

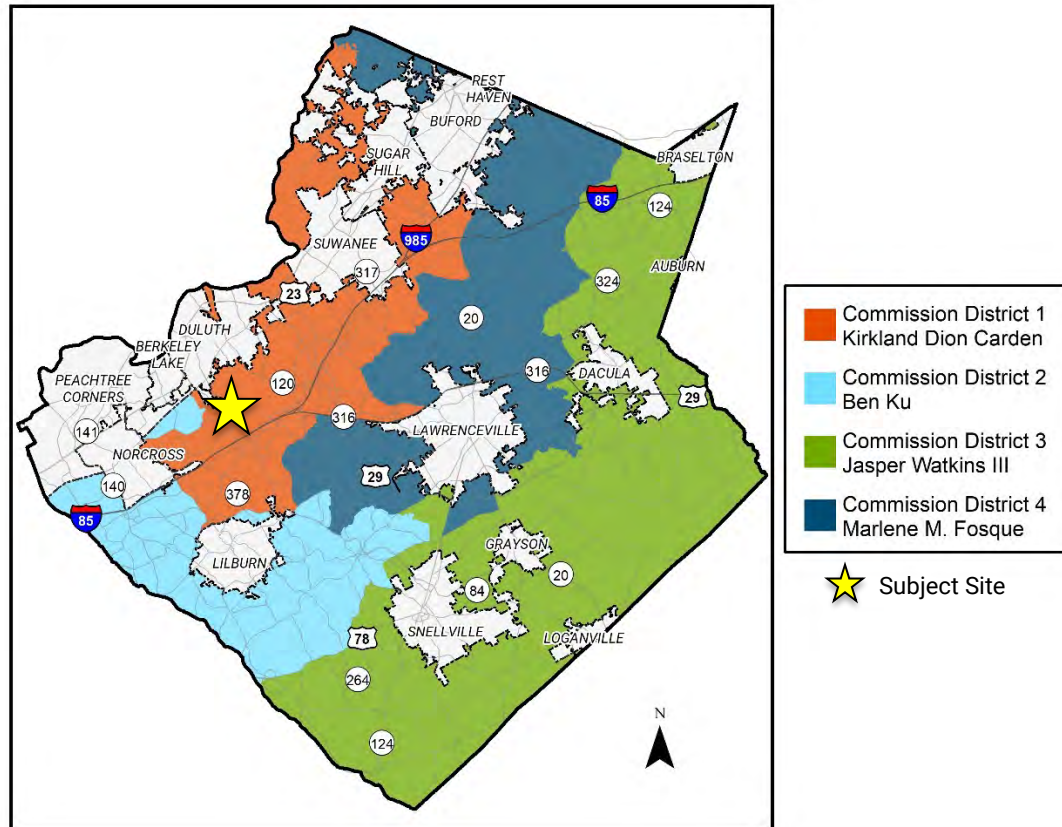


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2021-00026
Current Zoning: C-2 (General Business District)
Request: Special Use Permit for Billiard Hall
Address: 3230 Steve Reynolds Boulevard
Map Number: R6231 015
Site Area: 3.53 acres
Proposed Development: Increase an Existing Billiard Hall from 15 to 20 pool tables
Commission District: District 1 – Commissioner Carden
Character Area: Regional Activity Center

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Location Map

Planning Commission Advertised Public Hearing Date: 5/4/2021
Board of Commissioners Advertised Public Hearing Date: 5/25/2021

Applicant: Woo Young Chong
3500 Sweetwater Road, Apt. 221
Duluth, GA 30096

Owner: Misun Kim
1833 Shenley Park Lane
Duluth, GA 30097

Contact: Chung H. Lee, Esq.

Contact Phone: 678-584-9603

Zoning History

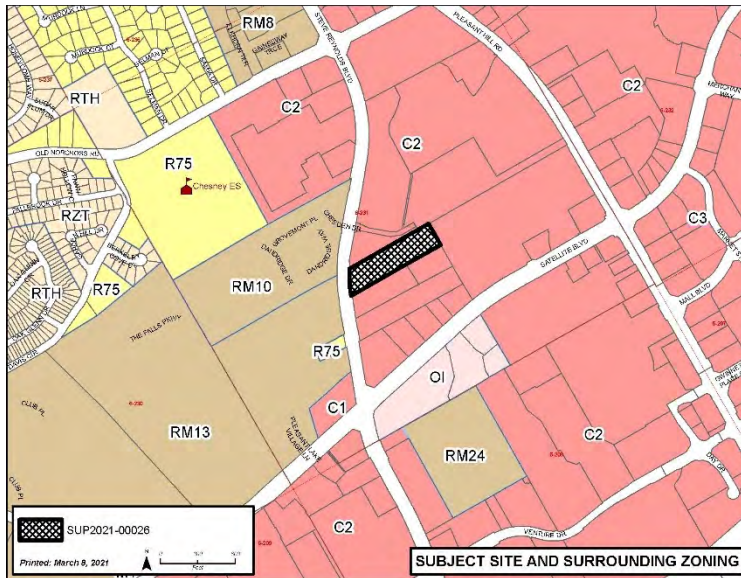
The subject property is zoned C-2. The subject property was rezoned from R-75 (Single-Family Residence District) to C-2 in 1995 pursuant to RZ-95-107.

Existing Site Condition

The subject site is a 3.53-acre parcel located on the east side of Steve Reynolds Boulevard, north of its intersection with Satellite Boulevard. The property is developed with a 42,177 square-foot, two-story, commercial retail building, parking, and associated driveways. Access to the property occurs via one commercial driveway from Steve Reynolds Boulevard and an interparcel access driveway to a convenience store with fuel pumps to the south. An existing stormwater management facility is located at the back of the site adjacent to the eastern property line. An existing five five-foot wide sidewalk is located along Steve Reynolds Boulevard.

Surrounding Use and Zoning

The subject site is located in an area that can be characterized as primarily commercial to the east of Steve Reynolds Boulevard and multifamily to the west. Adjacent to the south is a convenience store with fuel pumps and a graded but undeveloped parcel. Adjacent to the north is a commercial retail development similar to the subject site. To the east of the subject site is a large commercial development with outparcels anchored by TJ Max. Across Steve Reynolds Boulevard to the west is the Paramount apartment development and the Grovemont townhouse development. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Subject Property	Commercial/Retail	C-2
North	Commercial/Retail	C-2
East	Commercial/Retail	C-2
South	Convenience Store	C-2
West	Multifamily Residential	RM-10/RM-13

Project Summary

The applicant requests a special use permit on a 3.53-acre property zoned C-2 to expand a billiard hall as follows:

- The applicant indicates in the letter of intent the proposal would be an expansion of a currently operating billiard hall from 15 to 20 pool tables
- A review of Planning and Development Licensing and Revenue records indicate that a billiard hall was opened at the subject location in 2003
- The applicant indicates the hours of operation would be 12:00pm until 2:00am
- The applicant indicates there would be no sale of food or alcohol in the establishment
- The business currently operates in suites located on the second floor, at the western end of the existing building
- No additional site improvements are indicated as part of this application
- No record of code enforcement action related to the billiard hall has been found

Zoning and Development Standards

The applicant is requesting a Special Use Permit for a billiard hall facility. The purpose of a special use permit is to provide a process for review of a use that is generally compatible with the use

characteristics of a zoning district, but requires individual review of its location, design, height, intensity, configuration and public facility impact to determine the appropriateness of the use for any particular site and its compatibility with adjacent uses. The property is in the C-2 Zoning District which allows billiard halls as a special use permit.

Internal and External Agency Review

Internal and External agency review comments are attached (Exhibit D).

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 zoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The proposed business expansion is located in a large commercial/retail building. There are a wide array different types of businesses that provide various goods, services, and entertainment options located on this property and nearby commercial developments. The proposal would be suitable in this area.

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

The existing use and usability of adjacent or nearby properties would likely not be impacted by the zoning change. This area of Steve Reynolds Boulevard is primarily commercial and will most likely remain so.

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

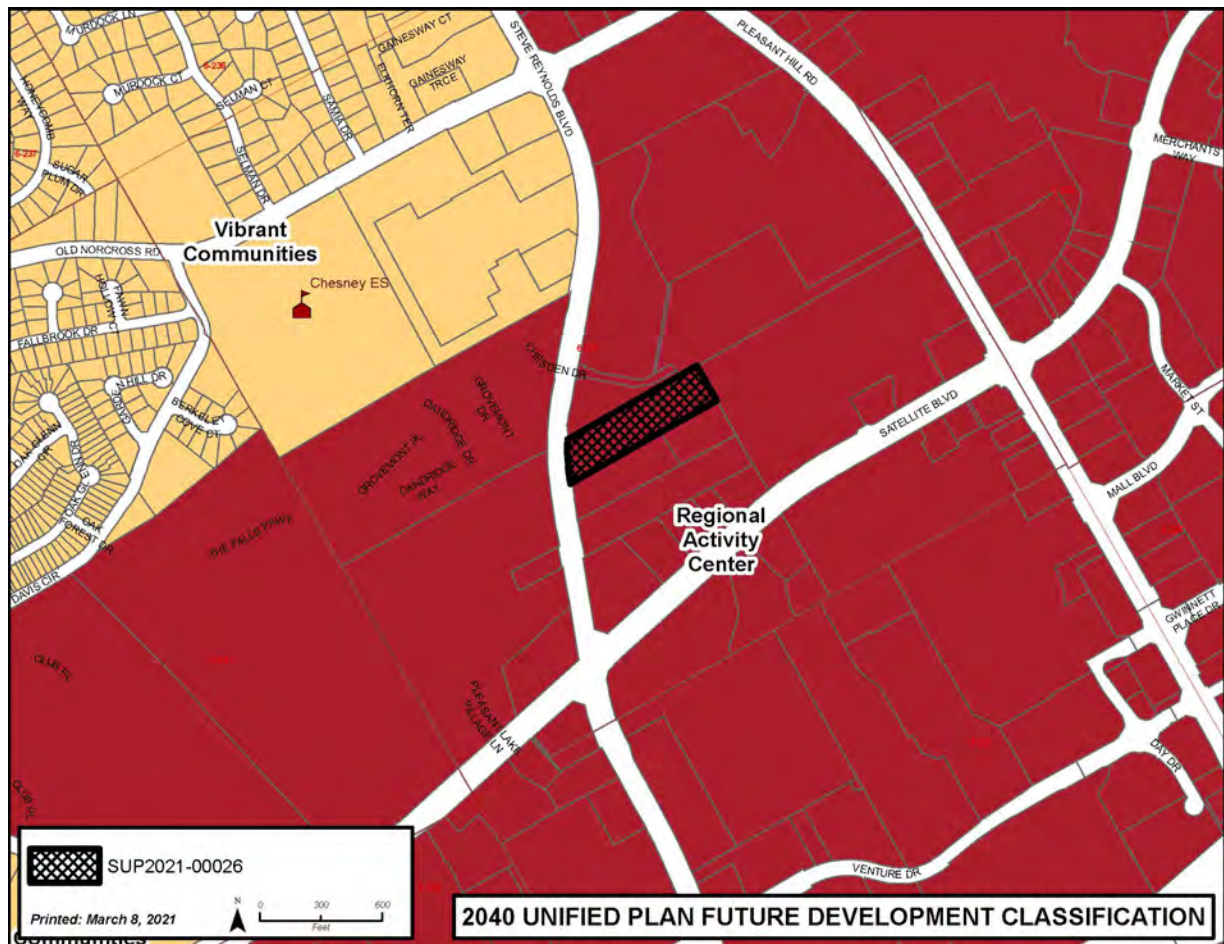
The property, as currently zoned, has a reasonable economic use. Many of the commercially zoned properties in the area have been developed as similar retail developments.

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

Minimal additional impact on public facilities is anticipated as the site is currently developed and no improvements are proposed. A negligible traffic impact could be anticipated by the increase of pool tables from 15 to 20.

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

The 2040 Unified Plan Future Development Map indicates that the subject property lies within the Regional Activity Center Character Area. This designation is intended for areas that have intense commercial and office/employment activity, as well as some residential elements. Since the property is located within the Regional Activity Center Character Area, a billiard hall would be appropriate at this location.



Surrounding Future Land Use

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 rezoning.

A billiard hall began operation at this location in 2003, which was prior to the UDO amendment requiring Special Use Permit approval for the business type. The proposed expansion of the business from 15 to 20 pool tables requires the approval of a Special Use Permit. The applicant does not propose to expand the business out of the existing suite.

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.

Planning Commission Recommendation

Based on the staff's evaluation of the special use permit application, 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 a billiard hall, subject to the following conditions:

1. Retail, service-commercial, office and accessory uses, which may include a billiard hall with a maximum of 20 pool tables as a special use.
2. Approval shall be limited to suite 201 as currently operating.
3. The establishment shall have a manager on duty during business hours to oversee the operation of the pool tables.
4. The billiard hall hours of operation shall be limited to between 12:00pm and 2:00am.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Letter of Intent and Applicant's Response to Standards
- D. Internal and External Agency Review Comments
- E. Maps

Exhibit A: Site Visit Photos



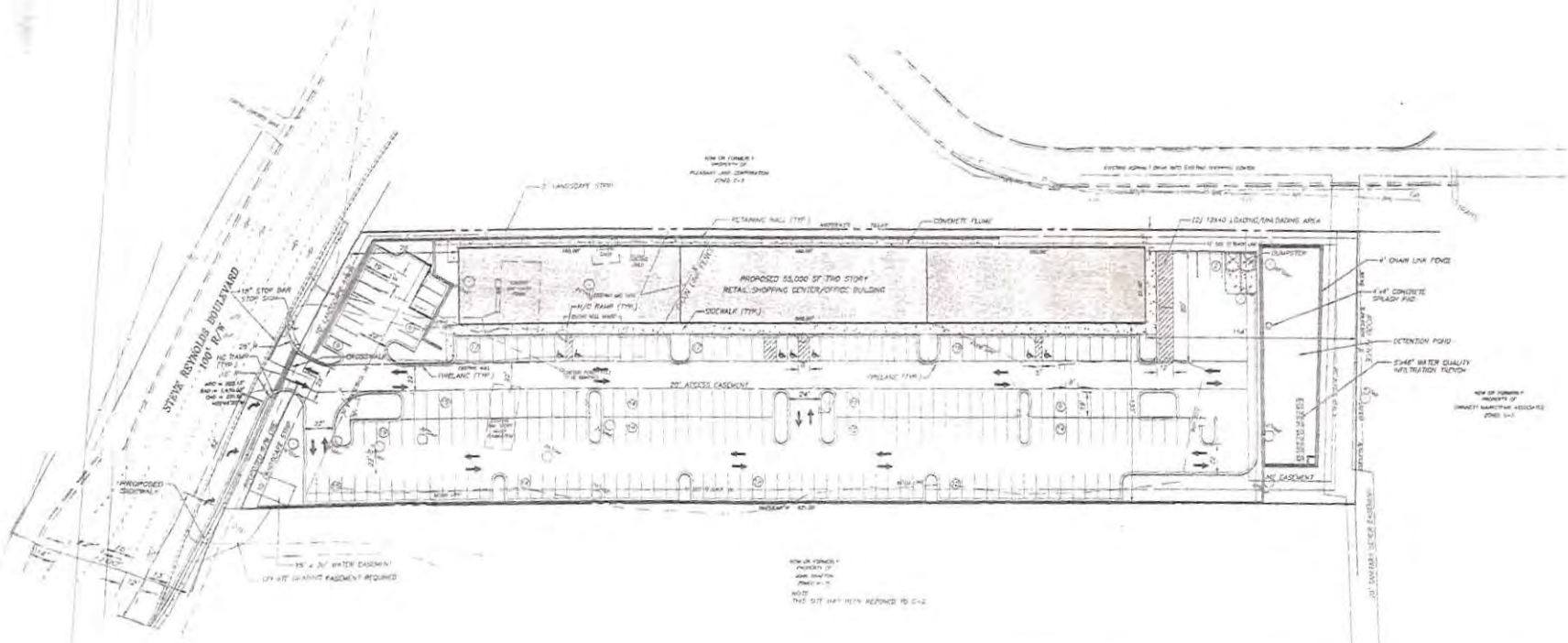
WEST END OF EXISTING BUILDING



SITE ENTRANCE SOUTH ALONG STEVE REYNOLDS BOULEVARD

Exhibit B: Site Plan

[attached]



NUKOJA PLAZA
A COMMERCIAL DEVELOPMENT
3000
3077 WALKER DRIVE
SUITE 10
ATLANTA, GEORGIA 30341
TEL: 770-452-1744
FAX: 770-452-1740

TOTAL
PLANNERS AND ENGINEERS CO., L.P.
10000 W. WINDYBROOK DRIVE
SUITE 100
ATLANTA, GA 30349
TEL: 770-452-1744
FAX: 770-452-1740

NO.	DATE	BY	REVISION
1	01/21/20	MM	AS SHOWN
2	01/21/20	MM	AS SHOWN
3	01/21/20	MM	AS SHOWN

NOTES:

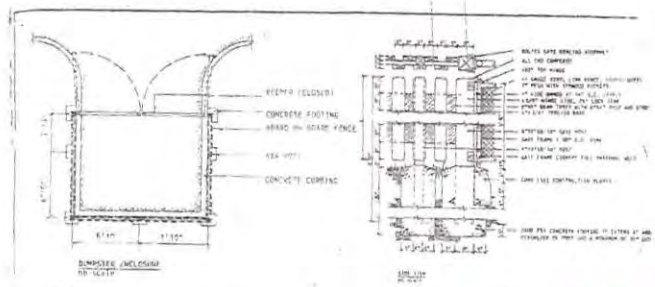
- APPROVAL OF ZONING PLANS AND/OR CONTINGENT APPROVAL BY GWINNETT COUNTY ON ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.
- NOTIFY GWINNETT COUNTY 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION. 770-686-7100
- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
- NO SIGNIFICANT EROSION CONTROL SHALL BE SO ARRANGED THAT THE SOURCE OF ANY IS CONTAINED FROM THE MAIN ADJACENT RESIDENTIAL PROPERTY AND INTERFERE WITH TRAFFIC.
- OUTSIDE STORAGE PERMITTED THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, NO PRODUCTS.
- SIGN LOCATION, NUMBER AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT IS SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
- ALL CONSTRUCTION TO MEET WITH GWINNETT COUNTY STANDARDS.
- A CERTIFICATE OF DEWATERING PERFORMANCE MUST BE COMPLETED, SUBMITTED, AND APPROVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

PARKING REQUIRED:
OFFICE AREA: 27,600 X 1,000 = 82 SPACES
POSIBLE AREA: 27,600 X 2,100 = 124 SPACES
TOTAL: 55,000 = 130 SPACES

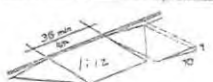
SEWER PROVIDED:
STANDARD: 240
HANDICAP: 3
TOTAL: 255

VALVES AND MAINS TO BE INSTALLED AND UNDER PRESSURE BEFORE ANY CONSTRUCTION STARTS.

- NO DRIVE UP WINDOWS ARE TO BE INSTALLED
- NO BILLBOARDS ARE PERMITTED
- THE COUNTY STREET NUMBER ORDINANCE REQUIRES EACH BUSINESS TO POST AND MAINTAIN THE ADDRESS OF THE BUILDING IN FIGURES AT LEAST 4" HIGH ON A CONTRASTING BACKGROUND FOR 24 HOUR VISIBILITY
- PROPOSED BUILDING EXTERIOR FINISH WILL BE MASONRY
- BUILDING HEIGHT: 34'
- THIS SHOPPING CENTER IS NOT BEING DESIGNED TO PROVIDE FOR RESTAURANT EQUIPMENT
- CONNECT ALL ROOF DRAINS DIRECTLY INTO STORM SYSTEM



1 DUMPSTER ENCLOSURE DETAIL



SUP '21026 Fig. 13 Built-Up Curb Ramp

RECEIVED BY

FEB 19 2021

Planning & Development

CONTACT: MOSES YOON 770-452-1744

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

[attached]

NUKOA BILLIARD

**3230 Steve Reynolds Blvd.
Suite 201
Duluth, Georgia 30096
Tel: 901-497-2535**

February 10, 2021

**Gwinnett County Board of Commissioner
75 Langley Drive
Lawrenceville, Georgia 30046**

Re: Letter of Intent to expand billiard pools

Dear Board of Commisioners:

This is a letter of intent explaining what is proposed with our Special Use Permit Application.

The Nukoa Billiard has been at this location since the opening of the Nukoa Plaza and the billiard business has provided growth in our economy and pleasure to the public by utilizing this facility. The Nukoa Billiard never created any problems to the community and there were no crimes occurred at this location.

We have currently 15 billiard pools in our business and we are requesting to expand our billiard business to 20 billiard pools in our existing place.

The hours of operation will be 12 P.M. to 2 A.M. and the operation is consistent with other billiard business around our place of business.

There are no alcohol or food sold on this business establishment and we strictly applies that there are no smoking in this establishment.

By expanding our billiard business, the property will not have any adverse affect by a proposed special use permit and would not cause any excessive or burdensome use of existing streets, transportation facilities or schools.

Also, the expansion of pools tables will still be in conformity with the policy and intent of the land use. In other words, the changes will not affect the use and development of the property if granted the Special Use Permit. However, it is possible that the Gwinnett County will benefit by the expansion of billiard pools due to increase in revenue and payment of taxes for the Gwinnett County.

If there are other information you need from us, please feel free to contact my office or my attorney, Mr. Chung H. Lee at 678-584-9603.

RECEIVED BY

SUP '21026

FEB 19 2021

Thank you for your consideration to our request for the Special Use Permit.

Sincerely yours,



Woo Young Chong, Owner

SUP '21026

RECEIVED BY

FEB 19 2021

Planning&Development

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

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

No

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

Yes

(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

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

Yes

(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

RECEIVED BY

3 SUP '21026

FEB 19 2021

Exhibit D: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:	April 12, 2021
Department/Agency Name:	Planning & Development
Reviewer Name:	Gail Bass
Reviewer Title:	Planner III
Reviewer Email Address:	gail.bass@gwinnettcountry.com
Case Number:	SUP2021-00026
Case Address:	3230 Steve Reynolds Blvd.

Comments: YES NO

1	
2	
3	
4	
5	
6	
7	
8	

Recommended Zoning Conditions: YES NO

1	
2	
3	
4	
5	
6	
7	
8	



TRC Meeting Date:	April 12, 2021
Department/Agency Name:	
Reviewer Name:	Terri Drabek
Reviewer Title:	Planner III
Reviewer Email Address:	terri.drabek@gwinnettcountry.com
Case Number:	SUP2021-00026
Case Address:	3230 Steve Reynolds Boulevard

Comments: YES NO

1	No comments.
2	
3	
4	
5	
6	
7	
8	

Recommended Zoning Conditions: YES NO

1	
2	
3	
4	
5	
6	
7	
8	

Note: Attach additional pages, if needed



TRC Meeting Date:		4-12-2021
Department/Agency Name:		Transportation
Reviewer Name:		Michael Johnson
Reviewer Title:		Construction Manager 1
Reviewer Email Address:		michael.johnson2@gwinnettcountry.com
Case Number:		SUP2021-000026
Case Address:		3230 STEVE REYNOLDS BOULEVARD

Comments: YES NO

1	
2	
3	
4	
5	
6	
7	
8	

Recommended Zoning Conditions: YES NO

1	
2	
3	
4	
5	
6	
7	
8	

Note: Attach additional pages, if needed



TRC Meeting Date:	04/12/2021
Department/Agency Name:	Gwinnett Fire Plan Review
Reviewer Name:	Jennifer Folden-Nissen
Reviewer Title:	Planner III
Reviewer Email Address:	jennifer.folden-nissen@gwinnettcountry.com
Case Number:	SUP2021-00026
Case Address:	3230 Steve Reynolds Blvd

Comments: YES NO

1	Expansion plans submitted under record number 2020-01215 and approved by Fire Plan Review.
2	Occupant load shall not be greater than 66 persons.
3	
4	
5	
6	
7	
8	

Recommended Zoning Conditions: YES NO

1	
2	
3	
4	
5	
6	
7	
8	

Note: Attach additional pages, if needed



TRC Meeting Date: 04/12/2021	
Department/Agency Name: STORMWATER PLAN REVIEW	
Reviewer Name: RINDA GROOMS	
Reviewer Title: ENGINEER IV	
Reviewer Email Address: RINDA.GROOMS@GWINNETTCOUNTY.COM	
Case Number: SUP2021-00026	
Case Address: 3230 STEVE REYNOLDS BLVD	
Comments: <input type="checkbox"/> YES <input type="checkbox"/> NO	
1	
2	
3	
4	
5	
6	
7	
8	
Recommended Zoning Conditions: <input type="checkbox"/> YES <input type="checkbox"/> NO	
1	
2	
3	
4	
5	
6	
7	
8	

Note: Attach additional pages, if needed



TRC Meeting Date:		4.12.2021
Department/Agency Name:		P&D/WS
Reviewer Name:		Charli Young
Reviewer Title:		Engineer IV
Reviewer Email Address:		Charli.young@gwinnettcountry.com
Case Number:		SUP2021-00026
Case Address:		3230 STEVE REYNOLDS BOULEVARD

Comments: YES NO

1	
2	
3	
4	
5	
6	
7	
8	

Recommended Zoning Conditions: YES NO

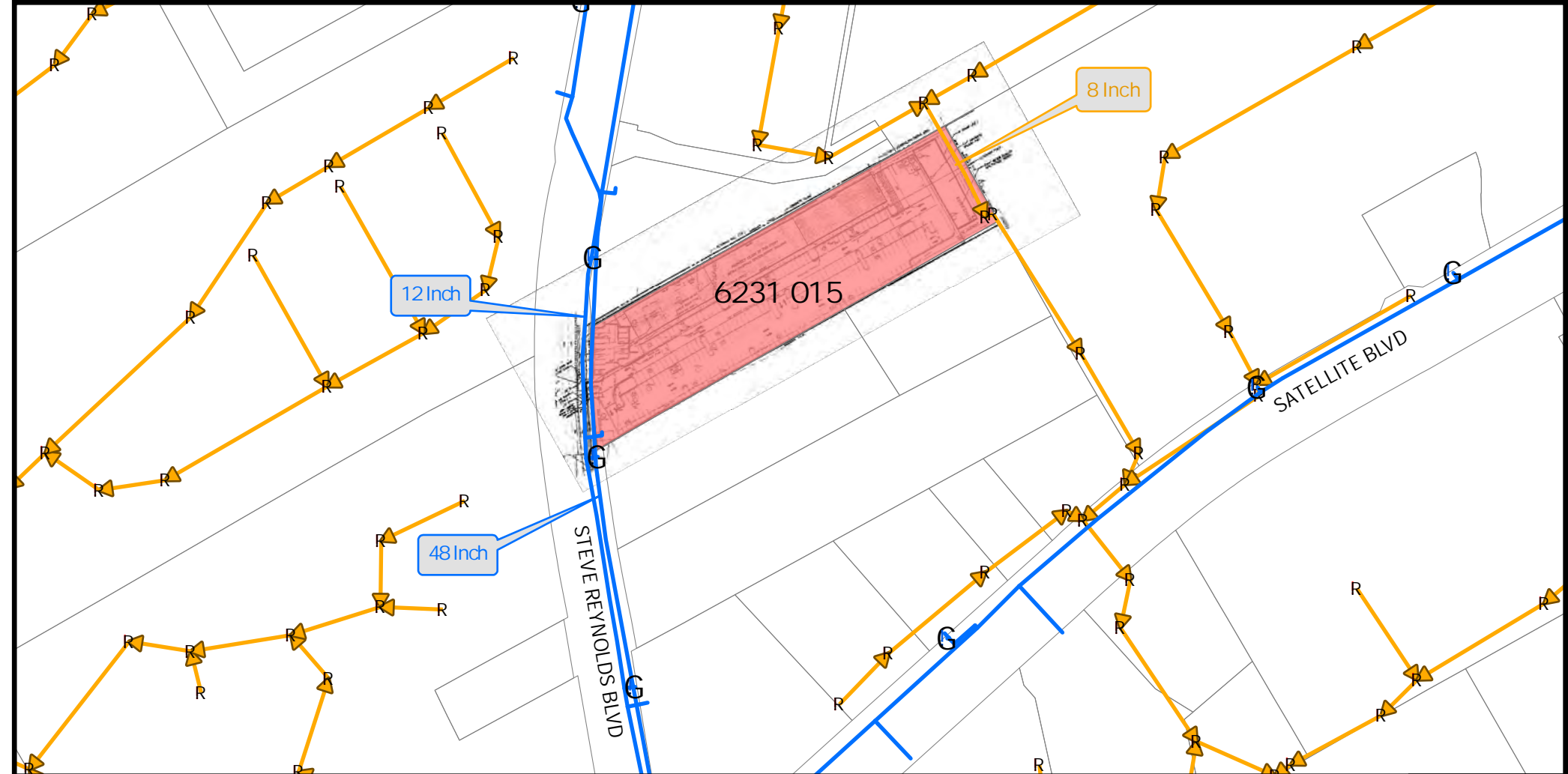
1	
2	
3	
4	
5	
6	
7	
8	

Note: Attach additional pages, if needed

Department of Planning and Development TECHNICAL REVIEW COMMITTEE

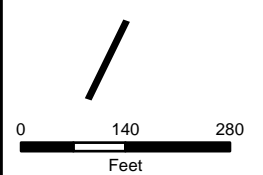
TRC Meeting Date:		April 12, 2021
Department/Agency Name:		DWR
Reviewer Name:		Mike Pappas
Reviewer Title:		GIS Planning Manager
Reviewer Email Address:		michael.pappas@gwinnettcountry.com
Case Number:		SUP2021-00026
Case Address:		3230 Steve Reynolds Blvd
Comments: <input type="checkbox"/> YES <input type="checkbox"/> NO		
1	WATER: No DWR Comments - Existing business wants to add 5 additional pool tables.	
2	SEWER: No DWR Comments - Existing business wants to add 5 additional pool tables.	
3		
4		
5		
6		
7		
8		
Recommended Zoning Conditions: <input type="checkbox"/> YES <input type="checkbox"/> NO		
1		
2		
3		
4		
5		
6		
7		
8		

Note: Attach additional pages, if needed



	Flow Management		Hydrant		Sewer Force Main
	Pump Station		City		Effluent Outfall
	Regional		Water Main		Sewer Collector
	Manhole		Reuse Main		Sewer Interceptor

SUP2021-00026
C-2
**Water & Sewer
Utility Map**



Water Comments: No DWR Comments - Existing business wants to add 5 additional pool tables.

Sewer Comments: No DWR Comments - Existing business wants to add 5 additional pool tables.

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.

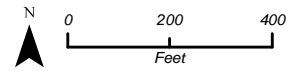
Exhibit E: Maps

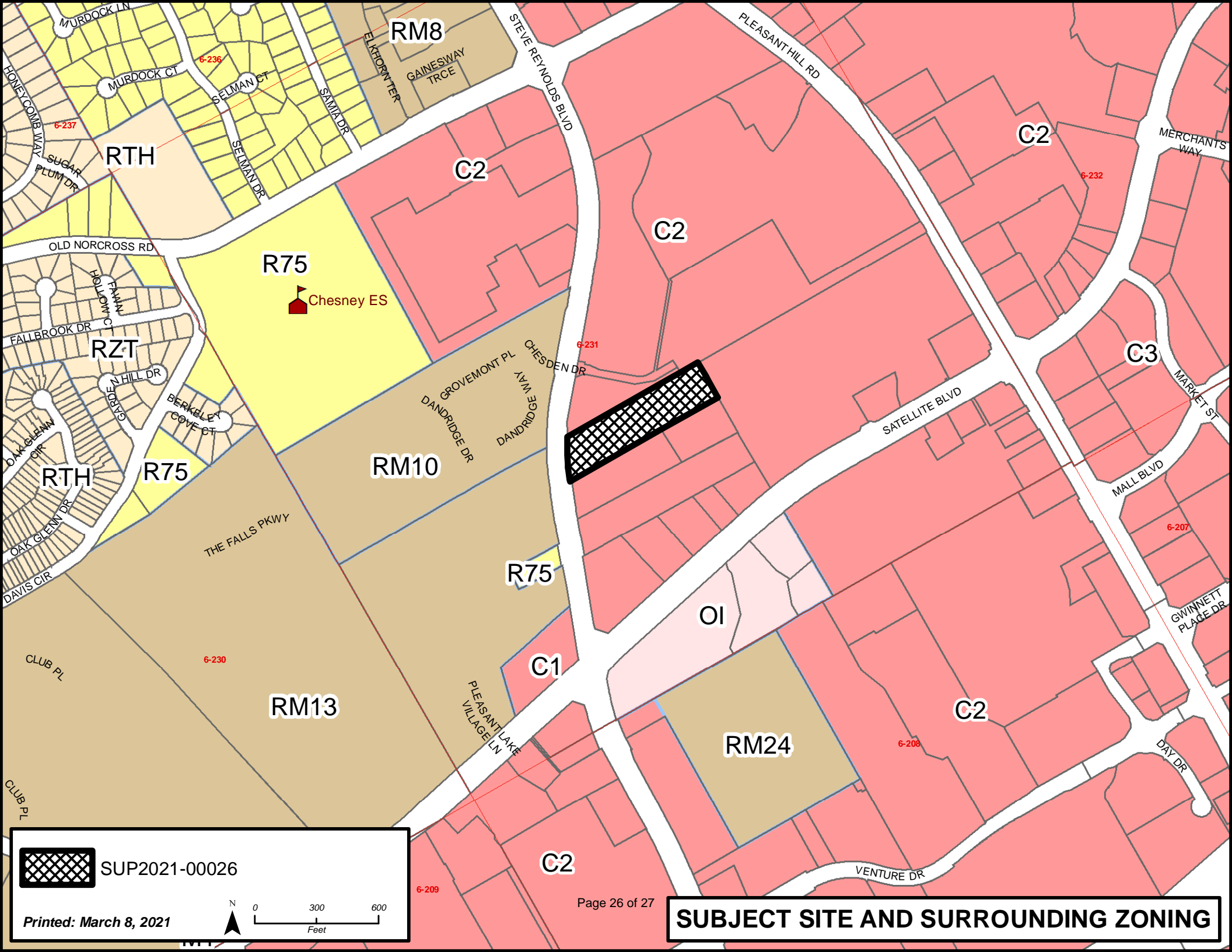
[attached]



SUP2021-00026

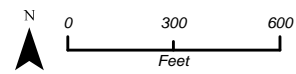
Printed: March 8, 2021



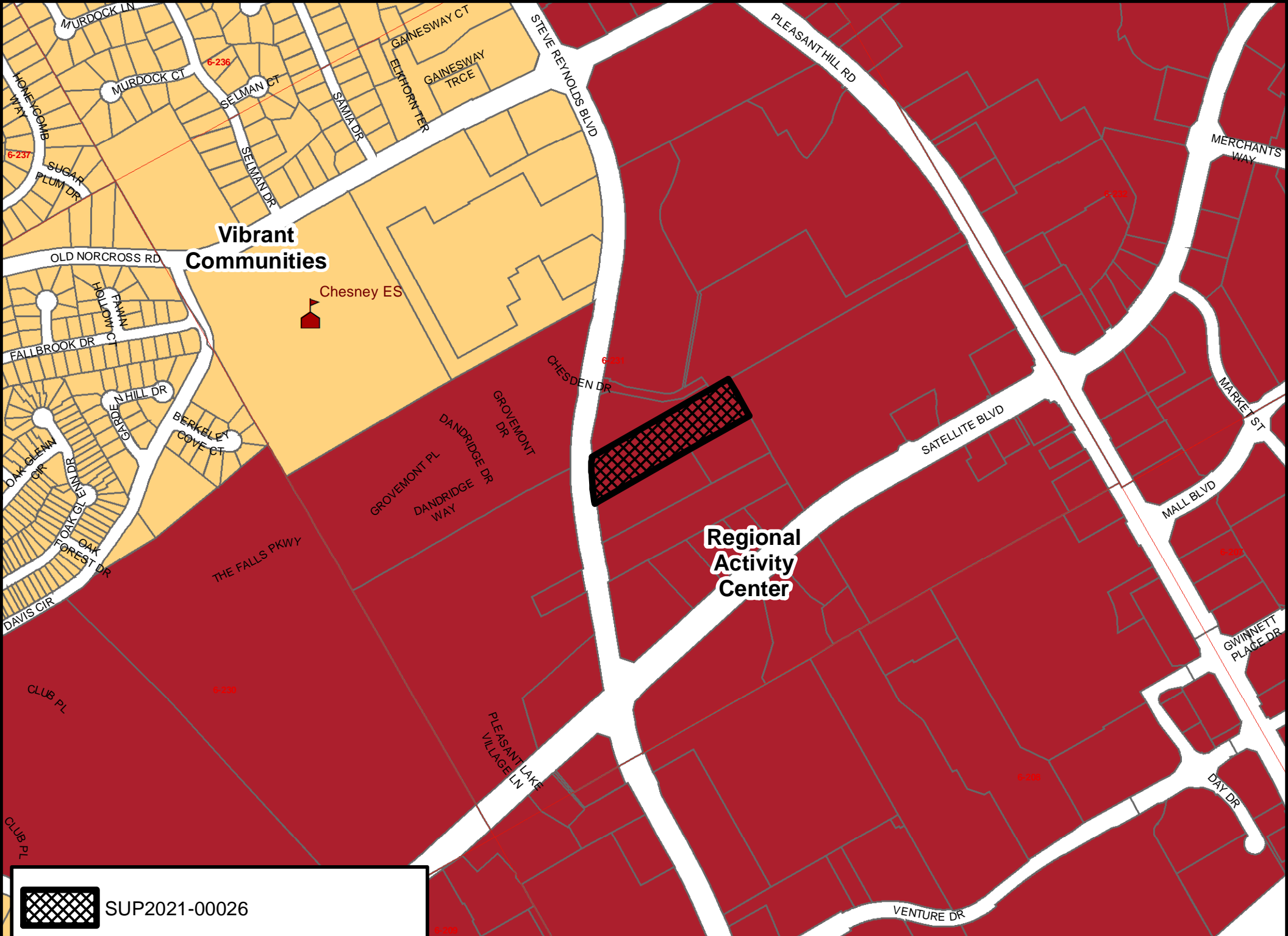


 SUP2021-00026

Printed: March 8, 2021



SUBJECT SITE AND SURROUNDING ZONING



**Vibrant
Communities**

Chesney ES

**Regional
Activity
Center**

 SUP2021-00026
 Printed: March 8, 2021
 0 300 600
 Feet

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Woo Young Chong</u>	NAME: <u>Misun Kim</u>
ADDRESS: <u>3500 Sweetwater Road, Apt. 221</u>	ADDRESS: <u>1833 Shenley Park Lane</u>
CITY: <u>Duluth</u>	CITY: <u>Duluth</u>
STATE: <u>Georgia</u> ZIP: <u>30096</u>	STATE: <u>Georgia</u> ZIP: <u>30097</u>
PHONE: <u>(901) 497-2535</u>	PHONE: <u>(678) 644-1505</u>
CONTACT PERSON: <u>Chung H. Lee, Esq.</u> PHONE: <u>(678) 584-9603</u>	
CONTACT'S E-MAIL: <u>ch112551@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>C-2</u> BUILDING/LEASED SQUARE FEET: <u>42,177</u>	
PARCEL NUMBER(S): <u>R6231015</u> ACREAGE: <u>3.53</u>	
ADDRESS OF PROPERTY: <u>3230 Steve Reynolds Blvd., Duluth, Georgia 30096</u>	
SPECIAL USE REQUESTED: <u>Expand the use of Billiard Tables from 15 to 20</u>	
<u>billiard tables. See attached letter of intent.</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY

SUP '21026

FEB 19 2021

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

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

No

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

Yes

(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

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

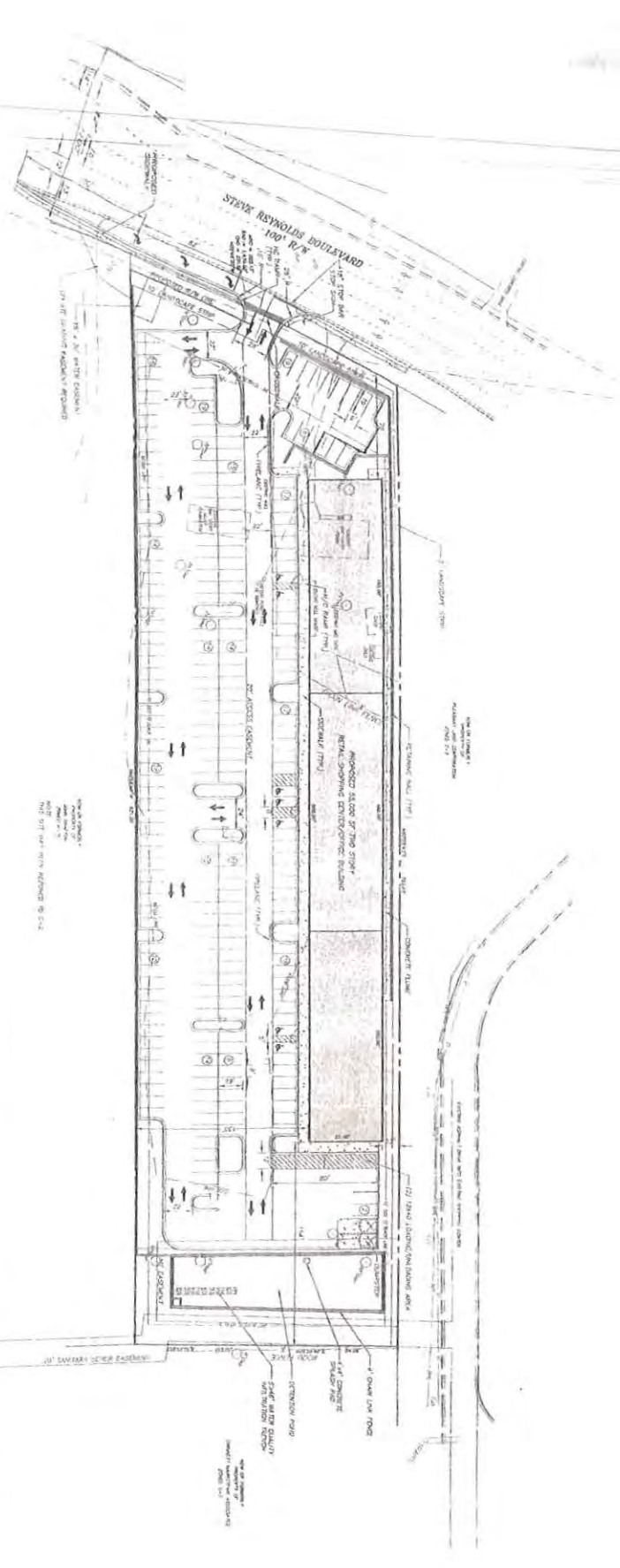
Yes

(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

RECEIVED BY

FEB 19 2021



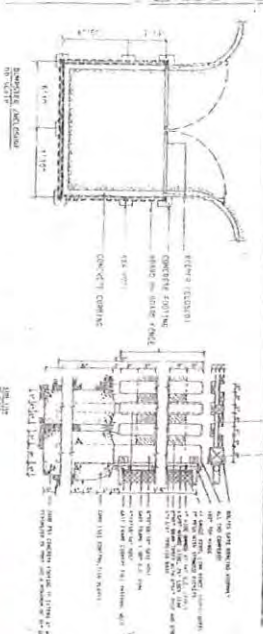
1. APPROVAL OF THE CITY OF ATLANTA IS REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT. THE CITY OF ATLANTA IS THE SOLE AUTHORITY FOR THE GRANTING OF PERMITS AND THE ISSUANCE OF CERTIFICATES OF OCCUPANCY. THE CITY OF ATLANTA IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THIS PROJECT. THE CITY OF ATLANTA IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THIS PROJECT. THE CITY OF ATLANTA IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THIS PROJECT.

- 1. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 2. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 3. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 4. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 5. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 6. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 7. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 8. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 9. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 10. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 11. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 12. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 13. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 14. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 15. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 16. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 17. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 18. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 19. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 20. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 21. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 22. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 23. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 24. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 25. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 26. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 27. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 28. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 29. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 30. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 31. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 32. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 33. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 34. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 35. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 36. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 37. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 38. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 39. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 40. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 41. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 42. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 43. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 44. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 45. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 46. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 47. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 48. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 49. NO SIGN OR WINDOW AIR TO BE INSTALLED
- 50. NO SIGN OR WINDOW AIR TO BE INSTALLED

SUP 21026



1 DUMPSTER ENCLOSURE DETAIL



RECEIVED BY

FEB 19 2021

Planning & Development

MOSES YOON 770-452-1744

NO.	DATE	BY	DESCRIPTION
1	01/11/21	MOSES YOON	ISSUED FOR PERMIT
2	01/11/21	MOSES YOON	ISSUED FOR PERMIT
3	01/11/21	MOSES YOON	ISSUED FOR PERMIT
4	01/11/21	MOSES YOON	ISSUED FOR PERMIT
5	01/11/21	MOSES YOON	ISSUED FOR PERMIT

NUKOA PLAZA
 A COMMERCIAL DEVELOPMENT
TOTAL
 3077 MACALL DRIVE
 SUITE 11
 ATLANTA, GEORGIA 30308
 PHONE: (770) 452-1744
 FAX: (770) 452-1740
PLANNERS AND ENGINEERS COL
 ARCHITECTURE & CIVIL ENGINEERS

NUKOA BILLIARD

**3230 Steve Reynolds Blvd.
Suite 201
Duluth, Georgia 30096
Tel: 901-497-2535**

February 10, 2021

**Gwinnett County Board of Commissioner
75 Langley Drive
Lawrenceville, Georgia 30046**

Re: Letter of Intent to expand billiard pools

Dear Board of Commisioners:

This is a letter of intent explaining what is proposed with our Special Use Permit Application.

The Nukoa Billiard has been at this location since the opening of the Nukoa Plaza and the billiard business has provided growth in our economy and pleasure to the public by utilizing this facility. The Nukoa Billiard never created any problems to the community and there were no crimes occurred at this location.

We have currently 15 billiard pools in our business and we are requesting to expand our billiard business to 20 billiard pools in our existing place.

The hours of operation will be 12 P.M. to 2 A.M. and the operation is consistent with other billiard business around our place of business.

There are no alcohol or food sold on this business establishment and we strictly applies that there are no smoking in this establishment.

By expanding our billiard business, the property will not have any adverse affect by a proposed special use permit and would not cause any excessive or burdensome use of existing streets, transportation facilities or schools.

Also, the expansion of pools tables will still be in conformity with the policy and intent of the land use. In other words, the changes will not affect the use and development of the property if granted the Special Use Permit. However, it is possible that the Gwinnett County will benefit by the expansion of billiard pools due to increase in revenue and payment of taxes for the Gwinnett County.

If there are other information you need from us, please feel free to contact my office or my attorney, Mr. Chung H. Lee at 678-584-9603.

SUP '21026

**RECEIVED BY
FEB 19 2021**

Planning&Development

Thank you for your consideration to our request for the Special Use Permit.

Sincerely yours,



Woo Young Chong, Owner

SUP '21026

RECEIVED BY

FEB 19 2021

Planning&Development

Legal Description

Total Tract (Area = 3.52 Acres)

All that tract or parcel of land lying in and being a part of Land Lot 231 of the 6th District of Gwinnett County, Georgia and being more particularly described as follows.

To find the POINT OF BEGINNING, proceed from a point lying at the intersection of the Northerly right-of-way of Satellite Boulevard (130' Right-of-Way) and the easterly Right-of-Way of Steve Reynolds Boulevard (100' Right-of-Way). Thence proceed north along the easterly Right-of-Way of Steve Reynolds Boulevard for a distance of 794.53' to a ½" rebar found, said point being the POINT OF BEGINNING.

From the POINT OF BEGINNING as thus established, proceed along said Right-of-Way along a 1,430.50' radius curve turning to the right for an arc distance of 113.49' (said curve being subtended by a chord bearing of North 04°56'43" West a distance of 113.47') to an iron pin set; Thence proceed along a 1,430.50' radius curve turning to the right for an arc distance of 108.64' (said curve being subtended by a chord bearing of North 00°29'48" West a distance of 108.61') to a ½" rebar found; Thence, leaving said Right-of-Way, proceed North 60°22'43" East a distance of 723.62' to a ½" rebar found; Thence proceed South 28°56'47" East a distance of 94.06' to an iron pin set; Thence proceed South 28°52'01" East a distance of 103.00' to an iron pin set; thence proceed South 60°18'46" West a distance of 821.39' to a ½" rebar found lying on the easterly Right-of-Way of Steve Reynolds Boulevard, said point being the POINT OF BEGINNING.

SUP 21026

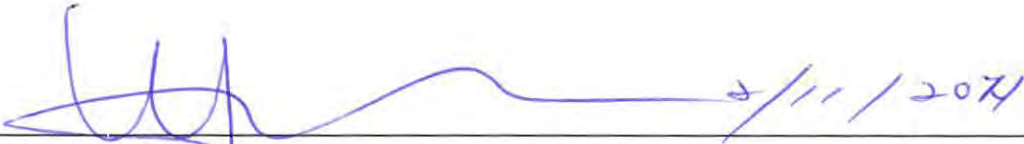
RECEIVED BY

FEB 19 2021

Planning&Development

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 Date

Woo Young Chong, Owner of Nukoa Billiard

Type or Print Name and Title



Signature of Notary Public Date Notary Seal



RECEIVED BY

SUP '21026

FEB 19 2021

Planning&Development

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.

[Handwritten Signature]

2/12/2021

Signature of Property Owner

Date

Misun Kim, Owner of Nukoa Plaza

Type or Print Name and Title

[Handwritten Signature: Sandra Gwiwon Lee]

2/12/2021

Signature of Notary Public

Date



Notary Seal

RECEIVED BY

SUP 21026

FEB 19 2021

Planning&Development

CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

[Signature] 2/11/2021
 SIGNATURE OF APPLICANT DATE Woo Young Chong, Owner of Nukoa Billiard
 TYPE OR PRINT NAME AND TITLE

[Signature] 2/11/2021
 SIGNATURE OF APPLICANT'S DATE Chung H. Lee, Attorney
 ATTORNEY OR REPRESENTATIVE TYPE OR PRINT NAME AND TITLE

[Signature] 2/11/2021
 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 Woo Young Chong, Chung H. Lee
 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.

SUP '21026

RECEIVED BY

FEB 19 2021

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: 6th - 231 - R6231015
(Map Reference Number) District Land Lot Parcel

 2/11/2021
Signature of Applicant Date

Woo Young Chong, Owner of Nukoa Billiard
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)

J. M. Duffe TSA
NAME TITLE
2/12/21
DATE

RECEIVED BY

FEB 19 2021

EXPANSION OF NUKOA BILLIARD

3230 STEVE REYNOLDS BLVD. STE #201, DULUTH, GA 30096

BUILDING CODES

WINNETT COUNTY APPLICABLE CODES / YEAR 2020

CONSTRUCTION CODES:

International Building Code (IBC), 2018 Edition with 2020 Amendments
 National Electrical Code (NEC), 2017 Edition
 International Fuel Gas Code (IFGC), 2018 Edition with 2020 Amendments
 International Mechanical Code (IMC), 2018 Edition with 2020 Amendments
 International Plumbing Code (IPC), 2018 Edition with 2020 Amendments
 International Residential Code for One & Two Family Dwellings (IRC), 2018 Edition with 2020 Amendments, and IRC Appendix F
 International Energy Conservation Code (IECC), 2018 Edition with 2020 Amendments
 International Swimming Pool and Spa Code (ISPC), 2016 Edition with 2020 Georgia State Amendments
 International Existing Building Code (IEBC), 2012 Edition with 2015 Amendments
 Gwinnett County Construction Code (2015 Edition)

FIRE CODES:

Gwinnett County Ordinance for Fire Protection and Life Safety
 NFPA Codes and Standards, Current Approved Editions (*)
 NFPA 101 Life Safety Code, 2018 Edition (*)
 International Fire Code (IFC), 2018 Edition (*)
 (* Referenced codes are modified by the State Fire Marshal per Ch. 120-3-3 of Rules and Regulations of the Safety Fire Commissioner)
 O.C.G.A. Title 20 (State Fire Law)
 O.C.G.A. Title 30 (Access to and Use of Public Facilities by Persons with Disabilities)
 2010 ADA Standards

WINNETT COUNTY FIRE MARSHAL NOTES

WINNETT COUNTY FIRE MARSHAL INSPECTIONS ARE TO BE SCHEDULED ONLINE AT <http://www.fireinspections.com/atlantawireless/>
 SIZE = DIMENSIONS OF VERTICAL PENETRATIONS, FLOOR OR CEILING, OR CHIMNEY
 100% = FINAL INSPECTION, ALL SYSTEMS AND EQUIPMENT ARE INSTALLED AND OPERATIONAL
 ANY INSPECTION REQUESTS MADE AFTER 2:00 PM WILL BE SCHEDULED FOR THE NEXT BUSINESS DAY.
 THE FOLLOWING (CHECK REFERENCE) SHALL BE PLACED ON THE COVER SHEET OF PLANS SUBMITTED TO THE WINNETT COUNTY FIRE MARSHAL FOR FIRE PROTECTION AND LIFE SAFETY. THE CURRENT EDITION OF NFPA CODES AND STANDARDS AS ADOPTED AND MODIFIED BY THE STATE FIRE MARSHAL, NFPA 101 LIFE SAFETY CODE 2018 EDITION, INTERNATIONAL FIRE CODE (IFC) 2018 EDITION WITH 2020 AMENDMENTS MODIFIED BY THE STATE FIRE MARSHAL PER CH. 120-3-3 OF RULES AND REGULATIONS OF SAFETY THE COMMISSIONER, 2020 STATE FIRE LAW AND 30 ACCESS TO AND USE OF PUBLIC FACILITIES BY PERSONS WITH DISABILITIES 2010 ADA STANDARDS
 1. SIGN, LOCATION NUMBER AND DATE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE SIGN LOCATION PERMIT IS REQUIRED FOR EACH SIGN. CONTACT DEVELOPMENT DIVISION AT 678-516-6070 FOR ADDITIONAL INFORMATION.
 2. A SIGN CLEARLY STATING THAT SMOKING IS PROHIBITED SHALL BE CONSPICUOUSLY POSTED BY THE BUILDING OWNER, OPERATOR, MANAGER OR OTHER PERSON IN CONTROL IN EVERY PUBLIC PLACE AND PLACE OF EMPLOYMENT.
 3. NO SMOKING SIGNS ON THE INTERIOR. NO SIGNPOST SYMBOL, CONSISTING OF A PICTORIAL REPRESENTATION OF A BURNING CIGARETTE ENCLOSED IN A RED CIRCLE WITH A RED BAR ACROSS IT SHALL BE POSTED.
 4. SMOKING IS PROHIBITED IN ALL ENCLOSED PUBLIC PLACES AND IN ALL ENCLOSED SEATS, TABLES AND WORK SURFACES, COMPLYING WITH THE REQUIREMENTS OF RULE 120-3-20-.03 OF THE GEORGIA ACCESSIBILITY CODE. SHALL BE PROVIDED.
 5. HEIGHT OF TABLES OR COUNTERTOPS, THE TYPE OF ACCESSIBLE TABLES AND COUNTERTOPS SHALL BE FROM 34" FROM FLOOR LEVEL PER 2010 ADA STANDARDS.
 6. STORAGE, MECHANICAL, FURNACE ROOM, JANITOR CLOSET, IN EXCESS OF 12 SQ. FT. SHALL BE SEPARATED FROM THE REST OF THE BUILDING BY A THICKER FIRE RATED CONSTRUCTION. ALL OPENINGS SHALL BE PROTECTED BY AN EQUAL OR LARGER FIRE DOOR TO INCLUDE SELF-CLOSING AND POSITIVE LATCHING IN FPA LIFE SAFETY CODE 2018 EDITION, CHAPTER 8, SECC(4.1.1) IF YOU MAY UTILIZE DOMESTIC WATER SUPPLIED SPRINKLER PROTECTION (NFPA 101 LIFE SAFETY CODE 2018 EDITION, CHAPTER 8, SECTION 8.2.1.2) USING THE FOLLOWING CRITERIA:
 (A) MAXIMUM PROTECTED AREA 600 SQ. FT.
 (B) MAXIMUM NUMBER OF HEADS FOR DOMESTIC SYSTEM IS 24 (5)
 (C) MINIMUM PIPE SIZE SUPPLYING DOMESTIC SYSTEM SHALL BE ONE (1) INCH NOMINAL DIAMETER, EXCEPT DOMESTIC SYSTEM EXCEPT HEADS OF COVER PIPE MAY BE 3/4"
 (D) MAXIMUM AREA OF COVERAGE PER SPRINKLER HEAD 100 SQ. FT. (10 IN)
 (E) NO CONTROL VALVE TO ISOLATE SPRINKLER HEADS UNLESS SUPERVISED
 (F) PROTECTED AREA CANNOT BE PHYSICALLY BARRIERS THAT EXTEND FROM FLOOR TO CEILING AND OF CONSTRUCTION THAT WILL PREVENT THE PASSAGE OF SMOKE.
 (G) OPENING PROTECTIVE (I.E. DOORS) SHALL BE EQUIPPED WITH SELF-CLOSING DEVICES AND BE POSITIVE LATCHING.

GENERAL NOTES

- DO NOT SCALE DRAWINGS. USE ALL WRITTEN DIMENSIONS ONLY. CONTRACTOR TO SUBMIT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION.
- ALL WORK SHALL BE IN COMPLIANCE WITH THE BUILDING CODES, RECOGNIZED INDUSTRY STANDARDS, CRAFTSMANSHIP STANDARDS IN THE AREA, AND ALL MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR BUILDING THIS PROJECT IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS AND STATE AND LOCAL CODES, UNLESS WRITTEN NOTIFICATION RECEIVED FROM THE ARCHITECT.
- THE ARCHITECT DOES NOT GUARANTEE THE PERFORMANCE OF THE PROJECT IN ANY RESPECT OTHER THAN THE ARCHITECTURAL WORK PERFORMED WHICH MEETS THE STANDARDS OF PROFESSIONAL CARE.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SHORING FOR ALL WORK DURING THE CONSTRUCTION PERIOD.
- FLOOR FINISH ON BOTH SIDES OF A DOOR SHALL BE LEVEL FOR A DISTANCE EQUAL TO THE WIDTH OF THE DOOR SHALL DOOR.
- THESE DRAWINGS HAVE IN PART BEEN DEVELOPED FROM ORIGINAL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL VERIFY THAT THESE DRAWINGS CORRESPOND TO EXISTING FIELD CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY THE ARCHITECT IMMEDIATELY OF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS THAT CANNOT BE PERFORMED IN ACCORDANCE WITH THE DOCUMENTS DUE TO EXISTING FIELD CONDITIONS.
- DAMAGE TO THE EXISTING BUILDING SHALL BE REPAIRED, INCLUDING WORK TO UPGRADE FIRE ASSEMBLIES ON COLONNAD, BEARING FLOORS AND WALLS. ALL REPAIRS SHALL MATCH THE EXISTING BUILDING CONSTRUCTION AND SHALL BE PERFORMED AS PART OF THIS CONTRACT.

WINNETT COUNTY NOTES

FIRE EXTINGUISHER NOTE:
 FIRE EXTINGUISHER SHALL BE 2A-10BC (LARGE 20) THAT THE TOP OF EXTINGUISHER IS NOT MORE THAN 4'-0" ABOVE FINISH FLOOR.
 MIN. REQUIRED 1 EXTINGUISHER PER 3,000 SQ. FT. MAX. TRAVEL OF 75'
 WINNETT COUNTY CLEAN ROOM AN ORDINANCE CHAPTER 42, ARTICLE II SECTION 42-128: A SIGN CLEARLY STATING THAT SMOKING IS PROHIBITED SHALL BE CONSPICUOUSLY POSTED WITHIN EACH BUILDING AND AT EACH BUILDING ENTRANCE FOR COMPLIANCE WITH GWINNETT COUNTY CLEAN AIR ORDINANCE. ACCEPTABLE SIGNS SHALL DISPLAY EITHER "NO SMOKING" OR THE INTERNATIONAL NO SMOKING SYMBOL, CONSISTING OF A REPRESENTATION OF A BURNING CIGARETTE ENCLOSED IN A RED CIRCLE WITH A RED BAR ACROSS IT.)
 CONTACT INFORMATION:
 DEVELOPMENT REVIEW - 678.516.6070
 DEVELOPMENT SERVICES - 678.516.6068
 PLANNING (ZONING INFO.) - 678.516.6220
 FIRE MARSHAL'S OFFICE - 678.516.6100
 PUBLIC UTILITIES (WATER/SEWER DIVISION) - 678.516.6150
 SIGNS (INCLUDING LOCATION, NUMBER, AND DATE) ARE NOT APPROVED WITHIN THE SCOPE OF THIS BUILDING PERMIT. A SEPARATE SIGN LOCATION PERMIT IS REQUIRED FOR EACH SIGN.

SEPARATE SUBMITTALS AND REVIEWS BY FIRE PLAN REVIEW FOR:

- FIRE SPRINKLER, FIRE ALARM SYSTEMS, KITCHEN HOODS, FIRE SUPPRESSION SYSTEMS, BACK STORAGE (PRODUCT HEIGHT OVER 12 FEET), STORAGE AND/OR USE OF HAZARDOUS MATERIALS.
- TENANT MUST SUBMIT SIGNAGE PACKAGE ON SEPARATE PACKAGE.

DOOR NOTES

(Door Hardware)
 Handles, panic, latches, locks, and other operating devices on egress doors shall have a grip that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and un-latched handles are acceptable designs.
 2010 ADA Standards

VICINITY MAP



SITE MAP



PROJECT CRITERIA

PROJECT NAME
 EXPANSION OF NUKOA BILLIARD
 DESCRIBE SCOPE OF WORK
 EXPANDING THE AREA OF SUITE #201 BY REMOVAL OF FIRE RATED WALL BETWEEN SUITE #201 AND #202
 NO ELECTRICAL WORK, NO HVAC WORK, NO PLUMBING WORK, NO STRUCTURAL WORK, NO INTERIOR FINISHED WORK.
 PROJECT ADDRESS & SUITE NUMBER
 3230 STEVE REYNOLDS BLVD. STE #201
 DULUTH, GA 30096
 OCCUPANCY CLASSIFICATION
 ASSEMBLY, A-3
 BUILDING CONSTRUCTION TYPE
 1B
 SPRINKLERED
 YES
 FIRE ALARM
 NO
 PROPOSED TOTAL FLOOR SQFT
 EXISTING SUITE #201 : 1,626SF
 EXPANSION SUITE #201 : 1,747SF
 TOTAL SQ.FT #201+202 : 3,373SF
 ZONING
 C2
 NUMBER OF STORIES
 2ND FLOOR ON (2ND) STORES BUILDING

OCCUPANT LOADS			
OCCUPANCY	SQUARE FOOTAGE	CALCULATIONS	OCCUPANT LOAD
RETAIL	BILLIARD HALL 4,381 SF	75 SF / PERSON	58 PERSONS
OFFICE	90 SF	100 SF / PERSON	1 PERSONS
RESTROOMS/CL.	1,144 SF	100 SF / PERSON	-
TOTAL	5,495 SF		66 PERSONS

PROJECT TEAM

PROPERTY OWNER (landlord):
 PROPERTY OWNER NAME : SAC SENIL INC NUKOA PLAZA
 ADDRESS : 3230 STEVE REYNOLDS BLVD. STE #201
 DULUTH, GA 30096
 CONTACT PERSON : MI SUN KIM
 CELL : 878.644.1525
 EMAIL : msun@3230.com
 TENANT:
 TENANT OWNER NAME : NUKOA BILLIARD, LLC
 ADDRESS : 3230 STEVE REYNOLDS BLVD. STE #201
 DULUTH, GA 30096
 CONTACT PERSON : MOG YOUNG CHONG
 CELL : 878.533.6362
 EMAIL : 10866664201@gmail.com

DRAWING INDEX

- C51.0 COVER SHEET
- A1.0 FLOOR PLAN & SCHEDULE
- A1.2 REFLECTED CEILING PLAN

PERMIT STAMP

RECEIVED BY

FEB 19 2021

E CO BLUE 99
 ARCHITECT: TREVINO CHANG
 GEORGIA REG.# 5259
 EVAN ECO 216.568.8073
 evan@ecobuild.com

REVISIONS OF EXPANSION OF NUKOA BILLIARD 3230 STEVE REYNOLDS BLVD. SUITE #201 DULUTH, GA 30096

NO.	DATE	DESCRIPTION

DATE: DEC-29-2020 1:53
 SHEET/TOTAL: 1/5
 JOB NO.: 2020-0000
 CHECKED BY:
 DRAWN BY:
 TITLE:
C51.0 COVER SHEET

SUP '21026

Planning & Development

Evaluation For:	Nukoa Billiard	Project Address:	3230 Steve Reynolds Blvd Suite: 201; 205 Duluth, GA 30096
Attn:		Permit/Ref No:	2020EB-060 Gwinnett County
Evaluation Date:	February 15, 2021	Report No:	2.15
Weather:	Dry	El Mina Representative:	Mohammed Kibria.
Temp (°F):			

Service Type Performed – Structural Evaluation – Commercial Building

At the request of Nukoa Billiard, our engineer visited the subject site on February 15, 2021 to perform a structural evaluation of a proposed interior renovation within a commercial building. The site is located on the east side of Steve Reynolds Blvd, north of the intersection of Steve Reynolds Blvd and Satellite Blvd, in Duluth, Gwinnett County.

Our understanding is that the 1 hour fire wall forming a partition between Suite 201 (existing billiard space) and Suite 205 (vacant space) is proposed to be removed to create one large space and accommodate additional four (4) billiard tables. We reviewed original design plans for the 2 story masonry and steel building prior to our visual evaluation.

We determined that the 1 hour fire wall is a non-load bearing wall, and therefore removing this wall will not affect the structural integrity of the proposed occupied space. Also based on our calculations performed per IBC Section 1603.1 Table 167.1, and GCCC 107.1.1, we determined that the floor is structural adequate to support the point loads from the billiard tables.

EL MINA, INC

John B Eshun, P.E.



SUP '21026

RECEIVED BY

FEB 19 2021

Planning&Development



6062 Buford Highway – Suite 205, Norcross, GA 30071. TEL 404 597 6745 /404 973 5450 INFO.ELMINAENGINEER@GMAIL.COM

Evaluation For:	Nukoa Billiard	Project Address:	3230 Steve Reynolds Blvd Suite: 201; 205 Duluth, GA 30096
Attn:		Permit/Ref No:	2020EB-060 Gwinnett County
Evaluation Date:	February 15, 2021	Report No:	2.15
Weather:	Dry	Representative:	Mohammed Kibria.
Temp (°F):			

Service Type Performed – Structural Evaluation – Commercial Building

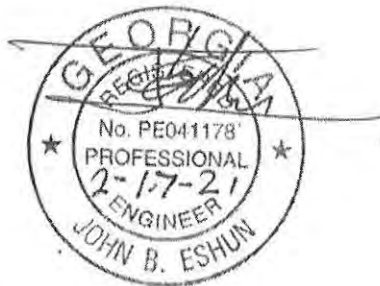
At the request of Nukoa Billiard, our engineer visited the subject site on February 15, 2021 to perform a structural evaluation of a proposed interior renovation within a commercial building. The site is located on the east side of Steve Reynolds Blvd, north of the intersection of Steve Reynolds Blvd and Satellite Blvd, in Duluth, Gwinnett County.

Our understanding is that the 1 hour fire wall forming a partition between Suite 201 (existing billiard space) and Suite 205 (vacant space) is proposed to be removed to create one large space and accommodate additional four (4) billiard tables. We reviewed original design plans for the 2 story masonry and steel building prior to our visual evaluation.

We determined that the 1 hour fire wall is a non-load bearing wall, and therefore removing this wall will not affect the structural integrity of the proposed occupied space. Also based on our calculations performed per IBC Section 1603.1 Table 167.1, and GCCC 107.1.1, we determined that the floor is structural adequate to support the point loads from the billiard tables.

EL MINA, INC

John B Eshun, P.E.

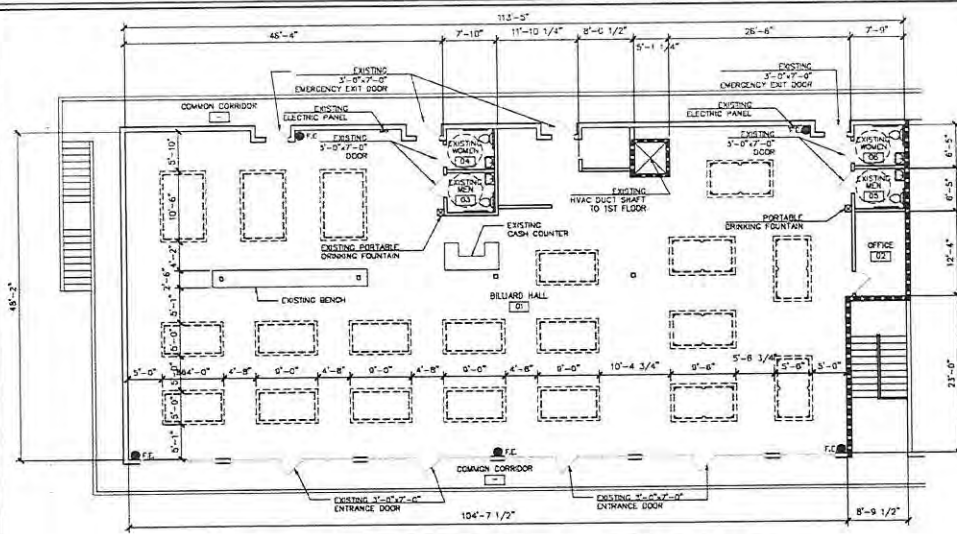


SUP '21026

RECEIVED BY

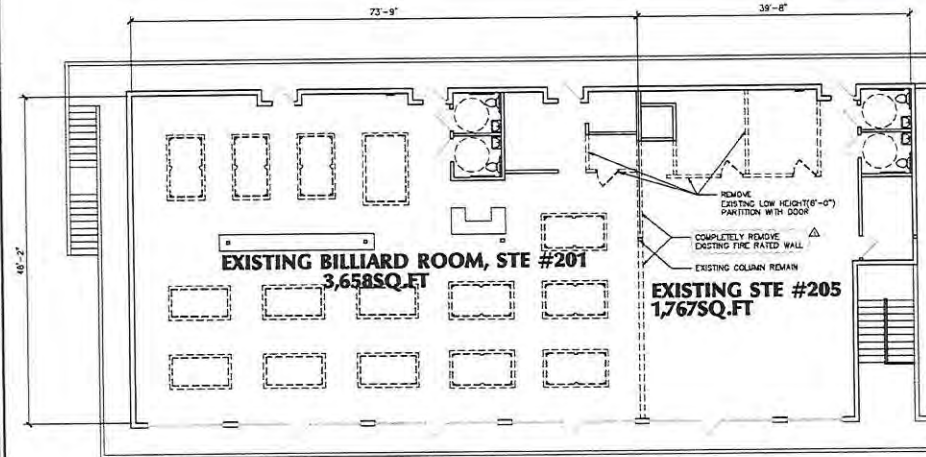
FEB 19 2021

Planning & Development



2 PROPOSED FLOOR PLAN
SCALE 1/8" = 1'-0"

"NO PARTITION WORK"
SPRINKLER YES, FIRE ALARMING



1 EXISTING FLOOR PLAN
SCALE 1/8" = 1'-0"

LEGEND

- EXISTING WALL
- EXISTING FIRE RATED WALL
- EXISTING DOOR TO REMAIN
- FIRE EXTINGUISHER, LOCATED PER NFPA-10
- EXISTING EMERGENCY EXIT DOOR
- EXISTING ELECTRIC PANEL
- EXISTING RESTROOMS
- EXISTING OFFICE
- PORTABLE FIRE EXTINGUISHER
- EXISTING HVAC DUCT SHAFT TO 1ST FLOOR
- EXISTING BENCH
- EXISTING DASH COUNTER
- EXISTING PORTABLE DRINKING FOUNTAIN
- EXISTING POOL TABLE



FIRE EXTINGUISHER

FINISH SCHEDULE

NO.	ROOM NAME	FLOOR	BASE	WALL	REMARK
01	BILLIARD HALL	F1	BI	WI	EXISTING
02	OFFICE	F1	BI	WI	EXISTING
03	RESTROOM(MEN)	F2	BI	WI	EXISTING
04	RESTROOM(WOMEN)	F2	BI	WI	EXISTING
05	RESTROOM(MEN)	F2	BI	WI	EXISTING
06	RESTROOM(WOMEN)	F2	BI	WI	EXISTING

INTERIOR FINISH SCHEDULE

FLOOR	BASE	WALL
CARPET TILES	NUMBER BASE	PAINT
V.C.T.		

FINISH NOTE

1. PATCH AND REPAIR FLOOR, BASE, WALL AND CEILING AFTER CONSTRUCTION.

RECEIVED BY

SUP '21026

FEB 19 2021

Planning & Development



ARCHITECT:
CHUNG CHENG CHANG
GEORGIA REG.# 5259

PLANNER:
STEVE REYNOLDS
BLVD., SUITE #201
DULUTH, GA 30096

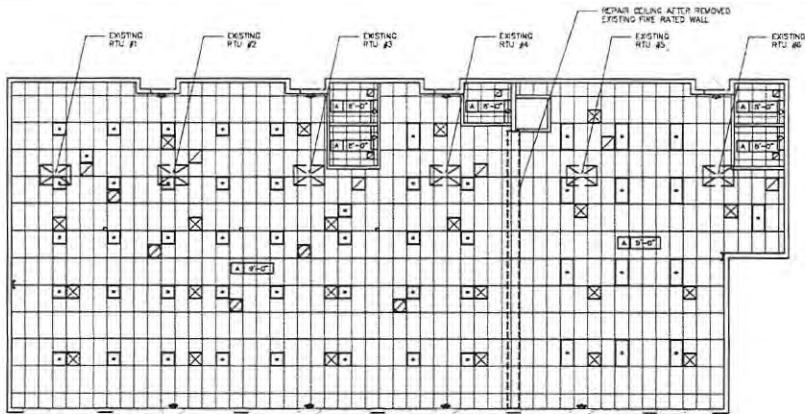
REVISIONS	NO.	DATE	DESCRIPTION

EXPANSION OF
NUKOA BILLIARD
3230 STEVE REYNOLDS BLVD., SUITE #201
DULUTH, GA 30096

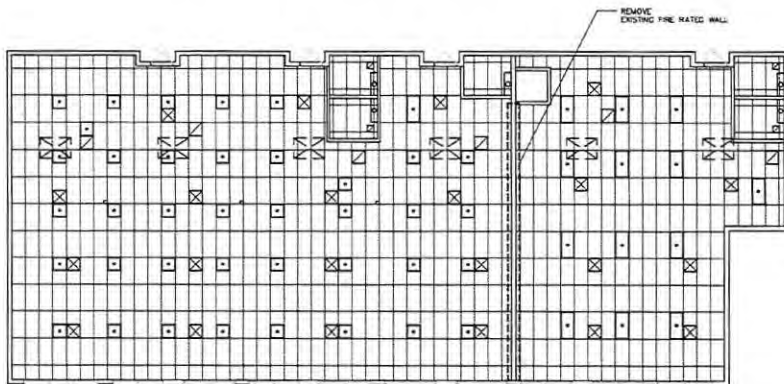
DATE	BY	CHECKED	JOB NO.
DEC-27-2020	P.S.		2020E040

TITLE: **FLOOR PLAN, SCHEDULES**

SHEET NUMBER: **A1.1**



2 PROPOSED REFLECTED CEILING PLAN
SCALE 1/8" = 1'-0"



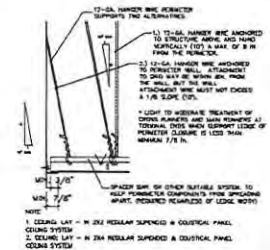
1 EXISTING REFLECTED CEILING PLAN
SCALE 1/8" = 1'-0"

CEILING LEGEND

- CEILING HEIGHT
- CEILING TYPE
- EXISTING 2'x4' INDUSTRIAL CEILING TILE
- EXISTING APPROXIMATE CEILING GRID

CEILING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	REMARK
○	2'x2' RECESSED LED LIGHT FIXTURE	EXISTING
◻	2'x4' RECESSED FLUORESCENT LIGHT FIXTURE	EXISTING
—	3/4" WALL MOUNTED LIGHT FIXTURE	EXISTING
⚡	EMERGENCY EXIT LIGHT WITH BATTERY BACK UP	EXISTING
⊗	HVAC SUPPLY DIFFUSER	EXISTING
⊘	HVAC RETURN DIFFUSER	EXISTING
⊠	EXHAUST FAN	EXISTING



SUSPENDED CEILING GRID SYSTEMS DETAIL
SCALE: NONE

RECEIVED BY

SUP '21026

FEB 19 2021

Planning & Development

99

ARCHITECT:
 CHUNG CHENG CIANG
 GEORGIA REG.# 359

PLANNER/DESIGNER:
 RYAN FEE
 PHONE # 478.208.9275
 email: ryan.fee@chcm.com

EXPANSION OF
 NUKOA BILLIARD
 3230 STEVE REYNOLDS BLVD., SUITE #201
 DULUTH, GA 30096

REFLECTED CEILING PLAN
A1.2

DATE: DEC. 22, 2020
 DRAWN: P.S.
 CHECKED: []
 DESIGNED: []
 PROJECT NUMBER: []

THIS SET/RELEASED FOR: []