

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>ARCADE DESIGN CORPORATION</u> ADDRESS: <u>4958 BERKELEY RUN XING</u> CITY: <u>PEACHTREE CORNERS</u> STATE: <u>GA</u> ZIP: <u>30092</u> PHONE: <u>770-527-1429</u>	NAME: <u>RODOLFO A. SIXTOS</u> ADDRESS: <u>644 BUFORD HIGHWAY</u> CITY: <u>SUGAR HILL</u> STATE: <u>GA</u> ZIP: <u>30518</u> PHONE: <u>678-525-4098</u>
CONTACT PERSON: <u>JOSE F. JIMENEZ, RA</u> PHONE: <u>770-527-1429</u> CONTACT'S E-MAIL: <u>JFDOJIMENEZ@ARCADESIGN.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>C2</u>	BUILDING/LEASED SQUARE FEET: <u>2,361</u>
PARCEL NUMBER(S): <u>7256 002</u>	ACREAGE: <u>2.80 ac.</u>
ADDRESS OF PROPERTY: <u>644 BUFORD HIGHWAY, GA 30518</u>	
SPECIAL USE REQUESTED: <u>AUTOMOTIVE SALES - C2-SUP (Renewal)</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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EXHIBIT "A"

ALL THAT TRACK OF PARCEL LYING AND BEING IN LAND LOT 256 OF THE 7TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, AS SHOWN AND DELINIATED AS 2,801 ACRES, MORE OR LESS, ON PLAT OF SURVEY FOR 644 BUFORD HIGHWAY BY GEORGIA PROFESSIONAL LAND SURVEYING, LLC DATED FEBRUARY 9, 2007, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT A POINT ON THE NORTHWESTERN RIGHT OF WAY OF BUFORD HIGHWAY (200 FOOT RIGHT OF WAY), SAID BEING NORTH 56 DEGREES 54 MINUTES 00 SECONDS EAST, AS MEASURED ALONG SAID RIGHT OF WAY, A DISTANCE OF 278.50 FEET, FROM INTERSECTION OF SAID NORTHWESTERN RIGHT OF WAY AND THE ORIGINAL LAND LOT LINE DIVIDING LAND LOTS 255 & 256; THENCE RUNNING NORTH 30 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 377.90 FEET, TO AN IRON PIN FOUND; THENCE RUNNING NORTH 52 DEGREES 24 MINUTES 37 SECONDS EAST, A DISTANCE OF 239.51 FEET, TO AN IRON PIN FOUND; THENCE RUNNING SOUTH 79 DEGREES 29 MINUTES 02 SECONDS EAST, A DISTANCE OF 131.33 FEET, TO AN IRON PIN FOUND; THENCE RUNNING SOUTH 24 DEGREES 16 MINUTES 20 SECONDS EAST, A DISTANCE OF 309.25 FEET, TO AN IRON PIN FOUND ON THE NORTHWESTERN RIGHT OF WAY OF BUFORD HIGHWAY; THENCE RUNNING SOUTH 56 DEGREES 54 MINUTES 00 SECONDS WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 305.19 FEET, TO AN IRON PIN, THE PLACE OR POINT OF BEGINNING.

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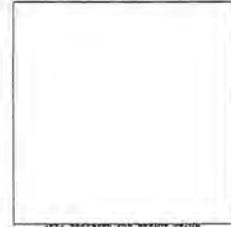
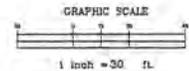
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**SITE/GRADING PLAN FOR:
GTO AUTO SALES**

7TH DISTRICT LL 286 PARCEL 002
644 BIFORD HWY
SUGAR HILL, GA 30518
GWINNETT COUNTY



AREA RESERVED FOR PERMIT STAMP

UTILITY NOTES:
1. The existing utilities shown are for informational only. There may be other utilities not shown on these plans. The design professional who issues these plans assumes no responsibility for the location and size of all utilities within the limits of the work prior to construction. All services shown in existing utilities shall be the sole responsibility of the contractor.
2. The contractor shall verify existing utility line sizes and locations prior to any service line installation.

C:\Robert Files\Georgie011.dwg

SITE PLAN



SCALE AS SHOWN
DATE 02-15-19
NO. 2019-1979
SHEET NO. 3 OF 25

OVERALL BOUNDARY/EE. CONDITIONS FOR:
GTO AUTO SALES
BULLARD
LAND PLANNING
3770 CANNONVILLE DR.
DUBLIN, GEORGIA 30034
(478) 244-1220/(478) 333-0284 FAX
bplanning@bullard.com

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 PROPOSED USE IS SUITABLE TO ADJACENT AUTO REPAIR BUSINESS AND AUTO SALES

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

THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE USE OR THE USABILITY OF THE NEARBY PROPERTIES

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

AS A C2 ZONING THE PROPERTY HAS A REASONABLE ECONOMIC USE AND ALLOWS FOR AUTOMOTIVE SERVICES AND PROPOSED SUP WILL SUSTAIN THE USE OF THE ADJACENT PROPERTIES

- (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:

THE PROPOSED USE WILL NOT CAUSE ADDITIONAL OR EXCESSIVE USE OF THE EXISTING BUFORD CORRIDOR AND IT IS IN LINE WITH THE CURRENT USE OF SOME OF THE ADJACENT PROPERTIES

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

THE PROPOSED USE IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE CURRENT LAND USE PLAN.

THE OWNER WILL COMPLY WITH THE SPECIAL CONDITIONS IMPOSED ON THE ORIGINAL SUP PERMIT

- (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:

THE EXISTING USE OF ADJACENT PROPERTIES OVER BUFORD HIGHWAY PROVIDES SUPPORTING GROUNDS FOR APPROVAL

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July 22, 2019

GWINNETT COUNTY
Department of Planning & Development
Planning Division
446 Crogan Street, Suite 250
Lawrenceville, GA 30043

Re.: SUP – 644 Buford Highway, Sugar Hill

Dear Sirs,

This is to express the intent to apply for the renewal of the Special Use Permit granted on August 7, 2018 for a new automobile sales at the above reference location.

The following are the considerations affecting this application:

- Current C2 Zoning allows for auto sales under a SUP
- The area of the existing property is 2.8 acres and it is sufficient for the business needs
- A complete site development process with a detailed requirement have been imposed on the site. A new civil engineering company has been retained to do the design development and to complete all the review process by the agencies having jurisdiction
- Site development plans have been submitted to the Department of Planning and Development and the GADOT for review and are under final review for the approval of building permits
- All the required conditions are considerate in the civil engineering documents submitted for permitting and they also will be followed by the property Owner once the site improvements are completed and the business open
- There have been no business activities on the site during the last 2 years due to the lengthy process of the civil engineering design development and review process

The enclosed documentation is submitted for your review and consideration.

Cordially,



Jose Fernando Jimenez
GA Registered Architect
Tel: 770-527-1429
jfdojimenez@arcadesign.com

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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.



07 / 22 / 2019

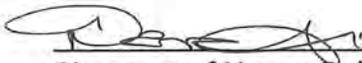
Signature of Applicant

Date

JOSE F. JIMENEZ, RA

Type or Print Name and Title

SARABETH NARANJO
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Nov. 4, 2022



7/22/2019

Signature of Notary Public

Date

Notary Seal

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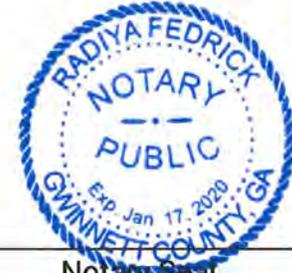
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SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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.

Aldo Sixtos 7-23-19
Signature of Property Owner Date

RODOLFO A. SIXTOS
Type or Print Name and Title

 7/23/2019 
Signature of Notary Public 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.

Aldo Sixtos 07/23/2019 ALDO SIXTOS
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Charles N. Bacote 7-23-19
 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 RODOLFO A. SIXTOS
 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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