

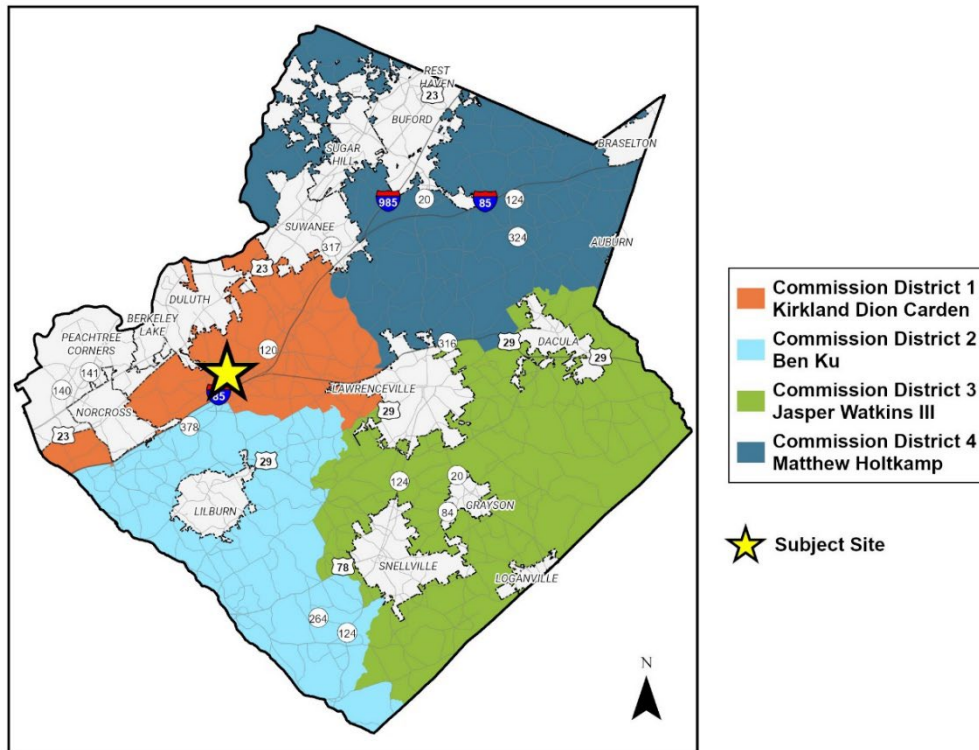


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2023-00006
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
Proposed Development: Automobile Sales
Commission District: District 1- Commissioner Carden
Character Area: Regional Activity Center

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Planning Commission Advertised Public Hearing Date: 2/8/2023
Board of Commissioners Advertised Public Hearing Date: 2/28/2023

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

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

Contact: Chang Won Jung

Contact Phone: 770.560.3436

Zoning History

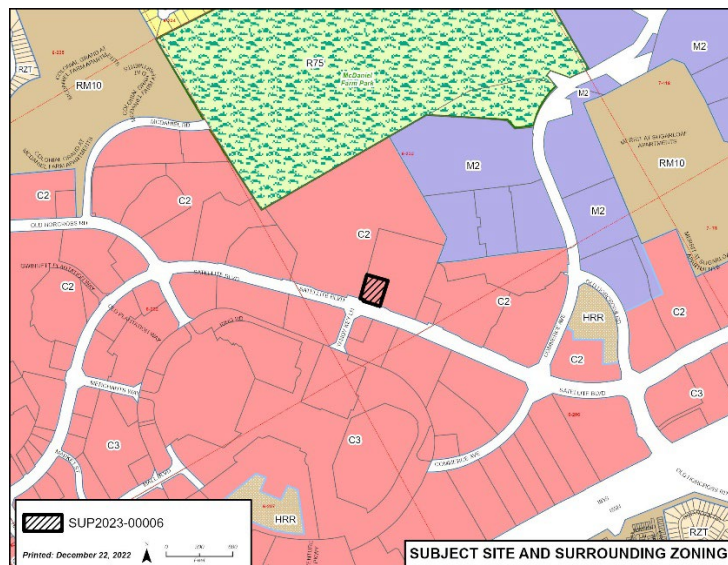
The subject property is zoned C-2 (General Business District). The property was rezoned from M-2 (Heavy Industry District) to C-2 in 1995, pursuant to RZ-95-160. Three special use permits were approved for the site to allow automobile sales in 2019, 2021, and 2022, pursuant to SUP2019-00022, SUP2021-00023, and SUP2022-00041. In 2022, the renewal request, SUP2022-00041, was approved with a condition limiting the special use permit to six-months due to code violations reported on the property. This special use permit renewal is for SUP2022-00041.

