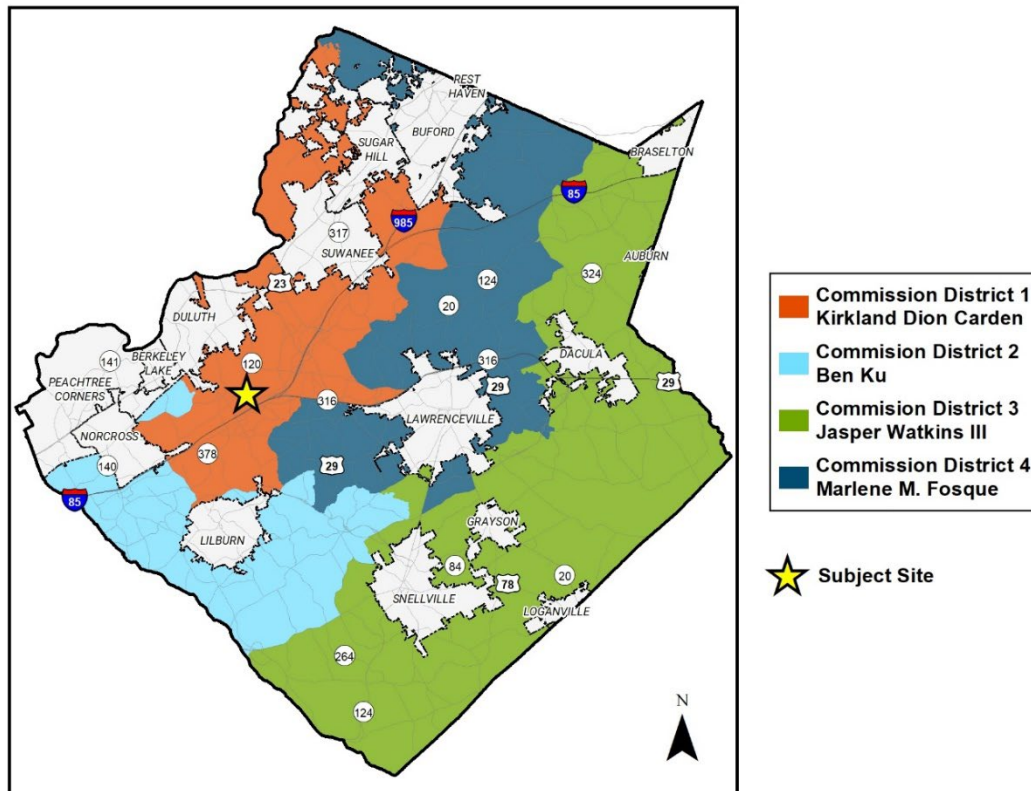


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2022-00041
Current Zoning: C-2 (General Business District)
Request: Special Use Permit (Renewal)
Address: 3285 Satellite Boulevard
Map Number: R6233 019
Site Area: 1.05 acres
Square Feet: 4,170
Development: Automobile Sales
Commission District: District 1 – Commissioner Carden
Character Area: Regional Activity Center

Staff Recommendation: DENIAL



Planning Commission Advertised Public Hearing Date: 8/2/2022
Board of Commissioners Advertised Public Hearing Date: 8/23/2022

Applicant: Chang Won Jong
4116 Stourbridge Common Circle
Milton, GA 30004

Owner: Auto Gallery Duluth, LLC
3285 Satellite Boulevard
Duluth, GA 30096

Contact: Chang Won Jong

Contact Phone: 770.560.3436

Zoning History

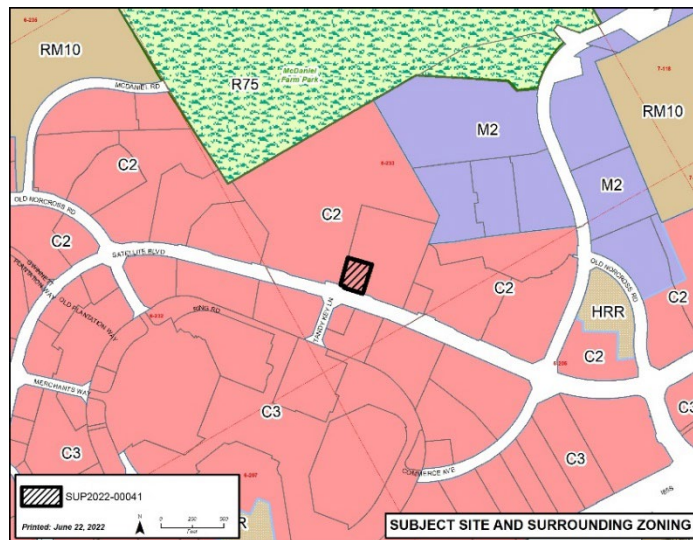
The subject property was rezoned in 1995 from M-1 (Light Industry District) to C-2 (General Business District), pursuant to REZ1995-00160. The original special use permit, SUP2019-00022, was approved by the Board of Commissioners in 2019 to allow automobile sales. The approval included a condition limiting the special use permit to two years following the issuance. In 2021, the renewal request, SUP2021-00023, was approved with a condition limiting the special use permit to one year due to code violations reported on the property during the first two years. The subject special use permit request is the renewal of this approval.

Existing Site Condition

The subject site is a 1.05-acre parcel located along Satellite Boulevard at its intersection with Tandy Key Lane. The site is developed with a 4,170 square foot building and parking for customers and inventory. The site sits approximately six feet below Satellite Boulevard. Access to the site is via full access driveway from Tandy Key Lane. Additionally, a landscaping and five-foot-wide sidewalks are located along both road frontages. The nearest Gwinnett County Transit stop is 350 feet from the site.

Surrounding Use and Zoning

The subject site is located near Gwinnett Place Mall and is surrounded by intense commercial, and office uses. Other land uses, including apartments, light industrial, and McDaniel Farm Park, a Gwinnett County Parks and Recreation property, comprise the surrounding area. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Automobile Sales	C-2	N/A
North	Automobile Sales	C-2	N/A
East	Automobile Sales	C-2	N/A
South	Commercial	C-3	N/A
West	Automobile Sales	C-2	N/A

Project Summary

The applicant requests a renewal of an existing special use permit on a 1.05-acre property zoned C-2 for the automobile sales, including:

- A single-story, 4,170 square foot structure, including a canopy, and associated parking.
- 41 parking spaces for customers, employees, and vehicles for sale.
- Driveway access from Tandy Key Lane.
- Five-foot-wide sidewalks along Satellite Boulevard and Tandy Key Lane.
- No additions or modifications are proposed according to the applicant's letter of intent.
- On a February 2021 site visit, staff observed several violations of the 2019 special use permit conditions, including a mobile detailer vehicle, vehicles double parked, and vehicles parked outside of designated parking area. As a result, staff recommended an additional one-year issuance for the subject land use, instead of usual two-year sunset period, during the previous renewal.
- A code violation notice CEU2021-01964 was issued by code enforcement in March 2021. The code violation case (CEU2021-01964) is still active and shows there have been several additional violations since 2021. (See attached)
- On a June 2022 site visit, code enforcement officers again observed several violations of SUP2021-00023 conditions, including car washing, stacked parking under the canopy and signage violations.

Zoning and Development Standards

The applicant is requesting a special use permit for automobile sales in the C-2, General Business District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Existing	Meets Standard?
Building Height	Minimum: 45'	<45'	YES
Front Yard Setback	Minimum: 15'	>15'	YES
Side Yard Setback	Minimum: 10'	>10'	YES
Rear Yard Setback	Minimum: 30'	>30'	YES
Off-Street Parking	Minimum: 11 spaces (customer) Maximum: 30 spaces (customer)	41 spaces	YES*
Landscape Strip	Minimum: 10'	>10'	YES

*There is no maximum amount of parking for inventory.

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 Request 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 of Planning and Development 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 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 subject request is consistent with the surrounding land use pattern. The site is surrounded by two similar automobile sales and service uses and intense retail commercial developments. However, despite the compatibility with surrounding area, due to the continued violations of zoning code, the renewal of the Special Use Permit would not be appropriate.

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

The existing use and usability of adjacent or nearby properties would likely be impacted by the continued use as proposed. The site was previously developed for commercial usage and will likely remain for the foreseeable future. However, several violations, including stacked vehicle, car washing, and flood lighting create a nuisance for the neighboring properties and adversely impacts the aesthetics and uniformity of the area. It does not appear that the site can adequately support the use as it currently operates.

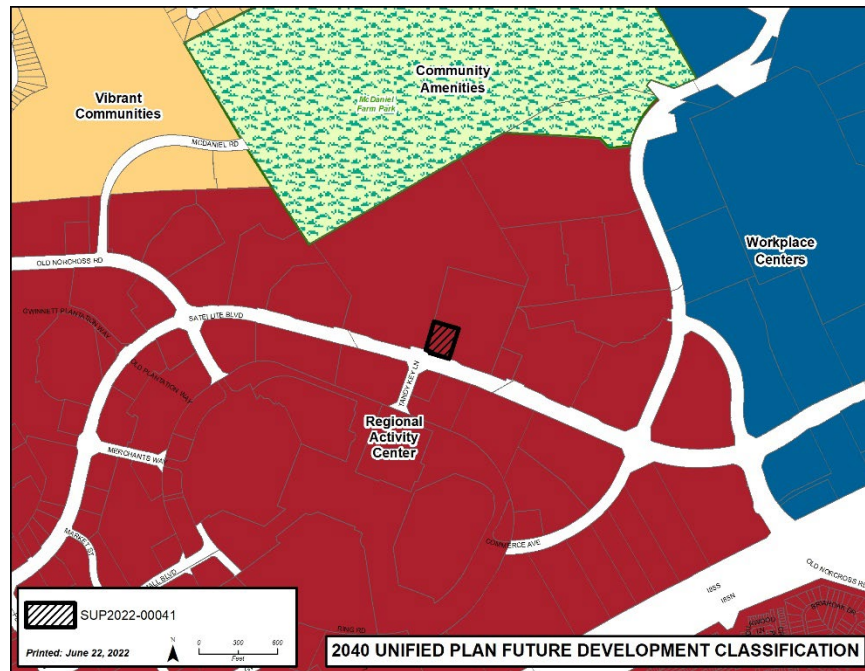
C. Whether the property to be affected by a proposed special use permit has a reasonable economic use as currently zoned.

The property has reasonable a 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 impact on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff due to this suite being interior to the shopping mall. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this special use permit request are attached (Exhibit D).

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 2040 Unified Plan Future Development Map indicates that the subject property lies within the Regional Activity Center Character Area. This designation is intended for areas that have intense commercial and office/employment activity, as well as some residential elements. Since the property is located within the Regional Activity Center Character Area, which contains intense commercial uses, including automotive sales, the requested use would be appropriate.

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 subject property had several previous violations of the 2019 zoning conditions, including a mobile detailer vehicle, vehicles double parked, and vehicles parked outside of the designated parking areas. Upon a June 2022 site visit, code enforcement officers again observed several violations of the 2021 zoning conditions including car washing, stack parked vehicles under the canopy in violation of condition #4, ground signage inconsistent with condition #9, one flood light atop a light pole, directed inward to the property, inconsistent with condition #10. As result of the existing and ongoing special use permit violations, staff recommends denial of the special use permit.

Staff Recommendation

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

Staff Recommended Conditions

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

Approval of a Special Use Permit for an automobile sales facility, subject to the following conditions:

1. Retail, service-commercial, office and accessory uses, which may include an automobile sales facility as a special use.
2. The existing building shall be left in its current neutral masonry finish and may not be painted. The materials and colors of any re-facing or modification of the structure shall be submitted for review and approval by the Director of Planning and Development.
3. Any new buildings shall be finished with architectural treatments of glass, brick and/or stacked stone (stucco may only be used as an accent material). Final building elevations shall be submitted for review and approval by the Director of Planning and Development. Portable office trailers shall be prohibited.
4. All parking must occur in paved and striped parking spaces. Double or stacked parking shall be prohibited. Driveway access aisles must be free of obstruction and navigable at all times.
5. Existing perimeter vegetation must be preserved and replaced if dead or diseased. Minor pruning and maintenance to the existing vegetation may be permitted.
6. Outdoor sales, storage or display of merchandise other than vehicle sales inventory (such as trailers, automotive parts, junked vehicles, etc.) shall be prohibited.
7. Repair, servicing, and maintenance of vehicles on-site shall be prohibited.
8. Wash and detail services of vehicles on-site shall be prohibited.
9. Ground signage shall be limited to monument type sign(s) and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot-high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground sign(s) shall not exceed ten feet in height.
10. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
11. Outdoor loudspeakers shall be prohibited.
12. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
13. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
14. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.
15. The Special Use Permit shall be valid for a one-year period, at which time the use shall cease, or an application shall be made for renewal of the Special Use Permit.

14. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.
15. The Special Use Permit shall be valid for a one-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. SUP2021-000023 Resolution
- F. CEU2021-01964 Code violation notice
- G. CEU2021-01964 Inspection Workflow Information
- H. Maps

Exhibit A: Site Visit Photos



SITE VIEW FROM SATELLITE BOULEVARD



SITE VIEW NEAR ENTRANCE FROM TANDY KEY LANE



VEHICLE INVENTORY



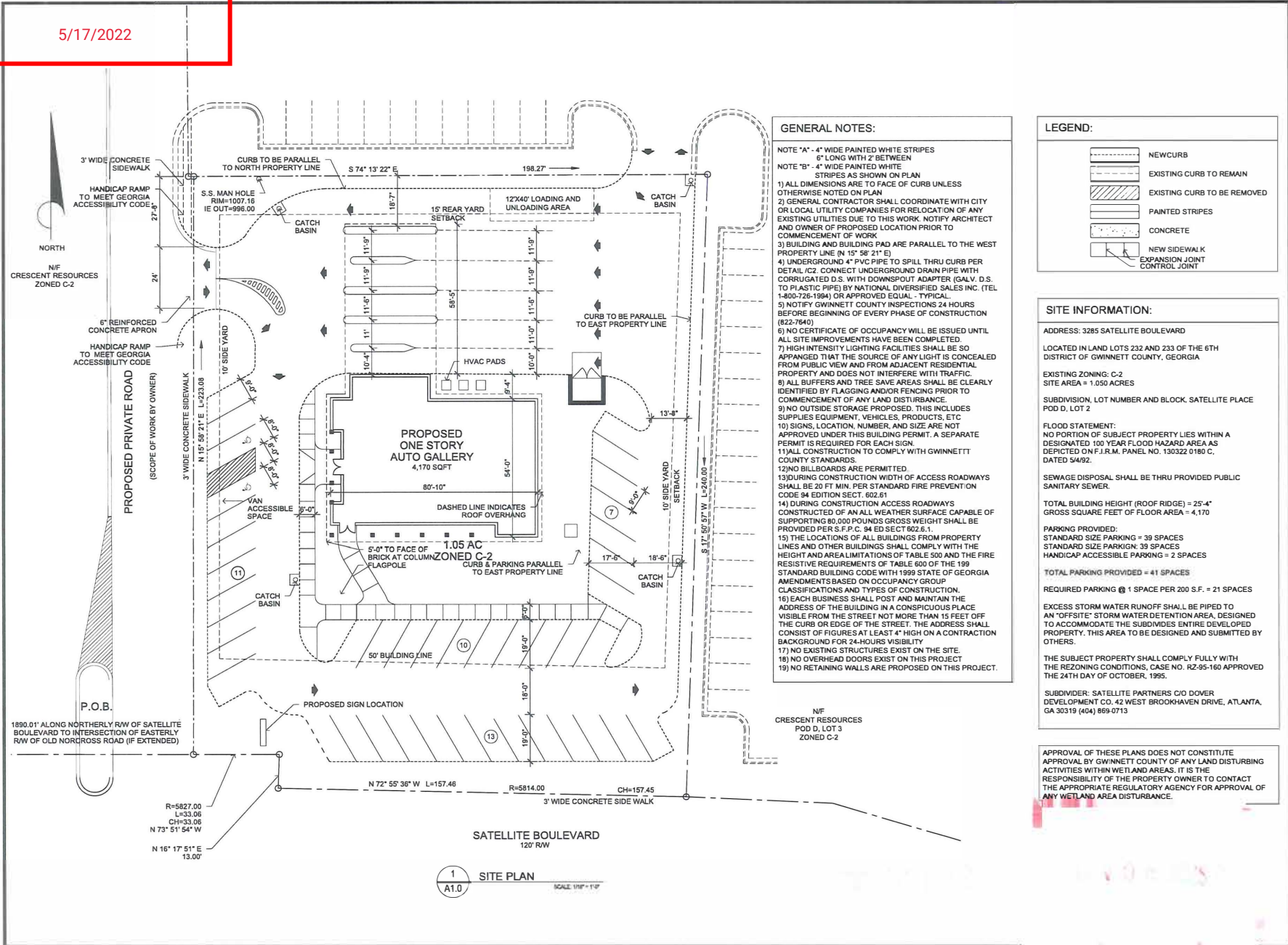
SECOND FACILITY ENTRANCE FACING TANDY KEY LANE

Exhibit B: Site Plan

[attached]

RECEIVED

5/17/2022



GENERAL NOTES:

- NOTE "A" - 4" WIDE PAINTED WHITE STRIPES 6' LONG WITH 2' BETWEEN STRIPES AS SHOWN ON PLAN
NOTE "B" - 4" WIDE PAINTED WHITE STRIPES AS SHOWN ON PLAN
- 1) ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED ON PLAN
 - 2) GENERAL CONTRACTOR SHALL COORDINATE WITH CITY OR LOCAL UTILITY COMPANIES FOR RELOCATION OF ANY EXISTING UTILITIES DUE TO THIS WORK. NOTIFY ARCHITECT AND OWNER OF PROPOSED LOCATION PRIOR TO COMMENCEMENT OF WORK
 - 3) BUILDING AND BUILDING PAD ARE PARALLEL TO THE WEST PROPERTY LINE (N 15° 58' 21" E)
 - 4) UNDERGROUND 4" PVC PIPE TO SPILL THRU CURB PER DETAIL /CZ. CONNECT UNDERGROUND DRAIN PIPE WITH CORRUGATED D.S. WITH DOWNSPOUT ADAPTER (GALV. D.S. TO PLASTIC PIPE) BY NATIONAL DIVERSIFIED SALES INC. (TEL 1-800-726-1994) OR APPROVED EQUAL - TYPICAL.
 - 5) NOTIFY GWINNETT COUNTY INSPECTIONS 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION (822-7840)
 - 6) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
 - 7) HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO APPANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
 - 8) ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
 - 9) NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC
 - 10) SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
 - 11) ALL CONSTRUCTION TO COMPLY WITH GWINNETT COUNTY STANDARDS.
 - 12) NO BILLBOARDS ARE PERMITTED.
 - 13) DURING CONSTRUCTION WIDTH OF ACCESS ROADWAYS SHALL BE 20 FT MIN. PER STANDARD FIRE PREVENTION CODE 94 EDITION SECT. 602.61
 - 14) DURING CONSTRUCTION ACCESS ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 80,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER S.F.P.C. 94 ED SECT 602.6.1.
 - 15) THE LOCATIONS OF ALL BUILDINGS FROM PROPERTY LINES AND OTHER BUILDINGS SHALL COMPLY WITH THE HEIGHT AND AREA LIMITATIONS OF TABLE 500 AND THE FIRE RESISTIVE REQUIREMENTS OF TABLE 600 OF THE 199 STANDARD BUILDING CODE WITH 1999 STATE OF GEORGIA AMENDMENTS BASED ON OCCUPANCY GROUP CLASSIFICATIONS AND TYPES OF CONSTRUCTION.
 - 16) EACH BUSINESS SHALL POST AND MAINTAIN THE ADDRESS OF THE BUILDING IN A CONSPICUOUS PLACE VISIBLE FROM THE STREET NOT MORE THAN 15 FEET OFF THE CURB OR EDGE OF THE STREET. THE ADDRESS SHALL CONSIST OF FIGURES AT LEAST 4" HIGH ON A CONTRACTION BACKGROUND FOR 24-HOURS VISIBILITY
 - 17) NO EXISTING STRUCTURES EXIST ON THE SITE.
 - 18) NO OVERHEAD DOORS EXIST ON THIS PROJECT
 - 19) NO RETAINING WALLS ARE PROPOSED ON THIS PROJECT.

LEGEND:

- NEW CURB
- EXISTING CURB TO REMAIN
- EXISTING CURB TO BE REMOVED
- PAINTED STRIPES
- CONCRETE
- NEW SIDEWALK EXPANSION JOINT CONTROL JOINT

SITE INFORMATION:

ADDRESS: 3285 SATELLITE BOULEVARD
LOCATED IN LAND LOTS 232 AND 233 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA

EXISTING ZONING: C-2
SITE AREA = 1.050 ACRES

SUBDIVISION, LOT NUMBER AND BLOCK, SATELLITE PLACE POD D, LOT 2

FLOOD STATEMENT:
NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED ON F.J.R.M. PANEL NO. 130322 0180 C, DATED 5/4/92.

SEWAGE DISPOSAL SHALL BE THRU PROVIDED PUBLIC SANITARY SEWER.

TOTAL BUILDING HEIGHT (ROOF RIDGE) = 25'-4"
GROSS SQUARE FEET OF FLOOR AREA = 4,170

PARKING PROVIDED:
STANDARD SIZE PARKING = 39 SPACES
HANDICAP ACCESSIBLE PARKING = 2 SPACES
TOTAL PARKING PROVIDED = 41 SPACES

REQUIRED PARKING @ 1 SPACE PER 200 S.F. = 21 SPACES

EXCESS STORM WATER RUNOFF SHALL BE PIPED TO AN "OFF-SITE" STORM WATER DETENTION AREA, DESIGNED TO ACCOMMODATE THE SUBDIVISIONS ENTIRE DEVELOPED PROPERTY. THIS AREA TO BE DESIGNED AND SUBMITTED BY OTHERS.

THE SUBJECT PROPERTY SHALL COMPLY FULLY WITH THE REZONING CONDITIONS, CASE NO. RZ-95-160 APPROVED THE 24TH DAY OF OCTOBER, 1995.

SUBDIVIDER: SATELLITE PARTNERS C/O DOVER DEVELOPMENT CO. 42 WEST BROOKHAVEN DRIVE, ATLANTA, GA 30319 (404) 869-0713

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY GWINNETT COUNTY OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.

1 SITE PLAN
A1.0 SCALE: 1/8" = 1'-0"

AUTO GALLERY
 3285 SATELLITE BOULEVARD
 DULUTH, GA 30096

CONSTRUCTION DOCUMENT

SITE PLAN

A1.0
12-05-2018
RELEASED FOR CONSTRUCTION

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

[attached]

RECEIVED

5.17.2022

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 12/2020

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:

The property is currently Car Dealers

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

No. It will be used as a broken office with not many cars parked. it will be displaying hi line used Auto mobiles.

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

Auto Sales / Auto Finance / Corporate office

- (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:

Adjacent to big dealers enough space for cars. Hi-line Auto broker not storing many cars.

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

finance office / Auto Sales / No mechanic shop or Bodyshop.

- (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 Change to the existing property
No additional development to the property

RECEIVED

04/28/2022

5.17.2022

Letter of Intent

For:

AUTO GALLERY DULUTH, LLC

3285 Satellite Blvd

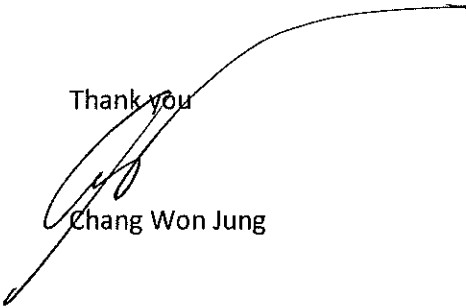
Duluth GA 30096

The purpose of this letter is the renewal of the Special Use Permit, SUP2021-00023, approved ON April 27/2021 for AUTOMOBILE SAES, that will expire on MAY 05,2022. According to the conditions of SUP2021-00023, AUTOMOBILE SALES

The Owner Group will not service the vehicle at this location.

If the permit is renewed, we will continue to offer good services to the public, it would not harm the purpose or intent of the zoning resolution. To be used identically to the existing surrounding business.

Thank you



Chang Won Jung

CEO AUTO GALLERY DULUTH, LLC

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:		SUP2022-00041	
Case Address:		3285 Satellite Boulevard	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Satellite Boulevard is a major arterial. ADT = 40,102.		
2	350-feet to nearest transit facility (#2335243) Satellite Boulevard and Chevrolet dealership.		
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@gwinnettcounty.com		
Case Number:		SUP2022-00043		
Case Address:		2520 Old Norcross Road		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: Existing facility connected to existing 16-inch water main on Herrington Road.			
2	Sewer: A Sewer Capacity Certification is required to confirm capacity of the existing sewer connection to the 8-inch gravity sewer located on the subject property.			
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

Exhibit E: SUP2021-000023 Resolution

[attached]

CASE NUMBER SUP2021-00023
GCID 2021-0461

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: APRIL 27, 2021

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Gwinnett Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of COMMISSIONER CARDEN, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by CHANG WON JUNG for the proposed use of AUTOMOBILE SALES (RENEWAL) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on APRIL 27, 2021 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27th day of APRIL 2021, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Retail, service-commercial, office and accessory uses, which may include an automobile sales facility as a special use.
2. The existing building shall be left in its current neutral masonry finish and may not be painted. The materials and colors of any re-facing or modification of the structure shall be submitted for review and approval by the Director of Planning and Development.
3. Any new buildings shall be finished with architectural treatments of glass, brick and/or stacked stone (stucco may only be used as an accent material). Final building elevations shall be submitted for review and approval by the Director of Planning and Development. Portable office trailers shall be prohibited.
4. All parking must occur in paved and striped parking spaces. Double or stacked parking shall be prohibited. Driveway access aisles must be free of obstruction and navigable at all times.
5. Existing perimeter vegetation must be preserved and replaced if dead or diseased. Minor pruning and maintenance to the existing vegetation may be permitted.
6. Outdoor sales, storage or display of merchandise other than vehicle sales inventory (such as trailers, automotive parts, junked vehicles, etc.) shall be prohibited.

7. Repair, servicing, and maintenance of vehicles on-site shall be prohibited.
8. Wash and detail services of vehicles on-site shall be prohibited.
9. Ground signage shall be limited to monument type sign(s) and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot-high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground sign(s) shall not exceed 10.5 feet in height.
10. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
11. Outdoor loudspeakers shall be prohibited.
12. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
13. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
14. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.
15. The Special Use Permit shall be valid for a one-year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson
Nicole L. Hendrickson, Chairwoman

Date Signed: 5-18-21

ATTEST:

D. King
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION:

All that tract or parcel of land lying and being in Land Lot 233 of the 6th Land District of Gwinnett County Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at the intersection of the northerly right-of-way of Satellite Boulevard and the Easterly right-of-way of Old Norcross Road; THENCE, traveling along the northerly right-of-way of Satellite Boulevard in a generally easterly direction for a distance of 1890.01 feet to a point, said point marked by a 1/2 inch rebar pin set, said point being the TRUE POINT OF BEGINNING.

THENCE, from said point as thus established, North 15°58'21" East for a distance of 223.08 feet to a point; THENCE, south 74°13'22" East for a distance of 198.27 feet to a point; THENCE, South 17°50'57" West for a distance of 240.00 feet to a point; THENCE, along a curve having a radius of 5814.00 feet and an arc length of 157.46 feet, being subtended by a chord of North 72°55'36" West a distance of 157.45 feet to a point; THENCE, North 16°17'51" East for a distance of 13.00 feet to a point; THENCE, along a curve having a radius of 5827.00 feet and an arc length of 33.06 feet, being subtended by a chord of North 73°51'54" West a distance of 33.06 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said property contains 45,738 square feet or 1,050 acres, more or less, and is more fully described and shown on that plat of survey prepared for Regions Bank by Precision Planning, Inc., Randall W. Dixon, Registered Land Surveyor No. 1678, dated February 25, 1999, last revised March 23, 1999.

EEP 04 2021

RECEIVED BY

SUP 21023

Exhibit F: CEU2021-01964 Code violation notice

[attached]



COURTESY NOTICE

March 12, 2021

AUTO GALLERY HOLDINGS INC
 4135 BUFORD DR
 BUFORD, GA 30518-3439

CASE NUMBER: CEU2021-01964
VIOLATION ADDRESS: 3285 SATELLITE BLVD, DULUTH, GA 30096
INSPECTION DATE: 3/11/2021

Dear Sir/Madam,

A Gwinnett County Code Enforcement Officer inspected this property and found the following violations:

Ordinance	Code Section and Description	Compliance Date
Unified Development Ordinance	270-30.11 COMPL WITH SUP	03/25/2021

COMPLIANCE WITH SPECIAL USE PERMIT REQUIREMENTS.

The Planning and Development Department shall have the right to periodically examine the operation of the specific use to determine compliance with the requirements and any conditions.

If the Director determines that the requirements and conditions are being violated, a written notice shall be issued to the owner of the property outlining the nature of the violation and giving the owner of the property a maximum of 10 days to come into compliance.

If after 10 days the violations continue to exist, the Director shall forward a report to the Board of Commissioners through the Planning Commission which may recommend that action be taken to remove the Special Use Permit from the property.

Corrective Action :



COURTESY NOTICE

Special Use Permit REQUIRES the following enumerated conditions: SEVERAL WERE IN NON-COMPLIANCE.

1. Retail, service-commercial, office and accessory uses, which may include automobile sales facility as a special use.
2. The existing building shall be left in its current neutral masonry finish, and may not be painted. The materials and colors of any re-facing or modification of the structure shall be submitted for review and approval by the Director of Planning and Development.
3. Any new buildings shall be finished with architectural treatments of glass, brick and/or stacked stone (stucco may only be used as an accent material). Final building elevations shall be submitted for review and approval by the Director of Planning and Development. Portable office trailers shall be Prohibited.
4. All parking must occur in paved and striped parking spaces. Double or stacked parking shall be prohibited. Driveway access aisles must be free of obstruction and navigable at all times. SEVERAL VEHICLES PARKED ON GRASS, IN RIGHT OF WAY, STACKED, AND NOT IN STRIPED SPACES.
5. Existing perimeter vegetation must be preserved and replaced if dead or diseased. Minor pruning and maintenance to the existing vegetation may be permitted. ONE DISEASED OR DEAD TREE ON PROPERTY. COVER BARE EARTH WITH PROPER GROUND COVER.
6. Outdoor sales, storage or display of merchandise other than vehicle sales inventory (such as trailers, automotive parts, junked vehicles, etc.) shall be prohibited. REMOVE TRASH, CONSTRUCTION DEBRIS FROM SIDE REAR OF BUILDING.
7. Repair, servicing, and maintenance of vehicles on-site shall be prohibited. HOOD WAS UP ON RED SUV UNDER DRIVE THRU.
8. Wash and detail services of vehicles on-site shall be prohibited. REPORTS OF MOBILE CAR WASHING.
9. Ground signage shall be limited to monument type sign(s), and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground sign(s) shall not exceed ten feet in height. SIGN PERMIT REQUIRED. SIGN IS 10'6" AND NOT RECESSED NOR SURROUNDED BY SAME MATERIAL AS BASE.
10. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights of-way.
11. Outdoor loudspeakers shall be prohibited.
12. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. REPLACE DAMAGED BOARDS; CLOSE GATES WHEN NOT IN USE.
13. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
14. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

Please make the necessary corrections before the compliance date(s) listed.
Contact me if you have any questions or need additional assistance.

Sincerely,
Adrian Walker
Code Enforcement Officer

Adrian.Walker@gwinnettcountry.com

Exhibit G: CEU2021-01964 Inspection Workflow Information

[attached]

GWINNETT COUNTY

CASE NUMBER : CEU2021-01964

PRIMARY ADDRESS:	3285 SATELLITE BLVD, DULUTH, GA 30096
RECEIVED DATE:	3/10/2021
APPLICATION STATUS:	RINSP
DESCRIPTION:	wwo Several violations of the existing SUP ? Mobile detailing on site ? Vehicles double parked between striped spaces. They should be properly parked. ? Vehicles parked in the grass. They should be parked in designated parking spaces.

