

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>An. Keum Hwan</u>	NAME: <u>An Keum Hwan</u>
ADDRESS: <u>1132 Midsummer t</u>	ADDRESS: <u>1132 Midsummer ct</u>
CITY: <u>Marietta</u>	CITY: <u>Marietta</u>
STATE: <u>Ga</u> ZIP: <u>30068</u>	STATE: <u>Ga</u> ZIP: <u>30068</u>
PHONE: <u>404-519-0880</u>	PHONE: <u>404-519-0880</u>
CONTACT PERSON: <u>Anna Chung</u> PHONE: <u>770-235-0685</u>	
CONTACT'S E-MAIL: <u>Ksc61@att.net</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>2,120</u>	
LAND DISTRICT(S): <u>L</u> LAND LOT(S): <u>190</u> ACREAGE: <u>0.7</u>	
ADDRESS OF PROPERTY: <u>5055 Jimmy Carter Blvd.</u>	
SPECIAL USE REQUESTED: <u>Auto Repair + Tire Store</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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EXHIBIT "A"

(Legal Description of 5055 Jimmy Carter Boulevard)

All that tract or parcel of land lying or being in Land Lot 190, 6th District, in Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a right of way monument found at the intersection of the northeasterly right of way of Jimmy Carter Boulevard (a variable right of way) with the mitered corner of the northwesterly right of way of Rockbridge School Road (a 60 foot right of way) and the TRUE POINT OF BEGINNING; thence proceeding northwesterly along said northwesterly right of way of Jimmy Carter Boulevard north 60 degrees 57 minutes 30 seconds west a distance of 188.96 feet to a point; thence proceeding north 51 degrees 51 minutes 00 seconds east a distance of 163.85 feet to an iron pin found; thence proceeding south 61 degrees 32 minutes 00 seconds east a distance of 200.00 feet to a point on the northeasterly right of way of Rockbridge School Road; thence proceeding southwesterly along said northwesterly right of way of Rockbridge School Road south 51 degrees 49 minutes 45 seconds west a distance of 152.93 feet to a right of way monument found; thence proceeding along the mitered corner between Rockbridge School Road and Jimmy Carter Boulevard south 80 degrees 50 minutes 07 seconds west a distance of 19.48 feet to a right of way monument found and the TRUE POINT OF BEGINNING, being improved property and containing 0.694 acres, more or less, all as shown on that As-Built Survey for Wilken Investments, L.L.C., Penn Investments, Inc., SouthTrust Bank, N.A., and Lawyers title Insurance Corp dated July 22, 1997 by Richard E. McDaniel, Jr., G.R.L.S. #2734 of Advance Survey, Inc.

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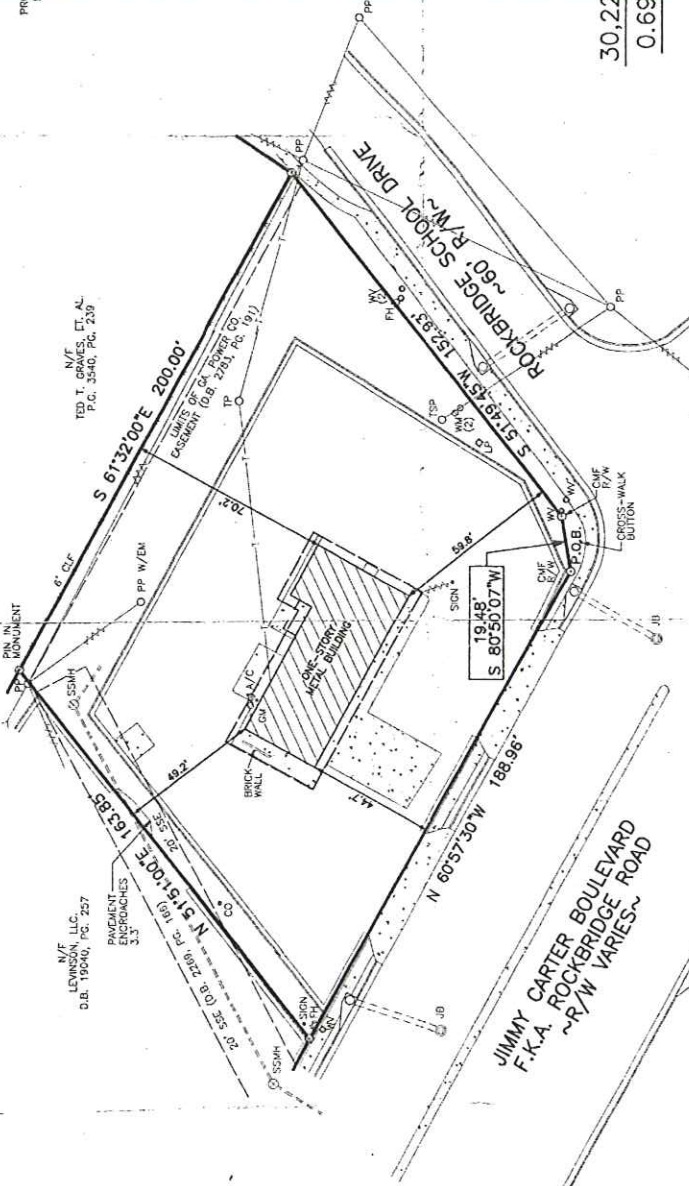
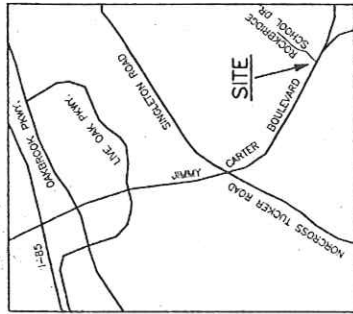
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NOTES:

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER. THE FIELD NOTES WHICH THIS MAP OR PLAN IS BASED UPON SHOW A PRECISION OF ONE FOOT IN 84,000 FEET AND AN ANGULAR ERROR OF 07 SECOND. THIS MAP OR PLAN WAS ADJUSTED BY LEAST SQUARES. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 91,439 FEET. ALL ISSUES OF TITLE ARE EXCEPTED ON THIS SURVEY UNLESS NOTED.

THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE MAP DATED JUNE 15, 1981.

PROPERTY IS ZONED C-2. MINIMUM SET-BACK REQUIREMENTS: FRONT - 50' FROM RIGHT-OF-WAY SIDE - 10' FROM RIGHT-OF-WAY REAR - 10' BUT 40' IF ADJUTS RESIDENTIAL DISTRICT



30,222 SQ. FT.
0.693 ACRES



ADAM & LEE LAND SURVEYING
5640 CA. HWY. 20 S.
LOCANVILLE, GA. 30052 (770) 554-8895

KEUM HWAN AN, SURVEY FOR:
FIRST INTERCONTINENTAL BANK & CHICAGO TITLE INSURANCE COMPANY

COUNTY: GWINNETT
DISTRICT: 6TH
SECTION: 12-30
FIELD: 5-9-06
OFFICE: 5-23-06
REVISED:

5085 JIMMY CARTER BOULEVARD
LOCANVILLE, GA. 30052
D.B. 1-0542, P.G. 71

06131



IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE REQUIREMENTS OF THE LAW

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- LEGEND:**
- A ARC
 - R RADIUS
 - R/W RIGHT OF WAY
 - N/F NEIGHBORING OWNERSHIP
 - PPF PAVED PAVEMENT
 - CMF CONCRETE MONUMENT FOUND
 - WO WOOD
 - WM WATER METER
 - WV WATER VALVE
 - EM ELECTRIC METER
 - DI DROP INLET
 - SSWH SANITARY SEWER MANHOLE
 - SSSE SANITARY SEWER EASEMENT
 - FTT FENCE
 - TP TELEPHONE POLE
 - TRN TRAFFIC SIGNAL POLE
 - PP POWER POLE
 - DB DEED BOOK
 - P.O.D. POINT OF BEGINNING
 - REBAR REBAR TOP PIPE
 - DI DRIVE
 - W WATER LINE
 - OVERHEAD POWER LINE
 - OVERHEAD TELEPHONE

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.

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

NO.

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

Yes.

- (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.

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

Yes.

- (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.

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LETTER OF INTENT

5055 Jimmy Carter Blvd
Norcross, GA 30093

Date: June 20, 2013

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

An, Keum Hwan
1132 Midsummer Court
Marietta, GA 30068

Re: Special Use Permit Approval for

1. Auto body repair 2. Automotive car wash (full service or self service), 3. Auto repair shops or tire stores including lubrication or tune-up centers (full service and self service).

I am an owner of the property located at 5055 Jimmy Carter Blvd Norcross, GA 30093 in Gwinnett County. The property current zoning is C-2 ; lot size is 0.7 acres; building size is 2,120 square feet and 30- 32 parking lot spaces; free standing.

The property previous businesses were rent car services and auto glass repairs shop for long time.

The building structure shape is already suitable for auto repairs shop, car wash and tire shop. The building has already built out drive through two garage doors and hand car wash inside.

I am asking for approval of special use permit for operating above described and we are asking for operating business hours will be Monday through Sunday 7:00 AM to 9:00 PM.

Thank you.

Best Regard,



An, Keum Hwan
Title: Property Owner

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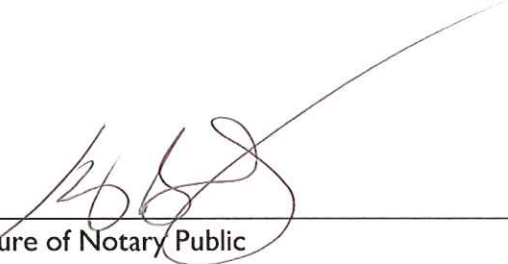
SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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.



Signature of Applicant

6/20/2013
Date

An, Keum Hwan
Type or Print Name and Title


Signature of Notary Public

6/20/2013
Date


Notary Seal

KYUNG SUN CHUNG
NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES 11/02/2014


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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.



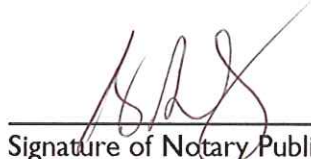
Signature of Property Owner

6/20/2013

Date

An, Keum Hwan

Type or Print Name and Title



Signature of Notary Public

KYUNG SUN CHUNG
NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES 11/08/2014

6/20/2013


Date

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.

 6/20/2013 An, Keum Hwan, Owner
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 6/20/2013
 SIGNATURE OF NOTARY PUBLIC DATE

KYUNG SUN CHUNG
 NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA
 MY COMMISSION EXPIRES 11/02/2014
 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 Keum Hwan An
 YOUR NAME

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

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

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

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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 - 190 - 172
(Map Reference Number) District Land Lot Parcel

 6/20/2013
Signature of Applicant Date

Ah, Keum Hwan Owner
Type or Print Name and Title ~~Owner~~

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)

Debra Smith tax services associate
NAME TITLE

June 20, 2013
DATE

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