

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>AKRAM ABDELMASSHA</u>	NAME: <u>William + Patricia Quick</u>
ADDRESS: <u>3670 HEWATT CT</u>	ADDRESS: <u>1320 Woodland Lake Dr.</u>
CITY: <u>SMELLVILLE 30039</u>	CITY: <u>Smellville</u>
STATE: <u>GA</u> ZIP: <u>30039</u>	STATE: <u>Ga</u> ZIP: <u>30078</u>
PHONE: <u>678-770-1393</u>	PHONE: <u>770-597-1531</u>
CONTACT PERSON: <u>AKRAM ABDELMASSHA</u> PHONE: _____	
CONTACT'S E-MAIL: <u>AKRAM.VPUG.HOTMAIL.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-2</u>	BUILDING/LEASED SQUARE FEET: <u>5,000<sup>sq</sup></u>
PARCEL NUMBER(S): <u>6053 167</u>	ACREAGE: <u>0.48</u>
ADDRESS OF PROPERTY: <u>3670 Hewatt Ct.</u>	
SPECIAL USE REQUESTED: <u>Automobile Body Shop + Automobile Repair</u>	
_____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY

SEP 07 2018

Planning & Development

## Legal Description

ALL that tract or Parcel of land lying and being in Land Lot 53 of the 6<sup>TH</sup> district, Gwinnett County, Georgia, being Lot 3, Block B, Hewatt Road Office Park, as shown on that certain plat of record in Plat Book 71, Page 23, Gwinnett County records, and being more particularly described as follows:

BEGINNING at a ½" rebar found on the southerly right-of-way line of Hewatt Court, said rebar being 765.49 feet northeasterly from the right-of-way line of Hewatt Road; running thence along said right-of-way line N60°43'34"E a distance of 114.91 feet to a ½" rebar; thence leaving said right-of-way line and running S29°01'27"E a distance of 181.91 feet to a ½" rebar; running thence S60°40'57"W a distance of 115.00 feet to a capped rebar set; running thence N28°59'48"W a distance of 182.00 feet to a ½" rebar and the POINT OF BEGINNING.

Said tract being 0.480 acres

SUP '18 06 1

RECEIVED BY

5/14/18

Planning & Development





Akram Abdelmasih  
3670 Hewatt Ct  
Snellville, Georgia 30039  
(678) 770-1393

09/07/2018

Gwinnett County Planning & Development  
Planning Division  
446 West Crogan Street, Suite 250  
Lawrenceville, Georgia 30046  
(678) 518-6000

LETTER OF INTENT

This letter of intent sets forth the use of the property located at 3670 Hewatt Ct Snellville, Georgia 30039. I, Akram Abdelmasih, am the owner of North Georgia Auto Brokers located at 3515 Stone Mountain Hwy in Snellville, Georgia and Classic Luxury Motors located at 4277 Buford Drive Buford in Buford. I have owned and operated North Georgia for 12 years and Classic Luxury for 2 years as a used car dealership. I have actively sought out this property located at 3670 Hewatt Ct in Snellville, Georgia to use as a facility to prepare my vehicles for sale. The process would include but not limited to shipping to and from this property from auctions and my dealerships, inspection of the vehicles, basic repairs such as wear and tear and topping off the vehicle fluids, changing brakes, axel, tune ups, minor exterior paint and body repair. I intend to purchase a spray booth for the paint repair and touch ups.

Your consideration regarding this permit application is greatly appreciated.

Sincerely,



Akram Adbelmasih

RECEIVED BY

SEP 07 2018

Planning & Development

SEP 10 2018

**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.

William R. Quick Patricia Quick      8-27-18  
Signature of Property Owner      Date

William R. Quick Patricia Quick / Owners  
Type or Print Name and Title

R Singh      08-27-18  
Signature of Notary Public      Date

R Singh

**RASHMI SINGH**  
NOTARY PUBLIC  
Gwinnett County  
State of Georgia  
My Comm. Expires Aug. 4, 2022

RECEIVED BY SUP '18 06 1

2018 07 2018

**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.

AMRAM ABDELMASSIH  
Signature of Applicant

09-07-18  
Date

AMRAM ABDELMASSIH  
Type or Print Name and Title

Darcy Simpson  
Signature of Notary Public

9-7-18  
Date



Notary Seal

SUP 18 06 1

RECEIVED BY

SEP 07 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:**  
(Map Reference Number)

6 - 053 - 167  
District Land Lot Parcel

ABRAM ABD ELMASSIH

Signature of Applicant

09-06-18

Date

ABRAM ABD ELMASSIH

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) 2017 paid in Full.

Ingrid Espinel  
NAME

TSA II  
TITLE

8/27/2018

DATE

RECEIVED BY

SEP 11 2018

SUP 18 061



SUP '18 061

RECEIVED BY

SEP 07 2018

Planning & Development

SUP '18 06 1

**RECEIVED BY**  
SEP 07 2018  
**Planning & Development**





SUP '18 06 1

RECEIVED BY

SEP 07 2018

Planning & Development

SUP '18 061

RECEIVED BY

SEP 07 2018

Planning & Development





SUP '18 06 1

RECEIVED BY

SEP 07 2018

Planning & Development