

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>PROLINE MOTORSPORTS, INC</u>	NAME: <u>ABATECH HOLDINGS, LLC</u>
ADDRESS: <u>3476 PALMER DR BLDG B-100</u>	ADDRESS: <u>3476 PALMER DR BLDG A</u>
CITY: <u>LOGANVILLE</u>	CITY: <u>LOGANVILLE</u>
STATE: <u>GA</u> ZIP: <u>30052</u>	STATE: <u>GA</u> ZIP: <u>30052</u>
PHONE: <u>404-323-1742</u>	PHONE: <u>770-597-4496</u>
CONTACT PERSON: <u>ANGELY SMITH</u> PHONE: <u>404-914-5035</u>	
CONTACT'S E-MAIL: <u>angelyms2000@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 checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>C-2</u>	BUILDING/LEASED SQUARE FEET: <u>3750</u>
PARCEL NUMBER(S): <u>R5126 010</u>	ACREAGE: <u>1.94 AC</u>
ADDRESS OF PROPERTY: <u>3476 PALMER DR BLD B-100 LOGANVILLE GA 30052</u>	
SPECIAL USE REQUESTED: <u>MOTOR CYCLE REPAIRS &amp; SALES</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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SUP '17 009

BK53067 PG0391

EXHIBIT "A"

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 126 of the 5<sup>th</sup> District, Gwinnett County, Georgia, shown as Tract 4, encompassing 1.93 acres, on a plat of survey entitled, "Final Plat Diversified Development Company, Inc.", prepared by Von Itter & McGee, Inc., dated 5/05/2005, being of record in the Office of the Clerk of Superior Court of Gwinnett County, Georgia in Plat Book 111, Page 152; which said plat and the recording thereof are by reference hereto incorporated herein for a more complete and detailed description.

LESS AND EXCEPT from the above described property that portion of the property conveyed by that certain Right-of-Way Deed from Dev. Co. Inc. to Gwinnett County, a political subdivision of the State of Georgia, dated April 3, 2008, filed for record April 16, 2008 at 11:48 a.m., recorded in Deed Book 48784, Page 894, Records of Gwinnett County, Georgia.

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**SIGHT DISTANCE CERTIFICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THE SIGHT DISTANCE FOR THE PROJECT IS DESIGNED WITH ADEQUATE DISTANCE. THE REGULATED SPEED LIMIT ON THE APPROACHING HIGHWAY IS 35 MPH. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF 800 FT. TO THE LEFT AND 800 FT. TO THE RIGHT. THE SIGHT DISTANCE SHALL BE MEASURED FROM A POINT OF 15 FT. FROM THE EDGE OF PAVEMENT AND 3.5 FT. IN HEIGHT ABOVE THE ROADWAY.



