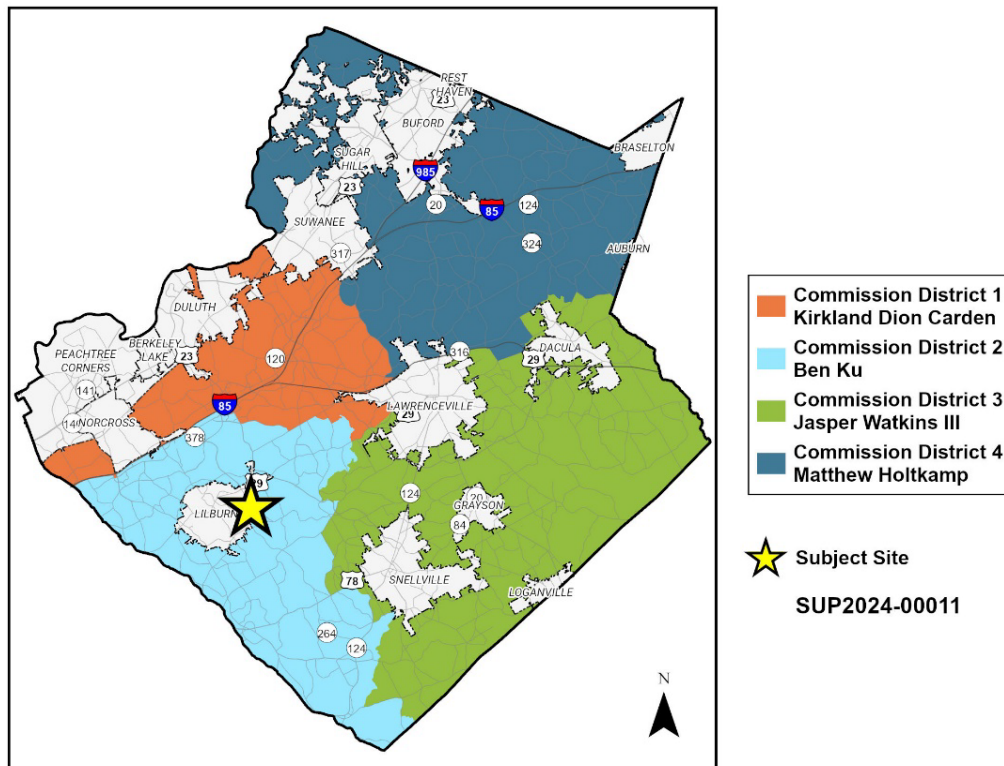


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2024-00011
Current Zoning: M-1 (Light Industry District)
Request: Special Use Permit
Address: 4155 Arcadia Industrial Circle
Map Number: R6125 014
Site Area: 1.00 acre
Square Feet: 5,346
Proposed Development: Automobile Repair and Service
Commission District: District 2 – Commissioner Ku
Character Area: Established Neighborhoods

Staff Recommendation: DENIAL

**Planning Commission
Recommendation:** DENIAL



Planning Commission Advertised Public Hearing Date: 4/9/2024
Board of Commissioners Advertised Public Hearing Date: 4/23/2024

Applicant: Shafqat A. Chatha
4155 Arcadia Industrial Circle
Lilburn, GA 30047

Owners: Shafqat A. Chatha
4155 Arcadia Industrial Circle
Lilburn, GA 30047

Contact: Shafqat A. Chatha

Contact Phone: 678.886.2825

Zoning History

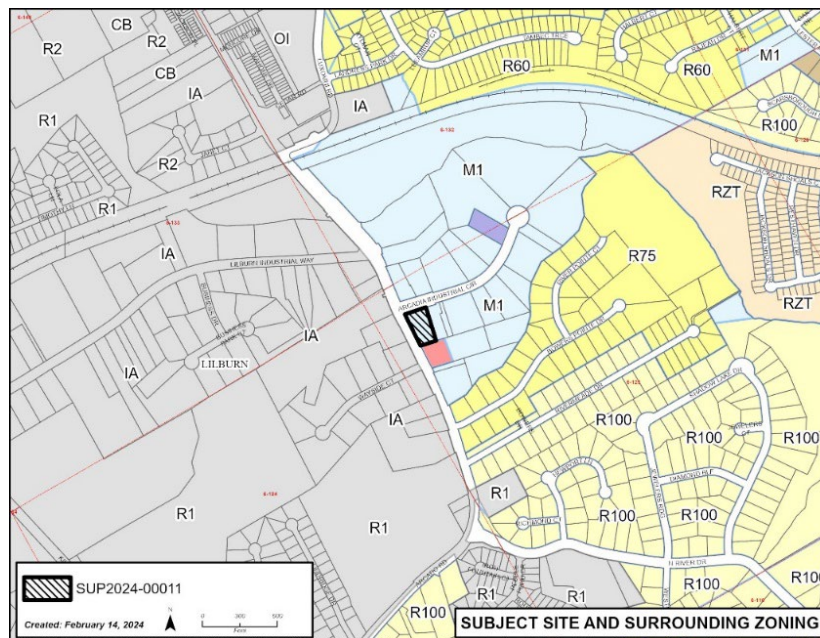
The subject property is zoned M-1 (Light Industry District). In 2019, a special use permit for automobile body repair was approved with a two-year sunset clause, pursuant to SUP2019-00010. In 2022, renewal of the special use permit was denied, pursuant to SUP2022-00022.

Existing Site Condition

The subject property is a one-acre parcel located at the southeast corner of Arcado Drive and Arcadia Industrial Circle. The site has a two-story concrete block automobile repair shop with customer parking in front of the building along Arcadia Industrial Circle. The property has two entrances, one on Arcado Road and another on Arcadia Industrial Circle. A 5-foot-wide sidewalk exists along Arcado Road, and none along Arcadia Industrial Circle. There is a six-foot-tall wooden fence around the perimeter of the site for automobile storage, and the fence along Arcado Road encroaches into the rights-of-way. The nearest Gwinnett County Transit stop is approximately 1.0 mile from the subject property.

Surrounding Use and Zoning

The property is surrounded primarily by light industrial uses. There are several automobile repair and body shops along Arcadia Industrial Circle with a landscaping contractor's office to the east of the property. To the west across Arcado Drive is an equipment manufacturer within the City of Lilburn. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Proposed	Vehicle Repair	M-1
North	Light Industrial	M-1
East	Light Industrial	M-1
South	Light Industrial	C-2
West	Light Industrial	IA (City of Lilburn)

Project Summary

The applicant requests a special use permit for a one-acre property zoned M-1 for an automobile repair and service shop including:

- A 5,346 square foot, two-story concrete building with six bays.
- A vehicle storage area located to the south and east of the building, enclosed by a six-foot-tall wooden fence along Arcado Drive encroaching into the rights-of-way, and a six-foot-tall chain link fence with screening facing Arcadia Industrial Circle.
- 20 paved parking spaces along the road frontages for customers and employees.
- Hours of operation from 9:00 a.m. to 7:00 p.m., Monday through Saturday.
- Due to ongoing violations, a request to renew the 2019 SUP for the use was denied by the Board of Commissioners in 2022.
- A Code Enforcement Notice of Violation, CEU2021-12523, has been on the property since 2021. It was originally for the violation of conditions on the now expired SUP2019-00010 and later for a non-permitted use due to the expiration of said SUP. Conditions in violation included salvage of inoperable vehicles, outdoor storage, outdoor repair, parking standards, and dumpster screening. The owner has been fined and the case continues due to the non-permitted use and property maintenance issues.

Zoning and Development Standards

The applicant is requesting a special use permit in M-1 for an automobile repair and service shop. The application was received after January 1, 2024 and is subject to the amended Unified Development Ordinance (UDO). The following is a summary of applicable development standards from the UDO:

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 45'	<45'	YES
Front Yard Setback	Minimum 50'	>50'	YES
Side Yard Setback	Minimum 25'	>25'	YES
Rear Yard Setback	Minimum 50'	>50'	YES
Lot Coverage	Maximum 80%	>80%	NO*
Lot Size	Minimum 1 Acre	1.0 Acre	YES
Lot Width	Minimum 150'	285'	YES
Parking	Minimum 18 spaces Maximum 27 spaces	18 spaces	YES
Landscape Strip	Minimum 10'	None	NO*
Fence Height	Maximum 4'	6' within right-of-way	NO*

* The applicant will need to comply with these standards during permitting and development or seek variances from the Zoning Board of Appeals.

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit E). Standard site and infrastructure improvements will also be required related to stormwater, transportation, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Special Use Permit Analysis: According to the UDO, the staff analysis and recommendation on each application for a Special Use Permit shall follow the same procedures as those contained in Section 270-20. Emphasis shall be given to the evaluation of characteristics of the proposed use in relationship to neighboring properties and the compatibility of the proposed use with its surroundings. For Special Use Permits, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.6. After the evaluation, staff makes the following findings based on the standards of the UDO:

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.

The site is surrounded by industrial uses, including several automobile repair shops along Arcadia Industrial Circle and Arcado Road that have come into compliance with UDO standards over recent years. While vehicle repair could be considered appropriate given the surrounding uses, the applicant has demonstrated an inability to adhere to the conditions of approval of the previous special use permit along with zoning, and property maintenance requirements which is not suitable.

B. Whether a proposed special use permit will adversely affect the existing use or usability of adjacent or nearby property.

For the past three years, the applicant has failed to comply with code enforcement citations as well as complying with conditions placed on the property when the 2019 special use permit was initially approved. The property remains in violation, posing unsafe conditions for customers and employees and negative impacts on the immediate area. Therefore, the existing use and usability of adjacent or nearby properties would be adversely affected by the granting of this special use permit.

C. Whether the property to be affected by a proposed special use permit has a reasonable economic use as currently zoned.

The property has a reasonable economic use as currently zoned.

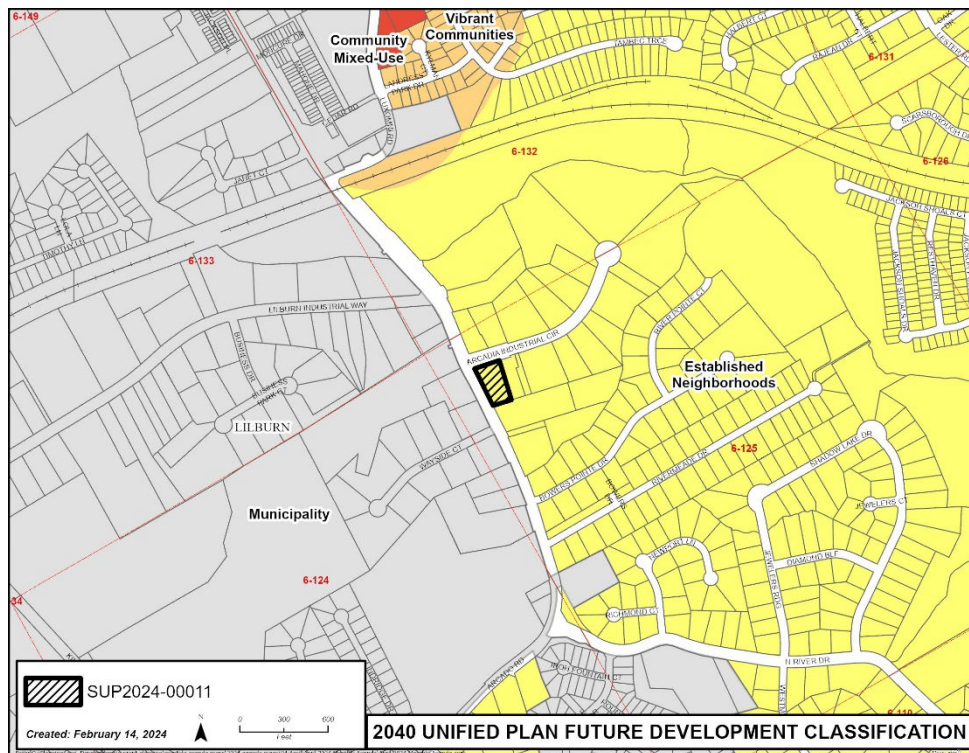
D. Whether the proposed special use permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. No impact is anticipated on school

enrollment. Agency review comments related to any potential improvements concerning this special use permit request are attached (Exhibit E).

E. Whether the proposed special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map; and

The application was received prior to the adoption of the 2045 Unified Plan, and was analyzed based on the 2040 Unified Plan. The Future Development Map of the 2040 Unified Plan indicates the subject property is within the Established Neighborhoods Character Area. This character area envisions new development to be consistent in scale, style, and use with surrounding properties, and industrial uses are not recommended by the character area. Although this use is consistent with the context of the surrounding area, the applicant has consistently failed to follow the original conditions of approval and thus not keeping up with surrounding uses. The proposed special use permit is not in conformity with the policy and intent of the Unified Plan and Future Development Map.



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.

The applicant has not adhered to the conditions of approval for SUP2019-00010. In addition, the business has been illegally operating for several years as the prior special use permit expired in 2021, and a renewal request was denied in 2022. Several other similar businesses along Arcadia Industrial Circle have been operating for years, having followed their conditions of approval and improved their properties to current UDO standards.

Staff Recommendation

Based on the staff's evaluation of the request and the standards governing the exercise of zoning power, the Department of Planning and Development recommends **DENIAL** of the special use permit request.

Staff Recommended Conditions

NOTE: The following conditions are provided as a guide should the Board of Commissioners choose to approve this petition.

Approval of a special use permit for an automobile service and repair shop subject to the following conditions:

1. The property shall be limited to automobile repair and service, excluding the following uses:
 - a. Vehicle sales.
 - b. Salvage/junkyard operations.
 - c. Outdoor storage of automobile parts or tires.
2. No inoperable vehicles shall be stored on the property for more than ten days. Any vehicles abandoned by their owners shall be removed from the property within five days of abandonment.
3. All repair activities shall take place indoors. Vehicles awaiting repair shall only be parked in the side or rear yards.
4. The property owner shall obtain all necessary permits and bring the site and structure(s) up to all applicable codes in the Unified Development Ordinance, including maximum lot coverage and parking standards. The condition does not preclude variance or waiver requests.
5. Landscape strips along Arcadia Industrial Circle and Arcado Road shall be replanted, according to the Unified Development Ordinance.
6. The existing chain link fence shall be fitted with screening slats or fabric, to screen vehicle storage areas from Arcadia Industrial Circle.
7. The existing wooden fence along Arcado Road shall be removed from the rights-of-way.

Planning Commission Recommendation

Based on staff's evaluation of the request, information presented at the public hearing, and the Planning Commission's consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **DENIAL** of the special use permit request.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Letter of Intent and Applicant's Response to Standards
- D. Application and Disclosure of Campaign Contributions
- E. Internal and External Agency Review Comments
- F. Code Enforcement Report (CEU2021-12523)
- G. Maps

Exhibit A: Site Visit Photos



View of property from Arcado Road



View of fence in the front yard along Arcado Road



View of the vehicle storage area beside the building



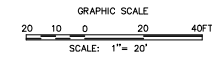
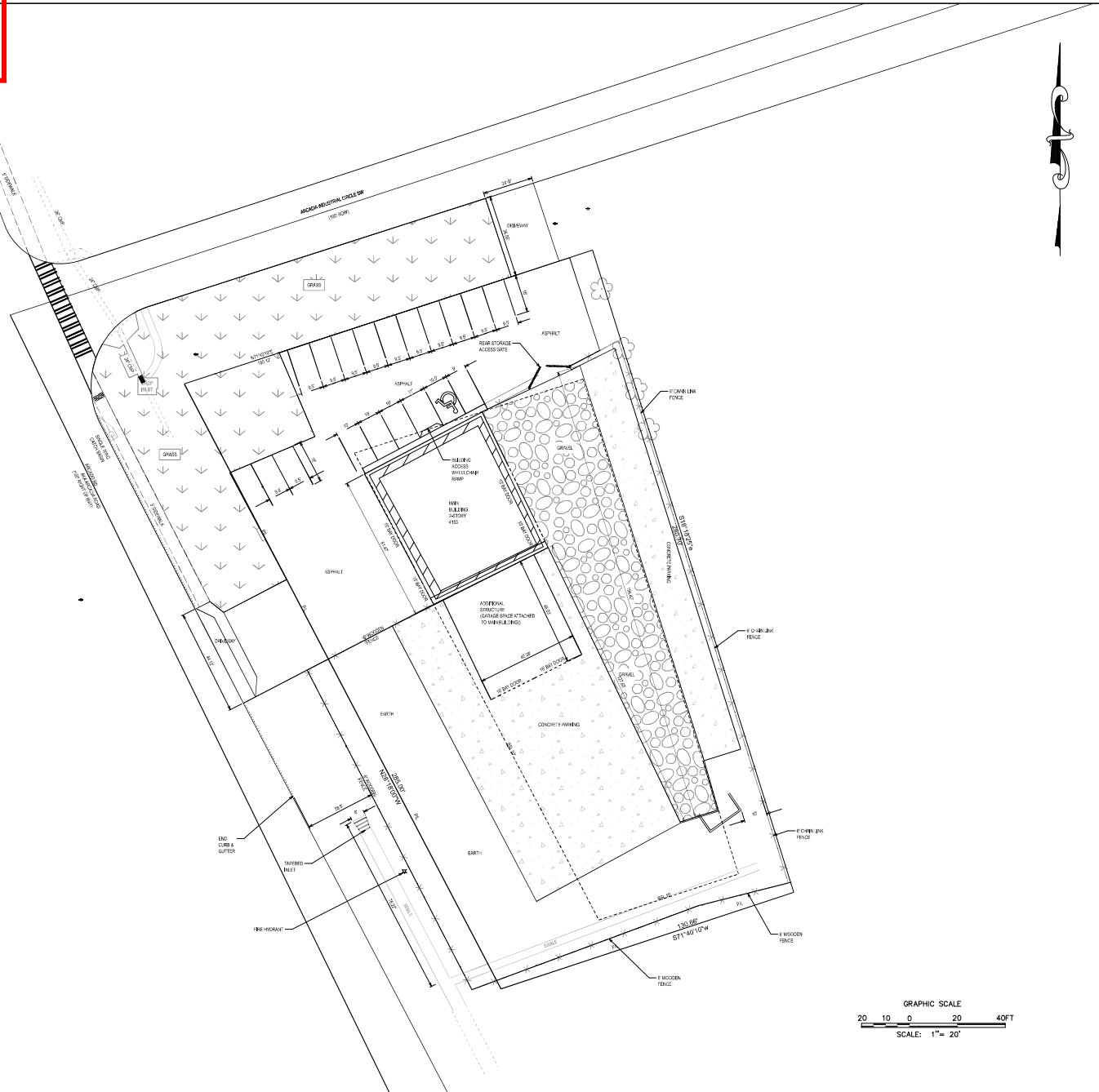
View of the vehicle storage area to the rear of the property

Exhibit B: Site Plan

[attached]

RECEIVED

2/7/2024



Avis Engineers &
Home Inspection Services, L.L.C.
3640 Dragon Manor Pk
Lawrenceville, GA 30046
Tel: (770) 617-7000
avisengineers@gmail.com



CONSULTANT
ADDRESS
PHONE
FAX
e-MAIL

CONSULTANT
ADDRESS
PHONE
FAX
e-MAIL

NO.	DESCRIPTION	DATE
0	SITE PLAN	10/30/2023
	REVISION 1	02/06/2024
	NOT ISSUED FOR CONSTRUCTION	

4155 Arcadia Industrial Circle
Lilburn, GA 30047

Project number
Date 10/29/2023
Drawn by A. MIDDLETON
Checked by M. AYVO

Sheet 1 of 1

Scale 1" = 20'

Exhibit C: Letter of Intent and Applicant's Response to Standards

[attached]

RECEIVED

2/2/2024

Shafqat Chatha

4155 Arcadia Industrial Circle

Lilburn, GA 30047

Tel. (678) 886-2825

E-mail: chad zari@yahoo.com

October 30, 2023

Gwinnett County

Department of Planning and Development

446 West Crogan Street Suite 300

Lawrenceville, GA 30046

Re: 4155 Arcadia Industrial Circle - Letter of Intent

This is to inform you of my intention to apply for a Special Use Permit to operate the above address as an auto repair facility. This request is for a renewal of an existing SUP.

Hours of operation will be from 9:00AM to 7:00PM daily except Sundays. Currently, there are three (3) employees beside me.

- Parking spaces are striped and shown on the site plan
- Variance requested for sidewalk as no sidewalk exists on the Arcadia Industrial Circle side of the property. Arcado Road has sidewalk from edge of driveway to Arcadia Industrial Circle corner.
- The dumpster is located at the back of building and shown on the plan
- Fencing is installed along the parcel perimeter
- 6 Bays of parking = 6 X 3 = 18 spaces on the side and front of building; variance is requested for the additional parking spaces on the side of building.
- There is no inter-parcel driveway connection.

All applicable payments have been made.

Please call or email if you have any question or additional comments.

Thank you,

Shafqat Chatha

RECEIVED

2/2/2024

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:

INDUSTRIAL SITE

- (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:

Has been in use, built in this industrial area.

- (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:

NONE

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

YES; AUTO REPAIR SHOP

- (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:

This is an industrial area, all the buildings have similar businesses.

Exhibit D: Application and Disclosure of Campaign Contributions

[attached]

RECEIVED

2/2/2024

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>SHAFQAT A. CHATHA</u>	NAME: <u>SHAFQAT A. CHATHA</u>
ADDRESS: <u>4155 ARCADIA IND CIR</u>	ADDRESS: <u>4155 ARCADIA IND CIR</u>
CITY: <u>LILBURN</u>	CITY: <u>LILBURN</u>
STATE: <u>GA</u> ZIP: <u>30047</u>	STATE: <u>GA</u> ZIP: <u>30047</u>
PHONE: <u>678-886-2825</u>	PHONE: <u>678-886-2825</u>
EMAIL: <u>Chadzari@yahoo.com</u>	EMAIL: <u>Chadzari@yahoo.com</u>
CONTACT PERSON: <u>SHAFQAT A. CHATHA</u> PHONE: <u>678-886-2825</u>	
CONTACT'S E-MAIL: <u>Chadzari@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>M-1</u> BUILDING/LEASED SQUARE FEET: <u>43-633</u>		
PARCEL NUMBER(S): <u>R. 6125014</u> ACREAGE: <u>1.002 ACRES</u>		
ADDRESS OF PROPERTY: <u>4155 Arcadia Industrial Circle</u>		
SPECIAL USE REQUESTED: <u>AUTO REPAIRS</u>		

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

2/2/2024

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.

Shafiq Ali Chatha

Signature of Applicant

12-28-23

Date

SHAFIQ ALI CHATHA OWNER

Type or Print Name and Title

D.S. Taylor

Signature of Notary Public

12/28/23

Date

Notary Seal

D.S. TAYLOR
Notary Public, DeKalb County, Georgia
My Commission Expires January 17, 2027

RECEIVED

2/2/2024

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.

Shafiq Ali Chatha

12-28-23

Signature of Property Owner

Date

SHAFQAT ALI CHATHA owner

Type or Print Name and Title

D.S. Taylor

12/28/23

Signature of Notary Public

Date

Notary Seal

D.S. TAYLOR
Notary Public, DeKalb County, Georgia
My Commission Expires January 17, 2027

RECEIVED

2/2/2024

**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.

NA

Signature of Applicant

SHAFQAT ALI CHATHA

Type or Print Name

Date

Signature of Notary Public

Date

Notary Seal

RECEIVED

2/2/2024

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 - 125 - R-6125014
(Map Reference Number) District Land Lot Parcel

Shafiqat Ali Chatha

12-28-23

Signature of Applicant

Date

SHAFQAT ALI CHATHA / OWNER

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)

Kathy Lyles
NAME

TSA
TITLE

1/31/2024
DATE

RECEIVED

2/2/2024

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.

Shafiqat Ali Chatha 12-28-23 SHAFQAT ALI CHATHA/owner
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

D.S. Taylor 12/28/23
SIGNATURE OF NOTARY PUBLIC DATE

D.S. TAYLOR NOTARY SEAL
Notary Public, Dekalb County, Georgia
My Commission Expires January 17, 2027

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 SHAFQAT ALI CHATHA
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.

Exhibit E: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		03.01.2024	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		SUP2024-00011	
Case Address:		4155 Arcadia Industrial Circle, Lilburn, 30047	
Comments:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	Arcado Road is a minor arterial. ADT = 19,345. Arcadia Industrial Circle is a local road. No ADT on file.		
2	1.0 mile to the nearest transit facility (#2335086) located at Lawrenceville Highway and Arcado Road.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

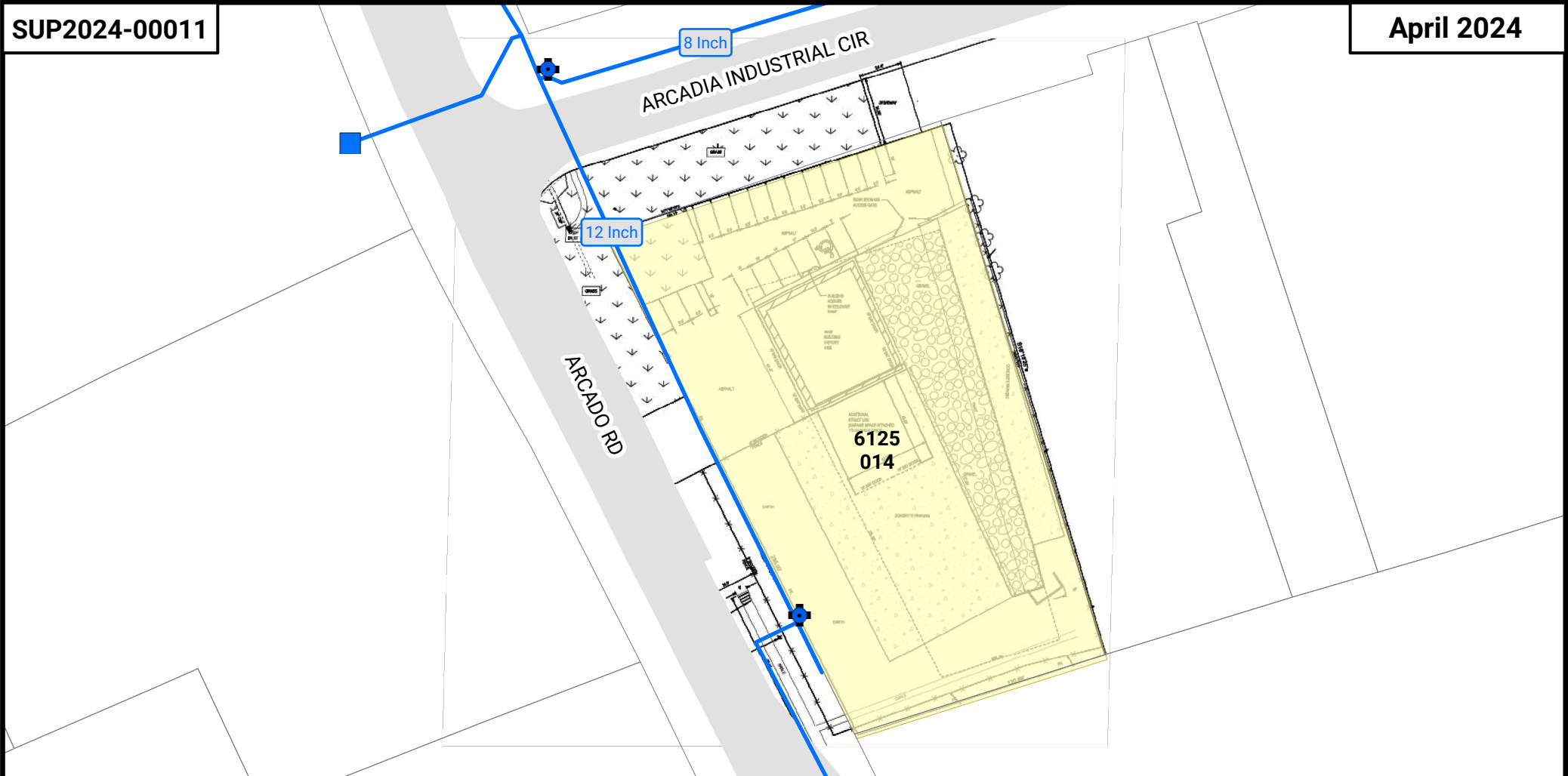


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**




TRC Meeting Date:					
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com			
Case Number:		SUP2024-00011			
Case Address:		4155 Arcadia Industrial Circle			
Comments:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1	Water: GCDWR does not have comments for this Special Use Permit. The existing facility is connected to public water.				
2	Sewer: GCDWR does not have comments for this Special Use Permit. The existing facility is on septic and will remain on septic.				
3					
4					
5					
6					
7					
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1					
2					
3					
4					
5					
6					
7					

Note: Attach additional pages, if needed

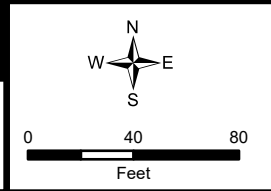
Revised 7/26/2021



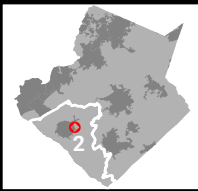
LEGEND

-  Water Main
-  Hydrant
-  Master Vault

4155 Arcadia Industrial Cir
M-1
**Water & Sewer
Utility Map**



LOCATION



Water Comments: GCDWR does not have comments for this Special Use Permit. The existing facility is connected to public water.

Sewer Comments: GCDWR does not have comments for this Special Use Permit. The existing facility is on septic and will remain on septic.

Water Availability: Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

Exhibit F: Code Enforcement Report (CEU2021-12523)

[attached]

CASE NUMBER : CEU2021-12523

PRIMARY ADDRESS:	4155 ARCADIA INDUSTRIAL CIR, LILBURN, GA 30047-2906
PARCEL:	6125 014
RECEIVED DATE:	11/23/2021
APPLICATION STATUS:	Sworn Service
DESCRIPTION:	Fence needs replacing back to property line. Driving cars from back of property onto ROW creating ruts and slinging mud onto Arcado Rd. Parking cars on ROW and in grass.

OWNER NAME	ADDRESS	CITY/STATE/ZIP
ARCADO LIGHT & HEAVY REPAIR INC	4155 ARCADIA INDUSTRIAL CIR SW	LILBURN, GA, 30047-2906

Phone:

CONTACTS ROLE	NAME	ADDRESS	CITY/STATE/ZIP
Complainant	Brian Kenady		
Owner	Chatha Shafgat Shafgat	4155 Arcadia Industrial Cir	

Phone: 7703658993

COMMENTS

View ID	COMMENTS	DATE
OSSCOTT	DUMPSTER ENCLOSURE NOT MADE OF THE CORRECT MATERIAL, VEHICLES WAITING ON SERVICE ARE NOT PLACED IN REAR OR SIDE OF THE STRUCTRE BEHIND THE FENCE	5/17/2022
BEPINT	court packet submitted on this date	1/31/2024
TDNEFF	citations sent interoffice to GCSO for service	2/26/2024

INSPECTIONS

Inspection	Requested	Scheduled	Completed	Status	Inspector	Comment
Re-Inspection	2/26/2024	2/23/2024	2/26/2024	Citation Issued	Brian Pint	Another citation was issued to the property for Non-Permitted use....Auto repair without SUP.....Citation CE05908 written to Arcado Light and Heavy Repair INC.....Registered Agent is Shafgat Chatha at 196 Shunn Way in Lilburn....Deputized Officer's Entry of Service form was completed and citations were turned in for Deputized Service by Gwinnett County
Court Hearing	2/16/2024	2/20/2024	2/21/2024	Continued	Brian Pint	continued since they are in the permit process.....continued to 4-9-24
Court Inspection	1/11/2024	2/19/2024	2/16/2024	Not Complied	Brian Pint	the business has applied for an SUP but it is currently under review.....sup2024-00011.....shop owner stated they were out yesterday taking photos
Re-Inspection	10/25/2023	11/9/2023	1/3/2024	Citation Issued	Brian Pint	The property is running an automotive repair shop....they are required to have a SUP.....the last SUP is expired and the last one that was applied for was denied.....continues to run the business....citation issued for non permitted use
Re-Inspection	9/19/2023	9/26/2023	9/28/2023	Citation Pending	Brian Pint	STILL NOT IN COMPLAINE.....EXPRED SUP.....AUTO REPAIR BUSINESS BEING RUN FROM THE PROPERTY....REPAIRING IN THE PARKING LOT ON SIDE AND FRONT....SEVERAL VEHICLES INSIDE THE BUILDING BEING WORKED ON....OWNER REFERRED ME TO HIS LAWYWER WHO IS SUPPOSED TO BE WORKING ON SUP
Court Hearing	5/22/2023	9/1/2023	9/5/2023	Penalty Assessed	Adrian Walker	Property was not in compliance with the Special Use Permit as it expired and has not been renewed. Planning allows them to operate and fine was paid to the court.
Court Inspection	6/13/2023	8/18/2023	8/17/2023	Not Complied	Adrian Walker	Court inspection. Does not appear to be in compliance. No SUP, working on vehicles in parking lot, tall grass/weeds, open storage of tires and milling.

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Court Inspection	4/27/2023	5/11/2023	5/22/2023	Not Complied	Juliet Carter	NO INSP DONE
Court Hearing	4/27/2023	5/19/2023	5/22/2023	Continued	Juliet Carter	DEF PLED GUILTY, FINED \$1000, TO BE REDUCED TO \$250 IF COMPLIED BY 8/17/23
Court Hearing	2/23/2023	4/12/2023	4/12/2023	Continued	Ed Wallace	To be paid date extended 30 days.
Court Hearing	12/7/2022	2/17/2023	2/23/2023	Penalty Assessed	Ed Wallace	Attorney obtained; sentence modified to allow for fine reduction from \$1,000 to \$250 if complied by 4/5/2023.
Court Hearing	10/20/2022	12/7/2022	12/7/2022	Penalty Assessed	Ed Wallace	\$1,000 fine assessed, to be reduced to \$250 if property is brought into compliance.
Court Inspection	10/20/2022	12/6/2022	12/6/2022	Not Complied	Ed Wallace	Auto repair business remains in operation without an Approved Special Use Permit.
Court Hearing	8/5/2022	10/19/2022	10/19/2022	Continued	Travis Butler	COURT CONTINUED TO 12/7. OWNER SAYS HE WILL GET SUP
Court Inspection	8/5/2022	10/18/2022	10/18/2022	Not Complied	Travis Butler	Business is still operating on property with out SUP.
Sworn Citation Service	8/5/2022	8/5/2022	8/15/2022	Served	Ed Wallace	CITATION FORWARDED TO GCSO FOR SERVICE.
Sworn Citation Service	8/5/2022	8/5/2022	8/15/2022	Served	Ed Wallace	CITATION SERVED BY GCSO (#SO1223) @ 4155 ARCADIA.
Re-Inspection	7/8/2022	8/2/2022	8/5/2022	Citation Issued	Shenita Hampton	BUSINESS REMAINS IN OPERATION AFTER SUP DENIAL. CITATION TO BE PREPARED BY E. WALLACE
Court Hearing	5/25/2022	5/18/2022	5/18/2022	Penalty Assessed	Savannah Richardson	NOT COMPLIED, PLEAD GUILTY PAID \$250 FOR EACH VIOLATION
Court Inspection	4/8/2022	5/17/2022	5/17/2022	Not Complied	Onesia Scott	DUMPSTER ENCLOSURE NOT MADE OF THE CORRECT MATERIAL, VEHICLES WAITING ON SERVICE ARE NOT PLACED IN REAR OR SIDE OF THE STRUCTRE BEHIND THE FENCE
Court Hearing	4/6/2022	5/18/2022	4/8/2022	Continued	Edward Jackson	until May 18th, 2022
Court Inspection	4/6/2022	5/17/2022	4/8/2022	Not Complied	Edward Jackson	still same violations
Court Hearing	3/17/2022	4/6/2022	4/6/2022	Continued	Savannah Richardson	CASE CONTINUED TO 5/18 FOR BUSINESS TO GET INTO COMPLIANCE
Court Inspection	3/17/2022	4/5/2022	4/5/2022	Not Complied	Savannah Richardson	PROPERTY NOT IN COMPLIANCE
Court Hearing	2/17/2022	3/16/2022	3/17/2022	Continued	Savannah Richardson	COMPANY CALLED AHEAD OF TIME AND ASKED FOR COURT DATE OF 04/06
Court Hearing	2/17/2022	2/16/2022	2/17/2022	Continued	Edward Jackson	30 DAY CONTINUANCE
Court Inspection	1/13/2022	2/15/2022	2/15/2022	Not Complied	Edward Jackson	PROPERTY STILL NOT COMPLIED
Re-Inspection	12/17/2021	1/11/2022	1/12/2022	Citation Issued	Edward Jackson	TALKED TO THE OWNER AND STILL SEE SOME OF THE SAME VIOLATIONS. SHOWED THE OWNER AGAIN WHAT NEEDS TO BE FIX. A CITATION WAS GIVEN FOR CONDITION OF ZONING AND A NOTICE OF VIOLATION WAS GIVEN.
Initial Inspection	12/16/2021	12/16/2021	12/16/2021	Field Courtesy Notice	Edward Jackson	ARCADO LIGHT & HEAVY REPAIR-TWO CASES OPENED. THE SPECIAL USE PERMIT UPDATE FINDS BUSINESS IN VIOLATION OF 1-8 CONDITIONS. OFFICIAL NOTICE GIVEN. THE FENCE, DRIVING AND PARKING ON UNPAVED AREA WERE ADDRESSED WITH A COURTESY NOTICE. TALKED TO CHATHA ABOUT IMPORTANCE OF COMPLIANCE.
Re-Inspection	5/25/2022	6/16/2022		Scheduled	Newton Green	NOT COMPLIED AT TIME OF COURT, CHECK FOR COMPLIANCE

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WORKFLOW HISTORY

Workflow Task	Assigned	Due	Completed	Status	Inspector	Comment
Enforcement	11/24/2021	12/31/2021	2/26/2024	Sworn Service	Brian Pint	Updated by Script After the Inspection is Scheduled
Enforcement	11/24/2021	12/31/2021	12/16/2021	Mailed Official Notice	Edward Jackson	1. REPAIR OR REPLACE THE FENCE ON THE PROPERTY. 2. REMOVE STORAGE CONTAINER FROM THE PROPERTY OR GET A PERMIT FOR IT. 3. NO OUTSIDE REPAIR OF ANY VEHICLES ON THE PROPERTY. 4. NO STORAGE OF ANY VEHICLES ON THE PROPERTY. 5. NO PARKING IN THE RIGHT OF WAY OR ON ANY UNPAVED SURFACE. 6. REMOVE ALL OUTDOOR STORAGE OF TRASH AND DEBRIS FROM PROPERTY (THAT INCLUDES BUT NOT LIMITED TO TIRES, TRASH, CAR PARTS, ETC) 7. REMOVE ALL BADLY FIGURED SIGNS 8. ALL SIGNS MUST HAVE A PERMIT 9. REPAVE THE PARKING LOT 10. STRIP THE PARKING LOT, ALL PARKING LOTS MUST BE KEPT CLEAR OF ALL CLUTER, TRASH, AND DIRT. 11. PAINT THE EXTERIOR OF THE BUILD TO EARTH TONE COLORS 12. ALL DUMPSTER MUST HAVE A DUMPSTER ENCLOSURE 13. YOU MUST OBIDE BY THEW SUP AND ALL OF ITS CONDITIONS.
Enforcement Intake	11/23/2021	11/23/2021	11/24/2021	Complaint Accepted	Juliet Carter	

VIOLATIONS

ORDINANCE	CODE SECTION	VIOLATION DATE	COMPLIANCE DATE	VIOLATION STATUS
Property Maintenance	14-284 FENCE AND WALL	12/16/2021	12/31/2021	Met
Unified Development Ordinance	230-100.1 NON-PERMITTED USE	12/16/2021	12/31/2021	Not Met
Sign Ordinance	78-102 Sign Permit Required	12/16/2021	12/31/2021	Not Met
Sign Ordinance	78-116 Maintenance	12/16/2021	12/31/2021	Met
Property Maintenance	14-288 DRIVEWAYS AND WALKWAYS	12/16/2021	12/31/2021	Met

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Property Maintenance	14-319 EXTERIOR SURFACE	12/16/2021	12/31/2021	Met
Property Maintenance	14-289 OPEN OR OUTDOOR STORAGE	12/16/2021	12/31/2021	Met
Unified Development Ordinance	270-40.4 VIOLATION /CONDITIONS	12/16/2021	12/31/2021	Not Met
Unified Development Ordinance	230-120.14 DUMPSTERS	12/16/2021	12/31/2021	Not Met
Unified Development Ordinance	240-10.3.A OFF ST PRKG - COMM	12/16/2021	12/31/2021	Not Met
Unified Development Ordinance	240-60.3 MAINTENANCE	12/16/2021	12/31/2021	Met

CITATIONS

ORDINANCE	CODE SECTION	DATE OF CITATION	CITATION NUMBER	COURT DATE
Unified Development Ordinance	270-40.4 VIOLATION /CONDITIONS	01/12/2022	QZ28211	02/16/2022
Unified Development Ordinance	230-100.1 NON-PERMITTED USE	08/05/2022	CE01601	10/19/2022
Unified Development Ordinance	230-100.1 NON-PERMITTED USE	01/03/2024	CE05904	02/20/2024
Unified Development Ordinance	230-100.1 NON-PERMITTED USE	02/23/2024	CE05908	04/09/2024

DOCUMENTS

DOCUMENT NAME	FILE NAME	DESCRIPTION	UPLOADED BY	UPLOADED ON
/Enforcement_Mailed_Notice_Of_Violation_20211217_103042.pdf	/Enforcement_Mailed_Notice_Of_Violation_20211217_103042.pdf		ELJACKSON	12/17/2021 10:30:42 AM
DEC 16, 2021	4155 arcadia.pdf		AOWALKER	12/17/2021 10:39:20 AM
02/15/22	4155 ARCADIA.pdf	COURT INSPECTION	ELJACKSON	2/15/2022 4:39:24 PM
04/05/22	4155 ac.pdf		ELJACKSON	4/8/2022 8:33:53 AM
5-17-2022	4155 ARCADIA INDUSTRIAL CIR.pdf	BUSINESS FRONT, DUMPSTER ENCLOSURE, VEHICLES WAITING ON SERVICE PARKED OUTSIDE FENCE, HANDICAP PARKING, FENCE, REAR OF PROPERTY, PARKING PAD	OSSCOTT	5/17/2022 5:19:18 PM
PHOTOS	CEU2021-12523 PHOTOS 220805.pdf	8/5/22	EBWALLACE	8/5/2022 6:43:13 PM
SPECIAL USE PERMIT	BOC Resolution - SUP2022-00022.pdf	DENIED 4/26/22	EBWALLACE	8/5/2022 6:44:34 PM
PROOF OF SERVICE	CEU2021-12523 PROOF OF SERVICE 220815.pdf	SERVED 8/15/22	EBWALLACE	8/17/2022 2:56:41 PM
October 18 2022	ARCADO LIGHT 10-18.pdf	COURT INSPECTION	TWBUTLER	10/20/2022 10:02:29 AM
October 19 2022	ARCADO LIGHT COURT DOC.pdf	COURT DOC	TWBUTLER	10/20/2022 10:04:34 AM
COURT DOCUMENT	CEU2021-12523 COURT DOCUMENT (1) 230217.pdf	2/17/23 - Sentence Modification	EBWALLACE	2/23/2023 10:13:33 AM
COURT DOCUMENT	CEU2021-12523 COURT DOCUMENT (2) 230217.pdf	2/17/23 - TBP Notice	EBWALLACE	2/23/2023 10:13:34 AM

Exhibit G: Maps

[attached]

LILBURN INDUSTRIAL WAY

ARCADO RD

ARCADIA INDUSTRIAL CIR

WAYSIDE CT

BOWERS POINTE DR

RIVERMEADE DR

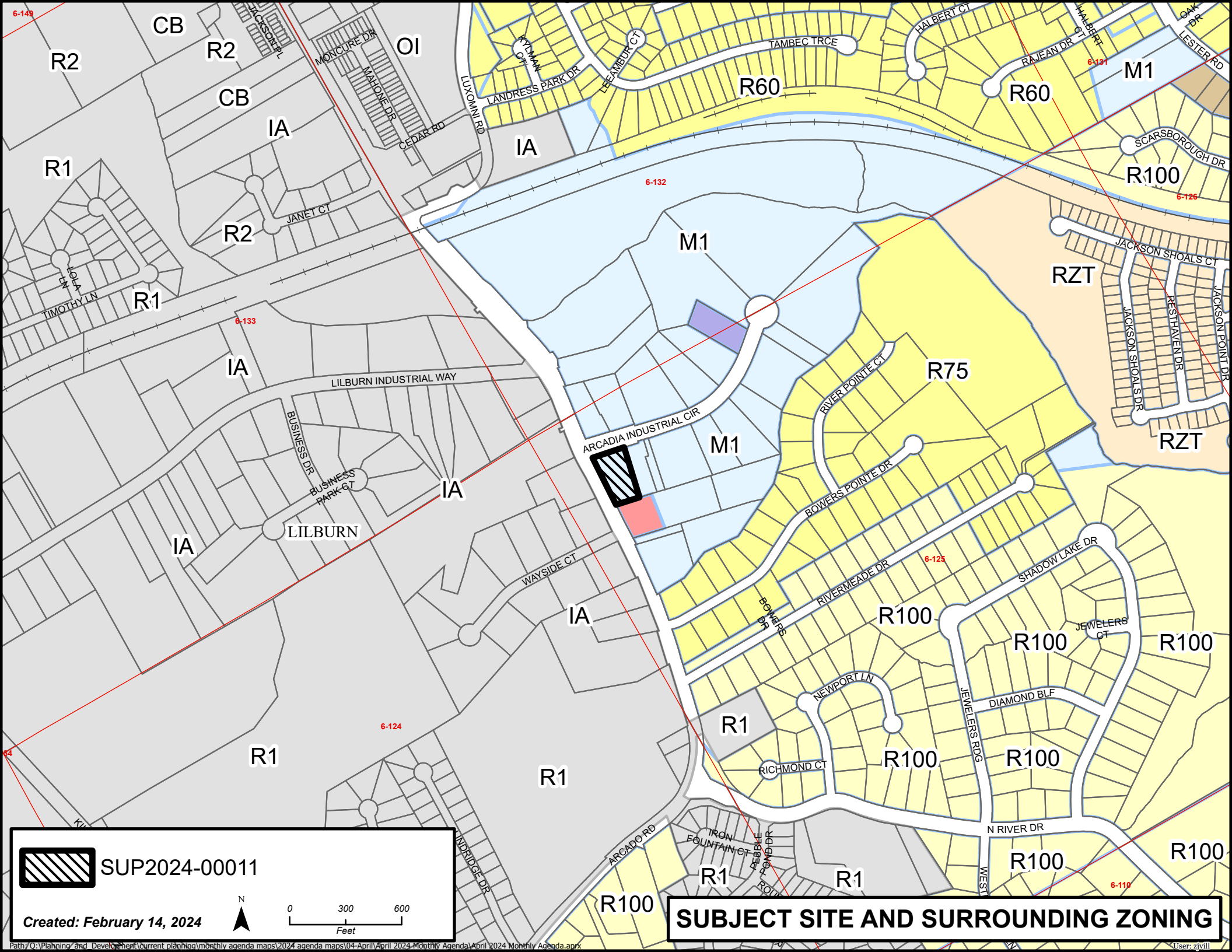


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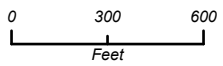


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Feet

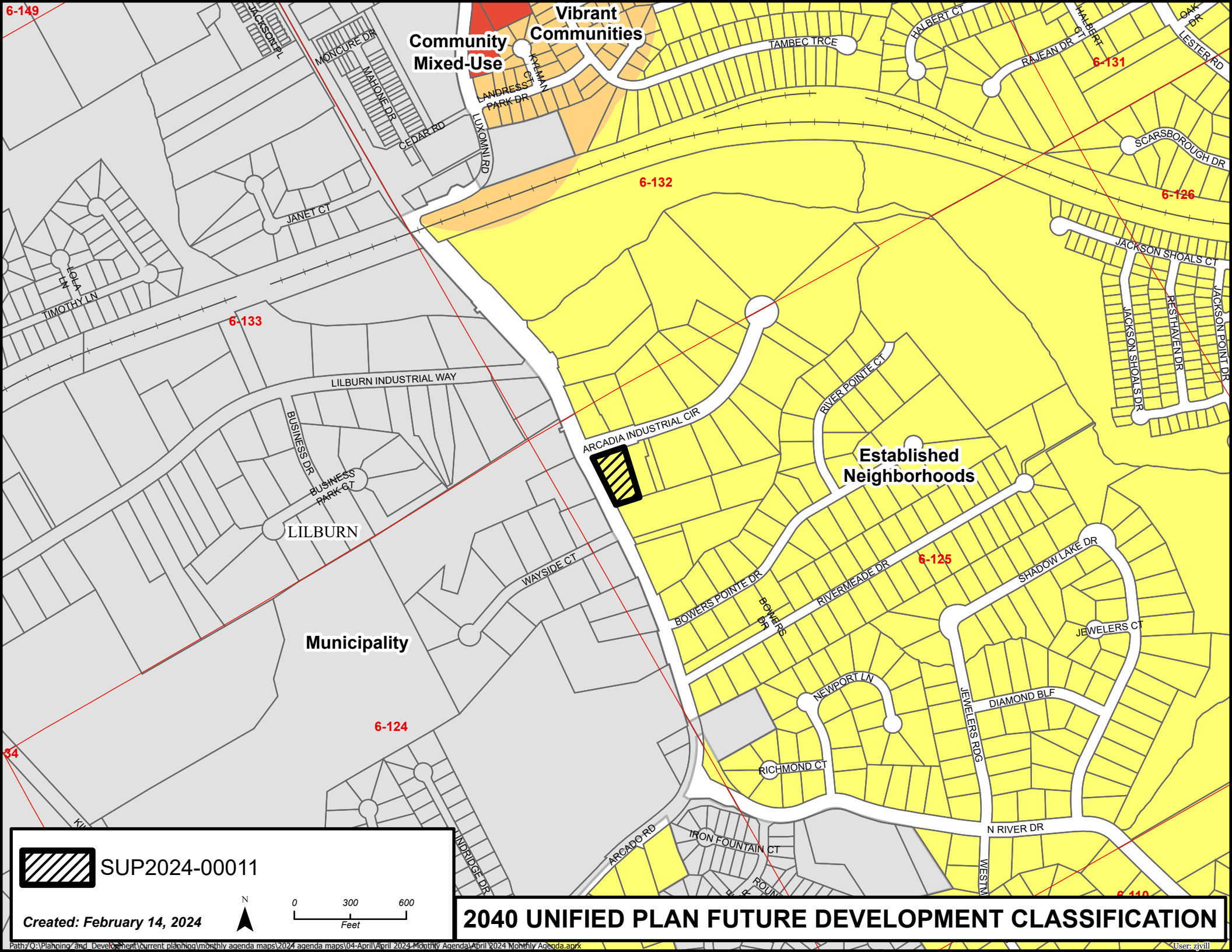


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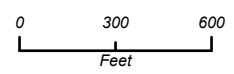


SUBJECT SITE AND SURROUNDING ZONING



 SUP2024-00011

Created: February 14, 2024



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION