

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>WF Sugar Hill, LLC</u>	NAME: <u>Jennifer Scott</u>
ADDRESS: <u>3721 Roswell Rd.</u>	ADDRESS: <u>4445 Bennett Rd.</u>
CITY: <u>Atlanta, GA</u>	CITY: <u>Buford</u>
STATE: <u>GA</u> ZIP: <u>30342</u>	STATE: <u>GA</u> ZIP: <u>30519</u>
PHONE: <u>770-910-3936</u>	PHONE: _____
CONTACT PERSON: <u>Travis Smith</u> PHONE: <u>770-910-3936</u>	
CONTACT'S E-MAIL: <u>cwanc@gmail.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>4000</u>	
PARCEL NUMBER(S): <u>R7339014</u> <u>R7339085</u> ACREAGE: <u>.80</u> <u>.49</u>	
ADDRESS OF PROPERTY: <u>5922 Cumming Hwy Sugar Hill, GA</u>	
SPECIAL USE REQUESTED: <u>Express Car Wash</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>WF Sugar Hill, LLC</u>	NAME: <u>Jennifer Antobius</u>
ADDRESS: <u>3721 Roswell Rd.</u>	ADDRESS: <u>33249 River Rd.</u>
CITY: <u>Atlanta</u>	CITY: <u>Orange Beach</u>
STATE: <u>GA</u> ZIP: <u>30042</u>	STATE: <u>AL</u> ZIP: <u>36561</u>
PHONE: <u>770-910-3936</u>	PHONE: _____
CONTACT PERSON: <u>Travis Smith</u> PHONE: <u>770-910-3936</u>	
CONTACT'S E-MAIL: <u>CWALLC@gmail.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: _____	
PARCEL NUMBER(S): <u>R 7335-089</u> ACREAGE: <u>.49</u>	
ADDRESS OF PROPERTY: <u>5922 Cummy Hwy</u>	
SPECIAL USE REQUESTED: <u>CAR WASH</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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JAN 14 2020

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LEGAL DESCRIPTIONS

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING LOCATED IN LAND LOT 151 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20 (HAVING A PUBLICLY DEDICATED VARIABLE WIDTH RIGHT OF WAY) AND THE NORTHERLY RIGHT OF WAY LINE OF SUWANEE DAM ROAD (HAVING A PUBLICLY DEDICATED VARIABLE WIDTH RIGHT OF WAY), THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20 NORTH 01 DEGREES 21 MINUTES 34 SECONDS WEST A DISTANCE OF 81.59 FEET TO A 5/8-INCH CAPPED REBAR SET, SAID REBAR BEING THE TRUE POINT OF BEGINNING. 21,493 SQUARE FEET)

THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20 NORTH 86 DEGREES 53 MINUTES 10 SECONDS WEST A DISTANCE OF 270.33 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE NORTH 51 DEGREES 58 MINUTES 01 SECONDS EAST A DISTANCE OF 215.75 FEET TO A CONCRETE MONUMENT FOUND ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20 THE FOLLOWING COURSES AND DISTANCES: NORTH 54 DEGREES 35 MINUTES 09 SECONDS EAST A DISTANCE OF 14.50 FEET TO A CONCRETE MONUMENT FOUND; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 4926.01 FEET, WITH AN ARC DISTANCE OF 159.99 FEET, WITH A CHORD BEARING OF SOUTH 33 DEGREES 14 MINUTES 31 SECONDS EAST AND A CHORD LENGTH OF 159.99 FEET TO A CONCRETE MONUMENT FOUND; SOUTH 01 DEGREES 13 MINUTES 15 SECONDS EAST A DISTANCE OF 22.22 FEET TO A CONCRETE MONUMENT FOUND; SAID CONCRETE MONUMENT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 0.493 ACRES (21,493 SQUARE FEET).

RZC 20 00 3

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING LOCATED IN LAND LOT 151 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20 (HAVING A PUBLICLY DEDICATED VARIABLE WIDTH RIGHT OF WAY) AND THE NORTHERLY RIGHT OF WAY LINE OF SUWANEE DAM ROAD (HAVING A PUBLICLY DEDICATED VARIABLE WIDTH RIGHT OF WAY), SAID CONCRETE MONUMENT BEING THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20 AND ALONG SAID NORTHERLY RIGHT OF WAY LINE OF SUWANEE DAM ROAD WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 770.00 FEET, WITH AN ARC DISTANCE OF 25.70 FEET, WITH A CHORD BEARING OF SOUTH 35 DEGREES 23 MINUTES 10 SECONDS WEST AND A CHORD LENGTH OF 25.70 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF SUWANEE DAM ROAD SOUTH 85 DEGREES 35 MINUTES 50 SECONDS WEST A DISTANCE OF 282.26 FEET TO A 1-INCH OPEN TOP PIPE; THENCE NORTH 03 DEGREES 09 MINUTES 53 SECONDS EAST A DISTANCE OF 140.00 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE SOUTH 86 DEGREES 53 MINUTES 10 SECONDS EAST A DISTANCE OF 16.74 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE SOUTH 86 DEGREES 53 MINUTES 10 SECONDS EAST A DISTANCE OF 270.33 FEET TO A 5/8-INCH CAPPED REBAR SET ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20 SOUTH 01 DEGREES 21 MINUTES 34 SECONDS EAST A DISTANCE OF 81.59 FEET TO A CONCRETE MONUMENT FOUND; SAID CONCRETE MONUMENT BEING THE TRUE POINT OF BEGINNING.

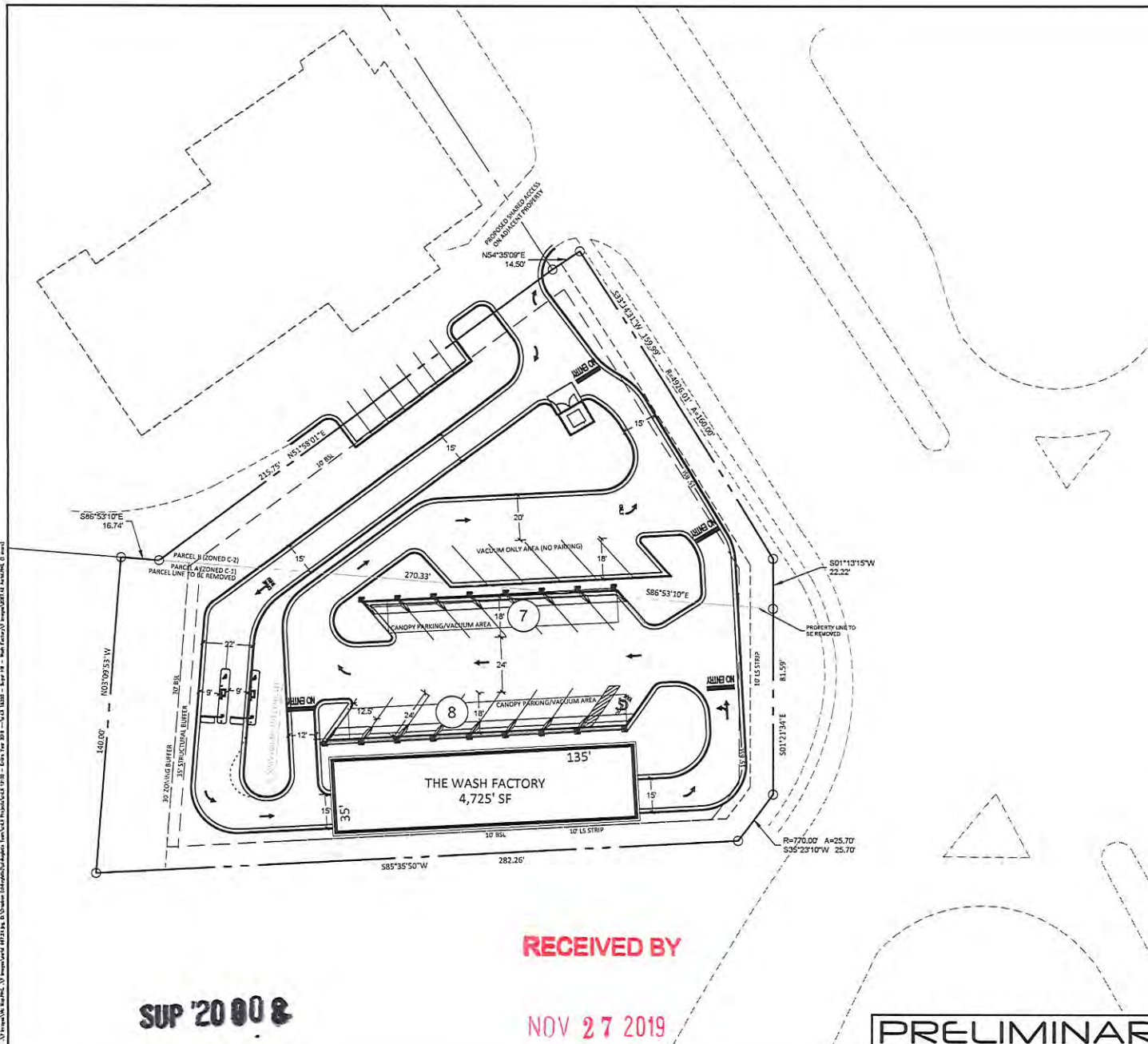
SAID TRACT OF LAND CONTAINS 0.804 ACRES (35,007 SQUARE FEET).

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THIS PLAN IS A PRELIMINARY SITE PLAN. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ENGINEER. THE ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.



SITE NOTES

1. VARIANCE TO BE REQUIRED VIA ADMINISTRATIVE VARIANCE FOR REAR BUFFER
2. SOUTHERN PARCEL TO BE RE-ZONED FROM C-1 TO C-2.
3. SPECIAL USE PERMIT TO BE REQUIRED FOR INTENDED USAGE.
4. SITE IS NOT LOCATED WITHIN A FLOODPLAIN AND IS THEREFORE NOT REQUIRED ON PLAN.

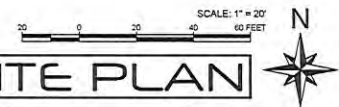
SITE ANALYSIS

CAR WASH	4,725 SF
REQUIRED PARKING	10 SPACES
PROPOSED PARKING	15 SPACES
PARKING RATIO	3.17 SPACE/M.S.F.
PARCEL A	0.80 ACRES
PARCEL B	0.49 ACRES
TOTAL SITE AREA	1.29 ACRES

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PRELIMINARY SITE PLAN



civilocistix
500 SUN VALLEY DRIVE, STE. H3, ROSWELL, GA 30076
(404) 594-4408 - civilocistix.com

PRELIMINARY SITE PLAN
PROJECT: SUGAR HILL WASH FACTORY
5922 CUMMINGS HWY NE
SUGAR HILL, GA 30087

CP1
PROJECT NUMBER: 19320
DATE: OCTOBER 30, 2019
REVISIONS:

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, given the adjacent commercial corridor and uses this project will contain.

- (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:

The parcels currently have limited economic use due to size and topo issues with each site.

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

No

- (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:

Given the topography, shape, and size of each parcel is it prohibitive for mixed use or retail developments to develop these sites. The car wash building layout lends itself to the site challenges thus making it a great fit for this property.

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David White
500 Sun Valley Dr, Ste H3
Roswell, GA 30076
(404) 594-4403

November 6, 2019

Gwinnett County Planning and Development
Gwinnett County
446 W. Crogan Street, Ste 250
Lawrenceville, GA 30046

Re: Rezoning/Special Use Permit – Letter of Intent

To whom it may concern:

This application for Special Use Permit and Rezoning is being submitted to request permission for the development and operations of a high-end 4,7250 square-foot car wash facility. Please reference the attached site plan for the configuration covering two parcels. The northern parcel, #R7339 085 - 0.493 Ac, is zoned C2 and the southern parcel, #R7339 014 - 0.804 Ac, is zoned C1. The southern parcel requires a rezoning to C2 to accommodate the car wash and both parcels require a special use permit. The proposed building height is 25', the hours of operation will be 8am to 8pm, and there are five estimated employees. The parcel also requires a variance to reduce the 75' zoning buffer to 37.5'. My understanding is that this variance may be possible through an administrative process.

Should you have any questions, please do not hesitate to contact me.

Best regards,

A handwritten signature in blue ink that reads 'David White'.

David White, PE
david@civilogistix.com
(404) 594-4403

cc: file

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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

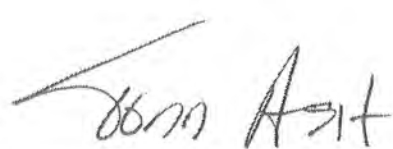
10/31/19

Date

Travis Smith

Type or Print Name and Title

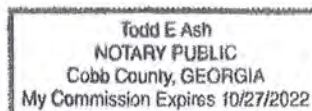
Site Member



Signature of Notary Public

10/31/19

Date



Notary Seal

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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.

Corey Scott

Signature of Property Owner

6-13-19

Date

~~Gory Scott~~ *Corey Scott*

Type or Print Name and Title

Amy M Moody

Signature of Notary Public

6-13-2019

Date

Notary Seal

Amy M Moody
NOTARY PUBLIC
HALL COUNTY, GA
My Commission Expires
June 6, 2020

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SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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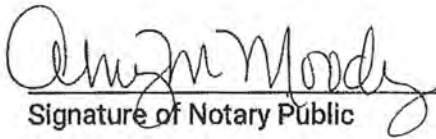
Signature of Property Owner

6-13-19

Date

Brandon Scott

Type or Print Name and Title



Signature of Notary Public

6-13-2019

Date

Notary Seal

Amy M Moody
NOTARY PUBLIC
HALL COUNTY, GA
My Commission Expires
June 6, 2020

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SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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Susan J. Coltman 5/22/19
Signature of Property Owner Date

Susan J. Coltman, Owner

Type or Print Name and Title

Elizabeth Dawson Hubble 5/22/19
Signature of Notary Public Date
Elizabeth Dawson Hubble
My Commission expires 2/4/2023



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SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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Jennifer Antrobus

Signature of Property Owner

5-22-19

Date

Jennifer Antrobus, Owner

Type or Print Name and Title

Elizabeth Dawson Hubble *5/22/19*

Signature of Notary Public Date

Elizabeth Dawson Hubble

My Commission expires 2/4/2023



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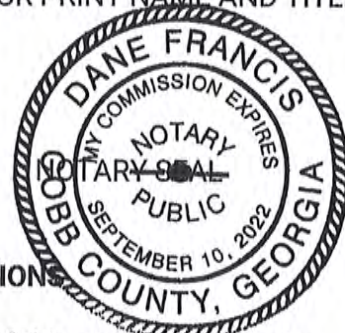
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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] 11/1/19 Travis Smith / Site Member
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 11/1/2019
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 Travis Smith
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.

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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: 17th - 151 - R7339 014
(Map Reference Number) District Land Lot Parcel
R7339 085

[Signature] 10/31/19
Signature of Applicant Date

TERRIS SMITH Sole Member
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Love H Hunley TSA-I
NAME TITLE

11-6-19
DATE

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