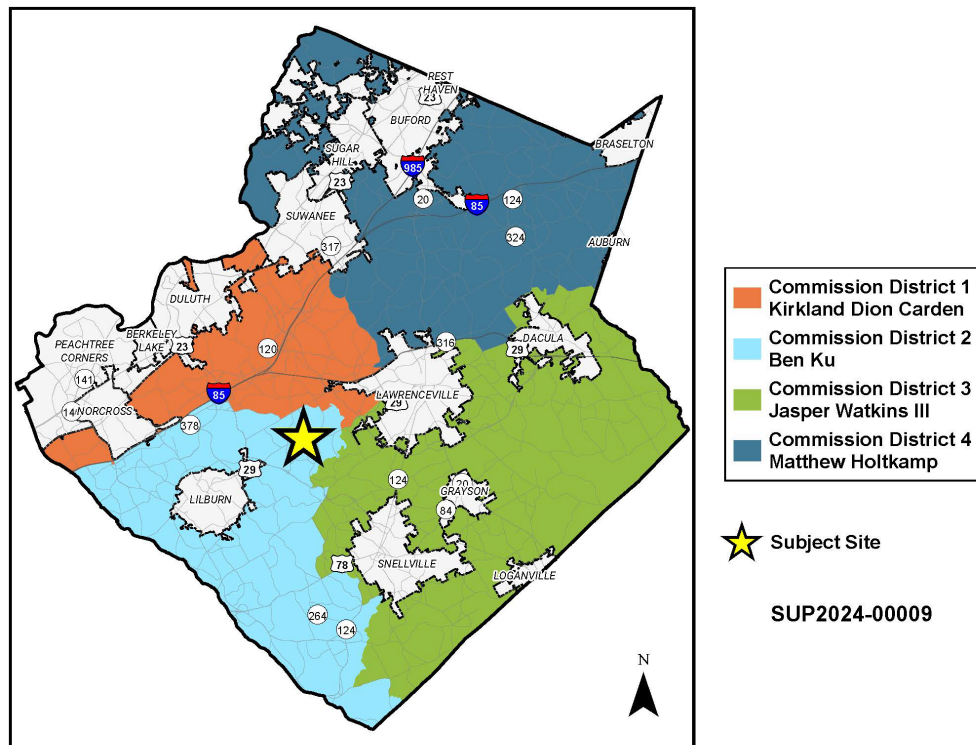


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2024-00009
Current Zoning: C-2 (General Business District)
Request: Special Use Permit (Renewal)
Address: 2570 Lawrenceville Highway
Map Number: R5018 254
Site Area: 1.00 acre
Square Feet: 4,703
Proposed Development: Automobile Sales, Service, and Repair
Commission District: District 2 – Commissioner Ku
Character Area: Community Mixed-Use

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Applicant: Aldo Sixtos
597 Shoal Circle
Lawrenceville, GA 30046

Owners: Kon Han Kim
3918 Nemours Trail
Kennesaw, GA 30152

Contact: Aldo Sixtos

Contact Phone: 678.794.7250

Zoning History

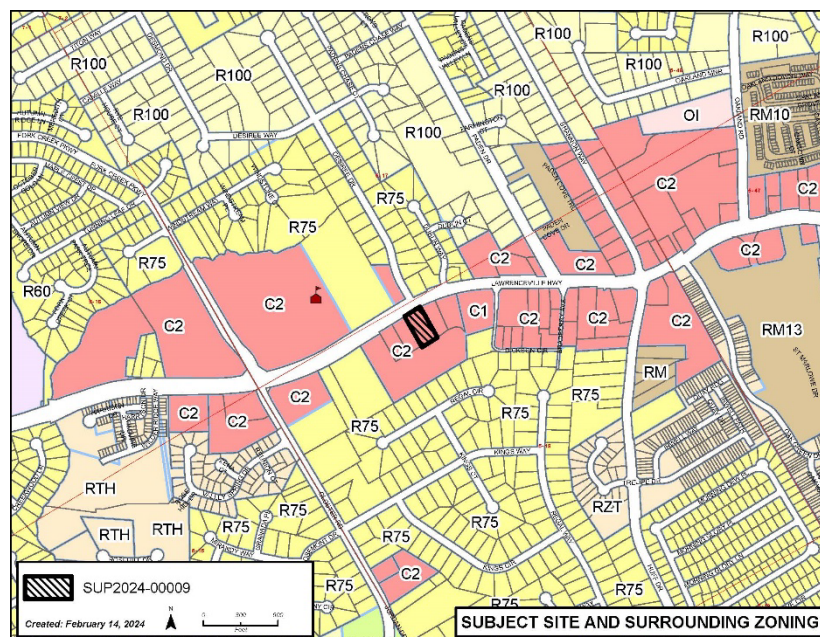
The subject property is zoned C-2 (General Business District). In 1991, the property was rezoned from C-1 (Neighborhood Business District) to C-2 and a special use permit was approved for automobile repair, pursuant to RZ-91-009 and SUP-91-003. In 2016, a special use permit was approved for automobile sales, with the condition that the permit be renewed after two years, pursuant to SUP2016-00001. Subsequent special use permits with sunset clauses of one or two years have been approved since 2016. Most recently, a special use permit SUP2023-00013 was approved for automobile sales in 2023 with a one-year sunset clause.

Existing Site Condition

The subject site is a one-acre parcel located along Lawrenceville Highway, east of Gloster Road and across from Desiree Drive. The site includes an existing single-story 4,703 square foot masonry building constructed in 1992. There are 54 parking spaces along the perimeter of the site and a gravel area in the rear. There are no sidewalks along the property frontage. The nearest Gwinnett County Transit Stop is approximately 3.0 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by existing commercial uses including automobile repair shops along Lawrenceville Highway, a pest control facility to the east, a self-storage facility to the west, and Alford Elementary School to the north across Lawrenceville Highway. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Proposed	Automobile Sales, Service and Repair	C-2
North	School	C-2 & R-75
East	Commercial	C-2
South	Commercial	C-2
West	Commercial	C-2

Project Summary

The applicant requests renewal of a special use permit on a one-acre property zoned C-2 for automobile sales, service, and repair including:

- An existing automobile repair shop with automobile sales in an existing one-story, 4,703 square foot masonry building.
- A full-access driveway from Lawrenceville Highway.
- A 10-foot-wide landscape strip along Lawrenceville Highway.
- 54 surface parking spaces for inventory and customer parking.
- A dumpster enclosure located at the south end of the property.
- A gravel area and natural vegetative screening in the rear of the property.
- No code enforcement violations have been reported for the property. Therefore, an additional sunset period is not recommended.

Zoning and Development Standards

The applicant is requesting a special use permit renewal for automobile sales, service, and repair in C-2. This request was reviewed under the previous Unified Development Ordinance (UDO), since the site is developed without additional site improvements proposed. The following is a summary of applicable development standards from the UDO:

Standard	Required	Existing	Meets Standard?
Building Height	Maximum 45'	39'	YES
Front Yard Setback	Minimum 15'	46'	YES
Side Yard Setback	Minimum 10'	50'	YES
Rear Yard Setback	Minimum 10'	>50'	YES
Off-Street Parking	Minimum: 20 spaces Maximum 55 spaces Unlimited for Inventory	54 Spaces	YES

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit F). Standard site and infrastructure improvements will also be required related to stormwater, transportation, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Special Use Permit Analysis: According to the UDO, the staff analysis and recommendation on each application for a Special Use Permit shall follow the same procedures as those contained in Section 270-20. Emphasis shall be given to the evaluation of characteristics of the proposed use in relationship to neighboring properties and the compatibility of the proposed use with its surroundings. For Special Use Permits, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After the evaluation, staff makes the following findings based on the standards of the UDO:

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 site is surrounded by commercially zoned properties along Lawrenceville Highway with automobile related uses, a self-storage warehouse to the west and south, and a pest control business to the east. An elementary school and single-family residences are to the north across Lawrenceville Highway. The subject property has been used for automobile related uses for the past 30 years. Allowing the continuation of automobile sales and related services is suitable in view of the use and development of adjacent and nearby property.

B. Whether a proposed special use permit will adversely affect the existing use or usability of adjacent or nearby property.

The automobile uses adjacent to the property are similar in use and would not be negatively impacted by the special use permit renewal. Allowing customer parking along the side property line would not adversely affect neighboring properties.

C. Whether the property to be affected by a special use permit has a reasonable economic use as currently zoned.

The property has a reasonable economic use as currently zoned.

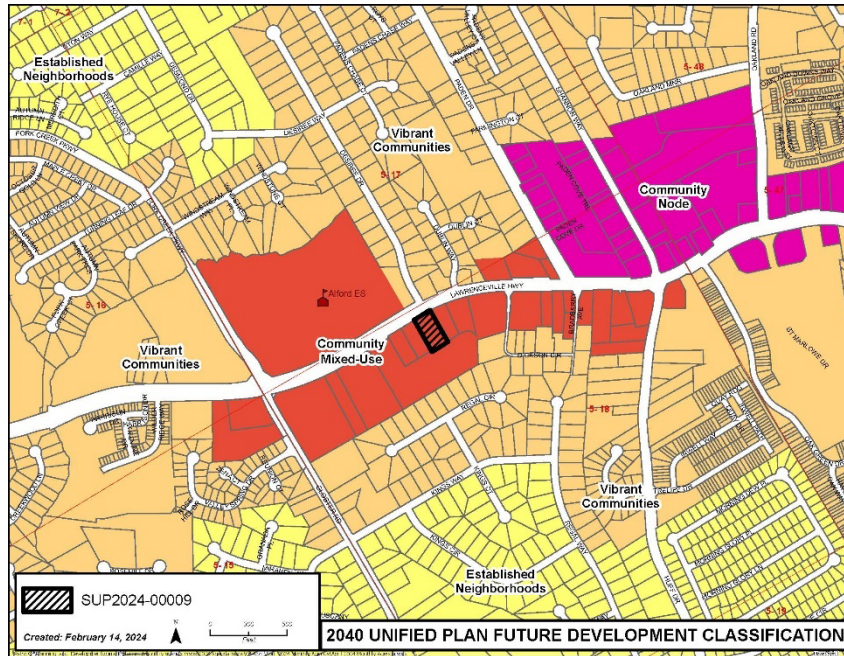
D. Whether the proposed special use permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

An impact on public facilities is anticipated in the form of traffic, utility demand, and stormwater runoff is anticipated; however, the impacts would be mitigated with appropriate conditions, site development requirements, and planning. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements related to this request are attached (Exhibit F).

E. Whether the proposed special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map.

The application was received prior to the adoption of the 2045 Unified Plan, and was analyzed based on the 2040 Unified Plan. The Future Development Map of the 2040 Unified Plan indicates the subject property lies within the Community Mixed-Use Character Area. This character area is intended for a mixture of uses including commercial uses. The use is an

existing automobile sales, service, and repair facility that provides additional services for the community. The request conforms with the intent of the 2040 Unified 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.

The special use permit request for the continuation of automobile sales, service, and repair with customer parking on the side of the building stems from the configuration of the site. The building entrance is within close proximity to the requested customer parking location and makes access to the building more efficient. Allowing customer parking on the side of the building would allow for better mobility of the site, while not increasing the number of parking spaces.

Staff Recommendation

Based on the staff’s evaluation of the request and the standards governing the exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the special use permit request.

Planning Commission Recommendation

Based on staff’s evaluation of the request, information presented at the public hearing, and the Planning Commission’s consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **APPROVAL WITH CONDITIONS** of the special use permit request.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions)

Approval of a special use permit for automobile sales, service, and repair subject to the following conditions:

1. The site shall be developed in general conformance with Exhibit B: Site Plan dated received February 8, 2024, subject to the review and approval of the Department of Planning and Development
2. Junked or inoperable vehicle storage shall be prohibited.
3. Automobiles shall only be parked in designated spaces on paved surfaces.
4. Any repair or servicing of vehicles shall be conducted inside the building.
5. No temporary tents, temporary canopies, temporary banners, temporary streamers, or temporary roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site, except within 60 days of the grand opening and during special events which shall occur no more than twice per calendar year and last no longer than seven days each.
6. All vehicles awaiting repair shall be parked in the striped parking spaces, along the side lot lines or to the rear of the site. The paved and striped parking area located at the front of the lot, between Lawrenceville Highway and the front of the building, shall remain free of vehicles awaiting repair at all times.
7. The maximum number of vehicles parked on the site, including inventory vehicles, shall not exceed 54.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Previously Adopted Resolution (SUP2023-00013)
- D. Letter of Intent and Applicant's Response to Standards
- E. Application and Disclosure of Campaign Contributions
- F. Internal and External Agency Review Comments
- G. Maps

Exhibit A: Site Visit Photos



View of property from Lawrenceville Highway



View of the property facing east



Existing gravel area



Existing rear parking lot

Exhibit B: Site Plan

[attached]

CARRY CALCULATION			
NO.	SYMBOL	REMARKS	
1	PROPOSED	TOTAL	15.00
2	EXISTING	ON SITE	18.80
3	TOTAL		33.80
4	PROPOSED	PER ACRE	16.00
5	EXISTING	ON SITE	20.60
6	TOTAL		36.60

NOTES:
 1) ZONING - C2
 2) THE INTENT OF THIS DOCUMENT IS TO COMPLY WITH THE RESOLUTIONS DESCRIBED ON RZ-91-009, ITEMS 2.A, 2.B AND WITH SUP2019-00037, ITEM 2. OTHER ITEMS DESCRIBED ON THE RESOLUTIONS SHALL BE ADDRESSED BY THE OWNER.

SITE TREE DENSITY	
1	TRIDENT MAPLE
2	JAPANESE FLOWERING CHERRY
3	INDIAN HAWTHORNE
4	DWARF YAUPOIN HOLLY
5	RUBY LOROPETALUM
6	OKAS
7	PINES

LANDSCAPE LEGEND

PROPOSED TREES

- TRIDENT MAPLE
- JAPANESE FLOWERING CHERRY

PROPOSED SHRUBS

- INDIAN HAWTHORNE
- DWARF YAUPOIN HOLLY
- RUBY LOROPETALUM

EXISTING TREES

- OKAS
- PINES

TREE DENSITY CALCULATIONS
 1.00 ACRES X 16 UNITS/ACRE = 16.0
 16.0 = UNITS REQUIRED
 18.80 = UNITS EXISTING ON SITE (SEE TABLE)
 2.0 = UNITS PROPOSED (3 X 0.5)
 20.60 = TOTAL DENSITY UNITS (EXISTING + PROPOSED)

10 FOOT FRONT LANDSCAPE STRIP
 140.0' MINUS 14.0' (DOWNS) = 126.0'
 1 TREE FOR EACH 40' = 126.0/40 = 3.15 OR 3 TREES REQUIRED, 3 TREES PROVIDED
 1 SHRUB FOR EVERY 4' = 126.0/4 = 31.5 OR 31 SHRUBS REQUIRED, 34 SHRUBS PROVIDED

5 FOOT SIDE LANDSCAPE STRIP - WEST PROPERTY LINE
 1 TREE FOR EACH 50' = 263.1/50 = 5.26 OR 5 TREES REQUIRED, 7 EX. TREES PROVIDED (SEE PLANS)
 1 SHRUB FOR EVERY 8' = 263.1/8 = 32.89 OR 33 SHRUBS REQUIRED, 36 SHRUBS PROVIDED

5 FOOT REAR LANDSCAPE STRIP
 1 TREE FOR EACH 50' = 150.0/50 = 3 TREES REQUIRED, 5 EX. TREES PROVIDED (SEE PLANS)
 1 SHRUB FOR EVERY 8' = 150.0/8 = 18.75 OR 19 SHRUBS REQUIRED, 19 SHRUBS PROVIDED

5 FOOT SIDE LANDSCAPE STRIP - EAST PROPERTY LINE
 1 TREE FOR EACH 50' = 263.1/50 = 5.26 OR 5 TREES REQUIRED, 4 EX. TREES PROVIDED (SEE PLANS), & 1 PROP. TREE
 1 SHRUB FOR EVERY 8' = 263.1/8 = 32.89 OR 33 SHRUBS REQUIRED, 33 SHRUBS PROVIDED

TREE REPLACEMENT SCHEDULE

QTY	SPECIES	FINANCIAL NAME	SIZE (WxH)	PRICE	TOTAL
1	INDIAN HAWTHORNE	INDIAN HAWTHORNE	4" x 4"	1.50	1.50
3	JAPANESE FLOWERING CHERRY	PRUNUS SPERULATA	4" x 4"	4.50	13.50
69	"SNOW WHITE" IND. HAWT	RAPIHOLEPIS INDICA	1 GAL. 3.5"	0.20	13.80
14	DWARF YAUPOIN HOLLY	ILEX VOMITORIA 'NANA'	1 GAL. 3.5"	1.00	14.00
19	RUBY LOROPETALUM	LOROPETALUM CHINENSE 'RUBY'	1 GAL. 3.0"	0.73	13.87
7	WATER & WHITE OAK			33.30	33.30
10	LOROPETALUM			47.88	47.88

NON-BUFFER TREES PLANTED-4 | BUFFER TREES PLANTED-0 | TREES PRESERVED OUTSIDE BUFFERS-34

TREE PROTECTION & REPLACEMENT PLAN
 2570 LAWRENCEVILLE HWY
 LAWRENCEVILLE, GA 30044
 5TH DISTRICT, LAND LOT 018, PARCEL 254
 OWNER:
 JOHN KM
 2570 LAWRENCEVILLE HWY
 LAWRENCEVILLE, GA 30042
 CONTACT PERSON: JOSE JIMENEZ
 PHONE: 404-527-1429
 email: jfdojimez@arcadesign.com
 DESIGNER:
 BULLARD LAND PLANNING, INC
 3790 CANNONWOLDE DR
 SNELLVILLE, GA 30039
 CONTACT PERSON: BOBBY BULLARD
 678-344-1293 bpbobbo@bellsouth.net

GWINNETT COUNTY
 PLANNING AND DEVELOPMENT
 RECEIVED
 2.8.2024

LANDSCAPE NOTES:

- ALL PLANTS MUST BE HEALTHY, MATURE MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
- ALL TREES MUST BE STRONGLY TRIMMED AND FULL HEADED.
- ALL PLANTS ARE SUBJECT TO APPROVAL OF THE OWNER BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE CROWN OR STAKED AS SHOWN.
- ALL PLANTS AND PLANTING AREAS MUST BE CAREFULLY MULCHED.
- PROVIDE PROTECTION FOR EXISTING TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL UTILITIES, STRUCTURES, SITE APPROPRIATIONS, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO BEGINNING THE WORK.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE, INCLUDING WATERING, THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
- ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR REGROWS, OR THAT ACCEPTANCE OF WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
- STANDARD SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- TREE SIZES SHALL BE EVERY 20 FEET OR A MINIMUM OF 4 SIZES PER SPECIMEN TREE.
- TIPPING OF TREES IS NOT ALLOWED. TREES REMOVED OR HAVING THEIR TOPS CUT AFTER CONSTRUCTION WITH THIS DOCUMENT SHALL BE REPLACED WITH THE EQUIVALENT SIZES OF REMOVED TREES.
- THINNING IS ALLOWED AND MAY INCLUDE MANUAL REMOVAL OF NON-SPECIMEN TREES WITHIN THE CRITICAL ROOT ZONE OR DRUMPAGE OF THE SPECIMEN TREE IN THE LANDSCAPE INSTALLATION PHASE OF DEVELOPMENT ONLY. THINNING INCLUDES MANUAL REMOVAL (NO MOTORIZED) WEELED OR TRACK VEHICLES ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE SPECIMEN TREE.
- NON-VEGETATIVE MATERIAL TO BE REMOVED MANUALLY AT REMOVAL OF NON-SPECIMEN TREES (NO MOTORIZED) WEELED OR TRACK VEHICLES ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE SPECIMEN TREE.
- A COMMERCIAL APPLICATOR LICENSE AND A PESTICIDE CONTRACTOR LICENSE ARE REQUIRED BY THE CONTRACTOR IF THE USE OF HERBICIDES ARE NECESSARY FOR ROGUEOUS PLANT MATERIAL REMOVAL.
- THINNING IS ALLOWED AND MAY INCLUDE MANUAL REMOVAL OF NON-SPECIMEN TREES WITHIN THE CRITICAL ROOT ZONE OR DRUMPAGE OF THE SPECIMEN TREE IN THE LANDSCAPE INSTALLATION PHASE OF DEVELOPMENT ONLY. THINNING INCLUDES MANUAL REMOVAL (NO MOTORIZED) WEELED OR TRACK VEHICLES ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE SPECIMEN TREE.
- A COMMERCIAL APPLICATOR LICENSE AND A PESTICIDE CONTRACTOR LICENSE ARE REQUIRED BY THE CONTRACTOR IF THE USE OF HERBICIDES ARE NECESSARY FOR ROGUEOUS PLANT MATERIAL REMOVAL.
- TREE SIZES SHALL BE EVERY 20 FEET OR A MINIMUM OF 4 SIZES PER SPECIMEN TREE.
- ALL BUFFER AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY PROTECTIVE TREE FENCING PRIOR TO CONSTRUCTION OF ANY LAND DISTURBANCE.
- DECIDUOUS TREES SHALL BE AT LEAST 7' BODIES IN DOWNSIDE AND EVERGREEN TREES SHALL BE AT LEAST 6' FEET IN HEIGHT AT TIME OF PLANTING.

SHRUB PLANTING DETAIL:
 TOP OF ROOT BALL TO BE 1" ABOVE EXISTING GRADE FOR MOST SHRUBS AND 2" FOR RHODODENDRONS AND OTHER SHRUBS REQUIRING GOOD DRAINAGE.
 6" COMPACTED MULCH 3" TOPSOIL SAUCER BACKFILL HOLE (NO VOIDS).
 NOTE: WATER AND FERTILIZE WITH 14"-12" OR SIMILAR FERTILIZER.

DECIDUOUS TREE PLANTING DETAIL:
 1/2" RUBBER HOSE USE TREE WRAP IN AREAS WITH HIGH SUN REFLECTION I.E. PARKING LOTS AND ADJ. TO BUILDINGS.
 14 GAUGE WIRE (THE STROKES AND BURGLAR REMOVE ALL WIRES, STROKES AND BURGLAR TWIST WIRE TO TIGHTEN).
 6" COMPACTED MULCH 3" TOPSOIL SAUCER BACKFILL HOLE (NO VOIDS).
 2" x 2" x 24" STAKES
 NOTE: WATER AND FERTILIZE WITH 14"-12" OR SIMILAR FERTILIZER.

RESOLUTION

The public hearing was held by the Gwinnett County Board of Commissioners on _____, 2024, at _____, Gwinnett County, Georgia.

The subject was the _____, which carried _____.

The Board of Commissioners, in accordance with the authority vested in it by the Constitution and Charter of Gwinnett County, Georgia, has resolved to _____.

The Board of Commissioners, in accordance with the authority vested in it by the Constitution and Charter of Gwinnett County, Georgia, has resolved to _____.

DUMPSTER DETAIL

NOTES:
 1. DUMPSTER SHALL BE SITUATED AT LEAST 10 FEET FROM ANY ADJACENT PROPERTY LINE.
 2. DUMPSTER SHALL BE SITUATED AT LEAST 10 FEET FROM ANY EXISTING OR PROPOSED DRIVEWAY.
 3. DUMPSTER SHALL BE SITUATED AT LEAST 10 FEET FROM ANY EXISTING OR PROPOSED SIDEWALK.

CDP2019-00056

TREE PROTECTION & REPLACEMENT PLAN FOR 2570 LAWRENCEVILLE HWY

SCALE: AS SHOWN
 DATE: 07-03-19
 JOB: []
 DWP: []
 SHEET: 1 OF 1

BULLARD LAND PLANNING
 3790 CANNONWOLDE DR
 SNELLVILLE, GEORGIA 30039
 (770) 344-1293 (OFF) 334-3294 FAX
 bpbobbo@bellsouth.net

Exhibit C: Previously Adopted Resolution (SUP2023-00013)

[attached]

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF SPECIAL USE PERMIT

ADOPTION DATE: APRIL 25, 2023

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Matthew Holtkamp, District 4	Yes	Aye

On motion of Commissioner Ku, which carried a 5-0 vote, the following Resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by Aldo Sixtos for the proposed use of Automobile Sales and Related Service on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in the Gwinnett Daily Post, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on April 25, 2023, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 25th day of April 2023, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following conditions:

1. Automobile service shall be prohibited.
2. Abide by all applicable conditions of RZ-91-009. Landscaping, per specifications of the Unified Development Ordinance, shall be installed and maintained within the required landscape strips along the road frontage and side lot lines within 60 days of the approval of this special use permit renewal. Landscape plan is subject to the review and approval of the Director of Planning and Development.
3. Outdoor sales, storage, or display of merchandise, shall be prohibited.
4. Automobiles shall only be parked in designated spaces on paved surfaces.
5. Any repair or servicing of vehicles shall be conducted inside the building.
6. Any new ground signage shall be limited to a monument type sign and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum of a two-foot-high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same material. Ground sign(s) shall not exceed eight feet in height.
7. No temporary tents, temporary canopies, temporary banners, temporary streamers, or temporary roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site, except within 60 days of the grand opening and during special events which shall occur no more than twice per calendar year and last no longer than seven day each.

8. The special use permit shall be valid for no more than a one-year period, at which time the special use permit must be reapplied for and approved by the Board of Commissioners to continue the use.
9. All vehicles awaiting repair shall be parked in the striped parking spaces, along the side lot lines or to the rear of the site. The paved and striped parking area located at the front of the lot, between Lawrenceville Highway and the front of the building, shall remain free of vehicles awaiting repair at all times, and shall be utilized for customer parking only.
10. The maximum number of vehicles parked on the site, including inventory vehicles, shall not exceed 54.
11. All Code Enforcement violations highlighted in Exhibit F shall be addressed within 60 days of the approval of this special use permit renewal.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: *Nicole L. Hendrickson*
Nicole L. Hendrickson, Chairwoman

Date Signed: 5-9-2023

ATTEST:

By: *Dina M King*
County Clerk/Deputy County Clerk

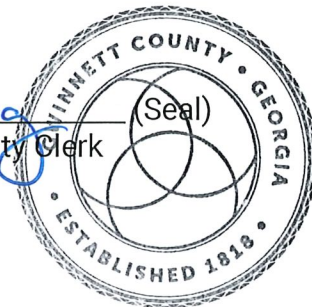


Exhibit D: Letter of Intent and Applicant's Response to Standards

[attached]

January 22, 2024

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

2.8.2024

Gwinnett County Dept. of
Planning and Development
Planning Division
446 West Crogan Street, Suite 250
Lawrenceville, Ga 30046

RE: 2570 Lawrenceville HWY
Lawrenceville, Ga 30044

We are requesting a Renew Special Use Permit for the above referenced property to conform to the to the zoning requirements of Gwinnett County. Would like to have the continuation of AUTOMOBILE SALES. This seven year previously has been a great environment with our community. We have had not only customers from instate, but out of state that have been happy about how our treatment and the vehicles they have purchase from our facility. So, if you can provide us with the continuation of the Automobile Sales, we will be grateful and more than happy to keep giving our service to our customers. A concern or request that would help us a lot would be if the customer parking's be in the right side of the building instead of in the front due to passing traffic and safety of our customers walking out of the main office door.

Sincerely,



1/22/24

Aldo Sixtos

APPLICANT NAME: Aldo Sixtos, 678-794-7250

RECEIVED

1.22.2024

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 will give the opportunity for nearby property owners to have the option to be able to shop for a vehicle.

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

No, it would not affect but the opposite we will give the advantage to help the community for an option to look at our inventory

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

Yes, according to the zoning

- (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 it would not cause an excessive or burdensome use because only 4 or 6 customers will come by to see the inventory per day.

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

yes, it is we been using the Special Use Permit before with the same intent in the land.

- (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, the property will be used for the same purpose as we been using it for the past years with no changes

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

RECEIVED

1.22.2024

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Aldo Sixtos</u>	NAME: <u>Kon Han Kim</u>
ADDRESS: <u>597 Sheal Cir</u>	ADDRESS: <u>3918 Nemours Trail</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Kennesaw</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30152</u>
PHONE: <u>678-794-7250</u>	PHONE: <u>404-218-4729</u>
EMAIL: <u>aldo Sixtos 7 @ gmail.com</u>	EMAIL: _____
CONTACT PERSON: <u>Aldo Sixtos</u> PHONE: <u>678-794-7250</u>	
CONTACT'S E-MAIL: <u>aldo Sixtos 7 @ 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>C2</u>	BUILDING/LEASED SQUARE FEET: <u>5,000 sq ft</u>
PARCEL NUMBER(S): <u>R 5018254</u>	ACREAGE: <u>1</u>
ADDRESS OF PROPERTY: <u>2570 Hwy 29 Lawrenceville GA 30044</u>	
SPECIAL USE REQUESTED: <u>Car Sales</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

1.22.2024

SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

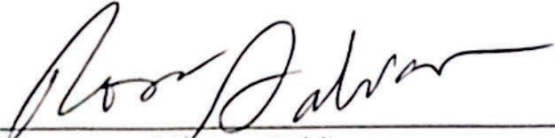
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

 1/8/24

Signature of Applicant Date

Albo Sixtos property Leaser

Type or Print Name and Title

 01/08/2024

Signature of Notary Public Date



RECEIVED

1.22.2024

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.

Kim Kim

1/8/24

Signature of Property Owner

Date

Kim Han Kim

Property Owner

Type or Print Name and Title

Rosa Galvan

01/08/2024

Signature of Notary Public

Date



RECEIVED

1.22.2024

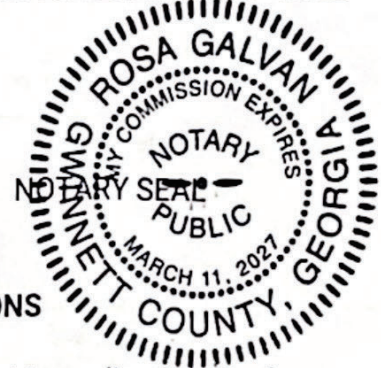
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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] 1/8/24 Aldo Sixtos (Property Leaser)
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 01/08/2024
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 Aldo 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.

Exhibit F: Internal and External Agency Review Comments

[attached]



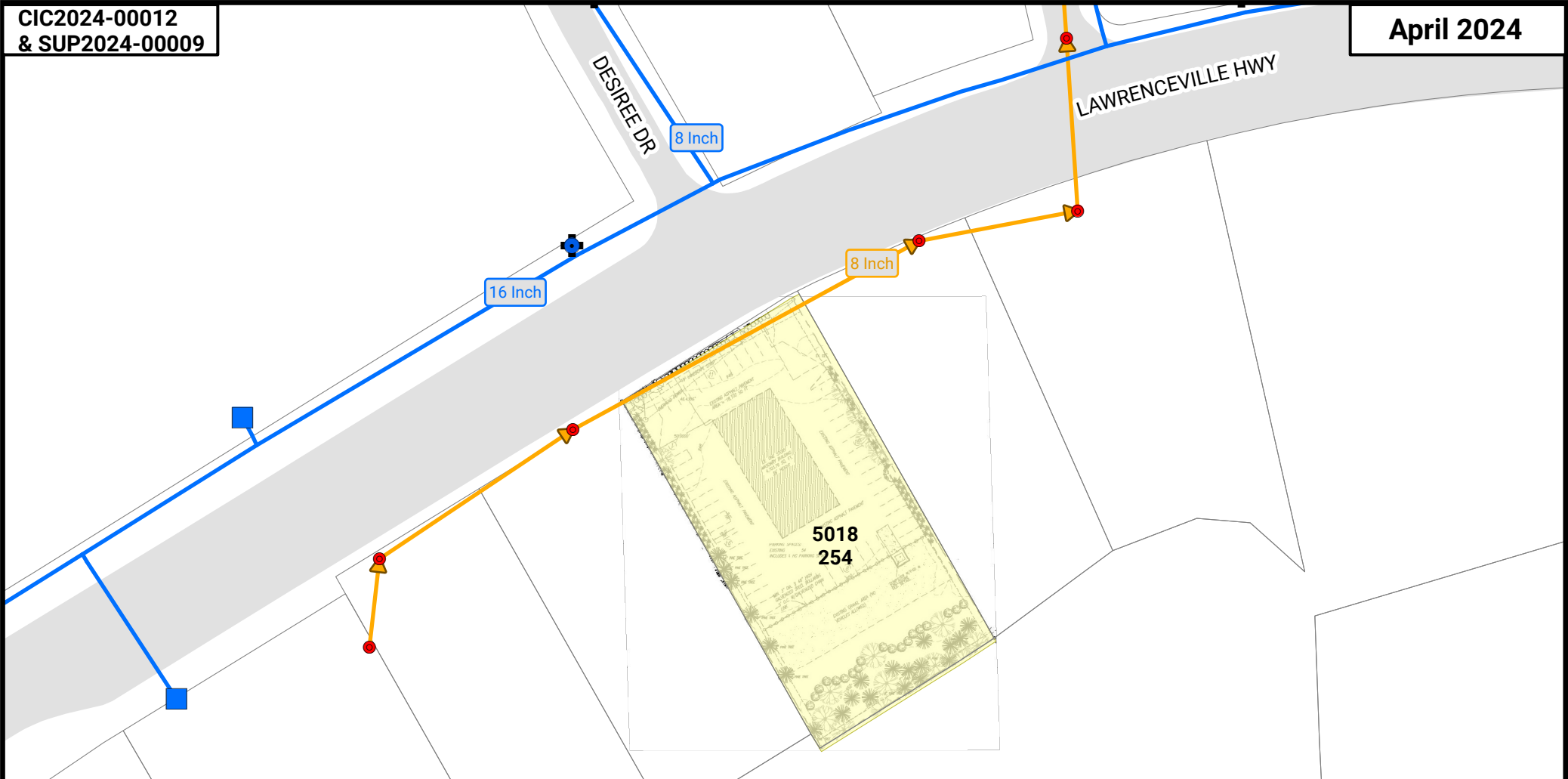
Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		03.01.2024	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		CIC2024-00012 and SUP2024-00009	
Case Address:		2570 Lawrenceville Highway, Lawrenceville, 30044	
Comments:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	Lawrenceville Highway (SR 8) is a principal arterial. ADT = 30,500.		
2	3.0 miles to the nearest transit facility (#2454883) located at Lawrenceville Highway and Wal-Mart.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
1			
2			
3			
4			
5			
6			
7			



**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:					
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com			
Case Number:		CIC2024-00012 & SUP2024-00009			
Case Address:		2570 Hwy 29			
Comments:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/> X	<input type="checkbox"/> NO
1	Water: GCDWR does not have comments for this Change-in-Condition and Special Use Permit. The existing facility is connected to public water.				
2	Sewer: GCDWR does not have comments for this Change-in-Condition and Special Use Permit. The existing facility is connected to public sewer.				
3					
4					
5					
6					
7					
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/> X	<input type="checkbox"/> NO
1					
2					
3					
4					
5					
6					
7					



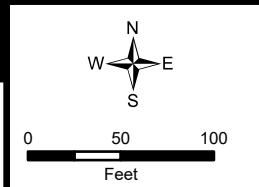
2570 Hwy 29
C-2

Water & Sewer Utility Map

LEGEND

- Water Main
- Hydrant
- Master Vault

- Manhole
- Sewer Collector



LOCATION



Water Comments: GCDWR does not have comments for this Change-in-Condition and Special Use Permit. The existing facility is connected to public water.

Sewer Comments: GCDWR does not have comments for this Change-in-Condition and Special Use Permit. The existing facility is connected to public sewer.

Water Availability: Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

Exhibit G: Maps

[attached]



LAWRENCEVILLE HWY

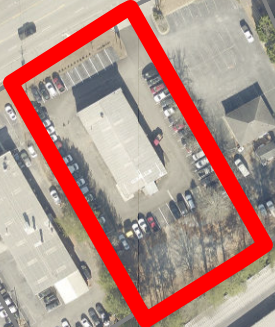
DUBLIN CT

DUBLIN WAY

PADEN COVE DR

PADEN DR

DESIREE DR



DICKSON CIR

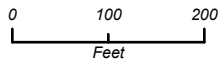
REGAL CIR

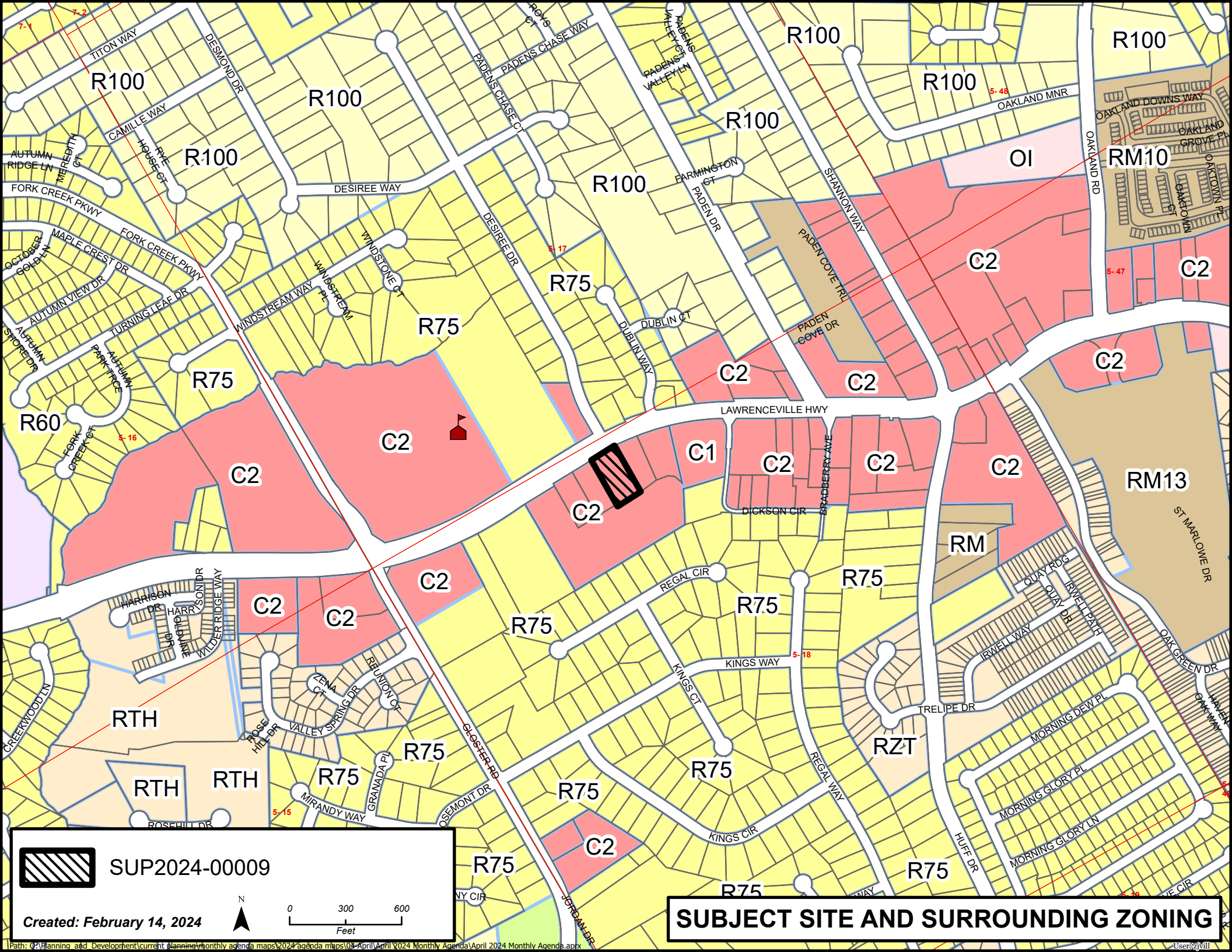
KINGS CT


REGAL WAY

 SUP2024-00009


Created: February 14, 2024

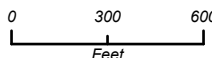




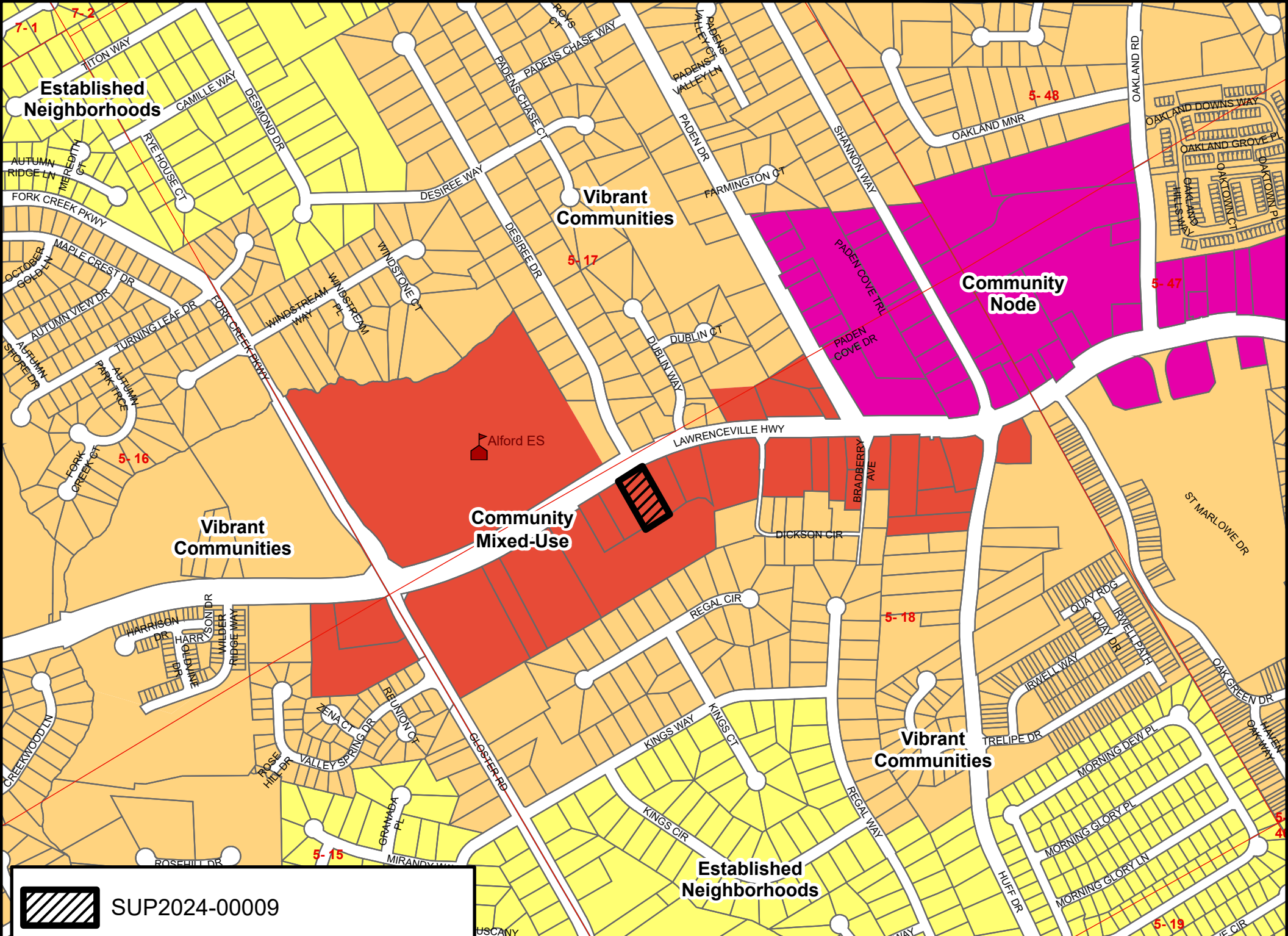
 SUP2024-00009


Created: February 14, 2024

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 0 300 600 Feet

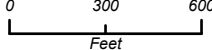
SUBJECT SITE AND SURROUNDING ZONING



 SUP2024-00009

Created: February 14, 2024

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2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION