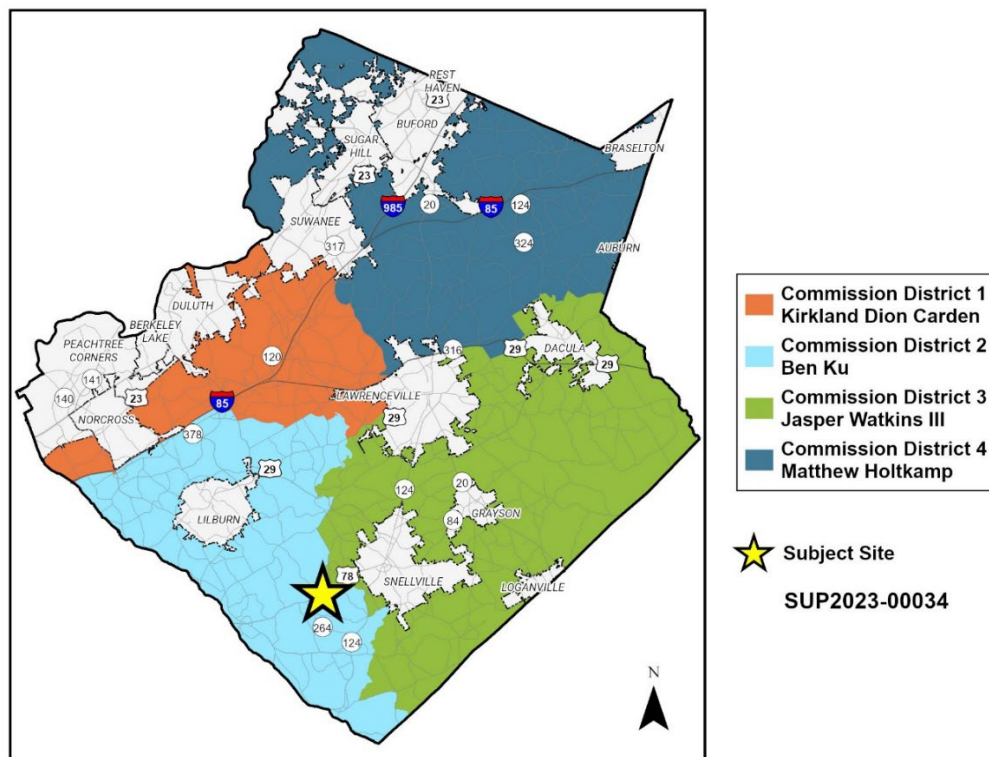


## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** SUP2023-00034  
**Current Zoning:** C-2 (General Business)  
**Request:** Special Use Permit  
**Additional Request:** Variance  
**Address:** 3761 Stone Mountain Highway  
**Map Number:** R6053 109  
**Site Area:** 3.44 acres  
**Square Feet:** 3,470  
**Proposed Development:** Truck Rental  
**Commission District:** District 2 – Ku  
**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:** Enterprise Holdings, Inc  
c/o Alliance Engineering and Planning  
4525 S Lee Street  
Buford, GA 30518

**Owners:** 3761 Hwy 78 Snellville LLC  
PO BOX 81612  
Chamblee, GA 30366-1612

**Contact:** Tyler Lasser

**Contact Phone:** 770.225.4730

## **Zoning History**

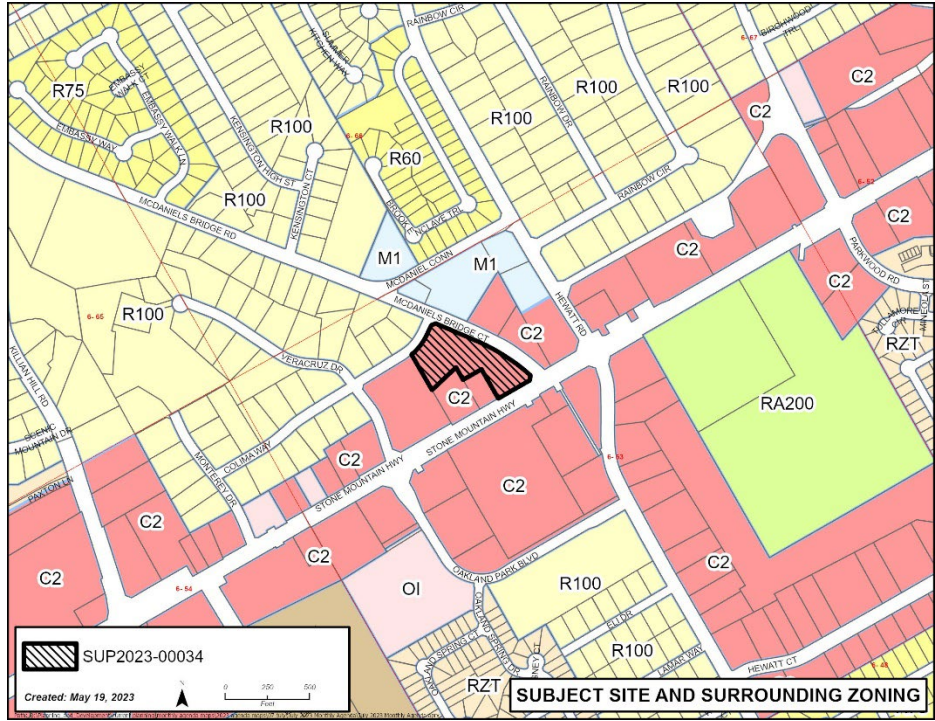
The subject property is zoned C-2 (General Business District). A special use permit for automobile sales and service was approved with conditions in 2000, pursuant to SUP-00-070. A special use permit for automobile sales was approved with conditions in 2022, for the 0.94 acre southeastern portion of the site at the corner of McDaniel Bridge Court and Stone Mountain Highway, pursuant to SUP2022-00038.

## **Existing Site Condition**

The subject property is a 3.44-acre parcel located at the northwest quadrant of the Stone Mountain Highway and McDaniels Bridge Court intersection. The site contains a 4,992 square-foot single story commercial building constructed in 1983 with a paved lot in front of the building. There is also a striped surface parking lot located at the northern portion of the site along McDaniels Bridge Court. The building and striped lot are separated by a grassed area. Site access to the building is provided via Stone Mountain Highway and McDaniels Bridge Road. The parking lot has gated access from a driveway on McDaniels Bridge Road, as well as through inter-parcel connection from the property to the west. The surface parking lot is enclosed by a chain-link fence along the southern and eastern property lines, with trees planted along McDaniel Road. The north boundary of the lot is screened by a wooden fence with densely planted trees along Colima Way. In addition, there is an existing stormwater pond located at the northeastern portion of the parking lot at the corner of Colima Way and McDaniels Bridge Court. There is a sidewalk and overhead power lines along Stone Mountain Highway and a portion of McDaniels Bridge Court. The site slopes upward approximately 10 feet from the southeastern corner to the northwestern corner the of the site but is otherwise generally flat. The nearest Gwinnett County Transit stop is approximately 6.5 miles from the subject property.

## **Surrounding Use and Zoning**

The subject site is surrounded by a mixture of uses, consisting predominantly of commercial retail and limited residential. An automobile related use and a place of worship are located to the east along McDaniels Bridge Road. Commercial retail uses are located south, west, and east of the site along Stone Mountain Highway. Single-family detached residential uses are located northwest of the site across Colima Way. An automobile sales dealership is located across Stone Mountain Highway south of the site. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Truck Rental	C-2	N/A
North	Industrial Place of Worship	M-1 C-2	N/A N/A
East	Commercial	C-2	N/A
South	Commercial	C-2	N/A
West	Residential	R-100	1.71 units per acre

**Project Summary**

The applicant requests a special use permit for truck rental at a proposed automobile and truck rental business on a 3.44-acre property zoned C-2, including:

- Proposed demolition and renovation of the existing 4,992 square-foot building to include a 3,470 square-foot office building with a canopy.
- Proposed car wash building with a canopy and a separate vacuum station intended to service the truck and automobile rental inventory only, located in the rear of the existing building in what is currently the striped parking lot. Square footage of the proposed car wash building was not provided by applicant.
- A dumpster enclosure within the parking lot, adjacent to the carwash building.
- An existing off-street parking lot with 23 striped parking spaces for employees and customers in front of the office building and 154 parking spaces for inventory in the existing lot.
- An existing chain-link fence around the perimeter of the parking lot with trees maintained along the property frontage on McDaniels Bridge Court and Colima Way.
- An existing 5-foot-wide sidewalk along Stone Mountain Highway, McDaniels Bridge Court, and Colima Way.
- A 5-foot-wide sidewalk along a portion of McDaniels Bridge Court connecting to Stone Mountain Highway.
- Existing Stormwater Pond located at the northeastern portion of the site at the corner of Colima

Way and McDaniels Bridge Court.

- Rented vehicle inventory of pick-up trucks, cargo vans, and box trucks up to 26 feet in length.
- A staff of 12 employees with hours of operation, 8 a.m. to 5 p.m., Monday through Friday, and 9 a.m. to 4 p.m. on Saturday.
- A gated access driveway from the office building to the parking lot.
- Existing interparcel connection between the site and the adjacent grocery store located at the northwest corner of the site will be retained; the existing gate will also be retained.
- Retention of the existing full movement access from McDaniels Bridge Court; the existing gate will also be retained.
- Two proposed right in/right out access points from McDaniels Bridge Court and Stone Mountain Highway .
- A 10-foot-wide landscape strip along McDaniels Bridge Court and Stone Mountain Highway.
- Existing 20-foot-wide landscape strip along Colima Way.

### Zoning and Development Standards

The applicant is requesting a Special Use Permit in C-2, General Business District, for truck rental. 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
Rear Yard Setback	Minimum 30'	30'	YES
Off-Street Parking	Minimum: 12 spaces Maximum: 23 spaces Note: No maximum for inventory	23 spaces	YES
Landscape Strip	Minimum 10'	≥10'	YES
Sidewalk	Minimum 5'	5'	YES

### Variance Request

In addition to the rezoning, the applicant is seeking a variance from the following provisions 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 connection to the two adjacent non-residential properties located to the west of the site on Stone Mountain 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 F). Standard site and infrastructure improvements will also be required related to stormwater,



transportation, 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 the evaluation, staff makes the following findings based on the standards of 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 proposed automobile and truck rental use would be located along a busy commercial corridor alongside other commercial retail uses. The introduction of the automobile and truck rental is consistent with other existing commercial retail uses in the area and would provide site and building enhancements to the property. The proposed use may be appropriate in the interim; however, it is ultimately not the highest and best use at such a prominent location, particularly as the surrounding area continues to transition into more community-serving uses anticipated within the Community Node Character Area.

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

The proposed automobile and truck rental abuts only commercial property and streets and meets all UDO requirements intended to mitigate any adverse impacts to the existing residences located across Colima Way. Increased traffic would not likely affect the neighboring residential properties, as the site has multiple entrances and exits.

**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.

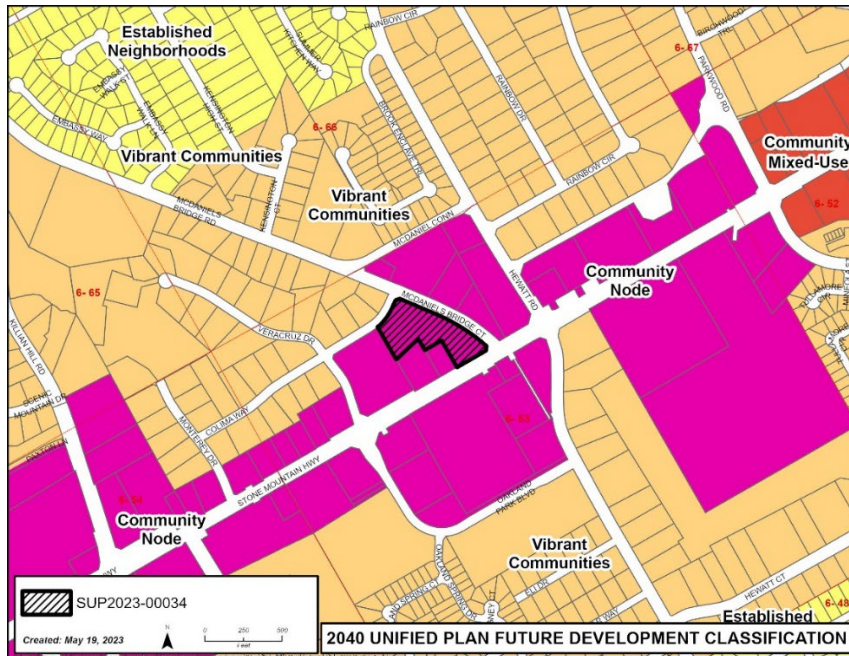
**D. Whether the proposed special use permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

An increase in impacts 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. Agency review comments related to any potential improvements concerning this special use permit request are 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; and**

The subject property is located within the Community Node Character Area, which is characterized by high-density mixed-use developments incorporating commercial, office, live-work, and similar ground floor uses with high-density residential uses located at major intersections throughout the County. The Character Area intends future development and redevelopment to focus on making these nodes more pedestrian-oriented to serve surrounding residential communities and County residents by providing shopping, dining, and entertainment venues.

The proposed automobile and truck rental facility does not support the intent of the Community Node Character Area, as the proposed use is inherently vehicle-oriented, single-use, and would not regularly serve the surrounding residential communities. The site is intended as predominantly surface parking, which is inconsistent with the pedestrian-oriented intent of the Character Area. However, an automobile rental facility is a permitted use by right. The applicant is only requesting to add truck rental as a special 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.**

Properties along the Stone Mountain Highway corridor are currently undergoing renovation and redevelopment into land uses that are better aligned with the Community Node Character Area. The proposed automobile and truck rental facility would enhance an existing building and parking lot. The level of development on the site would not prohibit it from being redeveloped individually or assembled with adjacent parcels into a more holistic development containing retail, restaurant, or entertainment uses to better serve the surrounding community at a future date.

**Variance Request Analysis:** When considering variances from Title II of the UDO, staff is required to review whether an undue hardship may result from strict compliance with the regulations and that approval would not adversely affect the general public welfare or nullify the intent of the Development Regulations. In addition, there must be a determination that there are unusual topographical or other exceptional conditions. Staff makes the following findings related to the variance requests:

The requested variance to eliminate inter-parcel access to the properties to the west along Stone Mountain Highway is due to a hardship caused by existing property configuration. The variance request would create a more secure property for storing rental vehicles.

### **Staff Recommendation**

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

In addition, staff recommends **APPROVAL** of the following Variance:

1. To not provide inter-parcel driveway connection or provision of a future inter-parcel driveway stub between adjacent non-residential properties.

### **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 **APPROVAL** of the following Variance:

1. To not provide inter-parcel driveway connection or provision of a future inter-parcel driveway stub between adjacent non-residential properties.

