

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Quality Civil Designs</u>	NAME: <u>Bugaboo Prado, L.P.</u>
ADDRESS: <u>6165 Lake Windsor Pkwy</u>	ADDRESS: <u>3425 Duluth Lane</u>
CITY: <u>Buford</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: <u>GA</u> ZIP: <u>30096</u>
PHONE: <u>678 577-9265</u>	PHONE: _____
CONTACT PERSON: <u>Bill Nash</u> PHONE: <u>678 577-9265</u>	
CONTACT'S E-MAIL: <u>bill@qualitycivildesigns.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 checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>C-2</u>	BUILDING/LEASED SQUARE FEET: <u>9100 +/-</u>
LAND DISTRICT(S): <u>6th</u>	LAND LOT(S): <u>232</u> ACREAGE: <u>2.84</u>
ADDRESS OF PROPERTY: <u>3525 Satellite Blvd</u>	
SPECIAL USE REQUESTED: <u>Allow use of Used Automobile Sales</u>	
_____	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

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**LAND DESCRIPTION**  
**LOT 8, BLOCK D, UNIT THIRTEEN**  
**LOT 9, BLOCK D, UNIT THIRTEEN**  
**PART OF LOT 12, BLOCK D, UNIT TWELVE**  
**GWINNETT PLACE COMMERCIAL CENTER**

March 4, 2013

All that tract or parcel of land lying and being in Land Lot 232 of the Sixth Land District, Gwinnett County, Georgia, containing 2.85 acres, more or less, and being more particularly described as follows:

BEGINNING at the intersection of the northern margin of the mitered right-of-way of Pleasant Hill Road and the western margin of the mitered right-of-way of Satellite Boulevard; thence following the western margin of Satellite Boulevard in a northerly direction approximately 694 feet to a point, said point being the TRUE POINT OF BEGINNING; thence departing said right-of-way, North 75 degrees 51 minutes 43 seconds West, 195.71 feet to a point; thence 84.83 feet following the arc of a curve to the left to a point, said curve having a chord bearing and distance of North 16 degrees 26 minutes 48 seconds East, 84.78 feet; thence North 13 degrees 00 minutes 00 seconds East, 87.00 feet to a point; thence North 29 degrees 48 minutes 14 seconds West, 314.92 feet to a point; thence North 13 degrees 00 minutes 00 seconds East, 51.29 feet to a point; thence South 77 degrees 00 minutes 00 seconds East, 382.15 feet to a point; thence South 31 degrees 22 minutes 42 seconds East, 38.33 feet to a point on the western margin of Satellite Boulevard (right-of-way varies); thence following the right-of-way of Satellite Boulevard, South 13 degrees 00 minutes 23 seconds West, 206.10 feet to a point; thence South 13 degrees 00 minutes 00 seconds West, 135.86 feet to a point; thence 88.64 feet following the arc of a curve to the right, said arc having a chord bearing and distance of South 15 degrees 49 minutes 41 seconds West, 88.61 feet, said point also being the TRUE POINT OF BEGINNING.

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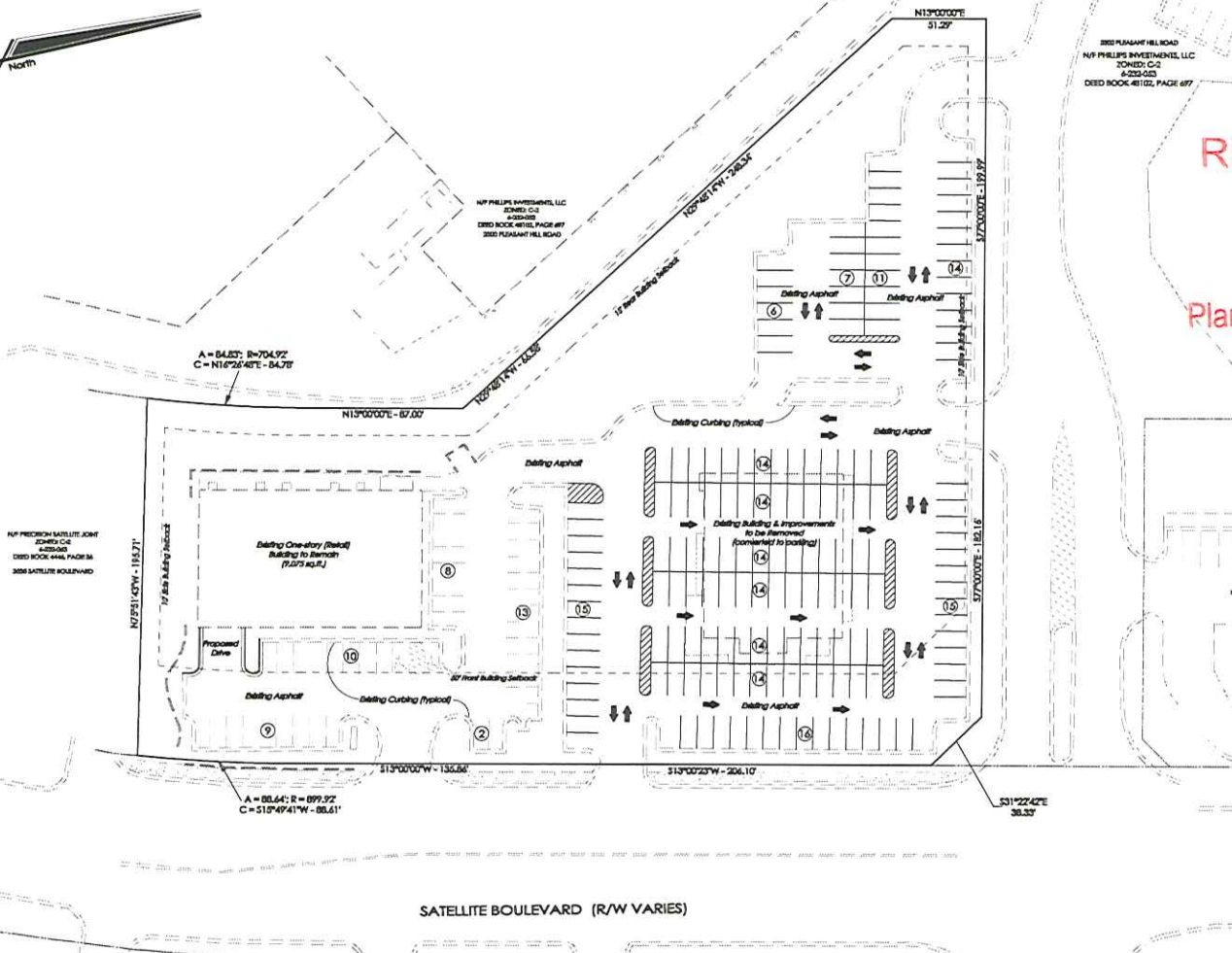


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388 PLUMMER HILLS ROAD  
N/F PHELPS INVESTMENTS, LLC  
ZONING: C-2  
6-232-083  
DEED BOOK 48102, PAGE 497

N/F PHELPS INVESTMENTS, LLC  
ZONING: C-2  
6-232-083  
DEED BOOK 48102, PAGE 497  
388 PLUMMER HILL ROAD

A = 84.83'; R = 704.92'  
C = N16°26'48"E - 84.78'

N/F PRECISION SATELLITE JOINT  
EDWARDS C/O  
4436345  
DEED BOOK 4444, PAGE 36  
3556 SATELLITE BOULEVARD

A = 88.64'; R = 899.92'  
C = S17°49'41"W - 88.61'

SATELLITE BOULEVARD (R/W VARIES)

MERCHANTS WAY

Legend

- Handicap Accessible Parking Space
- Proposed Traffic Flow Arrows
- Delisting Traffic Flow Arrows

General Site Notes

1. Site Title Parcel Numbers: 6-232-079, 6-232-080, and a portion of 6-232-083
2. Site Address: 3525 Satellite Boulevard, Duluth, GA
3. Total Project Area: 3.28 acres
4. Project Zoning: C-2
5. Existing Land Use: Previously Retail and Restaurant/Currently Unoccupied/Proposed Land Use: Proposed Car Sales
6. Existing Building:
  - A. Existing Building:
    - 1. Type: Retail
    - 2. Height: 10 feet
    - 3. Area: 10,000 sq ft
  - B. Maximum Building Height - 3 stories, not to exceed 36 feet
  - C. Existing/Proposed Building Height - existing
  - D. Existing/Proposed Building Area - 107,000 sq ft.
7. Parking Summary
  - A. Minimum Required Parking Spaces (Retail) - 1 per 400 sq ft = 25 spaces
  - B. Maximum Permitted Parking Spaces (Retail) - 1 per 100 sq ft = 100 spaces
  - C. Permitted Maximum Parking Spaces - 40 (includes 3 handicap accessible spaces).
8. \* based on 100 ft x 10 ft
9. There is no minimum or maximum parking for "Temporary".
10. Boundary Information shown herein taken from their Plat for Oakhurst Place Commercial Center Unit 13, prepared by Rick Landmark, LLC



**QC**  
Quality Civil Designs  
Planners - Designers - Environmental  
Landscape Architecture  
4148 Abbotts Bridge Road  
Suite 200  
Duluth, GA 30097  
Phone: 678.277.9565  
contact@QualityCivilDesigns.com  
www.QualityCivilDesigns.com



DriveTime  
Gwinnett Place Mall  
3525 Satellite Boulevard  
Parcels:  
6-232-079,  
6-232-080, and a  
portion of 6-232-053  
Land Lot 232  
6th District  
Gwinnett County  
Georgia

Owner/Developer  
DriveTime  
4020 E. Indian School  
Road  
Phoenix, AZ  
Dan.Packowski@  
drivetime.com

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Quality Civil Designs, LLC  
This drawing may be utilized only for the  
purpose of constructing or installing the  
work indicated hereon. Any other use  
without written consent of the drafter  
without written consent of Quality Civil  
Designs, LLC is prohibited.

Revisions		
Rev. #	Date	Description

-PRELIMINARY-  
NOT FOR CONSTRUCTION

Site Plan

Scale: 1" = 30'  
FN: 13-004

SUP

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

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, 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, the immediate area is surrounded by commercial properties and nearby auto dealerships.
- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:  
No, the SUP will not have adverse effects to the existing use or nearby properties.
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:  
Yes, 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, the SUP will not result in a use that would adversely affect the existing streets, transportation facilities, utilities, or schools.
- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:  
Yes, the SUP is in conformity with the policy and intent of the existing Land Use Plan.
- (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 current property(s) is vacant and the SUP would allow a stable business owner to come in and create new employment opportunities as well as serve the retail car buying customer.

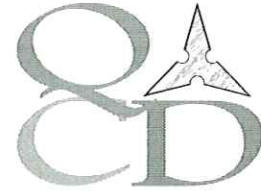
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Quality Civil Designs, LLC  
6165 Lake Windsor Pkwy  
Buford GA 30518  
678.577.9265  
QualityCivilDesigns@gmail.com  
www.qualitycivildesigns.com



April 5, 2013

Gwinnett County Department  
Of Planning and Development  
Planning Division  
One Justice Square  
446 West Crogan Street  
Lawrenceville, GA 30045

Re: Letter of Intent  
Special Use Permit Application  
3525 Satellite Blvd Duluth GA 30096

To Zoning Staff,

Quality Civil Designs is submitting an application for a Special Use Permit on the behalf of DriveTime Corp. for the property (2.84 ac.) located on 3525 and 3505 Satellite Blvd. The purpose of the Special Use Permit is to allow DriveTime. to utilize the property and existing structure for "Used Automobile Sales" Uses. The old restaurant building will be demolished and converted to additional inventory parking.

The current zoning of the property (C-2) supports Used Automobile Sales uses with a Special Use Permit. The subject property is in a location of high commercial/Retail uses near Gwinnett Place Mall.

The Applicant respectfully submits this Special Use Permit application for your approval.

Please do not hesitate to contact us if you have any questions regarding this application.

Respectfully,

Quality Civil Designs

A handwritten signature in black ink, appearing to read 'William Nash', is written over the printed name.

William Nash, P.E.  
Principal

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**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.

William Nash 4/4/13  
Signature of Applicant Date

William Nash Pres.  
Type or Print Name and Title

Maria Horta 4/4/13   
Signature of Notary Public Date Notary Seal

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**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.

W.A. Brogdon 3/28/2013  
Signature of Property Owner Date  
WILLIAM A. BROGDON  
EXECUTIVE VICE PRESIDENT

PRADO BUGABOO I, LLC  
BY: GWINNETT PRADO, L.P., SOLE MEMBER  
BY: PRADO MANAGER, INC., GENERAL PARTNER

Type or Print Name and Title

Rebecca M. McCalla 3/28/2013  
Signature of Notary Public Date Notary Seal



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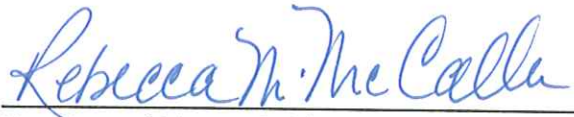

**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

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  
WILLIAM A. BROGDON  
EXECUTIVE VICE PRESIDENT  
Date  
3/28/2013

GWINNETT PRADO, L.P.  
BY: PRADO MANAGER, INC., SOLE GENERAL PARTNER

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

  
\_\_\_\_\_  
Signature of Notary Public  
Date  
3/28/2013  
Notary Seal  


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**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.

William Nash                      4-4-13                      William Nash President  
 SIGNATURE OF APPLICANT                      DATE                      TYPE OR PRINT NAME AND TITLE

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

Maria Horta                      4/4/13  
 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    William Nash  
 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.

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**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:** 6 - 232 - 080  
(Map Reference Number) District Land Lot Parcel

William Nas2 4/4/13  
Signature of Applicant Date  
William Nas2 President  
Type or Print Name and Title

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**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)

Bill Jorgensen TSA  
NAME TITLE  
4/4/13 GWINNETT COUNTY  
DATE TAX COMMISSIONER

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