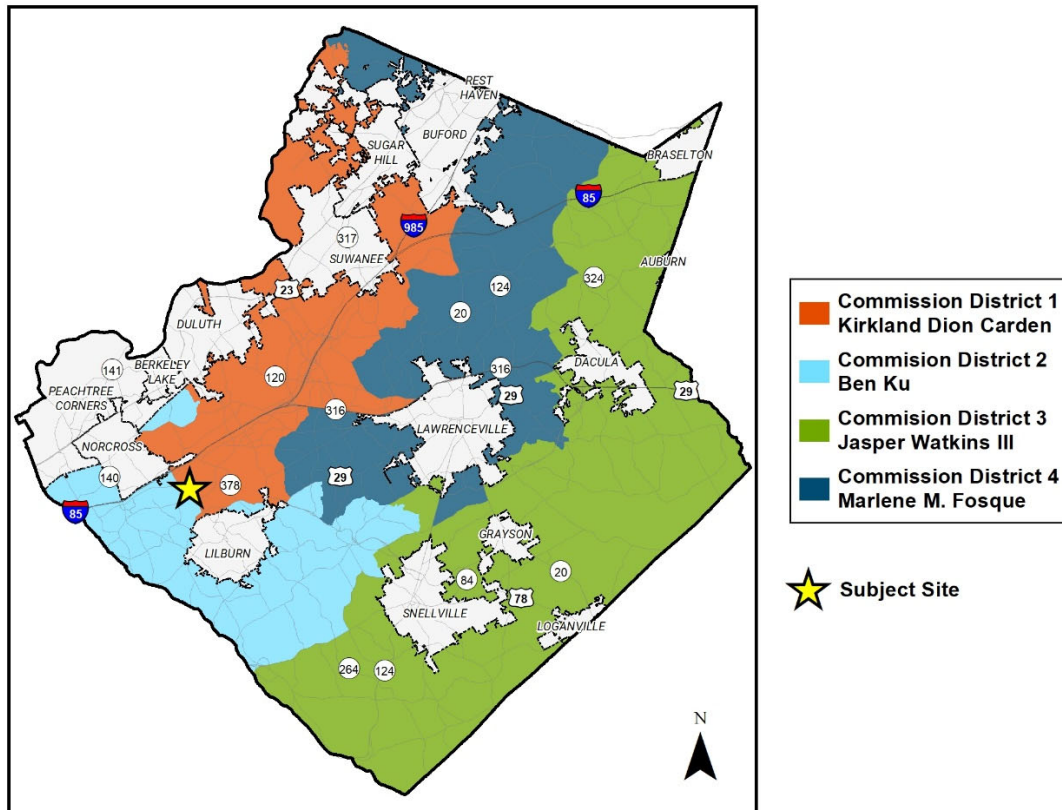


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2022-00040
Current Zoning: C-2 (General Business District)
Overlay District: Gateway 85
Request: Special Use Permit
Additional Request: Variance
Address: 1315 Indian Trail Lilburn Road
Map Numbers: R6186 098
Site Area: 1.04 acres
Proposed Development: Automobile Lubrication Facility
Square Feet: 838 square feet
Commission District: District 2 – Commissioner Ku
Character Area: Neighborhood Node

Staff Recommendation: APPROVAL WITH CONDITIONS



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

Applicant: Costa Oil c/o Weissman, PC
3500 Lenox Road
One Alliance Center, 4th Floor
Atlanta, GA 30326

Owner: ECA Buligo Tree Trail Partners, LP
13041 West Linebaugh Avenue
Tampa, FL 33626

Contact: Kasey Sturm

Contact Phone: 404.926.4630

Zoning History

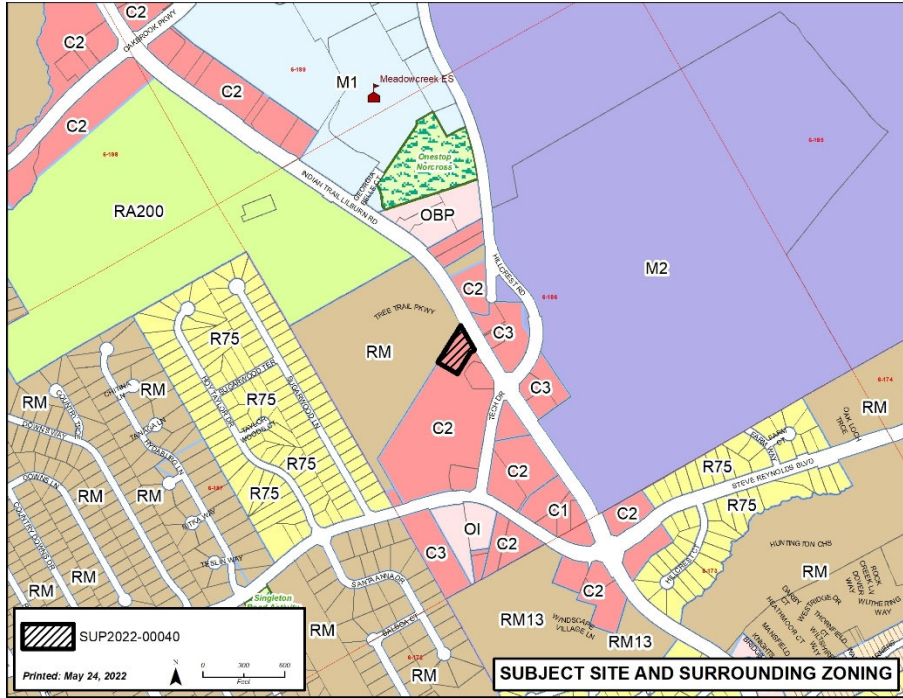
The subject property is zoned C-2 (General Business District). In 1985, case RZ-143-85 rezoned the site from C-1 (Neighborhood Business District) and RM (Multifamily Residence District) to C-1 for a commercial shopping center. A rezoning approval in 1990, RZ-99-89, amended the property's zoning from C-1 to C-2. The approval of a buffer reduction request in 1991, BR-91-002, reduced the required buffer along the western property line from 75 feet to 30 feet. Finally, a special use permit approval in 1992, SUP-92-064, allowed for a tire and automotive service center.

Existing Site Condition

The subject site is a 1.04-acre outparcel located at the northwest corner of the Tree Trail Village shopping center, which is located at the southwest corner of the intersection of Indian Trail Lilburn Road and Tech Drive. The subject parcel contains 49 surface parking spaces that currently serve the shopping center. The site slopes upward along Indian Trail Lilburn Road, but the current parking area is mostly flat. There are no existing streams or wetlands. The western property line contains mature landscaping which is part of the buffer between the shopping center and the adjacent properties. There is also a landscaped berm that fronts Indian Trail Lilburn Road. Interparcel access is provided from the shopping center, which has driveway entrances from Indian Trail Lilburn Road and Tech Drive. Sidewalks exist along both sides of Indian Trail Lilburn Road. The nearest Gwinnett County Transit stop is located at the entrance to the subject property along Indian Trail Lilburn Road.

Surrounding Use and Zoning

The subject property is surrounded by automotive, retail, and multifamily residential uses. These include an automobile repair shop, shopping center with outparcels, and apartment complex. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Automobile lubrication facility	C-2	N/A
North	Automobile repair	C-3	N/A
East	Commercial	C-2	N/A
South	Commercial	C-2	N/A
West	Apartments	RM	12.94 units per acre

Project Summary

The applicant requests a special use permit on a 1.04-acre property zoned C-2 for an automobile lubrication facility, including:

- An 838 square-foot, one-story prefabricated brick building, containing two, drive through bays.
- Services consisting of oil changes and the checking of brake fluid, washer fluid, coolant, battery health, and tire pressure.
- A total of 39 existing parking spaces surrounding the building and two existing landscape islands.
- A stacking lane approaching the two bays from behind the building.
- Existing interparcel access from the Tree Trail Village shopping center.
- Sidewalks along both sides of Indian Trail Lilburn Road.
- An existing stormwater management facility (detention pond) located between the parking area and Indian Trail Lilburn Road.

Zoning and Development Standards

The applicant is requesting a special use permit in the C-2 zoning 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'	<15'	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: 2 Maximum: 6	39 (existing)	NO*
Zoning Buffer	Minimum 30'	30'	YES
Landscape Strip	Minimum 10'	10'	YES

* The site currently contains 49 parking spaces, of which the applicant proposes to eliminate ten to construct the building.

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 240-20.3 Access Management:** To allow parking beyond the maximum permitted for an automobile service center, tire store or lubrication facility.

The allowable parking for an automobile service center, tire store or lubrication facility is a minimum of one space per bay and a maximum of three spaces per bay. The applicant is proposing two bays and 39 parking spaces.

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 stormwater, water, and sewer utilities. Any 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 the special use is a use that is suitable in view of the use and development of adjacent and nearby property.

The site is surrounded by commercial and multifamily residential properties. To the north are an automobile repair shop and strip retail center, to the east and south is a shopping center, and to the west is an apartment complex. The proposed oil change facility would be consistent with adjacent and nearby retail and automotive uses.

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

The requested special use permit would not impact the existing use and usability of adjacent or nearby properties. Commercial properties are located to the north, east, and south. The 30-foot natural and undisturbed buffer, as required per BR-91-002, adequately separates the subject property from the multifamily residences to the west.

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

The property has a reasonable economic use as currently zoned.

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

Impacts on public facilities would be anticipated 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 special use permit request are attached (Exhibit D).

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 Future Development Map indicates the subject property lies within the Neighborhood Node Character Area. This classification includes commercial/retail nodes at designated intersections that are intended to serve residents of surrounding residential neighborhoods and draw primarily nearby customers. The requested special use permit would allow for a neighborhood serving commercial use and align with the policy and intent of the 2040 Unified Plan and Future Development Map.

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 parking beyond the maximum permitted for an automobile service center, tire store or lubrication facility.

Staff Recommended Conditions

Approval of a special use permit for an automobile lubrication facility subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan, dated received May 18, 2022, with revisions required by conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. The number of buildings on the site shall be limited to one and shall be limited to retail and service commercial and accessory uses, which may include an automobile lubrication facility as a special use.
3. All buildings shall comply with Architectural Design Category 3.
4. Automobile sales shall be prohibited.
5. Outdoor storage of inoperable vehicles, automotive parts, and/or tires shall be prohibited. Overnight parking of vehicles awaiting service shall be inside the building.
6. All service activities shall occur indoors. Services shall be limited to oil and fluid changes, checking tires, batteries, check engine lights, and the selling of automobile accessories such as wiper blades, air fresheners, etc.
7. 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.
8. Vehicles awaiting repair shall be parked on a paved surface in a designated striped parking space.
9. Overnight parking of business vehicles shall be prohibited.
10. Outdoor loudspeakers shall be prohibited.
11. At no cost to Gwinnett County, the developer shall construct a 10-foot sidewalk/trail within the Indian Trail – Lilburn Road right of way, according to the Unified Development Ordinance Section 900-110 as indicated in the Gwinnett Countywide Trails Master Plan.

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



View from Indian Trail Lilburn Road



Grade change from Indian Trail Lilburn Road



Interparcel access with shopping center



Existing stormwater management facility along right of way

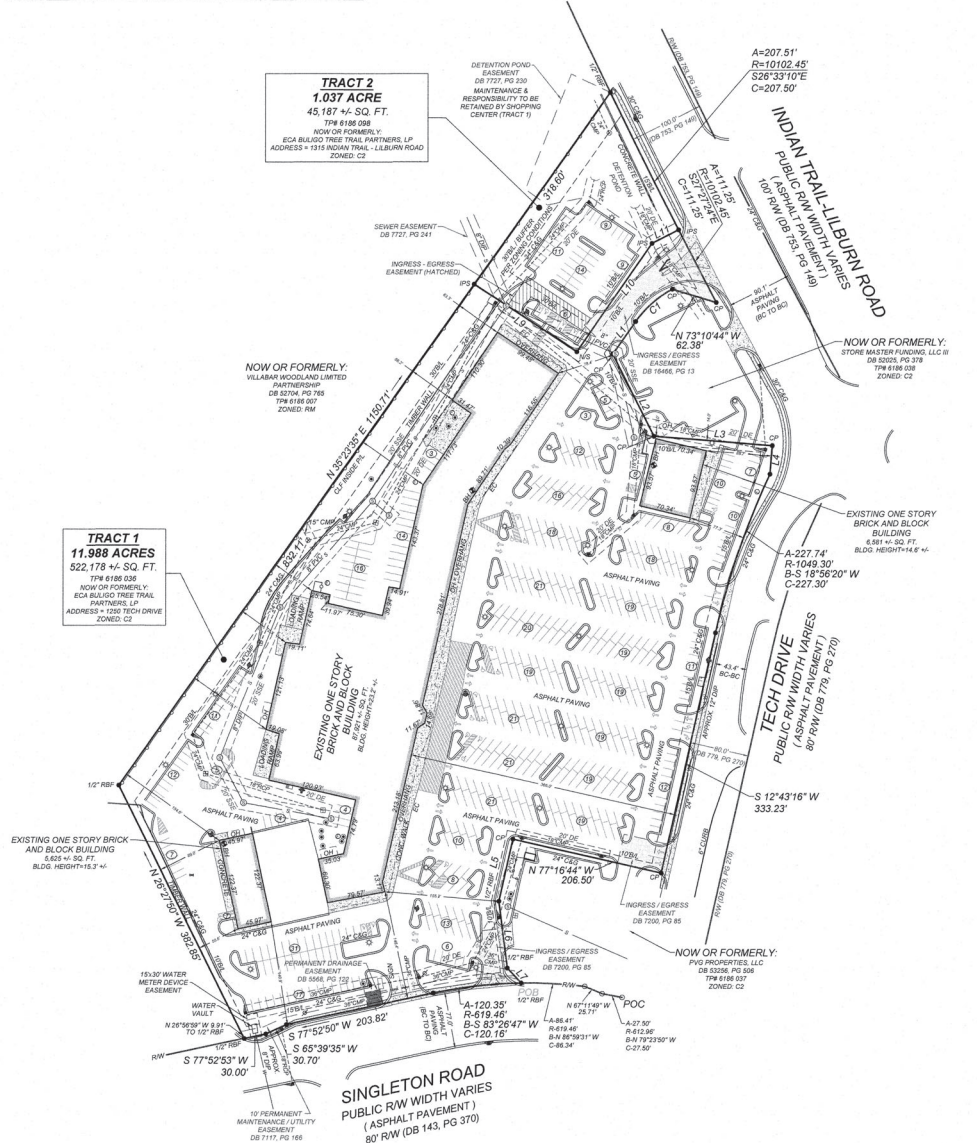
Exhibit B: Site Plan

[attached]

PLAT B: 00162 P: 00206
 Recorded: 08/17/2021 01:19 PM
 21L037282 Pages: 2 Fees: \$20.00
 Tina P Gantt
 Clerk of Superior Court, Gwinnett County, GA
 eFile Participant ID: 009395303

THIS BLOCK IS RESERVED FOR
 THE CLERK OF SUPERIOR COURT

TOTAL AREA = 13.025 ACRES



LINE	BEARING	DISTANCE
L1	S 20°23'31" W	53.80'
L2	S 26°48'20" E	124.25'
L3	S 26°29'21" E	144.06'
L4	S 04°30'57" W	38.74'
L5	S 12°41'18" W	86.00'
L6	S 07°18'41" E	81.00'
L7	S 43°18'18" E	17.86'
L8	S 05°47'55" E	70.00'
L9	S 89°41'20" E	166.39'
L10	N 04°48'20" E	778.73'
L11	N 62°54'50" E	45.45'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CT	66.85'	145.00'	28.3004°	S 43°38'54" W	66.29'



GRAPHIC SCALE 1" = 80'
 0' 80' 160' 240'

FINAL PLAT
 FOR
TREE TRAIL VILLAGE SHOPPING CENTER
 LAND LOT 188 - 6TH DISTRICT
 GWINNETT COUNTY, GEORGIA
 TAX PARCELS # 6186 036 & 6186 038
FPL2021-00029

SURVEY PREPARED BY
EarthPro
 LAND SURVEYING
 1747 HIGHWAY 172
 CORNER, GA 30089
 OFFICE: 678.840.5300
 FAX: 770.510.5100
 EMAIL: gpl@earthprolandsurvey.com
 GEORGIA REG.# 18189
 GEORGIA COA LSF# 4000994

SHEET 2 OF 2

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

[attached]

RECEIVED

May 18, 2022



WEISSMAN
ATTORNEYS AT LAW

One Alliance Center, 4th Floor
3500 Lenox Rd
Atlanta, Georgia 30326
Telephone: (404) 926-4500
Fax: (404) 926-4600
www.weissman.law

Kasey A. Sturm
Direct: (404) 926-4630
Email: kaseys@weissman.law

May 18, 2022

VIA HAND DELIVERY, EMAIL AND ELECTRONIC SUBMITTAL

Gwinnett County Department of Planning and Development
446 West Crogan Street
Suite 300
Lawrenceville, Georgia 30046

**Re: REVISED LETTER OF INTENT AND
JUSTIFICATION FOR SPECIAL USE PERMIT**

Application for Special Use Permit

Applicant: Costa Oil
Owner: ECA Buligo Tree Trail Partners LP
Subject Property: Tax Parcel R6186 098
1.04 +/- Acres, Tract 2 Tree Trail Village
1315 Indian Trail-Lilburn Road, Norcross, Georgia 30093
Current Zoning: General Business District (C-2)
Proposed Use: Automotive Use - 10 Minute Oil Change Kiosk

To Whom it May Concern:

On behalf of Costa Oil (the "Applicant"), I am pleased to provide for review and consideration by Gwinnett County this Letter of Intent and Justification for Special Use Permit and accompanying application materials to support the attached Special Use Permit application to allow for the operation of an innovative 10-Minute Oil Change service. Included with this letter are the following materials:

1. A Special Use Permit Application, including all necessary authorization forms;
2. A Site Plan;
3. Pictures of the Subject Property;
4. Legal Description of the Subject Property (See Survey, Tract 2 Description); and
5. Letter of Intent and Justification of the Standards Governing the Exercise of the Zoning Power (included within the body of this letter).

INTRODUCTION

This Application for Special Use Permit is being submitted on behalf of the owner and Costa Oil (the “Applicant”) for the purpose of obtaining a Special Use Permit (“SUP”) for a 10-Minute Oil Change facility to be located on an approximate 1.04-acre tract (Tract 2) within the existing Tree Trail Village Shopping Center at 1315 Indian Trail-Lilburn Road (the “Subject Property”). The Subject Property is owned by ECA Buligo Tree Trail Partners LP and is identified as shown below from Gwinnett County GIS:



The Tree Trail Village Shopping Center site is comprised of two tracts, which combined include approximately 13.025 acres. Tract 1 is occupied and anchored by Food Depot, among other retail establishments. The proposed use would be located wholly within Tract 2, which is approximately 1.04-acres and is currently developed with 48 parking spaces. Tree Trail Village Shopping Center, including the Subject Property is currently zoned C-2 (General Business District) pursuant to the Gwinnett County Unified Development Ordinance (the “UDO”) and is in the Gateway 85 CID Overlay. The proposed use is authorized in the C-2 zoning district with a special use permit.

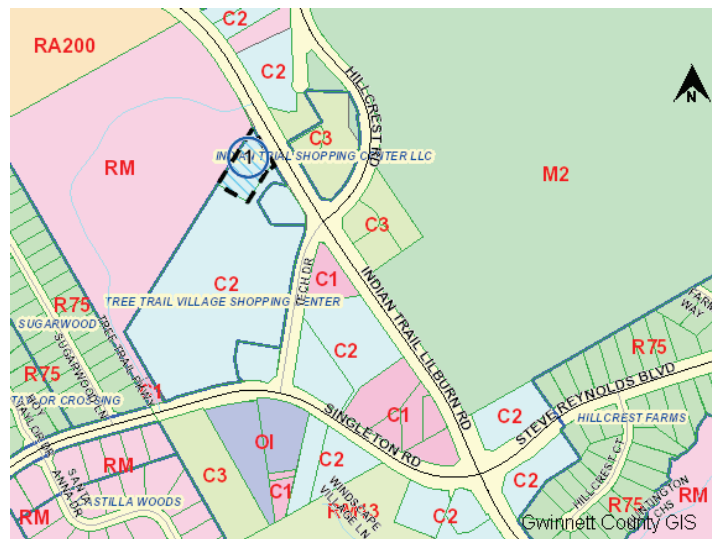
This document is intended to serve as the Letter of Intent and Response to Standards Governing the Exercise of the Zoning Power and comply with the application procedures and requirements established by Gwinnett County, Georgia. In accordance therewith, it sets forth the proposed plan for use of the Subject Property, along with other such information relevant to the evaluation of the request for Special Use Permit based upon factors established by Gwinnett County. The Applicant has provided all required information and has submitted the appropriate application fees. The requested Application meets all requirements for approval.

May 18, 2022

DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Subject Property is located within the existing Tree Trail Village Shopping Center, at 1315 Indian Trail-Lilburn Road in Norcross, Georgia. The Tree Trail Village Shopping Center is comprised of two tracts, which combined include approximately 13.025 acres. The proposed use would be located wholly within Tract 2, which is approximately 1.04 acres. Tract 2 is currently developed, consisting of 49 parking spaces along with curb, gutter, parking islands, lights, and other general layout features.

The Subject Property is zoned C-2 and located within an existing commercial development zoned C-2 and anchored by Food Depot. It is near residentially zoned property (RM) to the North; otherwise, it is surrounded almost exclusively by commercially zoned property, including C-1, C-2, and C-3 zoned properties. Adjacent and nearby parcels are improved with service and retail business, a grocery store, tire and auto business as well as an emissions facility. A zoning map of the area is shown below:



PROJECT SUMMARY: PROPOSED PROJECT AND USE

Costa Oil is seeking a Special Use Permit to operate a 10-minute oil change facility within the Tree Trail Village Shopping Center, an established commercial property anchored by Food Depot. The Tree Trail Village Center site is comprised of two tracts, which combined include approximately 13.025 acres. The proposed use would be located wholly within Tract 2, which is approximately 1.04 acres. At present, Tract 2 is paved and contains 49 parking spaces along with curb, gutter, parking islands, lights, and other general layout features.

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:

See attached

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

See attached

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

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:

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

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:

See attached

May 18, 2022

Costa Oil brings an innovative approach to the 10-Minute oil change service concept through its customer-centric model and use of a prefabricated 1 or 2 bay kiosk. As such, the proposed project is a low-impact development approach with minimal site disturbance. The pre-fabricated building kiosk is built off site and then assembled onsite after the pit is dug and foundation is poured and cured. The pit meets all EPA requirements and acts as a self-containment pit in the event of any spills or leaks from the gravity feed tanks.

As shown on the conceptual site plan (see attachment), the 2-Bay Kiosk will occupy approximately 8 of the 49 existing parking spaces within Tract 2. Two additional spaces will be utilized to accommodate the dumpster space/ site layout. As a result, 39 parking spaces will remain. The 2-Bay Kiosk, which is proposed for this site, is approximately 838 square feet (proposed density = 808 sf/acre). The total anticipated space for the proposed project is roughly 1,404 square feet. At present, there is a mature wooded buffer between Tract 2 and the adjacent residentially zoned property. Existing buffers and landscaping will not be impacted.

The Costa Oil business model and services offered are focused on oil changes, with supplemental services such as wiper blades and engine treatment products. Free services performed on every vehicle include, topping off brake fluid, washer fluid, coolant, and checking battery health as well as checking and filling tires. There is no tire storage associated with this use.

PROPOSED USE IMPACT ANALYSIS

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 Applicant is requesting a special use permit for a 10-minute oil change kiosk, utilizing a pre-fabricated building designed and constructed off-site. The Applicant's proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. The Subject Property is located within an existing pre-developed commercial site, zoned C-2, with a supermarket and other retail already established. The proposed project involves only minimal disturbance to the existing conditions of Tract 2, which currently include paved parking areas (49 parking spaces) along with parking islands, curbs, landscaping and other features. The site is surrounded by predominately by other commercially zoned properties, with an emissions facility and auto and tire facility located nearby. There is an existing mature wooded buffer between the site and the adjacent residentially zoned property which will remain in place. Existing buffers and landscaping along Indian Trail-Lilburn Road will also remain in place. The proposed project and use would be suitable in view of the use and development of adjacent and nearby properties.

May 18, 2022

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

The proposed use will not adversely affect the existing use or usability of adjacent or nearby properties because the proposed use is compatible with the surrounding uses, including commercial, office, and residential uses. The proposed use requires minimal construction and disturbance and fits within the existing footprint of the site, while maintaining setbacks and buffers.

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

The Subject Property has reasonable economic use as currently zoned and contemplates and allows for the proposed use with a special use permit. The Subject Property's economic viability will increase if the requested Special Use Permit is approved by allowing the Applicant to operate its innovative 10-Minute Oil Change Kiosk on site.

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, the proposed use will not result in an excessive or burdensome 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.*

The proposed use is in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. The proposed project and use is compatible with existing and future proposed uses and will successfully co-exist with existing and proposed surrounding uses.

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 Applicant submits that the existing character of the Subject Property and larger Tree Trail Village Shopping Center and the surrounding uses in the area provide supporting reasons for the approval of the special use application. The proposed project and use are minimally invasive and allow for use of the Subject Property without impact to surrounding properties or uses.

Exhibit D: 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@gwinnettcountry.com		
Case Number:		SUP2022-00040		
Case Address:		1315 Indian Trail-Lilburn Road		
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 Indian Trail – Lilburn Road as a part of any 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:		SUP2022-00040	
Case Address:		1315 Indian Trail-Lilburn Road	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Indian Trail-Lilburn Road is a major arterial. ADT = 38,536.		
2	Proposed access is located directly at transit facility (#2335002) Indian Trail Road and Tree Trail Village Plaza.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

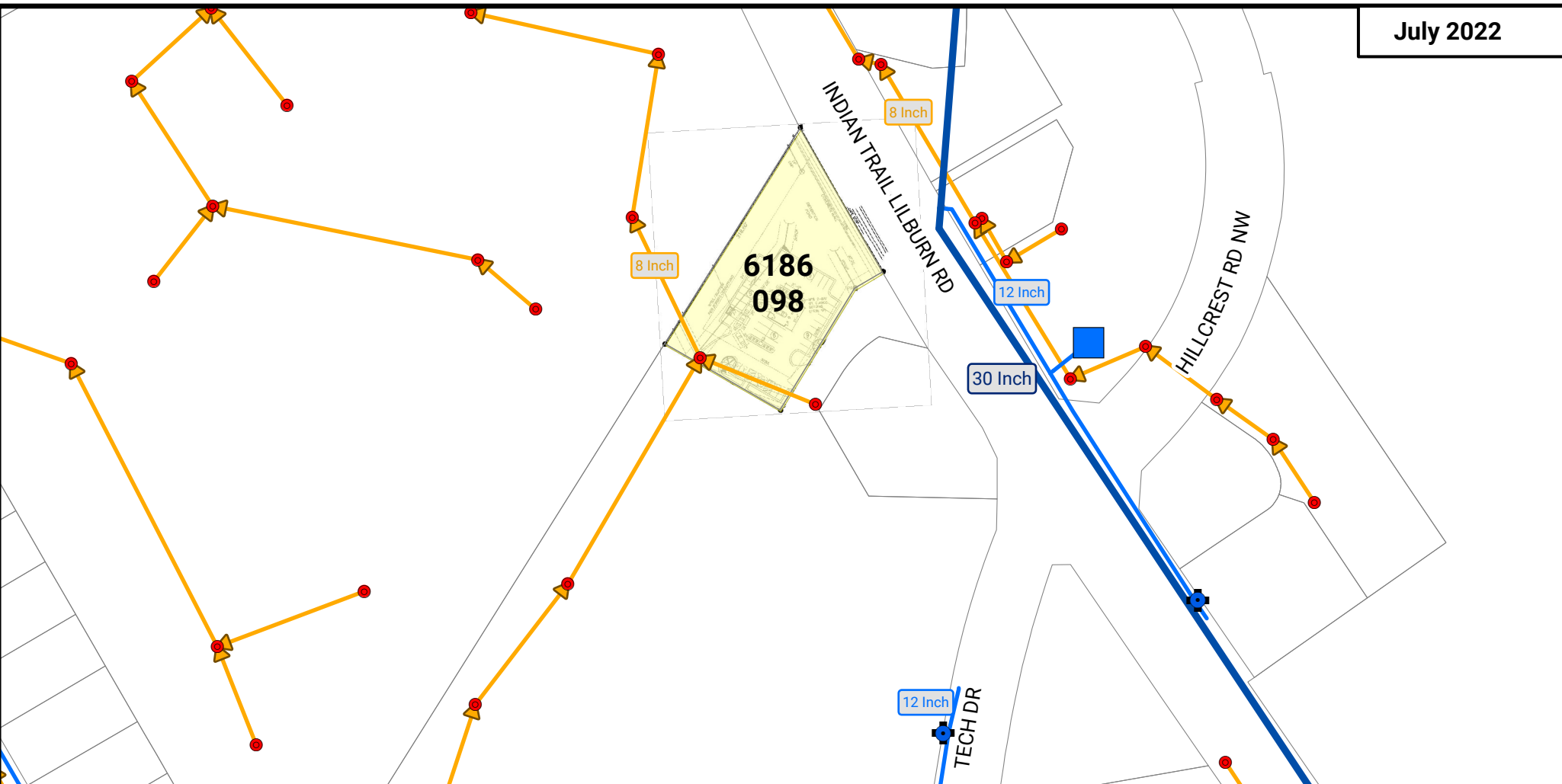


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		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:		SUP2022-00040		
Case Address:		1315 Indian Trail-Lilburn Road		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The development may connect to an existing 12-inch water main located on the east right-of-way of Indian Trail Lilburn Road.			
2	Water: A jack and bore is needed to access this water main.			
3	Water: The 30-inch water main on Indian Trail Lilburn Road must be avoided during all phases of construction.			
4	Sewer: A Sewer Capacity Certification is required to confirm capacity.			
5	Sewer: Pending available sewer capacity, proposed development may connect to an existing 8-inch sanitary sewer main located on subject property.			
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1				
2				
3				
4				
5				
6				
7				

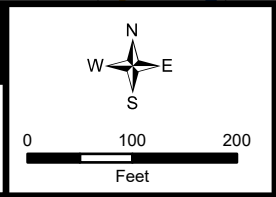
Note: Attach additional pages, if needed

Revised 7/26/2021



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

SUP2022-00040
C-2
Water & Sewer
Utility Map



Water Comments: The development may connect to an existing 12-inch water main located on the east right-of-way of Indian Trail Lilburn Road. A jack and bore is needed to access this water main. The 30-inch water main on Indian Trail Lilburn Road must be avoided during all phases of construction.

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 on subject property.

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

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

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

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


Exhibit E: Maps

[attached]

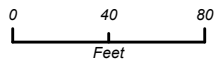
TREE TRAIL PKWY

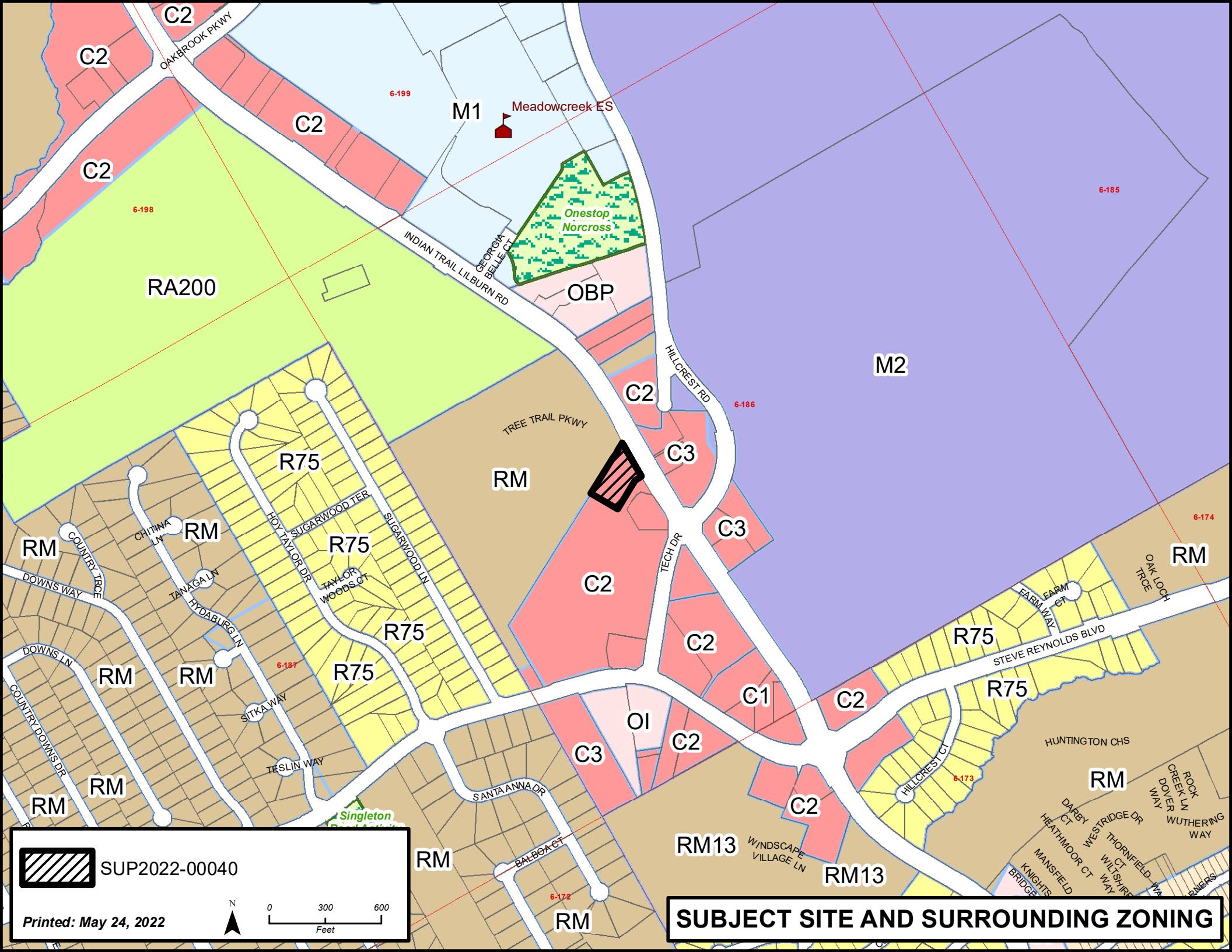
INDIAN TRAIL LILBURN RD


HILLCREST RD

 SUP2022-00040

Printed: May 24, 2022





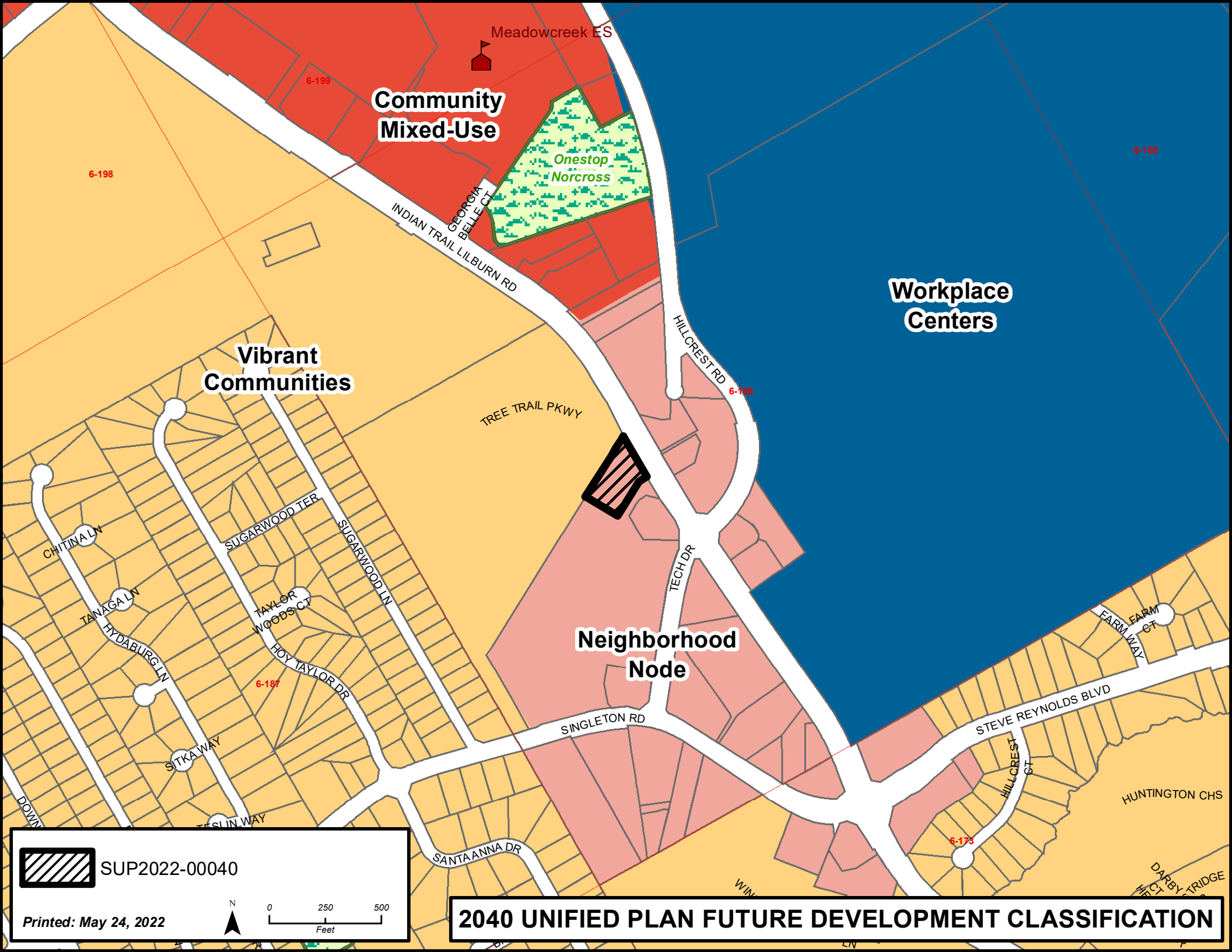
 SUP2022-00040

Printed: May 24, 2022

N

0 300 600
Feet

SUBJECT SITE AND SURROUNDING ZONING




**Community
Mixed-Use**

Onestop
Norcross

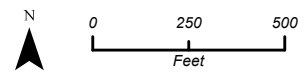
**Workplace
Centers**

**Vibrant
Communities**

**Neighborhood
Node**

 SUP2022-00040

Printed: May 24, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Costa Oil c/o Weissman, PC</u>	NAME: <u>ECA Buligo Tree Trail Partners, LP</u>
ADDRESS: <u>3500 Lenox Road, One Alliance Center, 4th FL</u>	ADDRESS: <u>13041 W. Linebaugh Avenue</u>
CITY: <u>Atlanta</u>	CITY: <u>Tampa</u>
STATE: <u>GA</u> ZIP: <u>30326</u>	STATE: <u>FL</u> ZIP: <u>33626-4484</u>
PHONE: <u>404.926.4630</u>	PHONE: _____
EMAIL: <u>kaseys@weissman.law</u>	EMAIL: _____
CONTACT PERSON: <u>Kasey Sturm</u> PHONE: <u>404.926.4630</u>	
CONTACT'S E-MAIL: <u>kaseys@weissman.law</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 <u>Leasee</u> PURCHASER
EXISTING/PROPOSED ZONING: <u>C2</u> BUILDING/LEASED SQUARE FEET: _____	
PARCEL NUMBER(S): <u>6186 098</u> ACREAGE: 1.03 <u>1.04</u>	
ADDRESS OF PROPERTY: <u>1315 Indian Trail-Lilburn Road,</u>	
SPECIAL USE REQUESTED: <u>Automotive</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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:

See attached

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

See attached

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

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:

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

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:

See attached

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

May 18, 2022



WEISSMAN
ATTORNEYS AT LAW

One Alliance Center, 4th Floor
3500 Lenox Rd
Atlanta, Georgia 30326
Telephone: (404) 926-4500
Fax: (404) 926-4600
www.weissman.law

Kasey A. Sturm
Direct: (404) 926-4630
Email: kaseys@weissman.law

May 18, 2022

VIA HAND DELIVERY, EMAIL AND ELECTRONIC SUBMITTAL

Gwinnett County Department of Planning and Development
446 West Crogan Street
Suite 300
Lawrenceville, Georgia 30046

**Re: REVISED LETTER OF INTENT AND
JUSTIFICATION FOR SPECIAL USE PERMIT**

Application for Special Use Permit

Applicant: Costa Oil
Owner: ECA Buligo Tree Trail Partners LP
Subject Property: Tax Parcel R6186 098
1.04 +/- Acres, Tract 2 Tree Trail Village
1315 Indian Trail-Lilburn Road, Norcross, Georgia 30093
Current Zoning: General Business District (C-2)
Proposed Use: Automotive Use - 10 Minute Oil Change Kiosk

To Whom it May Concern:

On behalf of Costa Oil (the "Applicant"), I am pleased to provide for review and consideration by Gwinnett County this Letter of Intent and Justification for Special Use Permit and accompanying application materials to support the attached Special Use Permit application to allow for the operation of an innovative 10-Minute Oil Change service. Included with this letter are the following materials:

1. A Special Use Permit Application, including all necessary authorization forms;
2. A Site Plan;
3. Pictures of the Subject Property;
4. Legal Description of the Subject Property (See Survey, Tract 2 Description); and
5. Letter of Intent and Justification of the Standards Governing the Exercise of the Zoning Power (included within the body of this letter).

May 18, 2022

INTRODUCTION

This Application for Special Use Permit is being submitted on behalf of the owner and Costa Oil (the “Applicant”) for the purpose of obtaining a Special Use Permit (“SUP”) for a 10-Minute Oil Change facility to be located on an approximate 1.04-acre tract (Tract 2) within the existing Tree Trail Village Shopping Center at 1315 Indian Trail-Lilburn Road (the “Subject Property”). The Subject Property is owned by ECA Buligo Tree Trail Partners LP and is identified as shown below from Gwinnett County GIS:



The Tree Trail Village Shopping Center site is comprised of two tracts, which combined include approximately 13.025 acres. Tract 1 is occupied and anchored by Food Depot, among other retail establishments. The proposed use would be located wholly within Tract 2, which is approximately 1.04-acres and is currently developed with 48 parking spaces. Tree Trail Village Shopping Center, including the Subject Property is currently zoned C-2 (General Business District) pursuant to the Gwinnett County Unified Development Ordinance (the “UDO”) and is in the Gateway 85 CID Overlay. The proposed use is authorized in the C-2 zoning district with a special use permit.

This document is intended to serve as the Letter of Intent and Response to Standards Governing the Exercise of the Zoning Power and comply with the application procedures and requirements established by Gwinnett County, Georgia. In accordance therewith, it sets forth the proposed plan for use of the Subject Property, along with other such information relevant to the evaluation of the request for Special Use Permit based upon factors established by Gwinnett County. The Applicant has provided all required information and has submitted the appropriate application fees. The requested Application meets all requirements for approval.

May 4, 2022 – Special User Permit Application

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

Letter of Intent and Justification for Special Use Permit

Costa Oil - Tax Parcel R6186 098 (Tract 2 Tree Trail Village, 1315 Indian Trail-Lilburn Road)

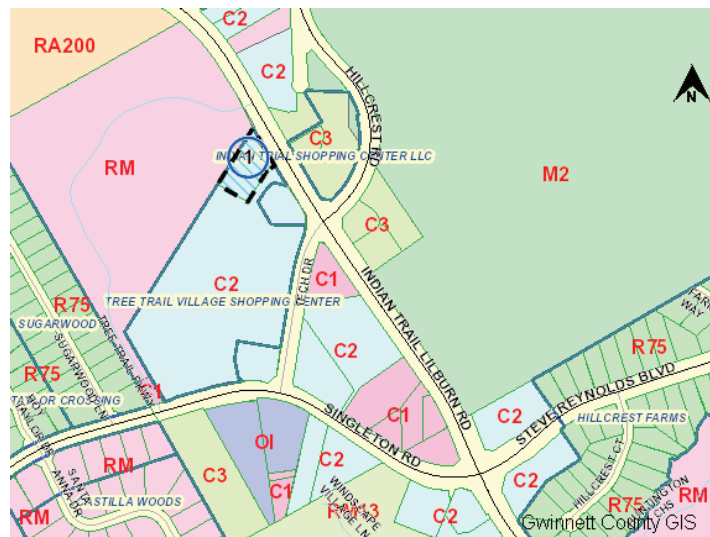
RECEIVED of 7

May 18, 2022

DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Subject Property is located within the existing Tree Trail Village Shopping Center, at 1315 Indian Trail-Lilburn Road in Norcross, Georgia. The Tree Trail Village Shopping Center is comprised of two tracts, which combined include approximately 13.025 acres. The proposed use would be located wholly within Tract 2, which is approximately 1.04 acres. Tract 2 is currently developed, consisting of 49 parking spaces along with curb, gutter, parking islands, lights, and other general layout features.

The Subject Property is zoned C-2 and located within an existing commercial development zoned C-2 and anchored by Food Depot. It is near residentially zoned property (RM) to the North; otherwise, it is surrounded almost exclusively by commercially zoned property, including C-1, C-2, and C-3 zoned properties. Adjacent and nearby parcels are improved with service and retail business, a grocery store, tire and auto business as well as an emissions facility. A zoning map of the area is shown below:



PROJECT SUMMARY: PROPOSED PROJECT AND USE

Costa Oil is seeking a Special Use Permit to operate a 10-minute oil change facility within the Tree Trail Village Shopping Center, an established commercial property anchored by Food Depot. The Tree Trail Village Center site is comprised of two tracts, which combined include approximately 13.025 acres. The proposed use would be located wholly within Tract 2, which is approximately 1.04 acres. At present, Tract 2 is paved and contains 49 parking spaces along with curb, gutter, parking islands, lights, and other general layout features.

May 4, 2022 – Special User Permit Application

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

Letter of Intent and Justification for Special Use Permit

Costa Oil - Tax Parcel R6186 098 (Tract 2 Tree Trail Village, 1315 Indian Trail-Lilburn Road)

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Page 1 of 7

May 18, 2022

Costa Oil brings an innovative approach to the 10-Minute oil change service concept through its customer-centric model and use of a prefabricated 1 or 2 bay kiosk. As such, the proposed project is a low-impact development approach with minimal site disturbance. The pre-fabricated building kiosk is built off site and then assembled onsite after the pit is dug and foundation is poured and cured. The pit meets all EPA requirements and acts as a self-containment pit in the event of any spills or leaks from the gravity feed tanks.

As shown on the conceptual site plan (see attachment), the 2-Bay Kiosk will occupy approximately 8 of the 49 existing parking spaces within Tract 2. Two additional spaces will be utilized to accommodate the dumpster space/ site layout. As a result, 39 parking spaces will remain. The 2-Bay Kiosk, which is proposed for this site, is approximately 838 square feet (proposed density = 808 sf/acre). The total anticipated space for the proposed project is roughly 1,404 square feet. At present, there is a mature wooded buffer between Tract 2 and the adjacent residentially zoned property. Existing buffers and landscaping will not be impacted.

The Costa Oil business model and services offered are focused on oil changes, with supplemental services such as wiper blades and engine treatment products. Free services performed on every vehicle include, topping off brake fluid, washer fluid, coolant, and checking battery health as well as checking and filling tires. There is no tire storage associated with this use.

PROPOSED USE IMPACT ANALYSIS

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 Applicant is requesting a special use permit for a 10-minute oil change kiosk, utilizing a pre-fabricated building designed and constructed off-site. The Applicant's proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. The Subject Property is located within an existing pre-developed commercial site, zoned C-2, with a supermarket and other retail already established. The proposed project involves only minimal disturbance to the existing conditions of Tract 2, which currently include paved parking areas (49 parking spaces) along with parking islands, curbs, landscaping and other features. The site is surrounded by predominately by other commercially zoned properties, with an emissions facility and auto and tire facility located nearby. There is an existing mature wooded buffer between the site and the adjacent residentially zoned property which will remain in place. Existing buffers and landscaping along Indian Trail-Lilburn Road will also remain in place. The proposed project and use would be suitable in view of the use and development of adjacent and nearby properties.

May 18, 2022

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

The proposed use will not adversely affect the existing use or usability of adjacent or nearby properties because the proposed use is compatible with the surrounding uses, including commercial, office, and residential uses. The proposed use requires minimal construction and disturbance and fits within the existing footprint of the site, while maintaining setbacks and buffers.

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

The Subject Property has reasonable economic use as currently zoned and contemplates and allows for the proposed use with a special use permit. The Subject Property's economic viability will increase if the requested Special Use Permit is approved by allowing the Applicant to operate its innovative 10-Minute Oil Change Kiosk on site.

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, the proposed use will not result in an excessive or burdensome 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.*

The proposed use is in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. The proposed project and use is compatible with existing and future proposed uses and will successfully co-exist with existing and proposed surrounding uses.

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 Applicant submits that the existing character of the Subject Property and larger Tree Trail Village Shopping Center and the surrounding uses in the area provide supporting reasons for the approval of the special use application. The proposed project and use are minimally invasive and allow for use of the Subject Property without impact to surrounding properties or uses.

May 4, 2022 – Special User Permit Application

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

Letter of Intent and Justification for Special Use Permit

Costa Oil - Tax Parcel R6186 098 (Tract 2 Tree Trail Village, 1315 Indian Trail-Lilburn Road)

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PRE-APPLICATION COMPLIANCE

A Pre-Application Meeting was held via Zoom with Gwinnett County Planning and Development members Sushmita Arjyal and Carolina Sushmita on April 19, 2022 at 3 PM.

Accordingly, based on the justification provided herein and all other supporting information and documents, the Applicant respectfully requests the County approve the requested Special Use Permit.

Thank you for your consideration and support of the attached Special Use Permit Application. If you have any questions or require any additional information, please do not hesitate to contact the undersigned via telephone at 404.926.4630 or via email at kaseys@weissman.law.

Very truly yours,

WEISSMAN PC

[/s/ Kasey Sturm](#)

Kasey A. Sturm

May 4, 2022 – Special User Permit Application

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

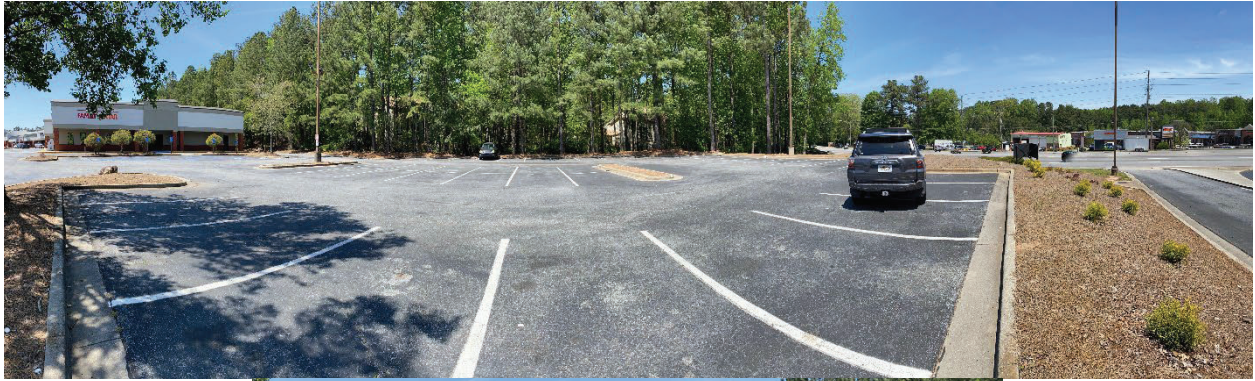
Letter of Intent and Justification for Special Use Permit

Costa Oil - Tax Parcel R6186 098 (Tract 2 Tree Trail Village, 1315 Indian Trail-Lilburn Road)

RECEIVED of 7

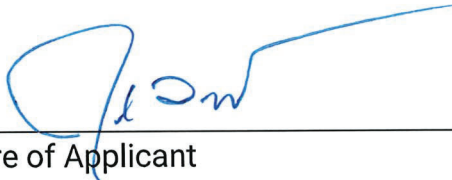
May 18, 2022

EXHIBIT A: SITE PHOTOGRAPHS



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

5/2/22

Date

John L Woods - Owner/Operator

Type or Print Name and Title

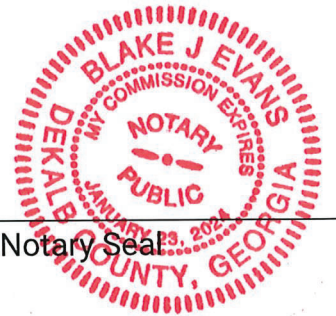


Signature of Notary Public

5-2-22

Date

Notary Seal



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.

Kasey Sturm

Signature of Applicant

5.4. 2022

Date

Kasey Sturm, Weissman PC - attorney for applicant

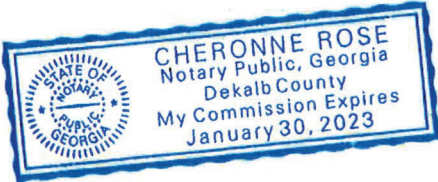
Type or Print Name and Title

Cheronne Rose

Signature of Notary Public

5/4/2022

Date



Notary Seal

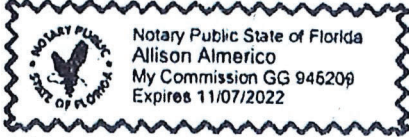


SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

[Handwritten Signature] 5/4/22
Signature of Property Owner Date

Elliot Sassan - managing member.
Type or Print Name and Title

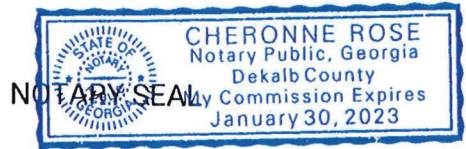
[Handwritten Signature] 5-4-22 
Signature of Notary Public Date Notary Seal

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 OF APPLICANT	_____ DATE	_____ TYPE OR PRINT NAME AND TITLE
<u>Kasey Sturm</u>	<u>5/4/22</u>	<u>KASEY STURM, ATTORNEY FOR APPLICANT</u>
_____ SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	_____ DATE	_____ TYPE OR PRINT NAME AND TITLE

_____ SIGNATURE OF NOTARY PUBLIC	_____ DATE
<u>Cheronne Rose</u>	<u>5/4/2022</u>



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 KASEY STURM
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.



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.**

R6186 098

PARCEL I.D. NUMBER: _____ - _____ - _____
(Map Reference Number) District Land Lot Parcel

Kasey Sturm
Signature of Applicant

5/4/2022
Date

Kasey Sturm, Weissman, PC - attorney for applicant

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)

Tamia Harmon
NAME

TSA
TITLE

5.4.2022
DATE

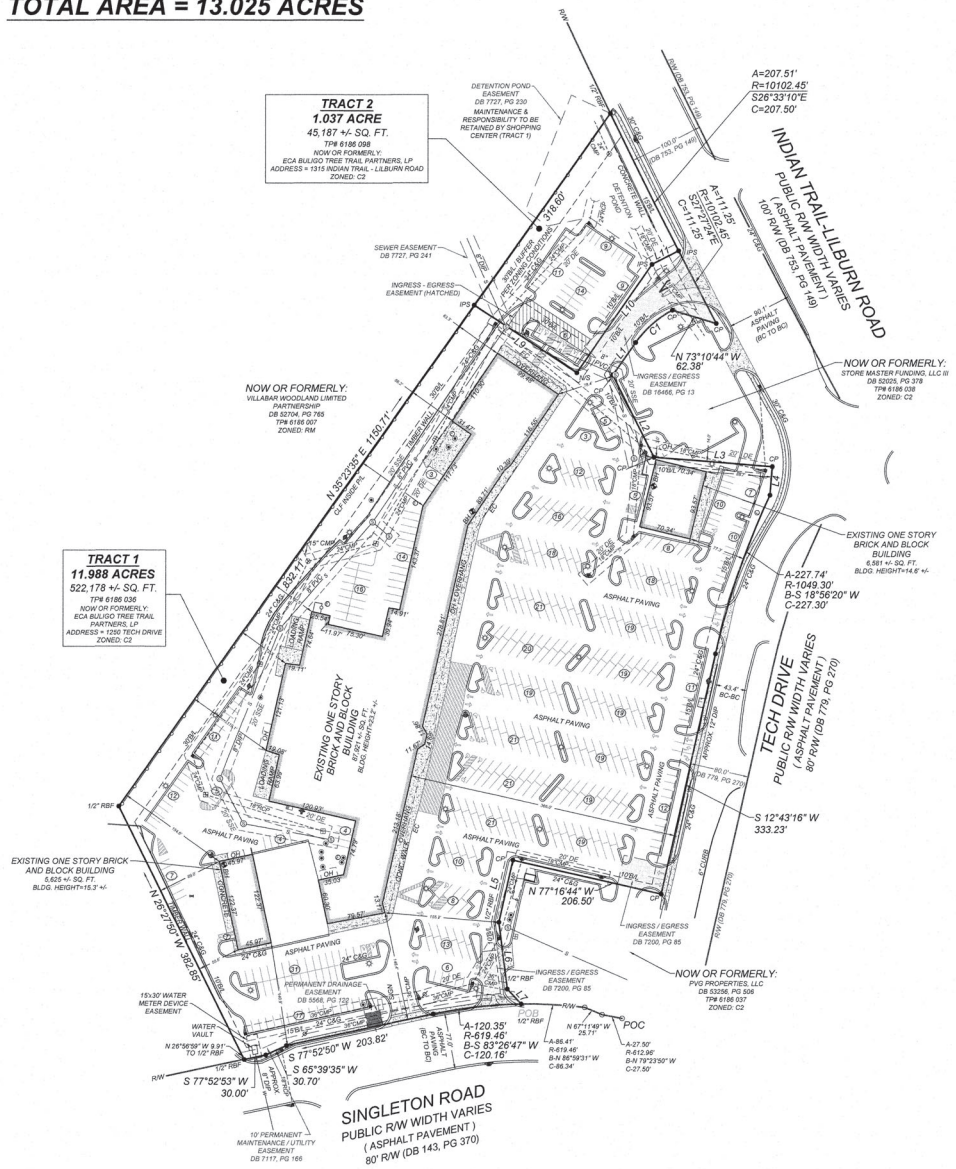
PLAT B: 00162 P: 00206
 Recorded: 08/17/2021 01:19 PM
 21L037282 Pages: 2 Fees: \$20.00
 Tina P. Gantt
 Clerk of Superior Court, Gwinnett County, GA
 eFile Participant ID: 009395303

THIS BLOCK IS RESERVED FOR
 THE CLERK OF SUPERIOR COURT

TOTAL AREA = 13.025 ACRES

TRACT 2
1.037 ACRE
 45,187 +/- SQ. FT.
 TR# 6186 098
 NOW OR FORMERLY:
 ECA BULOGO TREE TRAIL PARTNERS, LP
 ADDRESS = 1315 INDIAN TRAIL - LILBURN ROAD
 ZONED: C2

TRACT 1
11.988 ACRES
 522,178 +/- SQ. FT.
 TR# 6186 036
 NOW OR FORMERLY:
 ECA BULOGO TREE TRAIL PARTNERS, LP
 ADDRESS = 1300 TICH DRIVE
 ZONED: C2



LINE	BEARING	DISTANCE
L1	S 20°23'31" W	53.80'
L2	S 26°46'20" E	124.23'
L3	S 65°29'21" E	144.06'
L4	S 04°30'07" W	38.74'
L5	S 12°41'18" W	86.00'
L6	S 07°18'41" E	81.00'
L7	S 43°18'18" E	17.86'
L8	S 05°47'55" E	70.00'
L9	S 89°41'20" E	166.39'
L10	N 04°46'20" E	778.73'
L11	N 62°54'50" E	45.45'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CT	66.65'	145.00'	28.3044°	S 43°36'54" W	66.26'



FINAL PLAT
 FOR
TREE TRAIL VILLAGE SHOPPING CENTER
 LAND LOT 188 - 6TH DISTRICT
 GWINNETT COUNTY, GEORGIA
 TAX PARCELS # 6186 036 & 6186 038
FPL2021-00029

SURVEY PREPARED BY
EarthPro
 LAND SURVEYING
 1747 HIGHWAY 172
 CORNER, GA 30089
 OFFICE: 678.840.5300
 FAX: 770.510.5100
 EMAIL: gpc@earthprosurvey.com
 GEORGIA REG.# 18189
 GEORGIA COA LSF# 4000994

