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5/20/2024

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>DINGO'S PD, INC</u>	Name: <u>CAROLYN POOLE, LLC</u>
Address: <u>402 US 78 SE 530-172</u>	Address: <u>2029 HWY 59</u>
City: <u>SNELVILLE</u>	City: <u>CADSVILLE</u>
State: <u>GA</u> ZIP: <u>30039</u>	State: <u>GA</u> ZIP: <u>30521-3417</u>
Phone: <u>(678) 873-6969</u>	Phone: <u>(404) 933-7951</u>
Email: <u>dingospdr1@gmail.com</u>	Email: <u>kennygreen@kginvestments.com</u>
Contact Person: <u>John P. Dunn</u>	Phone: <u>(678) 873-6969</u>
Contact's Email: <u>dingospdr1@gmail.com</u>	
APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
Existing/Proposed Zoning District(s): _____	
Parcel Number(s): <u>R6079-040</u> Acreage: _____	
Property Address(es): <u>5345 FINE FORKS TRICKUM RD.</u>	
Proposed Development: <u>BODY SHOP (AUTO RECONDITIONING)</u>	
Variance(s): <u>LANDSCAPE STRIP, INTERPARCEL ACCESS</u> Waiver(s): _____	
Building/Leased Sq. Ft.: <u>1824</u> Floor Area Ratio: <u>25%</u>	



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 six (6) months from the date of last action by the Board of Commissioners.




Signature of Applicant

5/2/24

Date

JOHN P. DOWN, D. WOOD'S PDR, INC PRESIDENT

Type or Print Name and Title



Signature of Notary Public

5/2/2024

Date



Notary Seal

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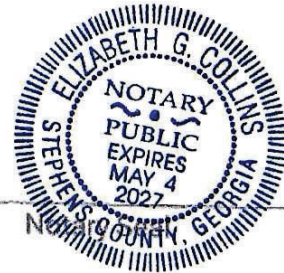
SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of last action by the Board of Commissioners.

Carolyn Poole 5-2-2024
Signature of Property Owner Date

Carolyn Poole
Type or Print Name and Title

Elizabeth G. Collins 5-2-2024
Signature of Notary Public Date





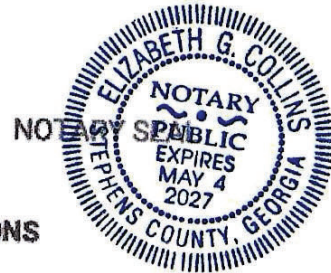
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

Carolee Poole 5-14-2024 Carolee Poole Owner
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Elizabeth G. Collins 5-14-2024
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

Carolee Poole
YOUR NAME

If the answer is yes, please complete the following section:

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

Attach additional sheets if necessary to disclose or describe all contributions.

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

The undersigned below is authorized to make this application. The undersigned certifies that all Gwinnett County property taxes billed to date for the parcel listed below have been paid in full to the Gwinnett County Tax Commissioner. In no case shall an application or reapplication for special use permits be processed without such property verification.

A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.

Parcel I.D. Number: R6079-040
(Map Reference Number)

[Signature]
Signature of Applicant

5/20/24
Date

Brian P. Dunn, President, Dunn's Inc, Inc
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. THIS FORM MUST BE SIGNED BY A REPRESENTATIVE OF THE TAX COMMISSIONER'S OFFICE.

TAX COMMISSIONERS USE ONLY

Payment of all property taxes billed to date for the above referenced parcel has been verified as paid current and confirmed by the signature below.

Kathy Lyles
Name

TSA
Title

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Date

MAY 20 2024 km

PROPERTY TAX DIVISION
TAX COMMISSIONER'S OFFICE

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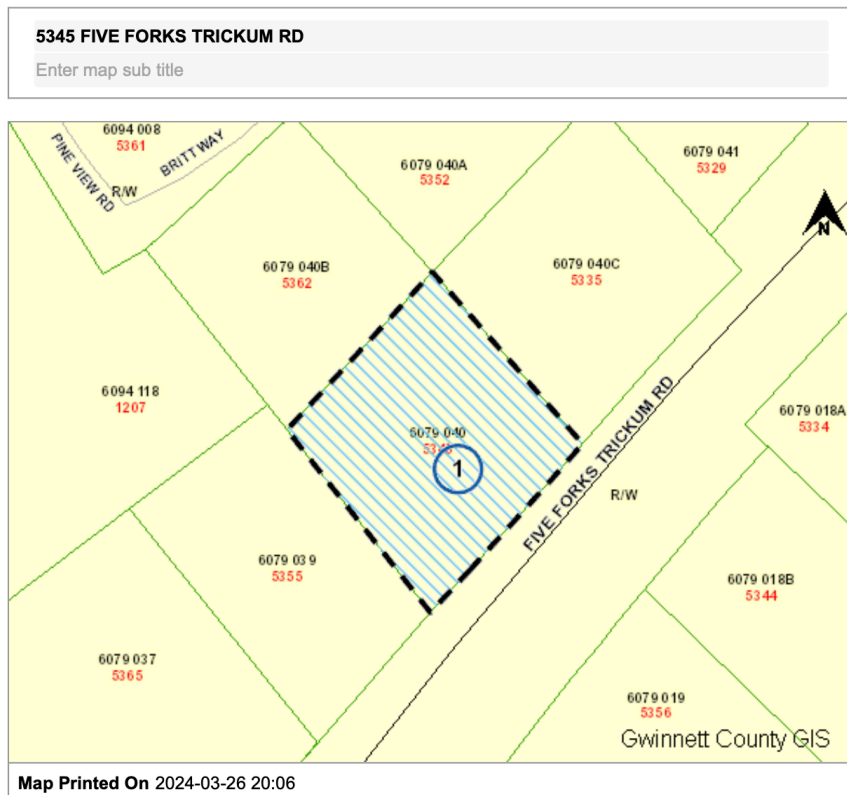
May 15, 2024

Department of Planning and Development
Gwinnett County Planning Commission
Gwinnett County Board of Commissioners
75 Langley Dr.
Lawrenceville, Ga. 30046

To Whom it May Concern,

Dingo's PDR, Inc., on behalf of Carolyn Poole LLC, seeks an automotive special use permit for the property zoned C2 located at 5345 Five Forks Trickum Road SW, Lilburn, Ga. 30047. Dingo's PDR, Inc. has been in business since 2002, and provides automotive and motorcycle *PAINTLESS DENT REPAIR* services. Dingo's PDR, Inc. has been a mobile service throughout north and middle Georgia since 2011, previously leasing two locations on Stone Mountain Highway in Lilburn and Snellville, respectively.

5345 Five Forks Trickum Rd. Represents the next phase of growth for Dingo's PDR, Inc. The location will be utilized for two purposes: 1) Provide a base of operations for our service technicians. 2) Provide a much needed fixed location for larger paintless dent repair jobs.