Existing Site Condition

The subject property is a 1.05 acre parcel located on Satellite Boulevard, adjacent to its intersection with Tandy Key Lane. The property contains a 4,170 square-foot building and parking for customers and inventory, with landscaping and 5-foot-wide sidewalks located on Satellite Boulevard and Tandy Key Lane. Access to the site is via a full access shared driveway on Satellite Boulevard. The subject property sits approximately six feet below the street grade of Satellite Boulevard. The nearest Gwinnett County Transit stop is approximately 360 feet from the subject property.

Surrounding Use and Zoning

The subject property 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 the surrounding uses and zoning:



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

Project Summary

The applicant requests renewal of a special use permit for Automobile Sales on a 1.05 acre property zoned C-2, including:

- Continued use of the 4,170 square foot structure for automobile sales.
- 41 paved parking spaces for customers, employees, and vehicle inventory.
- Driveway access from Satellite Boulevard.
- 5-foot-wide sidewalks along Satellite Boulevard and Tandy Key Lane.
- No proposed modifications to the site.
- A code enforcement notice of violation was issued by code enforcement in March 2021, pursuant to CEU2021-09164. Property maintenance violations continued in 2021 and on a June 2022 site visit, code enforcement officers observed several violations of SUP2021-00023 conditions of approval, including car washing, stacked parking under the canopy, and signage violations. The code enforcement case was closed upon re-inspection in December 2022 since no active violations were observed.
- In August 2022, the Board of Commissioners approved the special use permit renewal for six months, due to continued violations of special use permit conditions of approval.

Zoning and Development Standards

The applicant is requesting renewal of a special use permit for an automobile sales business 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	Maximum: 45'	45'	YES
Front Yard Setback	Minimum: 15'	>15'	YES
Side Yard Setback	Minimum: 10'	>10'	NO
Rear Yard Setback	Minimum: 30'	>30'	YES
Landscape Strip	Minimum: 10'	>10'	YES
Off-Street Parking	Minimum: 10 spaces (customer) Maximum: 28 spaces (customer)	41 spaces	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 G). Standard site and infrastructure improvements will also be required related to

transportation, stormwater, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Special Use Permit Analysis: According to the UDO, the staff analysis and recommendation on each application for a Special Use Permit shall follow the same procedures as those contained in Section 270-20. Emphasis shall be given to the evaluation of characteristics of the proposed use in relationship to neighboring properties and the compatibility of the proposed use with its surroundings. For Special Use Permits, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO:

A. Whether 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 surrounding area is characterized by similar commercial uses including automobile sales to the north on the adjacent property and to the west and east along Satellite Boulevard. Additionally, a restaurant is located to the south across Satellite Boulevard. The applicant proposes to continue to operate an automobile sales business in a 4,170 square foot building. Given the surrounding properties have substantially similar land uses, and the property's recent compliance with the conditions of approval, the renewal of the special use permit for an automobile sales business is compatible with the surrounding uses.

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 not be adversely impacted by the renewal of the special use permit. Surrounding uses adjacent to the property are substantially similar and include automobile sales.

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.

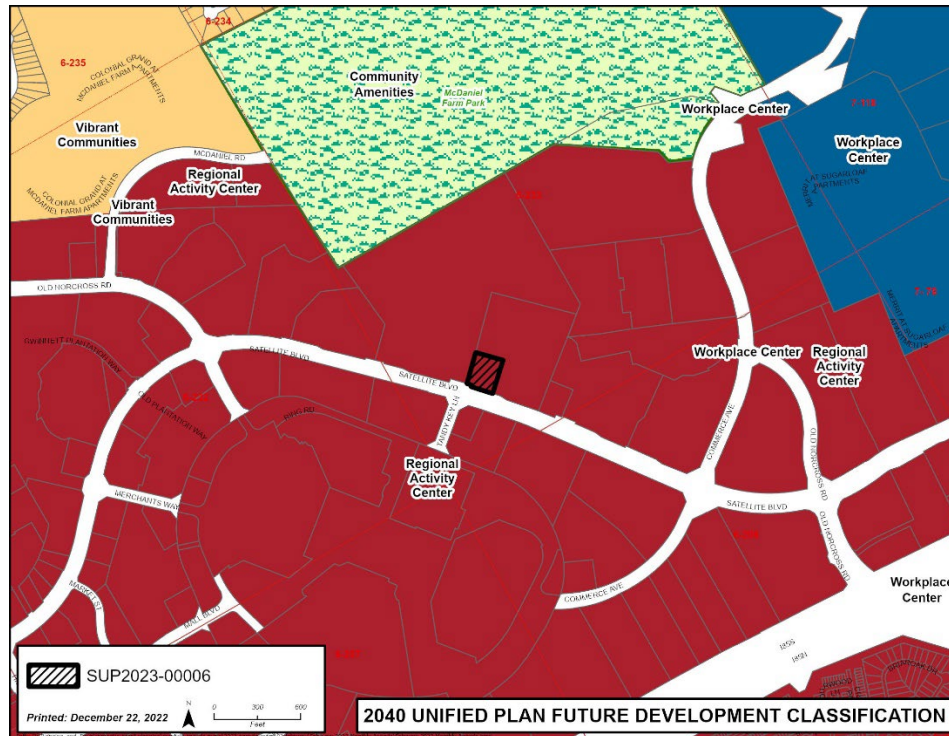
D. Whether the proposed special use permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

No impact on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this special use permit request is 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.

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 automobile 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 existing automobile sales business is surrounded by properties with similar commercial land uses. In March 2021 a notice of violation was issued by code enforcement, pursuant to CEU2021-09164. The subject property was cited for noncompliance with the approved conditions of SUP2021-00023 throughout 2021 and 2022. While the use is appropriate, conditions of approval regarding property maintenance must be followed. In June 2022, code enforcement officers observed several violations of SUP2021-00023 conditions, including car washing, stacked parking under the canopy and signage violations. The code violation case has been closed upon re-inspection in December 2022. With continued compliance with the conditions of approval, the special use permit renewal request for an automobile sales business would be appropriate.

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 **APPROVAL WITH CONDITIONS** of the special use permit request.

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 **APPROVAL WITH CONDITIONS** of the special use permit request.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions)

Approval of a Special Use Permit for Automobile Sales, subject to the following conditions:

1. The existing building shall be left in its current neutral masonry finish and may not be painted. The materials and colors and color of any re-facing or modification of the structure shall be submitted for review and approval by the Director of Planning and Development.
2. Any new buildings shall be finished with architectural treatments of glass, brick and/or stacked stone (stone 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.
3. All parking shall be 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.
4. Existing perimeter vegetation must be preserved and replaced if dead or diseased. Minor pruning and maintenance to the existing vegetation is permitted.
5. Outdoor sales, storage or display of merchandise other than vehicle sales inventory (such as trailers, automotive parts, junked vehicles, etc.) shall be prohibited.
6. Repair, service, and maintenance of vehicles shall be prohibited.
7. Wash and detail services of vehicles shall be prohibited.
8. 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.
9. Lighting shall be contained in cut-off type of luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
10. Outdoor loudspeakers shall be prohibited.
11. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or stung on site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sing-twirlers shall be prohibited.
12. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease, or an application shall be made for renewal of the Special Use Permit.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Letter of Intent and Applicant's Response to Standards
- D. Application and Disclosure of Campaign Contributions
- E. Previously Approved Resolution (SUP2022-00041)
- F. Code Enforcement Case (CEU2021-09164) Inspection Workflow
- G. Internal and External Agency Review Comment
- H. Maps

