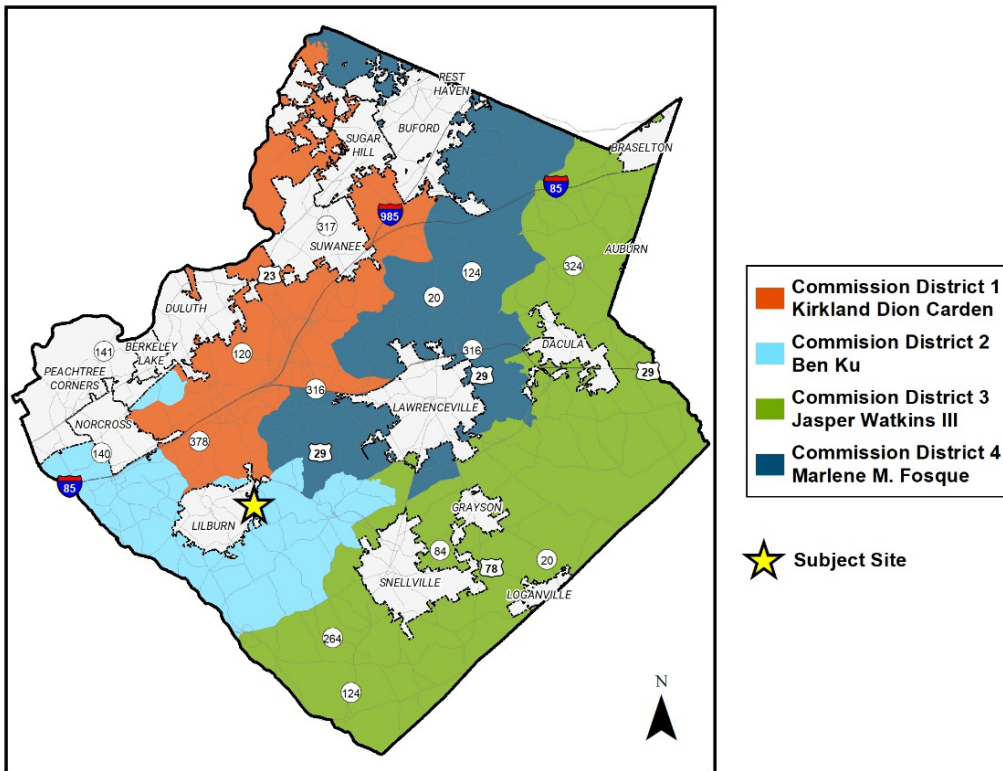


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2022-00044
Current Zoning: M-1 (Light Industry District)
Request: Special Use Permit
Address: 4154 Arcadia Industrial Circle
Map Numbers: R6132 129
Site Area: 0.98 acres
Proposed Development: Automobile Body Repair and Painting
Square Feet: 12,426 square feet
Commission District: District 2 – Commissioner Ku
Character Area: Established Neighborhoods

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Planning Commission Advertised Public Hearing Date: 8/3/2022
Board of Commissioners Advertised Public Hearing Date: 8/23/2022

Applicant: Sky Collision
1547 South Broad Street
Monroe, GA 30655

Owner: Sky Collision
1547 South Broad Street
Monroe, GA 30655

Contact: Josh Waters

Contact Phone: 404.391.5921

Zoning History

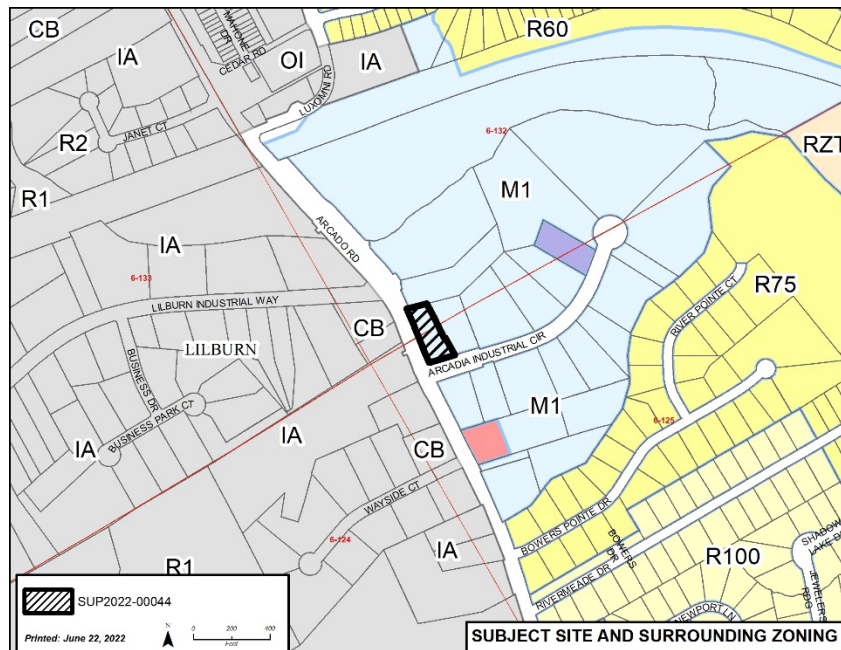
The subject property is zoned M-1 (Light Industry District). In 1970, RZ-59-70 rezoned the property from R-100 (Single-Family Residence District) to M-1 for an industrial park.

Existing Site Condition

The subject site is a 0.98-acre parcel located at the corner of Arcadia Industrial Circle and Arcado Road, within the Arcadia Industrial Park. The site is developed with a 12,426 square foot, one-story building constructed in 1988, in which an automobile body and repair shop previously operated. A special use permit was not required for the use at that time. The site topography is relatively flat, and there are no existing streams or wetlands. Access to the site is from one driveway entrance located on Arcadia Industrial Circle, which is classified as a minor arterial. This driveway is also shared with the adjacent parcel to the east. A 5-foot-wide sidewalk exists along Arcado Road. There are no sidewalks along Arcadia Industrial Circle. A power easement is located at the northwest corner of the property along Arcado Road. The nearest Gwinnett County Transit stop is one mile from the subject property.

Surrounding Use and Zoning

The subject property is surrounded by light industrial uses including a landscaping business to the north, towing company to the east, an automobile repair shop to the south, and an auto repair and body shop to the west. Properties to the west are located within the city limits of Lilburn. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Automobile body repair and painting	M-1	N/A
North	Light Industrial	M-1	N/A
East	Light Industrial	M-1	N/A
South	Light Industrial	M-1	N/A
West	Light Industrial	CB (City of Lilburn)	N/A

Project Summary

The applicant requests a special use permit on a 0.98-acre property zoned M-1 for an automobile body and repair shop, including:

- An existing 12,426 square-foot, one-story metal building, containing six bays with roll-up doors along the Arcado Road frontage and two roll-up doors on the rear of the building.
- 35 paved parking spaces along both road frontages. A row of parking along Arcadia Industrial Circle is within the right of way.
- Shared driveway access from Arcadia Industrial Circle, with an ingress-egress easement located between the subject structure and the adjacent, structure to the east on a separate lot. The entrance to the site is damaged and in need of repair.
- Existing sidewalks along both sides of Arcado Road but not along Arcadia Industrial Circle.
- An existing chain-link fenced area with barbed wire and a vehicular gate behind the building.