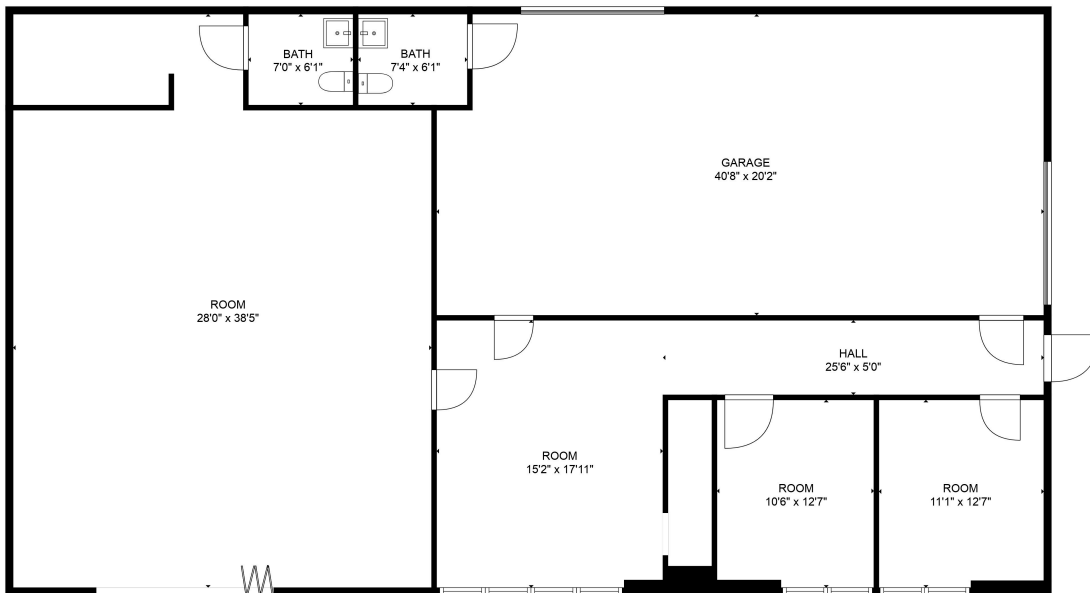
Enter notes

With respect to Planning and Development comments, Dingo's PDR, Inc. did not apply for an auto body shop designation. This is the category that we fit into according to the Gwinnett 2040 Unified Land Use Plan. We applied as "Other" Automotive. More appropriately, this would be an automotive reconditioning shop. Auto reconditioning fills its own niche in the automotive servicing industry. In addition to paintless dent repair, other fields include auto detailing, paint touch up, auto trim and upholstery, window tinting, vehicle wraps, and alloy wheel repair.

There are two automotive servicing businesses existing in Mountain Park. The oldest is Garmon Auto Service, a longstanding auto mechanics business at the western edge of the commercial node at 5484 Five Forks Trickum, Rd.. The second is Glass Tiger Window Tinting, located at 5356 Five Forks Trickum Rd., just across the street. Though not adjacent to our property, we believe this fellow automotive reconditioning business provides a precedent. As such, our proposed use is consistent with the area.

The property is surrounded on three sides by other business zoned C2: Total Power Products abutting the southwest property line, Park Salon abutting the northeast property line, and a property abutting the northwest property line – the house at 5362 Britt Way which appears to be a contracting business.

The building square footage is 1824 feet and consists of two suites.



TOTAL: 1824 sq. ft
FLOOR 1: 1824 sq. ft
EXCLUDED AREAS: GARAGE: 805 sq. ft

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5345 Five Forks Trickum

The left suite, as seen from the street has no current planned use, but may be sublet for a retail business, or used for a future automotive reconditioning service offered by Dingo's PDR, Inc. that does not require a garage (for example: automotive trim). The unit is self-contained with HVAC, storage room, and customer restroom.

The right suite, as seen from the street consists of a lobby, data room, two offices served by a hallway, and the warehouse/garage, where the restroom is. A storefront door will be installed in the middle front section providing access to the lobby.

Dingo's PDR, Inc. currently has three employees, including the owner. We anticipate no more than one technician and one future support staff (ie: administrative) person on a daily basis, with the number of technicians increasing during business surge periods to as many as four.

The garage can fit 3-4 cars. The Floor Area Ratio is 25%.

Regarding parking, we intend to allot 3 spots for the retail unit, with the remaining 10 for use by Dingo's PDR, Inc., exclusive of the designated disabled parking spot. As a matter of policy, we do not like parking customer cars outside overnight. We do not anticipate the parking of cars outside for extended periods. Most of our business consists of small jobs taking only a few hours to complete. That said, during the hail season – March 1 through June 1 – there might be surges. Vehicles awaiting repair shall be parked in the row adjacent to the northeast property line.

Dingo's PDR, Inc. will be open Monday through Saturday, 8am-6pm, excluding major holidays. Hours for the sublet unit would be up to the tenant.

We propose no changes to existing curb cuts or parking. We request a variance under Code Section 240-70 for the following reasons: Inter-parcel access between this and the east (right) parcel would eliminate two spaces in each parcel, both having small parking lots already. There is a telephone pole with ground cable at the corner of the parcels near the street, forcing the cut further back, and adjacent to the corner of Park Salon, the building itself sitting closer to the street than ours. Inter-parcel access to the west (left) property is blocked by a retention pond. Inter-parcel access to the north (rear) property would require a drive between 2 fences and into the backyard of the rear property, eliminating screened outdoor storage and achieving no value to either property. Setbacks were addressed in the previous 2004 SUP. Open space will remain as is. There are no flood plains, streams, or ponds in the area, however there is a stormwater management pond on the southwest corner of the property. It has a timbered cover with hatched access, and is surrounded by a chainlink fence for safety. Inter-parcel access between properties here would need to go through the retention pond.

We also request to maintain the current landscape strip, requiring a waiver in accordance with Code Section 620-10.1A, as the current configuration has been in place since the building was constructed.

We anticipate little change to the existing elevations (see accompanying documents entitled “Elevations and “Elevation Supplement.” . The previous tenant painted the red brick white, and painted the metal fascia black. We intend to repurpose the old awnings (3 of them) by replacing the striped covering with a solid black material.

We request approval with the following conditions:

1. No paint booth
2. No auto painting
3. To traditional body repair consisting of body filler, sanding, and grinding.
4. No welding
5. No vehicles to be parked outside exceeding 5 days.

Submitted for your approval

Sincerely yours,

John P. Dunn

Dingo's PDR, Inc.

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STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Pursuant to requirements 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 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 PROPERTY IS SITUATED IN A COMMERCIAL NODE SURROUNDED ON 3 SIDES BY C-2 ZONED PROPERTY. A SIMILAR BUSINESS IS ACROSS THE ROAD.

- (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 EXISTING BUSINESSES NOR NEARBY RESIDENTIAL PROPERTIES.

- (C) Whether the property to be affected by a proposed special use permit has reasonable economic use as currently zoned:

AS CURRENTLY ZONED, THE PROPERTY COULD BE USED FOR OTHER BUSINESSES

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

THIS PROPOSED USE WILL NOT PROVIDE EXCESSIVE USE OF PUBLIC INFRASTRUCTURE.

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

THIS PROPOSAL IS 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:

THE PROPERTY IS NESTLED BETWEEN 3 C-2 ZONED PROPERTIES, ONE OF WHICH IS LAWN-MOWER REPAIR. THIS SUPPORTS APPROVAL.



Curve	Radius	Length	Chord	Chord Bear.
C1	2904.79'	29.77'	29.77'	S 39°06'03" W
C2	2751.01'	104.89'	104.88'	S 41°14'43" W

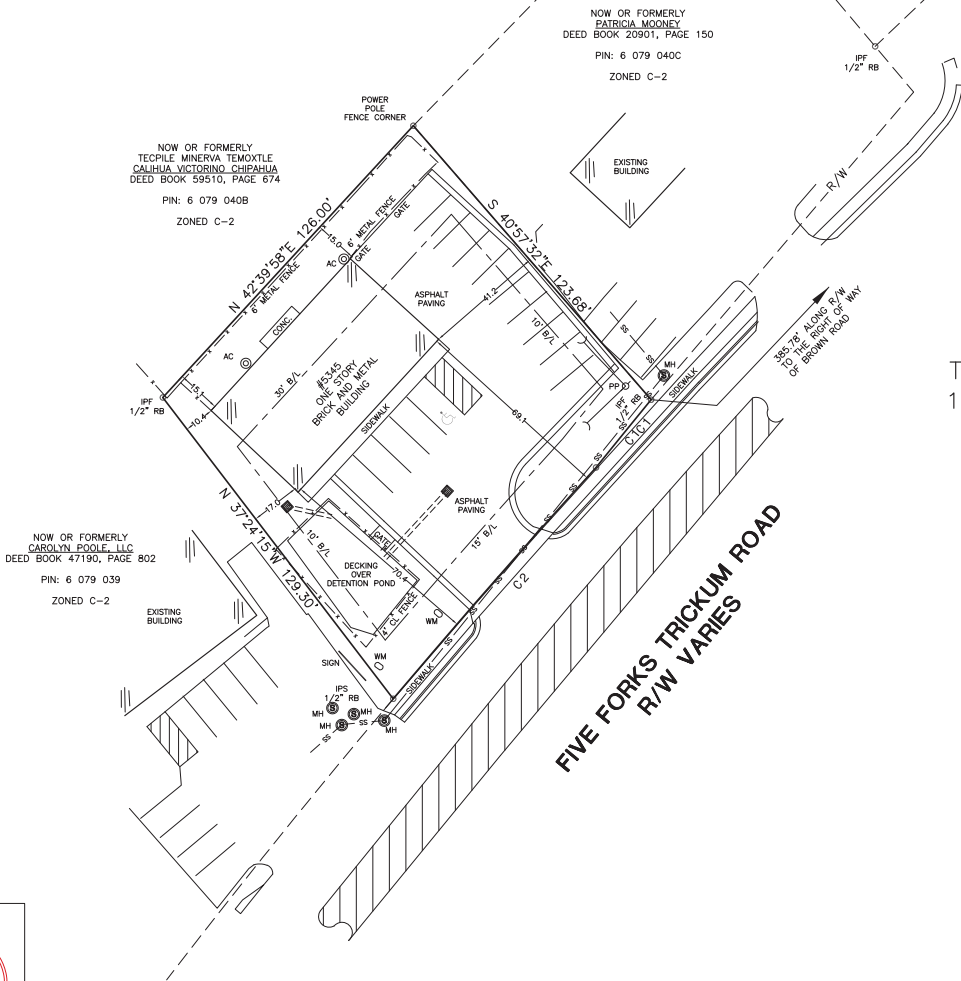
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LEGEND

- | | | | |
|--------|--------------------|-----|-------------------------|
| R/W | RIGHT OF WAY | FES | FLARED END SECTION |
| WM | WATER METER | JIB | JUNCTION BOX |
| B/L | BUILDING LINE | HW | HEADWALL |
| E | PROPERTY LINE | CL | CENTER LINE |
| A | FIRE HYDRANT | DL | DRAINAGE DIRECTION |
| S | VALVE | HN | HOUSE NUMBER |
| W | WATER MAIN | IPF | IRON PIN FOUND |
| MH | MANHOLE | IPF | IRON PIN SET |
| SE | SEWER LINE | EP | ELECTRIC POWER |
| DE | DRAINAGE EASEMENT | R | RADIUS OF CURVATURE |
| SE | SEWER EASEMENT | DB | DOUBLE WING CATCH BASIN |
| GL | GAS LINE | CB | CATCH BASIN |
| PP | POWER POLE | PP | POWER POLE |
| NAC | NAIL IN CAP | A | ARC OF CURVE |
| LP-O | LIGHT POLE | INV | INVERT |
| EE | EXISTING ELEVATION | DI | DROP INLET |
| RB | REBAR | PE | PROPOSED ELEVATION |
| O.T.P. | OPEN TOP PIPE | POB | POINT OF BEGINNING |



Total Area:
16,285 SQ. FT / 0.37 ACRES

SURVEY DATA.
95% OF THE DATA SHOWN FOR THIS PLAT WAS OBTAINED UTILIZING GPS. IT INCLUDES ALL HORIZONTAL AND VERTICAL CONTROL POINT INFORMATION. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A CARLSON BRX7 WITH A CARLSON RT4 TABLET AND A TOPCON GT 1003 ROBOTIC TOTAL STATION. THE TECHNIQUE WAS RTK CORRECTED MEASUREMENTS. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED ON THIS SURVEY WERE 0.06 FEET HORIZONTALLY AND 0.03 VERTICALLY AT THE 95% CONFIDENCE LEVEL.

FIELD WORK COMPLETED ON MAY 1, 2024

SURVEY BEARINGS WERE ROTATED TO GEORGIA WEST STATE PLANE COORDINATE SYSTEM USING 1983 DATUM AND VERTICAL DATUM OF 1988.

THIS PLAT HAS BEEN CALCULATED FOR PRECISION AND WAS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 126,689 FEET.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND NO WARRANTIES EXTEND TO ANY UNNAMED PERSON WITHOUT A RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON

COPYRIGHT 2024 DIVERSIFIED TECHNICAL GROUP, LLC
THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

This plat is a re-division of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in U.C.G.A. Section 15-6-67

Q. Scott Smith
J. SCOTT SMITH, PLS 3014

5/1/24
DATE



General Notes:

SURVEY AS PER IRON PINS FOUND DEED BOOK 47190, PAGE 802 (TRACT THREE), SURVEY FOR JOHN E. STREET RECORDED IN PLAT BOOK "0" PAGE 358, AND OTHER REFERENCES AS NOTED HEREON.

RIGHT OF WAY SHOWN AS PER CONSENT ORDER AND RECORDED IN DEED BOOK 6077 PAGE 343-345 AND RIGHT OF WAY PLANS FOR WINNETT COUNTY PROJECT NO. B32435.

SAID DESCRIBED PROPERTY IS LOCATED WITHIN A FLOOD ZONE DESIGNATION "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO 13135C0134F, WITH A DATE OF IDENTIFICATION OF 9/29/2006, FOR COMMUNITY NUMBER 130322, IN WINNETT COUNTY, STATE OF GEORGIA WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

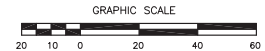
NO EVIDENCE OF RECENT WORK ON SUBJECT PROPERTY

BUILDING IS VACANT

PROPERTY HAS DIRECT ACCESS TO FIVE FORKS TRICKUM ROAD, A PUBLIC RIGHT OF WAY.

PROPERTY ZONED C-2

TAX PARCEL ID: 6 079 040



REVISIONS	
NO.	DESCRIPTION

DIVERSIFIED TECHNICAL GROUP, L.L.C.
Land Surveyors Firm License #57

2700 BRASSTON HIGHWAY
Duluth, GA 30096
PHONE: 770-614-1000
EMAIL: Dtg@diversifiedllc.com



Boundary Survey
Dingo's PDR, Inc.

LAND LOTS(S): 79

DISTRICT: 6

WINNETT COUNTY, GEORGIA

DATE: 5/1/24
DRAWN BY: J.S.S.
CHECKED BY: J.S.S.

SCALE: 1" = 20'

