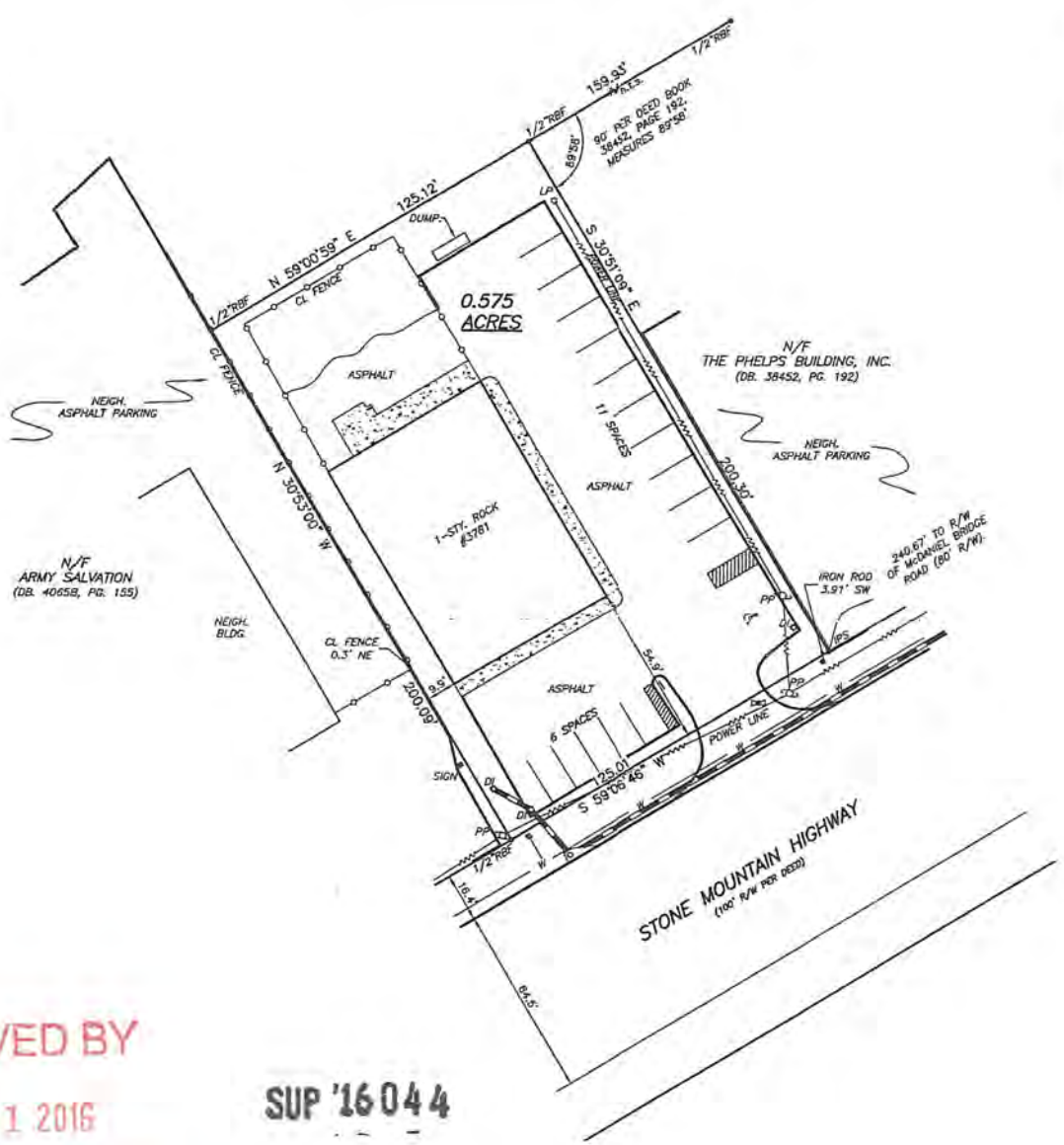
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**LEGEND**