**PAVEMENT LEGEND**

- CONCRETE PAVEMENT AT ENTRANCES PER GWINNETT CO. TR-2 PAVEMENT
- STANDARD DUTY PAVEMENT TYPE 3 PAVEMENT

**LEGEND FOR PROPOSED IMPROVEMENTS**

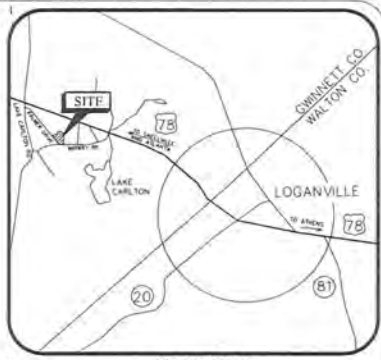
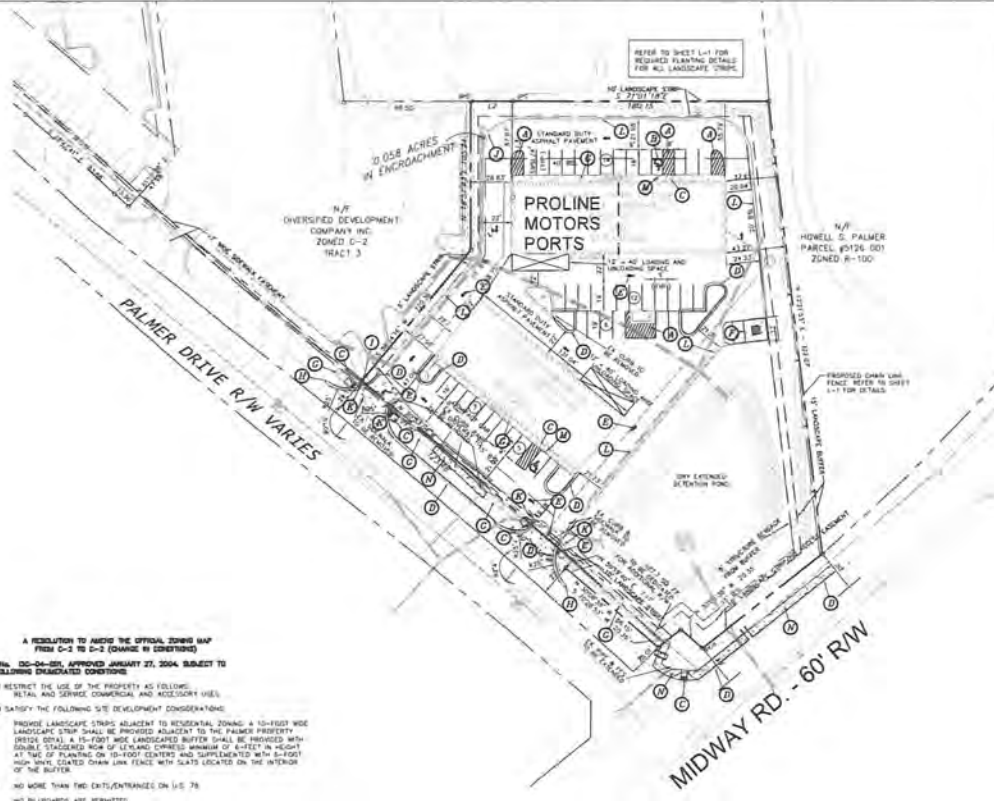
- PROPOSED BUILDING
- PROPOSED 24" CURB AND GUTTER
- PROPOSED PARKING SPACES
- TRAFFIC ARROW

**PAINT STRIPING LEGEND**

- SW1/2" - SINGLE WHITE SOLID LINE / 1/2" WIDE
- SW1/4" - SINGLE WHITE SOLID LINE / 1/4" WIDE
- SY1/2" - SINGLE YELLOW SOLID LINE / 1/2" WIDE EACH SIDE
- SY1/4" - SINGLE YELLOW SOLID LINE / 1/4" WIDE EACH SIDE
- SW1/2" - SINGLE WHITE SOLID LINE / 1/2" WIDE
- SW1/4" - SINGLE WHITE SOLID LINE / 1/4" WIDE

**SITE PLAN KEYED NOTES**

- AREA FINISHED WITH SW1/2" @ 40' AT 2'-0" O.C.
- ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOLS (TYPICAL INDICATES MIN ACCESSIBLE SPACE)
- CONCRETE DRIVE AND GUTTER TYPICAL. SEE DETAIL SHEET
- 2" CONCRETE CURB AND GUTTER TYPICAL. SEE DETAIL SHEET
- PAVING DIRECTIONAL ARROW (TYPICAL) SEE DETAIL SHEET
- CONCRETE DRIVEWAY PAD WITH CONCOURSE. REFER TO SHEET 0-3 FOR DRIVEWAY ENCLOSURE DETAILS
- 3" WIDE CONCRETE SIDEWALK
- THIN PROPOSED CURB FROM 48" HEIGHT TO 6" HEIGHT
- 9" WIDE "TODAY" SIGN
- 3" WIDE CONCRETE FLANG
- RS-1 "DO NOT ENTER" SIGN
- CA CURB
- HANDICAP SIGN SEE DETAIL SHEET
- 3" WIDE CONCRETE SIDEWALK



**VICINITY MAP N.T.S. SITE PLAN NOTES**

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL GWINNETT COUNTY REGULATIONS AND CODES AND 85% ± STANDARD.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SIDEWALKS, DRIVEWAYS, DRIVEWAYS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE YOUR NOTES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL ISLANDS WITH CURB OR GUTTER SHALL BE LANDSCAPED. THESE ISLANDS ARE TO HAVE 24" CURB OR GUTTER. ALL REMAINING ISLANDS ARE TO BE STRIPPED AS SHOWN.
5. ALL CURBED RADIUS ARE TO BE 3' UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
7. EXISTING STRUCTURES WITH CONSTRUCTION LIMITS ARE TO BE DEMOLISHED. PERMITS OR RELEASES AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NEGOTIATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGN, TRAFFIC SIGNALS & PILES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES. ALL SPECIFICATIONS AND SHALL BE APPROVED BY SUCH AS COST SHALL BE INCLUDED IN BASE BID.
9. BOUNDARY INFORMATION TAKEN FROM A FINAL PLAN FOR OVERSIGHT DEVELOPMENT COMPANY INC BY VON UTTER & WELCH INC. TOPOGRAPHIC INFORMATION FROM A SURVEY BY HOW ITTER & WELCH DATED MAY, 2000. STRUCTURES OUTSIDE PROPERTY TAKEN FROM GWINNETT CO. DATA.
10. TOTAL LAND AREA OF TRACT 4 IS 1.94 ACRES.
11. SITE IS CURRENTLY ZONED C-2.
12. VERTICAL CURVE IS 100'.
13. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
14. SEALS, LOCATION, NUMBER AND SIZE ARE NOT APPROVED BY THIS PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
15. NOTIFY GWINNETT COUNTY INSPECTORS 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION (978-510-1639).
16. NO SIGN-OFF REQUIRED TO BE INSTALLED.
17. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
18. ALL BUILDINGS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLOODING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
19. NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
20. ALL CONSTRUCTION IS TO COMPLY WITH GWINNETT COUNTY STANDARDS.
21. NO BULKHEADS ARE PERMITTED.
22. EACH BUILDING AND ITS LOCATION RELATIVE TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2012 INTERNATIONAL BUILDING CODE (IBC) WITH GA STATE AMENDMENTS WITH REGARD TO THE HEIGHT AND AREA REQUIREMENTS OF IBC TABLE 503 AND THE FIRE RESISTANCE AND HORIZONTAL SEPARATION REQUIREMENTS OF IBC TABLE 501 AND 502.
23. IN ACCORDANCE WITH THE COUNTY STREET NUMBER ORDINANCE, EACH BUILDING SHALL POST AND MAINTAIN THE ADDRESS OF THE BUILDING IN A CONSPICUOUS PLACE MEASURED FROM THE STREET AND NOT MORE THAN 10 FEET BY THE CURB OR EDGE OF THE STREET. THE ADDRESS SHALL CONSIST IN FIGURES AT LEAST 4 INCHES HIGH ON CONTRASTING BACKGROUND FOR 24 HOUR VISIBILITY.
24. SITE LIGHTING IS NOT INCLUDED IN THE SCOPE OF WORK FOR THIS PROJECT.
25. BUILDINGS ARE NOT OVERHEATED. NO FIRE DEPARTMENT CONNECTION IS PROPOSED.
26. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED PRIOR TO THE SUBMITTAL, REVIEW AND APPROVAL OF A FINAL PLAN TO SUBMIT TO THE PROPERTY.
27. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY GWINNETT COUNTY OF ANY LAND DISTURBANCE ACTIVITIES WITHIN LAND AREA. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY RELATED AREA DISTURBANCE.
28. DRAINAGE AND FLOOD DRAINAGE ALONG ACCESSIBLE DRIVEWAYS AND WALKWAYS, STAIRS, AND CURB RAMP, SHALL BE STABLE, FIRM, SUB-ACCIDENT AND SHALL COMPLY WITH RULE 1200-2-100 HAVE GEORGIA ACCESSIBILITY CODE.
29. A SEPARATE BUILDING PERMIT SHALL BE OBTAINED FOR ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT AND ALL RETAINING WALLS USED AS A DAM PRIOR TO CONSTRUCTION OF THE WALLS.
30. NO ROOF OVERHANG PROHIBITED.

**A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP FROM C-2 TO C-2 (CHANGED IN SECTIONS)**

DATE: 09-12-2005, APPROVED: JANUARY 27, 2006, SUBJECT TO THE FOLLOWING CHANGED CONDITIONS:

1. TO RESTRICT THE USE OF THE PROPERTY AS FOLLOWS:
  - A. RETAIL AND SERVICE COMMERCIAL AND ACCESSORY USES.
  - B. TO SATISFY THE FOLLOWING SITE DEVELOPMENT CONSIDERATIONS:
    1. PROVIDE LANDSCAPE STRIPS ADJACENT TO RESIDENTIAL ZONING. A 10-FOOT WIDE LANDSCAPE STRIP SHALL BE PROVIDED ADJACENT TO THE PALMER PROPERTY (SEE DETAIL). A 15-FOOT WIDE LANDSCAPED BUFFER SHALL BE PROVIDED WITH DOUBLE STRIPED HIGH OF 10-FOOT CENTER AND SUPPLEMENTED WITH 6-FOOT HIGH UNPAINTED CHAIN LINK FENCE WITH SLATS LOCATED ON THE INTERIOR OF THE BUFFER.
    2. NO MORE THAN TWO ENTRANCES/EXITS ON U.S. 78.
    3. NO BULKHEADS ARE PERMITTED.
    4. DRIVEWAY SHALL BE SCREENED BY AN OPAQUE BRICK WALL AT LEAST 6'6" FEET IN HEIGHT AND DRIVEWAY RAMP SHALL BE LIMITED TO BETWEEN THE HOURS OF 7:00 A.M. AND 7:00 P.M.
    5. NO OUTDOOR STORAGE SHALL BE ALLOWED.
    6. INTERFACES, ACCESS SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT.
    7. LIGHTING SHALL BE CONTAINED IN CUT-OFF TYPE LUMINAIRES AND SHALL BE DIRECTED IN TOWARD THE PROPERTY SO AS NOT TO REFLECT INTO ADJACENT RESIDENTIAL PROPERTIES.
    8. THE FRONT FACADES OF BUILDINGS SHALL BE FINISHED WITH ARCHITECTURAL TREATMENTS OF GLASS AND/OR BRICK, STONE, OR STUCCO. ARCHITECTURAL PLANS SHALL BE SUBJECT TO REVIEW AND APPROVAL OF THE PLANNING DIRECTOR PRIOR TO ISSUANCE OF BUILDING PERMIT.
    9. PROVIDE FIVE FOOT WIDE LANDSCAPE STRIPS ADJACENT TO ALL INTERNAL PROPERTY LINES.
    10. NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL THE SOURCE OF A DEVELOPMENT THREAT.
    11. NO BARRIERS, STREAMERS OR BARRIERS OR BARRIERS WITH FLAG POLES OR OTHER SIMILAR MATERIALS SHALL BE DISPLAYED HUNG OR STRUNG ON THE SITE.
    12. NO UNWEIGHT SOUND OF TRUCKS OR REFRIGERATION EQUIPMENT ALLOWED.
    13. ACCESS TO MIDWAY ROAD SHALL BE PROHIBITED.
    14. ACCESS BY THE FOLLOWING REQUIREMENTS, DESIGNATIONS AND IMPROVEMENTS:
      1. DESIGN REGARDING ON-SITE STORM WATER DETENTION FACILITIES SUCH THAT THEY ARE NOT LOCATED WITHIN ANY REQUIRED BUFFERS.
      2. COORDINATE WITH GEORGIA DEPARTMENT OF TRANSPORTATION REGARDING ACCESS TO MIDWAY HIGHWAY.
      3. NO ACCESS ALLOWED TO PALMER DRIVE, IF ACCESS IS GRANTED, PAVE AND IMPROVE PALMER DRIVE, ITS DRIVE LENGTH.
      4. AUTOMATIC USES SHALL BE PROHIBITED.

**SITE ANALYSIS (TRACT 4)**

OFFICE PARKING	14,000 S.F.
MINIMUM	28 SPACES
MAXIMUM	62 SPACES
PROVIDED	44 SPACES
AREA	1.94 AC.
ZONING	C-2

**811**  
Know what's below  
Call before you dig



NOTE: THERE ARE NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER FIRM PANEL 131350031F DATED 09-29-06.

**ALCOVY SURVEYING & ENGINEERING, INC.**  
 7111 TOPHUNTER LANE  
 3205 Highway 81 South  
 Loganville, Georgia 30024  
 Phone: 770-466-4300  
 Fax: 770-466-4208  
 Email: info@alcovy.com



**SITE PLAN**

**ABATECH HOLDINGS LLC OFFICE BUILDING**

FORMERLY MIDWAY RD. OFFICE PARK

LAND LOT: 126  
 5th DISTRICT, PARCELS 10 & PT. 2  
 3476 PALMER DRIVE  
 GWINNETT COUNTY, GEORGIA

DATE: 09-12-2005  
 SCALE: 1"=40'

OWNER / DEVELOPER

ABATECH SERVICES, INC.  
 2795 MAIN STREET WEST  
 BLDG. 20A  
 SNELLVILLE, GEORGIA, 30078

24 HOUR - EMERGENCY CONTACT  
 MR. BERNARD AYUK  
 770-557-4496

**REVISIONS**

NO.	DATE	DESCRIPTION
1	04-11-16	REVISED ENTRANCE AND PARKING
2	05-22-14	CO. COMMENTS
4	07-11-14	CO. COMMENTS
5	08-28-14	CO. COMMENTS

JOB No. 14-034  
**C-1**  
 EXISTING SITE PLAN

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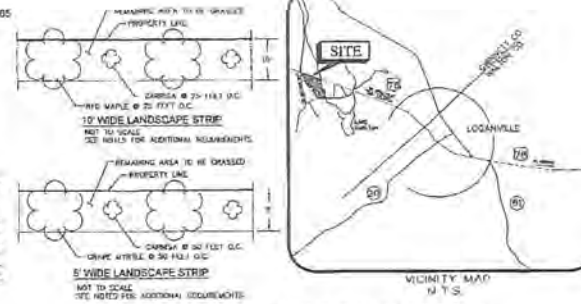
L.L. 126 DIST. 5 PARCEL(S) 2,3,10,105

**AREA ANALYSIS**

TRACT 1	0.04 AC
TRACT 2	1.00 AC
TRACT 3	1.00 AC
TRACT 4	1.00 AC
R/W DEDICATION	0.25 AC
<b>TOTAL AREA</b>	<b>3.24 AC</b>

**SITE ANALYSIS (TRACT 2)**

AMERICAN TAVERN	4,848 SF
RATIO	1.270 SF
<b>PARKING</b>	
REQUIRED	94 SPACES
PROVIDED	97 SPACES
H.C. SPACES REQ.	3 SPACES
H.C. SPACES PROVIDED	3 SPACES
<b>TOTAL AREA</b>	<b>1.70 AC</b>
<b>ZONING</b>	<b>C-2</b>

