

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Chang Won Jung</u> ADDRESS: <u>1833 Royal Troon CT</u> CITY: <u>Duluth</u> STATE: <u>GA</u> ZIP: <u>30096</u> PHONE: <u>7705603436</u>	NAME: <u>Chang Won Jung</u> ADDRESS: <u>1833 Royal Troon CT</u> CITY: <u>Duluth</u> STATE: <u>GA</u> ZIP: <u>30096</u> PHONE: <u>7705603436</u>
CONTACT PERSON: <u>Chang Won Jung</u> PHONE: <u>7705603436</u> CONTACT'S E-MAIL: <u>Sebastianjung2821@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 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>4,400 #</u>
PARCEL NUMBER(S): <u>6233 019</u>	ACREAGE: <u>1.05 AC</u>
ADDRESS OF PROPERTY: <u>3285 Satellite Blvd. Duluth GA</u>	
SPECIAL USE REQUESTED: <u>dealer Used Cars</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION:

The legal description must be a "metes and bounds" description. It must establish a point of beginning and from the point of beginning give each dimension bounding the property, calling the directions (such as north, northeasterly, southerly, etc) which the boundary follows around the property returning to the point of beginning. If there are multiple property owners, all properties must be combined into one legal description. If the properties are not contiguous, a separate application and legal description must be submitted for each property. For requests for multiple zoning districts, a separate application and legal description must be submitted for each district requested.

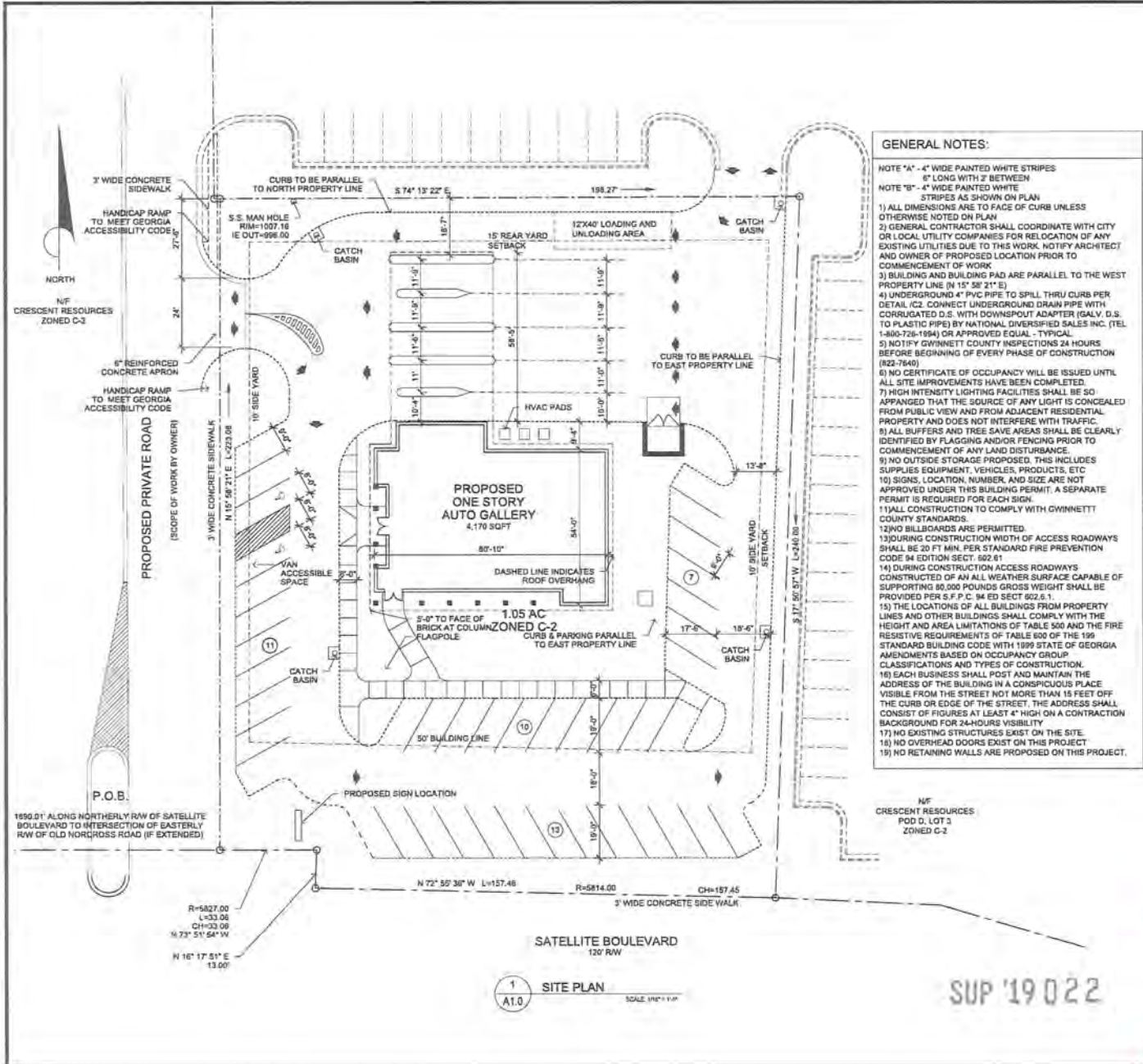
LEGAL DESCRIPTION:

All that tract or parcel of land lying and being in Land Lot 233 of the 6th Land District of Gwinnett County Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at the intersection of the northerly right-of-way of Satellite Boulevard and the Easterly right-of-way of Old Norcross Road; THENCE, traveling along the northerly right-of-way of Satellite Boulevard in a generally easterly direction for a distance of 1890.01 feet to a point, said point marked by a 1/2 inch rebar pin set, said point being the TRUE POINT OF BEGINNING.

THENCE, from said point as thus established, North 15°58'21" East for a distance of 223.08 feet to a point; THENCE, south 74°13'22" East for a distance of 198.27 feet to a point; THENCE, South 17°50'57" West for a distance of 240.00 feet to a point; THENCE, along a curve having a radius of 5814.00 feet and an arc length of 157.46 feet, being subtended by a chord of North 72°55'36" West a distance of 157.45 feet to a point; THENCE, North 16°17'51" East for a distance of 13.00 feet to a point; THENCE, along a curve having a radius of 5827.00 feet and an arc length of 33.06 feet, being subtended by a chord of North 73°51'54" West a distance of 33.06 feet to a point, said point being the TRUE POINT OF BEGINNING.

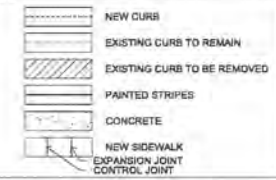
Said property contains 45,738 square feet or 1,050 acres, more or less, and is more fully described and shown on that plat of survey prepared for Regions Bank by Precision Planning, Inc., Randall W. Dixon, Registered Land Surveyor No. 1678, dated February 25, 1999, last revised March 23, 1999.



GENERAL NOTES:

- NOTE "A" - 4" WIDE PAINTED WHITE STRIPES 6' LONG WITH 2" BETWEEN STRIPES AS SHOWN ON PLAN
 NOTE "B" - 4" WIDE PAINTED WHITE STRIPES AS SHOWN ON PLAN
- 1) ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED ON PLAN
 - 2) GENERAL CONTRACTOR SHALL COORDINATE WITH CITY OR LOCAL UTILITY COMPANIES FOR RELOCATION OF ANY EXISTING UTILITIES DUE TO THIS WORK. NOTIFY ARCHITECT AND OWNER OF PROPOSED LOCATION PRIOR TO COMMENCEMENT OF WORK
 - 3) BUILDING AND BUILDING PAD ARE PARALLEL TO THE WEST PROPERTY LINE (N 15° 50' 21" E)
 - 4) UNDERGROUND 4" PVC PIPE TO SPILL THRU CURB PER DETAIL (CZ. CONNECT UNDERGROUND DRAIN PIPE WITH CORRUGATED D.S. WITH DOWNSPILT ADAPTER (D.A.L.V. D.S. TO PLASTIC PIPE) BY NATIONAL DIVERSIFIED SALES INC. (TEL 1-800-726-1954) OR APPROVED EQUAL - TYPICAL
 - 5) NOTIFY GWINNETT COUNTY INSPECTIONS 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION (822-7840)
 - 6) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
 - 7) HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO APPANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
 - 8) ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
 - 9) NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC
 - 10) SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
 - 11) ALL CONSTRUCTION TO COMPLY WITH GWINNETT COUNTY STANDARDS.
 - 12) NO BILLBOARDS ARE PERMITTED.
 - 13) DURING CONSTRUCTION WIDTH OF ACCESS ROADWAYS SHALL BE 20 FT MIN. PER STANDARD FIRE PREVENTION CODE 94 EDITION SECT. 502.61
 - 14) DURING CONSTRUCTION ACCESS ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 10,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER S.F.P.C. 94 ED SECT 602.6.1.
 - 15) THE LOCATIONS OF ALL BUILDINGS FROM PROPERTY LINES AND OTHER BUILDINGS SHALL COMPLY WITH THE HEIGHT AND AREA LIMITATIONS OF TABLE 506 AND THE FIRE RESISTIVE REQUIREMENTS OF TABLE 600 OF THE 199 STANDARD BUILDING CODE WITH 1999 STATE OF GEORGIA AMENDMENTS BASED ON OCCUPANCY GROUP CLASSIFICATIONS AND TYPES OF CONSTRUCTION.
 - 16) 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. THE ADDRESS SHALL CONSIST OF FIGURES AT LEAST 4" HIGH ON A CONTRACTION BACKGROUND FOR 24-HOURS VISIBILITY
 - 17) NO EXISTING STRUCTURES EXIST ON THE SITE.
 - 18) NO OVERHEAD DOORS EXIST ON THIS PROJECT
 - 19) NO RETAINING WALLS ARE PROPOSED ON THIS PROJECT.

LEGEND:



SITE INFORMATION:

ADDRESS: 3285 SATELLITE BOULEVARD
 LOCATED IN LAND LOTS 232 AND 233 OF THE 8TH DISTRICT OF GWINNETT COUNTY, GEORGIA

EXISTING ZONING: C-2
 SITE AREA = 1.050 ACRES

SUBDIVISION, LOT NUMBER AND BLOCK, SATELLITE PLACE POD D, LOT 2

FLOOD STATEMENT:
 NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED ON F.I.R.M. PANEL NO. 136322 0180 C DATED 5/4/92.

SEWAGE DISPOSAL SHALL BE THRU PROVIDED PUBLIC SANITARY SEWER.

TOTAL BUILDING HEIGHT (ROOF RIDGE) = 25'-4"
 GROSS SQUARE FEET OF FLOOR AREA = 4,170

PARKING PROVIDED:
 STANDARD SIZE PARKING = 39 SPACES
 STANDARD SIZE PARKING: 39 SPACES
 HANDICAP ACCESSIBLE PARKING = 2 SPACES

TOTAL PARKING PROVIDED = 41 SPACES

REQUIRED PARKING @ 1 SPACE PER 200 S.F. = 21 SPACES

EXCESS STORM WATER RUNOFF SHALL BE PIPED TO AN "OFF-SITE" STORM WATER DETENTION AREA, DESIGNED TO ACCOMMODATE THE SUBDIVISIONS ENTIRE DEVELOPED PROPERTY. THIS AREA TO BE DESIGNED AND SUBMITTED BY OTHERS.

THE SUBJECT PROPERTY SHALL COMPLY FULLY WITH THE REZONING CONDITIONS, CASE NO. RZ-95-160 APPROVED THE 24TH DAY OF OCTOBER, 1995.

SUBDIVIDER: SATELLITE PARTNERS C/O DOVER DEVELOPMENT CO. 42 WEST BROOKHAVEN DRIVE, ATLANTA, GA 30319 (404) 868-0713

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.

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1 SITE PLAN
 A1.0

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DATE TIME

AUTO GALLERY

3285 SATELLITE BOULEVARD
 DULUTH, GA 30096

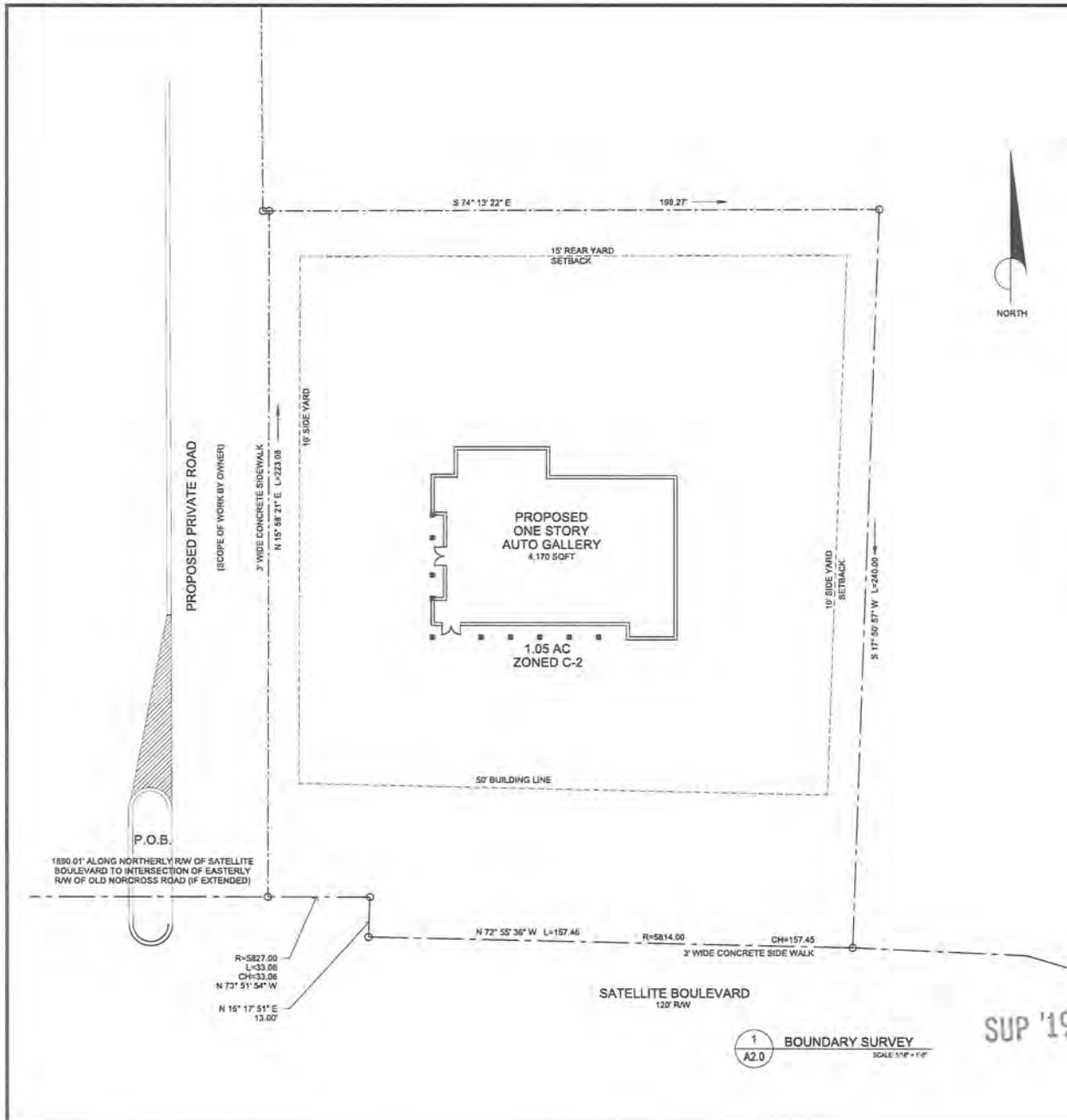
CONSTRUCTION DOCUMENT

SITE PLAN

12-05-2018

A1.0

RELEASED FOR CONSTRUCTION



LEGAL DESCRIPTION:

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DATE ISSUED

AUTO GALLERY
 3285 SATELLITE BOULEVARD
 DULUTH, GA 30096

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1 BOUNDARY SURVEY
 A2.0 SCALE 1/8" = 1'-0"

CONSTRUCTION DOCUMENT

BOUNDARY SURVEY

A2.0
 12-05-2018
 RELEASED FOR CONSTRUCTION

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:

The property is currently surrounded by car dealers, body shops and mechanic shops.

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

NO. It will be used as a broker office with not many cars parked. It will be displaying Hi-Line used Automobiles

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

Auto Sales / Auto FINANCE / Corporate office

- (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:

Adjacent to big dealers, enough space for ~~cars~~ cars. ~~High~~ Hi-Line Auto Broker not storing many cars.

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

FINANCE OFFICE / Auto Sales / No mechanic shop or Body shop.

- (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 changes to the existing ~~development~~ property
or No additional development to the property

Date 12/21/2018

Letter of Intent
For
3285 Satellite Blvd.
Duluth, Ga 30096

The purpose of this letter is to request a Special Use Permit for the referenced property by changing the zoning for APN/ Parcel R6233-019 that is currently zoned under C2 (General Business District). The property is former Regions Bank building and adjacent to multiple automotive dealerships. The intent of the new ownership group is to utilize the building for 3 purposes:

1. A corporate office
2. Operate a finance Company
3. Sell automobiles

The ownership group will not service vehicles at this location.

If permit is given, would not cause substantial detriment to the public good, nor impair the purposes or intent of the zoning resolution. It would allow the existing building to be utilized in a manner identical to the existing surrounding businesses.



Chang Won Jung
CEO AG Holdings

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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 10/5/18

Cheng Wan Ling _____ Owner
Type or Print Name and Title


Signature of Notary Public _____ Date 10/5/18



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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.

[Handwritten Signature] 10/5/18
Signature of Property Owner Date

Chang Won Jung owner
Type or Print Name and Title

[Handwritten Signature] 10/5/18
Signature of Notary Public Date



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**SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT**

(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.



Signature of Applicant

Chang Won Jung owner.

Type or Print Name

10-5-18

Date

Maria G. Nunez 10/5/18

Signature of Notary Public Date



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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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 REZONING REQUEST.**

PARCEL I.D. NUMBER: R 623.3-019
(Map Reference Number) District Land Lot Parcel

[Signature] 12-21-18
Signature of Applicant Date
Chang wan sung / CEO
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Vickie Schobey TSA #
NAME TITLE
1/4/19
DATE

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