

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Jiliana Diaz</u>	NAME: <u>Dalu Management LLC</u>
ADDRESS: <u>2300 Shore View Way</u>	ADDRESS: <u>2300 Shore View Way</u>
CITY: <u>Suwanee</u>	CITY: <u>Suwanee</u>
STATE: <u>GA</u> ZIP: <u>30024</u>	STATE: <u>GA</u> ZIP: <u>30024</u>
PHONE: <u>470 429 3537</u>	PHONE: <u>470 429 3537</u>
CONTACT PERSON: <u>Jiliana Diaz</u> PHONE: <u>470 429 3537</u>	
CONTACT'S E-MAIL: <u>lilifor@aol.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>C-2</u> BUILDING/LEASED SQUARE FEET: <u>1800 sq f</u>	
PARCEL NUMBER(S): <u>R6156155</u> ACREAGE: <u>0,35</u>	
ADDRESS OF PROPERTY: <u>806 Pleasant Hill Rd, Lilburn GA 30047</u>	
SPECIAL USE REQUESTED: <u>Mechanic - Auto repair Place</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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## Legal Description

ALL THAT TRACT OR PARCEL OF LAND BEING IN LAND LOT 156, DISTRICT 6, GWINNETT COUNTY GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A PK NAIL IN THE MEDIAN AT THE INTERSECTION OF THE CENTERLINE OF PLEASANT HILL ROAD AND LAKESIDE WALK DRIVE THENCE  
N 03°27'26" E A DISTANCE OF 303.95 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF PLEASANT HILL ROAD (R/W VARIES) AND THE TRUE POINT OF BEGINNING;  
THENCE ALONG SAID RIGHT OF WAY N 08°27'45"W A DISTANCE OF 46.01 TO A POINT;  
THENCE LEAVING SAID RIGHT OF WAY N 59°31'23"E A DISTANCE OF 208.64 FEET TO A POINT;  
THENCE S 14°25'39"E A DISTANCE OF 100.10 FEET TO A PK NAIL SET;  
THENCE S 74°38'22"W A DISTANCE OF 205.32 FEET TO A PK NAIL SET ON THE RIGHT OF WAY OF PLEASANT HILL ROAD AND THE POINT OF BEGINNING

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**Legal Description**

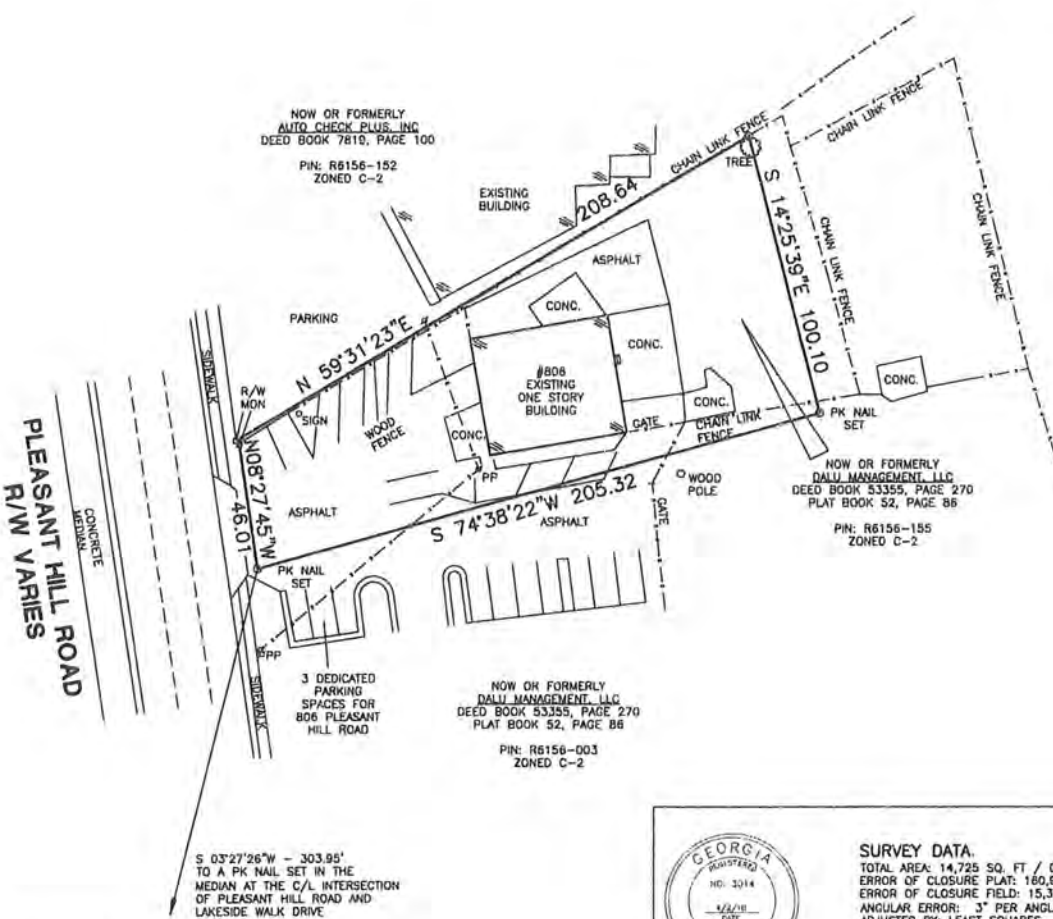
ALL THAT TRACT OR PARCEL OF LAND BEING IN LAND LOT 156, DISTRICT 6, GWINNETT COUNTY GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A PK NAIL IN THE MEDIAN AT THE INTERSECTION OF THE CENTERLINE OF PLEASANT HILL ROAD AND LAKESIDE WALK DRIVE THENCE N 03°27'26" E A DISTANCE OF 303.95 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF PLEASANT HILL ROAD (R/W VARIES) AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY N 08°27'45" W A DISTANCE OF 46.01 TO A POINT; THENCE LEAVING SAID RIGHT OF WAY N 59°31'23" E A DISTANCE OF 208.64 FEET TO A POINT; THENCE S 14°25'39" E A DISTANCE OF 100.10 FEET TO A PK NAIL SET; THENCE S 74°38'22" W A DISTANCE OF 205.32 FEET TO A PK NAIL SET ON THE RIGHT OF WAY OF PLEASANT HILL ROAD AND THE POINT OF BEGINNING



**LEGEND**

- |     |                    |     |                         |
|-----|--------------------|-----|-------------------------|
| R/W | RIGHT OF WAY       | FES | FLARED END SECTION      |
| PVT | PAVEMENT           | JB  | JUNCTION BOX            |
| WM  | WATER METER        | HW  | HEADWALL                |
| B/L | BUILDING LINE      | C   | CENTER LINE             |
| P/L | PROPERTY LINE      | D   | DRAINAGE DIRECTION      |
| F   | FIRE HYDRANT       | H   | HOUSE NUMBER            |
| V   | VALVE              | IPF | IRON PIN FOUND          |
| W   | WATER MAIN         | IPS | IRON PIN SET            |
| MH  | MANHOLE            | E   | ELECTRIC POWER          |
| S   | SEWER LINE         | R   | RADIUS OF CURVATURE     |
| DE  | DRAINAGE EASEMENT  | CB  | DOUBLE WING CATCH BASIN |
| SE  | SEWER EASEMENT     | CB  | SINGLE WING CATCH BASIN |
| GL  | GAS LINE           | PP  | POWER POLE              |
| PP  | POWER POLE         | A   | ARC OF CURVE            |
| N&C | NAIL IN CAP        | INV | INVERT                  |
| LP  | LIGHT POLE         | DI  | DROP INLET              |
| EE  | EXISTING ELEVATION | PE  | PROPOSED ELEVATION      |



**General Notes:**

SURVEY AS PER RIGHT OF WAY MONUMENTS FOUND AND OTHER REFERENCES AS NOTED HEREON.

SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND PROPERTY IS SUBJECT TO ALL MATTERS OF TITLE

SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD DISTRICT AS PER FIRM PANEL NO. 13135C0100F, EFFECTIVE DATE 9/29/06



**SURVEY DATA.**

TOTAL AREA: 14,725 SQ. FT / 0.33 ACRES  
 ERROR OF CLOSURE PLAT: 180,806  
 ERROR OF CLOSURE FIELD: 15,371  
 ANGULAR ERROR: 3" PER ANGLE POINT  
 ADJUSTED BY: LEAST SQUARES  
 EQUIPMENT USED: TOPCON PS-103 TOTAL STATION  
 FIELD WORK COMPLETED ON APRIL 2, 2018

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

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND NO WARRANTIES EXTEND TO ANY UNNAMED PERSON WITHOUT A RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON

COPYRIGHT 2018 DIVERSIFIED TECHNICAL GROUP, LLC. THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.



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Boundary Survey  
**DALU MANAGEMENT, LLC**

**DIVERSIFIED TECHNICAL GROUP, L.L.C.**

LAND SURVEYORS AND LAND PLANNERS  
 Land Surveying Firm License# 587  
 2700 BRASELTON HIGHWAY SUITE 10-430  
 DACULA, GEORGIA 30019  
 PH. 770-614-7095  
 EMAIL: DtgSurvey@yahoo.com

COUNTY: GWINNETT LAND LOT (S): 156 DISTRICT: 6 STATE: GEORGIA  
 SCALE: 1" = 30' DATE: 4/2/18 DRAWN: J.S.S. CHECKED: J.S.S. JOB NO. 18132

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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, it has been a mechanic place since 2011

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

No it will not affect nearby property. It will continue to be the same.

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

Yes, property is currently zoned C-2

- (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, the area has had this kind of business for more than 6 years now, so no excessive or burdensome use of resources.

- (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:

None.

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**Dalu Management, LLC**  
2300 Shore View Way, Suwanee GA 30024  
Phone: 470 429 3537 Fax: 470 429 3706

**Atlanta, June 16, 2020**

Gwinnett County  
Department of Planning & Development  
446 West Crogan Street, Suite 250  
Lawrenceville, GA 30046

Ref: Renewal of Special Use Permit for Mechanic Auto Repair Shop

We hereby submit a letter of intent for the renewal of the special use permit (No: SUP2018-00031) which allows the auto repair business to continue. I bought the property 5 years ago, and the auto repair business is still thriving, not just on my property, but in the surrounding areas as well. So, I respectfully ask for your approval to keep operating this productive auto repair shop by renewing the special use permit.

Thank you for your time and consideration.

Sincerely,



Liliana Diaz  
Dalu Management, LLC

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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

June 16 / 2020

Date

Liliana Diaz

Type or Print Name and Title

Registered Agent



Signature of Notary Public

06/16/2020

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.

*[Handwritten Signature]*

June 16/2020

Signature of Property Owner

Date

*Liliana Diaz / Dalu Management / Registered Agent*

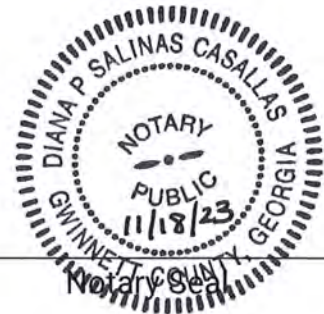
Type or Print Name and Title

*[Handwritten Signature]*

06/16/2020

Signature of Notary Public

Date



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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.

Jiliana Diaz      6/16/2020      Jiliana Diaz  
 SIGNATURE OF APPLICANT      DATE      Registered Agent  
 TYPE OR PRINT NAME AND TITLE

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

[Signature]      06/16/2020  
 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      Jiliana Diaz  
 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:** 6<sup>th</sup> - 156 - R6156155  
(Map Reference Number)      District      Land Lot      Parcel

[Signature]      June 16/2020  
Signature of Applicant      Date

Jiliana Diaz / Registered Agent / Dalu Management LLC  
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 Sakoby      TSAT  
NAME      TITLE  
6/19/2020  
DATE

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