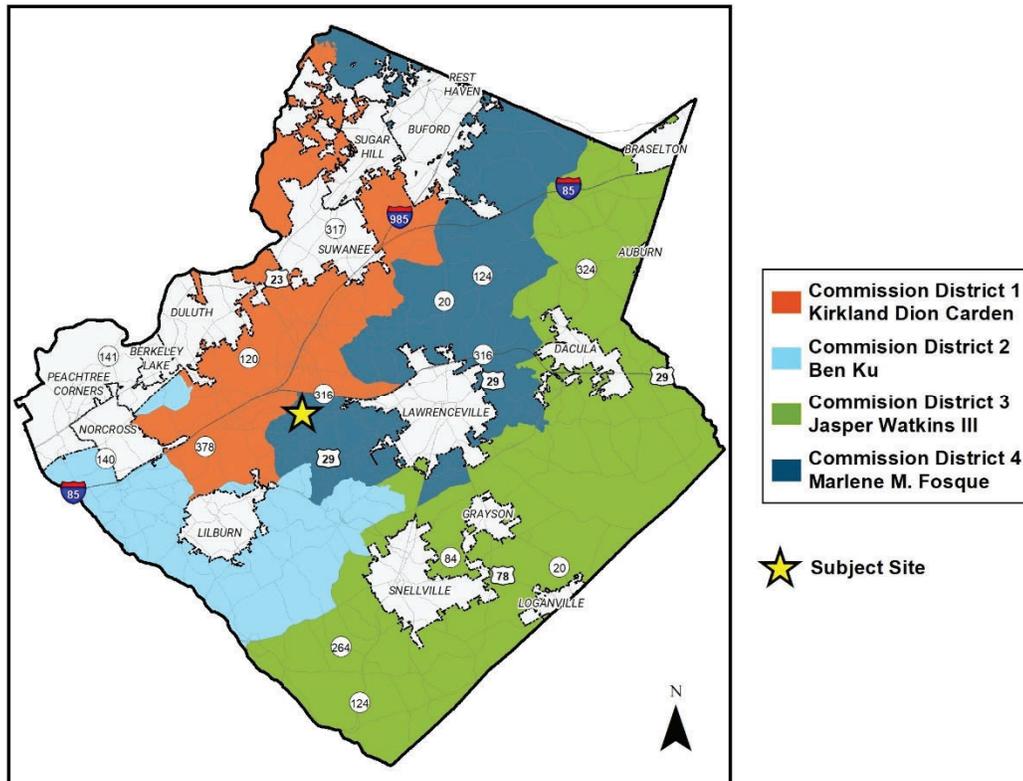




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2022-00043
Current Zoning: C-2 (General Business District)
Request: Special Use Permit
Additional Request: Variance
Address: 2520 Old Norcross Road
Map Number: R7038 387
Site Area: 1.74 acres
Square Feet: 4,080
Proposed Development: Car wash
Commission District: District 4 – Commissioner Fosque*
Character Area: Established Neighborhoods

Staff Recommendation: APPROVAL WITH CONDITIONS



*Commission District 1 effective January 1, 2023.

Planning Commission Advertised Public Hearing Date: 8/3/2022
Board of Commissioners Advertised Public Hearing Date: 8/23/2022

Applicant: Akber Lassi
21 Kent Valley Circle
Tucker, GA 30084

Owner: Mehboob Lalani
2520 Old Norcross Road
Lawrenceville, GA 30044

Contact: Akber Lassi

Contact Phone: 404.735.6274

Zoning History

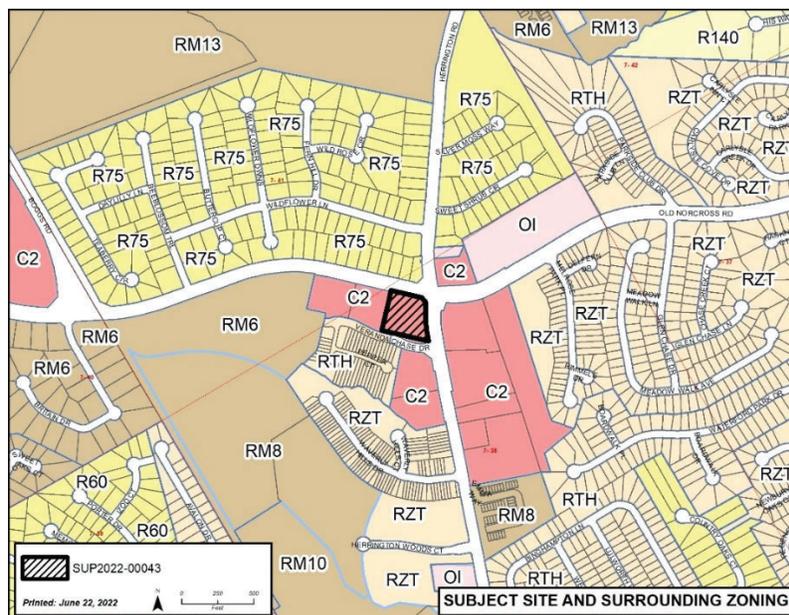
The subject property is zoned C-2 (General Business District). A 1986 rezoning approval, RZ-41-86, amended the property's zoning from R-75 (Single-Family Residence District) to O-I (Office-Institutional District) for a shopping center, which was never developed. In 1996 the approval of RZ-96-109 rezoned the property from O-I to C-2 for a convenience store. A special use permit, SUP2012-00045, was approved in 2012 for a check cashing facility.

Existing Site Condition

The subject site is a 1.74-acre parcel located at the southwest corner of the intersection of Old Norcross Road and Herrington Road. The property contains two single-story commercial buildings, including a convenience store with fuel pumps, a self-service car wash, and an emissions inspection station. Driveway entrances provide access from both rights of way and from Veranda Chase Drive to the rear. The topography is relatively flat. A sidewalk exists along the Old Norcross Road frontage and along both sides of Herrington Road. The nearest Gwinnett County Transit stop is 0.5 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by retail uses and residential subdivisions. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Existing	Convenience store/car wash	C-2	N/A
North	Single-family residential	R-75	3.09 units per acre
East	Retail	C-2	N/A
South	Retail	C-2	N/A
	Townhouses	R-TH	8.96 units per acre
West	Retail	C-2	N/A

Project Summary

The applicant requests a special use permit for a 1.74-acre property zoned C-2 to allow a full-service car wash, including:

- A 4,080 square-foot, 14-foot-tall, automated car wash tunnel.
- Three-hundred feet of stacking lanes, two aisle pay stations, a 120-foot car wash tunnel, and 15 vacuum bays.
- The demolition of the existing self-service car wash and emissions inspection station.
- Hours of operation from 8:00am to 6:00pm.
- A total of 15 parking spaces.
- Proposed landscape islands separating the car wash from the existing convenience store.
- Access provided via existing shared entrances with the convenience store with fuel pumps from Old Norcross Road and Herrington Road. The drive-through entrance would be located near the Herrington Road access, and the exit would be located near the Old Norcross Road access.
- The conversion of the existing access from Veranda Chase Drive into a bypass lane from the car wash stacking lanes.
- Stormwater management provided through modifications to existing underground detention.
- A dumpster located in the front yard along the entrance to the car wash drive-through from Herrington Road.
- No building elevations or information related to façade materials was provided by the applicant.

Zoning and Development Standards

The applicant is requesting a special use permit for automobile sales and related service 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'	14'	YES
Front Yard Setback	Minimum 15'	>15'	YES
Side Yard Setback	Minimum 10'	10.6'	YES
Rear Yard Setback	Minimum 30'	>30'	YES
Off-Street Parking	Minimum: 12 spaces Maximum: 20 spaces	15 total spaces	YES
Landscape setback	Minimum: 10'	10'	YES

Variance Requests

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

1. **Section 230-120.13.A Dumpsters:** To allow the dumpster in the front yard.

The applicant is proposing the dumpster location between the Herrington Road right of way and 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 D). Standard site and infrastructure improvements will also be required related to transportation, stormwater, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

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

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

The surrounding area consists of commercial and residential properties. Surrounding uses include a strip retail center to the west, a strip retail center and a townhouse development to the south across Veranda Chase Drive, a pharmacy to the east across Herrington Road, and a single-family residential subdivision to the north across Old Norcross Road. The requested special use permit will be consistent with adjacent and nearby retail uses, and the proposed car wash is separated from residential subdivisions by right of way.

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

The requested special use permit will not adversely affect the existing use or usability of adjacent or nearby property. There is an existing self-service car wash and emissions inspection station that the applicant intends to redevelop as a conveyor car wash. Old Norcross Road and Herrington Road are commercial corridors containing retail uses.

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

The property has a reasonable economic use as currently zoned.

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.

As per the submitted site plan, the applicant intends to replace a portion of the existing impervious surface area within the self-service car wash with a landscape island, which would separate the proposed full-service car wash from the existing convenience store with fuel pumps. This proposed aesthetic improvement provides additional supporting grounds for approval of the requested special use permit.

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

The variance request is due to the location of the dumpster in the front yard. The submitted site plan depicts the dumpster next to the car wash drive-through entrance. This location enables the car wash to comply with all side and rear setback requirements and allows for a new landscape island between the drive-through, the vacuum spaces, and the existing convenience store with fuel pumps. Moreover, the dumpster location will not obstruct the flow of vehicles through the site. The requested variance would not nullify the intent of the UDO and would maintain quality site aesthetics.

Staff Recommendation

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

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

1. To allow the dumpster in the front yard.

Staff Recommended Conditions

Approval of a special use permit for a car wash, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan, dated received July 7, 2022, with revisions required by conditions and the Unified Development Ordinance, subject to review and approval of the Department of Planning and Development.
2. Hours of operation shall be limited to 8:00am to 6:00pm, Monday through Sunday.
3. Buildings shall comply with the requirements of Architectural Design Category 3. Final building design shall be subject to review and approval by the Department of Planning and Development.
4. Vacuum stations and all mechanical equipment, including compressor units on or around the building, shall be screened from view of exterior roadways and adjacent residential properties.

Screening design shall be subject to review and approval of the Department of Planning and Development.

5. No temporary tents, temporary canopies, temporary banners, temporary streamers, or temporary roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site, except within 60 days of grand opening and during special events which shall occur no more than twice per calendar year, and last no longer than seven days each.

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



Existing self-service car wash building



Entrance from Old Norcross Road



Entrance from Herrington Road



Proposed location of drive-through entrance and dumpster



Rear access to be converted to emergency exit



Existing convenience store with fuel pumps

Exhibit B: Site Plan

[attached]

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

[attached]

RECEIVED

June 14, 2022

Letter of Intent

The subject site is currently developed with an existing Convenience Store w/fuel canopy and an old self-service car wash with an emissions bay and 4 “wand” self-service wash bays. It is our intent to keep the Convenience Store w/fuel canopy but demolish the existing self-service car wash. In place of the old car wash we propose the construction of an automated 4,080 sf car wash tunnel. The new facility will include 300 feet of stacking lane, 2 aisle pay station, a 120 foot wash tunnel, and 15 free vacuum bays. The proposed operation hours are from 8:00 am to 6:00 pm.

Parking codes require 7.2 parking spaces for the Convenience Store, and 8 parking space for the car wash tunnel plus 4 stacking spaces. 19 parking spaces total. Between the existing parking in front of the Convenience Store, the proposed vacuum station bays, and 15 stacking spaces the proposed parking total is 61 spaces.

There is an existing underground detention pond that will be utilized and modified to current stormwater regulations.

We are requesting a variance from Section 230-120.13.A of the UDO to allow a dumpster in the front yard. The project fronts Old Norcross Road with a side street being Herrington Road. It is Herrington Road that we are proposing the dumpster placement. However, the dumpster is in the back/side yard of the development behind the Herrington Road 50 foot front setback line and 75 feet from the Herrington Road curb line. The dumpster enclosure is to have a brick façade as required, and with screening enhancement of evergreen shrubs, 4-5 ft. ht. at planting, 8-15 ft. ht. at maturity. This dumpster placement is crucial for dumpster service accessibility.

The subject property is bordered by Old Norcross Road to the north, Herrington Road to the east, commercial C-2 zoning to the west, and a commercial strip of property between the southern property line and Veranda Chase Drive. Further south of Veranda Chase Drive the property is zoned R-TH. No zoning buffers were required at the time of the original development, it is our opinion that our partial proposed redevelopment of the car wash will not have a negative visual impact on the existing townhomes across Veranda Drive. On back side of the town homes is a mature stand of trees for visual buffering.

RECEIVED

6/2/2022

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. WITHIN A COMMERCIAL ZONING NODE

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

NO. MINOR CHANGE PROPOSED. SELF SERVICE WASH BAYS TO AN AUTOMATED CAR WASH TUNNEL.

- (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:

YES. SIMILAR USE BUT UPDATED SERVICE.

Exhibit D: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		7.13.22	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		SUP2022-00043	
Case Address:		2520 Old Norcross Road	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Old Norcross Road is a major arterial. ADT = 33,566. Herrington Road is a major collector. ADT = 19,574.		
2	0.5 miles to nearest transit facility (#2334826) Boggs Road and Old Norcross Road.		
3	Existing direct access to Veranda Chase Drive shall remain.		
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

Exhibit E: Maps

[attached]



OLD NORCROSS RD

PEPPER LN

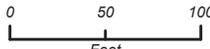
VERANDA CHASE DR

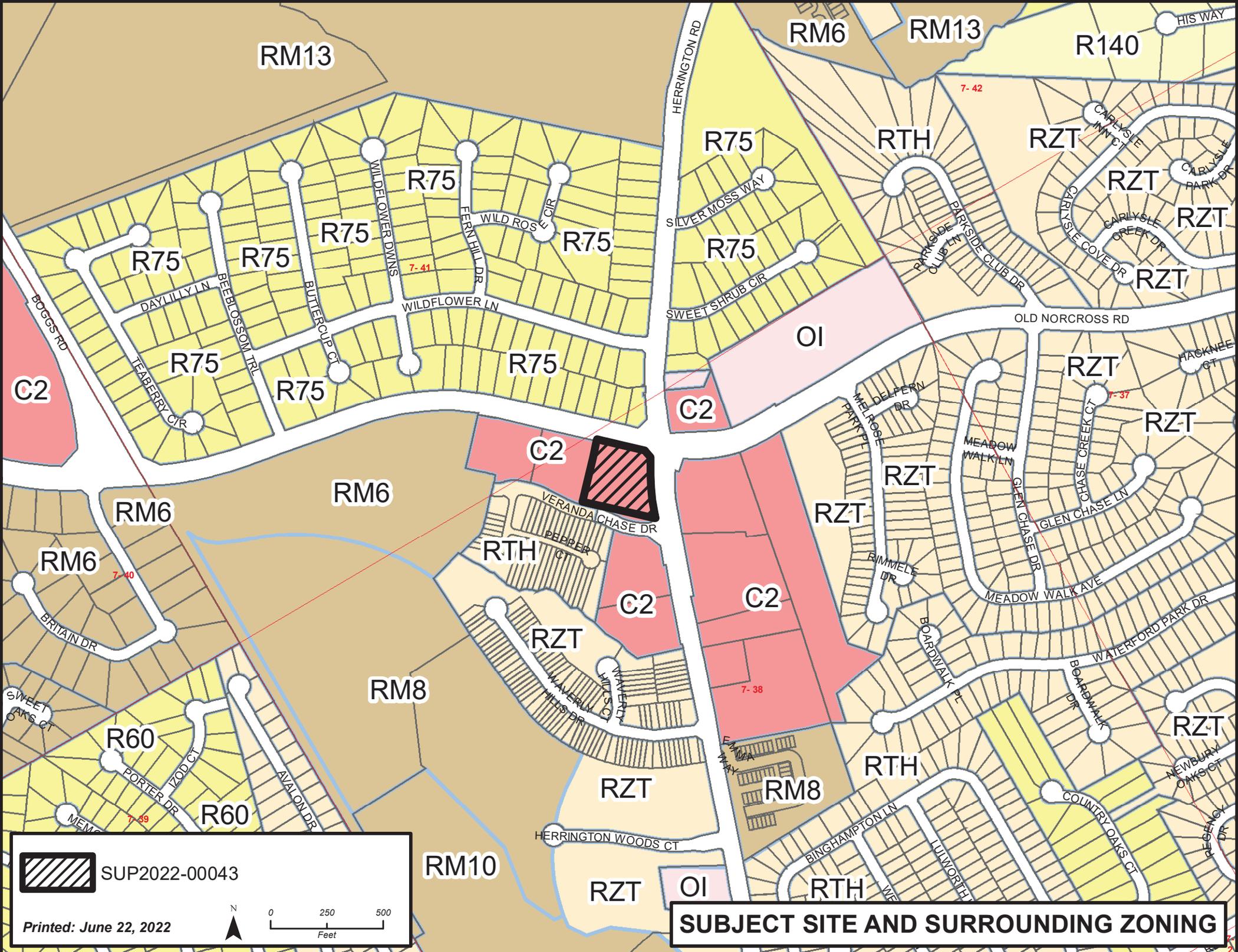
HERRINGTON RD

PEPPER CT

 SUP2022-00043

Printed: June 22, 2022





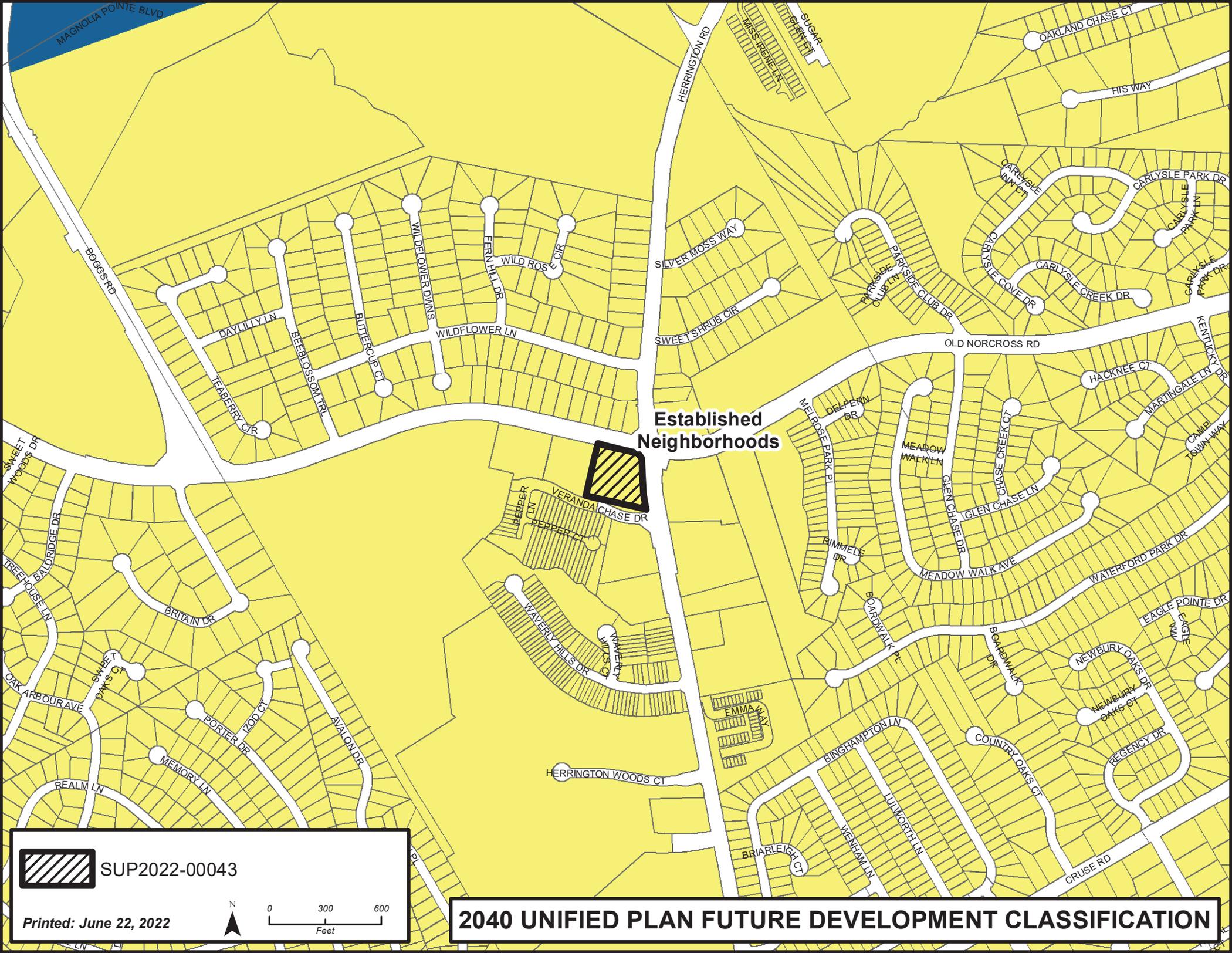
 SUP2022-00043

Printed: June 22, 2022

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0 250 500
Feet

SUBJECT SITE AND SURROUNDING ZONING

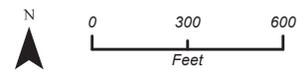


MAGNOLIA POINTE BLVD

Established Neighborhoods

 SUP2022-00043

Printed: June 22, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

RECEIVED

June 14, 2022

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>AKBER LASSI</u>	NAME: <u>Mehboob Lalani</u>
ADDRESS: <u>21 Kent Valley Cir</u>	ADDRESS: <u>2520 Old Noncross Rd</u>
CITY: <u>Tucker</u>	CITY: <u>Lawrenceville</u>
STATE: <u>Ga</u> ZIP: <u>30084</u>	STATE: <u>Ga</u> ZIP: <u>30044</u>
PHONE: <u>404-735-6274</u>	PHONE: <u>404-483-2981</u>
EMAIL: <u>akberlassi@bellsouth.net</u>	EMAIL: <u>akberlassi@bellsouth.net</u>
CONTACT PERSON: <u>AKBER LASSI</u> PHONE: <u>404-735-6274</u>	
CONTACT'S E-MAIL: <u>akberlassi@bellsouth.net</u>	

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>C-2</u> BUILDING/LEASED SQUARE FEET: <u>4000</u>	
PARCEL NUMBER(S): <u>R-7038387</u> ACREAGE: <u>1.75</u>	
ADDRESS OF PROPERTY: <u>2520 Old Noncross Road</u>	
SPECIAL USE REQUESTED: <u>AUTOMATED CAR WASH TUNNEL</u> <u>& VACUUM STATIONS</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

Legal Description

6/2/2022

2520 Old Norcross Road

Tax Parcel 7038 387

Beginning at a corner pin located at the southwestern intersection of Old Norcross Road and Herrington Road being the TRUE POINT OF BEGINNING, thence running along the western right-of-way of Herrington Road South 04 Degrees, 11 Minutes, 22 Seconds West for a distance of 96.22 feet to a point; thence running South 02 Degrees, 59 Minutes, 54 Seconds West for a distance of 54.54 feet to a point; thence running South 00 Degrees, 11 Minutes, 47 Seconds West for a distance of 55.70 feet to a point; thence running South 04 Degrees, 32 Minutes, 57 Seconds East for a distance of 67.32 feet to a point; thence leaving the Herrington Road right-of-way and running North 72 Degrees, 08 Minutes, 04 Seconds West for a distance of 323.74 feet to a point; thence running North 17 Degrees, 58 Minutes, 32 Seconds East 273.65 feet to a point; thence running along the right-of-way of Old Norcross South 72 Degrees, 01 Minutes, 28 Seconds East for a distance of 228.71 feet to a point; thence running South 34 Degrees, 21 Minutes, 38 Seconds East for a distance of 19.24 feet to a point being the TRUE POINT OF BEBINNING and the terminus of this description.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
June 14, 2022

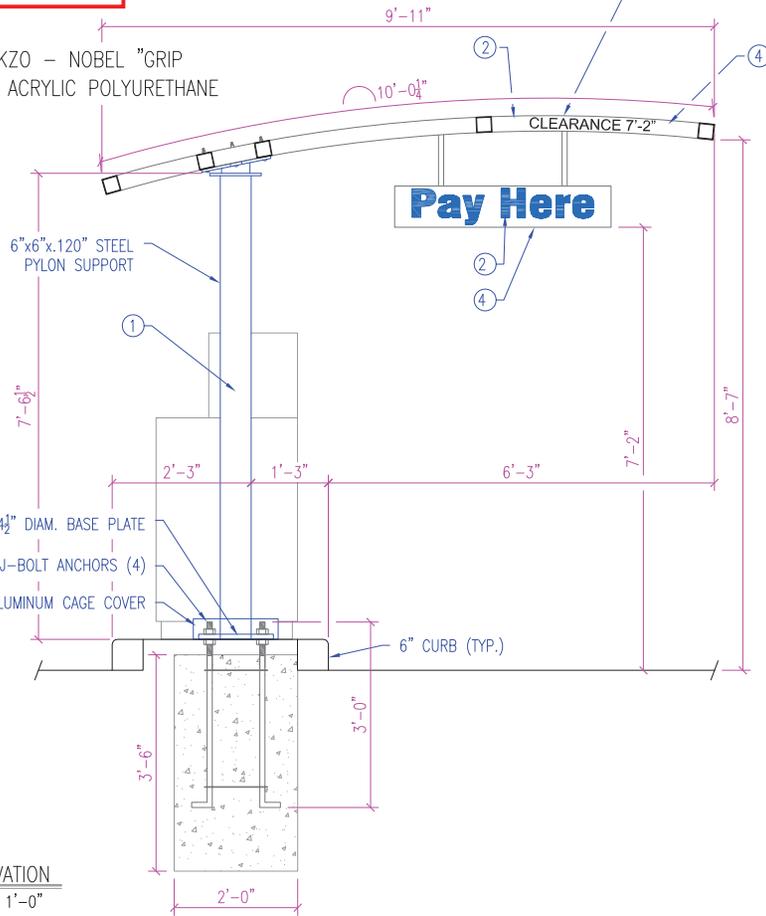
**ALL PAINT AKZO - NOBEL "GRIP
GUARD" ACRYLIC POLYURETHANE

FABRICATION NOTES

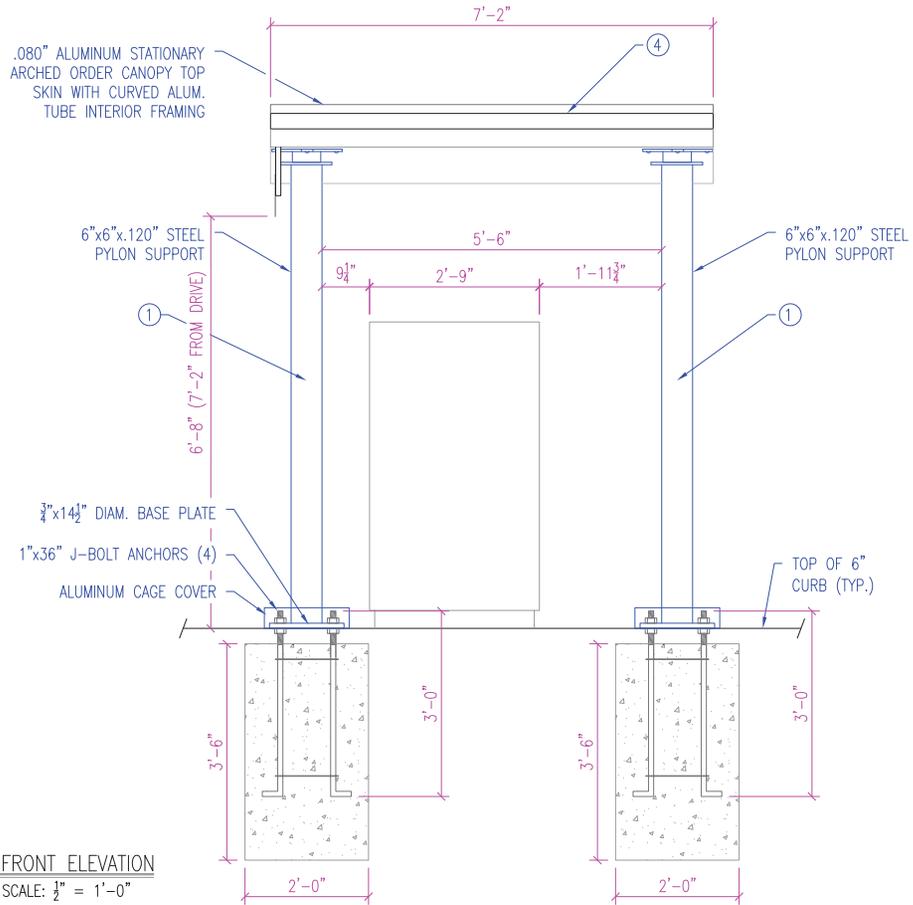
1. STRUCTURAL SUPPORT 6"x6"x.250 STEEL TUBE POLE, 3/4"x14 1/2" BASE PLATE, 1/2"x10"x10" TOP PLATES, WELD ALL CONNECTIONS 100%
2. PASSIVE SOIL PRESSURE TO BE 360 P.C.F. MINIMUM. FIELD VERIFY AND NOTIFY ENGINEER IF BELOW MINIMUM.

.080" ALUMINUM STATIONARY
ARCHED ORDER CANOPY TOP
SKIN WITH CURVED ALUM.
TUBE INTERIOR FRAMING

.080" ALUMINUM STATIONARY
ARCHED ORDER CANOPY TOP
SKIN WITH CURVED ALUM.
TUBE INTERIOR FRAMING



1 DE ELEVATION
SCALE: 1/2" = 1'-0"



2 FRONT ELEVATION
SCALE: 1/2" = 1'-0"

CLIENT:	STORE #: XXXX	MADE IN THE USA
LOCATION:	DWG #: 7398 FD	DATE:
FILE LOCATION:	SCALE: 1/2" = 1'-0"	REVISION: XX-XX-XX
SALES: KRISTIN WATTS	DESIGNER: B.TOMLIN	SHEET: 1 OF 2

DESCRIPTION:

CANOPY

FD

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

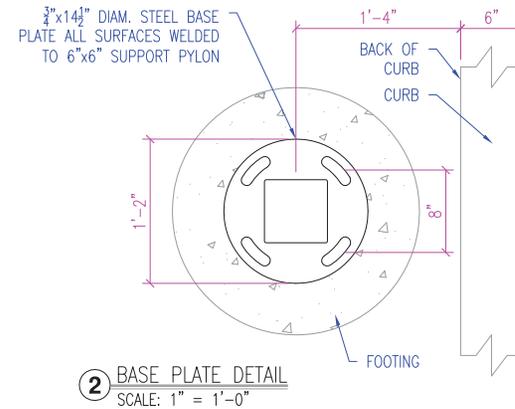
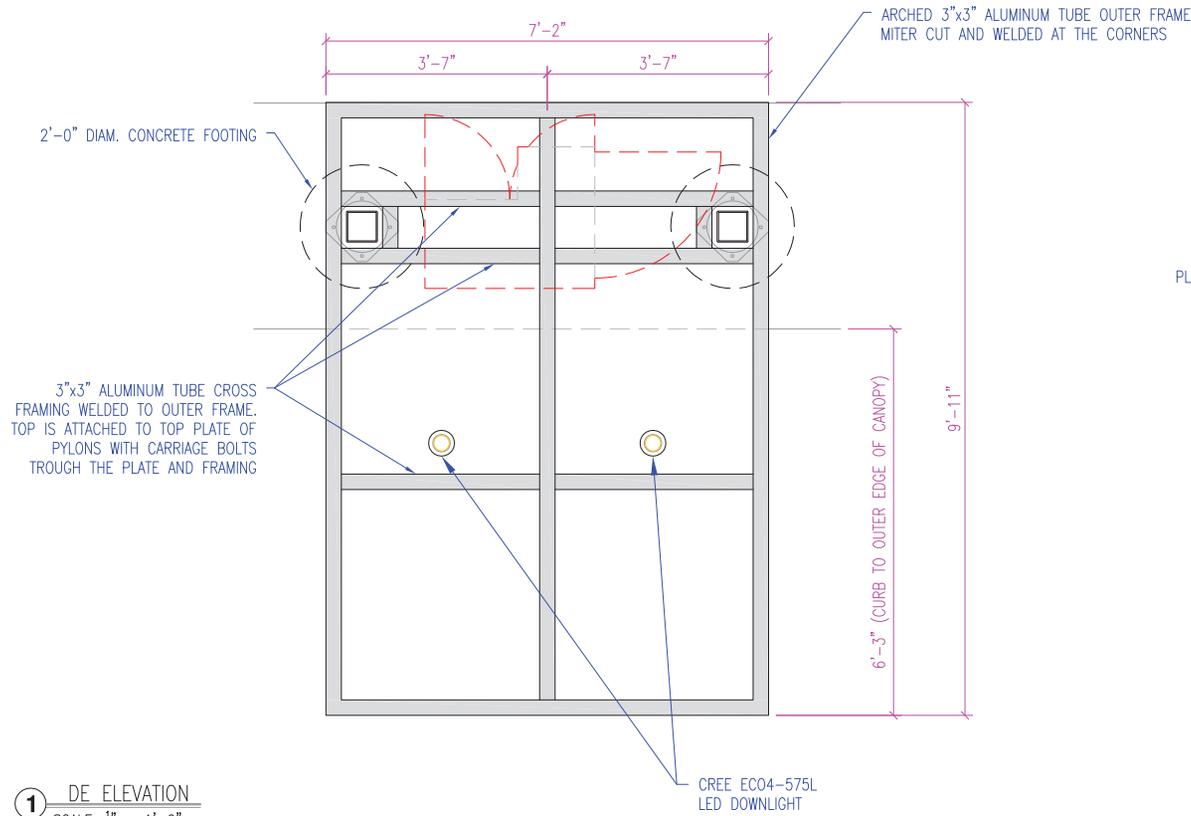
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June 14, 2022

**ALL PAINT AKZO – NOBEL "GRIP
GUARD" ACRYLIC POLYURETHANE

FABRICATION NOTES

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1 DE ELEVATION
SCALE: $\frac{1}{2}$ " = 1'-0"

CLIENT:	STORE #: XXXX	MADE IN THE USA
LOCATION:	DWG #: 7398 FD	DATE:
FILE LOCATION: OBS	SCALE: $\frac{1}{2}$ " = 1'-0"	REVISION: XX-XX-XX
SALES: KRISTIN WATTS	DESIGNER: B.TOMLIN	SHEET: 2 OF 2

DESCRIPTION:

**TOP FRAMING &
FOOTING DETAILS**

FD

RECEIVED

6/2/2022

SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

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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:

YES. SIMILAR USE BUT UPDATED SERVICE.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

June 14, 2022

Letter of Intent

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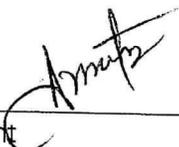
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RECEIVED

6/2/2022

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 06-01-22
Date

Akber Lassi CFO

Type or Print Name and Title



Signature of Notary Public 6-1-22
Date



RECEIVED

6/2/2022

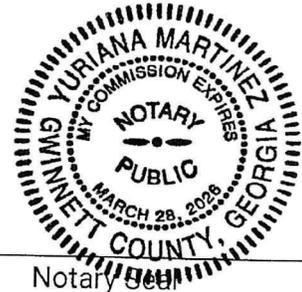
SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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.

M. Lalani 06/01/2022
Signature of Property Owner Date

Mehboob Lalani Owner
Type or Print Name and Title

[Signature] 6/1/22 [Signature]
Signature of Notary Public Date Notary Seal



RECEIVED

6/2/2022

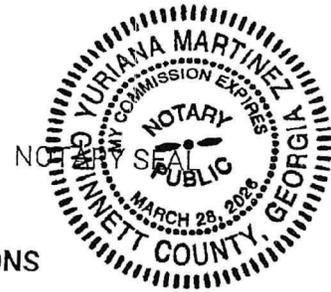
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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] 06-01-22 AKBER JASSI - CFO
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 6/1/22
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 AKBER JASSI
YOUR NAME

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

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

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

RECEIVED VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

6/2/2022

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 - 30 7038 307
(Map Reference Number) District Land Lot Parcel

[Signature] 06-01-22
Signature of Applicant Date
AXBER JASSI CFO
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)

V. Schoby TSAIL
NAME TITLE
6/2/2022
DATE