## SPECIAL USE PERMIT APPLICATION

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

| APPLICANT INFORMATION | OWNER INFORMATION* |
|---|---|
| NAME: JUN YOUNG YOO | NAME: Nguyen Hung Van |
| ADDRESS: 1065 HIGHGATE MANOR CT | ADDRESS: 3296 Summit Ridge Pkwy #420 |
| CITY: DULUTH | CITY: Duluth |
| STATE: GA ZIP: 30097 | STATE: GA ZIP: 30096 |
| PHONE: 678-886-9447 | PHONE: 404-519-7233 (Jung Lee) |

CONTACT PERSON: JUN YOUNG YOO PHONE: (770)476-3701

CONTACT'S E-MAIL: BILLYJUNG102@GMAIL.COM.

*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: 13,186 / 5,676

LAND DISTRICT(S): 6 LAND LOT(S): 231 ACREAGE: 1.32 Ac

ADDRESS OF PROPERTY: 3765 Satellite Blvd.

SPECIAL USE REQUESTED: Pool/Billiards Hall

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

RECEIVED BY

JUL 01 2015

Planning & Development

SUP '15 038

**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

RECEIVED BY
JUL 01 2015
Planning & Development

SUP '15 038

RECEIVED BY
JUL 0 4 2015
Planning & Development

SUP '15 0 4 8

GRAPHIC SCALE

( IN FEET )
1 inch = 20 ft.

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.

– LIGHTING

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


ENGINEER
EL MINA, INC.
2180 PLEASANT HILL ROAD
SUITE: A5378
DULUTH, GA 30096
PH (404) 587-6245
CONTACT: GEORGE AWUKU, P.E.

OWNER
MR. HUNG NGUYEN
6740 GREEN MEADOWS LANE
MORROW, GA 30260
PH (770) 451-0662

DEVELOPER
ARCON CONSTRUCTION
6798 PEACHTREE INDUST. BLVD.
SUITE 106
DORAVILLE, GA 30360
PH 770-448-9548
CONTACT: MOSES YOON


## GENERAL NOTES:

1. SITE ACREAGE: 1.30 AC., C-2
2. TOPO AND BOUNDARY SURVEY WAS DONE BY BOSTWICK, DUKE, HARPER & ASSOCIATES, INC. DATED 02/23/03 & 11/02/02 RESP.
3. CONTOUR INTERVAL SHOWN HEREON IS TWO (2) FOOT (FOR EXISTING CONTOURS.)
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 OBSCURED BY VEHICLES PARKING IN THE SPACES.
9. CONTRACTOR TO NOTIFY GWINNETT COUNTY (770-822-7640) 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 CERTIFIED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
12. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT 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 STATE 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. 130322 0169 E, 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.
17. ALL RADIUS TAKEN TO BACK OF CURB ARE 5' UNLESS OTHERWISE NOTED.
18. THERE ARE NO BROWNFIELDS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS LOCATED ON-SITE.
19. ZONING CONDITIONS EXIST ON THE PROPERTY (RZ-94-094)
20. BUILDING HEIGHT NOT TO EXCEED 35-FT. AT HIGHEST POINT.
21. EACH BUSINESS SHALL POST AND MAINTAIN THE ADDRESS OF THE BUILDING IN A CONSPICUOUS PLACE VISIBLE FROM THE STREET NOT MORE 15 FEET OFF THE CURB OR EDGE OF THE STREET. THE ADDRESS SHALL CONSIST OF FIGURES AT LEAST 4 INCHES HIGH ON CONTRASTING BACKGROUND FOR 24 HOURS VISIBILITY.
22. 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 IN OPERATION AT NIGHT IN THE ABSENCE OF DAYLIGHT TO VERIFY THAT THE INSTALLED LIGHTING IS CONSISTENT WITH APPROVED SITE LIGHTING PLANS.
23. NO DRIVE-UP WINDOWS ARE TO BE INSTALLED.
24. NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES PRODUCTS, ETC.
25. SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
26. NO BILLBOARDS ARE PERMITTED.
27. DUMPSTER TO BE LOCATED BEHIND FRONT SETBACK AND 5' FROM SIDE AND REAR PROPERTY LINES.

CONTRACTORS 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. PROPER 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

PARKING REQUIREMENT FOR RETAIL/RENTAL SPACE:
RENTAL SPACE = 13,269 SQ. FT.
REQUIREMENT:
RESTAURANT SPACE = 3,197 S.F.
1 SPACE PER 75 S.F.
REQUIRED PARKING RESTAURANT:
(3,197)/(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 REQ'D PARKING=(43+51)=94
PARKING SPACES PROVIDED = 89
HANDICAP SPACE(S) INCLUDED = 4

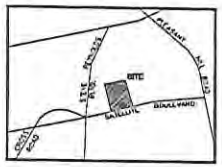
AN ADMINISTRATIVE VARIANCE HAS BEEN APPLIED FOR, SINCE THE NUMBER OF PARKING SPACES PROVIDED (89) IS 5 LESS THAN THE PARKING REQUIRED (94). (THE NUMBER OF PARKING SPACES SHORT IS LESS THAN 10% OF THE TOTAL PARKING REQUIRED)

NO WETLAND NOR BUFFER EXISTS ON PROPERTY

TOTAL FRONTAGE OF PROPERTY = 197.70 L.F.

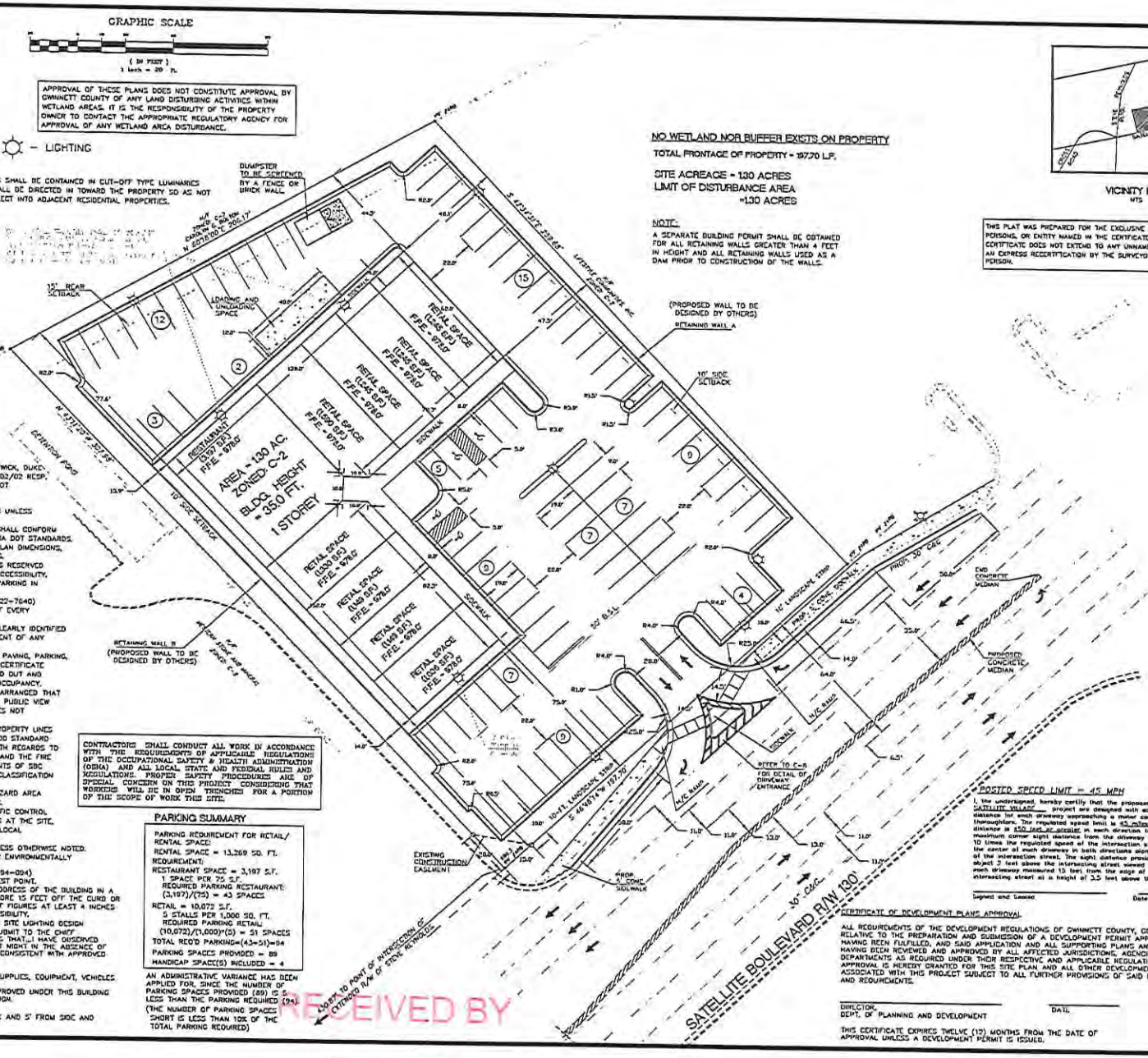
SITE ACREAGE = 1.30 ACRES
LIMIT OF DISTURBANCE AREA
=1.30 ACRES

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.




VICINITY MAP
NTS

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OTHE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.




### POSTED SPEED LIMIT – 45 MPH

I, the undersigned, hereby certify that the proposed driveways for the SATELLITE VILLAGE project are designed with adequate corner sight distance for each driveway approaching a minor collector or major thoroughfare. The regulated speed limit is 45 miles per hour. The sight distance is 450 feet or greater in each direction for each driveway. The minimum corner sight distance from the driveway is equal to or exceeds 10 times the regulated speed of the intersection street, as measured from the center of each driveway in both directions along the right of way line of the intersection street. The sight distance provides clear visibility of an object 3 feet above the intersecting street viewed from the centerline of each driveway measured 15 feet from the edge of pavement of the intersecting street at a height of 3.5 feet above the ground.

Signed and Sealed _____ Date _____

### 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 THOR 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.

DIRECTOR, DEPT. OF PLANNING AND DEVELOPMENT _____ DATE _____

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

SATELLITE VILLAGE
3765 SATELLITE BOULEVARD
PARCEL 23, LANDLOT 231 OF THE 6TH LAND DISTRICT
GWINNETT COUNTY, GEORGIA

SITE PLAN
SHEET TITLE

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 8/26/04 | 1 | COUNTY COMMENTS |

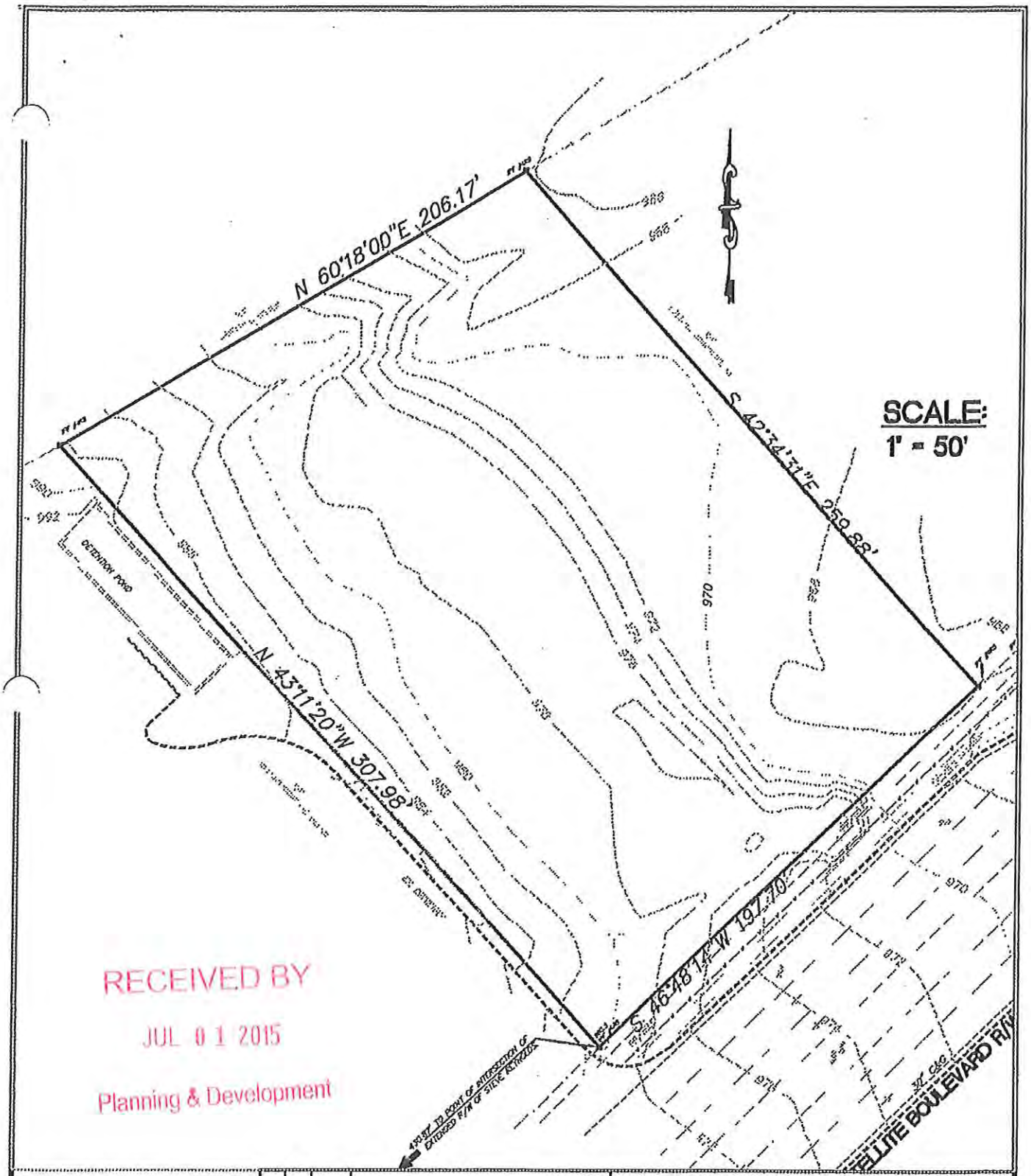
DESIGN | DRAWN | CHECKED

DATE | JOB NUMBER | P.E. MANAGER

C-1

SHEET | REVISION | PROJECT | STAMP


RECEIVED BY
JUL 01 2015
Planning & Development
SUP '15 038




| BOUNDARY PLAT | No. | By | Date | Revision | SATELLITE VILLAGE EXHIBIT A | | | |
|---|---|---|---|---|---|---|---|---|
| | | | | | Date: | Land Lot: | District: | |
| | | | | | County: | Scale: | | Sheet No. |
| | | | | | Proj. Manager: | Drawn By: | Checked By: | |
| | | | | | Job Number: | File Number: | | of |

SUP '15 038

## 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.

RECEIVED BY
JUL 01 2015
Planning & Development



SUP '15 038

**JUNPAL2 INC**
**d/b/a IMPERIAL BILLIARDS**
**3483 Satellite Blvd Ste 102**
**Duluth, GA 30096**
**Tel: 770-476-3701**
**Fax: 770-476-3706**

To the Gwinnett County Board of Commissioners:

This letter is to request a special use permit for a Pool or Billiards Hall. The business will consist of ten pool tables with two soda vending machines and will not serve any other foods or alcoholic drinks. Located at 3765 Satellite Boulevard Duluth, GA 30096 and zoned C-2, it is currently a vacant lot.

If you have other questions or concerns, please call me.

Thank you,

Jun Young Yoo
President

## 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: 6/29/15

JUN YOUNG YOO, PRESIDENT
Type or Print Name and Title

Signature of Notary Public — Date: 6/29/15 — Notary Seal

JANE YUN JUNG
MY COMMISSION EXPIRES
NOTARY PUBLIC
MAY 7, 2016
GWINNETT COUNTY, GEORGIA

RECEIVED BY
JUL 01 2015
Planning & Development

SUP '15 038

## 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 — Date: 6.26.15

HUNG V. NGUYEN OWNER
Type or Print Name and Title

Signature of Notary Public — Date: 6/26/15

JANE YUN JUNG
MY COMMISSION EXPIRES
NOTARY PUBLIC
MAY 7, 2016
GWINNETT COUNTY, GEORGIA

Notary Seal

RECEIVED BY
JUL 01 2015
Planning & Development

SUP '15 038

## 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 | DATE | JUN YOUNG YOO<br>TYPE OR PRINT NAME AND TITLE |
|---|---|---|
| SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE | DATE | TYPE OR PRINT NAME AND TITLE |
| SIGNATURE OF NOTARY PUBLIC | DATE 6/29/15 | 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 Jun Young Yoo
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.

RECEIVED BY
JUL 01 2015
Planning & Development

SUP '15 038

## 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) 6 - 231 - 023
District Land Lot Parcel

Signature of Applicant — Date: 6/29/15.

JUN YOUNG YOO.
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)

Debra Smith
NAME

tax service associate
TITLE

June 30, 2015
DATE

RECEIVED BY
JUL 01 2015
Planning & Development



SUP '15 038