

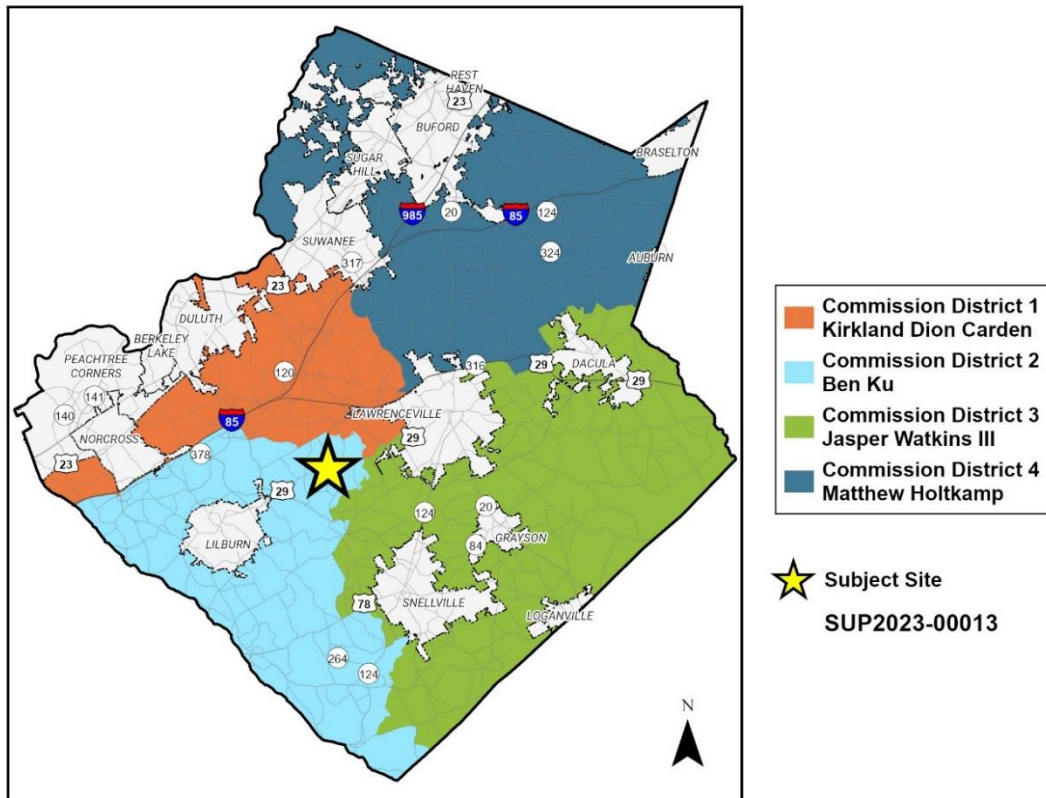


## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** SUP2023-00013  
**Current Zoning:** C-2 (General Business District)  
**Request:** Special Use Permit (Renewal)  
**Address:** 2570 Lawrenceville Highway  
**Map Number:** R5018 254  
**Site Area:** 1.0 acre  
**Square Feet:** 4,703  
**Proposed Development:** Automobile Sales and Related Service  
**Commission District:** District 2 – Commissioner Ku  
**Character Area:** Community Mixed-Use

**Staff Recommendation:** DENIAL

**Planning Commission Recommendation:** DENIAL



**Planning Commission Advertised Public Hearing Date: 3/7/2023 Board of Commissioners Advertised Public Hearing Date: 3/28/2023 (Public Hearing Tabled to 4/25/2023)**

**Applicant:** Aldo Sixtos  
597 Shoal Circle  
Lawrenceville, GA 30046

**Owner:** Kun Han Kim  
3918 Nemours Trail  
Kennesaw, GA 30152

**Contact:** Aldo Sixtos

**Contact Phone:** 678.794.7250

## Zoning History

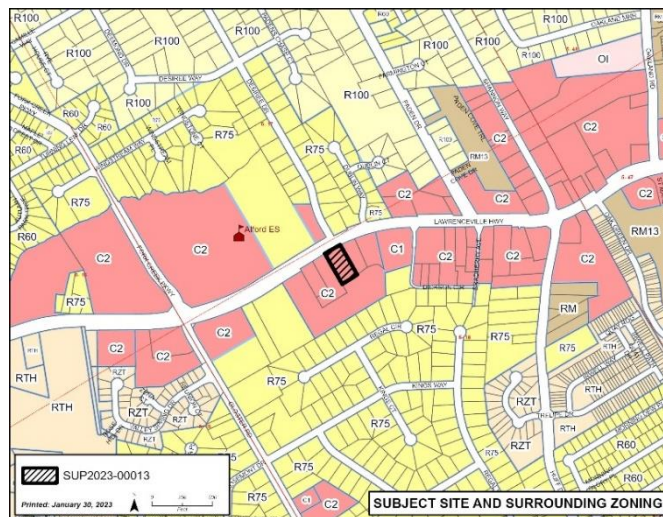
The subject property is zoned C-2 (General Business District). In 1991, the property was rezoned from C-1(Neighborhood Business District) to C-2 (General Business District) for auto repair, pursuant to RZ91-009 and SUP-91-003. In 2016, a special use permit, SUP2016-00001, was approved for automobile sales, with the condition that the permit be renewed after two years. The permit was renewed in 2018, pursuant to SUP2018-00037, with another renewal requirement. In 2020, a special use permit was approved for renewal for automobile sales, SUP2020-00039, with a condition that the permit be renewed in one year, instead of two. In 2021, special use permit, SUP2021-00056, was approved again for one year. This renewal request is from this special use permit approval.

## Existing Site Condition

The subject site is a one-acre parcel located along Lawrenceville Highway, east of Gloster Road and across from Desiree Drive. The site includes an existing single-story 4,703 square foot masonry building constructed in 1992. According to the survey submitted, the existing condition of the site includes 54 surface parking spaces, vegetation along the perimeter of the site, a gravel area in the rear, and a buffer along the rear property line. There are no sidewalks along the property frontage. The nearest Gwinnett County Transit Stop is approximately 2.9 miles from the subject site.

## Surrounding Use and Zoning

The subject site is surrounded by existing commercial uses including auto repair shops, a pest control facility, self-storage, and Alford Elementary School. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Automobile Sales and Related Services	C-2	N/A
North	School	C-2 & R-75	N/A
East	Commercial	C-2	N/A
South	Commercial	C-2	N/A
West	Commercial	C-2	N/A

## Project Summary

The applicant requests a special use permit renewal on a one-acre property zoned C-2 for automobile sales, including:

- An automobile repair shop and automobile sales in an existing one-story, 4,703 square foot masonry building.
- A full access driveway from Lawrenceville Highway.
- 54 surface parking spaces, including one ADA parking space.
- An enclosed commercial dumpster on a pad, located at the south end of the property.
- A landscape strip along Lawrenceville Highway frontage and the side property lines.
- A buffer along the south property line which includes a gravel area and natural vegetative screening.
- Upon receipt of this application, Code Enforcement performed an inspection of the property and found several violations including failure to comply with zoning conditions and parking outside of designated spaces. (See exhibit G)

## Zoning and Development Standards

The applicant is requesting a special use permit for an automobile repair shop 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'	39'	YES
Front Yard Setback	Minimum 15'	46'	YES
Side Yard Setback	Minimum 10'	50'	YES
Rear Yard Setback	Minimum 10'	>50	YES
Off-Street Parking	Minimum: 20 spaces Maximum 55 spaces Unlimited for Inventory	54 Spaces	YES

## 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 E). 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 site is surrounded by commercially zoned properties used for automobile related uses, a self-storage warehouse to the rear, and a pest control business to the east. An elementary school and single-family residences are to the north. The property has been used for automobile related uses for the past 30 years. Allowing the automobile sales dealership to remain would have been suitable in view of the use and development of adjacent and nearby property if the conditions of approval were followed and the repeat code enforcement violations did not occur.

**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 may be impacted by the special use permit. The property, used for both auto repair and sales, does not have sufficient space to meet the parking demand for both uses. Although the development meets the minimum parking requirements of the UDO, it appears that there are not enough spaces for sales inventory vehicles, vehicles awaiting repair, customer parking, and employee parking on the site. The current use of the property has outgrown the available land area for the business.

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

The property has a reasonable economic use as currently zoned.

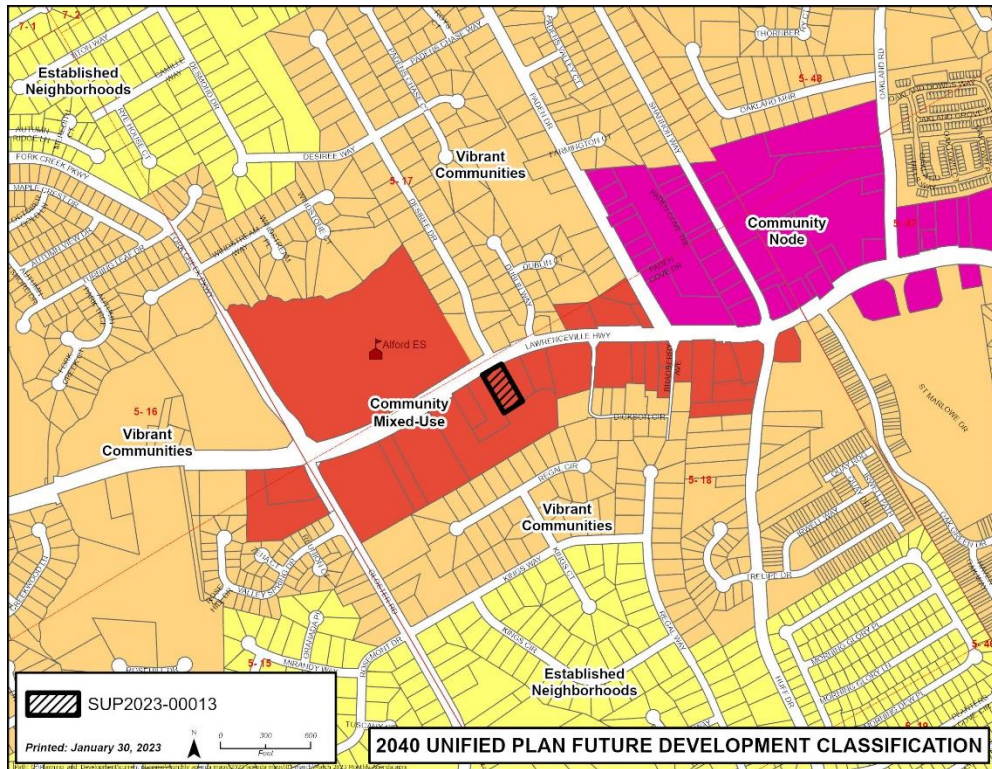
**D. Whether the proposed special use permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

