

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>John Souter</u>	NAME: <u>Souter Holdings</u>
ADDRESS: <u>Po Drawer 2131</u>	ADDRESS: <u>9149 Arcadia Ind CIR,</u>
CITY: <u>Lilburn, GA</u>	CITY: <u>Lilburn</u>
STATE: <u>GA</u> ZIP: <u>30047</u>	STATE: <u>GA</u> ZIP: <u>30047</u>
PHONE: <u>404-408-5338</u>	PHONE: <u>404-408-5338</u>
CONTACT PERSON: <u>John Souter</u> PHONE: <u>404-408-5338</u>	
CONTACT'S E-MAIL: <u>Soutman@cometnational.com</u> <u>J Souter @</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:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

EXISTING/PROPOSED ZONING: M1 BUILDING/LEASED SQUARE FEET: 3200

PARCEL NUMBER(S): R6125 024 ACREAGE: .91

ADDRESS OF PROPERTY: 4149 Arcadia Industrial Cir,
Lilburn, GA 30047

SPECIAL USE REQUESTED: Trucking dispatch office with temporary parking
in Rear lot.

2 STORIES

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

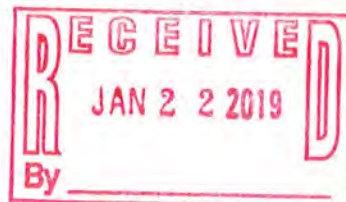




EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 125 of the 6th District, Gwinnett County, Georgia, being known as Lot 4 of Arcadia Industrial Park, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the intersection formed by the Southeasterly side of Arcadia Industrial Circle (based on a 100-foot right-of-way) and the Northeasterly side of Arcado Road; thence Northeasterly along the Southeasterly side of Arcadia Industrial Circle (based on a 100-foot right-of-way) 260 feet to a point; thence Northwesterly 10 feet to a point on the Southeasterly side of Arcadia Industrial Circle (based on an 80-foot right-of-way); thence Northeasterly along the Southeasterly side of said 80-foot right-of-way 60 feet to an iron pin and the TRUE POINT OF BEGINNING; thence Northeasterly along the Southeasterly side of said 80-foot right-of-way and following the curvature thereof, 234 feet to an iron pin; thence Southeasterly along the Southwesterly line of Lot 4 of Arcadia Industrial Park 296.4 feet to an iron pin; thence Southwesterly along the Northwesterly side of Lot 2 of Arcadia Industrial Park 260 feet to an iron pin; thence Northwesterly and forming an interior angle of 90 degrees with the preceding course 290.7 feet to the iron pin on the Southeasterly side of Arcadia Industrial Circle and the TRUE POINT OF BEGINNING.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lot 125 of the 6th District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set on the Southeasterly right-of-way line of Arcadia Industrial Circle (100-foot right-of-way at this point), said iron pin set also being located 180.0 feet Northeasterly, as measured along the Southeasterly right-of-way line of Arcadia Industrial Circle, from the intersection of the Southeasterly right-of-way line of Arcadia Industrial Circle with the Northeasterly side of Arcado Road (100-foot right-of-way); running thence along the Southeasterly right-of-way line of Arcadia Industrial Circle North 71 degrees 40 minutes East a distance of 80.0 feet to an iron pin found on the Southeasterly right-of-way line of Arcadia Industrial Circle; running thence along the right-of-way line of Arcadia Industrial Circle North 18 degrees 20 minutes West a distance of 10.0 feet to an iron pin found on the Southeasterly right-of-way line of Arcadia Industrial Circle (80-foot right-of-way at this point); running thence along the Southeasterly right-of-way line of Arcadia Industrial Circle North 71 degrees 40 minutes East a distance of 60.0 feet to a point; running thence South 18 degrees 40 minutes East a distance of 290.7 feet to a point; run thence South 71 degrees 40 minutes West a distance of 140.0 feet to a point, said point being located within a gravel drive; running thence North 18 degrees 40 minutes West a distance of 280.7 feet to an iron pin set on the Southeasterly right-of-way line of Arcadia Industrial Circle, which is the point of beginning; according to a survey prepared for Decatur Federal Savings and Loan Association and Edward A. Grove by B.J. Goble, Jr., Georgia Registered Land Surveyor No. 1081, said survey being dated November 19, 1985.

