

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>SHAFQAT A CHATHA</u>	NAME: <u>SHAFQAT A CHATHA</u>
ADDRESS: <u>4155 ARCADIA IND CLE</u>	ADDRESS: <u>4155-ARCADIA IND CLE</u>
CITY: <u>LILBURN</u>	CITY: <u>LILBURN</u>
STATE: <u>GA</u> ZIP: <u>30047</u>	STATE: <u>GA</u> ZIP: <u>30047</u>
PHONE: <u>678-886-2825</u>	PHONE: <u>678-886-2825</u>
CONTACT PERSON: <u>SHAFQAT A CHATHA</u> PHONE: <u>678-886-2825</u> OR <u>770-564-6915</u>	
CONTACT'S E-MAIL: <u>ChadZari@yahoo.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>M-1</u>	BUILDING/LEASED SQUARE FEET: <u>43-633</u>
PARCEL NUMBER(S): <u>R6125014</u>	ACREAGE: <u>1.002 ACRES</u>
ADDRESS OF PROPERTY: <u>4155 ARCADIA INDUSTRIAL CIRCLE</u>	
SPECIAL USE REQUESTED: <u>AUTO REPAIRS</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

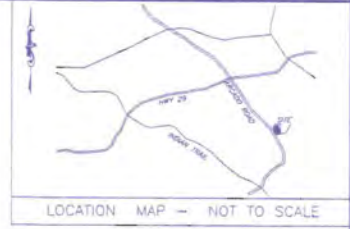
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- LEGEND
- I FIRE HYDRANT
 - W WATER VALVE
 - M WATER METER
 - CS SINGLE WING CATCH BASIN
 - DB DOUBLE WING CATCH BASIN
 - DRP DROPPLET
 - SM STORM MANHOLE
 - SMH SANITARY MANHOLE
 - GLR GLEARY OUT
 - F.F.E. FINISH FLOOR ELEVATION
 - G GAS MAIN
 - W WATER
 - M METER
 - UT UNDERGROUND TELEPHONE
 - UP UNDERGROUND POWER
 - OP OVERHEAD POWER & TELEPHONE
 - CA CABLE TELEVISION
 - CV GAS VALVE
 - WV WATER VAULT
 - RP REBAR FOUND
 - R/W RIGHT OF WAY
 - MF MONUMENT FOUND
 - CMF CONCRETE MONUMENT FOUND
 - CTF CHIMNEY TOP PIPE FOUND
 - SP SIGN POLE
 - LP LIGHT POLE
 - PP POWER POLE
 - HW HARDWOOD
 - CG CURB AND GUTTER
 - DW DIRT WARE
 - IP IRON PIN FOUND
 - IPF IRON PIN PLACED
 - IV IRRIGATION CONTROL VALVE
 - FO FIBER OPTIC
 - SPR SPRINKLER

ADVISOR: TO BE SET BY THE LOCAL PLANNING AND ZONING COMMISSION, # 18122, LAST APPROVED BY 4, 2018

- SURVEY REFERENCES:
- WARRANTY DEED FOR RICHARD A. GOSWELL AND RONALD J. COVER, BOOK 1613 PG.120
 - WARRANTY DEED FOR ANN V. HOLZCLAU, BOOK 6673 PG.233
 - WARRANTY DEED FOR MASTEC NORTH AMERICA, BOOK 29499 PG.00125

ZONED M-1
TOTAL AREA: 43,633 sq. ft.
1.002 acres

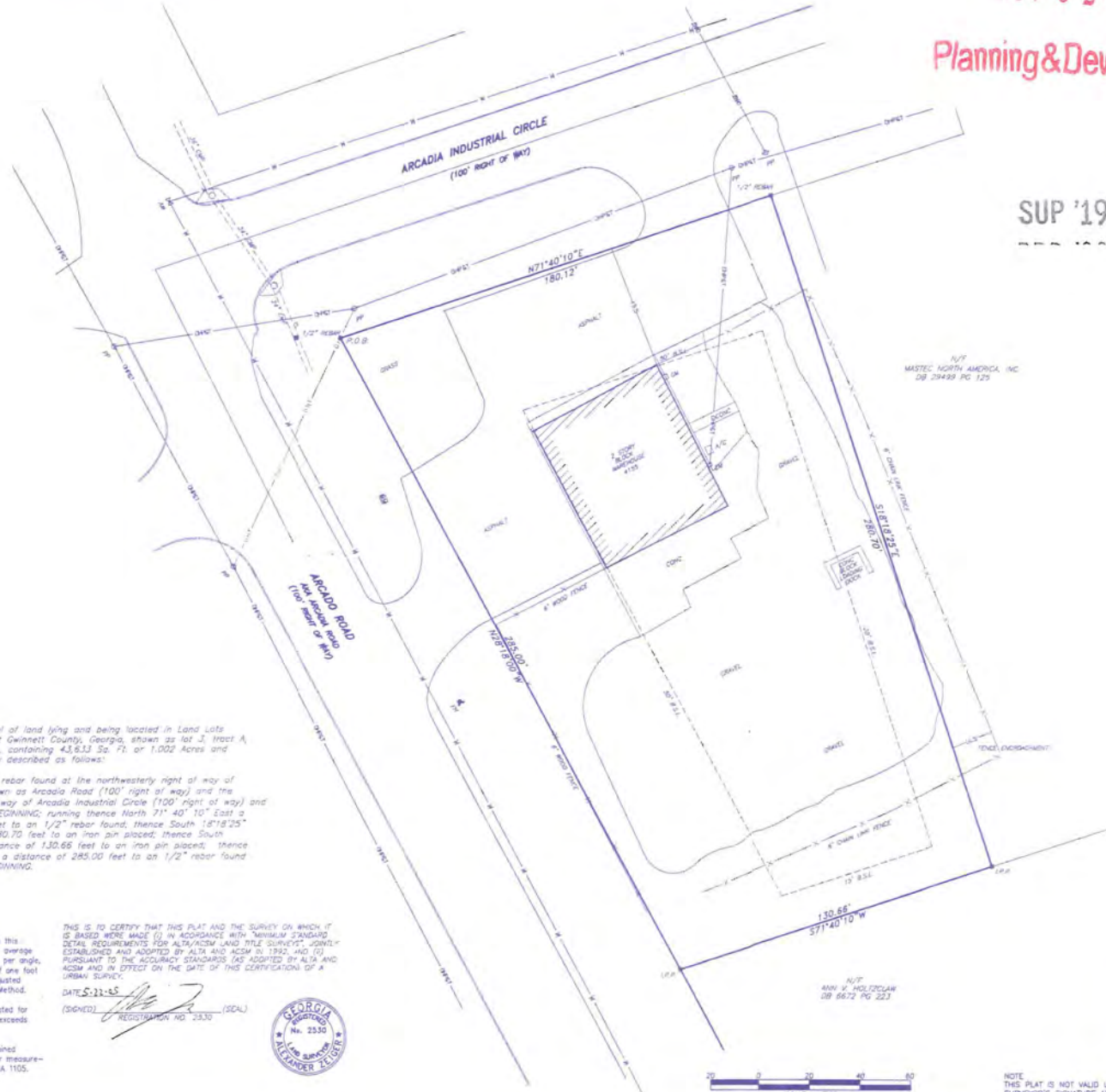
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH
THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.

BY MY SPECIAL THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE GEORGIA STANDARDS AND REQUIREMENTS OF LAW

METRO ENGINEERING AND SURVEYING CO., INC.
CLAYTON PARK ARROYO
100 METRO CENTER BLVD
HAMILTON, GA 30422
(770) 307-0777

REGISTERED PROFESSIONAL SURVEYOR
No. 2530
EXPIRES 12/31/2020

SURVEY FOR:	ARCADIA LIGHT AND HEAVY REPAIRS, INC. HIGHLAND COMMERCIAL BANK WILLIAM H. CRIVELLO II, LLC LAWYERS TITLE INSURANCE CORPORATION
LAND LOTS:	125
DISTRICT:	6TH
COUNTY:	DEKALB
STATE:	GEORGIA
DATE:	08/13/18
SCALE:	1" = 20'



Legal Description
All that tract or parcel of land lying and being located in Land Lot 125 of the 6th District Gwinnett County, Georgia, shown as lot J, tract A, Arcadia Industrial Park, containing 43,633 Sq. Ft. or 1.002 Acres and being more particularly described as follows:

Beginning at an 1/2" rebar found at the northwesterly right of way of Arcadio Road (100' right of way) and the southwesterly right of way of Arcadia Industrial Circle (100' right of way) and being the POINT OF BEGINNING, running thence North 71° 40' 10" East a distance of 180.12 feet to an 1/2" rebar found, thence South 18° 18' 05" East, a distance of 280.70 feet to an iron pin placed; thence South 71° 40' 10" West, a distance of 130.66 feet to an iron pin placed; thence North 28° 16' 00" West, a distance of 285.00 feet to an 1/2" rebar found and the POINT OF BEGINNING.