Zoning and Development Standards

The applicant is requesting a special use permit in the M-1 zoning district. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Existing	Meets Standard?
Building Height	Maximum 45'	< 45'	YES
Front Yard Setback	Minimum 50'	50'	YES
Side Yard Setback	Minimum 25'	< 25'	NO*
Rear Yard Setback	Minimum 50'	> 50'	YES
Parking	Minimum: 9 spaces Maximum: 27 spaces	35	NO**
Landscape Strip	Minimum 10'	<10'	NO***

*The side yard setback has not changed since construction of the building in 1975. Therefore, the existing encroachment and the building is considered legally nonconforming and no variance is needed to allow the building to remain.

**The parking spaces is in excess of the maximum allowable in M-1 zoning. However, ten spaces are located within the right-of-way of Arcadia Industrial Circle and must be removed.

***The proposed development does not meet the Landscape Strip Planting Requirement per Section 620-20. A waiver of this request has not been requested by the applicant.

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 D). Standard site and infrastructure improvements will also be required related to transportation, stormwater, 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 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO:

A. Whether the special use is a use that is suitable in view of the use and development of adjacent and nearby property.

The site is surrounded by industrially zoned properties to the north, east, south and west. Other properties within the Arcadia Industrial Park contain automobile and truck repair, service, and body shops. Therefore, the special use is suitable in view of the use and development of adjacent and nearby properties.

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

The proposed development would not adversely affect the existing use or usability of adjacent or nearby properties. No residentially zoned properties are located in the immediate area. A majority of the nearby properties are developed as automobile and truck repair, service, and body shops.

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 increased impact 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 regulations, and planning. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this special use permit request is attached (Exhibit D).

related to this application, the Planning Commission recommends **APPROVAL WITH CONDITIONS** of the special use permit request.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions)

Approval of a Special Use Permit for an automobile body and repair shop, subject to the following conditions:

1. No vehicle sales of any kind shall occur at this location.
2. Salvage of inoperable vehicles and outdoor storage of automobile parts or tires shall be prohibited. No inoperable vehicles shall be stored on the property for more than ten days. Any vehicles abandoned by their owners, whether before or after repair, shall be removed from the property within five days after they become abandoned under State and/or County law.
3. All repair activities shall take place indoors. No repairs may be conducted in the parking lot.
4. The property owner shall stripe parking spaces in accordance with Gwinnett County parking standards. All vehicles must be parked in a striped parking space on a paved surface.
5. Dumpsters shall be screened by a 100 percent opaque brick or stacked stone wall with an opaque metal gate enclosure.
6. All barbed wire shall be removed from the site.
7. Existing parking areas and related infrastructure shall be removed from the right of way subject to an approved development permit prior to the issuance of a certificate of occupancy.
8. 10-foot-wide landscape strip shall be provided along both road frontages per the requirements of the Unified Development Ordinance.
9. The existing entrance shall be reconstructed to meet the requirements for commercial driveways subject to review and approval of Gwinnett Department of Transportation.
10. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Letter of Intent and Applicant's Response to Standards
- D. Internal and External Agency Review Comments
- E. Maps

Exhibit A: Site Visit Photos



Site view from Arcadia Industrial Circle



Bays on west side of building along Arcado Road

Exhibit B: Site Plan

[Attached]

RECEIVED

4.1.2022



LEGEND

R.B.F. = R-BAR FOUND	F.H. = FIRE HYDRANT
I.F.S. = IRON PIN SET	C.B. = CATCH BASIN
P.L. = PROPERTY LINE	H.W. = HEADWALL
C.L. = CENTER LINE	D.I. = DROP INLET
B.L. = BUILDING LINE	D.E. = DRAINAGE ESMT.
L.L. = LAND LOT LINE	S.E. = SEWER ESMT.
R/W = RIGHT OF WAY	C.E. = CONSTRUCTION ESMT.
D = 3.0' DOOR	O.H.D. = OVERHEAD DOOR

GRAPHIC LEGEND

C.B.	C.B.	D.I.	PIPE	J.B.	H.W.
○ TELE. BOX	• F.H.	□ WATER METER			
— GUY WIRE	○ UTIL. POLE	• WATER VALVE			

SURVEY DATA:
THE FIELD DATA FROM WHICH THIS PLAT IS BASED WAS COMPLETED ON APRIL 24, 2010 AND HAS A CLOSURE PRECISION OF ONE FOOT IN 64,100 FEET AND AN ANGULAR ERROR OF 00" PER PER ANGLE POINT. DATA WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 140,100 FEET.

EQUIPMENT USED TO OBTAIN FIELD DATA:
TOPCON GTS-203 & A STEEL TAPE

THIS PROPERTY DOES NOT LIE WITHIN A FURIAL FLOOD HAZARD AREA AS PER MAP OF GWINNETT COUNTY AND ITS INCORPORATED AREAS NO. 13135C0114F, DATED SEPT. 29, 2006.

SURVEY REFERENCES:
FINAL PLAN OF ARCADIA INDUSTRIAL PARK, BY B.L. BRUNER & ASSOCIATES, INC. DATED NOVEMBER 04, 1974 LAST REVISED FEBRUARY 07, 1975 AS RECORDED IN PLAT BOOK 03, PAGE 20 OF GWINNETT COUNTY RECORDS.

- SITE DATA:**
- OWNER: LINDA Y. GRAY, INC. (D.B.A. SKY COLLISION)
2800 BOLD SPRINGS ROAD
MARIETTA, GEORGIA 30067 4008
CONTACT: JOSH WATERS, PH. 404 381 0621
 - SITE LOCATION: 4154 ARCADIA INDUSTRIAL CIRCLE
LILBURB, GEORGIA 30047
 - DEED BOOK 0900S, PAGE 479
 - ZONING: M1, PROPOSED USE: AUTO BODY SHOP
 - PAINTED PARKING PROVIDED: 34 REGULAR SPACES
1 H.C. SPACE
35 TOTAL SPACES
 - EXISTING BUILDING: 1,200 S.F. OFFICE SPACE
11,138 S.F. SHOP AREA
12,428 S.F. TOTAL AREA



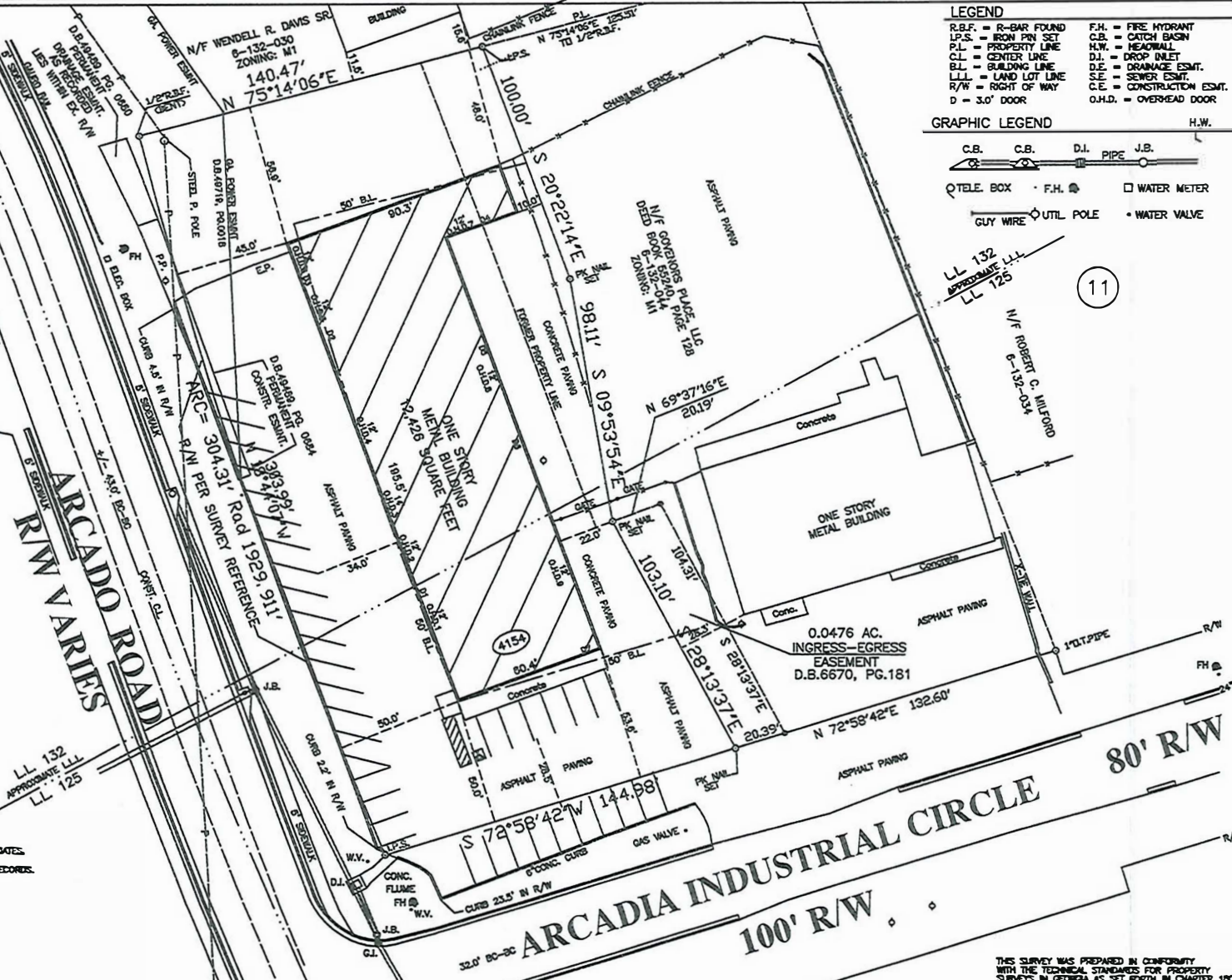
1505 HWY. 29 SOUTH - LAWRENCEVILLE, GA. 30044
PHONE: (770)963-8520 jean@mcnallypatrick.com

LAND SURVEYORS
LANDSCAPE ARCHITECTS

APPROVED TO SHOW CHANGES OF CAPITAL PAID IN	3/24/2022
CHANGED TO SHOW CHANGES OF CAPITAL PAID IN	
APPROVED TO SHOW CHANGES OF CAPITAL PAID IN	

TAX PARCEL # 6-132-129 ZONING: M1
LAND LOTS 125 & 132 6th DISTRICT
GWINNETT COUNTY, GEORGIA

DATE: JUNE 05, 2015
SCALE: 1" = 30'



SURVEY FOR
LINDA Y. GRAY, INC
D.B.A. SKY COLLISION

0.9811 ACRES
PORTION OF LOT 12 OF ARCADIA INDUSTRIAL PARK

SUP2022-00044

SA

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

[Attached]

RECEIVED

4.1.2022

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 it is in view

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

No it will no effect nearby property

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

Yes it have 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:

Not its not going to be burdensome

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

Yes it is in conformity

- (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 conditions that changes use

RECEIVED

7/11/2022

Sky Collision

3800 Hwy 81 S. Suite D
Loganville, GA 30052
678-475-4799

June 27, 2022

Linda Y. Gray Inc. D.B.A. Sky Collision
4154 Arcadia Industrial Circle
Lilburn, GA 30047

Case# EPN2022-00774

This letter is intended to set forth a letter of intent by Linda Y. Gray Inc. D.B.A. Sky Collision. This is not binding, legal document, but rather an outline of a proposed plan of the business operations.

Linda Y. Gray Inc. D.B.A. Sky Collision is a family owned and operated automotive body repair and paint facility that is environmentally friendly. We have been in business for nineteen years. We have a total of seven locations and are hoping to make this Lilburn location our number eight. This location would also need to employ eight to ten employees from the local community. Our hours of operation at this location would be Monday through Friday from eight in the morning until five in the afternoon. We hope to be welcoming anywhere from one to four customers per day. With receiving those customers daily. We are looking to capture somewhere between ten and twelve vehicle per week.

Linda Y. Gray Owner

Exhibit D: Internal and External Agency Review Comments

[Attached]



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

TRC Meeting Date:		7.13.22	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		SUP2022-00044	
Case Address:		4154 Arcadia Industrial Circle	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Arcadia Industrial Circle is a local street with no listed ADT. Arcado Road is a minor arterial. ADT = 19,345.		
2	1.0 mile to nearest transit facility (#2335086) Lawrenceville Highway and Arcado Road.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

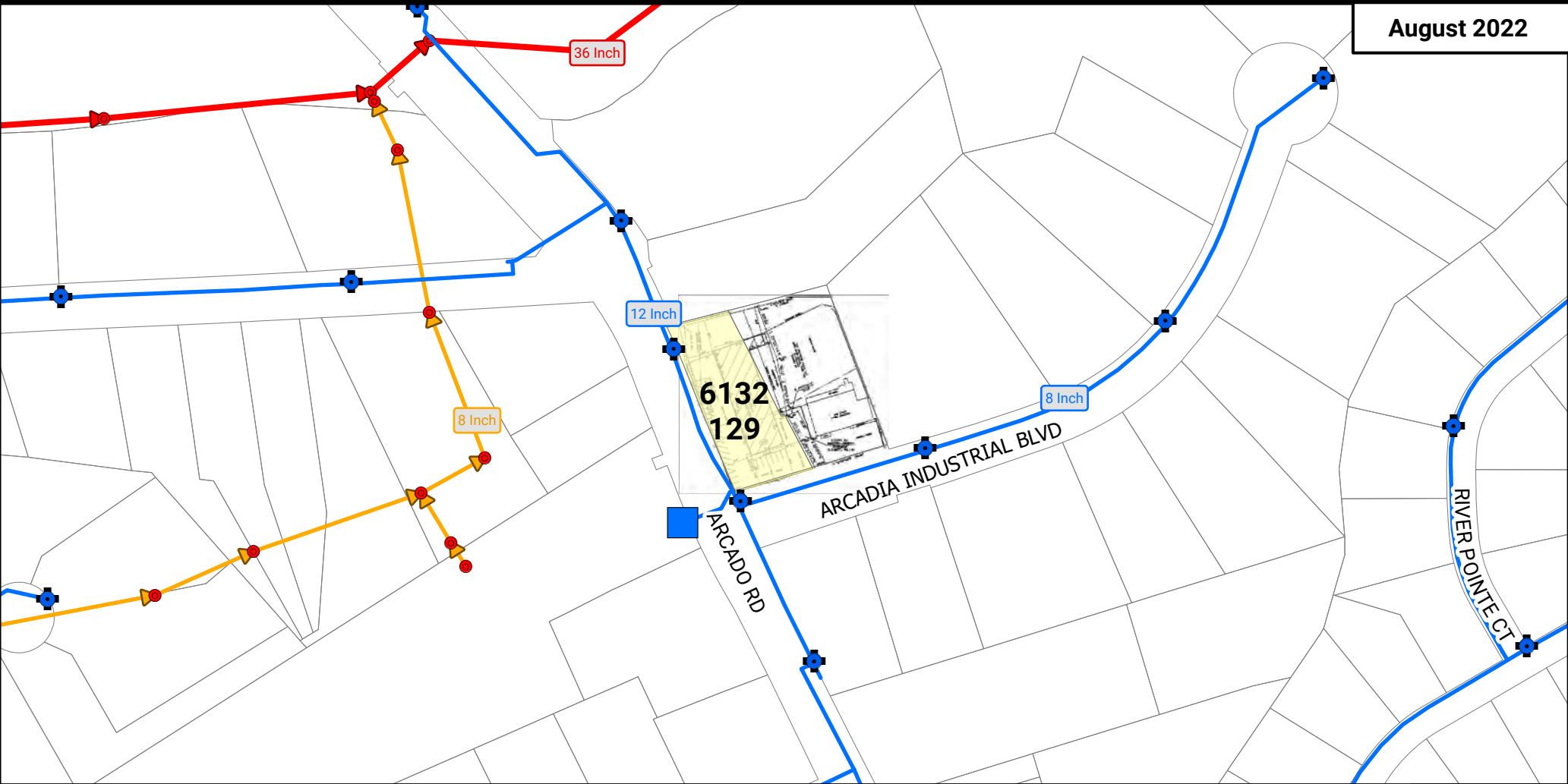


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		7/13/2022		
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com		
Case Number:		SUP2022-00044		
Case Address:		4154 Arcadia Industrial Boulevard		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: Existing building already connected to water.			
2	Sewer: Existing building to remain on septic.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
6				
7				

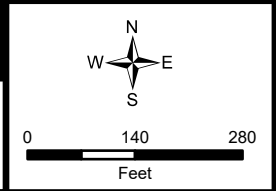
Note: Attach additional pages, if needed

Revised 7/26/2021



	Flow Management		Hydrant		Sewer Force Main
	Pump Station		City		Effluent Outfall
	Regional		Water Main		Sewer Collector
	Manhole		Reuse Main		Sewer Interceptor

SUP2022-00044
M-1
Water & Sewer
Utility Map



Water Comments: Existing building already connected to water.

Sewer Comments: Existing building to 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 E: Maps

[Attached]

LILBURN INDUSTRIAL WAY

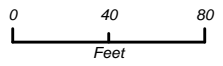
ARCADO RD

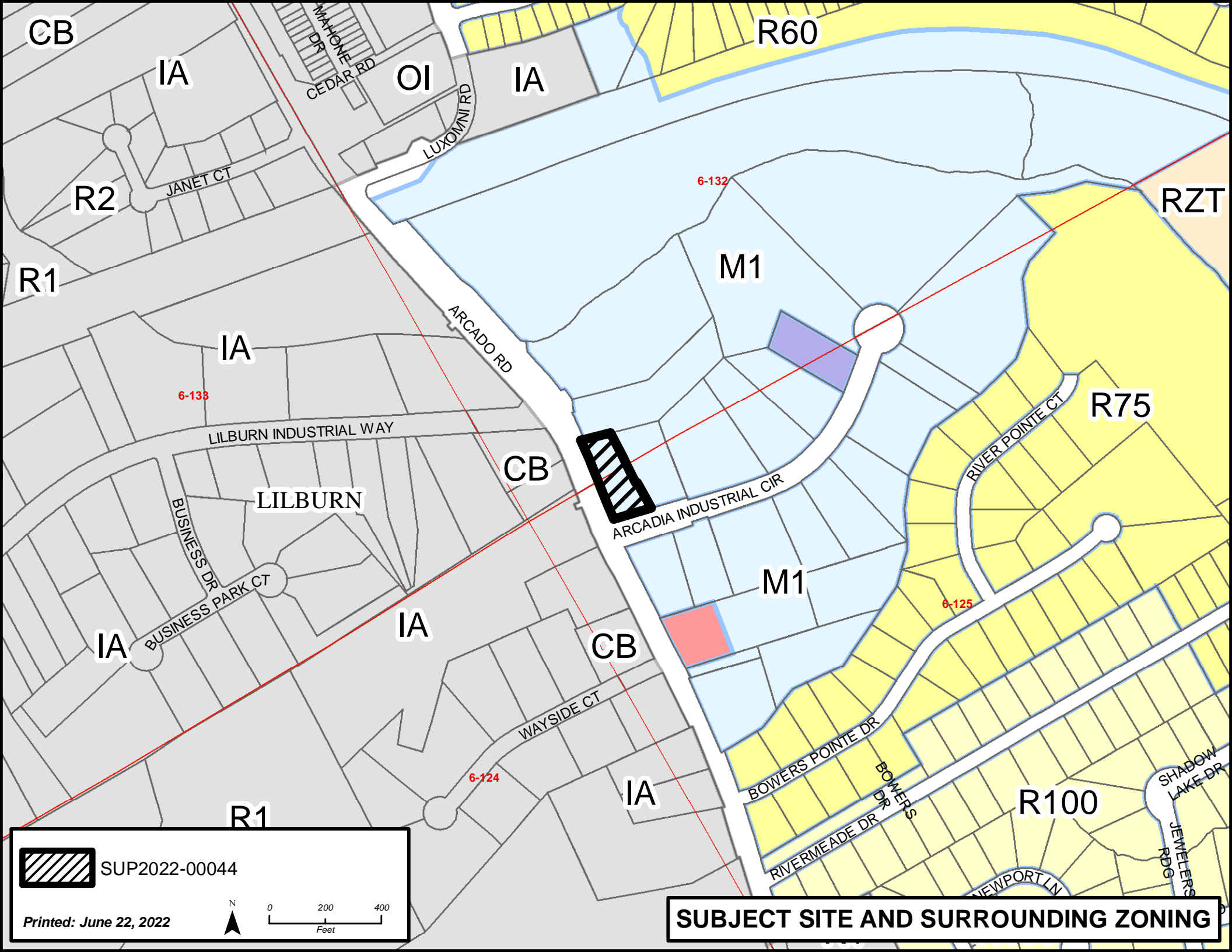
ARCADIA INDUSTRIAL CIR



SUP2022-00044

Printed: June 22, 2022





CB

IA

OI

IA

R60

R2

JANET CT

LUXOMNI RD

6-132

RZT

R1

M1

IA

ARCADO RD

6-133

LILBURN INDUSTRIAL WAY

CB

ARCADIA INDUSTRIAL CIR

R75

RIVER POINTE CT

BUSINESS DR

LILBURN

M1

6-125

IA

BUSINESS PARK CT

IA

CB

WAYSIDE CT

6-124

IA

BOWERS POINTE DR

R100

BOWERS DR
RIVERMEADE DR

SHADOW LAKE DR


R1

NEWPORT LN

JEWELLERS RDG

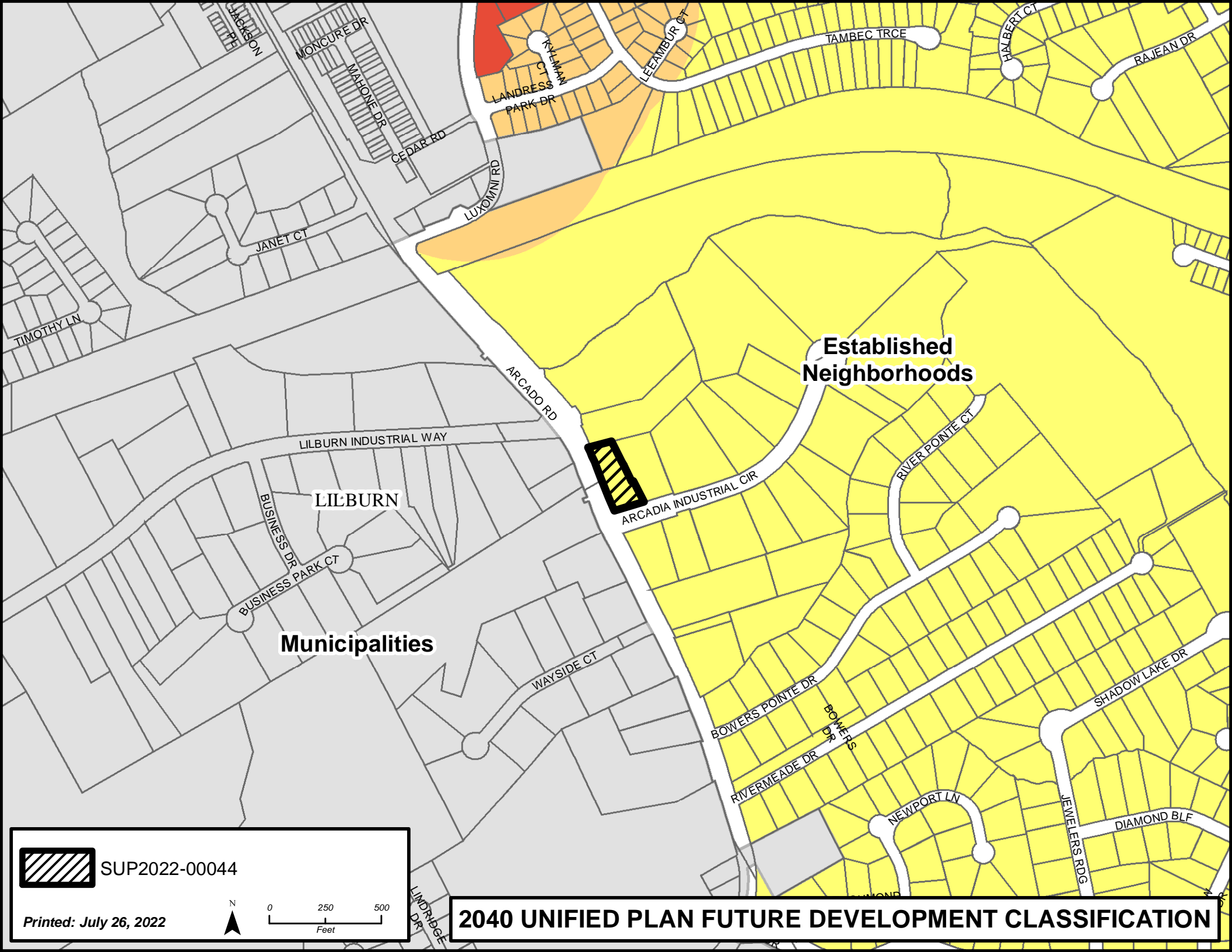
 SUP2022-00044

Printed: June 22, 2022

 N

 0 200 400 Feet

SUBJECT SITE AND SURROUNDING ZONING



**Established
Neighborhoods**

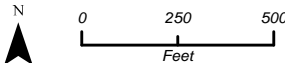
LILBURN

Municipalities



SUP2022-00044

Printed: July 26, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

RECEIVED

7/11/2022

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>SKY Collision</u>	NAME: <u>SKY Collision</u>
ADDRESS: <u>1547 S. BRAD ST.</u>	ADDRESS: <u>1547 S. BRAD ST.</u>
CITY: <u>MOORE</u>	CITY: <u>MOORE</u>
STATE: <u>GA</u> ZIP: <u>30655</u>	STATE: <u>GA</u> ZIP: <u>30655</u>
PHONE: <u>404-391-5921</u>	PHONE: <u>404-391-5921</u>
EMAIL: <u>Godawgz77@yahoo.com</u>	EMAIL: <u>Godawgz77@yahoo.com</u>
EMAIL: <u>JWATERS.3@yahoo.com</u>	EMAIL: <u>JWATERS.3@yahoo.com</u>
CONTACT PERSON: <u>JOSH WATERS</u> ; PHONE: <u>404-391-5921</u>	
CONTACT'S E-MAIL: <u>JWATERS.3@yahoo.com</u> <u>Joshua Gray</u> <u>678-776-2223</u>	
CONTACT'S E-MAIL: <u>Godawgz77@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).

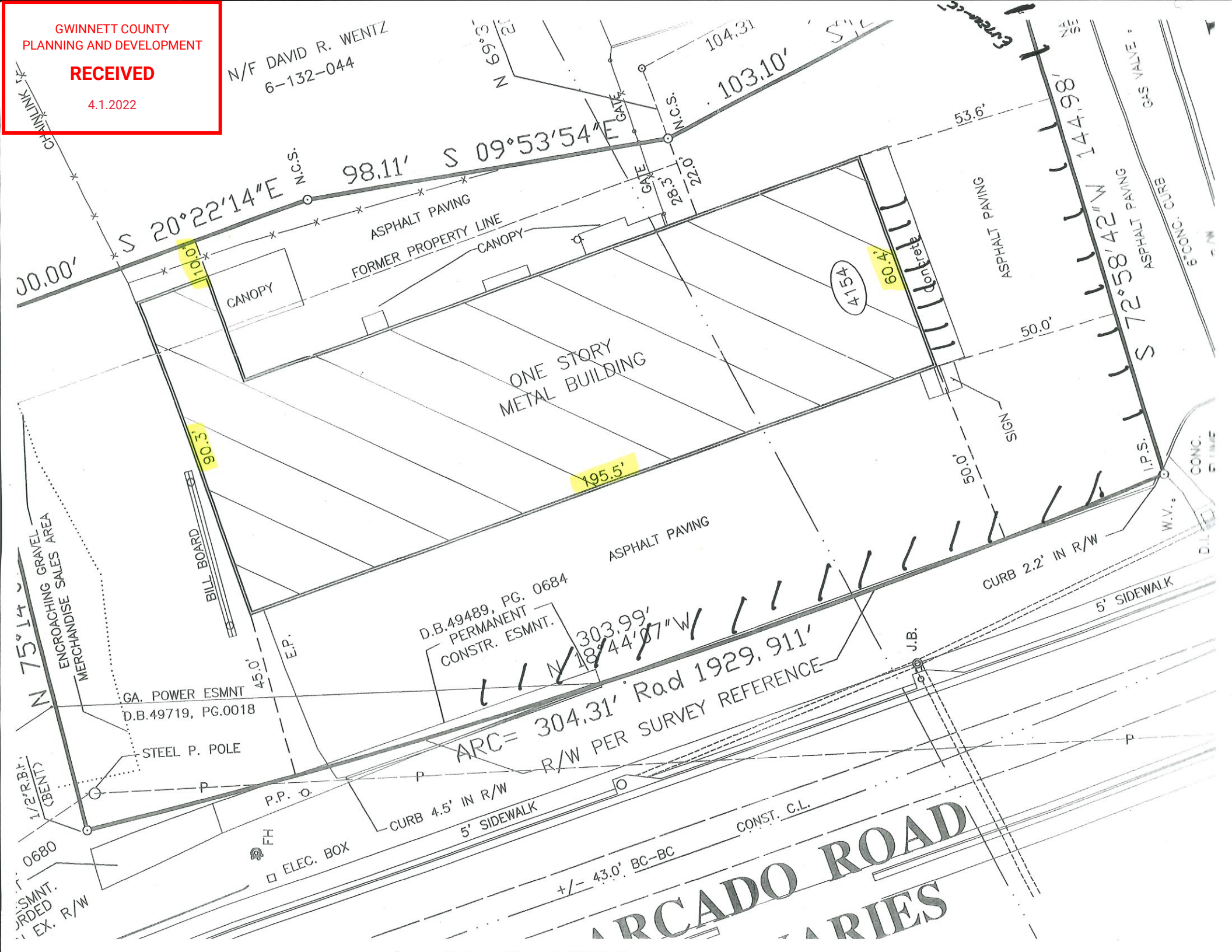
APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: _____	BUILDING/LEASED SQUARE FEET: <u>12,700</u>
PARCEL NUMBER(S): <u># 6-132-129</u>	ACREAGE: <u>0.9811</u>
ADDRESS OF PROPERTY: <u>4154 ARCADIA INDUSTRIAL CIRCLE</u> <u>Lilburn</u>	
SPECIAL USE REQUESTED: <u>Auto Repair Shop</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

4.1.2022

N/F DAVID R. WENTZ
6-132-044



ARCADO ROAD
ARIES

RECEIVED

4.1.2022



LEGEND

R.B.F. = R-BAR FOUND	F.H. = FIRE HYDRANT
I.P.S. = IRON PIN SET	C.B. = CATCH BASIN
P.L. = PROPERTY LINE	H.W. = HEADWALL
C.L. = CENTER LINE	D.I. = DROP INLET
B.L. = BUILDING LINE	D.E. = DRAINAGE ESMT.
L.L.L. = LAND LOT LINE	S.E. = SEWER ESMT.
R/W = RIGHT OF WAY	C.E. = CONSTRUCTION ESMT.
D = 3.0' DOOR	O.H.D. = OVERHEAD DOOR

GRAPHIC LEGEND

C.B.	C.B.	D.I.	PIPE	J.B.	H.W.
⊙	⊙	⊙	—	⊙	—
⊙	⊙	⊙	⊙	⊙	⊙
⊙	⊙	⊙	⊙	⊙	⊙

SURVEY DATA:
THE FIELD DATA FROM WHICH THIS PLAT IS BASED WAS COMPLETED ON APRIL 24, 2015 AND HAS A CLOSURE PRECISION OF ONE FOOT IN 54,100 FEET AND AN ANGULAR ERROR OF 00" PER PER ANGLE POINT. DATA WAS ADJUSTED USING THE COMPASS RULE.

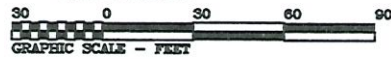
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 140,180 FEET.

EQUIPMENT USED TO OBTAIN FIELD DATA: TOPCON GTS-203 & A STEEL TAPE.

THIS PROPERTY DOES NOT LIE WITHIN A FURIAL FLOOD HAZARD AREA AS PER MAP OF GWINNETT COUNTY AND ITS INCORPORATED AREAS NO. 1313500114F, DATED SEPT. 29, 2006.

SURVEY REFERENCE:
FINAL PLAN OF ARCADIA INDUSTRIAL PARK, BY B.L. BRUNER & ASSOCIATES, INC. DATED NOVEMBER 04, 1974 LAST REVISED FEBRUARY 07, 1975 AS RECORDED IN PLAT BOOK 03, PAGE 20 OF GWINNETT COUNTY RECORDS.

- SITE DATA:**
- OWNER: LINDA Y. GRAY, INC. (D.B.A. SKY COLLISION)
2800 BOLD SPRINGS ROAD
MCKENZIE, GEORGIA 30054 4005
CONTACT: JOSH WATERS. PH. 404 381 0821
 - SITE LOCATION: 4154 ARCADIA INDUSTRIAL CIRCLE
LILBURN, GEORGIA 30047
 - DEED BOOK 59005, PAGE 479
 - ZONING: M1. PROPOSED USE: AUTO BODY SHOP
 - PAINTED PARKING PROVIDED: 34 REGULAR SPACES
1 H.C. SPACE
35 TOTAL SPACES
 - EXISTING BUILDING: 1,200 S.F. OFFICE SPACE
11,138 S.F. SHEEP AREA
12,428 S.F. TOTAL AREA



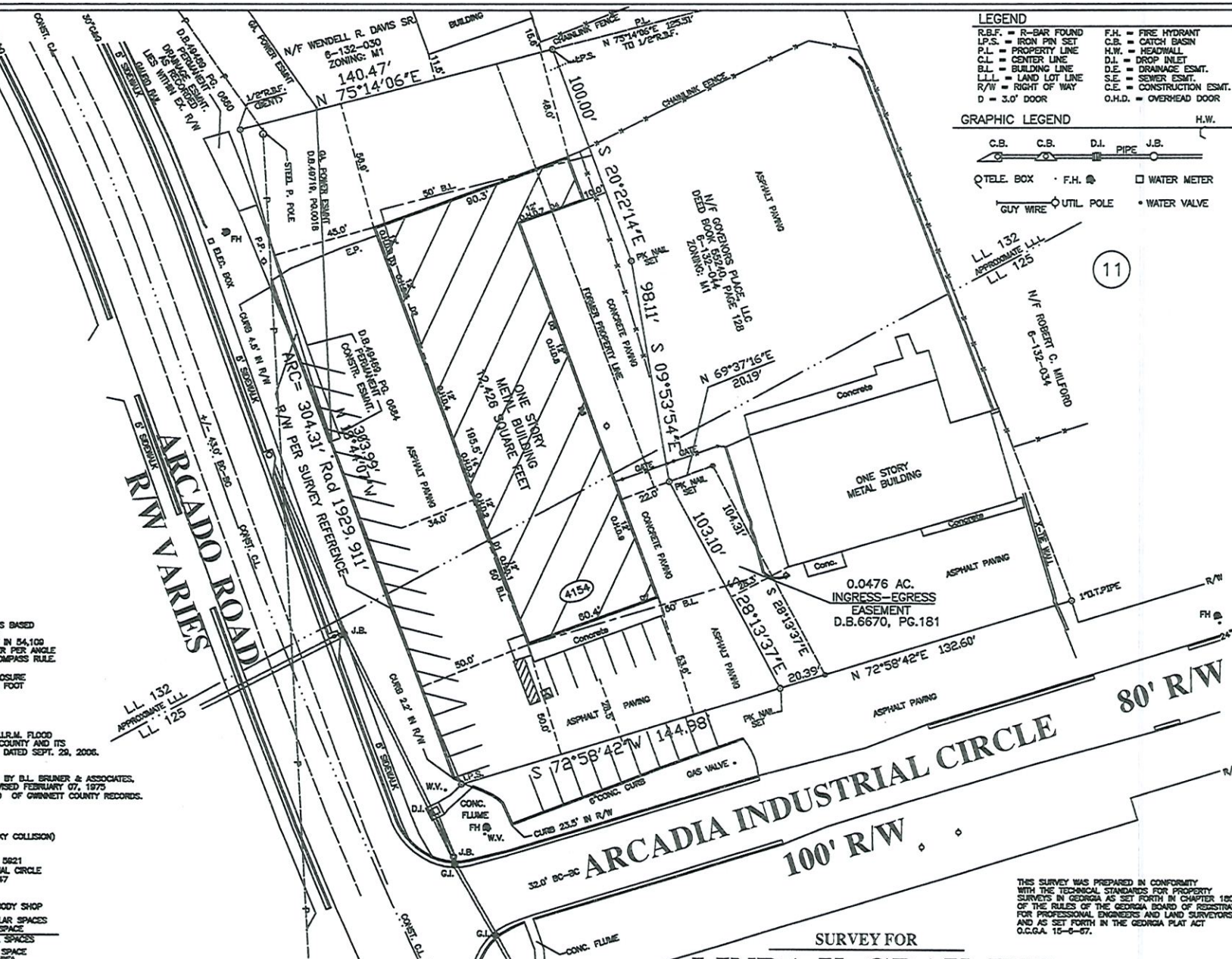
1505 HWY. 29 SOUTH - LAWRENCEVILLE, GA. 30044
PHONE: (770)963-8520 jean@mcnallypatrick.com

LAND SURVEYORS
LANDSCAPE ARCHITECTS

REVISION	DATE
ISSUED TO SHOW CHANGE OF CAPTION ENDED	3/22/2022
OWNERS SITE DATA AND CHECKED	
APPROVED	

TAX PARCEL # 6-132-129 ZONING: M1
LAND LOTS 125 & 132 6th DISTRICT
GWINNETT COUNTY, GEORGIA

DATE: JUNE 05, 2015
SCALE: 1" = 30'



SURVEY FOR
LINDA Y. GRAY, INC
D.B.A. SKY COLLISION
0.9811 ACRES
PORTION OF LOT 12 OF ARCADIA INDUSTRIAL PARK

THIS 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. 18-6-67.

WINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

6/2/2024
4154 Arcadia Industrial Circle

All that tract or parcel of land lying in Land Lots 125 and 132 of the 6th District of Gwinnett County, Georgia containing 0.9811 acres being a portion of Lot 12 of Arcadia Industrial Park as shown of the survey for Linda Y. Gray, Inc., D.B.A. Sky Collision, prepared by McNally & Patrick, Inc. dated 06-01-2015 last revised 03-24-2022, bearing the seal of Lloyd C. McNally, Jr., Georgia Registered Land Surveyor No. 2040 being more particularly described as follows:

Beginning at an iron pin set on the northeastern variable width right of way of Arcado Road at its intersection with the northwestern 100' R/W of Arcadia Industrial Circle, thence proceed northwesterly following a curve to the right an arc distance of 340.31' (said arc having a radius of 1929.911' and being subtended by a chord of N18°44'07"W for a distance of 303.99') to a 1/2" r-bar found; thence leaving said right of way N75°14'06"E for a distance of 140.47' along the southeastern line of property now or formerly owned by Wendell R. Davis, Sr. to an iron pin set; thence along the southwestern lines of property now or formerly owned by Governors Place, LLC the following: S20°22'14"E for a distance of 100.00' to a pk nail set; thence S09°53'54"E for a distance of 98.11' to a pk nail set; thence S28°13'37"E for a distance of 103.10' to a pk nail set on the northwestern 100' R/W of Arcadia Industrial Circle ; thence along said right of way S 72°58'42"W for a distance of 144.98' to the iron pin set at the intersection with the northeastern variable width right of way of Arcado Road at the Point of Beginning.

RECEIVED

4.1.2022

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 it is in view

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

No it will no effect nearby property

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

Yes it have 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:

Not its not going to be burdensome

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

Yes it is in conformity

- (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 conditions that changes use

RECEIVED

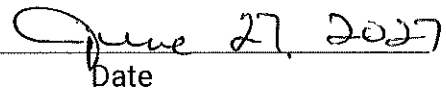
7/11/2022

SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

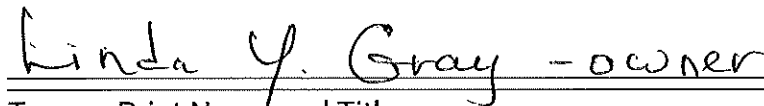
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



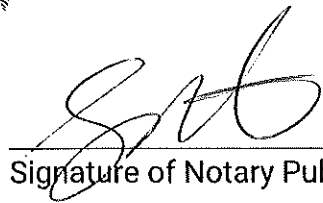
Signature of Applicant



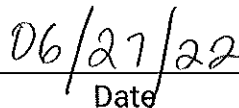
Date



Type or Print Name and Title



Signature of Notary Public



Date

GRACE DASRAT
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires April 18, 2026

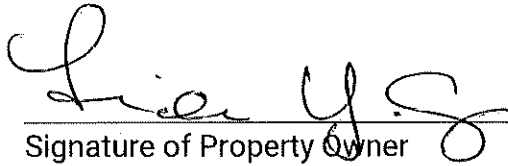
Notary Seal

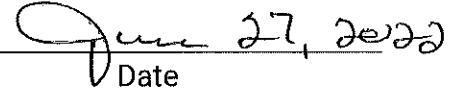
RECEIVED

7/11/2022

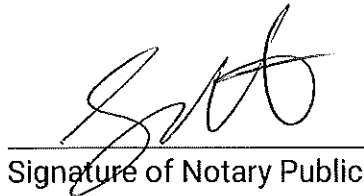
SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

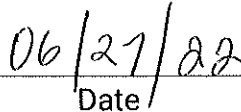
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE 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


Date


Type or Print Name and Title


Signature of Notary Public


Date

GRACE DASRAT
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires April 18, 2028

Notary Seal

RECEIVED

7/11/2022

**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.

[Handwritten Signature]

Signature of Applicant

Liada Y. Gray

Type or Print Name

June 27, 2022

Date

[Handwritten Signature]

Signature of Notary Public

06/27/22

Date

GRACE DASRAT
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires April 18, 2026

Notary Seal

RECEIVED

7/11/2022

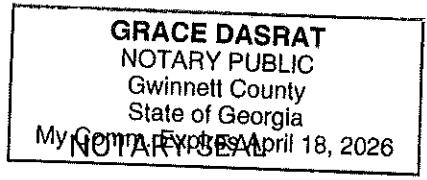
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

[Signature] June - 27, 2022 Hinda G. Green - 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

[Signature] 06/27/22
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 Josh Waters
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.

RECEIVED

7/11/2022

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: 64 - 125:132 - 6-132-129
(Map Reference Number) District Land Lot Parcel

[Handwritten Signature]
Signature of Applicant

June 27, 2022
Date

Maude Y. Gray - 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)

NAME

TITLE

DATE

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

7/11/2022

Sky Collision

3800 Hwy 81 S. Suite D
Loganville, GA 30052
678-475-4799

June 27, 2022

Linda Y. Gray Inc. D.B.A. Sky Collision
4154 Arcadia Industrial Circle
Lilburn, GA 30047

Case# EPN2022-00774

This letter is intended to set forth a letter of intent by Linda Y. Gray Inc. D.B.A. Sky Collision. This is not binding, legal document, but rather an outline of a proposed plan of the business operations.

Linda Y. Gray Inc. D.B.A. Sky Collision is a family owned and operated automotive body repair and paint facility that is environmentally friendly. We have been in business for nineteen years. We have a total of seven locations and are hoping to make this Lilburn location our number eight. This location would also need to employ eight to ten employees from the local community. Our hours of operation at this location would be Monday through Friday from eight in the morning until five in the afternoon. We hope to be welcoming anywhere from one to four customers per day. With receiving those customers daily. We are looking to capture somewhere between ten and twelve vehicle per week.

Linda Y. Gray Owner

RECEIVED

6.2.2022

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#132 - 6-132-129
(Map Reference Number) District Land Lot Parcel

Bill L. Gray Signature of Applicant 3-18-22 Date

Bill L. Gray Type or Print Name and Title CFO

*****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)

Tomia Harmon NAME TSA TITLE

6.2.2022 DATE

RECEIVED

PARCEL ID	TAX YEAR	OWNER OF RECORD
R6132 129	2021	WENTZ DAVID R
DISTRICT		PROPERTY LOCATION & DESCRIPTION
COUNTY Unincorporated		4154 ARCADIA INDUSTRIAL CIR PT L12 ARCADIA INDUST PK

FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE. If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.

APPRAISAL DETAIL	YOUR EXEMPTION AND CREDIT SAVINGS
LAND VALUE: \$58,200	
BUILDING VALUE: \$357,800	
TOTAL VALUE: \$416,000	
ASSESSED VALUE: \$166,400	
ACREAGE: 0.890000	

COUNTY GOVERNMENT TAXES							
TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE X MILL RATE = TAXES LEVIED
COUNTY GENERAL FUND	166,400	0	0	0	0	166,400	0.006950 1,156.48
DEVELOPMENT/CODE ENFORCEMENT	166,400	0	0	0	0	166,400	0.000360 59.90
ECONOMIC DEVELOPMENT	166,400	0	0	0	0	166,400	0.000300 49.92
FIRE & EMS	166,400	0	0	0	0	166,400	0.003200 532.48
POLICE	166,400	0	0	0	0	166,400	0.002900 482.56
RECREATION	166,400	0	0	0	0	166,400	0.001000 166.40
TOTAL COUNTY TAXES							0.014710 2,447.74

SCHOOL TAXES							
TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE X MILL RATE = TAXES LEVIED
SCHOOL	166,400	0	0	0	0	166,400	0.019700 3,278.08
SCHOOL BOND	166,400	0	0	0	0	166,400	0.001650 274.56
TOTAL SCHOOL TAXES							0.021350 3,552.64

STATE, CITY & OTHER TAXES							

TOTAL MILLAGE RATE: 0.036060 TOTAL AD VALOREM TAXES: 6,000.38

OTHER ASSESSMENTS			COMBINED TAXES AND ASSESSMENTS	
LEVYING AUTHORITY	RATE	AMOUNT	CHARGE	AMOUNT
STORMWATER SERVICE	\$2.46/100 sq.ft. X 29900 sq.ft.	735.54	AD VALOREM TAXES:	6,000.38
			ASSESSMENTS:	735.54
			TOTAL AMOUNT DUE	6,735.92
TOTAL OTHER ASSESSMENTS:		735.54	GRAND TOTAL DUE THIS BILLING:	6,735.92

RETURN THIS PORTION WITH YOUR PAYMENT

08/03/2021

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2021	R6132 129	10-15-2021	\$6,735.92	

Address Change:



R6132 129 50830
WENTZ DAVID R
DRW VENTURES INC
5079 SKYLINE DR
LOGANVILLE GA 30052-3111

24,581



Check here and fill out the back of this remittance slip if your billing address or property location has changed.



1111

1 21 186132001290000 5 00000673592 00000673592 0