

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Yuridia Barcenas Hernandez</u>	NAME: <u>Souter Holding LLC</u>
ADDRESS: <u>793 Sandune Dr</u>	ADDRESS: <u>PO Box 2131</u>
CITY: <u>Norcross</u>	CITY: <u>Lilburn</u>
STATE: <u>Georgia</u> ZIP: <u>30093</u>	STATE: <u>GA</u> ZIP: <u>30048-2131</u>
PHONE: <u>404-916-1050</u>	PHONE: <u>770 935-0358 ext 201</u>
CONTACT PERSON: <u>Yuridia Barcenas</u> PHONE: <u>404-916-1050</u>	
CONTACT'S E-MAIL: <u>barcenas.yuridia@gmail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

ZONING DISTRICTS(S): M-2 PRIORITY ZONING CASE: RZC 2012-00008
SUP 2012-00039

PARCEL NUMBER(S): 6132 042 ACREAGE: 1.0

ADDRESS OF PROPERTY: 4138 Arcadia Industrial Cir Lilburn GA 30047

PROPOSED CHANGE IN CONDITIONS: To allow auto repair and mechanic

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: <u>1</u>
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: <u>3200/12,000</u>
GROSS DENSITY: _____	DENSITY: <u>13,000 per 43,000</u> ^{max} <u>sq. ft.</u>
NET DENSITY: _____	<u>(404.408.5338)</u> for any questions

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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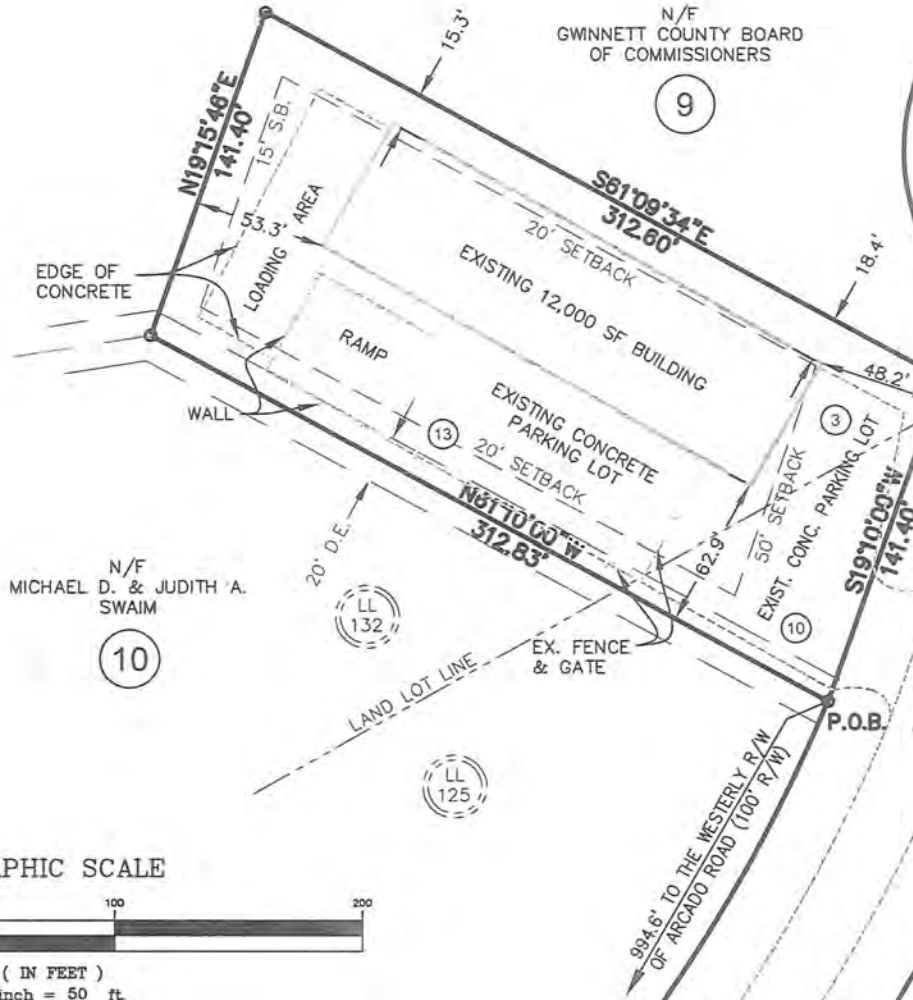
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Legal Description
4138 Arcadia Industrial Circle

All that certain tract or parcel of land lying in Land Lots 125 and 132 of the 6th District, Gwinnett County, Georgia (being a part of Lot 9 of Arcadia Industrial Park) depicted on a certain survey for John T. Souther dated January 15, 1999, prepared by Tru-Line Surveying, Inc. (bearing the seal of W.E. Clonts, GRLS No. 2166) and being more particularly described as follows:

To find the POINT OF BEGINNING, commence at the intersection of the northeastern/western margin of the right-of-way of Arcadia Industrial Circle (a 100 foot right-of-way at that point) with the eastern margin of the right-of-way of Arcado Road (a 100 foot right-of-way); running thence in a generally northeasterly direction along the margin of the right-of-way of said Arcadia Industrial Circle, and following the curvature thereof, a distance of 994.6 feet to an iron pin found on the western margin of the right-of-way of said Arcadia Industrial Circle (an 80 foot right-of-way at that point) at the POINT OF BEGINNING, as thus established, and leaving the margin of the right-of-way of said Arcadia Industrial Circle, running thence north 61 degrees 10 minutes 0 seconds west a distance of 312.83 feet to an iron pin found; thence north 19 degrees 15 minutes 46 seconds east a distance of 141.40 feet to a point; thence south 61 degrees 09 minutes 34 seconds east a distance of 312.60 feet to a point on the western margin of the right-of-way of said Arcadia Industrial Circle; thence south 19 degrees 10 minutes 0 seconds west along the western margin of the right-of-way of said Arcadia industrial Circle a distance of 141.40 feet to an iron pin found at the POINT OF BEGINNING.

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N/F
MICHAEL D. & JUDITH A.
SWAIM

(10)

LL
132

LL
125

NOTES:

1. BOUNDARY FROM PROPERTY DESCRIPTION BASED ON SURVEY FOR JOHN T. SOUTER, BY TRU-LINE SURVEYING, INC., DATED 1/15/99 & FINAL PLAT FOR ARCADIA INDUSTRIAL PARK, BY B.L. BRUNER & ASSOC., INC., DATED 11/4/74 AND REVISED 2/7/75, RECORDED IN P.B. 3, PG 20, GWINNETT COUNTY RECORDS.
2. PROPERTY ADDRESS IS 4138 ARCADIA INDUSTRIAL CIRCLE.
3. LOT AREA IS 1.00 ACRE.
4. CURRENT ZONING IS M-1, PROPOSED ZONING IS M-2 WITH SUP.
5. EXISTING PARKING SPACES: 28
6. THIS PROPERTY DOES NOT LIE WITHIN A FLOODPLAIN PER F.I.R.M. PANEL 13135C0114F, DATED 9/29/08.

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

REVISIONS		
DATE	BY	DESCRIPTION
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PRECISION PLANNING, INC.
CONSULTING PLANNERS, ENGINEERS, ARCHITECTS & SURVEYORS
400 PIKE BOULEVARD P.O. BOX 2210
LAWRENCEVILLE, GEORGIA 30246
(770) 338-9000 (FAX) (770) 922-5990

DESIGNED BY:	NAME	DATE
DRAWN BY:	DRS	4/05/12
CHECKED BY:	SWS	4/05/12

REZONING SITE PLAN	
JOB NO.	P12134
DRAWING NO.	
FILE NO.	

SOUTER HOLDINGS, LLC	
PART OF LOT 9 - ARCADIA INDUSTRIAL PARK	
LAND LOTS 125 & 132 OF THE 6th DISTRICT	
GWINNETT COUNTY GEORGIA	

DRAWING NUMBER
1 of 1

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CHANGE IN CONDITIONS APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS 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 CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes it is properly zoned

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

NO ADVERSE effect

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

Yes IT IS SUITABLE

- (D) WHETHER THE PROPOSED CHANGE IN CONDITIONS WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

NO IN fact, we believe that it will ^{cause} less traffic

- (E) WHETHER THE PROPOSED CHANGE IN CONDITIONS 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 CHANGE IN CONDITIONS:

NOT to our knowledge

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To whom it may concern,

My name is Yuridia Barcenas Hernandez and the reason for this letter is to ask for permission to use a part of a building for automotive repair and mechanic purposes.

The building's address is 4138 ARCADIA INDUSTRIAL CIR. LILBURN, GA 30047. I will be the person taking care of all the paperwork while another male associate will be doing all the labor.

Our plan of schedule is to open from Sunday through Friday from 9 A.M. to 7 P.M.

We would only like to use half of the building, to be able to have space for the installment of a car lift and to be able to park some of the cars the customers will leave for certain amount of days depending on the work it must get done i.e. change of motors, transmissions, and so on. I hope I am not missing any important data but if I am please feel free to contact me via e-mail at barcenas.yuridia@gmail.com or by phone at 404-916-1050.

Thank you so much for taking your time to read my letter and I hope to receive positive news about my application.

Sincerely,

Yuridia Barcenas

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CHANGE IN CONDITIONS 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.

Yunidia Barrenas
Signature of Applicant

8-30-2018
Date

Zelaya Auto Service
Type or Print Name and Title

Pat Salt
Signature of Notary Public

8-30-18
Date



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LIC 18016

CHANGE IN CONDITIONS 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.

X J. H. T. Holt 8-30-18
Signature of Property Owner Date

X John Sauter president
Type or Print Name and Title

Pat Saltamacchio 8-30-18
Signature of Notary Public Date



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CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

The undersigned below, making application for a change in conditions, 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.

Yuridia Barcenas 8-30-2018 Zelaya Auto Service
 Signature of Applicant Date Type of Print Name and Title

NA
 Signature of Applicant's Date Type or Print Name and Title
 Attorney or Representative

Pat Salvi 8-30-18
 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 Yuridia Barcenas
 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 CHANGE IN CONDITIONS**

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 REZONING REQUEST.**

PARCEL I.D. NUMBER: _____
(Map Reference Number) District Land Lot Parcel

Yuridic Barcego _____ 8-30-2018
Signature of Applicant Date

Zelaya Auto Service
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)

Debra Smith _____ tax services associate
NAME TITLE

August 30, 2018 _____ 2018 property taxes due 10.15.2018
DATE

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