

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Stephen D Norton</u> DBA: <u>Mobility Center of Georgia</u> ADDRESS: <u>3304 Stone Mountain Hwy</u> CITY: <u>Snellville</u> STATE: <u>Ga</u> ZIP: <u>30078</u> PHONE: <u>770-833-1411</u>	NAME: <u>Stephen D Norton</u> ADDRESS: <u>2420 Tristan Circle</u> CITY: <u>Atlanta</u> STATE: <u>Ga</u> ZIP: <u>30345</u> PHONE: <u>770-833-1411</u>
CONTACT PERSON: <u>Steve Norton</u> PHONE: <u>770-833-1411</u> CONTACT'S E-MAIL: <u>prestonproducts@hotmail.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>7,500</u>
PARCEL NUMBER(S): <u>6052013</u> <u>52 of 6th</u>	ACREAGE: <u>0.845</u>
ADDRESS OF PROPERTY: <u>3304 Stone Mountain Hwy, Snellville, Ga</u> <u>30078</u>	
SPECIAL USE REQUESTED: <u>Auto Service/Repair</u> <u>Automotive 7,500 sq ft.</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Exhibit "A"

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 52 of the 6th District of Gwinnett County, Georgia, and being more particularly described as follows:

To locate the POINT OF BEGINNING, measure from the intersection of the southeasterly right of way of U.S. Highway No. 78 (50 feet from centerline of U.S. Highway No. 78) and the north line of Land Lot 52, thence southwesterly along the right of way of U.S. Highway No. 78 a distance of 11.87 feet to the POINT OF BEGINNING. Thence running southwesterly along the right of way of U.S. Highway No. 78 and following the curvature thereof an arc distance of 130.00 feet to a point; thence running south 33° 05' 00" east a distance of 140.79 feet to a point; thence running south 33° 05' 00" east a distance of 137.83 feet to a point; thence running north 46° 38' 00" east a distance of 124.94 feet to a point; thence running north 30° 19' 00" west a distance of 82.48 feet to a point; thence running in a northwesterly direction a distance of 207.50 feet to a point on the southeasterly right of way of U.S. Highway No. 78 and the POINT OF BEGINNING.

Said tract contains 0.845 acres, more or less, as shown on that certain Site Plan of Statham Tire Co., dated July 16, 1984, prepared by Robert M. Buhler L.S., Georgia Registered Land Surveyor No. 1403.

TOGETHER WITH:

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 52 of the 6th District of Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a point 1.1 feet southwesterly of the intersection of the northeasterly land lot line of Land Lot 52 and the southeasterly right of way of U.S. Highway No. 78 a/k/a Georgia Highway 10 (100 foot right of way) and from said POINT OF BEGINNING running thence 10.77 feet in a southwesterly direction along the southeasterly right of way of U.S. Highway No. 78 to a point; running thence south 33° 22' 34" east, a distance of 158.86 feet to a point; running thence north 29° 41' 00" west, a distance of 45.48 feet to a point; running thence north 44° 02' 34" west, a distance of 12.43 feet to a point; running thence north 06° 06' 28" east, a distance of 7.71 feet to a point; running thence north 29° 41' 00" west, a distance of 97.32 feet to a point on the southeasterly right of way of U.S. Highway No. 78, which is POINT OF BEGINNING, said property being more particularly described according to plat of survey by Virgil F. Gaddy, Georgia Registered Land Surveyor, dated May 26, 1988.

TOGETHER WITH easement described at Deed Book 4090, Page 320, Gwinnett County, Georgia Records.

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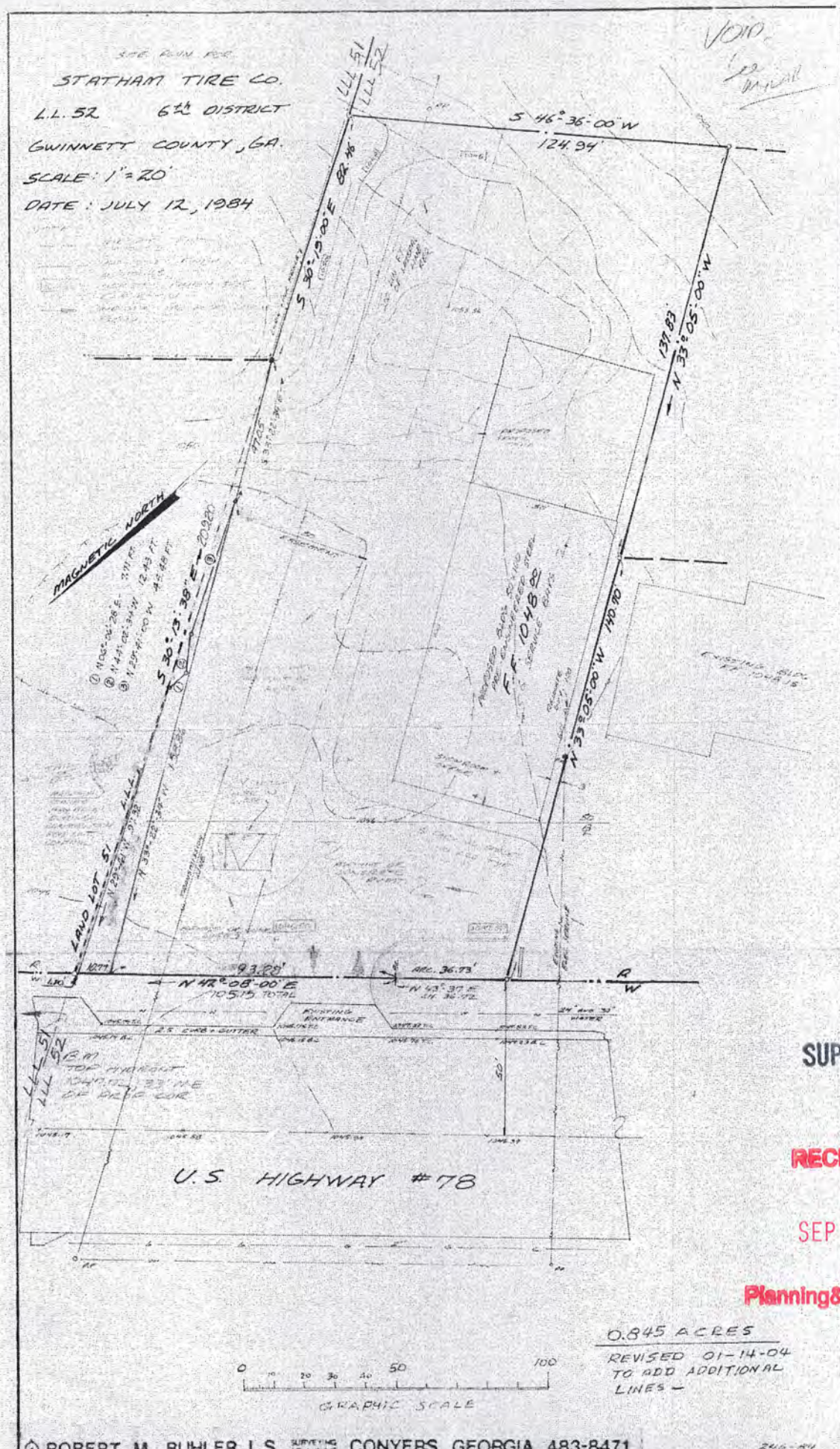
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STATE PLANNING REG.
 STATHAM TIRE CO.
 L.L. 52 6th DISTRICT
 GWINNETT COUNTY, GA.
 SCALE: 1" = 20'
 DATE: JULY 12, 1984

VOID
 See
 Manual



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0.845 ACRES
 REVISED 01-14-04
 TO ADD ADDITIONAL
 LINES -

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:

_____ *No* _____

REZONING APPLICANT'S LETTER OF INTENT

The Applicant and Owner, Stephen D. Norton, requests rezoning C-2 to stay the same. At present, the owner has 2,500 sq.ft for medical equipment storage, which he aims to continue using until an undetermined date, and the remaining 5,000 sq.ft is leased as an auto repair shop. This tenant will be vacating at the end of September and a new tenant, carrying out the same business, will apply. If the new tenant is successful, he will carry out a certified Nappa Service Center for the adjacent Nappa Parts store. His services will include auto tune up, maintenance of brakes, suspension, wheels, tires, batteries, belts, axles, bushings, timing, diagnostic, balancing and alignment. No body work included in services.

Hours of operation will be 8am-5pm Mon thru Fri., 8am-2pm Sat . and closed Sunday.

We are requesting the whole building to be rezoned C-2 for auto repair for future use. The size of the tract is 0.845, the building is 7,500 sq.ft, is 16 ft. high with 9 bays and has 18 parking spaces. There will be no additional new buildings.

There will be no change in buffers. existing The owner intends to carry out repairs to the concrete driveway and replace , with new, the up and over garage bay doors and also refresh the paint work.

Shown on the site plan, the Georgia Power easement, that runs the length of the property, slopes off at the rear and allows the stormwater run- off to distribute downwards across the power line valley, away from any residential land. Gravel has been laid down at the rear of the building. Therefore, we request a variance in respect of installing a retention pond.

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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.

S D Norton _____ 8.26.20 _____
Signature of Applicant Date

Stephen D Norton _____ Owner _____
Type or Print Name and Title

K Nicole Wingard _____ 8/26/2020 _____
Signature of Notary Public 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.

SD Norton 8.26.20
Signature of Property Owner Date

Stephen D Norton - owner
Type or Print Name and Title

K Nicole Wingard 8/26/2020
Signature of Notary Public 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.

Stephen D Norton 8.26.20 Stephen D Norton
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Stephen D Norton 8.26.20 Stephen D Norton
 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE owner

K. Wingard 8/26/2020
 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 Stephen D Norton
 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: 6th - 52 - R6052-013
(Map Reference Number) District Land Lot Parcel

Signature of Applicant _____ Date 8-18-20
Stephen D Norton
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)

Vukic Schotky NAME TITLE TSA II
8/31/2020 DATE

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