Gwinnett County Planning Division
Change in Conditions Application
Last Updated 2/2014

CHANGE IN CONDITIONS APPLICATION

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: Amazing Luxury Cars	NAME: Alex Roman
ADDRESS: 3591 Hwy 78	ADDRESS: 8825 Merion Dr
CITY: Snellville	CITY: Duluth
STATE: Ga ZIP: 30097	STATE: Ga ZIP: 30097
PHONE: (7) 982-3733	PHONE: (4) 578-3448

CONTACT PERSON: Alex Roman PHONE: (4) 578-3448

CONTACT'S E-MAIL: alexjroman@msn.com

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

APPLICANT IS THE:

☐ OWNER'S AGENT ☑ PROPERTY OWNER ☐ CONTRACT PURCHASER

ZONING DISTRICTS(S): C-2 PRIOR ZONING CASE: CIC 08 012

LAND DISTRICT(S): 6 LAND LOT(S): 52 ACREAGE: 2.48

ADDRESS OF PROPERTY: 3591 Hwy 78 Snellville-Ga 30039

PROPOSED CHANGE IN CONDITIONS: Remove or delet condition A which is saying Sales & Service for NEW Automobile to Pre owned Automobile

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS:	NO. OF BUILDINGS/LOTS: 1
DWELLING UNIT SIZE (Sq. Ft.):	TOTAL GROSS SQUARE FEET:
GROSS DENSITY:	DENSITY:
NET DENSITY:	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED
DEC 28 2015
BY:

CIC '16 005

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 52 of the 6th District of Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a two-inch open top pipe found at the common corner of Land Lot 66, Land Lot 67, Land Lot 52 and Land Lot 53 of the 6th District of Gwinnett County, Georgia; thence along the northerly land lot line of Land Lot 53, North 29 degrees 23 minutes 18 seconds West a distance of 149.94 feet to a point; thence North 29 degrees 20 minutes 38 seconds West a distance 391.62 feet to a one-half inch rebar found on the northwesterly right of way line of U.S. Highway 78; thence South 60 degrees 02 minutes 12 seconds West along the northerly right of way of U.S. Highway 78 a distance of 104.37 feet to a point; thence continuing along the northwesterly right of way line of U.S. Highway 78, South 53 degrees 43 minutes 19 seconds West a distance of 58.55 feet to a point; thence continuing along the northwesterly right of way line of U.S. Highway 78, South 29 degrees 26 minutes 27 seconds East a distance of 13.56 feet to a half inch rebar found; thence continuing along the northwesterly right of way line of U.S. Highway 78, South 60 degrees 30 minutes 05 seconds West a distance of 28.12 feet to a half inch rebar found on the southwesterly right of way line of Parkwood Road (80 foot right of way); thence continuing northwesterly along the southwesterly right of way line of Parkwood Road the following courses and distances: South 27 degrees 32 minutes 23 seconds East a distance of 205.79 feet to a point; South 26 degrees 03 minutes 26 seconds East a distance of 316.69 feet to a half inch rebar found; thence leaving the right of way of Parkwood Road, North 60 degrees 05 minutes 22 seconds East a distance of 215.34 feet to the point of beginning. Said description being 2.48 acres on that certain Boundary and Topographic Survey for Amazing Cars, Inc., prepared by Alcovy surveying company, Inc., dated August 9, 2006, bearing the seal of Ronald Calvin Smith, Georgia Registered Land Surveyor #2921.

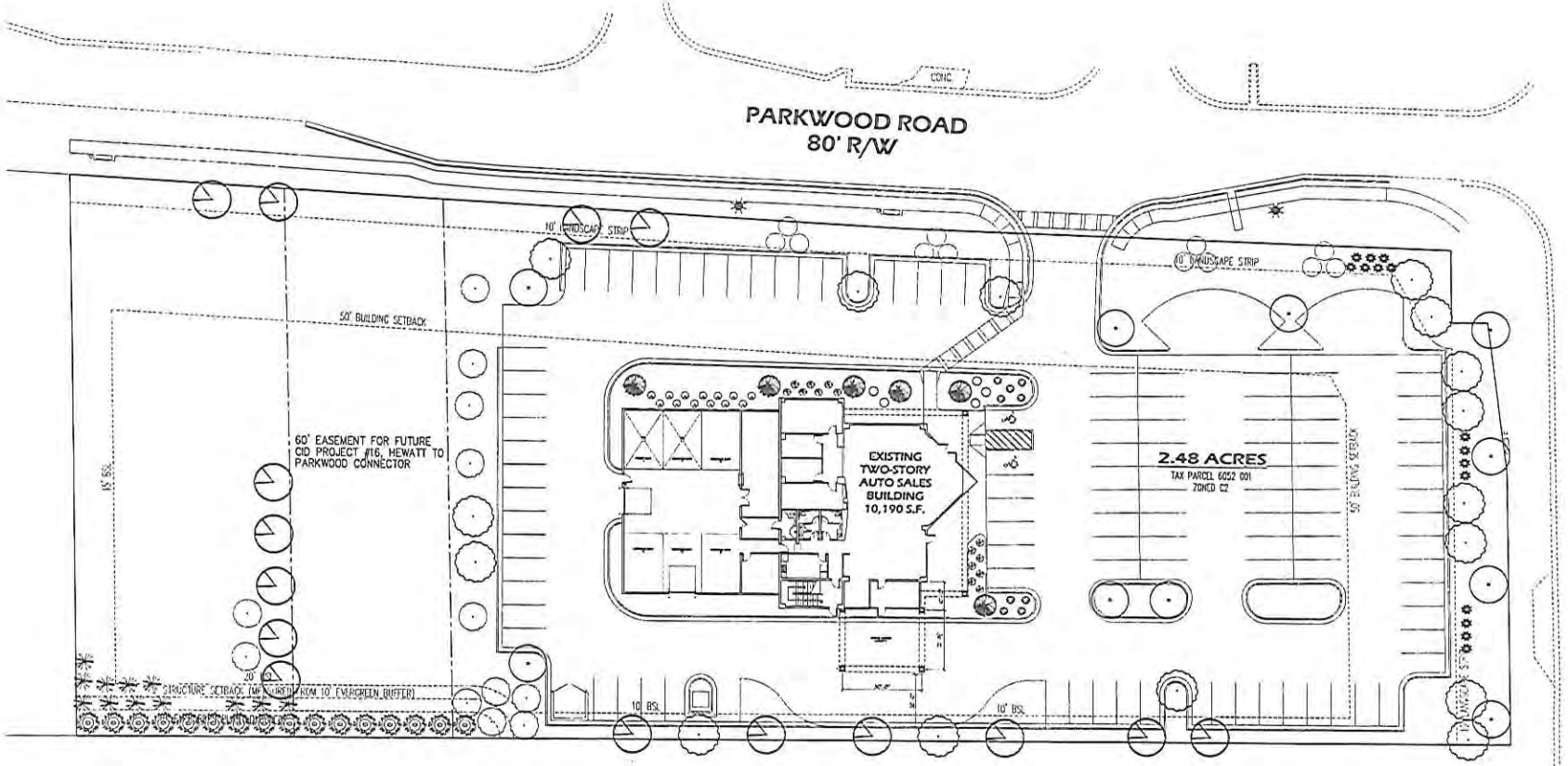
RECEIVED
DEC 28 2015
BY: .....

CIC '16 0 0 5

SUP '16 0 1 4

RECEIVED
FEB 01 2008
GWINNETT PLANNING DIVISION

CIC 08 0 1 2



1 ASP1 SITE PLAN
SCALE: 1" = 20'

RECEIVED
DEC 3 8 2015
BY: .....

RECEIVED
FEB 0 1 2008
GWINNETT PLANNING DIVISION

CIC 08012

CIC '16 005

SUP '16 014

PRELIMINARY NOT FOR CONSTRUCTION

SEAL
REVISION DATE

NOTES

PRO BUILDING SYSTEMS
DESIGN/BUILD CONTRACTOR
3676 NORTH PEACHTREE RD.
ATLANTA, GEORGIA 30341
PH. (770) 455-1791/FAX 455-1112
pro@probldgsystems.com

SITE PLAN FOR ROMAN MITSUBISHI

3591 STONE MOUNTAIN HIGHWAY
SNELLVILLE, GA. 30039

JOB NAME
DATE: 12/17/2007
SCALE: 1" = 20'
BY: CJC
ID: JOB#

PROPOSED SITE PLAN
DRAWING TITLE

ASP1

SHEET 1 OF 3

CHANGE IN CONDITIONS APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS 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 CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

NO

(B) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

NO

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

NO

(D) WHETHER THE PROPOSED CHANGE IN CONDITIONS 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 CHANGE IN CONDITIONS IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

NO

(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 CHANGE IN CONDITIONS:

NO

RECEIVED
DEC 28 2015
BY: .....

CIC '16 005

December 28, 2015

Dear Board Members ,

My name is Alex Roman owner of Amazing Luxury Cars located on 3591 hwy 78 , Snellville GA

I kindley ask you to change one of the conditions on my previous SPU approved on 2008 which was selling and servicing new cars , plan was to have a new dealer ship for Mitsubishi but due to the Mitsubishi financial situation at that time we decided to continue with the pre owned automobile sales and service .

So please kindley remove this condition which was suppose to be removed at that time , and I am applying for a new SUP for the same location in order continue to sell and service a pre-owned Automobile .

Thank you very much.

SINCERELY

Amazing Luxury Cars

ALEX ROMAN

RECEIVED
DEC 28 2015

BY: .....

CIC '16 005

SUP '16 014

CHANGE IN CONDITIONS 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.

Alex Roman — 12/28/15

Signature of Applicant — Date

ALEX Roman Pres.

Type or Print Name and Title

TIFFANY TOUWSMA NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES NOV. 15, 2019

Tiffany Touwsma

Signature of Notary Public — Date — Notary Seal

Signature of Notary Public — Date — Notary Seal

RECEIVED
DEC 28 2015
BY: .....

CIC '16 005

CHANGE IN CONDITIONS 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 — Date: 12/28/15

Alex Roman / Pres.

Type or Print Name and Title

TIFFANY TOUWSMA NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES NOV. 15, 2019

Signature of Notary Public — Date — Notary Seal

RECEIVED
DEC 28 2015
BY: .....

CIC '16 005

CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

The undersigned below, making application for a change in conditions, 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 of Applicant	Date	Type of Print Name and Title
	12/28/15	

Signature of Applicant's Attorney or Representative	Date	Type or Print Name and Title

Signature of Notary Public	Date	Notary Seal

TIFFANY TOUMA NOTARY EXPIRES GEORGIA NOV. 15, 2019 PUBLIC GWINNETT COUNTY

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

Alex Roman
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.

RECEIVED
DEC 28 2015
BY:

CIC '16 005

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR CHANGE IN CONDITIONS

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 REZONING REQUEST.**

PARCEL I.D. NUMBER:
(Map Reference Number)

6th - 52 - R6052 001
District - Land Lot - Parcel

Signature of Applicant — 12/28/15 Date

Alex Roman / Pres.
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)

NAME — TSA I TITLE

12-28-15
DATE

RECEIVED
DEC 28 2015
BY:

CIC '16 005