Exhibit A: Site Visit Photos



Existing Business



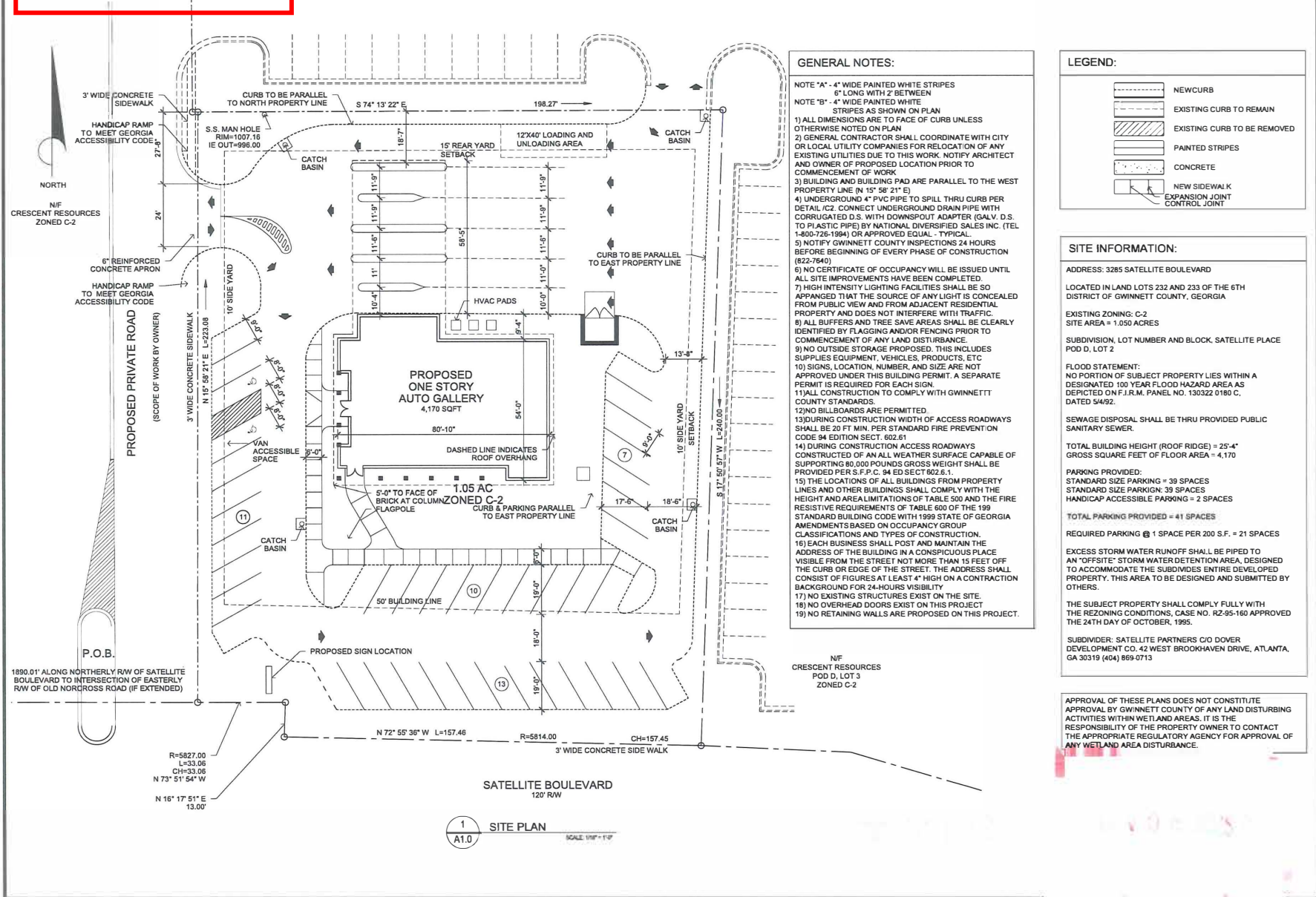
Rear view of the Business

Exhibit B: Site Plan

[attached]

RECEIVED

1/20/2023



GENERAL NOTES:

- NOTE "A" - 4" WIDE PAINTED WHITE STRIPES 6' LONG WITH 2' BETWEEN
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

12/01/2022
12/1/2022

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, SUP2022-00041, Approved on August 23/2022 for AUTOMOBILES SALES, That will expire on February 23/2023. According to the conditions of SUP2022-00041, AUTOMOBILES 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 HOLDINGS

3285 SATELLITE BLVD

DULUTH GA 30096

Sebastianjung2821@gmail.com

770-560-3436

RECEIVED

12/1/2022

SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

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 dealer enough space for cars. Hi line Auto broker no 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

Exhibit D: Application and Disclosure of Campaign Contributions

[attached]

RECEIVED

12/1/2022

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, LLC</u>
ADDRESS: <u>4116 Stourbridge 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>
EMAIL: <u>sebastianjung2821@gmail.com</u>	EMAIL: <u>Sebastianjung2821@gmail.com</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:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

EXISTING/PROPOSED ZONING: C-2 BUILDING/LEASED SQUARE FEET: 4,170

PARCEL NUMBER(S): 6233019 ACREAGE: 1.05 AC

ADDRESS OF PROPERTY: 3285 Satellite Blvd Duluth GA 30096

SPECIAL USE REQUESTED: Dealer Used Cars.

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

12/1/2022

SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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




Signature of Applicant

12/01/2022

Date

Chang Won Jung

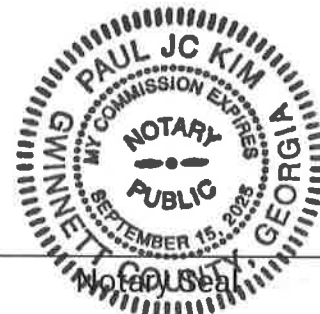
Type or Print Name and Title



Signature of Notary Public

12-01-22

Date




RECEIVED

12/1/2022

SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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



Signature of Property Owner

12/01/2022

Date

Chang Won Jung

Type or Print Name and Title



Signature of Notary Public

12-01-22

Date




RECEIVED

12/1/2022

**SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT**

(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.




