

**GWINNETT COUNTY**

**PLANNING AND DEVELOPMENT**

**RECEIVED**

**8/31/21 5:16PM**

Gwinnett County Planning Division  
Special Use Permit Application  
Last Updated 12/2020

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Richard Shields</u>	NAME: <u>Rafat Shaikh / Safemay Group</u>
ADDRESS: <u>2944 Rosebud rd SW</u>	ADDRESS: <u>696 Peachtree Industrial Blvd. Suite 101</u>
CITY: <u>Loganville</u>	CITY: <u>Norcross</u>
STATE: <u>GA</u> ZIP: <u>30052</u>	STATE: <u>GA</u> ZIP: <u>30092</u>
PHONE: <u>678-852-2397</u>	PHONE: <u>404-313-8429</u>
CONTACT PERSON: <u>Richard Shields</u> PHONE: <u>678-852-2397</u>	
CONTACT'S E-MAIL: <u>shieldsAutoCollision@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 type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>C-2</u>	BUILDING/LEASED SQUARE FEET: <u>5200</u>
PARCEL NUMBER(S): <u>5101179</u>	ACREAGE: <u>4.96</u>
ADDRESS OF PROPERTY: <u>2944 Rosebud rd SW Loganville, GA 30052 SUITE 101</u>	
SPECIAL USE REQUESTED: <u>(Parking) Automotive / Body Shop</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

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8/31/21 5:16PM

To the Department of Planning and Development,

My name is Richard Shields, and I am the owner of Shields Collision & Auto Repair Inc. located at 2944 Rosebud Rd. Suite K Loganville, GA, 30052. I have been at this location for about 9 years having had no prior issues; however, I am writing today to address my recent concern on parking.

1. I have recently been informed that I am not permitted to park cars in any of the three parking lots that surround my building (front lot, back lot, side lot). This leaves me wondering where I am supposed to put the cars I am currently working on if not in the parking lot. In addition, cars that are still being worked on will need to be parked overnight, in the front of the building. Cars are usually here for an extended period of time due to the severity of the repairs. We generally need to have cars parked in the back, front and side of the building for an extended period of time, as we are a collision and auto repair business. Some Vehicles can take up to two weeks or more to be worked on.
2. Operation of Business: Monday –Friday 8A-6P Saturday 8A-5p Close on Sunday. Total parking space 30. Ceiling height 20-23 feet

Best regards,

Richard Shields

Owner, Shields Collision & Auto Repair  
 (770)985-5585 | [shieldsautocollision@gmail.com](mailto:shieldsautocollision@gmail.com)  
[www.shieldscollision.com](http://www.shieldscollision.com)



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9/14/21 2:00PM

Gwinnett County Planning Division  
Special Use Permit Application  
Last Updated 12/2020

**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 give the opportunity for nearby property owners to have options to be able to shop for a vehicle.

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

No, it would not affect but the opposite, will give the advantage to help the community for an option to look at an inventory.

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

Yes, according to the zoning.

- (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, it would not cause an excessive or burdensome use because only 4 or 6 customers will come by to see the inventory per day.

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

Yes it is. We been using the Special Use Permit before with the same intent in the land.

- (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 the property will be used for the same purpose as we've been using it for the past 9 yrs with no change.



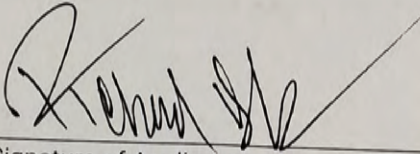
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9/14/21 2:00PM

Gwinnett County Planning Division  
Special Use Permit Application  
Last Updated 12/2020

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.

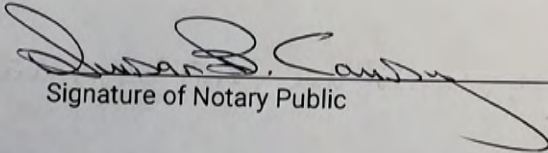


Signature of Applicant

Date

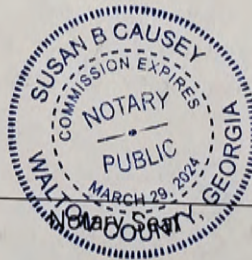
Richard Shields (owner)

Type or Print Name and Title



Signature of Notary Public

09/14/21  
Date



**GWINNETT COUNTY**

**PLANNING AND DEVELOPMENT**

**RECEIVED**

**8/31/21 5:16PM**

Gwinnett County Planning Division  
Special Use Permit Application  
Last Updated 12/2020

**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.



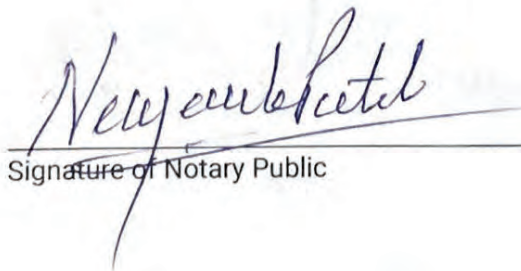
Signature of Property Owner

7/26/2021

Date

Rafat Shaikh

Type or Print Name and Title



Signature of Notary Public

7/26/21

Date

Notary Seal






**GWINNETT COUNTY****PLANNING AND DEVELOPMENT**

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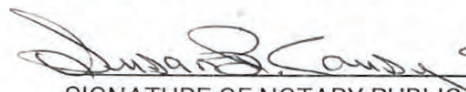
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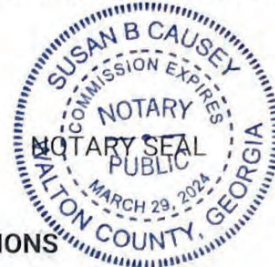
Gwinnett County Planning Division  
Special Use Permit Application  
Last Updated 12/2015**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

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.

 8/2/2021 Richard Shields, (CEO)  
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

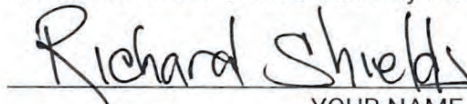
\_\_\_\_\_  
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

 8/2/21  
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

  
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.

**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:  
(Map Reference Number)

District

Land Lot

Parcel

R-5101 179

  
Signature of Applicant

7/21/2021.  
Date

Richard Shields CEO.  
Type or Print Name and Title

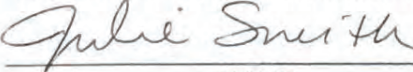
**\*\*\*PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.\*\*\***

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**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

TSA II  
TITLE

7-21-21  
DATE



**PARCEL 1**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 100 & 101 OF THE 5TH. DISTRICT, GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT A  $\frac{1}{2}$ " REBAR N05°14'51"E, 254.76 FEET FROM THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ROSEBUD ROAD (100 FT. RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 78 (A.K.A. ATHENS HIGHWAY) (120 FT. RIGHT-OF-WAY) THENCE:

N05°13'49"E, A DISTANCE OF 40.00 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
N05°13'49"E, A DISTANCE OF 364.75 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
N05°30'01"E, A DISTANCE OF 61.36 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
S84°30'52"E, A DISTANCE OF 187.47 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
N62°05'06"E, A DISTANCE OF 115.32 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
S27°54'54"E, A DISTANCE OF 379.01 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
S29°03'59"E, A DISTANCE OF 138.03 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
S62°05'53"W, A DISTANCE OF 170.04 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
S20°51'21"W, A DISTANCE OF 98.85 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
N69°08'39"W, A DISTANCE OF 108.84 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
S18°36'41"W, A DISTANCE OF 269.98 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
N68°49'33"W, A DISTANCE OF 9.65 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
N18°36'41"E, A DISTANCE OF 259.51 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
N71°37'04"W, A DISTANCE OF 62.38 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
S05°13'46"E, A DISTANCE OF 131.52 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
N84°46'14"W, A DISTANCE OF 190.00 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
S05°13'46"W, A DISTANCE OF 39.21 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
N84°46'14"W, A DISTANCE OF 33.84 FEET TO A  $\frac{1}{2}$ " REBAR AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 216,085.2 SQUARE FEET (4.961 ACRES).

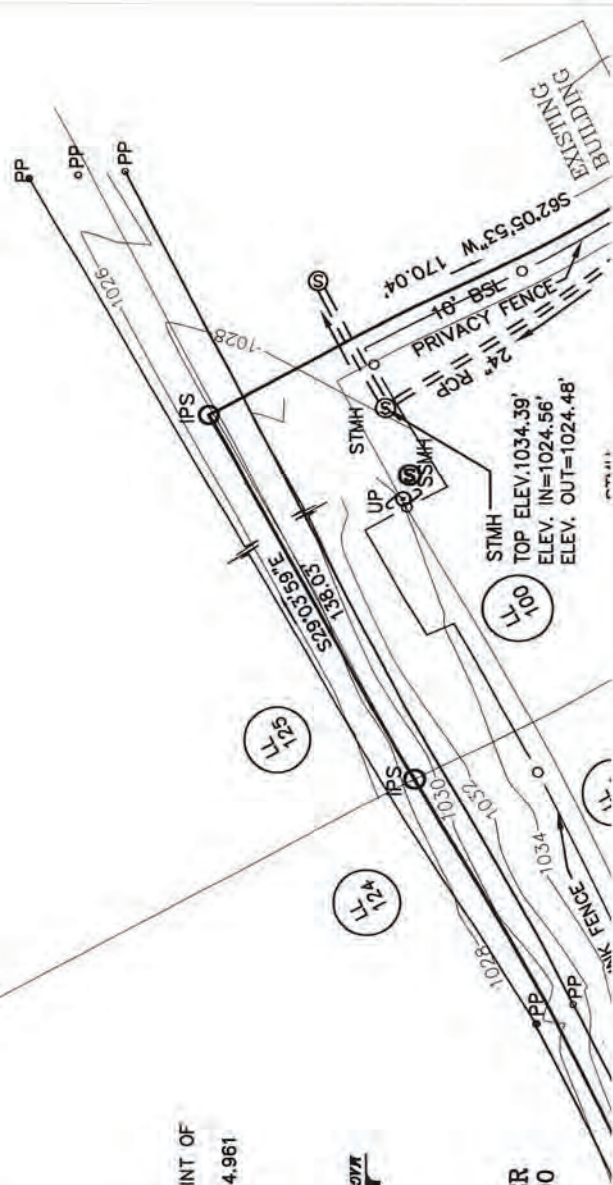
**PARCEL 2**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 100 & 101 OF THE 5TH. DISTRICT, GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT A  $\frac{1}{2}$ " REBAR N05°14'51"E, 254.76 FEET FROM THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ROSEBUD ROAD (100 FT. RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 78 (A.K.A. ATHENS HIGHWAY) (120 FT. RIGHT-OF-WAY) THENCE:

N05°13'49"E, A DISTANCE OF 40.00 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
S84°46'14"E, A DISTANCE OF 33.84 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
N05°13'46"E, A DISTANCE OF 39.21 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
S84°46'14"E, A DISTANCE OF 190.00 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
S05°13'46"W, A DISTANCE OF 131.52 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
N71°37'04"W, A DISTANCE OF 229.87 FEET TO A  $\frac{1}{2}$ " REBAR AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 22,258.1 SQUARE FEET (0.511 ACRES).



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Planning & Development

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THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 37,000 AND AN ANGULAR ERROR OF 2.5 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING TRIANGULAR RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITH ONE PART IN 100,000 +/-.

BASED ON THE INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM \* FLOOD INSURANCE RATE MAP "TRIN" OR FLOODWAY BOUNDARY MAP \* COMMUNITY PANEL NUMBER 130332-305 C, CANNETT COUNTY, GEORGIA, DATED MAY 4TH, 1982, FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE A FLOOD HAZARD AREA.

[illegible][illegible][illegible]

ALTA SURVEY  
FOR  
SAFEMAY PLAZA, INC.  
BANK OF NORTH GEORGIA  
CHICAGO TITLE INSURANCE COMPANY  
LOCATED IN  
LL 100 & LL 110 OF THE 5TH. DISTRICT  
GWINNETT COUNTY, GEORGIA

NO.		REVISION		BY	HORACE A. ALLEYNE & ASSOCIATES LAND SURVEYING 200, Moss Creek Walk, Fairburn, Georgia 30213 (678) 817-0937 (Phone) (678) 817-6256 (Fax)	RECEIVED BY		LAND LOTS	1" = 50'
								100 ± 101	SHEET
								DISTRICT	1 of 2
								COUNTY	PROJECT NO.
								CRINNETT	051304-11P
								05/13/04	

JUL 01 2019

SUP, 19062

## Planning & Development



**GWINNETT COUNTY**

PLANNING AND DEVELOPMENT

RECEIVED

8/12/21 11:10AM

Gwinnett County Planning Division  
Special Use Permit Application  
Last Updated 12/2020**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Richard Shields</u>	NAME: <u>Rafat Shaikh / Safeway Group</u>
ADDRESS: <u>2944 Rosebud rd sw</u>	ADDRESS: <u>6961 Peachtree Industrial</u>
CITY: <u>Loganville</u>	CITY: <u>Suite 101 Norcross</u>
STATE: <u>GA</u> ZIP: <u>30052</u>	STATE: <u>Ga.</u> ZIP: <u>30092</u>
PHONE: <u>678-852-2397</u>	PHONE: <u>404-313-8429</u>
CONTACT PERSON: <u>Richard Shields</u> PHONE: <u>678-852-2397</u>	
CONTACT'S E-MAIL: <u>ShieldsAutoCollision@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 type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: _____ BUILDING/LEASED SQUARE FEET: _____	
PARCEL NUMBER(S): <u>5101 179</u> ACREAGE: _____	
ADDRESS OF PROPERTY: <u>2944, Rosebud rd sw, Loganville GA 30052</u> SUITEK.	
SPECIAL USE REQUESTED: <u>Automotive Body Shop</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**



To the Department of Planning and Development,

My name is Richard Shields, and I am the owner of Shields Collision & Auto Repair Inc. located at 2944 Rosebud Rd. Suite K Loganville, GA, 30052. I have been at this location for about 9 years having had no prior issues; however, I am writing today to address a few of my recent concerns.

1. My business was allotted a permit to begin both a collision and paint business as well as a permit to begin an Auto-broker business all under the same roof; however, I have recently been informed that I am not a permitted Collision or Auto-broker business which has left me very confused as I have been in operation for about 9 years without issue.
2. I have also recently been informed that I am not permitted to park cars in any of the three parking lots that surround my building (front lot, back lot, side lot). This leaves me wondering where I am supposed to put the cars I am currently working on if not in the parking lot. Additionally, I am unsure if this rule applies to working hours only or all day every day.

I am generally confused regarding the conflicting permits and information I have received from the county. I would love to set up a virtual meeting with someone from the Department of Planning and Development to get some clarity on what exactly is happening regarding the permits and parking for my business. I recently spoke with Mr. David Schlifka whom I informed that I am not available for a virtual meeting the days of August 19-22nd. If we could work around those days, I would greatly appreciate it.

Thank you,

  
Richard Shields  
Owner, Shields Collision & Auto Repair  
(770)985-5585 | [shieldsautocollision@gmail.com](mailto:shieldsautocollision@gmail.com)  
[www.shieldscollision.com](http://www.shieldscollision.com)

Business operation M-F-8AM-6PM-SAT-8-5PM  
Sunday close.

PARKING SPACES THAT BELONG (B/S Apr. 30 spaces.  
Ceiling HEIGHT APPROX - 20-23FT




**WINNETT COUNTY**  
PLANNING AND DEVELOPMENT  
RECEIVED  
8/12/21 11:10AM

Gwinnett County Planning Division  
Special Use Permit Application  
Last Updated 12/2015

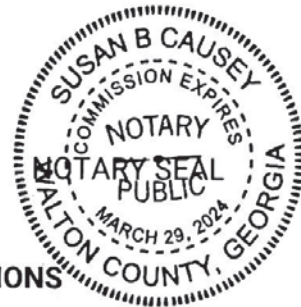
**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

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.

 8/2/2021 Richard Shields, (CEO)  
SIGNATURE OF APPLICANT                      DATE                      TYPE OR PRINT NAME AND TITLE

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

 8/2/21  
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    Richard Shields  
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.



GWINNETT COUNTY

Gwinnett County Planning Division  
Special Use Permit Application  
Last Updated 12/2020

PLANNING AND DEVELOPMENT VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

RECEIVED

8/12/21 11:10AM

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: \_\_\_\_\_ - \_\_\_\_\_ R-5101 179  
(Map Reference Number) District Land Lot Parcel

Richard Shields  
Signature of Applicant

7/21/2021.  
Date

Richard Shields CEO.  
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)

Julie Smith  
NAME

TSA II  
TITLE

7-21-21

DATE



RECEIVED

9/14/21 2:00PM

Gwinnett County Planning Division  
Special Use Permit Application  
Last Updated 12/2020

**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 give the opportunity for nearby property owners to have options to be able to shop for a vehicle.

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

No, it would not affect but the opposite, will give the advantage to help the community for an option to look at an inventory.

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

Yes, according to the zoning.

- (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, it would not cause an excessive or burdensome use because only 4 or 6 customers will come by to see the inventory per day.

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

Yes it is. We been using the Special Use Permit before with the same intent in the land.

- (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 the property will be used for the same purpose as we've been using it for the past 9 yrs with no change.



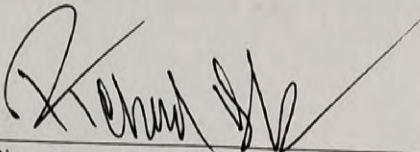
RECEIVED

9/14/21 2:00PM

Gwinnett County Planning Division  
Special Use Permit Application  
Last Updated 12/2020

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.

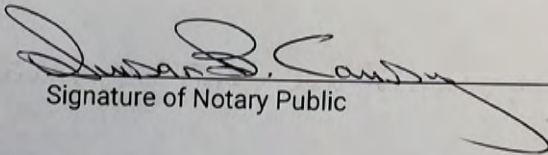


Signature of Applicant

Date

Richard Shields (owner)

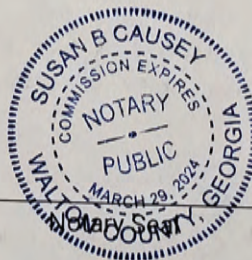
Type or Print Name and Title



Signature of Notary Public

09/14/21

Date



**GWINNETT COUNTY**

**PLANNING AND DEVELOPMENT**

**RECEIVED**

**8/12/21 11:10AM**

Gwinnett County Planning Division  
Special Use Permit Application  
Last Updated 12/2020

**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.



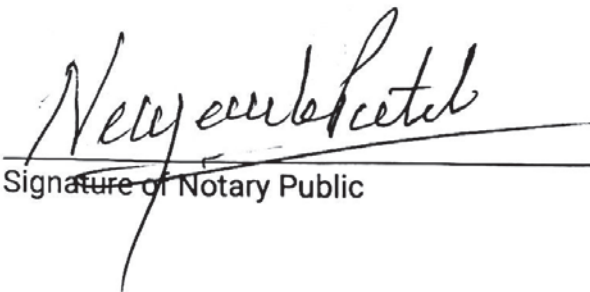
Signature of Property Owner

7/26/2021

Date

Rafat Shaikh

Type or Print Name and Title



Signature of Notary Public

7/26/21

Date

Notary Seal





RECEIVED

8/12/21 11:10 AM

**PARCEL 1**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 100 & 101 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT A  $\frac{1}{2}$ " REBAR NOS14'51"E, 254.76 FEET FROM THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ROSEBUD ROAD (100 FT. RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 78 (A.K.A. ATHENS HIGHWAY) (120 FT. RIGHT-OF-WAY) THENCE:

N05'13'49"E, A DISTANCE OF 40.00 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
 N05'13'49"E, A DISTANCE OF 364.75 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
 N05'30'01"E, A DISTANCE OF 61.36 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
 S84'30'52"E, A DISTANCE OF 187.47 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
 N62'05'06"E, A DISTANCE OF 115.32 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
 S27'54'54"E, A DISTANCE OF 379.01 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
 S29'03'59"E, A DISTANCE OF 138.03 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
 S62'05'53"W, A DISTANCE OF 170.04 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
 S20'51'21"W, A DISTANCE OF 98.85 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
 N69'08'39"W, A DISTANCE OF 108.84 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
 S18'36'41"W, A DISTANCE OF 269.98 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
 N68'49'33"W, A DISTANCE OF 9.65 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
 N18'36'41"E, A DISTANCE OF 259.51 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
 N71'37'04"W, A DISTANCE OF 62.38 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
 S05'13'46"E, A DISTANCE OF 131.52 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
 N84'46'14"W, A DISTANCE OF 190.00 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
 S05'13'46"W, A DISTANCE OF 39.21 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
 N84'46'14"W, A DISTANCE OF 33.84 FEET TO A  $\frac{1}{2}$ " REBAR AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 216,085.2 SQUARE FEET (4.961 ACRES).

RECEIVED BY

JUL 01 2019

Planning&Development

SUP 19062

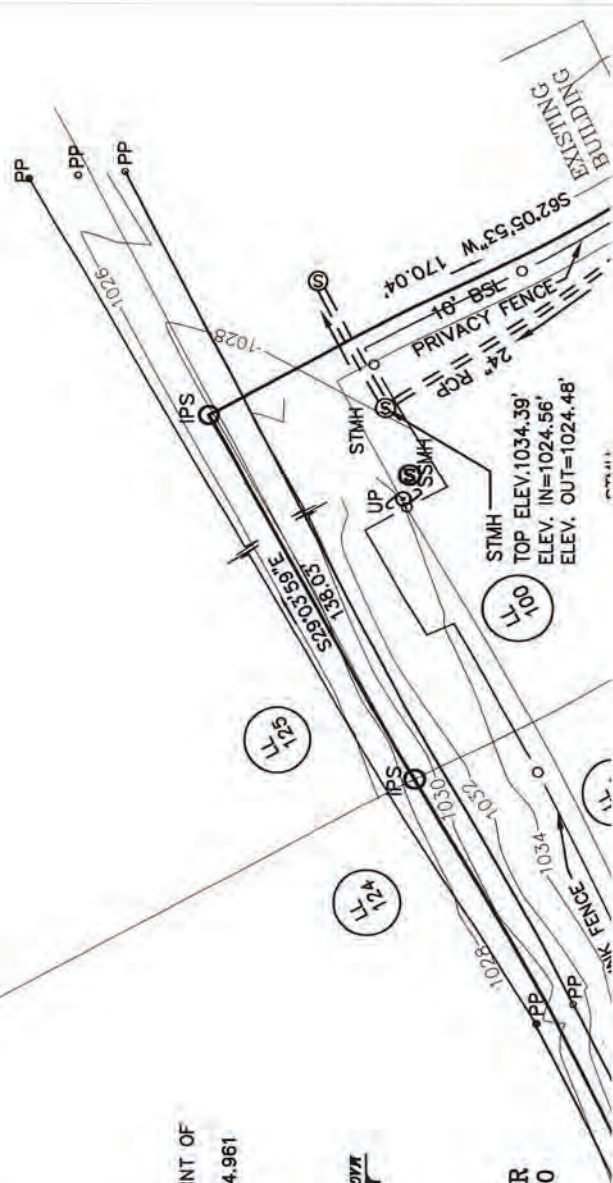
**PARCEL 2**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 100 & 101 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT A  $\frac{1}{2}$ " REBAR NOS14'51"E, 254.76 FEET FROM THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ROSEBUD ROAD (100 FT. RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 78 (A.K.A. ATHENS HIGHWAY) (120 FT. RIGHT-OF-WAY) THENCE:

N05'13'49"E, A DISTANCE OF 40.00 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
 S84'46'14"E, A DISTANCE OF 33.84 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
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 S84'46'14"E, A DISTANCE OF 190.00 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
 S05'13'46"W, A DISTANCE OF 131.52 FEET TO A  $\frac{1}{2}$ " REBAR THENCE:  
 N71'37'04"W, A DISTANCE OF 229.87 FEET TO A  $\frac{1}{2}$ " REBAR AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 22,258.1 SQUARE FEET (0.511 ACRES).









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9/24/21 12:00PM

Gwinnett County Planning Division  
Change in Conditions Application  
Last Updated 5/2021

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME: <u>Richard Shields</u>		NAME: <u>Safe way office Building</u>	
ADDRESS: <u>2944 Rosebud Rd SW</u>		ADDRESS: <u>6961 Peachtree Ind. Sub 101</u>	
CITY: <u>Logansville GA</u>		CITY: <u>Norcross</u>	
STATE: <u>GA</u> ZIP: <u>30052</u>		STATE: <u>Ga.</u> ZIP: <u>30092</u>	
PHONE: <u>770-985-5585</u>		PHONE: <u>770 409-9910</u>	
CONTACT PERSON: <u>Richard Shields</u>		PHONE: <u>678-852-2377</u>	
CONTACT'S E-MAIL: <u>ShieldsAutoCollision@gmail.com</u>			

APPLICANT IS THE:

☒ OWNER'S AGENT ☐ PROPERTY OWNER ☐ CONTRACT PURCHASER

ZONING DISTRICTS(S): C2 PRIOR ZONING CASE: REZ1998-00133-Sup 1998-00082

PARCEL NUMBER(S): 5101 179 ACREAGE: 4.96

ADDRESS OF PROPERTY: 2944 Rosebud Rd

PROPOSED CHANGE IN CONDITIONS: Outdoor storage

RESIDENTIAL DEVELOPMENT:

NO. OF LOTS/DWELLING UNITS: \_\_\_\_\_

DWELLING UNIT SIZE (Sq. Ft.): \_\_\_\_\_

GROSS DENSITY: \_\_\_\_\_

NET DENSITY: \_\_\_\_\_

NON-RESIDENTIAL DEVELOPMENT:

NO. OF BUILDINGS/LOTS: \_\_\_\_\_

TOTAL GROSS SQUARE FEET: \_\_\_\_\_

DENSITY: \_\_\_\_\_

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



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9/24/21 12:00PM

Gwinnett County Planning Division  
Special Use Permit Application  
Last Updated 12/2020

**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 give the opportunity for nearby property owners to have options to be able to shop for a vehicle.
- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:  
No, it would not affect but the opposite, will give the advantage to help the community for an option to look at our inventory.
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:  
Yes, according to the zoning.
- (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, it would not cause an excessive or burdensome use because only 4 or 6 customers will come by to see the inventory per day.
- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:  
Yes it is. We been using the Special Use Permit before with the same intent in the land.
- (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 the property will be used for the same purpose as were been using it for the past 9 yrs with no change.



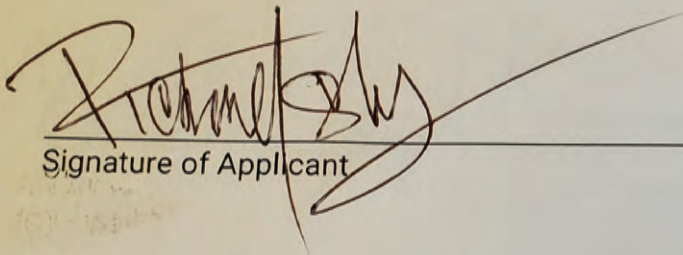
RECEIVED

9/24/21 12:00PM

Gwinnett County Planning Division  
Change in Conditions Application  
Last Updated 5/2021

CHANGE IN CONDITIONS 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.



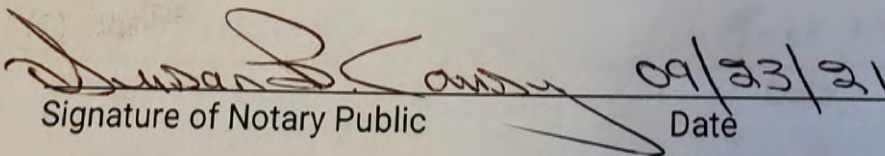
Signature of Applicant

9/23/2021

Date

Richard Shield

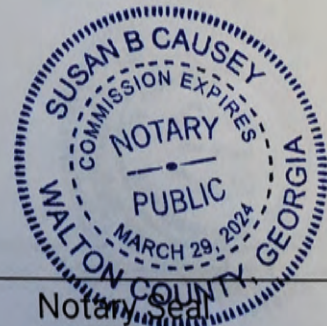
Type or Print Name and Title



Signature of Notary Public

09/23/21

Date



Notary Seal

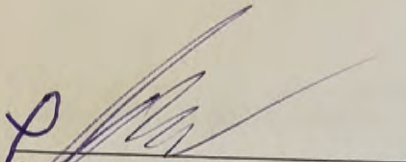
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9/24/21 12:00PM

Gwinnett County Planning Division  
Change in Conditions Application  
Last Updated 5/2021

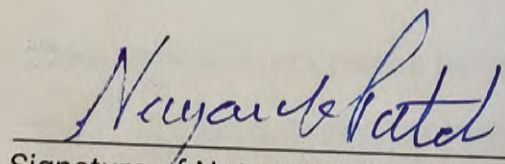
**CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION**

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

9/21/2021  
\_\_\_\_\_  
Date

Rafat Shaikh  
\_\_\_\_\_  
Type or Print Name and Title

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

9-21-21  
\_\_\_\_\_  
Date





RECEIVED

9/24/21 12:00PM

Gwinnett County Planning Division  
Change in Conditions Application  
Last Updated 5/2021

**CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS**

The undersigned below, making application for a change in conditions, 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.

Richard Shields  
Signature of Applicant

9/21/2021  
Date

Richard Shields (owner)  
Type of Print Name and Title

\_\_\_\_\_  
Signature of Applicant's  
Attorney or Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Type or Print Name and Title

\_\_\_\_\_  
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.

If the answer is no, please check the box below.