An impact on public facilities is anticipated in the form of traffic, utility demand, and stormwater runoff is anticipated. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements, related to this request, are attached (Exhibit G).

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

The 2040 Unified Plan and Future Development Map indicate the subject property lies within the Community Mixed-Use Character Area. This Character Area is intended for a mixture of uses including commercial uses. Developments should focus on making these areas more pedestrian friendly with mixture of uses that integrate high quality aesthetics and site design.

An automobile related facility would provide additional services for the community. However, the operation of the business is violation of zoning conditions and UDO requirements.



**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 previous special use permit's conditions of approval required the property owner and applicant to abide by a number of zoning conditions. Code violations are on record for this property dating from 2013 to 2019 and as recently as 2022 for signage and off-street parking. The repeated and on-going violations gives grounds for denial. Restricting the use of the property to one use may help remedy these violations. Otherwise, the applicant should find a site better suited for the use.

**Staff Recommendation**

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

**Staff Recommended Conditions**

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

Approval of an automobile service facility, subject to the following conditions:

1. Automobile sales shall be prohibited.

2. Abide by all applicable conditions of RZ-91-009. Landscaping, per specifications of the Unified Development Ordinance, shall be installed and maintained within the required landscape strips along the road frontage and side lot lines within 60 days of the approval of this special use permit renewal. Landscape plan is subject to the review and approval of the Director of Planning and Development.
3. Outdoor sales, storage, or display of merchandise, shall be prohibited.
4. Automobiles shall only be parked in designated spaces on paved surfaces.
5. Any repair or servicing of vehicles shall be conducted inside the building.
6. Any new ground signage shall be limited to a monument type sign and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum of a two-foot-high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments. 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 material. Ground sign(s) shall not exceed eight feet in height.
7. No temporary tents, temporary canopies, temporary banners, temporary streamers, or temporary roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site, except within 60 days of the grand opening and during special events which shall occur no more than twice per calendar year and last no longer than seven day each.
8. The special use permit shall be valid for no more than a one-year period, at which time the special use permit must be reapplied for and approved by the Board of Commissioners to continue the use.
9. The gravel parking lot located at the rear of the property shall be paved and striped and shall only be used for the storage of vehicles awaiting repair. Plans for the parking lot design shall be submitted within 60 days of approval of this Special Use Permit request and are subject to review and approval by the Planning and Development Director.
10. All vehicles awaiting repair shall be parked in the striped parking spaces, along the side lot lines or to the rear of the site. The paved and striped parking area located at the front of the lot, between Lawrenceville Highway and the front of the building, shall remain free of vehicles awaiting repair at all times, and shall be utilized for customer parking only.
11. The maximum number of vehicles parked on the site, including inventory vehicles, shall not exceed 54.
12. All Code Enforcement violations highlighted in Exhibit F shall be addressed within 60 days of the approval of this special use permit renewal.

### **Planning Commission Recommendation**

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

**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 Form
- E. Previously Approved Resolution (SUP2019-00013)
- F. Code Enforcement Case (CEU2021-09395)
- G. Internal and External Agency Review Comment
- H. Maps

**Exhibit A: Site Visit Photos**

**[attached]**



**Frontage along Lawrenceville Highway (from Google Street View)**

**Exhibit B: Site Plan**

**[attached]**



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

**[attached]**

**RECEIVED**

1.5.2023

Letter of Intent

October 24, 2022

Gwinnett County Dept. of  
Planning and Development  
Planning Division  
446 West Crogan Street, Suite 250  
Lawrenceville, Ga 30046

RE: 2570 Lawrenceville HWY  
Lawrenceville, Ga 30044

We are requesting a Renew Special Use Permit for the above referenced property to conform to the to the zoning requirements of Gwinnett County. Would like to have the continuation of AUTOMOBILE SALES. This six year previously has been a great environment with our community as we have had not only customers from instate, but out of state that have been glad about how our treatment and the vehicles they have purchase from our facility. So, if you can provide us with the continuation of the Automobile Sales, we will be grateful and more then happy to keep giving our service to our customers. We would like for the customers parking be in the right side of the building instead of in the front due to passing traffic and safety of our customers.

