

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Deuk Bak</u>	NAME: <u>Findley Family Partnership</u>
ADDRESS: <u>4910 Thornbury Way</u>	ADDRESS: <u>3952 Pine Needle Dr.</u>
CITY: <u>Alpharetta</u>	CITY: <u>Duluth</u>
STATE: <u>GA.</u> ZIP: <u>30005</u>	STATE: <u>GA.</u> ZIP: <u>30096</u>
PHONE: <u>678-909-0637</u>	PHONE: <u>770-639-5399</u>
CONTACT PERSON: <u>Robert F. Findley</u> <u>Vicki F. Frost</u> PHONE: <u>770-851-9444</u> <u>770-639-5399</u>	
CONTACT'S E-MAIL: <u>v.frost@gwinnettcommunitybank.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>M-1</u>	BUILDING/LEASED SQUARE FEET: <u>4,000</u>
PARCEL NUMBER(S): <u>R7205 008</u>	ACREAGE: 4.26 <u>5.26</u>
ADDRESS OF PROPERTY: <u>2382 Buford Hwy., Duluth, GA. 30097</u>	
SPECIAL USE REQUESTED: <u>Automobile Repair Shop</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 200 & 205 of the 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the southeasterly right-of-way of Buford Highway (a.k.a. U.S. 23) (100' R/W) and the centerline of Water Works Road; THENCE northeasterly along said right-of-way of Buford Highway a distance of 516.93' to a 2" Open Top Pipe Found (2"OTP) found and the POINT OF BEGINNING; THENCE continuing along said right-of-way N49°03'52"E a distance of 299.19' to a 2" Open Top Pipe Found (2"OTP); THENCE leaving said right-of-way S40°55'20"E a distance of 190.36' to an Iron Pin Found (IPF); THENCE S49°04'40"W a distance of 138.10' to a Nail Found (NF); S41°16'50"E a distance of 129.69' to a Nail Found (NF); THENCE N48°55'20"E a distance of 137.29' to an Iron Pin Found (IPF); THENCE S40°55'20"E a distance of 250.10' to an Iron Pin Set (IPS); THENCE N48°46'43"E a distance of 307.38' to a Crimp Top Pipe Found (CTP); THENCE S11°54'51"E a distance of 103.94' to a 1" Open Top Pipe Found (1"OTP); THENCE S40°14'14"W a distance of 564.15' to an Iron Pin Set (IPS); THENCE N40°49'25"W a distance of 745.70' to a 2" Open Top Pipe (2"OTP) on the said right-of-way of Buford Highway and the POINT OF BEGINNING.

Said tract contains 229,285 sq. ft. (5.264 acres) and is more particularly shown on a survey for "VICKI FROST", prepared by Busbee & Poss Land Surveying Company, dated November 2nd, 2018.

Don Ed. Post

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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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June 3rd, 2019

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

Attn: Special Use Permit Div.

Please accept this formal letter of intent to apply for a special use permit to operate an automotive repair business at the 2382 Buford Highway, Duluth, GA 30097.

This is a Special Use permit request for use of the space that is currently zoned M-1. The space is 4,000 square feet and is one of two units within the same building. The total building size is 8,000 square feet and is one of seven other buildings within the same industrial park, Duluth Industrial Park.

The building has 6-8 designated parking spots. The height of the building is 22 feet. The business will maintain typical 9am - 5pm business hours. There is no request to change buffers.

I would appreciate your consideration in this matter.

Respectfully,

Deuk Bak

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SUP '19 061

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.

Deuk Bak

Signature of Applicant

4-19-19

Date

Deuk Bak

Type or Print Name and Title

OWNER.

Katie Martin

Signature of Notary Public

4/19/19

Date



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.



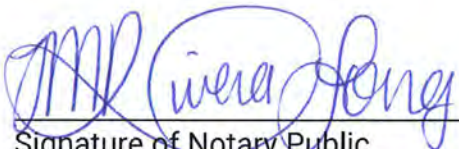
Signature of Property Owner



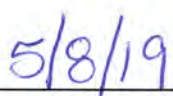
Date




Type or Print Name and Title



Signature of Notary Public



Date



Notary Seal

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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.

Deuk Balk

Signature of Applicant

Deuk Balk

Type or Print Name

4-19-19

Date

Katie Martin

Signature of Notary Public

4/19/19

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.

Doug Ful 4-19-19 Deuk Bak owner
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Katie Martin 4/19/19
 SIGNATURE OF NOTARY PUBLIC DATE



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 Vicki F. Frost, owner
 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: 4,6 Duluth Ind. Park R7205-008
(Map Reference Number) District Land Lot Parcel

Deuk Bak 4-19-19
Signature of Applicant Date

Deuk Bak OWNER
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)

Judy M Angelo *Senior Tax Services Associate*
NAME TITLE
6/3/19
DATE

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