

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

| APPLICANT INFORMATION | PROPERTY OWNER INFORMATION* |
|--|------------------------------------|
| NAME: <u>Premier Auto Rollers LLC</u> | NAME: <u>Lynwood Cleveland</u> |
| ADDRESS: <u>3541 Stone Mountain Hwy Ste 2</u> | ADDRESS: <u>7122 Tate St</u> |
| CITY: <u>Snellville</u> | CITY: <u>Covington</u> |
| STATE: <u>Ga</u> ZIP: <u>30078</u> | STATE: <u>Ga</u> ZIP: <u>30014</u> |
| PHONE: <u>404-488-2547</u> | PHONE: <u>770-316-6474</u> |
| CONTACT PERSON: <u>Angela Davenport</u> PHONE: <u>404-488-2547</u> | |
| CONTACT'S E-MAIL: <u>alyndav@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: | |
|---|--|
| <input type="checkbox"/> OWNER'S AGENT | <input type="checkbox"/> PROPERTY OWNER |
| <input checked="" type="checkbox"/> CONTRACT PURCHASER | |
| EXISTING/PROPOSED ZONING: <u>C-2</u> | BUILDING/LEASED SQUARE FEET: <u>7000</u> |
| PARCEL NUMBER(S): <u>6052 006</u> | ACREAGE: <u>7.57 AC</u> |
| ADDRESS OF PROPERTY: <u>3541 Stone Mountain Hwy Snellville Ga 30078</u> <u>Suite 2</u> | |
| SPECIAL USE REQUESTED: <u>Auto Sales - display</u> | |

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Survey Logistics

Legal description

EXHIBIT "A"

All that tract or parcel of land lying and being and Land Lot 52 of the 16th District of Gwinnett County, Georgia and being more particularly described as follows:

To arrive at the True Point of Beginning, commence at the point of intersection of the center line of Parkwood Road with the northwestern right-of-way line of U.S. Highway No. 78 (being a 100 foot right of way); thence running northeasterly along said northwestern right of way of U.S. Highway No. 78 a distance of 320.0 feet to a 1-1/4 inch open top pipe found being the TRUE POINT OF BEGINNING, from said TRUE POINT OF BEGINNING run (thence North 29 degrees 58 minutes 00 seconds West a distance of 459.60 feet a 1-1/4 inch open top pipe; thence running North 58 degrees 49 minutes 00 seconds East a distance of 340.00 feet to a 1/2 inch rebar found; thence running South 29 degrees 58 minutes 10 seconds East a distance of 459.70 feet to a 1-1/4 inch open top pipe ;found on the northwestern right of way line of U.S. Highway No. 78; thence running South 58 degrees 50 minutes 00 seconds West along said northwestern right of way line a distance of 75.892 feet to an iron pin placed; thence North 31 degrees 10 minutes 00 seconds West along an offset of the right of way line of U.S. Highway No. 78 a distance of 10.0 feet to an iron pin placed; thence South 58 degrees 50 minutes 00 seconds West along said right of way line a distance of 224.2 feet to a 1-1/4 inch open top pipe found being the TRUE POINT OF BEGINNING; said tract being known as 3541 U.S. Highway 78 and containing 3.578 acres as delineated on that certain plat of survey for Pike Nurseries, Inc., Allied Promotions, Inc. and NCNB National Bank, dated October 23, 1989, last revised November 7, 1989, certified by Chester M. Smith, Jr., Georgia Registered Land Surveyor No. 1445, of Metro Engineering and Surveying Co., Inc., Atlanta, Georgia.

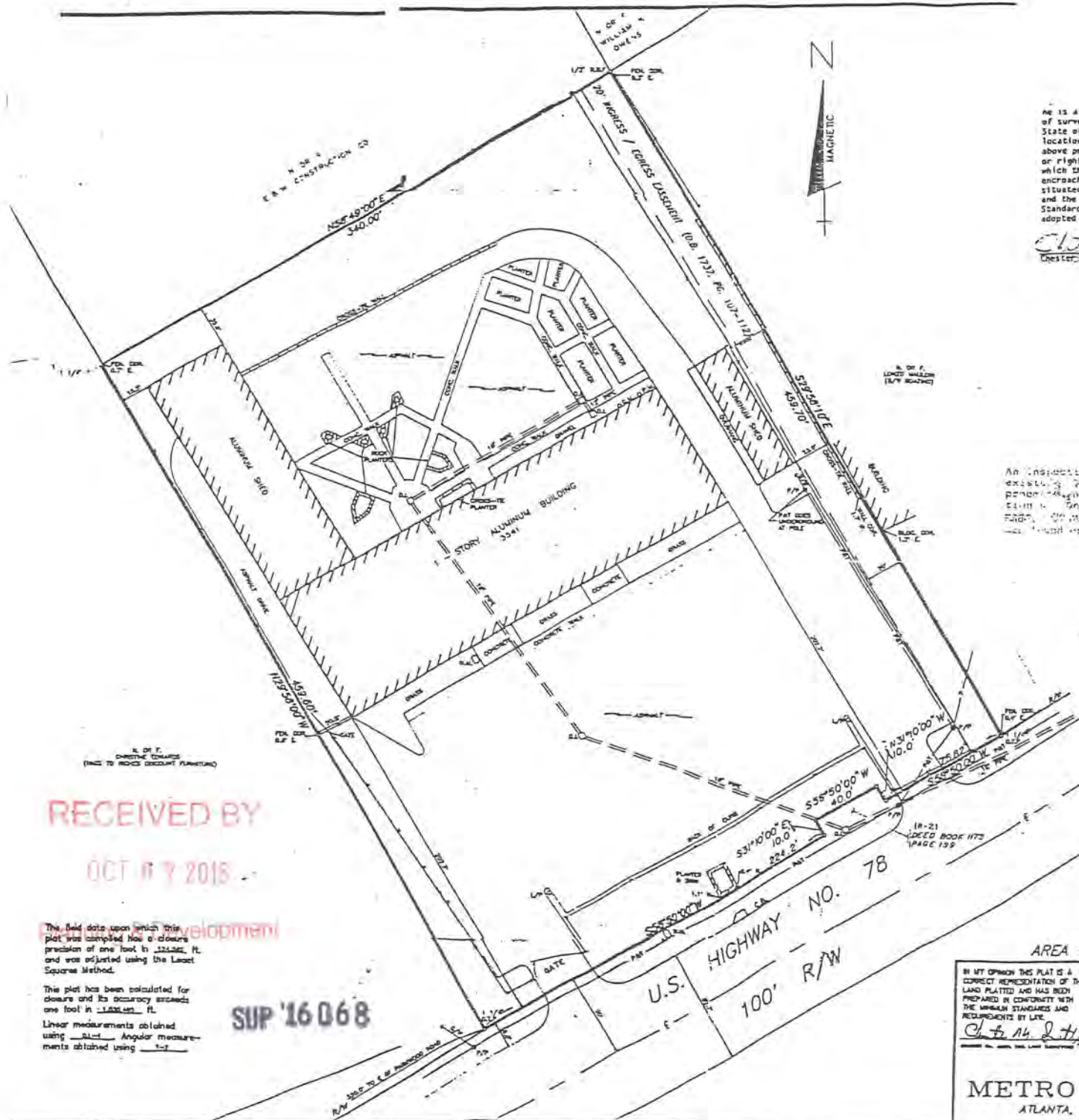
LPC

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He is a duly registered land surveyor of the State of Georgia. This survey was made in accordance with the minimum standards established by the State of Georgia for land surveys; that said survey correctly shows the location of all buildings, structures, and other improvements situated on the premises above premises; and that, except as shown, there are (a) no visible easements or rights-of-way across said premises or any other easements or rights-of-way which the undersigned has been advised, (b) no party walls, (c) no encroachments on said premises by buildings, structures, or other improvements situated on adjoining premises. This is also to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1988.

Chester M. Smith, Jr.
 Chester M. Smith, Jr. - Surveyor

REFERENCE:
 SURVEY OF THIS SITE
 BY A. S. BROWN, S.L.S.
 MAPS AND SHOWING, DENVER
 DATED JANUARY 31, 1988

An inspection of this site was made specifically to determine the existing or non-existence of Public Utilities located within the premises. No underground investigation or easements for such utilities was made. The existence of said Public Utilities is shown.

This Site is not within a Federally designated Flood Hazard Area as per Guinnell County Floodway Map #130322 Q285.

THIS SITE WAS INSPECTED AND RESURVEYED ON APRIL 20, 1993

THIS SITE IS NOT SERVED BY PUBLIC SANITARY SEWER MAINS.

LEGEND

- C CENTERLINE
- R/W RIGHT-OF-WAY
- O.T.P. OPEN TOP PIPE
- L/P LIGHT POLE
- P/T POWER AND TELEPHONE LINE
- W.M. WATER METER
- P/P POWER POLE
- D.I. DROP INLET
- G.M. GAS METER
- P.M. POWER METER
- G/W GUY WIRE
- FENCE



AREA = 155,851 Sq. Ft. OR 3.578 ACRES

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The field data upon which this plat was compiled show a closure precision of one foot in 125,262 ft. and was adjusted using the Least Squares Method.

This plot has been calculated for closure and its accuracy exceeds one foot in 1,000,000 ft.

Linear measurements obtained using steel. Angular measurements obtained using total station.

SUP '16068

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS BY LAW.

Chester M. Smith, Jr.



METRO ENGINEERING AND SURVEYING CO., INC.
 ATLANTA, GEORGIA 186 LUCKIE ST.
 (404)577-8560

SURVEY FOR: ALLIED PROMOTIONS, WACHOVIA BANK OF GEORGIA, N.A. AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

| NO. | DATE | REVISIONS |
|------------------|----------------|-----------|
| 3541 U.S. HWY 78 | 8-11-10-30-89 | |
| LAND LOTS 52 | 10-11-10-30-89 | |
| DISTRICT 8th | | |
| COUNTY CUMMETT | | |
| STATE GEORGIA | | |
| DATE 10-23-88 | SCALE 1"=40' | |

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Search run 12:37 AM

0 of 2 Checked 0 All None Page 1
Bird's eye Click any parcel for parcel details.



Lot Dim
 > 339x459x330x461
 My suite
 > suite # 1
 2000 sq ft

> 30 parking spaces rented

> existing Dealer neighbors property

Existing parking lot - already used for autos
 L proposed SUP will not change use - only permission to "display" inventory as opposed
 L LI "Retail" office that exist

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 - but not to me

- (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:

yes - It's a huge parking lot - parking cars that seems to be a given

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Letter of Intent

Our company leased space at 3541 Hwy 78 Snellville with the intention of “displaying” and selling automobiles. The property has ample parking and we are only allotted 30 spaces in that existing parking lot. There is a Hertz rent a car on the opposite end of the property with a much larger operation than the one we are proposing. The property bordering this property on our end is a large Auto Dealer with approximately 100 cars displayed. The VW Dealer is directly across the street. There are 3 Franchise Dealers, VW, Ford and Honda all within ½ mile of our location. As well as several others.

The office space itself is approximately 2000 square feet. We are currently zoned C-2, that does allow for Auto Brokerage but that does not allow for displaying our inventory. A Brokerage can be run from a much smaller office, facility, less parking and for way less rent/overhead.

We are asking the commission to approve our application for a special use permit so that we may “display” our inventory and operate as a full Dealership and not just as a Broker.

Thanks for considering our request,

Angela Davenport

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SUP 16 10 08

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

10/4/14

Date

Angela L Deavenport Owner Premier Auto Builders

Type or Print Name and Title

Heather B Cheer 10/4/14

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.

Lynwood P. Cleveland

4 Oct 2016

Signature of Property Owner

Date

Lynwood P. Cleveland - Owner

Type or Print Name and Title

Shirley M. Crawford
Essex 12-17-07

10/4/16

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] 10/4/16 Angel L Davert / owner
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Heather B Cheer 10/4/16
 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 Angel L Davert
 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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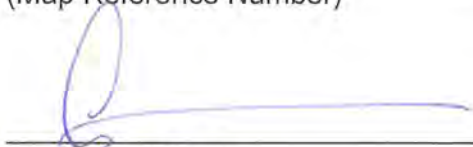
SUP 16 088

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: 06ⁿ - 052 - R6052 0006
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

Date

Angela L. Davanzo Owner Arcadia Auto Brokers LLC
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)

J. Hayes TSAII
NAME TITLE

10-4-16 (2016 taxes not due until 10-15-16)
DATE

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