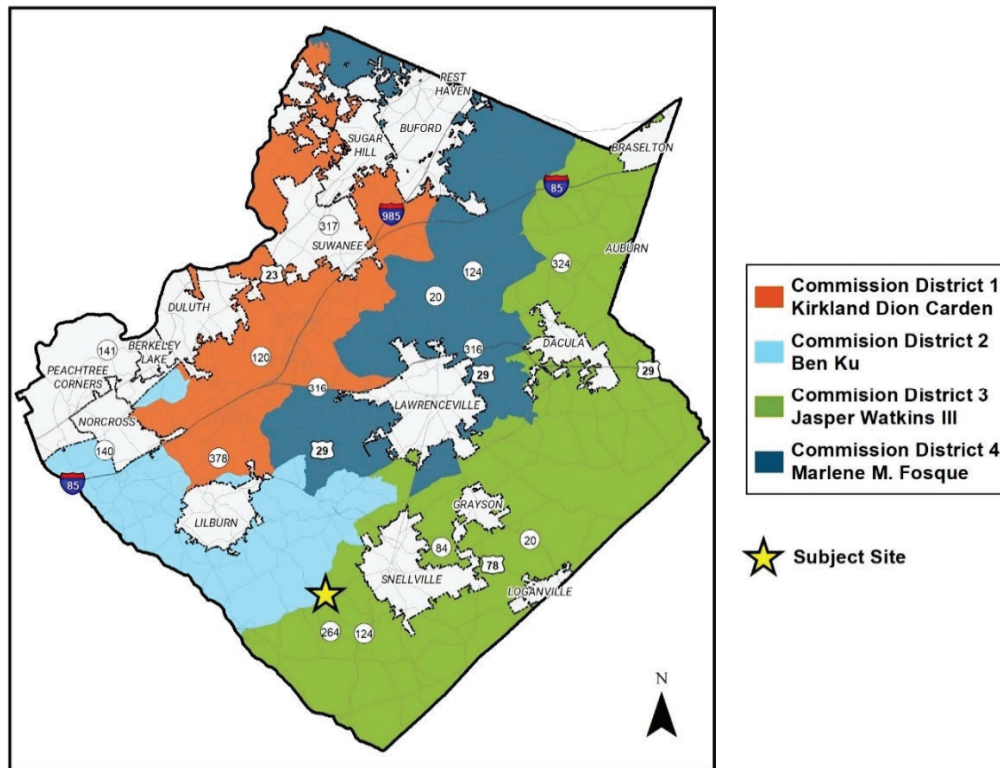




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2022-00038
Current Zoning: C-2 (General Business District)
Request: Special Use Permit
Additional Request: Variance
Address: 3761 Stone Mountain Highway
Map Number: R6053 109
Site Area: 0.94 acres
Square Feet: 25,656
Proposed Development: Automobile Sales and Related Service
Commission District: District 2 – Commissioner Ku
Character Area: Community Mixed-Use

Staff Recommendation: APPROVAL WITH CONDITIONS



Location Map

Planning Commission Advertised Public Hearing Date: 7/6/2022
Board of Commissioners Advertised Public Hearing Date: 7/26/2022

Location	Land Use	Zoning
Proposed	Automobile sales and service	C-2
North	Parking Lot *	C-2
East	Truck rental and self-storage	C-2
South	Automobile sales and service	C-2
West	Commercial	C-2

* The existing parking lot on the adjacent parcel to the north has been approved for automobile sales per SUP-00-070 and is to be incorporated into the proposed 3.45-acre automobile sales and related service development.

Project Summary

The applicant requests a special use permit on a 0.94-acre property zoned C-2 to allow automobile sales and related service, including:

- A new 25,656 square-foot, 32-foot-tall building, consisting of a 15,425 square-foot sales office and an indoor service area containing 12 bays. The building would extend onto the adjacent parcel to the north, R6053 346, which already has an approved special use permit for automobile sales and service (Exhibit F).
- The demolition of the existing building.
- Building materials such as composite metal panels, anodized aluminum with horizontal mullions, and storefront windows with insulated glazing and a clear anodized finish.
- A total of 39 customer and employee parking spaces provided along the frontages of Stone Mountain Highway and McDaniels Bridge Court and to the rear of the building, as well as 148 inventory parking spaces located entirely to the rear of the building (on parcel R6053 346).
- Stormwater management provided through an existing facility (detention pond) on the adjacent parcel to the north and underground detention on the subject property.
- Access provided via a single entrance from Stone Mountain Highway and two entrances from McDaniels Bridge Court, including one on parcel R6053 346. There is also an interparcel access driveway with the adjacent property to the west.
- A proposed sidewalk connecting the existing sidewalk on McDaniels Bridge Court to the sidewalk along Stone Mountain Highway.
- A dumpster located along the rear property line.

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'	32'	YES
Front Yard Setback	Minimum 15'	>15'	YES
Side Yard Setback	Minimum 10'	10'	YES
Rear Yard Setback	Minimum 30'	30'	YES
Off-Street Parking	Minimum: 64 spaces Maximum: Unlimited for Inventory Vehicles	187 total spaces (entire development)	YES

Landscape setback	Minimum: 10'	10'	YES
-------------------	--------------	-----	-----

Variance Request

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 200-80.2 Incorporation of Gwinnett County Architectural Design Standards:** To allow building materials that deviate from the architectural design standards for Category 1.

Architectural design standards for Category 1 require primarily glass, brick, stone, and/or stucco/EIFS finish. The applicant is proposing building materials to include composite metal panels, which are not allowed.

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 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 entirely of commercial properties. Surrounding uses include an appliance retailer to the west, an automobile dealership across Stone Mountain Highway to the south, and a and truck rental and self-storage facility to the east. To the north is a vacant parking lot, which the applicant seeks to redevelop as part of the proposed automobile sales and related service facility. The requested special use permit will be consistent with the uses of adjacent and nearby properties.

- 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. The subject property is located along an intensely developed commercial corridor containing other automobile sales and service facilities.

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

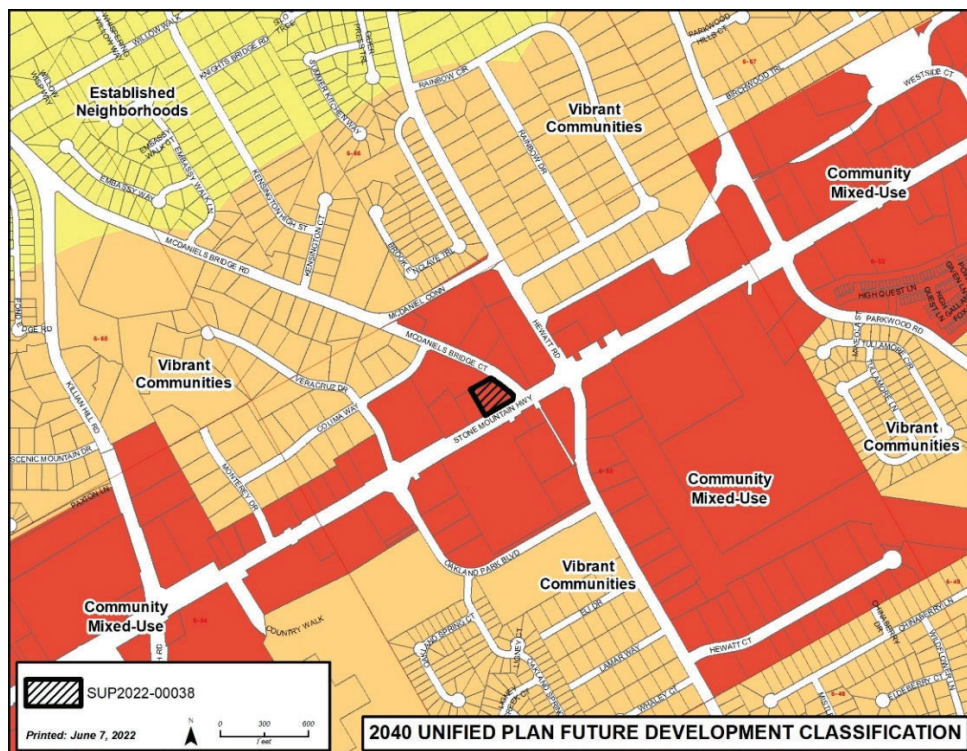
The property has a reasonable economic use as currently zoned.

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.

The proposed special use would create impacts on public facilities in the form of traffic, utility demand, and stormwater runoff; however, appropriate conditions, site development requirements, and planning would mitigate these impacts. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this 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.

The 2040 Unified Plan and Future Development Map indicate the subject property lies within the Community Mixed-Use Character Area. This designation encourages nodal development along major corridors and commercial uses integrating high quality aesthetics and site design along the sections of the corridors between higher intensity nodes. With adherence to the recommended conditions concerning building aesthetics and site design, the proposed automobile sales and service facility will conform with the policy and intent of the Unified Plan and Future Development Map.



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

The approval of this special use permit request will allow for redevelopment of this underutilized older commercial property with a use that is compatible with surrounding parcels and appropriate along this intense commercial corridor. The 2040 Unified Plan highlights the redevelopment of retail corridors, such as Stone Mountain Highway, with commercial uses that are constructed with high quality aesthetics and site design.

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 submitted building elevations, which depict materials that do not conform with the architectural design standards for Category 1. These design standards require primarily glass, brick, stone, and/or stucco/EIFS finish, whereas metal is not allowed. Notwithstanding the composite metal panels, the submitted building elevations comply with Category 1, including the majority of the building; therefore, the requested variance does not nullify the intent of the Development Regulations.

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 composite metal panels.

Staff Recommended Conditions

Approval of a special use permit for automobile sales and related service, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan, dated received May 17, 2022, and Exhibit C: Building Elevations, dated received May 17, 2022, with revisions required by conditions and the Unified Development Ordinance, subject to review and approval of the Department of Planning and Development.
2. All vehicles shall be parked on paved surfaces in designated spaces.
3. Outdoor sales, storage, or display of merchandise other than automobile sales inventory (such as trailers, utility buildings, rental trucks, automotive parts, tires, junked vehicles, etc.) shall be prohibited.
4. All repair activities shall occur indoors.

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.
6. No outdoor speakers shall be allowed.
7. The existing pole sign shall be removed within 90 days of special use permit approval.
8. The developer shall construct and provide an access easement for Interparcel access to adjacent parcels R6053 123 and R6053 114.
9. The developer shall coordinate with the Gwinnett County Department of Transportation regarding the upcoming Parallel US 78 road project (F-0831-05).
10. At no cost to Gwinnett County, the developer shall construct a 10-foot sidewalk/trail within the Stone Mountain Highway right of way, according to the Unified Development Ordinance Section 900-110 as indicated in the Gwinnett County Trails Master Plan.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Internal and External Agency Review Comments
- F. Resolution and Site Plan for SUP-00-070
- G. Maps

Exhibit A: Site Visit Photos



View from Stone Mountain Highway



Side yard



Rear yard



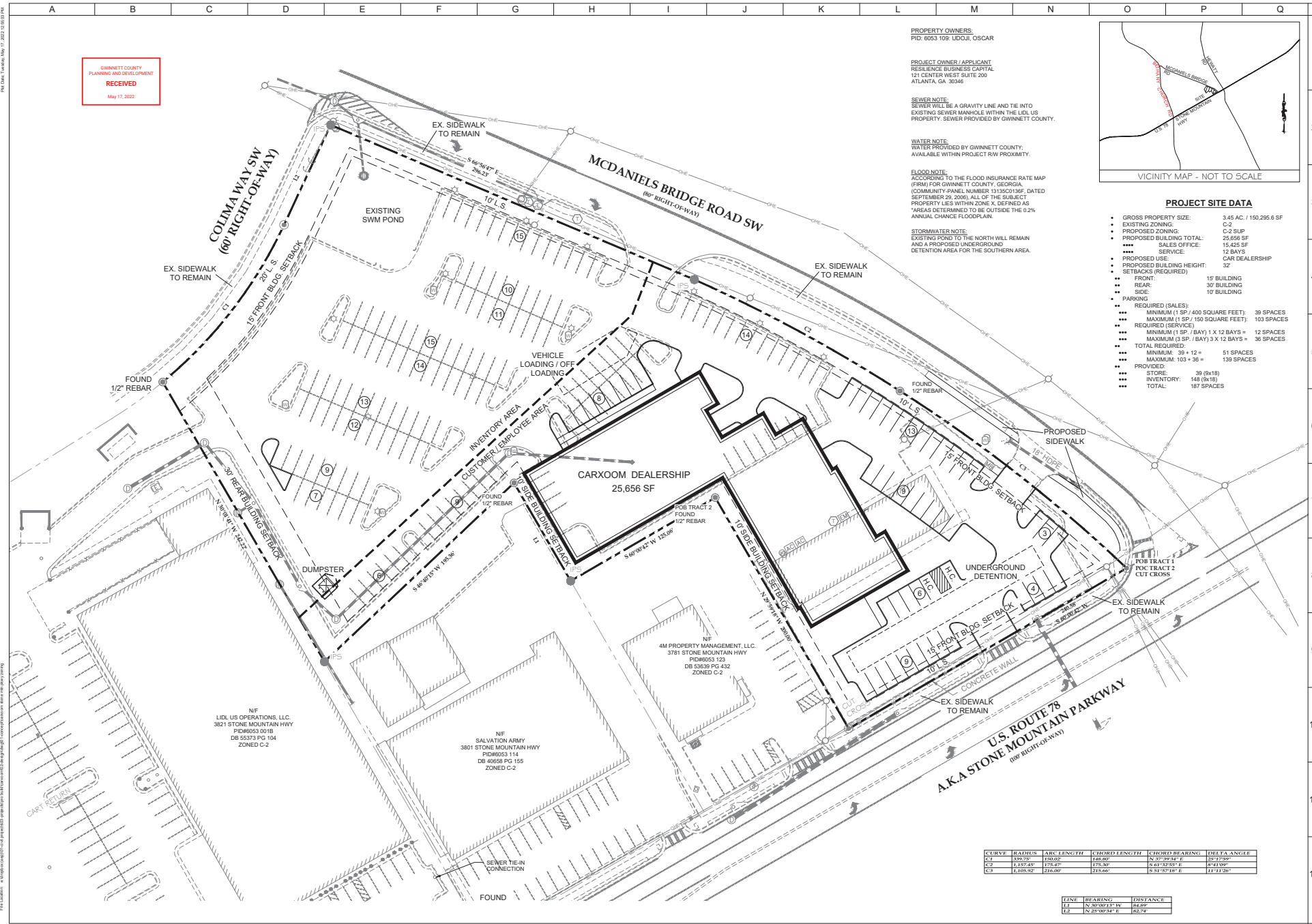
Existing pole sign on property



Adjacent vacant parcel to the north

Exhibit B: Site Plan

[attached]



WINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
May 17, 2022

PROPERTY OWNERS:
PID: 6053 109; UDOUJ, OSCAR

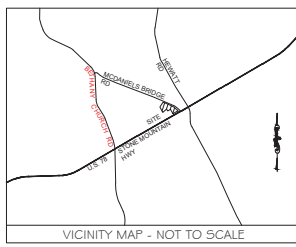
PROJECT OWNER/APPLICANT
RESILIENCE BUSINESS CAPITAL
121 CENTER WEST SUITE 200
ATLANTA, GA 30346

SEWER NOTE:
SEWER WILL BE A GRAVITY LINE AND TIE INTO EXISTING SEWER MAINS WITHIN THE LIDL US PROPERTY. SEWER PROVIDED BY WINNETT COUNTY.

WATER NOTE:
WATER PROVIDED BY WINNETT COUNTY; AVAILABLE WITHIN PROJECT RW PROXIMITY.

FLOOD NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR WINNETT COUNTY, GEORGIA, (COMMUNITY PANEL NUMBER 13150D136F, DATED SEPTEMBER 29, 2006), ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

STORMWATER NOTE:
EXISTING POND TO THE NORTH WILL REMAIN AND A PROPOSED UNDERGROUND DETENTION AREA FOR THE SOUTHERN AREA.



PROJECT SITE DATA

- GROSS PROPERTY SIZE: 3.45 AC. / 150,295.6 SF
- EXISTING ZONING: C-2
- PROPOSED ZONING: C-2 SLP
- PROPOSED BUILDING TOTAL: 25,656 SF
- SALES OFFICE: 15,425 SF
- SERVICE: 12 BAYS CAR DEALERSHIP
- PROPOSED USE: CAR DEALERSHIP
- PROPOSED BUILDING HEIGHT: 32'
- SETBACKS (REQUIRED):
 - FRONT: 10' BUILDING
 - REAR: 30' BUILDING
 - SIDE: 10' BUILDING
- PARKING:
 - REQUIRED (SALES):
 - MINIMUM (1 SP / 400 SQUARE FEET): 39 SPACES
 - MAXIMUM (1 SP / 150 SQUARE FEET): 103 SPACES
 - REQUIRED (SERVICE):
 - MINIMUM (1 SP / BAY) 1 X 12 BAYS = 12 SPACES
 - MAXIMUM (3 SP / BAY) 3 X 12 BAYS = 36 SPACES
 - TOTAL REQUIRED:
 - MINIMUM: 39 + 12 = 51 SPACES
 - MAXIMUM: 103 + 36 = 139 SPACES
- PROVIDED:
 - STORE: 39 (9x18)
 - INVENTORY: 148 (9x18)
 - TOTAL: 187 SPACES

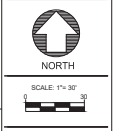


NOT
RELEASED
FOR
CONSTRUCTION

DEVELOPER
RESILIENCE BUSINESS CAPITAL
121 CENTER WEST SUITE 200
ATLANTA, GA 30346
CONTACT: FAHA SYED-404-980-2078
fsyed@rbcapital.com



Orig. Issue 5.5.22
Designed by others
Checked by bw
Project # XXXXXX



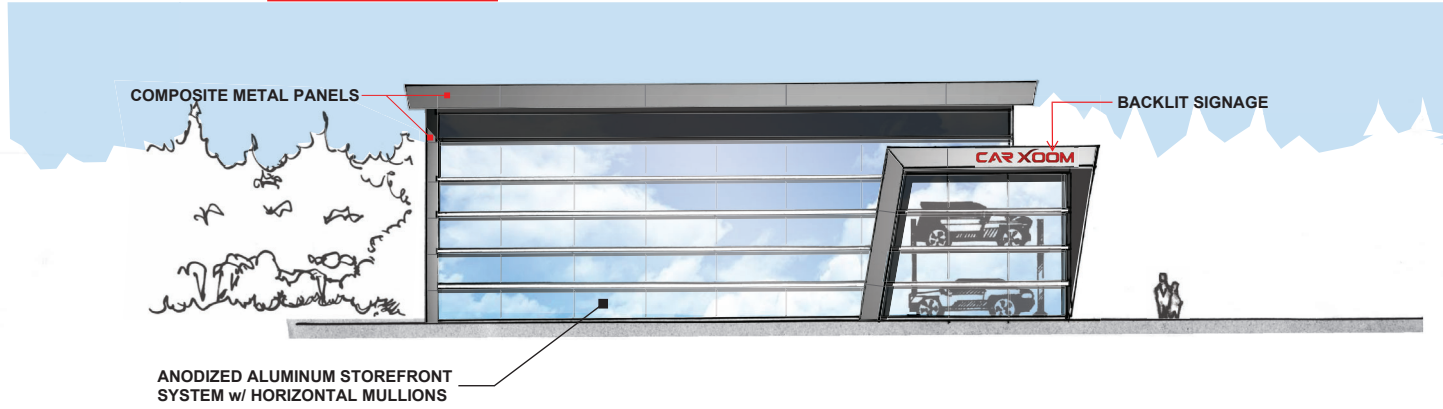
ZONING PLAN
5.17.22

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1,189.75'	129.02'	128.80'	N 37° 39' 34" E	28° 17' 59"
C2	1,182.45'	125.47'	125.30'	S 4° 12' 35" E	85° 41' 59"
C3	1,105.92'	228.00'	225.86'	S 51° 57' 18" E	11° 21' 26"

LINE	BEARING	DISTANCE
L1	N 30° 02' 15" W	61.87'
L2	N 25° 00' 34" E	82.52'

Exhibit C: Building Elevations

[attached]

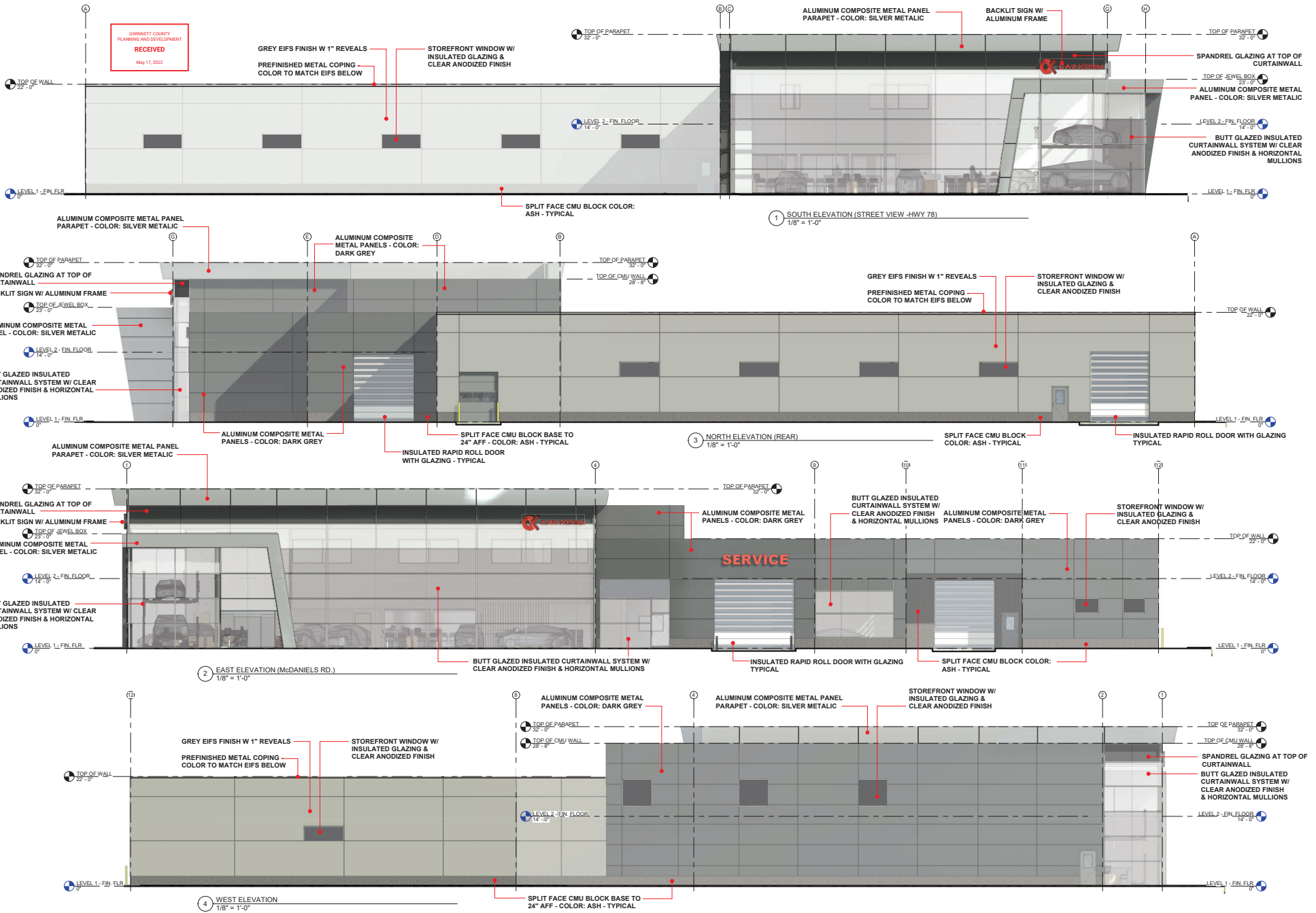


FRONT ELEVATION - HWY 78 VIEW
SCALE: 1/16" = 1'-0"



SIDE ELEVATION - MCDANIEL BRIDGE ROAD VIEW
SCALE: 1/16" = 1'-0"

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05.09.2022

U.S. HWY 78 & McDANIELS BRIDGE RD SW - GWINNETT COUNTY, GA

PROPOSED SCHEMATIC ELEVATIONS FOR CAR XOOM



VIEW LOOKING SOUTH FROM
MCDANIELS BRIDGE RD

GWINNETT COUNTY
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May 17, 2022



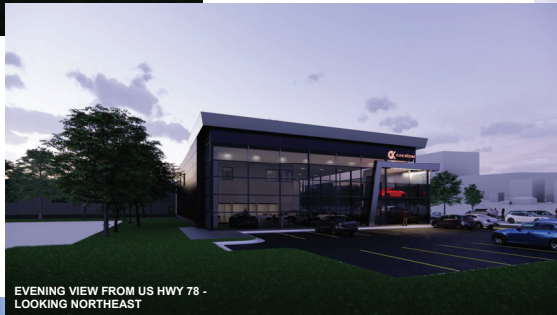
VIEW LOOKING SOUTHWEST
FROM MCDANIELS BRIDGE RD



EVENING VIEW LOOKING SOUTH FROM
MCDANIELS BRIDGE RD



EVENING VIEW FROM MCDANIELS BRIDGE
RD. - LOOKING SOUTHWEST



EVENING VIEW FROM US HWY 78 -
LOOKING NORTHEAST



VIEW FROM US HWY 78 - LOOKING NORTHEAST



VIEW LOOKING NORTHWEST FROM THE CORNER OF
MCDANIELS BRIDGE RD. AND US HWY 78



PROPOSED 3D
RENDERINGS FOR CAR
XOOM AUTOMOTIVE
SALES & SERVICE

LOCATION: US HWY 78
(STONE MOUNTAIN
FREEWAY) & MCDANIELS
BRIDGE RD SW

GWINNETT COUNTY, GA

05.09.2022



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

[attached]

RECEIVED

May 17, 2022

Applicant's Letter of Intent

Parcel #6053 109

SUP Request

The applicant, Resilience Business Capital, requests a special use permit to allow for the development of a car dealership at the corner of Stone Mountain Highway and McDaniels Bridge Court, across from Five Star Ford. In May of 2000, a special use permit (SUP-00-070) for a car dealership was approved on the 2.5-acre rear parcel (tract 2) at the corner of Colima Way and McDaniels Bridge Road. The request for a special use permit on the 0.937-acre parcel (tract 1) at the corner of Stone Mountain Highway and McDaniels Bridge Court would allow for a consistent allowable use over the entire site, which will consist of the two above mentioned parcels, totaling 3.451 acres. As proposed, the building will amount to approximately 25,656 square feet, with the sales office occupying 15,425 square feet of the building. The remainder of the building will be dedicated to indoor service areas with 12 bays. The rear of the site, which is currently an existing paved parking lot, will primarily be used for inventory, and in conformance with the existing SUP, a 20-foot landscape strip will be provided adjacent to Colima Way. The site will be accessed by two driveways on McDaniel's Bridge, one of which is existing, and one driveway on Stone Mountain Highway. The existing inter-parcel connection between the subject site and the Lidl grocery store will remain. The site is within the Community Mixed-Use character area of the 2040 plan. The development is consistent with the intent of the character area as it states commercial uses with integrating high quality aesthetics and site design shall be encouraged between the high-intensity commercial nodes. The proposed development will deliver an attractive design and an active use that will replace a vacant parking lot and office building. Additionally, the use is consistent with other uses along Stone Mountain Highway within proximity, including other car dealerships. Concurrently with the zoning request, the application requests for relief from Architectural Design Category 1 to allow the exterior of the proposed building to be in general conformance with the submitted building elevations.

The applicant looks forward to meeting with staff as well as the community to answer all questions or concerns and is excited to be able to provide a high-quality development to the Stone Mountain Highway corridor. Please see attached renderings and site plan within the application package for more information.

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May 17, 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:

Please see attached

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

Please see attached

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

Please see attached

- (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:

Please see attached

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

Please see attached

- (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:

Please see attached

RECEIVED

May 17, 2022

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

To further demonstrate that the proposed rezoning and land use is consistent with the intent of the UDO and 2040 Unified Plan, the applicant submits its response to the Standards Governing Exercise of the Zoning Power as follows:

- 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. The SUP will allow for a use that is consistent with the surrounding uses. Hwy 78 is a highly commercial corridor with many existing car dealerships, including the Ford dealership across the road. Further, the larger of the two parcels related to this special use permit request has a special use permit for a car dealership, which was approved in May 2000.
- B. WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
No, the special use permit will not adversely affect the use or usability of nearby properties. This is a commercially zoned property that has already been developed and is situated on a heavily commercial highway.
- C. WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
Yes, because the rear of the site has already been approved for a car dealership. However, it will be beneficial to allow for the building to be developed at the front of the site closer to Hwy 78.
- 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:
The special use permit will not result in an excessive use of existing streets, transportation facilities, utilities or schools.
- E. WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
Yes. The community mixed-use character area states that commercial uses integrating high quality aesthetics and site design shall be encouraged between the commercial nodes. This development will provide an active use that is visually appealing.
- 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 proposed development's past SUP, consistent land use with nearby uses, and conformity with the 2040 plan are amongst the reasons supporting approval of the SUP request.

Exhibit E: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		June 15, 2022	
Department/Agency Name:		DOCS	
Reviewer Name:		Glenn Boorman	
Reviewer Title:		Deputy Division Director – Project Admin – Parks & Recreation	
Reviewer Email Address:		glenn.boorman@gwinnettcounty.com	
Case Number:		SUP2022-00038	
Case Address:		3761 Stone Mountain Highway	
Comments:		<input type="checkbox"/>	YES
		<input checked="" type="checkbox"/>	NO
1			
2			
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input checked="" type="checkbox"/>	YES
		<input type="checkbox"/>	NO
1	At no cost to the County a 10' sidewalk/trail shall be constructed within the right of way along US Route 78 during redevelopment of this parcel according to UDO Section 900-110 as indicated on the Gwinnett Countywide Trails Master Plan.		
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:		6.15.22	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		SUP2022-00038	
Case Address:		3761 Stone Mountain Highway	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Stone Mountain Highway (US 78) is a principal arterial. ADT = 42,100.		
2	6.8 miles to nearest transit facility (#2334759) Lawrenceville Highway and Indian Trail-Lilburn.		
3	The project is within the Gwinnett County Trails Network: The developer shall construct a minimum 10' concrete trail along the Stone Mountain Highway frontage.		
4	Developer shall coordinate with the Georgia Department of Transportation (GDOT) regarding any proposed access along US 78/Stone Mountain Highway.		
5			
6			
7			
Recommended Zoning Conditions:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Developer shall construct (or provide a stub-out) for interparcel access to adjacent parcels 6053 123 and 6053 114.		
2	Developer shall coordinate with the Gwinnett County Department of Transportation in regard to the upcoming Parallel US 78 Road project (F-0831-05).		
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

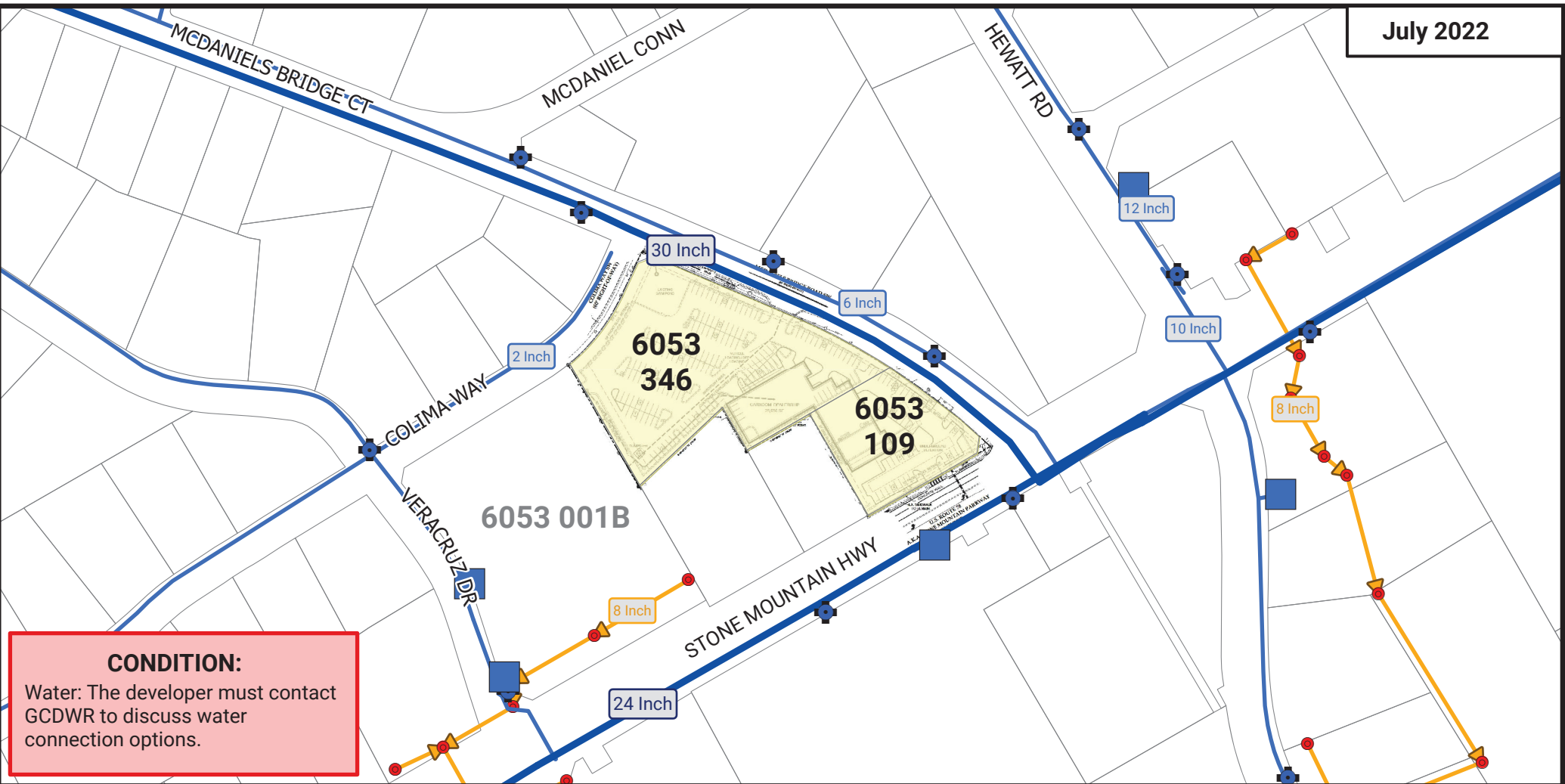


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		June 15, 2022		
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.Pappas@gwinnettcountry.com		
Case Number:		SUP2022-00038		
Case Address:		3761 Stone Mountain Highway		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: There is no commercial water connection available to this property.			
2	Water: The developer should contact GCDWR to discuss connection options.			
3	Sewer: A Sewer Capacity Certification is required to confirm capacity.			
4	Sewer: Pending available sewer capacity, proposed development may connect to an existing 8-inch sanitary sewer main located approximately 300 feet southwest on parcel 6053 001B.			
5	Sewer: Easements will be required to access this sewer.			
6				
7				
Recommended Zoning Conditions:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The developer must contact GCDWR to discuss water connection options.			
2				
3				
4				
5				
6				
7				

Note: Attach additional pages, if needed

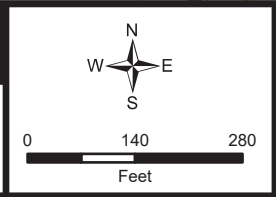
Revised 7/26/2021



CONDITION:
 Water: The developer must contact GCDWR to discuss water connection options.

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

SUP2022-00038
 C-2
Water & Sewer
Utility Map



Water Comments: There is no commercial water connection available to this property. The developer should contact GCDWR to discuss connection options.

Sewer Comments: A Sewer Capacity Certification is required to confirm capacity. Pending available sewer capacity, proposed development may connect to an existing 8-inch sanitary sewer main located approximately 300 feet southwest on parcel 6053 001B. Easements will be required to access this 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 adopted April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance, all 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: Resolution and Site Plan for SUP-00-070

[attached]

CASE NUMBER SUP-00-070

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Wayne Hill, Chairman	<u>AYE</u>
Tommy Hughes, District 1	<u>AYE</u>
Patti Muise, District 2	<u>AYE</u>
Judy Waters, District 3	<u>AYE</u>
Kevin Kenerly, District 4	<u>AYE</u>

On motion of COMM. WATERS, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by ROBERT ARMSTRONG for the proposed use of AUTOMOBILE SALES AND SERVICE on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MAY 23, 2000 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 23RD day of MAY, 2000 that the aforesaid application for a Special Use Permit is hereby APPROVED subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Retail and service commercial and accessory uses which may include automotive sales and service.
2. To satisfy the following site development considerations:
 - A. Provide a ten-foot wide landscaped strip outside the rights-of-way of Stone Mountain Highway, McDaniels Bridge Road, Veracruz Drive, and Colima Way. Where the landscape strips along Veracruz Drive and Colima Way are opposite residentially zoned property, the strip shall widen to 20 feet and shall be planted to a buffer standard with a six-foot high opaque wooden fence located internally of the buffer.
 - B. No access shall be allowed to Colima Way and Veracruz Drive through the 20-foot landscape buffer strip. Stone Mountain Highway, McDaniels Bridge Road, and Veracruz Drive shall have no more than one exit/entrance each to the subject site.

- C. Buildings shall be finished with architectural treatments of glass and/or brick, stone, or stucco. Architectural plans shall be submitted for the review and approval of the Director of Planning and Development.
- D. Removal of the existing trailer from the site shall be required before the issuance of any permits. Any existing junked vehicles shall be removed prior to the issuance of any permits.
- E. No additional billboards shall be permitted. No replacement or alteration of the existing billboard shall be allowed.
- F. No banners, streamers or roping decorated with flags (other than one U.S. and/or one State of Georgia flag), tinsel, or other similar materials shall be displayed, hung or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site.
- G. Ground signage shall be limited to monument-type signs. Signs shall have a masonry base that matches the building and shall comply with all requirements of the Gwinnett County sign regulations.
- H. Dumpsters shall be screened by a 100% opaque brick wall. Hours of dumpster pick-up shall be limited to between the hours of 7:00 a.m. and 9:00 p.m.
- I. No outdoor storage of disassembled cars, car parts/car body parts, tires, or other similar materials shall be permitted. An outdoor storage area for cars being serviced or awaiting repair may be permitted if visually screened with a 6-foot high, opaque wood fence or chain-link fence containing screening slats.
- J. No outdoor speakers shall be allowed.
- K. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent properties.

- L. Provide or maintain five-foot wide sidewalks adjacent to Stone Mountain Highway, Veracruz Drive, Colima Way, and McDaniels Bridge Road.
- M. Service bays shall not face Stone Mountain Highway or Colima Way.
- N. All vehicles shall be located on a paved surface.

WINNETT COUNTY BOARD OF COMMISSIONERS

By: 
F. Wayne Hill, Chairman

Date Signed: June 5, 2000

ATTEST:



County Clerk

Exhibit G: Maps

[attached]



COLIMA WAY

MCDANIELS BRIDGE CT

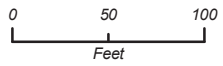
HEWATT RD

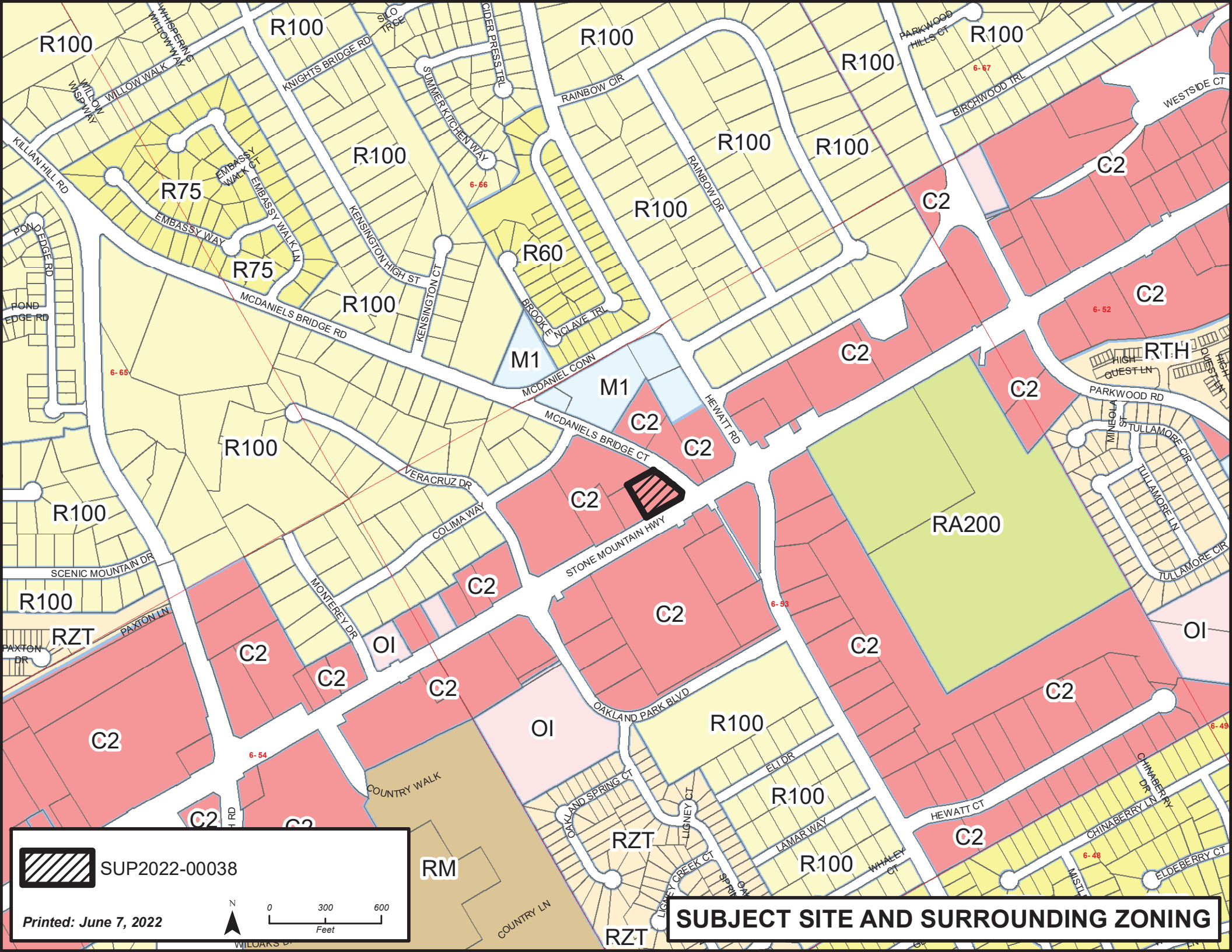
STONE MOUNTAIN HWY



SUP2022-00038

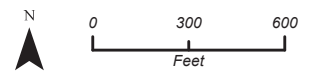
Printed: June 7, 2022



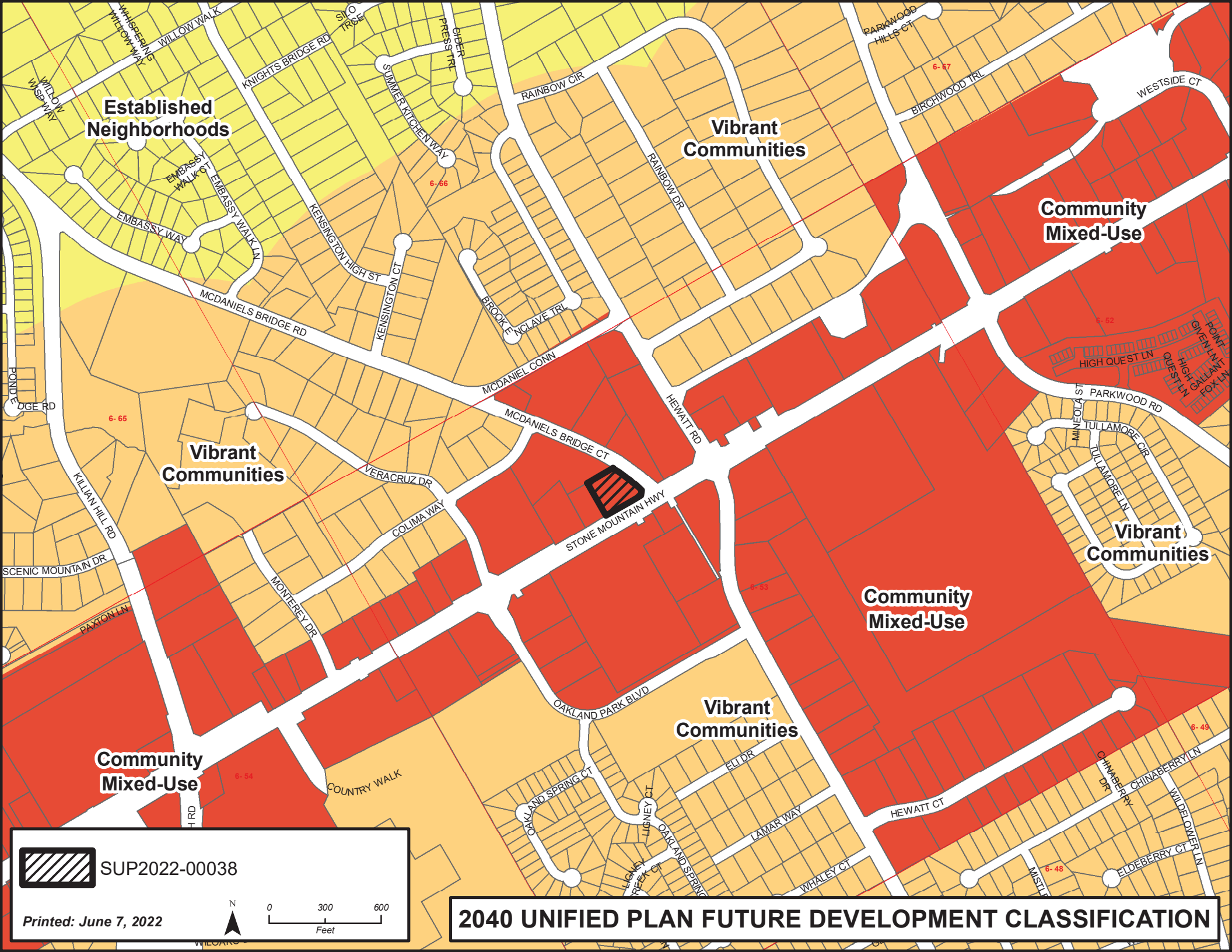


 SUP2022-00038

Printed: June 7, 2022



SUBJECT SITE AND SURROUNDING ZONING



Established Neighborhoods

Vibrant Communities

Community Mixed-Use


Vibrant Communities

Vibrant Communities

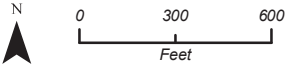
Community Mixed-Use

Vibrant Communities

Community Mixed-Use

 SUP2022-00038

Printed: June 7, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

RECEIVED

May 17, 2022

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Resilience Business Capital c/o Alliance Engineering and Planning</u>	NAME: <u>OSCAR UDOJI</u>
ADDRESS: <u>299 S. Main Street</u>	ADDRESS: <u>760 LOVETTE LN NE</u>
CITY: <u>Alpharetta</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30009</u>	STATE: <u>GA</u> ZIP: <u>30342-4350</u>
PHONE: <u>770-225-4730 ext. 819</u>	PHONE: _____
EMAIL: <u>Tylerl@allianceco.com</u>	EMAIL: _____
CONTACT PERSON: <u>Tyler Lasser</u> PHONE: <u>770-225-4730 ext. 819</u>	
CONTACT'S E-MAIL: <u>Tylerl@allianceco.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: <u>C-2</u> BUILDING/LEASED SQUARE FEET: <u>25,656</u>
PARCEL NUMBER(S): <u>6053 109</u> ACREAGE: <u>0.937</u>
ADDRESS OF PROPERTY: <u>3761 Stone Mountain Highway</u>
SPECIAL USE REQUESTED: <u>Car Dealership/Automotive Sales</u>

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

May 17, 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:

Please see attached

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

Please see attached

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

Please see attached

- (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:

Please see attached

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

Please see attached

- (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:

Please see attached

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May 17, 2022

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

To further demonstrate that the proposed rezoning and land use is consistent with the intent of the UDO and 2040 Unified Plan, the applicant submits its response to the Standards Governing Exercise of the Zoning Power as follows:

- 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. The SUP will allow for a use that is consistent with the surrounding uses. Hwy 78 is a highly commercial corridor with many existing car dealerships, including the Ford dealership across the road. Further, the larger of the two parcels related to this special use permit request has a special use permit for a car dealership, which was approved in May 2000.
- B. WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
No, the special use permit will not adversely affect the use or usability of nearby properties. This is a commercially zoned property that has already been developed and is situated on a heavily commercial highway.
- C. WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
Yes, because the rear of the site has already been approved for a car dealership. However, it will be beneficial to allow for the building to be developed at the front of the site closer to Hwy 78.
- 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:
The special use permit will not result in an excessive use of existing streets, transportation facilities, utilities or schools.
- E. WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
Yes. The community mixed-use character area states that commercial uses integrating high quality aesthetics and site design shall be encouraged between the commercial nodes. This development will provide an active use that is visually appealing.
- 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 proposed development's past SUP, consistent land use with nearby uses, and conformity with the 2040 plan are amongst the reasons supporting approval of the SUP request.

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May 17, 2022

Applicant's Letter of Intent

Parcel #6053 109

SUP Request

The applicant, Resilience Business Capital, requests a special use permit to allow for the development of a car dealership at the corner of Stone Mountain Highway and McDaniels Bridge Court, across from Five Star Ford. In May of 2000, a special use permit (SUP-00-070) for a car dealership was approved on the 2.5-acre rear parcel (tract 2) at the corner of Colima Way and McDaniels Bridge Road. The request for a special use permit on the 0.937-acre parcel (tract 1) at the corner of Stone Mountain Highway and McDaniels Bridge Court would allow for a consistent allowable use over the entire site, which will consist of the two above mentioned parcels, totaling 3.451 acres. As proposed, the building will amount to approximately 25,656 square feet, with the sales office occupying 15,425 square feet of the building. The remainder of the building will be dedicated to indoor service areas with 12 bays. The rear of the site, which is currently an existing paved parking lot, will primarily be used for inventory, and in conformance with the existing SUP, a 20-foot landscape strip will be provided adjacent to Colima Way. The site will be accessed by two driveways on McDaniel's Bridge, one of which is existing, and one driveway on Stone Mountain Highway. The existing inter-parcel connection between the subject site and the Lidl grocery store will remain. The site is within the Community Mixed-Use character area of the 2040 plan. The development is consistent with the intent of the character area as it states commercial uses with integrating high quality aesthetics and site design shall be encouraged between the high-intensity commercial nodes. The proposed development will deliver an attractive design and an active use that will replace a vacant parking lot and office building. Additionally, the use is consistent with other uses along Stone Mountain Highway within proximity, including other car dealerships. Concurrently with the zoning request, the application requests for relief from Architectural Design Category 1 to allow the exterior of the proposed building to be in general conformance with the submitted building elevations.

The applicant looks forward to meeting with staff as well as the community to answer all questions or concerns and is excited to be able to provide a high-quality development to the Stone Mountain Highway corridor. Please see attached renderings and site plan within the application package for more information.

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May 17, 2022

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

RECEIVED

May 17, 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.



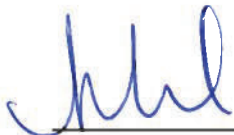
05/03/22

Signature of Applicant

Date

RESILIENCE BUSINESS CAPITAL FAIZA SYED MEMBER

Type or Print Name and Title



5/3/22

Signature of Notary Public

Date



RECEIVED

May 17, 2022

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 12/2015

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.

Oscar Ulati

Signature of Property Owner

4-18-2022

Date

OSCAR ULATI Owner

Type or Print Name and Title

Jeri Ann Peavy

Signature of Notary Public

4-18-22

Date



RECEIVED

May 17, 2022

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: 6 - 053 - 109
(Map Reference Number) District Land Lot Parcel



05/03/22

Signature of Applicant

Date

RESILIENCE BUSINESS CAPITAL FAIZA SYED MEMBER

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)

Jacquleen Garcia

Tax Associate I

NAME

TITLE

05/04/2022

DATE

RECEIVED

May 17, 2022

SURVEY LEGAL DESCRIPTION - TRACT 1

A parcel of land lying in Land Lot 53 of the 6th district, Gwinnett County, Georgia and being more particularly described as follows:

Begin at a found cross-cut (L.S.F.# 1322) lying on the northerly right-of-way of U.S. Route 78, A.K.A Stone Mountain Highway (100' right-of-way) and the southwesterly right-of-way of McDaniels Bridge Road (80' right-of-way); thence leaving said southwesterly right-of-way, run South 60 degrees 00 minutes 42 seconds West along said northerly right-of-way for a distance of 240.58 feet to a found cross-cut (L.S.F.# 1322); thence leaving said right-of-way, run North 29 degrees 59 minutes 18 seconds West for a distance of 200.00 feet to a found 1/2" rebar; thence run North 60 degrees 00 minutes 42 seconds East for a distance of 159.91 feet to a found 1/2" rebar, said point lying on the southwesterly right-of-way of the aforementioned McDaniels Bridge Road and on a curve to the right, having a radius of 1,105.92 feet, a central angle of 11 degrees 11 minutes 26 seconds, a chord bearing of South 51 degrees 57 minutes 18 seconds East, and a chord length of 215.66 feet; thence run along the arc of said curve and said right-of-way for a distance of 216.00 feet to the POINT OF BEGINNING.

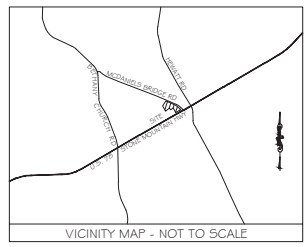
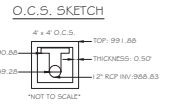
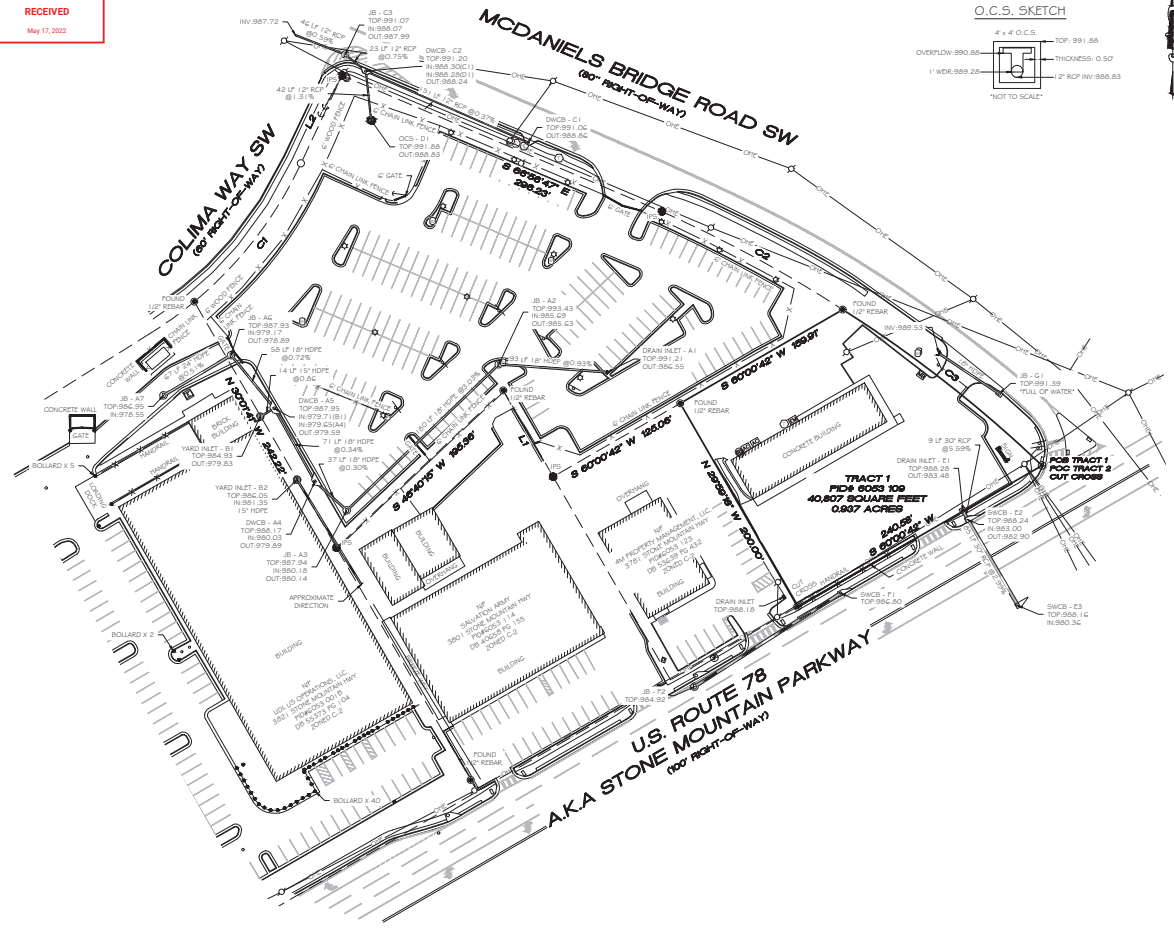
Said parcel containing 40,807 square feet, or 0.937 acres.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
May 17, 2022

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

ZONING

THE SUBJECT PROPERTY IS ZONED C-2 PER GWINNETT COUNTY GIS ACCESSED FEBRUARY 21, 2022.
THE SETBACKS FOR ZONE C-2 GENERAL BUSINESS DISTRICT PER GWINNETT COUNTY MUNICIPAL CODE ACCESSED ON 02/21/2022 ARE AS FOLLOWS:
FRONT: 15 FEET
SIDE: 10 FEET
REAR: 30 FEET
MAXIMUM BUILDING HEIGHT: 45 FEET
ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.



- SURVEY NOTES**
- All easements and rights of way of which the surveyor has knowledge are shown herein unless any easement of which the surveyor has no knowledge and of which there is no observable evidence.
 - The property shown herein is subject to all easements and restrictions of record both written and unwritten.
 - According to the Flood Insurance Rate Map (FIRM) for Gwinnett County, Georgia, (Community-panel number 13138C013C07, dated September 29, 2006), all of the subject property lies within Zone X, defined as "Areas determined to be outside the 0.2% annual chance floodplain."
 - Surveyor made no attempt to locate underground utilities.
 - North arrow and bearings shown herein are based on GA West Zone - NAD83 adjusted 2011. Using Global Positioning System (GPS) and observed by RTK observations on 02-18-2022 using the Leica SmartNet System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
 - The field data upon which this plat is based has a closure precision of one foot in 48,898 feet and an angular error on CH seconds per angle point and was not adjusted using the compass rule method.
 - This plat has been calculated for closure and is found to be accurate within one foot in 427,082 feet.
 - Equipment used for measurement:
Angular: Leica TS16; Robotic Total Station
Linear: Leica TS16; Robotic Total Station
GPS: Leica GS16 GPS Receiver
 - This plat was prepared for the exclusive use of the person, persons, or entity named herein. This plat shall not extend to any unrecorred persons, persons, or entity without express written certification by the surveyor naming said persons, persons, or entity.
 - State, County, and Local buffers and setbacks must exist on the subject property that are not shown herein.
 - Contours and spot elevations shown herein are based on U.S.G.S. datum (NAVD 88), and benchmarks are shown herein.
 - This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
 - There was no observable evidence of Human Burials or Remains on Subject Property at the time of the field survey.
 - Alliance Surveying does not warrant the existence or non-existence of any wetlands or hazardous wastes located on the Subject Property.
 - As the time of the field survey there was no observable evidence of recent earth moving work, including construction, grading additions, changes in right-of-way, or recent street and/or sidewalk repair.
 - CURRENT PROPERTY OWNER: FIDM2053 1 09; LUDJI, OSCAR
 - CURRENT SITE ADDRESS: FIDM2053 1 09; 3761 STONE MOUNTAIN HWY

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	336.29'	160.02'	148.80'	N 37°39'34" E	207°58"
C2	1167.48'	728.47'	726.30'	S 61°32'55" E	6°41'08"
C3	1,256.95'	276.00'	276.66'	S 61°57'39" E	171°28"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 50°00'19" W	84.86'
L2	N 28°00'34" E	182.74'



- LEGEND**
- GROUND LIGHT
 - LIGHT POLE
 - SPOT ELEVATION
 - GRATE INLET
 - YARD INLET
 - OCS
 - POINT OF COMMENCEMENT
 - STORM SEWER MANHOLE
 - STORM SEWER LINE
 - FIRE HYDRANT
 - WATER METER
 - ELECTRIC METER
 - AIR CONDITIONER
 - GAS VALVE
 - GAS METER
 - STORM SEWER MANHOLE
 - TELEPHONE BOX
 - TELEPHONE FCDESTAL
 - MANHOLE
 - IRON PIN FOUND
 - IRON PIN SET
- MEASURED DISTANCE**
CALCULATED DISTANCE
RECORD DISTANCE
CONDUITED METAL PIPE
OUTLET CONTROL STRUCTURE
POINT OF COMMENCEMENT
STORM SEWER LINE
SANITARY SEWER
WATER LINE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
PROPERTY LINE
ADJACENT PROPERTY LINE
FENCE
SINGLE WING CATCH BASIN
DOUBLE WING CATCH BASIN

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREIN. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 11-0-47.

PRELIMINARY 02/22/2022
Date
David L. Anderson, GA P.L.S. #3305

ALLIANCE LAND SURVEYING
L.S.L.F. 1322
4525 SOUTH LEE STREET
DUBLIN, GA 30144
678-263-9424 | WWW.ALSURV.COM

LOCATED IN:
LAND LOT 53
6TH DISTRICT
GWINNETT COUNTY, GEORGIA

BOUNDARY SURVEY FOR
ED SYED
3761 STONE MOUNTAIN HIGHWAY

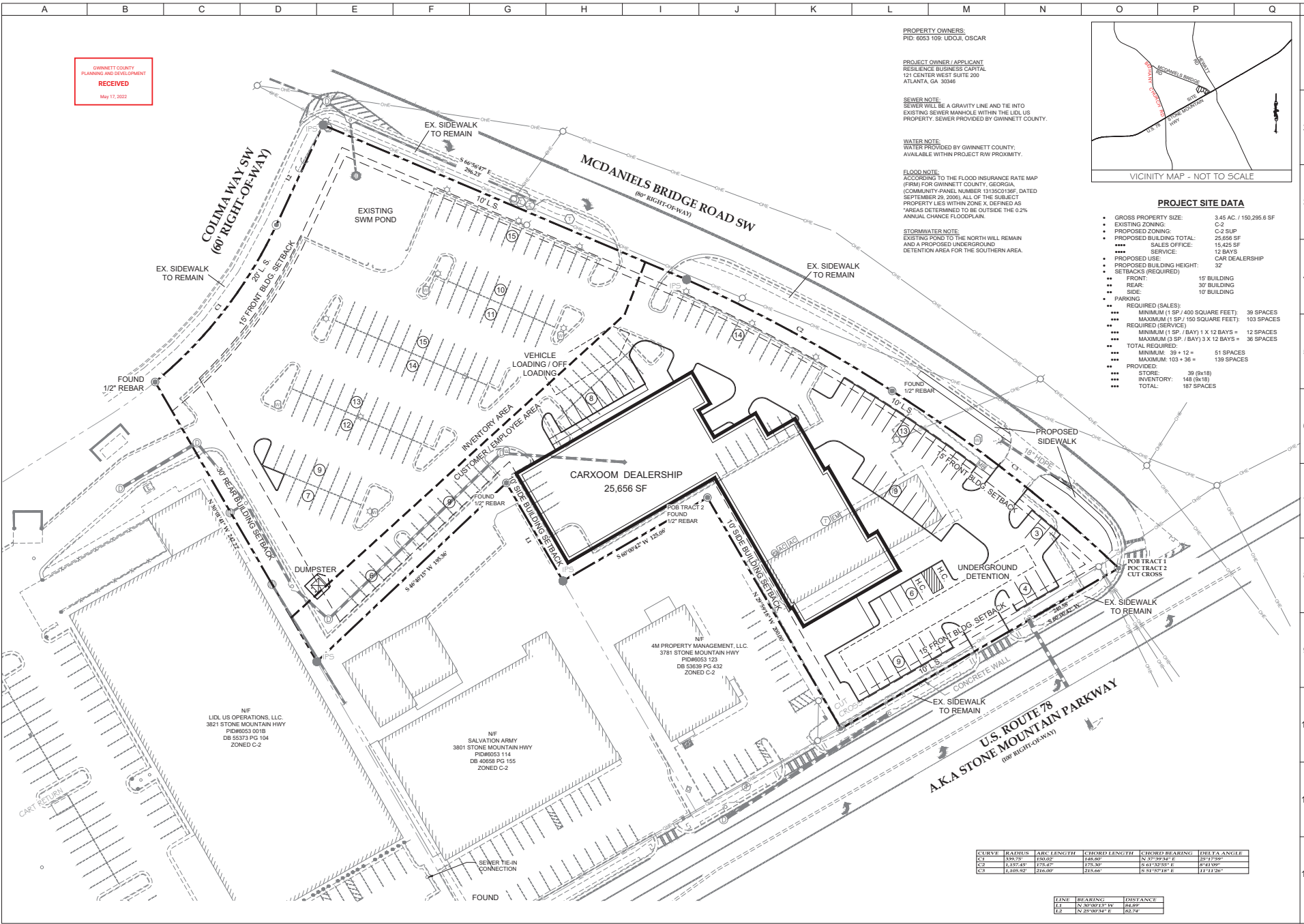
ISSUE	DATE	DESCRIPTION
REVISION		
REV. 1		
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

DRAFTED BY: MAS
CHECKED BY: DLA
PROJECT #: 22026

811
Know what's below.
Call before you dig.
A national network of professionals and organizations work together to help you identify underground utilities before you dig. Call 811 to get the job done right the first time.

ALLIANCE ENGINEERING & PLANNING, INC. 299 SOUTH MOUNTAIN HWY., SUITE A-1, ALPHARETTA, GA 30009
 PROJECT NO. 2021-0018
 DATE: 5/17/2022
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 APPROVED BY: J. B. BROWN
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GWINNETT COUNTY
 PLANNING AND DEVELOPMENT
RECEIVED
 May 17, 2022



PROPERTY OWNERS:
 PID: 6053 109; UDOJI, OSCAR

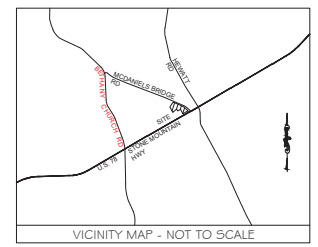
PROJECT OWNER/APPLICANT:
 RESILIENCE BUSINESS CAPITAL
 121 CENTER WEST SUITE 200
 ATLANTA, GA 30346

SEWER NOTE:
 SEWER WILL BE A GRAVITY LINE AND TIE INTO EXISTING SEWER MAINS WITHIN THE LIDL US PROPERTY. SEWER PROVIDED BY GWINNETT COUNTY.

WATER NOTE:
 WATER PROVIDED BY GWINNETT COUNTY; AVAILABLE WITHIN PROJECT RW PROXIMITY.

FLOOD NOTE:
 ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR GWINNETT COUNTY, GEORGIA, (COMMUNITY-PANEL NUMBER 131503136F, DATED SEPTEMBER 29, 2006), ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

STORMWATER NOTE:
 EXISTING POND TO THE NORTH WILL REMAIN AND A PROPOSED UNDERGROUND DETENTION AREA FOR THE SOUTHERN AREA.



PROJECT SITE DATA

- GROSS PROPERTY SIZE: 3.45 AC. / 150,295.6 SF
- EXISTING ZONING: C-2
- PROPOSED ZONING: C-2 SLIP
- PROPOSED BUILDING TOTAL: 25,656 SF
- SALES OFFICE: 15,425 SF
- SERVICE: 12 BAYS CAR DEALERSHIP
- PROPOSED USE: CAR DEALERSHIP
- PROPOSED BUILDING HEIGHT: 32'
- SETBACKS (REQUIRED):
 - FRONT: 36'
 - REAR: 30'
 - SIDE: 10'
- PARKING:
 - REQUIRED (SALES): 39 SPACES
 - MINIMUM (1 SP / 400 SQUARE FEET): 39 SPACES
 - MAXIMUM (1 SP / 150 SQUARE FEET): 103 SPACES
 - REQUIRED (SERVICE): 103 SPACES
 - MINIMUM (1 SP / BAY) 1 X 12 BAYS = 12 SPACES
 - MAXIMUM (3 SP / BAY) 3 X 12 BAYS = 36 SPACES
 - TOTAL REQUIRED: 51 SPACES
 - PROVIDED: 187 SPACES
 - MINIMUM: 39 (9x18)
 - STORE: 148 (9x18)
 - INVENTORY: 148 (9x18)
 - TOTAL: 187 SPACES



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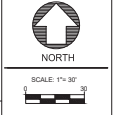
NOT
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 FOR
 CONSTRUCTION

SURVEYING BY:
 ALLIANCE SURVEYING
 PHONE: (770) 544-8888
 CONTACT: CHANCE BELL

DEVELOPER
**RESILIENCE CAPITAL
 BUSINESS CAPITAL**
 1333A CONTACT FALSA SYED-404-980-2078
 fsyed@rcbglobal.com



Orig. Issue: 5.5.22
 Designed by: others
 Checked by: bw
 Project #: XXXXXX

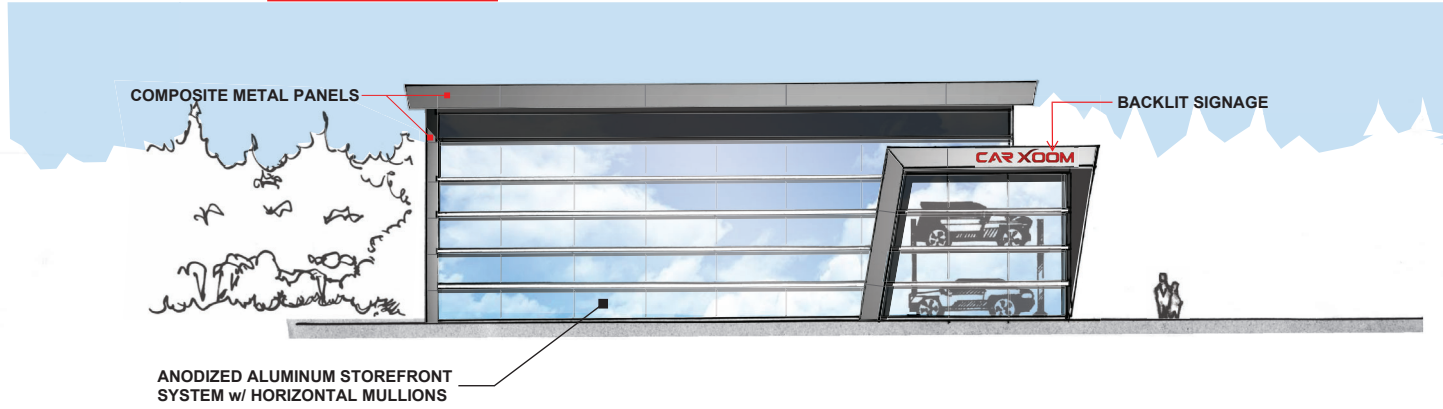


ZONING
 PLAN

5.17.22

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	539.75'	150.02'	148.80'	N 37° 39' 34" E	25° 17' 50"
C2	1,132.45'	175.47'	175.30'	S 41° 32' 33" E	85° 41' 50"
C3	1,105.92'	226.00'	225.66'	S 53° 57' 18" E	11° 21' 26"

LINE	BEARING	DISTANCE
L1	N 30° 07' 15" W	61.87'
L2	N 25° 00' 34" E	82.54'

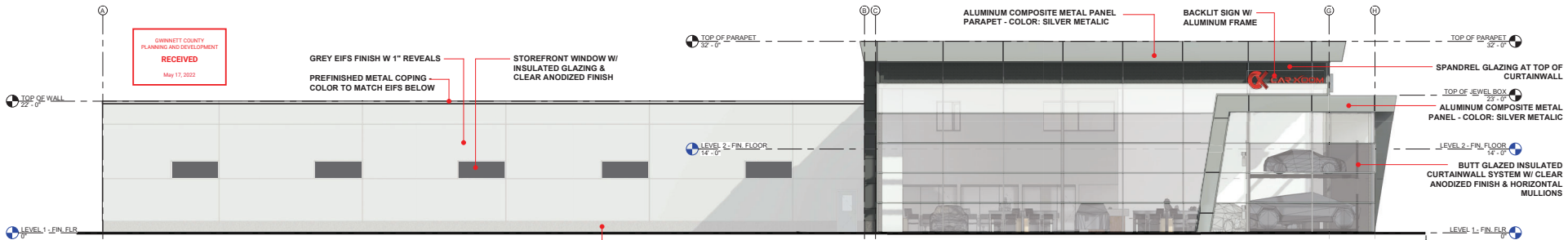


FRONT ELEVATION - HWY 78 VIEW
SCALE: 1/16" = 1'-0"

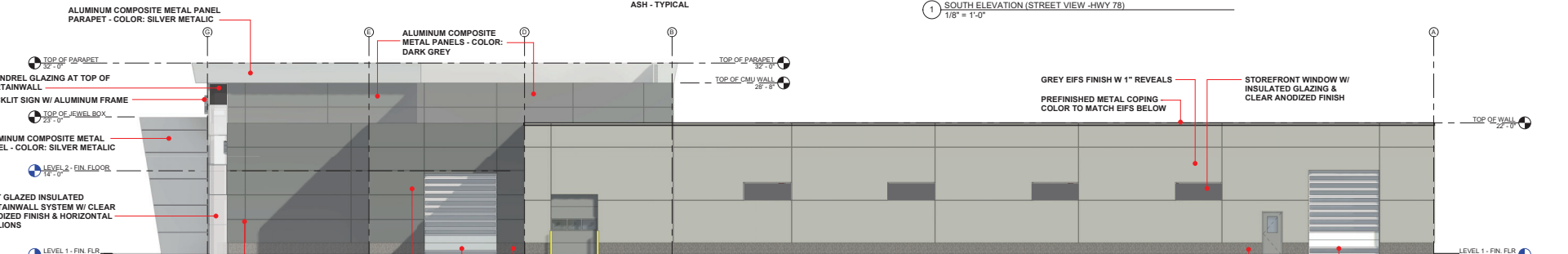


SIDE ELEVATION - MCDANIEL BRIDGE ROAD VIEW
SCALE: 1/16" = 1'-0"

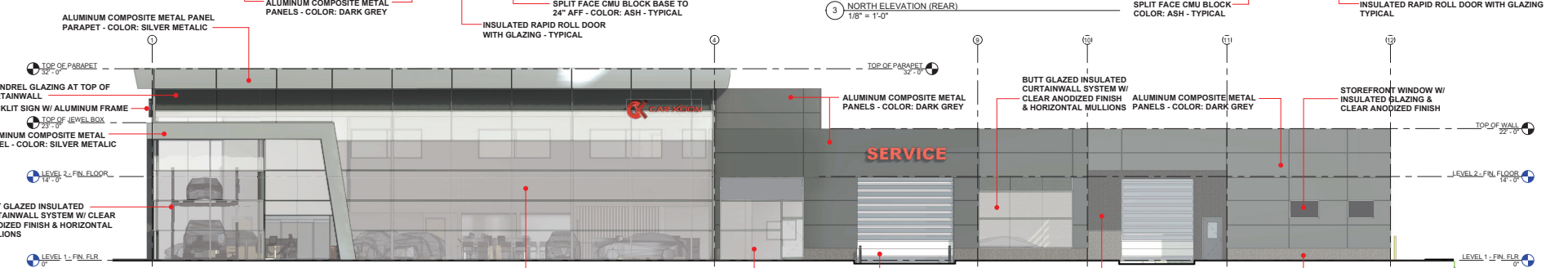
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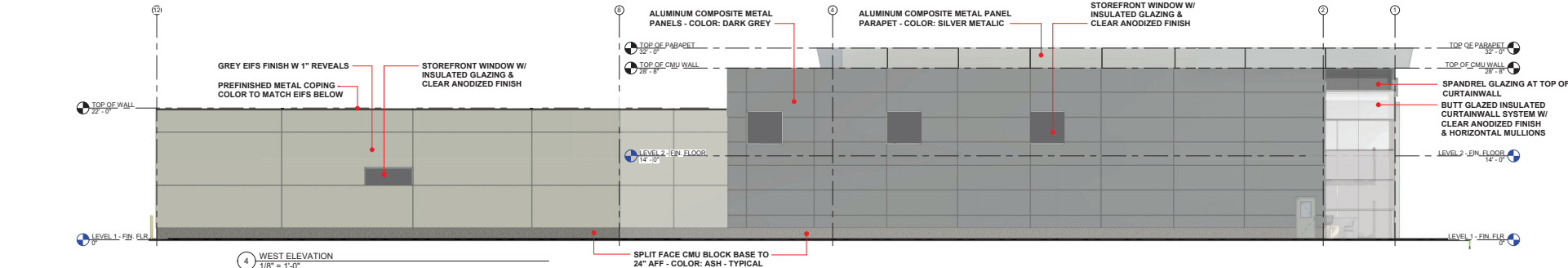
1 SOUTH ELEVATION (STREET VIEW - HWY 78)
1/8" = 1'-0"



3 NORTH ELEVATION (REAR)
1/8" = 1'-0"



2 EAST ELEVATION (McDANIELS RD.)
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

VIEW LOOKING SOUTH FROM
MCDANIELS BRIDGE RD

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VIEW LOOKING SOUTHWEST
FROM MCDANIELS BRIDGE RD



EVENING VIEW LOOKING SOUTH FROM
MCDANIELS BRIDGE RD



EVENING VIEW FROM MCDANIELS BRIDGE
RD. - LOOKING SOUTHWEST



EVENING VIEW FROM US HWY 78 -
LOOKING NORTHEAST



VIEW FROM US HWY 78 - LOOKING NORTHEAST



VIEW LOOKING NORTHWEST FROM THE CORNER OF
MCDANIELS BRIDGE RD. AND US HWY 78



PROPOSED 3D
RENDERINGS FOR CAR
XOOM AUTOMOTIVE
SALES & SERVICE

LOCATION: US HWY 78
(STONE MOUNTAIN
FREEWAY) & MCDANIELS
BRIDGE RD SW

GWINNETT COUNTY, GA

05.09.2022

