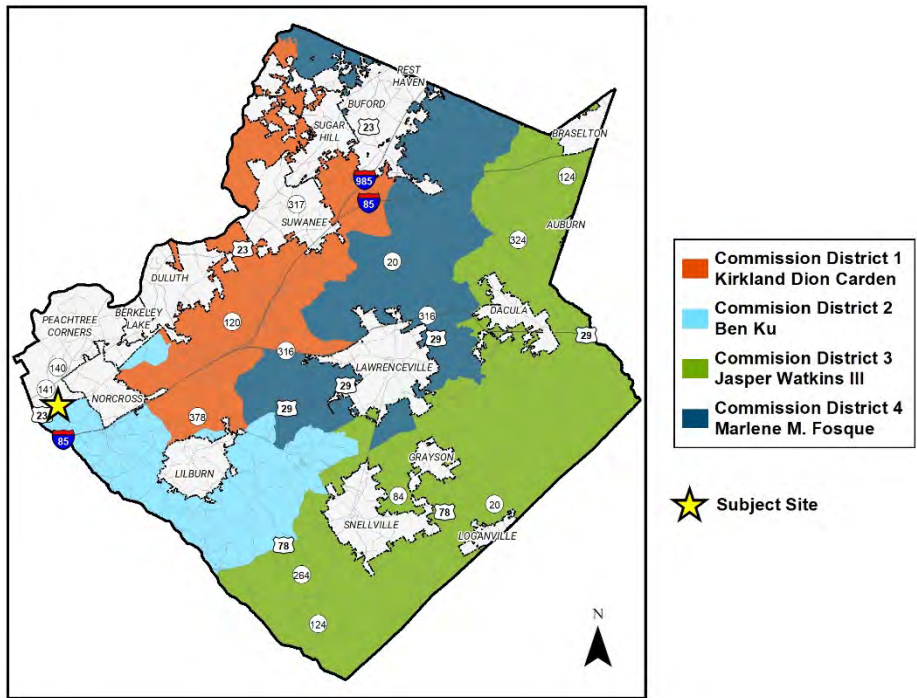




## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** SUP2022-00048  
**Current Zoning:** M-1 (Light Industry District)  
**Overlay District:** Gateway 85  
**Request:** Special Use Permit  
**Address:** 6802 Buford Highway  
**Map Number:** R6246A259  
**Site Area:** 6.83 acres  
**Square Feet:** 52,800  
**Proposed Development:** Maintenance Shop  
**Commission District:** District 2 – Commissioner Ku\*  
**Character Area:** Workplace Center

**Staff 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:** Dickinson Fleet Services LLC c/o  
Michael W. Tyler, Esq.  
Kilpatrick Townsend & Stockton  
1100 Peachtree Street NE, Suite 2800  
Atlanta, GA 30309

**Owner:** Dickinson Fleet Services, LLC  
1100 Peachtree Street NE, Suite 2800  
Atlanta, GA 30309

**Contact:** Michael W. Tyler

**Contact Phone:** 404.580.2039

## Zoning History

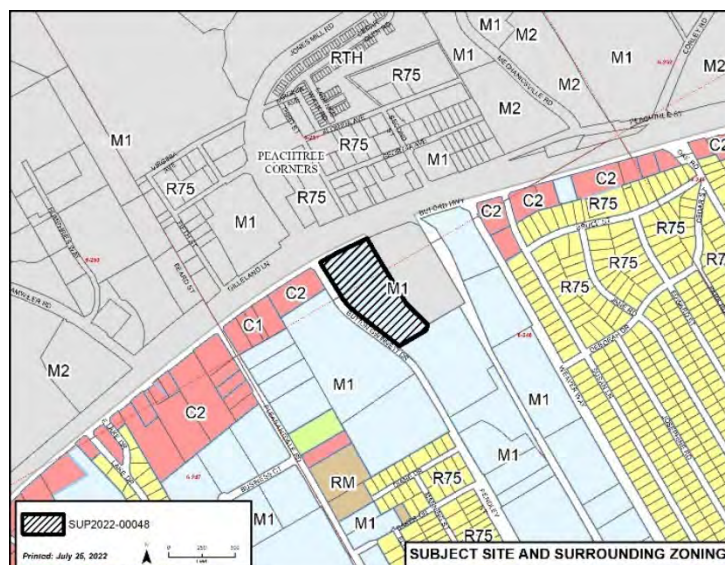
The subject property is zoned M-1 (Light Industry District). No prior zoning requests are on record for this property.

## Existing Site Condition

The subject site is a 6.83-acre parcel located at the intersection of Buford Highway and Button Gwinnett Drive. The site is developed with a 52,800 square foot, one-story building constructed in 1974. The site topography is relatively flat, and there are no existing streams or wetlands. Access to the site is from a driveway entrance located on Buford Highway, which is classified as a major arterial. Additional access to the site is provided onto Button Gwinnett Drive through an interparcel driveway from the adjacent parcel to the south. A sidewalk exists along Buford Highway and there are no sidewalks along Button Gwinnett Drive. Overhead utilities span the length of each road frontage. A sanitary sewer easement is located at the southeast corner of the property. The nearest Gwinnett County Transit stop is 175 feet from the subject property.

## Surrounding Use and Zoning

The subject site is surrounded by residential, industrial, and commercial properties. To the north across Buford Highway and the railroad are single-family homes located in the Peachtree Corners city limits. The rest of the surrounding uses include light industrial uses and automobile related commercial businesses. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Existing	Fleet Maintenance Shop	M-1	N/A
North	Single-Family Residential	R-75 (City of Peachtree Corners)	0.26 units per acre
East	Light Industrial	M-1 (City of Peachtree Corners)	N/A
South	Light Industrial	M-1	N/A
West	Commercial Light Industrial	C-2 M-1	N/A

## Project Summary

The applicant requests a special use permit on a 6.83-acre property zoned M-1 to allow a fleet vehicle maintenance shop, including:

- 52,800 square foot, one-story brick and metal building constructed in 1974.
- A total of 164 parking spaces around the existing building, including 34 (9'x18') customer parking spaces, 5 (9'x25') mechanic shop pick up/drop off parking spaces, 16 (12'x65') mechanic shop pick up/drop off parking spaces, 48 (9'x18') employee parking spaces, 5 (12'x48') overflow parking area in the rear, 22 (12'x40') box truck staging area parking spaces, and 34 (12'x65') trailer parking spaces.
- A total of 26 bays including 9 bays on the western side, 9 bays on the eastern side, 3 bays in the front and 5 bays in the rear of the building.
- Services including mechanical, body and paint work on Class 3 through Class 8 vehicles as stated in the letter of intent.
- Approximately 100 vehicles per week to be serviced.
- 40-50 employees, comprised of technicians, parts specialists, drivers, and office personnel.
- Days and hours of operation from 6:30 a.m. to 5:00 p.m., Monday through Friday.
- A code enforcement case CEU2021-11473 opened in response to the violations occurring on the site including parking spaces rented to individuals and trucking companies, salvage operation, and body works without appropriate permits. A code enforcement inspection workflow is attached.

## Zoning and Development Standards

The applicant is requesting a special use permit for a fleet vehicle maintenance shop in the M-1, Light Industry District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Existing	Meets Standard?
Building Height	Maximum 45'	<45'	YES
Front Yard Setback	Minimum 50'	>50'	YES
Side Yard Setback	Minimum 25'	<25'	NO*
Rear Yard Setback	Minimum 50'	>50'	YES
Off-Street Parking	Minimum: 60 spaces Maximum: 78 spaces	164 regular parking spaces	NO**
Landscape strip	Minimum: 10'	<10'	NO***

\* The building is encroaching into a side setback. However, the building was constructed in 1974. Therefore, the encroachment is considered legally nonconforming, and no variance is needed.

\*\*The number of parking spaces is more than the maximum allowed in M-1 zoning. However, parking

has not changed since construction of the building in 1974. Therefore, the existing parking is considered legally nonconforming, and no variance is needed to retain the existing parking spaces. \*\*\*The proposed development does not meet the Landscape Strip Planting Requirement per Section 620-20. the lack of the landscape strip is considered legally nonconforming, and no waiver is needed.

In addition, the following standards apply to development in the Gateway 85 Overlay District:

Standard	Meets Standard?
Streetscapes shall be installed along public rights-of-way as specified in Table 220.4: Streetscape Table	NO
A walkway shall be provided from all buildings to an adjacent public right-of-way	NO

The site is located within the Gateway 85 Overlay District. The submitted site plan does not comply with these requirements. Section 22-10.2 of the UDO states that “In any case where the conditions of approval for rezoning or special use permit approved by the Board of Commissioners conflict with the provisions of an overlay district, the conditions shall take precedence.” Therefore, a condition allowing exemption from these requirements would allow the development to proceed as proposed by the applicant.

### 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 industrial and commercial properties. Surrounding uses include an automobile service center and industrial warehouse to the west, a truck rental facility to the south. A lumber wholesale and distribution facility is to the east of the property in the City of Peachtree Corners and railroad tracks are to the north across Buford Highway. The requested special use permit is suitable considering 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 subject property is located along an intensely developed commercial and light industrial corridor containing similar uses. In addition, the special use permit will simply allow the continued use of the fleet vehicle maintenance shop that has been in operation since 1997.

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

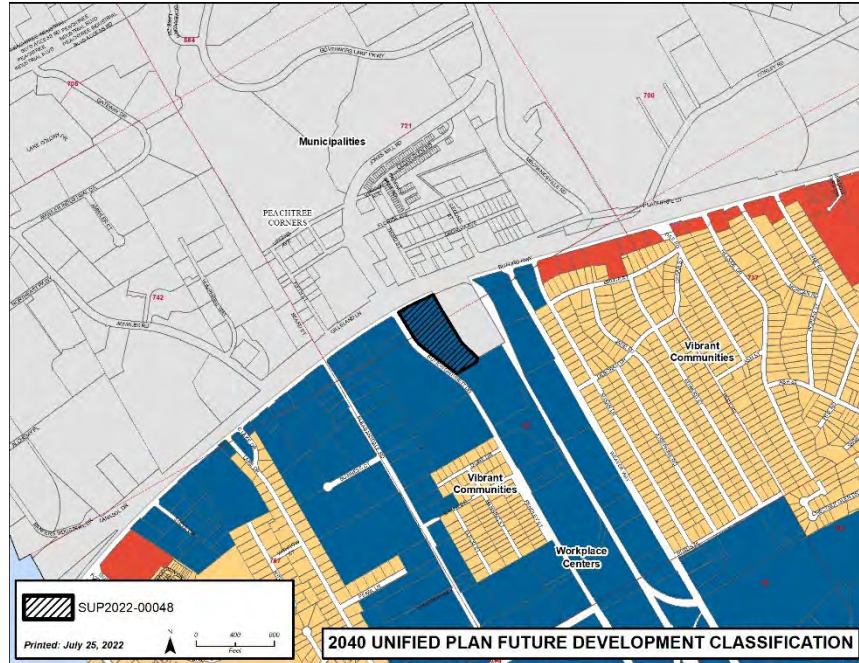
The property has a reasonable economic use as currently zoned.

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

The proposed special use would create minimal 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 Workplace Center Character Area. This designation includes office parks, industrial parks, and freight oriented and logistic uses. The character area encourages service uses to offset the anticipated reduction in manufacturing and light industry. The requested special use permit for an automobile or truck fleet vehicles maintenance shop can help offset the projected decline in light industrial uses and therefore would conform with the policy and intent of the Unified Plan and Future Development Map.



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

Dickison Fleet Services purchased the property in 1997 and has been operating without a required special use permit. However, as a part of the company’s rebranding process, the applicant intends to streamline all operations and include only maintenance and repair services, specifically mechanical, body and paint work on Class 3 through Class 8 vehicles. As stated in the letter of intent, the facility is also currently undergoing improvements to its signage, parking lot, and fencing in response to the citation issued by code enforcement. Additionally, the road frontage along the south of Buford Highway predominantly consists of commercially zoned parcels. The approval of the proposed special use permit will help preserve this area for employment. This 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.

**Staff Recommended Conditions**

Approval of a special use permit for maintenance shop, subject to the following conditions:

1. No vehicle sales of any kind shall occur at this location.
2. Parking spaces shall not be rented.
3. Salvage of inoperable vehicles and outdoor storage of automobile parts or tires shall be prohibited. No inoperable vehicles shall be stored on the property for more than ten days.

Any vehicles abandoned by their owners, whether before or after repair, shall be removed from the property within five days after they become abandoned under State and/or County law.

4. All repair activities shall take place indoors. No repairs may be conducted in the parking lot.
5. The property owner shall stripe parking spaces in accordance with Gwinnett County parking standards. All vehicles must be parked in a striped parking space on a paved surface.
6. Dumpsters shall be screened by a 100 percent opaque brick or stacked stone wall with an opaque metal gate enclosure.
7. All barbed wire shall be removed from the site.
8. Existing parking areas and related infrastructure shall be removed from the right of way subject to an approved development permit prior to the issuance of a certificate of occupancy.
9. 10-foot-wide landscape strip shall be provided along both road frontages per the requirements of the Unified Development Ordinance.
10. The existing entrance shall be reconstructed to meet the requirements for commercial driveways subject to review and approval of the Gwinnett Department of Transportation.
11. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease, or an application shall be made for renewal of the Special Use Permit.
12. If any future development of this parcel requires a Land Disturbance Permit or Development Permit, then a 10' wide multi-use trail/sidewalk shall be required along the Buford Highway frontage according to the Gwinnett County Trails Master Plan according to the Unified Development Ordinance, Chapter 900.

**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. CEU2021-11473 Code enforcement inspection workflow
- F. Maps

**Exhibit A: Site Visit Photos**



View from Button Gwinnett Drive



Shared access from Button Gwinnett Drive



Access from Button Buford Highway



Parking lot inside the premise

**Exhibit B: Site Plan**

**[attached]**



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

**[attached]**

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7/7/2022



KILPATRICK  
TOWNSEND

ATTORNEYS AT LAW

KILPATRICK TOWNSEND & STOCKTON LLP

www.kilpatricktownsend.com

Suite 2800 1100 Peachtree St.  
Atlanta GA 30309-4528  
t 404 815 6500 f 404 815 6555

direct dial 404 815 6474  
direct fax 404 541 3427  
mtyler@kilpatricktownsend.com

July 7, 2022

Board of Commissioners of Gwinnett County  
75 Langley Drive  
Lawrenceville, GA 30046

Re: Dickinson Fleet Services LLC  
Letter of Intent for a Special Use Permit for a Maintenance Shop  
at 6802 Buford Highway N.E.

Dear Members of the Board of Commissioners:

This Letter of Intent is submitted herewith in support of the application for a Special Use Permit for a Maintenance Shop filed by Dickinson Fleet Services LLC to authorize the continued operation of its long-standing fleet vehicle maintenance shop at 6802 Buford Highway NE. Dickinson has operated its maintenance shop at the subject property for over 25 years since February 1, 1997. Previously, Ryder Car Carrier utilized the subject property for a similar purpose from November 16, 1973 until the property was sold to Dickinson in 1997. Thus, the subject property has been continuously used for vehicle maintenance purposes for almost 50 years. Consequently, the current maintenance shop use of the subject property by Dickinson is legally grandfathered as a vested right. Nonetheless, Dickinson has agreed to the County's request that it obtain a Special Use Permit for a Maintenance Shop.

Dickinson intends to continue operating out of its current 52,800 square foot facility, without any significant changes to the size, scope or nature of its current operations. The facility is currently undergoing improvements to its signage, parking lot and fencing, but no significant operational changes are contemplated. The ongoing improvements will simply enhance the aesthetics of the subject property.

Dickinson will continue to provide the same maintenance and repair services as currently provided, specifically mechanical, body and paint work on Class 3 through Class 8 vehicles. An average of approximately 100 vehicles per week will be serviced.

The maintenance shop facility will continue to employ approximately 40-50 individuals, comprised of technicians, parts specialists, drivers, and office personnel.

The days and hours of operation of the maintenance shop facility will continue to be 6:30 a.m.-5:00 p.m., Monday-Friday.

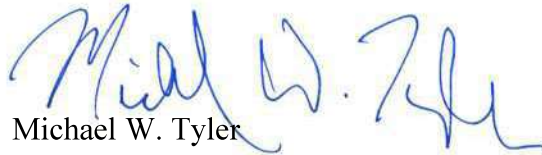
RECEIVED Board of Commissioners of Gwinnett County

July 7, 2022  
7/7/2022  
Page 2

The Dickinson Fleet maintenance shop has long provided a vital service to fleet vehicle companies within the greater Gwinnett County community, while also providing significant employment opportunities to area residents as well as important tax revenues to the County. The Special Use Permit applied for will serve only to validate a long-standing use which will continue to be a beneficial asset to Gwinnett County.

For the record, as required to preserve its legal rights, Dickinson Fleet Services LLC notes that the denial of the requested Special Use Permit would be a violation of the Due Process and Equal Protection clauses of the Constitutions of the United States and the State of Georgia, and would constitute a taking of Dickinson's property without just compensation and would impermissibly deprive Dickinson of its property rights without due process of law.

Very truly yours,



Michael W. Tyler

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7/7/2022

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

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

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:  
Yes, the existing Dickinson Fleet maintenance shop is entirely compatible with adjacent and nearby uses, all of which are of a comparable nature.
- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:  
The subject property has been in use as a maintenance shop by Dickinson Fleet for over 25 years and has had no adverse impact on the existing use or usability of any adjacent or nearby property.
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:  
The subject property does have a reasonable economic use as a maintenance shop, as currently zoned.
- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:  
The proposed Special Use Permit will not result in any additional use of 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 Maintenance Shop Special Use Permit is in conformity with the policy and intent of the Land Use Plan.
- (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 Letter of Intent.

**Exhibit D: Internal and External Agency Review Comments**

**[attached]**



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

<b>TRC Meeting Date:</b>		8/17/2022			
Department/Agency Name:		DOCS			
Reviewer Name:		Glenn Boorman			
Reviewer Title:		Division Director – Project Admin – Parks & Recreation			
Reviewer Email Address:		<a href="mailto:Glenn.Boorman@GwinnettCounty.com">Glenn.Boorman@GwinnettCounty.com</a>			
Case Number:		SUP2022-00048			
Case Address:		6802 Buford Highway NE			
<b>Comments:</b>		<input type="checkbox"/>	<b>YES</b>	<input checked="" type="checkbox"/> <b>X</b>	<input type="checkbox"/> <b>NO</b>
1					
2					
3					
4					
5					
6					
7					
<b>Recommended Zoning Conditions:</b>		<input checked="" type="checkbox"/> <b>X</b>	<input type="checkbox"/> <b>YES</b>	<input type="checkbox"/>	<input type="checkbox"/> <b>NO</b>
1	If any future development of this parcel requires a Land Disturbance Permit or Development Permit, then a 10' wide multi-use trail/sidewalk shall be required along the Buford Highway frontage according to the Gwinnett County Trails Master Plan according to the Unified Development Ordinance, Chapter 900.				
2					
3					
4					
5					
6					

**Note:** Attach additional pages, if needed

*Revised 7/26/2021*



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

<b>TRC Meeting Date:</b>		8.17.22	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		<a href="mailto:Brent.Hodges@gwinnettcounty.com">Brent.Hodges@gwinnettcounty.com</a>	
Case Number:		SUP2022-00048	
Case Address:		6802 Buford Highway, Doraville, 30340	
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	Buford Highway is a major arterial. ADT = 21,100.		
2	175-feet to nearest transit facility (#2334882) Buford Highway and Button Gwinnett Drive.		
3			
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		<b>YES</b>	<b>NO</b>
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**

<b>TRC Meeting Date:</b>		8/17/2022		
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		<a href="mailto:Michael.Pappas@GwinnettCounty.com">Michael.Pappas@GwinnettCounty.com</a>		
Case Number:		SUP2022-00048		
Case Address:		6802 Buford Highway NE		
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>1</b>	Water: There are no DWR water comments for this case, the existing building is already connected to Gwinnett County water.			
<b>2</b>	Sewer: There are no DWR sewer comments for this case. The existing building is already connected to Gwinnett County sewer.			
<b>3</b>				
<b>4</b>				
<b>5</b>				
<b>6</b>				
<b>7</b>				
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>1</b>				
<b>2</b>				
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<b>7</b>				

**Note:** Attach additional pages, if needed

*Revised 7/26/2021*

**Exhibit E: CEU2021-11473 Code Enforcement Inspection Workflow**

**[attached]**

# GWINNETT COUNTY

**CASE NUMBER : CEU2021-11473**

<b>PRIMARY ADDRESS:</b>	6802 BUFORD HWY, DORAVILLE, GA 30340
<b>RECEIVED DATE:</b>	10/6/2021
<b>APPLICATION STATUS:</b>	RINSP
<b>DESCRIPTION:</b>	ZONING VIOLATION, BARBED WIRE FENCE.

OWNER NAME	ADDRESS	CITY/STATE/ZIP
DICKINSON FLEET SERVICES LLC	4709 W 96TH ST	INDIANAPOLIS, IN, 46268-1118

CONTACTS ROLE	NAME	ADDRESS	CITY/STATE/ZIP
Business/Site Contact	KEVIN KRAUS	6802 BUFORD HWY	DORAVILLE GA 30040

INSPECTIONS						
Inspection	Requested	Scheduled	Completed	Status	Inspector	Comment
Re-Inspection	8/2/2022	9/8/2022		Scheduled	Adrian Walker	CHECK STATUS OF SUP2022-00048
Re-Inspection	6/11/2022	3/16/2022	3/16/2022	Not Complied-Citation Pending	Adrian Walker	DICKINSON FLEET - MET THE ATTORNEY, MICHAEL TYLER, SENIOR FACILITY MANAGER, PETE GELOPULOS, AND CONSTRUCTION PROJECT MANAGER, DON HULON AT THE PROPERTY TO DISCUSS AND IDENTIFY THE VIOLATIONS AND PLAN FOR COMPLIANCE. AFTER WALKING THE PROPERTY, SEVERAL JUNK VEHICLES, TRASH, DEBRIS, SCRAP PARTS, PARKING LOT MAINTENANCE, FENCE DAMAGE, SIGN DAMAGE, AND OUTDOOR STORAGE CONTAINERS (TIRES AND CORES) WERE ADDRESSED AND IDENTIFIED FOR INCLUSION ON THE SITE PLAN TO BE SUBMITTED FOR THE SPECIAL USE PERMIT. CITATIONS WILL BE ISSUED FOR VIOLATIONS AS THE COMPANY REBRANDS AND LOOK TO REPAINT AND REPLACE SIGNS AND OBTAIN SIGN PERMITS AND MAKE REPAIRS TO THE PARKING LOT, FENCE, LANDSCAPE BUFFER, AND OUTDOOR STORAGE AREA.
Re-Inspection	2/17/2022	2/17/2022	2/17/2022	Citation Issued	Edward Jackson	TALKED TO THE MANAGER ON THE PROPERTY AND WALKED THE PROPERTY TO SHOW ALL OF THE VIOLATIONS. CITATIONS WERE GIVEN FOR OUTDOOR STORAGE, NON PERMITTED USE, PARKING LOT MAINTANCE, AND SIGN PERMIT. ONLY FOUR CITATIONS GIVEN WILL MONITOR OTHER VIOLATIONS
Re-Inspection	11/30/2021	11/30/2021	11/30/2021	Field Courtesy Notice	Adrian Walker	SPOKE WITH EMILY ABOUT VIOLATIONS: KENIN KRAVS 404-391-1634 IS SITE MANAGER. NON-PERMITTED USE FOR AUTO REPAIR, AUTO BODY, TRUCK PARKING (SUP NEEDED). BANNERS WITHOUT PERMIT, WALL SIGNS WITHOUT PERMITS, POTHOLES, MISSING STRIPING, DAMAGED YELLOW VINYL IN MAIN WALL SIGN, DAMAGE TO FENCE, TALL GRASS AND WEEDS IN REAR SOUTHEAST PARKING LOT
Initial Inspection	10/7/2021	10/15/2021	10/15/2021	Further Investigation	Adrian Walker	PKNG LOT MAINT, BANNERS ON FRONT FENCE, WILL CHECK FOR A SUP. WILL CONTACT P/O. BIZ APPEARS TO BE A TRUCK PKNG/STORAGE LOT.
Initial Inspection	10/7/2021	10/6/2021	10/6/2021	Field Courtesy Notice	Ed Wallace	EXPLAINED AND LEFT PACKET CONTAINING EXPLANATION SHEET, COPY OF OVERLAY MEMO, AND INFO FROM GATEWAY 85 WITH EMILY. BUSINESS: DICKINSON FLEET SERVICES.

# GWINNETT COUNTY

**CASE NUMBER : CEU2021-11473**

## WORKFLOW HISTORY

Workflow Task	Assigned	Due	Completed	Status	Inspector	Comment
Enforcement	10/6/2021	1/4/2022	12/8/2021	Mailed Official Notice	Adrian Walker	1) OBTAIN SPECIAL USE PERMIT FOR THE LINES OF BUSINESS ACTIVE ON THE PROPERTY AS CURRENTLY WITHOUT PERMIT THEY ARE NON-PERMITTED USES: AUTO REPAIR, AUTO BODY, TRUCK PARKING. 2) REMOVE BANNERS FROM FENCE. UNTIL PROPERLY PERMITTED AND ONLY ONE DISPLAYED FOR THE PERMITTED TIME. 3) OBTAIN WALL SIGN LOCATION PERMIT FOR ALL WALL SIGNS. 4) PROFESSIONALLY REPAIR ALL POTHOLES, CRACKED, DAMAGED AREAS IN PARKING LOT. REMOVE GRASS AND WEEDS FROM PARKING LOT AND RESTRIPE PARKING SPACES. 5) REPAIR DAMAGED YELLOW VINYL IN MAIN WALL SIGN. 6) REPAIR ALL DAMAGE TO FENCE AND GATES AROUND PROPERTY TO BE IN GOOD CONDITION, REPAIR, AND APPEARANCE. 7) CUT AND MAINTAIN ALL TALL GRASS AND WEEDS, IN REAR SOUTHEAST PARKING LOT, SIDES, NEAR REAR FENCE, AND THE AREAS WHERE IT EXCEEDS TWELVE INCHES. 8) REMOVE ALL JUNK VEHICLES FROM PROPERTY. 9) REMOVE ALL OUTDOOR STORAGE OF TRASH, GARBAGE, TOOLS, PARTS, EQUIPMENT, ETC. FROM THE PROPERTY UNLESS PERMITTED. 10) CEASE ALL/ANY SALES, REPAIR, DISMANTLING, SERVICING, OR LONG-TERM STORAGE OF ANY VEHICLES OR EQUIPMENT, UNLESS PERMITTED BY THE ZONING DISTRICT IN WHICH THE AREA IS LOCATED.

# GWINNETT COUNTY

**CASE NUMBER : CEU2021-11473**

Enforcement	10/6/2021	1/4/2022	12/8/2021	Mailed Official Notice	Adrian Walker	<p>1) OBTAIN SPECIAL USE PERMIT FOR THE LINES OF BUSINESS ACTIVE ON THE PROPERTY AS CURRENTLY WITHOUT PERMIT THEY ARE NON-PERMITTED USES: AUTO REPAIR, AUTO BODY, TRUCK PARKING.</p> <p>2) REMOVE BANNERS FROM FENCE. UNTIL PROPERLY PERMITTED AND ONLY ONE DISPLAYED FOR THE PERMITTED TIME.</p> <p>3) OBTAIN WALL SIGN LOCATION PERMIT FOR ALL WALL SIGNS.</p> <p>4) PROFESSIONALLY REPAIR ALL POTHOLES, CRACKED, DAMAGED AREAS IN PARKING LOT. REMOVE GRASS AND WEEDS FROM PARKING LOT AND RESTRIPE PARKING SPACES.</p> <p>5) REPAIR DAMAGED YELLOW VINYL IN MAIN WALL SIGN.</p> <p>6) REPAIR ALL DAMAGE TO FENCE AND GATES AROUND PROPERTY TO BE IN GOOD CONDITION, REPAIR, AND APPEARANCE.</p> <p>7) CUT AND MAINTAIN ALL TALL GRASS AND WEEDS, IN REAR SOUTHEAST PARKING LOT, SIDES, NEAR REAR FENCE, AND THE AREAS WHERE IT EXCEEDS TWELVE INCHES.</p> <p>8) REMOVE ALL JUNK VEHICLES FROM PROPERTY.</p> <p>9) REMOVE ALL OUTDOOR STORAGE OF TRASH, GARBAGE, TOOLS, PARTS, EQUIPMENT, ETC. FROM THE PROPERTY UNLESS PERMITTED.</p> <p>10) CEASE ALL/ANY SALES, REPAIR, DISMANTLING, SERVICING, OR LONG-TERM STORAGE OF ANY VEHICLES OR EQUIPMENT, UNLESS PERMITTED BY THE ZONING DISTRICT IN WHICH THE AREA IS LOCATED.</p>
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# GWINNETT COUNTY

**CASE NUMBER : CEU2021-11473**

Enforcement	10/6/2021	1/4/2022	12/3/2021	Mailed Official Notice	Adrian Walker	<p>1) OBTAIN SPECIAL USE PERMIT FOR THE LINES OF BUSINESS ACTIVE ON THE PROPERTY AS CURRENTLY WITHOUT PERMIT THEY ARE NON-PERMITTED USES: AUTO REPAIR, AUTO BODY, TRUCK PARKING.</p> <p>2) REMOVE BANNERS FROM FENCE. UNTIL PROPERLY PERMITTED AND ONLY ONE DISPLAYED FOR THE PERMITTED TIME.</p> <p>3) OBTAIN WALL SIGN LOCATION PERMIT FOR ALL WALL SIGNS.</p> <p>4) PROFESSIONALLY REPAIR ALL POTHOLES, CRACKED, DAMAGED AREAS IN PARKING LOT. REMOVE GRASS AND WEEDS FROM PARKING LOT AND RESTRIPE PARKING SPACES.</p> <p>5) REPAIR DAMAGED YELLOW VINYL IN MAIN WALL SIGN.</p> <p>6) REPAIR ALL DAMAGE TO FENCE AND GATES AROUND PROPERTY TO BE IN GOOD CONDITION, REPAIR, AND APPEARANCE.</p> <p>7) CUT AND MAINTAIN ALL TALL GRASS AND WEEDS, IN REAR SOUTHEAST PARKING LOT, SIDES, NEAR REAR FENCE, AND THE AREAS WHERE IT EXCEEDS TWELVE INCHES.</p> <p>8) REMOVE ALL JUNK VEHICLES FROM PROPERTY.</p> <p>9) REMOVE ALL OUTDOOR STORAGE OF TRASH, GARBAGE, TOOLS, PARTS, EQUIPMENT, ETC. FROM THE PROPERTY UNLESS PERMITTED.</p> <p>10) CEASE ALL/ANY SALES, REPAIR, DISMANTLING, SERVICING, OR LONG-TERM STORAGE OF ANY VEHICLES OR EQUIPMENT, UNLESS PERMITTED BY THE ZONING DISTRICT IN WHICH THE AREA IS LOCATED.</p>
Enforcement Intake	10/6/2021	10/6/2021	10/6/2021	Complaint Accepted	Thor Neff	

**Exhibit F: Maps**

**[attached]**

PEACHTREE ST

BUFORD HWY

JONES MILL RD

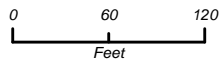


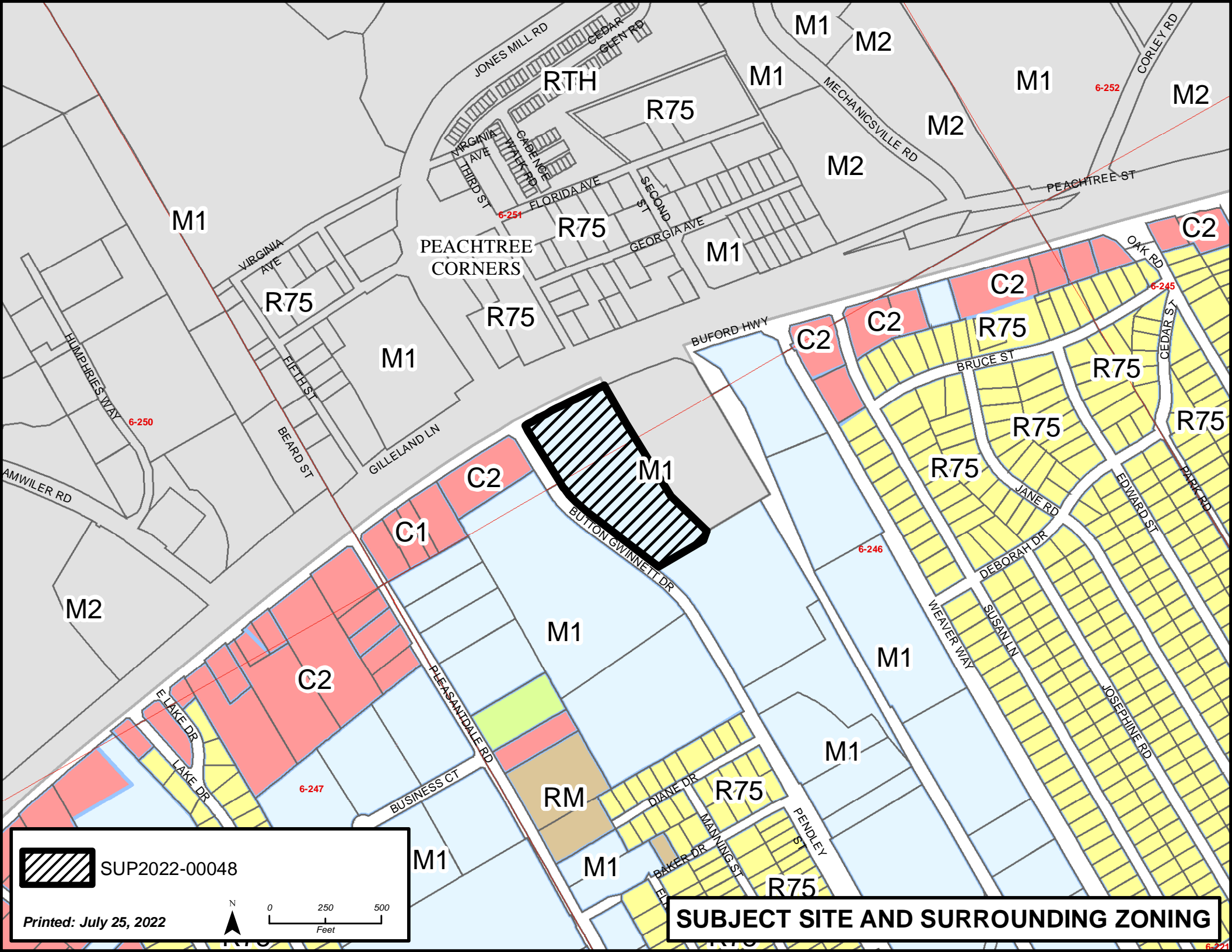
BUTTON GWINNETT DR



SUP2022-00048

Printed: July 25, 2022



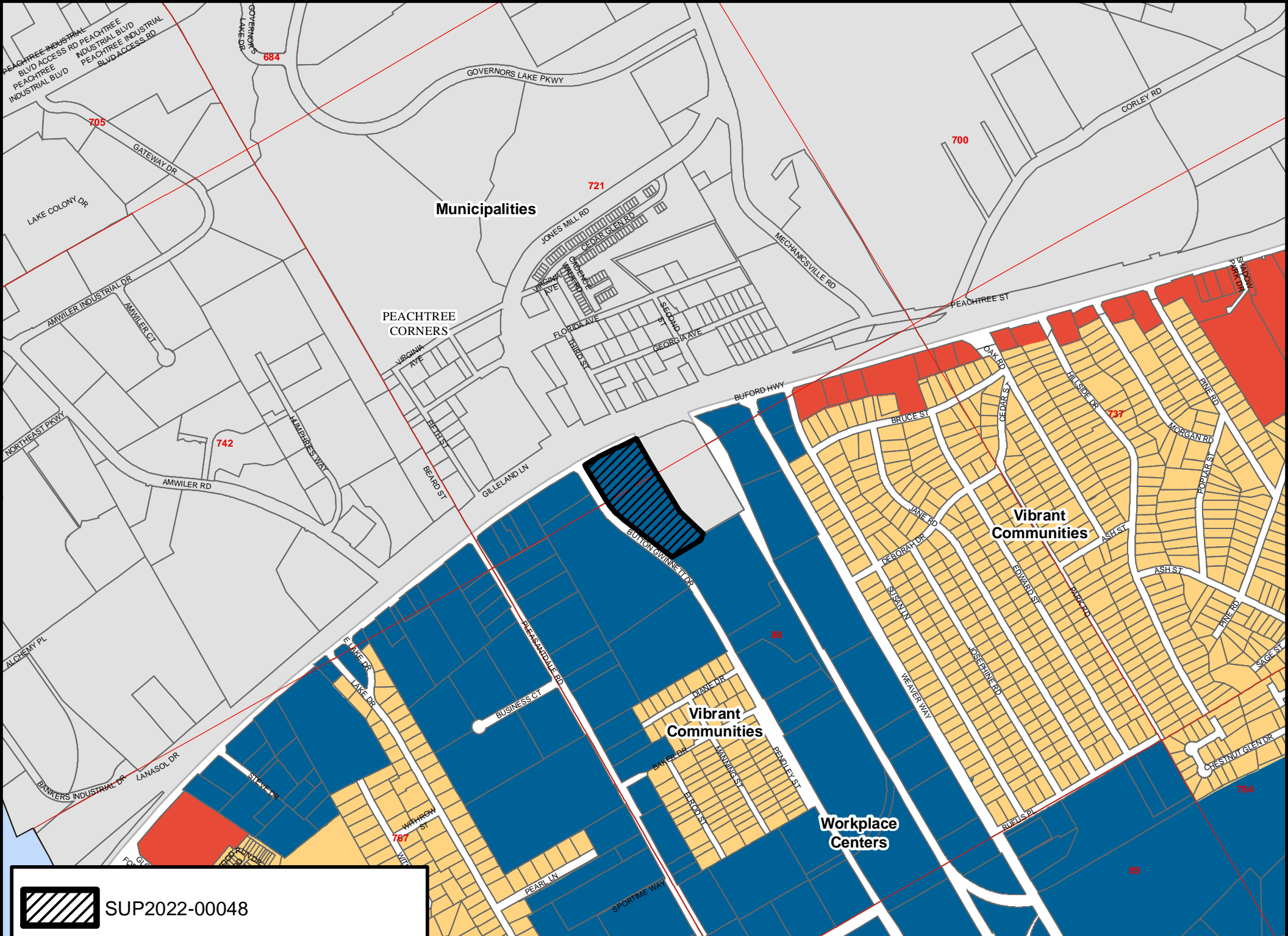



 SUP2022-00048

Printed: July 25, 2022




**SUBJECT SITE AND SURROUNDING ZONING**



 SUP2022-00048

Printed: July 25, 2022

 N

 0 400 800 Feet

**2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION**

**RECEIVED**

7/7/2022

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Dickinson Fleet Services LLC c/o Michael W. Tyler, Esq. ADDRESS: Kilpatrick Townsend & Stockton 1100 Peachtree St NE, Ste 2800 CITY: Atlanta STATE: GA ZIP: 30309 PHONE: (404) 580-2039 EMAIL: mtyler@kilpatricktownsend.com	NAME: Dickinson Fleet Services LLC ADDRESS: SAME CITY: STATE: ZIP: PHONE: EMAIL:
CONTACT PERSON: Michael W. Tyler PHONE: (404) 580-2039 CONTACT'S E-MAIL: mtyler@kilpatricktownsend.com	

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

APPLICANT IS THE:
<input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: M-1 BUILDING/LEASED SQUARE FEET: 52,800 Land Lots: 246 & 251; Dist: 6th PARCEL NUMBER(S): Tax Parcel: 6246A259 ACREAGE: 6.8329 ADDRESS OF PROPERTY: 6802 Buford Highway NE, Doraville, GA 30340 SPECIAL USE REQUESTED: Maintenance Shop

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

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7/7/2022

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

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

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

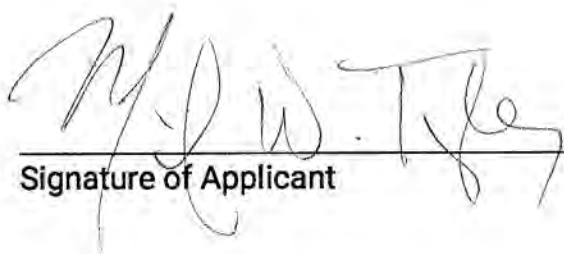
- (A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:  
Yes, the existing Dickinson Fleet maintenance shop is entirely compatible with adjacent and nearby uses, all of which are of a comparable nature.
- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:  
The subject property has been in use as a maintenance shop by Dickinson Fleet for over 25 years and has had no adverse impact on the existing use or usability of any adjacent or nearby property.
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:  
The subject property does have a reasonable economic use as a maintenance shop, as currently zoned.
- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:  
The proposed Special Use Permit will not result in any additional use of 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 Maintenance Shop Special Use Permit is in conformity with the policy and intent of the Land Use Plan.
- (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 Letter of Intent.

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7/7/2022

**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.



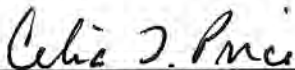
Signature of Applicant

July 7, 2022

Date

Michael W. Tyler, Attorney for Dickinson Fleet Services, LLC

Type or Print Name and Title



Signature of Notary Public

7/7/2022

Date



**RECEIVED**

7/7/2022

**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.



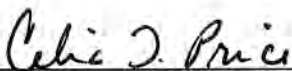
July 7, 2022

Signature of Property Owner

Date

Michael W. Tyler, Attorney for Dickinson Fleet Services, LLC

Type or Print Name and Title



Signature of Notary Public

7/7/2022

Date



**RECEIVED**

7/7/2022

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

The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

SIGNATURE OF APPLICANT                      DATE                      TYPE OR PRINT NAME AND TITLE

*Michael W. Tyler*                      July 7, 2022                      Michael W. Tyler, Attorney

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

*Celia J. Price*                      7/7/2022

SIGNATURE OF NOTARY PUBLIC                      DATE



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES     NO    Michael W. Tyler  
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.

**RECEIVED**

7/7/2022

**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

**\*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

**PARCEL I.D. NUMBER:**      6th      -      246 & 251      -      6246A259  
(Map Reference Number)      District      Land Lot      Parcel



July 7, 2022

Signature of Applicant

Date

Michael W. Tyler, Attorney for Dickinson Fleet Services, LLC

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)

NAME

TITLE

DATE

**RECEIVED**

7/7/2022

### **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

7/7/2022



KILPATRICK  
TOWNSEND

ATTORNEYS AT LAW

KILPATRICK TOWNSEND & STOCKTON LLP

www.kilpatricktownsend.com

Suite 2800 1100 Peachtree St.  
Atlanta GA 30309-4528  
t 404 815 6500 f 404 815 6555

direct dial 404 815 6474  
direct fax 404 541 3427  
mtyler@kilpatricktownsend.com

July 7, 2022

Board of Commissioners of Gwinnett County  
75 Langley Drive  
Lawrenceville, GA 30046

Re: Dickinson Fleet Services LLC  
Letter of Intent for a Special Use Permit for a Maintenance Shop  
at 6802 Buford Highway N.E.

Dear Members of the Board of Commissioners:

This Letter of Intent is submitted herewith in support of the application for a Special Use Permit for a Maintenance Shop filed by Dickinson Fleet Services LLC to authorize the continued operation of its long-standing fleet vehicle maintenance shop at 6802 Buford Highway NE. Dickinson has operated its maintenance shop at the subject property for over 25 years since February 1, 1997. Previously, Ryder Car Carrier utilized the subject property for a similar purpose from November 16, 1973 until the property was sold to Dickinson in 1997. Thus, the subject property has been continuously used for vehicle maintenance purposes for almost 50 years. Consequently, the current maintenance shop use of the subject property by Dickinson is legally grandfathered as a vested right. Nonetheless, Dickinson has agreed to the County's request that it obtain a Special Use Permit for a Maintenance Shop.

Dickinson intends to continue operating out of its current 52,800 square foot facility, without any significant changes to the size, scope or nature of its current operations. The facility is currently undergoing improvements to its signage, parking lot and fencing, but no significant operational changes are contemplated. The ongoing improvements will simply enhance the aesthetics of the subject property.

Dickinson will continue to provide the same maintenance and repair services as currently provided, specifically mechanical, body and paint work on Class 3 through Class 8 vehicles. An average of approximately 100 vehicles per week will be serviced.

The maintenance shop facility will continue to employ approximately 40-50 individuals, comprised of technicians, parts specialists, drivers, and office personnel.

The days and hours of operation of the maintenance shop facility will continue to be 6:30 a.m.-5:00 p.m., Monday-Friday.

**RECEIVED** Board of Commissioners of Gwinnett County

July 7, 2022

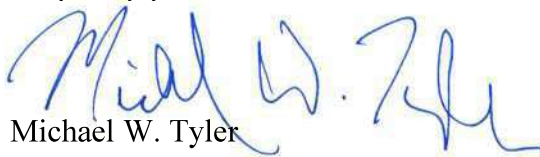
7/7/2022

Page 2

The Dickinson Fleet maintenance shop has long provided a vital service to fleet vehicle companies within the greater Gwinnett County community, while also providing significant employment opportunities to area residents as well as important tax revenues to the County. The Special Use Permit applied for will serve only to validate a long-standing use which will continue to be a beneficial asset to Gwinnett County.

For the record, as required to preserve its legal rights, Dickinson Fleet Services LLC notes that the denial of the requested Special Use Permit would be a violation of the Due Process and Equal Protection clauses of the Constitutions of the United States and the State of Georgia, and would constitute a taking of Dickinson's property without just compensation and would impermissibly deprive Dickinson of its property rights without due process of law.

Very truly yours,



Michael W. Tyler



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7/7/2022

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

SPECIAL EXCEPTIONS COMMITMENT, NO. NCS-1034927-1-ATL  
EFFECTIVE DATE: OCTOBER 06, 2020

- Easements contained in Right-of-Way Deed from Horton Bros. to State Highway Board of Georgia, dated June 28, 1933, filed for record September 23, 1933 and recorded in Deed Book 54, Page 299, Gwinnett County, Georgia records. MARKED AS SHOWN
- Easement from Georgia Industrial Realty Company, a Georgia corporation to Southern Railway Company, a Virginia corporation, dated March 12, 1963, filed for record April 5, 1963, and recorded in Deed Book 165, Page 332, aforesaid records. DOES NOT AFFECT
- Easement from Georgia Industrial Realty Company, a Georgia corporation to Gwinnett County, a political subdivision of the State of Georgia, dated December 5, 1963, filed for record December 12, 1963, and recorded in Deed Book 206, Page 202, aforesaid records. MARKED AS SHOWN
- Easement from Ryder Truck Rental, Inc. to Georgia Power Company, dated April 29, 1970, filed for record June 20, 1970, and recorded in Deed Book 353, Page 410, aforesaid records. AFFIXES BLANKET IN NATURE.
- Agreement from Ryder Truck Rental, Inc. to Gwinnett County, Georgia, dated September 23, 1974, filed for record October 1, 1974, and recorded in Deed Book 877, Page 3, aforesaid records. MARKED AS SHOWN
- Easements and Conveyance of Access Rights contained in Right of Way Deed from Ryder Truck Rental, Inc. to Department of Transportation, dated May 10, 1985, filed for record May 22, 1985, and recorded in Deed Book 3052, Page 486, aforesaid records. MARKED AS SHOWN
- Easement from Dickson Atlanta Property, LLC to HLD Enterprises, LLC, dated August 17, 2004, filed for record August 26, 2004, and recorded in Deed Book 39527, Page 115, aforesaid records, as assigned by Assignment Easement from HLD Enterprises, LLC to Gwinnett County Water and Sewerage Authority, a political subdivision of the State of Georgia, dated August 17, 2004, filed for record September 15, 2004, and recorded in Deed Book 39855, Page 130, aforesaid records. MARKED AS SHOWN
- Matters shown on plat recorded in Plot Book 2, Page 212, aforesaid records. MARKED AS SHOWN

LEGEND	
Transformer	DB
Day Wire	DB
Electric Meter	DB
Power Pole/Utility Pole	HW
Fire Hydrant	HP
Water Meter	PG
Water Valve	PCP
Water Vault	PCP
Monitoring Well	MC
Street Sign	MS
Storm Drain Inlets	GD
Drain Line	DL
Chain Link Fence	DL
Deed Book	DB
Headwall	HW
Iron Pin Found	IPF
Page	PG
Point of Beginning	PCP
Restored Concrete Pipe	PCP
Sanitary Sewer Manhole	SSM
Well	W
Isolated	IS
Gas Meter	GM

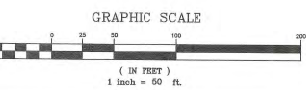
GENERAL NOTES

- THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,588 FEET AND AN ANGULAR ERROR OF 3.5 SECOND PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES. A TRIMBLE S6 WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS. WORK WAS COLLECTED 11-23-2020 THRU 11-30-2020. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,345,177 FEET.
- THIS SURVEY IS RELATIVE TO THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE AS REFERENCED TO NAD83 (2011). HORIZONTAL AND NAVD83 COORDINATES WERE DERIVED FROM NETWORK GPS MEASUREMENTS USING A TRIMBLE R10 GPS RECEIVER.
- THIS PROPERTY IS LOCATED WITHIN ZONE X FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAPS OF GWINNETT COUNTY, GEORGIA, AS SHOWN ON MAP NUMBER 13135C0208F, HAVING AN EFFECTIVE DATE OF SEPTEMBER 29, 2006. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOOD.
- CORNERS NOTED HEREON AS IRON PIN SET (IPS) ARE 1/2 INCH REBARS WITH A PLASTIC CAP STAMPED "PATTERSON & DEWAR ENG."
- LAND SURVEYORS AS LICENSED PROFESSIONALS BY THE STATE OF GEORGIA, ARE NOT EXPERTS IN THE IDENTIFICATION OF WETLANDS, CEMETERIES OR BURIAL GROUNDS, ITEMS OF HISTORICAL OR CULTURAL SIGNIFICANCE; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH MATTERS WHICH MAY EXIST ON THIS PROPERTY.
- THE PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
- EVIDENCE SHOWS FENCE AND ASPHALT ALONG THE EASTERN PORTION OF THE PROPERTY LINE TO BE OVER THE PROPERTY LINE. FENCE IS 4.70' NORTHEAST OF PROPERTY. ASPHALT PAVING IS 13.90' NORTHEAST OF THE PROPERTY LINE.
- EVIDENCE SHOWS THAT ACCESS TO SUBJECT PARCEL IS BEING USED. NO EASEMENT DOCUMENTATION WAS FOUND DURING RESEARCH OR PROVIDED IN TITLE COMMITMENT.

LEGAL DESCRIPTION

Beginning at an "X" scribe set at the northerly margin of the mirrored intersection formed by the southeasterly right-of-way line of Buford Highway, w/1/2 U.S. Highway 23 (variable 1/2) and; northeasterly right-of-way Button Gwinnett Drive (variable 1/2) proceed along said right-of-way line of Buford Highway following a curve to the right having a radius of 4223.64 feet a distance of 394.23 along the arc of a curve, said curve being subtended by a chord of North 63°11'19" East a distance of 39.09 feet to a 1/2" rebar found; thence leaving said southeasterly right-of-way line of Buford Highway South 307°14'13" East a distance of 518.06 feet to a 1/2" rebar found; thence South 48°36'58" East a distance of 213.24 feet to a 1/2" rebar found; thence South 06°12'02" West a distance of 50.34 feet to a 1" open top pipe found; thence South 59°42'42" West a distance of 243.10 feet to a 1/2" rebar found; thence North 52°28'22" West a distance of 504.84 feet to a 1/2" rebar found; thence North 31°52'24" West a distance of 354.59 feet to a 1/2" rebar found; thence North 02°42'00" West a distance of 25.14 feet to the point of beginning.

Said tract contains 297642. S.F., 6.8329 Acres



**SURVEYORS CERTIFICATE**

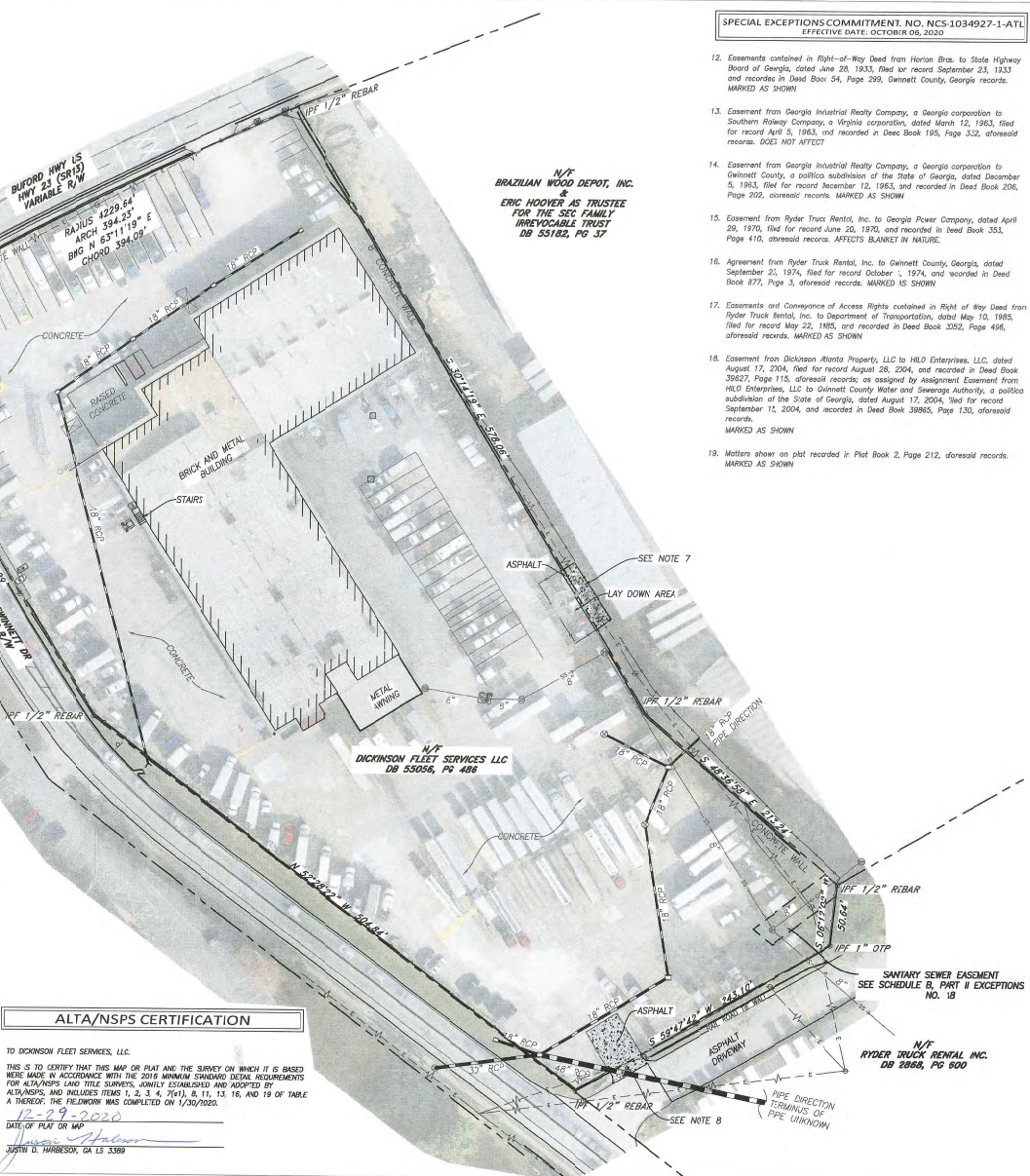
THIS PLAT IS A RETRIBUTION OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SURMISE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY PREVIOUS BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, PLATS OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETS WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 43-42-62.

**ALTA/NSPS CERTIFICATION**

TO DICKINSON FLEET SERVICES, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(1), 8, 11, 13, 16, AND 19 OF TABLE A THROUGH F. THE SURVEY WAS COMPLETED ON 1/29/2020.

DATE OF PLAT OR MAP: 12-29-2020  
DATE: 12-29-2020  
JUSTIN D. HARBESON, GA LS 3389



GRID NORTH  
GA WEST ZONE

REASON

DATE

Drawn By: JHM

Checked By: TIM

ALTA/NSPS LAND TITLE SURVEY FOR:  
DICKINSON FLEET SERVICES, LLC  
LAND LOTS 246 AND 251 OF THE 6TH DISTRICT  
GWINNETT COUNTY GEORGIA DORAVILLE, GA

**6802 BUFORD HIGHWAY**

**patterson & dewar**  
ENGINEERS  
850 Greer Way | Norcross, GA 30071  
(770) 453-1140 | patterson.com  
Engineers, Surveyors, Construction Management

DATE: 12/14/2020  
SCALE: 1" = 50'  
DRAWING NO.: 7911  
SHEET: 1/1

**RECEIVED**

7/7/2022

Legal Description for 6802 Buford Highway N.E.

*Beginning at an "X" scribe set at the northerly margin of the mitered intersection formed by the southeasterly right-of-way line of Buford Highway, a/k/a U.S. Highway 23 (variable r/w) and northeasterly right-of-way Button Gwinnett Drive (variable r/w) proceed along said right-of-way line of Buford Highway following a curve to the right having a radius of 4229.64 feet a distance of 394.23 along the arc of a curve, said curve being subtended by a chord of North 63°11'19" East a distance of 394.09 feet to a 1/2" rebar found; thence leaving said southeasterly right-of-way line of Buford Highway South 30°14'19" East a distance of 578.06 feet to a 1/2" rebar found; thence South 48°36'58" East a distance of 213.24 feet to a 1/2" rebar found; thence; South 06°12'02" West a distance of 50.64 feet to a 1" open top pipe found; thence South 59°47'42" West a distance of 243.10 feet to a 1/2" rebar found; thence North 52°28'22" West a distance of 504.84 feet to a 1/2" rebar found; thence North 31°32'34" West a distance of 354.99 feet to a 1/2" rebar found; thence North 02°42'00" West a distance of 25.24 feet to the point of beginning.*

*Said tract contains 297642. S.F., 6.8329 Acres*