SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: TOMAS TRENEV	NAME: Metro Management Group (Raymond Kil)
ADDRESS: 4528 High Grove ct	ADDRESS: 3009 Bankers Industrial Drive
CITY: Acworth	CITY: Atlanta
STATE: GA ZIP: 30102	STATE: GA ZIP: 30360
PHONE: 404-944-1325	PHONE: 770 246 6006 x5

CONTACT PERSON: TOMAS TRENEV PHONE: 404-944-1325

CONTACT'S E-MAIL: vr12team@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: C2 BUILDING/LEASED SQUARE FEET: 7,500

LAND DISTRICT(S): 6th LAND LOT(S): 247 ACREAGE: 3.47

ADDRESS OF PROPERTY: 6930 Buford Hwy, Doraville, GA 30340

SPECIAL USE REQUESTED: Used Car Dealership

Multi Group Automotive Inc

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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EXHIBIT "A"

TRACT 1:

All that tract or parcel of land lying and being in Land Lots 247 and 250 of the 6th District of Gwinnett County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the corner formed by the intersection of the southeasterly right-of-way line of Buford Highway (a/k/a U.S. Highway No. 23) with the southwesterly right-of-way line of Pleasantdale Road; running thence southwesterly along the southeasterly right-of-way line of Buford Highway, 241.30 feet to a point; thence running south 33 degrees 29 minutes 00 seconds east, 7.8 feet to a point on the southeasterly right-of-way line of Buford Highway (as established by right-of-way deed in favor of the Department of Transportation of the State of Georgia, dated April 1, 1985, and recorded at Deed Book 3020, Page 278, Gwinnett County, Georgia records), which point marks the TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING THUS ESTABLISHED, continue thence south 33 degrees 29 minutes 00 seconds east, 420.10 feet to a point; running thence south 49 degrees 41 minutes 53 seconds west, 243.61 feet to a point; running thence north 33 degrees 13 minutes 28 seconds west, 416.89 feet to a point on the southeasterly right-of-way line of Buford Highway; running thence north 48 degrees 53 minutes 22 seconds east along the southeasterly right-of-way line of Buford Highway, 242.15 feet to the TRUE POINT OF BEGINNING; and being a tract or parcel of land containing 2.31 acres, designated as "Tract A", according to a plat of survey prepared for The Korean Association of the Greater Atlanta Area, Inc. and The Korean-American School of Atlanta, Inc., by McClung Surveying, Inc., bearing the seal and certification of Perry E. McClung, Georgia Registered Land Surveyor No. 1541, dated December 1, 1997.

TRACT 2:

All that tract or parcel of land lying and being in Land Lot 247 of the 6th District of Gwinnett County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the corner formed by the intersection of the southeasterly right-of-way line of Buford Highway (a/k/a U.S. Highway No. 23) with the southwesterly right-of-way line of Pleasantdale Road; running thence southwesterly along the southeasterly right-of-way line of Buford Highway, 241.30 feet to a point; thence running south 33 degrees 29 minutes 00 seconds east, 7.8 feet to a point on the southeasterly right-of-way line of Buford Highway (as established by right-of-way deed in favor of the Department of Transportation of the State of Georgia, dated April 1, 1985, and recorded at Deed Book 3020, Page 278, Gwinnett County, Georgia records); continue thence south 33 degrees 29 minutes 00 seconds east, 420.10 feet to a point, which point marks the TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING THUS ESTABLISHED, continue thence south 33 degrees 29 minutes 00 seconds east, 208.00 feet to an iron pin found; running thence south 49 degrees 43 minutes 29 seconds west, 244.54 feet to an iron pin found; running thence north 33 degrees 13 minutes 28 seconds west, 208.00 feet to a point; running thence north 49 degrees 41 minutes 53 seconds east, 243.61 feet to the TRUE POINT OF BEGINNING; and being a tract or parcel of land containing 1.16 acres, designated as "Tract B", according to a plat of survey prepared for The Korean Association of the Greater Atlanta Area, Inc. and The Korean-American School of Atlanta, Inc., by McClung Surveying, Inc., bearing the seal and certification of Perry E. McClung, Georgia Registered Land Surveyor No. 1541, dated December 1, 1997.

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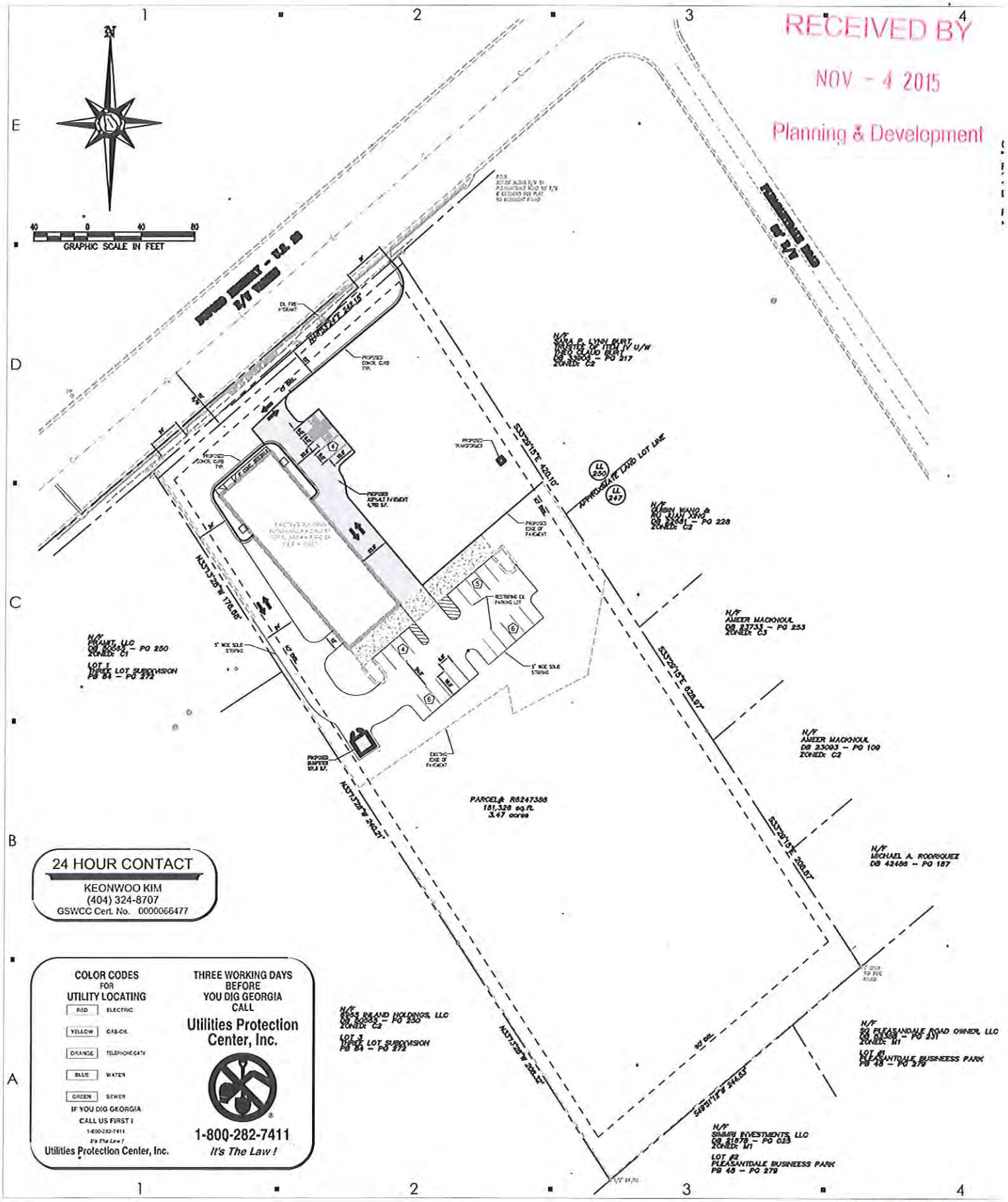

24 HOUR CONTACT
KEONWOO KIM
(404) 324-8707
GSWCC Cert. No. 0000066477

COLOR CODES FOR UTILITY LOCATING

RED	ELECTRIC
YELLOW	GAS-OIL
ORANGE	TELEPHONE-CATV
BLUE	WATER
GREEN	SEWER

IF YOU DIG GEORGIA CALL US FIRST !
1-800-282-7411
It's The Law !
Utilities Protection Center, Inc.

THREE WORKING DAYS BEFORE YOU DIG GEORGIA CALL
Utilities Protection Center, Inc.
1-800-282-7411
It's The Law !

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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:
Used Car Dealer use is compatible with business and industrial uses of adjacent and nearby properties.

(B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
Used Car Dealer use will have no affect on the business and industrial use of an adjacent and nearby properties.

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
The special use permit has 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:
Used Car Dealer will not affect the current infrastructure.

(E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
Used Car Dealer will operate similarly to other businesses already existing in the area, therefore is in conformity with the 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:
Used Car Dealer will blend with the area and will be operating as a typical business with regular business hours.

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Multi Group Automotive, Inc.
4005 Wetherburn Way, Suite A15
Peachtree Corners, GA 30092
(404) 944 - 1325

November 4, 2015

Gwinnett County Department of Planning and Development
Planning Division
One Justice Square
446 West Crogan Street
Lawrenceville, GA 30046

RE: Letter of Intent for Special Use Permit Application

To whom it may concern:

The applicant submits this request for a Special Use Permit approval to operate a Used Car Dealership located at 6930 Buford Hwy, Doraville, GA 30340 with parcel # 6247 386 in Gwinnett County. The subject property is 3.47 acres. The existing brand new building on the premises is 7500 square feet. This results in a density of approximately 2161 sf per acre. Current zoning of the property is (C-2), which supports for a Used Car Dealership to operate with obtaining of a Special Use Permit. The height of the building is 17 feet and the number of parking spaces is approximately 65.

Used Car dealership is consistent with the existing land uses and businesses in the area. The property is currently vacant and the Special Use Permit would allow for its reasonable economic use, without being an excess burden to the infrastructure.
Please do not hesitate to contact us with any questions or concerns.

Respectfully requesting the granting of the Special Use Permit.

Best Regards,
Multi Group Automotive, Inc.

Tomas Trenev
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

Nov. 4. 2015
Date

TOMAS TRENEV - OWNER
Type or Print Name and Title

Signature of Notary Public

11/04/2014
Date

Elizabeth Barron
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires
January 22, 2018
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 — Date: 11-4-15

RAYMOND KIL
Type or Print Name and Title

Signature of Notary Public — Date: 11/4/2015

Elizabeth Barron
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires
January 22, 2018
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.

SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
	NOV. 4. 2015	TOMAS TRENEV

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

SIGNATURE OF NOTARY PUBLIC	DATE	
	11/4/2015	Elizabeth Barron NOTARY PUBLIC DeKalb County, GEORGIA My Commission Expires January 22, 2018 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 TOMAS TRENEV
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 - 247 - 6247 386 - Tract A / 6247 023 - Tract B
(Map Reference Number) District - Land Lot - Parcel

Signature of Applicant — Date: Nov. 4. 2015

TOMAS TRENEV
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)

Robin Boak — NAME
TSA 1 — TITLE
11-4-2015 — DATE

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