

**CHANGE IN CONDITIONS APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Liliana Diaz</u>	NAME: <u>Dalu Management LLC</u>
ADDRESS: <u>2300 Shore View Way</u>	ADDRESS: <u>2300 Shore View Way</u>
CITY: <u>Suwanee</u>	CITY: <u>Suwanee</u>
STATE: <u>GA</u> ZIP: <u>30024</u>	STATE: <u>GA</u> ZIP: <u>30024</u>
PHONE: <u>470 429 3537</u>	PHONE: <u>470 429 3537</u>
CONTACT PERSON: <u>Liliana Diaz</u> PHONE: <u>678 939 5805</u>	
CONTACT'S E-MAIL: <u>lilifor@aol.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

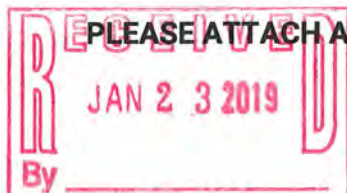
ZONING DISTRICTS(S): C-2 PRIORITY ZONING CASE: SUP 2014 - 00052

PARCEL NUMBER(S): RG156003 ACREAGE: 1.22 acres

ADDRESS OF PROPERTY: 796 Pleasant Hill Rd, Lilburn GA 30047

PROPOSED CHANGE IN CONDITIONS: Allow car sales and parking at the back of the property

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: <u>1</u>
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: <u>1250 sqf / bld.</u>
GROSS DENSITY: _____	DENSITY: _____
NET DENSITY: _____	



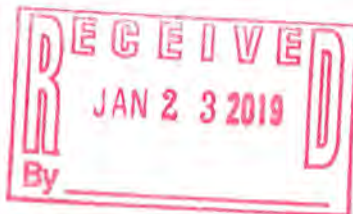
PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

## Legal Description

ALL THAT TRACT OR PARCEL OF LAND BEING IN LAND LOT 156, DISTRICT 6, GWINNETT COUNTY GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A PK NAIL IN THE MEDIAN AT THE INTERSECTION OF THE CENTERLINE OF PLEASANT HILL ROAD AND LAKESIDE WALK DRIVE THENCE  
N 09°14'38" E A DISTANCE OF 222.53 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF PLEASANT HILL ROAD (R/W VARIES) AND THE TRUE POINT OF BEGINNING;  
THENCE ALONG SAID RIGHT OF WAY N 08°55'38"W A DISTANCE OF 85.87 TO A POINT;  
THENCE LEAVING SAID RIGHT OF WAY N 74°38'22"E A DISTANCE OF 201.00 FEET TO A POINT;  
THENCE N 14°25'39"W A DISTANCE OF 100.10 FEET TO A POINT;  
THENCE N 59°31'23" E A DISTANCE OF 90.36 FEET TO A TRAVERSE LINE;  
THENCE ALONG TRAVERSE LINE S 29°30'01" E A DISTANCE OF 289.33 FEET TO A POINT;  
THENCE S 59°16'31"W A DISTANCE OF 125.66 FEET TO A POINT;  
THENCE N 31°31'12"W A DISTANCE OF 103.46 FEET TO A POINT;  
THENCE S 78°56'14"W A DISTANCE OF 65.00 FEET TO A POINT;  
THENCE S 59°11'08"W A DISTANCE OF 48.78 FEET TO A POINT;  
THENCE S 81°48'35"W A DISTANCE OF 109.23 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF PLEASANT HILL ROAD AND THE POINT OF BEGINNING

DESCRIPTION OF A PORTION OF SUBJECT PROPERTY (TO TRAVERSE LINE)  
53,379 SQ. FT / 1.22 ACRES AS SHOWN HEREON.



CIC '19 00 2

General Notes:

SURVEY AS PER RIGHT OF WAY MONUMENTS FOUND  
AND OTHER REFERENCES AS NOTED HEREON.

SURVEY DONE WITHOUT THE BENEFIT OF A TITLE  
COMMITMENT AND PROPERTY IS SUBJECT TO ALL  
MATTERS OF TITLE

A PORTION OF SUBJECT PROPERTY LIES WITHIN A 100  
YEAR FLOOD DISTRICT AS PER FIRM PANEL NO.  
13135C0100F, EFFECTIVE DATE 9/29/06

**SURVEY DATA.**

TOTAL AREA: 53,379 SQ. FT / 1.22 ACRES (TO TRAVERSE LINE)  
ERROR OF CLOSURE PLAT: 150,640  
ERROR OF CLOSURE FIELD: 15,371  
ANGULAR ERROR: 3" PER ANGLE POINT  
ADJUSTED BY: LEAST SQUARES  
EQUIPMENT USED: TOPCON GT-1003 TOTAL STATION

FIELD WORK COMPLETED ON JAN 7, 2019

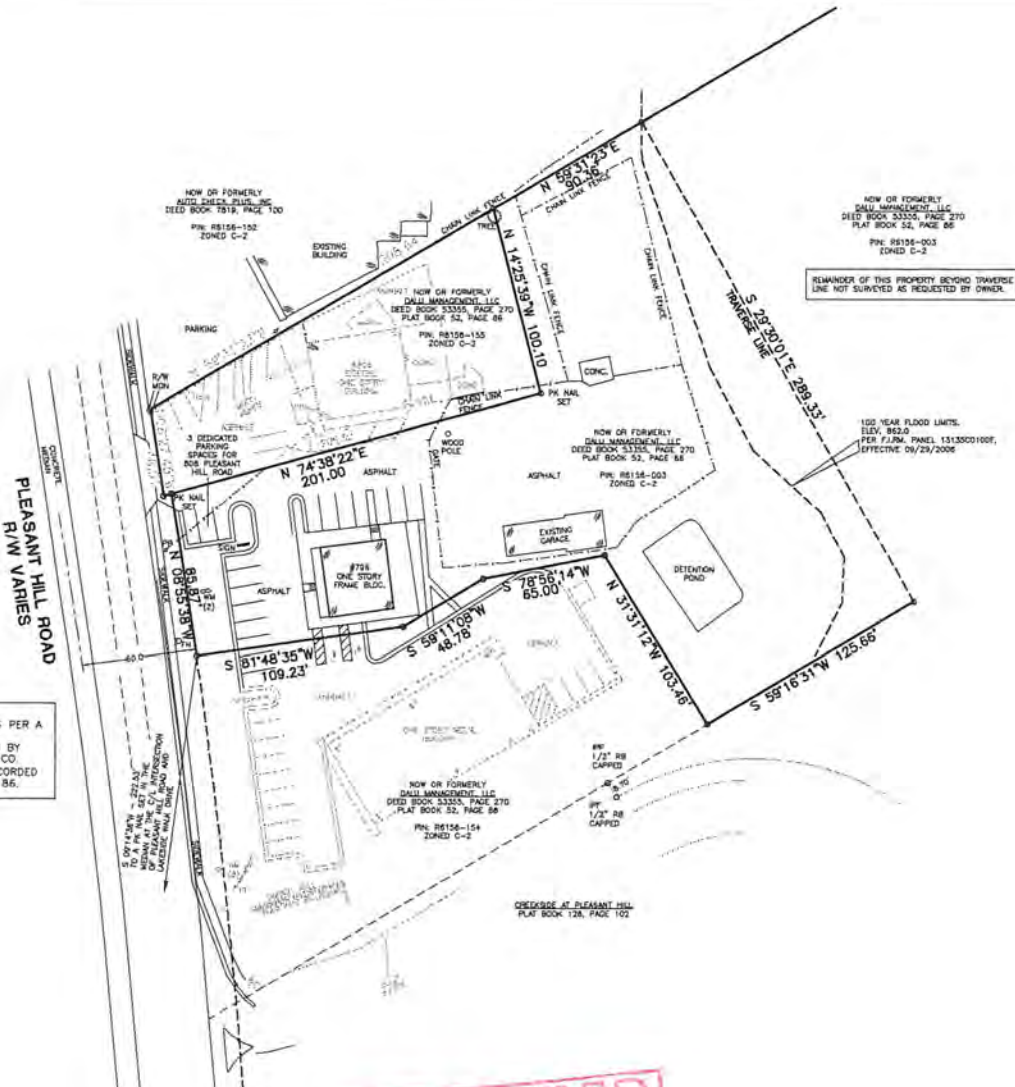


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**LEGEND**

T/W	RIGHT OF WAY	FB	FLARED END SECTION
WM	WATER METER	J	JUNCTION BOX
B/L	BUILDING LINE	HL	HEADLAM
P	PROPERTY LINE	CL	CENTER LINE
A	APR	DR	DRAINAGE DIRECTION
W	WATER	HN	HOLE NUMBER
MM	MANHOLE	RFN	RICH PIN FOUND
S	SEWER LINE	PS	RICH PIN SET
DL	DRAINAGE EASEMENT	EP	ELECTRIC POWER
SE	SEWER EASEMENT	R	RADIUS OF CURVATURE
SLS	SAS LINE	CB	DOUBLE WIND CATCH BASH
PP	POWER POLE	CP	CATCH BASIN
M/C	MAIL OR GAP	FP	POWER POLE
LP	LIGHT POLE	A	ARC OF CURVE
EL	EXISTING ELEVATION	AV	AVERT
RE	REMARK	DR	DRAIN ALERT
G.T.P.	OPEN TOP PIPE	PE	PROPOSED ELEVATION
		PB	POINT OF BEGINNING



**Legal Description**

ALL THAT TRACT OR PARCEL OF LAND BEING IN LAND LOT 158, DISTRICT 6, CORNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL IN THE MEDIUM AT THE INTERSECTION OF THE CENTERLINE OF PLEASANT HILL ROAD AND LAKESIDE WALK DRIVE, THENCE N 67°43'00" E A DISTANCE OF 322.53 FEET TO A POINT ON THE EASTERN RIGHT OF WAY OF PLEASANT HILL ROAD (R/W VARIES) AND THE SIDE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY N 68°52'28" W A DISTANCE OF 88.87 TO A POINT; THENCE LEAVING SAID RIGHT OF WAY N 74°38'22" E A DISTANCE OF 201.00 FEET TO A POINT; THENCE N 14°25'34" W A DISTANCE OF 100.10 FEET TO A POINT; THENCE N 69°31'23" E A DISTANCE OF 80.36 FEET TO A TRVERSE LINE; THENCE ALONG TRVERSE LINE S 29°20'01" E A DISTANCE OF 289.33 FEET TO A POINT; THENCE S 58°16'31" W A DISTANCE OF 125.66 FEET TO A POINT; THENCE N 31°31'12" W A DISTANCE OF 103.46 FEET TO A POINT; THENCE N 37°31'12" W A DISTANCE OF 103.46 FEET TO A POINT; THENCE S 58°11'08" W A DISTANCE OF 48.78 FEET TO A POINT; THENCE S 81°48'35" W A DISTANCE OF 109.23 FEET TO A POINT ON THE EASTERN RIGHT OF WAY OF PLEASANT HILL ROAD AND THE POINT OF BEGINNING.

DESCRIPTION OF A PORTION OF SUBJECT PROPERTY (TO TRVERSE LINE) 53,379 SQ. FT. / 1.22 ACRES AS SHOWN HEREON.

**General Notes:**

SURVEY AS PER RIGHT OF WAY MONUMENTS FOUND AND OTHER REFERENCES AS NOTED HEREON.

SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND PROPERTY IS SUBJECT TO ALL MATTERS OF TITLE.

A PORTION OF SUBJECT PROPERTY LIES WITHIN A 100 YEAR FLOOD DISTRICT AS PER FIRM PANEL NO. 1313603101P, EFFECTIVE DATE 9/29/05.

**SURVEY DATA**

TOTAL AREA: 53,379 SQ. FT. / 1.22 ACRES (TO TRVERSE LINE)

ERROR OF CLOSURE: PLAT 150.640

ERROR OF CLOSURE FIELD: 15.371

ANGULAR ERRORS: 3" PER ANGLE POINT

ADJUSTED BY: LEAST SQUARES

EQUIPMENT USED: TURCON (7-1053) TOTAL STATION

FIELD WORK COMPLETED ON JAN 7, 2019



*[Signature]*

This plat is a retracement of an existing parcel or parcels of land and does not establish or create a new parcel or make any changes to any real property boundaries. The recording information of this document, maps, plans, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned and surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-8-87.



NOTE: RIGHT OF WAY SHOWN AS PER A FINAL PLAT FOR ACE EXTERMINATING PREPARED BY CORNERSTONE PLANNING CO. DATED 9/20/80 AND RECORDED IN PLAT BOOK 52, PAGE 86.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND NO WARRANTIES EXTEND TO ANY UNNAMED PERSON WITHOUT A RE-CERTIFICATION BY THE SURVEYOR HAVING SAID PERSON.

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THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

**RECEIVED**  
JAN 23 2019  
By \_\_\_\_\_

CIG 19002

**REVISIONS**

NO.	DATE	BY	DESCRIPTION

**DIVERSIFIED TECHNICAL GROUP, L.L.C.**  
LAND SURVEYORS - LAND PLANNERS  
2700 Northridge Trm, Cornett 307  
CORNETT COUNTY, GEORGIA 30507  
PHONE: 706-336-7000  
FAX: 706-336-7001  
EMAIL: dtg@diversifiedtech.com



**Boundary Survey**  
**DALU MANAGEMENT, LLC**  
LAND LOT(S): 158  
DISTRICT: 6  
CORNETT COUNTY, GEORGIA

DATE DRAWN: 09/27/19  
SCALE: 1" = 30'

**Boundary Survey**

PROJECT NUMBER  
**18283**

**1**

DRAWING NUMBER  
SHEET 1 OF 1

**CHANGE IN CONDITIONS APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

PURSUANT TO REQUIREMENTS 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 CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes

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

No

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

Yes

- (D) WHETHER THE PROPOSED CHANGE IN CONDITIONS WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

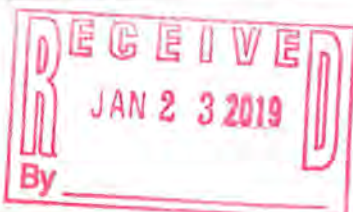
No

- (E) WHETHER THE PROPOSED CHANGE IN CONDITIONS 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 CHANGE IN CONDITIONS:

No



**Dalu Management, LLC**  
2300 Shore View Way, Suwanee GA 30024  
Phone: 470 429 3537 Fax: 470 429 3706

January 14th, 2019

Gwinnett County  
Department of Planning & Development  
446 West Crogan Street, Suite 250  
Lawrenceville, GA 30046

**RE: CHANGE IN CONDITIONS OF SPECIAL USE PERMIT - # SUP-2014-00052**

We hereby submit this letter of intent to change conditions in the above Special Use Permit to remove items 2.H and 2.I.

When the dealer 1st applied for the special use permit in 2014, the past owner used the back of the property for parking their pest control business trucks, not for dealership usage.

Now, I want to rent the entire full space, with no limitations at the front, side or back area behind the fence to sell or parking vehicles.

We specifically and respectfully are asking for:

- Full access of the lot, therefore not limiting any space of the existing property located at 796 Pleasant Hill Rd, Lilburn GA 30047 parcel ID #R6156003.
- Be able to park sales and personal cars at the property.
- Be able to park some cars temporary without tag at the back of the property.
- Be able to park a tow truck used for the business at the back of the property.

If you have any questions, I can be reached at (678) 939-5805

Thank you for your consideration.

Sincerely,

  
Liliana Diaz

Dalu Management, LLC



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**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.

*[Handwritten Signature]*

01/14/2019

Signature of Applicant

Date

Liliana Díaz

Registered Agent

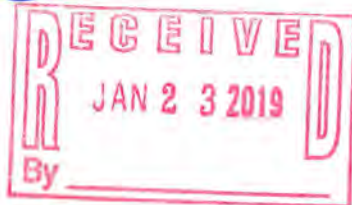
Type or Print Name and Title

*[Handwritten Signature]*

1/14/2019

Signature of Notary Public

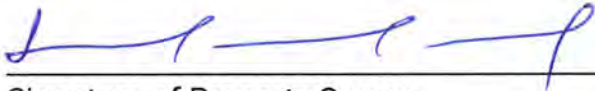
Date



CIC '19 00 2

**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.



01/14/2019

Signature of Property Owner

Date

Dalo Management LLC / Liliana Diaz / Registered Agent

Type or Print Name and Title



1/14/2019

Signature of Notary Public

Date



CIG 19 00 2



**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.

[Signature]      01/14/2019      Liliana Draz  
 Registered Agent  
 Signature of Applicant      Date      Type of Print Name and Title

\_\_\_\_\_  
 Signature of Applicant's Attorney or Representative      Date      Type or Print Name and Title

[Signature]      1/14/2019  
 Signature of Notary Public      Date



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

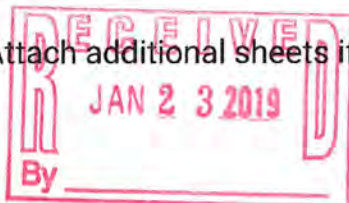
Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

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.



CIC 19 00 2

**VERIFICATION OF CURRENT PAID PROPERTY TAXES  
FOR CHANGE IN CONDITIONS**

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 REZONING REQUEST.**

**PARCEL I.D. NUMBER:**      6th - 156 - R 6156003  
(Map Reference Number)      District      Land Lot      Parcel

[Signature]      01/14/2019  
Signature of Applicant      Date

Liliana Diaz / Registered Agent / Data Management LLC  
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)

Vickie Schoby      TSA II  
NAME      TITLE  
1/24/19  
DATE