SHEET NUMBER
Boundary Survey

PROJECT NUMBER
24150

DRAWING NUMBER
1

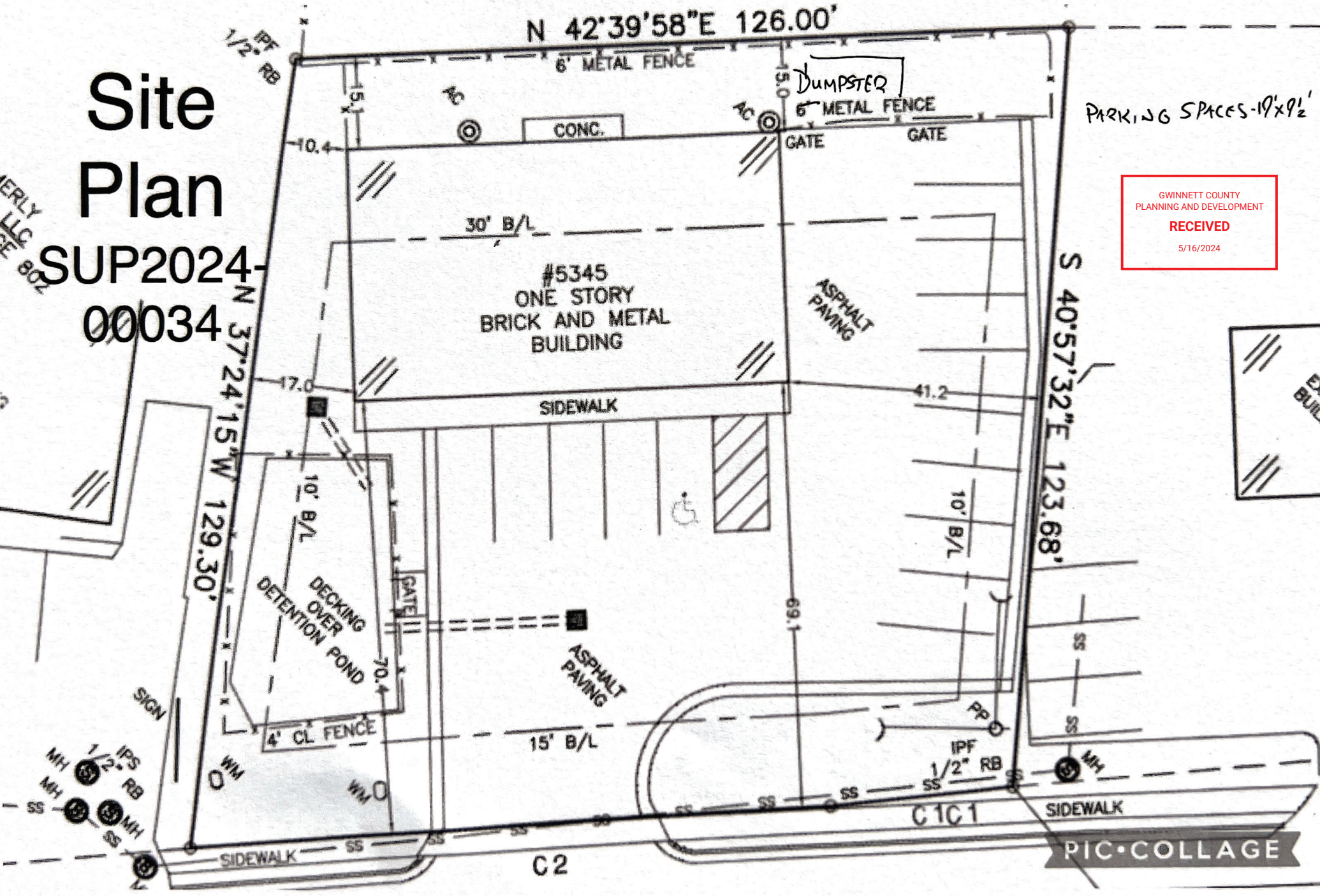
Site Plan

SUP2024-00034

N 42°39'58"E 126.00'

PARKING SPACES 19'x9 1/2'

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ERLY LLC BOZ

PIC-COLLAGE

Elevation Supplement: Signage, Front



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Our internet is to repurpose an existing sign used at two previous shop locations. The sign is channel-lettered and lighted, and will be mounted centered on the black section of the front of the building.



Further, we intend to repurpose the three existing awnings that previously mounted over the glass sections. We intend to replace the stripe pattern with black canvas.

Finally, the center glass on the building front will be replaced with a storefront door, separating the retail unit entrance from the shop customer entrance.



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Legal Description
5345 Five Forks Trickum Road

All that tract or parcel of land lying and being in Land Lot 79, District 6, Gwinnett County Georgia and being more particularly described as follows:

Beginning at a point on the westerly right of way of Brown Road and the northerly right of way of Five Forks Trickum Road,
thence along the northerly right of way of Five Forks Trickum Road in a southwesterly direction 385.78 feet to the TRUE POINT OF BEGINNING;

Thence along said right of way With A Curve Turning To The Left With An Arc Length Of 29.77', With A Radius Of 2904.79',
With A Chord Bearing Of S 39°06'03" W, With A Chord Length Of 29.77',;To A Point;
Thence With A Compound Curve Turning To The Left With An Arc Length Of 104.89',
With A Radius Of 2751.01', With A Chord Bearing Of S 41°14'43" W, With A Chord Length Of 104.88',To A Point;
Thence leaving said right of way N 37°24'15" W A Distance Of 129.30'To A Point;
Thence N 42°39'58" E A Distance Of 126.00'To A Point;
Thence S 40°57'32" E A Distance Of 123.68'To A Point on the northerly right of way of Five Forks Trickum Road;
Which Is The Point Of Beginning,

Having An Area Of 16,285.72 Square Feet, 0.37 Acres