

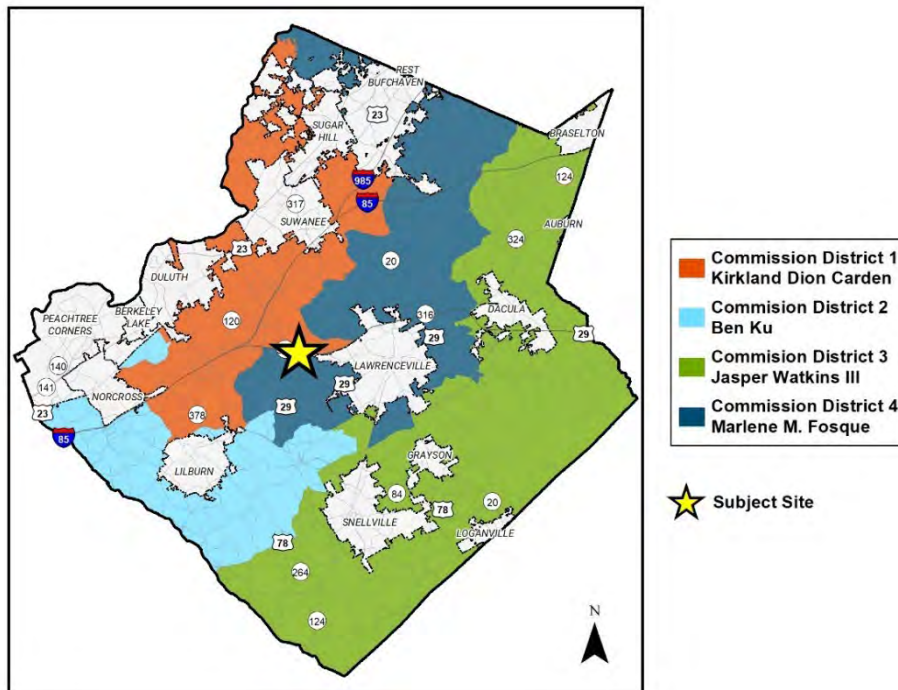


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2022-00047
Current Zoning: C-2 (General Business District)
Request: Special Use Permit
Address: 5095 Sugarloaf Parkway
Map Number: R7035 080
Site Area: 3.29 acres
Square Feet: 5,315
Proposed Development: Car Wash
Commission District: District 4 – Commissioner Fosque*
Character Area: Innovation District

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



*Commission District 1 effective January 1, 2023

Planning Commission Advertised Public Hearing Date: 9/6/2022
Board of Commissioners Advertised Public Hearing Date: 9/27/2022

Applicant: TX Lawrenceville Sugarloaf, LLC
38 Commerce Avenue SW, Suite 200
Grand Rapids, MI 49503

Owner: Sanford H. Orkin, as Trustee of
The Sanford H. Orkin Revocable
Trust & Longboat Holding
Company, LLC
4865 Olde Towne Pkwy, Suite 100
Marietta, GA 30068

Contact: Damian Maher

Contact Phone: 616.633.0366

Zoning History

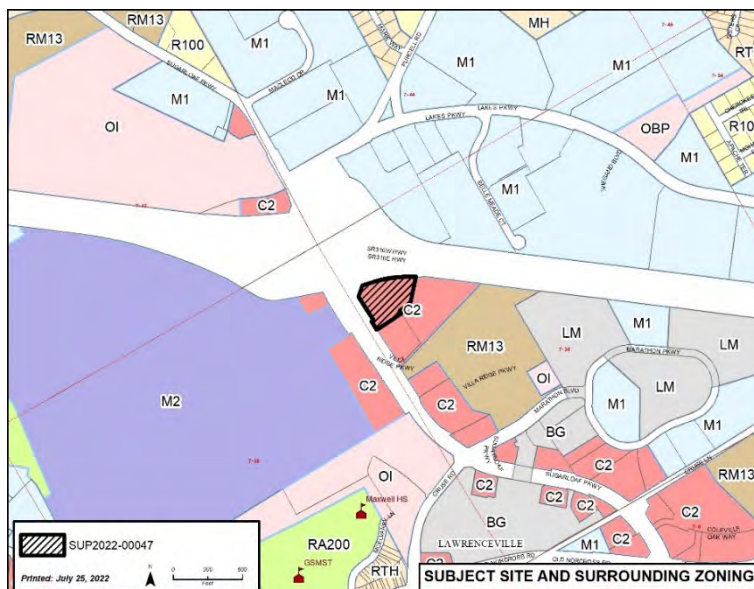
The subject property is zoned C-2 (General Business District). No prior rezoning requests are on record for the property.

Existing Site Condition

The subject site is a 3.29-acre parcel located along Sugarloaf Parkway southeast of its intersection with University Parkway (SR 316). A small portion of the property has been cleared and graded; however, the site is mostly wooded and undeveloped. The site is accessed via a shared driveway on a commercially zoned property fronting Sugarloaf Parkway. The site slopes upward from Sugarloaf Parkway and the rear side of the parcel towards University Parkway by approximately 12 feet. No sidewalk exists along the road frontage. The nearest Gwinnett County Transit stop is 240 feet from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by commercial uses. The site shares a driveway with QuikTrip directly to the south and a self-storage facility to the east. Wide rights of way for Sugarloaf Parkway and University Parkway are located to the north and west. Large light industrial uses are located to the north across University Parkway. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Car Wash	C-2	N/A
North	SR 316 Right of Way	R/W	N/A
East	Commercial	C-2	N/A
South	Commercial	C-2	N/A
West	Office	M-2	N/A

Project Summary

The applicant requests a special use permit on a 3.29-acre property zoned C-2 to allow an express car wash, including:

- A 5,315 square-foot automated car wash tunnel with a maximum height of 28 feet.
- Three payment kiosks with stacking lanes each 100 feet long and 12 feet wide.
- Access provided via an existing shared entrance with the convenience store with fuel pumps and the self-storage facility, from Sugarloaf Parkway.
- Subdivision of the parcel into a 1.86-acre parcel for the car wash and an additional 1.43 acre outparcel.
- Inter-parcel access provided for future development on the outparcel.
- Hours of operation from 7:00 am to 9:00 pm daily.
- Three employees on-site at any given time.
- A total of 21 parking spaces, including 16 vacuum spaces, four standard spaces, and one ADA space.
- An emergency by-pass/exit provided in the curve of the stacking lane.
- Stormwater management provided through underground detention.
- A dumpster enclosure located in the rear yard closer to University Parkway.
- A 10-foot-wide landscape strip along Sugarloaf Parkway.
- A five-foot-wide sidewalk along Sugarloaf Parkway with an internal sidewalk connected to the sidewalk.

Zoning and Development Standards

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

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 45'	28'	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: 10 spaces Maximum: 21 spaces	21 spaces	YES
Landscape Strip	Minimum: 10'	10'	YES
Stacking Lanes Width	Minimum 12' wide along curved segments	12'	YES
Queuing Space	Minimum: Five cars per lane	5 cars per lane	YES
Recycled Water	Minimum: 50 percent	80 percent	YES

Internal and External Agency Review

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

Staff Analysis

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

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

The surrounding area consists of commercial properties. The site is adjacent to a QuikTrip to the south, a self-storage facility to the east, and wide rights of way for Sugarloaf Parkway and University Parkway to the north. The requested special use permit is consistent with the adjacent and nearby uses.

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 properties. The proposed development will be using an existing driveway shared with QuikTrip and a self-storage facility. One access to this commercial center will minimize the impact on the traffic flow on Sugarloaf Parkway. Additionally, the special use permit will allow a use that is consistent and complementary with the adjacent uses.

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

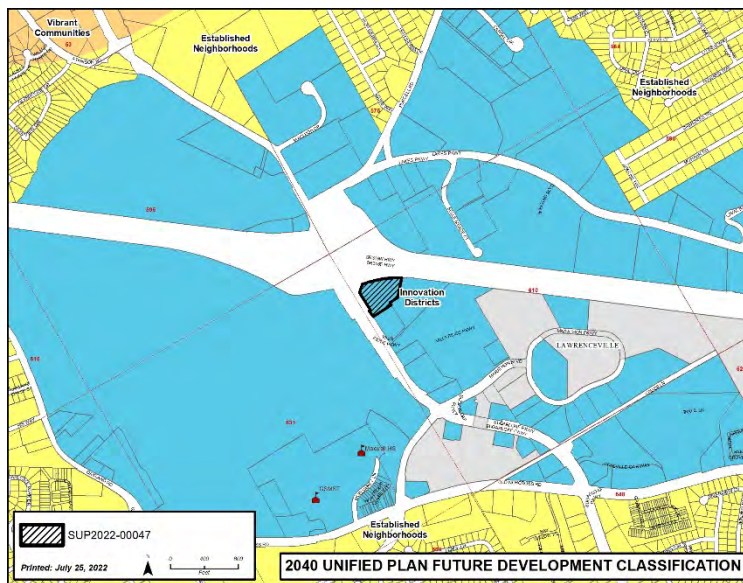
The property has a reasonable economic use as currently zoned.

D. Whether the proposed special use permit will result in a use that will or could cause 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 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 and Future Development Map indicate the subject property lies within the Innovation District Character Area. This classification is intended for areas where the predominant use is research and development, technological uses, industrial parks, and areas where there are colleges and universities. The proposed development and existing commercial uses in the area will provide services for students and employees drawn to the Innovation District. The parcel is too small to accommodate a use more in line with the Innovation District Character area. Therefore, the requested special use permit is in conformity 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 subject site is uniquely located at the intersection of Sugarloaf Parkway and University Parkway. The site will be accessed via a driveway from Sugarloaf Parkway shared with adjacent commercial uses. A car wash would complement the adjacent uses as well as other businesses along Sugarloaf Parkway. The proposed car wash would be appropriate in light of the existing and potential future land use changes in the area, which gives supporting grounds for approval of the proposed special use permit.

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.

Planning Commission Recommendation

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

Planning Commission Recommended Conditions (includes Staff Recommended Conditions)

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

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan, dated received July 18, 2022, with revisions required by conditions and the Unified Development Ordinance, subject to review and approval of the Department of Planning and Development.
2. Hours of operation shall be limited to 7:00am to 9:00pm, Monday through Sunday.
3. Buildings shall comply with the requirements of Architectural Design Category 3. Final building design shall be subject to review and approval of the Department of Planning and Development.
4. Vacuum stations and all mechanical equipment, including compressor units on or around the building, shall be screened from view of exterior roadways. Screening design shall be subject to review and approval of the Department of Planning and Development.
5. No temporary tents, temporary canopies, temporary banners, temporary streamers, or temporary roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site, except within 60 days of grand opening and during special events which shall occur no more than twice per calendar year, and last no longer than seven days each.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Letter of Intent and Applicant's Response to Standards
- D. Internal and External Agency Review Comments
- E. Maps

Exhibit A: Site Visit Photos



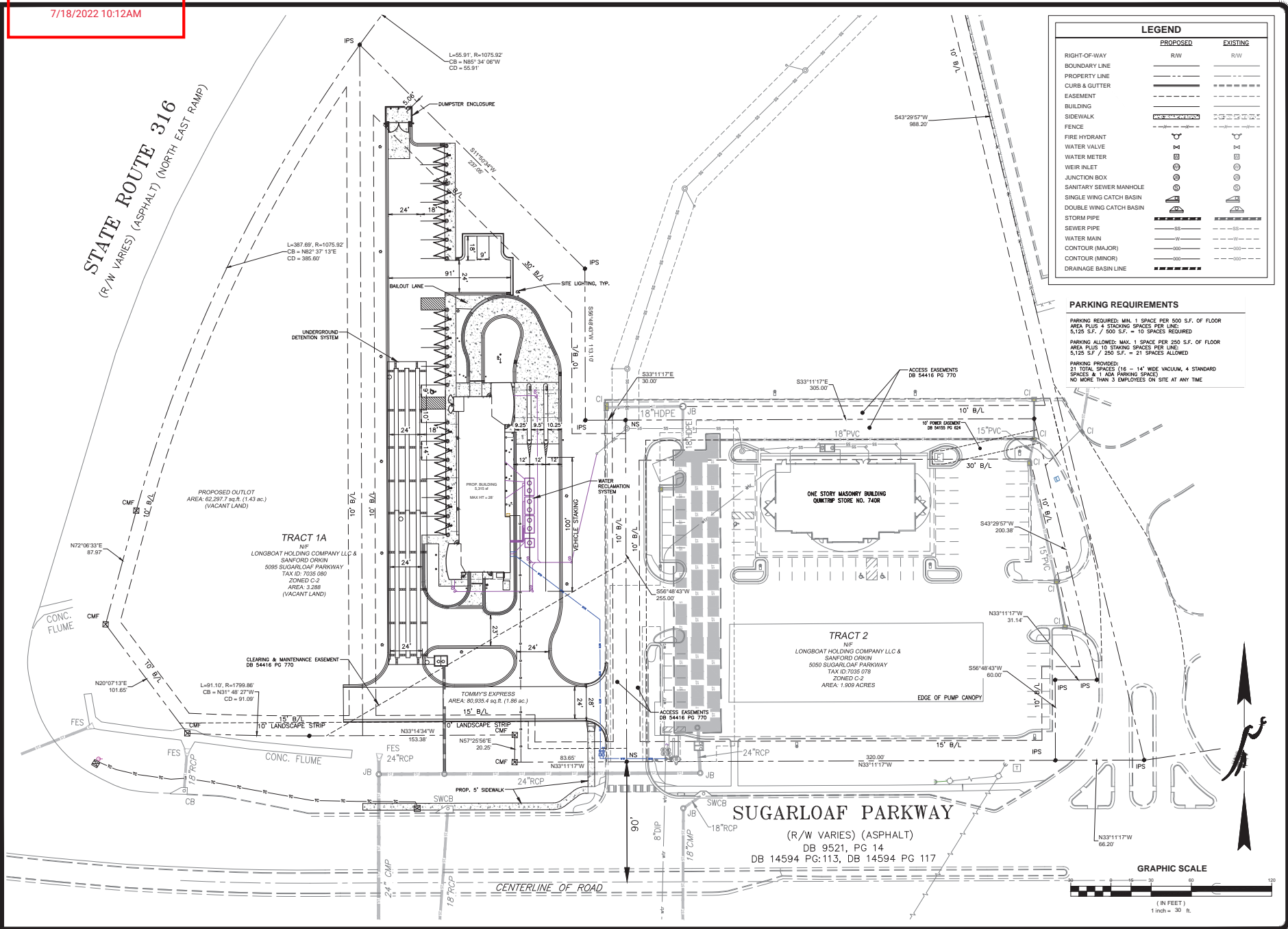
Site view from Sugarloaf Parkway



Adjacent Commercial Uses

Exhibit B: Site Plan

[attached]



CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LAND SURVEYING
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

WINNEBAGO OFFICE
1000 W. 10TH ST. #100
WINNEBAGO, ILLINOIS 61093
PH: 815.735.1234
WWW.FDCON.COM

CHICAGO OFFICE
100 N. LAKE ST. #1000
CHICAGO, ILLINOIS 60602
PH: 773.399.1234
WWW.FDCON.COM

CONCEPT PLAN
FOR
TOMMY'S EXPRESS
5095 SUGARLOAF PARKWAY
LOCATION:
LAND LOT 36, 7TH DISTRICT
WINNETT COUNTY, GEORGIA

REVISIONS

DATE	DESCRIPTION

Know what's below.
Call before you dig.
UNIVERSITY MICROFILMS INTERNATIONAL

DATE: 6/3/2022
SCALE: 1" = 30'
PROJECT NUMBER: 2202-002
DRAWN BY: SPH
REVIEWED BY: ---
REVISED BY: ---

GSWCC# 0000058941
THE ENGINEER HAS REVIEWED THIS PLAN AND SEALS THE WORKING REVISIONS HEREON.

SHEET NUMBER
1.0

A:220.002 Tommy's Express Sugarloaf\2202-002-ENG10.dwg, CONCEPT, SPhayes, Jul 18, 2022 - 8:22:28am

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

[attached]

RECEIVED

7/5/2022

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:

The proposed use of a car wash is suitable to adjacent development which includes a QuikTrip store, storage facility and fast food restaurants.

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

There should be no adverse affects to the usability of adjacent or nearby propeties caused by the development of a car wash at this location. Adjacent sites include a QuikTrip which does not have a car wash. There are no other car washes nearby.

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

The property is currently zone C-2 and is located adjacent to other C-2 zoned parcels. C-2 zoning does allow for a car wash as a use with the Special Use Permit. A car wash would be considered a complimentary use to nearby development.

- (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 car wash use granted by a Specail Use Permit would not cause an excessive or burdensome use of the existing streets, utilities, transportation facilities or schools. There would be no impact to schools or transportation facilities. A car wash will not add additional traffic to existing streets.

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

The proposed use does not require a re-zoning but does require a Special Use Permit and therefore conforms to the future Land Use Plan designation as an Inonovation Corridor.

- (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 size and location of the undeveloped site in conjuction with neighboring uses that will support this development and provide a service to nearby residents

RECEIVED

7/5/2022



June 16, 2022

Gwinnett County Planning & Development
Planning Division
446 West Crogan Street – Suite 300
Lawrenceville, GA 30046

RE: Letter of Intent – Tommy's Express Carwash at 5065 Sugarloaf Pkwy

To Whom It May Concern,

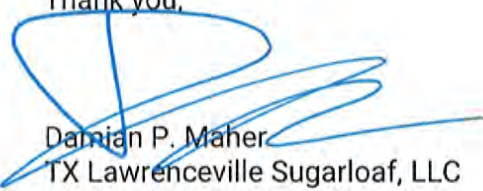
TX Lawrenceville Sugarloaf, LLC is proposing to construct and operate a Tommy's Express Carwash on a 3.28 acre parcel, ID # 7035 080, located at 5065 Sugarloaf Pkwy near the intersection of S.R. 316 and Sugarloaf Pkwy. The site is directly across from a QuikTrip to the east, a self-storage facility to the north and bordered by S.R. 316 to the west. Access will be provided by an existing shared access for the QuikTrip off of Sugarloaf Pkwy. The parcel is currently zoned C-2, and the use of a carwash requires a Special Use Permit. The proposed improvements to the site include the construction of a new automated car wash, self-serve vacuums and parking, with a portion of the parcel remaining for future development.

Proposed hours of operation: 7am-9pm Monday through Sunday

Average Number of employees on site: 3

Average number of cars annually: 75,000

Thank you,



Damian P. Maher
TX Lawrenceville Sugarloaf, LLC
Northgate Express by Tommy's

RECEIVED

7/5/2022



Tommy Car Wash Systems – Recycled Water Usage per California AB-2230

The following information is based on a study conducted at two standard 130' Tommy Express facilities over the course of a six-month period from 7/1/20 to 12/31/20 at our Tommy's Express Hudsonville, MI and Jenison, MI locations. These sites use the typical reverse osmosis water purification system and water reclamation system (reclaim) used in all our sites. The belt speeds during this study were set to 72Hz which has the capacity to process 223 vehicles per hour. The test sites are "busier" sites with high process speeds.

Based on the studies data, the **average city water usage** per vehicle is **28.11 gallons per vehicle**. This includes RO/Reject water due to these functions feeding from prefilled tanks which are filled in the first day of operation and remain filled by filtration equipment. 80% of this water is reclaimed. Studies* have been done nationally on what the carwash industry calls carryout and evaporation (C&E). The consistent C&E average is 20% nationwide and is not shown to be environmentally biased. **Total city water reclaimed for recycling is 22.49 gallons per vehicle = (28.11 x .08)**

We use **46.55 gallons per vehicle** of **reclaim/recycled water** at minimum. 13.81 gallons are used on the vehicle between our Pre-Blast function and Double Threat wheel blaster applications and 32.74 gallons is average used per vehicle for the conveyor belt cleaning and lubrication which is critical to our process efficiency.

Conclusion:

A typical Tommy's Express car wash **recycles and reuses 80%** of the total gallons of city water used per car. The percent of recycled water used per vehicle is **67% = 46.55 / (22.49 + 46.55)**.

[*Brown, Chris. 2018. Water Use, Evaporation and Carryout – ICA 2018](#)

Exhibit D: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		8.17.22	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@GwinnettCounty.com	
Case Number:		SUP2022-00047	
Case Address:		5095 Sugarloaf Parkway	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Sugarloaf Parkway is a principal arterial. ADT = 52,964.		
2	240 feet to nearest transit facility (#2335337) Sugarloaf Parkway and Cisco Campus.		
3	A 5' sidewalk will be required along the Sugarloaf Parkway property frontage.		
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:		8/17/2022		
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.Pappas@GwinnettCounty.com		
Case Number:		SUP2022-00047		
Case Address:		5095 Sugarloaf Parkway		
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 west right-of-way of Sugarloaf Parkway.			
2	Sewer: A Sewer Capacity Certification is required to confirm capacity.			
3	Sewer: Pending available capacity, proposed development may connect to an existing 8-inch sanitary sewer main located on the subject property.			
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
6				
7				

Note: Attach additional pages, if needed

Revised 7/26/2021

Exhibit E: Maps

[attached]

SR316W HWY

SR316E HWY

SR316E EX RP
SUGARLOAF RAMP

SR316E ON RP
SUGARLOAF RAMP

SUGARLOAF PKWY

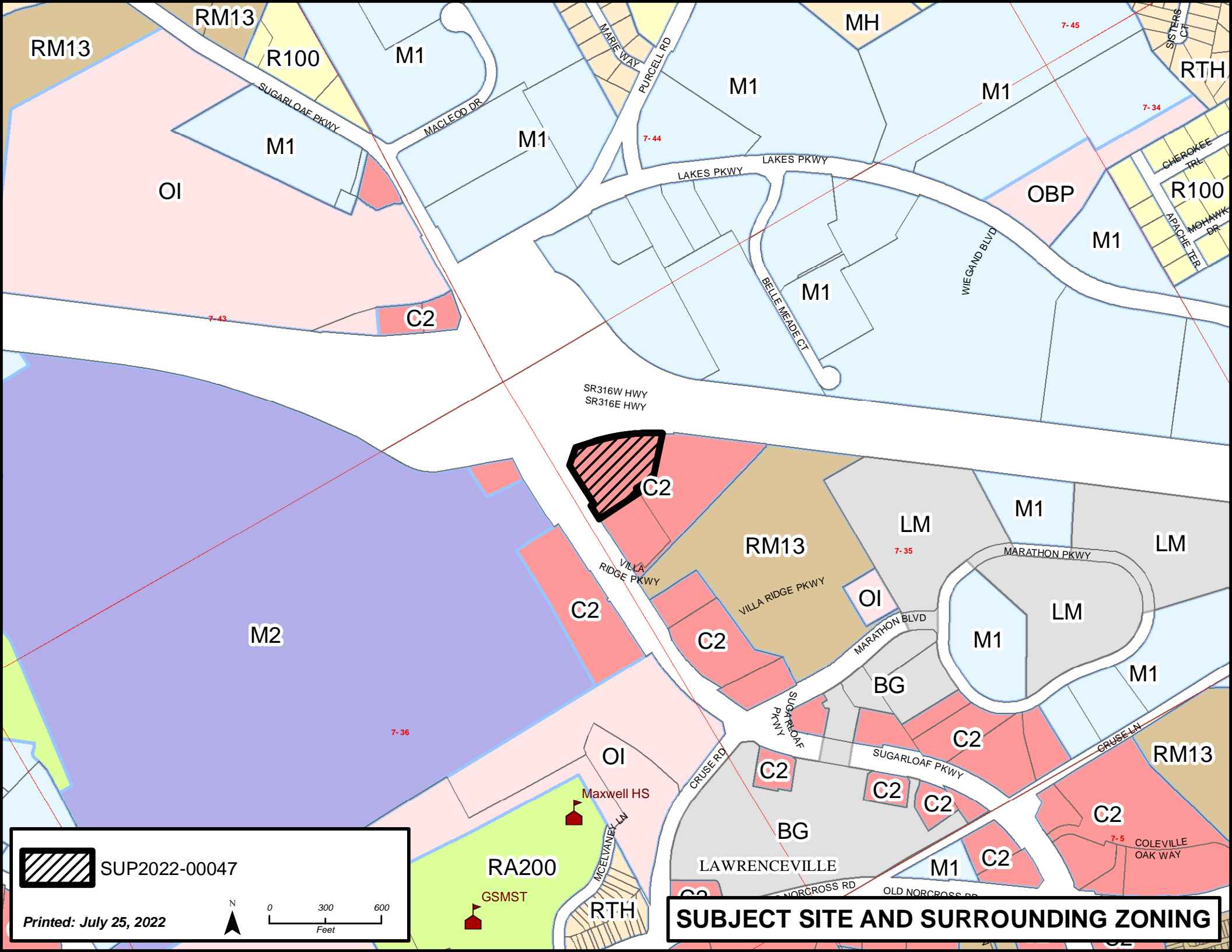
SUGARLOAF PKWY

 SUP2022-00047

Printed: July 25, 2022

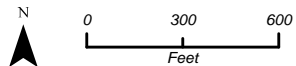
N

0 60 120
Feet



 SUP2022-00047

Printed: July 25, 2022



SUBJECT SITE AND SURROUNDING ZONING

Vibrant Communities
53


Established Neighborhoods

Established Neighborhoods

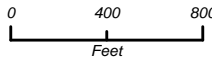
Innovation Districts

LAWRENCEVILLE

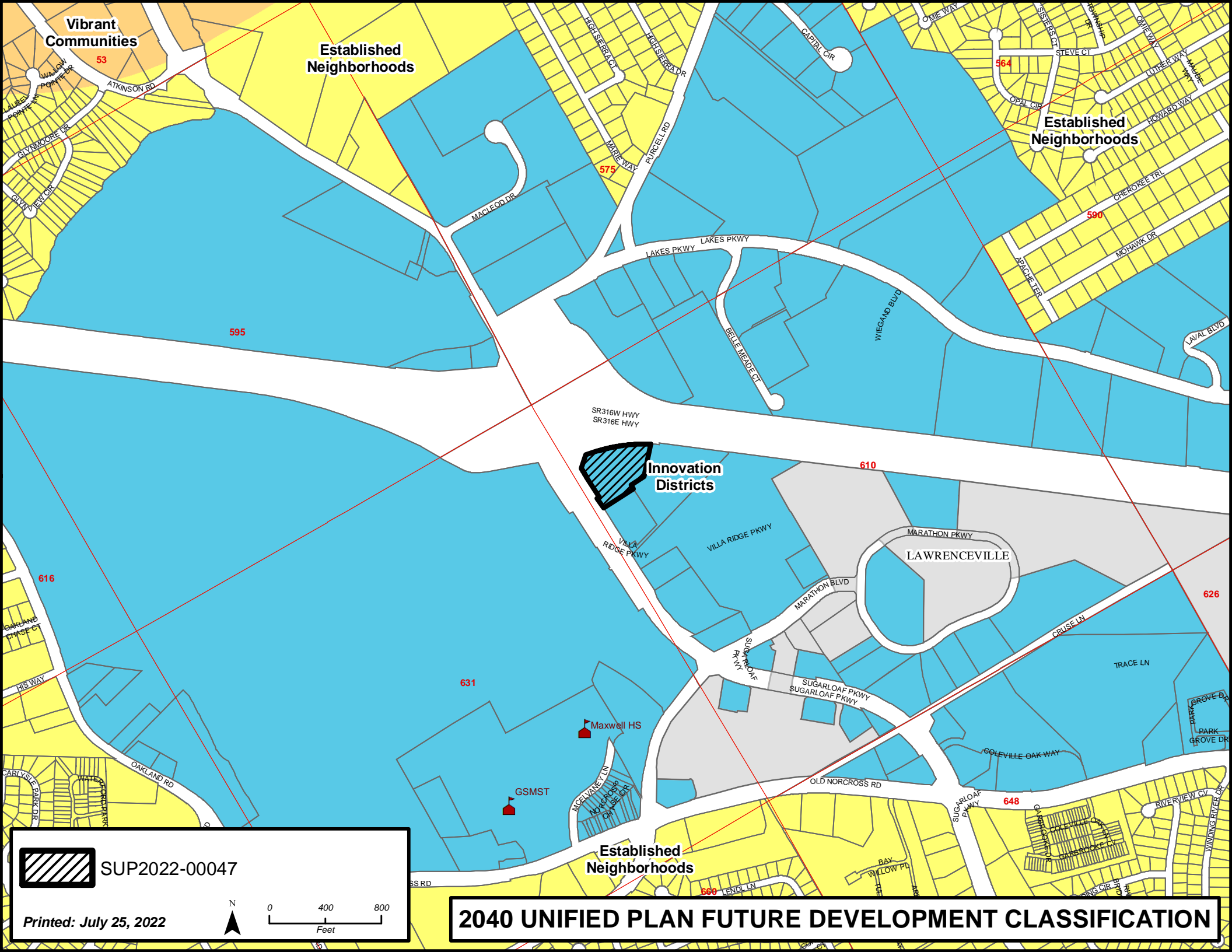
Established Neighborhoods

 SUP2022-00047

Printed: July 25, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION



RECEIVED

7/19/2022

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>TX Lawrenceville Sugarloaf, LLC</u>	Sanford H. Orkin, as Trustee of NAME: <u>The Sanford H. Orkin Revocable Trust & Longboat Holding Company, LLC</u>
ADDRESS: <u>38 Commerce Ave. SW, Suite 200</u>	ADDRESS: <u>4865 Olde Towne Pkwy, Suite 100</u>
CITY: <u>Grand Rapids</u>	CITY: <u>Marietta</u>
STATE: <u>MI</u> ZIP: <u>49503</u>	STATE: <u>GA</u> ZIP: <u>30068-5636</u>
PHONE: <u>616-633-0377</u>	PHONE: <u>770-321-1140</u>
EMAIL: <u>dmaher@northgatetommys.com</u>	EMAIL: _____
CONTACT PERSON: <u>Damian Maher</u> PHONE: <u>616-633-0366</u>	
CONTACT'S E-MAIL: <u>dmaher@northgatetommys.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>N/A</u>
PARCEL NUMBER(S): <u>7035-080</u> ACREAGE: <u>3.28</u>
ADDRESS OF PROPERTY: <u>5095 Sugarloaf Pkwy</u>
SPECIAL USE REQUESTED: <u>Car Wash</u>

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

7/5/2022

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:

The proposed use of a car wash is suitable to adjacent development which includes a QuikTrip store, storage facility and fast food restaurants.

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

There should be no adverse affects to the usability of adjacent or nearby propeties caused by the development of a car wash at this location. Adjacent sites include a QuikTrip which does not have a car wash. There are no other car washes nearby.

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

The property is currently zone C-2 and is located adjacent to other C-2 zoned parcels. C-2 zoning does allow for a car wash as a use with the Special Use Permit. A car wash would be considered a complimentary use to nearby development.

- (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 car wash use granted by a Specail Use Permit would not cause an excessive or burdensome use of the existing streets, utilities, transportation facilities or schools. There would be no impact to schools or transportation facilities. A car wash will not add additional traffic to existing streets.

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

The proposed use does not require a re-zoning but does require a Special Use Permit and therefore conforms to the future Land Use Plan designation as an Inonovation Corridor.

- (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 size and location of the undeveloped site in conjuction with neighboring uses that will support this development and provide a service to nearby residents

RECEIVED

7/5/2022

SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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



Signature of Applicant

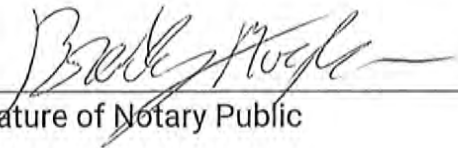
6/6/2022

Date

Kyle Perry - Account Manager

Type or Print Name and Title

BRADLEY MUGLER
Notary Public, State of Michigan
County of Kent
My Commission Expires 02-15-2026
Acting in the County of Kent



Signature of Notary Public

6/6/2022

Date

Notary Seal

RECEIVED

7/5/2022

SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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

SH Orkin

6-8-2022

Signature of Property Owner

Date

By: Sanford H. Orkin, as Trustee of
The Sanford H. Orkin Revocable Trust &
Longboat Holding Company

Kenneth Orkin

Type or Print Name and Title

Laurie Anne Goins

6/8/2022

Signature of Notary Public

Date



Notary Seal

RECEIVED

7/5/2022

SPECIAL USE PERMIT CHECKLIST

The following is a checklist of information required for submission of a Special Use Permit application. The Planning and Development Department reserves the right to reject any incomplete application.

- Application Form
- Legal Description
- Boundary Survey and Existing Conditions
- Site Plan (One (1) digital copy)
- Standards Governing Exercise of the Zoning Power
- Letter of Intent
- Applicant Certification with Notarized Signature
- Property Owner Certification with Notarized Signature
- Conflict of Interest Certification/Campaign Contributions
- Verification of Paid Property Taxes (most recent year)
- Application Fee – make checks payable to Gwinnett County

Additional Exhibits (if required):

- Additional site plan requirements for OSC, TND, R-SR, R-TH, MU-N, MU-C, MU-R and HRR rezoning requests
- Traffic Study
- Review Form for Development of Regional Impact
- Building Compliance Inspection

Please bring this checklist when filing for a Special Use Permit.

RECEIVED

7/5/2022



June 16, 2022

Gwinnett County Planning & Development
Planning Division
446 West Crogan Street – Suite 300
Lawrenceville, GA 30046

RE: Letter of Intent – Tommy's Express Carwash at 5065 Sugarloaf Pkwy

To Whom It May Concern,

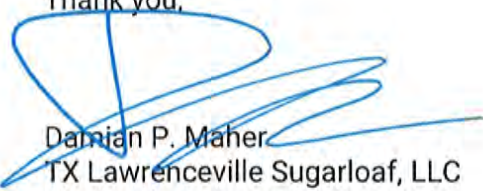
TX Lawrenceville Sugarloaf, LLC is proposing to construct and operate a Tommy's Express Carwash on a 3.28 acre parcel, ID # 7035 080, located at 5065 Sugarloaf Pkwy near the intersection of S.R. 316 and Sugarloaf Pkwy. The site is directly across from a QuikTrip to the east, a self-storage facility to the north and bordered by S.R. 316 to the west. Access will be provided by an existing shared access for the QuikTrip off of Sugarloaf Pkwy. The parcel is currently zoned C-2, and the use of a carwash requires a Special Use Permit. The proposed improvements to the site include the construction of a new automated car wash, self-serve vacuums and parking, with a portion of the parcel remaining for future development.

Proposed hours of operation: 7am-9pm Monday through Sunday

Average Number of employees on site: 3

Average number of cars annually: 75,000

Thank you,


Damian P. Maher
TX Lawrenceville Sugarloaf, LLC
Northgate Express by Tommy's

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7/5/2022



Tommy Car Wash Systems | 581 Ottawa Ave. | Holland, MI 49423 | tommycarwash.com

Tommy Car Wash Systems – Recycled Water Usage per California AB-2230

The following information is based on a study conducted at two standard 130' Tommy Express facilities over the course of a six-month period from 7/1/20 to 12/31/20 at our Tommy's Express Hudsonville, MI and Jenison, MI locations. These sites use the typical reverse osmosis water purification system and water reclamation system (reclaim) used in all our sites. The belt speeds during this study were set to 72Hz which has the capacity to process 223 vehicles per hour. The test sites are "busier" sites with high process speeds.

Based on the studies data, the **average city water usage** per vehicle is **28.11 gallons per vehicle**. This includes RO/Reject water due to these functions feeding from prefilled tanks which are filled in the first day of operation and remain filled by filtration equipment. 80% of this water is reclaimed. Studies* have been done nationally on what the carwash industry calls carryout and evaporation (C&E). The consistent C&E average is 20% nationwide and is not shown to be environmentally biased. **Total city water reclaimed for recycling is 22.49 gallons per vehicle = (28.11 x .08)**

We use **46.55 gallons per vehicle** of **reclaim/recycled water** at minimum. 13.81 gallons are used on the vehicle between our Pre-Blast function and Double Threat wheel blaster applications and 32.74 gallons is average used per vehicle for the conveyor belt cleaning and lubrication which is critical to our process efficiency.

Conclusion:

A typical Tommy's Express car wash **recycles and reuses 80%** of the total gallons of city water used per car. The percent of recycled water used per vehicle is **67% = 46.55 / (22.49 + 46.55)**.

[*Brown, Chris. 2018. Water Use, Evaporation and Carryout – ICA 2018](#)

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7/5/2022

SURVEYED LEGAL DESCRIPTION

All that tract or parcel of land being in land lot 35 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a concrete monument found at a mitered intersection formed by the southerly right of way of State Route 316 (right of way varies) and the easterly right of way of Sugarloaf Parkway (right of way varies) said point being the **POINT OF BEGINNING**.

THENCE along the right of way of Sugarloaf Parkway North 20 degrees 23 minutes 12 seconds East for a distance of 101.70 feet to a concrete monument found on the right of way of State Route 316; THENCE along the right of way of State Route 316 the following two (2) courses and distances North 71 degrees 58 minutes 25 seconds East for a distance of 86.87 feet to a concrete monument found; THENCE along a curve turning to the right and having a radius of 1075.92 feet, an arc length of 388.75 feet and being subtended by a chord having a bearing of North 82 degrees 40 minutes 10 seconds East for a distance of 386.64 feet to a ½ inch rebar found with cap; THENCE leaving the right of way of State Route 316 South 11 degrees 50 minutes 46 seconds West for a distance of 237.02 feet to a ½ inch rebar found with cap; THENCE South 56 degrees 48 minutes 19 seconds West for a distance of 113.04 feet ½ inch rebar found with cap; THENCE South 33 degrees 28 minutes 51 seconds East for a distance of 29.79 feet to a hole in the concrete; THENCE South 56 degrees 49 minutes 24 seconds West for a distance of 255.08 feet to a hole in the concrete on the right of way of Sugarloaf Parkway; THENCE along the right of way of Sugarloaf Parkway the following four (4) courses and distances North 33 degrees 14 minutes 09 seconds West for a distance of 83.65 feet to an iron pin set; THENCE North 57 degrees 23 minutes 04 seconds East for a distance of 20.25 feet to an iron pin set; THENCE North 33 degrees 17 minutes 26 seconds West for a distance of 153.38 feet to a point; THENCE along a curve turning to the right and having a radius of 1799.86 feet, an arc length of 91.42 feet and being subtended by a chord having a bearing of North 31 degrees 50 minutes 21 seconds West for a distance of 91.41 feet to a concrete monument found, said point being the **POINT OF BEGINNING**.

Said tract described above contains 3.291 acres

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7/5/2022

ACREAGE SUMMARY
TRACT 1A: 3.288 ACRES
TRACT 1B: 4.945 ACRES
TRACT 2: 1.909 ACRES
TOTAL = 10.143 ACRES

Final Plat Data table with columns for General, Project Data, and Related Cases.

SURVEYOR: MCKIM & CREED
ENGINEER: MCKIM & CREED
OWNER 1 / DEVELOPER: LONGBOAT HOLDING COMPANY LLC
OWNER 2 / DEVELOPER: SANFORD ORKIN

LEGEND table listing various symbols and their corresponding descriptions for the plat.

FINAL PLAT APPROVAL: THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT CERTIFIES THAT THIS PLAT COMPLES WITH TITLE 2 AND TITLE 3 OF THE GWINNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO) AND THAT IT HAS BEEN APPROVED BY ALL OTHER OPERATIONAL COUNTY DEPARTMENTS, AS APPROPRIATE, THIS DATE APPROVED.

OWNERS ACKNOWLEDGMENT AND DECLARATION: THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED, HERETO, IN PRESSION OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DECLARES THAT THIS ACKNOWLEDGMENT AND DECLARATION TO THE USE OF THE PUBLIC FOR ALL OTHER STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINAGE EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

FINAL REGISTERED LAND SURVEYOR'S CERTIFICATE: IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION...

AS REQUIRED BY SUBSECTION (b) OF O.C.G.A. SECTION 15-6-47, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL AGENCIES...

JOHN W. TRAWICK, GEORGIA BLS NO. 2022, DATE OF EXPIRATION 10/31/2028

THIS PLAT SURRENDES THAT RECORDED IN PLAT BOOK 135 PAGE 228, GWINNETT COUNTY RECORDS

SURVEYOR'S NOTES

- 1. APPARENT SOURCE OF TITLE: DEED BOOK 50453 PAGE 201
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,960 FEET AND AN ANGULAR ERROR OF 07 SECONDS PER ANGLE POINT...
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITH ONE FOOT IN 246,105 FEET.

COUNTY NOTES

- SIDEWALKS ARE REQUIRED ALONG BOTH SIDES OF THE INTERNAL STREETS. SIDEWALKS ARE TO BE 5 FEET (SEE BELOW) FROM BACK OF CURB AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM OF 4" WITH AND 4" THICK WITH A CROSS SLOPE OF 0.25 IN/FT. CONCRETE SHALL BE CLASS B AND HAVE STRENGTH OF 3000 POUNDS/SQ. YD. (3,024 A-F).
SIDEWALKS SHALL BE INSTALLED ON ABUTTING STREETS (ABUTTING SIDE) PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY.

PUBLIC NOTICE - DRAINAGE

- NOTE: GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF OVERFLOWS BEYOND THE RIGHT-OF-WAY ON THE APPROVED AND RECORDED SUBDIVISION PLAT.
GWINNETT COUNTY DOES NOT ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE COUNTY RIGHT-OF-WAY.

REVISION 1 - DATE: 07/05/2017
SPLIT TRACT 1 INTO TRACTS 1A AND 1B

ZONING NOTES:

THIS PROPERTY IS CURRENTLY ZONED C-2 (GENERAL COMMERCIAL DISTRICT). THE MINIMUM BUILDING SETBACKS FOR C-2 DISTRICT ARE AS FOLLOWS:
- MINIMUM FRONT YARD: 15 FEET;
- MINIMUM SIDE YARD: 10 FEET;
- MINIMUM REAR YARD: 30 FEET;

ZONING CASE DATA:

CASE NUMBER ZV2015-0004 APPROVED 3/20/15 INCREASE ALLOWABLE SIGN AREA ON CANOPY FROM 850 FT. TO 1410 SQ. FT.
CASE NUMBER ZV2015-0006 APPROVED 3/20/15 INCREASE ALLOWABLE SIGN AREA ON FRONT ELEVATION FROM 850 FT. TO 1610 SQ. FT.

THE APPLICAS FOR CASE NUMBERS ZV2015-0004 & ZV2015-0006 APPROVED ON THE 10TH DAY OF MARCH, 2015 WITH THE FOLLOWING CONDITIONS:
1. THE INCREASE IN FRONT WALL SIGN SHALL NOT EXCEED 161 SQ. FT.
2. THE TOTAL AGGREGATE SQUARE FOOTAGE FOR ALL WALL SIGNAGE SHALL NOT EXCEED 810 SQ. FT.

THE REDUCTION APPROVED ON THE 23TH DAY OF AUGUST, 2017 WITH THE FOLLOWING ENUMERATED CONDITIONS:
1. PROVIDE A 60" FOOT WIDE LANDSCAPE BUFFER ADJACENT TO ADJACENT ZONED PROPERTIES.

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31. PROVIDE A 60" FOOT WIDE LANDSCAPE BUFFER ADJACENT TO ADJACENT ZONED PROPERTIES.
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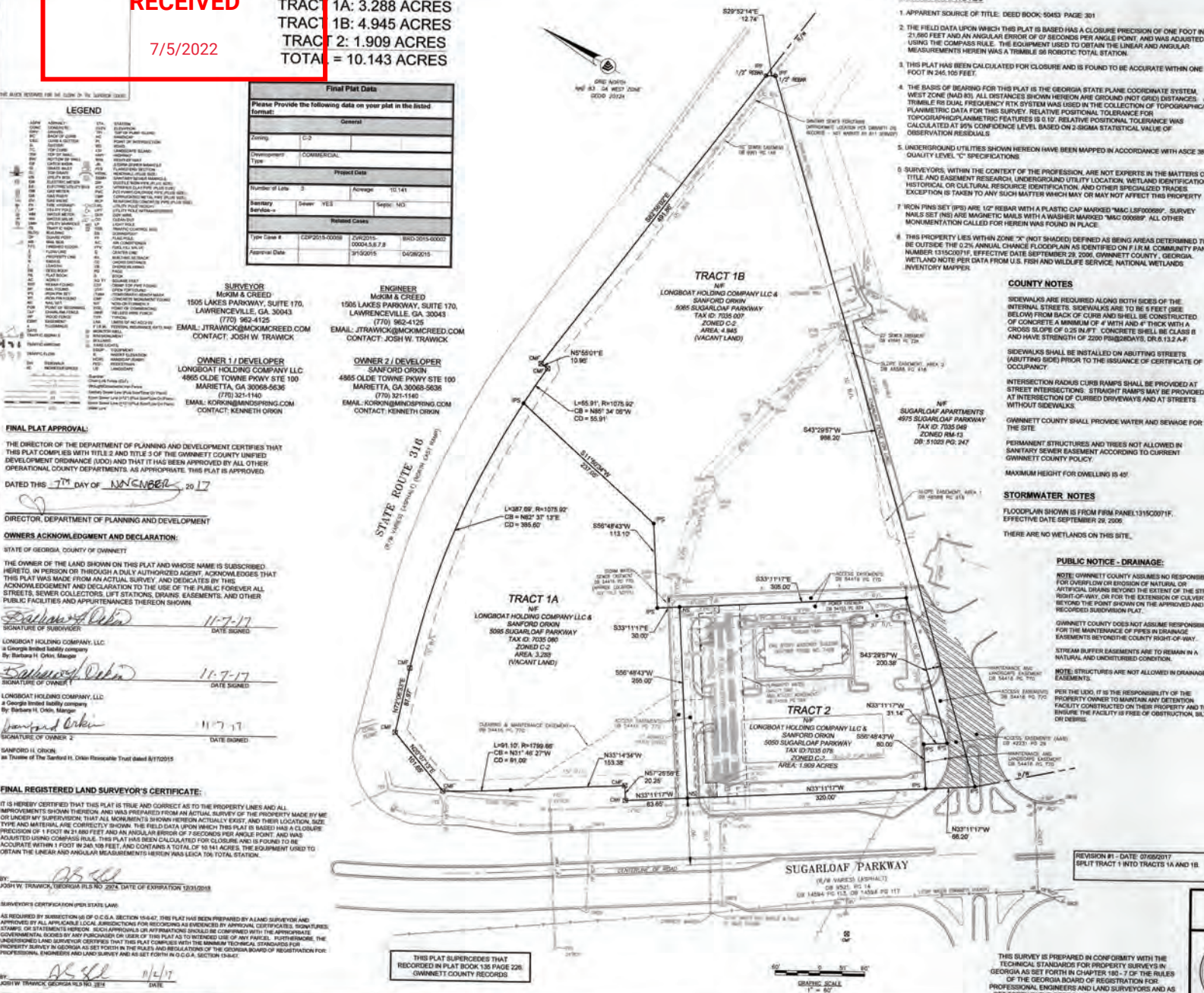
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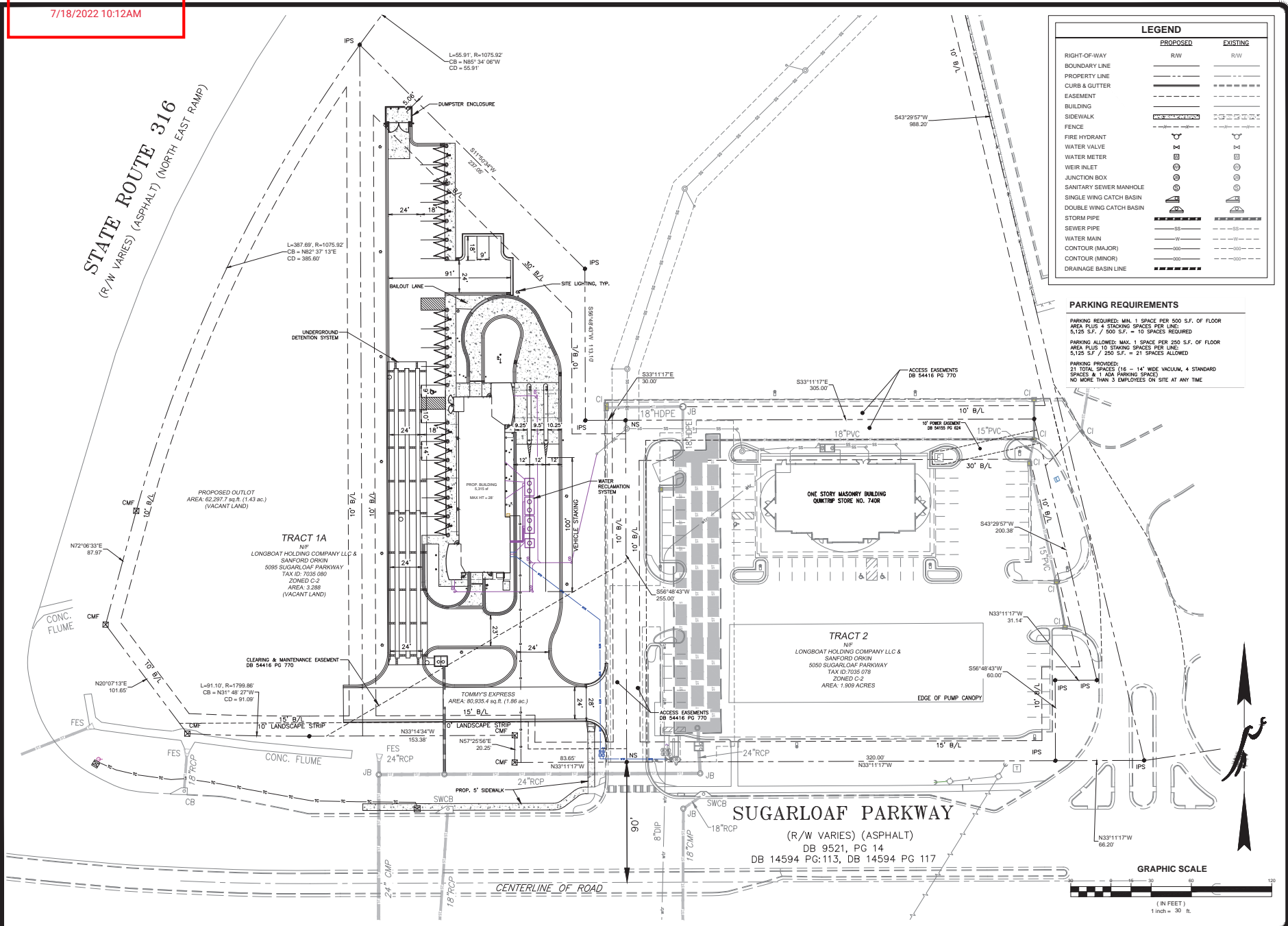
39. PROVIDE A 60" FOOT WIDE LANDSCAPE BUFFER ADJACENT TO ADJACENT ZONED PROPERTIES.
40. PROVIDE A 60" FOOT WIDE LANDSCAPE BUFFER ADJACENT TO ADJACENT ZONED PROPERTIES.

THE ONLY ADDRESS FOR THIS PLAT IS THE SURVEYOR'S OFFICE



FINAL PLAT FOR LONGBOAT HOLDING COMPANY, LLC & SANFORD H. ORKIN AT HWY 316 & SUGARLOAF PARKWAY, LAWRENCEVILLE, GA 30043. Includes MKM & CREED logo and contact information.

THIS SURVEY IS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180 - 7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PRACTICE ACT O.C.G.A. 15 - 6 - 9



LEGEND		
PROPOSED	EXISTING	
RIGHT-OF-WAY	RAW	R/W
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
CURB & GUTTER	---	---
EASEMENT	---	---
BUILDING	---	---
SIDEWALK	---	---
FENCE	---	---
FIRE HYDRANT	⊕	⊕
WATER VALVE	⊕	⊕
WATER METER	⊕	⊕
WEIR INLET	⊕	⊕
JUNCTION BOX	⊕	⊕
SANITARY SEWER MANHOLE	⊕	⊕
SINGLE WING CATCH BASIN	⊕	⊕
DOUBLE WING CATCH BASIN	⊕	⊕
STORM PIPE	---	---
SEWER PIPE	---	---
WATER MAIN	---	---
CONTOUR (MAJOR)	---	---
CONTOUR (MINOR)	---	---
DRAINAGE BASIN LINE	---	---

PARKING REQUIREMENTS

PARKING REQUIRED: MIN. 1 SPACE PER 300 S.F. OF FLOOR AREA PLUS 4 STACKING SPACES PER LINE
5,125 S.F. / 500 S.F. = 10 SPACES REQUIRED

PARKING ALLOWED: MAX. 1 SPACE PER 250 S.F. OF FLOOR AREA PLUS 10 STACKING SPACES PER LINE
5,125 S.F. / 250 S.F. = 21 SPACES ALLOWED

PARKING PROVIDED:
21 TOTAL SPACES (16 - 14' WIDE VACUUM, 4 STANDARD SPACES & 1 ADA PARKING SPACE)
NO MORE THAN 3 EMPLOYEES ON SITE AT ANY TIME

CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LAND SURVEYING
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

WINNETT OFFICE: 1000 W. STATE ST. SUITE 100, WINNETT, GA 30159
ATLANTA OFFICE: 1000 W. STATE ST. SUITE 100, ATLANTA, GA 30334
COLUMBIA OFFICE: 1000 W. STATE ST. SUITE 100, COLUMBIA, SC 29201

CONCEPT PLAN FOR
TOMMY'S EXPRESS
5095 SUGARLOAF PARKWAY
LOCATION: LAND LOT 36, 7TH DISTRICT
WINNETT COUNTY, GEORGIA

REVISIONS

DATE	DESCRIPTION

DATE: 7/18/2022
SCALE: 1" = 30'
PROJECT NUMBER: 2220-002
DRAWN BY: SPH
REVIEWED BY: ---
REVISED BY: ---

DATE: 7/18/2022
SCALE: 1" = 30'
PROJECT NUMBER: 2220-002
DRAWN BY: SPH
REVIEWED BY: ---
REVISED BY: ---

GSWCC# 000058941
THIS DOCUMENT IS THE PROPERTY OF FALCON DESIGN CONSULTANTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THE TITLE SHEET.

SHEET NUMBER
1.0

A:220.002 Tommy's Express Sugarloaf/220.020-002-ENG10.dwg, CONCEPT, SPhayes, Jul 18, 2022 - 8:22:28am