

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Vincent Canora</u>	NAME: <u>Vincent Canora</u>
ADDRESS: <u>2980 Thompson mill Rd</u>	ADDRESS: <u>2980 Thompson mill Rd</u>
CITY: <u>Buford</u>	CITY: <u>Buford</u>
STATE: <u>GA</u> ZIP: <u>30519</u>	STATE: <u>GA</u> ZIP: <u>30519</u>
PHONE: <u>678-794-3026</u>	PHONE: <u>678-794-3026</u>
CONTACT PERSON: <u>Vincent Canora</u> PHONE: <u>678-794-3026</u>	
CONTACT'S E-MAIL: <u>c5concretepumping@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: <u>RA200</u>	BUILDING/LEASED SQUARE FEET: <u>2700</u>
PARCEL NUMBER(S): <u>1002 070</u>	ACREAGE: <u>3.02</u>
ADDRESS OF PROPERTY: <u>2980 Thompson mill Rd</u>	
SPECIAL USE REQUESTED: <u>Park Motorhome + Vintage Cars</u> <u>For an accessory structure</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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All that Tract or Parcel of land lying and being in G.M.D. 1397, Gwinnett County, Georgia, Containing 3.02 acres, more particularly described on that of survey for "Vincent Canova" dated March 20th 2018, prepared by W.T. Dunahoo, Georgia Registered Land Surveyor Number 1577 and more particularly described as follows:

To find the true point of beginning, begin at a point on the southern right of way (80') of Thompson Mill Road with the centerline of Kay Morgan Road, thence along the right of way (80') of Thompson Mill Road in a westerly direction 1,137 feet to a point, this being the true point of beginning.

From the point of beginning thus established, leaving Thompson Mill Road south 00 degrees 00 minutes 00 seconds East 402.70 feet, thence north 80 degrees 14 minutes 29 seconds west 389.54 feet, thence north 19 degrees 54 minutes 22 seconds east 267.76 feet to a point, thence north 31 degrees 07 minutes 36 seconds east 207.02 feet to a point on the right of way (80') of Thompson Mill Road, thence along Thompson Mill Road south 63 degrees 34 minutes 26 seconds east 207.40 feet to a point on Thompson Mill Road, This being the true point of beginning.

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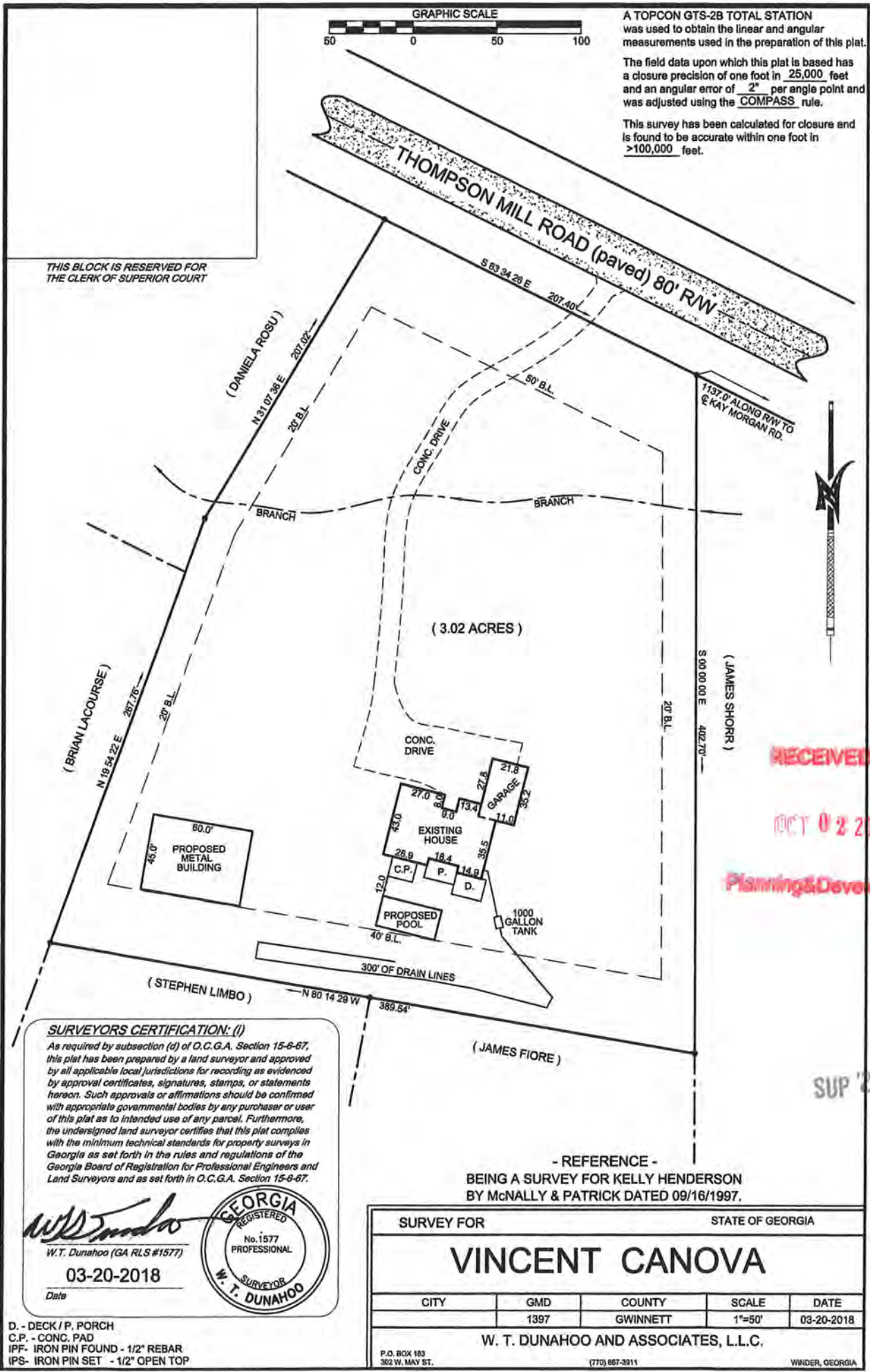


A TOPCON GTS-2B TOTAL STATION was used to obtain the linear and angular measurements used in the preparation of this plat.

The field data upon which this plat is based has a closure precision of one foot in 25,000 feet and an angular error of 2" per angle point and was adjusted using the COMPASS rule.

This survey has been calculated for closure and is found to be accurate within one foot in >100,000 feet.

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT



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SURVEYORS CERTIFICATION: (I)
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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.

W.T. Dunahoo
W.T. Dunahoo (GA RLS #1577)
03-20-2018
Date



- REFERENCE -
BEING A SURVEY FOR KELLY HENDERSON
BY McNALLY & PATRICK DATED 09/16/1997.

SURVEY FOR		STATE OF GEORGIA			
VINCENT CANOVA					
CITY	GMD	COUNTY	SCALE	DATE	
	1397	GWINNETT	1"=50'	03-20-2018	
W. T. DUNAHOO AND ASSOCIATES, L.L.C.					
P.O. BOX 183 302 W. MAY ST.		(770) 867-3911		WINDER, GEORGIA	

D. - DECK / P. PORCH
C.P. - CONC. PAD
IPF- IRON PIN FOUND - 1/2" REBAR
IPS- IRON PIN SET - 1/2" OPEN TOP

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:

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Letter of intent for Vince Canova's accessory structure.

This structure is intended to store a motorhome and antique cars. I plan to keep my tools and toolboxes in the structure as well. The structure will be built on 3.02 acres. The accessory structure will be 18' high to accommodate the size of the motorhome. I am wanting the structure to be 2700 Sqft so I can easily and comfortably store my classic cars and motorhome.

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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

9-24-20

Date



Type or Print Name and Title



Signature of Notary Public

9/24/2020

Date



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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.



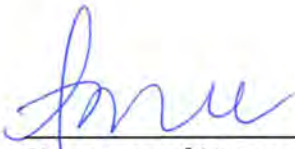
Signature of Property Owner

9-24-20

Date

Vincent Canouq

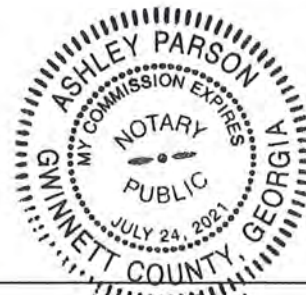
Type or Print Name and Title



Signature of Notary Public

9/24/2020

Date



Notary Seal

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**SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT**

(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.



Signature of Applicant

Vincent Canoua

Type or Print Name

9-24-20

Date



Signature of Notary Public

9/24/2020

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.

[Signature] 9-24-20 Vincent Cunniff
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 9/24/2020
 SIGNATURE OF NOTARY PUBLIC DATE



NOTARY SEAL

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 _____
 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: 1 - 2 - 070
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

OCT-1-20

Date

Vincent Canouy

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)

NAME

TITLE

DATE

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Know before you go: Check tag office wait times [here](#) and a checklist of required paperwork [here](#).

Property Tax bills will be available Oct. 1 and due Dec. 1. Payments accepted starting Oct. 1, not prior.



ACCOUNT DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#)

Tax Account

Mailing Address:

CANOVA VINCENT
2980 THOMPSON MILL RD
BUFORD, GA 30519-5433

[Change Mailing Address](#)

SITUS:

2980 THOMPSON MILL RD

Tax District:

COUNTY Unincorporated

Pay Now

No payment due for this account.

Chat

Parcel ID	Property Type	Last Update
R1002 070	Real Property	9/2/2020 8:06:09 PM

Legal Description

THOMPSON MILL RD

GoPaperless

Click [here](#) to cancel your Paperless Billing enrollment

Tax Bills

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Note: Four years of tax information is available online. Email tax@gwinnettcountry.com to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Am
2019	\$5,057.59	\$5,057.59	\$0.00	\$0.00	10/15/2019	\$
2018	\$4,760.89	\$4,760.89	\$0.00	\$0.00	10/15/2018	\$
2017	\$1,909.86	\$1,909.86	\$0.00	\$0.00	10/15/2017	\$
2016	\$1,884.84	\$1,884.84	\$0.00	\$0.00	10/15/2016	\$0.00
Total						\$0.00



[Print Tax Bill](#)

Click to view and print your Aug 2019 tax bill.

* This bill is good through Oct 15, 2019 only.

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