OWNER NAME	ADDRESS	CITY/STATE/ZIP
AUTO GALLERY HOLDINGS INC	4135 BUFORD DR	BUFORD, GA, 30518-3439

CONTACTS ROLE	NAME	ADDRESS	CITY/STATE/ZIP
Business/Site Contact	JC KIM	3285 SATELLITE BLVD	DULUTH GA 30096

INSPECTIONS						
Inspection	Requested	Scheduled	Completed	Status	Inspector	Comment
Re-Inspection	6/9/2022	8/24/2022		Scheduled	Jennifer Combs	Check status of SUP Renewal
Re-Inspection	6/9/2022	6/9/2022	6/9/2022	Further Investigation	Ed Wallace	Check for SUP compliance
Re-Inspection	6/9/2022	6/9/2022	6/9/2022	Further Investigation	Ed Wallace	BUSINESS CONTINUES TO STACK PARK VEHICLES UNDER CANOPY IN VIOLATION OF CONDITION #4. GROUND SIGNAGE REMAINS INCONSISTENT WITH REQUIREMENTS OUTLINED IN CONDITION #9. OBSERVED ONE FLOOD LIGHT ATOP LIGHT POLE, DIRECTED INWARD TO THE PROPERTY, INCONSISTENT WITH REQUIREMENTS OUTLINED IN CONDITION #10.
Re-Inspection	5/20/2021	6/4/2021	6/30/2021	Further Investigation	Adrian Walker	SUP WAS APPROVED AND ALL CONDITIONS ARE INCOMPLIANCE EXCEPT THE GROUND SIGN, DOUBLE/STACKING CARS UNDER THE CANOPY, A COUPLE OF J/V, AND ONE DEALER TAGGED VEHICLE NOT PARKED IN STRIPED PKNG SPACE.
Initial Inspection	3/12/2021	3/11/2021	3/11/2021	Mailed Notice of Violation	Adrian Walker	AUTO GALLERY-HAS SOME CARS PARKED IN SPACES CORRECTLY MANY OTHERS NOT. ONE DEAD TREE. SEVERAL CARS IN REAR SIDE ARE PARKED WITHOUT AND STRIPES FOR SPACES. CARS DOUBLE PARKED UNDER DRIVE-THRU LANES WITH A THIRD ROW INFRONT OF THEM. BARE EARTH ON SIDE STREET. GROUND SIGN IS 10'4" IN HEIGHT AND DOES NOT ENCLOSE SIGN WITH SAME MATERIAL AS BASE. 5 VEHICLES PARKED ON GRASS 4-INFRONT, 1-AT ENTRANCE, NEAR SIDEWALK.
Re-Inspection	3/12/2021	3/11/2021		Rescheduled	Adrian Walker	

WORKFLOW HISTORY						
Workflow Task	Assigned	Due	Completed	Status	Inspector	Comment
Enforcement	3/10/2021	3/25/2021	3/11/2021	Courtesy Notice Of Violation	Adrian Walker	Special Use Permit REQUIRES the following enumerated conditions: SEVERAL WERE IN NON-COMPLIANCE. 1. Retail, service-commercial, office and accessory uses, which may include automobile sales facility as a special use. 2. The existing building shall be left in its current neutral masonry finish, and may not be painted. The materials and colors of any re-facing or modification of the structure shall be submitted for review and approval by the Director of Planning and Development.

GWINNETT COUNTY

CASE NUMBER : CEU2021-01964

						<p>3. Any new buildings shall be finished with architectural treatments of glass, brick and/or stacked stone (stucco may only be used as an accent material). Final building elevations shall be submitted for review and approval by the Director of Planning and Development. Portable office trailers shall be Prohibited.</p> <p>4. All parking must occur in paved and striped parking spaces. Double or stacked parking shall be prohibited. Driveway access aisles must be free of obstruction and navigable at all times. SEVERAL VEHICLES PARKED ON GRASS, IN RIGHT OF WAY, STACKED, AND NOT IN STRIPED SPACES.</p> <p>5. Existing perimeter vegetation must be preserved and replaced if dead or diseased. Minor pruning and maintenance to the existing vegetation may be permitted. ONE DISEASED OR DEAD TREE ON PROPERTY. COVER BARE EARTH WITH PROPER GROUND COVER.</p> <p>6. Outdoor sales, storage or display of merchandise other than vehicle sales inventory (such as trailers, automotive parts, junked vehicles, etc.) shall be prohibited. REMOVE TRASH, CONSTRUCTION DEBRIS FROM SIDE REAR OF BUILDING.</p> <p>7. Repair, servicing, and maintenance of vehicles on-site shall be prohibited. HOOD WAS UP ON RED SUV UNDER DRIVE THRU.</p> <p>8. Wash and detail services of vehicles on-site shall be prohibited. REPORTS OF MOBILE CAR WASHING.</p> <p>9. Ground signage shall be limited to monument type sign(s), and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground sign(s) shall not exceed ten feet in height. SIGN PERMIT REQUIRED. SIGN IS 10'6" AND NOT RECESSED NOR SURROUNDED BY SAME MATERIAL AS BASE.</p> <p>10. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.</p> <p>11 . Outdoor loudspeakers shall be prohibited.</p> <p>12. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. REPLACE DAMAGED BOARDS; CLOSE GATES WHEN NOT IN USE.</p> <p>13. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.</p> <p>14. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.</p>
Enforcement Intake	3/10/2021	3/10/2021	3/10/2021	Complaint Accepted	Thor Neff	

Exhibit H: Maps

[attached]



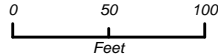
SATELLITE BLVD

TANDY KEY LN



SUP2022-00041

Printed: June 22, 2022



6-235

RM10

R75

McDaniel Farm Park

7-118

RM10

M2

M2

7-78

6-233

C2

C2

MCDANIEL RD

OLD NORCROSS RD

C2

SATELLITE BLVD



C2

OLD NORCROSS RD

HRR

C2

6-232

RING RD

TANDY KEY LN

6-206

C2

GWINNETT PLANTATION WAY

OLD FLANTATION WAY

MERCHANTS WAY

C3

C3

COMMERCE AVE

C3

C3

185S

6-207

 SUP2022-00041

Printed: June 22, 2022

 N

 0 250 500 Feet

SUBJECT SITE AND SURROUNDING ZONING

**Vibrant
Communities**

**Community
Amenities**

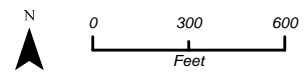
**Workplace
Centers**

*McDaniel
Farm Park*

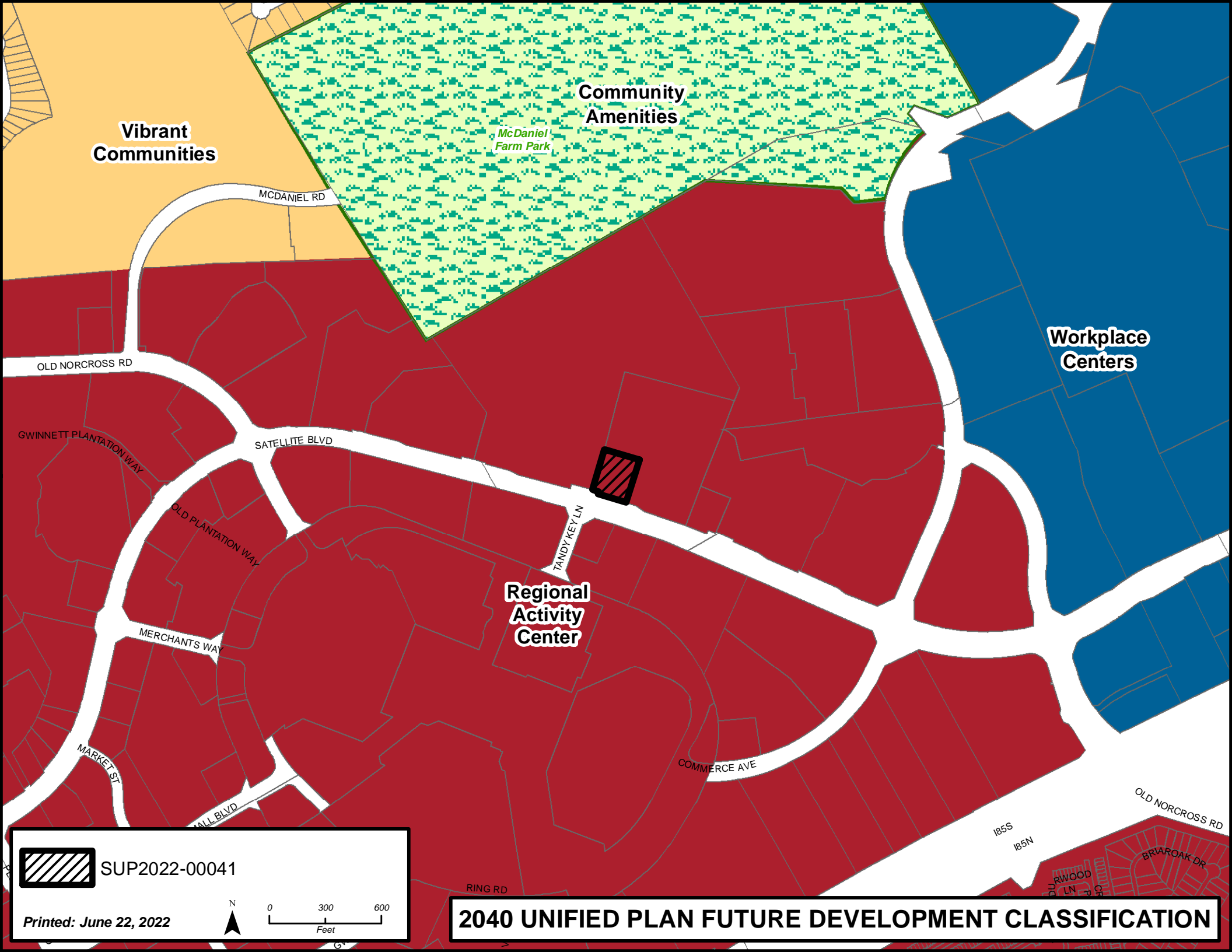
**Regional
Activity
Center**

 SUP2022-00041

Printed: June 22, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION



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5.17.2022

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Chang Won Jung</u>	NAME: <u>Auto Gallery Duluth</u>
ADDRESS: <u>4116 Starbridge Common</u>	ADDRESS: <u>3285 Satellite Blvd</u>
CITY: <u>Milton</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30004</u>	STATE: <u>GA</u> ZIP: <u>30096</u>
PHONE: <u>7705603436</u>	PHONE: <u>7705603436</u>
CONTACT PERSON: <u>Chang Won Jung</u> PHONE: <u>7705603436</u>	
CONTACT'S E-MAIL: <u>Sebastianjung2821@gmail.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: <u>C-2</u> BUILDING/LEASED SQUARE FEET: <u>4,170</u>		
PARCEL NUMBER(S): <u>6233019</u> ACREAGE: <u>1.05 Ac</u>		
ADDRESS OF PROPERTY: <u>3285 Satellite Blvd Duluth GA 30096</u>		
SPECIAL USE REQUESTED: <u>Dealer Used Cars</u>		

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Gwinnett County Planning Division
Special Use Permit Application
Last Updated 12/2020

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:

The property is currently Car Dealers

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

No. It will be used as a broken office with not many cars parked. it will be displaying hi line used Auto mobiles.

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

Auto Sales / Auto Finance / Corporate office

- (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:

Adjacent to big dealers enough space for cars. Hi-line Auto broker not storing many cars.

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

finance office / Auto Sales / No mechanic shop or Bodyshop.

- (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 Change to the existing property
No additional development to the property

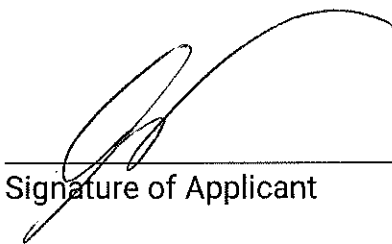
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5.17.2022

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 12/2020

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

4/28/2022

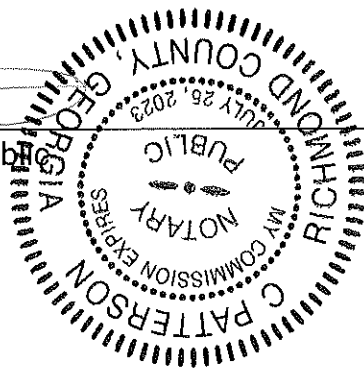
Date

Chang Wan Jing

Type or Print Name and Title



Signature of Notary Public



4-28-2022

Date

Notary Seal

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5.17.2022

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 12/2020

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

04/28/2022

Date

Chang Won Jung Owner

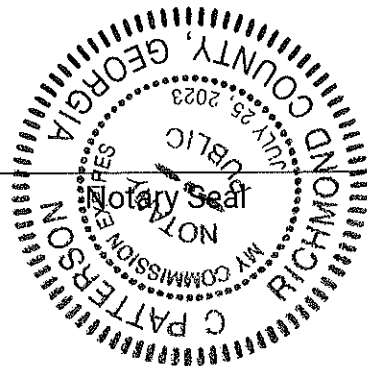
Type or Print Name and Title



Signature of Notary Public

04/28/22

Date



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5.17.2022

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 12/2020

**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.



Signature of Applicant

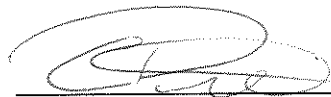
04/28/2022

Chang Won Jung

Type or Print Name

04/28/2022

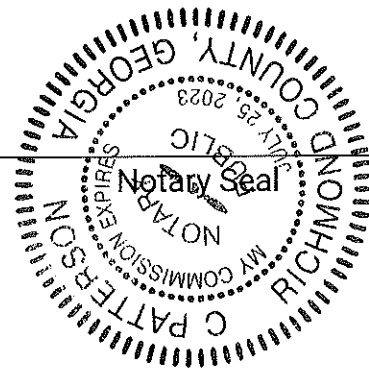
Date



Signature of Notary Public

04.28.22

Date

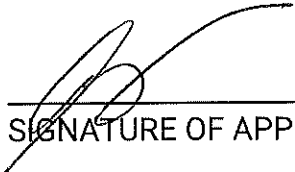


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5.17.2022

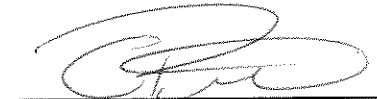
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.


04/28/22
Chang Won Jung 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


04/28/22

 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 Chang Won Jung

 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

5.17.2022

LEGAL DESCRIPTION:

All that tract or parcel of land lying and being in Land Lot 233 of the 6th Land District of Gwinnett County Georgia, being more particularly described as follows:

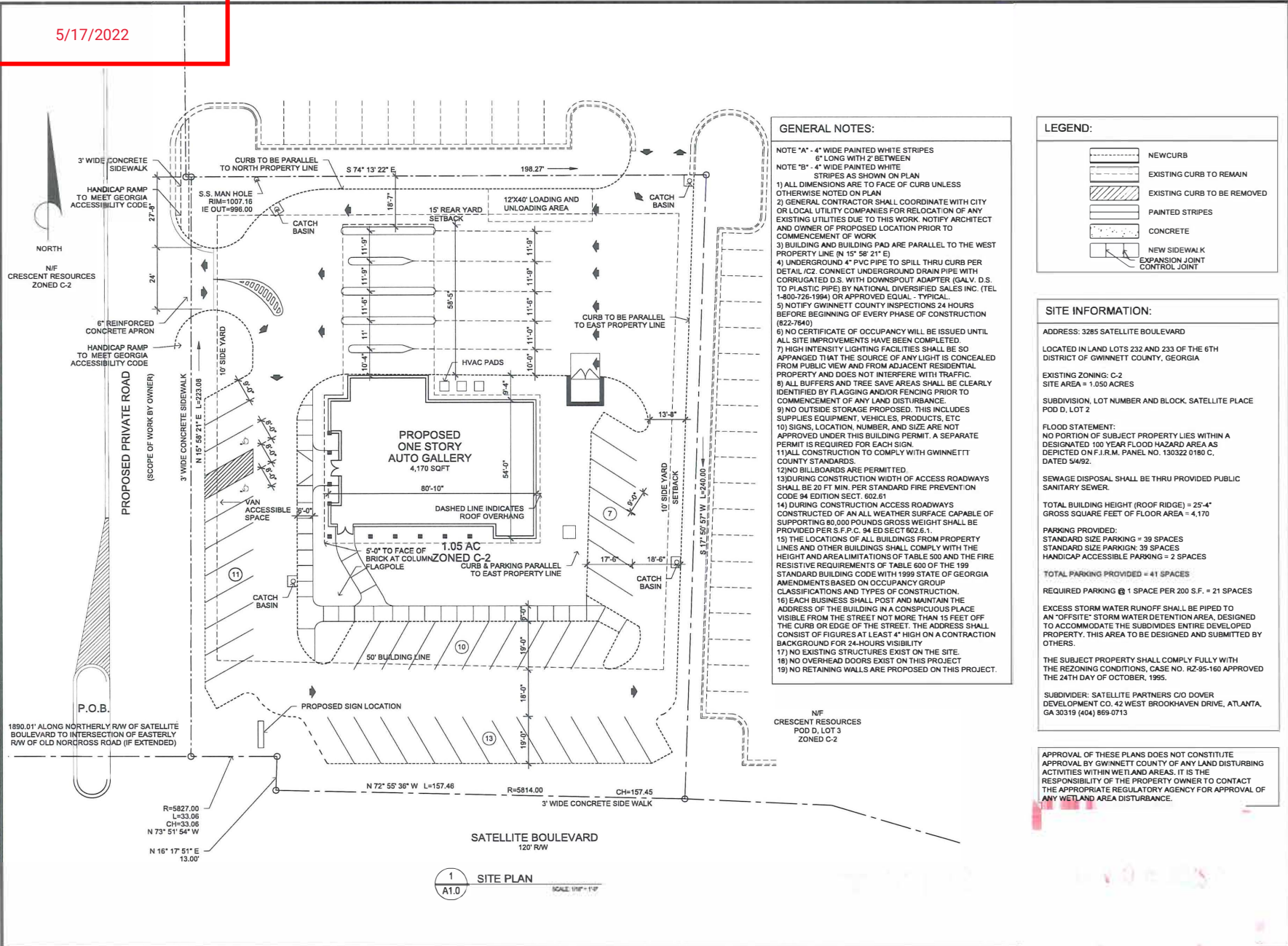
TO FIND THE POINT OF BEGINNING, commence at the intersection of the northerly right-of-way of Satellite Boulevard and the Easterly right-of-way of Old Norcross Road; THENCE, traveling along the northerly right-of-way of Satellite Boulevard in a generally easterly direction for a distance of 1890.01 feet to a point, said point marked by a 1/2 inch rebar pin set, said point being the TRUE POINT OF BEGINNING.

THENCE, from said point as thus established, North 15°58'21" East for a distance of 223.08 feet to a point; THENCE, south 74°13'22" East for a distance of 198.27 feet to a point; THENCE, South 17°50'57" West for a distance of 240.00 feet to a point; THENCE, along a curve having a radius of 5814.00 feet and an arc length of 157.46 feet, being subtended by a chord of North 72°55'36" West a distance of 157.45 feet to a point; THENCE, North 16°17'51" East for a distance of 13.00 feet to a point; THENCE, along a curve having a radius of 5827.00 feet and an arc length of 33.06 feet, being subtended by a chord of North 73°51'54" West a distance of 33.06 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said property contains 45,738 square feet or 1,050 acres, more or less, and is more fully described and shown on that plat of survey prepared for Regions Bank by Precision Planning, Inc., Randall W. Dixon, Registered Land Surveyor No. 1678, dated February 25, 1999, last revised March 23, 1999.

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5/17/2022



GENERAL NOTES:

- NOTE "A" - 4" WIDE PAINTED WHITE STRIPES 6' LONG WITH 2" BETWEEN STRIPES AS SHOWN ON PLAN
NOTE "B" - 4" WIDE PAINTED WHITE STRIPES AS SHOWN ON PLAN
- 1) ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED ON PLAN
 - 2) GENERAL CONTRACTOR SHALL COORDINATE WITH CITY OR LOCAL UTILITY COMPANIES FOR RELOCATION OF ANY EXISTING UTILITIES DUE TO THIS WORK. NOTIFY ARCHITECT AND OWNER OF PROPOSED LOCATION PRIOR TO COMMENCEMENT OF WORK
 - 3) BUILDING AND BUILDING PAD ARE PARALLEL TO THE WEST PROPERTY LINE (N 15° 58' 21" E)
 - 4) UNDERGROUND 4" PVC PIPE TO SPILL THRU CURB PER DETAIL /CZ. CONNECT UNDERGROUND DRAIN PIPE WITH CORRUGATED D.S. WITH DOWNSPOUT ADAPTER (GALV. D.S. TO PLASTIC PIPE) BY NATIONAL DIVERSIFIED SALES INC. (TEL 1-800-726-1994) OR APPROVED EQUAL - TYPICAL.
 - 5) NOTIFY GWINNETT COUNTY INSPECTIONS 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION (822-7840)
 - 6) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
 - 7) HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO APPANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
 - 8) ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
 - 9) NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC
 - 10) SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
 - 11) ALL CONSTRUCTION TO COMPLY WITH GWINNETT COUNTY STANDARDS.
 - 12) NO BILLBOARDS ARE PERMITTED.
 - 13) DURING CONSTRUCTION WIDTH OF ACCESS ROADWAYS SHALL BE 20 FT MIN. PER STANDARD FIRE PREVENTION CODE 94 EDITION SECT. 602.61
 - 14) DURING CONSTRUCTION ACCESS ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 80,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER S.F.P.C. 94 ED SECT 602.6.1.
 - 15) THE LOCATIONS OF ALL BUILDINGS FROM PROPERTY LINES AND OTHER BUILDINGS SHALL COMPLY WITH THE HEIGHT AND AREA LIMITATIONS OF TABLE 500 AND THE FIRE RESISTIVE REQUIREMENTS OF TABLE 600 OF THE 199 STANDARD BUILDING CODE WITH 1999 STATE OF GEORGIA AMENDMENTS BASED ON OCCUPANCY GROUP CLASSIFICATIONS AND TYPES OF CONSTRUCTION.
 - 16) EACH BUSINESS SHALL POST AND MAINTAIN THE ADDRESS OF THE BUILDING IN A CONSPICUOUS PLACE VISIBLE FROM THE STREET NOT MORE THAN 15 FEET OFF THE CURB OR EDGE OF THE STREET. THE ADDRESS SHALL CONSIST OF FIGURES AT LEAST 4" HIGH ON A CONTRACTION BACKGROUND FOR 24-HOURS VISIBILITY
 - 17) NO EXISTING STRUCTURES EXIST ON THE SITE.
 - 18) NO OVERHEAD DOORS EXIST ON THIS PROJECT
 - 19) NO RETAINING WALLS ARE PROPOSED ON THIS PROJECT.

LEGEND:

- NEW CURB
- EXISTING CURB TO REMAIN
- EXISTING CURB TO BE REMOVED
- PAINTED STRIPES
- CONCRETE
- NEW SIDEWALK EXPANSION JOINT CONTROL JOINT

SITE INFORMATION:

ADDRESS: 3285 SATELLITE BOULEVARD
LOCATED IN LAND LOTS 232 AND 233 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA

EXISTING ZONING: C-2
SITE AREA = 1.050 ACRES

SUBDIVISION, LOT NUMBER AND BLOCK, SATELLITE PLACE POD D, LOT 2

FLOOD STATEMENT:
NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED ON F.J.R.M. PANEL NO. 130322 0180 C, DATED 5/4/92.

SEWAGE DISPOSAL SHALL BE THRU PROVIDED PUBLIC SANITARY SEWER.

TOTAL BUILDING HEIGHT (ROOF RIDGE) = 25'-4"
GROSS SQUARE FEET OF FLOOR AREA = 4,170

PARKING PROVIDED:
STANDARD SIZE PARKING = 39 SPACES
HANDICAP ACCESSIBLE PARKING = 2 SPACES
TOTAL PARKING PROVIDED = 41 SPACES

REQUIRED PARKING @ 1 SPACE PER 200 S.F. = 21 SPACES

EXCESS STORM WATER RUNOFF SHALL BE PIPED TO AN "OFF-SITE" STORM WATER DETENTION AREA, DESIGNED TO ACCOMMODATE THE SUBDIVISIONS ENTIRE DEVELOPED PROPERTY. THIS AREA TO BE DESIGNED AND SUBMITTED BY OTHERS.

THE SUBJECT PROPERTY SHALL COMPLY FULLY WITH THE REZONING CONDITIONS, CASE NO. RZ-95-160 APPROVED THE 24TH DAY OF OCTOBER, 1995.

SUBDIVIDER: SATELLITE PARTNERS C/O DOVER DEVELOPMENT CO. 42 WEST BROOKHAVEN DRIVE, ATLANTA, GA 30319 (404) 869-0713

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY GWINNETT COUNTY OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.

1 SITE PLAN
SCALE: 1/8" = 1'-0"

AUTO GALLERY

3285 SATELLITE BOULEVARD
DULUTH, GA 30096

CONSTRUCTION DOCUMENT

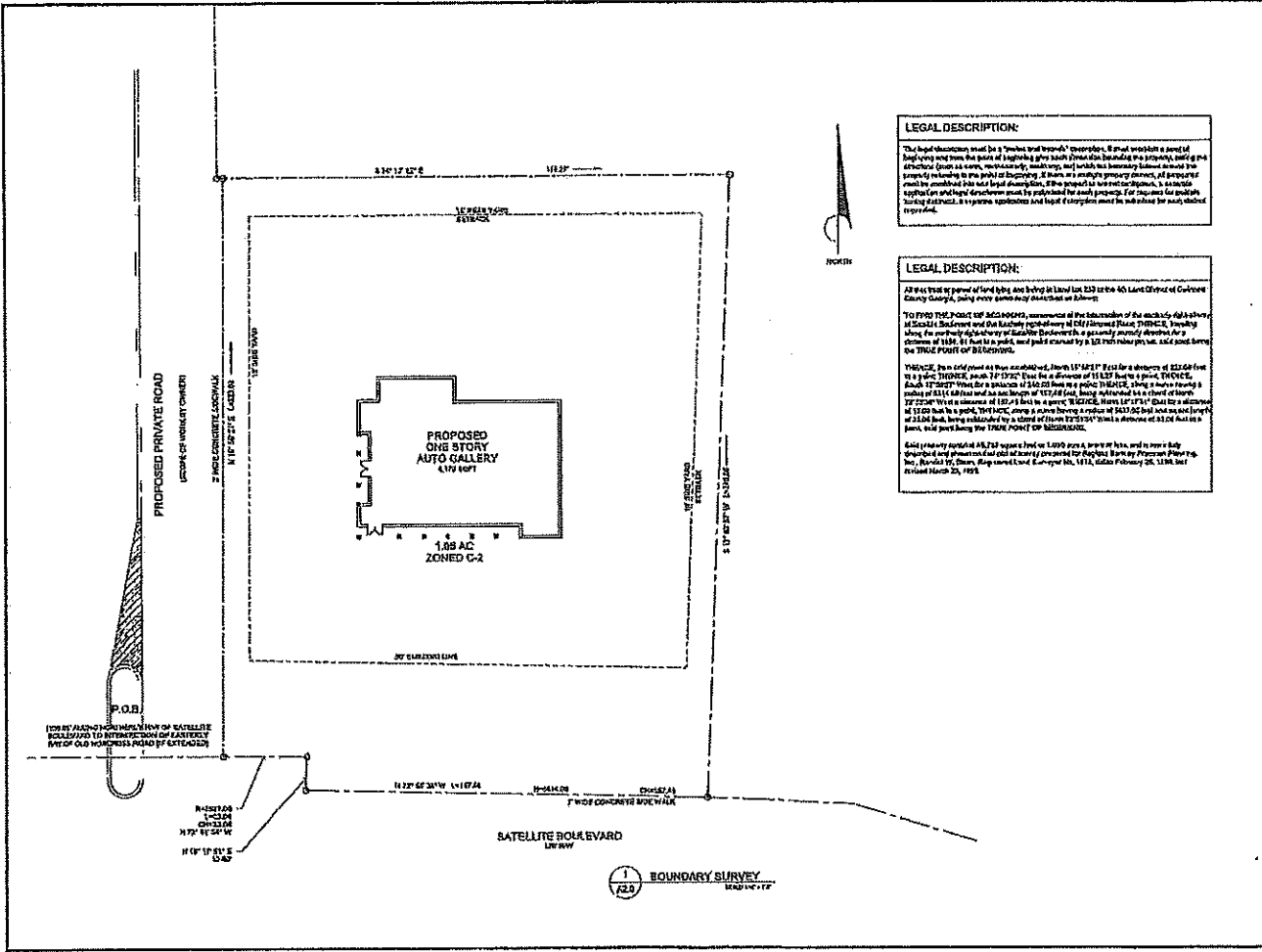
SITE PLAN

A1.0

12-05-2018
RELEASED FOR CONSTRUCTION

RECEIVED

5.17.2022



AUTO GALLERY
3285 SATELLITE BOULEVARD
DULUTH, GA 30096

CONSTRUCTION DOCUMENT
BOUNDARY SURVEY

A2.0
11-04-2021
REVISION FOR CONSTRUCTION

RECEIVED

5.17.2022

SPECIAL USE PERMIT CHECKLIST

The following is a checklist of information required for submission of a Special Use Permit application. The Planning and Development Department reserves the right to reject any incomplete application.

- Pre-Application Acknowledgement Form (if applicable)
- Application Form
- Legal Description
- Boundary Survey
- Site Plan (one (1) copy and one (1) 8-1/2" X 11" reduction)
- Standards Governing Exercise of the Zoning Power
- Letter of Intent
- Applicant Certification with Notarized Signature
- Property Owner Certification with Notarized Signature
- Special Use Permit in a Residential District
- Conflict of Interest Certification/Campaign Contributions
- Verification of Paid Property Taxes (most recent year)
- Application Fee – make checks payable to Gwinnett County

Additional Exhibits (if required):

- Additional site plan requirements for OSC, TND, R-SR, R-TH, MU-N, MU-C, MU-R and HRR rezoning requests
- Traffic Study
- Review Form for Development of Regional Impact

Please bring this checklist when filing for a Special Use Permit.

RECEIVED

04/28/2022

5.17.2022

Letter of Intent

For:

AUTO GALLERY DULUTH, LLC

3285 Satellite Blvd

Duluth GA 30096

The purpose of this letter is the renewal of the Special Use Permit, SUP2021-00023, approved ON April 27/2021 for AUTOMOBILE SAES, that will expire on MAY 05,2022. According to the conditions of SUP2021-00023, AUTOMOBILE SALES

The Owner Group will not service the vehicle at this location.

If the permit is renewed, we will continue to offer good services to the public, it would not harm the purpose or intent of the zoning resolution. To be used identically to the existing surrounding business.

Thank you



Chang Won Jung

CEO AUTO GALLERY DULUTH, LLC

RECEIVED

5/17/2022
All tag offices are open 8:30 a.m. - 5:30 p.m. Monday - Friday,
extending to 6 p.m. Wednesdays. [Learn More](#)

Check [wait times](#) and [required paperwork](#) in advance.



[Make an Appointment](#)



TIFFANY P. PORTER
GWINNETT COUNTY
TAX COMMISSIONER



ACCOUNT DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#)

Tax Account

Mailing Address:
AUTO GALLERY DULUTH LLC
3285 SATELLITE BLVD
DULUTH, GA 30096-9094

[Change Mailing Address](#)

SITUS:
3285 SATELLITE BLVD

Tax District:
COUNTY Unincorporated

Parcel ID	Property Type	Last Update
B201931298	Personal Property	4/27/2022 8:07:54 PM

Legal Description

BUSINESS INVENTORY/EQUIPMENT



Print **RECEIVED** Bill

5.17.2022

Click here to view and print your August 2021 tax bill.

* This bill is good through Oct 15, 2021 only.

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Tax Bills

Note: Four years of tax information is available online. Email tax@gwinnettcountry.com to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2021	\$268.30	\$268.30	\$0.00	\$0.00	10/15/2021	\$0.00
2020	\$292.32	\$292.32	\$0.00	\$0.00	12/1/2020	\$0.00
2019	\$652.60	\$652.60	\$0.00	\$0.00	10/15/2019	\$0.00
Total						\$0.00

Pay Now

No payment due for this account.

Select Language | ▼



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5.17.2022

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: _____ - _____ - R6233-019
(Map Reference Number) District Land Lot Parcel
B20193298

[Signature]
Signature of Applicant Date
04/28/2022

Chang Wook Jung 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)

Ann Flowers NAME Tax Services Assoc II TITLE

5-11-2022 DATE Taxes are current

RECEIVED

All tag offices are open 8:30 a.m. - 5:30 p.m. Monday - Friday,
extending to 6 p.m. Wednesdays. [Learn More](#)

Check [wait times](#) and [required paperwork](#) in advance.

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Make an Appointment



TIFFANY P. PORTER
GWINNETT COUNTY
TAX COMMISSIONER



BILL DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#) / [Bill Detail](#)

Tax Account

Mailing Address:
AUTO GALLERY DULUTH LLC
3285 SATELLITE BLVD
DULUTH, GA 30096-9094

SITUS:
3285 SATELLITE BLVD

Tax District:
COUNTY Unincorporated

Parcel ID	Property Type	Last Update
B201931298	Personal Property	4/27/2022 8:07:54 PM

Legal Description

BUSINESS INVENTORY/EQUIPMENT

Tax Values

RECEIVED

5.17.2022

Land

Market Value

Assessed Value

\$0.00

\$0.00

Improvement

\$18,593.00

\$7,440.00

Total

\$18,593.00

\$7,440.00

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Class Codes

20-Commercial

Assessments

	Net Tax	Savings
<u>County Unincorporated Taxes</u>	\$109.45	\$0.00
<u>School Taxes</u>	\$158.85	\$0.00
Total Tax	\$268.30	\$0.00

Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	24741838	10/15/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:				\$0.00	\$0.00	\$0.00	\$0.00

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2021	24741838	B21.120494	\$268.30	10/12/2021