

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Kimberly Frye</u> ADDRESS: <u>361 17th St #909</u> CITY: <u>Atlanta</u> STATE: <u>GA</u> ZIP: <u>30363</u> PHONE: <u>404-840-4778</u>	NAME: <u>William E Abrams IV</u> ADDRESS: <u>575 Old Nichls Trce</u> CITY: <u>Lawrenceville</u> STATE: <u>GA</u> ZIP: <u>30043</u> PHONE: _____
CONTACT PERSON: <u>Frank Brown</u> PHONE: <u>404-840-4778</u> CONTACT'S E-MAIL: <u>paris410brown@aol.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@C2</u> BUILDING/LEASED SQUARE FEET: <u>5800</u>	
PARCEL NUMBER(S): <u>R6181047</u> ACREAGE: <u>0.67</u>	
ADDRESS OF PROPERTY: <u>1392 Pleasant Hill Rd, Lawrenceville GA 30040</u>	
SPECIAL USE REQUESTED: <u>Automobile Sales</u>	
_____ _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 181 and 182 of the 6th District of Gwinnett County, Georgia containing .67 acres and being more particularly described as follows:

BEGINNING AT AN IRON PIN FOUND 877.3' Southeast along the Pleasant Hill right-of-way from the intersection of Club Drive;

Run thence South 88° 05' East a distance of 145.2 feet to an iron pin found;
running thence North 59° 31' East a distance of 123.3 to an iron pin set;
running thence South 39° 44' East a distance of 29.6 feet to an iron pin set;
running thence South 19° 14' 39" East a distance of 109.6 feet to an iron pin set;
running thence South 82° 09' West a distance of 284.7 feet to an iron pin set;
running thence North 10° 34' West an arc distance of 112.2 feet to an iron pin found being THE TRUE POINT OF BEGINNING.

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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:

Will not permit. Originally the space was used as a car lot before changing over to a Auto Service Garage/Department Store

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

It will not propose a adversely affect on existing. In the past used as requested.

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

Yes however it can be used at both capacity. Previously as an automobile repair shop it will still be used in similar capacity.

- (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 special use permit would not cause any burden or affect current structures, traffic , schools or service to area or nearby structures.

- (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 no existing or changing conditions affecting property. Land was previously used as a car lot in the past

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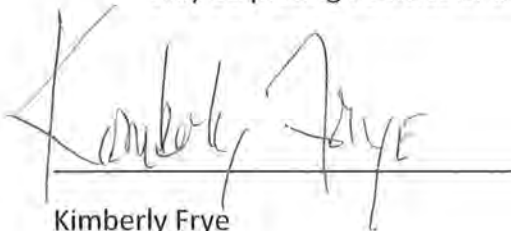
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Letter of Intent

Re: 1392 Pleasant Hill Rd, Lawrenceville GA 30044

- The intent for this current property is to be used as a Used Car Lot. Property is currently a zoned for C2. It was a car lot in the past before changing over to its current position. I will be using the property to house used cars in the parking lot, auto garage for repair work and inside space will be used as office space and sales center.
- Current acreage of the property is Total of less than 1/2 acres and the use space is 5800 square feet of building space.
- Current zoning is C2 and will continue as C2 with special use permit for a Used Car Lot. Will not be making any changes to the property interior or exterior.
- Dwelling will be used as 1 dwelling space and will house 30 Car spaces for used cars. Those Cars will be parked in available spaces.
- 5800 Square Footage of building space will be used as office space, show room, sales center and auto garage
- There will be 4 parking spaces for customers including 1 of them being handicap space.
- The Height of building is approx. 15ft with a back-building height of approx. 20ft.
- There will be no changes in existing buffers. Property will remain at its existence. Will only be placing vehicles in the parking spaces around premises.



Kimberly Frye

11/28/2017

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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

11/28/2017
Date

Kimberly Frye- Tenant /Business Owner
Type or Print Name and Title

 11/28/17
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.




11/28/2017

Signature of Property Owner

Date

William Abrams IV- Property Owner

Type or Print Name and Title



11/28/17

Signature of Notary Public

Date



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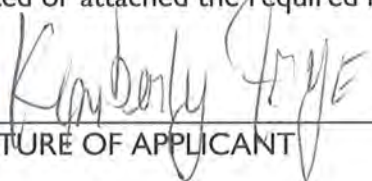
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CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

 11/28/2017 Kimberly Frye-Tenant/Buisness Owner
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 _____
 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 Kimberly Frye
 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: R . 6181 . 047
(Map Reference Number) District Land Lot Parcel



11/28/2017

Signature of Applicant

Date

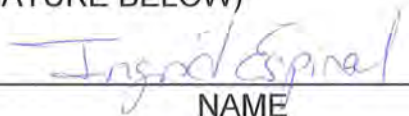
Kimberly Frye- Tenant/Business Owner

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)



TSA II

NAME

TITLE

01/05/2018

DATE

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