

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Hoon choe</u>	NAME: <u>Hung Van Nguyen</u>
ADDRESS: <u>1509 Pheasants Glenn Dr.</u>	ADDRESS: <u>645 Oak Bridge Trail</u>
CITY: <u>Knoxville</u>	CITY: <u>Alpharetta, GA</u>
STATE: <u>TN</u> ZIP: <u>37923</u>	STATE: <u>GA</u> ZIP: <u>30022</u>
PHONE: <u>865-300-2692</u>	PHONE: <u>678-617-7681</u>
CONTACT PERSON: <u>Heej Shin</u> PHONE: <u>679-6070</u>	
CONTACT'S E-MAIL: <u>inginc2000@gmail.com (inginc2000@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 checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>E2</u>	BUILDING/LEASED SQUARE FEET: <u>3,147 sq. ft.</u>
LAND DISTRICT(S): <u>6</u>	LAND LOT(S): <u>231</u> ACREAGE: <u>1.3</u>
ADDRESS OF PROPERTY: <u>3765 Satellite Blvd</u>	
SPECIAL USE REQUESTED: <u>Billiard use</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land lot 231 of the 6th District of Gwinnett County, Georgia containing 1.30 acres and being more particularly described as follows:

Beginning at an iron pin found (IPF) on the northerly right-of-way (R/W) of Satellite Boulevard (130' R/W) 430.87' from the intersection of said R/W line with the northeasterly R/W of Steve Reynolds Boulevard (100' R/W) if said R/W's were extended To form an intersection; THENCE leaving R/W N43°11'20"W 307.98' to an IPF; THENCE N60°18'00"E 206.17' to and IPS; THENCE S42°34'31"E 259.88' to an IPS on the northerly R/W of Satellite Boulevard (130' R/W); THENCE continue along said R/W S46°48'14"E 197.70' to an IPF and the Point of beginning.

Together with all easements and restrictions of record

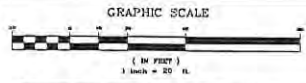
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- LEGEND**
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 - 99. RETAIL SPACE
 - 100. RESTAURANT



NOTE
LIGHTING SHALL BE CONTAINED IN CUT-OFF TYPE LUMINAIRES AND SHALL BE DIRECTED IN TOWARD THE PROPERTY SO AS NOT TO REFLECT INTO ADJACENT RESIDENTIAL PROPERTIES.

DUMPSTER TO BE SCREENED BY A FENCE OR BRICK WALL.

NO WETLAND NOR BUFFER EXISTS ON PROPERTY

TOTAL FRONTAGE OF PROPERTY = 197.70 LF

SITE ACREAGE = 130 ACRES

LIMIT OF DISTURBANCE AREA = 130 ACRES



THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

NOTE:
A SEPARATE BUILDING PERMIT SHALL BE OBTAINED FOR ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT AND ALL RETAINING WALLS USED AS A DAM PRIOR TO CONSTRUCTION OF THE WALLS.

DESIGNER:
CLM INC.
290 PLEASANT HILL ROAD
SUITE 407
DALLAS, TX 75246
PH (972) 981-8448
CONTACT: GEORGE AMURU, P.E.

OWNER:
MR. RANDY HORTON
2700 GREEN MEADOWS LAKE
MORROW, GA 30060
PH (770) 401-9862

DEVELOPER:
ARCON CONSTRUCTION
6750 PEACHTREE INDUSTRIAL BLVD.
SUITE 108
DORAVILLE, GA 30090
PH 770-488-8548
CONTACT: MICOE YOON

GENERAL NOTES:

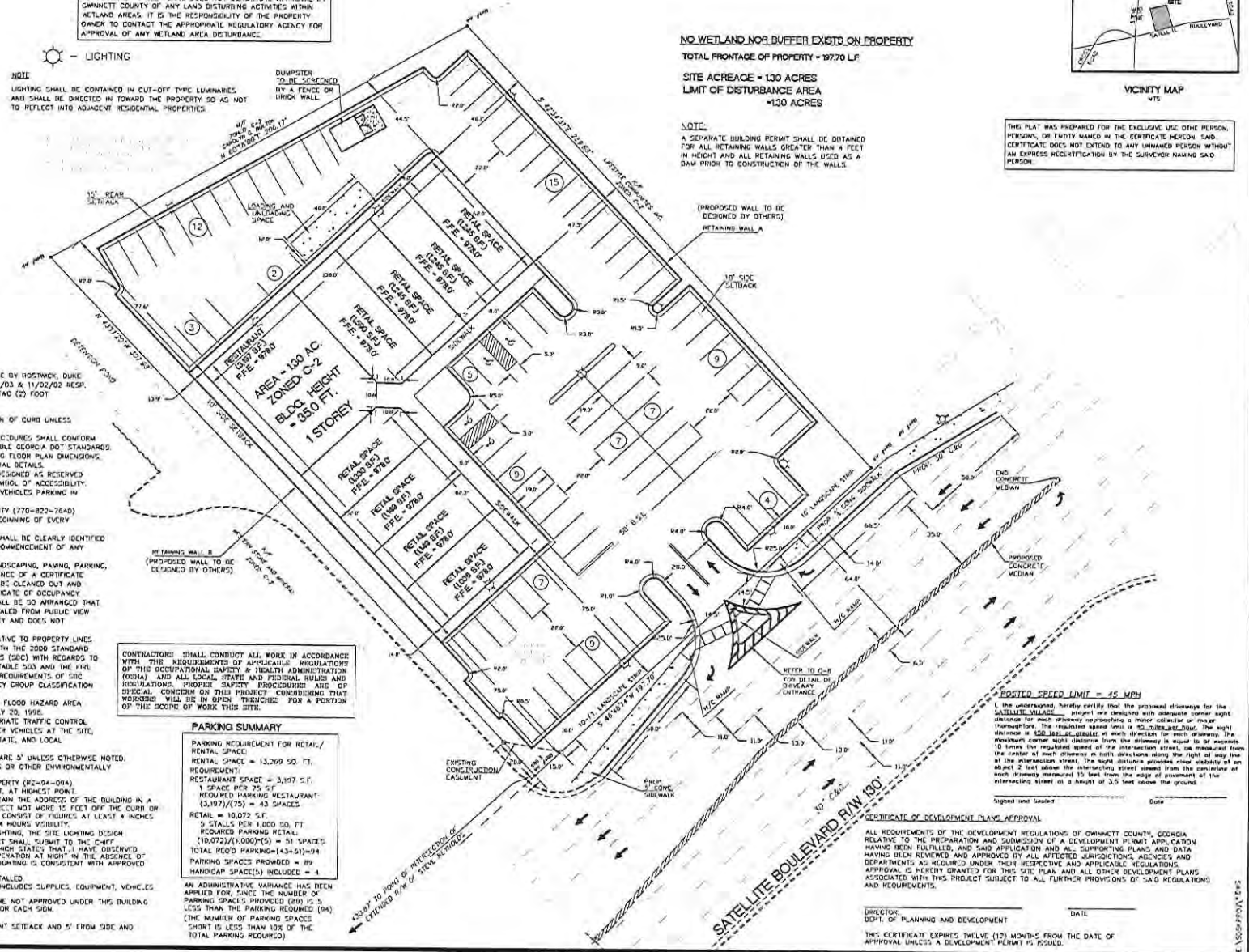
1. SITE ACREAGE: 130 AC, C-2
2. TOPO AND BOUNDARY SURVEY WAS DONE BY HOSCHKE, DUKE HARPER & ASSOCIATES, INC. DATED 02/23/03 & 11/02/02 RESP.
3. CONTOUR INTERVAL SHOWN HEREON IS TWO (2) FOOT FOR EXISTING CONDITIONS.
4. ELEVATIONS BASED ON NAVD OF '88.
5. ALL CURB DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO GWINNETT COUNTY AND WHERE APPLICABLE GEORGIA DOT STANDARDS.
7. SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, AND OTHER ARCHITECTURAL DETAILS.
8. HANDICAP PARKING SPACES SHALL BE DESIGNED AS RESERVED FOR DISABLED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL NOT BE DESIGNED BY VEHICLES PARKING IN THE SPACES.
9. CONTRACTOR TO NOTIFY GWINNETT COUNTY (770-823-7640) INSPECTOR AT LEAST 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
10. ALL BUFFERS AND TREE SAFE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
11. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPING, PAVING, PARKING, ETC. MUST BE COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. DETENTION FACILITY MUST BE CLEANED OUT AND VERIFIED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
12. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
13. EACH BUILDING AND ITS LOCATION RELATIVE TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2000 STANDARD BUILDING CODE WITH GA STATUTE AMENDMENTS (SBC) WITH REGARDS TO HEIGHT AND AREA REQUIREMENTS OF SBC TABLE 503 AND THE FIRE RESISTANCE AND HORIZONTAL SEPARATION REQUIREMENTS OF SBC TABLES 601 AND 602 BASED ON OCCUPANCY GROUP CLASSIFICATION AND TYPE OF CONSTRUCTION.
14. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER PANEL NO. 130522 0169 C, DATED JULY 20, 1998.
15. CONTRACTOR SHALL MAINTAIN APPROPRIATE TRAFFIC CONTROL MEASURES FOR EMERGENCY AND ALL OTHER VEHICLES AT THE SITE, AND IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL ORDINANCES AND LAWS.
16. ALL RADIIUS TAKEN TO BACK OF CURB ARE 5' UNLESS OTHERWISE NOTED.
17. THERE ARE NO BROWNFIELDS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS LOCATED ON-SITE.
18. ZONING CONDITIONS EXIST ON THE PROPERTY (PZ-94-094).
19. BUILDING HEIGHT NOT TO EXCEED 35'-11" AT HIGHEST POINT.
20. 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. THIS ADDRESS SHALL CONSIST OF FIGURES AT LEAST 4 INCHES HIGH ON CONTRASTING BACKGROUND FOR 24 HOURS VISIBILITY.
21. PRIOR TO FINAL INSPECTION OF SITE LIGHTING, THE SITE LIGHTING DESIGN PROFESSIONAL OF RECORD FOR THE PROJECT SHALL SUBMIT TO THE CHIEF ELECTRICAL INSPECTOR A SIGNED LETTER WHICH STATES THAT I HAVE OBSERVED THE SITE LIGHTING FOR THIS PROJECT OPERATION AT NIGHT IN THE PRESENCE OF DAYLIGHT TO VERIFY THAT THE INSTALLED LIGHTING IS CONSISTENT WITH APPROVED SITE LIGHTING PLANS.
22. NO DRIVE-UP WINDOWS ARE TO BE INSTALLED.
23. NO OUTSIDE STORAGE EQUIPMENT THIS INCLUDES SUPPLIES, EQUIPMENT, BUILDING PRODUCTS, ETC.
24. SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
25. NO BILLBOARDS ARE PERMITTED.
26. DUMPSTER TO BE LOCATED BEHIND FRONT SETBACK AND 5' FROM SIDE AND NEAR PROPERTY LINES.

CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS. PROPOSED SAFETY PROCEDURES ARE OF SPECIAL CONCERN ON THIS PROJECT CONSIDERING THAT WORKERS WILL BE IN OPEN TRENCHES FOR A PORTION OF THE SCOPE OF WORK THIS SITE.

PARKING SUMMARY

RETAIL SPACE	13,269 SQ. FT.
REQUIREMENT	RESTAURANT SPACE = 1,197 S.F.
1 SPACE PER 75 S.F.	REQUIRED PARKING RESTAURANT (13,197/75) = 43 SPACES
RETAIL = 10,072 S.F.	
5 STALLS PER 1,000 SQ. FT.	REQUIRED PARKING RETAIL (10,072/1,000*5) = 51 SPACES
TOTAL REQUIRED PARKING=(43+51)=94	
PARKING SPACES PROVIDED = 89	
HANDICAP SPACE(S) INCLUDED = 4	

AN ADMINISTRATIVE VARIANCE HAS BEEN APPLIED FOR, SINCE THE NUMBER OF PARKING SPACES PROVIDED (89) IS 5 LESS THAN THE PARKING REQUIRED (94). (THE NUMBER OF PARKING SPACES SHORT IS LESS THAN 10% OF THE TOTAL PARKING REQUIRED).



STAMP

SATELLITE VILLAGE
3765 SATELLITE BOULEVARD
PARCEL 2A, LOTS 201 OF THE 8TH LAND DISTRICT
GWINNETT COUNTY, GEORGIA

SITE PLAN SHEET TITLE

DESIGN	DATE
REVISION	DATE

REVISION

DATE	NO.	DESCRIPTION

SHEET
C-1

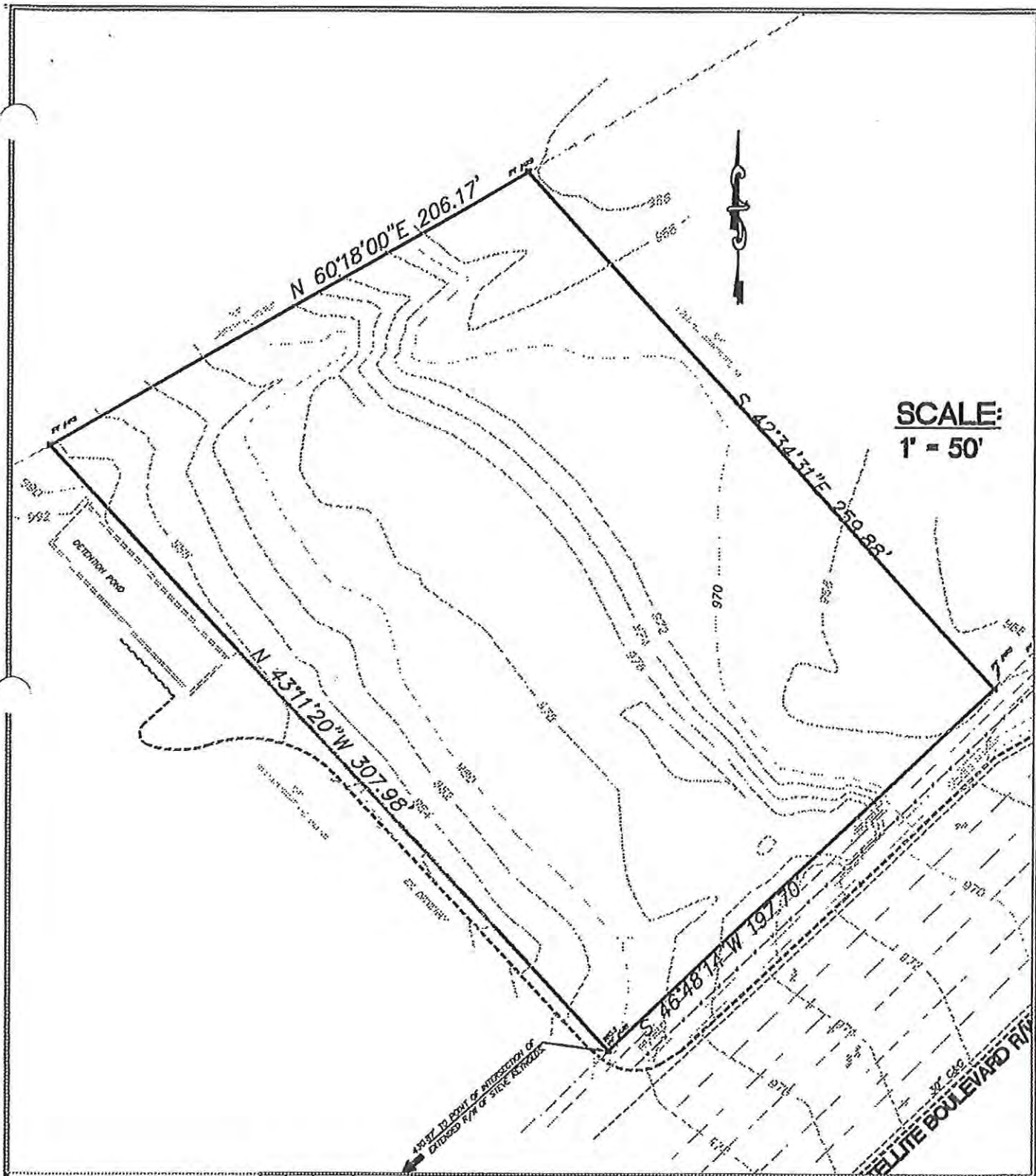
CERTIFICATE OF DEVELOPMENT PLANS APPROVAL

ALL REQUIREMENTS OF THE DEVELOPMENT REGULATIONS OF GWINNETT COUNTY, GEORGIA, RELATIVE TO THE PREPARATION AND SUBMISSION OF A DEVELOPMENT PERMIT APPLICATION HAVING BEEN FULFILLED, AND SAID APPLICATION AND ALL SUPPORTING PLANS AND DATA HAVING BEEN REVIEWED AND APPROVED BY ALL AFFECTED JURISDICTIONS, AGENCIES, AND DEPARTMENTS AS REQUIRED UNDER THEIR RESPECTIVE AND APPLICABLE REGULATIONS, APPROVAL IS HEREBY GRANTED FOR THIS SITE PLAN AND ALL OTHER DEVELOPMENT PLANS ASSOCIATED WITH THIS PROJECT SUBJECT TO ALL FURTHER PROVISIONS OF SAID REGULATIONS AND REQUIREMENTS.

DESIGNER: _____ DATE: _____
DATE OF PLANNING AND DEVELOPMENT

THIS CERTIFICATE EXPIRES TWELVE (12) MONTHS FROM THE DATE OF APPROVAL UNLESS A DEVELOPMENT PERMIT IS ISSUED.

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SCALE:
1" = 50'

**BOUNDARY
PLAT**

No.	By	Date	Revision

**SATELLITE VILLAGE
EXHIBIT A**

Date	Land Lot	District	Sheet No.
County	Section		
Proj. Manager	Drawn By	Checked By	of
Job Number	File Number		

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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

- (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 FOR SPECIAL USE PERMIT

Gwinnett County Department of Planning and Zoning

3765 Satellite Blvd
Duluth, GA 30096

Dear Planning Department

This letter of intent is being submitted with the special use application of located at 3765 Satellite Blvd. Duluth. GA 30096.

I am proposed to put 6~7 of pool table on this property and this pool table will offer residents of surrounding neighborhoods access to enjoy of entertainments.

This addition of the proposed entertainments facility will provide patrons with an atmosphere to meet and enjoy themselves in the area where they live, and as a result help to establish as an integral part of the surrounding community.

Respectfully,

Applicant

Hoon Choe

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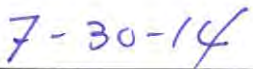
AUG 04 2014

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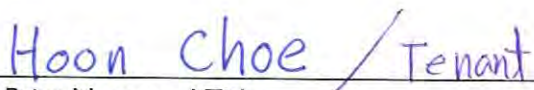
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SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

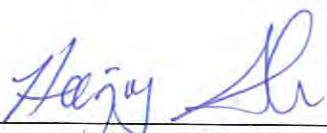
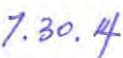
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL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



 Type or Print Name and Title

 Signature of Notary Public Date



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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

7/30/14

Date

Hung Van Nguyen / Property Owner

Type or Print Name and Title



Signature of Notary Public

7.30.14

Date



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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.

Chae Hwoon 7/30/14 Heon Choe / Tenant
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Heon Choe 7.30.2014
 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 _____
 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: 6th - 231 - 023
(Map Reference Number) District Land Lot Parcel

Chachon 7-30-14
Signature of Applicant Date

Hoon choe / Tenant
Type or Print Name and Title

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)

Legun Howard TSA-1
NAME TITLE
7-31-14
DATE

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