Sincerely,

Aldo Sixtos

APPLICANT NAME: Aldo Sixtos, 678-794-7250

RECEIVED

1.5.2023

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

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

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

- (A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:  
yes, this will give the opportunity for nearby property owners to have the option to be able to shop for a vehicle.
- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:  
No, it would not affect but the opposite we will give the advantage to help the community for an option to look at our inventory
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:  
Yes, according to the zoning
- (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 it would not cause an excessive or burdensome use because only 4 or 6 customers will come by to see the inventory per day.
- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:  
yes, it is we been using the Special Use Permit before with the same intent in the land.
- (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, the property will be used for the same purpose as we been using it for the past years with no changes

**Exhibit D: Application and Disclosure of Campaign Contributions Form**

**[attached]**

**RECEIVED**

1.5.2023

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Aldo Sixtos</u>	NAME: <u>Ken Han Kim</u>
ADDRESS: <u>597 Shoal Cr</u>	ADDRESS: <u>3918 Nemours Trail</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Kennesaw</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30152</u>
PHONE: <u>678-794-7250</u>	PHONE: <u>404-218-4729</u>
EMAIL: <u>aldo Sixtos7 @ gmail.com</u>	EMAIL: _____
CONTACT PERSON: <u>Aldo Sixtos</u> PHONE: <u>678-794-7250</u>	
CONTACT'S E-MAIL: <u>aldo Sixtos7 @ 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>C2</u> BUILDING/LEASED SQUARE FEET: <u>5,000 sq ft</u>	
PARCEL NUMBER(S): <u>R5018254</u> ACREAGE: <u>1</u>	
ADDRESS OF PROPERTY: <u>2570 Lawrenceville Hwy Lawrenceville GA 30044</u>	
SPECIAL USE REQUESTED: <u>Used Car Sales</u>	
_____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

**RECEIVED**

1.5.2023

SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

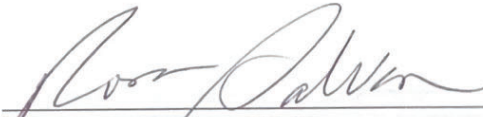
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL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


10/24/22  
\_\_\_\_\_  
Date

Aldo Sixtos  
\_\_\_\_\_  
Type or Print Name and Title

property Leaser  
\_\_\_\_\_  
Title

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

10-24-2022  
\_\_\_\_\_  
Date


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

**RECEIVED**

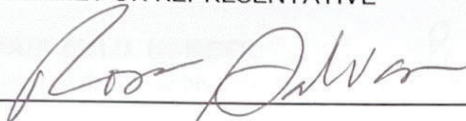
1.5.2023

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

The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

  
SIGNATURE OF APPLICANT      10/24/22      Aldo Sixtos (Property Leaser)  
DATE      TYPE OR PRINT NAME AND TITLE

\_\_\_\_\_  
SIGNATURE OF APPLICANT'S      DATE      TYPE OR PRINT NAME AND TITLE  
ATTORNEY OR REPRESENTATIVE

 10-24-2022  
SIGNATURE OF NOTARY PUBLIC      DATE

NOTARY SEAL



**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

Aldo Sixtos  
YOUR NAME

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

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

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



**Exhibit E: Previously Approved Resolution SUP2021-00056**

**[attached]**

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF SPECIAL USE PERMIT

ADOPTION DATE: DECEMBER 14, 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.

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	<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 Fosque, 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 Aldo Sixtos for the proposed use of an Automobile Sales and Related Service 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 December 14, 2021, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 14<sup>th</sup> day of December 2021, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following conditions:

1. Retail, service commercial and accessory uses, which may include automobile sales and service.
2. Abide by all applicable conditions of RZ-91-009. Landscaping, per specifications of the Unified Development Ordinance, shall be installed and maintained within the required landscape strips along the road frontage and side lot lines within 60 days of the approval of this special use permit renewal. Landscape plan is subject to the review and approval of the Director of Planning and Development.
3. Outdoor sales, storage, or display of merchandise, other than automobile sales inventory (such as trailers, utility buildings, rental trucks, automotive parts, junked vehicles, etc.) shall be prohibited.
4. Automobiles shall only be parked in designated spaces on paved surfaces.
5. Any repair or servicing of vehicles shall be conducted inside the building.
6. Any new ground signage shall be limited to a monument type sign and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum of a two-foot-high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments. 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 material. Ground sign(s) shall not exceed eight feet in height.
7. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other 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.
8. The special use permit shall be valid for no more than a one-year period, at which time the special use permit must be reapplied for and approved by the Board of Commissioners to continue the use.

9. The gravel parking lot located at the rear of the property shall be paved and striped and shall only be used for the storage of inventory vehicles for automobile sales. Plans for the parking lot design shall be submitted within 60 days of approval of this Special Use Permit request and are subject to review and approval by the Planning and Development Director.
10. All vehicles awaiting repair shall be parked in the striped parking spaces along the side lot lines. The paved and striped parking area located at the front of the lot, between Lawrenceville Highway and the front of the building, shall remain free of vehicles awaiting repair at all times, and shall be utilized for customer parking and up to three display vehicles only.
11. The maximum number of vehicles parked on the site, including inventory vehicles, shall not exceed 54.
12. All Code Enforcement violations shall be addressed within 60 days of the approval of this special use permit renewal.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: *1/13/2022*

ATTEST:

By: *Jina M King* (Seal)  
County Clerk/Deputy County Clerk



**Exhibit F: Code Enforcement Case (CEU2021-09395)**

**[attached]**

# GWINNETT COUNTY

**CASE NUMBER : CEU2021-09395**

<b>PRIMARY ADDRESS:</b>	2570 LAWRENCEVILLE HWY, LAWRENCEVILLE, GA 30044
<b>RECEIVED DATE:</b>	8/6/2021
<b>APPLICATION STATUS:</b>	RINSP
<b>DESCRIPTION:</b>	SUP COMPLIANCE CHECK (SUP2020-00039); PENDING RENEWAL (SUP2021-00056)

OWNER NAME	ADDRESS	CITY/STATE/ZIP
KIM KUN HAN	3918 NEMOURS TRL NW	KENNESAW, GA, 30152-7827

CONTACTS ROLE	NAME	ADDRESS	CITY/STATE/ZIP
Business Owner	Aldo Sixtos, Jr.	O/B/O GTO United Auto Sales, LLC	Lawrenceville GA 30046

INSPECTIONS						
Inspection	Requested	Scheduled	Completed	Status	Inspector	Comment
Re-Inspection	1/6/2023	8/29/2022	8/29/2022	Extension Granted	Ed Wallace	ON-SITE MEETING WITH BUSINESS OWNER
Re-Inspection	1/6/2023	8/29/2022	8/29/2022	Extension Granted	Ed Wallace	MET WITH BUSINESS OWNER TO WALK PROPERTY AND DETAIL VIOLATIONS. BUSINESS OWNER ADVISED THAT ABIDING BY CONDITIONS WOULD HURT HIS BUSINESS AND THAT HE WOULD BE SUBMITTING APPLICATION FOR A CHANGE IN CONDITIONS. COPY OF SUP HAND DELIVERED.
Court Hearing	1/6/2023	3/15/2023		Scheduled	Ed Wallace	
Court Inspection	1/6/2023	3/14/2023		Scheduled	Ed Wallace	
Sworn Citation Service	1/6/2023	12/22/2022	1/4/2023	Served	Ed Wallace	CITATION FORWARDED TO GCSO FOR SERVICE
Sworn Citation Service	1/6/2023	12/22/2022	1/4/2023	Served	Ed Wallace	Ivan Sixtos served by GCSO.
Re-Inspection	8/5/2022	9/9/2022	12/6/2022	Not Complied-Citation Pending	Ed Wallace	Business remains in violation of current Special Use Permit. Will contact property/business owner to check into progress with Change in Conditions application; if no progress, citation to be issued.
Re-Inspection	7/27/2022	8/2/2022	8/3/2022	Mailed Official Notice	Ed Wallace	BUSINESS IN VIOLATION OF CONDITIONS 3, 4, 9, 10, 11, AND 12 OF THE SPECIAL USE PERMIT (ATTACHED). NO CUSTOMER PARKING PROVIDED, PROHIBITED LIGHTING FIXTURES, PARKING LOT WAS REPAVED BUT NOT PROPERLY GRADED, STORAGE OF JUNK VEHICLES AND PRESALE INVENTORY. DEVELOPMENT TO ADVISE ON WHETHER LANDSCAPE STRIP MEETS REQUIREMENTS.
Initial Inspection	8/6/2021	8/6/2021	8/6/2021	Further Investigation	Ed Wallace	SUP COMPLIANCE CHECK
Initial Inspection	8/6/2021	8/6/2021	8/6/2021	Further Investigation	Ed Wallace	This property is in violation of the current SUP conditions. Scheduled for renewal hearing. Re-inspection date TBD.

WORKFLOW HISTORY						
Workflow Task	Assigned	Due	Completed	Status	Inspector	Comment
Enforcement Intake	8/6/2021	8/6/2021	8/16/2022	Complaint Accepted	Ed Wallace	

