

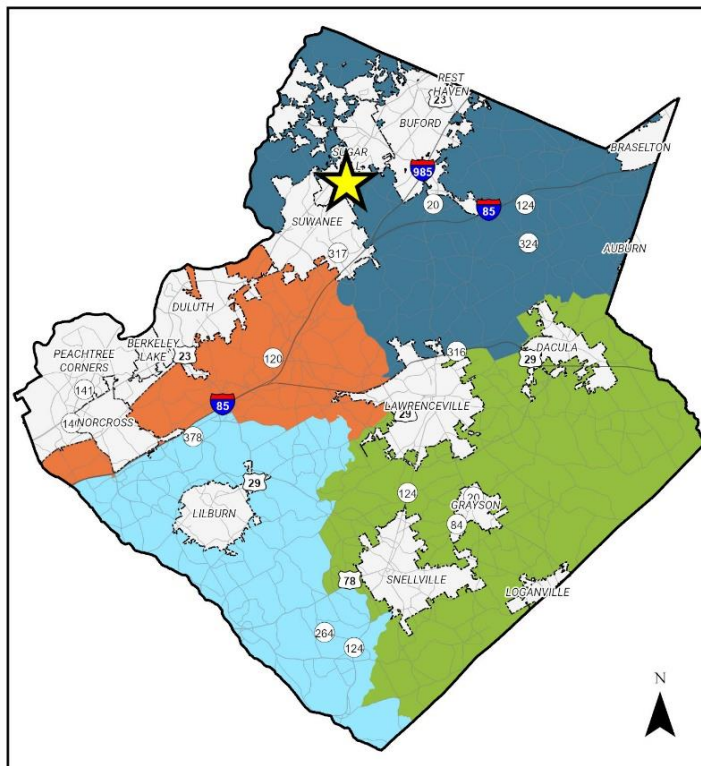


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2024-00014
Current Zoning: C-2 (General Business District)
Request: Special Use Permit (Renewal)
Address: 644 Buford Highway
Map Number: R7256 002
Site Area: 2.80
Square Footage: 1,859
Proposed Development: Automobile Sales
Commission District: District 4 – Commissioner Holtkamp
Character Area: Established Neighborhoods

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



- Commission District 1
Kirkland Dion Carden
- Commission District 2
Ben Ku
- Commission District 3
Jasper Watkins III
- Commission District 4
Matthew Holtkamp

★ Subject Site
SUP2024-00014

Planning Commission Advertised Public Hearing Date: 4/9/2024
Board of Commissioners Advertised Public Hearing Date: 4/23/2024

Applicant: Aldo Sixtos
597 Shoal Circle
Lawrenceville, GA 30046

Owner: Rodolfo A. Sixtos
644 Buford Highway
Sugar Hill, GA 30518

Contact: Aldo Sixtos

Contact Phone: 678.794.7250

Zoning History

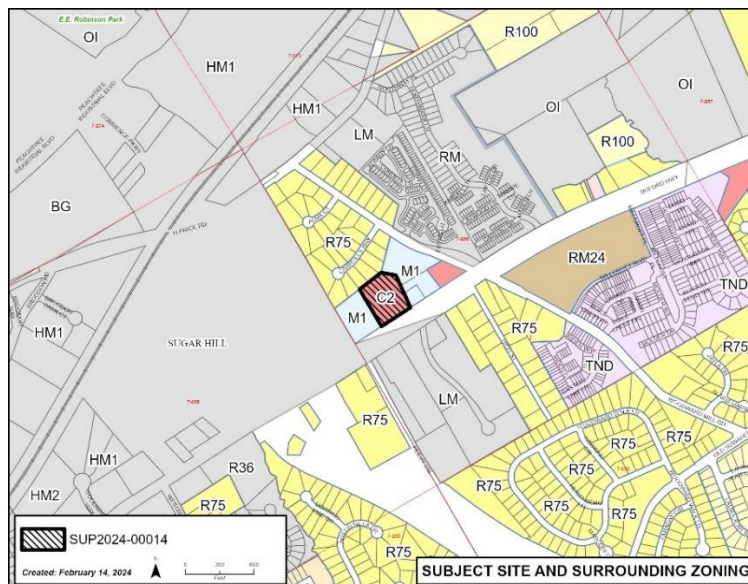
The subject property is zoned C-2 (General Business District). In 1983, the property was rezoned from M-1 (Light Industry District) to C-2 for commercial uses, pursuant to RZ-220-83. In 2017 a special use permit, SUP2017-00019, was approved for automobile sales with the condition that the permit be renewed after two years. The permit was renewed in 2019, pursuant to SUP2019-00069 and in 2021, pursuant to SUP2021-00067, both with the condition that the permit be renewed after two years. This application request is for the renewal of the most recent special use permit.

Existing Site Condition

The subject site is a 2.80-acre parcel located along Buford Highway, west of Woodward Mill Road. The site was recently improved and includes a renovated building, new parking area, landscaping, a widened driveway entrance, and a stormwater management pond. The Buford Highway right-of-way is wide in front of the site, with more than 80 feet of grassed area between the property line and the road. Two large trees exist within the parking lot landscape islands in front of the building. A sidewalk is located along Buford Highway. The nearest Gwinnett County Transit Stop is approximately 50 feet from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by existing single-family residences to the north and west. An automobile-related use is located to the east of the property and the City of Sugar Hill is to the south, across Buford Highway. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Proposed	Automobile Sales	C-2
North	Single-Family Residential	R-75
East	Automobile Repair	M-1
	Single-Family Residential	M-1
	Single-Family Residential	M-1
South	Light Industrial	LM (City of Sugar Hill)
West	Single-Family Residential	M-1

Project Summary

The applicant requests a special use permit renewal for a 2.80-acre property zoned C-2 for automobile sales, including:

- A recently renovated 1,859 square foot single-family residence as an automobile sales office.
- 31 parking spaces including 26 inventory spaces and five employee/customer parking spaces.
- A 24-foot-wide driveway entrance along Buford Highway with an access gate.
- An existing five-foot-wide sidewalk and a 10-foot-wide landscape strip along Buford Highway.
- A 75-foot-wide zoning buffer along the northern property line adjacent to R-75 zoned property.
- A stormwater management facility located west of the parking lot.

Since the issuance of the first special use permit in 2017, the applicant has not opened for business. The property is currently under construction. Code Enforcement inspected the property on February 21, 2024, and observed no violations.

Zoning and Development Standards

The applicant is requesting a special use permit renewal for an automobile dealership in C-2. A building permit was issued in 2023, with revisions recently approved, and was subject to review under the previous Unified Development Ordinance (UDO). The following is a summary of applicable development standards from the UDO:

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 45'	15'	YES
Front Yard Setback	Minimum 15'	>15'	YES
Side Yard Setback	Minimum 10'	>10'	YES
Rear Yard Setback	Minimum 30'	>30'	YES
Off-Street Parking	Minimum: 4 spaces Maximum 12 spaces	31 spaces*	YES
Zoning Buffer	75' adjacent to R-75	75'	YES
Landscape Strip	10'	10'	YES

*There is no maximum for inventory vehicles.

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 G). Standard site and infrastructure improvements will also be required related to transportation, stormwater, 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 this evaluation, staff makes the following findings based on the standards from 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 residential and industrial uses, and abuts an automobile repair shop to the east. Allowing a special use permit renewal for an automobile dealership would be 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 special use permit renewal would not adversely affect the existing use or usability of adjacent or nearby property. The applicant performed a number of site improvements, which has enhanced the aesthetic and visual quality in landscaping and architecture of the area.

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

The property has a reasonable economic use as currently zoned.

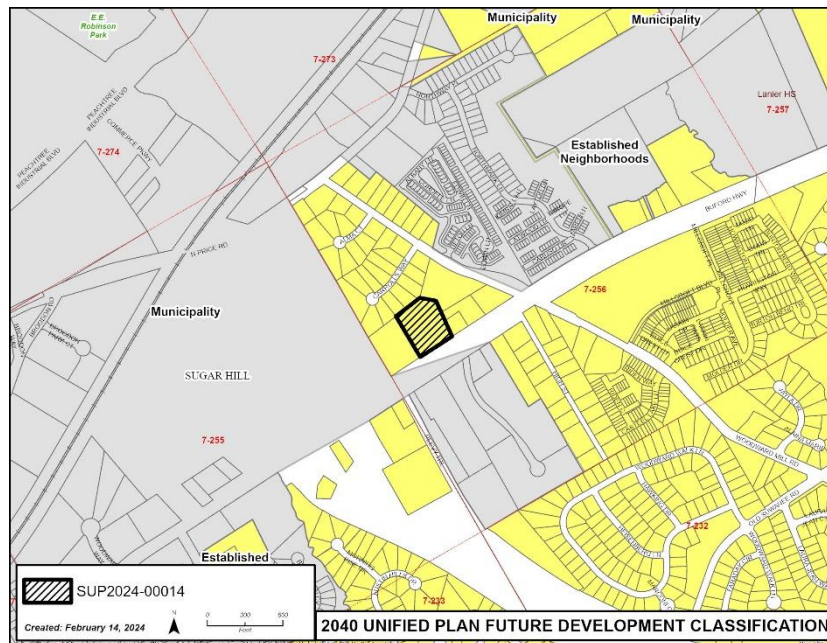
D. Whether the proposed special use permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

A minimal impact on public facilities is anticipated in the form of traffic, utility demand, and stormwater runoff is anticipated; however, these 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 G).

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 2040 Unified Plan and Future Development Map indicates that the subject property lies within the Established Neighborhood Character Area. The character area envisions new development to be consistent in scale, style, and use with surrounding properties. Since the property abuts an automobile repair shop to the east, and the applicant has improved the aesthetic appeal of the site, the special use permit renewal would be in conformity with the policy and intent of the Unified Plan and Future Development Map.



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 no other conditions giving support for approval or disapproval of the proposal.

Staff Recommendation

Based on the staff's evaluation of the request and the standards governing 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)

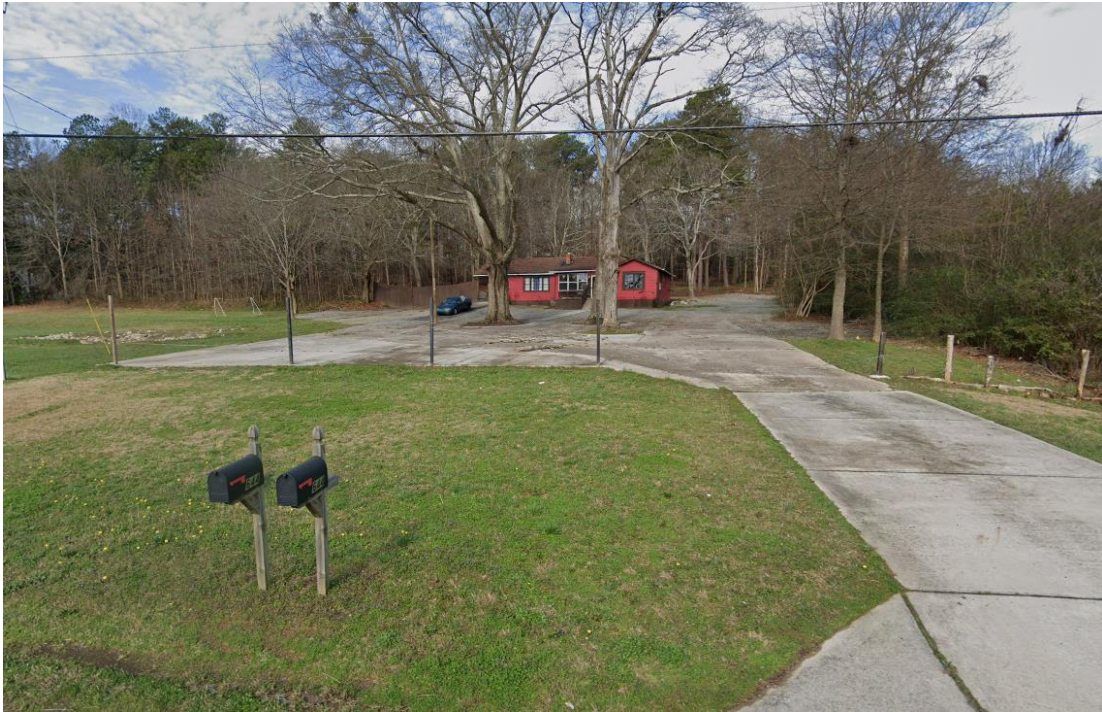
Approval of a Special Use Permit for automobile sales, subject to the following conditions:

1. The site shall be developed in general conformance with Exhibit B: Site Plan dated received January 1, 2024, subject to the review and approval of the Department of Planning and Development.
2. Repair or servicing of vehicles shall be prohibited.
3. Outdoor storage/display of parts, tires, junked/inoperable vehicles or other materials shall be prohibited. No vehicles shall be displayed on elevated risers or parked within any landscape strip or grassed area. Gravel parking and storage areas shall be prohibited. All existing graveled areas on the property and all paved parking areas within the right of way shall be removed prior to the issuance of any Business License.
4. Outdoor sales/storage of merchandise other than automobiles (such as trailers, utility buildings, rental trucks, automobile parts, junked vehicles, etc.) shall be prohibited.
5. All new buildings and modifications/additions to existing buildings shall be limited to one story and shall be of a residential character constructed of brick and/or stacked stone, subject to the review and approval by the Director of Planning and Development.
6. Automobiles shall only be parked in designated striped parking spaces on paved surfaces.
7. The maximum number of vehicles parked on the site, including inventory vehicles, shall not exceed 31.
8. Provide a 75-foot-wide natural undisturbed buffer adjacent to residentially-zoned property. The buffer shall be enhanced where sparsely vegetated.
9. Outdoor loudspeakers shall be prohibited.
10. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
11. Any fencing between the building and the rights-of-way shall be of a decorative masonry and/or wrought iron style. Security fencing on the rear of the property shall be opaque and of wood construction or black vinyl chain link with slats. All fencing design shall be subject to the review and approval of the Department of Planning and Development.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Elevations
- D. Previously Adopted Resolution (SUP2021-00067)
- E. Letter of Intent and Applicant's Response to Standards
- F. Application and Disclosure of Campaign Contributions
- G. Internal and External Agency Review Comments
- H. Maps

Exhibit A: Site Visit Photos



Previous conditions of the site



2021 conditions of the site



Existing, 2024 conditions of the site

Exhibit B: Site Plan

[attached]

RECEIVED

01/08/2024

BUILDING NOTES:
1. THE SITE PLAN INDICATES POTABLE WATER SERVICE LINES AND SANITARY SERVICE LINES. EXISTING SERVICE LINES ARE SHOWN AS DASHED LINES. NEW SERVICE LINES TO BE INSTALLED ARE SHOWN AS SOLID LINES. THE PLUMBING INSTALLATION SHALL BE IN ACCORDANCE WITH THE GWINNETT COUNTY PLUMBING SPECIFICATIONS. ALL WORK SHALL BE INSPECTED BY THE GWINNETT COUNTY PLUMBING INSPECTOR.

**SITE/GRADING/UTILITY PLAN FOR:
GTO AUTO SALES/SUGAR HILL**

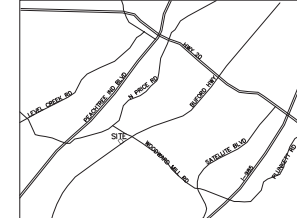
7TH DISTRICT LL 256, PARCEL 002
644 BUFORD HWY
SUGAR HILL, GA 30518
GWINNETT COUNTY

OWNER & DEVELOPER:
ALDO SIXTOS/GTO AUTO SALES
3276 HOLLOW LANE
LAWRENCEVILLE, GA 30044
CONTACT PERSON: JOSE JIMENEZ
PHONE: 770-827-1293
email: JFB@JIMENEZ@ARCADESIGN.COM

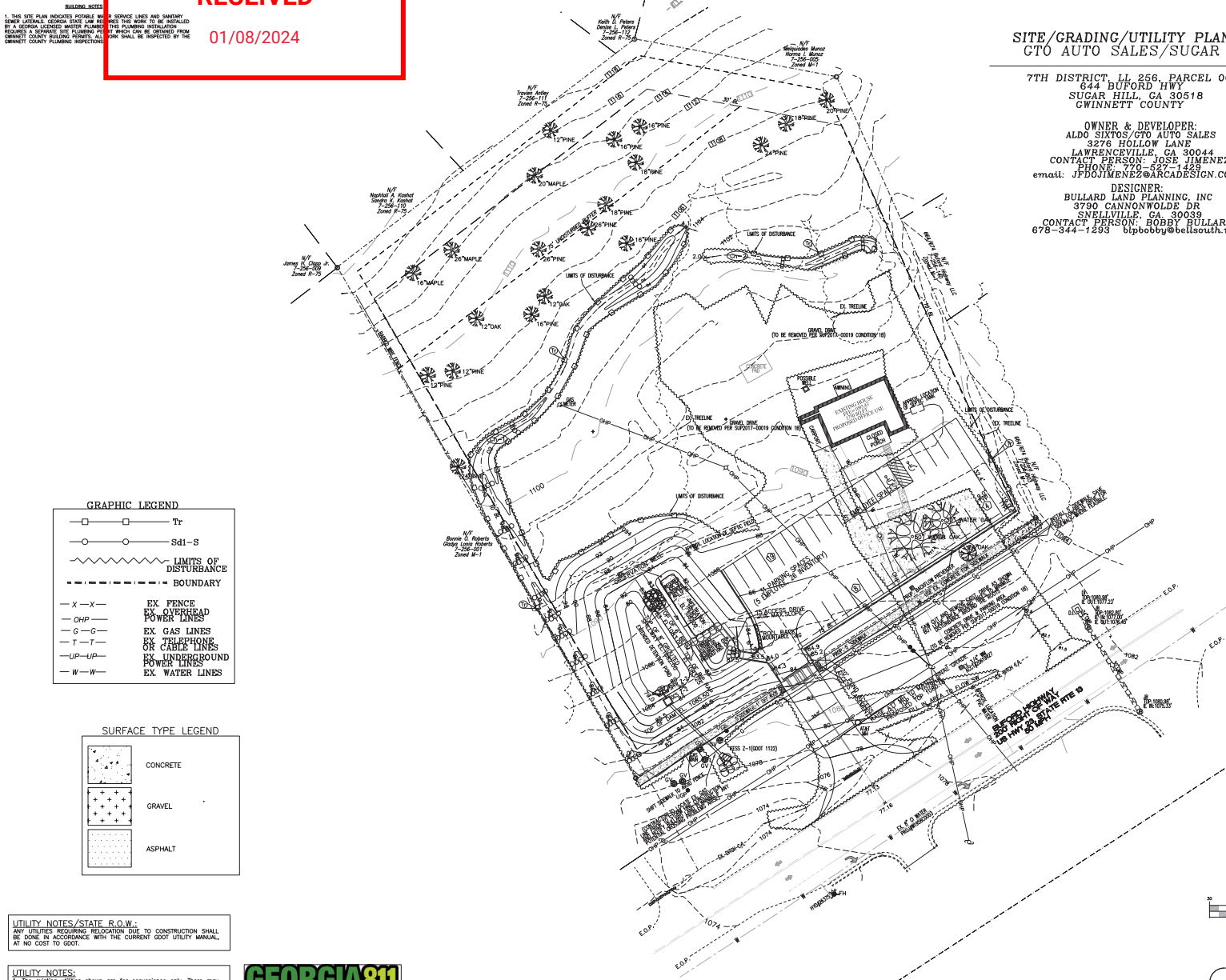
DESIGNER:
BULLARD LAND PLANNING, INC
3790 CANNONWOLDE DR
SNELLVILLE, GA 30088
CONTACT PERSON: BOBBY BULLARD
678-344-1293 b1pbobby@bellsouth.net

