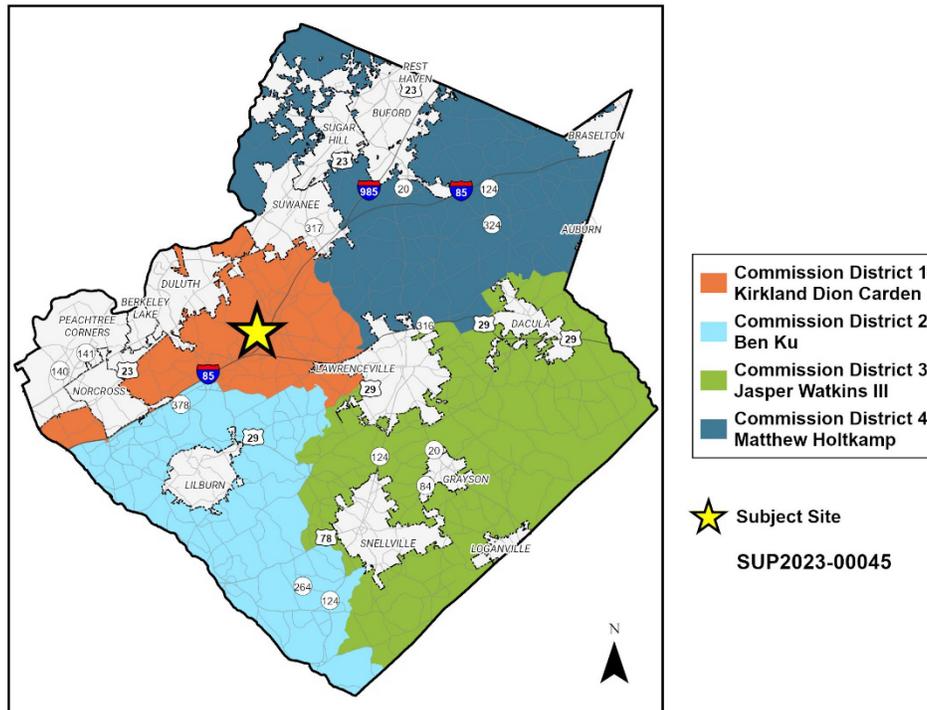


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2023-00045
Current Zoning: C-2 (General Business District)
Request: Special Use Permit
Overlay District: Civic Center Overlay District
Additional Request: Variance
Address: 2120 Duluth Highway
Map Number: R7116 034
Site Area: 0.71 acres
Square Feet: 660
Proposed Development: Car Wash
Commission District: District 1 – Commissioner Carden
Character Area: Regional Activity Center

Staff Recommendation: DENIAL

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Applicant: Saifeddin Almoner
2120 Duluth Highway
Duluth, GA 30097

Owners: Hasan Bhalwani
8830 Mairfield Court
Duluth, GA 30097

Contact: Saifeddin Almoner

Contact Phone: 470.779.1454

Zoning History

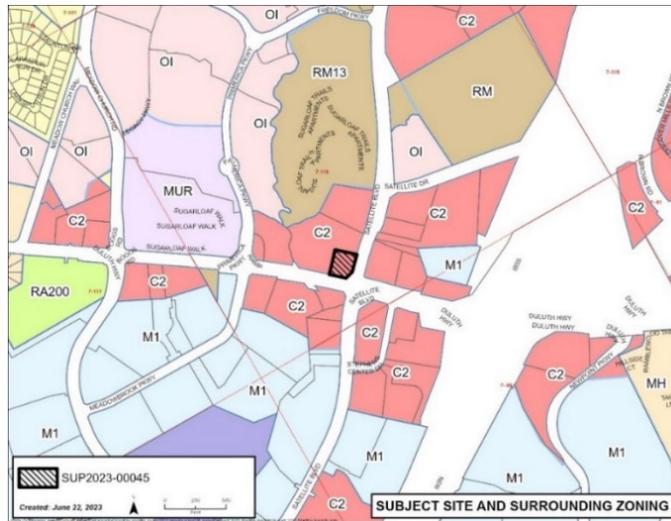
The subject property is zoned C-2 (General Business District). In 1975, the property was rezoned from C-1 (Neighborhood Business District) to C-2 as part of an area wide rezoning. The property is located in the Civic Center Overlay District.

Existing Site Condition

The subject property is a 0.71-acre parcel located at the northwest corner of the intersection of Duluth Highway and Satellite Boulevard. The property contains an 810 square foot convenience store with eight fuel pumps and a 660 square foot accessory car wash constructed in 1990 and 1995, respectively. The fuel canopy and convenience store face Duluth Highway, with the accessory car wash building behind it, adjacent to the northern property boundary. The original automated car wash equipment has been removed from the interior of the accessory building. There are no delineated parking spaces on the lot. The property is accessed by a full-access drive on Duluth Highway, a right-in/right-out driveway on Satellite Boulevard, and an inter-parcel connection with the commercial shopping center to the north and west. Overhead power lines and sidewalks exist along both the Duluth Highway and Satellite Boulevard frontages. Landscaping is limited to a few bushes and trees along both road frontages. The nearest Gwinnett County Transit stop is approximately 450 feet from the subject property.

Surrounding Use and Zoning

The subject property is located at the intersection of Duluth Highway and Satellite Boulevard and is surrounded by a mix of commercial uses. To the north and west of the property is a commercial strip center. Across Satellite Boulevard to the east is a similar convenience store with fuel pumps and car wash. South and southeast of the site across Duluth Highway is a dry cleaner, a commercial strip center, and fast-food restaurants. The interchange of Interstate 85 with Duluth Highway is approximately 1,000 feet to the east of the property. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Hand Car Wash	C-2	N/A
North	Commercial	C-2	N/A
East	Commercial	C-2	N/A
South	Commercial	C-2	N/A
West	Commercial	C-2	N/A

Project Summary

The applicant requests a special use permit for a 0.71-acre property for a hand car wash, including:

- Operation of a hand car wash and detailing business within a 660 square foot building.
- Hand washing of vehicles outside, at the northeast corner of the property beside the car wash building and along Satellite Boulevard.
- A waxing and polishing machine inside of the car wash building.
- Five paved and striped parking spaces for customers immediately adjacent to the south side of the car wash building.
- An outdoor customer waiting area with benches and a light canopy to the west of the car wash building. The benches and canopy will be permitted separately.
- Operating hours of 10:00 a.m. to 6:00 p.m. with at least one employee on-site and a maximum of three employees.
- The car wash will operate as appointment-only on weekdays and open to the public on weekends.
- A code enforcement case was initiated in June 2021, for the operation of a car wash without a special use permit (CEU2021-06387). A notice of violation was issued in October 2021, for the continued use of the car wash. Extensions have been granted through the court regarding compliance. The applicant is required to be in compliance by August 23, 2023, and a court hearing date is scheduled for September 6, 2023.

Zoning and Development Standards

The applicant is requesting a Special Use Permit for a car wash, in the C-2, General Business District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 45'	<35'	YES
Front Yard Setback	Minimum 15'	>15'	YES
Side Yard Setback	Minimum 10'	<10'	NO*
Rear Yard Setback	Minimum 30'	>30	YES
Parking (Commercial)	1 per 500 sq. ft., plus 4 stacking spaces per line	5 spaces	NO**

* The car wash building was constructed in 1995 and is considered legally nonconforming.

**The site plan does not identify the required stacking spaces. It appears that sufficient room is available for the stacking spaces. If the site cannot accommodate four stacking spaces, variance approval by the Zoning Board of Appeals is required.

In addition, the following standards apply to development in the Civic Center Overlay District:

Standard	Meets Standard?
No more than 20% of parking may be to the side of the building	NO*

* Applicant is requesting a variance to allow for more than 20% parking on the side of the building.

Variance Request

In addition to the rezoning request, the applicant is seeking a variance from the following provision of Title II of the UDO:

1. Section 220-30.3.E.3 Parking and Accessory Structures

- A. Freestanding buildings or shopping center developments containing 7,500 gross square feet of space or less shall provide no more than 20 percent of parking areas in the front of building(s) and be limited to no more than one double row of parking. No more than 20 percent of off-street parking areas may be located to the sides of building(s), with the balance of parking located to the rear the building(s).**

The applicant requests a variance to allow four out of five (80%) parking spaces to be located to the side of the building.

Internal and External Agency Review

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

Staff Analysis

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

A. Whether a proposed special use permit will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The subject property is surrounded by a commercial shopping center and is located at the corner of a major intersection. The site includes a convenience store with fuel pumps and can be accessed on each road frontage and through inter-parcel access with the adjoining property to the west. Although an accessory car wash building has existed on the site since 1995, the applicant proposes using the existing accessory car wash building for waxing and polishing vehicles while all hand car washing activities will occur outside of the building. Such activity contradicts the intended use of the building and is not suitable in view of the use and development of adjacent and nearby property.

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

The site includes a convenience store with fuel pumps and can be accessed from Duluth Highway, Satellite Boulevard, and through inter-parcel access from the shopping center to the west. All hand car washing is proposed outside of the accessory car wash building which could impede traffic to the convenience store and particularly for vehicles using the inter-parcel access driveway west of the building. Additionally, pedestrian safety is a concern for the employees and customers who are washing vehicles within the lot or waiting outside of the building.

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

The property has a reasonable economic use as currently zoned.

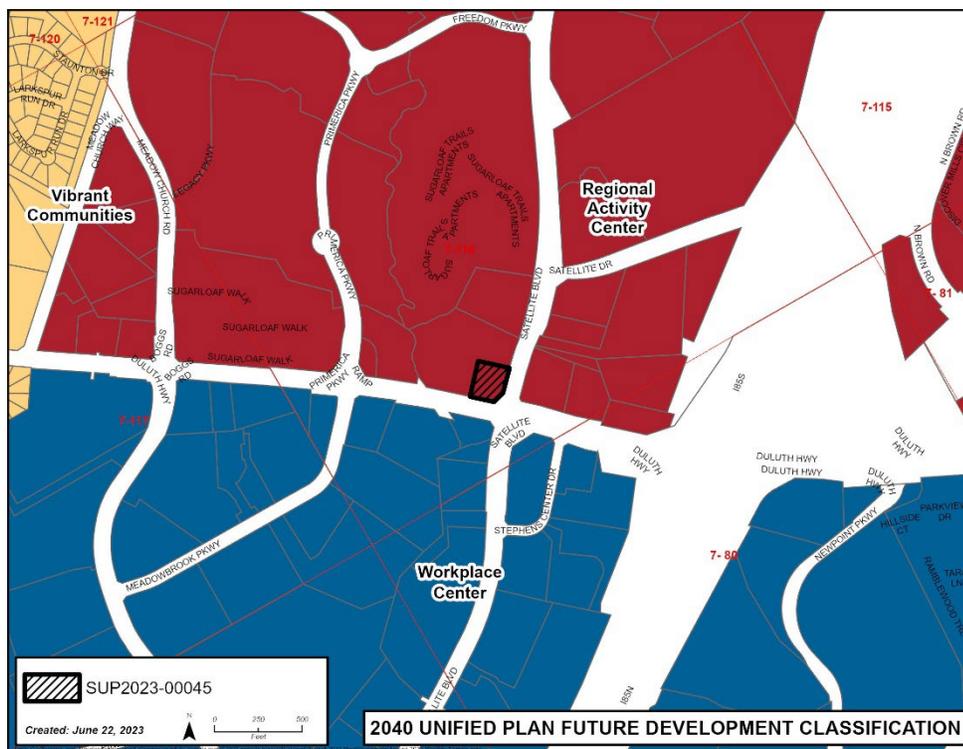
D. Whether the proposed special use permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this special use permit request are attached (Exhibit E).

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

The subject property is located within the Regional Activity Center Character Area, which is intended for areas that have intense commercial and office/ employment activity, as well as high-density residential elements. The dominant focus of Regional Activity Centers are major activity centers for Gwinnett County and the broader region and would include a combination of retail, office, high-density residential uses, and transit-oriented development.

The hand car wash use is proposed to reuse an existing building on the subject property. The proposed use does not fit within the vision of the Regional Activity Center Character Area. A hand car wash could be an appropriate reuse of the accessory building; however, washing vehicles outside of the building does not align with the goals or intent of the Unified Plan.



F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed special use permit.

The hand car wash proposes conducting all washing of vehicles outside of the building while the building itself will be used for waxing and polishing. Prior zoning requests for hand car washes in similar locations to this have been approved only if washing of vehicles is done inside of the building. This is partly due to specialty car wash drains being located within the buildings themselves for any discharge. As proposed, the car wash may result in impeded traffic, pedestrian safety concerns, and illicit discharge, warranting disapproval of the special use permit request.

Variance Request Analysis: The standards for granting variances are outlined in Section 270-100.7 of the UDO. Staff makes the following findings related to the variance request:

The requested variance is to allow for more than 20% of parking to be located to the side of the building in the Civic Center Overlay District. The applicant appears to currently be using this area as parking for the business. This standard is in place to allow for businesses to be more pedestrian-oriented and for developments to face the roadways. This variance is a reasonable request. However due to staff recommending denial of the special use permit request, the variance request should also be denied. Approval of the requested variance would nullify the intent of the Development Regulations.

Staff Recommendation

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

In addition, staff recommends **DENIAL** of the following variance:

1. To allow four out of five (80%) parking spaces to be located to the side of the building.

Planning Commission Recommendation

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

In addition, the Planning Commission recommends **APPROVAL** of the following variance:

1. To allow four out of five (80%) parking spaces to be located to the side of the building.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions)

Approval as C-2 General Business District subject to the following conditions:

1. The proposed development shall be operated in general conformance with Exhibit B: Site Plan dated received June 16, 2023, with revisions required by conditions of approval and the Unified Development Ordinance, as reviewed and approved by the Department of Planning and Development.
2. All car wash related activities shall be conducted inside the existing structure.
3. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site.
4. Hours of operation shall be limited to 10:00 a.m. to 6:00 p.m., daily.
5. The facility shall provide a minimum of five paved and striped parking spaces for patrons. All cars waiting for service shall be parked in a striped parking space.
6. The use shall not encroach into any driveway aisles.

7. All signage shall comply with the Sign Ordinance.
8. No outdoor storage or retail display of goods shall be permitted.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Letter of Intent and Applicant's Response to Standards
- D. Application and Disclosure of Campaign Contributions
- E. Internal and External Agency Review Comments
- F. Code Enforcement Report
- G. Maps

Exhibit A: Site Visit Photos



View of Hand Car Wash



View of Hand Car Wash signage



View of interior of Hand Car Wash



View of property from Duluth Highway



View of Satellite Boulevard frontage



View of Satellite Boulevard and Duluth Highway intersection

Exhibit B: Site Plan

[attached]

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

[attached]

RECEIVED

7/6/2023
Dear Recipient,

Gravity Detailing and Carwash LLC hereby submits a request for a Special Use Permit (SUP) to develop a handcar wash and detailing center at 2120 Duluth Highway, Duluth GA 30097, where an existing Shell gas station is also located. The proposed development will comply with all local rules and regulations.

The car wash facility, which was built in 1995, measures 33 feet in length, 22.5 feet in width, and 13.5 feet in height, is situated adjacent to the Shell gas station and has two access points, one from Satellite Blvd and the other from Duluth Highway. The building's front and back sides have a trench each, and a retention pond has been established directly within the building. Stacking lanes/parking in front of the shop will ensure the safe passage of other vehicles, with 5 parking spots available. Parking spots will also serve as an area for interior detailing of vehicles.

The interior of the building will be occupied by an 8ft x 12ft x16ft polish/wax machine, while handwashes will be performed in the “wash pit” outside, directly by a trench.

Gravity Detailing will operate during regular hours of operation, which will be from 10 am to 6 pm, with at least one employee on site and a maximum of 3 employees. The facility will function on an appointment-only basis during weekdays, with customers dropping off their vehicles and picking them up at a later time. On weekends, the operation will function on a first-come, first-served basis.

Furthermore, we propose to establish a customer waiting area east of the building, which will not obstruct any right of way or restrict passage. The proposed seating area will feature benches, and we will apply for a permit for outdoor seating and a light canopy. Gravity Detailing would like to ask for a variance from Section 220-30.3.E.3 for parking on the side as well.

RECEIVED

2/28/2023

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:

No

- (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.

Exhibit D: Application and Disclosure of Campaign Contributions

[attached]

RECEIVED

2/28/2023

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Saifeddin Almoner</u>	NAME: <u>Hasan Bhalwani</u>
ADDRESS: <u>2120 Duluth Hwy</u>	ADDRESS: <u>8830 Muirfield CT</u>
CITY: <u>Duluth</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30097</u>	STATE: <u>GA</u> ZIP: <u>30097</u>
PHONE: <u>470-779-1454</u>	PHONE: <u>404-660-8258</u>
EMAIL: <u>Saif.Almoner@gmail.com</u>	EMAIL: <u>Imran.bhalwani@yahoo.com</u>
CONTACT PERSON: <u>Saifeddin Almoner</u> PHONE: <u>470-779-1454</u>	
CONTACT'S E-MAIL: <u>Saif.Almoner@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 type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: _____	BUILDING/LEASED SQUARE FEET: <u>30,974</u>
PARCEL NUMBER(S): _____	ACREAGE: <u>.71</u>
ADDRESS OF PROPERTY: <u>2120 Duluth Hwy, Duluth, GA, 30097</u>	
SPECIAL USE REQUESTED: <u>Request to do handwash instead of Machine wash for vehicles</u>	

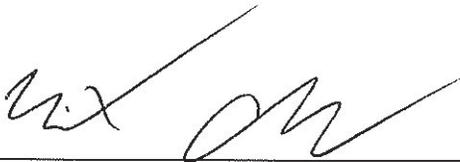
PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

2/28/2023

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

2/28/23

Date

Scifeldm Almoner

Type or Print Name and Title



Signature of Notary Public

2/28/2023

Date



Notary Seal

RECEIVED

2/28/2023

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.

Imran

Signature of Property Owner

02/28/2023

Date

HASAN IMRAN BHALWANI Owner

Type or Print Name and Title

Kevin Estrella

Signature of Notary Public

02/28/2023

Date



Notary Seal

RECEIVED

2/28/2023

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: 7 - 116 - 034
(Map Reference Number) District Land Lot Parcel

[Signature] [Signature] 2/28/23
Signature of Applicant Date

Sarabudin Almoner
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)

Jessilyn McHuffe TSA
NAME TITLE

2/28/23
DATE

Exhibit E: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		07.05.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		SUP2023-00045	
Case Address:		2120 Duluth Highway, Duluth, 30097	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Duluth Highway (SR 120) is a major arterial. ADT = 19,800.		
2	450-feet to the nearest transit facility (#2335275) Satellite Boulevard and BP Gas Station.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021



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

TRC Meeting Date:			
Department/Agency Name:		DWR	
Reviewer Name:		Mike Pappas	
Reviewer Title:		GIS Planning Manager	
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com	
Case Number:		SUP2023-00045	
Case Address:		2120 Duluth Hwy	
Comments:		<input type="checkbox"/>	YES
		<input checked="" type="checkbox"/>	X
		<input type="checkbox"/>	NO
1	Water: GCDWR does not have comments for this Special Use Permit. The existing building is connected to public water.		
2	Sewer: GCDWR does not have comments for this Special Use Permit. The existing building is connected to public sewer.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	YES
		<input checked="" type="checkbox"/>	X
		<input type="checkbox"/>	NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

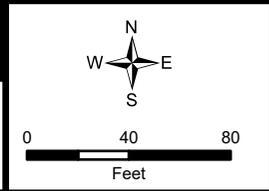
Revised 7/26/2021



LEGEND

- Water Main
- Hydrant
- Manhole
- Sewer Collector
- Sewer Interceptor
- Sewer Force Main

**2120 Duluth Hwy
C-2
Water & Sewer
Utility Map**



LOCATION

An inset map showing a larger geographic area with a red circle indicating the location of the site.

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

Sewer Comments: GCDWR does not have comments for this Special Use Permit. The existing building is connected to public sewer.

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

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

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

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

Exhibit F: Code Enforcement Report

[attached]

GWINNETT COUNTY

CASE NUMBER : CEU2021-06387

PRIMARY ADDRESS:	2120 DULUTH HWY, DULUTH, GA 30097
RECEIVED DATE:	6/16/2021
APPLICATION STATUS:	Court Inspection - Scheduled
DESCRIPTION:	PARKING LOT NEEDS MAINTENANCE...OUTDOOR STORAGE...NEEDS SUP...BUSINESS LICENSE NEEDED.
PARCEL NUMBER:	7116 034
APPLICATION / PROJECT NAME:	

OWNER INFORMATION

OWNER NAME	ADDRESS	PHONE#	CITY/STATE/ZIP
DULUTH CHEVRON PROPERTIES LLC	2120 DULUTH HWY		DULUTH, GA, 30097-4008

CONTACTS INFORMATION

CONTACTS ROLE	NAME	ADDRESS	PHONE#	CITY/STATE/ZIP
Manager/Director	Saifeddin Almoner	2120 Duluth Highway	470.779.1454	Duluth GA 30097

CASE INFORMATION

GIS INFO

CENSUS TRACT:	050217
CODE ENFORCEMENT ZONES:	5A
COMMISSION DISTRICT:	1
GET UPDATED GIS INFO:	NO
LAND USE:	CR
POLICE G ZONES:	5A
POLICE PRECINCT:	5
SUBDIVISION:	UNDEFINED
ZONING DISTRICT:	C2

ZONING RESOLUTION

OVERLAY DISTRICT: CIVIC CENTER OVERLAY DISTRICT

INSPECTIONS

Inspection	Requested	Scheduled	Completed	Status	Inspector	Comment
Court Inspection	6/26/2023	8/23/2023	6/26/2023	Scheduled	Onesia Scott	
Court Hearing	5/16/2023	7/7/2023	5/16/2023	Scheduled	Onesia Scott	
Court Inspection	5/16/2023	7/6/2023	5/16/2023	Scheduled	Onesia Scott	
Court Hearing	3/3/2023	5/5/2023	5/16/2023	Continued	Onesia Scott	60-day continuance in order to get into compliance
Court Inspection	3/3/2023	5/4/2023	5/16/2023	Not Complied	Onesia Scott	Still working on getting an SUP
Court Hearing	2/3/2023	3/1/2023	3/3/2023	Continued	Onesia Scott	The owner is in the process of obtaining an SUP hearing is not until June 2023. Judge Armstrong continued the case for 60 days (May 5, 2023)

GWINNETT COUNTY

CASE NUMBER : CEU2021-06387

Court Inspection	2/3/2023	2/28/2023	3/1/2023	Not Complied	Onesia Scott	SUP and OTC has not been obtained. No activity since last court date.
Court Hearing	12/21/2022	2/1/2023	2/3/2023	Continued	Onesia Scott	As per Judge Armstrong the business must stop operation until all permits have been obtained.
Court Inspection	12/21/2022	1/31/2023	2/3/2023	Not Complied	Onesia Scott	business is still operating no OTC obtained and no SUP.
Court Hearing	10/20/2022	12/7/2022	12/16/2022	Continued	Onesia Scott	CASE RESET UNTIL 2-1-2023
Court Inspection	10/20/2022	12/6/2022	10/20/2022	Scheduled	James Duncan	
Court Hearing	9/6/2022	10/19/2022	10/20/2022	Continued	Jennifer Combs	CONTINUED ARRAIGNMENT TO 12/07/22 TO GIVE OWNER TIME TO APPIY FOR SPECIAL USE PERMIT FOR BUSINESS.
Court Inspection	8/26/2022	10/18/2022	10/20/2022	Not Complied	Jennifer Combs	BUSINESS HAD NO OTC , OR SUP
Re-Inspection	9/2/2022	8/26/2022	9/2/2022	Field Official Notice	Jennifer Combs	issued Official NOV for unpermitted sign in the right-of-way
Re-Inspection	7/11/2022	7/18/2022	8/26/2022	Citation Issued	Jennifer Combs	Met with owner of Gravity Detailing hand car wash. Issued citation for Non-Permitted Use (lack of SUP) and Business License Required.
Re-Inspection	7/1/2022	7/15/2022	7/11/2022	Extension Granted	Jennifer Combs	Ofc. Combs visited the property and spoke with car wash owner Saif (470.779.1454), who stated that he is putting together the drawings needed in order to obtain and land survey and then he can apply for the SUP. I requested proof that the land survey is in progress in order to justify further extensions. He stated he would email proof to me by close of business on 7/11/2022.
Re-Inspection	6/8/2022	6/8/2022	6/8/2022	Scheduled	James Duncan	
Re-Inspection	6/1/2022	1/12/2022	6/1/2022	Extension Granted	Travis Butler	:Working on getting SUP and land survey.
Re-Inspection	6/16/2021	6/30/2021	10/12/2021	Field Official Notice	Travis Butler	Spoke to car wash. They are separate from Shell. No business license, No SUP. Official given.
Re-Inspection	6/15/2021	6/17/2021	6/16/2021	Not Complied Extension Granted	Jacinta Parlor	PHONE CALL FROM SAFE AND SHELL STATION OWNER HASAN WHILE LEAVING 446 W CROGAN ST STATED THEY HAD BEGAN THE PROCESS TO COMPLY THE PARKING LOT BY GETTING THE ADA INFORMATION, B/L X2 AND SUP ON THE PROPERTY.
Initial Inspection	6/15/2021	6/10/2021	6/15/2021	Field Courtesy Notice	Jacinta Parlor	CNOV GIVEN TO SHELL STATION ASSOCIATE AND T21 TO OWNER HASAN 404 660 8258 AND CAR WASH OPERATOR SAFE 4707791454 FOR NON-PERMITTED USE/SUP COMPLIANCE, O/S, TEMP SIGN, P/L MAINTENANCE, B/L FOR SHELL AND GRAVITY DETAILING.

WORKFLOW HISTORY

Workflow Task	Assigned	Due	Completed	Status	Inspector	Comment
Enforcement Intake	6/11/2021	6/11/2021	6/11/2021	Complaint Accepted	Thor Neff	

CASE ACTIVITIES

Activity Type	Activity Name	Date	Staff	Activity Description
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GWINNETT COUNTY

CASE NUMBER : CEU2021-06387

Violation Table

					Violation
Occupation Tax	18-20 OCCUPATIONAL TAX CERT	18-20 OCCUPATIONAL TAX CERT	06/10/2021	06/17/2021	Not Met
Unified Development Ordinance	230-100.1 NON-PERMITTED USE	230-100.1 NON-PERMITTED USE	06/10/2021	06/17/2021	Not Met
Sign Ordinance	78-102 Sign Permit Required	78-102 Sign Permit Required	08/26/2022	09/09/2022	Met

Citation Table

Ordinance	Code Section	Date of Citation	Citation Number	Court Date
Occupation Tax	18-20 OCCUPATIONAL TAX CERT	08/26/2022	00456	10/19/2022
Unified Development Ordinance	230-100.1 NON-PERMITTED USE	08/26/2022	00455	10/19/2022

DOCUMENTS

Doc Name	File Name	Description	Uploaded By	Uploaded On
061021	20210610_142501.jpg	VIOLATION	JAPARLOR	6/16/2021
061021	20210610_144432.jpg	VIOLATION	JAPARLOR	6/16/2021
061021	20210610_144447.jpg	VIOLATION	JAPARLOR	6/16/2021
061021	20210610_144454.jpg	VIOLATION	JAPARLOR	6/16/2021
061021	20210610_141127.jpg	VIOLATION	JAPARLOR	6/16/2021
061021	20210610_135209.jpg	VIOLATION	JAPARLOR	6/16/2021
October 8 2021	WIN_20211008_12_29_52_Pro.jpg	Cars 1	TWBUTLER	10/12/2021
October 8 2021	WIN_20211008_12_29_49_Pro.jpg	Car wash building	TWBUTLER	10/12/2021
October 8 2021	WIN_20211008_12_30_04_Pro.jpg	Cars 2	TWBUTLER	10/12/2021
email from 7.11.2022	2120 Duluth Hwy - email.pdf		JRCOMBS	7/12/2022
Reg Agent - SOS	Gravity Detailing - SOS - Reg Agent.pdf		JRCOMBS	8/9/2022
8.26.2022	TimePhoto_20220826_121148.jpg		JRCOMBS	8/26/2022
8.26.2022 - unpermitted sign	TimePhoto_20220826_114052.jpg		JRCOMBS	9/2/2022
12-7-2022	CEU2021-06387.pdf	DISPOSITION	OSSCOTT	12/16/2022
2-3-2023	DISPOSITION.pdf	DISPOSITION	OSSCOTT	2/3/2023
Feb 10	TimePhoto_20230210_144423.jpg	Front of building	CSETHRIDGE	2/13/2023
Feb 27	TimePhoto_20230227_115102.jpg	Front of building	CSETHRIDGE	2/27/2023
3-1-2023	2120 duluth hwy -Disposition.pdf	disposition	OSSCOTT	3/3/2023
Subpoena	CEU2021-06387 - Subpoena.pdf		JAABRERA	7/7/2023

Comments

View id	Comment	Date
OSSCOTT	As of 6-23-2023 per e courts case was rescheduled until 9-6-2023 but the property owner needs to be in compliance by August 23, 2023	6/26/2023
AOWALKER	Researched and replied to Rocky about a court case; walk-in defendant of Scott's I was knowledgeable of the details. I stated the case is compiled as the business has been closed and no permits are required unless they re-open.	6/23/2023
OSSCOTT	COURT PACKET RECEIVED (CITATIONS CE00455 & CE00456) FOR PROCESSING. PACKET GIVEN TO THOR FOR FURTHER PROCESSING	9/2/2022
JRCOMBS	met with worker at Fast Signs (2148 Duluth Hwy) about unlawful sign in right-of-way. Explained that sign must be removed until permitted and then once properly permitted must be erected on business property and not right-of-way. Worker stated that his entire installation team was out in the field but he will have them remove it no later than Monday morning.	8/26/2022
JRCOMBS	Car wash owner sent email showing land survey in progress, see documents.	7/12/2022

GWINNETT COUNTY

CASE NUMBER : CEU2021-06387

JAPARLOR

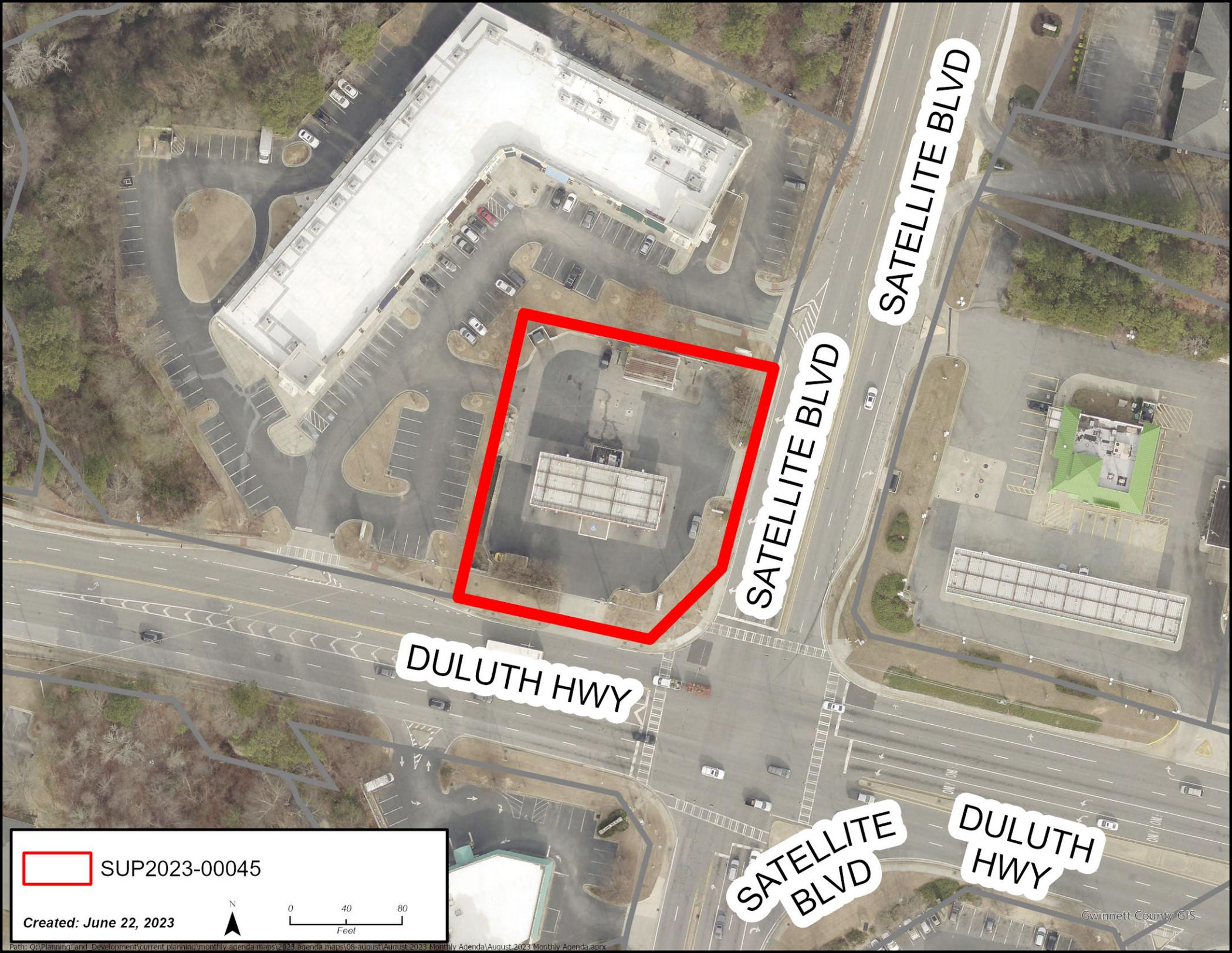
PHONE CALL FROM FIRE PLANNING MANAGER INSPECTOR MILLER BROWN CALLED IN REFERENCE TO BUSINESS COMPLYING THE ADA ACCESSIBILITY TO THE P/L...

6/22/2021

PER INSPECTOR THE PROPERTY DOES NOT NEED TO BRING THE ADA PARKING INTO COMPLIANCE UNLESS THE P/L HAS BEEN RESTRIPPED AND PAVED, NOT JUST RESTRIPPED AND IF THE PROPERTY TNC DID NOT CHANGE ANY PHYSICAL ASPECTS OF THE PROPERTY. SUPERVISOR ED WALLACE WAS INFORMED AS WELL.

Exhibit G: Maps

[attached]



SATELLITE BLVD

SATELLITE BLVD

DULUTH HWY

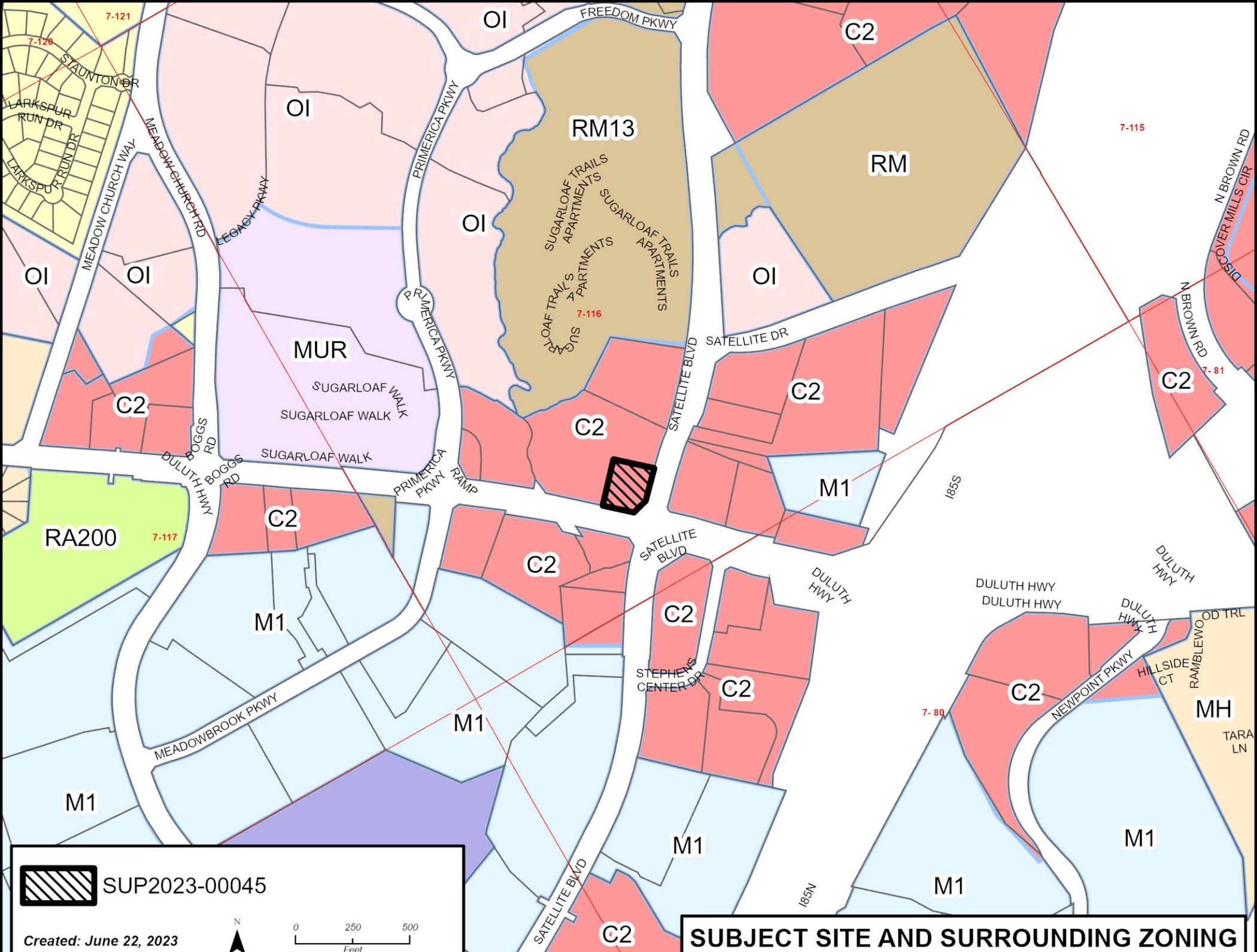
SATELLITE BLVD

DULUTH HWY

 SUP2023-00045

Created: June 22, 2023



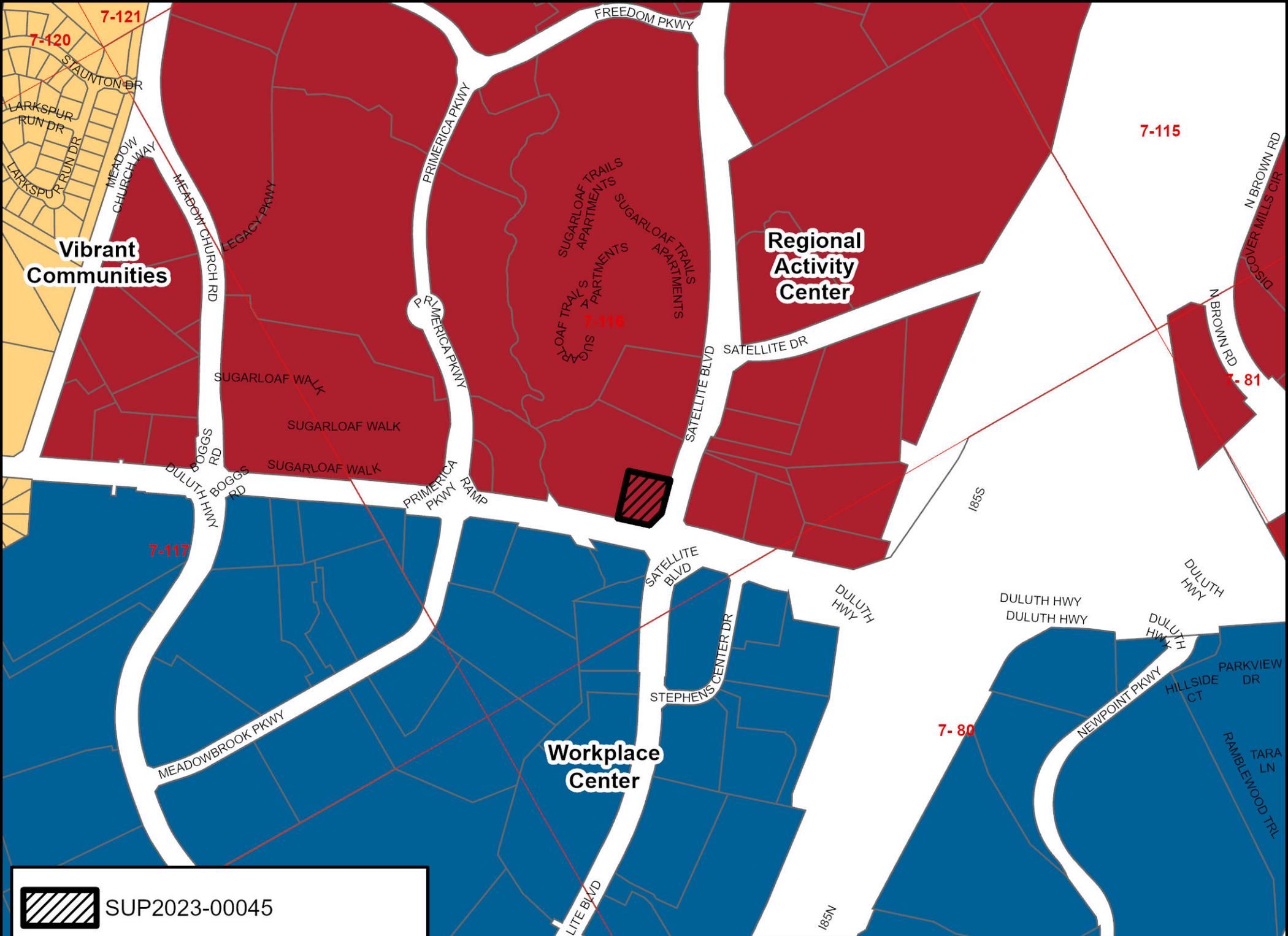


 SUP2023-00045

Created: June 22, 2023



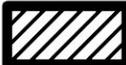
SUBJECT SITE AND SURROUNDING ZONING



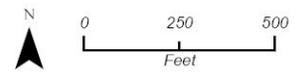
**Vibrant
Communities**

**Regional
Activity
Center**

**Workplace
Center**

 SUP2023-00045

Created: June 22, 2023



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION