

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Andrew Thomas</u>	NAME: <u>Governors Place LLC</u>
ADDRESS: <u>4150 Arcadia Ind. Cir</u>	ADDRESS: <u>4150 Arcadia Ind. Cir</u>
CITY: <u>Lilburn</u>	CITY: <u>Lilburn</u>
STATE: <u>Georgia</u> ZIP: <u>30047</u>	STATE: <u>Georgia</u> ZIP: <u>30047</u>
PHONE: <u>770 925-2400</u>	PHONE: <u>770 925-2400</u>
CONTACT PERSON: <u>Sandra Kenney</u> PHONE: <u>770 925-2400</u>	
CONTACT'S E-MAIL: <u>autoengines@bellsouth.net</u> <u>jtthomas91pt@gmail.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>M1</u>	BUILDING/LEASED SQUARE FEET: <u>6241.05</u>
PARCEL NUMBER(S): <u>R6132044</u>	ACREAGE: <u>.9074</u>
ADDRESS OF PROPERTY: <u>4150 Arcadia Ind. Cir Lilburn</u> <u>GA 30047</u>	
SPECIAL USE REQUESTED: <u>Towing & also mechanical</u> <u>Repair on our own vehicles</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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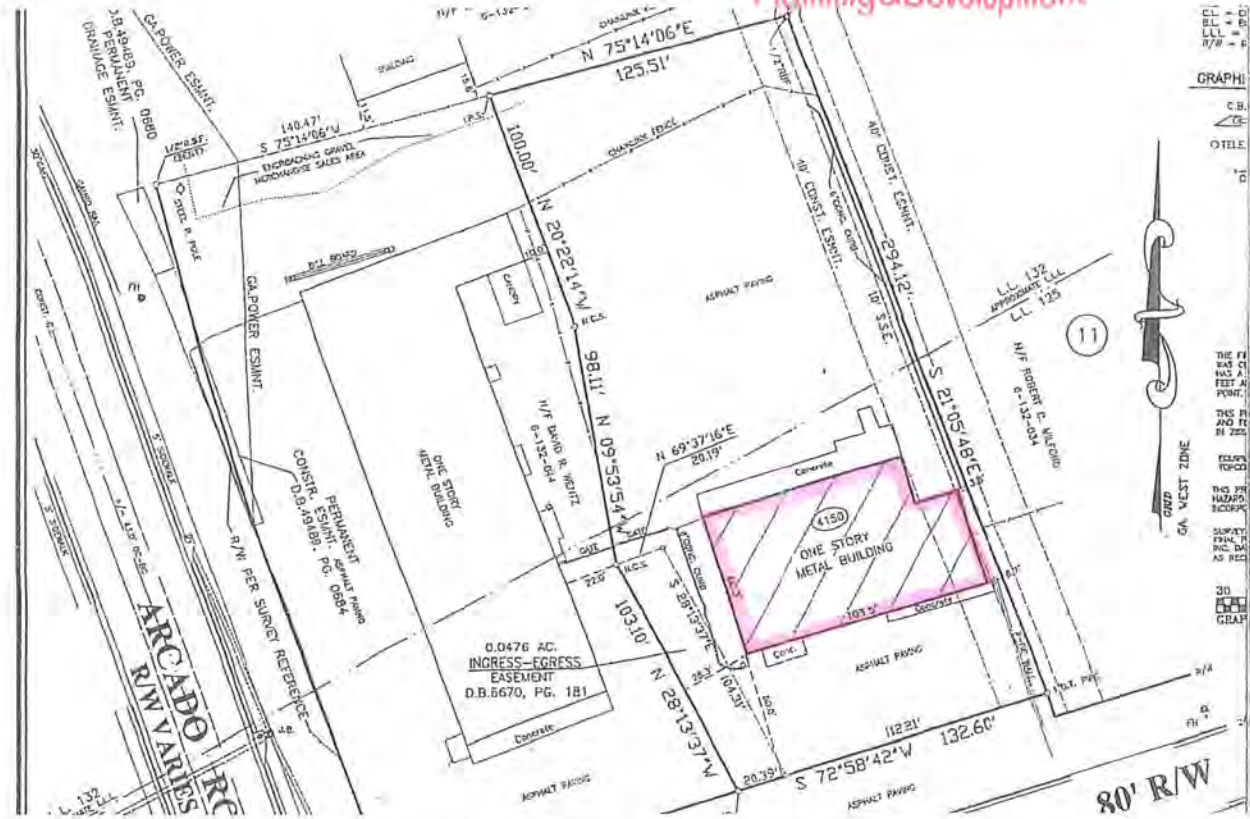
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EXHIBIT "A"

Legal Description

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Said property being more particularly described as follows;

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 125 and 132 of the 6th Land District, Gwinnett County, Georgia, containing approximately 0.9074 acres, and is more particularly described on that certain survey entitled "Survey for David R. Wentz", prepared by McNally & Patrick, bearing the seal of Lloyd C. McNally Jr., Georgia Registered Land Surveyor No. 2040, dated June 05, 2015, and being more particularly described according to said survey as follows:

To find the TRUE POINT OF BEGINNING, commence at the point of intersection of the easterly right-of-way line of Arcado Road (right-of-way varies) and the northerly right-of-way line of Arcadia Industrial Circle (right-of-way varies); run thence along said northerly right-of-way line of Arcadia Industrial Circle North 72 degrees 58 minutes 42 seconds East a distance of 144.98 feet to a point marked by a nail and cap set, said point being the TRUE POINT OF BEGINNING; from said TRUE POINT OF BEGINNING and leaving said right-of-way line run North 28 degrees 13 minutes 37 seconds West a distance of 103.10 feet to a point marked by a nail and cap set; run thence North 09 degrees 53 minutes 54 seconds West a distance of 98.11 feet to a point marked by a nail and cap set; run thence North 20 degrees 22 minutes 14 seconds West a distance of 100:00 feet to a point marked by an iron pin set; run thence North 75 degrees 14 minutes 06 seconds East a distance of 125.51 feet to a point marked by a 1/2" rebar found; run thence South 21 degrees 05

minutes 48 seconds East a distance of 294.12 feet to a point marked by a 1" open top pipe found on the northerly right-of-way line of Arcadia Industrial Circle; run thence along said right-of-way line South 72 degrees 58 minutes 42 seconds West a distance of 132.60 feet to a point marked by a nail and cap set, said point 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:

Yes

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

No

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

Yes

- (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

- (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:

We ARE NOT doing anything different. We have been in business here since 2008

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ALL PEACHTREE TOWING & RECOVERY INC

4150 ARCADIA INDUSTRIAL CIRCLE

LILBURN, GEORGIA 30047

770 925-2400

RE: LETTER OF INTENT

GOVERNORS PLACE LLC is the current property owner of 4150 Arcadia Industrial Circle, Lilburn, Georgia. This is a .9074 acre parcel (R6132044) in the Arcadia Industrial Park located along Arcado Road, east of Lilburn City Limits. Arcadia Industrial was developed in the mid to late 1970's and completely built out by the mid 1980's. This building was originally used by a waste management company. We want to continue doing business the way we always have since early 2000. We are not modifying the building or the parking lot. We are requesting a special use permit to continue our towing business and to use our building to repair our own vehicles.

Sincerely,



J. Andrew Thomas

Owner of All Peachtree Towing & Recovery, Inc.

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SUR 17002

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.

J. Andrew Thomas 10/30/18
Signature of Applicant Date

J. Andrew Thomas, Owner
Type or Print Name and Title

Sandra Kenney 10/30/18 
Signature of Notary Public Date Notary Seal

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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.

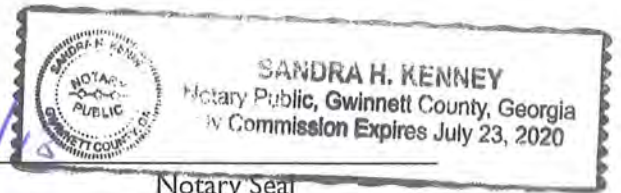
J. Andrew Thomas
Signature of Property Owner

10/30/18
Date

J. Andrew Thomas Owner
Type or Print Name and Title

Sandra Kenney
Signature of Notary Public

10/30/18
Date



Notary Seal

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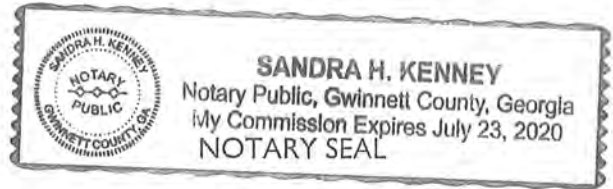
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

J. Andrew Thomas 10/31/18 J. Andrew Thomas 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

Sandra Kenney 10/31/18
 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 J. Andrew Thomas
 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: 6th 125 + 132 R6132044
(Map Reference Number) District Land Lot Parcel

J Andrew Thomas _____ 10/30/18
Signature of Applicant Date

Jr Andrew Thomas
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
NAME

Tax services associate
TITLE

November 1, 2018
DATE

See attached cleared check + Gwinnett Cty Account detail

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