

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Stanislav Pascaru</u> Address: <u>1030 Thornwood Ln</u> City: <u>Dacula</u> State: <u>GA</u> ZIP: <u>30019</u> Phone: <u>(267)-968-5413</u> Email: _____	Name: <u>Stanislav Pascaru</u> Address: <u>3660 Hewatt Ct</u> City: <u>Snellville</u> State: <u>GA</u> ZIP: <u>30039</u> Phone: <u>(267)-968-5413</u> Email: <u>impactauto77@yahoo.com</u>
Contact Person: <u>Stanislav Pascaru</u> Phone: <u>(267)-968-5413</u> Contact's Email: <u>impactauto77@yahoo.com</u>	
<p style="text-align: center;">APPLICANT IS THE:</p> <p><input type="checkbox"/> OWNER'S AGENT <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER</p>	
Existing/Proposed Zoning District(s): <u>C-2</u> Parcel Number(s): <u>6-053-168</u> Acreage: <u>0.496</u> Property Address(es): <u>3660 Hewatt Ct Snellville GA 30039</u> Proposed Development: <u>General Automotive Repair</u> Variance(s): _____ Waiver(s): _____ Building/Leased Sq. Ft.: <u>5040</u> Floor Area Ratio: _____	



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3/4/2024

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.



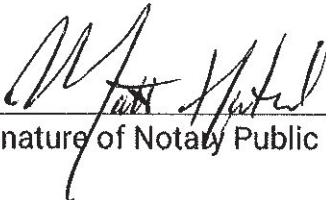
Signature of Applicant

2-8-2024

Date

Stanislav Pascaru

Type or Print Name and Title



Signature of Notary Public



02/8/2024

Date

Matt Hjelmstad
NOTARY PUBLIC
Barrow County, GEORGIA
My Commission Expires 04/28/2025

Notary Seal

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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

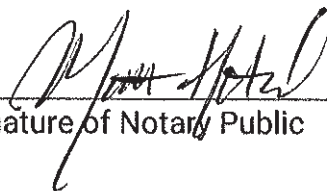
2-8-2024

Date

Stanislav Pascaru

Type or Print Name and Title

OWNER



Signature of Notary Public

2/8/2024

Date

Matt Hjelmstad
NOTARY PUBLIC
Barrow County, GEORGIA
My Commission Expires 04/28/2025

Notary Seal

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6/12/2024

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: 6 - 053 - 168
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

2/8/2024

Date

Stanislaw Pascaru

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 Hyles
NAME

TSA
TITLE

2/8/24
DATE

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3/4/2024

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.

 2-8-2024 Stanislaw Pascanu Applicant
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 2/8/2024
SIGNATURE OF NOTARY PUBLIC DATE
Matt Hjelmstad
NOTARY PUBLIC
Barrow County, GEORGIA
My Commission Expires 04/28/2025
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 Stanislaw Pascanu
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.

Stanislav Pascaru
1030 Thornwood Ln, Dacula, GA. 30019

04/09/2024

Gwinnett County Board of Commissioners
C/o Planning and Development
Gwinnett Justice and Administration Center
75 Langley Drive
Lawrenceville, GA. 30046



Re: Letter of intent – Special Use Permit Application

I, Stanislav Pascaru, submit this request for a Special Use Permit to allow to operate an Automotive/Automobile Repair Facility at 3660 Hewatt Ct., Snellville GA. 30039 with parcel number 6-053-168 in Gwinnett County.

The subject property is 0.496ac. and the existing building is 5040 sf. current zoning of the property is C-2 (General Business District) which supports an Automotive Repair to operate with approval of a Special Use Permit. The height of the building is 17ft, the size is 5040sf and the number of parking spaces is 6 ,with 6460 paved area. On the South side, the site already has a crosstie wall and a 20 lf of undisturbed buffer. I am the only employee .And the operation hours are Monday to Friday from 9:00Am to 6:00PM

I was operate a successful automotive repair shop at 452 Eaton Street in/near downtown Lawrenceville for 5 years . I want to mention here that I was operating my business there in good standing and portion of the lease the landlord was the City of Lawrenceville which I'm sure can provide good feedback regarding my way to operate and protect the community.

The Automotive/Automobile Repair business is consistence with the existing land uses and the businesses in the area; a few properties adjacent to the subject property operate the same or similar type of business. This property would allow for its reasonable economic use, without being an excess burden to the current infrastructure.

Please do not hesitate to contact us with questions or concerns.

Respectfully requesting the granting of the Special Use Permit.

Best Regards,
Stanislav Pascaru

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3/4/2024

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:

I Believe the proposed is suitable

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

the proposed use will not adversely affect the use of the surrounding properties

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

The property is currently zoned C-2 General Business District
The proposed use will take advantage of the economic use of the property by integrating it with the adjacent commercial uses

- (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:

The proposed use will not produce an adverse on the existing infrastructure

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

yes, the subject property is designated as emerging suburban

- (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:

See letter of intent

**GWINNETT COUNTY
PLANNING AND DEVELOPMENT**

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6/7/2024

A GEOMA Z80 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

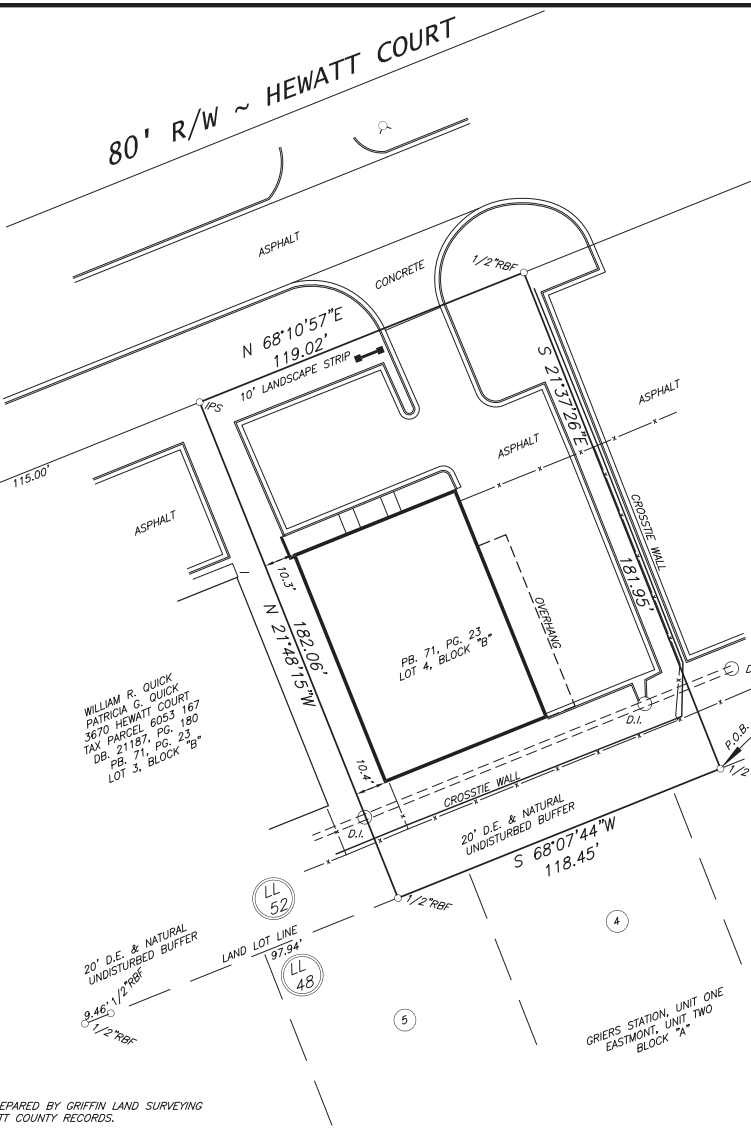
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 62,577 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 248,068 FEET.



REFERENCE:
FINAL PLAT FOR HEWATT ROAD OFFICE PARK, PREPARED BY GRIFFIN LAND SURVEYING RECORDED IN PLAT BOOK 71, PAGE 23, GWINNETT COUNTY RECORDS.

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13135C0136F DATED 9/29/2006



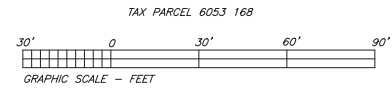
LEGEND

I.P.F.	= IRON PIN FOUND
I.P.S.	= IRON PIN SET (1/2" RE-BAR)
R.B.F.	= RE-BAR FOUND
R.B.S.	= RE-BAR SET
O.T.	= OPEN TOP
C.T.	= CRIMPED TOP
R/W	= RIGHT OF WAY
P.L.	= PROPERTY LINE
C.L.	= CENTER LINE
B.L.	= BUILDING LINE
L.L.	= LAND LOT
L.L.L.	= LAND LOT LINE
G.M.D.	= GEORGIA MILITIA DISTRICT
P	= POWER POLE
-P-	= POWER LINE
-X-	= FENCE LINE
R	= RADIUS
CH.	= CHORD
TAN.	= TANGENT
N/F	= NOW OR FORMERLY
D.B.	= DEED BOOK
P.B.	= PLAT BOOK
PG.	= PAGE
D.E.	= DRAINAGE EASEMENT
S.E.	= SEWER EASEMENT
⊠	= FIRE HYDRANT
M.H.	= MANHOLE
C.B.	= CATCH BASIN
999.0 E.	= EXISTING SPOT ELEVATION
999.0 F.	= FINISHED SPOT ELEVATION
999.0 P.	= PROPOSED SPOT ELEVATION
F.F.E.	= FINISHED FLOOR ELEVATION
→	= DIRECTION OF SURFACE DRAINAGE
⊕	= LIGHT POLE
D.I.	= DRAIN INLET

MRB GROUP LLC
3650 HEWATT COURT
TAX PARCEL 6053 169
DB: 26208 PG: 89
PB: 71 PG: 23
LOT 5 BLOCK "B"

P.O.C.
626.21' TO 1/2"RFB AT LAND LOT CORNER
COMMON TO LAND LOTS 53, 52, 49 & 48

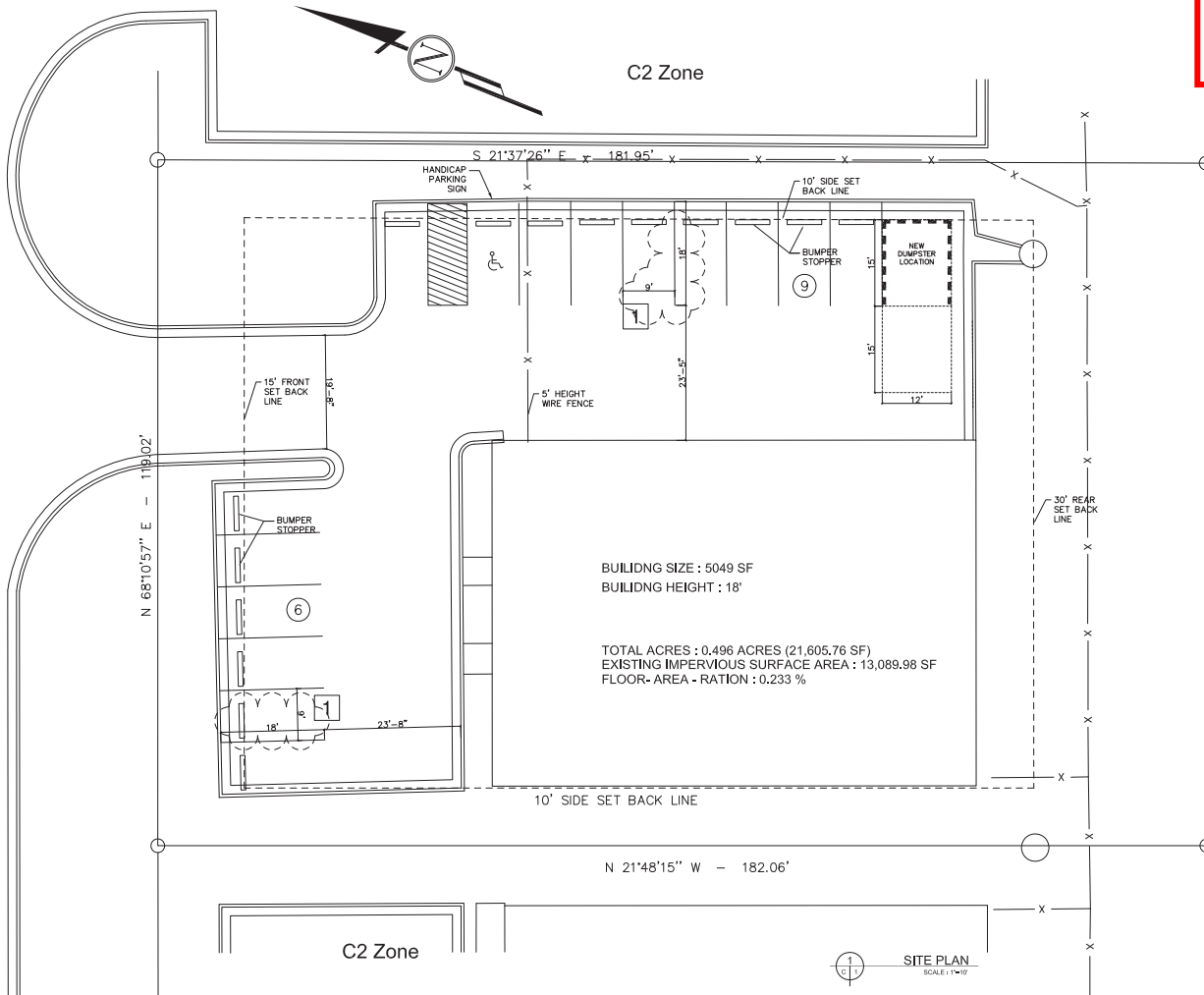
0.496 ACRES



	BOUNDARY SURVEY FOR:	
	BERNARD M. GALLAGHER	
	FIELD WORK DATE: 10/12/16	DATE OF PLAT PREPARATION: 10/17/16
	LAND LOT(S) 53	6th DISTRICT GWINNETT COUNTY, GEORGIA
ALCOVY SURVEYING AND ENGINEERING, INC.		SCALE: 1" = 30'
2205 HWY. 81 S., LOGANVILLE, GA. 30052 Phone 770-466-4002 - LSF #000759		JOB NO. 10-023

THIS PLAT AND THE SURVEY IT WAS PREPARED BY ARE 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 PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

HEWATT COURT



GWINNETT COUNTY
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C2 Zone

R75 Zone

BUILDING SIZE : 5049 SF
BUILDING HEIGHT : 18'

TOTAL ACRES : 0.496 ACRES (21,605.76 SF)
EXISTING IMPERVIOUS SURFACE AREA : 13,089.98 SF
FLOOR-AREA - RATION : 0.233 %

1 SITE PLAN
SCALE: 1"=10'

MOBILE IMPACT AUTOMOTIVE

3660 HEWATT COURT
SUITE #600
SNELLVILLE, GA 30039

TITLE

SITE PLAN w/
PROPOSAL
DUMPSTER
LOCATION &
NEW PARKING
STRIPING

REVISIONS	DATE
1	COUNTY COMMENTS (6/9/2024)



ING INC
Design Div.

3305 DALLITH HIGHWAY
SUITE 101
DALLITH, GA 30084-3339

PH: 678-291-6670
FAX: 678-284-7825
INGINC2000@GMAIL.COM



DRAWN
CHECKED
DATE
SCALE
AS NOTED
DWG NO.
2023-00149
FILE NAME

SHEET
C1.1
OF SHEETS

RELEASED FOR CONSTRUCTION

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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4/9/2024



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

4/9/2024



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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6/10/2024

Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 53 of the 6th District, Gwinnett County, Georgia, being Lot 4, Block B, Hewatt Road Office Park, as shown on a plat of survey by Griffin Land Surveying, Inc. dated July 15, 1996, and recorded in Plat Book 71, Page 23, Gwinnett County, Georgia Records, which plat is incorporated herein by reference for a more complete description.

S.P.