

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Liliana Diaz</u>	NAME: <u>Dalu Management LLC</u>
ADDRESS: <u>2300 Shore View Way</u>	ADDRESS: <u>2300 Shore View Way</u>
CITY: <u>Suwanee</u>	CITY: <u>Suwanee</u>
STATE: <u>GA</u> ZIP: <u>30024</u>	STATE: <u>GA</u> ZIP: <u>30024</u>
PHONE: <u>470 429 3537</u>	PHONE: <u>470 429 3537</u>
CONTACT PERSON: <u>Liliana Diaz</u> PHONE: <u>470 429 3537</u>	
CONTACT'S E-MAIL: <u>lilifor@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 checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>C-2</u> BUILDING/LEASED SQUARE FEET: <u>1800 sqft</u>	
PARCEL NUMBER(S): <u>R 6156155</u>	ACREAGE: <u>0.35</u>
ADDRESS OF PROPERTY: <u>806 Pleasant Hill Rd, Lilburn GA 30047</u>	
SPECIAL USE REQUESTED: <u>Mechanic - Autorepair Place.</u> <u>and Automobile Sales</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

RECEIVED BY

APR 10 2018

Planning & Development

EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 156 of the 6<sup>th</sup> District, Gwinnett County, Georgia, being known as and designated as Lot 1 containing 0.353 acres, Lot 2 containing 0.834 acres and Lot 3 containing 6.438 acres with an additional 0.25 more or less acres, according to a plat of survey by Cornerstone Planning Co. dated September 20, 1990, and revised November 9, 1990 and recorded in Plat Book 52, Page 86, Gwinnett County Records, which plat is incorporated herein by reference for a complete description thereof.

LESS AND EXCEPT that tract or parcel of land lying and being in Land Lot 156 of the 6<sup>th</sup> District, Gwinnett County, Georgia being shown as Tract 2, encompassing 1.475 acres, according to a plat of survey for USA Inspections, LLC prepared by Conroy & Associates, PPC, dated April 4, 2005, which plat is incorporated by reference for a complete description thereof. This is the same property that was conveyed to Housemax, LLC in that deed recorded in Deed Book 45211, page 28, Gwinnett County records.

RECEIVED BY

APR 05 2018

Planning & Development

**Legal Description**

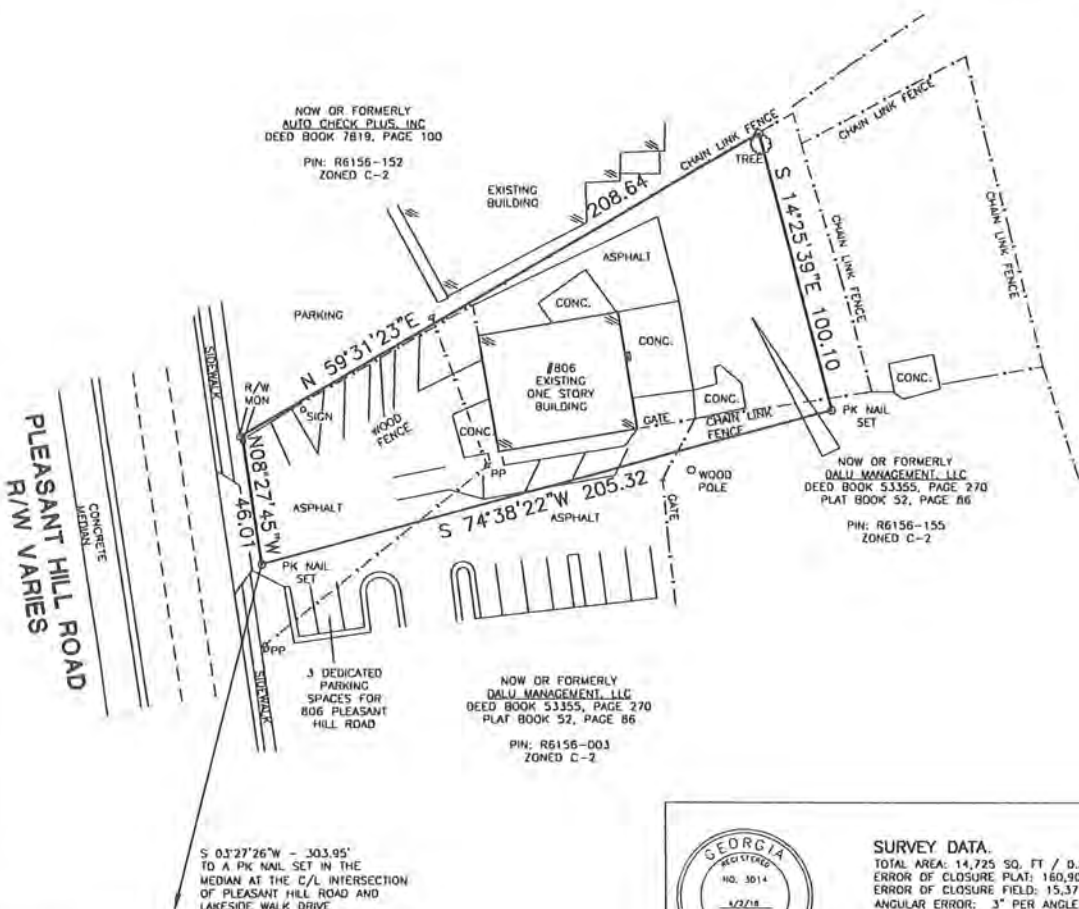
ALL THAT TRACT OR PARCEL OF LAND BEING IN LAND LOT 156, DISTRICT 6, GWINNETT COUNTY GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A PK NAIL IN THE MEDIAN AT THE INTERSECTION OF THE CENTERLINE OF PLEASANT HILL ROAD AND LAKESIDE WALK DRIVE THENCE  
 N 03°27'26" E A DISTANCE OF 303.95 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF PLEASANT HILL ROAD (R/W VARIES) AND THE TRUE POINT OF BEGINNING;  
 THENCE ALONG SAID RIGHT OF WAY N 08°27'45" W A DISTANCE OF 46.01 TO A POINT;  
 THENCE LEAVING SAID RIGHT OF WAY N 59°31'23" E A DISTANCE OF 208.54 FEET TO A POINT;  
 THENCE S 14°25'39" E A DISTANCE OF 100.10 FEET TO A PK NAIL SET;  
 THENCE S 74°38'22" W A DISTANCE OF 205.32 FEET TO A PK NAIL SET ON THE RIGHT OF WAY OF PLEASANT HILL ROAD AND THE POINT OF BEGINNING



**LEGEND**

- |     |                    |      |                         |
|-----|--------------------|------|-------------------------|
| R/W | RIGHT OF WAY       | FES  | FLARED END SECTION      |
| PVT | PAVEMENT           | JB   | JUNCTION BOX            |
| WM  | WATER METER        | HW   | HEADWALL                |
| B/L | BUILDING LINE      | CL   | CENTER LINE             |
| R   | PROPERTY LINE      | DL   | DRAINAGE DIRECTION      |
| A   | FIRE HYDRANT       | HN   | HOUSE NUMBER            |
| V   | VALVE              | IPF  | IRON PIN FOUND          |
| W   | WATER MAIN         | IPSS | IRON PIN SET            |
| MH+ | MANHOLE            | E    | ELECTRIC POWER          |
| S   | SEWER LINE         | R    | RADIUS OF CURVATURE     |
| DE  | DRAINAGE EASEMENT  | CB   | DOUBLE WING CATCH BASIN |
| SE  | SEWER EASEMENT     | CB   | SINGLE WING CATCH BASIN |
| G   | GAS LINE           | PP   | POWER POLE              |
| PP  | POWER POLE         | A    | ARC OF CURVE            |
| N&C | NAIL IN CAP        | INV  | INVERT                  |
| LP  | LIGHT POLE         | DI   | DROP INLET              |
| EE  | EXISTING ELEVATION | PE   | PROPOSED ELEVATION      |



**General Notes:**

SURVEY AS PER RIGHT OF WAY MONUMENTS FOUND AND OTHER REFERENCES AS NOTED HEREON.

SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND PROPERTY IS SUBJECT TO ALL MATTERS OF TITLE

SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD DISTRICT AS PER FIRM PANEL NO. 13135CD100F, EFFECTIVE DATE 9/29/06

**SURVEY DATA.**  
 TOTAL AREA: 14,725 SQ. FT / 0.33 ACRES  
 ERROR OF CLOSURE PLAT: 160,906  
 ERROR OF CLOSURE FIELD: 15,371  
 ANGULAR ERROR: 3" PER ANGLE POINT  
 ADJUSTED BY: LEAST SQUARES  
 EQUIPMENT USED: TOPCON PS-103 TOTAL STATION  
 FIELD WORK COMPLETED ON APRIL 2, 2018

