



SPECIAL USE PERMIT APPLICATION

CITY OF SNELVILLE
PLANNING & DEVELOPMENT

For All Uses

(Except Collective Residences; Hotel Motel and Extended-Stay Hotel
and Places of Worship)

City of Snellville, Georgia
Department of Planning & Development

2342 Oak Road, 2nd Floor

Snellville, Georgia 30078

Phone 770.985.3515

Fax 770.985.3551

www.snellville.org

2564 MAIN ST #2300115
SPECIAL USE PERMIT - SUP 23-01
PARCEL- 5026 082A
AUTO GLASS NOW

Version 10-27-2020

2300115

Applicant is: (check one)

- Property Owner
- Attorney for Property Owner
- Property Owner's Agent

Property Owner (if not the applicant): Check here if additional property owners and attach additional sheets.

Jeannette Lucas

Name (please print)

Project Manager

Title

AGN Glass LLC

Corporate Entity Name

440 South Church St. Ste 700

Mailing Address

Charlotte NC 28202

City, State, Zip Code

704-377-8855

Phone Number (wk)

(cell)

autoglassbusinesslicense@drivenbrands.com

Email Address

Xiao Lu

Name (please print)

CEO

Title

Stockbridge 91 Property LLC

Corporate Entity Name

1169 Oakleigh Dr.

Mailing Address

East Point GA 30344

City, State, Zip Code

Phone Number (wk)

(cell)

xin9228@yahoo.com

Email Address

Requested Special Use (see Uses Requiring a Special Use Permit): Vehicle Repair Minor :Glass repair and replace

This SUP application is also being filed along with applications for: Rezoning Land Use Plan Amendment None

Present Zoning District Classification: BG

Present Future Land Use Classification: _____

Proposed Zoning District Classification: BG

Proposed Future Land Use Classification: _____

Property Street Address: 2564 Main St. West Snellville GA

Acreage: .31

Tax Parcel No.: R5026082A

APPLICATION FEES:

- Special Use Permit Application \$ 500 (without rezoning); or \$250 with rezoning
- Public Notice Sign \$ 75 (single-sided) or \$125 (double-sided) per parcel, per road frontage
- Adjoining Property Owner Notice \$ 15 (per adjoining property X 2 public hearings)

Special use permits may not be used for securing early zoning for conceptual proposals which may not be undertaken for more than 6 months from the date the application is submitted. A special use permit application will be considered only if it is made by the owner of the property or their authorized agent.

SPECIAL USE: A use which while not permitted as a matter of right may be allowed within a given zoning district when meeting standards as prescribed by this UDO. Special land uses have operational characteristics and/or impacts that are significantly different from the zoning district's principal authorized uses and therefore require individual review pursuant to the standards and criteria set forth in this UDO.

UDO Sec. 103-10.1. General: Special use permits are intended as a means for the City Council to authorize certain uses that are not permitted by-right in a zoning district. Special use permits may be subject to meeting specific standards by Chapter 200 Article 6 (Use Provisions), but still require individual review by City Council because of the increased potential for incompatibility with its immediate neighborhood.

*** INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED ***

UDO Sec. 103-10.2. Application Requirements

- A. Each application for a special use permit must be filed with the Department and must include the following:
 1. Payment of the appropriate application fee.
 2. A current legal description of the site. If the site includes multiple lots, provide a separate legal description for each individual lot, together with a composite legal description for all lots.
 3. One (1) original and ten (10) copies of the property boundary survey. In addition, a digital copy in .pdf format must be submitted using email, flash drive, or other means approved by the Director. The survey must have been prepared by a registered land surveyor no more than 12 months before the date of application submittal.
 4. One (1) original and ten (10) copies of the proposed site plan, drawn to scale, showing: a north arrow; land lot, district, and parcel number; the dimensions with bearing and distance; acreage; location of the tract(s); the present zoning district of all adjacent lots; the proposed location of structures, driveways, parking, and loading areas; and the location and extent of required buffer areas. The site plan must be prepared by an architect, engineer, landscape architect or land surveyor whose State registration is current and valid. The site plan must be stamped and sealed by one of the four above-mentioned professionals no more than 6 months before the date of submittal. In addition, a digital copy in .pdf format must be submitted using email, flash drive, or other means approved by the Director.
 5. Letter of intent explaining what is proposed and any requested variance(s) from the Use Standards.
 6. Attach a copy of the Use Standards as applicable to the requested Special Use. Demonstrate that the property and requested Special Use is in compliance with each Use Standard. Non-compliance with any Use Standard shall be requested as a variance from the Use Standard(s) and may be grounds for denial of the Special Use Permit.
 7. Ten (10) stapled or bound copies of the special use permit application and all supporting documents, in addition to one unbound application bearing original signatures. In addition, a digital copy in .pdf format of all plan submittals must be submitted using the means requested by the Director.
 8. Architectural building renderings indicating building elevation, colors, construction materials, etc. of which the facades and roofs will consist.
 9. Additional information deemed necessary by the Director in order to evaluate a proposed use and its relationship to the surrounding area must be submitted.
 10. A traffic impact analysis when required by UDO Sec. 103-5.2 (see page 9 below).

UDO Sec. 103-10.3. Review Criteria

In reviewing applications for a special use permit, the following standards and factors must be considered by the Planning Commission and the City Council in place of the matters identified in Sec. 103-9.4.B.10 and/or Sec. 103-9.4.C.11:

- A. Applicable use standards of Chapter 200 Article 6 (Use Provisions); and
- B. Whether the proposed use would consistent with the needs of the neighborhood or community as a whole and would not be in conflict with policies and objectives of the Comprehensive Plan; and
- C. Whether the proposed use has adverse impacts on the surrounding area, especially with regard to but not limited to traffic, storm drainage, land values and compatibility of land use activities; and
- D. Whether the proposed use is desired for development and a more intensive zoning district which contains that use as a use by right would not be appropriate for the property; or
- E. Whether a proposed use is desired for development and no zoning district contains that use as a use by right; or
- F. Whether a unique use not addressed in any zoning district is desired for development and is not likely to be duplicated within the City; or
- G. Whether the density of development may be affected by the height of a building.

UDO Sec. 103-10.4. Review Process

- A. Applications for special use permits must be submitted to the Planning and Development Department no later than noon, 42 days before the meeting date of the Planning Commission.
- B. The Department may prepare a study in accordance with Sec. 103-9.5 (Department Study), which must also include how the proposed use conforms to the review criteria in this subsection. The study may recommend conditions of approval which may be deemed advisable so that the purpose of this UDO will be served and the public health, safety, morality, and general welfare secured.
- C. The Planning Commission must hear the application for special use permit following the same procedures required for a rezoning in Sec. 103-9.6 (Planning Commission Action), except as follows:
 1. The Planning Commission may not consider the matters set forth in Sec. 103-9.4.B.10 and/or Sec. 103-9.4.C.11 as part of a special use permit.
 2. In lieu of the matters identified in clause 1 above, the Planning Commission must consider the review criteria in this subsection.
 3. The Planning Commission may propose conditions that will ensure that the use standards identified in that clause are met and the public health, safety, and general welfare are secured.

- D. At least 15 days before the date of the public hearing to be held by the City Council, the special use request must be duly advertised and heard, following the same procedure required for a rezoning in Sec. 103-9.7 (City Council Public Hearing) and Sec. 103-9.8 (Public Notification). The City Council may approve conditions that will ensure that the review criteria in this subsection are met and the public health, safety, and general welfare are secured.
- E. If the special use permit application is denied by the City Council, no special use application affecting any portion of the same property may be submitted less than 6 months from the date of denial.

UDO Sec. 103-10.5. Appeals

Any person aggrieved by a decision or order of the City Council may appeal by certiorari to the Superior Court of Gwinnett County. Any such appeal must be filed within 30 days from the date of the decision of the City Council. Upon failure to file the appeal within 30 days, the decision of the City Council will be final.

UDO Sec. 103-10.6. Following Special Use Permit Approval

- A. If an application is approved and a special use permit is granted, all conditions which may have been attached to the approval are binding on the property. All subsequent development and use of the property must be in accordance with the approved plan and conditions. All final site plans must be approved by the Director before the issuance of any permits. Once established, the special use must be in continuous operation. Upon discovery that the operation of the special use has or had ceased for a period of 180 days or more and the owner of the property has not requested voluntary termination of the special use permit, the Director must forward a report to City Council through the Planning Commission which may recommend that action be taken to remove the special use permit from the property.
- B. Changes to a special use or development of a site for the special use will be treated as an amendment to the special use permit and will be subject to the same application and review process as a new application.
- C. The special use for which a special use permit is granted must commence operations or construction within 12 months of the date of approval by the City Council. If, at the end of this 12-month period, the Director determines that active efforts are not proceeding toward operation or construction, a report may be forwarded to the City Council through the Planning Commission which may recommend that action be taken to remove the special use permit from the property.
- D. The Director or an officer of the City of Snellville Police Department has the right to periodically examine the operation of the specific use to determine compliance with the requirements of any conditions. If the Director determines that the requirements and conditions are being violated, a written notice will be issued to the owner of the property outlining the nature of the violations and giving the owner of the property a maximum of 30 days to come into compliance. This 30-day maximum will be amendable in the reasonable discretion of the Director. If after 30 days the violations continue to exist, the Director must forward a report to the City Council through the Planning Commission, which may recommend that action be taken to remove the special use permit from the property. E. Upon approval by the City Council, a special use permit must be identified on the Official Zoning Maps.
- F. Upon approval by the City Council of a special use permit, the owner of the property must be issued a notice from the Director, which states the specific use permitted, the requirements of this subsection and any conditions attached to the approval.
- G. The Department may not issue a certificate of occupancy for the specific use unless all requirements and conditions of the special use permit have been fulfilled by the owner of the property.

