

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Efrain A. Chavarria</u>	NAME: <u>C-E. Smith</u>
ADDRESS: <u>965 Crystal Water Dr.</u>	ADDRESS: <u>963-C Buford Dr.</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30045</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>(404) 664-2702</u>	PHONE: <u>(770) 963-7116</u>
CONTACT PERSON: <u>Efrain A. Chavarria</u> PHONE: <u>(404) 664-2702</u>	
CONTACT'S E-MAIL: <u>anthonysgslc@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 type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>M1</u>	BUILDING/LEASED SQUARE FEET: <u>9,700 sq ft.</u>
PARCEL NUMBER(S): <u>28 R7028005</u>	ACREAGE: <u>2.012 Acres</u>
ADDRESS OF PROPERTY: <u>974 Buford Dr. Lawrenceville, GA 30043</u>	
SPECIAL USE REQUESTED: <u>Vehicle and Truck repair shop.</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Legal Description

All that tract or parcel of land lying and being in Land Lot 28 of the 7th Land District, Gwinnett County, Georgia, containing 2.012 acres as shown on a plat of survey by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated December 29, 1988, and more particularly described as follows:

To locate the place or point of beginning, begin at the point at which the centerline of Ga. Hwy. No. 124, if extended, would intersect the centerline of Buford-Lawrenceville Hwy., a/k/a Ga. Hwy. No. 20; run thence northwest along the centerline of Buford-Lawrenceville Hwy., a/k/a Ga. Hwy. No. 20, a distance of 78.49 feet to a point; run thence South 77 degrees 40 minutes 00 seconds West 45.76 feet to a point marked by an iron pin on the southwest right of way line of Ga. Hwy. No. 20, WHICH IS THE TRUE PLACE OR POINT OF BEGINNING; from said beginning point as thus established, run thence southeast along the southwest right of way line of Ga. Hwy. No. 20, and following the arc of a curve to the right, having a radius of 661.57 feet, and a chord of South 13 degrees 48 minutes 56 seconds East 217.04 feet, an arc distance of 217.99 feet to a point marked by an iron pin. Run thence South 74 degrees 02 minutes 32 seconds West 398.87 feet to a point marked by an iron pin set at base of hollow tube found; run thence North 15 degrees 09 minutes 36 seconds West 219.83 feet to a point marked. Run thence North 75 degrees 18 minutes 02 seconds East 394.06 feet to a point marked by an iron pin on the southwest right of way line of Ga. Hwy. No. 20, which is the place or point of beginning.



Witness



C.E. Smith



Notary

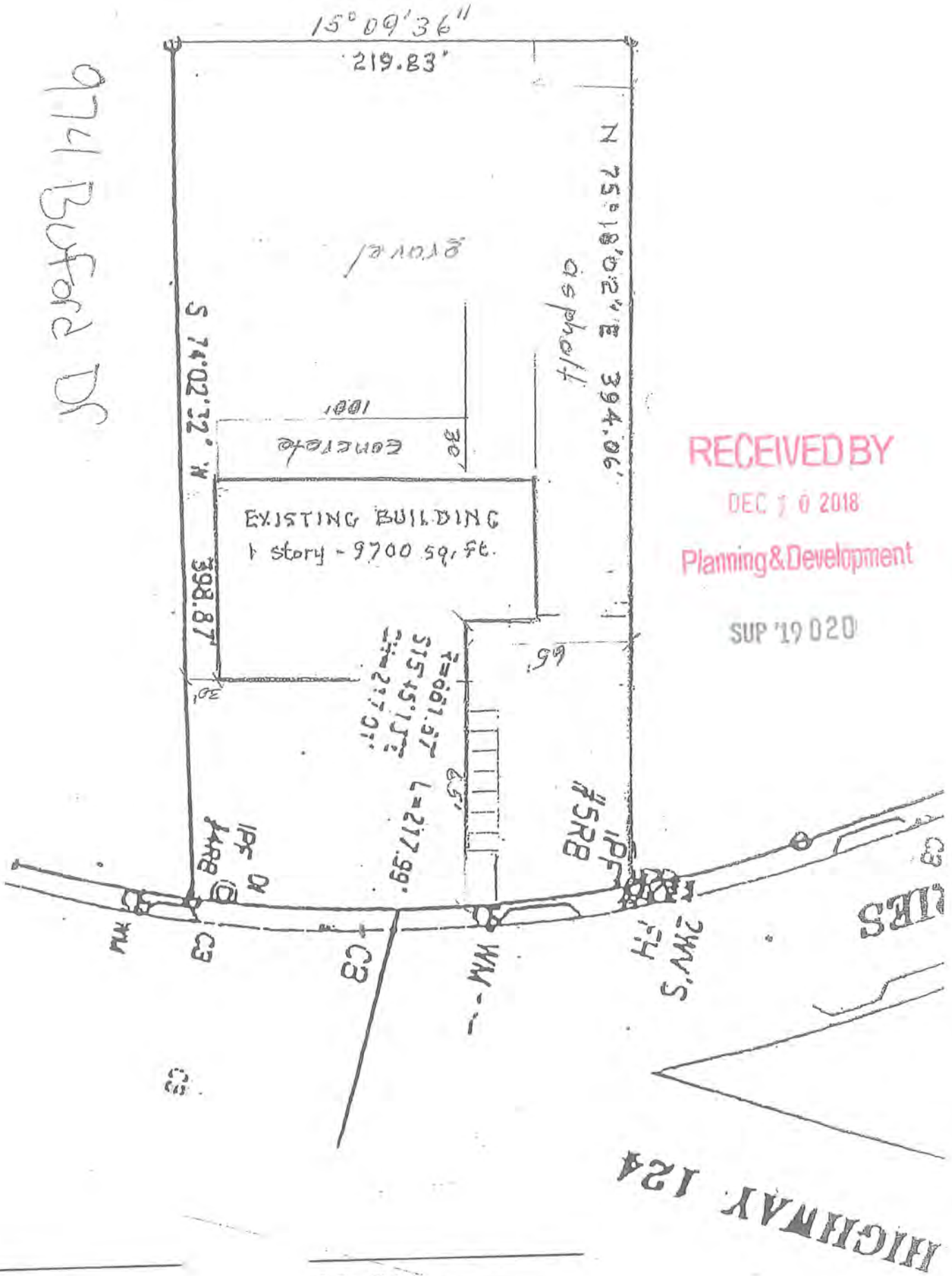
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974 Buford Dr



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Witness

C.E. SMith

Notar,

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:

Improvements to the building and the land.

Letter of Intent

From: Efrain A. Chavarria

Date: December 5th, 2018

965 Crystal Water Dr.

Lawrenceville, GA. 30045

(404)664-2702

Anthony's General Services, LLC.

anthonysgsllc@gmail.com

To: Gwinnett County

Department of Planning & Development / Planning Division

446 West Crogan Street, Suite 250

Lawrenceville, GA 30046

(678)518-6000

Dear Sirs:

I am writing to you, through this letter, to propose my intention to renew the permit to perform a VEHICLE AND TRUCK REPAIR SHOP on a tract of land lot N.28, where currently is a M1 zoning, with a building leased size of 9,700 square feet / 2.012 acres at 974 Buford Dr. Lawrenceville, GA 30043.

The number of employees would be three (3) people, including myself; with a working schedule from Monday to Saturday, from 8:30am to 5:00pm.

We have parking spaces for customers, in the front area of the building, but all repair services of vehicles or trucks will be made within the built area.

We want to keep a clean and tidy place, according to the GA laws, understanding the guidelines and regulations to follow for this kind of business, and I want to maintain a good behavior that benefits my own business record and my community, in the present and to the future.

I thank you in advance for your attention to this letter, and I am awaiting a favorable response.

Kind regards,



Efrain A. Chavarria

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SUP '19 020

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.



Signature of Applicant

12-5-18

Date

Efrain A. Chavarria

Manager

Type or Print Name and Title



Signature of Notary Public

12-5-18

Date

Notary Seal

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.



Signature of Property Owner

12-5-18

Date

C. E. Smith pres.

Type or Print Name and Title



Signature of Notary Public

12-5-18

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.

Efrain A. Chavarria 12-5-18 Efrain A. Chavarria
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE

Emile James Smith 12-5-18
 SIGNATURE OF NOTARY PUBLIC DATE

NOTARY SEAL

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 Efrain A. Chavarria
 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: 7th - 28 - 7028005
(Map Reference Number) District Land Lot Parcel

 12-5-18
Signature of Applicant Date

Efrain A. Chavarria Manager
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)

Ingrid Espinal TSA II
NAME TITLE

12/16/2018
DATE