- RF IRON PIN FOUND
- RF (1/2" REBAR)
- RF IRON PIN SET
- RF (1/2" REBAR)
- OT OPEN TOP FOUND
- OT OPEN TOP FOUND
- UJ JUNCTION BOX
- UL LONG LOT LINE
- LF LIGHT POLE
- W MANHOLE
- F/W PROPOSED LINE
- F/B BUILDING LINE
- CL CURB LINE
- C CENTERLINE
- DE DRAINAGE EXISTENT
- M DUMP
- RF POWER POLE
- RF REAR FOUND
- R/W RIGHT-OF-WAY
- SE SANITARY SEWER EXISTENT
- UE UTILITY EXISTENT
- SE FIRE HYDRANT
- SW SINGLE WING CATCHBASIN
- SW DOUBLE WING CATCHBASIN
- WV WATER VALVE
- WV GAS VALVE
- HW HEADWALL
- N.L.S. NOT TO SCALE

NOTE:  
FENCES SHOULD NOT BE PLACED  
USING SIDE 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 LG20 - TOTAL STATION WAS  
USED TO OBTAIN THE LINEAR AND ANGULAR  
MEASUREMENTS USED IN THE PREPARATION  
OF THIS PLAT.

**SCI Development Services**  
ENGINEERS - SURVEYORS - PLANNERS  
3330 HENRIE ROAD - SNELLVILLE, GA 30039  
(770) 736-7866 FAX (770) 736-4623  
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 MY OPINION, THE DATA IS CORRECT  
AND THE PLAT IS ACCURATE TO WITHIN  
THE LIMITS OF THE INSTRUMENTS USED  
AND THE FIELD MEASUREMENTS.

DRAWN C.C.	CHECKED J.S.
DATE 1/28/2007	
SCALE 1"=30'	
PROJECT NUMBER 46376	



**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:

Suitable as there are similar businesses in the immediate vicinity.

- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

Will not affect nearby property in any way.

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

The zoning for said property is economically sound.

- (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:

Should have no effect on streets, transportation facilities, utilities or schools

- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Use of land ~~to~~ conforms to the policy prescribed by the special use permit.

- (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:

Not aware of any existing or conditions that ~~would affect~~ such development and use of property

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# Autotronics ATL LLC

3781 Stone Mountain Hwy.

Snellville Ga. 30039

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

Gwinnett County planning Division

Special Use Permit

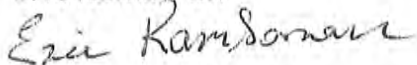
To Whom It May Concern

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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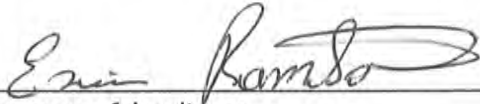
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**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

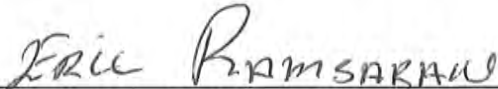
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



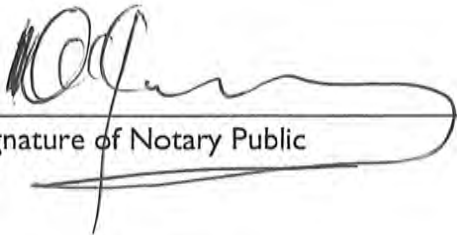
Signature of Applicant

3-30-14

Date



Type or Print Name and Title



Signature of Notary Public

3/30/14

Date

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.

  
\_\_\_\_\_  
Signature of Property Owner

3/30/16  
\_\_\_\_\_  
Date

REHAN SYED  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

3/30/16  
\_\_\_\_\_  
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.

Eric Ramsaran      3-30-16      ERIC RAMSARAW CEO  
 SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

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

[Signature]      3/30/16      \_\_\_\_\_  
 SIGNATURE OF NOTARY PUBLIC      DATE      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 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:**  
(Map Reference Number)

6 - 053 - 123  
District Land Lot Parcel

  
Signature of Applicant

3-30-16  
Date

ERIC RAMSARAN  
Type or Print Name and Title

CEO

**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)

  
NAME

TSA  
TITLE

4-1-16  
DATE

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