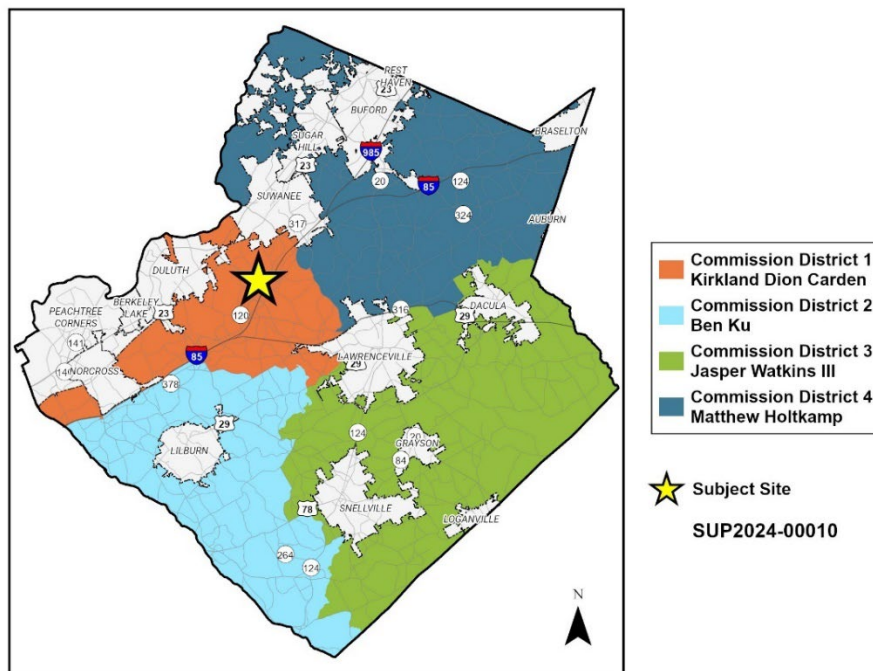


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2024-00010
Current Zoning: C-2 (General Business District)
Request: Special Use Permit (Renewal)
Additional Request: Variance
Overlay District: Civic Center
Addresses: 1201, 1205 Old Peachtree Road, and 1200 Block of Old Peachtree Road
Map Numbers: R7156 006, 007, and 212
Site Area: 1.61 acres
Square Feet: 4,459
Proposed Development: Car Wash
Commission District: District 1 – Commissioner Carden
Character Area: Vibrant Communities

Staff Recommendation: **APPROVAL WITH CONDITIONS**

Planning Commission Recommendation: **APPROVAL WITH CONDITIONS**



Planning Commission Advertised Public Hearing Date: 4/9/2024
Board of Commissioners Advertised Public Hearing Date: 4/23/2024

Applicant: CW Real Estate Development, LLC
915 Cranberry Trail
Roswell, GA 30076

Owners: CW Real Estate Development, LLC
915 Cranberry Trail
Roswell, GA 30076

Contact: Maher Budeir

Contact Phone: 404.944.0058

Zoning History

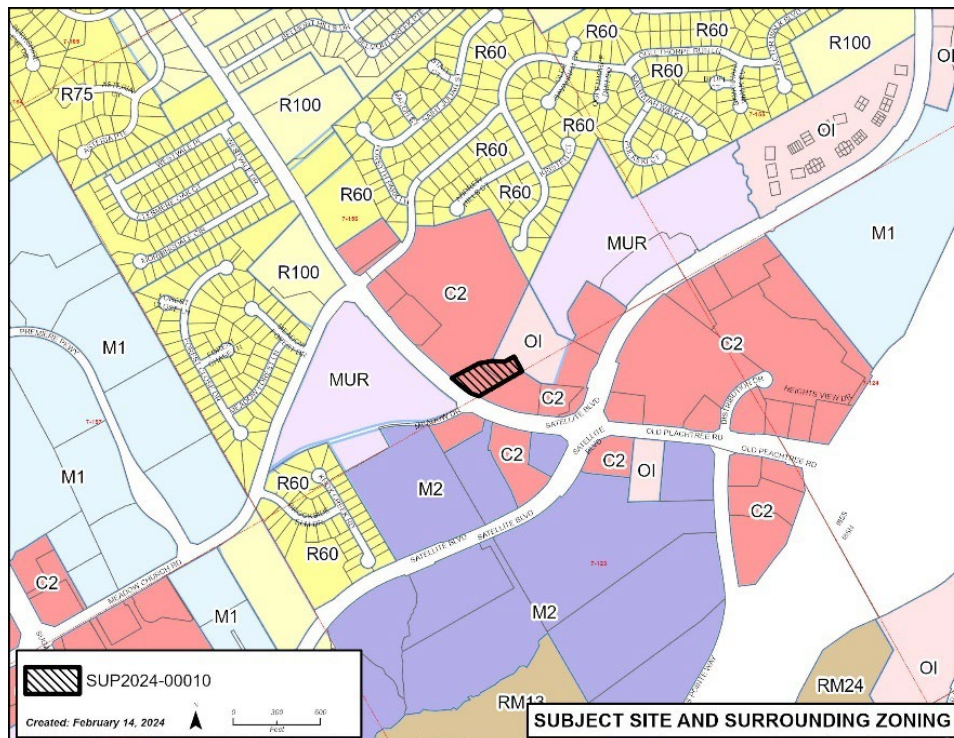
The subject property is zoned C-2 (General Business District). In 2022, a special use permit was approved for a car wash, pursuant to SUP2022-00008, with a two-year sunset clause. The subject property is located in the Civic Center Overlay District.

Existing Site Condition

The subject property is a 1.61-acre assemblage of three parcels located along Old Peachtree Road west of its intersection with Satellite Boulevard. The site is developed with a drive-through car wash and vacuum stations. The nearest Gwinnett Transit stop is approximately 1.7 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by commercial and institutional uses. To the north is the Galleria at Sugarloaf shopping center, a large multi-tenant commercial center. East of the site is an assisted living facility, and to the south is a smaller multi-tenant commercial shopping center. Across Old Peachtree Road to the west is a mixed-use apartment development. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Proposed	Car Wash	C-2
North	Commercial	C-2
East	Institutional	O-1
South	Commercial	C-2
West	Mixed-Use	MU-R

Project Summary

The applicant requests a special use permit renewal for a 1.61-acre property zoned C-2 for an existing car wash, including:

- A 4,459 square foot drive-through car wash with 20 vacuum stations with partial canopies.
- A total of 26 parking spaces, including 20 vacuum station spaces and 6 employee and customer parking spaces.
- Two pay stations are located near the rear of the site.
- An underground water reclamation system located at the front of the site near Old Peachtree Road and a retention area near the rear property line.
- A right-in/right-out driveway access on Old Peachtree Road.
- A 10-foot-wide landscape strip along the road frontage of Old Peachtree Road.
- A dumpster enclosure is located near the rear of the site.
- Building materials of brick, stone, stucco and glass.
- A monument sign along the property frontage of Old Peachtree Road.

Zoning and Development Standards

The applicant is requesting a special use permit renewal in C-2 for an existing car wash. Development permits were issued and subject to the previous Unified Development Ordinance (UDO). The following is a summary of applicable development standards from the UDO:

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 45'	32'	YES
Front Yard Setback	Minimum 15'	15'	YES
Side Yard Setback	Minimum 10'	10'	YES
Rear Yard Setback	Minimum 30'	30'	YES
Parking	Minimum: 9 Spaces Maximum: 18 Spaces	26 Spaces	NO*
Stacking Spaces	Minimum: 8 Spaces Maximum: 20 Spaces	< 20 Spaces	YES
Landscape Strip	10'	10'	YES

*The applicant requests a variance to exceed maximum parking spaces.

The site is within the Civic Center Overlay District. The site complies with the requirements of the overlay district.

Variance Request

In addition to the special use permit request, the applicant is seeking a variance from the following provision of Title II of the UDO:

1. Table 240-20.2 Maximum Parking Requirements

Car wash, full service (including vacuum parking spaces); Minimum 9 spaces, maximum 18 spaces.

The applicant is requesting to exceed the maximum number of parking spaces from 18 spaces to 26 spaces. Additional spaces beyond the maximum permitted number were constructed during development of the site.

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 G). 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.

A special use permit for a drive-through car wash was approved in 2022 with a two-year sunset clause, and the car wash is currently in operation. There have been no code enforcement violations on the site. The special use permit is suitable in view of the use and development of adjacent and nearby properties.

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

The cash wash is currently in operation, and the application request is for renewal of a special use permit. The existing use and usability of adjacent or nearby properties will not be negatively impacted by the continuation of special use.

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

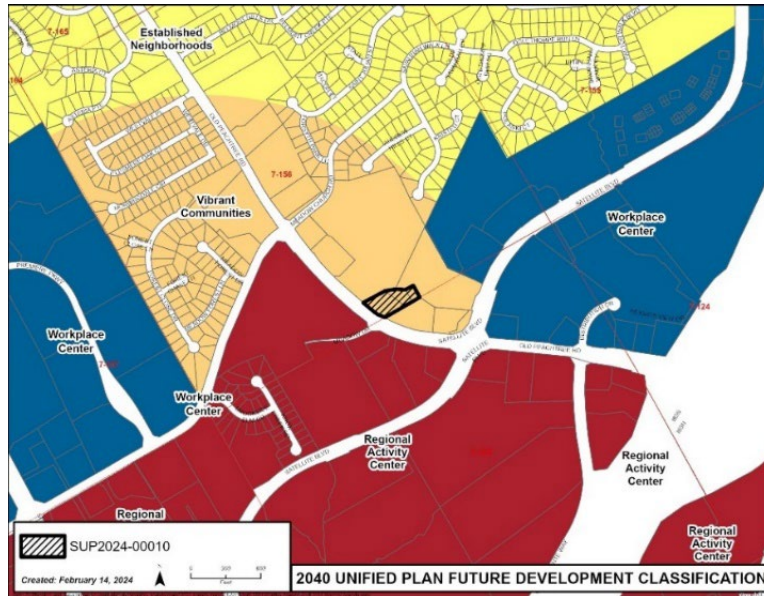
The property has reasonable economic use as currently zoned.

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, 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 are attached (Exhibit G).

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 application was received prior to the adoption of the 2045 Unified Plan and was analyzed based on the 2040 Unified Plan. The Future Development Map indicates that the subject property lies within the Vibrant Communities Character Area. This character area encourages corner/neighborhood serving non-residential developments depending on the setting, zoning pattern, and intensity. Continuation of the special use for a car wash aligns with the policy and intent of the Unified Plan and Future Development Map.



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.

There are no other conditions giving support for approval or disapproval of the proposal.

Variance Request Analysis: The standards for granting variances are outlined in Section 270-90.7 of the UDO. Staff makes the following findings related to the variance request:

The applicant is requesting a variance to increase the maximum parking limit for the existing car wash from 18 spaces to 26 spaces. The increase in the number of parking spaces is to accommodate the number of vacuum stations. The additional spaces were constructed during development of the site and approval of the variance would bring the property into compliance with the UDO. The spaces are located to the side of the building and allowing them to remain would not be opposed to the general spirit of the UDO. Staff recommends approval of the variance request.

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 request:

1. To exceed the maximum number of parking spaces from 18 to 26.

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, as Amended)

Approval of a special use permit for a car wash, subject to the following conditions:

1. 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 grand opening and during special events which shall occur no more than twice per calendar year, and last no longer than seven days each.
2. Hours of operation shall be limited to 8:00 a.m. to 8:00 p.m.
3. **The applicant shall coordinate with the Gwinnett County Department of Planning and Development and the Department of Transportation if stacking and queueing onto Old Peachtree Road becomes an issue on the site.**

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Previously Adopted Resolution (SUP2022-00008)
- E. Letter of Intent and Applicant's Response to Standards
- F. Application and Disclosure of Campaign Contributions
- G. Internal and External Agency Review Comments
- H. Maps

Exhibit A: Site Visit Photos



View of site from Old Peachtree Road



View of driveway access to the site from Old Peachtree Road



View of building from Old Peachtree Road



View of driveway access from Old Peachtree Road

Exhibit B: Site Plan

[attached]

**WINNETT COUNTY
PLANNING AND DEVELOPMENT**

RECEIVED

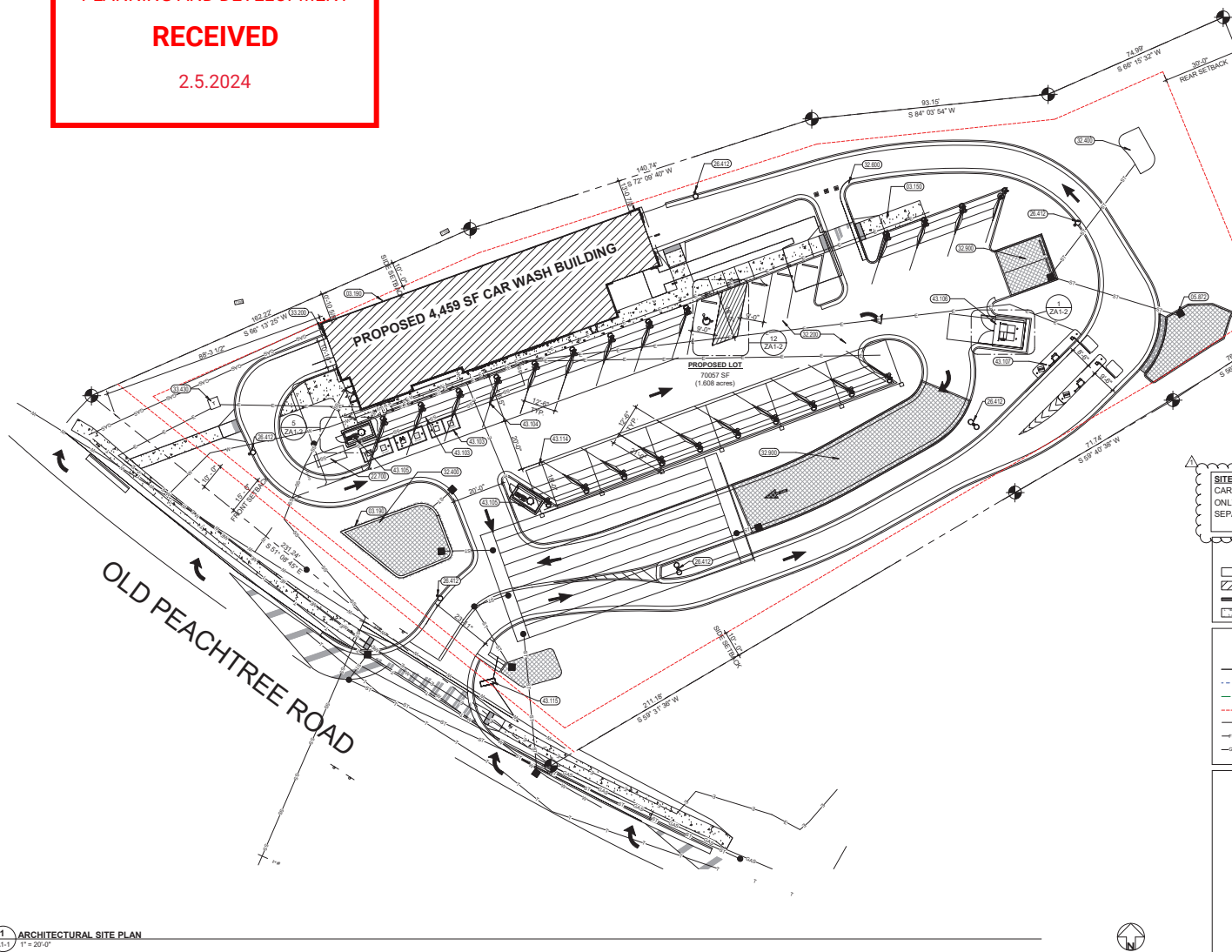
2.5.2024

KEYNOTES	
VALUE	KEYNOTE TEXT
03.150	CONCRETE SIDEWALK
03.150	CONCRETE RETAINING WALL, RE: STRUCTURAL
05.872	DRAINAGE GRATE
22.700	SAND TRAP INTERCEPTOR, RE: PLUMBING
29.412	LIGHT POLE, RE: ELECTRICAL
32.200	PAVING, RE: CIVIL
32.400	RETENTION AREA, RE: CIVIL
32.600	CONCRETE CURB AND GUTTER, RE: CIVIL
32.900	PERVIOUS CONCRETE, RE: CIVIL
33.200	GAS SERVICE ENTRANCE
33.430	ELECTRICAL TRANSFORMER, RE: ELECTRICAL
43.103	UNDERGROUND WATER RECLAIM SYSTEM, REFER TO EQUIPMENT CUT SHEETS
43.104	VACUUM STANCHION, REFER TO EQUIPMENT CUT SHEETS
43.105	VACUUM PRODUCER ENCLOSURE
43.109	TRASH ENCLOSURE
43.107	PAY STATION, REFER TO EQUIPMENT CUT SHEETS
43.114	VACUUM STANCHION CANOPY, RE: EQUIPMENT
43.115	MONUMENT SIGN

PROJECT NUMBER
2022.37

ORBIT CAR WASH
1205 OLD PEACHTREE ROAD NW
DULUTH, GEORGIA 30097

REV/DATE/COMMENTS
1 04/29/2023 Permit Submittal 02



SITE AND EQUIPMENT GENERAL NOTE:
CAR WASH EQUIPMENT SHOWN FOR REFERENCE AND COORDINATION ONLY. ALL CAR WASH EQUIPMENT WILL BE SUBMITTED FOR PERMIT SEPARATELY BY THE CAR WASH EQUIPMENT PROVIDER.

HATCH LEGEND

	ASPHALT		LANDSCAPE
	BUILDING		ROCK
	CURB & GUTTER		SIDEWALK
	CONCRETE PAVING		BIORETENTION

LINE LEGEND

	PROPERTY SITE LINE		HOT WATER LINE
	PROPERTY EASEMENT		OVERHEAD ELECTRIC LINE
	PROPERTY BUFFER		SANITARY LINE
	PROPERTY SETBACK		STORM LINE
	ELECTRIC LINE		TELEPHONE LINE
	FIRE LINE		WATER LINE
	GAS LINE		FENCE

SYMBOL LEGEND

	ADA RAMP		PIPE BIKE RACK
	ADA SYMBOL		PIPE BOLLARD
	AUTO CASHIER ISLAND		UNDERGROUND TANK
	CANOPY		SANITARY MAN HOLE
	CANISTER VACUUM ISLAND		STREET LAMP
	CROSSWALK		TRANSFORMER
	DROP ARM BARRIER		TRASH ENCLOSURE
	ELECTRIC VEHICLE SYMBOL		VACUUM ENCLOSURE
	FIRE HYDRANT		VACUUM PRODUCER
	ISLAND PAYSTATION		VACUUM STANCHION WITH CANOPY
	MENU SIGN		WATER METER
	PARKING SPACE		WHEEL STOP
	PAYSTATION LANE		

PHASE LEGEND

	EXISTING TO REMAIN		EXISTING TO DEMO
--	--------------------	--	------------------

1 ARCHITECTURAL SITE PLAN
A1-1 1" = 20'-0"

FOR REFERENCE ONLY



DATE: 2023-04-28
SCALE: As indicated
DRAWN BY: JDE
CHECKED BY: ASM



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SHEET
A1-1
ARCHITECTURAL SITE PLAN

Exhibit C: Building Elevations

[attached]

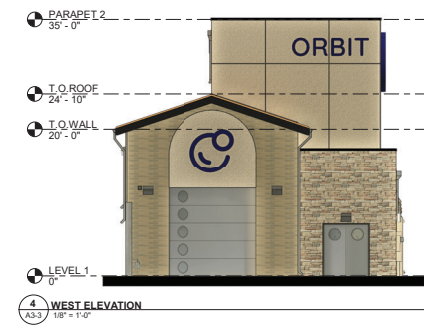
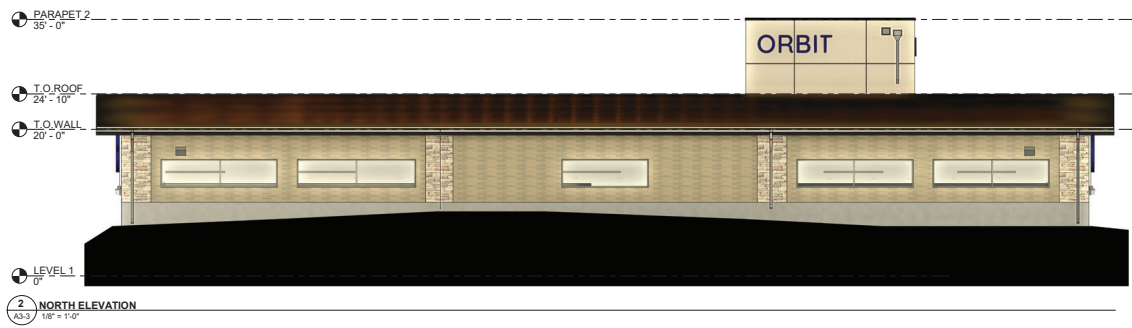
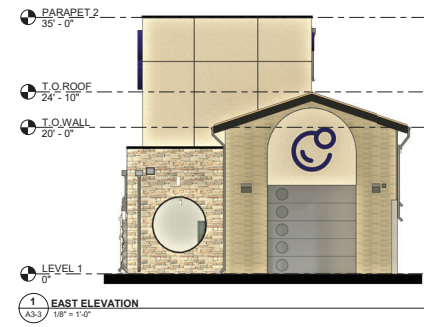
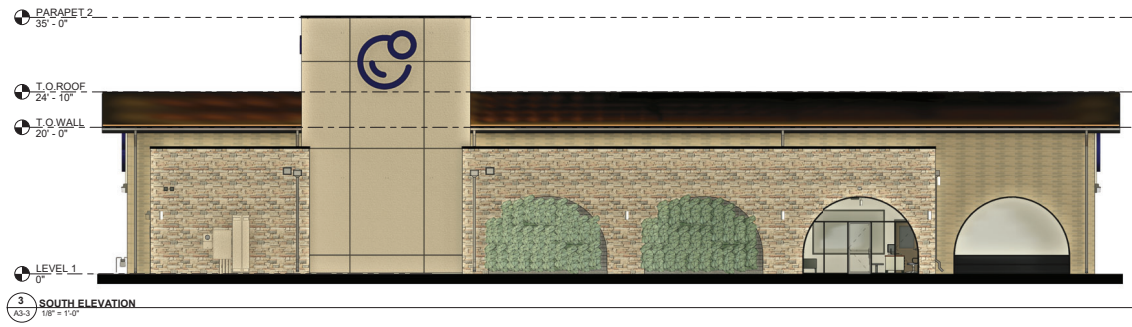
GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

2.5.2024

EXTERIOR FINISH SCHEDULE				
MARK	DESCRIPTION	MFR	MODEL/COLOR	REMARKS
MISC				
SF-1	SPANDREL GLASS	KAWNEER	451T ALUMINUM STOREFRONT FRAMINGS: #40 DARK BRONZE	W/ PANEL TO MATCH FRAME COLOR
SF-2	CLEAR GLASS	KAWNEER	451T ALUMINUM STOREFRONT FRAMINGS: #40 DARK BRONZE	W/ CLEAR INSULATED GLASS
PAINT				
PT-1	PAINT	SHERWIN WILLIAMS	CHURRIE BEIGE SW 7524; CLIENT TO APPROVE	
PT-2	PAINT	SHERWIN WILLIAMS	HICKORY SMOKE SW 7027; CLIENT TO APPROVE	
ROOFING				
MR-1	STANDING SEAM METAL ROOF	BERRIDGE	STANDING SEAM MEDIUM BRONZE	
R-1	TPO ROOFING	PRESTONE	50 ML MEMBRANE, MECH ATTACHED, WHITE	FLAT ROOF AND CRICKETS
WALL				
QB-1	8" X 4" X 16" BRICK TEXTURED CMU	ECHOLON	FOUNDERS FINISH, BLUFF OR SANDSTONE	
SC-1	CEMENTITIOUS STUCCO FINISH	DRYVIT OR EQUAL	OUTSULATION, BRAMANT, SANDCO FINISH, PT-1	
ST-1	FAUX STONE VENEER	PRO-FIT LEDGESTONE	MOJAVE OR SOUTHWEST BLEND, CLIENT TO APPROVE	

PROJECT NUMBER
2023.37



ORBIT CAR WASH
1205 OLD PEACHTREE ROAD NW
DULUTH, GEORGIA 30097

REV/DATE/COMMENTS



DATE: 2023-04-28
SCALE: 1/8" = 1'-0"
DRAWN BY: JDE
CHECKED BY: ASM



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SHEET

A3-3

EXTERIOR COLOR ELEVATIONS

FOR CONSTRUCTION

Exhibit D: Previously Adopted Resolution (SUP2022-00008)

[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 Carden, 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 CW Real Estate Development, LLC 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 22nd 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 constructed in general conformance with Exhibit B: Site Plan dated received February 14, 2022, and Exhibit C: Letter of Intent received January 6, 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. All mechanical equipment including compressor units on or around the building and excluding vacuum hoses shall be screened from view of exterior roadways. Screening design shall be subject to review and approval of the Department of Planning and Development.
3. Parking shall not be located between the street and front plane of the building.
4. An access easement shall be granted and recorded with the property located at 1291 Old Peachtree Road, prior to the issuance of a development permit.
5. External building materials shall be limited to brick, stone, and glass with minor accents of stucco or fiber cement siding subject to the review and approval of the Department of Planning and Development.
6. 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 grand opening and during special events which shall occur no more than twice per calendar year, and last no longer than seven days each.
7. The special use permit shall be valid for no more than a two-year period, at which time the special use permit must be reapplied for and approved by the Board of Commissioners to continue the use.
8. Parking may be located to the side of the building as indicted on Exhibit B: Site Plan dated received February 14, 2022.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 4/25/2022

ATTEST:

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



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

[attached]

RECEIVED

03/07/2024

Letter of Intent for Special Use Permit
1205 Old Peachtree Road
Suwannee, Gwinnett County, Georgia
Tax Parcel ID: R7156 006/R7156 007/R7156 212

CW Real Estate Development, LLC (CW) submits this application to extend the Special Use Permit for this property as a, Express Car Wash.

CW has worked with the County staff closely and completed the design and construction under site development Permit and Building Permit:

Commercial Building Permit: Record: EPN2023-00279

Retaining Wall Permit: Record: EPN2023-00056

Commercial Development Site Permit: Record: EPN2022-02299

And Combination Plat : Record: PLAT2023-00067

The building and site are more than 95% complete and are in the final inspection process as of today 1/9/2024.

In addition, I am requesting concurrent variance from Table 240.1 in the UDO for the parking spaces. Parking spaces as shown in the permitted site plan offer over 20 vacuum spaces that can accommodate all additional parking needs.

We appreciate considering the Special Use Permit renewal and the variance. I will be happy to answer any questions.

Maher Budeir,

CW Real Estate Development, LLC

404-944-0058

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2.2.2024

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, the property is bordered by commercial retail properties on both sides and a large mixed use development that includes retail is under construction directly across the street. Additionally, a gas station is located on the same block. A modern express car wash will be an excellent complement to existing commercial establishments that serve the surrounding neighborhoods

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

No. On the contrary the proposed carwash will complement the other commercial properties that are designed to serve the community. A modern subscription-based carwash normally serves local repeat customers who will enjoy the service without having to travel several miles.

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

The current C-2 zoning is appropriate and compatible. The proposed use is permitted with the current zoning given that the SUP is extended. The proposed use will make an excellent use of the value of the property without rezoning. The property development as a car wash will enhance the value and bring jobs to the community

- (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 proposed car wash use will have negligible burden and is likely to positively impact the infrastructure. The availability of the high quality car wash to serve the community as they use the other services and products offered in the neighboring properties mean that less miles will be traveled to find a car wash. The proposed development will not maintain clean and well-kept vehicles with less travel time and fewer miles traveled on the area roads.

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

According to Section 230-100 permitted and special uses, a car wash is included within the C-2 zoning district special use. This application is in accordance with 270-30 which gives the Board of Commissioners the authority to take final action.

- (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:

Since the last application there has been no change in the conditions. The area continues to grow and has been developed all along the corridor. The subject lot was one of few, if not the only lot, that has not been developed and realized its potential. Now the property has been developed and a high quality building was designed and built on the property. Final CO is anticipated to be issued by sometime in January 2024

Exhibit F: Application and Disclosure of Campaign Contributions

[attached]

RECEIVED

2.2.2024

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>CW Real Estate Development, LLC</u>	NAME: <u>SAME as Applicant</u>
ADDRESS: <u>915 Cranberry Trl,</u>	ADDRESS: _____
CITY: <u>Roswell</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30076</u>	STATE: _____ ZIP: _____
PHONE: <u>404-944-0058</u>	PHONE: _____
EMAIL: <u>mbtoday@gmail.com</u>	EMAIL: _____
CONTACT PERSON: <u>Maher Budeir</u> PHONE: <u>404-944-0058</u>	
CONTACT'S E-MAIL: <u>mbtoday@gmail.com</u>	

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:
<input type="checkbox"/> OWNER'S AGENT <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>C-2</u> BUILDING/LEASED SQUARE FEET: <u>4109</u>
PARCEL NUMBER(S): <u>R7156 006/R7156 007/</u> ACREAGE: <u>1.6</u> <u>R7156 212</u>
ADDRESS OF PROPERTY: <u>1205 Old Peachtree Road, Suwanee, GA</u>
SPECIAL USE REQUESTED: <u>Renewal of Special Use Permit for Express Carwash</u>

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

2.2.2024

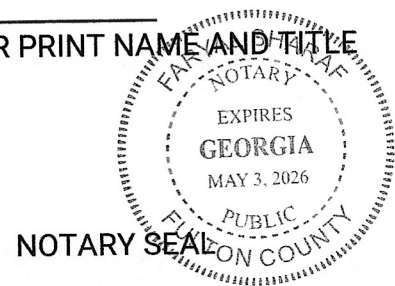
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

Maher Budeir 1-9-2024 M. Maher Budeir,
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE
Patron.

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

for gal thompson 01-09-2024
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 Maher Budeir
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)
NONE		

Attach additional sheets if necessary to disclose or describe all contributions.

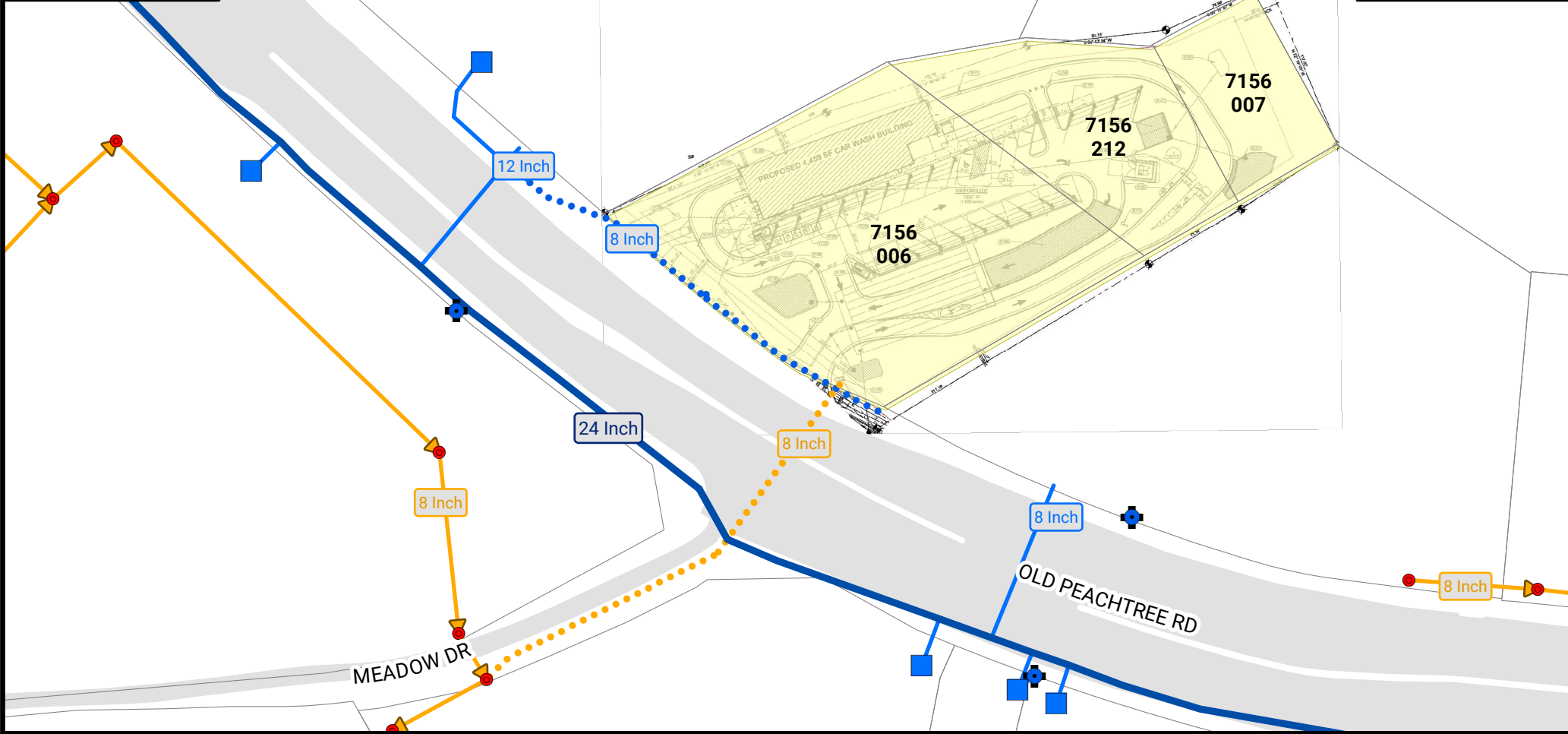
THE UPS STORE
1770 HAYNES BRIDGE ROAD
SUITE 205
ALPHARETTA GEORGIA 30009

Exhibit G: Internal and External Agency Review Comments

[attached]

TRC Meeting Date:		03.01.2024	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		SUP2024-00010	
Case Address:		1205 Old Peachtree Road, Suwanee, 30024	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Old Peachtree Road is a minor arterial. ADT = 20,695.		
2	1.7 miles to the nearest transit facility (#2335244) located at Satellite Boulevard and Chick-Fil-A.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			

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:		SUP2024-00010		
Case Address:		1205 Old Peachtree Road		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The development is under construction and plans to connect to an existing 12-inch water main along the northern right-of-way of Old Peachtree Road.			
2	Sewer: The development is under construction and plans to connect to an existing 8-inch gravity sewer located within the right-of-way of Meadow Drive. A Sewer Capacity Certification (C2022-266-09) was approved for a car wash facility.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
6				
7				



LEGEND

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

1205 Old Peachtree Rd
C-2

Water & Sewer Utility Map

North arrow and scale bar (0, 50, 100 Feet).

LOCATION

Water Comments: The development is under construction and plans to connect to an existing 12-inch water main along the northern right-of-way of Old Peachtree Road.

Sewer Comments: The development is under construction and plans to connect to an existing 8-inch gravity sewer located within the right-of-way of Meadow Drive. A Sewer Capacity Certification (C2022-266-09) was approved for a car wash facility.

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 H: Maps

[attached]



MEADOW CHURCH RD

OLD PEACHTREE RD

OLD PEACHTREE RD

MEADOW DR

SATELLITE BLVD

SATELLITE BLVD

SATELLITE BLVD

OLD PEACHTREE RD

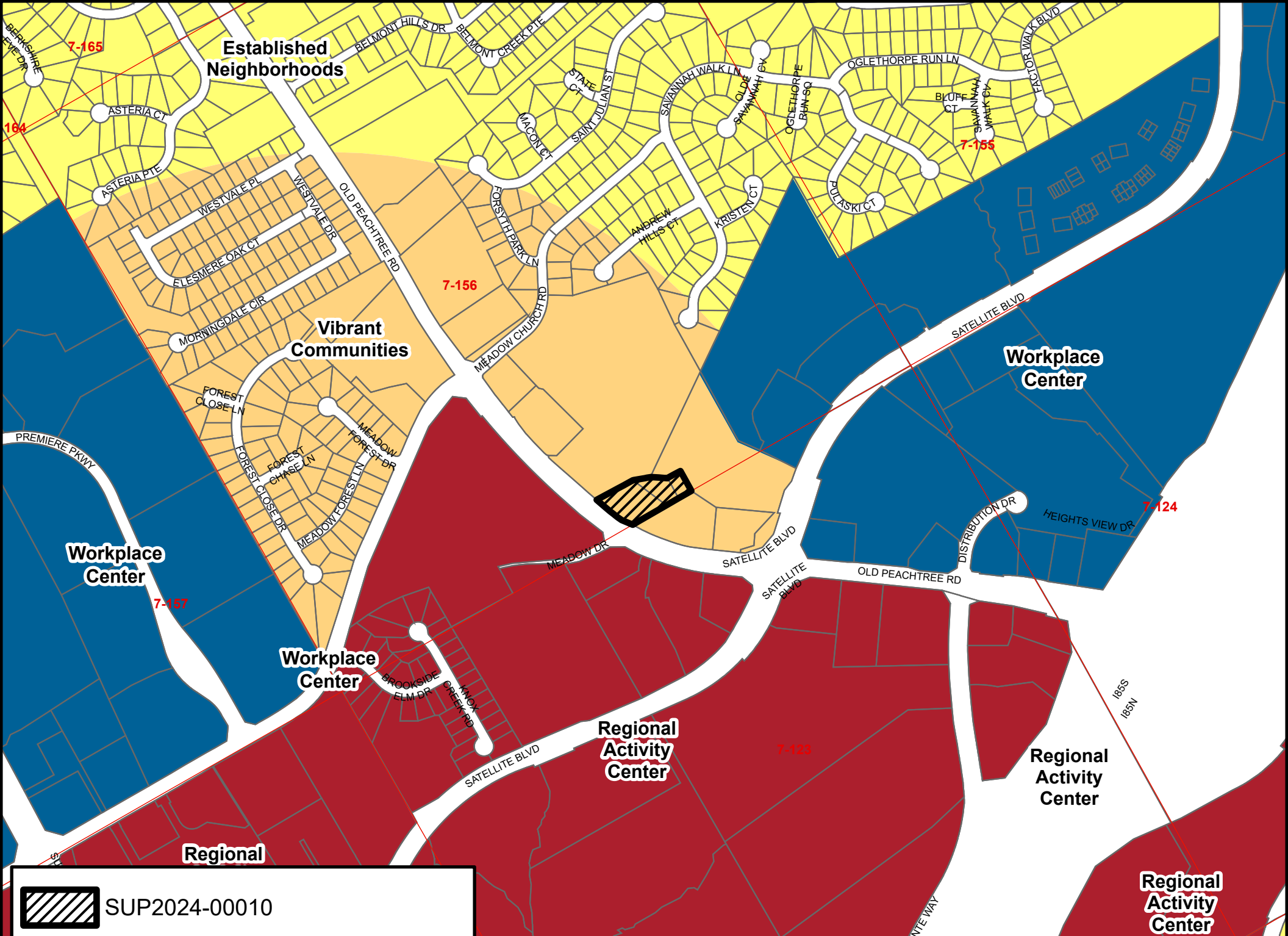
OLD PEACHTREE RD

 SUP2024-00010

Created: February 14, 2024



0 100 200
Feet



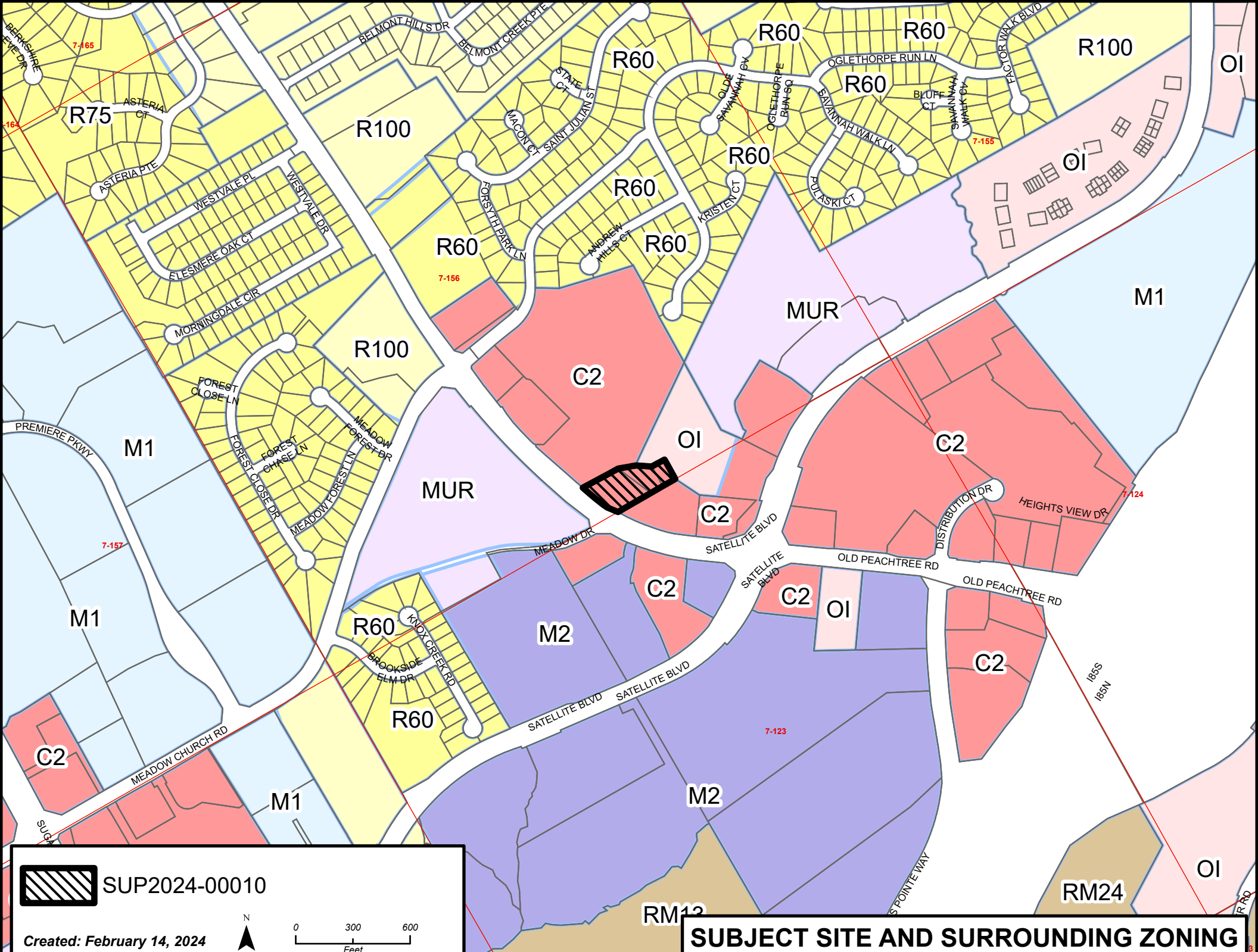
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N

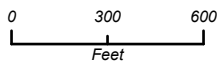
0 300 600
Feet

2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION



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SUBJECT SITE AND SURROUNDING ZONING