

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Foresite Group, Inc.</u>	NAME: <u>Georgia General Investment LLC</u>
ADDRESS: <u>3740 Davinci Ct., Suite 100</u>	ADDRESS: <u>1425 Lamont Circle</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Dacula</u>
STATE: <u>GA</u> ZIP: <u>30092</u>	STATE: <u>GA</u> ZIP: <u>30019</u>
PHONE: <u>770.368.1399</u>	PHONE: <u>770-932-0703</u>
CONTACT PERSON: <u>Jack Johnson, P.E.</u> PHONE: <u>770.368.1399</u>	
CONTACT'S E-MAIL: <u>jjohnson@fg-inc.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:	
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>C-2</u>	BUILDING/LEASED SQUARE FEET: <u>6,777</u>
PARCEL NUMBER(S): <u>7065 280</u>	ACREAGE: <u>1.39 Ac.</u>
ADDRESS OF PROPERTY: <u>1530 Buford Drive, Lawrenceville, GA 30043</u>	
SPECIAL USE REQUESTED: <u>Automobile repair shop, lubrication and tire store</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Re: Georgia General Investment, LLC
File #: L13-778

EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 65 of the 7th District, Gwinnett County, Georgia, being Tract No. 2, consisting of 1.392 acres, more or less, as per plat recorded in Plat Book 64, Page 46, Gwinnett County, Georgia records, said plat is hereby incorporated herein and made a part thereof for a more complete description.

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UTILITY LOCATIONS
 EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. CONTRACTOR SHALL FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY SCHEDULING FROM THE LOCATIONS SHOWN SHOULD BE REFERRED TO THE PROJECT ENGINEER OR OWNER. DAMAGE TO THE EXISTING UTILITIES FROM CONSTRUCTION REQUIREMENTS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

ZONING
REZONING PETITION # RZ-93-194
 (Conditions Attached)
 APPROVED December 11, 1993

GENERAL NOTES

1. GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR INTRUSION OF NATURAL OR ARTIFICIAL STREAMS BEYOND THE RIGHT OF WAY LINE OR THE EXTENSION OF QUALITY BEYOND THE FRONT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.
2. UNLAWFUL IN FOOT RIGHTS ON ALL STREET RIGHT-OF-WAY INTERSECTIONS.
3. NO FLOOD PLAIN DESIGNATED TO BE ON THIS PROPERTY FOR 100 YEAR FLOOD HAZARD, NO COASTAL ZONING.
4. SUFFICIENT INFORMATION BASED ON SURVEY BY CORNERSTONE DEVELOPMENT, INC. & ALL LOTS TO BE SERVED BY GWINNETT COUNTY SANITARY SEWER SYSTEM.
5. WATER PROVIDED BY GWINNETT COUNTY.
7. GAS PROVIDED BY ATLANTA GAS LIGHT CO.
8. POWER PROVIDED BY GEORGIA POWER CO.
9. ZONING - G-1
10. LOTS SHOWN ARE FOR G-1 ZONING USE ONLY.
11. TOTAL NUMBER OF LOTS - 9
12. LOTS SHALL HAVE A MINIMUM OF 0.2 ACRES EACH.
13. TOTAL ACREAGE OF PROPERTY - 2.79 ACRES
14. LAND ADJACENTS

PROTECTIVE COVENANTS

- LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH ARE CONSIDERED EVIDENCE OF THE INTENT OF THE OWNER OF THIS LOT WITH RESPECT TO THE SUBDIVISION AND SHALL REMAIN IN EFFECT IN FORCE AND EFFECT UNTIL THE 31ST DAY OF APRIL, 2017.
1. LOTS SHOWN SHALL BE FOR G-1 ZONING USE ONLY.
 2. NO LOT SHALL BE SUBDIVIDED NOR SHALL MORE THAN ONE STRUCTURE BE ERECTED ON ANY LOT.
 3. NO STRUCTURE SHALL BE ERECTED OR RECONSTRUCTED ON ANY LOT TO BE USED AS A SCHOOL, CHURCH OR YOUTH CENTER.
 4. NO TEMPORARY MOBILE, TRAILER OR TRAILER SHALL BE ERECTED OR PLACED ON ANY LOT AS A RESIDENCE, SCHOOL, CHURCH OR YOUTH CENTER.
 5. THE MINIMUM SQUARE FOOTAGE OF PLATES FOR A DRIVEWAY SHALL BE 100 SQUARE FEET.
 6. ALL COUNTY ZONING RESTRICTIONS APPLICABLE TO THIS PROPERTY SHALL BE OBSERVED.

NOTES

1. GWINNETT COUNTY DOES NOT ENFORCE PROTECTIVE COVENANTS. IT IS THE RESPONSIBILITY OF THE HOMEOWNER TO ENSURE COMPLIANCE WITH THE PROTECTIVE COVENANTS.
2. PER ARTICLE C, SECTION 3.2.1.1 OF THE DEVELOPMENT REGULATIONS, IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ANY DETENTION FACILITY ERECTED ON THIS PROPERTY AND TO INSURE THE FACILITY IS FREE OF OBSTRUCTION, SILT, OR DEBRIS.

OWNER ACKNOWLEDGMENT AND DECLARATION
 STATE OF GEORGIA, GWINNETT COUNTY

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOMSE NAME IS SUBSCRIBED HERETO, AND IN FURTHER HERETO, THROUGH A duly authorized agent, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND REGISTERS BY THIS DECLARATION TO THE DEPT. OF PUBLIC SAFETY ALL STREETS, LIGHT COLLECTIONS, LIFT STATIONS, TRUNKS, CABLES, AND OTHER PUBLIC UTILITIES AND APPURTENANCES THEREON SHOWN AND TRANSFERS OWNERSHIP OF ALL PUBLIC USE AREAS TO THE STATE OF GEORGIA FOR THE PURPOSES THEREOF.

SUBSCRIBER: _____ DATE: _____

FINAL SURVEYOR'S CERTIFICATE

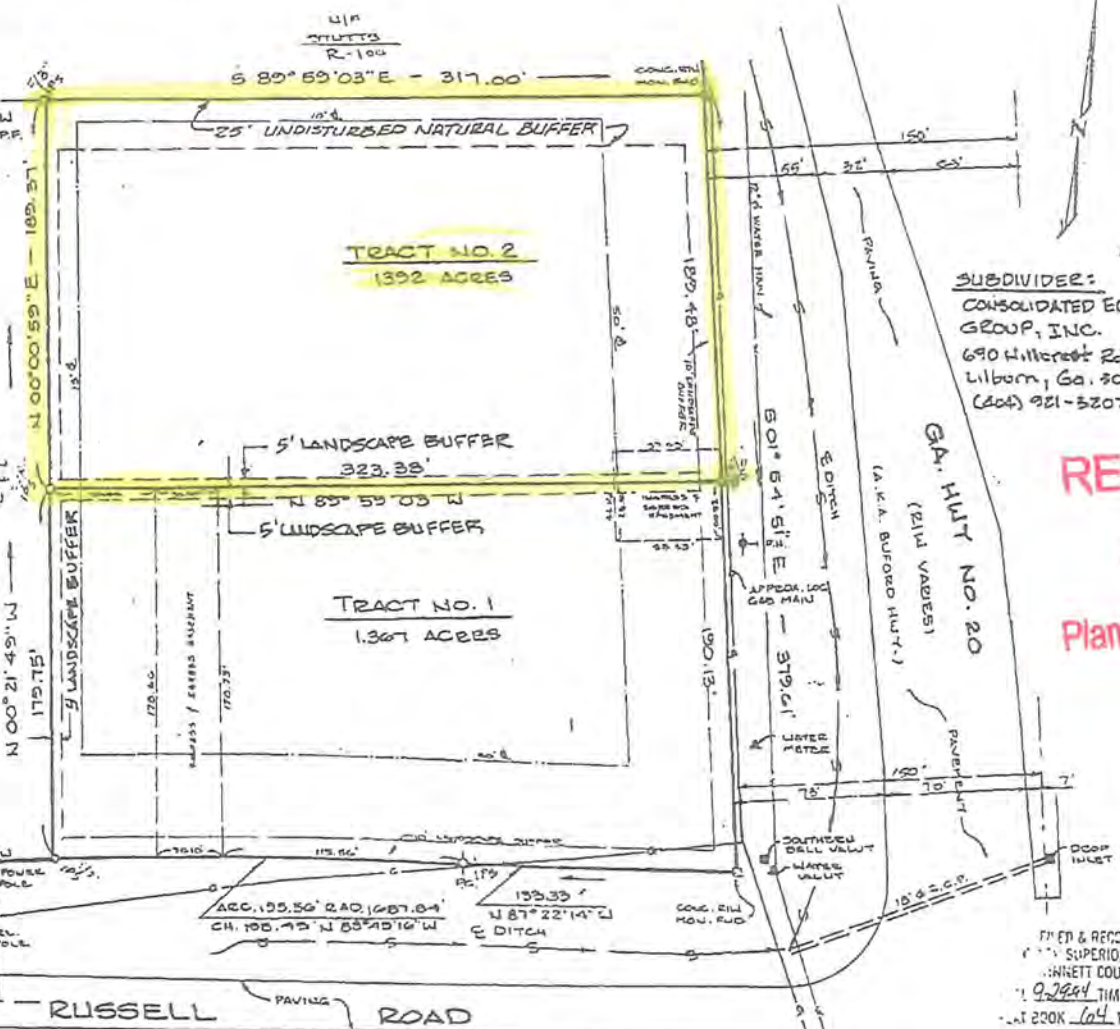
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY AND THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MEASUREMENTS SHOWN THEREON ACTUALLY EXIST, AND THE LOCATIONS, SIZE, TYPE, AND EXTENSION OF ALL UTILITIES AND PUBLIC UTILITIES SHOWN ON THIS PLAT IS BASED ON A COLORING PRESSION OF ONE FOOT IN WHICH I SET AND ADJUSTED AN ERROR OF 43.88 CENTS PER ANGLE POINT, AND WAS ADJUSTED USING THE COLLIER'S RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 2000 FEET, AND CONTAINS A TOTAL OF 279 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREON WAS A TOPCON GTS10 TOTAL STATION WITHIN 1/8" DATA COLLECTION.

BY: Walter J. Elstein
 GEORGIA REGISTERED LAND SURVEYOR
 REGISTRATION NO. 242 DATE OF COMPLETION DECEMBER 21, 1994

FINAL PLAT APPROVAL

THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT OF GWINNETT COUNTY, GEORGIA, CERTIFIES THAT THIS PLAT COMPLETS THE GWINNETT COUNTY ZONING APPROVAL AND THE GWINNETT COUNTY DEVELOPMENT REGULATIONS AS APPLICABLE, AND HAS BEEN APPROVED BY ALL THE AFFECTED LOCAL AUTHORITIES. THE DIRECTOR HEREBY ACCEPTS BEHALF OF GWINNETT COUNTY THE OBLIGATION ON ALL PUBLIC FRONT, ON ALL PUBLIC UTILITIES AND PUBLIC WATER, SEWER, OTHER UTILITIES, AND OTHER PUBLIC UTILITIES AND APPURTENANCES SHOWN THEREON, SUBJECT TO REGULATION BY THE BOARD OF COMMISSIONERS OF GWINNETT COUNTY. THIS PLAT IS APPROVED SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS (AS CITED) ON THIS PROJECT.

DATED THIS 22nd DAY OF DECEMBER, 1994
 DIRECTOR
 DEPARTMENT OF PLANNING AND DEVELOPMENT
 FOR SUBDIVISION OF LAND ONLY



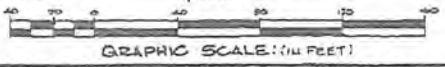
SUBDIVIDER:
 CONSOLIDATED EQUITIES
 GROUP, INC.
 690 Hillcrest Road, Suite 400
 Lilburn, Ga. 30226
 (404) 921-5207

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FILED & RECORDED
 SUPERIOR COURT
 GWINNETT COUNTY GA
 9:28 AM JUNE 1, 1994
 BOOK 604, PAGE 46
 GARY R. YATES, CLERK

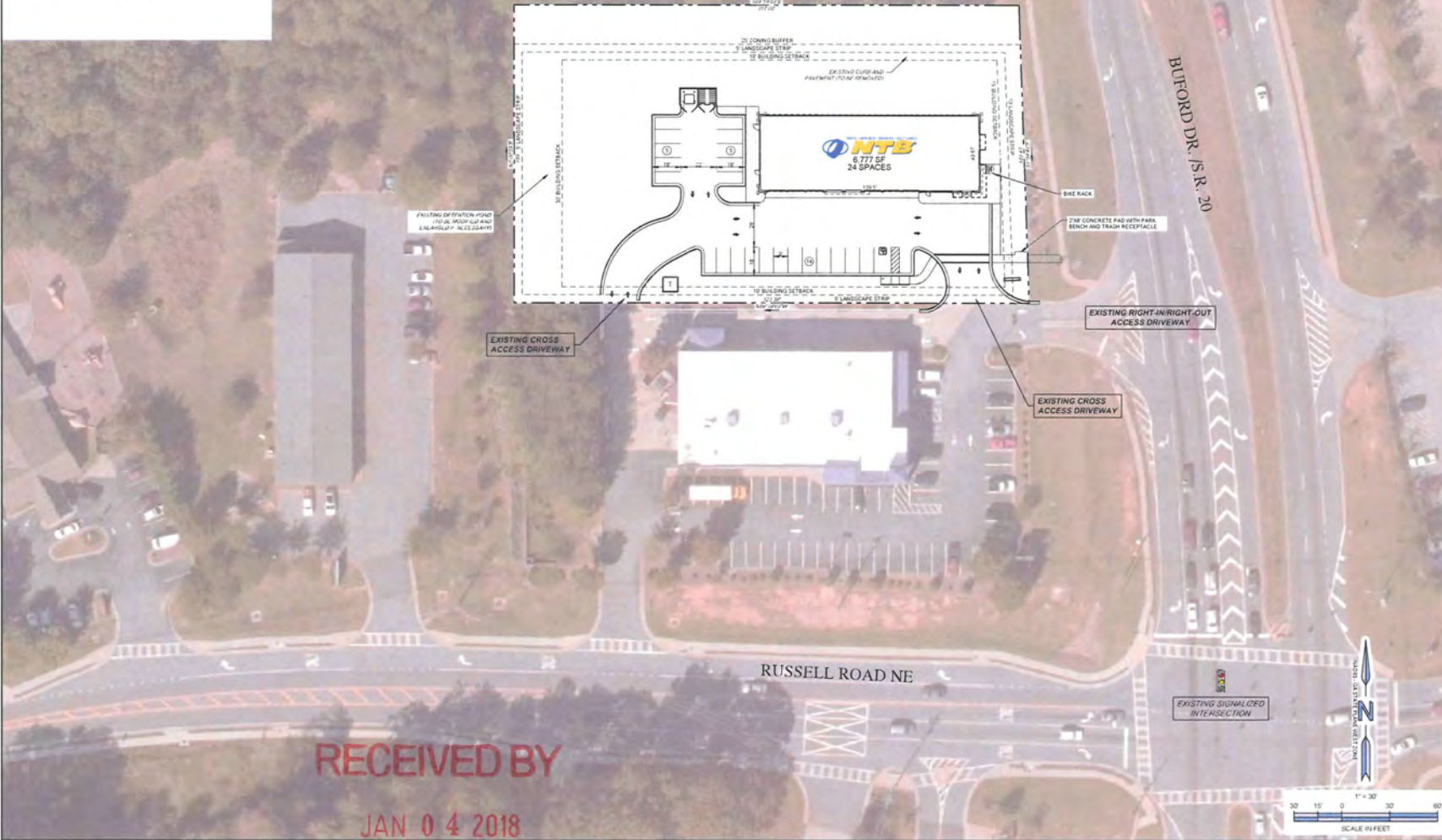
45204
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 222



FINAL PLAT FOR: JEAN ANNE COPPAGE AND A.E. WORN, Co-Trustees of the W. MARK COPPAGE, JR. FAMILY TRUST AND JAMES F. BRANNAN, JR.	PROPERTY LOCATED IN LAND LOTS OF THE 7TH DISTRICT GWINNETT COUNTY, GEORGIA DATE: DEPT 2, 1994 JOB NO 94-0380F	REVISIONS NA DATE
	Cornerstone Development Consultants, Inc. Land Planning * Development * Management * Surveying 3429 Lilburn, Stone Mt. Road * P.O. Box 625 * Lilburn, GA 30225 (404) 923-0110 * Fax (404) 311-9009	

PROJECT DATA	
1300 BUFFORD DRIVE	
LAWRENCEVILLE, GA	
SITE DATA	
TOTAL SITE AREA	1.38 AC
BUILDING DATA	
BUILDING AREA	6,777 SF
PARKING DATA	
PARKING SPACES REQUIRED	24
PARKING SPACES ALLOWED	24
PARKING PROVIDED	24

- NOTES
- 1) PROPERTY LINES OBTAINED FROM CIVIL DEVELOPMENT PLANS BY PARRISH AND ENGINEERS CO LABORATORY DATED 2002-08-26
 - 2) A FULL SOIL QUALITY STUDY AND SITE VISIT HAVE NOT BEEN COMPLETED AT THIS TIME
 - 3) A SOIL STUDY HAS NOT BEEN COMPLETED
 - 4) THE SITE IS ZONED C-2 (GENERAL BUSINESS DISTRICT)
 - 5) A SPECIAL USE PERMIT IS REQUIRED FOR THIS DEVELOPMENT



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ENGINEER

FORESITE

Foresite Group, Inc. | www.fg-inc.net
 3740 Davina Ct. | 770.368.1399
 Suite 100 | 770.368.1944
 Peachtree Corners, GA 30092

DEVELOPER

TBC CORPORATION

4300 TBC WAY
 PALM BEACH GARDENS, FL 32410
 (561) 383-3300

CONTACT: CLIFF POWELL

PROJECT

NTB
 TIRES • SERVICE • BRAKES • BATTERIES

1530 BUFFORD DRIVE
 LAWRENCEVILLE, GA

SEALED

DRAFT

REVISIONS	DATE

PROJECT MANAGER	JMJ
DRAWING BY	CAD
JURISDICTION	GRINNETT COUNTY, GA
DATE	2017.12.20
SCALE	1" = 30'
TITLE	

SHEET NUMBER

QL-2

1 OF 1

COMMENTS: <NOT RELEASED FOR CONSTRUCTION>

JOBFILE NUMBER: 814.023

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:

The proposed special use will permit an automobile repair shop, lubricant, and tire store. This use is suitable in view of the adjacent development and nearby properties. It is consistent with the existing uses in the vicinity along Buford Drive.

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

The proposed special use is not anticipated to adversely affect the existing use or usability of the adjacent or nearby property.

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

The property affected by a proposed special use has reasonable economic use currently as an emission and car wash, but a special use will allow for an automobile repair shop, lubricant, and tire store to be properly developed with adequate space.

- (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:

The proposed special use is not anticipated to 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:

The proposed special use is in conformity with the policy and intent of the land use plan, as it will maintain a use consistent with the character area depicted on the 2030 Unified Plan Future Development Map and meet the goal of revitalizing areas by the redevelopment of the existing emission and car wash located on site.

- (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 existing conditions affecting the use and development of the parcel listed as parcel number 7065 280 (case number RZ-93-154).

These conditions will still be met during the development of the site.

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SUP LETTER OF INTENT

The Applicant requests a Special Use Permit for purpose of building a National Tire and Battery automobile repair shop, lubrication and tire store. The subject 1.39-acre property is located at 1530 Buford Drive (parcel number 7065280) and is zoned C-2. The building is proposed to be approximately 6,800 square feet with a façade of brick and/or other materials in accordance with the UDO and Mall of Georgia Overlay District architectural requirements. The site density is approximately 4,893 SF per acre. The building includes 8 garage bay doors which will be oriented such that they will not face Buford Drive, instead the building will be oriented so the doors face the adjacent Dollar Tree development to the south. There will be no storage of tires outside. Old and scraped tires will be stored in an enclosed structure that matches the building façade. There are 24 parking spaces proposed for this development which meets County code for an 8-bay auto service facility. The building will be one-story and approximately 34 feet high.

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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.



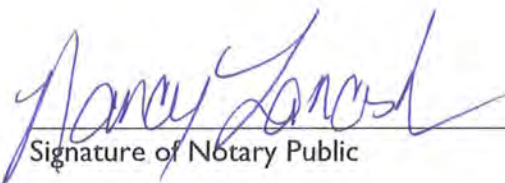
Signature of Applicant

01/02/18

Date

Harry Eslami/owner-Member

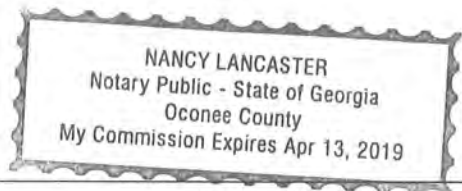
Type or Print Name and Title



Signature of Notary Public

1-2-18

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.



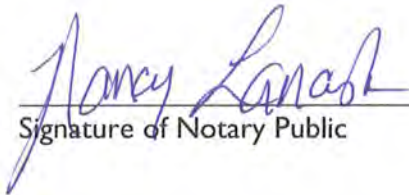
Signature of Property Owner

01/02/18

Date

Harry Estlami / owner - Member

Type or Print Name and Title



Signature of Notary Public

1-2-18

Date



Notary Seal

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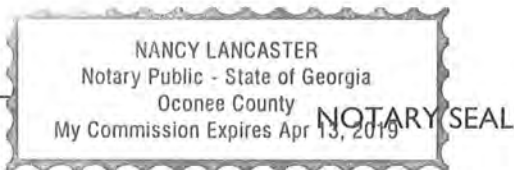
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

HE 01/02/18 Harry Estlami owner
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE Member

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

Nancy Lancaster 1-2-18
 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 Harry Estlami
 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: 7 - 65 - 280
(Map Reference Number) District Land Lot Parcel

 01/02/2018
Signature of Applicant Date


Harry Eslami / owner-member of Georgia General investment 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)

 Tax Services Associate I
NAME TITLE
1/2/2018
DATE

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