This map or plat has been calculated for closure and is found to be accurate within 1 foot in 148,908 feet.

This plat has been prepared using a Nikon Total Station reading directly to 1 second and an electronic distance measuring device reading directly to 1 one hundredth of a foot.

The field data upon which this map or plat is based has a closure precision of (1) foot in 52,966 feet and an angular error of 1 seconds per angle point, and was adjusted using compass rule.

FLOOD HAZARD NOTE

This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Flood Insurance Rate Map of Gwinnett County, Georgia and incorporated areas, Map number 13135C014F Dated September 29,2006.

This plat was prepared for the exclusive use of the person, persons, or entity named in the certificate hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.

Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

This survey was made without the benefit of a current title commitment. Easements and encumbrances may exist which benefit and burden this property.

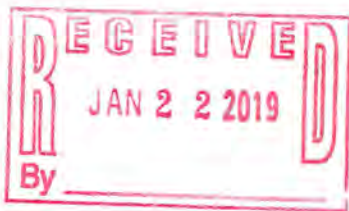
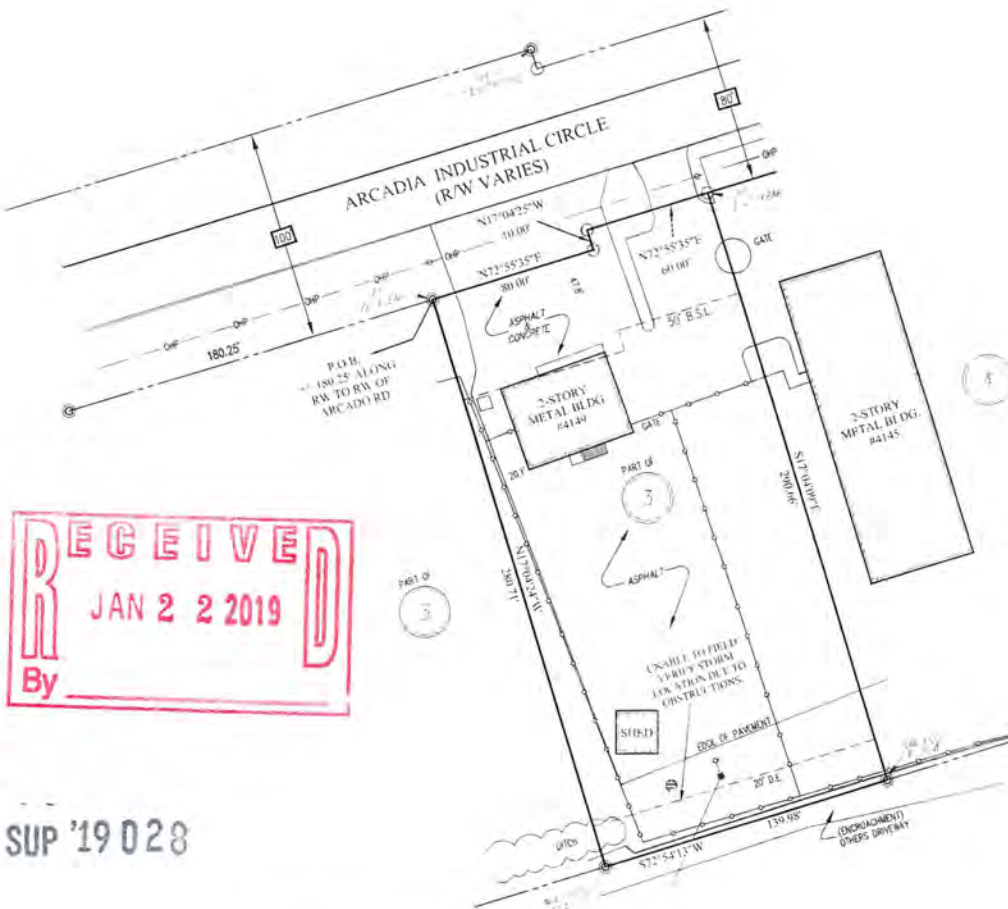
The survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act, O.C.G.A. Title 47.

NOTES:

1. FIELD WORK PERFORMED APRIL 24, 2019.
2. THIS SURVEY WAS AUTHORIZED BY THE OWNER.
3. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE.

AREA:

39,893 S.F. 0.92 ACRES



SUP '19 028

GENERAL LEGEND

- | | | | |
|--|------------------------------|--|-------------------------|
| | POWER POLE | | SIGN (AS NOTED) |
| | POWER POLE W/ GUY WIRE | | OVERHEAD POWER LINE |
| | POWER POLE W/LIGHT | | OVERHEAD TELEPHONE LINE |
| | FIRE HYDRANT | | SANITARY SEWER LINE |
| | WATER METER | | IRON PIN SET |
| | WATER VALVE | | IRON PIN FOUND |
| | GAS METER | | LAND LOT |
| | GAS VALVE | | LAND LOT LINE |
| | SANITARY SEWER MANHOLE | | POINT OF BEGINNING |
| | JUNCTION BOX/STORM SEWER MH | | NOW OR FORMERLY |
| | HEADWALL | | RIGHT-OF-WAY |
| | CATCH BASINS | | DEED BOOK |
| | CITY OF ATLANTA CATCH BASIN | | PLAT BOOK |
| | DROP INLETS | | PAGE |
| | STORM SEWER LINE | | |
| | PROPERTY CORNER | | |
| | FIELD LOCATED PIN (AS NOTED) | | |
| | CONCRETE MONUMENT FOUND | | |



CHRISTOPHER E. MOORE & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYING
 848 FAIRWAY DRIVE, MONROE, GA 30655
 Phone: (770) 963-7418 www.cemofland.com



SURVEY FOR
SOUTER HOLDINGS

ARC ADIA INDUSTRIAL PARK
 PORTION OF LEO #3
 LAND LOT 125 - 6TH DISTRICT
 GWINNETT COUNTY, GEORGIA
 4-24-2018 SCALE: 1" = 40'
 JOB# 180022

REVISIONS

NO.	DATE	DESCRIPTION	BY

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:

IT will not

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

YES IT DOES

- (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:

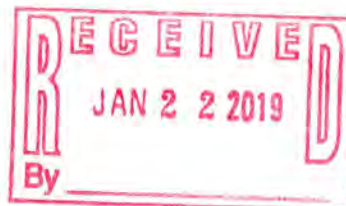
It will have no material impact

- (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:

WE ARE NOT DOING ANYTHING Different



SOUTER HOLDINGS, LLC
4149 ARCADIA INDUSTRIAL CIRCLE
LILBURN, GEORGIA 30047
404 408-5338

RE: LETTER OF INTENT

SOUTER HOLDINGS, LLC is the current owner of the property at 4149 Arcadia Industrial Circle, Lilburn, Georgia 30047. This is a .91 acre parcel in the Arcadia Industrial Park located along Arcado Road. We want to continue doing business the way we always have since 2008. We are requesting a special use permit to continue to use our property & building for office space and for parking in the fenced in area behind the building.



John Souter (Owner)



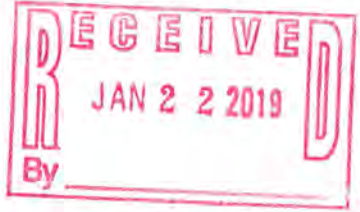
SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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.

John Souter 1-21-19
Signature of Applicant Date

John Souter, owner
Type or Print Name and Title

Pat Saltamacchio 1-21-19
Signature of Notary Public Date Notary Seal



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.

John Souter 1-22-19 John Souter
 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] 1-22-19
 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 John Souter
 YOUR NAME

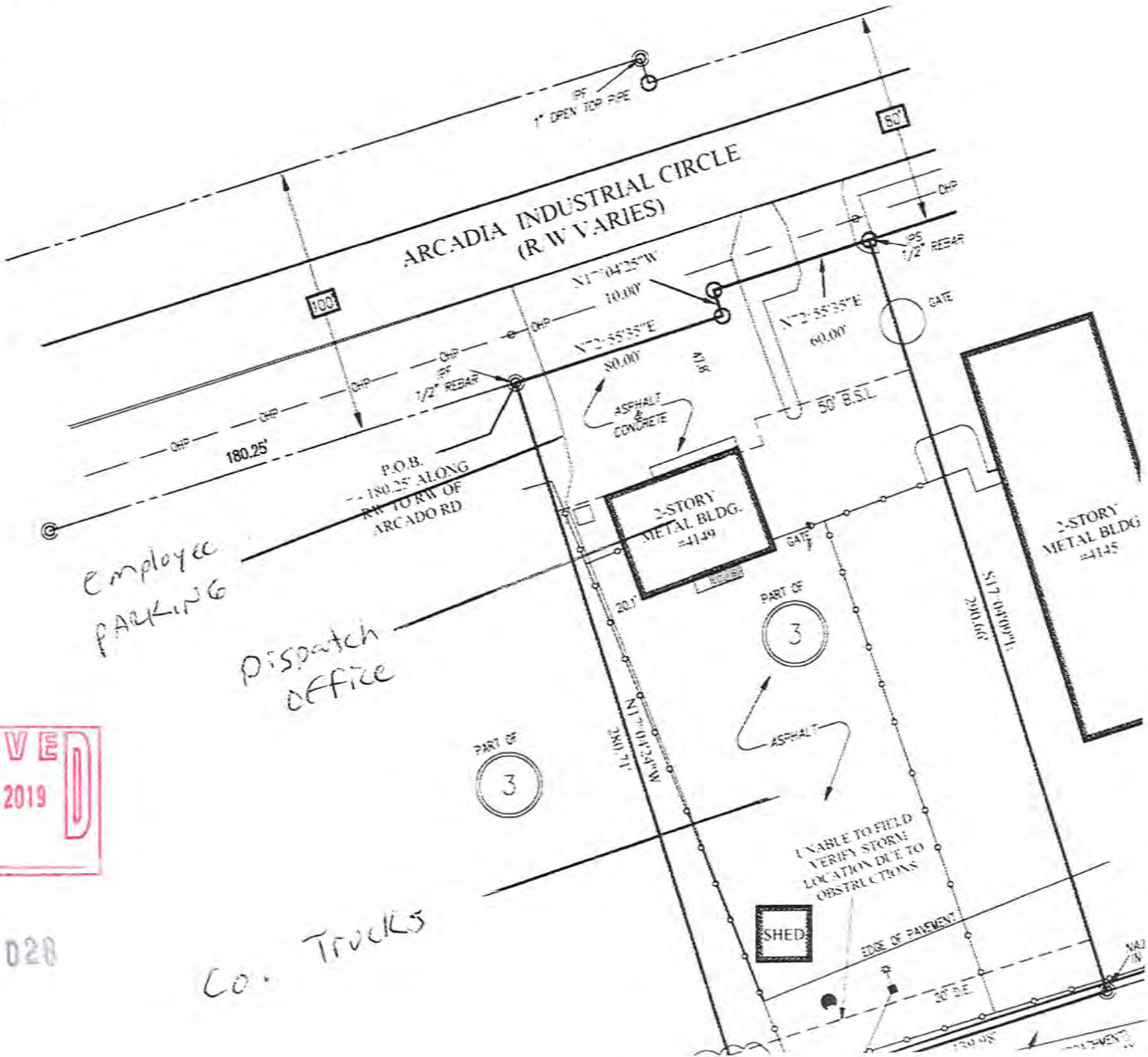
If the answer is yes, please complete the following section:

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.



L
C
+
-
□



RECEIVED
JAN 22 2019
By _____

SUP '19 028

Co. Trucks