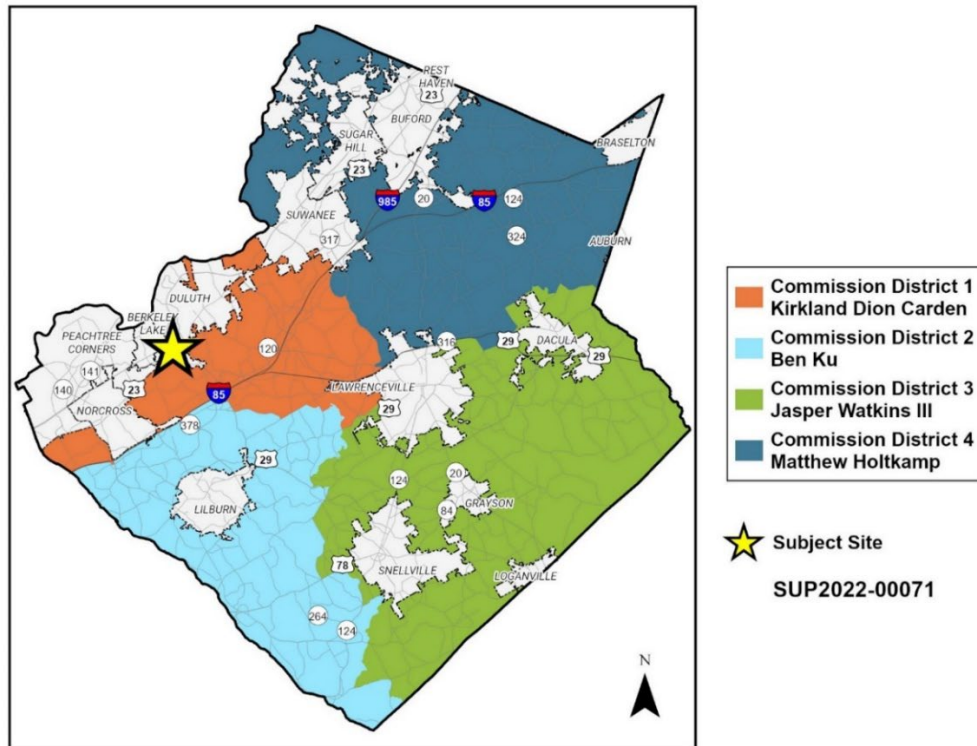


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2022-00071
Current Zoning: C-2 (General Business District)
Request: Special Use Permit
Address: 3886 Buford Highway
Additional Request: Variance
Map Number: R6266 008
Site Area: 1.69 acres
Square Feet: 1,180
Proposed Development: Automobile Sales
Commission District: District 1 – Commissioner Carden
Character Area: Workplace Center

Staff Recommendation: DENIAL

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Planning Commission Advertised Public Hearing Date: 6/6/2023 (Public Hearing Tabled to 8/1/2023)
Board of Commissioners Advertised Public Hearing Date: 6/27/2023 (Public Hearing Tabled to 8/22/2023)

Applicant: Carlos Josue Zolorsano
4375 Bradstone Trace NW
Lilburn, GA 30047

Owner: Carlos Josue Zolorsano
3886 Buford Highway
Duluth, GA 30096

Contact: Catalina Morales

Contact Phone: 770.580.5023

Zoning History

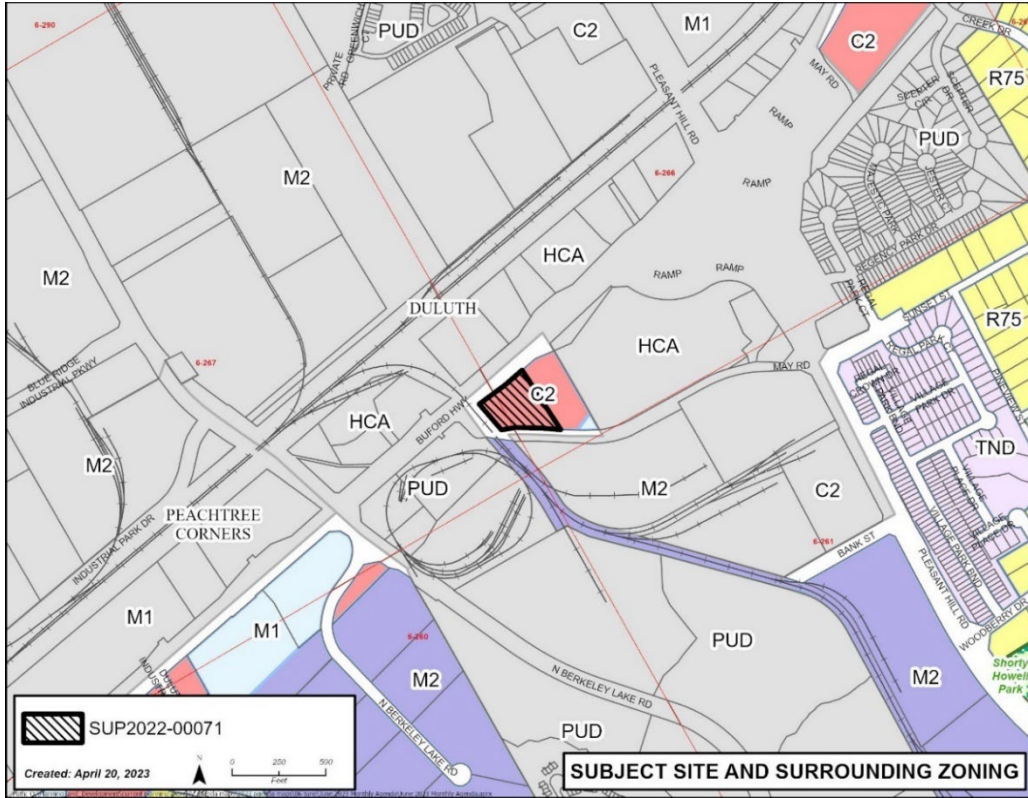
The subject property is zoned C-2 (General Business District). There are no prior zoning requests on file for this property.