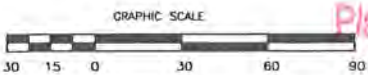
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.  
 RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67

SUP '18 031

RECEIVED BY

APR 05 2018

Planning & Development



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND NO WARRANTIES EXTEND TO ANY UNNAMED PERSON WITHOUT A RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON

COPYRIGHT 2018 DIVERSIFIED TECHNICAL GROUP, LLC  
 THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

	Boundary Survey <b>DALU MANAGEMENT, LLC</b>	<b>DIVERSIFIED TECHNICAL GROUP, L.L.C.</b> LAND SURVEYORS AND LAND PLANNERS Land Surveying Firm License# 587
COUNTY: GWINNETT	LAND LOT (S): 156	DISTRICT: 6
STATE: GEORGIA		
SCALE: 1" = 30'	DATE: 4/2/18	DRAWN: J.S.S.
CHECKED: J.S.S.	JOB NO: 18132	
2700 BRASELTON HIGHWAY - SUITE 10-430 DACULA, GEORGIA 30019 PH: 770-614-7095 EMAIL: DtgSurvey@yahoo.com		

**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, there has been a mechanic place since 2011

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

No it will continue the same.

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

Property is currently zoned C-2

- (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, the area have same kind of business for a long period of time. more than 6 years.

- (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:

None

**Dalu Management, LLC**  
2300 Shore View Way, Suwanee GA 30024  
Phone: 470 429 3537 Fax: 470 429 3706

March 29th, 2018

Gwinnett County  
Department of Planning & Development  
446 West Crogan Street, Suite 250  
Lawrenceville, GA 30046

**RE: Special Use permit for a Mechnic - Auto repair place**

We hereby submit this letter of intent to apply for Automobile Sales with the Auto repair Business that is on my property since 2011 because as of right now this property does not have any permits. This came about with having clients that bring their vehicles for fixtures and don't come back to finish payment, therefore my renter find it better to buy cars and then resale them. This property was bought in 2015, already operating as Auto repair business, at that time we just continued with their lease, not knowing a permit was missing so I rented the place 2 years ago to another auto repair occupant, please note, we have also submitted Auto repair business along with this Automobile Sales permit. My renter later received notification that he requires to have this permit to operate his business, this is why I respectfully ask for your help in approving this special permit.

Please note, there are 3 parking spaces next to mails boxes that are part of 796 Pleasant Hill Road, but they were assigned to 806 Pleasant Hill Road so therefore need to be included in Boundary Survey drawings.

If you have any questions, I can be reached at (470) 429-3537,

Thank you for your consideration.

Sincerely,



Liliana Diaz  
Dalu Management, LLC

RECEIVED BY

APR 05 2018

Planning & Development

SUP '18 03 1

**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.

*[Handwritten Signature]* March 7/2018  
Signature of Applicant Date

Liliana Diaz Registered Agent  
Type or Print Name and Title

*[Handwritten Signature]* 3/7/2018  
Signature of Notary Public Date



RECEIVED BY  
APR 05 2018  
Planning & Development

**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.

*[Handwritten Signature]* March 7/2018  
Signature of Property Owner Date

Dalo Management LLC / Liliana Diaz / Registered agent  
Type or Print Name and Title

*[Handwritten Signature]* 3/7/2018  
Signature of Notary Public Date



RECEIVED BY  
APR 05 2018  
SUP '18 03 1  
Planning & Development

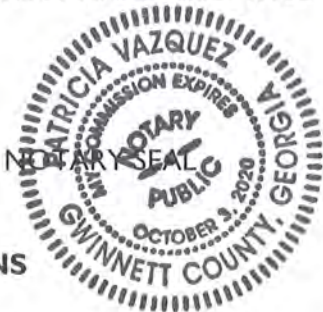
**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

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]*      March 7/2018      Liliana Diaz  
 SIGNATURE OF APPLICANT      DATE      REGISTERED AGENT

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

*[Signature]*      3/7/2018  
 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      \_\_\_\_\_  
 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 BY  
 3/7/2018  
 Planning & Development



**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:** 6th - 156 - R6156155  
(Map Reference Number) District Land Lot Parcel

[Signature] March 7/2018  
Signature of Applicant Date

Liliana Diaz / Registered / Agent Dalu Management 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)

[Signature] Tax Services Associate I  
NAME TITLE  
3/8/2018  
DATE

RECEIVED BY

3-8-2018

Planning & Development