### **Planning Commission Recommended Conditions (includes Staff Recommended Conditions, as Amended)**

Approval of a Special Use Permit for Truck Rental, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan received, May 9, 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. Existing perimeter vegetation must be preserved and replaced if dead or diseased. Minor pruning and maintenance to the existing vegetation is permitted.
6. Outdoor sales, storage or display of merchandise other than vehicle rental inventory (such as trailers, automotive parts, junked vehicles, etc.) shall be prohibited.
7. Repair, service, and maintenance of vehicles shall be prohibited.
8. 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.
9. **Parking in between the existing office building and Stone Mountain Highway shall be for customer and employee parking only. No inventory parking is allowed in this section of the parking lot.**

**Exhibits:**

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Application and Disclosure of Campaign Contributions
- F. Internal and External Agency Review Comments
- G. Maps



**Exhibit A: Site Visit Photos**



**View of the Existing Office Building**



**View of the Rear Parking Lot and Northwestern Boundary**



**View of Rear Parking Lot**



**View of Interparcel Connection with Adjacent Grocery Store**

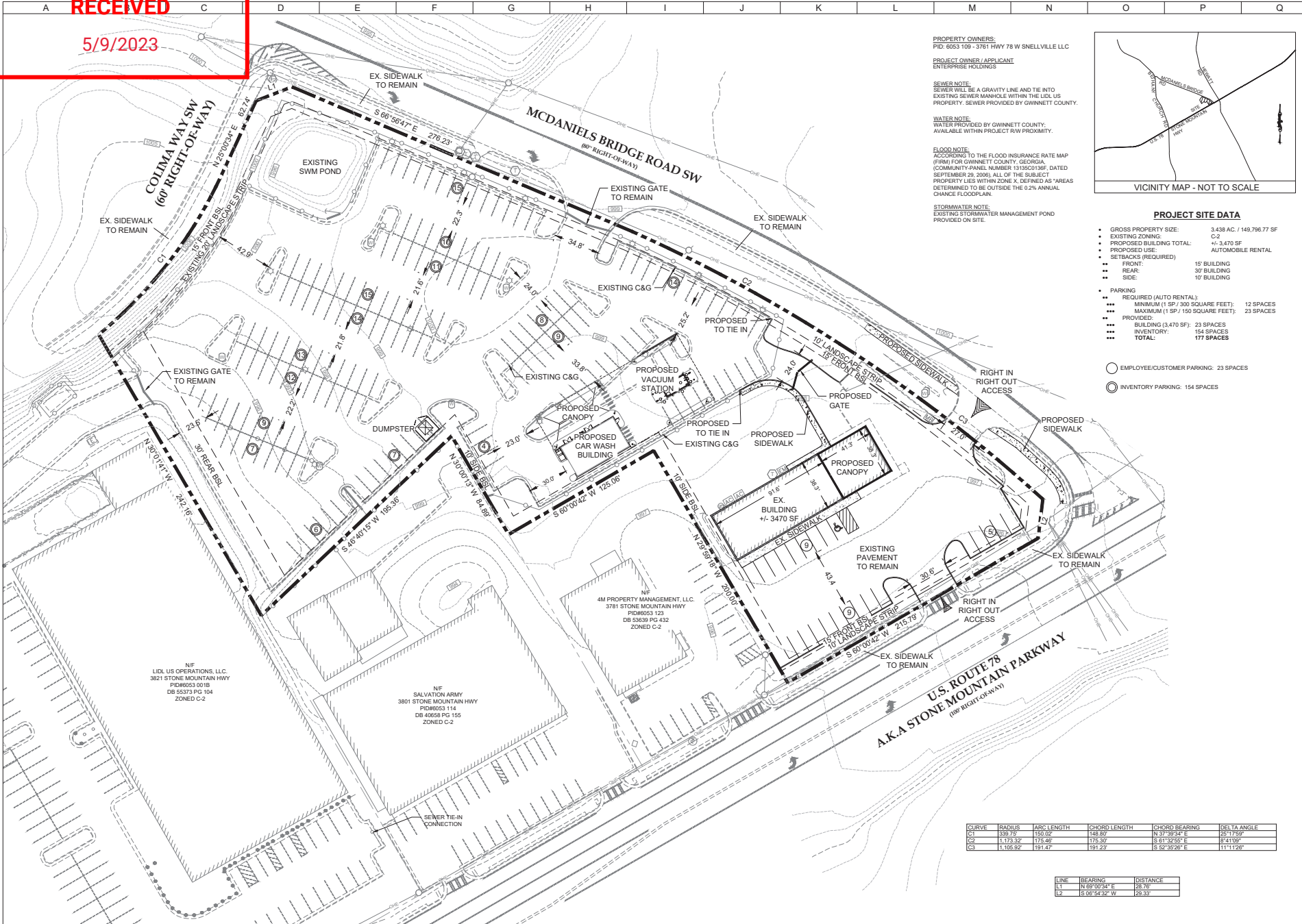
**Exhibit B: Site Plan**

**[attached]**



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5/9/2023



PROPERTY OWNERS:  
PID: 6053 109 - 3761 HWY 78 W SNELLVILLE LLC

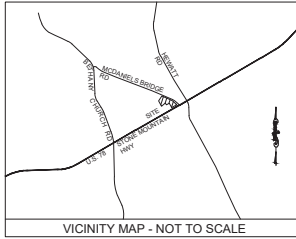
PROJECT OWNER / APPLICANT:  
ENTERPRISE HOLDINGS

SEWER NOTE:  
SEWER WILL BE A GRAVITY LINE AND TIE INTO EXISTING SEWER MAINLINE WITHIN THE LIDL PROPERTY. SEWER PROVIDED BY GWINNETT COUNTY.

WATER NOTE:  
WATER PROVIDED BY GWINNETT COUNTY. AVAILABLE WITHIN PROJECT RW PROXIMITY.

FLOOD NOTE:  
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR GWINNETT COUNTY, GEORGIA (COMMUNITY-PANEL NUMBER 131350130F, DATED SEPTEMBER 29, 2006), ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

STORMWATER NOTE:  
EXISTING STORMWATER MANAGEMENT POND PROVIDED ON SITE.



PROJECT SITE DATA

- GROSS PROPERTY SIZE: 3.438 AC. / 149,796.77 SF
- EXISTING ZONING: C-2
- PROPOSED BUILDING TOTAL: +/- 3,470 SF
- PROPOSED USE: AUTOMOBILE RENTAL
- SETBACKS (REQUIRED):
- FRONT: 15' BUILDING
- REAR: 30' BUILDING
- SIDE: 10' BUILDING
- PARKING
- REQUIRED (AUTO RENTAL):
- MINIMUM (1 SP / 300 SQUARE FEET): 12 SPACES
- MAXIMUM (1 SP / 150 SQUARE FEET): 23 SPACES
- PROVIDED:
- BUILDING (3,470 SF): 23 SPACES
- INVENTORY: 154 SPACES
- TOTAL: 177 SPACES
- EMPLOYEE/CUSTOMER PARKING: 23 SPACES
- INVENTORY PARKING: 154 SPACES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	539.75	150.02	148.80	N 37° 39' 34" E	25° 17' 59"
C2	1,172.32	175.46	175.30	S 61° 25' 51" E	6° 41' 09"
C3	1,105.92	191.47	191.22	S 52° 35' 29" E	11° 11' 26"

LINE	BEARING	DISTANCE
L1	N 69° 00' 34" E	28.76'
L2	S 69° 54' 32" W	63.33'

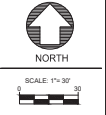


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NOT RELEASED FOR CONSTRUCTION

Site Zoning Plan for  
HIGHWAY 78 ENTERPRISE

Orig. Issue 3.6.23  
Designed by KN  
Checked by BW  
Project # 23040



ZONING PLAN

5.8.23

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5/9/2023

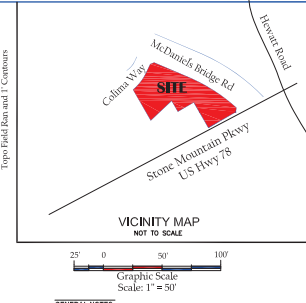
BOUNDARY, TOPOGRAPHICAL, TREE LOCATION AND  
UTILITY LOCATION SURVEY:

LDA - Lee Design & Associates, Inc.  
3761 Stone Mtn. Hwy., a/k/a Georgia Highway 78, Snellville, 30039  
Land Lot(s) 53, 6th District, Gwinnett County, Georgia,  
PIN: R6053 109 - Alt: 670189 | 3.43 Acres DB 60289, Page 429

BY: **PSC**  
Surviving the World, One parcel at a time

TABLE OF POSSIBLE ENCROACHMENTS  
1. Fence meanders back and forth over the Property Line  
between the Subject Site and the Salvation Army Site.

SURVEY TRACT AREA  
149,796.77 Sq Ft  
3.438 ACRES



GENERAL NOTES:  
1. This Plat has been prepared without the benefit of a current title report. Encumbrances or encroachments may exist that are not shown on this Plat.  
2. This Plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.  
3. Underground utilities are shown however they may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.  
4. This Plat has been prepared for the exclusive use of the person(s) or firm(s) named herein.

Land Surveying Services Provided By:  
**Perimeter Surveying Co., Inc.**  
All Your Surveying Needs

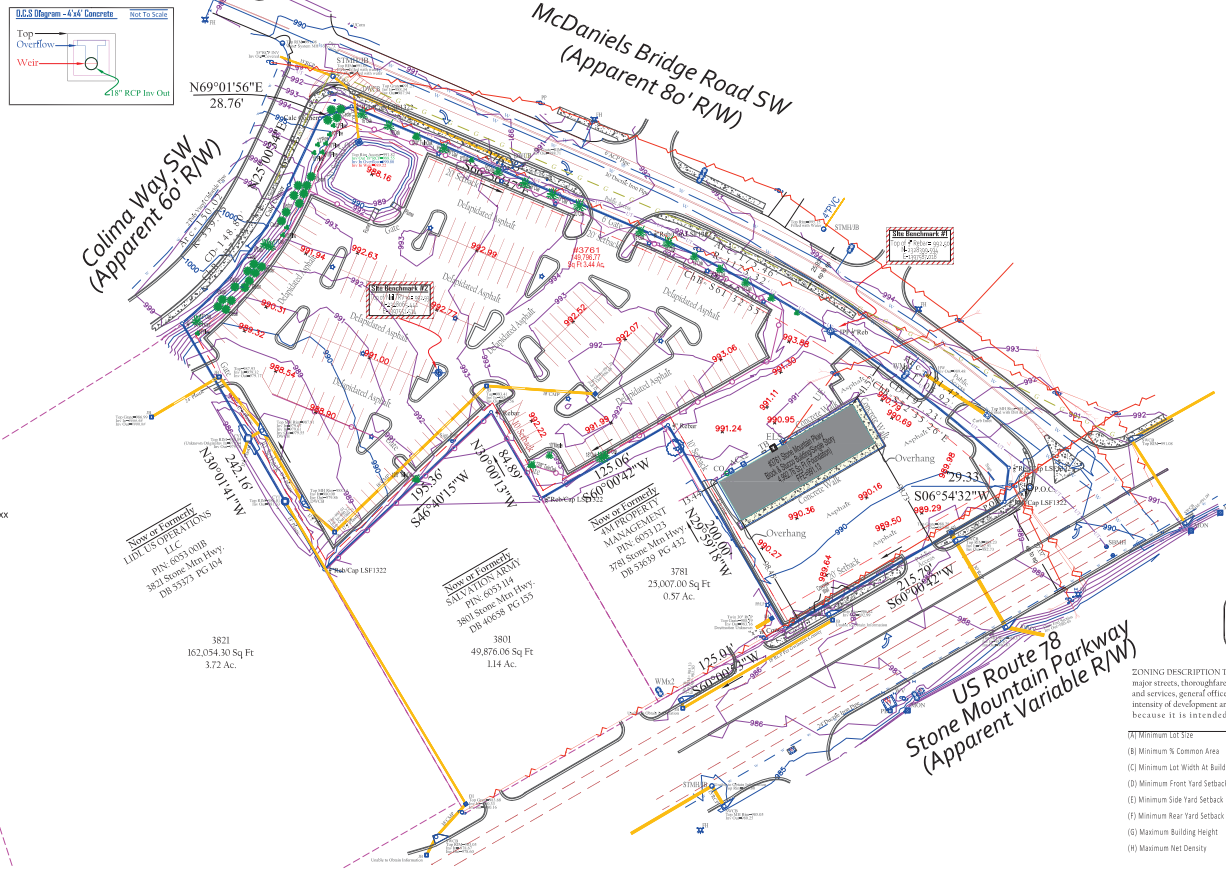
Surveyed For:  
**LDA**  
Lee's Design & Associates, Inc.  
Engineers + Architects + Consultants  
732-A Holcomb Bridge Road,  
Norcross, Georgia 30071  
Tel: (770) 242-7727 | Fax: (770) 242-7761  
Email: lda@leesdesigninc.com  
Website: www.leesdesigninc.com

Zoning Information per  
Gwinnett County Georgia GIS Website  
and WWW.MUNICODE.COM

ZONING CODE C-2

ZONING DESCRIPTION: The C-2 General Business District is intended to provide adequate space in appropriate locations along major streets, thoroughfares and interchanges for various types of business use. These uses include the retailing of major goods and services, general office facilities and public functions that would serve a community area of several neighborhoods. The intensity of development and uses in the C-2 General Business District is greater than in the C-1 Neighborhood Business District because it is intended to serve a greater population and to offer a wider range of goods and services.

(A) Minimum Lot Size	None
(B) Minimum % Common Area	None
(C) Minimum Lot Width At Building Line	None
(D) Minimum Front Yard Setback	15ft
(E) Minimum Side Yard Setback	10ft
(F) Minimum Rear Yard Setback	30ft
(G) Maximum Building Height	45ft
(H) Maximum Net Density	None



- Symbol Legend
- CB Catchbasin (single wing)
  - CB Catchbasin (double wing)
  - FI Fire Hydrant
  - CI Curb Inlet
  - AW Guy Wire Anchor
  - HS Handicap Space
  - HD Headwall
  - IP Iron Pin Pile
  - LP Light Pole
  - PP Power Pole
  - SM Southern Bell Manhole
  - SMH Stormwater Manhole
  - SMW Stormwater Manhole
  - WM Water Meter
  - WV Water Valve
  - ST Sign
  - AC AC PAD / UNIT
  - GS Gas Meter
  - CV/CD Covered Drop/Yard Inlet
  - EL Meter/Electric Supply Box
  - WF Wood Fence
  - CL Chain Link Fence
  - OE Overhead Electric
  - UE Underground Electric
  - UM Underpass Communication
  - GL Gas Line
  - SMH AT&T/Southern Bell Manhole
  - TP Telephone Pedestal/Booth
  - W Water Vault/Box Meter

- Abbreviation Legend
- CC Calculated Corner
  - CB Chord Bearing
  - CL Chord Length
  - CE Centerline
  - DE Drainage Easement
  - DT Dumpster Pad
  - PL Property Line
  - R Radius
  - R/W Right of Way
  - SSE Sanitary Sewer Easement
  - IP Iron Pin Found
  - RF Reference Point Used
  - F Field Located Information
  - BC Back of Curb
  - VCP Verified Curb Pipe
- (R) = Record DEED BOOK XXXX, PAGE XXXX  
(M) = Measured

EXISTING UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

**Perimeter Surveying Co., Inc.**  
260 ASA WAY, Building "A" Evans, GA 30809-7087  
(P) 770-425-6824  
(F) 770-421-1186  
kencoper@aol.com

KENNETH L. NUTT, GA., R.L.S., #2104  
COA# L6SF01223

PLAT SIZE 24X36  
PAGE 1 OF 1

- Notes:
- 1) References:
    - a) Deed Books: DB 60289 PG 429, Deed Book 60289 PG 426
    - b) Ordinance Survey: Dated 10/22/2022, By Atlanta Land Surveying, David L. Anderson GAPLS305 NCI Stamp/Signet (Provided by Client)
  - 2) Record North and All Bearings Show Reflect Reference Plat.
  - 3) The field data upon which this plat is based has a true closure of one foot in 62,712 feet, and was adjusted using a least squares method yielding a closure of one foot in 127,546 feet.
  - 4) This survey was performed without the benefit of a complete and thorough Title Abstract.
  - 5) Referring to FEMA "MSC FIRM" Map 13135C0136F Dated 09/26/2006. This property lies within a Zone "X".
  - 6) Boundary Survey of existing parcel being Tax Parcel ID #6053 109
  - 7) Field Equipment Used - TOPCON GTS-313 ALLEGRO DC
- This plat has been calculated for closure and Lot 1 is found to be accurate to within one foot in 1,565,313 feet.  
The field work for this survey was done on Sept. 02/26/2023.

REVISIONS	
REV1	03/31/2023 Update utility location
REV2	04/10/2023 Utility Location, Building and Structures
REV3	
REV4	
REV5	
REV6	
REV7	
REV8	
PLAT UPDATES	
UPDATED	
UPDATED	
UPDATED	

SURVEY REQUESTED BY:  
Lee's Design & Associates, Inc. Engineers  
+ Architects + Consultants  
732-A Holcomb Bridge Rd., Norcross, GA 30071  
Tel: (770) 242-7727 Fax: (770) 242-7761  
Email: lda@leesdesigninc.com  
Website: www.leesdesigninc.com

Boundary, Topo & Tree and Utility Location

ENTERPRISE

3761 Stone Mtn. Hwy., a/k/a Georgia Highway 78, Snellville, 30039  
Land Lot(s) 53, 6th District, Gwinnett County, Georgia,  
PIN: R6053 109 - Alt: 670189 | 3.43 Acres DB 60289, Page 429

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in G.C.G.A. Section 15-6-67.

02/28/2023  
DATE OF PLAT

Scale = 1" = 50'

Party Chief: REED  
Field Book: ENTERPRISE 1-23  
FIELD SURVEY DATE: 02/26/2023  
PSCI Job #: 002223

Computed by: RN  
Drawn by: RN / JF  
Checked by: KN



Project No.: 2303  
Dwg. Date: 02-28-23  
Dwg. Revision: KN  
Drawn By: KN  
Checked By: KN  
Sheet Title: SITE PLAN SURVEY  
Sheet No.: SV-1

Client: ENTERPRISE HOLDINGS, INC.  
5009 PEACOCK LANDING DR., STE. 500,  
NORCROSS, GA 30071  
Tel: (770) 821-0399  
Fax: (770) 821-0398

Project: BOUNDARY TOPOGRAPHICAL SURVEY OF  
3761 STONE MOUNTAIN HWY.,  
LAND LOT 53, 6TH DISTRICT,  
TAX PARCEL ID: R6053 109 & R6053 346  
GWINNETT COUNTY

Drawn By: PSC  
Date: 02-28-23  
Title: SITE PLAN SURVEY

Lee's Design & Associates, Inc.  
Engineers + Architects + Consultants  
732-A Holcomb Bridge Rd.,  
Norcross, GA 30071  
Tel: (770) 242-7727  
Fax: (770) 242-7761  
Email: lda@leesdesigninc.com  
Website: www.leesdesigninc.com

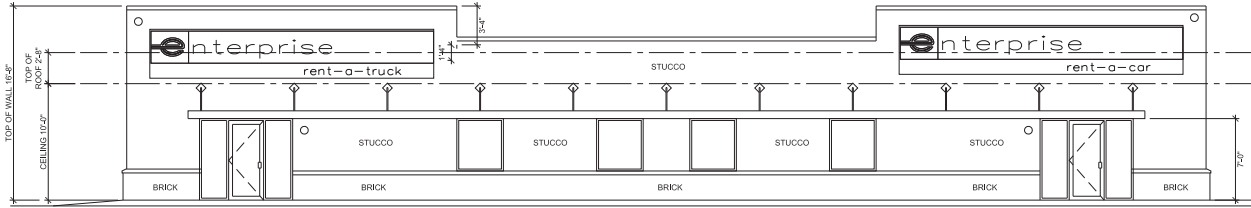


**Exhibit C: Building Elevations**

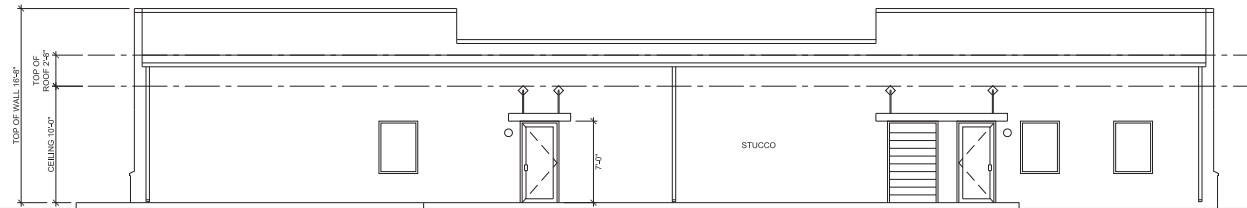
**[attached]**

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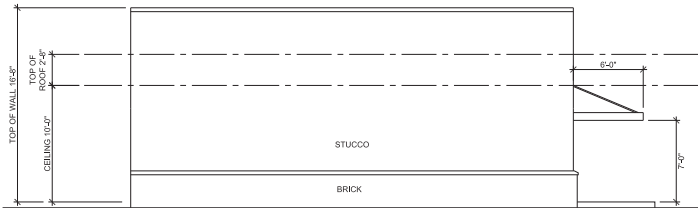
5/9/2023



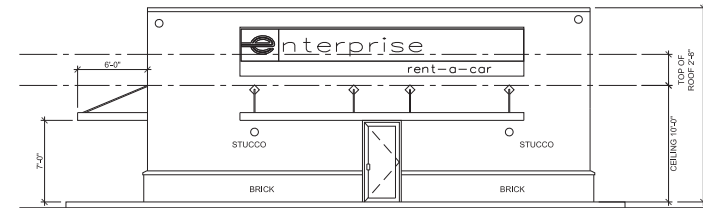
1 Proposed Front SE Elevation  
scale: 3/16" = 1'-0"



2 Proposed Back NW Elevation  
scale: 3/16" = 1'-0"



3 Proposed Side SW Elevation  
scale: 3/16" = 1'-0"



4 Proposed Side NE Elevation  
scale: 3/16" = 1'-0"

Site:  
**Lee's Design & Associates, Inc.**  
Engineers • Architects • Consultants  
732-A Hickomb Ridge Rd.,  
Norcross, GA 30051 404-791-1911  
Tel: (770) 441-1911  
Email: lee@leedesigninc.com  
Website: www.leedesigninc.com

Client:  
**ENTERPRISE HOLDINGS, INC.**  
5909 PEACHTREE DUNWOODY DR., STE. 500,  
NORCROSS, GA 30051  
Tel: (770) 821-0398  
Fax: (770) 821-0398

Project:  
**ENTERPRISE RENT-A-CAR  
BUILDING RENOVATION**  
At  
3761 STATE ST. (NORTH BAY)  
KENNESAW, GA 30144  
GWINNETT COUNTY

Rev.	Date	Revision Description
1	04-25-2023	PROPOSED ELEVATIONS

Lee's Design & Associates, Inc.  
© 2023  
This drawing may be utilized only for the purpose of constructing or installing the work shown hereon at the site of the work specified. Any other use of this drawing, including without limitation any reproduction or alteration of this drawing, without the prior written approval of Lee's Design & Associates, Inc. is prohibited.

Project No.: 2303  
Desg. Date: 02-23-23  
Desg. Revision: NK  
Drawn By: NK  
Checked By:

Sheet Title:  
**PROPOSED ELEVATIONS**

Sheet No.:  
**A2-2**

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

**[attached]**

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Applicant's Letter of Intent  
Parcel# 6053 109 and 6053 346  
Special Use Permit

The Applicant, Enterprise Holdings, Inc., requests a special use permit to construct and operate a car and truck rental service at the corner of Stone Mountain Highway and McDaniels Bridge Road. The subject site currently consists of a vacant 4,992 square feet office building fronting Stone Mountain Highway, and a large parking lot in the rear. The adjacent properties include an existing appliance store, a Salvation Army store and donation center, and a Lidl grocery store. Across McDaniels Bridge Road there is an existing septic service business, church, and U-Haul storage and truck/trailer rental. Across Stone Mountain Highway is Five Star Ford dealership. In July, 2022, the Board of Commissioners approved a special use permit for a used car dealership on site. As proposed, Enterprise will modify the existing one-story building. A portion of the building will be removed, while approximately 3,470 square feet of the existing building will remain to be used as the primary office. The building will undergo transformation with significant updates to the façade and interior, which can be seen on the submitted elevations. Where the portion of the building will be removed, on the eastern side, a canopy will be attached for the customer's vehicle pick-up and drop-off. A vacuum station, car wash and canopy will be constructed behind the office building for the use of Enterprise employees only. The car wash and vacuum station will not be accessible to the public and will only be used by employees who are prepping reserved vehicles and cleaning returned vehicles. Other site improvements will include a new internal driveway parallel to McDaniels Bridge Road to connect the front parcel to the rear parcel, and an internal sidewalk for enhanced pedestrian connectivity. The existing landscaping adjacent to Colima Way will remain, including the 20-foot densely vegetated landscape strip with a privacy fence. Site access will be maintained by the existing driveways; two McDaniels Bridge Road and one on Stone Mountain Highway. The existing inter-parcel connection between the subject site and the Lidl grocery store will remain. However, the Applicant requests relief from Section 240-70.1 of the UDO to waive the requirements for additional inter-parcel driveway connections to the adjacent non-residential properties, which would include connections to the side of the appliance store lot, and the rear of the Salvation Army lot. In addition to the new internal connection, and the connection to the Lidl property, vehicular circulation will be sufficient. This location will offer a variety of rental vehicles including cars and trucks. Most of the truck inventory will be considered light duty trucks, which will include pickup trucks and cargo vans. Approximately 88 to 95 percent of those are rented at any given time, which limits the number of vehicles parked on site. A small portion of the inventory will be box trucks, which are generally rented long-term, again limiting the amount parked on site. The largest rental truck will be a 26-foot box truck. A car rental service is a permitted use in C-2, however, because this location will include multiple large trucks, a special use permit is required. Similarly, the U-Haul service across McDaniels Bridge Road offers box trucks. The hours of operation will be 8am to 5pm Monday through Friday, and 9am to 4pm on Saturday. This location will supply approximately 12 jobs at this location.

The applicant looks forward to meeting with staff as well as the community to answer all questions or concerns and is excited to be able to bring high-quality redevelopment to the Stone Mountain Highway corridor. Please see attached elevations and site plan within the application package for more information.

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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:

Please see attached

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

Please see attached

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

Please see attached

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- (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:

Please see attached

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

Please see attached

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- (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:

Please see attached

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

To further demonstrate that the proposed rezoning and land use is consistent with the intent of the UDO and 2040 Unified Plan, the applicant submits its response to the Standards Governing Exercise of the Zoning Power as follows:

- A. WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:  
Yes. The SUP will allow for a use that is consistent with the surrounding uses. Hwy 78 is a highly commercial corridor with many similar uses, including the U-Haul across McDaniels Bridge Road, and the Ford dealership across Stone Mountain Highway.
- B. WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:  
No, the special use permit will not adversely affect the use or usability of nearby properties. This is a commercially zoned property that has already been developed and is situated on a heavily commercial highway. The SUP will simply allow the few box trucks to be offered.
- C. WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:  
Yes, as currently zoned a car rental service is permitted. However, the SUP will allow several box trucks to be offered at this location, which is in high demand.
- D. WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:  
The special use permit will not result in an excessive use of existing streets, transportation facilities, utilities or schools.
- E. WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:  
Yes. The redevelopment will replace an existing vacant property and will minimize land disturbance.
- 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:  
The proposed development's previously approved uses, consistency with nearby uses, and conformity with the 2040 plan are amongst the reasons supporting approval of the SUP request.

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Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

**Exhibit E: Application and Disclosure of Campaign Contributions**

**[attached]**

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**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Enterprise Holdings, Inc. c/o Alliance Engineering and Planning</u> ADDRESS: <u>4525 S Lee Street</u>	NAME: <u>3761 HWY 78 W SNELLVILLE LLC</u> ADDRESS: <u>PO BOX 81612</u>
CITY: <u>Buford</u>	CITY: <u>CHAMBLEE</u>
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: <u>GA</u> ZIP: <u>30366-1612</u>
PHONE: <u>770.225.4730 ext.819</u>	PHONE: <u>770.225.4730 ext.819</u>
EMAIL: <u>tlasser@allianceco.com</u>	EMAIL: <u>tlasser@allianceco.com</u>
CONTACT PERSON: <u>Tyler Lasser</u> PHONE: <u>770.225.4730 ext.819</u>	
CONTACT'S E-MAIL: <u>tlasser@allianceco.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>C-2</u> BUILDING/LEASED SQUARE FEET: <u>3,470</u>	
PARCEL NUMBER(S): <u>6053 109, 346</u> ACREAGE: <u>3.43</u>	
ADDRESS OF PROPERTY: <u>3761 Stone Mountain Highway</u>	
SPECIAL USE REQUESTED: <u>Truck rental</u>	

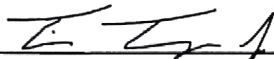
**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

**RECEIVED**



5/9/2023

**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 4/18/23  
Date

Tim Teague Construction and Project Manager  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public 4/18/23  
Date 

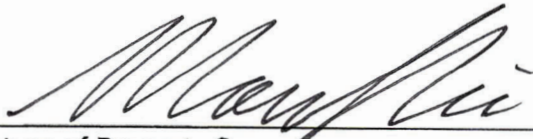


**RECEIVED**

5/9/2023

**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.



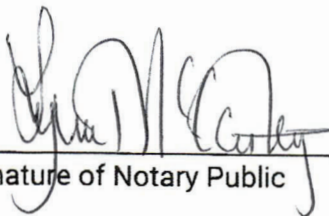
Signature of Property Owner

4-20-23

Date

MARK NELKIN, President of 3761 Hwy 78 W Snellville, LLC

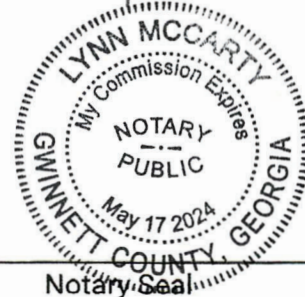
Type or Print Name and Title



Signature of Notary Public

4/20/23

Date



Notary Seal

**RECEIVED**

5/9/2023

**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.

[Signature] 4/18/23 Tim Teague Construction and Project Manager  
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Tyler Lasser 4/18/23 Tyler Lasser - AEP  
SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE  
ATTORNEY OR REPRESENTATIVE

[Signature] 4/18/23  
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 Tim Teague  
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.





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

**[attached]**



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

<b>TRC Meeting Date:</b>		06.14.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		<a href="mailto:Brent.Hodges@gwinnettcountry.com">Brent.Hodges@gwinnettcountry.com</a>	
Case Number:		SUP2023-00034	
Case Address:		3761 Stone Mountain Highway, Snellville, 30078	
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	Stone Mountain Highway is a principal arterial. ADT = 45,400.		
2	6.5 miles to the nearest transit facility (#2334758) Lawrenceville Highway and Indian Trail-Lilburn Road.		
3			
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	As reflected on the site plan submitted on 05.09.2023, the southern-most access point along McDaniel's Bridge Road shall be converted to a right-in/right-out.		
2			
3			
4			
5			
6			
7			

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

Revised 7/26/2021





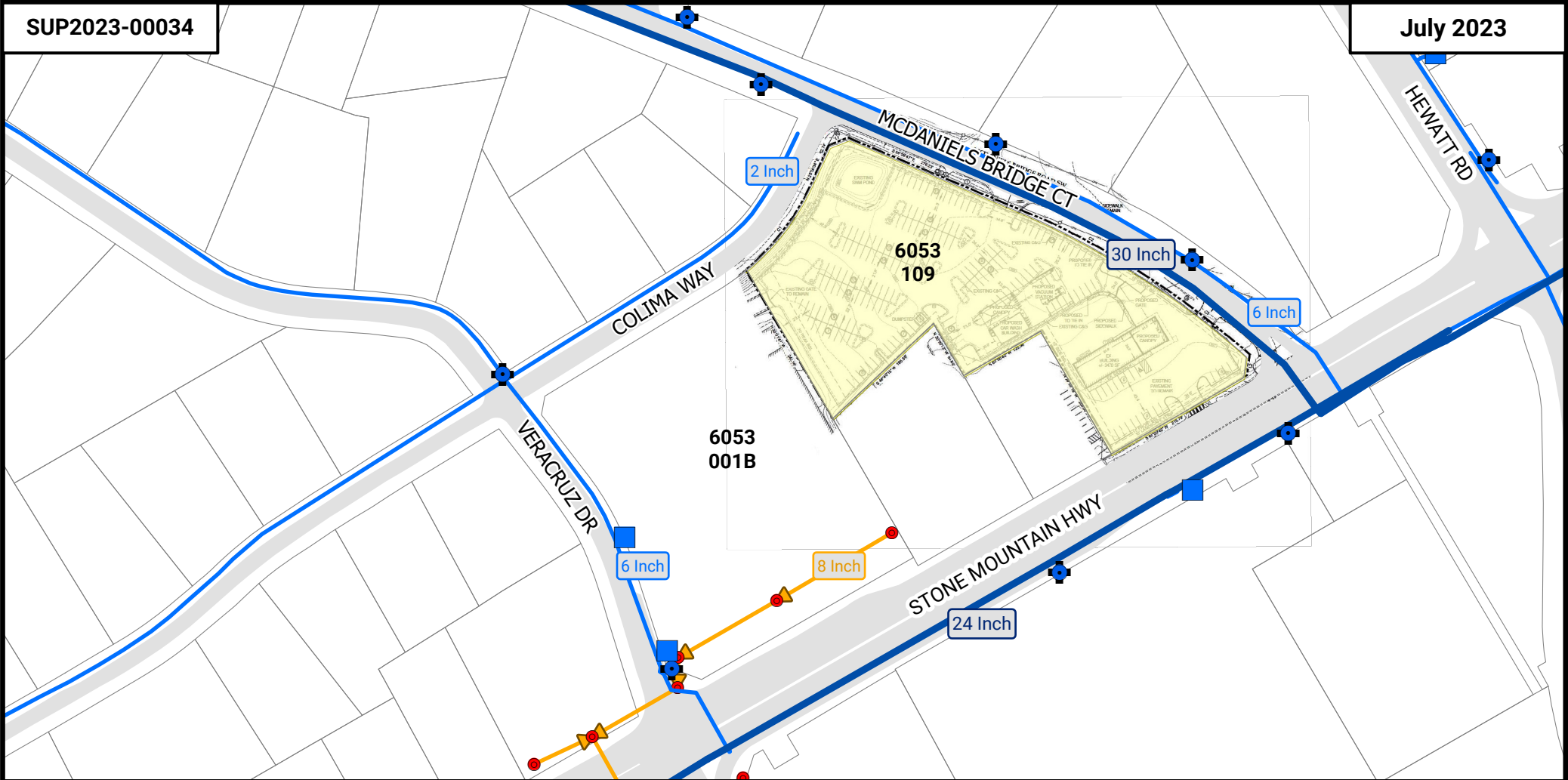
**Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>				
Department/Agency Name:	DWR			
Reviewer Name:	Mike Pappas			
Reviewer Title:	GIS Planning Manager			
Reviewer Email Address:	<a href="mailto:Michael.pappas@gwinnettcountry.com">Michael.pappas@gwinnettcountry.com</a>			
Case Number:	SUP2023-00034			
Case Address:	3761 Stone Mountain Highway			
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The proposed development shall extend a new 12-inch public water main from the existing 30-inch transmission main on the southern right-of-way of McDaniels Bridge Court. The existing 6-inch (asbestos cement pipe) water main shall not be tapped.			
2	Sewer: A Sewer Capacity Certification is required for this development. Pending available capacity, the proposed development may connect to an existing 8-inch gravity sewer approximately 330 feet to the west on parcel 6053 001B. Offsite easements are required.			
3				
4				
5				
6				
7				
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
6				
7				

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

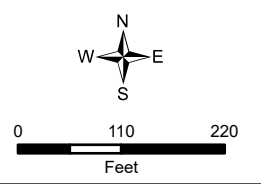
*Revised 7/26/2021*





3761 Stone Mountain Hwy  
C-2

**Water & Sewer  
Utility Map**



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

**Water Comments:** The proposed development shall extend a new 12-inch public water main from the existing 30-inch transmission main on the southern right-of-way of McDaniels Bridge Court. The existing 6-inch water main (asbestos cement pipe) shall not be tapped.

**Sewer Comments:** A Sewer Capacity Certification is required for this development. Pending available capacity, the proposed development may connect to an existing 8-inch gravity sewer approximately 330 feet to the west on parcel 6053 001B. Offsite easements are required.

**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]**



MCDANIEL  
CONN

HEWATT RD

MCDANIELS BRIDGE CT

COLIMA WAY

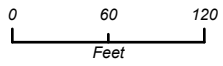
VERACRUZ DR

STONE MOUNTAIN HWY

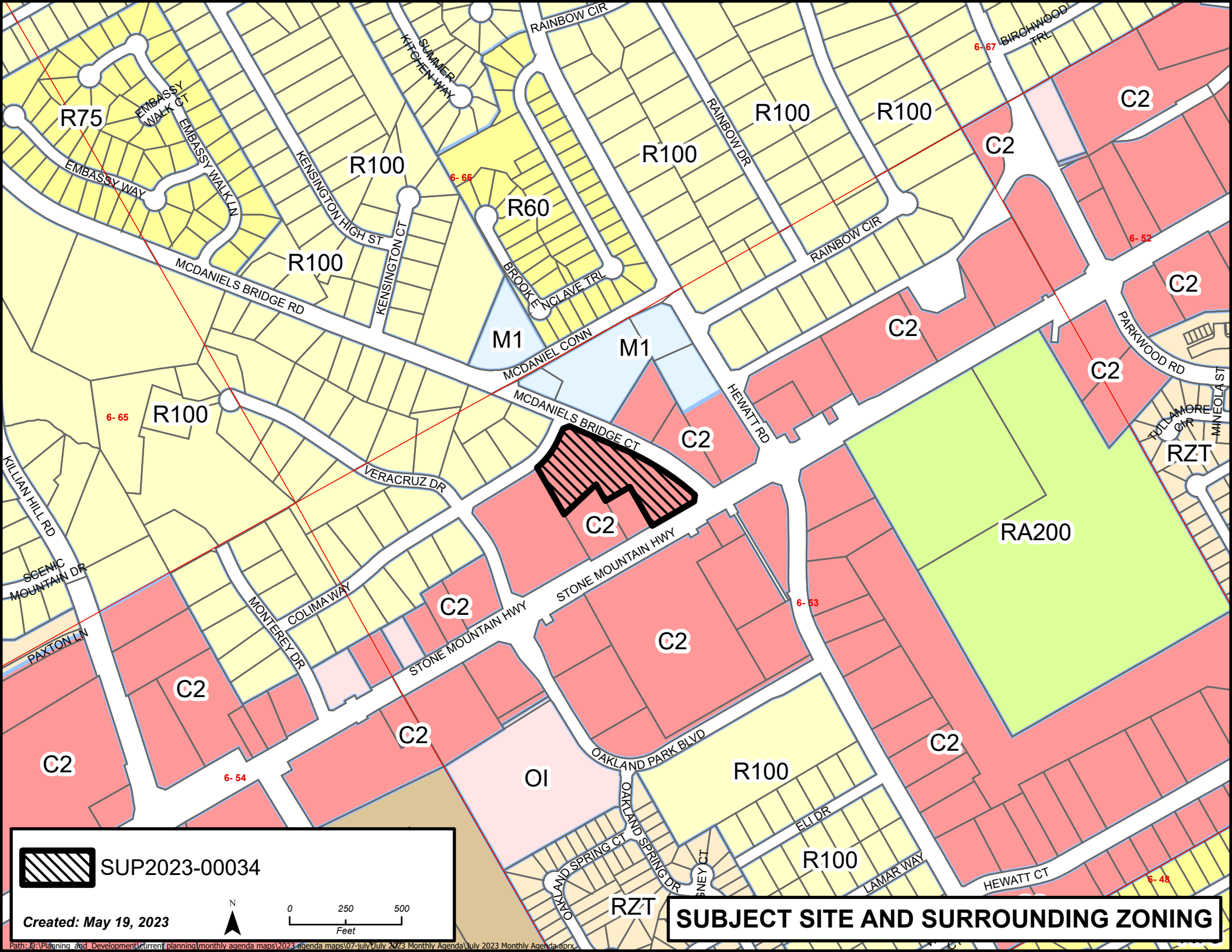
STONE MOUNTAIN HWY

 SUP2023-00034

Created: May 19, 2023

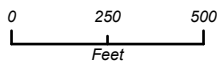




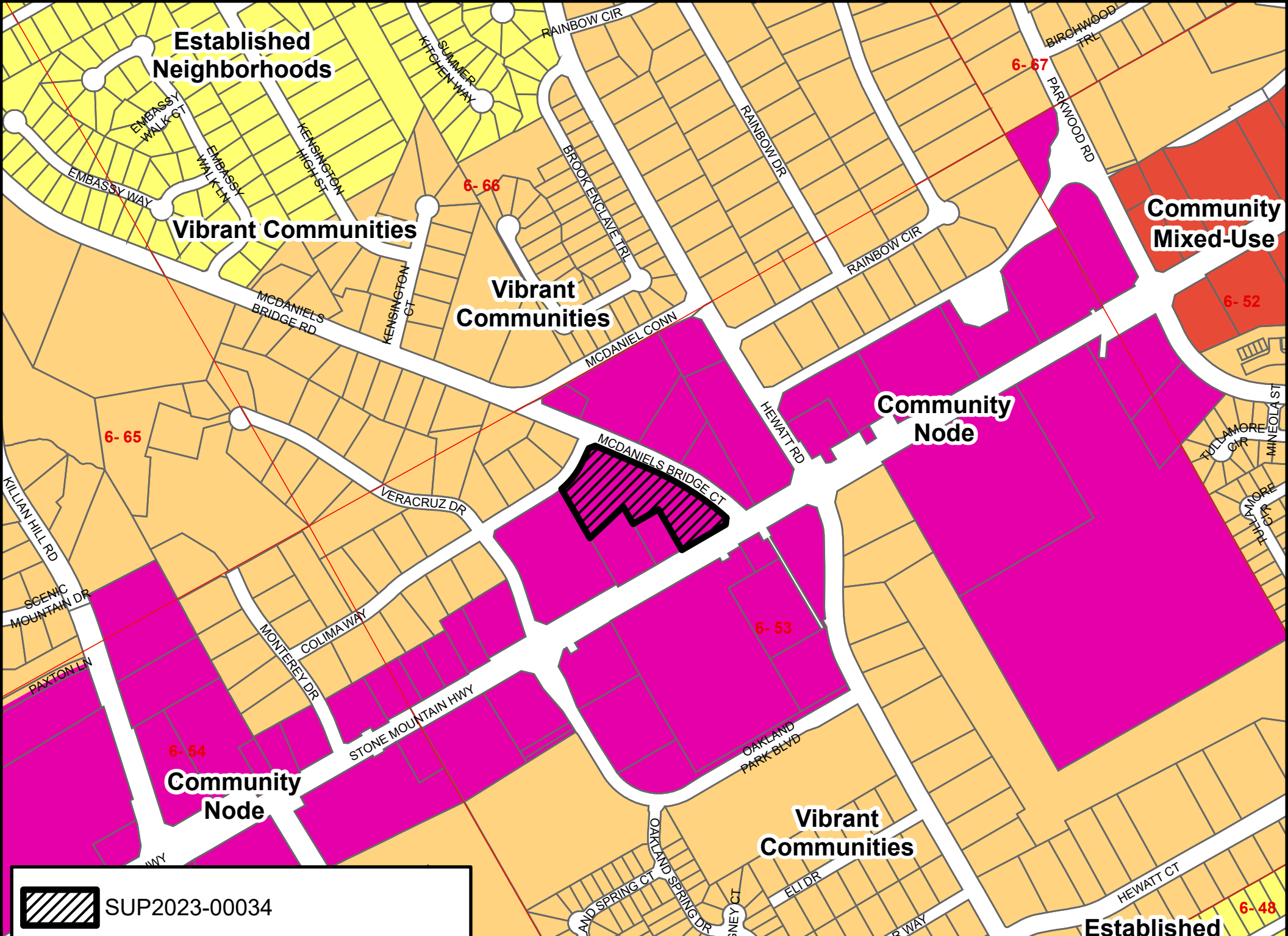


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Created: May 19, 2023

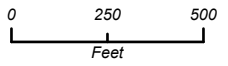


**SUBJECT SITE AND SURROUNDING ZONING**



SUP2023-00034

Created: May 19, 2023



**2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION**