

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>JIM &amp; CINDY LLOYD</u>	NAME: <u>JIM &amp; CINDY LLOYD</u>
ADDRESS: <u>5759 AUSTIN GARNER ROAD</u>	ADDRESS: <u>5759 AUSTIN GARNER ROAD</u>
CITY: <u>SUGAR HILL</u>	CITY: <u>SUGAR HILL</u>
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: <u>GA</u> ZIP: <u>30518</u>
PHONE: <u>770-497-0949</u>	PHONE: <u>770-497-0949</u>
CONTACT PERSON: <u>JIM LLOYD</u> PHONE: <u>770-497-0949</u>	
CONTACT'S E-MAIL: <u>JLloyd@insurancehub.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>R-100</u>	BUILDING/LEASED SQUARE FEET: <u>7-337-016</u>
PARCEL NUMBER(S): <u>7-337-016</u>	ACREAGE: <u>4.0</u>
ADDRESS OF PROPERTY: <u>5759 AUSTIN GARNER ROAD</u>	
SPECIAL USE REQUESTED: <u>ACCESSORY STRUCTURE GREATER THAN 1,000 SF</u>	

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

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All that tract or parcel of land lying and being in Land Lot 337 of the 7<sup>th</sup> District, Gwinnett County, containing 4.00 acres, AS shown on a Boundary Survey for Jim and Cindy Lloyd, by Blue Landworks LLC, dated April 27, 2018, and being more particularly described as follows:

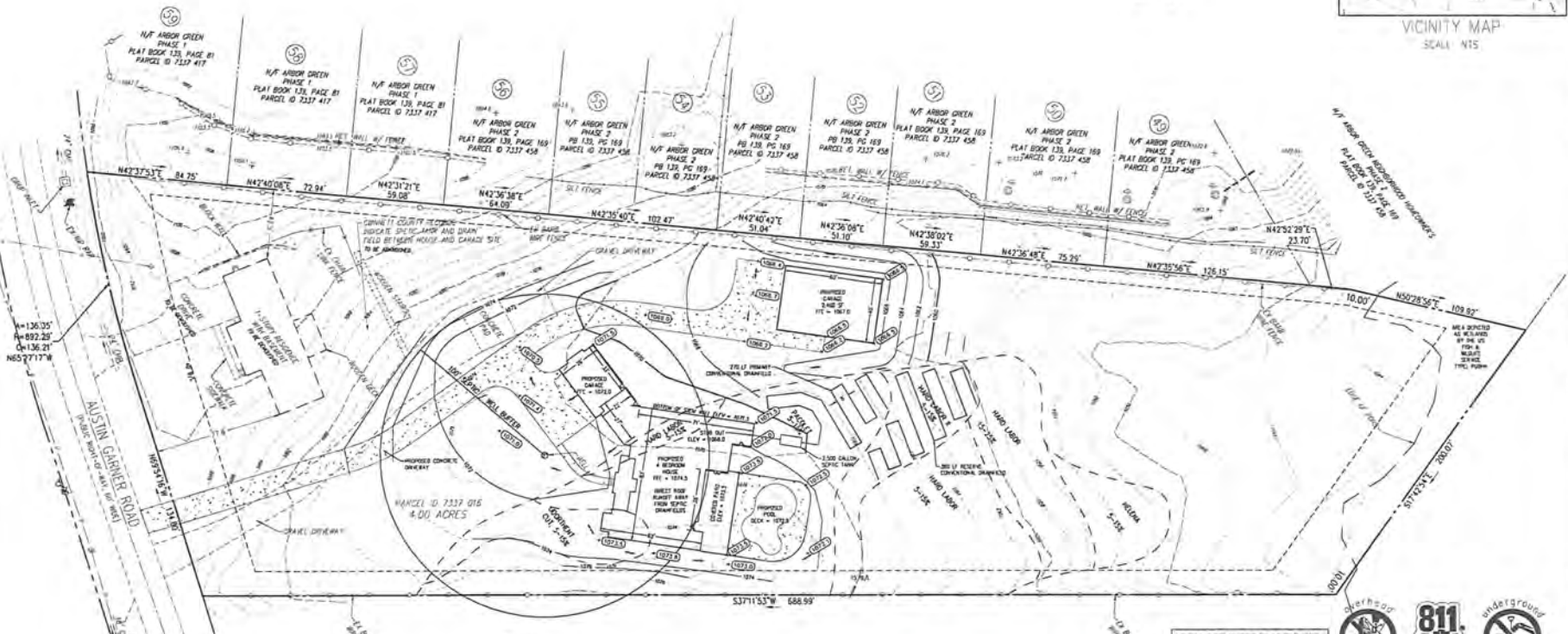
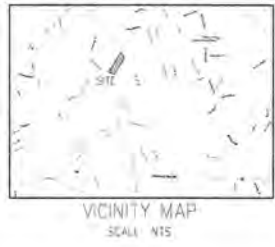
**COMMENCING** at an iron pin found, (1/2" REBAR) on the Northern margin of Austin Garner Road (R/W VARIES) having a State Plane Coordinate of N-1499583.05 E-2329473.60 said pin being the **TRUE POINT OF BEGINNING**; Thence departing said right of way and running the following bearings and distances along a line common with Arbor Green, Phase 2, N 42-37-53 E 84.75 feet, to an iron pin found (1/2" rebar); Thence N 42-40-08 E 72.94 feet, to an iron pin found (1/2" rebar); Thence N 42-3121 E 59.08 feet, to an iron pin found (1/2" rebar); Thence N 42-36-38 E 64.09 feet, to an iron pin found (1/2" rebar); Thence N 42-35-40 102.47 feet to an iron pin found (1/2" rebar); Thence N 42-40-42 E 51.04 feet, to an iron pin found (1/2" rebar); Thence N 42-36-08 E 59.33 feet, to an iron pin found (1/2" rebar); Thence N 42-36-48 E 75.29 feet, to an iron pin found (1/2" rebar); Thence N 42-35-56 E 126.15 feet, to an iron pin found (1/2" rebar); Thence N 42-52-29 E 23.70 feet to an iron pin found (1/2" rebar); Thence N 50-28-56 E 109.92 feet to a point in existing pond; Thence departing the line common with Arbor Green, Phase 2, S 17-42-54 E 200.07 to an iron pin found (1/2" rebar); Thence S 37-11-53 W 688.99 feet, to an iron pin found (1/2" rebar) said pin being on the Northern margin of Austin Garner Road (R/W VARIES); This continuing along said margin N 69-54-16 W 134.80 feet, to a point; Thence continuing along said margin 136.35 feet along the arc of a curve to the right having a radius of 892.29 feet and a chord bearing and distance of N 65-27-17 W 136.21 feet, to an iron pin found (1/2" rebar) said pin being the **TRUE POINT OF BEGINNING**.

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**OWNER:**  
 BLUE LANDWORKS, LLC  
 1000 QUINN PARKWAY  
 SUITE 100  
 DALLAS, TEXAS 75244  
 TEL: 479-884-8888  
 CONTACT: TRAVIS ANDERSON, PE  
 24111 STROUD  
 OR SARA LEE, A CERTIFIED DESIGN PROFESSIONAL, AIAA

**N/T JEFFREY BARNHURST:**  
 LICENSED P.E.  
 PARCEL ID: 7337 017  
 5759 AUSTIN GARNER ROAD

- 1. THIS PROPERTY IS SHOWN ON COMPACT COUNTY TAX MAPS AS BEING PART OF THE 370 LAND DISTRICT (LINE 10) 017 PARCEL 017B AND CONTAINING 4.0 ACRES
- 2. THIS PROPERTY IS ZONED R-10
- 3. APPROVED USE: SINGLE FAMILY RESIDENCES
- 4. THIS SITE DOES NOT CONTAIN DEWATERING REQUIREMENTS AS INDICATED BY STATE WATER SURVEY
- 5. THIS SITE DOES CONTAIN AREAS, TANKS, AND/OR BODIES OF WATER IDENTICAL AS NOTED ON THE SHEET
- 6. TREATMENT OF WETLANDS, TANKS, AND/OR BODIES OF WATER SHALL BE AS SHOWN ON THE SHEET
- 7. THIS PROPERTY DOES NOT LIE IN A DESIGNATED FLOOD PLAIN ACCORDING TO COMPACT COUNTY (SPECIAL SHEET) MAPS 4, 2013
- 8. NEAREST INFORMATION BASED ON SURVEY PERFORMED BY BLUE LANDWORKS, LLC, DATED FEBRUARY 2, 2018
- 9. GEOSPATIAL INFORMATION OF THIS PLAN IS OBTAINED FROM SURVEY PERFORMED BY BLUE LANDWORKS, LLC DATED FEBRUARY 2, 2018, JOCK MACNEIL, A.P. 160,101
- 10. (1) (A), (1) (B), (1) (C) WETLANDS SHOWN PER WETLANDS ENVIRONMENTAL DATA (WED) MAPS 018, 2017
- 11. DESIGN CALCULATIONS:
  - 4. RESIDUAL FLOW:
    - PARCEL ID: 7337 016 (4.00 ACRES)
    - 4.1. DESIGN FLOW: 1.0 CFS
    - 4.2. DESIGN FLOW: 1.0 CFS
    - 4.3. DESIGN FLOW: 1.0 CFS
    - 4.4. DESIGN FLOW: 1.0 CFS
    - 4.5. DESIGN FLOW: 1.0 CFS
    - 4.6. DESIGN FLOW: 1.0 CFS
    - 4.7. DESIGN FLOW: 1.0 CFS
    - 4.8. DESIGN FLOW: 1.0 CFS
    - 4.9. DESIGN FLOW: 1.0 CFS
    - 4.10. DESIGN FLOW: 1.0 CFS
    - 4.11. DESIGN FLOW: 1.0 CFS
    - 4.12. DESIGN FLOW: 1.0 CFS
    - 4.13. DESIGN FLOW: 1.0 CFS
    - 4.14. DESIGN FLOW: 1.0 CFS
    - 4.15. DESIGN FLOW: 1.0 CFS
    - 4.16. DESIGN FLOW: 1.0 CFS
    - 4.17. DESIGN FLOW: 1.0 CFS
    - 4.18. DESIGN FLOW: 1.0 CFS
    - 4.19. DESIGN FLOW: 1.0 CFS
    - 4.20. DESIGN FLOW: 1.0 CFS

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EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE EXISTING UTILITIES OR FOR THE UTILITIES NOT SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTENCE OF ALL UTILITIES WITH THE UTILITY OF THE WORK. ALL SHALLOWS MADE TO LOCATE UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR'S BURDEN IS TO VERIFY THE UTILITIES PRIOR TO ANY EXCAVATION.

**811**  
 Call before you dig.  
 CALL 811 FOR ANY EXCAVATION WORK BEFORE ANY WORK BEGINS. WHEN YOU CALL, AN OPERATOR WILL ASK YOU FOR YOUR NAME, PHONE NUMBER, LOCATION, AND THE TYPE OF WORK YOU ARE DOING. A PROFESSIONAL OPERATOR WILL CALL TO GET YOUR PROPOSED UTILITY LOCATIONS FOR YOU.

ABBREVIATION	LEGEND	SYMBOL	DESCRIPTION
APPROX.	APPROXIMATE	---	APPROXIMATE
ASPH.	ASPHALT	---	ASPHALT
CONC.	CONCRETE	---	CONCRETE
DIR.	DRAINAGE	---	DRAINAGE
GRASS	GRASS	---	GRASS
IRREG.	IRREGULAR	---	IRREGULAR
PROP.	PROPOSED	---	PROPOSED
RECON.	RECONSTRUCTION	---	RECONSTRUCTION
ROAD	ROAD	---	ROAD
SEWER	SEWER	---	SEWER
WATER	WATER	---	WATER
WETLAND	WETLAND	---	WETLAND
...	...	---	...

**JIM & CINDY LYDD**  
 3000 W. WILSON ROAD  
 SUITE 100, DALLAS, TEXAS 75244

NO.	DATE	DESCRIPTION
1	05/03/18	ISSUED FOR PERMIT
2	05/03/18	ISSUED FOR PERMIT
3	05/03/18	ISSUED FOR PERMIT



**5759 AUSTIN GARNER ROAD**

PROJECT 2018 038  
 SHEET 1 of 1

**SITE PLAN**





**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:  
ACCESSORY SRUCTURE WILL HAVE NO IMPACT TO USE AND DEVELOPMENT OF NEARBY PROPERTY
- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:  
ACCESSORY STRUCTURE WILL HAVE NO IMPACT TO USE AND DEVELOPMENT OF NEARBY PROPERTY
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:  
ACCESSORY STRUCTURE IS REQUESTED - ECONOMIC USE IS NOT IMPACTED
- (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:  
ACCESSORY STRUCTURE WILL HAVE NO IMPACT TO 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:  
ACCESSORY STRUCTURE ON 4 ACRES OF LAND WILL HAVE NO IMPACT TO POLICY OR INTENT OF THE LAND USE PLAN.
- (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:  
ACCESSORY STRUCTURE ON 4 ACRES OF PROPERTY FOR STORAGE WILL BE MORE PLEASING TO NEIGHBORING PROPERTY OWNERS THAN ALTERNATIVES

May 3, 2018

To: The Department of Planning and Development

Subject: Special Use Permit

I am applying for a special use permit for a two vehicle upscale 2400 square foot RV garage. The exterior of the garage will match the home which is currently being built. Please find attached drawings and specifications of the garage per your request.

Sincerely,



James C. Lloyd

5759 Austin Garner Rd.

Sugar Hill, GA 30518

(404)683-1549

[jllloyd@insurancehub.com](mailto:jllloyd@insurancehub.com)

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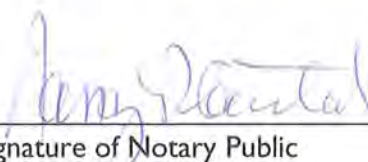
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**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

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 \_\_\_\_\_ Date 4/30/18

James Lloyd - owner  
Type or Print Name and Title \_\_\_\_\_

  
Signature of Notary Public \_\_\_\_\_ Date 4-3-18



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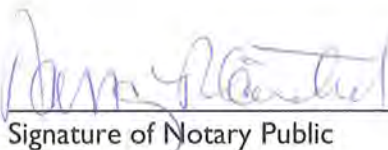


**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

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 4/30/18  
\_\_\_\_\_  
Date

*James Lloyd* Owner  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public 4-30-18  
\_\_\_\_\_  
Date



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**SPECIAL USE PERMIT IN A  
RESIDENTIAL DISTRICT**

(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.

  
\_\_\_\_\_  
Signature of Applicant

*James Lloyd* *owner*  
\_\_\_\_\_  
Type or Print Name

*4/30/18*  
\_\_\_\_\_  
Date

*Nancy Plaisted*  
\_\_\_\_\_  
Signature of Notary Public

*4-30-18*  
\_\_\_\_\_  
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.

[Signature]      4/30/18      James Lloyd 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]      4-30-18  
 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    James Lloyd  
 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:** \_\_\_\_\_ - \_\_\_\_\_ - R7337016  
(Map Reference Number)                      District                      Land Lot                      Parcel

[Signature] \_\_\_\_\_                      4/30/18 \_\_\_\_\_  
Signature of Applicant                      Date  
James Lloyd 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)

Julie Smith \_\_\_\_\_                      TSAI \_\_\_\_\_  
NAME                      TITLE  
5-3-18 \_\_\_\_\_  
DATE

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