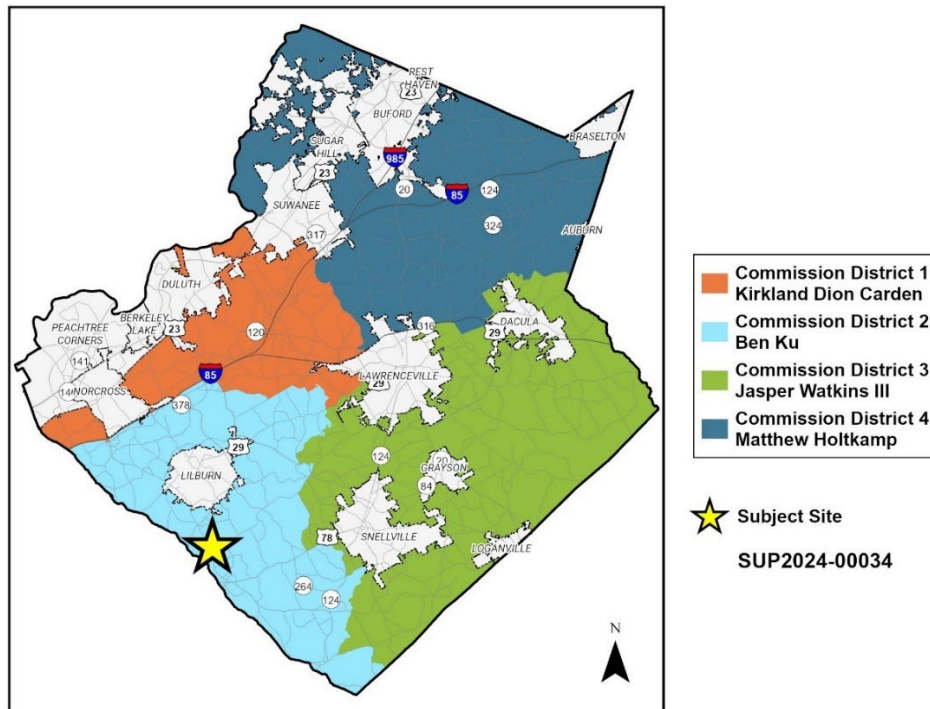


## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** SUP2024-00034  
**Current Zoning:** C-2 (General Business District)  
**Request:** Special Use Permit  
**Additional Requests:** Variance and Waiver  
**Address:** 5345 Five Forks Trickum Road  
**Map Number:** R6079 040  
**Site Area:** 0.37 acres  
**Square Feet:** 2,800  
**Proposed Development:** Vehicle Repair, Service, and Body Work Establishment  
**Commission District:** District 2 – Commissioner Ku  
**Future Development Type:** Neighborhood Traditional  
  
**Staff Recommendation:** DENIAL  
  
**Planning Commission Recommendation:** DENIAL



**Applicant:** Dingo's PDR, Inc.  
4002 US 78 Suite 530-172  
Snellville, GA 30039

**Owners:** Carolyn Poole, LLC  
22929 Highway 59  
Carnesville, GA 30521-3417

**Contact:** John P. Dunn

**Contact Phone:** 678.873.6969

### Zoning History

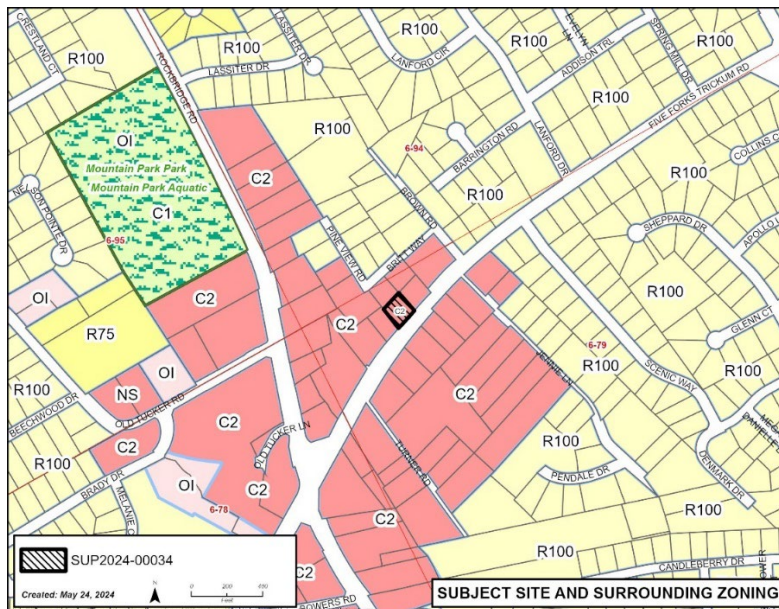
The subject property is zoned C-2 (General Business District). In 2004, a special use permit was approved for lawnmower sales and repair, pursuant to SUP-04-020.

### Existing Site Condition

The subject property is a 0.37-acre parcel located along Five Forks Trickum Road, northeast of its intersection with Rockbridge Road. The site is developed with a 2,800 square foot commercial building and a surface parking lot containing 13 spaces. The site is accessed by a full-access driveway on Five Forks Trickum Road. There is a sidewalk and overhead powerlines along the road frontage. A detention pond is located in the southwest corner. The nearest Gwinnett County Transit stop is approximately 275 feet from the subject property.

### Surrounding Use and Zoning

The subject site is surrounded primarily by commercial and residential uses. Various commercial establishments are located to the east, south, and west along Five Forks Trickum Road. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Proposed	Vehicle Repair, Service, and Body Works Establishment	C-2
North	Single-Family Residential	C-2
East	Commercial	C-2
South	Commercial	C-2
West	Commercial	C-2

## Project Summary

The applicant requests a special use permit for a 0.37-acre property zoned C-2 for a vehicle repair, service, and body work establishment, including:

- Reuse of 1,824 square feet of an existing 2,800 square-foot building consisting of two suites, for an automobile body repair with a garage.
- Hours of operation 8 a.m. to 6 p.m., Monday to Saturday, with up to four employees on site.
- No changes to the site or exterior of the building are proposed.

## Zoning and Development Standards

The applicant requests a special use permit in C-2. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Existing	Meets Standard?
FAR	Maximum 1.0	<1.0	YES
Building Height	Maximum 45'	18'	YES
Front Yard Setback	Minimum 0'	69.1'	YES
Side Yard Setback	Minimum 0'	10.4'	YES
Rear Yard Setback	Minimum 0'	15'	YES
Off-Street Parking	Minimum 10 spaces Maximum 14 spaces	13 spaces	YES
Lot Coverage	Maximum 80%	70%	YES
Landscape Strip	10'	0'	NO*
Interparcel Access	Yes	None	NO*

\*The applicant is requesting a waiver and a variance to deviate from the standards.

## Variance Request

In addition to the special use permit request, the applicant is seeking a variance from the following provision of Title II of the UDO:

1. Section 240-70.1B Interior driveways

**Inter-parcel driveway connection or provision of a future inter-parcel driveway stub (with appropriate cross-access easements) shall be required between adjacent non-single-family residential properties.**

The applicant requests this variance to eliminate the interparcel access requirement.

## Waiver Request

In addition to the special use permit request, the applicant is seeking a waiver from the following provision of Title III of the UDO:

1. Section 620.10.1A Landscape Regulations Applicability

**A landscape strip at least 10 feet in width adjacent to any street right-of-way abutting the property and running the length of the entire property frontage.**

The applicant proposes to maintain the 18-foot-wide grass strip adjacent to the sidewalk.

## 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 G). Standard site and infrastructure improvements will also be required related to stormwater, transportation, 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 270-20.6. After the evaluation, staff makes the following findings based on the standards of the UDO:

- 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.**

The site is surrounded by light commercial uses along Five Forks Trickum Road and single-family detached residences to the north and farther east along Five Forks Trickum Road. Other commercial tracts in the area include less intense uses which is more suitable for this location. North of the site are two single-family residences and a residential subdivision. Allowing a special use permit for a vehicle repair, service, and body work establishment would not be suitable in view of the surrounding uses.

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

The subject property is surrounded by residential and light commercial uses. The proposal would introduce a more intense commercial use to the area, and vehicles that need repair would be parked on site. The special use permit would adversely affect the existing use or usability of adjacent or nearby residential properties.

**C. Whether the property to be affected by a proposed special use permit has a reasonable economic use as currently zoned.**

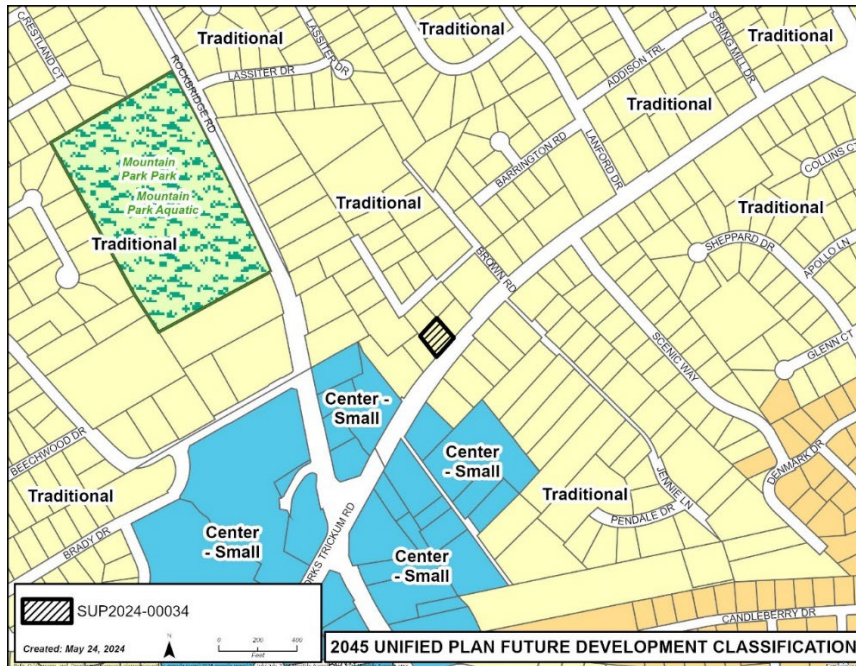
The property has a reasonable economic use as currently zoned.

**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 increase in impacts 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 requirements, and planning. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this special use permit request are attached (Exhibit G).

**E. Whether the proposed special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map; and**

The Unified Plan's Future Development Map indicates "Neighborhood Traditional" for the subject property, which consists primarily of single-family residential. The nonresidential uses for this future development type include utilities, parks/open space, and conservation, but not auto-oriented commercial uses. The proposal is not in conformity with the policy and intent of the 2045 Unified Plan and Future Development Map.



**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.**

A master plan is currently being developed for the area, including the intersection of Five Forks Trickum Road and Rockbridge Road. This plan is focused on creating a more pedestrian friendly node with a variety of housing types. The proposed use would be in conflict with this plan.

**Variance Request Analysis:** The standards for granting variances are outlined in Section 270-90.7 of the UDO. Staff makes the following findings related to the variance request:

The applicant is requesting variances to remove the interparcel access requirement. The applicant states that interparcel access would eliminate three parking spaces. However, the site would still be in compliance with parking standards.

**Waiver Request Analysis:** When considering waivers from Title III of the UDO, staff is required to review whether an undue hardship may result from strict compliance with the regulations and that approval would not adversely affect the general public welfare or nullify the intent of the Development Regulations. In addition, there must be a determination that there are unusual topographical or other exceptional conditions. Staff makes the following findings related to the waiver request:

Although there is an existing grass strip that meets the width requirements, it does not meet the planting requirements and no landscaping is being proposed by the applicant.

### **Staff Recommendation**

Based on the staff's evaluation of the request and the standards governing the exercise of zoning power, the Department of Planning and Development recommends **DENIAL** of the special use permit request.

In addition, staff recommends **DENIAL** of the following variance:

1. To not provide interparcel access requirement to the adjacent commercial properties.

In addition, staff recommends **DENIAL** of the following waiver:

1. To not provide a 10-foot-wide landscape strip.

### **Staff Recommended Conditions**

NOTE: The following conditions are provided as a guide should the Board of Commissioners choose to approve this petition.

Approval of the special use permit as a vehicle repair, service, and body work establishment subject to the following conditions:

1. The property shall be limited to an automobile repair, service and body work establishment. Outdoor storage of automobile parts or tires is prohibited.
2. All repair activities shall take place indoors. Vehicles awaiting repair shall only be parked in the side yard.
3. No inoperable vehicles shall be stored on the property for more than ten days. Any vehicles abandoned by their owners shall be removed from the property within five days of abandonment.

## Planning Commission Recommendation

Based on staff's evaluation of the request, information presented at the public hearing, and the Planning Commission's consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **DENIAL** of the special use permit request.

In addition, the Planning Commission recommends **DENIAL** of the following variance request:

1. To not provide interparcel access requirement to the adjacent commercial properties.

In addition, the Planning Commission recommends **DENIAL** of the following waiver request:

1. To not provide a 10-foot-wide landscape strip.

**Exhibits:**

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Application and Disclosure of Campaign Contributions
- F. Internal and External Agency Review Comments
- G. Maps
- H. Document Presented at the September 3, 2024, Planning Commission Public Hearing

**Exhibit A: Site Visit Photos**



View of existing building on the subject property



View of access to the property along Five Forks Trickum Road



View of existing parking available and potential location for interparcel access



View of existing detention pond



View of the garage connected to the existing building and the fence along the northern property line



View of the fenced area along the northern property line of the subject property



View of existing streetscape along Five Forks Trickum Road

**Exhibit B: Site Plan**

**[attached]**



Curve	Radius	Length	Chord	Chord Bear.
C1	2904.79'	29.77'	29.77'	S 39°06'03" W
C2	2751.01'	104.89'	104.88'	S 41°14'43" W

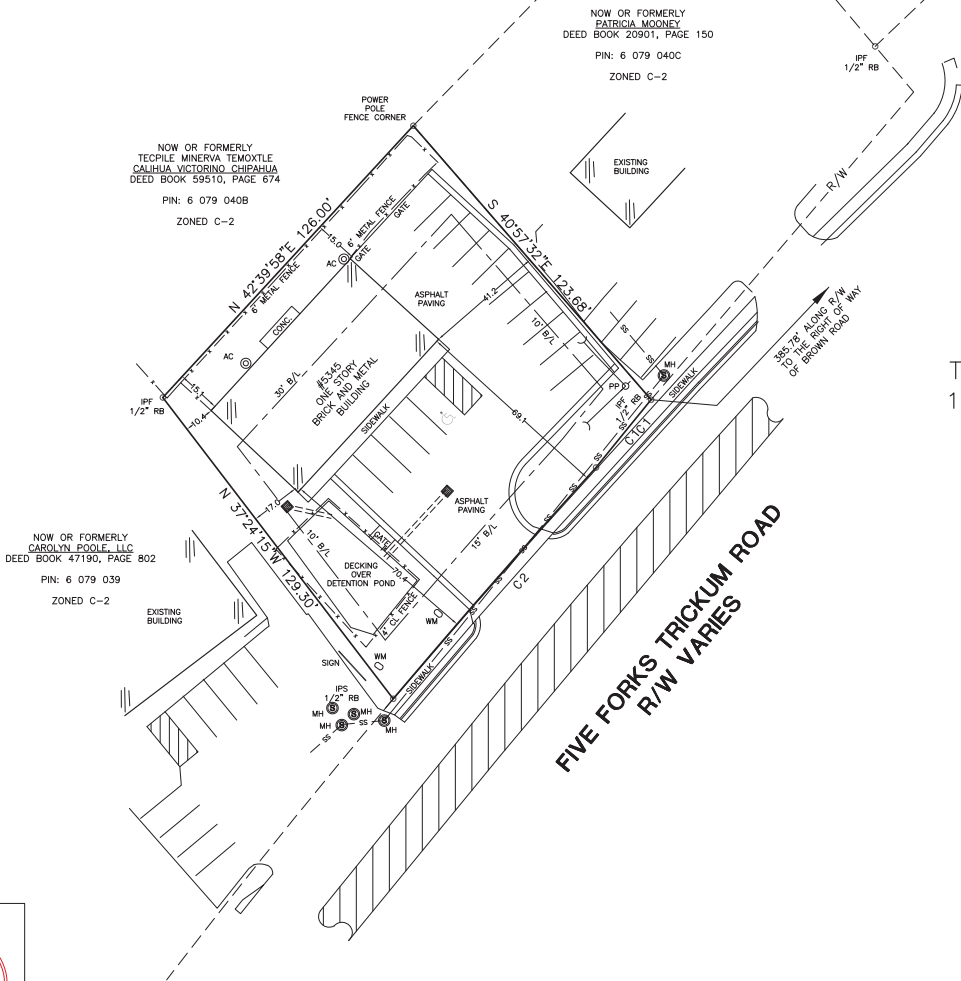
**WINNETT COUNTY  
PLANNING AND DEVELOPMENT**

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5/3/2024

**LEGEND**

- |        |                    |     |                         |
|--------|--------------------|-----|-------------------------|
| R/W    | RIGHT OF WAY       | FES | FLARED END SECTION      |
| WM     | WATER METER        | JIB | JUNCTION BOX            |
| B/L    | BUILDING LINE      | HW  | HEADWALL                |
| E      | PROPERTY LINE      | CL  | CENTER LINE             |
| A      | FIRE HYDRANT       | DL  | DRAINAGE DIRECTION      |
| S      | VALVE              | HN  | HOUSE NUMBER            |
| WM     | WATER MAIN         | IPF | IRON PIN FOUND          |
| MH     | MANHOLE            | IPF | IRON PIN SET            |
| ML     | SEWER LINE         | EP  | ELECTRIC POWER          |
| DE     | DRAINAGE EASEMENT  | R   | RADIUS OF CURVATURE     |
| SE     | SEWER EASEMENT     | DB  | DOUBLE WING CATCH BASIN |
| GL     | GAS LINE           | CB  | CATCH BASIN             |
| PP     | POWER POLE         | PO  | POWER POLE              |
| NAC    | NAIL IN CAP        | A   | ARC OF CURVE            |
| LP     | LIGHT POLE         | INV | INVERT                  |
| EE     | EXISTING ELEVATION | DI  | DROP INLET              |
| RB     | REBAR              | PE  | PROPOSED ELEVATION      |
| O.T.P. | OPEN TOP PIPE      | POB | POINT OF BEGINNING      |



Total Area:  
16,285 SQ. FT / 0.37 ACRES

**General Notes:**

SURVEY AS PER IRON PINS FOUND DEED BOOK 47190, PAGE 802 (TRACT THREE), SURVEY FOR JOHN E. STREET RECORDED IN PLAT BOOK "0" PAGE 358, AND OTHER REFERENCES AS NOTED HEREON.

RIGHT OF WAY SHOWN AS PER CONSENT ORDER AND RECORDED IN DEED BOOK 6077 PAGE 343-345 AND RIGHT OF WAY PLANS FOR GWINNETT COUNTY PROJECT NO. B32435.

SAID DESCRIBED PROPERTY IS LOCATED WITHIN A FLOOD ZONE DESIGNATION "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO 13135C0134F, WITH A DATE OF IDENTIFICATION OF 9/29/2006, FOR COMMUNITY NUMBER 130322, IN GWINNETT COUNTY, STATE OF GEORGIA WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

NO EVIDENCE OF RECENT WORK ON SUBJECT PROPERTY

BUILDING IS VACANT

PROPERTY HAS DIRECT ACCESS TO FIVE FORKS TRICKUM ROAD, A PUBLIC RIGHT OF WAY.

PROPERTY ZONED C-2

TAX PARCEL ID: 6 079 040

**SURVEY DATA.**  
95% OF THE DATA SHOWN FOR THIS PLAT WAS OBTAINED UTILIZING GPS. IT INCLUDES ALL HORIZONTAL AND VERTICAL CONTROL POINT INFORMATION. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A CARLSON BRX7 WITH A CARLSON RT4 TABLET AND A TOPCON GT 1003 ROBOTIC TOTAL STATION. THE TECHNIQUE WAS RTK CORRECTED MEASUREMENTS. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED ON THIS SURVEY WERE 0.06 FEET HORIZONTALLY AND 0.03 VERTICALLY AT THE 95% CONFIDENCE LEVEL.

FIELD WORK COMPLETED ON MAY 1, 2024

SURVEY BEARINGS WERE ROTATED TO GEORGIA WEST STATE PLANE COORDINATE SYSTEM USING 1983 DATUM AND VERTICAL DATUM OF 1988.

THIS PLAT HAS BEEN CALCULATED FOR PRECISION AND WAS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 126,689 FEET.

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 NAMING SAID PERSON

COPYRIGHT 2024 DIVERSIFIED TECHNICAL GROUP, LLC  
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.

This plat is a re-division of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. 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 land 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 U.C.G.A. Section 15-6-67



Scott Smith 5/1/24  
J. SCOTT SMITH, PLS 3014 DATE

REVISIONS	
NO.	DESCRIPTION

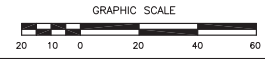
**DIVERSIFIED TECHNICAL GROUP, L.L.C.**  
Land Surveyors Firm License #57  
2700 BRASSETT HIGHWAY  
DUBLIN, GA 31008  
PHONE: 770-614-1000  
EMAIL: Dtg@diversified.com



**Boundary Survey**  
**Dingo's PDR, Inc.**  
LAND LOTS(S): 79  
DISTRICT: 6  
GWINNETT COUNTY, GEORGIA

DATE DRAWN/ISSUED: 5/1/24 J.S.S. J.S.S.  
SCALE: 1" = 20'  
**Boundary Survey**

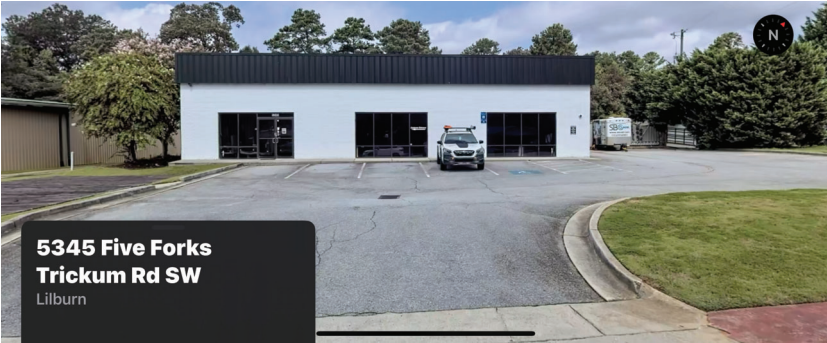
PROJECT NUMBER: 24150  
DRAWING NUMBER: 1



**Exhibit C: Building Elevations**

**[attached]**

# Elevation Supplement: Signage, Front



GWINNETT COUNTY  
PLANNING AND DEVELOPMENT  
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5/16/2024

Our internet is to repurpose an existing sign used at two previous shop locations. The sign is channel-lettered and lighted, and will be mounted centered on the black section of the front of the building.



Further, we intend to repurpose the three existing awnings that previously mounted over the glass sections. We intend to replace the stripe pattern with black canvas.

Finally, the center glass on the building front will be replaced with a storefront door, separating the retail unit entrance from the shop customer entrance.



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

**[attached]**

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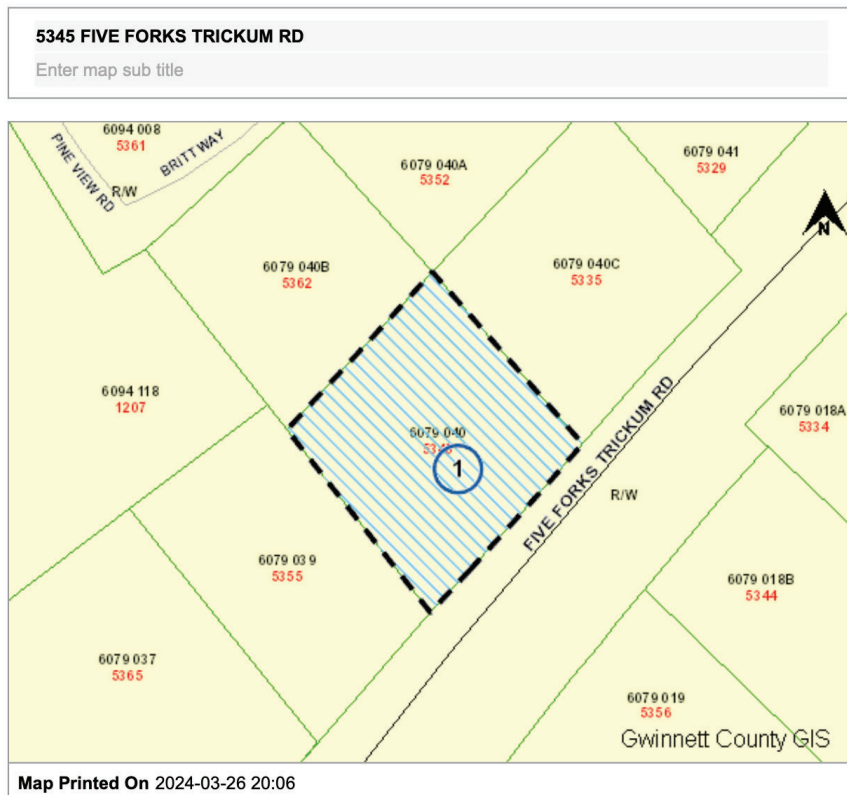
May 15, 2024

Department of Planning and Development  
Gwinnett County Planning Commission  
Gwinnett County Board of Commissioners  
75 Langley Dr.  
Lawrenceville, Ga. 30046

To Whom it May Concern,

Dingo's PDR, Inc., on behalf of Carolyn Poole LLC, seeks an automotive special use permit for the property zoned C2 located at 5345 Five Forks Trickum Road SW, Lilburn, Ga. 30047. Dingo's PDR, Inc. has been in business since 2002, and provides automotive and motorcycle *PAINTLESS DENT REPAIR* services. Dingo's PDR, Inc. has been a mobile service throughout north and middle Georgia since 2011, previously leasing two locations on Stone Mountain Highway in Lilburn and Snellville, respectively.

5345 Five Forks Trickum Rd. Represents the next phase of growth for Dingo's PDR, Inc. The location will be utilized for two purposes: 1) Provide a base of operations for our service technicians. 2) Provide a much needed fixed location for larger paintless dent repair jobs.



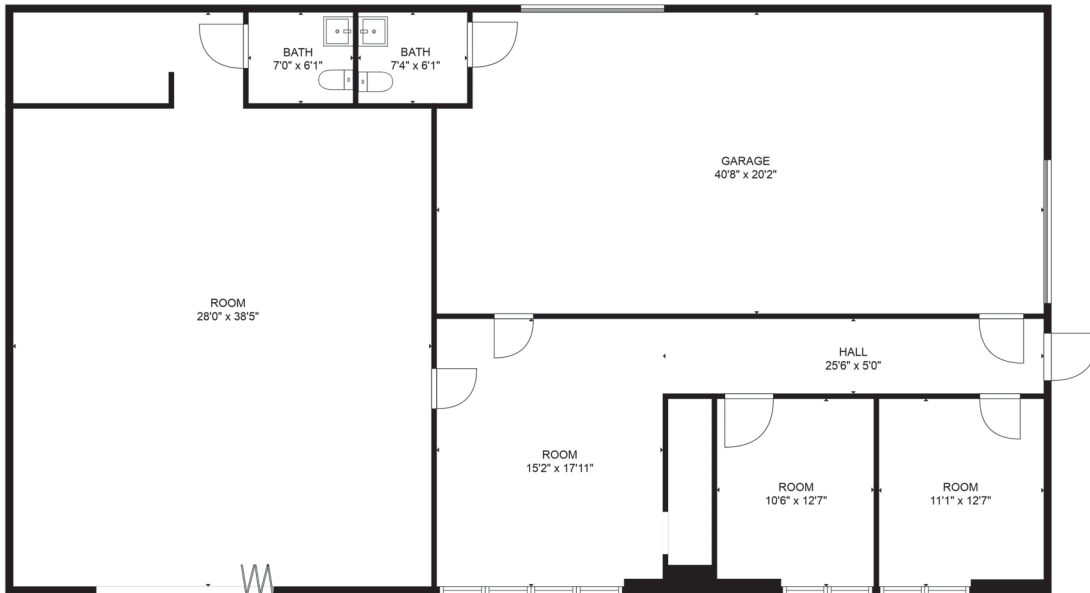
Enter notes

With respect to Planning and Development comments, Dingo's PDR, Inc. did not apply for an auto body shop designation. This is the category that we fit into according to the Gwinnett 2040 Unified Land Use Plan. We applied as "Other" Automotive. More appropriately, this would be an automotive reconditioning shop. Auto reconditioning fills its own niche in the automotive servicing industry. In addition to paintless dent repair, other fields include auto detailing, paint touch up, auto trim and upholstery, window tinting, vehicle wraps, and alloy wheel repair.

There are two automotive servicing businesses existing in Mountain Park. The oldest is Garmon Auto Service, a longstanding auto mechanics business at the western edge of the commercial node at 5484 Five Forks Trickum, Rd.. The second is Glass Tiger Window Tinting, located at 5356 Five Forks Trickum Rd., just across the street. Though not adjacent to our property, we believe this fellow automotive reconditioning business provides a precedent. As such, our proposed use is consistent with the area.

The property is surrounded on three sides by other business zoned C2: Total Power Products abutting the southwest property line, Park Salon abutting the northeast property line, and a property abutting the northwest property line – the house at 5362 Britt Way which appears to be a contracting business.

The building square footage is 1824 feet and consists of two suites.



TOTAL: 1824 sq. ft.  
FLOOR 1: 1824 sq. ft.  
EXCLUDED AREAS: GARAGE: 805 sq. ft.



5345 Five Forks Trickum

The left suite, as seen from the street has no current planned use, but may be sublet for a retail business, or used for a future automotive reconditioning service offered by Dingo's PDR, Inc. that does not require a garage (for example: automotive trim). The unit is self-contained with HVAC, storage room, and customer restroom.

The right suite, as seen from the street consists of a lobby, data room, two offices served by a hallway, and the warehouse/garage, where the restroom is. A storefront door will be installed in the middle front section providing access to the lobby.

Dingo's PDR, Inc. currently has three employees, including the owner. We anticipate no more than one technician and one future support staff (ie: administrative) person on a daily basis, with the number of technicians increasing during business surge periods to as many as four.

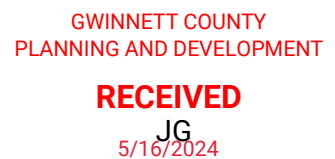
The garage can fit 3-4 cars. The Floor Area Ratio is 25%.

Regarding parking, we intend to allot 3 spots for the retail unit, with the remaining 10 for use by Dingo's PDR, Inc., exclusive of the designated disabled parking spot. As a matter of policy, we do not like parking customer cars outside overnight. We do not anticipate the parking of cars outside for extended periods. Most of our business consists of small jobs taking only a few hours to complete. That said, during the hail season – March 1 through June 1 – there might be surges. Vehicles awaiting repair shall be parked in the row adjacent to the northeast property line.

Dingo's PDR, Inc. will be open Monday through Saturday, 8am-6pm, excluding major holidays. Hours for the sublet unit would be up to the tenant.

We propose no changes to existing curb cuts or parking. We request a variance under Code Section 240-70 for the following reasons: Inter-parcel access between this and the east (right) parcel would eliminate two spaces in each parcel, both having small parking lots already. There is a telephone pole with ground cable at the corner of the parcels near the street, forcing the cut further back, and adjacent to the corner of Park Salon, the building itself sitting closer to the street than ours. Inter-parcel access to the west (left) property is blocked by a retention pond. Inter-parcel access to the north (rear) property would require a drive between 2 fences and into the backyard of the rear property, eliminating screened outdoor storage and achieving no value to either property. Setbacks were addressed in the previous 2004 SUP. Open space will remain as is. There are no flood plains, streams, or ponds in the area, however there is a stormwater management pond on the southwest corner of the property. It has a timbered cover with hatched access, and is surrounded by a chainlink fence for safety. Inter-parcel access between properties here would need to go through the retention pond.

We also request to maintain the current landscape strip, requiring a variance in accordance with Code Section 620-10.1A, as the current configuration has been in place since the building was constructed.



We anticipate little change to the existing elevations (see accompanying documents entitled “Elevations and “Elevation Supplement.” . The previous tenant painted the red brick white, and painted the metal fascia black. We intend to repurpose the old awnings (3 of them) by replacing the striped covering with a solid black material.

We request approval with the following conditions:

1. No paint booth
2. No auto painting
3. To traditional body repair consisting of body filler, sanding, and grinding.
4. No welding
5. No vehicles to be parked outside exceeding 5 days.

Submitted for your approval

Sincerely yours,

*John P. Dunn*

Dingo’s PDR, Inc.



RECEIVED

5/3/2024

### 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 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:

THE PROPERTY IS SITUATED IN A COMMERCIAL NODE SURROUNDED ON 3 SIDES BY C-2 ZONED PROPERTY. A SIMILAR BUSINESS IS ACROSS THE ROAD.

- (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 EXISTING BUSINESSES NOR NEARBY RESIDENTIAL PROPERTIES.

- (C) Whether the property to be affected by a proposed special use permit has reasonable economic use as currently zoned:

AS CURRENTLY ZONED, THE PROPERTY COULD BE USED FOR OTHER BUSINESSES

- (D) Whether the proposed special use permit will result in a use which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

THIS PROPOSED USE WILL NOT PROVIDE EXCESSIVE USE OF PUBLIC INFRASTRUCTURE.

- (E) Whether the proposed special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map:

THIS PROPOSAL IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE UNIFIED PLAN AND FUTURE DEVELOPMENT MAP

- (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:

THE PROPERTY IS NESTLED BETWEEN 3 C-2 ZONED PROPERTIES, ONE OF WHICH IS LAWN-MOWER REPAIR. THIS SUPPORTS APPROVAL.

**Exhibit E: Application and Disclosure of Campaign Contributions**

**[attached]**

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5/20/2024

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>DINGO'S PD, INC</u> Address: <u>402 US 78 SE 530-172</u> City: <u>SNELVILLE</u> State: <u>GA</u> ZIP: <u>30039</u> Phone: <u>(678) 873-6969</u> Email: <u>dingospdr1@gmail.com</u>	Name: <u>CAROLYN POOLE, LLC</u> Address: <u>20229 HWY 59</u> City: <u>CADENSVILLE</u> State: <u>GA</u> ZIP: <u>30521-3417</u> Phone: <u>(404) 933-7951</u> Email: <u>kennygreen@kginvestments.com</u>
Contact Person: <u>John P. DUNN</u> Phone: <u>(678) 873-6969</u> Contact's Email: <u>dingospdr1@gmail.com</u>	
<p style="text-align: center;"><b>APPLICANT IS THE:</b></p> <input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
Existing/Proposed Zoning District(s): _____ Parcel Number(s): <u>R6079-040</u> Acreage: _____ Property Address(es): <u>5345 FINE FORKS TRICKUM RD.</u> Proposed Development: <u>BODY SHOP (AUTO RECONDITIONING)</u> Variance(s): <u>LANDSCAPE STRIP, INTERPARCEL ACCESS</u> Waiver(s): _____ Building/Leased Sq. Ft.: <u>1824</u> Floor Area Ratio: <u>25%</u>	




**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 six (6) months from the date of last action by the Board of Commissioners.

  
\_\_\_\_\_  
Signature of Applicant

5/2/24  
\_\_\_\_\_  
Date

JOHN P. DOWN, D. WOOD'S PDR, INC      PRESIDENT  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

5/2/2024  
\_\_\_\_\_  
Date



\_\_\_\_\_  
Notary Seal

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5/16/2024

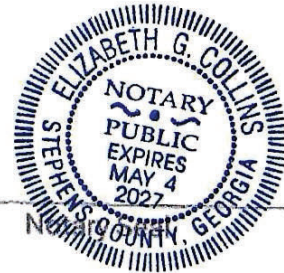
**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

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 six (6) months from the date of last action by the Board of Commissioners.

Carolyn Poole 5-2-2024  
Signature of Property Owner Date

Carolyn Poole  
Type or Print Name and Title

Elizabeth G. Collins 5-2-2024  
Signature of Notary Public Date







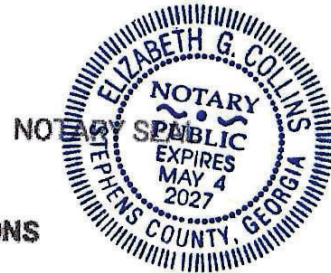
**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

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.

Candy Poole      5-14-2024      Candy Poole 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

Elizabeth G. Collins      5-14-2024  
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

Candy Poole  
YOUR NAME

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

NAME AND OFFICIAL 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.

**Exhibit F: Internal and External Agency Review Comments**

**[attached]**



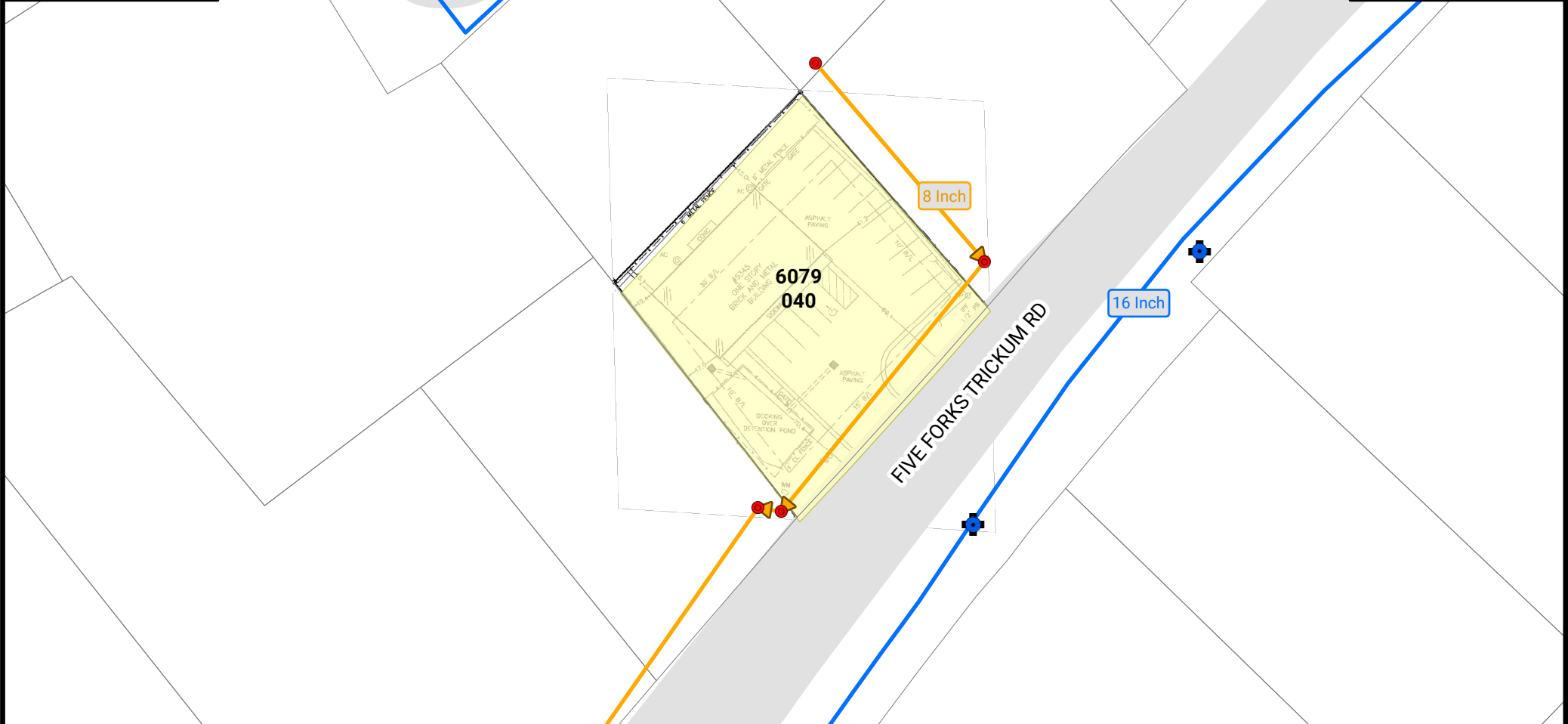
**Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>		06.05.2024	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 2	
Reviewer Email Address:		<a href="mailto:Brent.Hodges@gwinnettcounty.com">Brent.Hodges@gwinnettcounty.com</a>	
Case Number:		SUP2024-00034	
Case Address:		5345 Five Forks Trickum Road, Lilburn, 30047	
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	Five Forks Trickum Road is a minor arterial. ADT = 15,147.		
2	275' feet to the nearest Ride Gwinnett facility located at 5329 Five Forks Trickum Road.		
3			
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1			
2			
3			
4			
5			
6			
7			



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

<b>TRC Meeting Date:</b>					
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		<a href="mailto:Michael.pappas@gwinnettcounty.com">Michael.pappas@gwinnettcounty.com</a>			
Case Number:		SUP2024-00034			
Case Address:		5345 Five Forks Trickum Road			
<b>Comments:</b>		<input type="checkbox"/>	<b>YES</b>	<input checked="" type="checkbox"/>	<b>NO</b>
1	Water: GCDWR does not have comments for this Special Use Permit. The existing facility is connected to public water.				
2	Sewer: GCDWR does not have comments for this Special Use Permit. The existing facility is connected to public sewer.				
3					
4					
5					
6					
7					
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<b>YES</b>	<input checked="" type="checkbox"/>	<b>NO</b>
1					
2					
3					
4					
5					
6					
7					

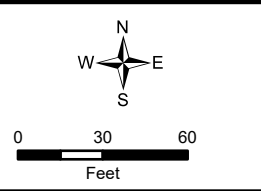


**LEGEND**

- Water Main
- Hydrant
- Manhole
- Sewer Collector

5345 Five Forks Trickum Rd  
C-2

## Water & Sewer Utility Map



**Water Comments:** GCDWR does not have comments for this Special Use Permit. The existing facility is connected to public water.

**Sewer Comments:** GCDWR does not have comments for this Special Use Permit. The existing facility is connected to public sewer.

**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 G: Maps**

**[attached]**

PINE VIEW RD

BRITT WAY

BROWN RD

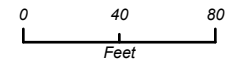
JENNIE LN

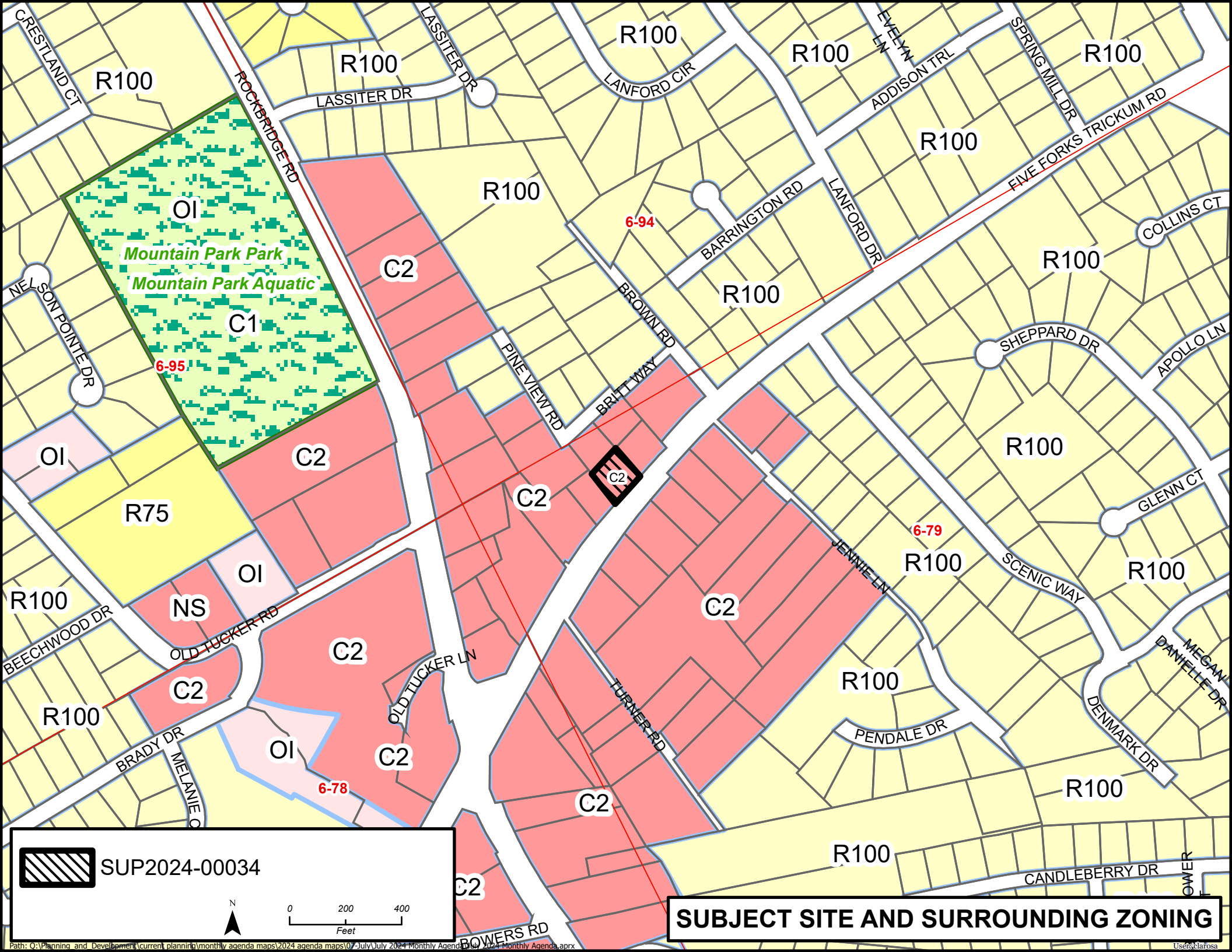
FIVE FORKS  
TRICKUM RD



 SUP2024-00034

Created: May 24, 2024



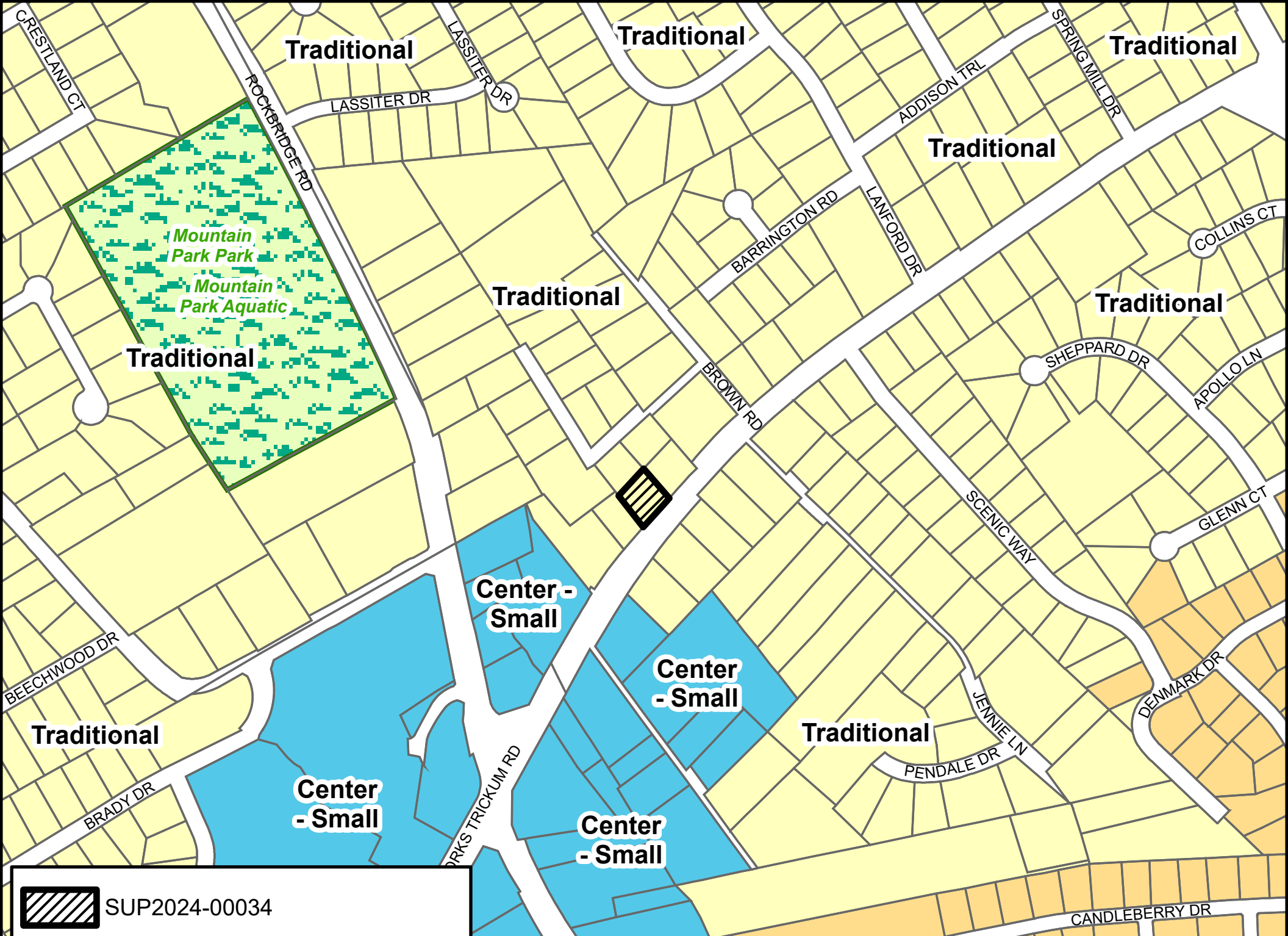


 SUP2024-00034

N

0 200 400  
Feet

**SUBJECT SITE AND SURROUNDING ZONING**



 SUP2024-00034

Created: May 24, 2024

 N



**2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION**

**Exhibit H: Document Presented at the September 3, 2024, Planning Commission Public Hearing**

**[attached]**

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT  
**RECEIVED**  
9/3/2024

HALF BATH (2)  
[AREA: 48]

GARAGE (1)  
[AREA: 837]

23'7"

7'8"

38'9"

HALF BATH

6'7"

7'4"

0'4"

6'1"

4'11"

2'5"

13'9"

OTHER ROOM

41'2"

HALL

OTHER ROOM

OTHER ROOM

OTHER ROOM

70'0"