

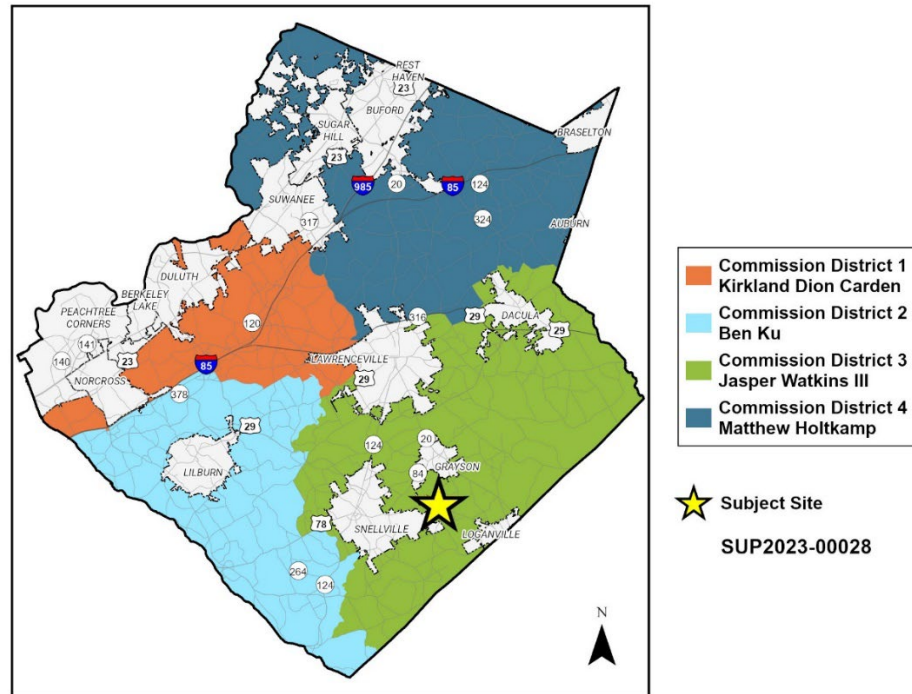


## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** SUP2023-00028  
**Current Zoning:** C-2 (General Business District)  
**Request:** Special Use Permit  
**Address:** 2990 Rosebud Road  
**Map Number:** R5100 113  
**Site Area:** 1.55 acres  
**Square Footage:** 997  
**Proposed Development:** Car Wash (Renewal)  
**Commission District:** District 3 – Commissioner Watkins  
**Character Area:** Community Node

**Staff Recommendation:** APPROVAL WITH CONDITIONS

**Planning Commission Recommendation:** APPROVAL WITH CONDITIONS



**Planning Commission Advertised Public Hearing Date: 7/11/2023**  
**Board of Commissioners Advertised Public Hearing Date: 7/25/2023**

**Applicant:** Karla Y. Garcia Otero  
1236 Granite Lane  
Loganville, GA 30052

**Owner:** Ashwina Properties, LLC  
2990 Rosebud Road  
Loganville, GA 30052

**Contact:** Maria Ramirez

**Contact Phone:** 678.849.7810

## Zoning History

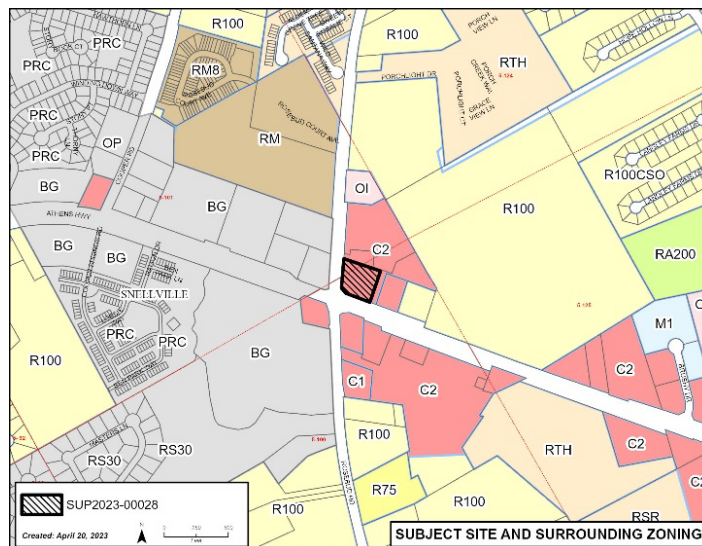
The subject property is zoned C-2 (General Business District). In 1996, the property was rezoned from C-1 (Neighborhood Business District) and R-100 (Single-Family Residence District) to C-2 for a commercial retail center, pursuant to RZ-96-144. A Special Use Permit was approved for a hand car wash in 2022 pursuant to SUP2022-00014. This Special Use Permit renewal request is due to a one-year sunset clause added as a condition of the approval.

## Existing Site Condition

The subject site is a 1.55-acre developed parcel located on the northeast corner at the intersection of Rosebud Road and Athens Highway. The site includes a convenience store with fuel pumps and a freestanding automated car wash building developed in 1998. The automated equipment has been removed and is now a hand car wash. The fuel canopy is along Athens Highway, in front of the convenience store and car wash building. A 30-foot-wide access easement is located between the eastern property line and the car wash building, which allows interparcel access from Athens Highway to the commercial strip center north of the site. Sidewalks, landscape strips, and power lines are located along both street frontages. The nearest Gwinnett County Transit Stop is 6.1 miles from the subject site.

## Surrounding Use and Zoning

The subject site is surrounded by commercial uses. The commercial and undeveloped properties west of the site across Rosebud Road are located within the City of Snellville city. An electric power substation is located directly east of the site. A multi-tenant commercial shopping center is located north of the subject property on Rosebud Road. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Existing	Hand Car Wash	C-2
North	Commercial	C-2
East	Electrical Substation	C-1
South	Convenience Store with Fuel Pumps	C-1
West	Commercial	BG (City of Snellville)

## Project Summary

The applicant requests the renewal of a special use permit on a 1.55-acre property zoned C-2 for a car wash, including:

- Continued operation of a hand car wash within an existing 997-square-foot car wash building. The concrete block building was constructed in 1998 and has been stripped of all equipment.
- A stacking lane for four vehicles along the northern property line, adjacent to the shared driveway between the subject property and the commercial retail center to the north.
- Two parking spaces adjacent to the convenience store.
- Hours of operation from 8 AM to 6 PM.
- An outdoor waiting area located in the access easement, adjacent to the eastern property line.
- Two existing full access driveways, one each from Rosebud Road and Athens Highway.
- Existing landscape strips and sidewalks along Rosebud Road and Athens Highway.
- This request is the result of a one-year sunset clause added as a condition of special use permit (SUP2022-00014) approval.
- There have been no code violations on the property since the special use permit approval in 2022.

## Zoning and Development Standards

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

Standard	Required	Existing	Meets Standard?
Building Height	Maximum 45'	<45'	YES
Front Yard Setback	Minimum 15'	>15'	YES
Side Yard Setback	Minimum 10'	37.1'	YES
Rear Yard Setback	Minimum 30'	> 30'	YES
Off-Street Parking	Minimum: 2 spaces plus 4 Stacking Lanes Maximum: 4 spaces plus 10 Stacking Lanes	2 spaces plus 4 Stacking Spaces	YES

## Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached

(Exhibit F). 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 subject building is located on a site that was developed in 1998 with a convenience store with fuel pumps and an automated car wash. The machinery within the car wash has been completely removed and has more recently been used for a hand car wash. The site is located at the intersection of two major thoroughfares and adjacent to an electrical substation and a commercial retail center. Additionally, a convenience store with fuel pumps (without a car wash), is located across from the subject site on Athens Highway. The hand car washing activities are conducted within the existing car wash building which has been in operation since 2022. This use is consistent with the surrounding area and is therefore suitable in view of the use and development of adjacent and nearby property.

**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 would not be impacted by the special use permit. The use of a car wash has existed on this property since 1998 and the continued use of a hand car wash would not produce any additional lighting, noise, or traffic. There have been no code violations since the approval of the special use permit in 2022.

**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.

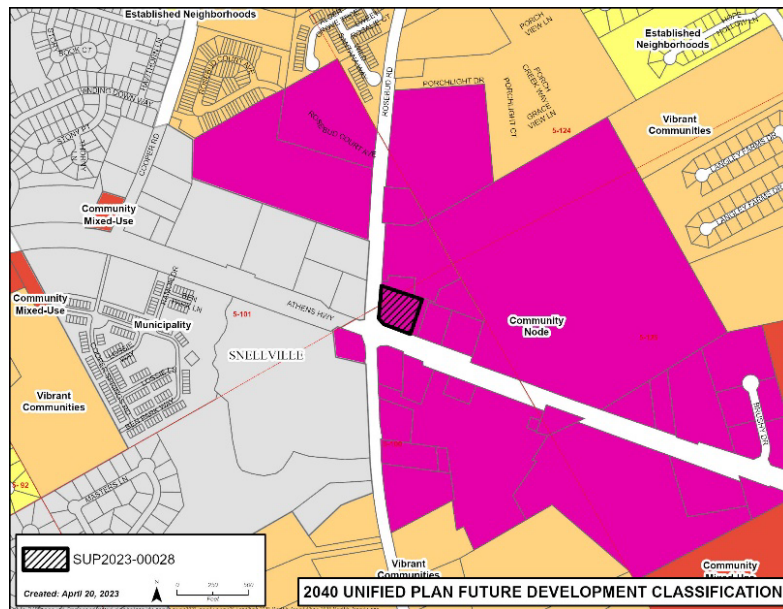
**D. Whether the proposed special use permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

Impacts on public facilities would be anticipated in the form of traffic and utility demand. 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 F).



**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 that the subject property lies within the Community Node Character Area. This area is characterized by high-density mixed-use developments incorporating commercial, office, live-work, and similar ground floor uses with high-density residential uses. Although this use does not include high-density development, it is the adaptive reuse of an obsolete automated car wash building. In addition, this car wash has been in operation since 2022 providing a complementary service at an existing gas station. Therefore, because this use and building already exist, the development is in conformity with the policy and intent of the Unified Plan.



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

The property has been used as a convenience store with fuel pumps and car wash since 1998. In the past, it was common for convenience stores with fuel pumps to include small, automated car washes as an accessory use. However, newer express-style car washes with onsite vacuums have made many of these small accessory car washes obsolete. Reusing the building for a similar use is a way to reactivate an existing building which provides supporting grounds for approval.

**Staff Recommendation**

Based on the staff’s evaluation of the request and the standards governing exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the special use permit request.

## **Planning Commission Recommendation**

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

### **Planning Commission Recommended Conditions (includes Staff Recommended Conditions)**

Approval of a Special Use Permit for a car wash, subject to the following conditions:

1. The proposed development shall be operated in general conformance with Exhibit B: Site Plan dated received March 1, 2023, with revisions required by conditions of approval and the Unified Development Ordinance, as reviewed and approved by the Department of Planning and Development.
2. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site.
3. The car wash shall provide a designated indoor public waiting area (minimum three fixed seats).
4. The facility shall provide a minimum of four paved and striped parking spaces for marked patrons. All cars waiting for service shall be parked in a striped parking space.
5. The use shall not encroach into any driveway aisles.
6. All car wash related servicing of vehicles shall be conducted inside the existing structure.
7. No outdoor storage or retail display of goods shall be permitted.
8. All signage shall comply with the Sign Ordinance.

**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 Form
- E. Previously Approved Resolution (SUP2022-00014)
- F. Internal and External Agency Review Comment
- G. Maps

**Exhibit A: Site Visit Photos**



Existing Site



Car Wash Building





Access Easement



Location of Parking Spaces

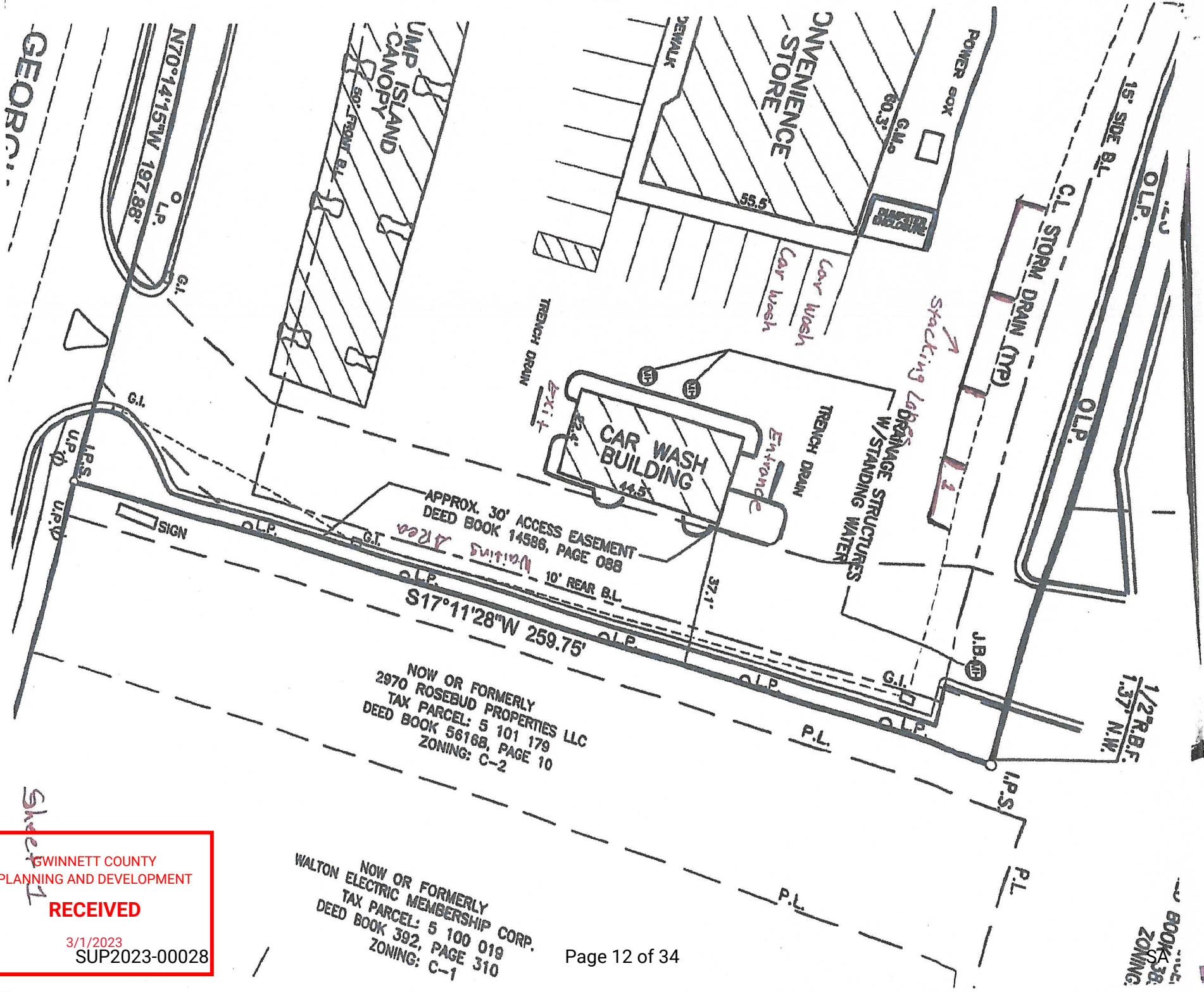
**Exhibit B: Site Plan**

**[attached]**





GEORGIA



APPROX. 30' ACCESS EASEMENT  
 DEED BOOK 14586, PAGE 088  
 Waiting Area

NOW OR FORMERLY  
 2970 ROSEBUD PROPERTIES LLC  
 TAX PARCEL: 5 101 179  
 DEED BOOK 56168, PAGE 10  
 ZONING: C-2

NOW OR FORMERLY  
 WALTON ELECTRIC MEMBERSHIP CORP.  
 TAX PARCEL: 5 100 019  
 DEED BOOK 392, PAGE 310  
 ZONING: C-1

GWINNETT COUNTY  
 PLANNING AND DEVELOPMENT  
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 3/1/2023  
 SUP2023-00028

BOOK 38  
 ZONING

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

**[attached]**



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3/1/2023

**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, there's a car wash already in place. It will be suitable for the use & development of nearby property.

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

It will not affect the use or usability as this is an existing carwash building

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

Property will not be affected car wash building is already existing

- (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:

It will not result in an excessive or burdensome use being that the building is already existing

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

The SUP is in a C2 zone it's in the conformity of policy & intent

- (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:

Car wash building is already existing, no additional construction will be done

**RECEIVED**

3/1/2023

Dear Recipient:

Wash It Again 2, LLC requests a Special Use Permit (SUP). Wash It Again 2, LLC intends to develop a hand car wash on the 1.545 acres lying in land lots 100 & 101 of the 5th district of Gwinnet County, Georgia on plat owned by Ashwina Properties, LLC. An existing BP Gas Station & Convenience Store located at 2990 Rosebud Rd, Loganville, Ga with parcel number 5100 113. The Car Wash Building is not in use and Wash It Again 2, LLC intends to open a full-service hand car wash for vehicles, and will comply with all local regulations for building, lights, exterior signs & landscaping.

The car wash that was originally built in 1998 already was established as a car wash next to the convenience store, It has an existing total of 996.8 square feet out of the 1.545 acres and has 3 ways to access through the shopping center set on the northeastern variable width right of way of U.S Highway 78 – Georgia 10 (A.K.A Athens Highway) at its intersection with the eastern 120' R/W of Rosebud Rd. With 22.4' in height & 44.5' in width.

The front & back side of the Car Was Building has a trench drain on each side as well as two manholes on the right of the building that leads to the drainage structures. The storm drain line is directly located behind the Car Wash Building. With a detention pond easement directly north of the Car Wash Building in the shopping center that's adjacent to the Car Wash Building that was built when the shopping center was constructed. Generally, the hours of operation will be from 8am to 6pm & will always have employees on site when in operation.

North & South of the Car Wash Building has open spaces & the only common area that it will share with the BP Gas station & the convenience store will be the parking spaces where customers will park.

The car wash building is 22.4' in height & 44.5' in length. The car wash building has been stripped of all previous machinery. A large copy of the survey detailing the acreage, road frontages, setbacks of the structure, size of the building (as mentioned above) & the already existing parking lot, was submitted earlier today.

The stacking lanes as proposed will be to the north of the entrance of the car wash building are already existing parking spaces. Between the stalking spaces & the convenience store building lies enough space for oncoming traffic. Customers shall be served on a 1<sup>st</sup> come 1<sup>st</sup> served basis waiting in their car until called. I am attaching a blown-up copy of the car wash building (labeled sheet 1) showing in red you will find the stalking spaces no car or customer will be blocking right of way or constricting passage, as they shall wait on stacking space labeled 1 in red. Additionally you will see two parking spaces that will be labeled Car Wash.

The waiting area for customers who their car is being wash is proposed to be on the left side of the car wash building not blocking any right of way or constricting passage. A permit for outdoor seating, accessories & light canopy shall be submitted as well.

**Exhibit D: Application and Disclosure of Campaign Contributions Form**

**[attached]**



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3/1/2023

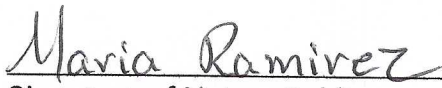
**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

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.

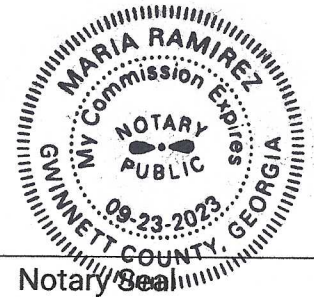
  
Signature of Applicant

02/18/23  
Date

Karla Y. Garcia Otero  
Type or Print Name and Title

  
Signature of Notary Public

2/18/23  
Date



Notary Seal

**RECEIVED**

1/6/2022 4:00PM

**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.

*Sumi*

Signature of Property Owner

1/5/2022

Date

*owner of BP food mart*

Type or Print Name and Title

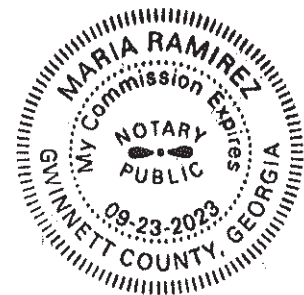
*Maria Ramirez*

Signature of Notary Public

1/5/2022

Date

Notary Seal




**RECEIVED**

1/6/2022 4:00PM

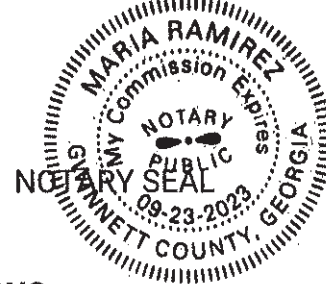
**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

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.

 1/5/22 owner  
SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

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

Maria Ramirez 1/5/22  
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    Karla V. Garcia Otero  
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

3/1/2023

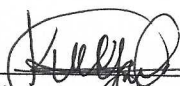
**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT**

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:  
(Map Reference Number)

\_\_\_\_\_ - \_\_\_\_\_ - 5100113  
District Land Lot Parcel

  
Signature of Applicant

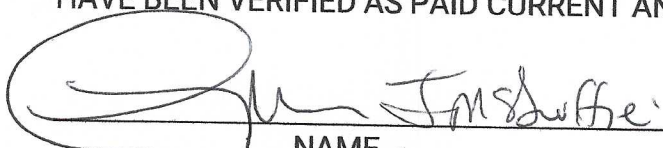
02/18/23  
Date

Karla G. Garcia Otero  
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

TSA  
TITLE

3/1/23  
DATE

**Exhibit E: Previously Approved Resolution (SUP2022-00014)**

**[attached]**

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF SPECIAL USE PERMIT

ADOPTION DATE: MARCH 22, 2022

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

---

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

---

On motion of Commissioner Watkins, which carried a 5-0 vote, the following Resolution was:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by Karla Y. Garcia Otero for the proposed use of a Car Wash on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in the Gwinnett Daily Post, the Official News Organ of Gwinnett County; and



WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on March 22, 2022, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 22<sup>nd</sup> day of March 2022, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following conditions:

1. The proposed development shall be operated in general conformance with Exhibit B: Site Plan dated received January 20, 2022, with revisions required by conditions of approval and the Unified Development Ordinance, as reviewed and approved by the Department of Planning and Development.
2. 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 cover no more than twice per calendar year and last no longer than seven day each.
3. The car wash shall provide a designated indoor public waiting area (minimum three fixed seats).
4. The facility shall provide a minimum of four paved and striped parking spaces for marked patrons. All cars waiting for service shall be parked in a striped parking space.
5. The use shall not encroach into any driveway aisles.
6. All car wash related servicing of vehicles shall be conducted inside the existing structure.
7. No outdoor storage or retail display of goods shall be permitted.
8. All signage shall comply with the Sign Ordinance.
9. The special use permit shall be valid for no more than a one-year period, at which time the special use permit must be reapplied for and approved by the Board of Commissioners to continue the use.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson  
Nicole L. Hendrickson, Chairwoman

Date Signed: 4/25/2022

ATTEST:

By: Sina M. King  
County Clerk/Deputy County Clerk



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1/6/2022 4:00PM

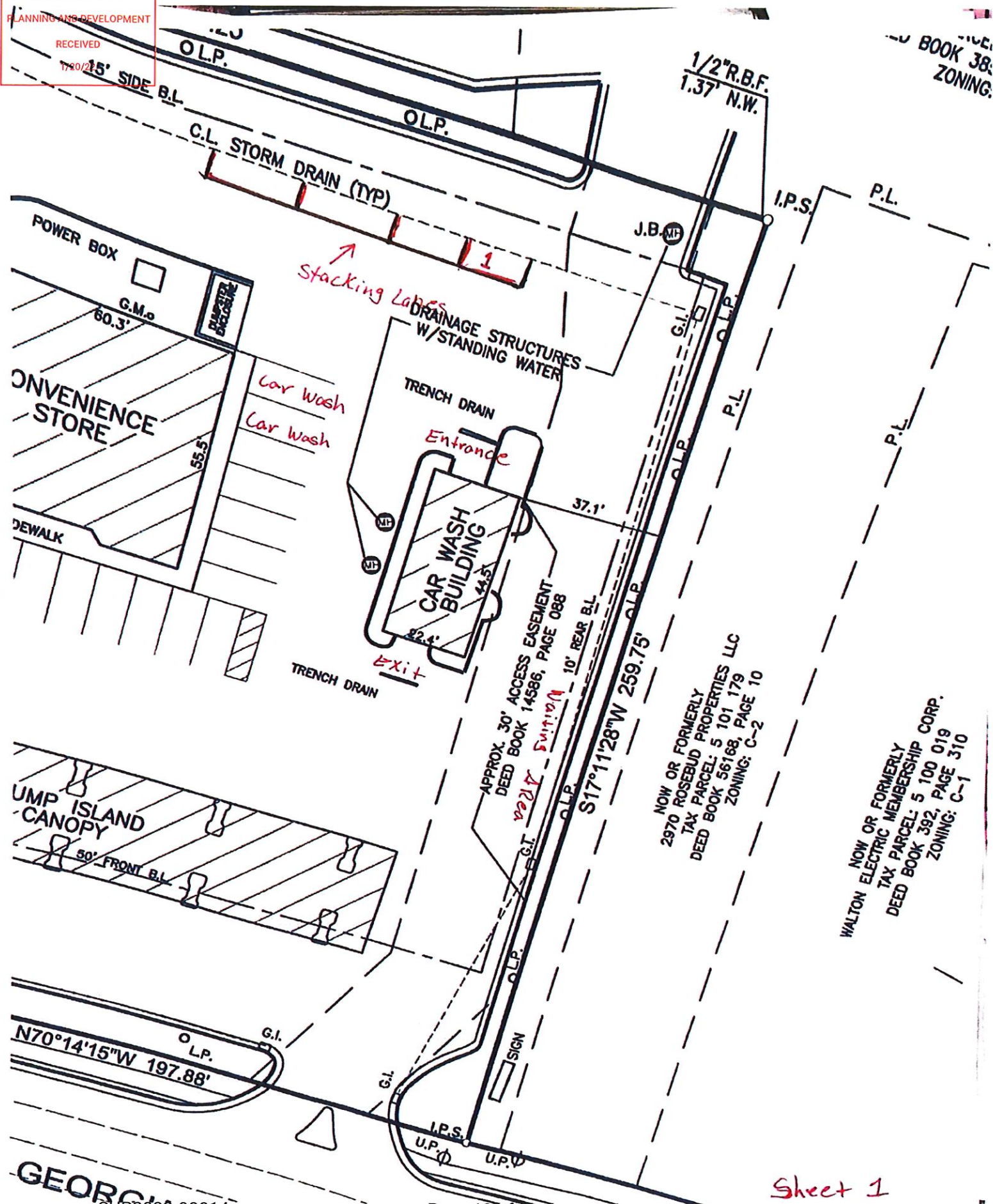
2990 Rosebud Road

All that tract or parcel of land containing 1.545 acres lying in Land Lots 100 & 101 of the 5th District of Gwinnett County, Georgia as shown on plat of survey for Ashwina Properties LLC dated September 22, 2021 as prepared by McNally & Patrick, Inc., bearing the seal of Lloyd C. McNally, Jr., Georgia Registered Land Surveyor No. 2040, being more particularly described as follows:

Beginning at an 1/2" r-bar set on the northeastern variable width right of way of U.S. Highway 78 - Georgia Hwy 10 (A.K.A. Athens Highway) at its intersection with the eastern 120' R/W of Rosebud Road, thence along the right of way of the latter mentioned roadway N03°49'43"E for a distance of 227.52' to a p.k. nail set in a driveway; thence leaving said right of way S73°02'15"E for a distance of 297.25' along a southwestern line of property now or formerly owned by Safeway Plaza, Inc. to a 1/2" r-bar set; thence S17°11'28"W for a distance of 259.75' along a northwestern line of property now or formerly owned by Safeway Plaza, Inc. to a 1/2" r-bar set on the northeastern variable width right of way of U.S. Highway 78 - Georgia Hwy 10 (A.K.A. Athens Highway) ; thence along said right of way N70°14'15"W for a distance of 197.88' to an 1/2" r-bar set; thence continuing along said right of way N41°43'14"W for a distance of 54.86' to the 1/2" r-bar set on the northeastern variable width right of way of U.S. Highway 78 - Georgia Hwy 10 (A.K.A. Athens Highway) at its intersection with the eastern 120' R/W of Rosebud Road at the Point of beginning.

GWINNETT COUNTY  
 PLANNING AND DEVELOPMENT  
 RECEIVED  
 1/20/23

BOOK 38  
 ZONING



NOW OR FORMERLY  
 2970 ROSEBUD PROPERTIES LLC  
 TAX PARCEL: 5 101 179  
 DEED BOOK 56168, PAGE 10  
 ZONING: C-2

NOW OR FORMERLY  
 WALTON ELECTRIC MEMBERSHIP CORP.  
 TAX PARCEL: 5 100 019  
 DEED BOOK 392, PAGE 310  
 ZONING: C-1

GEORGIA

SUP2022-00014  
 SUP2023-00028

Page 12 of 33  
 Page 26 of 34

Sheet 1  
 GC SA



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

**[attached]**



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

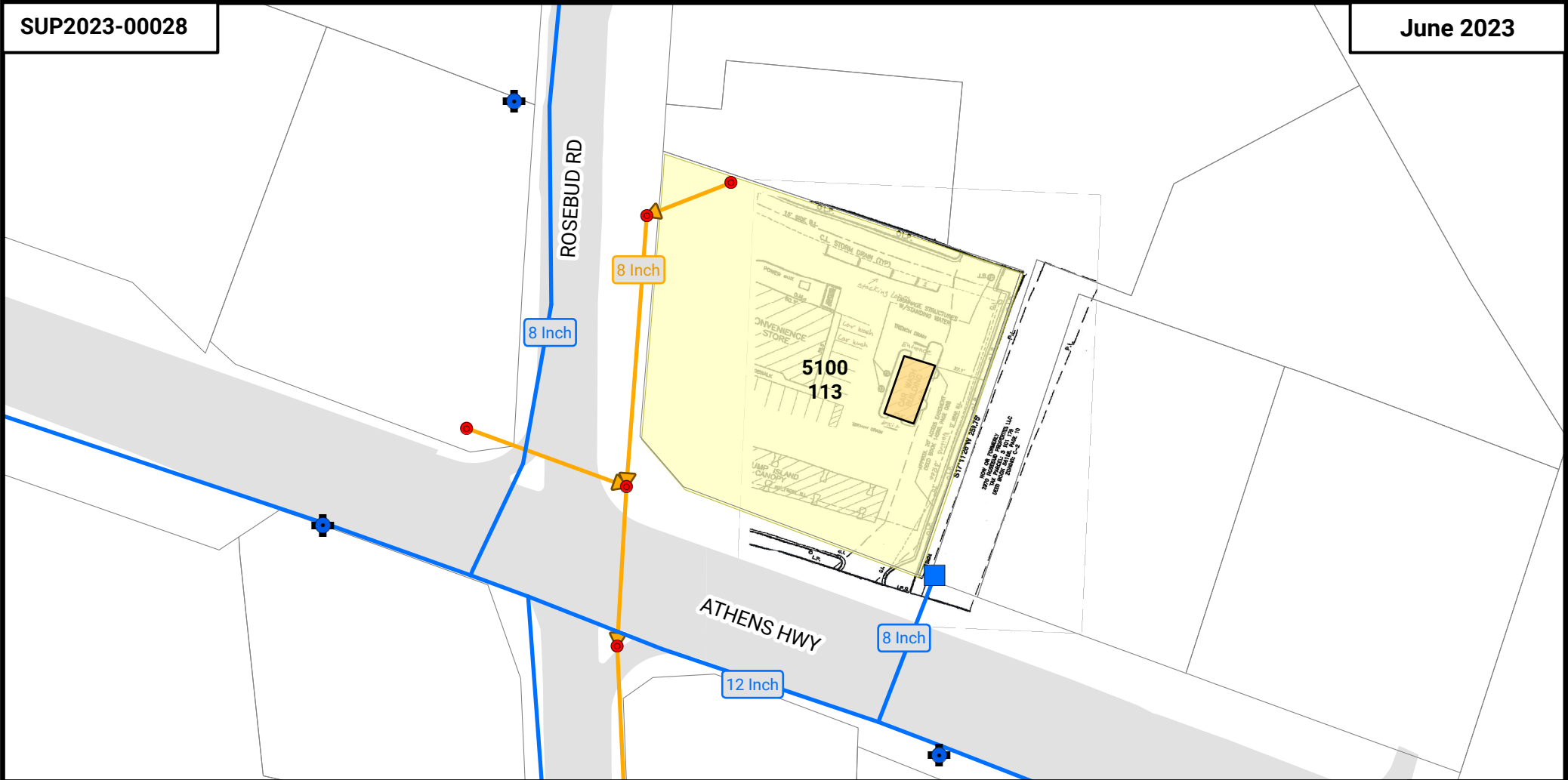
<b>TRC Meeting Date:</b>		05.03.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		<a href="mailto:Brent.Hodges@gwinnettcounty.com">Brent.Hodges@gwinnettcounty.com</a>	
Case Number:		SUP2023-00028	
Case Address:		2990 Rosebud Road	
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	Rosebud Road is a minor arterial. ADT = 9,034.		
2	5.9 miles to the nearest transit facility (#2454884) Grayson Highway and VFW Post #5255.		
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			





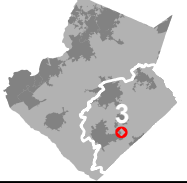
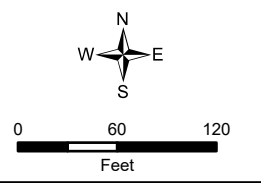
**Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>				
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:		SUP2023-00028		
Case Address:		2990 Rosebud Rd		
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>1</b>	Water: DWR does not have comments for this redevelopment. The existing building is connected to public water.			
<b>2</b>	Sewer: The existing building is connected to public sewer. A Sewer Capacity Certification is required for the proposed redevelopment.			
<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>				
<b>3</b>				
<b>4</b>				
<b>5</b>				
<b>6</b>				
<b>7</b>				



2990 Rosebud Rd  
C-2

### Water & Sewer Utility Map



LEGEND

- Water Main
- Hydrant
- Master Vault
- Sewer Collector
- Manhole

LOCATION

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

**Sewer Comments:** The existing building is connected to public sewer. A Sewer Capacity Certification is required for the proposed redevelopment.

**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 G: Maps**

**[attached]**





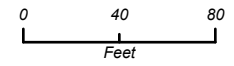
ROSEBUD RD

ATHENS HWY

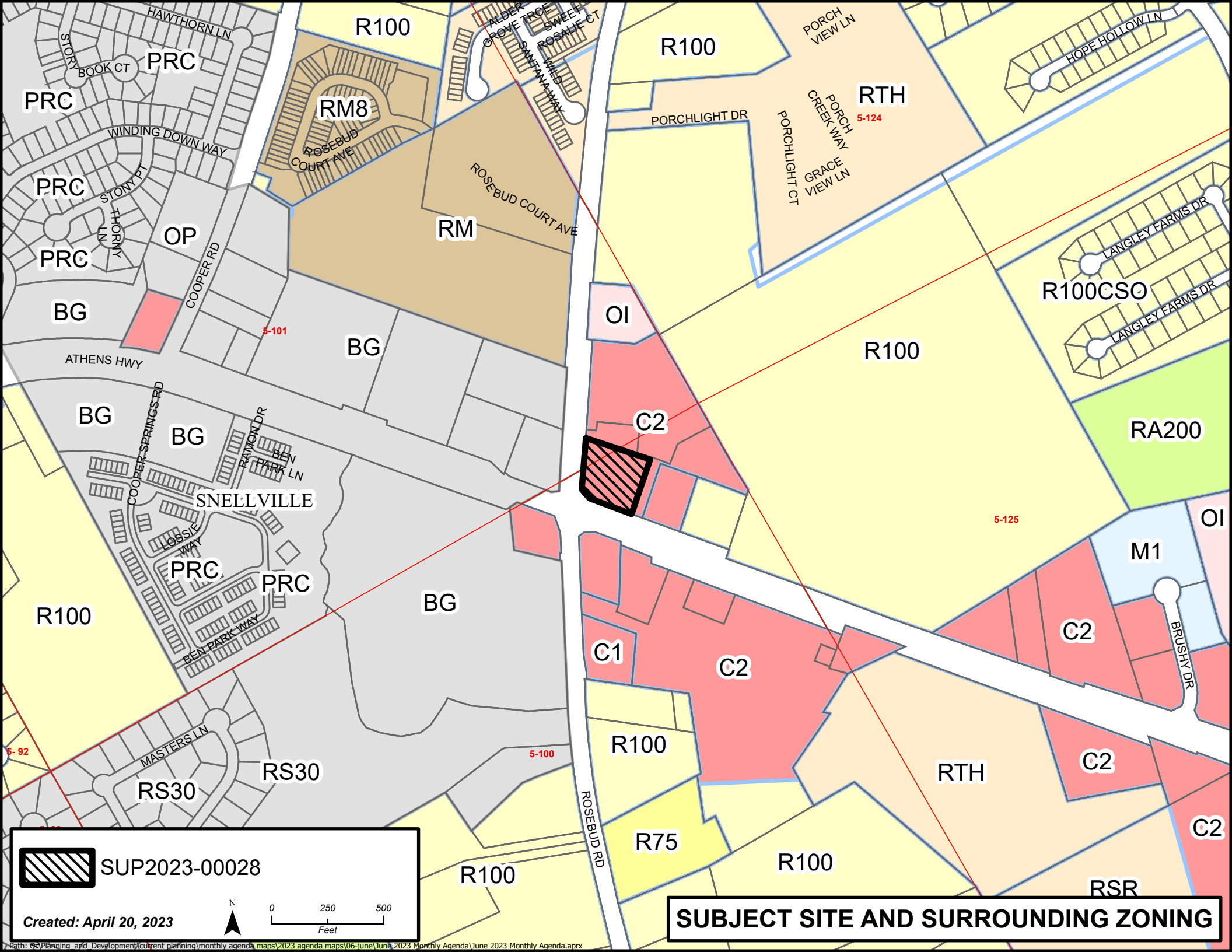


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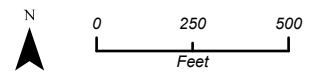




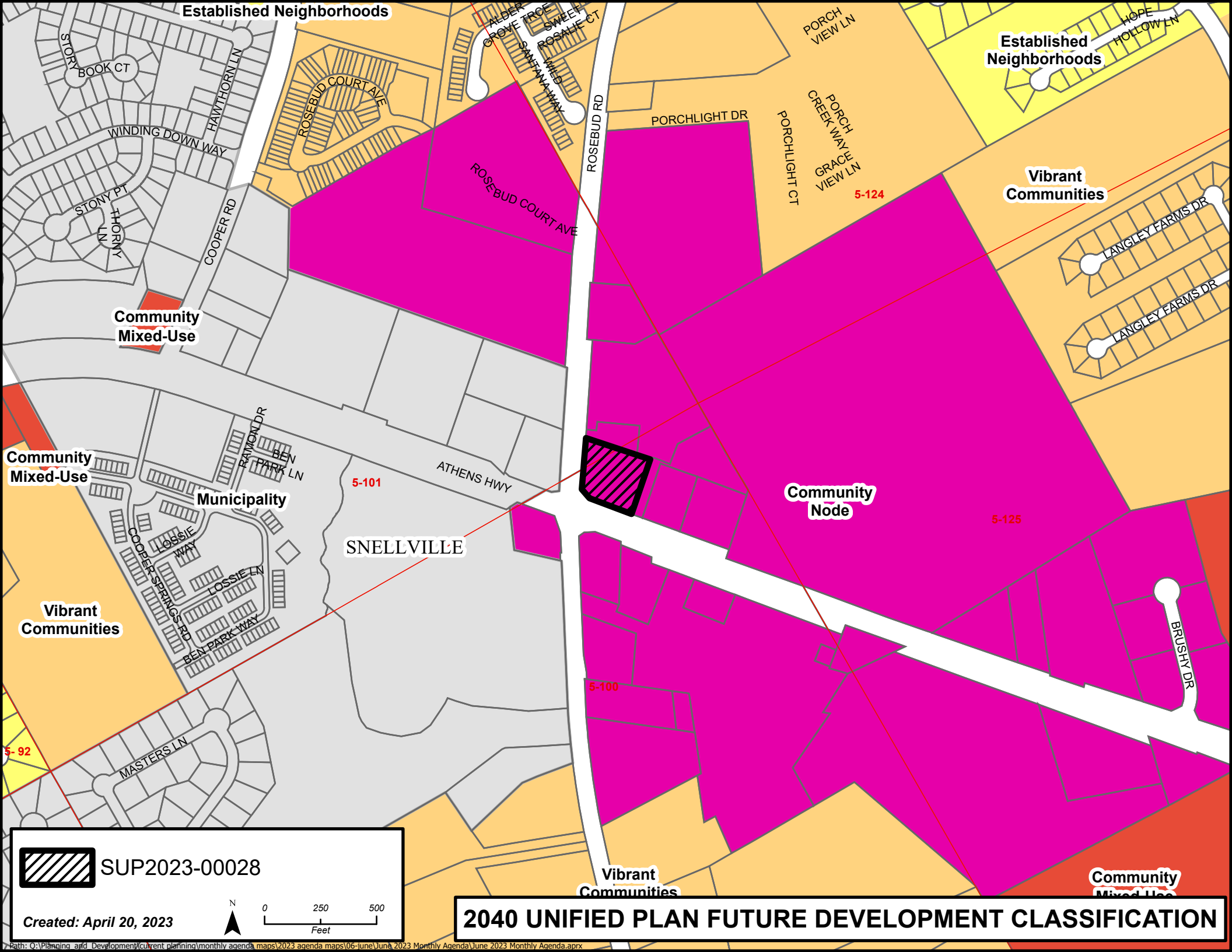


 SUP2023-00028

Created: April 20, 2023



**SUBJECT SITE AND SURROUNDING ZONING**



Established Neighborhoods

Established Neighborhoods

Vibrant Communities

Community Mixed-Use

Community Mixed-Use

Municipality

SNELLVILLE

Community Node

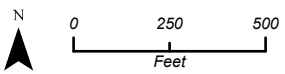
Vibrant Communities

Vibrant Communities

Community Mixed-Use

 SUP2023-00028

Created: April 20, 2023



**2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION**