

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Efrain A. Chavarria</u>	NAME: <u>C.E. Smith</u>
ADDRESS: <u>965 Crystal Water Dr.</u>	ADDRESS: <u>963-C Buford Dr.</u>
CITY: <u>Lawrenceville, GA</u>	CITY: <u>LAWRENCEVILLE</u>
STATE: <u>GA</u> ZIP: <u>30045</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>(404) 664-2702</u>	PHONE: <u>770-943-7116</u>
CONTACT PERSON: <u>Efrain A. Chavarria</u> PHONE: <u>(404) 664-2702</u>	
CONTACT'S E-MAIL: <u>anthonysgsllc@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>M1</u>	BUILDING/LEASED SQUARE FEET: <u>9,700 sqft</u>
PARCEL NUMBER(S): <u>28 P7028005</u>	ACREAGE: <u>2.012 Acres</u>
ADDRESS OF PROPERTY: <u>974 Buford Dr, Lawrenceville, GA 30043</u>	
SPECIAL USE REQUESTED: <u>Vehicle and Truck repair shop.</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Legal Description

All that tract or parcel of land lying and being in Land Lot 28 of the 7<sup>th</sup> Land District, Gwinnett County, Georgia, containing 2.012 acres as shown on a plat of survey by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated December 29, 1988, and more particularly described as follows:

To locate the place or point of beginning, being at the point at which the centerline of Ga. Hwy. No. 124, if extended, would intersect the centerline of Buford-Lawrenceville Hwy., a/k/a Ga. Hwy. No. 20; run thence northwest along the centerline of Buford-Lawrenceville Hwy., a/k/a Ga. Hwy. No. 20, a distance of 78.49 feet to a point; run thence South 77 degrees 40 minutes 00 seconds West 45.76 feet to a point marked by an iron pin on the southwest right of way line of Ga. Hwy. No. 20, WICH IS THE TRUE PLACE OR POINT OF BEGINNING; from said beginning point as thus established, run thence southeast along the southwest right of way line of Ga. Hwy. No. 20, and following the arc of a curve to the right, having a radius of 661.57 feet, and a chord of South 13 degrees 48 minutes 56 seconds East 217.04 feet, and arc distance of 217.99 feet to a point marked by an iron pin. Run thence South 74 degrees 02 minutes 32 seconds West 398.87 feet to a point marked by an iron pin set at base of hollow tube found; run thence North 15 degrees 09 minutes 36 seconds West 219.83 feet to a point marked by an iron pin on the southwest right of way line of Ga. Hwy. No. 20, which is the place or point of beginning.

Carnelia Smith

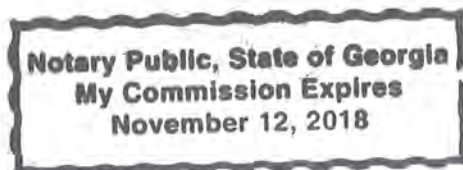
Witness

C.E. Smith

C.E. Smith

Erin James Smith

Notary



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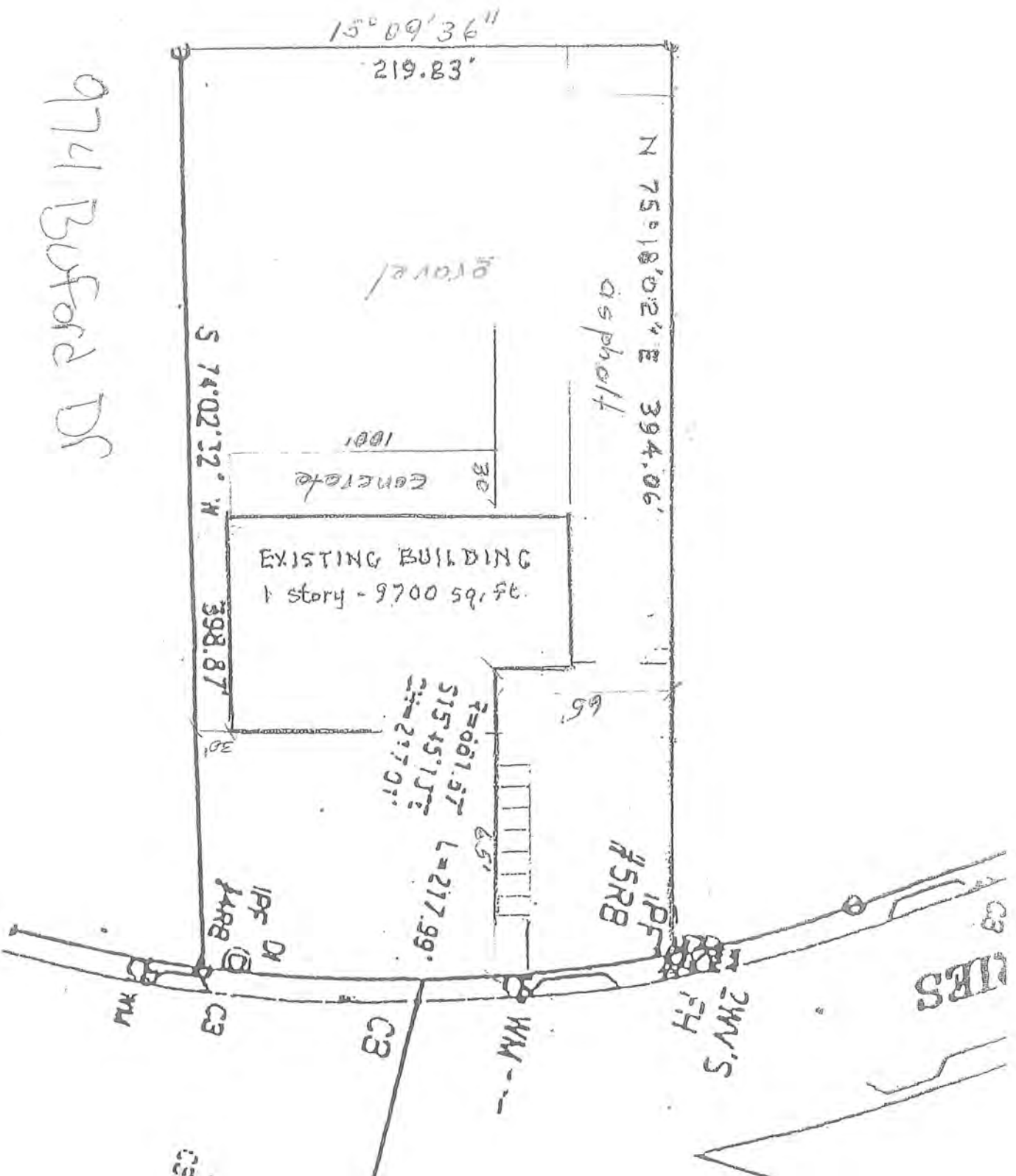
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974 Buford Dr



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C.E. Smith

HIGHWAY 124

Witness

Notar

**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 other existing or changing conditions.

Letter of Intent

From: Efrain A. Chavarria

Date: July 6<sup>th</sup>, 2018

965 Crystal Water Dr.  
Lawrenceville, GA. 30045  
(404)664-2702  
Anthony's General Services, LLC.  
[anthonysgsllc@gmail.com](mailto:anthonysgsllc@gmail.com)

To: Gwinnett County  
Department of Planning & Development / Planning Division  
446 West Crogan Street, Suite 250  
Lawrenceville, GA 30046  
(678)518-6000

Dear Sirs:

I am writing to you, through this letter, to propose my intention to renew the permit to perform a VEHICLE AND TRUCK REPAIR SHOP on a tract of land lot N.28, where currently is a M1 zoning, with a building leased size of 9,700 square feet / 2.012 acres at 974 Buford Dr. Lawrenceville, GA 30043.


The number of employees would be three (3) people, including myself; with a working schedule from Monday to Saturday, from 8:30am to 5:00pm.

We have parking spaces for customers, in the front area of the building, but all repair services of vehicles or trucks will be made within the built area.

We want to keep a clean and tidy place, according to the GA laws, understanding the guidelines and regulations to follow for this kind of business, and I want to maintain a good behavior that benefits my own business record and my community, in the present and to the future.

I thank you in advance for your attention to this letter, and I am awaiting a favorable response.

Kind regards,

  
\_\_\_\_\_  
Efrain A. Chavarria

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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

07/06/18  
Date

Efrain A. Chavarria  
Type or Print Name and Title

  
Signature of Notary Public

7/6/18  
Date

Notary Seal

**Notary Public, State of Georgia  
My Commission Expires  
November 12, 2018**

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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.



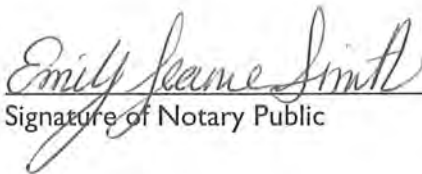
Signature of Property Owner

7/6/18

Date

C.E. Smith pres

Type or Print Name and Title

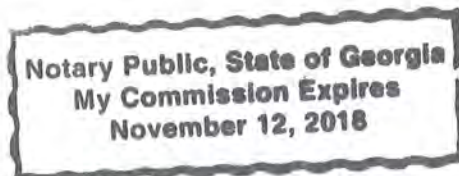


Signature of Notary Public

7/6/18

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.

Efrain                      07/06/18                      Efrain A. Chavarria  
 SIGNATURE OF APPLICANT                      DATE                      TYPE OR PRINT NAME AND TITLE

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

Emily Jeanne Smith                      7/10/18                      \_\_\_\_\_  
 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    Efrain A. Chavarria  
 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.**

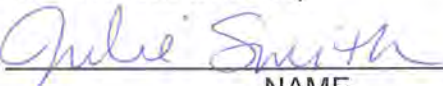
**PARCEL I.D. NUMBER:** 7<sup>th</sup> - 23 - R7028005  
(Map Reference Number) District Land Lot Parcel

 07/06/18  
Signature of Applicant Date  
Efrain A. Chavarria  
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)

 TSAI  
NAME TITLE  
7-6-18  
DATE