WATER DEPARTMENT NOTES:

1. THE DESIGNER AND DEVELOPER ACKNOWLEDGE THAT ALL WORK REPRESENTED IN THESE CONSTRUCTION DOCUMENTS HAS BEEN DESIGNED TO FULLY COMPLY WITH THE CURRENT GWINNETT COUNTY WATER MAIN AND SANITARY SERVICE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AND THE CURRENT EDITION OF THE GWINNETT COUNTY SANITATION PREVENTION MANUAL. ADDITIONAL FIELD CONDITIONS COULD REQUIRE MORE STRINGENT REQUIREMENTS, IF DETERMINED NECESSARY BY THE COUNTY INSPECTOR. IN CASE OF CONFLICT BETWEEN THE PERMITTED DOCUMENTS AND THE CURRENT GWINNETT COUNTY WATER MAIN AND SANITARY SERVICE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AND THE CURRENT EDITION OF THE GWINNETT COUNTY SANITATION PREVENTION MANUAL, THE COUNTY SPECIFICATIONS SHALL GOVERN THE RIGHTS AND OBLIGATIONS OF THE PARTIES.
2. ALL-BUILD RECORDING DRAWINGS FOR WATER SYSTEMS REQUIRE PRIOR TO REQUESTING FINAL PLAT APPROVAL, TEMPORARY CERTIFICATE OF OCCUPANCY OR ISSUANCE OF CERTIFICATE OF OCCUPANCY, ALL A WRITING & REVIEW FOR INITIAL REVIEW AND ADDITIONAL FEE FOR RE-REVIEW DRAWINGS TO BE SUBMITTED TO REVIEWED AND APPROVED BY DEPARTMENT OF WATER RESOURCES. DOUBLE CHECK BACKFLOW PREVENTION DEVICES FOR ALL METERS AND/OR CERTIFICATE OF OCCUPANCY.
3. FOR THE FEE RESOLUTION THERE IS A "PENALTY FEE" OF 100% OF THE PENALTY FEE FOR SITE ACTIVITY PRIOR TO ISSUANCE OF APPROPRIATE PERMITS (LAND DISTURBANCE, DEVELOPMENT, UTILITY CONSTRUCTION, OR GREASE TRAP INSTALLATION).
4. ALL WATER, SANITARY SEWER TO BE INSPECTED BY DEPARTMENT OF WATER RESOURCES.



LOCATION MAP-N.T.S.



GRAPHIC LEGEND

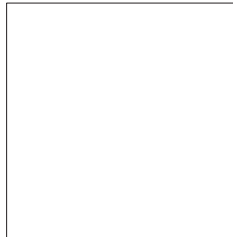
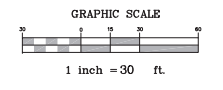
□	Tr
○	Sd1-S
~~~~~	LIMITS OF DISTURBANCE
- - - - -	BOUNDARY
-X-X-	EX FENCE
-OHP-	OVERHEAD POWER LINES
-G-G-	EX GAS LINES
-T-T-	EX TELEPHONE OR CABLE LINES
-UP-UP-	EX UNDERGROUND POWER LINES
-W-W-	EX WATER LINES

**SURFACE TYPE LEGEND**

[Pattern]	CONCRETE
[Pattern]	GRAVEL
[Pattern]	ASPHALT

**UTILITY NOTES/STATE R.O.W.:**  
ANY UTILITIES REQUIRING RELOCATION DUE TO CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CURRENT GOOT UTILITY MANUAL, AT NO COST TO GOVT.

**UTILITY NOTES:**  
1. The existing utilities shown are for convenience only. There may be other utilities not shown on these plans. The design professional who sealed these plans assumes no responsibility for the location and size of the existing utilities. The contractor is to verify the locations and sizes of all utilities within the limits of the work prior to construction. All damage done to 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.



SCALE AS SHOWN  
DATE: 05-28-19  
JOB NO: 2019-1979  
SHEET 3 OF 13

**SITE/GRADING/UTILITY PLAN FOR:  
GTO AUTO SALES/SUGAR HILL**  
**BULLARD LAND PLANNING**  
3790 CANNONWOLDE DR  
SNELLVILLE, GEORGIA 30088  
(770) 344-1284 (770) 308-3894 FAX  
b1pbobby@bellsouth.net

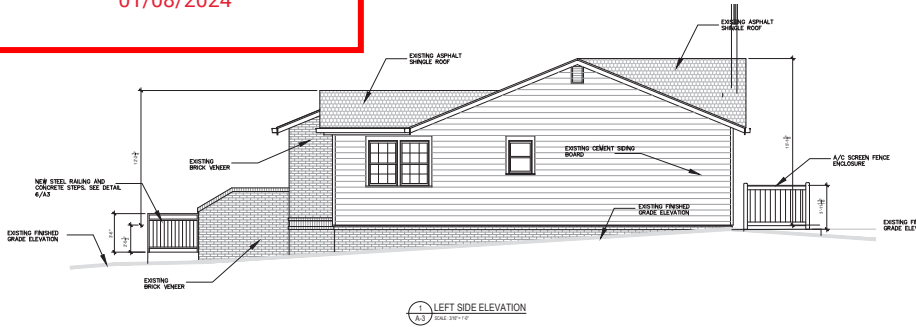
**SITE/GRADING/UTILITY**

**Exhibit C: Elevations**

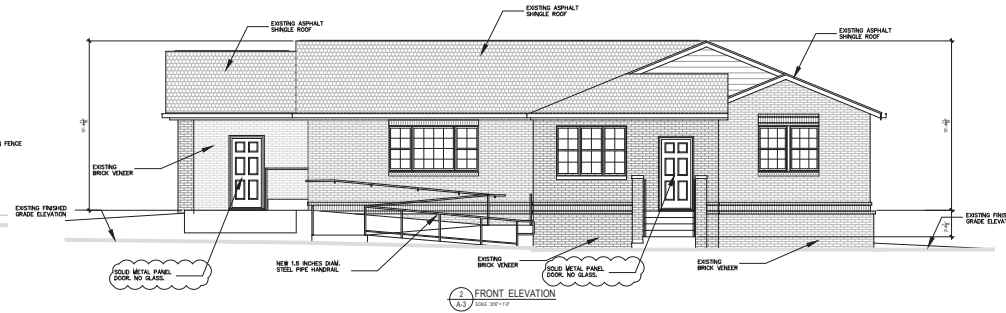
**[attached]**

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01/08/2024

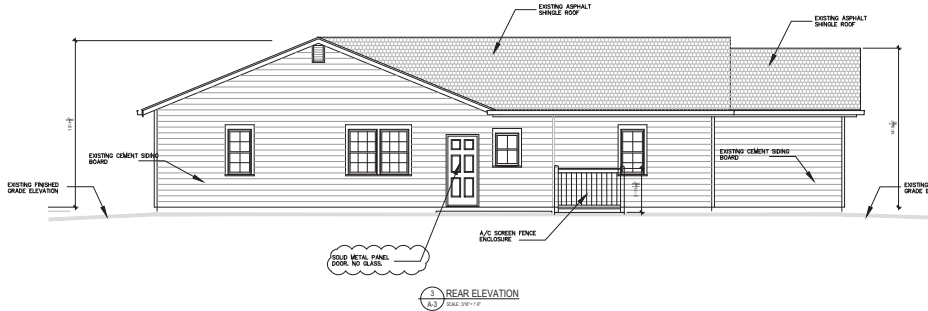


1 LEFT SIDE ELEVATION  
SCALE 3/8"=1'-0"

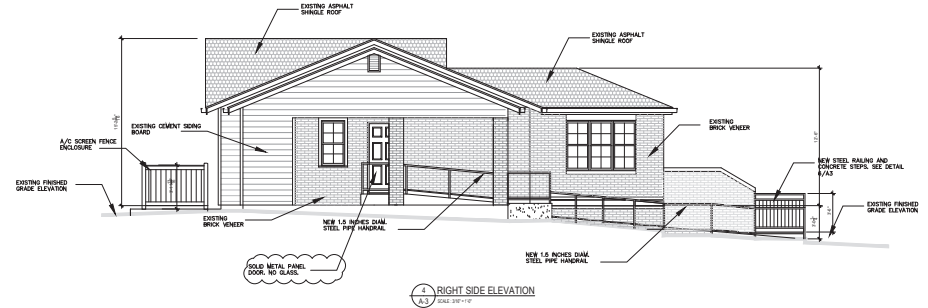


2 FRONT ELEVATION  
SCALE 3/8"=1'-0"

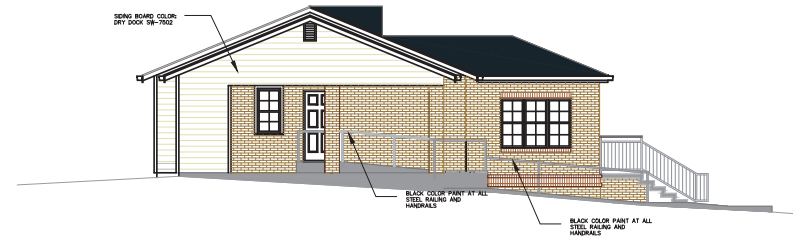
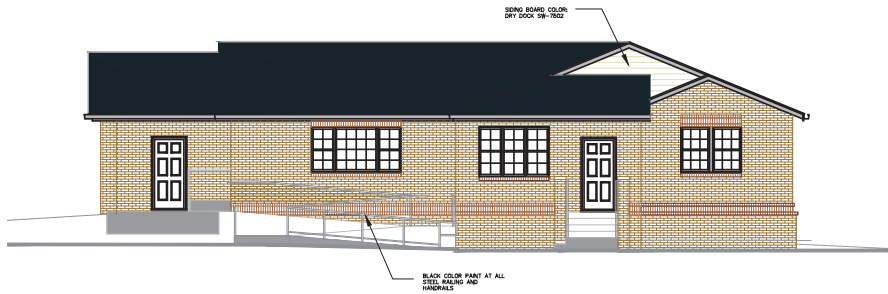
NOTE:  
WINDOWS ARE NOT REQUIRED  
TO HAVE TINTED GLASS. ALL  
WINDOW GLASS USE ABOVE 18"  
A/C?



3 REAR ELEVATION  
SCALE 3/8"=1'-0"



4 RIGHT SIDE ELEVATION  
SCALE 3/8"=1'-0"



JOSE F. JIMENEZ, R.A.  
California Registered Architect  
05/16/2023  
8657  
www.jimenezarchitect.com  
jimmenez@jimenezarchitect.com  
310.407.0000



PROJECT DESCRIPTION:  
BUILDING RENOVATION FOR CODE COMPLIANCE  
GTO AUTO SALES - BUFORD  
644 BUFORD HIGHWAY  
CUMMERS  
SUNDBERG, GA 30159  
It has been found to be a substantial compliance with the applicable codes and regulations.

Revisions	Date
Mark Description	12-12-2022
CITY REVIEW COMMENTS	

Project Number: AE-08022  
Date: 09/23/2022  
Project Architect: Jose F. Jimenez, R.A.  
Scale: AS NOTED  
Sheet Name: 8/1/24  
ELEVATIONS  
Sheet Number: 10  
Authorized: [Signature]  
These project documents are the property of [Firm Name].

A-3

CONSTRUCTION

**Exhibit D: Previously Adopted Resolution (SUP2021-00067)**

**[attached]**

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF SPECIAL USE PERMIT

ADOPTION DATE: NOVEMBER 16, 2021

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.

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	<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
Marlene Fosque, District 4	Yes	Aye

---

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

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 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 November 16, 2021, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 16th day of November 2021, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following conditions:

1. To restrict the use of the property as follows:
  - a. To allow an automobile sales facility as a special use. Repair or servicing of vehicles shall be prohibited.
  - b. Outdoor storage/display of parts, tires, junked/inoperable vehicles or other materials shall be prohibited. All vehicles located outside the building, whether for sale, service, or repair, or belonging to employees or customers, shall be parked on impervious surfaces and only within lined parking spaces. No vehicles shall be displayed on elevated risers or parked within any landscape strip or grassed area. Gravel parking and storage areas shall be prohibited. All existing graveled areas on the property and all paved parking areas within the right of way shall be removed prior to the issuance of any Business License.
  - c. Outdoor sales/storage of merchandise other than automobiles (such as trailers, utility buildings, rental trucks, automobile parts, junked vehicles, etc.) shall be prohibited.
  - d. All new buildings and modifications/additions to existing buildings shall be limited to one story and shall be of a residential character constructed of brick and/or stacked stone, subject to the review and approval by the Director of Planning and Development.
  - e. Prior to issuance of a Certificate of Occupancy, the existing one-story frame building (accessory structure) shall be demolished or removed from the property and all remaining buildings shall be brought up to current standards of the Unified Development Ordinance and all applicable building codes.
  - f. Automobiles shall only be parked in designated striped spaces on paved surfaces.
  - g. The maximum number of vehicles parked on the site, including inventory vehicles, shall not exceed 31.
2. To satisfy the following site development considerations:
  - a. Provide a 75-foot-wide natural undisturbed buffer adjacent to residentially zoned property. The buffer shall be enhanced where sparsely vegetated.



- b. Commercial ground signage shall be limited to a monument-type sign(s) and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot-high brick or stacked stone base, complementing the building's architectural treatment. 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 materials. Ground signage shall not exceed six feet in height.
- c. Commercial wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance and shall only utilize neutral (non-white earth tone) background colors for the sign cabinet.
- d. Commercial window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state, or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
- e. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights of way.
- f. Billboards or oversized signs shall be prohibited.
- g. Outdoor loudspeakers shall be prohibited.
- h. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
- i. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- j. Peddlers shall be prohibited.
- k. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.
- l. Any fencing between the building and the right-of-way shall be of a decorative masonry and/or wrought iron style. Security fencing on the rear of the property shall be opaque and of wood construction or black vinyl chain link with slats. All fencing design shall be submitted for review and approval by the Director of Planning and Development.
- m. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/14/2021

ATTEST:

By: [Signature]  
County Clerk/Deputy County Clerk

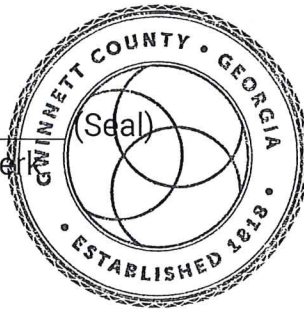




EXHIBIT "A"

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 OR 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 AND 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 BUGORD HIGHWAY; THENCE RUNNING SOUTH 56 DEGREES 54 MINUTES 00 SECONDS WEST ALONBG SAID RIGHT OF WAY, A DISTANCE OF 305.19 FEET, TO AN IRON PIN, THE PLACE OR POINT OF BEGINNING.

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

**[attached]**

**RECEIVED**

01/08/2024

August 25, 2023

**GWINNETT COUNTY**

Department of Planning & Development

Planning Division

446 West Crogan Street, Suite 300

Lawrenceville, Ga 30046

Dear Sir or Madam,

This is to express the intent to apply for the renewal of the Special Use Permit granted on November 2, 2021 for an 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 business needs.
- * Site plans for detention pond, grading, erosion control, mass grading, storm sewer pipe installation, concrete work and asphalt paving were submitted to Gwinnett County and approved.
- * Work in the site was completed and inspected by Gwinnett County and approved for completion.
- * After completing the site work, in the middle of the year 2022, building plans were submitted to Gwinnett County for approval for renovation on the building.
- * Building plans were approved by the beginning of August 2023.
- * The building permits were granted by the end of August 2023.
- * Our plan is to have everything completed and inspected on the property by Gwinnett County by December 2023.

We have work so hard to get this going for years and now we are so close to get there and would like to have the opportunity for the continuation of Automobile sales. We are ready to get the business going and have a great environment with our community and for them to have an option for purchasing a vehicle for their need. So, if you can provide us with the continuation of the Automobile Sales, we will be grateful and more than happy to give our service to our community.

Cordially,

Aldo Sixtos

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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:

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 Hwy provides supporting grounds for approval

**Exhibit F: Application and Disclosure of Campaign Contributions**

**[attached]**

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**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>Rodolfo A. Sixtos</u>
ADDRESS: <u>597 Shoal cir.</u>	ADDRESS: <u>644 Buford Hwy</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Sugar Hill</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30518</u>
PHONE: <u>678-794-7250</u>	PHONE: <u>678-525-4098</u>
EMAIL: <u>aldosixtos7@gmail.com</u>	EMAIL: _____
CONTACT PERSON: <u>Aldo Sixtos</u> PHONE: <u>678-794-7250</u>	
CONTACT'S E-MAIL: <u>aldosixtos7@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 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>7256002</u>	ACREAGE: <u>2.80</u> Ac.
ADDRESS OF PROPERTY: <u>644 Buford Hwy. 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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**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.

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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 Hwy provides supporting grounds for approval

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**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

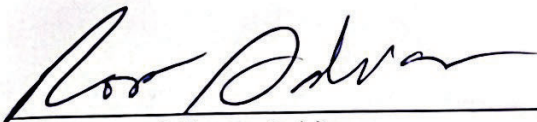
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL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

8/25/23  
_____  
Date

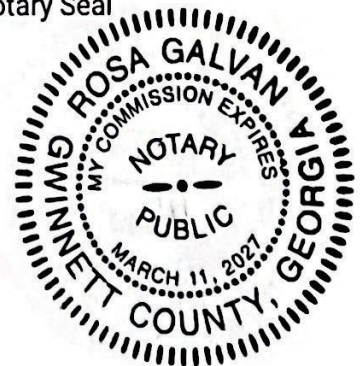
Aldo Sixtas  
_____  
Type or Print Name and Title

Manager  
_____

  
_____  
Signature of Notary Public

08/25/2023  
_____  
Date

Notary Seal



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01/08/2024

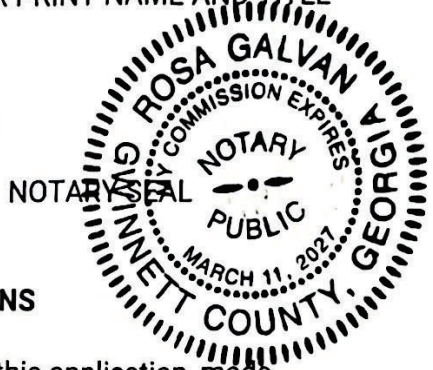
**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

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.

Aldo Sixtos                      8/25/23                      Rodolfo Aldo Sixtos / Owner  
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

[Signature]                      08/25/2023  
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 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.

RECEIVED

01/08/2024

**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: 7th - 256 - 7256 002  
(Map Reference Number) District Land Lot Parcel

Aldo Sixtos 8/25/21  
Signature of Applicant Date

Rodolfo Aldo Sixtos (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)

Kathy Lyles  
NAME

TSA  
TITLE

9/11/2023  
DATE

2023 Property Tax  
Due on 10/15/2023

**Exhibit G: Internal and External Agency Review Comments**

**[attached]**



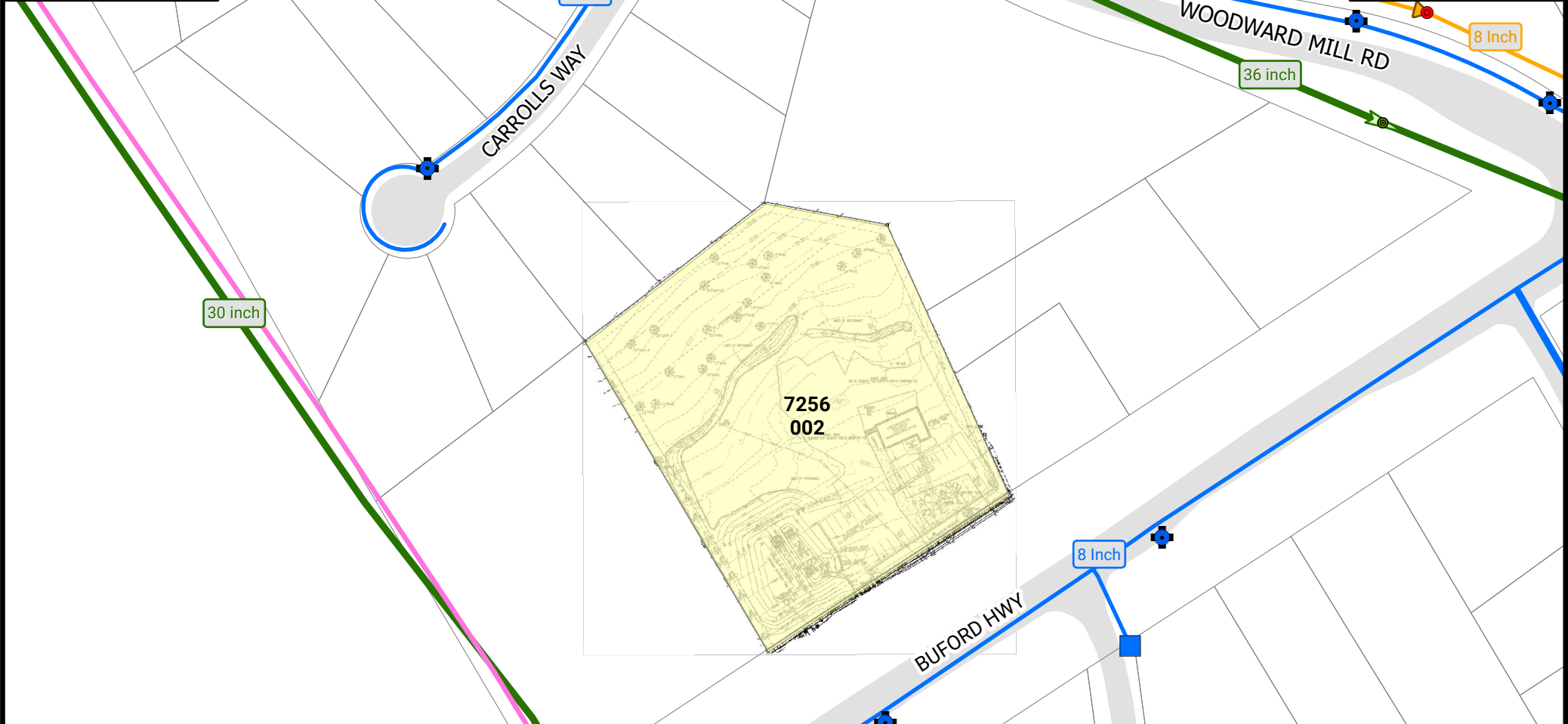
Department of Planning and Development  
**TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>		03.01.2024	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		<a href="mailto:Brent.Hodges@gwinnettcounty.com">Brent.Hodges@gwinnettcounty.com</a>	
Case Number:		SUP2024-00014	
Case Address:		644 Buford Highway, Sugar Hill, 30518	
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	Buford Highway (SR 13) is a major arterial. ADT = 12,900.		
2	Approximately 50' feet to the nearest transit facility located just across Buford Highway (SR 13) along the NB side at 653 Buford Highway (Bus Route 50).		
3			
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1			
2			
3			
4			
5			
6			
7			



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

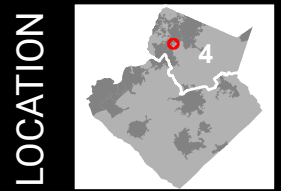
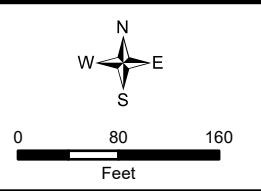
<b>TRC Meeting Date:</b>					
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		<a href="mailto:Michael.pappas@gwinnettcounty.com">Michael.pappas@gwinnettcounty.com</a>			
Case Number:		SUP2024-00014			
Case Address:		644 Buford Hwy			
<b>Comments:</b>		<input type="checkbox"/>	<b>YES</b>	<input checked="" type="checkbox"/>	<b>NO</b>
1	Water: GCDWR does not have comments for this Special Use Permit. The existing facility is connected to public water.				
2	Sewer: GCDWR does not have comments for this Special Use Permit. The existing facility is on septic and will remain on septic.				
3					
4					
5					
6					
7					
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<b>YES</b>	<input checked="" type="checkbox"/>	<b>NO</b>
1					
2					
3					
4					
5					
6					
7					



**LEGEND**

- Water Main
- Hydrant
- Master Vault
- Manhole
- Sewer Collector
- Sewer Force Main

**644 Buford Hwy  
C-2  
Water & Sewer  
Utility Map**



**Water Comments:** GCDWR does not have comments for this Special Use Permit. The existing facility is connected to public water.

**Sewer Comments:** GCDWR does not have comments for this Special Use Permit. The existing facility is on septic and will remain on septic.

**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.



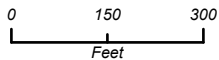
**Exhibit H: Maps**

**[attached]**

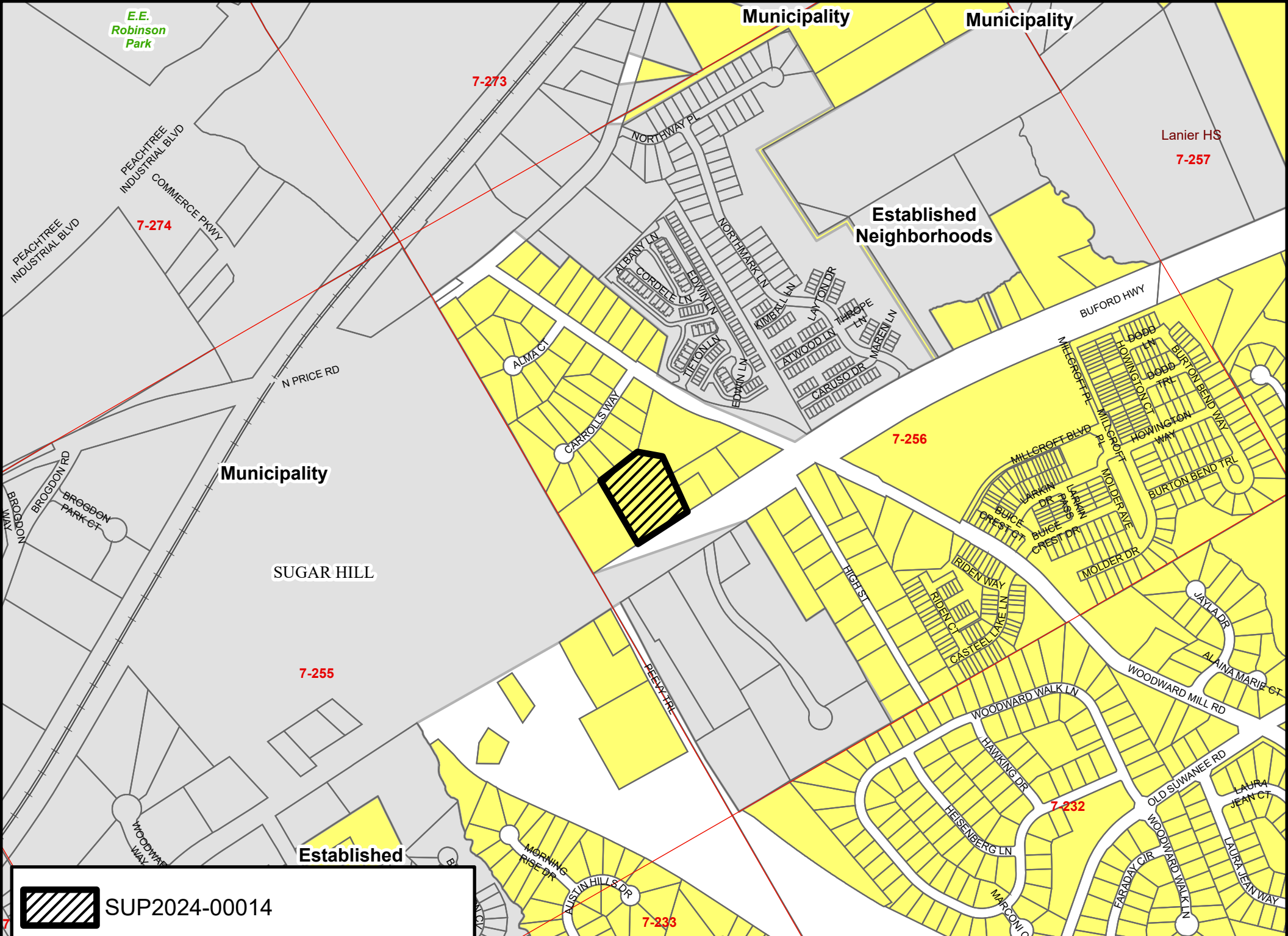


SUP2024-00014

Created: February 14, 2024

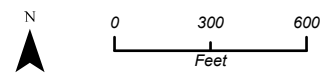






 SUP2024-00014

Created: February 14, 2024



**2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION**