

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Recycled Products of Georgia</u>	NAME: <u>RBD Holdings, LLC</u>
ADDRESS: <u>1576 Doster Rd</u>	ADDRESS: <u>2639 Ivy Plantation Dr</u>
CITY: <u>Winder</u>	CITY: <u>Buford</u>
STATE: <u>Ga</u> ZIP: <u>30680</u>	STATE: <u>GA</u> ZIP: <u>30519</u>
PHONE: <u>770-780-9662</u>	PHONE: <u>404-314-4718</u>
CONTACT PERSON: <u>Joe Mitchell</u> PHONE: <u>770-780-9662</u>	
CONTACT'S E-MAIL: <u>jmittchell@jmittchellcontracting.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>M2</u> BUILDING/LEASED SQUARE FEET: _____	
PARCEL NUMBER(S): <u>R5242026</u> ACREAGE: <u>5.2</u> acres	
ADDRESS OF PROPERTY: <u>1610 Winder Hwy</u>	
SPECIAL USE REQUESTED: <u>Salvage Yard</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 in Land Lot 242, 5<sup>th</sup> District, Gwinnett County Georgia, and being more particularly described as follows:

**Beginning** at the intersection of the northerly right of way of U.S. Highway #29 (RW varies) and the westerly right of way of Alcovy Industrial Boulevard (RW varies); thence along the northerly right of way of Highway #29 South 69 degrees 15 minutes 16 seconds West a distance of 663.13 feet to a point; thence leaving said right of way North 60 degrees 13 minutes 00 seconds West a distance of 171.96 feet to a point located on the M-2 zoning line which is the True point of beginning; thence North 60 degrees 13 minutes 00 seconds West a distance of 146.87 feet to a point; thence North 29 degrees 47 minutes 00 seconds East a distance of 6.17 feet to a point; thence North 59 degrees 50 minutes 00 seconds West a distance of 236.73 feet to a point; thence North 60 degrees 15 minutes 00 seconds West a distance of 440.00 feet to a point; thence North 61 degrees 00 minutes 00 seconds West a distance of 119.39 feet to a point; thence North 29 degrees 00 minutes 00 seconds East a distance of 148.46 to a point located on the southerly right of way of Alcovy Industrial Boulevard (RW varies); thence along said right of way South 73 degrees 44 minutes 00 seconds East a distance of 880.54 feet to a point; thence leaving said right of way South 15 degrees 55 minutes 24 seconds West a distance of 370.92 feet to a point which is the True Point of Beginning.

Said lot contains 230,250 sq. feet (5.29 acres)

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This plan was prepared for the exclusive use of the person, persons, or entity named in the certificate herein. Said certificate does not extend to any assumed person without an express recertification by the surveyor naming said person.

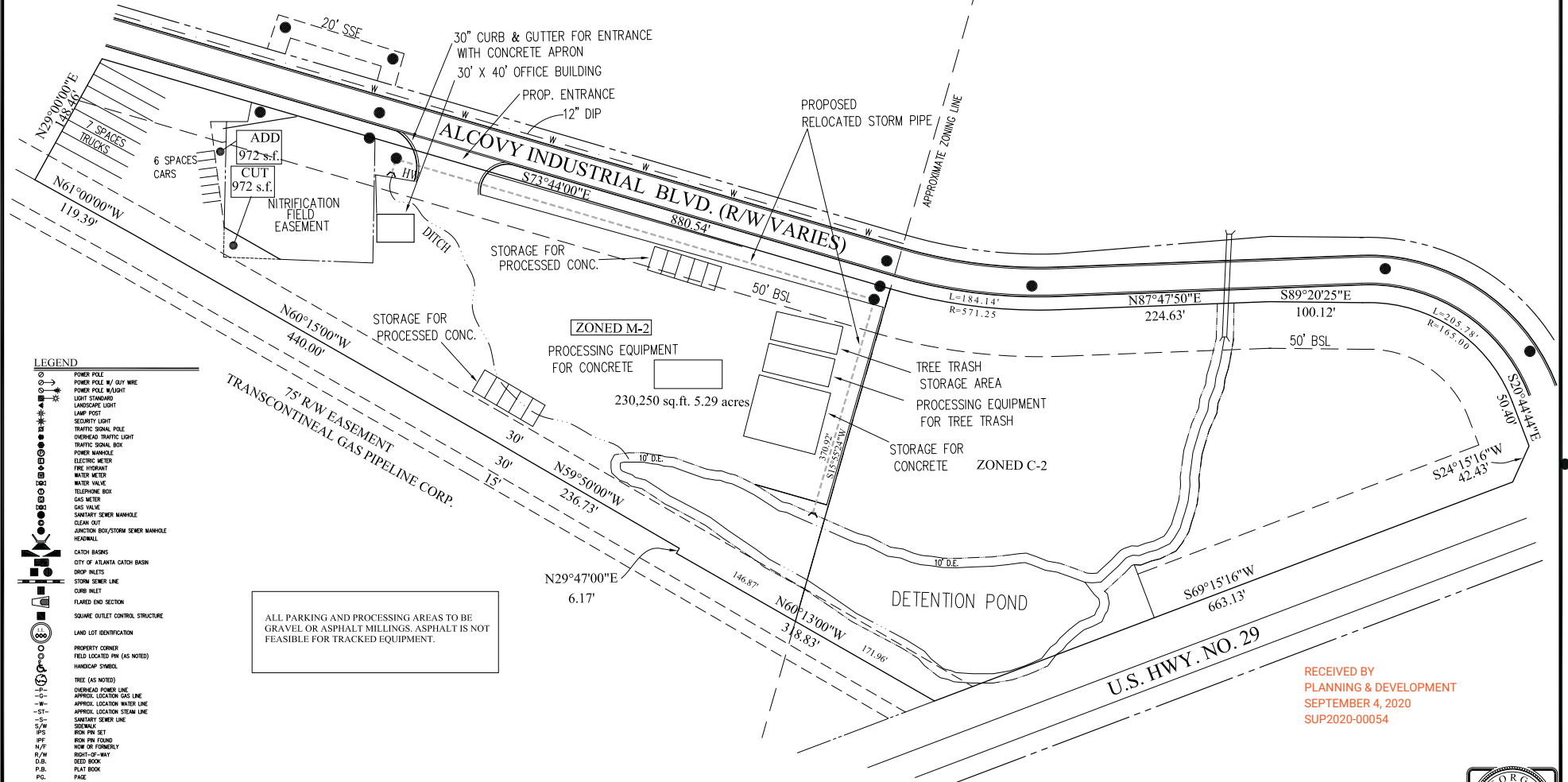
This survey was made without the benefit of a current title insurance policy. The surveyor and his/her assistants may not have been aware of all existing easements and rights-of-way, public or private.

TOTAL AREA:

10.2 ACRES

NOTE:

1. FENCES SHOULD NOT BE PLACED USING DIMENSIONS FROM THIS PLAN.
2. ALL MATTERS OF TITLE ARE EXCEPTED.
3. THIS PLAN IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE.



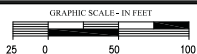
LEGEND

- POWER POLE
- POWER POLE W/ GUY WIRE
- POWER POLE W/ LIGHT
- LIGHT STANDARD
- LANDSCAPE LIGHT
- LAMP POST
- SECURITY LIGHT
- TRAFFIC SIGNAL POLE
- OVERHEAD TRAFFIC LIGHT
- TRAFFIC SIGNAL BOX
- POWER METER
- ELECTRIC METER
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- TELEPHONE BOX
- GAS METER
- GAS VALVE
- SANITARY SEWER MANHOLE
- CLEAN OUT
- JUNCTION BOX/STORM SEWER MANHOLE
- HEADWALL
- CATCH BASIN
- CITY OF ATLANTA CATCH BASIN
- DROP INLETS
- STORM SEWER LINE
- CURB INLET
- FLARED END SECTION
- SQUARE OUTLET CONTROL STRUCTURE
- LAND LOT IDENTIFICATION
- PROPERTY CORNER
- FIELD LOCATED PIN (AS NOTED)
- HANDICAP SYMBOL
- TREE (AS NOTED)
- OVERHEAD POWER LINE
- APPROX. LOCATION GAS LINE
- APPROX. LOCATION WATER LINE
- APPROX. LOCATION STEAM LINE
- SANITARY SEWER LINE
- SEWERMAT
- IRON PIN SET
- IRON PIN FOUND
- HOW OR FORMERLY
- RIGHT-OF-WAY
- DEED BOOK
- PLAT BOOK
- PAGE

ALL PARKING AND PROCESSING AREAS TO BE GRAVEL OR ASPHALT MILLINGS. ASPHALT IS NOT FEASIBLE FOR TRACKED EQUIPMENT.

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SEPTEMBER 4, 2020  
SUP2020-00054

CHRISTOPHER E. MOORE  
& ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYING  
445 FAIRWAY DRIVE MONROVIE, GA 30055  
PHONE: (770) 963-7418



CONCEPT PLAN FOR  
JOE MITCHELL

LOT 3 UNIT FOUR  
GWINNETT PROGRESS CENTER

LAND LOT 242  
5TH DISTRICT  
GWINNETT COUNTY, GEORGIA  
7-26-20 / SCALE 1"=60'  
JOB# 1900054.scp

REVISIONS		
L	SCALE	COMMENTS
1	SCALE	COMMENTS
NO	DATE	DESCRIPTION





**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:

Windscreen and buffers will inhibit view from adjacent properties

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

Proposed will have no adverse effects on adjacent properties

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

Property has economic value zoned as-is (M-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:

Proposed SUP will have little added impact on streets and no added impact on transportation facilities, utilities or schools.

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

Based on recommendations by Planning and Zoning, "salvage yard" is the best fit SUP for application

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVES SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:

None **RECEIVED BY**

AUG 06 2020

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# RECYCLED PRODUCTS OF GEORGIA

1576 DOSTER RD, WINDER, GA. 30680

## Letter of Intent

Recycled Products of Georgia intends to obtain a special use permit for a “salvage yard” operation. Under this SUP, we will be accepting the following materials, processing them and re-selling to an end user.

Our proposal is to open a C&D recycling and reduction facility on this property. We will have 3 recycling streams coming in: tree waste, C&D and concrete waste. Below I will outline the recycling process for each stream

- Tree waste: This is the least involved process. Tree waste will be ground up and hauled out to a power plant to be burned as fuel for power generation and be used for colored mulch.
- C&D: When this waste comes in it will be picked hydraulically of large pieces and bulk materials. From there, block, brick and rocks will be separated out. Block, brick and inert items will be crushed and sold to be used in new construction. Wood waste, plastic and other marketable items from separation will be hand picked and sold. Only an estimated 20% will actually be sent to the landfill.
- Concrete: Concrete will be crushed into various sizes on a regular basis and sold for new construction.
- Normal working hours will be Monday through Friday 7-5 and some Saturdays 7 to 1. No Sunday work is proposed.
- Entire lot is proposed to be gravel, parking spaces will vary.
- An office trailer is proposed during construction. No other improvements are proposed at this time.
- The existing detention pond depicted on the site plan will be utilized for this development

SUP2020-00054  
Received  
8/26/2020

**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

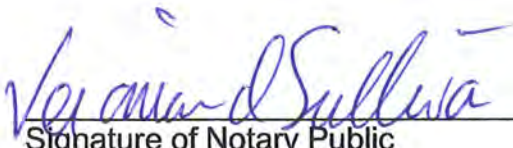
7-16-20

Date

Joe Mitchell

Member

Type or Print Name and Title



Signature of Notary Public

7/16/20

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.

*David H. Freeman*

Signature of Property Owner

7-16-20

Date

**RBD Holdings, LLC / David H. Freeman      Member**

Type or Print Name and Title

*Veronica I. Sullivan*

Signature of Notary Public

7/16/20

Date



Notary Seal


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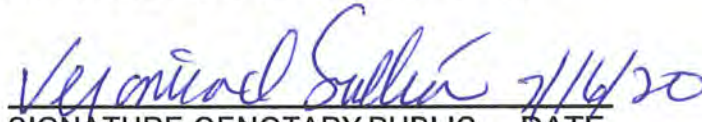
SUP '20 054

**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.

 **7-16-20** Joe Mitchell Member  
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 **7/16/20**  
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 **Joe Mitchell**

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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**AUG 06 2020**

**SUP '20 054**




**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: 5th - 242 - R5242 026  
(Map Reference Number) District Land Lot Parcel

  
Signature of Applicant

8-5-20  
Date

**Joe Mitchell**

**Member**

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 Umanzor  
NAME

TSA II  
TITLE

8/5/2020  
DATE

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**AUG 06 2020**