

**GWINNETT COUNTY**  
 PLANNING AND DEVELOPMENT  
 RECEIVED  
 1/20/22

Gwinnett County Planning Division  
 Special Use Permit Application  
 Last Updated 10/2021

**SPECIAL USE PERMIT APPLICATION**  
 AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Karla Y. Garcia Otero</u>	NAME: <u>Ashwina Properties LLC</u>
ADDRESS: <u>1236 Granite Ln</u>	ADDRESS: <u>2990 Rosebud Rd</u>
CITY: <u>Loganville</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> ZIP: <u>30052</u>	STATE: <u>GA</u> ZIP: <u>30052</u>
PHONE: <u>678-399-0697</u>	PHONE: <u>470-767-8929</u>
EMAIL: <u>washitagain2@gmail.com</u>	EMAIL: _____
CONTACT PERSON: <u>Maria Ramirez</u> PHONE: <u>678-849-7810</u>	
CONTACT'S E-MAIL: <u>Lunatax75@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 type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>C-2</u> BUILDING/LEASED SQUARE FEET: <u>996.8</u>
PARCEL NUMBER(S): <u>5100 113</u> ACREAGE: <u>1.545</u>
ADDRESS OF PROPERTY: <u>2990 Rosebud Rd</u>
SPECIAL USE REQUESTED: <u>Hand Car Wash</u>
_____

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

Dear Recipient:

Wash It Again 2, LLC requests a Special Use Permit (SUP). Wash It Again 2, LLC intends to develop a hand car wash on the 1.545 acres lying in land lots 100 & 101 of the 5th district of Gwinnet County, Georgia on plat owned by Ashwina Properties, LLC. An existing BP Gas Station & Convenience Store located at 2990 Rosebud Rd, Loganville, Ga with parcel number 5100 113. The Car Wash Building is not in use and Wash It Again 2, LLC intends to open a full-service hand car wash for vehicles, and will comply with all local regulations for building, lights, exterior signs & landscaping.

The car wash that was originally built in 1998 already was established as a car wash next to the convenience store, It has an existing total of 996.8 square feet out of the 1.545 acres and has 3 ways to access through the shopping center set on the northeastern variable width right of way of U.S Highway 78 – Georgia 10 (A.K.A Athens Highway) at its intersection with the eastern 120' R/W of Rosebud Rd. With 22.4' in height & 44.5' in width.

The front & back side of the Car Was Building has a trench drain on each side as well as two manholes on the right of the building that leads to the drainage structures. The storm drain line is directly located behind the Car Wash Building. With a detention pond easement directly north of the Car Wash Building in the shopping center that's adjacent to the Car Wash Building that was built when the shopping center was constructed. Generally, the hours of operation will be from 8am to 6pm & will always have employees on site when in operation.

North & South of the Car Wash Building has open spaces & the only common area that it will share with the BP Gas station & the convenience store will be the parking spaces where customers will park.

The car wash building is 22.4' in height & 44.5' in length. The car wash building has been stripped of all previous machinery. A large copy of the survey detailing the acreage, road frontages, setbacks of the structure, size of the building (as mentioned above) & the already existing parking lot, was submitted earlier today.

The stacking lanes as proposed will be to the north of the entrance of the car wash building are already existing parking spaces. Between the stalking spaces & the convenience store building lies enough space for oncoming traffic. Customers shall be served on a 1<sup>st</sup> come 1<sup>st</sup> served basis waiting in their car until called. I am attaching a blown-up copy of the car wash building (labeled sheet 1) showing in red you will find the stalking spaces no car or customer will be blocking right of way or constricting passage, as they shall wait on stacking space labeled 1 in red. Additionally you will see two parking spaces that will be labeled Car Wash.

The waiting area for customers who their car is being wash is proposed to be on the left side of the car wash building not blocking any right of way or constricting passage. A permit for outdoor seating, accessories & light canopy shall be submitted as well.

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**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! It was a carwash before

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

NO, car wash building is already existing

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

The property will not be effected, Car Wash building already exist.

- (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:

The car wash building we are proposing is already existing. no additional new construction will be done.

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2990 Rosebud Road

All that tract or parcel of land containing 1.545 acres lying in Land Lots 100 & 101 of the 5th District of Gwinnett County, Georgia as shown on plat of survey for Ashwina Properties LLC dated September 22, 2021 as prepared by McNally & Patrick, Inc., bearing the seal of Lloyd C. McNally, Jr., Georgia Registered Land Surveyor No. 2040, being more particularly described as follows:

Beginning at an 1/2" r-bar set on the northeastern variable width right of way of U.S. Highway 78 - Georgia Hwy 10 (A.K.A. Athens Highway) at its intersection with the eastern 120' R/W of Rosebud Road, thence along the right of way of the latter mentioned roadway N03°49'43"E for a distance of 227.52' to a p.k. nail set in a driveway; thence leaving said right of way S73°02'15"E for a distance of 297.25' along a southwestern line of property now or formerly owned by Safeway Plaza, Inc. to a 1/2" r-bar set; thence S17°11'28"W for a distance of 259.75' along a northwestern line of property now or formerly owned by Safeway Plaza, Inc. to a 1/2" r-bar set on the northeastern variable width right of way of U.S. Highway 78 - Georgia Hwy 10 (A.K.A. Athens Highway) : thence along said right of way N70°14'15"W for a distance of 197.88' to an 1/2" r-bar set; thence continuing along said right of way N41°43'14"W for a distance of 54.86' to the 1/2" r-bar set on the northeastern variable width right of way of U.S. Highway 78 - Georgia Hwy 10 (A.K.A. Athens Highway) at its intersection with the eastern 120' R/W of Rosebud Road at the Point of beginning.

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- LEGEND**
- I.P.F. = IRON PIN FOUND
  - I.P.S. = IRON PIN SET
  - P.L. = PROPERTY LINE
  - C.L. = CENTER LINE
  - L.L. = LAND LOT LINE
  - R/W = RIGHT OF WAY
  - Q.V. = CABLE TV
  - C.G. = CLEAR CUT
  - G.V. = GAS VALVE
  - L.P. = LIGHT POLE
  - E.P. = EDGE OF PAVING
  - W.I. = WATER INLET
  - C.I. = CURB INLET
  - U.S. = UTILITY POLE
  - S.P. = SIGNAL POLE
  - J.B. = SANCTION BOX
  - F.H. = FIRE HYDRANT
  - C.B. = CATCH BASIN
  - H.W. = HEADWALL
  - D.I. = DRAIN-INLET
  - S.E. = SEWER EMB.
  - C.E. = CONSTRUCTION EMB.
  - U.G.P. = UNDERGROUND POWER
  - U.T.P. = UNDERGROUND TELEPHONE
  - G.A. = GUT WIRE ANCHOR
  - M.A.S. = MANHOLE SAMP
  - O.C.S. = OUTLET CONTROL STRUCTURE
  - W.I. = WATER INDICATOR VALVE
  - B.P.P. = BACKFLOW PREVENTER
  - W.I. = WATER INLET
  - L/A = LIMITED ACCESS
  - S.S.M.A. = SANITARY SEWER MANHOLE
  - D.I.P. = DUCTILE IRON PIPE
  - R.C.P. = REINFORCED CONCRETE PIPE

- GRAPHIC LEGEND**
- C.B. C.B. D.I. PIPE J.B. H.W.
  - TELE. M.H. F.H. M.A.S. WATER METER
  - MAN HOLE UTILITY POLE WATER VALVE
  - R/W MONUMENT

- NOTES**
- THE FIELD DATA FROM WHICH THIS PLAT IS BASED WAS COMPLETED ON SEPTEMBER 23, 2021 AND HAS A CLOSURE PRECISION OF ONE FOOT IN 32,618 FEET AND AN ANGULAR ERROR OF 0.01 PER DEGREE POINT. DATA WAS ADJUSTED USING THE LEAST SQUARES METHOD.
  - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT 246,248 FEET.
  - EQUIPMENT USED TO OBTAIN FIELD DATA: TRIMBLE VX OR PLUS 1" ROBOTIC TOTAL STATION.
  - BEARINGS SHOWN REFERENCED TO GRID NORTH, GEORGIA WEST ZONE PER G.P.S. OBSERVATIONS (NAD83).
  - THIS PROPERTY LIES IN AREA DESIGNATED AS ZONE X, BEING AN AREA NOT SUBJECT TO SPECIAL FLOOD HAZARDS PER FLOOD INSURANCE RATE MAPS PREPARED FOR GWINNETT COUNTY GEORGIA AND ITS INCORPORATED AREAS, MAP NO. 13135C0131F WITH EFFECTIVE DATE 09-29-2006.
  - SURVEY REFERENCES: (1) SURVEY OF FINAL PLAT OF ROSEBUD AUTO CENTER BY EMA ENGINEERING MANAGEMENT ASSOC. INC. DATED 11-30-99 AS RECORDED IN PLAT BOOK 103 PAGE 195 OF GWINNETT COUNTY RECORDS. (2) SURVEY OF FINAL PLAT FOR AMOCO OIL COMPANY BY HARKERROAD AND ASSOCIATES DATED 12-08-1997 AS RECORDED IN PLAT BOOK 76 PAGE 93 OF GWINNETT COUNTY RECORDS.
  - THE LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE, BASED ON THEIR ABOVE GROUND APPEARANCES. THE LOCATION OF UNDERGROUND UTILITIES AND OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ALSO ADDITIONAL UNDERGROUND UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY OR COMPLETENESS OF THE SUBSURFACE FEATURES HEREON.
  - THE TITLE OF THE SUBJECT TRACT SHOWN HEREON IS VESTED IN THE NAME OF ASHWINA PROPERTIES LLC BY DEED OF THAT WARRANTY DEED DATED MAY 4, 2019 AND RECORDED ON MAY 7, 2019 IN DEED BOOK 5342, PAGE 356 OF GWINNETT COUNTY, GEORGIA RECORDS. THIS PROPERTY IS ALSO CURRENTLY DESIGNATED AS GWINNETT COUNTY TAX PARCEL NO. 5 100 113, WITH THE PHYSICAL ADDRESS OF 2990 ROSEBUD ROAD, LOGANVILLE, GEORGIA.



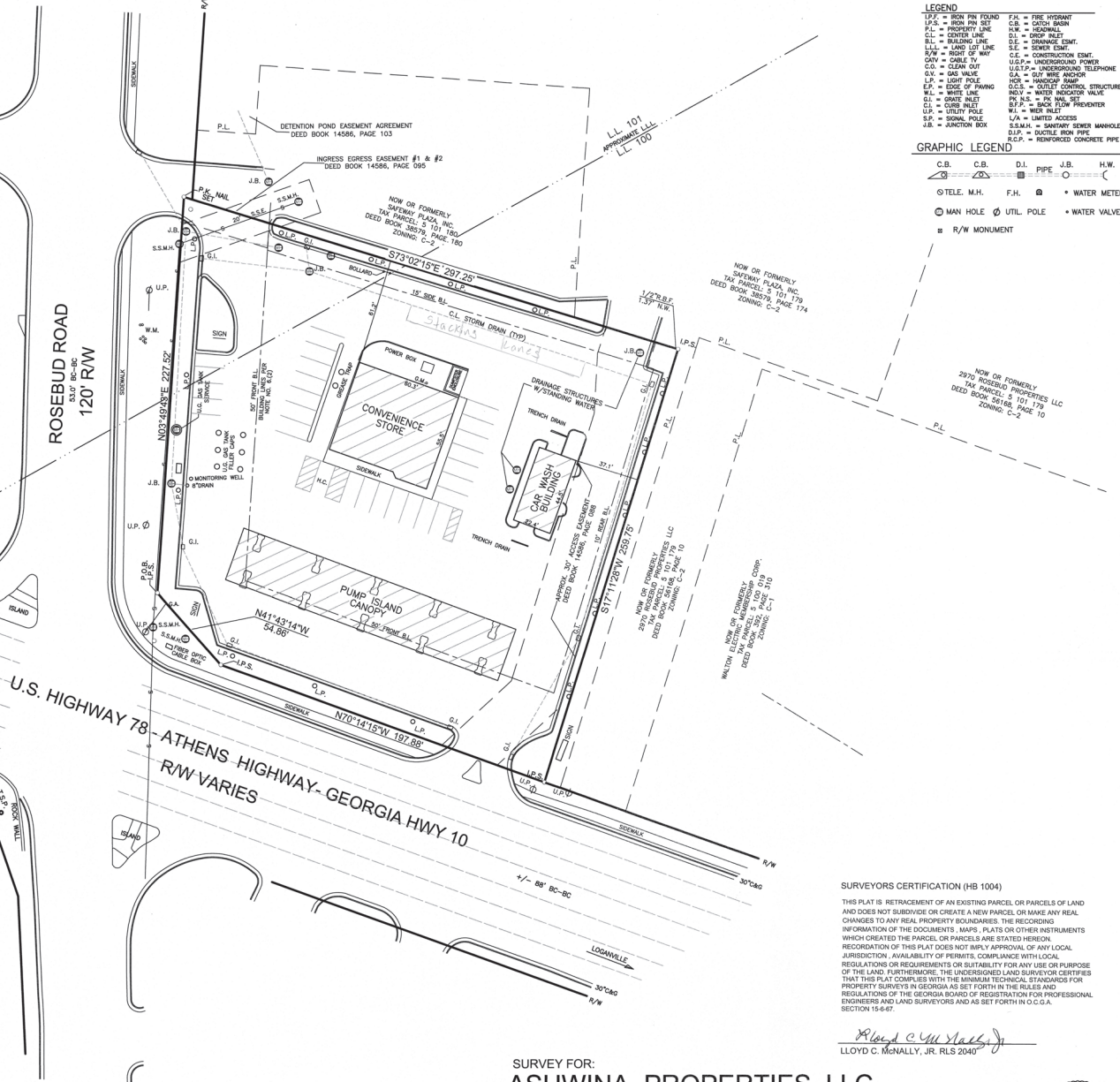
1505 HWY. 29 SOUTH - LAWRENCEVILLE, GA. 30044  
PHONE: (770)963-8520 mcnally2040@gmail.com

LAND SURVEYORS  
LANDSCAPE ARCHITECTS

No.	REVISIONS	DATE

TAX PARCEL No. 5 100 113  
LAND LOTS 100 & 101, 5th DISTRICT  
GWINNETT COUNTY, GEORGIA

SCALE: 1" = 30'  
DATE: SEPTEMBER 22, 2021



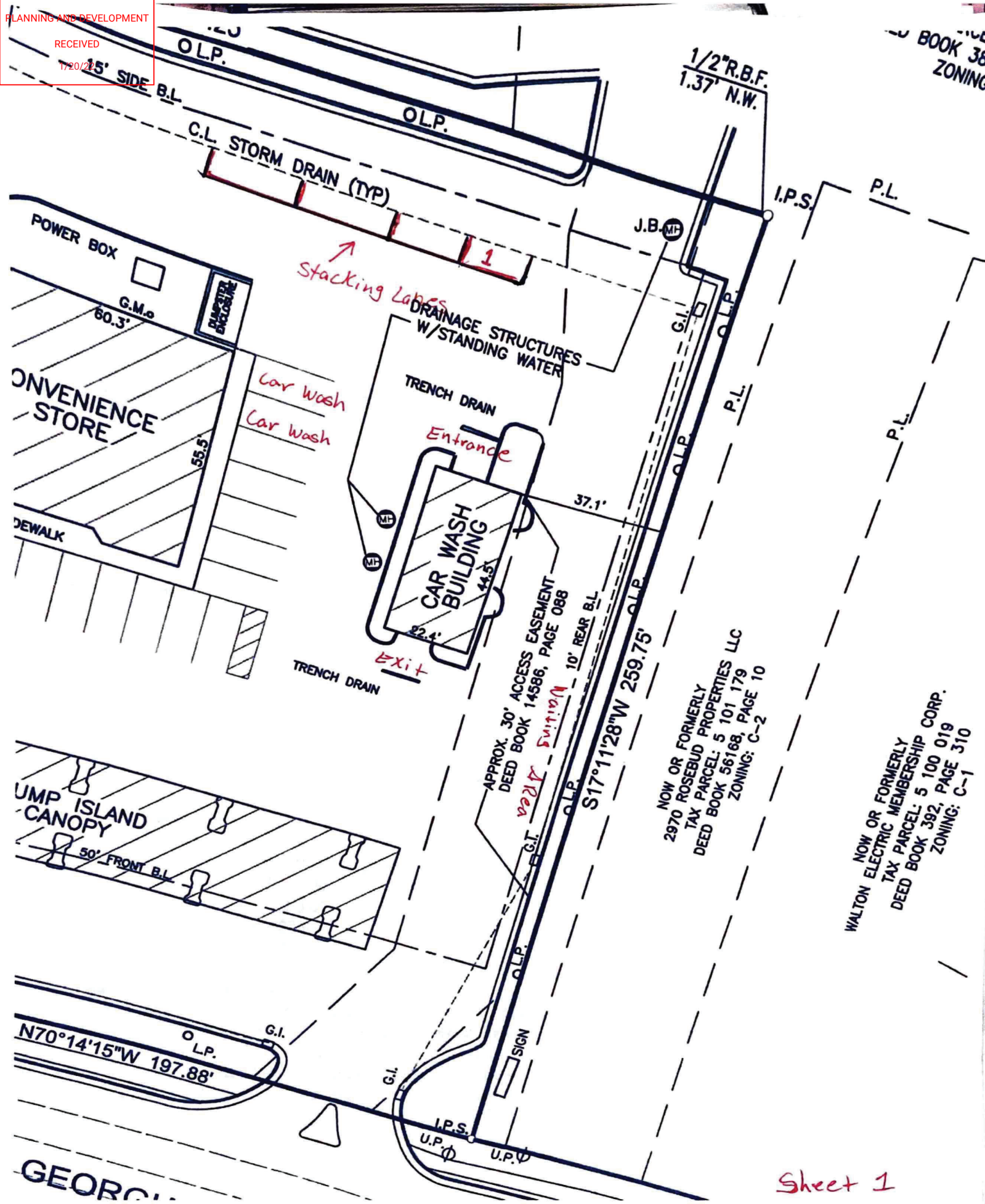
SURVEY FOR:  
**ASHWINA PROPERTIES LLC**  
TOTAL TRACT 1.545 ACRES (67,299 S.F.)

**SURVEYORS CERTIFICATION (HB 1004)**  
THIS PLAT IS RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY REAL CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDED INFORMATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*Lloyd C. McNally, Jr.*  
LLOYD C. McNALLY, JR. RLS 2040

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT  
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11/20/22

BOOK 38  
ZONING

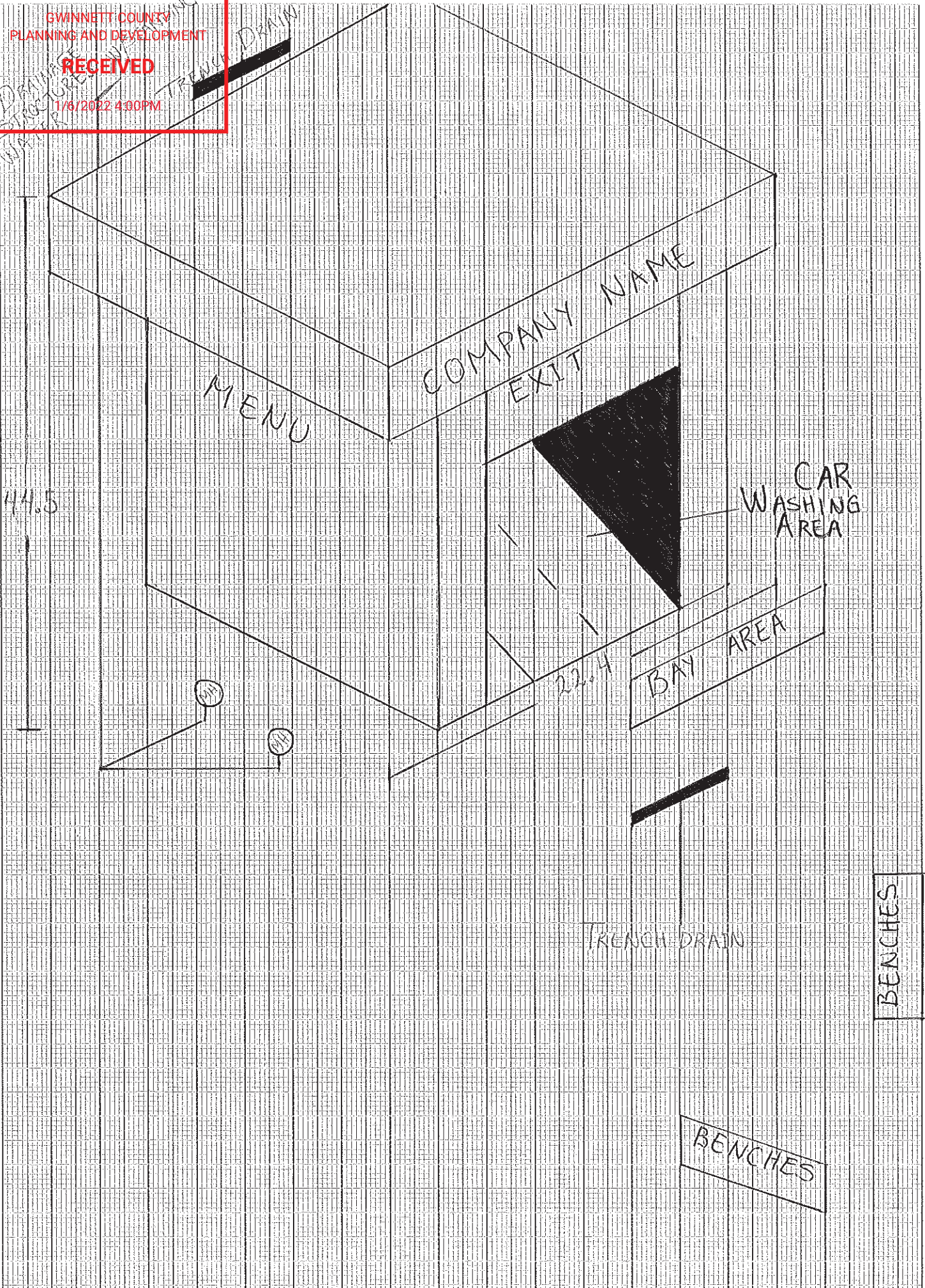


NOW OR FORMERLY  
2970 ROSEBUD PROPERTIES LLC  
DEED BOOK: 5 101 179  
ZONING: C-2

NOW OR FORMERLY  
WALTON ELECTRIC MEMBERSHIP CORP.  
DEED BOOK 392, PAGE 310  
ZONING: C-1

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**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

1/5/2022

Date

Karla Y. Garcia Otero

owner

Type or Print Name and Title

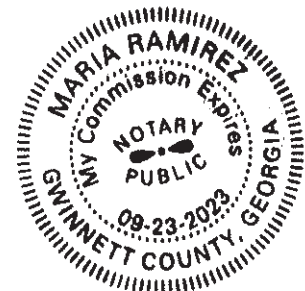
Maria Ramirez

Signature of Notary Public

1/5/2022

Date

Notary Seal



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**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 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.

*Sumi*

Signature of Property Owner

1/5/2022

Date

*owner of BP food mart*

Type or Print Name and Title

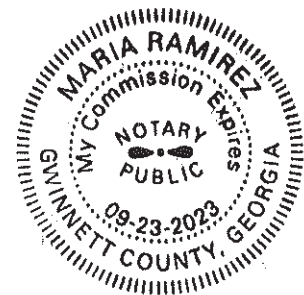
*Maria Ramirez*

Signature of Notary Public

1/5/2022

Date

Notary Seal




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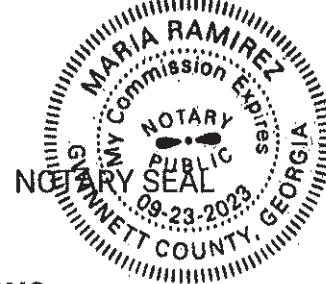
**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

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.

 1/5/22 owner  
SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

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

Maria Ramirez 1/5/22  
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    Karla V. Garcia Otero  
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.