Signature of Applicant

Chang Won Jung

Type or Print Name

12/01/2022

Date



Signature of Notary Public

12-01-22

Date



RECEIVED

12/1/2022


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:
(Map Reference Number)

_____ - _____ - R6233-019
District Land Lot Parcel
B20193298



Signature of Applicant

12/01/2022

Date

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)

Chris Nelson

NAME

Tax Services Associate

TITLE

November 30, 2022

DATE

Exhibit E: Previously Approved Resolution (SUP2022-00041)

[attached]

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF SPECIAL USE PERMIT

ADOPTION DATE: AUGUST 23, 2022

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 a 5-0 vote, the following Resolution was:

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 Jong for the proposed use of Automobile Sales 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 August 23, 2022, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 23rd day of August 2022, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with 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 six-month 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: 9/15/2022

ATTEST:

By: Dina M King
County Clerk/Deputy County Clerk



Exhibit F: Code Enforcement Case (CEU2021-09164) Inspection Workflow

[attached]

GWINNETT COUNTY

CASE NUMBER : CEU2021-01964

PRIMARY ADDRESS:	3285 SATELLITE BLVD, DULUTH, GA 30096
RECEIVED DATE:	3/10/2021
APPLICATION STATUS:	Closed - Complied
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	12/6/2022	Complied		Check status of SUP Renewal
Re-Inspection	6/9/2022	8/24/2022	12/6/2022	Complied		All vehicles on property parked in stripped spaces. case closed
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	12/6/2022	Complied	James Duncan	
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,

GWINNETT COUNTY

CASE NUMBER : CEU2021-01964

						<p>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.</p> <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. REPORRTS 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 G: Internal and External Agency Review Comments

[attached]



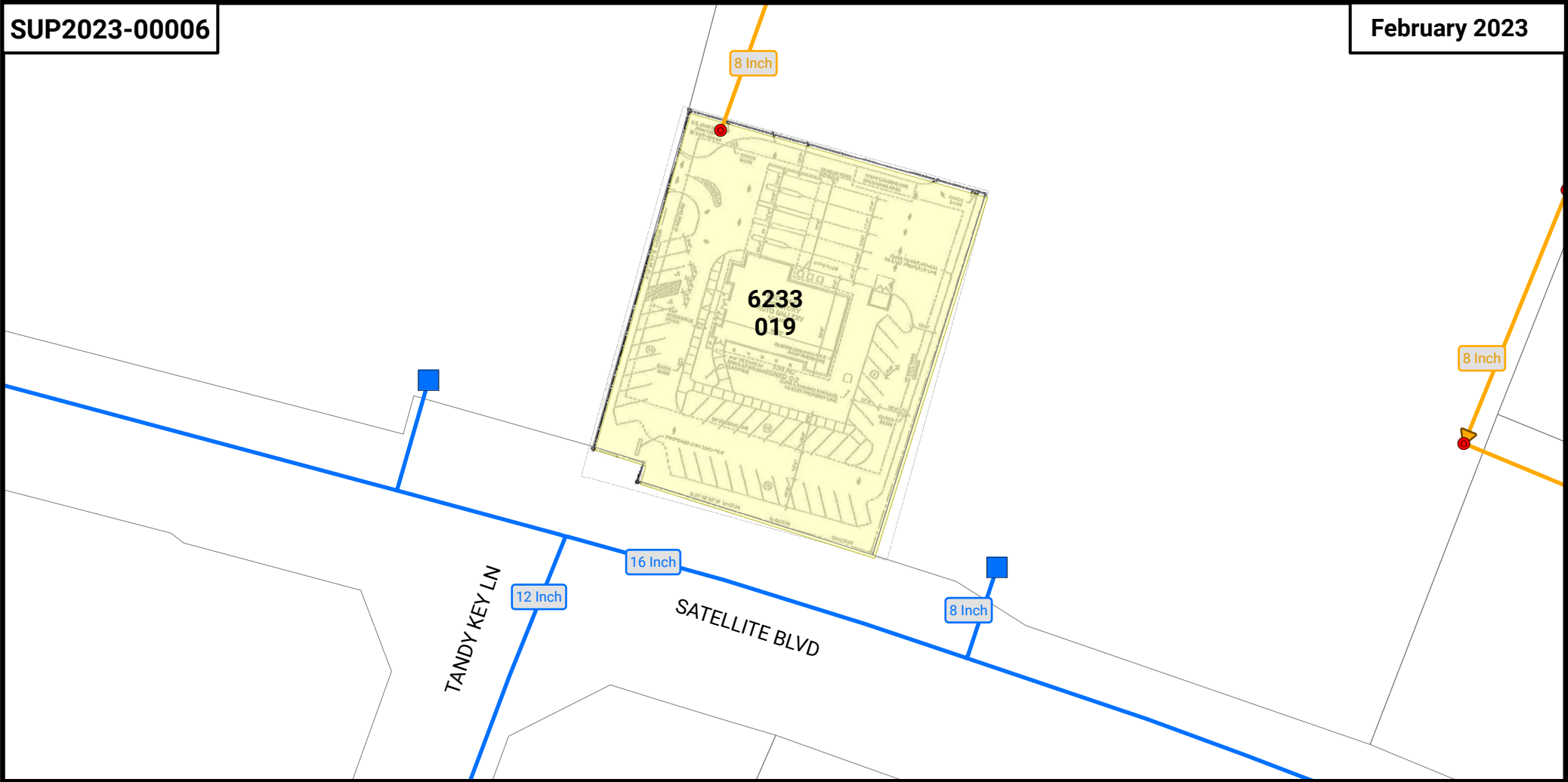
**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		1.18.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		SUP2023-00006	
Case Address:		3285 Satellite Boulevard, Duluth, 30096	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Satellite Boulevard is a major arterial. ADT = 40,102.		
2	360-feet to the 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			