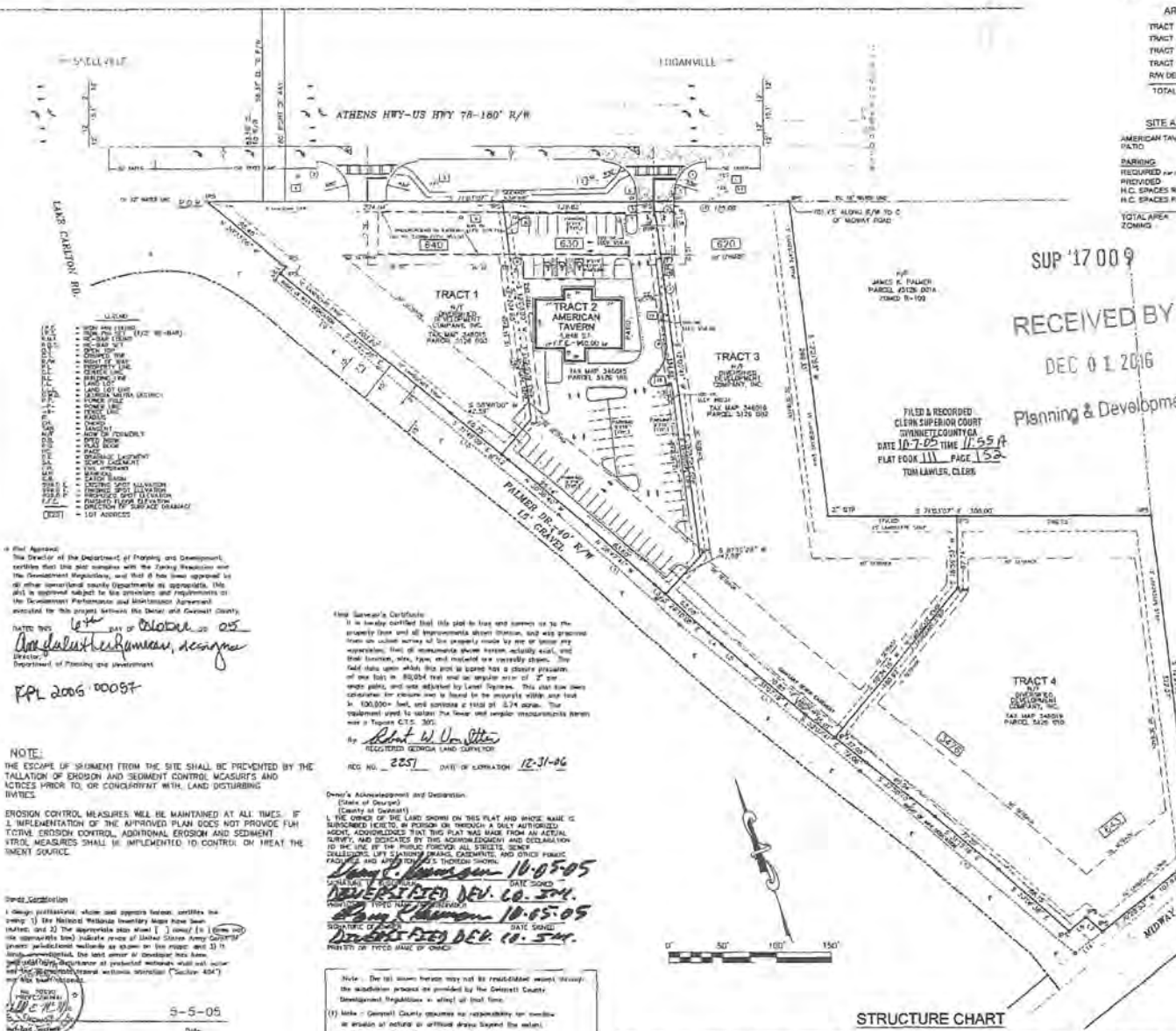


**NOTES**

- 1/2" REBAR SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- CONCRETE SET REQUIRED TO BE ON THE EXTERIOR OF WALLS. PALMER DRIVE AND MOWAY ROAD SIDEWALKS ARE TO BE LOCATED 2' FROM THE SIDE OF CURB AND SHALL BE CONCRETE OF CONCRETE A MINIMUM OF 2" IN THICK AND 4" THICK WITH CROSS SLOPE OF .25% FOR FOOT CURBSET SHALL BE 2.00% AND HAVE A 2" MINIMUM 18" 2000 PSI AT 18" DEPTH. DEVELOPERS SHALL INSTALL 20" MINIMUM ON BRITING LATERAL STREET. PAVING RECREATION AREA LOTS AND OPEN SPACE LOTS AND SHALL INSTALL INTERSECTION RAINFALL CURBS AT ALL STREET INTERSECTIONS AND 1/2" MINIMUM SIDEWALKS AT ALL 10'-0" WIDE LANDSCAPE STRIPS WITH 4" MINIMUM 18" 2000 PSI AT 18" DEPTH UNLESS OTHERWISE NOTED. DEVELOPERS SHALL MAINTAINANCE SLABS.
- SEWERAGE SHALL BE INSTALLED ON NEW INTERNAL STREETS (BOTH SIDEWALKS INCLUDING 10'-0" WIDE LANDSCAPE STRIPS) AND ON ALL EXISTING STREETS (INCLUDING SIDEWALKS) WITHIN 10' OF APPROVAL OF THE FINAL PLAN.
- SEE SPECIFICATIONS TO 10' WIDE LANDSCAPE STRIPS FOR ADDITIONAL REQUIREMENTS.
- REAR DRIVEWAYS TO BE 12' MIN. WIDE WHEN ADJUTING RESIDENTIAL DEVELOPMENT.
- WATER AND SANITARY SERVICES SERVICE TO BE PROVIDED BY CANNETT COUNTY.
- THIS ARTICLE B. SECTIONS 2.2.6 OF THE DEVELOPMENT REGULATIONS IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ANY RECREATION FACILITY CONSTRUCTED ON THEIR PROPERTY AND TO MAINTAIN THE FACILITY AT ALL TIMES THROUGHOUT THE LIFE OF THE PROJECT.
- NO 20' SIDE IS CONTAINED BY THE 50' HATCHED GREEN HATCHED.

**LINE CHART**

LINE	MARK	MARK
10	1.250' W	107
11	1.250' W	107
12	1.250' W	107
13	1.250' W	107
14	1.250' W	107
15	1.250' W	107
16	1.250' W	107
17	1.250' W	107
18	1.250' W	107
19	1.250' W	107
20	1.250' W	107
21	1.250' W	107
22	1.250' W	107
23	1.250' W	107
24	1.250' W	107
25	1.250' W	107



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 GWINNETT COUNTY GA  
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 PLAT BOOK 111 PAGE 152  
 TON LAWLES, CLERK

- LEGEND**
- 1. HIGH AND LOW (1/2" WIDE)
  - 2. 1/2" WIDE
  - 3. 1/2" WIDE
  - 4. 1/2" WIDE
  - 5. 1/2" WIDE
  - 6. 1/2" WIDE
  - 7. 1/2" WIDE
  - 8. 1/2" WIDE
  - 9. 1/2" WIDE
  - 10. 1/2" WIDE
  - 11. 1/2" WIDE
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  - 21. 1/2" WIDE
  - 22. 1/2" WIDE
  - 23. 1/2" WIDE
  - 24. 1/2" WIDE
  - 25. 1/2" WIDE

**Final Approval**  
 The Director of Planning and Development certifies that this plan complies with the Zoning Ordinance and the Development Regulations, and that it has been approved by all other governmental agencies as appropriate. This plan is submitted for the Director's approval and signature as required by the Georgia Planning and Zoning Act.

DATE: 10-25-16  
 Approved by: *Danny Herrmann*  
 Director of Planning and Development

FPL 2016 00087

**Final Surveyor's Certificate**  
 I hereby certify that this plan is true and correct to the property lines and all improvements shown thereon, and that the same have been surveyed and shown on a certain survey of the property made by me or under my supervision, that all measurements shown herein actually exist, and that corners, lines, lines, and marked are correctly shown. The field data upon which this plan is based has a closure precision of one part in 100,000 and was obtained by Leveling. This plan has been computed for closure and is found to be accurate within one foot in 100,000 feet, and contains a total of 3.24 acres. The information used to prepare this plan and complete measurements shown was a TYPICAL C.T.S. 300.

By: *Robert W. Van Orman*  
 REGISTERED GEORGIA LAND SURVEYOR  
 REG. NO. 2251 DATE OF LICENSE 12-31-06

**Owner's Acknowledgment and Declaration**  
 (Name of Developer)  
 County of DeKalb  
 I, the owner of the LAND SHOWN ON THIS PLAN AND WHOSE NAME IS SUBMITTED HEREIN, AS PERSON OR THROUGH A duly AUTHORIZED AGENT, ACKNOWLEDGE THAT THIS PLAN WAS MADE FROM AN ACTUAL SURVEY AND CONDUCTED BY THE SURVEYOR AND CANNOT BE HELD TO THE STANDARD OF A PROFESSIONAL SURVEYOR. I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Danny Herrmann* DATE: 10-25-16  
*Danny Herrmann* DATE: 10-25-16  
*Danny Herrmann* DATE: 10-25-16

- Notes:**
- 1) General: General County assumes no responsibility for the location or position of markers or monuments shown on this plan.
  - 2) Note: Structures are not shown as through easements.
  - 3) Note: Structures are not shown as through easements.

**STRUCTURE CHART**

Line No.	Line ID	Line Length (ft)	Line Slope (%)	Line Type	Area (sq ft)	Volume (cu ft)	Height (ft)	Depth (ft)	Flow (cfs)	Flow (MGD)	Flow (MGD)	Flow (MGD)	Flow (MGD)	Flow (MGD)	Flow (MGD)	Flow (MGD)	Flow (MGD)	Flow (MGD)	Flow (MGD)	Flow (MGD)
1	10-1	110	0.00	CONC	12100	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	10-2	110	0.00	CONC	12100	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	10-3	110	0.00	CONC	12100	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	10-4	110	0.00	CONC	12100	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	10-5	110	0.00	CONC	12100	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6	10-6	110	0.00	CONC	12100	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7	10-7	110	0.00	CONC	12100	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	10-8	110	0.00	CONC	12100	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9	10-9	110	0.00	CONC	12100	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	10-10	110	0.00	CONC	12100	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**OWNER / DEVELOPER**  
 DIVERSIFIED DEVELOPMENT  
 COMPANY, INC.  
 P.O. BOX 335  
 LOGANVILLE, GEORGIA, 30052

24 HOUR - EMERGENCY CONTACT  
 MR. DANNY HERRMANN  
 770-466-3065

**FINAL PLAT**

**DIVERSIFIED DEVELOPMENT COMPANY, INC.**  
 LAND LOT(S) 126 5th DISTRICT GWINNETT COUNTY, GEORGIA  
 SCALE: 1" = 50'  
 DATE: 5/5/05

**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:

THERE ARE CURRENTLY SIMILAR BUSINESSES (VEHICLE REPAIRS, BODY SHOPS ETC) IN NEIGHBORING LOCATIONS. OUR OPERATIONS WILL FIT WITH THE CURRENT ENVIRONMENT.

# Proline Motorsports

3476 Palmer Drive. Bldg. #100B  
Loganville, GA 30052

Nov./29<sup>th</sup>/2016

## LETTER OF INTENT for special use permit.

To whom it may concern;

I am hereby requesting a permit for special use for my business (Proline Motorsports). The location of the property is: 3476 Palmer Drive. Bldg-B#100. Loganville GA 30052. Land lot/Parcel Numbers: R5126 010 with a total acreage size of 1.94

- The nature of our operations will be motorcycle repairs/services and sales. Our activities are low key in nature and based on past history, there won't be a violation of noise and other Gwinnett county ordinances
- Our operating hours will be between the hours of 10:00am and 7:00pm. Tuesday through Friday and 10am through 5:00pm on Saturday.
- Zoning classification requested is still C-2
- The density of the gross square footage of building proposed leased space is 3,750SF
- There are 44 pre-existing parking spaces available
- The height of the building is approximately 17-20 feet
- Major nearby highway is HWY 78/Athens HWY
- There are no requested changes in buffers

Sincerely:

  
\_\_\_\_\_  
Jim East. (President/Owner- Proline Motorsports)

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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.

Jim East 11/29/16  
Signature of Applicant Date

JIM EAST PRESIDENT  
Type or Print Name and Title

Jessica Jenkins 11/29/16   
Signature of Notary Public 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

Nov. 29<sup>th</sup> 2016  
\_\_\_\_\_  
Date

Bernard Ayuk (President/Owner)  
\_\_\_\_\_  
Type or Print Name and Title

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

11/29/16  
\_\_\_\_\_  
Date



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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.

Jim East                      11/29/16                      JIM EAST  
 SIGNATURE OF APPLICANT                      DATE                      TYPE OR PRINT NAME AND TITLE

[Signature]                      11/29/2016                      BERNARD AYUK-Property Owner.  
 SIGNATURE OF APPLICANT'S                      DATE                      TYPE OR PRINT NAME AND TITLE  
 ATTORNEY OR REPRESENTATIVE

[Signature]                      11/29/16  
 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    Jim East  
 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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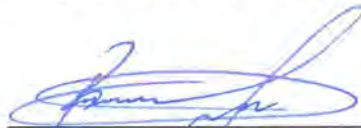
**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT**

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)

R - 5126 - 010  
District Land Lot Parcel

  
Signature of Applicant

11/29/2016  
Date

BERNARD AYUK - Owner/President  
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. Hanges  
NAME

TSA II  
TITLE

11-29-16  
DATE

DATE