# GWINNETT COUNTY

**CASE NUMBER : CEU2021-09395**

Enforcement	8/16/2022	8/31/2022	8/16/2022	Mailed Official Notice	Ed Wallace	<p>1) THE MAXIMUM NUMBER OF VEHICLES PARKED ON THE SITE, INCLUDING INVENTORY VEHICLES, SHALL NOT EXCEED 54. ALL VEHICLES SHALL ONLY BE PARKED IN DESIGNATED SPACES ON PAVED SURFACES. REMOVE AND CEASE THE PARKING OF VEHICLES WITHIN DRIVEWAYS OR UPON ANY NON-APPROVED PAVED SURFACE.</p> <p>2) ALL VEHICLES AWAITING REPAIR SHALL BE PARKED ALONG THE SIDE LOT LINES. REMOVE AND CEASE THE PARKING OF ANY SUCH VEHICLES ALONG THE FRONT AND OR REAR OF THE PROPERTY.</p> <p>3) PARKING AREA LOCATED AT THE FRONT OF THE LOT SHALL REMAIN FREE OF VEHICLES AWAITING REPAIR AT ALL TIMES AND SHALL BE UTILIZED FOR CUSTOMER PARKING AND UP TO THREE DISPLAY VEHICLES ONLY. AT LEAST ONE CUSTOMER PARKING SPACE MUST MEET THE ADA GUIDELINES FOR VAN ACCESSIBLE PARKING.</p> <p>4) THE GRAVEL PARKING LOT LOCATED AT THE REAR OF THE PROPERTY SHALL BE PAVED AND STRIPED. PLANS FOR THE PARKING LOT DESIGN SHALL BE SUBMITTED AND ARE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR.</p> <p>5) AUTOMOBILE STORAGE SHALL BE PROHIBITED. ANY VEHICLES NOT IN INVENTORY FOR SALE SHALL BE REMOVED FROM THE PROPERTY IF NOT IN AN ACTIVE STATE OF REPAIR. THIS SHALL INCLUDE THE STAGING OR STORAGE OF VEHICLES WHICH ARE AWAITING PARTS; ANY SUCH VEHICLE SHOULD BE RETURNED TO ITS OWNER UNTIL SUCH PARTS ARE RECEIVED.</p> <p>6) OUTDOOR STORAGE, OTHER THAN AUTOMOBILE SALES INVENTORY, IS PROHIBITED. ALL ITEMS CURRENTLY STORED OUTSIDE OF THE BUILDING SHALL BE REMOVED FROM THE PROPERTY.</p> <p>7) ALL EXTERIOR LIGHTING FIXTURES SHALL BE CUTOFF LUMINARIES WHOSE SOURCE IS COMPLETELY CONCEALED WITH AN OPAQUE HOUSING. FIXTURES SHALL BE RECESSED IN THE OPAQUE HOUSING.</p>
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**Exhibit G: Internal and External Agency Review Comments:**

**[attached]**



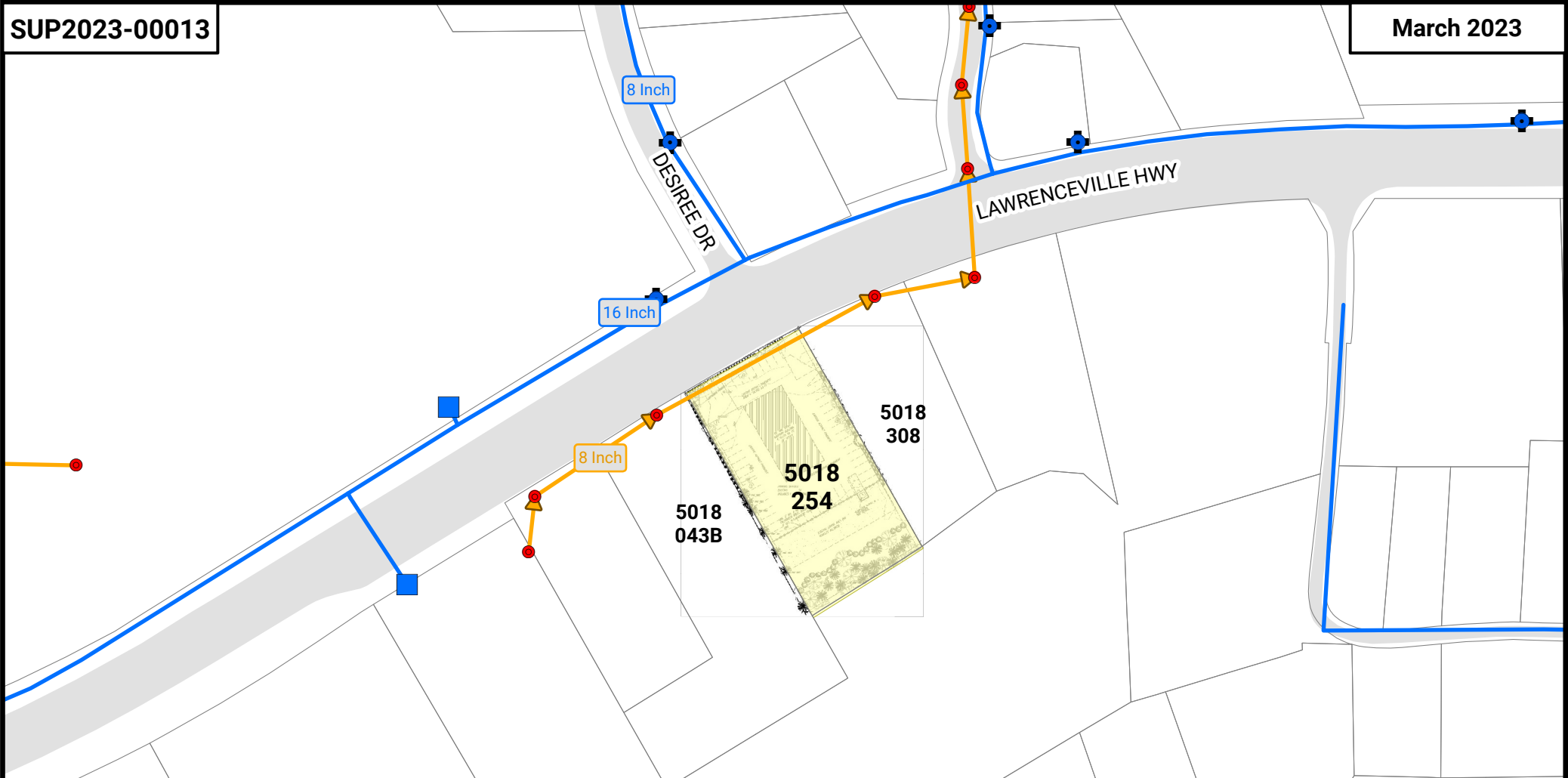
**Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>		2.15.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		<a href="mailto:Brent.Hodges@gwinnettcounty.com">Brent.Hodges@gwinnettcounty.com</a>	
Case Number:		SUP2023-00013	
Case Address:		2570 Lawrenceville Highway	
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	Lawrenceville Highway (SR 8) is a principal arterial. ADT = 29,300.		
2	2.9 miles to the nearest transit facility (#2335220) Pleasant Hill Road and Lawrenceville Highway.		
3			
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1			
2			
3			
4			
5			
6			
7			



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

<b>TRC Meeting Date:</b>					
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		<a href="mailto:Michael.pappas@gwinnettcountry.com">Michael.pappas@gwinnettcountry.com</a>			
Case Number:		SUP2023-00013			
Case Address:		2570 Lawrenceville Highway			
<b>Comments:</b>		<input type="checkbox"/>	<b>YES</b>	<input checked="" type="checkbox"/>	<b>NO</b>
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					
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<b>YES</b>	<input checked="" type="checkbox"/>	<b>NO</b>
1					
2					
3					
4					
5					
6					
7					



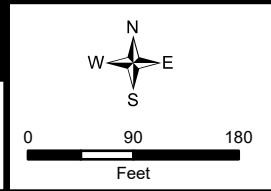
LEGEND

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

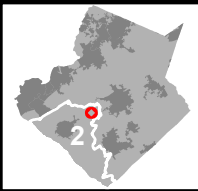
2570 Lawrenceville Hwy

C-2

Water & Sewer Utility Map



LOCATION



**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]**



DESIREE DR

DUBLIN WAY

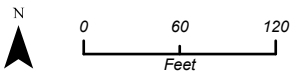
LAWRENCEVILLE HWY

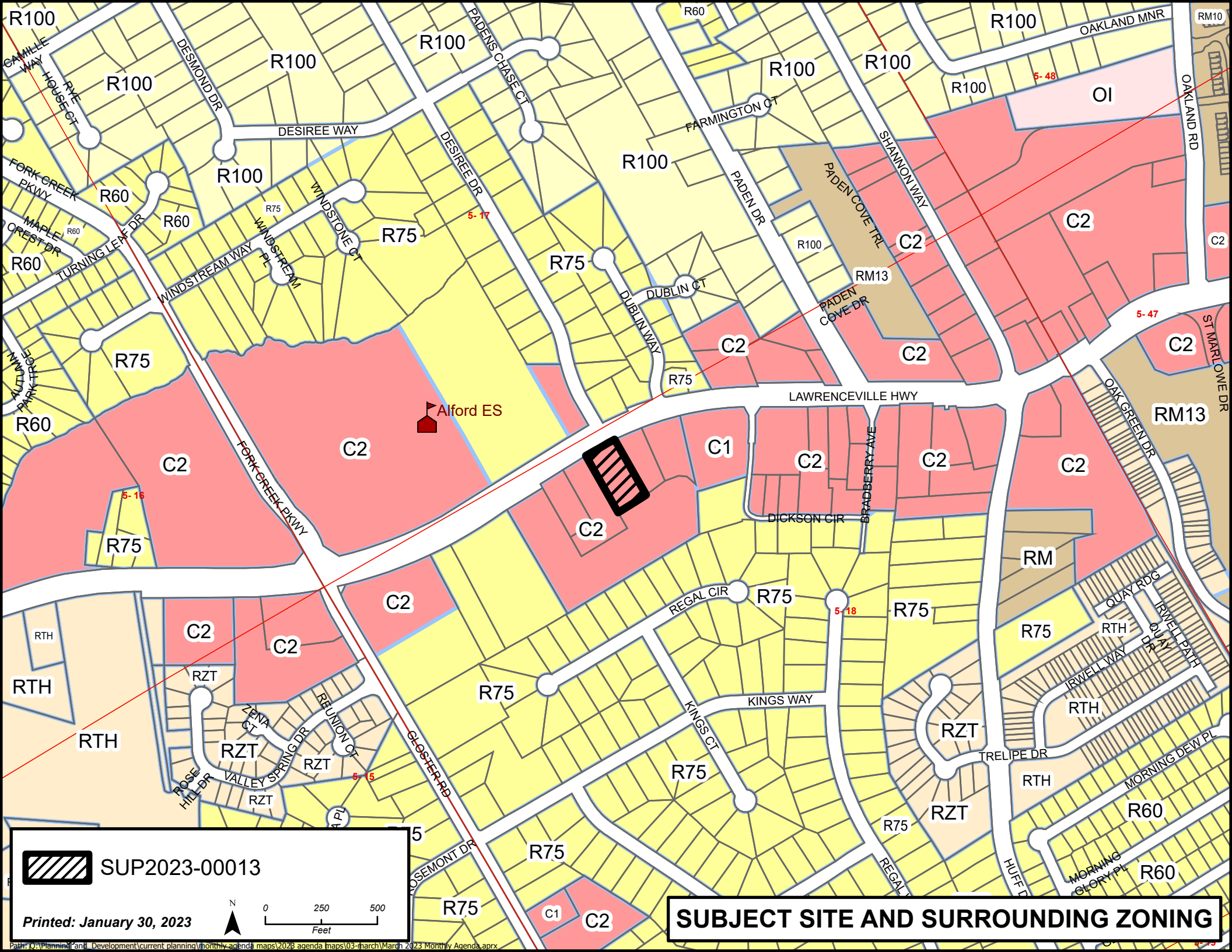
DICKSON CIR



SUP2023-00013

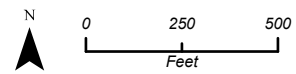
Printed: January 30, 2023



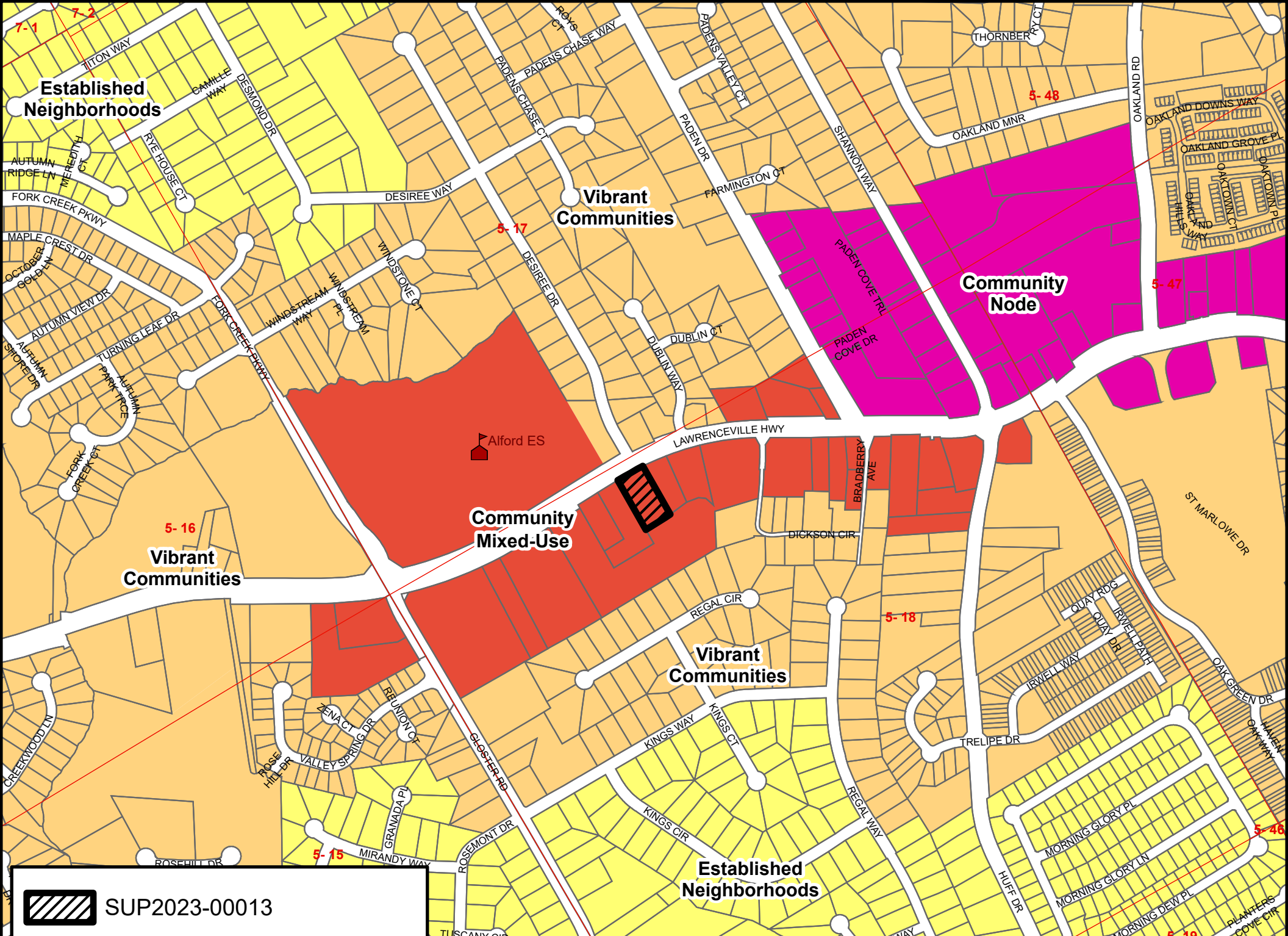


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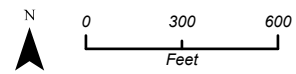


**SUBJECT SITE AND SURROUNDING ZONING**



 SUP2023-00013

Printed: January 30, 2023



**2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION**