

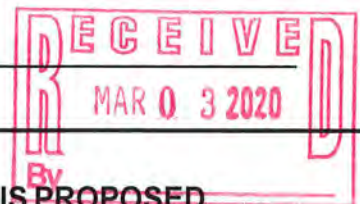
SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Shinjo Inc</u> ADDRESS: <u>1907 Granville Dr</u> CITY: <u>Lawrenceville</u> STATE: <u>GA</u> ZIP: <u>30044</u> PHONE: <u>404-566-0995</u>	NAME: <u>Paragon Town Center, LLC</u> ADDRESS: <u>4500 Stellite Blvd #1140</u> CITY: <u>Duluth</u> STATE: <u>GA</u> ZIP: <u>30096</u> PHONE: <u>770 638 0247</u>
CONTACT PERSON: <u>Colin Son</u> PHONE: <u>470-655-8812</u> CONTACT'S E-MAIL: <u>alsgh854@hotmail.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).

<p align="center">APPLICANT IS THE:</p> <p> <input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER </p>	
EXISTING/PROPOSED ZONING: <u>C2</u> BUILDING/LEASED SQUARE FEET: <u>2209</u>	
PARCEL NUMBER(S): <u>R6211 223</u> ACREAGE: <u>10.568</u>	
ADDRESS OF PROPERTY: <u>4500 Satellite Blvd Ste 1200, Duluth GA 30096</u>	
SPECIAL USE REQUESTED: <u>Art and Tattoo Studio</u>	



PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

Type: DEED Book: 53139 Page: 00652

BK 53139 PG0652

EXHIBIT "A"

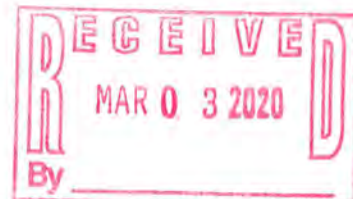
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL of land lying and being in Land Lots 210 and 211 of the 6th District, Gwinnett County, Georgia, being designated as Tract 3 of Paragon at Satellite, containing 10.568 acres, according to that certain Subdivision Plat for Platting Purposes Only of Paragon at Satellite for Cornerstone Investment Group, LLC, dated November 28, 2005, recorded in Plat Book 117, Pages 130 through 136, Gwinnett County, Georgia Records, said plat being incorporated herein by reference.

TOGETHER WITH all easement rights set forth in that certain Declaration of Easements for Paragon at Satellite by Cornerstone Investment Group, LLC, filed for record October 19, 2006 and recorded in Deed Book 47154, Page 501, Gwinnett County, Georgia Records.

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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, this strip shopping center has beauty and hair salon, Hookah Lounge, Restaurants and Bowling Center. Art and tattoo shop is suitable for the location.

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

No, there is a hookah bar and salons in the shopping center and adjacent mall near the Satellite Blvd is also under C2 zoning with the Golf Center and Gas Station.

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

Current zoning for the strip shopping center is C2 and Art and Tattoo studio will bring positive effect economically along with other beauty shop and Recreational places.

- (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:

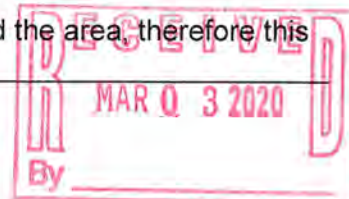
The proposed use will not impact on existing traffic and schools.

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

The proposed special use is suitable of current C2 zoning and purpose of current location.

- (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:

There are beauty shop, hookah lounge and recreational centers around the area, therefore this use is suitable.



LETTER OF INTENT

February 27, 2020

Gwinnet County Department of
Planning & Development
446 West Crogan Street, Suite 250
Lawrenceville, Georgia 30046

Shinjo, Inc- Application for Special Use Permit for Art and Tattoo Shop located at
4500 Satellite Blvd Ste 1200, Duluth, GA, 30096

Dear Sirs,

The applicant, Shinjo Inc, desires to establish an Art and Tattoo shop business and lease the space in the shopping center, named Paragon Town Center, located at 4500 Satellite Blvd, Duluth, GA, 30096. The shopping center is 10.568 acres with 420 parking spaces and desired leasing space, suite 1200, is 2,209 square feet. The applicant plans to operate the shop Six days a week, Tuesday through Sunday, Noon to 8:00PM

The shopping center is located next to the Satellite Blvd and Hopkins Mill Rd. The property, C2 zoned, already has beauty salon, restaurants and Hookah Lounge in the shopping center. The properties near the Paragon Town Center are the golf center, gas station and across the Stellate Blvd is town houses and storage store.

Since the current property is already used as the shopping center where the salon business and hookah lounge and bowling center are located under C2 zoning, the intent of this special use permit application for Art and Tattoo shop is suitable for the 4500 Satellite Blvd Ste 1200, Duluth, GA, 30096. We hope this special use permit request to be approved.

Sincerely,

Jisun Yoon
Shinjo Inc
1907 Granville Dr
Lawrenceville, GA 30044

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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.



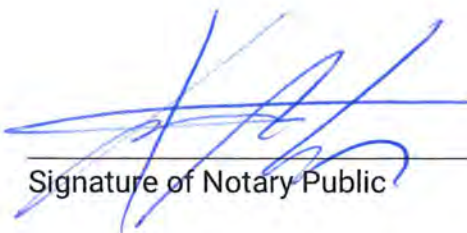
Signature of Applicant

2/4/2020

Date

Jisun Yoon / president

Type or Print Name and Title



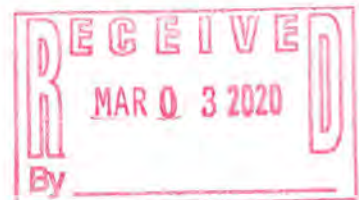
Signature of Notary Public

2/4/20

Date



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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

2-20-2020

Date

Tina Dang Partner

Type or Print Name and Title

MARY REEVES
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXP. JUNE 5, 2020



Signature of Notary Public

2-20-2020

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.



[Signature] 2/4/2020 JISUN YOON / President
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

[Signature] 2/4/20 COLIN SON / Representative
 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE

[Signature] 2/4/20
 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?

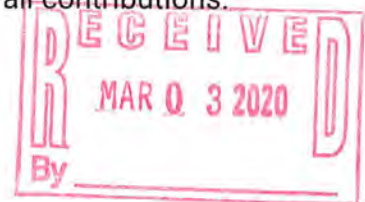
YES NO Colin SON
 YOUR NAME

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: 6 - 211 - 223
(Map Reference Number) District Land Lot Parcel

 2/4/2020
Signature of Applicant Date

Jisun Yoon / president
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)

Lowell Hunley
NAME
2-28-20
DATE

TSA-I
TITLE

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