

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Paradise Group, LLC</u>	NAME: <u>Trout Properties @ Scenic Overlook</u>
ADDRESS: <u>2901 Rigsby Lane</u>	ADDRESS: <u>4774 Grove Field Park</u>
CITY: <u>Safety Harbor</u>	CITY: <u>Suwanee</u>
STATE: <u>FL</u> ZIP: <u>34695</u>	STATE: <u>GA</u> ZIP: <u>30024</u>
PHONE: <u>404-444-8924</u>	PHONE: <u>678-765-6925</u>
CONTACT PERSON: <u>Dave Mattson</u> PHONE: <u>404-444-8924</u>	
CONTACT'S E-MAIL: <u>dmattson@paradiseventuresinc.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 type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>C2</u>	BUILDING/LEASED SQUARE FEET: <u>2200</u>
PARCEL NUMBER(S): <u>R5086 629</u>	ACREAGE: <u>1.24</u>
ADDRESS OF PROPERTY: <u>1083 Scenic Hwy</u>	
SPECIAL USE REQUESTED: <u>Automobile lubrication and emission</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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EXHIBIT "A"

LEGAL DESCRIPTION

Scenic Overlook (Commercial) – Lot 5

All that tract or parcel of land lying and being in land Lot 86 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

Commencing at the intersection formed by the centerline of Essex Drive and the westerly right of way of Georgia Highway 124 northeasterly 2,021.24 feet to a point; said point being the POINT OF BEGINNING; thence North 76 degrees 16 minutes 55 seconds West a distance of 251.55 feet; thence North 13 degrees 43 minutes 05 seconds East a distance of 215.00 feet; thence South 76 degrees 16 minutes 55 seconds East a distance of 251.00 feet; thence South 13 degrees 34 minutes 11 seconds West a distance of 215.00 feet back to the POINT OF BEGINNING.

Said property containing 54,024 square feet or 1.240 acres according to that certain plat of survey entitled "Final Plat for Scenic Overlook Commercial Lots Unit 1", prepared by Brock Design Group, dated March 4, 2004, last revised April 5, 2004.

Said property being depicted as Lot 5, Block "A", Scenic Overlook Commercial Lots, as per plat recorded in Plat Book 117, pages 38-39, Gwinnett County, Georgia Records, which plat is incorporated herein by reference.

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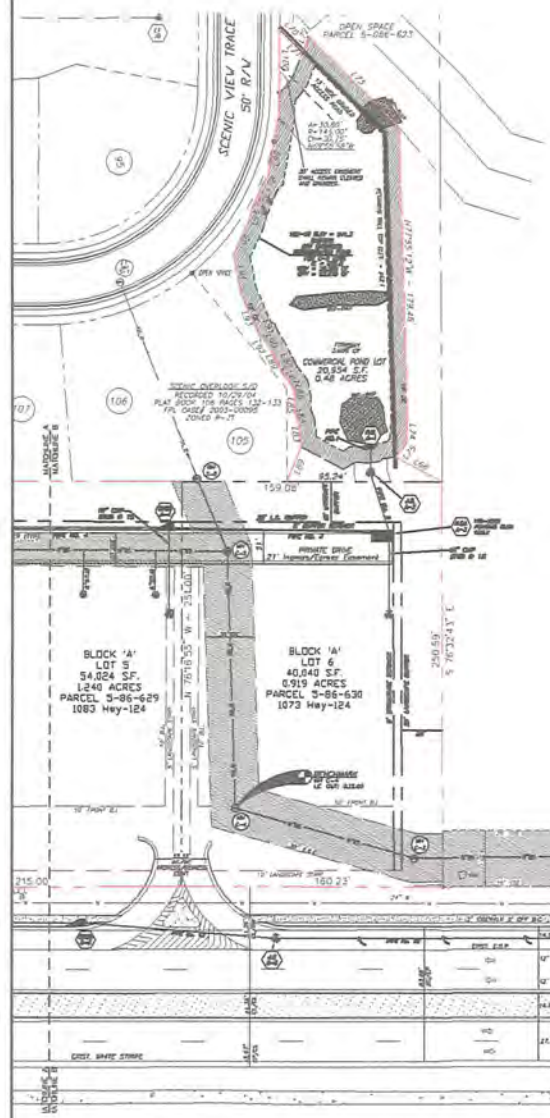
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BLOCK 'A' - LOT 7

PROPOSED DEVELOPMENT		PROPOSED USE	
Lot Area (SF)	10,500	Proposed Use	Commercial
Lot Area (Acres)	0.240	Proposed Density	10 Units/Acre
Front Setback (ft)	10	Proposed Height (ft)	30
Side Setback (ft)	10	Proposed Area (SF)	10,500
Rear Setback (ft)	10	Proposed Volume (cu ft)	315,000

BLOCK 'A' - LOT 8

PROPOSED DEVELOPMENT		PROPOSED USE	
Lot Area (SF)	54,024	Proposed Use	Commercial
Lot Area (Acres)	1.240	Proposed Density	10 Units/Acre
Front Setback (ft)	10	Proposed Height (ft)	30
Side Setback (ft)	10	Proposed Area (SF)	54,024
Rear Setback (ft)	10	Proposed Volume (cu ft)	1,620,720

BLOCK 'A' - LOT 9

PROPOSED DEVELOPMENT		PROPOSED USE	
Lot Area (SF)	40,040	Proposed Use	Commercial
Lot Area (Acres)	0.919	Proposed Density	10 Units/Acre
Front Setback (ft)	10	Proposed Height (ft)	30
Side Setback (ft)	10	Proposed Area (SF)	40,040
Rear Setback (ft)	10	Proposed Volume (cu ft)	1,201,200

BLOCK 'A' - LOT 10

PROPOSED DEVELOPMENT		PROPOSED USE	
Lot Area (SF)	54,024	Proposed Use	Commercial
Lot Area (Acres)	1.240	Proposed Density	10 Units/Acre
Front Setback (ft)	10	Proposed Height (ft)	30
Side Setback (ft)	10	Proposed Area (SF)	54,024
Rear Setback (ft)	10	Proposed Volume (cu ft)	1,620,720

BLOCK 'A' - LOT 11

PROPOSED DEVELOPMENT		PROPOSED USE	
Lot Area (SF)	10,500	Proposed Use	Commercial
Lot Area (Acres)	0.240	Proposed Density	10 Units/Acre
Front Setback (ft)	10	Proposed Height (ft)	30
Side Setback (ft)	10	Proposed Area (SF)	10,500
Rear Setback (ft)	10	Proposed Volume (cu ft)	315,000

BLOCK 'A' - LOT 12

PROPOSED DEVELOPMENT		PROPOSED USE	
Lot Area (SF)	54,024	Proposed Use	Commercial
Lot Area (Acres)	1.240	Proposed Density	10 Units/Acre
Front Setback (ft)	10	Proposed Height (ft)	30
Side Setback (ft)	10	Proposed Area (SF)	54,024
Rear Setback (ft)	10	Proposed Volume (cu ft)	1,620,720

SCENIC HIGHWAY
AKA STATE ROUTE NO. 124
(R/W VARIES)



FINAL PLAT
FOR
SCENIC OVERLOOK COMMERCIAL LOTS
UNIT 1

IF YOU ARE GEORGIA...
CALL OR VISIT
1-800-992-7471
(770) 653-4344
WWW.GADOTRS.COM
IT'S THE LAW

PROJECT NAME: FINAL PLAT FOR SCENIC OVERLOOK COMMERCIAL LOTS
SHEET NO: 2
DATE: 09/09/2016
DRAWN BY: [Name]
CHECKED BY: [Name]

PLAT NOTES
1. THIS PLAT IS THE PROPERTY OF THE ENGINEER AND SURVEYOR. IT IS TO BE KEPT ON FILE IN HIS OFFICE FOR A PERIOD OF 10 YEARS FROM THE DATE OF RECORDING.
2. THE ENGINEER AND SURVEYOR HAS BEEN ADVISED THAT THE PLAT IS FOR THE PURPOSES OF RECORDING AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
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10. THE ENGINEER AND SURVEYOR HAS BEEN ADVISED THAT THE PLAT IS FOR THE PURPOSES OF RECORDING AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

STATEMENT OF WORK
1. TO PROVIDE A SURVEY OF THE PROPERTY DESCRIBED IN THE PLAT.
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10. TO PROVIDE A SURVEY OF THE PROPERTY DESCRIBED IN THE PLAT.

FINAL SURVEYOR'S CERTIFICATE
I, the undersigned, being duly qualified as a Surveyor and Engineer under the laws of the State of Missouri, do hereby certify that the above is a true and correct copy of the original survey and plat as shown to me by the owner thereof, and that the same conform to the original records in my office.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF OCTOBER, 2016.
DANIEL R. HAY, Surveyor and Engineer
STATE OF MISSOURI

OWNERS ACKNOWLEDGMENT AND DECLARATION
I, the undersigned, being duly qualified as a Surveyor and Engineer under the laws of the State of Missouri, do hereby certify that the above is a true and correct copy of the original survey and plat as shown to me by the owner thereof, and that the same conform to the original records in my office.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF OCTOBER, 2016.
DANIEL R. HAY, Surveyor and Engineer
STATE OF MISSOURI

NOTE
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL DIMENSIONS ARE TO THE CENTER OF THE ROAD.
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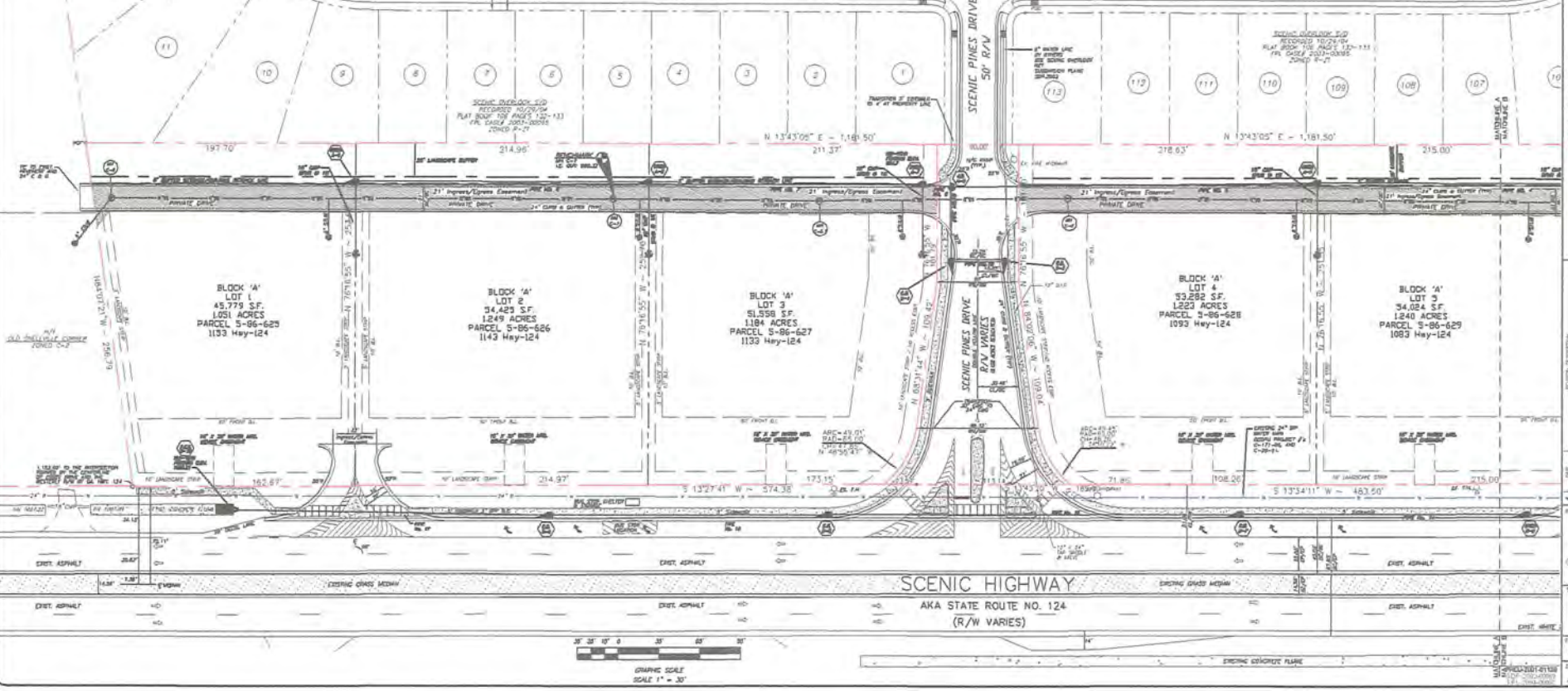
FINAL PLAT DATA

LINE NO.	START POINT	END POINT	LENGTH	BEARING
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LOCATION MAP

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FINAL PLAT
for
SCENIC OVERLOOK COMMERCIAL LOTS
UNIT 1

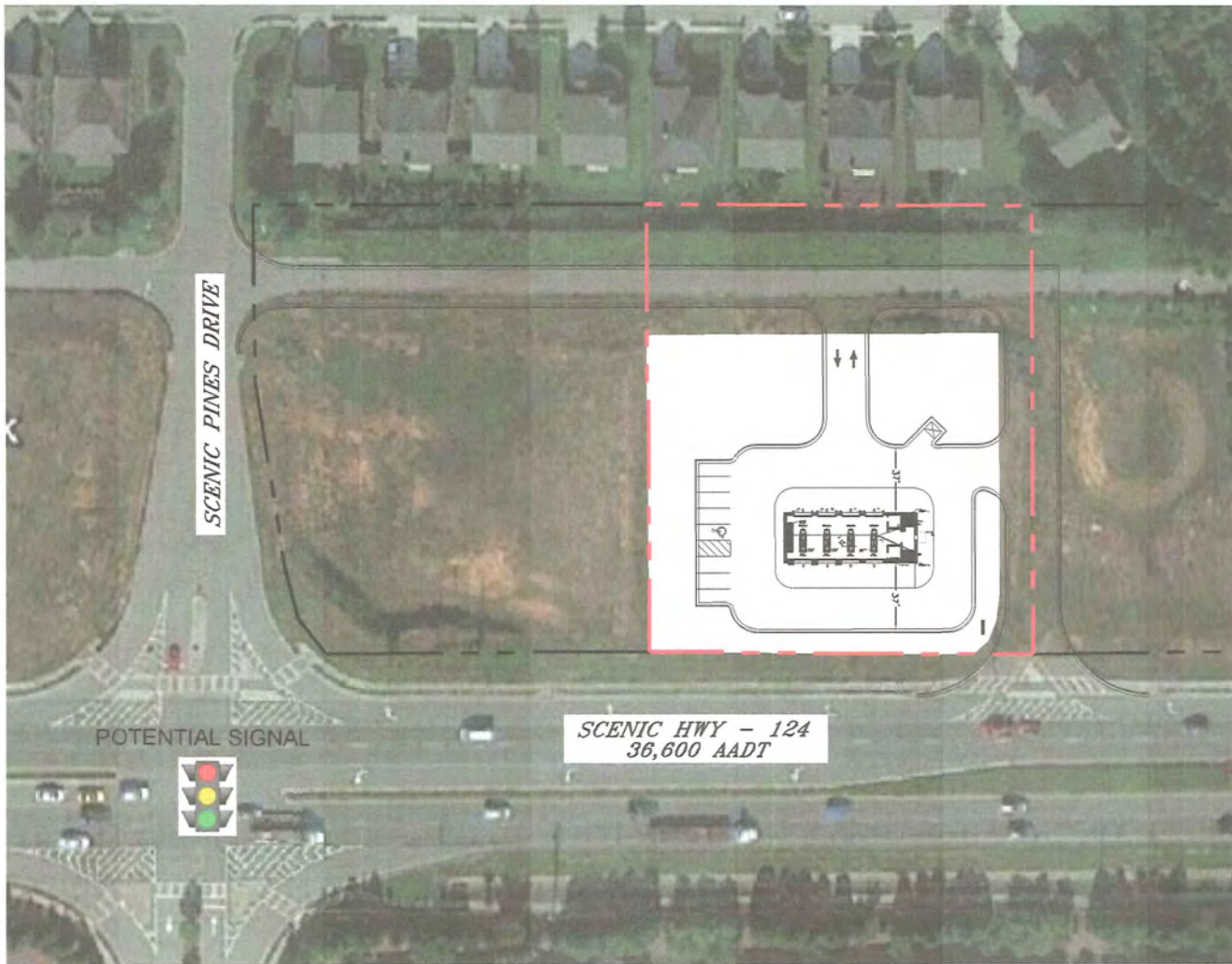
FINAL PLAT FOR SCENIC OVERLOOK COMMERCIAL LOTS

SHEET 1 OF 2

PROJECT NO. DG-1000

DATE: 10/07/2016

SCALE: 1" = 30'



SCENIC PINES DRIVE

POTENTIAL SIGNAL



SCENIC HWY - 124
36,600 AADT

SITE DATA			
	SITE AREA	BLDG AREA	PROVIDED PARKING
4 BAY OIL CHANGE	1.24 ACRES	2,200	8



2901 RIGSBY LANE
SAFETY HARBOR, FL 34695
PHONE (727) 726-1115



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0' 25' 50' 100'
SCALE: 1" = 100'

PROJECT NAME			
SNELLVILLE EXCHANGE RETAIL			
1083 SCENIC HIGHWAY			
SNELLVILLE, GWINNETT COUNTY, GA			
DRAWING TITLE			
CONCEPTUAL SITE PLAN			
DATE:	STORE NO.:	DRAWING NO.:	
10-07-2016			
DESIGNED BY:	SCALE:		
DAM	1" = 100'		
REVIEWED BY:	RELEASED TO CONSTRUCTION:		
DAM			
		P4	OF DWGS.

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:

See attached Letter of Intent

(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:

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

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

(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:

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

(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:

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October 7, 2016

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

RE: 1083 Scenic Hwy – Gwinnett County – Parcel R5086 629

This letter of intent is for a Special Use Permit request to allow for an Automobile Lubrication and Emission facility in the C-2 zoning district per Section 230-100 Table 230.4. The site is located on a 1.24 acres tract located at 1083 Scenic Hwy. The proposed building will be approximately 2,200 sf with 8 parking spaces for a density of 1,774 sf per acre of commercial use per the attached site plan. The height of the proposed building is 17' high with a 30' high tower feature at the corner. There are no requested variances or change in required buffers.

- (A) The proposed development will consist of an oil change facility per the attached site plan. This Special Use Permit request will be suitable in view of the use and developments of nearby properties. There are auto repair businesses along this road including a Discount Tire just south of this site.
- (B) The proposed oil change and emissions only concept will compliment these surrounding businesses. The proposed use will have no impact on the usability of adjacent or nearby properties.
- (C) The property to be affected by the proposed Special Use Permit does have a reasonable economic use as currently zoned however it is not the prime property located in the Snellville Exchange Outlots as it is not at the full access intersection with the potential for a traffic signal.
- (D) The proposed development will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- (E) The proposed development will be in conformity with the policy and intent of the Land Use Plan by providing a convenient neighborhood service in a C-2 Zoning District.
- (F) There are no 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.

Sincerely,

Dave Mattson, P.E.

SUP2016-00067
Received: October 7, 2016
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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.



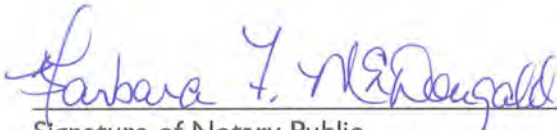
Signature of Applicant

10-7-16

Date

Dave Mattson

Type or Print Name and Title



Signature of Notary Public

10/7/16

Date

Barbara F McDougald
NOTARY PUBLIC
Barrow County, GEORGIA
My Commission Expires
July 2, 2019

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.

W Russell Nash

09/09/2016

Signature of Property Owner

Date

W Russell Nash, Managing Member

Type or Print Name and Title

Melanie L McGehee

09/09/2016

Signature of Notary Public

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.

[Signature] 10-7-16 Dave Mattson
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Same _____
 SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

Barbara F. McDougald 10/7/16 _____
 SIGNATURE OF NOTARY PUBLIC DATE NOTARY PUBLIC
 Barrow County, GEORGIA
 My Commission Expires
 July 2, 2019
 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 Dave Mattson
 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: R5086 - 62 - 9
(Map Reference Number) District Land Lot Parcel

 10-6-2016
Signature of Applicant Date

 Dave Mattson, Applicant
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

 Cordrick Roney Senior TSA
NAME TITLE

 10/7/16
DATE

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