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

TRC Meeting Date:					
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com			
Case Number:		SUP2023-00006			
Case Address:		3285 Satellite Boulevard			
Comments:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1	Water: DWR does not have comments for this development. The existing building is connected to public water.				
2	Sewer: DWR does not have comments for this development. The existing building is connected to public sewer.				
3					
4					
5					
6					
7					
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1					
2					
3					
4					
5					
6					
7					

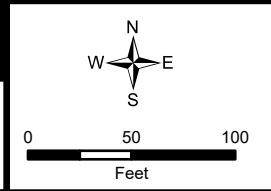


LEGEND

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

**3285 Satellite Blvd
C-2**

Water & Sewer Utility Map



Water Comments: DWR does not have comments for this development. The existing building is connected to public water.

Sewer Comments: DWR does not have comments for this development. The existing building 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 H: Maps

[attached]



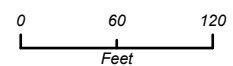
SATELLITE BLVD
SATELLITE BLVD

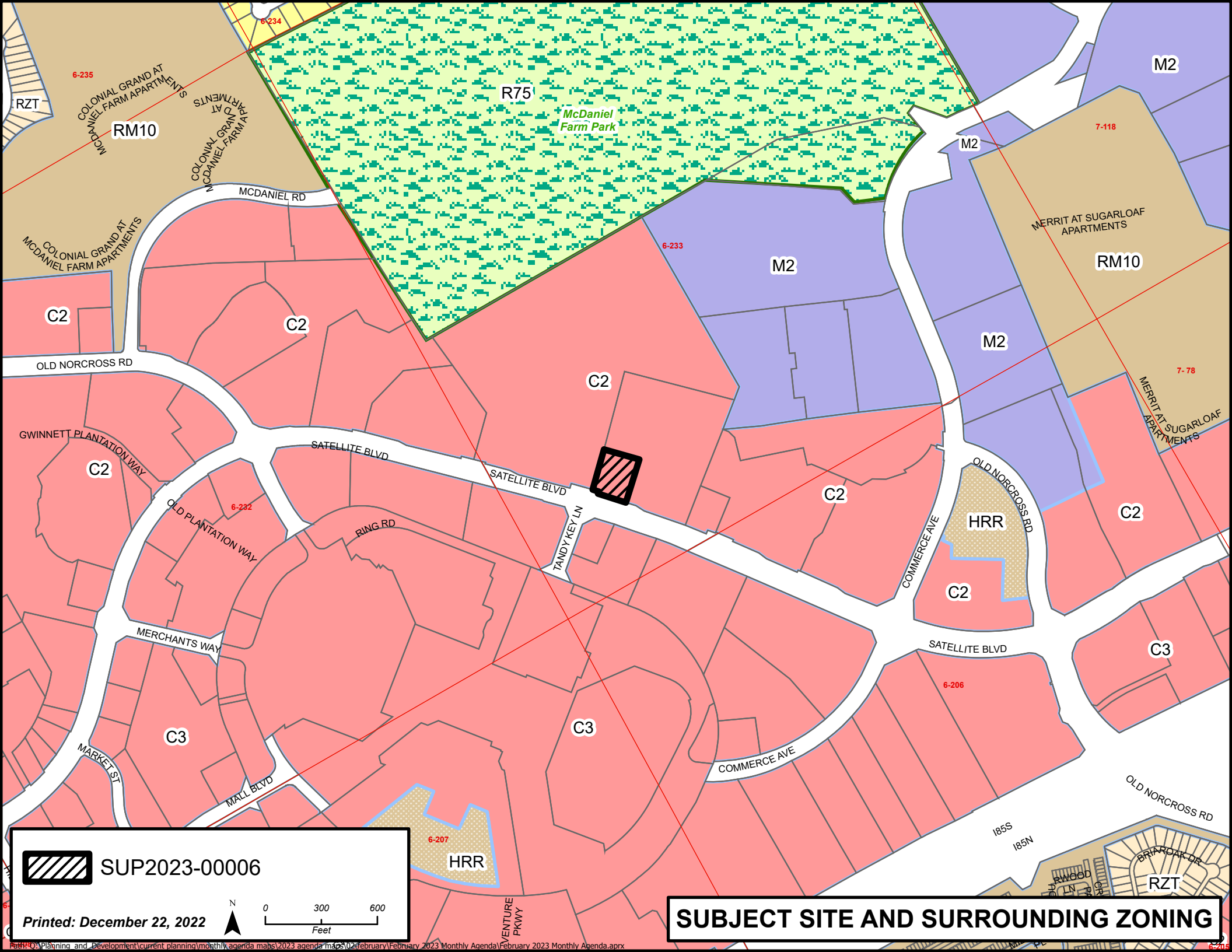
TANDY KEY LN



SUP2023-00006


Printed: December 22, 2022



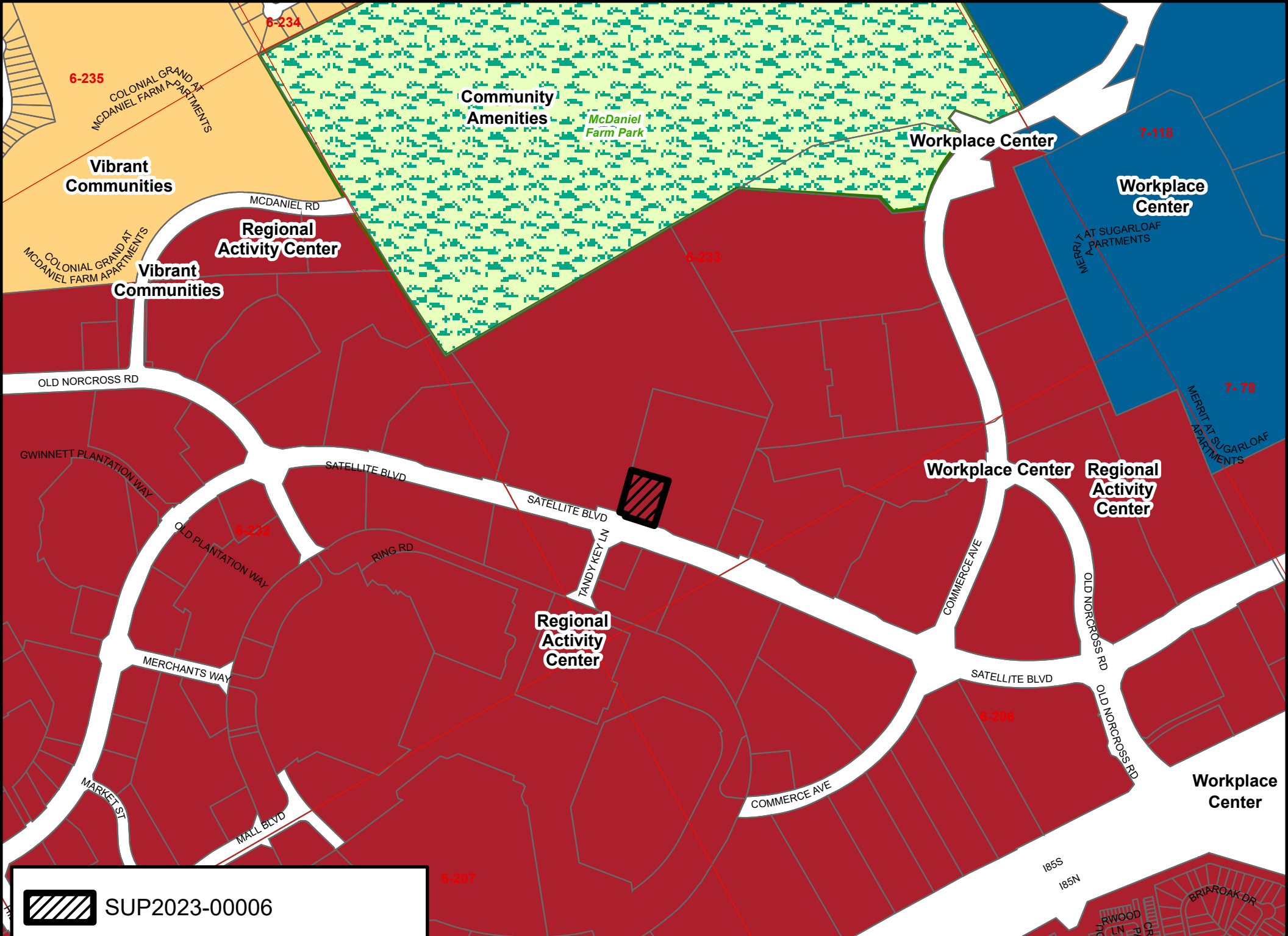


 SUP2023-00006

Printed: December 22, 2022

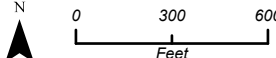



SUBJECT SITE AND SURROUNDING ZONING



 SUP2023-00006

Printed: December 22, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

RECEIVED

12/1/2022

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, LLC</u>
ADDRESS: <u>4116 Stourbridge 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>
EMAIL: <u>sebastianjung2821@gmail.com</u>	EMAIL: <u>Sebastianjung2821@gmail.com</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

RECEIVED

12/1/2022

SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

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 dealer enough space for cars. Hi line. Auto broker no 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

12/1/2022

SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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



Signature of Applicant

12/01/2022

Date

Chang Won Jung

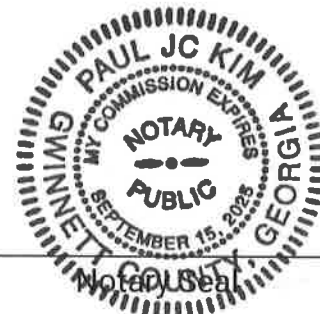
Type or Print Name and Title



Signature of Notary Public

12-01-22

Date



RECEIVED

12/1/2022

SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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



Signature of Property Owner

12/01/2022

Date

Chang Won Jung

Type or Print Name and Title



Signature of Notary Public

12-01-22

Date




RECEIVED

12/1/2022

**SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT**

(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.




Signature of Applicant

Chang Won Jung

Type or Print Name

12/01/2022

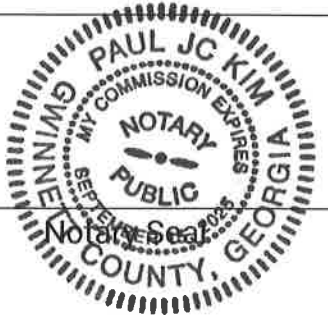
Date



Signature of Notary Public

12-01-22

Date



RECEIVED

12/1/2022


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:
(Map Reference Number)

_____ - _____ - R6233-019
District Land Lot Parcel
B20193298



Signature of Applicant

12/01/2022

Date

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)

Chris Nelson

NAME

Tax Services Associate

TITLE

November 30, 2022

DATE

RECEIVED

12/01/2022
12/1/2022

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, SUP2022-00041, Approved on August 23/2022 for AUTOMOBILES SALES, That will expire on February 23/2023. According to the conditions of SUP2022-00041, AUTOMOBILES 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 HOLDINGS

3285 SATELLITE BLVD

DULUTH GA 30096

Sebastianjung2821@gmail.com

770-560-3436

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

12/1/2022

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.



PAYMENT RECEIPT - DUPLICATE

Department of Property Tax
 Denise R. Mitchell, MPA
 75 Langley Dr
 Lawrenceville, GA 30046
 770-822-8800

Receipt Number: B22.49030
Date Received: 09/28/2022
Received By: txbatch
Location: GJAC

www.GwinnettTaxCommissioner.com

Description	Balance	Net Tax	Interest	Fees/Late Charges	Current Due	Current Paid	Balance Remaining
Bill Number: 25021990 Bill Year: 2022 PIN: R6233 019 Primary Owner: AUTO GALLERY HOLDINGS INC Property Addr: 3285 SATELLITE BLVD Property Desc: PLEASANT HILL RD	20,948.80	20,948.80	0.00	0.00	20,948.80	20,948.80	0.00
Totals:	20,948.80	20,948.80	0.00	0.00	20,948.80	20,948.80	0.00

Tender Information:	Charge Summary:	
ECheck	20,948.80	Real Property
Total Tendered	20,948.80	Total Charges
		20,948.80

Thank you for your payment. Payments made with a check, credit or debit card are pending transactions. Your taxes will be considered paid when the funds are received from your financial institution. If there is a balance remaining, the amount due is good only for the date on this receipt. Additional fees and interest may be added to any unpaid balance; call 770-822-8800 for total amount due.

By Whom Paid:

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

CHARGES	20,948.80
PAID	20,948.80
BALANCE REMAINING	0.00
AMOUNT TENDERED	20,948.80
CHANGE	0.00