

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Sanjeev Patel</u>	NAME: <u>Rita Sharp</u>
ADDRESS: <u>2070 D Beaver Run Rd</u>	ADDRESS: <u>5995 Nelson Road</u>
CITY: <u>Norcross</u>	CITY: <u>Langham</u>
STATE: <u>Ga</u> ZIP: <u>30091</u>	STATE: <u>Co</u> ZIP: <u>80503</u>
PHONE: <u>770-409-8695</u>	PHONE: <u>720-653-0171</u>
CONTACT PERSON: <u>S Joyce Lloréns</u> PHONE: <u>770-935-8388</u> <u>770-490-8476 cell</u>	
CONTACT'S E-MAIL: <u>JLLORENS@BellSouth.net</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: C-2 BUILDING/LEASED SQUARE FEET: 65125 sq ft

LAND DISTRICT(S): 6 LAND LOT(S): 213 ACREAGE: 1.0

ADDRESS OF PROPERTY: 2070 D Beaver Run

SPECIAL USE REQUESTED: Rental Trucks

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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**LEGAL DESCRIPTION  
2070 Beaver Ruin Road**

All that tract or parcel of land lying and being in Land Lots 212 and 213 of the 6th Land District, Gwinnett County, Georgia and being more particularly described as follows:

To find the true point of beginning, commence at the intersection of Land Lots 212, 213, 226 and 227; THENCE leaving said intersection and traveling on the Land Lot Line common to Land Lots 212 and 213 in a generally southeasterly direction for a distance of 533.89 feet to a point, said point marked by a ½ inch rebar pin found, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, continuing on said Land Lot Line South 29 Degrees 16 Minutes 52 Seconds East for a distance of 166.43 feet to a point, said point marked by a ½ inch rebar pin found; THENCE leaving said Land Lot Line and traveling South 86 Degrees 04 Minutes 35 Seconds East for a distance of 68.34 feet to a point, said point marked by a ½ inch rebar pin found; THENCE South 22 Degrees 41 Minutes 11 Seconds West for a distance of 133.87 feet to a point on the northeasterly right of way of Beaver Ruin Road (right of way varies), said point marked by a PK Nail found; THENCE traveling on said right of way along a curve to the right having a radius of 1637.02 feet and an arc length of 347.40 feet being subtended by a chord bearing of North 60 Degrees 59 Minutes 19 Seconds West and a chord distance of 346.75 feet to a point, said point marked by a ½ inch rebar pin set; THENCE leaving said right of way and traveling North 62 Degrees 52 Minutes 22 Seconds East for a distance of 230.67 feet to a point on the Land Lot Line common to Land Lots 212 and 213, said point marked by a ½ inch rebar pin found, said point being THE TRUE POINT OF BEGINNING.

Said property contains 1.003 Acres.

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**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:

N/A

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Gwinnett County Planning Commissioners,

I am requesting a special use permit for my business location at 2072 D Beaver Ruin Rd for the purpose of parking rental U-Haul vehicles. There would be no more than 6 to 8 vehicles parked on the property and this would not impact the surrounding property.

Thank you for your time and consideration.

Respectfully,

Sandip K. Patel

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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.

*[Handwritten Signature]*

Signature of Applicant

*02/16/16*

Date

*Samuel... [Handwritten Name]*

Type or Print Name and Title

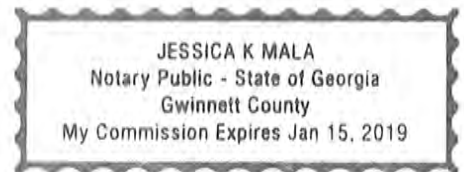
*Co. Manager*

*[Handwritten Signature]*

Signature of Notary Public

*2/16/16*

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.

Rita Sharp 2/9/16  
Signature of Property Owner Date

RITA SHARP  
Type or Print Name and Title

Fatima Zohra Chelghoum 02/9/2016  
Signature of Notary Public Date Notary Seal

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FATIMA ZOHRA CHELGHOU  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20084031005  
MY COMMISSION EXPIRES SEPTEMBER 5, 2016

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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 - 213 - 023  
District Land Lot Parcel

X [Signature]  
Signature of Applicant

03/11/16  
Date

X Samelip Patel  
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]  
NAME  
3/11/2016  
DATE

TSA II  
TITLE

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