Existing Site Condition

The subject property is a 1.69-acre parcel located at 3886 Buford Highway, east of its intersection with May Road. The property contains a 1,180-square-foot single-story residential building constructed in 1948, and a shed constructed in 2001. The site is accessed by a driveway from Buford Highway. There is a sidewalk and overhead power lines along Buford Highway. The site is approximately 10-feet above the grade of Buford Highway and levels towards the May Road street frontage near the rear of the site. Train tracks are located along the southwestern boundary of the site. The nearest Gwinnett County Transit stop is approximately 0.25 miles from the subject site.

Surrounding Use and Zoning

The subject site is adjacent to several commercial uses predominantly within the City of Duluth's jurisdiction. A vacant commercial and industrial split zoned property is located east of the site, this parcel is the only parcel near the site in Unincorporated Gwinnett. A multi-tenant commercial retail building and a heavy industrial warehouse are located across May Road within the City of Duluth, east and south of the subject property respectively. A heavy machinery rental business is located across Buford Highway within the City of Duluth. The following is a summary of the surrounding uses and zoning:



Surrounding Zoning

Location	Land Use	Zoning	Density
Proposed	Automobile Sales	C-2	N/A
North	Commercial	City of Duluth (HC-A)	N/A
East	Commercial/Industrial	C-2/M-1	N/A
South	Industrial	City of Duluth (M-2)	N/A
West	Commercial	City of Duluth (PUD)	N/A

Project Summary

The applicant requests a special use permit for automobile sales on a 1.69-acre property zoned C-2, including:

- Use of the current 1,180-square-foot one-story residential building for automobile sales with an existing shed located on the site.
- A total of 79 parking spaces including 5 spaces for customers and employees and 74 spaces for inventory.
- A proposed electric vehicle charging station adjacent to the customer and employee parking spaces.
- A 10-foot-wide landscape strip along Buford Highway and May Road.
- A proposed 5-foot-wide sidewalk and 2-foot-wide grassed strip along the right of way on May Road, outside of the railroad right of way. The existing 5-foot-wide sidewalk along Buford Highway will be maintained.
- Private trash collection push carts will be used, a dumpster will not be located on the site.
- A proposed stormwater pond located at the southeast corner of the site.

Zoning and Development Standards

The applicant is requesting a special use permit for automobile sales 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'	≤45'	YES
Front Yard Setback	Minimum 15'	15'	YES
Side Yard Setback	Minimum 10'	10'	YES
Off-Street Parking	Minimum: 3 spaces (customer) Maximum: 8 spaces (customer) Note: No maximum for inventory	5 spaces 74 spaces	YES
Landscape Strip	Minimum 10'	10'	YES
Sidewalks	Minimum 5'	5'	YES

Variance Request

In addition to the change in conditions, the applicant is seeking a variance from the following provision of Title II of the UDO:

1. Section 240-70.1. Interior Driveways.

Inter-parcel driveway connection or provision of a future inter-parcel driveway stub shall be required between adjacent non-residential properties.

The applicant is proposing to not provide inter-parcel connection to the adjacent non-residential property to the east on Buford Highway.

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 E). 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 site is surrounded by a commercial shopping center to the west on Buford Highway and industrial uses to the south along May Road. The applicant intends to install a surface parking lot with 79 spaces around the perimeter of the existing residential building to be used as the office for the proposed automobile sales business. The special use permit would not be appropriate at this location as the current zoning allows for commercial uses more compatible with the surrounding retail shopping center that provide goods and services to nearby employment centers.

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

The existing use and usability of adjacent or nearby properties may be impacted by the approval of the proposed special use permit due to the amount of impervious surface proposed by the applicant. The applicant is proposing a detention pond that would mitigate stormwater runoff, but the site is located above the grade of Buford Highway. In addition, the proposed use would not complement existing adjacent businesses located within the City of Duluth and along the Buford Highway Corridor as the area redevelops.

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

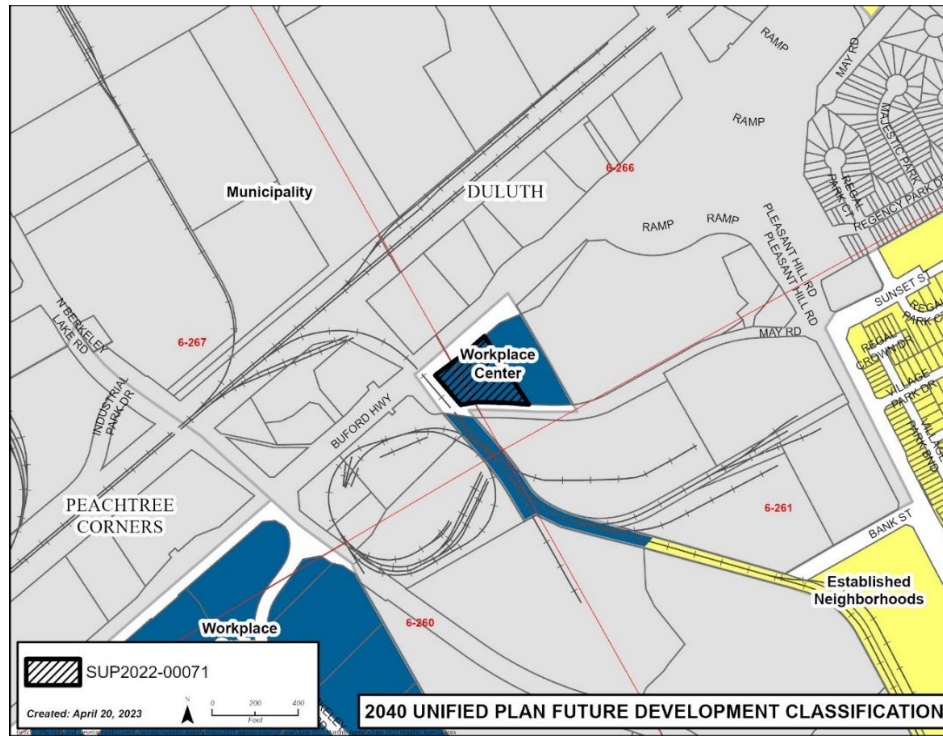
The property has a reasonable economic use as currently zoned.

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

An impact on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff ; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this special use permit request is attached (Exhibit E).

E. Whether the proposed special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map.

The 2040 Unified Plan Future Development Map indicates that the subject property lies within the Workplace Center Character Area. The Workplace Center Character Area is intended to accommodate a mixture of intense non-residential, mixed use, and high-density residential uses around and near several Regional Activity Centers. Emphasis should be placed on encouraging employment-oriented uses including mid- to high-rise office buildings, industrial parks, and locations for freight oriented and logistic uses, where appropriate. The proposed development for automobile sales conflicts with the intended purpose of the Workplace Center character area, automobile sales businesses of this scale generally do not create significant employment opportunities.



Surrounding Future Land Use

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.

While there are similar land uses located along Buford Highway in this area, this portion of the road is characterized by restaurant and retail establishments to the west and larger light industrial uses to the south. As currently zoned, an opportunity exists for an appropriate commercial use, which does not require a special use permit, to complement the existing shopping center while providing additional customer services for nearby residents and employees of the industrial developments. Approval of a special use permit for automobile sales would not be appropriate at this location.

Variance Requests Analysis: The standards for granting variances are outlined in Section 270-100.7 of the Unified Development Ordinance. Staff makes the following findings related to the variance request:

The applicant requests a variance to not provide inter-parcel connection to the adjacent non-residential property to the east on Buford Highway. The property adjacent to the site is also a relatively small vacant non-residential property. Not providing inter-parcel connection may limit the options for vehicular access to this site when the property looks to redevelop in the future, therefore supporting grounds for denial of the variance request.

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 **DENIAL** of the special use permit request.

In addition, staff recommends **DENIAL** of the following variance request:

1. To not install an inter-parcel driveway connection between the adjacent non-residential property.

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.

In addition, the Planning Commission recommends **DENIAL** of the following variance request:

1. To not install an inter-parcel driveway connection between the adjacent non-residential property.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions)

Approval of a Special Use Permit for Automobile Sales, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan received, April 11, 2023, with revisions required by conditions of approval and the Unified Development Ordinance. The final site design shall be subject to the review and approval of the Department of Planning and Development.
2. The existing building shall be upgraded with exterior building materials compliant with the UDO. The materials and colors of any re-facing or modification of the structure shall be submitted for review and approval by the Director of Planning and Development.
3. Any new buildings shall be finished with architectural treatments of glass, brick and/or stacked stone (stone may only be used as an accent material). Final building elevations shall be submitted for review and approval by the Director of Planning and Development. Portable office trailers shall be prohibited.
4. All parking shall be in paved and striped parking spaces. Double or stacked parking shall be prohibited. Driveway access aisles must be free of obstruction and navigable at all times.
5. Outdoor sales, storage or display of merchandise other than vehicle sales inventory (such as trailers, automotive parts, junked vehicles, etc.) shall be prohibited.
6. Repair, service, and maintenance of vehicles shall be prohibited.
7. Wash and detail services of vehicles shall be prohibited.
8. Outdoor loudspeakers shall be prohibited.
9. 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 the 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. Application and Disclosure of Campaign Contributions
- E. Internal and External Agency Review Comments
- F. Maps

Exhibit A: Site Visit Photos



View of the Site from Buford Highway



View of the Site from May Road



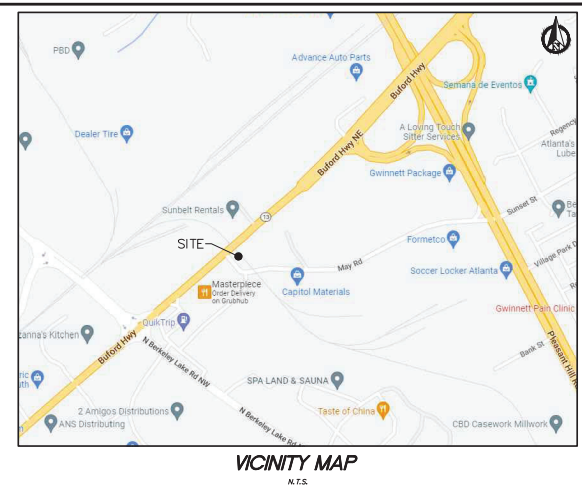
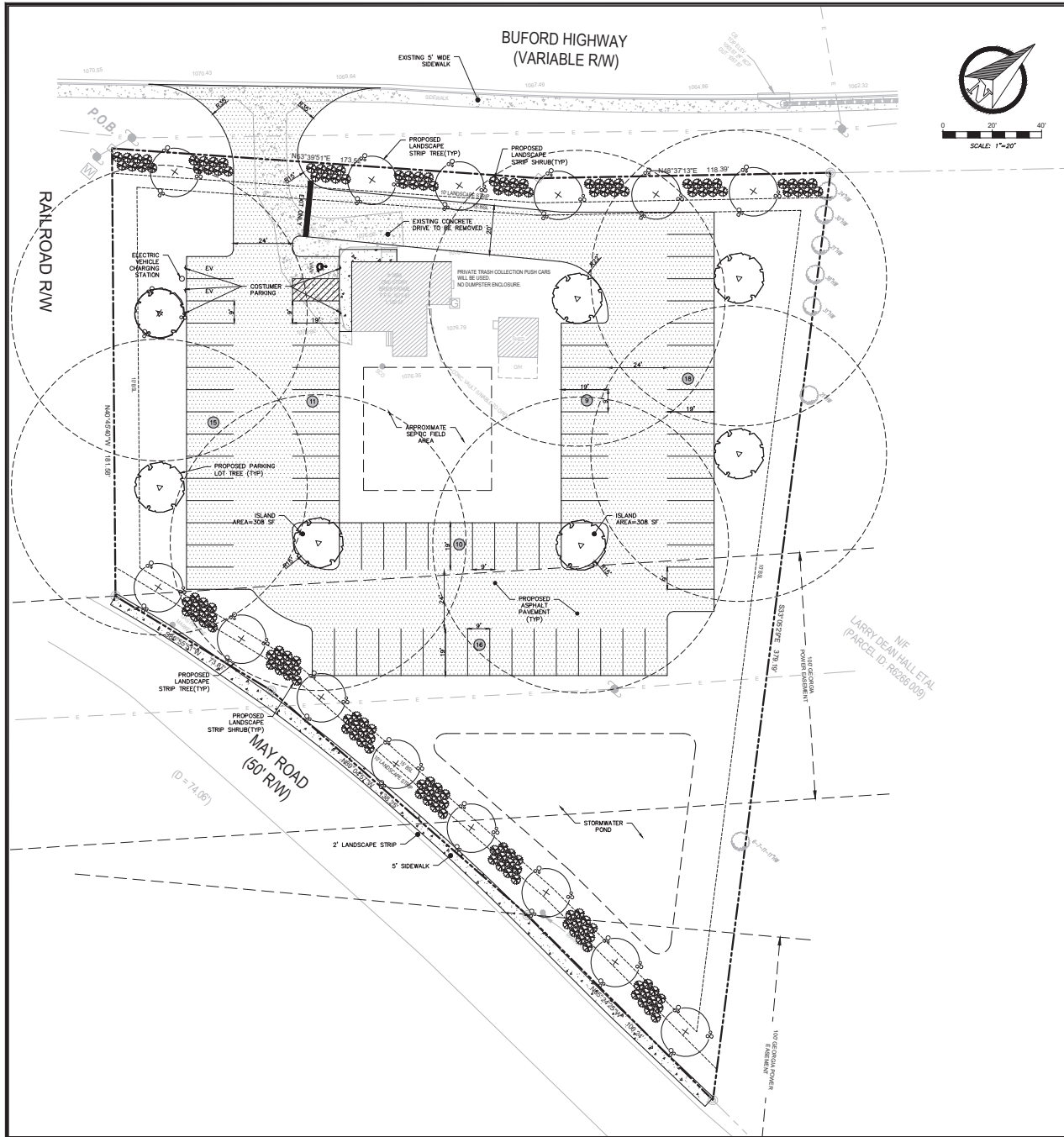
View of the Site from the Northeastern Boundary



View of Train Tracks Located Southwest of the Site

Exhibit B: Site Plan

[attached]



SITE SUMMARY

ZONING: C-2
 PROPERTY AREA: 1.69 AC (73,730 SF)
 MAX. BUILDING HEIGHT: 40'
 MIN. FRONT SETBACK: 15'
 MIN. SIDE SETBACK: 10'
 MIN. REAR SETBACK: 30'
 EXISTING BUILDING AREA: 1,180 SF
 PROPOSED PARKING: 5 FOR CUSTOMERS, 74 FOR SALES CARS

PROJECT NARRATIVE:
 THE PROPOSED DEVELOPMENT CONSISTS IN ADDING A PARKING LOT FOR A CAR DEALER. THE EXISTING BUILDING WILL REMAIN AND A FOND WILL BE BUILT IN TO PROVIDE STORMWATER DETENTION. THE CURRENT BUILDING IS ON SEPTIC AND THERE ARE NO PROPOSED UTILITY EXTENSIONS AT THIS TIME.

OFF-STREET SURFACE PARKING LOT PLANTING REQUIREMENTS

REQUIREMENT: 1 TREE PER 7 PARKING SPACES. EVERY PARKING SPACE SHALL BE WITHIN 60 FEET OF THE TRUNK OF A TREE.
 85 SPACES / 7 = 12.1 = 13 TREES REQUIRED

PROPOSED: 13 TREES. REQUIREMENT MET.

REQUIREMENT: DECIDUOUS TREES SHALL BE AT LEAST 2 INCHES CALIPER AND EVERGREEN TREES SHALL BE AT LEAST SIX FEET IN HEIGHT AT TIME OF PLANTING. CANOPY TREES LISTED IN THE TREE SPECIES LIST IN SECTION 4 OF THE UDC APPENDIX, SHALL BE SELECTED, PLANTED, AND MAINTAINED. ANY PLANTINGS BEYOND THE MINIMUM REQUIREMENTS MAY COME FROM ANY OF THE TREE SPECIES LISTED IN SECTION 4 OF THE UDC APPENDIX.

PROPOSED: REQUIREMENT TO BE MET.

REQUIREMENT: THE MINIMUM PLANTING AREA OR ISLAND FOR EACH CANOPY TREE SHALL BE AT LEAST 200 SQUARE FEET. IF SHARED WITH OTHER TREES, 100 SQUARE FEET FOR EACH ADDITIONAL TREE SHALL BE ADDED.

PROPOSED: REQUIREMENT MET.

REQUIREMENT: TREES SHALL BE PLANTED IN AREAS SURROUNDING THE PERIMETER OF THE PARKING LOT AND/OR SHALL BE PLANTED IN PLANTING AREAS OR ISLANDS INTERNAL TO THE PARKING LOT. TREES MAY BE PLANTED AND SPACED SINGLY OR IN GROUPS. EACH PLANTING AREA OR ISLAND SHALL NOT BE LESS THAN FOUR FEET IN WIDTH IN ANY DIRECTION.

PROPOSED: REQUIREMENT MET.

REQUIREMENT: GROUND AREAS SHALL BE SOOLED, SEEDED OR HYBRID-SEEDED WITH GRASS AND/OR PLANTED WITH GROUNDCOVER SPECIES, AND/OR PROVIDED WITH OTHER LANDSCAPING MATERIAL, OR ANY COMBINATION THEREOF.

PROPOSED: REQUIREMENT TO BE MET.

REQUIREMENT: PAVED OR STRIPED ISLANDS GREATER THAN 50 SQUARE FEET SHALL NOT BE ALLOWED. THESE AREAS SHALL CONTAIN LANDSCAPE PLANTINGS.

10 FOOT WIDE LANDSCAPE STRIP REQUIREMENTS

REQUIREMENT: 1 TREE PER 40 LF OF FRONTAGE, 1 EVERGREEN SHRUB PER 4 LF OF FRONTAGE. DECIDUOUS TREES SHALL BE AT LEAST 2 INCHES CALIPER AND EVERGREEN TREES SHALL BE 8 FEET IN HEIGHT AT TIME OF PLANTING. TREES SHALL BE A SPECIES NATIVE OR SUITABLE TO THIS REGION AS PROVIDED IN THE TREE SPECIES LIST IN SECTION 4 OF THE APPENDIX.

BUFORD HWY = 291.91 LF / 24 LF DRIVEWAY = 267.91 LF / 40 = 6.7 = 7 TREES REQUIRED.
 267.91 LF / 4 = 66.9 = 67 SHRUBS REQUIRED.

MAY RD = 318.36 LF / 40 = 7.9 = 8 TREES REQUIRED.
 318.36 LF / 4 = 79.6 = 80 SHRUBS REQUIRED.

**GWINNETT COUNTY
 PLANNING AND DEVELOPMENT**

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4/11/2023

ONE POINT, LLC
 770-446-3317
 onepointpc@aol.com

GEORGIA 811
 www.georgia811.com
 Call before you dig

**3886 BUFORD HWY
 CAR DEALER**

JURISDICTION: GWINNETT COUNTY
 LOCATION: 3886 BUFORD HIGHWAY,
 DULUTH, GA 30096

ISSUED FOR PERMITTING

DATE REVISIONS

SITE PLAN

SHEET DATE:
COI 04/11/23

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

[attached]

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ADJACENT COMMERCIAL

**LETTER OF INTENT SPECIAL USE PERMIT
3886 BUFORD HIGHWAY DULUTH GA 30096:**

REQUEST A VARIANCE FOR THE INTER-PARCEL DRIVEWAY CONNECTION REQUIREMENT WITH THE ADJACENT COMMERCIAL PROPERTY.

**EXISTING LOT IS RESIDENCIAL ZONING - SPECIAL USE PERMIT FOR
COMMERCIAL/ AUTOMOBILE DEALERSHIP. EXISTIGN HOUSE TO BE USED AS
OFFICE**

SITE SUMMARY

ZONING	C-2
PROPERTY AREA	1.69 AC (73,730 SF)
MAX. BUILDING HEIGHT	45'
MIN. FRONT SETBACK	15'
MIN. SIDE SETBACK	10'
MIN. REAR SETBACK	30'
EXISTING BUILDING AREA	1,180 SF
PROPOSED PARKING	5 FOR COSTUMERS, 74 FOR SALES CARS

PROJECT NARRATIVE:

THE PROPOSED DEVELOPMENT CONSISTS IN ADDING A PARKING LOT FOR A CAR DEALER. THE EXISTING BUILDING WILL REMAIN AND A POND WILL BE BUILT IN TO PROVIDE STORMWATER DETENTION. THE CURRENT BUILDING IS ON SEPTIC AND THERE ARE NO PROPOSED UTILITY EXTENSIONS AT THIS TIME.

PRIVATE TRASH COLLECTION PUSH CARS WILL BE USED. NO DUMPSTER ENCLOSURE.

VICINITY MAP

SITE SUMMARY

ZONING: C-2
 PROPERTY AREA: 1.69 AC (73,730 SF)
 MAX. BUILDING HEIGHT: 45'
 MIN. FRONT SETBACK: 15'
 MIN. SIDE SETBACK: 10'
 MIN. REAR SETBACK: 30'
 EXISTING BUILDING AREA: 1,180 SF
 PROPOSED PARKING: 5 FOR CUSTOMERS, 74 FOR SALES CARS

PROPOSED PLANTING:
 13 TREES REQUIRED MET.
 100 SQUARE FEET OF PLANTING AREA REQUIRED MET.
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 100 SQUARE FEET OF PLANTING AREA REQUIRED MET.

10 FOOT WIDE LANDSCAPE STRIP REQUIREMENTS

REVISIONS: _____
 DATE: _____

SITE PLAN
 SHEET: NT
 DATE: 04/11/23

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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:

NO

- (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:

NO

- (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

Exhibit D: Application and Disclosure of Campaign Contributions

[attached]

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4/11/2023

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>CARLOS JOSUE ZOLORSANO</u>	NAME: <u>CARLOS JOSUE ZOLORSANO</u>
ADDRESS: <u>4375 Bradstone trace nw</u>	ADDRESS: <u>3886 Buford Hwy</u>
CITY: <u>Lilburn</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30047</u>	STATE: <u>GA</u> ZIP: <u>30096</u>
PHONE: <u>404.932.1961</u>	PHONE: <u>404.932.1961</u>
EMAIL: <u>josuezolorsano@gmail.com</u>	EMAIL: <u>josuezolorsano@gmail.com</u>
CONTACT PERSON: <u>CATALINA MORALES</u> PHONE: <u>770.580.5023</u>	
CONTACT'S E-MAIL: <u>cmorales@sigworksatl.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 checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>C-2</u> BUILDING/LEASED SQUARE FEET: <u>1,180</u>	
PARCEL NUMBER(S): <u>6266-008</u>	ACREAGE: <u>1.69</u>
ADDRESS OF PROPERTY: <u>3886 BUFORD HIGHWAY DULUTH</u>	
SPECIAL USE REQUESTED: <u>CAR DEALER</u>	

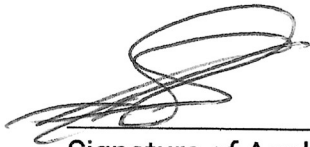
PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

4/11/2023

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.



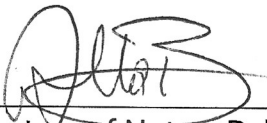
Signature of Applicant

07.22.2022

Date

CARLOS JOSUE ZOLORSANO

Type or Print Name and Title



Signature of Notary Public

07/28/2022

Date

Notary Seal

Alba E Benjumea
NOTARY PUBLIC

Barrow County, GEORGIA
My Commission Expires 07/24/2026

RECEIVED

4/11/2023

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

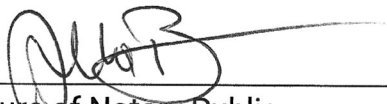
07.22.2022

Date

CARLOS JOSUE ZOLORSANO

Type or Print Name and Title

Alba E Benjumea
NOTARY PUBLIC
Barrow County, GEORGIA
My Commission Expires 07/24/2026



Signature of Notary Public

07/20/2022

Date

Notary Seal

RECEIVED

4/11/2023

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.

07.22.2022

CARLOS JOSUE ZOLORSANO

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

07.22.2022

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE

07/28/2022

Alba E Benjumea
NOTARY PUBLIC

SIGNATURE OF NOTARY PUBLIC

DATE

Barrow County, GEORGIA
NOTARY SEAL
My Commission Expires 07/24/2026

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

CARLOS JOSUE ZOLORSANO

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


4/11/2023

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: _____ - _____ - 6266-008
(Map Reference Number) District Land Lot Parcel



07.22.2022

Signature of Applicant

Date

CARLOS JOSUE ZOLORSANO

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)

Kathleen M Lyles
NAME

Tax Services Associate
TITLE

10/10/2022
DATE

Exhibit E: Internal and External Agency Review Comments

[attached]



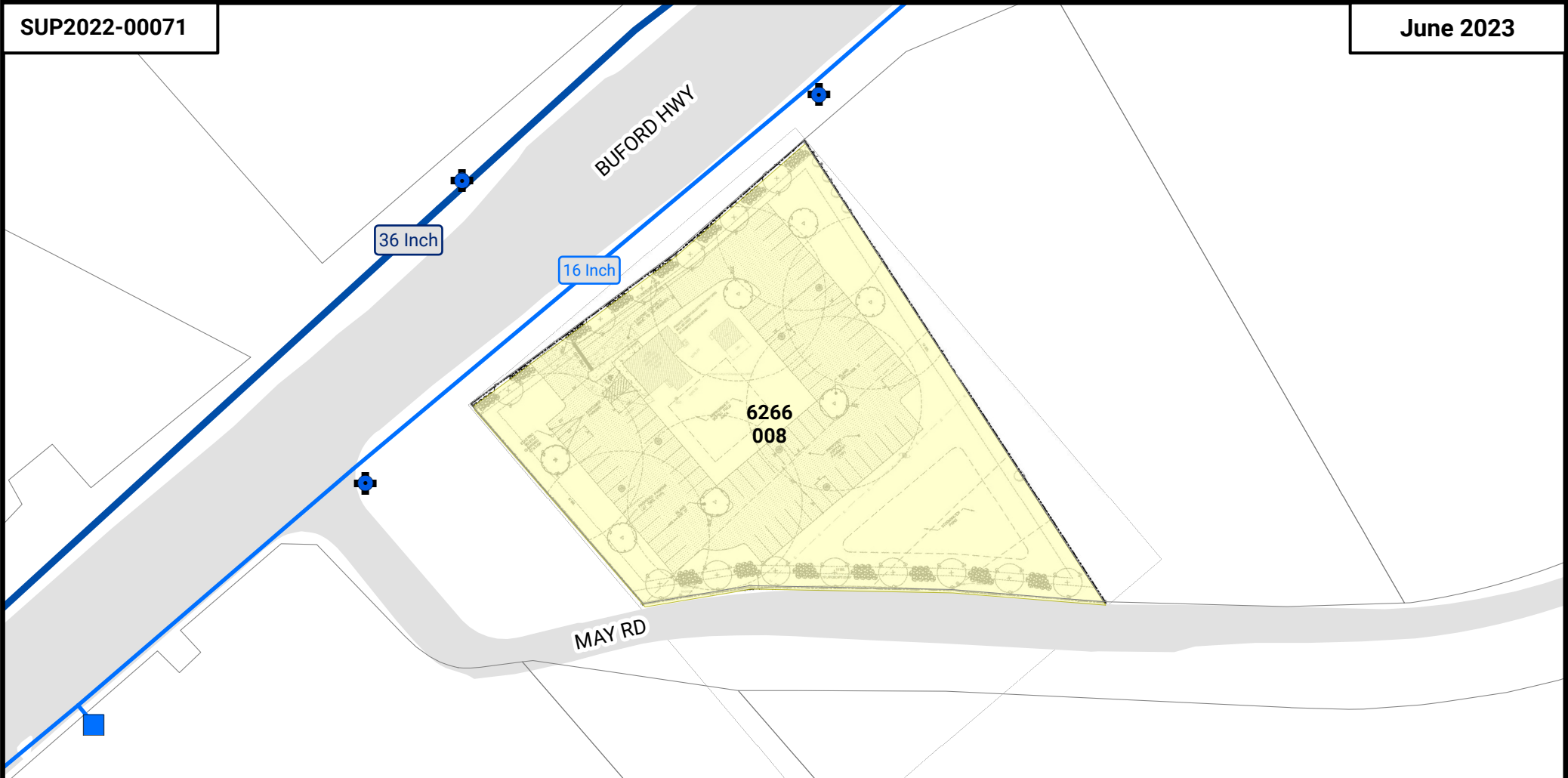
Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		05.03.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		SUP2022-00071	
Case Address:		3886 Buford Highway, Duluth, 30096	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Buford Highway is a major arterial. ADT = 26,400.		
2	0.25 mile to the nearest transit facility (#2334862) Buford Highway and North Berkeley Lake Road.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			



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

TRC Meeting Date:					
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com			
Case Number:		SUP2022-00071			
Case Address:		3886 Buford Hwy			
Comments:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1	Water: DWR does not have comments for this redevelopment. The existing building is connected to public water.				
2	Sewer: DWR does not have comments for this redevelopment. The existing building is connected to septic and will remain on septic.				
3					
4					
5					
6					
7					
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1					
2					
3					
4					
5					
6					
7					

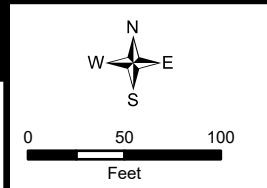


LEGEND

-  Water Main
-  Hydrant
-  Master Vault

**3886 Buford Hwy
C-2**

Water & Sewer Utility Map



LOCATION

An inset map showing a larger geographic area with a red circle and the number '1' indicating the location of the site.

Water Comments: DWR does not have comments for this redevelopment. The existing building is connected to public water.

Sewer Comments: DWR does not have comments for this redevelopment. The existing building is connected to septic and will remain on septic.

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

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

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

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

Exhibit F: Maps

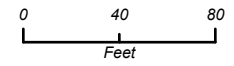
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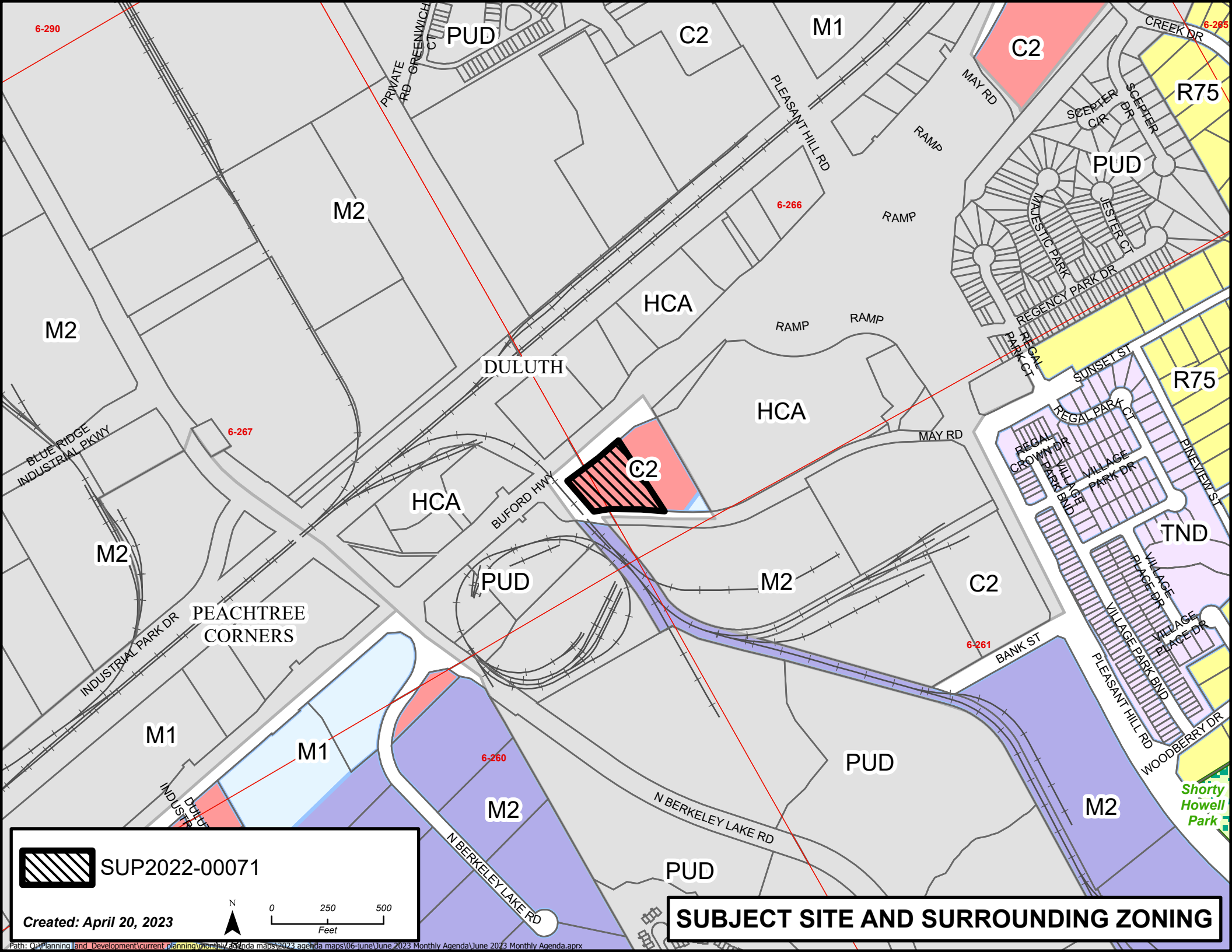
BUFORD HWY

MAY RD

 SUP2022-00071

Created: April 20, 2023





6-290

M2

M2

M1

M1

M2

C2

M1

C2

R75

PUD

PUD

M2

6-266

HCA

RAMP

RAMP

DULUTH

HCA

C2

HCA

PUD

M2

C2

PEACHTREE CORNERS

TND

6-261

6-260

PUD

M2

PUD

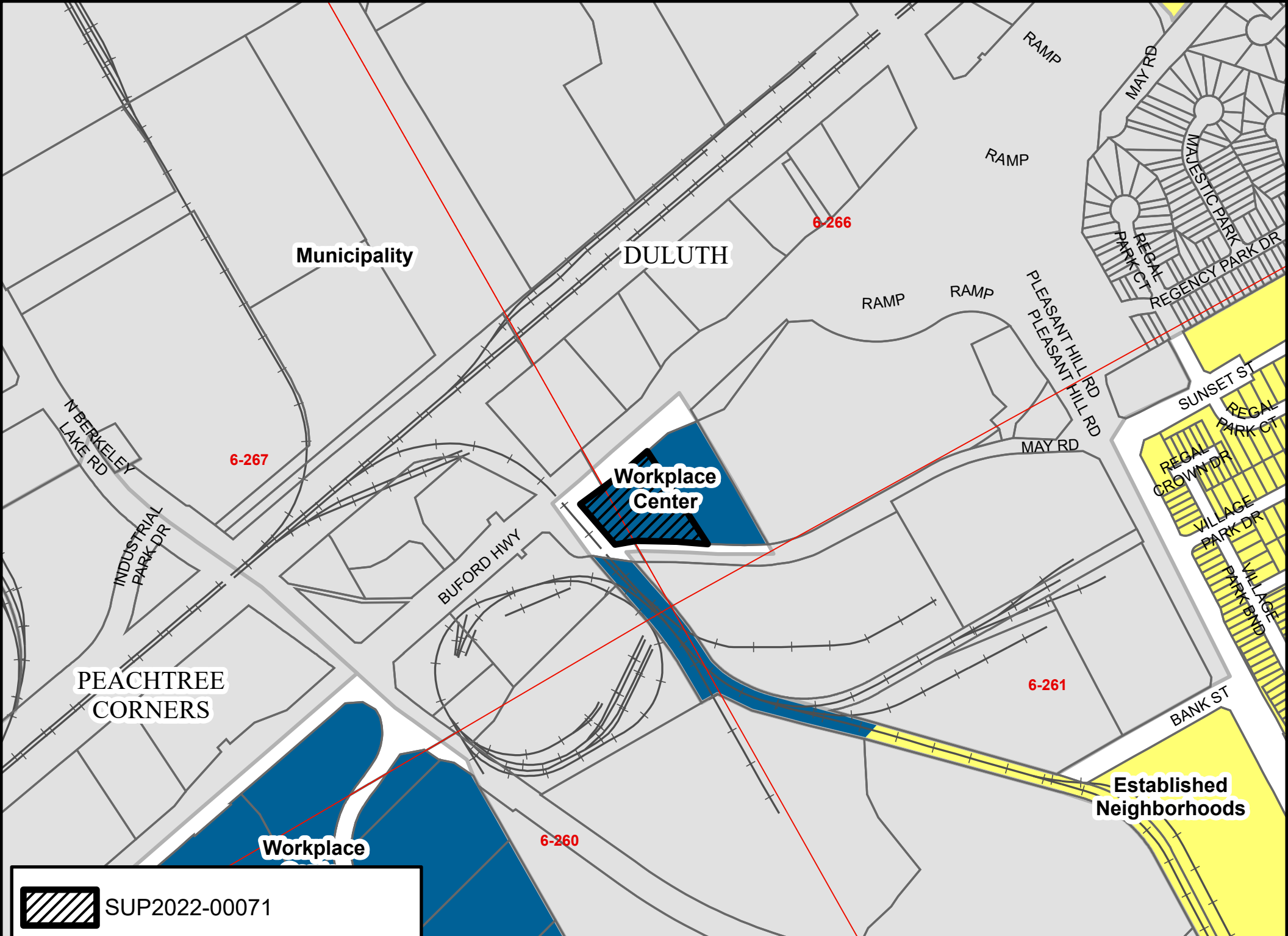
 SUP2022-00071

Created: April 20, 2023

0 250 500 Feet

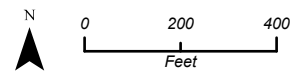
N

SUBJECT SITE AND SURROUNDING ZONING



 SUP2022-00071

Created: April 20, 2023



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION