

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: _____	NAME: <u>Gresham Landscape & Construction Inc</u>
ADDRESS: <u>SAME</u>	ADDRESS: <u>235 Roberts Rd.</u>
CITY: _____	CITY: <u>Covington, GA.</u>
STATE: _____ ZIP: _____	STATE: <u>GA.</u> ZIP: <u>30016</u>
PHONE: _____	PHONE: <u>404-557-5452</u>
CONTACT PERSON: <u>Mike Gresham</u> PHONE: <u>404-557-5452</u>	
CONTACT'S E-MAIL: <u>BMLMJ4@BellSouth.Net</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: _____	
PARCEL NUMBER(S): <u>R6125 106</u> ACREAGE: <u>1.014</u>	
ADDRESS OF PROPERTY: <u>4131 Arcadia Ind. Circle</u>	
SPECIAL USE REQUESTED: <u>Automobile Repair + Body Repair</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 125 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING PART OF LOT 5, ARCADIA INDUSTRIAL PARK SUBDIVISION, FOR G. A. NASH, AS PER PLAT RECORDED IN PLAT BOOK 7, PAGE 153A, GWINNETT COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF ARCADIA INDUSTRIAL CIRCLE, THE SAME HAVING AN 80 FOOT RIGHT OF WAY, 810.4 FEET NORTHEASTERLY AS MEASURED ALONG THE SOUTHEASTERLY SIDE OF ARCADIA INDUSTRIAL CIRCLE, FROM THE INTERSECTION OF THE SOUTHEASTERLY SIDE OF ARCADIA INDUSTRIAL CIRCLE WITH THE SOUTHERLY SIDE OF ARCADIA ROAD; ALSO KNOWN AS ARCADO ROAD; RUNNING THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY SIDE OF ARCADIA INDUSTRIAL CIRCLE, AND ALONG A RADIUS OF 612.958 FEET A DISTANCE OF 100.00 FEET TO A POINT; RUNNING THENCE SOUTH 56 DEGREES 37 MINUTES 55 SECONDS EAST 268.05 FEET TO A POINT; RUNNING THENCE SOUTH 05 DEGREES 33 MINUTES 13 SECONDS WEST 119.73 FEET TO A POINT; RUNNING THENCE SOUTH 07 DEGREES 45 MINUTES 35 SECONDS EAST 111.63 FEET TO A POINT; RUNNING THENCE NORTH 44 DEGREES 01 MINUTES 06 SECONDS WEST 413.42 FEET TO THE POINT OF BEGINNING; BEING THE SAME PROPERTY AS SHOWN ON INDIVIDUAL SURVEY FOR FRANK L. HAYNIE AND SALLY M. HAYNIE, PREPARED BY TIBBITTS LAND SURVEYING, INC. DATED 1/16/91, SAID TRACT OF LAND CONTAINING 1.014 ACRES.

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- LEGEND
- L.P.F. - IRON PINS FOUND
 - L.P.L. - IRON PINS PLACED
 - L.L.L. - LAND LOT LINE
 - L.L. - LAND LOT
 - P.P. - POWER POLE
 - P.O. - FOUND
 - O.S. - DEED BOOK
 - P.S. - PLAT BOOK
 - P. - FENCE
 - C.S. - CORNER
 - C.L. - CENTERLINE
 - R.R. - RIGHT-OF-WAY
 - F.H. - FIRE HYDRANT
 - S.L. - BUILDING LINE
 - W.V. - WATER VALVE
 - W.M. - WATER METER
 - G.V. - GAS VALVE
 - M.H. - MANHOLE
 - S.E. - SANITARY EGRESS
 - S.S. - SANITARY SEWER
 - D.E. - DRAINAGE EGRESS
 - H.R. - HATCH
 - C.B. - CATCH BASIN
 - D.I. - DROP INLET
 - N/P. - NOT TO FORMER



EQUIPMENT USED:
THEODOLITE READING TO 0.3 SECONDS;
ELECTRONIC DISTANCE METER READING DIRECTLY TO .002 FEET.
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL
CLOSURE OF 1" IN 13,899
THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE BY LATITUDE AND
DEPARTURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN
13,899 FEET.
IRON PINS PLACED ARE 1/2" REBAR.

THIS PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS PER FEMA
FLOOD INSURANCE RATE MAP
NUMBER: 13032201903
PANEL: 190 OF 325
GWINNETT COUNTY, GEORGIA
COPYRIGHT TIBBITTS LAND SURVEYING, INC.

TIBBITTS LAND SURVEYING
1076 HIGHWAY 278
DALLAS, GEORGIA 30132
(404) 443-1021

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE
LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE
MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

Randy Lamm

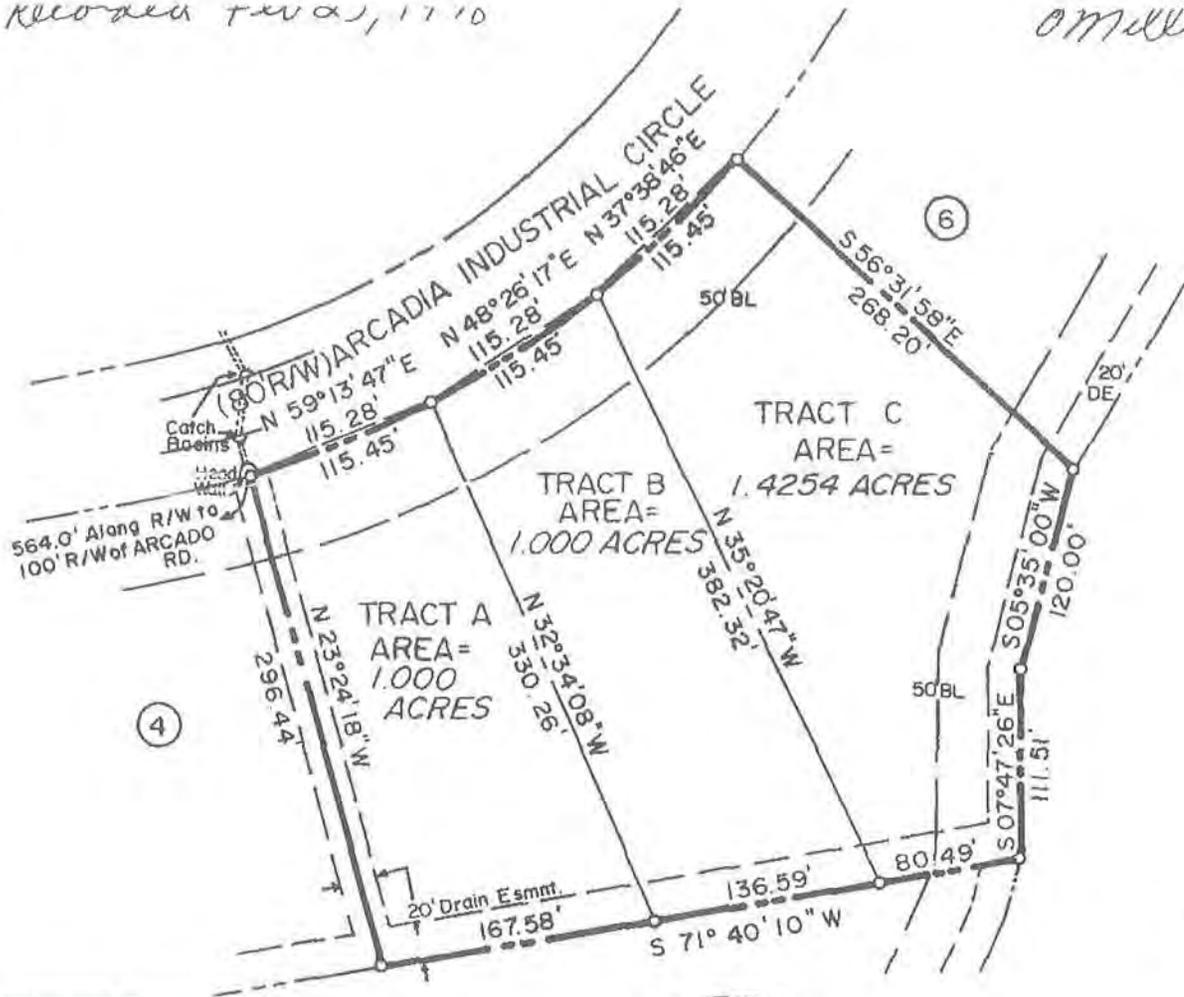
SURVEY FOR:	
FRANK L HAYNIE SALLY M HAYNIE	
LAND LOT: 125	DRAWN BY: B. DRISKELL
DISTRICT: 6	CHECKED BY:
SECTION:	SCALE: 1" = 50'
COUNTY: GWINNETT	DATE: 1-16-91
STATE: GEORGIA	JOB NO: 91003

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Recorded 7/20/75, 1710

OMillard Levy & SC.



FILED & RECORDED
 CLERK SUPERIOR COURT
 GWINNETT COUNTY GA
 2/23/78 TIME
 11:15 AM
 PAGE 158A
 TONY LAWLER, CLERK

PLAT SHOWING
 DIVISION OF LOT 5,
 for

G. A. NASH

ARCADIA INDUSTRIAL PARK
 LAND LOT 125 6th DISTRICT
 GWINNETT COUNTY, GEORGIA
 SCALE: 1"=100' JUNE 11, 1975

100
246



BRYSON-BRUNER



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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:

Most of the street is Auto Repair Shops

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

NO
most of the street is Auto Repair Shops

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

NO

- (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:

no

November 8, 2018

Gwinnett County

Department of Planning and Development

446 West Crogan Street, Suite 250

Lawrenceville, Georgia 30046

Letter of Intent for Special Use Permit Application

My name is Mike Gresham, President of Gresham Landscape & Construction Inc.

My property at 4131 Arcadia Industrial Circle is currently zoned M-1. The property is currently leased to Dompkeh Auto Repair which will require a special use permit. The property consist of a 1.014 acre lot with a single story metal building. It has a paved parking lot and numbered spaces. We are not planning on any changes and the existing condition of the property will remain the same. The surrounding area is characterized by other automobile repair and body shops.

Thank you,



Mike Gresham

404)557-5452

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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.

Michael H. Gresham 11-8-18
Signature of Applicant Date

Michael H. Gresham, Pres. Gresham Landscape + Const. Inc.
Type or Print Name and Title

Erica Cronic 11-8-18
Signature of Notary Public Date



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.

Michael H Gresham

Signature of Property Owner

11-8-18

Date

Michael H. Gresham, Pres. Gresham Landscape + Const. Inc.

Type or Print Name and Title

Erica Cronie

Signature of Notary Public

11-8-18

Date



Notary Seal

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.

Michael H. Gusham 11-8-18 Michael H. Gusham Pres.
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

n/a 11-8-18
 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE

Erica Cronie 11-8-18
 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 Michael H. Gusham, Pres.
 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.

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: County unincorporated - _____ - R6125 106
(Map Reference Number) District Land Lot Parcel

Michael H Gresham, Pres. Gresham Landscapes + Const. Inc 11-8-18
Signature of Applicant Date

Michael H. Gresham, Pres. Gresham Landscapes + Const. Inc
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)

Vickie Schoby TSA II
NAME TITLE

11/9/2018
DATE
