

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Eduardo Castillo Peraita</u>	NAME: <u>Nasser Ali Al-Ansai</u>
ADDRESS: <u>349 Serenity Point</u>	ADDRESS: <u>525 Hurricane Shoals Rd. NE</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>Georgia</u> ZIP: <u>30046</u>	STATE: <u>Georgia</u> ZIP: <u>30046</u>
PHONE: <u>786.380.0386</u>	PHONE: <u>770.318.4688</u>
CONTACT PERSON: <u>Magalis Fernandez</u> PHONE: <u>786.380.8096</u>	
CONTACT'S E-MAIL: <u>magalisfernandez06@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 checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>M1</u>	BUILDING/LEASED SQUARE FEET: <u>4400</u>
PARCEL NUMBER(S): <u>5177-033, 034</u>	ACREAGE: <u>1.74</u>
ADDRESS OF PROPERTY: <u>515 Hurricane Shoals Rd. NE-Lawrenceville, GA 30046</u>	
SPECIAL USE REQUESTED: <u>Truck Services and Repairs</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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L E G A L   D E S C R I P T I O N

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 177 OF THE 5TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A POINT ON THE NORTHERLY RIGHT OF WAY OF HURRICANE SHOALS ROAD ( 80' R/W) WITH THE PROJECTED CENTERLINE OF HOSEA ROAD; THENCE IN A EASTERLY DIRECTION ALONG THE NORTHERLY RIGHT OF WAY OF SAID ROAD A DISTANCE OF 1012.36 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE North 30 degrees 40 minutes 31 seconds West for a distance of 528.50 feet TO AN IPS  
THENCE North 55 degrees 40 minutes 36 seconds East for a distance of 281.95 feet TO AN IPS;  
THENCE South 29 degrees 39 minutes 34 seconds East for a distance of 148.03 feet TO AN IPS;  
THENCE South 45 degrees 35 minutes 53 seconds West for a distance of 200.00 feet TO AN IPS;  
THENCE South 30 degrees 05 minutes 22 seconds East for a distance of 330.00 feet TO A 1/2" REBAR FOUND;  
THENCE South 44 degrees 48 minutes 41 seconds West for a distance of 83.77 feet TO AN IPS, SAID POINT BEING THE TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 1.74 acres.

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# TOTAL AREA: 1.74 ACRES



### LEGEND :

- POB POINT OF BEGINNING
- LL LAND LOT LINE
- R/W RIGHT OF WAY
- N/F NOW OR FORMERLY
- CTF CRIMP TOP FOUND
- RFB REBAR FOUND
- OTF OPEN TOP FOUND
- RBS REBAR SET
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- DIP DUCTILE IRON PIPE
- PVC POLYVINYLCHLORIDE PIPE
- SWCB SINGLE WING CATCH BASIN
- DWCB DOUBLE WING CATCH BASIN
- CI CURB INLET
- DI DROP INLET
- OCS OUTLET CONTROL SYSTEM
- JB JUNCTION BOX
- FES FLARED END SECTION
- HW HEAD WALL
- WI WEIR INLET
- SSMH SANITARY SEWER MANHOLE
- CO CLEAN OUT
- INV INVERT
- +— OVERHEAD POWER LINE
- EO ELECTRIC OUTLET
- U— UTILITY POLE
- P— UNDERGROUND POWER LINE
- G— GUY WIRE
- PP POWER POLE
- L/P LIGHT POLE
- FH FIRE HYDRANT
- W— WATER LINE
- WM WATER METER
- WV WATER VALVE
- VM VALVE MARKER
- SI SIGN POST
- BL BUILDING LINE
- CL CENTERLINE
- EP EDGE OF PAVEMENT
- Sp SAMPLING POINT
- Mp MONITORING POINT
- \* WETLANDS

Now or Formerly  
NASSER ALI AL-ANSSI  
DB 46516, PG.618  
ZONED LM

Now or Formerly  
NASSER ALI AL-ANSSI  
DB 22678, PG.26  
ZONED LM

Now or Formerly  
DONALD L. HEAD  
DB 5864, PG.340  
ZONED LM

Now or Formerly  
C.E. SMITH  
NO INFORMATION FOUND  
ZONED LM



**SURVEY NOTATION:**  
THIS SURVEY WAS RUN USING A GEOMAX ZOOM 90 TOTAL ROBOTICS EDM UNIT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE, PRECISION OF ONE FOOT IN 124,223 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR PRECISION AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 349,705 FEET.

**REFERENCE MATERIAL:**  
PLAT OF SURVEY FOR JAMES G. DAVIS, PREPARED BY HAYES, JAMES & ASSOCIATES DATED MAY 21, 1983 AND RECORDED IN P.B.24, PAGE 288.  
PLAT OF SURVEY FOR WILLIAMS MOBIL OFFICES, ATLANTA BRANCH, PREPARED BY S.R. FIELDS & SON DATED 08-02-1965 AND RECORDED IN P.B. 32, PAGE 169.  
PLAT OF SURVEY FOR CECIL HOLBROOK, PREPARED BY S.R. FIELDS DATED JUNE 5, 1965 AND RECORDED IN P.B.M, PAGE 69.

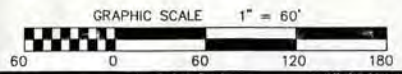
SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD DISTRICT AS PER FEMA F.I.R.M. PANEL NO. 13135C0074 F DATED SEPT. 29, 2006.

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THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENTAL AGENCIES, AND ABOVE GROUND OBSERVATION. THE SURVEYOR AND/OR ENGINEER MAKE NO CLAIM TO THE COMPLETENESS OF THIS INFORMATION. THE SIZE, LOCATION, OR ADDITIONAL UTILITIES MAY BE UNCOVERED UPON EXCAVATION. PRIOR TO BEGINNING ANY EARTH DISTURBING ACTIVITIES, THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.



IF YOU DIG GEORGIA ...  
CALL US FIRST  
UTILITIES PROTECTION CENTER  
STATE WIDE  
1 800 282-7411  
IT'S THE LAW



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A 15-6-67.



NO.	DATE	REVISION

COUNTY:	GWINNETT
LAND LOT:	177
DISTRICT/PARCEL:	5th / 033&034
DATE:	02/18/2020
SCALE:	1" = 60'
JOB NO.	20203

SURVEY FOR:  
**NASSER HEAVY EQUIPMENT**  
515 HURRICANE SHOALS ROAD



**RINGO ABERNATHY & ASSOCIATES**  
CONSULTANTS SURVEYORS ENGINEERS PLANNERS  
174 DACULA ROAD - DACULA, GA. 30019  
Phone (770) 962-8456 - Fax (770) 277-3981

**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. This will create more business.

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

No. This is already a business/Industrial use area.

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

Yes.

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- (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. Zoned Industrial.

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

Yes.

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- (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. No changes.

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Tuesday, June 16, 2020

Property located at:

515 Hurricane Shoals Rd. NE  
Lawrenceville, GA 30046

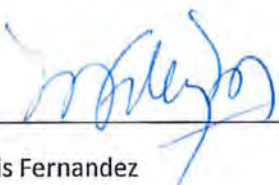
I, Magalis Fernandez and Eduardo *Castillo* Peraita do plan to use the property listed above as a property of business under the name of **Black & White Truck Services, LLC**. The nature of our business is for small repairs, tune-ups, and oil changes on commercial trucks. This is a new business for this location, the previous tenant moved out on April of 2019 and we acquired a lease for this building (parcels) in December of 2019. Additional information concerning this business is detailed below, please feel free to call us should you have any additional questions or concerns. Thank you.

Hours of Operation: 8:00AM – 6:30PM

Days of Operation are: Monday – Saturday

Trucks are parked in front and on the side of the building as we do have to shift and move trucks around in their proper order of arrival (prior to repair) and departure (after repair). In the rear of the property we will drive the trucks around in order to ensure their drivability after the work a/o repair has been completed.

There should not be any outdoor storage items unless there are plastic or metal oil drums that have been delivered that have not been moved to the interior of the building, or, drums to be picked up for removal. In addition to these drums, there will be plastic trash carts always outside for proper trash disposal.

  
\_\_\_\_\_ , dated 06/17/2020

✓ Magalis Fernandez

  
\_\_\_\_\_ , dated 06/17/2020

✓ Eduardo *Castillo* Peraita

Owners of Black & White Truck Services, 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.

*x E Castillo*

Signature of Applicant

*6/17/2020*

Date

**Eduardo Castillo Peraita**

*, Business Owner*

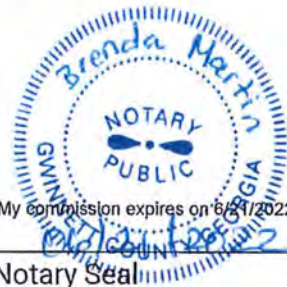
Type or Print Name and Title

*Brenda Martin*

Signature of Notary Public

*06/17/2020*

Date



Notary Seal

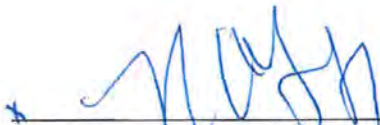
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**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

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.

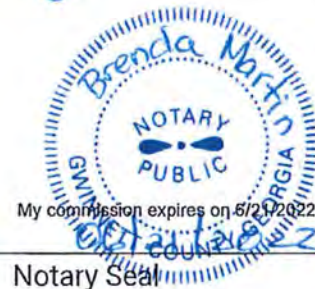
  
\_\_\_\_\_  
Signature of Property Owner

6/17/2020  
\_\_\_\_\_  
Date

Al-Ansai, Nasser Ali - Owner, Bldg.  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

6/17/2020  
\_\_\_\_\_  
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.

E. Castillo                      12/31/19                      Eduardo Castillo Peraita  
 SIGNATURE OF APPLICANT                      DATE                      TYPE OR PRINT NAME AND TITLE

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

Brenda Martin                      12/03/19  
 SIGNATURE OF NOTARY PUBLIC                      DATE



Commission Expires on  
6/21/2022

**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    Eduardo Castillo Peraita  
 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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