



20063318

Change in Condition(s) Application

CASE NUMBER: CIC- 2022-01
 Date Received: _____

Please type or print using BLACK ink

Applicant: Miles Hansford & Tallant, LLC	Property Owner: Najam LLC
Address: 202 Tribble Gap Road, Suite 200	Address: 316 Bagley Passage
City, State & Zip: Cumming, GA 30040	City, State & Zip: Duluth, GA 30097
Contact Person: J. Ethan Underwood	Owner Contact: Muhammad Qureshi
Business Phone: 770-781-4100	Business Phone: 678-887-3703
Email: eunderwood@mhtlegal.com / tfisher@mhtlegal.com	Email: omar@automaxatlanta.com
Cell Phone: N/A	Cell Phone: 678-887-3703

APPLICANT IS THE Owner's Agent Property Owner Contract Purchaser

PROPERTY ADDRESS: 5054 Lawrenceville Hwy, Lilburn, GA 30047

LAND DISTRICT: 6 LAND LOT(S): 147 PARCEL(S): R6147 015 ACREAGE: 2.276

ZONING CASE NUMBER: SUP - 2014-02 CURRENT ZONING CONDITION(S): See Attached Letter of Intent.

PROPOSED ZONING CONDITION(S): See Attached Letter of Intent.

REMAINING CONDITIONS:

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
Number of Lots/Dwelling Units	Number of Buildings/Lots: N/A
Dwelling Unit Size (sq.ft.):	Total Gross Square Feet: N/A

Has Applicant filed or intend to file, any other variance, rezoning or waiver applications? YES NO

If YES, describe: _____

Please attach all REQUIRED documents. Refer to **Rezoning, SUP and CIC Instructions** for deadlines, fees and hearing schedule.

- STANDARDS GOVERNING EXERCISE OF THE ZONING POWER (attached)
- CONFLICT OF INTEREST CERTIFICATION/CAMPAIGN CONTRIBUTIONS (attached)
- APPLICANT/PROPERTY OWNER NOTARIZED CERTIFICATIONS (attached)
- TYPED LETTER OF INTENT
- TYPED LEGAL DESCRIPTION OF PROPERTY
- SITE PLAN/ BOUNDARY SURVEY – 1 full size (to scale) copy and 5 reductions (8.5" x 11") or electronic file

City of Lilburn Planning Department (770) 279-3710
340 Main St. • Lilburn, Georgia 30047 • www.CityofLilburn.com



Change in Condition(s) Application

- LIST OF ADJOINING PROPERTY OWNERS – *names and mailing addresses*

1. Sarsba LLC / R6147 059 - 2188 Ivey Creek Way, Stone Mountain, GA 30087-2752
2. Najam LLC / R6147 014 - 5034 Lawrenceville Hwy NW, Lilburn, GA 30047-4914
3. Najam LLC / R6135 342 - 5034 Lawrenceville Hwy NW, Lilburn, GA 30047-4914
4. Bettye K Callis ETAL / R6135 302 - 340 Jon Jeff Drive NW, Lilburn GA 30047-4960
5. Ernesto Pelayo / R6135 189 - 288 Hood Road, Lilburn, GA 30047-4951
6. AGA Islamic Organization Inc / R6147 054 - 5064 Lawrenceville Hwy NW, Lilburn, GA 30047-4914
7. AGA Islamic Organization Inc / R6147 056 - 5064 Lawrenceville Hwy NW, Lilburn, GA 30047-4914

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Pursuant to Article 10, Section 1003 of the 2011 Zoning Resolution as amended, the Mayor and Council of the City of Lilburn find that the following standards are relevant in balancing interest in promoting the public health, safety, unrestricted use of property and shall govern the exercise of the zoning power.

(A) Whether a proposed rezoning (Change in Conditions) will permit a use that is suitable in view of the use and development of adjacent and nearby property:
See Attached Letter of Intent.

(B) Whether a proposed rezoning (Change in Conditions) will adversely affect the existing use or usability of adjacent or nearby property:
See Attached Letter of Intent.

(C) Whether the property to be affected by a proposed rezoning (Change in Conditions) has a reasonable economic use as currently zoned:
See Attached Letter of Intent.

(D) Whether the proposed rezoning (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:
See Attached Letter of Intent.

(E) Whether the proposed rezoning (Change in Conditions) is in conformity with the policy and intent of the current Comprehensive Plan and Character Area Map (Land Use Plan):
See Attached Letter of Intent.

(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 rezoning (Change in Conditions):
See Attached Letter of Intent.

CHAPTER 67A
CONFLICT OF INTEREST IN ZONING ACTIONS

SECTION 36-37A-1: DEFINITIONS

SECTION 36-37A-2: DISCLOSURE OF FINANCIAL INTERESTS

SECTION 36-37A-3: DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

SECTION 36-37A-4: PENALTIES

Effective Date: This Chapter became effective July 1, 1984.

Cross References: Codes of ethics and conflicts of interest, T. 45, Ch. 10.

Code Commission Notes: Ga. L. 1986, p. 1269, Sec. 1 and Ga. L. 1986, p. 1496, Sec. 1, both enacted as Chapter 85 of Title 36. The chapter enacted by Ga. L. 1986, p. 1269, Sec. 1 was redesignated as Chapter 67A of Title 36 pursuant to Sec. 26-9-3.

SECTION 36-37A-1: DEFINITIONS

As used in this chapter, the term:

- (1) "Applicant" means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.
- (2) "Business entity" means any corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust.
- (3) "Financial interest" means all direct ownership interests of the total assets or capital stock of a business entity where such ownership interest is 10 percent or more.
 - a. "Campaign contribution" means a "contribution" as defined in paragraph (7) of Code Section 21-5-3.
- (4) "Local government" means any County or municipality of this State.
- (5) "Local government official" means any member of the governing authority of a local government or any member of a planning or zoning commission.
- (6) "Member of the family" means the spouse, mother, father, brother, sister, son, or daughter of a local government official.
- (7) "Property interest" means the direct or indirect ownership of real property and includes any percentage of ownership less than total ownership.
 - a. "Opponent" means any person who opposes a rezoning action or any attorney or other person representing or acting on behalf of a person who opposes a rezoning action.
 - b. "Oppose" means to appear before, discuss with, or contact, either orally or in writing, any local government or local government official and argue against a rezoning action.
 - c. "Person" means an individual, partnership, committee, association, corporation, labor organization, or any other organization or group of persons.
- (8) "Real property" means any tract or parcel of land and, if developed, any buildings or structures located on the land.
- (9) "Rezoning action" means action by local government adopting an amendment to a zoning ordinance which has the effect of rezoning real property from one zoning classification to another. (Code 1981, § 36-67A-1, enacted by Ga. L. 1986, p. 1269, § 1; Ga. L. 1991, p. 1365, § 1; Ga. L. 2005, p. 859, § 24/HB 48.)

SECTION 36-37A-2: DISCLOSURE OF FINANCIAL INTERESTS

A local government official who:

- (1) Has a property interest in any real property affected by a rezoning action upon which that official's local government will have the duty to consider;
- (2) Has a financial interest in any business entity which has a property interest in any real property affected by a rezoning action upon which that official's local government will have the duty to consider; or
- (3) Has a member of the family having any interest described in paragraph (1) or (2) of this Code Section shall immediately disclose the nature and extent of such interest, in writing of the governing authority of the local government in which the local government official is a member. The local government official who has an interest as defined in paragraph (1) or (2) of this Code section shall disqualify himself from voting on the rezoning action. The disqualified local government official shall not take any other action on behalf of himself or any other person to influence action on the application for rezoning. Such disclosures shall be a public record and available for public inspection at any time during normal working hours. (Code 1981, § 36-67A-2, enacted by Ga. L. 1986, p. 1269, § 1; Ga. L. 1991, p. 1365, § 1.)

SECTION 36-37A-3: DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

- (A) When any applicant for rezoning action has made within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the applicant and the attorney representing the applicant to file a disclosure report with the governing authority of the respective local government showing:

- (1) The name of the local government official to whom the campaign contribution or gift was made; and
 - (2) The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution; and
 - (3) An enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of the application for the zoning change.
- (B) The disclosure required by subsection (1) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (C) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (D) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application. (Code 1981, § 36-67A-3, enacted by Ga. L. 1986, p. 1269, § 1; Ga. L. 1991, p. 1365, § 1; Ga. L. 1993, p. 91, § 36.)

SECTION 36-37A-4: PENALTIES

Any person knowingly failing to comply with the requirements of this chapter or violating the provisions of this chapter shall be guilty of a misdemeanor. (Code 1981, Section 36-67A-4, enacted by Ga. L. 1986, p. 1269, Sec. 1.)

CONFLICT OF INTEREST CERTIFICATION FOR REZONINGS

The undersigned below, making application for rezoning, 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.

J. Ethan Underwood
 Signature of Applicant/Applicant's Attorney or Representative

2/24/2022
 Date

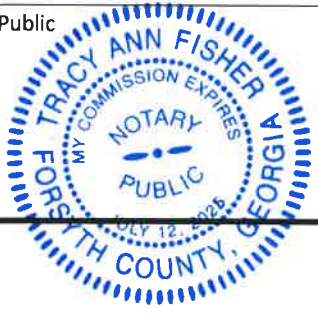
J. Ethan Underwood - Miles Hansford & Tallant, LLC
 Type or Print Name

Attorney for Property Owner
 Title

J. Fisher
 Notary Public

2/24/22
 Date

(Seal)



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND/OR GIFTS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions or gifts of an aggregate value that is \$250.00 or more to the Mayor and Council Members or a member of the Lilburn Planning Commission? YES NO. If the answer is YES, please complete the following section:

NAME OF OFFICIAL	CONTRIBUTION/GIFT	DESCRIPTION	DATE
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Attach additional sheets if necessary to disclose or describe all contributions and gifts.

APPLICANT CERTIFICATION

The undersigned below is authorized to make this application and is aware that no application or reapplication affecting the same property shall be acted upon within twelve (12) months from the date of last action by the Mayor and Council, unless waived by the Mayor and Council. 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 Mayor and Council. Further, no application may be withdrawn once advertised and must receive final action by the Mayor and Council.

[Signature]
Signature of Applicant

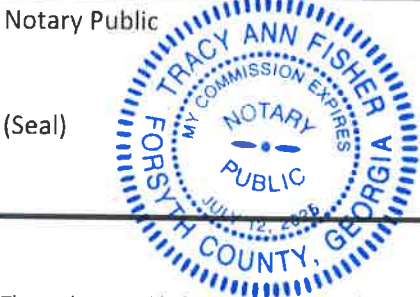
2/24/2022
Date

J. Ethan Underwood - Miles Hansford & Tallant, LLC
Type or Print Name

Attorney for Property Owner
Title

[Signature]
Notary Public

2/24/22
Date



PROPERTY OWNER CERTIFICATION

The undersigned below, or as attached, is the record owner of the property considered in this application and is aware that if an application is denied by the Mayor and Council, no application or reapplication affecting the same land shall be acted upon within twelve (12) months from the date of last action by the Mayor and Council, unless waived by the Mayor and Council. 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 Mayor and Council. Further, no application may be withdrawn once advertised and must receive final action by the Mayor and Council.

[Signature]
Signature of Owner

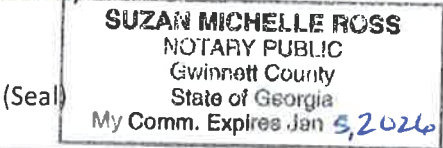
1/28/2022
Date

Rukhsana Najam for Najam LLC
Type or Print Name

Owner
Title

[Signature]
Notary Public

Jan 28, 2022
Date



ADMINISTRATIVE USE ONLY
CASE NUMBER: CIC- 2022-01 DATE COMPLETE: 2/24/22 RECEIVED BY: [Signature]
APPLICATION FEE: \$400.00 PAID BY/RECEIPT#: R00163318 HEARING DATE(S): PC 3/24/22 CC 4/11/22

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

Applicant:	Miles, Hansford & Tallant, LLC
Property Owner:	Najam LLC
Subject Property:	2.276 Acres Designated as Gwinnett County Tax Parcel(s): R6147 015
Current Zoning:	Commercial Business District (CB)
Proposed Use:	Auto and Truck Dealership
Application:	Change in Conditions of SUP-2014-02
ROW Access:	Lawrenceville Highway (US Highway 29)
Governing Jurisdiction:	City of Lilburn, Georgia

This Reservation of Constitutional and Other Legal Rights (“the Reservation”) is intended to supplement and form a part of the land use application (including any request for zoning, conditional use permit, site plan approval, and variances) (collectively, the “Application”) of the Applicant and the Property Owner and to put the Governing Jurisdiction on notice of the Applicant’s assertion of its constitutional and legal rights.

The Applicant has filed a timely application, has provided all required information and has submitted the appropriate application fees. The Application meets all judicial and statutory requirements for approval.

The Applicant objects to the standing of any opponents who are not owners of land adjoining the Subject Property and to the consideration by the Governing Jurisdiction of testimony or evidence presented by any party without standing in making its decision regarding the Application. The Applicant also objects to the consideration of testimony or evidence that is hearsay, violates any applicable rules of procedure or evidence, or that is presented by any party who fails to comply with notice and campaign disclosure requirements.

The Current Zoning (and/or zoning conditions) of the Subject Property is unconstitutional and deprives the Subject Property and all viable economic use thereof. The Proposed Use is the only viable economic use of the Subject Property, and the Governing Jurisdiction has deemed this Application necessary to allow the Proposed Use. As such, the Applicant and Property Owner file this Application for the purpose of changing the Current Zoning (and/or zoning conditions) to facilitate the Proposed Use, and to exhaust administrative remedies in the event the Application is denied. The Applicant and Property Owner reserve the right to challenge the Current Zoning and any zoning conditions and other restrictions affecting the Subject Property.

Denial of the Application or approval of the Application in any form that is different than as requested by the Applicant will impose a disproportionate hardship on the Applicant and Property Owner of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject

Property other than as proposed by the Application and no resulting benefit to the public from denial of or modification to the Application.

Any provisions in the applicable land use, subdivision, and /or zoning ordinances (collectively the “Zoning Ordinance”) that classify, or may classify, the Subject Property into any of the non-requested zoning or use classifications, including the Proposed Zoning District and Proposed Use at a density or intensity less than that requested by the Applicant, are unconstitutional in that they constitute a taking of the Applicant’s and Owner’s property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended and the Fifth and Fourteenth Amendments to the Constitution of the United States.

The Subject Property is suitable for development as proposed in the Application and it is not suitable for development under any other zoning classification, use, or at a density or intensity less than that requested by the Applicant. Failure to approve the Application as requested by the Applicant would be an unreasonable application of local land use authority, which bears no relationship to the public health, safety, morality or general welfare of the public and would constitute an arbitrary and capricious abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

A refusal by the Governing Jurisdiction to approve the Application as requested by the Applicant will prohibit the only viable economic use of the Subject Property, will be unconstitutional and will discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Owner and the owners of similarly situated properties in violation of Article I, Section I, Paragraph II of the Georgia Constitution of 1983, as amended, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

Furthermore, the City Council cannot lawfully impose more restrictive standards on the Subject Property’s development than are presently set forth in the Zoning Ordinance. To do so not only will constitute a taking of the Subject Property as set forth above, but it will also amount to an unlawful delegation of the Council’s authority in response to neighborhood opposition, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended. Any conditions or other restrictions imposed on the Subject Property without the consent of the Applicant and Owner that do not serve to reasonably ameliorate the negative impacts of the development are invalid and void. As such, the Applicant and Owner reserve the right to challenge any such conditions or restrictions.

Finally, the Applicant and Owner assert that the Zoning Ordinance, Character Area Map, Future Development Map and Comprehensive Plan were not adopted in compliance with the laws or constitutions of the State of Georgia or of the United States, and a denial of the Applicant’s request based upon provisions illegally adopted will deprive the Applicant and Property Owner of due process under the law.

This Reservation constitutes an Ante Litem Notice pursuant to O.C.G.A. § 36-33-5, which places the Governing Jurisdiction and all other agents of the Governing Jurisdiction, in their official and individual capacities, on notice of the Applicant’s and Property Owner’s intent to seek monetary damages and

attorney's fees against the Governing Jurisdiction for any rezoning action, zoning condition, illegal impact fee and any other unlawful restrictions and exactions that are imposed upon the Subject Property, the Applicant, or the Property Owner.

By filing this Reservation, the Applicant reserves all rights and remedies available to it under the United States Constitution, the Georgia Constitution, all applicable federal, state, and local laws and ordinances, and in equity.

The Applicant and Property Owner respectfully request that the Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. This Reservation forms an integral part of the Application, and we ask that this Reservation be included with the Applicant's other Application materials. The Applicant and Property Owner reserve the right to amend and supplement this Reservation at any time.

Sincerely,



Ethan Underwood
Attorney for Property Owner

J. Ethan Underwood
eunderwood@mhtlegal.com

LETTER OF INTENT

Applicant:	Miles, Hansford & Tallant, LLC
Property Owner:	Najam LLC
Subject Property:	2.276 Acres Designated as Gwinnett County Tax Parcel(s): R6147 015
Current Zoning:	Commercial Business District (CB)
Proposed Use:	Auto and Truck Dealership
Application:	Change in Conditions of SUP-2014-02
ROW Access:	Lawrenceville Highway (US Highway 29)
Governing Jurisdiction:	City of Lilburn, Georgia

This Letter of Intent is intended to comply with application procedures established by the City of Lilburn, Georgia, and is intended to set forth a preliminary development plan for the Subject Property, to evaluate the proposed development and new zoning classification, special use and variances (if any), based upon factors set forth by the City of Lilburn. The Applicant has provided all required information and has submitted the appropriate application fees. The requested Application meets all judicial and statutory requirements for approval.

The Applicant intends to develop the Subject Property for the Proposed Use, as more fully described in the Application, incorporated herein by this reference. Any zoning request, special use permit, change in condition, and variance applications submitted concurrently with the Application are also incorporated herein by this reference. The zoning request, special use permit, change in condition, and variance applications, along with all supplemental plans and documents are collectively referred to as the "Applicant's Proposal."

APPLICANT'S PROPOSAL

The Subject Property is zoned CB and is subject to Special Use Permit Application No. SUP-2014-02. Conditions #1 and #3 of SUP-2014-02 currently states:

- 1. Property to be developed in general accordance with submitted Proposed Special Use Plan, by Gordon Story, dated 11/17/2014. Parking lot expansion may occur only in the area designated for such and no offloading of vehicles may occur in this area.*
-
- 3. Install one row of Leyland Cypress or other acceptable evergreen trees, appropriately spaced (10'-15' OC) along the front of the overflow parking lot, between the front and rear half of the property, to screen the car lot from future development fronting Lawrenceville Highway.*

The Applicant seeks to expand its existing auto sales business, located at 5034 Lawrenceville Highway the undeveloped adjacent property. This additional property will be used for inventory parking. The Subject Property is zoned CB. The proposed improvements will comply with all landscaping and design requirements of the Current Zoning Category, as well as Highway 29 Overlay District.

To accommodate this expansion, the Applicant requests that Conditions #1 and #3 of SUP-2014-02 be amended to read as follows:

1. ***Property to be developed in general accordance with submitted Site Plan, by Dovetail Civil Design, dated 01/28/2022.***

3. ***Install one row of Leyland Cypress or other acceptable evergreen trees, appropriately spaced (10'-15' OC) along the front of the overflow parking lot, ~~between the front and rear half of the property,~~ to screen the car lot from future development fronting Lawrenceville Highway.***

IMPACT ANALYSIS

- A. Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property:**

The Applicant's proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. The adjacent properties are used for commercial and institutional uses, and will constitute an expansion of an existing business. In addition, the Subject Property is adequately buffered from adjacent residential uses.

- B. Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property:**

The expansion of the Proposed Use will not adversely affect the existing use or usability of adjacent or nearby properties because the Subject Property has been used for the Proposed Use and has been operating alongside surrounding uses for many years. The Proposed Use is compatible with the surrounding commercial and institutional uses and is adequately buffered from adjacent residential uses. The Proposed Use will have a negligible impact upon traffic.

- C. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned:**

The portion of the Subject Property designated for expansion does not have a reasonable economic use as currently zoned. The adjacency of this property to an Automotive Repair and Automotive Dealership, and its shape, size and topography make it suitable only for the Proposed Use, as requested by the Applicant.

D. Whether the proposal 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 result in a use that will cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools. As a commercial use, there will be no projected impact upon schools, other than the number of employees whose children attend the local schools. Any such impact on schools and utilities will be in keeping with projected growth, and any applicable impact fees and/or taxes from the development will fund infrastructure improvements. The number of car trips and need for transportation facilities will be substantially less than or comparable to surrounding uses, and the developer will make improvements to surrounding rights-of-way as required by applicable regulations for project improvements.

E. Whether the proposal is in conformity with the policy and intent of the current Comprehensive Plan and Character Area Map (Land Use Plan):

The proposal is in conformity with the policy and intent of the Land Use Plan, which indicates this property is appropriate for commercial development. The Proposed Use does or will meet all conditions and requirements for a Special Use Permit for auto sales.

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 proposal:

The need for additional parking and loading/unloading areas at the existing auto sales lot gives supporting grounds for expansion of the existing business and approval of the Applicant's Proposal. The Subject Property meets the conditional site requirements for an auto dealership.

The Applicant respectfully requests that the Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. The Applicant also reserves the right to amend this statement and the Application by supplementing further responses and documents at any time.

Sincerely,



Ethan Underwood
Attorney for Property Owner

LEGAL DESCRIPTION

BK 10402 103244

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 147 of the 6th District, City of Lilburn, Gwinnett County, Georgia, containing 2.276 acres according to a survey for F.W. Crawford and Lawyers Title Insurance Corp. dated May 10, 1999, prepared by M.V. Ingram Enterprises, Inc., Matthew V. Ingram, ORLS No. 2288, said tract being more particularly described according to said survey as follows:

BEGINNING at a point marked by an iron pin set located on the southerly right of way line of U.S. Highway No. 29 (Georgia Highway No. 8) (a/k/a Lawrenceville Highway), said point being located 301.24 feet in a generally easterly direction along said right of way line of U.S. Highway No. 29 from the intersection of said right of way line of U.S. Highway No. 29 with the right of way line of Hood Road, and run thence along said right of way line of U.S. Highway No. 29 following the curvature of an arc a distance of 46.69 feet to a point marked by an iron pin set, said arc having a radius of 1,487.89 feet and being subtended by a chord bearing and distance of South 87 degrees 31 minutes 35 seconds East 46.69 feet; continuing along said right of way line, run thence South 01 degree 34 minutes 28 seconds West a distance of 21 feet to a point marked by an iron pin set; continuing along said right of way line, run thence South 88 degrees 37 minutes 05 seconds East a distance of 10.14 feet to a point marked by an iron pin set; continuing along said right of way line, run thence North 01 degree 11 minutes 22 seconds East a distance of 21 feet to a point marked by an iron pin set; continuing along said right of way line, follow the curvature of an arc a distance of 161.67 feet to a point marked by an iron pin found, said arc having a radius of 1,487.89 feet and being subtended by a chord bearing and distance of North 88 degrees 04 minutes 36 seconds East 161.59 feet; leaving said right of way line, run thence South 31 degrees 59 minutes 49 seconds East a distance of 408.05 feet to a point marked by an iron pin set, run thence North 61 degrees 33 minutes 47 seconds East a distance of 65.91 feet to a point; run thence South 53 degrees 46 minutes 13 seconds East a distance of 49.79 feet to a point, run thence South 61 degrees 33 minutes 47 seconds West a distance of 280.60 feet to a point marked by an iron pin found; run thence North 31 degrees 03 minutes 11 seconds West a distance of 553.93 feet to a point marked by an iron pin set located on the southerly right of way line of U.S. Highway No. 29, said point being the TRUE PLACE OR POINT OF BEGINNING.

TOGETHER WITH all sanitary sewer rights appurtenant to the above-described property, including without limitation, that certain sewer easement from Pauline M. Smith, et al to Gwinnett County dated September 28, 1994, recorded in Deed Book 12091, page 40, aforesaid records.



DOVETAIL
LANDSCAPE ARCHITECTURE

4615 Lark Hill Blvd
Wickham, LA 70677
Office: (809) 281-3340
Fax: (809) 281-3340
www.dovetaillandscape.com

NO.	DATE	DESCRIPTION
1	1/28/22	ISSUED FOR PERMIT
2	1/28/22	ISSUED FOR PERMIT
3	1/28/22	ISSUED FOR PERMIT
4	1/28/22	ISSUED FOR PERMIT
5	1/28/22	ISSUED FOR PERMIT
6	1/28/22	ISSUED FOR PERMIT
7	1/28/22	ISSUED FOR PERMIT
8	1/28/22	ISSUED FOR PERMIT
9	1/28/22	ISSUED FOR PERMIT
10	1/28/22	ISSUED FOR PERMIT

Automax
CHANGE IN CONDITIONS EXHIBIT

OWNER: AUTOMAX
PROJECT: 24-HR CONTACT: OMAN OURESH, (870) 887-3703
CONTACT PERSON: OMAN OURESH
LAND: LOT 147, DISTRICT 6
COUNTY: DE WILSON, LA
CITY: MONROE, LA
3136 BALEY PASSAGE
MONROE, LA 70001

PROJECT NUMBER	147-0000
DATE	1/28/22
SCALE	AS SHOWN
DESIGNED BY	DOVETAIL
CHECKED BY	DOVETAIL
DATE	1/28/22

LANDSCAPE PLAN
CIC-2



LANDSCAPE STRIP CALCULATIONS

ITEM	QUANTITY	UNIT	REMARKS
1. TREE	10	EA	10' x 10' x 10'
2. SHRUB	20	EA	6' x 6' x 6'
3. MULCH	100	CU YD	4" DEEP
4. SOIL	100	CU YD	4" DEEP

LANDSCAPE NOTES

1. TREE PROTECTION (TPO) SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
4. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

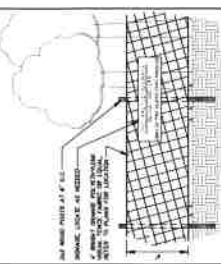
INSPECTIONS

VERIFY CITY OF MONROE SPECIFICATIONS AT LEAST 7 DAYS BEFORE START OF CONSTRUCTION.
VERIFY ALL CITY OF MONROE SPECIFICATIONS AT LEAST 7 DAYS BEFORE START OF CONSTRUCTION.

UTILITY CONSTRUCTION NOTE

VERIFY ALL CITY OF MONROE SPECIFICATIONS AT LEAST 7 DAYS BEFORE START OF CONSTRUCTION.
VERIFY ALL CITY OF MONROE SPECIFICATIONS AT LEAST 7 DAYS BEFORE START OF CONSTRUCTION.

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Call before you dig.



TREE PROTECTION FENCE

1. FENCE SHALL BE 4' HIGH AND 1/2" GALVANNEED STEEL PIPE WITH 2" DIA. ROUNDS.

2. FENCE SHALL BE 1/2" GALVANNEED STEEL PIPE WITH 2" DIA. ROUNDS.

3. FENCE SHALL BE 1/2" GALVANNEED STEEL PIPE WITH 2" DIA. ROUNDS.

4. FENCE SHALL BE 1/2" GALVANNEED STEEL PIPE WITH 2" DIA. ROUNDS.



PLANTING SCHEDULE

NO.	PLANT NAME	QUANTITY	SIZE	REMARKS
1	10' x 10' x 10' TREE	10	10' x 10' x 10'	
2	6' x 6' x 6' SHRUB	20	6' x 6' x 6'	
3	MULCH	100	4" DEEP	
4	SOIL	100	4" DEEP	



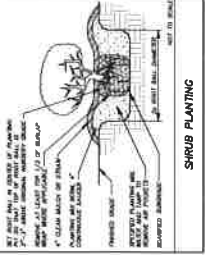
SHRUB PLANTING

1. ALL SHRUBS SHALL BE PLANTED IN THE SPRING.
2. ALL SHRUBS SHALL BE PLANTED IN THE SPRING.
3. ALL SHRUBS SHALL BE PLANTED IN THE SPRING.
4. ALL SHRUBS SHALL BE PLANTED IN THE SPRING.



TREE STAKING AND PLANTING

1. ALL TREES SHALL BE PLANTED IN THE SPRING.
2. ALL TREES SHALL BE PLANTED IN THE SPRING.
3. ALL TREES SHALL BE PLANTED IN THE SPRING.
4. ALL TREES SHALL BE PLANTED IN THE SPRING.



TREE STAKING AND PLANTING

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