THIS IS TO CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF A "URBAN" SURVEY.

DATE: 8-13-18
(SIGNED) [Signature] (SEAL)
REGISTRATION NO. 2330



The field data upon which this plat was compiled has an average angular error of 1 second per angle, and a closure precision of one foot in 58,242 ft. and was adjusted using the Least Squares Method.

This plat has been calculated for closure and its accuracy exceeds one foot in 2,391,475 ft.

Linear measurements obtained using TORA 1105. Angular measurements obtained using TORA 1105.



NOTE: THIS PLAN IS NOT VALID UNLESS SURVEYOR'S SIGNATURE APPEARS IN BLACK INK.

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:

INDUSTRIAL SITE

- (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:

HAS BEEN IN USE BUILT. IN THIS INDUSTRIAL AREA

- (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:

NONE

- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

YES

AUTO REPAIR SHOP

- (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:

THIS IS INDUSTRIAL AREA. ALL THE BUILDINGS HAVE
SIMILAR BUSINESSES

ARCADIA LIGHT & HEAVY REPAIRS

4155 ARCADIA INDUSTRIAL CIRCLE

LILBURN, GEORGIA 30047

770 564-6915

RE: LETTER OF INTENT

Shafqat A. Chatha is the current property owner of 4155 Arcadia Industrial Circle, Lilburn, Georgia. This is a 1.002 acre parcel in the Arcadia Industrial Park located along Arcado Road. We want to continue doing business the way we always have since 2005. We are requesting a special use permit to continue to use our property & building for automotive and body repairs.



Shafqat A. Chatha

Owner of Acadia Light & Heavy Repair

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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.

Shafiqat Ali Chatha

11-01-18

Signature of Applicant

Date

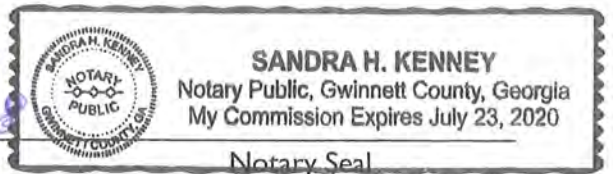
SHAFQAT ALI CHATHA OWNER

Type or Print Name and Title

Sandra Kenney 11/1/18

Signature of Notary Public

Date



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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.

Shafiqat Ali Chatha

11-01-18

Signature of Property Owner

Date

SHAFQAT ALI CHATHA OWNER

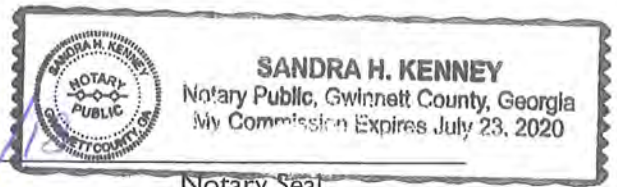
Type or Print Name and Title

Sandra Kenney

Signature of Notary Public

11/1/18

Date



Notary Seal

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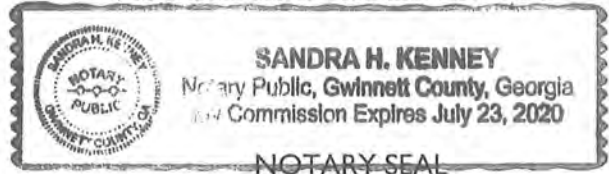
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

Shafiq Chatha 11-01-18 SHAFQAT ALI CHATHA OWNER
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Shafiq Chatha 11-01-18 SHAFQAT ALI CHATHA
 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE

Sandra H. Kenney 11/1/18
 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 SHAFQAT A CHATHA
 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 - R6125019
(Map Reference Number) District Land Lot Parcel

Shafiqat Au Chatha 11-01-18
Signature of Applicant Date

SHAFQAT AU CHATHA 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)

Jim West TSA 1
NAME TITLE
11-2-2018
DATE

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