

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Stefan Nasui</u>	NAME: <u>Stefan Nasui</u>
ADDRESS: <u>4216 Buford Hwy.</u>	ADDRESS: <u>4216 Buford Hwy.</u>
CITY: <u>Duluth</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30096</u>	STATE: <u>GA</u> ZIP: <u>30096</u>
PHONE: <u>404-556-6001</u>	PHONE: <u>404-556-6001</u>
CONTACT PERSON: <u>Stefan Nasui</u> PHONE: <u>404-556-6001</u>	
CONTACT'S E-MAIL: <u>stefannasui@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: <sup>C1 to C2</sup> _____	BUILDING/LEASED SQUARE FEET: <u>N/A</u>
PARCEL NUMBER(S): <u>R6259 001A</u>	ACREAGE: <u>0.61</u>
ADDRESS OF PROPERTY: <u>2746 East Mount Tabor Circle</u>	
SPECIAL USE REQUESTED: <u>Car sales/Car repair</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RZC '20 00 9

SUP '20 02 2



R6259 001A

All that tract or parcel of land being in Land Lot 259 of the 6th district of Gwinnett County, Georgia and being more particularly described as follows:

Commencing At The Mitered Corner Of The Intersection of Buford Highway (Right-Of-Way Varies) And East Mount Tabor Circle (30 Foot Right-Of-Way); Thence Following The Right-Of-Way Of East Mount Tabor Circle S 28°14'18" E A Distance Of 117.21' To A Point; Which Is The True Point Of Beginning; Thence Leaving Said Right-Of-Way N 48°44'47" E A Distance Of 269.51' To A Point; Thence S 30°09'38" E A Distance Of 100.14' To A Point; Thence S 49°01'08" W A Distance Of 272.66' To A Point Along The Right-Of-Way Of East Mount Tabor Circle; Thence Following Said Right-Of-Way N 28°14'18" W A Distance Of 99.53' To A Point;

Which Is The Point Of Beginning,

Having An Area Of 26476.6 Square Feet, 0.608 Acres

SUP '20 022



**FLOOD PLAIN NOTE:**  
 NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD ZONE PER FEMA MAP# 13135C0068G WITH AN EFFECTIVE DATE 3/4/2013

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

R6259 001  
 All that tract or parcel of land being in Land Lot 259 of the 6th district of Gwinnett County, Georgia and being more particularly described as follows:  
 Beginning At The Mitered Corner Of The Intersection Of Buford Highway (Right-Of-Way Varies) And East Mount Tabor Circle (30 Foot Right-Of-Way); Thence Following The Right-Of-Way Buford Highway N 49°06'01" E A Distance Of 246.02' To A Point; Thence Leaving Said Right-Of-Way S 30°09'38" E A Distance Of 129.92' To A Point; Thence S 48°44'47" W A Distance Of 269.51' To A Point Along The Right-Of-Way Of East Mount Tabor Circle; Thence Following Said Right-Of-Way N 28°14'18" W A Distance Of 117.21' To A Point; Thence N 14°54'17" E A Distance Of 26.60' To A Point;

Which is The Point Of Beginning.  
 Having An Area Of 34152.7 Square Feet, 0.784 Acres

R6259 001A  
 All that tract or parcel of land being in Land Lot 259 of the 6th district of Gwinnett County, Georgia and being more particularly described as follows:  
 Commencing At The Mitered Corner Of The Intersection Of Buford Highway (Right-Of-Way Varies) And East Mount Tabor Circle (30 Foot Right-Of-Way); Thence Following The Right-Of-Way Of East Mount Tabor Circle S 28°14'18" E A Distance Of 117.21' To A Point; Which is The True Point Of Beginning; Thence Leaving Said Right-Of-Way N 48°44'47" E A Distance Of 269.51' To A Point; Thence S 30°09'38" E A Distance Of 100.14' To A Point; Thence S 49°01'08" W A Distance Of 272.66' To A Point Along The Right-Of-Way Of East Mount Tabor Circle; Thence Following Said Right-Of-Way N 28°14'18" W A Distance Of 99.53' To A Point; Which is The Point Of Beginning.

Having An Area Of 26476.6 Square Feet, 0.608 Acres

**SURVEYORS CERTIFICATION:**

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

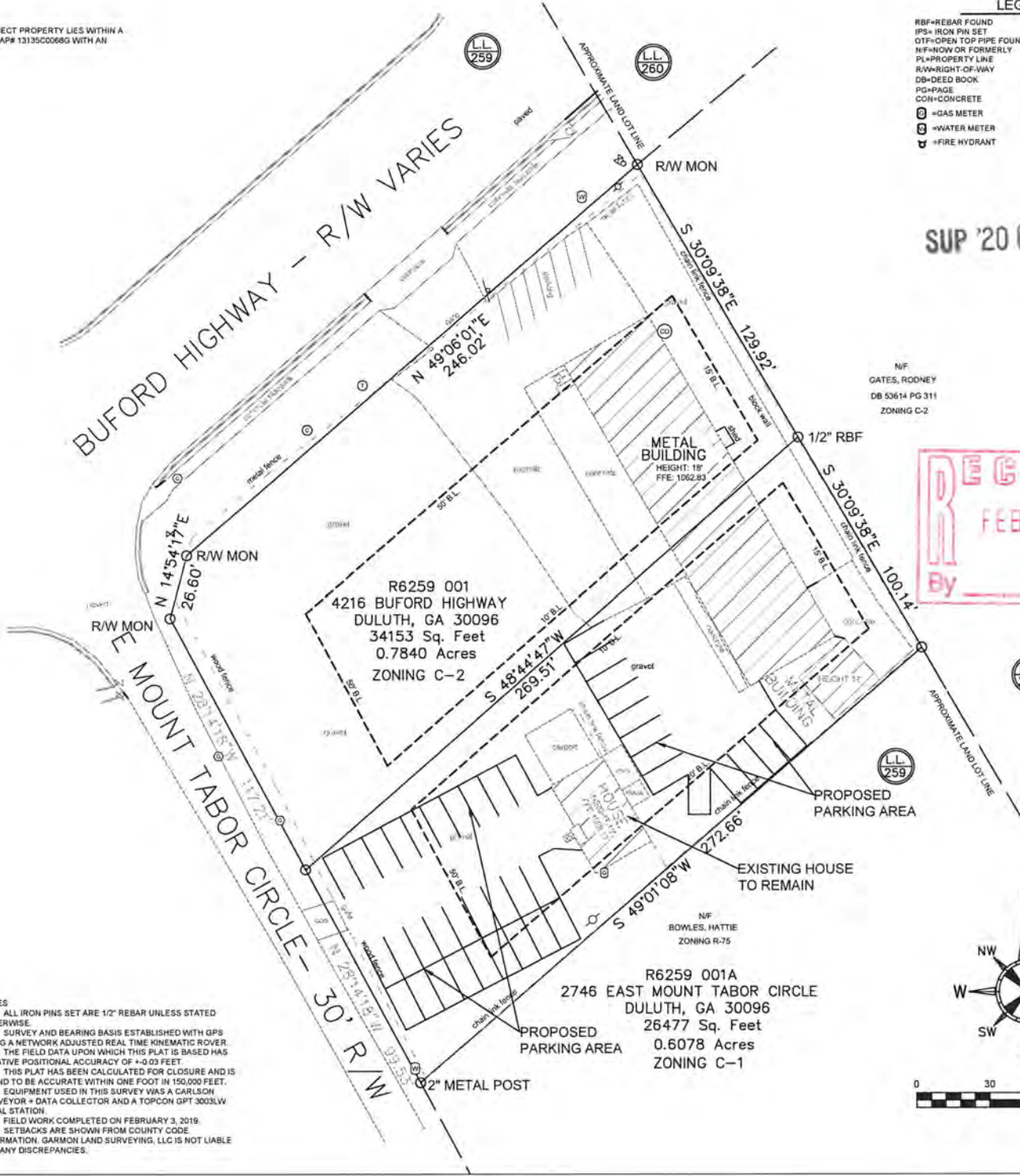
**SITE PLAN FOR:**  
**STEFAN NASSUI**

LAND LOT:	DATE
259	2/9/2020
DISTRICT:	SCALE
B	1"=30'
SECTION:	JOB NO.
	2020-24
COUNTY:	DRAWING NAME:
GWINNETT	4216 BUFORD HWY

- NOTES**
- ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
  - SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
  - THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF +/-0.03 FEET.
  - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.
  - EQUIPMENT USED IN THIS SURVEY WAS A CARLSON SURVEYOR + DATA COLLECTOR AND A TOPCON GPT 3003LW TOTAL STATION.
  - FIELD WORK COMPLETED ON FEBRUARY 3, 2019.
  - SETBACKS ARE SHOWN FROM COUNTY CODE INFORMATION. GARMON LAND SURVEYING, LLC IS NOT LIABLE FOR ANY DISCREPANCIES.

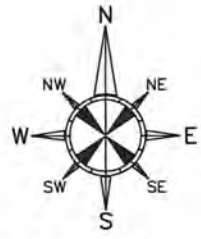
**LEGEND**

- RBF=REBAR FOUND
- IPS=IRON PIN SET
- OTF=OPEN TOP PIPE FOUND
- N/F=NOW OR FORMERLY
- PL=PROPERTY LINE
- R/W=RIGHT-OF-WAY
- DB=DEED BOOK
- PG=PAGE
- CON=CONCRETE
- G=GAS METER
- W=WATER METER
- F=FIRE HYDRANT
- POWER POLE
- SIGN
- CLEAN OUT
- TELEPHONE
- COMMUNICATIONS PEDISTAL
- COMMUNICATIONS VAULT
- WATER VALVE
- GAS VALVE



SUP '20 022

N/F  
 GATES, ROONEY  
 DB 53614 PG 311  
 ZONING C-2



**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. SIMILAR USE AS ADJOINING PROPERTY ON Buford Hwy.

- (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, THE SPECIAL USE WILL ALLOW FOR CONSISTENT USE FOR BOTH PROPERTIES.

- (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

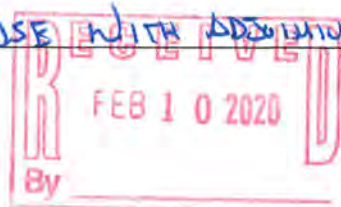
- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

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:

THE SPECIAL USE WILL PROVIDE CONSISTENT USE WITH ADJOINING Buford Hwy PROPERTY

SUP '20 022



# Letter of Intent

The project in question is located at 2746 East Mount Tabor Circle, Duluth, GA 30096. The Parcel ID (PIN) is 6259 001 A.

By this letter, we are requesting a special use permit to allow for car sales/car repair on this parcel. We are also requesting a rezoning from C-1 to C-2. The owner of this property wishes to apply for special use permit and rezoning to provide consistent uses between the subject property and the adjoining property he owns along Buford Highway, located at 4216 Buford Highway. The adjoining parcel is currently used for car sales and car repair. The existing structure on the parcel will remain. We will completely eliminate the buffer.

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**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

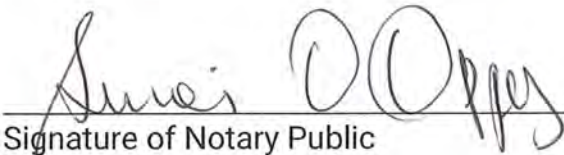
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

  
Signature of Applicant

02-06-20  
Date

STEFAN NASUI  
Type or Print Name and Title

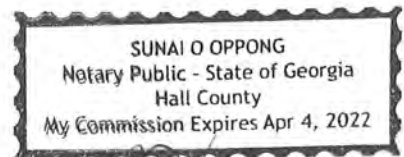
owner


  
Signature of Notary Public

2/6/2020  
Date

Notary Seal

SUP '20 022



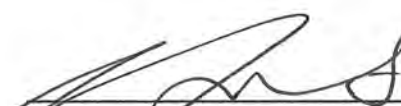
 2/6/2020

**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  
01-06-20  
Date

STEFAN NASRI \_\_\_\_\_  
Type or Print Name and Title  
owner

 \_\_\_\_\_  
Signature of Notary Public  
1/6/2020  
Date  
Notary Seal



SUP '20 022





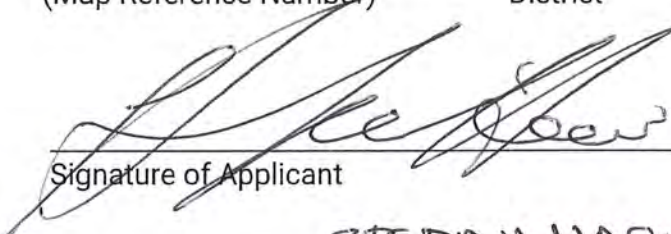


**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT**

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: 6 - 259 - R6259001A  
(Map Reference Number) District Land Lot Parcel

  
Signature of Applicant

02-06-20  
Date

STEFAN NASUI  
Type or Print Name and Title

owner

**\*\*\*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)

Lovell Hunley  
NAME

TSA-I  
TITLE

2-7-20  
DATE