APPLICANT SHALL PROVIDE A RESPONSE AS TO WHETHER THE PROPERTY MEETS EACH CRITERIA OR EACH USE STANDARD AS REQUIRED IN UDO SEC. 206 FOR THE PROPOSED USE AND INCLUDE SAID RESPONSES WITH THE LETTER OF INTENT.

CERTIFICATIONS

APPLICANT'S CERTIFICATION

The undersigned below does hereby, swear or affirm under penalty of perjury under the laws of the State of Georgia, is authorized to make this application for a Special Use Permit and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief. The undersigned is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of last action by the Mayor and Council.

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate if the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, or otherwise conveyed or discontinued.

Signature of Applicant Date

Type or Print Name and Title

Affix Notary Seal

Signature of Notary Public Date

PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, swear and affirm that I am (we are) the owner of property that is subject to this application, as shown in the records of Gwinnett County, Georgia which is the subject matter of the attached application. I further authorize _____ to file this application. The undersigned is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of last action by the Mayor and Council.

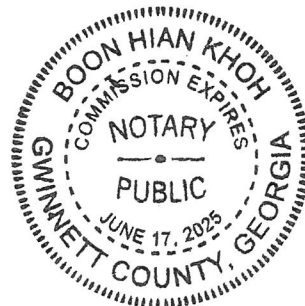
Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

Signature of Owner Date

Type or Print Name and Title

Affix Notary Seal

Signature of Notary Public Date



AUTHORIZATION TO INSPECT PREMISES

With the signature below, I authorize the staff of the Department of Planning and Development of the City of Snellville, Georgia to inspect the premises, which are the subject of this Special Use Permit application.

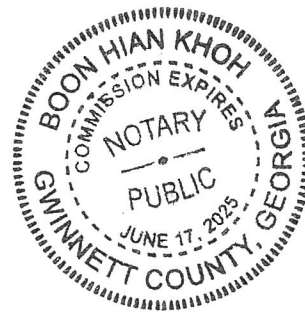
I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

Xiao Lu 2/8/2023
Signature of Owner or Agent Date

Xiao Lu (Owner)
Type or Print Name and Title

[Signature] 2/8/2023
Signature of Notary Public Date

Affix Notary Seal



Vehicle Rre

CONFLICT OF INTEREST CERTIFICATIONS 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 forms provided.

check here if there are additional property owners and attach additional "Conflict of Interest Certification" sheets. AGN Glass, LLC By: Jeannette Lucas, Project Manager

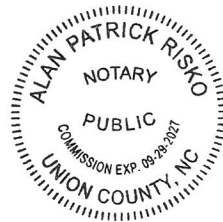
Jeannette Lucas 3/2/23
Signature of Applicant Date

Jeannette Lucas, Project Manager
Type or Print Name and Title

Signature of Applicant's Attorney or Representative Date

Type or Print Name and Title

[Signature] 3/2/23
Signature of Notary Public Date



Affix Notary Seal

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the last two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to any member of the Mayor and City Council or any member of the Snellville Planning Commission?

YES NO YOUR NAME: _____

If the answer above is YES, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (list all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within the last two years)

Check here and attach additional sheets if necessary to disclose or describe all contributions or gifts.

Record and Return to:
Campbell & Brannon, LLC
5565 Glenridge Connector, Ste 350
Atlanta, GA 30342
ATTN: Commercial Department
File No.: AGR13159
Transfer Tax: \$400.00
Parcel ID: R5029 082A

LIMITED WARRANTY DEED

THIS INDENTURE, made this 29th day of June, 2022 by and between **4447 ASSOCIATES LC**, a Utah limited liability company, as party of the first part (the "Grantor") unto **STOCKBRIDGE 91 PROPERTY, LLC**, a Georgia limited liability company, as party of the second part (the "Grantee").

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by Grantee at and before the execution and delivery of these presents, the receipt, adequacy and sufficiency of which are hereby acknowledged by Grantor, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, its successors and assigns, all that tract or parcel of land lying and being located in Land Lot 26 of the 5th District of Gwinnett County, Georgia and being more particularly described o Exhibit "A" attached hereto and by this reference incorporated herein.

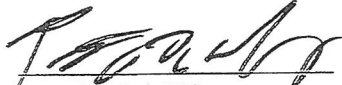
TOGETHER WITH all and singular rights, members and appurtenances in and to the above-described property in anywise appertaining or belonging.

TO HAVE AND TO HOLD the above-described property with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of the said Grantee, its heirs, administrators, successors and assigns, forever, in FEE SIMPLE.

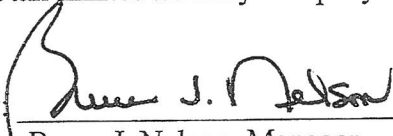
AND THE SAID GRANTOR, for its successors and assigns will warrant and forever defend the right and title to the above-described property unto the said Grantee, its heirs, administrators, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, subject to the matters described on Exhibit "B" attached hereto and by reference incorporated herein.

IN WITNESS WHEREOF, the Grantor has set hereunto its hand and seal as of the day and year first above written.

Signed, sealed and delivered
in the presence of:


Unofficial Witness

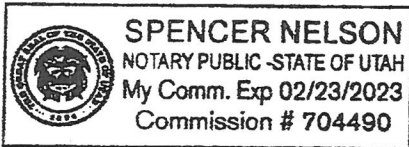
4447 ASSOCIATES, LC,
a Utah limited liability company

By:  (SEAL)
Bruce J. Nelson, Manager


Notary Public

My Commission Expires:

(NOTARY SEAL)





ACCOUNT DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#)

Tax Account

Mailing Address:

STOCKBRIDGE 91 PROPERTY LLC
 1169 OAKLEIGH DR
 ATLANTA, GA 30344-1820

[Change Mailing Address](#)

SITUS:

2564 WEST MAIN ST

Tax District:

EVERMORE CID SVILL

Parcel ID

R5026 082A

Property Type

Real Property

Last Update

2/6/2023 8:08:16 PM

Legal Description

US 78

Print Tax Bill

Click here to view and print your 2022 tax bill.*

* Bill as of September 1, 2022. For current amount due see information below.

Tax Bills

Note: Email tax@gwinnettcountry.com to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2022	\$4,481.68	\$4,481.68	\$0.00	\$0.00	11/1/2022	\$0.00
2021	\$4,566.24	\$4,566.24	\$0.00	\$0.00	10/15/2021	\$0.00
2020	\$5,368.29	\$5,368.29	\$0.00	\$0.00	12/1/2020	\$0.00
2019	\$5,624.69	\$5,624.69	\$0.00	\$0.00	10/15/2019	\$0.00
2018	\$5,643.75	\$5,643.75	\$0.00	\$0.00	12/1/2018	\$0.00
2017	\$5,508.58	\$5,508.58	\$0.00	\$0.00	10/15/2017	\$0.00
2016	\$5,467.47	\$5,467.47	\$0.00	\$0.00	10/15/2016	\$0.00
Total						\$0.00



Pay Now

No payment due for this account.



Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078
 (770) 985-3508

2022 Property Tax Bill

Parcel ID	Tax District		Bill #						
R5026 082A	10 - City of Snellville		003673						
Property Owner/Location/Description			Fair Market Value	Taxable Value					
4447 ASSOCIATES LC 2564 WEST MAIN ST			302,000	120,800					
Levies	Taxable Value	-	Exemptions	=	Net Assessment	×	Tax Rate	=	Net Tax
City of Snellville	120,800		0		120,800		4.0000000000		\$483.20
2022 STORM WATER									\$217.62

Exemptions:

Current Year Tax	\$700.82
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$700.82
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	12/15/2022

Tax Bills are not automatically sent to mortgage companies; therefore, if your taxes are paid through escrow, please forward this bill to your mortgage company.

All taxes and stormwater fees that are delinquent and paid after December 15, 2022 are subject to interest and penalties as allowed by law. FIFA costs are applied to delinquent property taxes after March 15, 2023.

IF THIS TAX NOTICE INDICATES A PAST DUE AMOUNT, PLEASE CONTACT US TO DETERMINE PAYOFF AMOUNT.

ACCOUNT INFORMATION IS AVAILABLE ONLINE AT WWW.SNELLVILLE.ORG



Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078

**Make check or money order payable to: City of Snellville*
**Write the Tax Parcel ID Number on your check*
**Full payment must be made by the due date*
**Mailed payments will be posted using the official postmark date*
**Taxes may be paid online by visiting www.snellville.org*
**Convenience fees may apply to all credit/debit card payments*

Parcel ID: R5026 082A
 Amount Due: \$0.00
 Bill#: 003673
 Due Date: 12/15/2022

AMOUNT PAID

4447 ASSOCIATES LC
 790 PERSHING RD
 RALEIGH, NC 27608-2712

Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078