

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Caliber Car Wash</u>	NAME: <u>McDonald Development Company</u>
ADDRESS: <u>PO Box 19154</u>	ADDRESS: <u>3715 Northside Pkwy NW</u> <u>Suite 700</u>
CITY: <u>Atlanta</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>31126</u>	STATE: <u>GA</u> ZIP: <u>30327</u>
PHONE: <u>770-765-6711</u>	PHONE: _____
CONTACT PERSON: <u>Eric Brown</u> PHONE: <u>404-556-4336</u>	
CONTACT'S E-MAIL: <u>ebrown@caliber-capital.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>C2</u>	BUILDING/LEASED SQUARE FEET: <u>3,648</u>
PARCEL NUMBER(S): <u>7124 022</u>	ACREAGE: <u>1.47</u>
ADDRESS OF PROPERTY: <u>TBD</u>	
SPECIAL USE REQUESTED: <u>Express Car Wash Use</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY

DEC 07 2018

Planning & Development

# LEGAL DESCRIPTION - THE RETAIL LOT

LOT 1 - BLOCK "B"

Peachtree North Business Center

ALL That tract or parcel of land lying or being in Land Lot 124, of the 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at the northerly end of the mitered intersection of the easterly right-of-way line of Northbrook Parkway (100-foot right-of-way) and the northerly right-of-way line of Old Peachtree Road (right-of-way varies) said point being the POINT OF BEGINNING;

THENCE from said Point of Beginning thus established, run along the said easterly right-of-way line of Northbrook Parkway North 16 degrees 25 minutes 51 seconds West, a distance of 291.81 feet to a point;

THENCE continuing along the said easterly right-of-way line of Northbrook Parkway, run northerly a distance of 67.39 feet along the arc of a curve to the right, said curve having a radius of 2434.10 feet and a chord that bears North 15 degrees 38 minutes 16 seconds West, for a distance of 67.39 feet, to a one-half inch diameter rebar found;

THENCE departing the said easterly right-of-way line of Northbrook Parkway North 76 degrees 20 minutes 15 seconds East, a distance of 99.10 feet to a one-half inch diameter rebar found;

THENCE run South 49 degrees 34 minutes 03 seconds East, a distance of 278.03 feet to a point on the said northerly right-of-way line of Old Peachtree Road (right-of-way width varies);

THENCE along said northerly right-of-way, run South 49 degrees 34 minutes 03 seconds East, a distance of 10.00 feet to a point on the said northerly right-of-way line of Old Peachtree Road (right-of-way width varies);

THENCE continuing along the said northerly right-of-way line of Old Peachtree Road, run South 40 degrees 05 minutes 51 seconds West, a distance of 210.47 feet to a concrete right-of-way monument found;

THENCE continuing along the said northerly right-of-way line of Old Peachtree Road, run southwesterly a distance of 44.47 feet along the arc of a curve to the right, said curve having a radius of 769.00 feet and a chord that bears South 41 degrees 44 minutes 48 seconds West, for a distance of 44.47 feet, to a point at the mitered intersection of the said northerly right-of-way of Old Peachtree Road and the easterly right-of-way line of Northbrook Parkway;

THENCE along the said mitered intersection, run North 75 degrees 34 minutes 02 seconds West, a distance of 51.28 feet to the POINT OF BEGINNING.

Said described tract or parcel of land contains 63,896 square feet or 1.4669 acres

RECEIVED BY

DEC 07 2018

Planning & Development

31119015



**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

---

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

No

---

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

Yes

---

- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

No

---

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

Yes

---

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:

No

---

RECEIVED BY

DEC 07 2018

---

12/7/2018

446 W Grogan St, #150  
Lawrenceville, GA 30046

Dear Recipient:

Caliber Capital, LLC intends to develop an express car wash on the 1.4669 Acre parcel located at the NE corner of Northbrook Parkway and Old Peachtree road in Lawrenceville with parcel ID number, 7124 022. The parcel is currently zoned C2 and Caliber Capital, LLC is applying for a special land use permit in order to develop the car wash and keep the property in the C2 zoning.

The express car wash will total 3,648 square feet and have access through a private drive. The subject parcel was originally part of a larger parcel that was subdivided by the original developer. The subject property is allowed to use the private drives for access onto Old Peachtree Road and Northbrook Pkwy as well as connect to private sewer. There is also a drainage easement in place that we can utilize.

The Property will have an impervious surface ratio of 49% and the wash tunnel will be 18 ft high. There are 15 spaces on the site and 1 accessible parking space. We are not requesting any changes to any buffers at this time. The landscaped sign at the corner of Old Peachtree and Northbrook Pkwy must remain and we will landscape around the corner to help screen the view of the tunnel exit doors.

Sincerely,



Eric Brown

Caliber Capital, LLC

RECEIVED BY

DEC 07 2018

Planning & Development

**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

12/7/18  
Date

**Eric Brown, Asset Manager**

Type or Print Name and Title

  
Signature of Notary Public

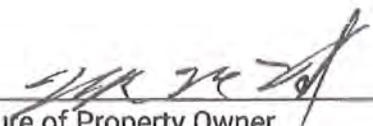
12.07.18  
Date



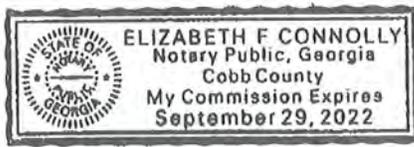
RECEIVED BY  
DEC 07 2018  
Planning & Development

**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.

  
\_\_\_\_\_  
Signature of Property Owner 12/16/2018  
Date

John R. McDonald, Managing Member of McDonald Pecanree North LLC,  
Type or Print Name and Title Manager of Pecanree North Associates, LLC

  
\_\_\_\_\_  
Signature of Notary Public 12/16/2018  
Date   
Notary Seal

RECEIVED BY  
DEC 07 2018  
Planning & Development

**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.

 \_\_\_\_\_ Eric Brown, Asset Manager  
 SIGNATURE OF APPLICANT      DATE 12/7/18      TYPE OR PRINT NAME AND TITLE

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

 12-07-18  
 SIGNATURE OF NOTARY PUBLIC      DATE      NOTARY SEAL

**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    Eric Brown  
 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 BY  
 DEC 07 2018  
 7  
 Planning & Development

887 19 07 5

