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04/17/2024

SPECIAL USE PERMIT APPLICATION

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


APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Capital Commercial 5560 Properties, LLC</u> Address: <u>5560 Jimmy Carter Blvd.</u> City: <u>Norcross</u> State: <u>Georgia</u> ZIP: <u>30093</u> Phone: <u>770-401-9655</u> Email: <u>mikepanj@icloud.com</u>	Name: <u>Capital Commercial 5560 Properties, LLC</u> Address: <u>5560 Jimmy Carter Blvd.</u> City: <u>Norcross</u> State: <u>Georgia</u> ZIP: <u>30093</u> Phone: <u>770-401-9655</u> Email: <u>mikepanj@icloud.com</u>
Contact Person: <u>W. Charles "Chuck" Ross, Esq.</u> Phone: <u>770-962-0100</u> Contact's Email: <u>cross@powelledwards.com</u>	
<p style="text-align: center;">APPLICANT IS THE:</p> <p><input type="checkbox"/> OWNER'S AGENT <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER</p>	
Existing/Proposed Zoning District(s): <u>C2/C2</u> Parcel Number(s): <u>R6195 097</u> Acreage: <u>.91</u> Property Address(es): <u>5560 Jimmy Carter Blvd., Norcross, Georgia 30093</u> Proposed Development: <u>Commercial building with retail space and convenience store with gas pumps</u> Variance(s): <u>Relief from UDO Section 214-40.8</u> Waiver(s): _____ Building/Leased Sq. Ft.: <u>9,995</u> Floor Area Ratio: <u>.252</u>	

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SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

The undersigned below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of last action by the Board of Commissioners.



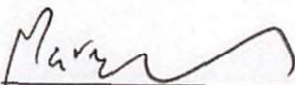
Signature of Applicant

02/22/2024

Date

Minhas Panjwani, Member

Type or Print Name and Title



Signature of Notary Public

2-22-24

Date

Notary Seal




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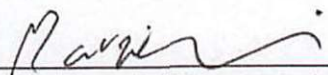
SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of last action by the Board of Commissioners.

 _____ 02/22/2024
Signature of Property Owner Date

Minhas Panjwani, Member

Type or Print Name and Title

 _____ 2-22-24
Signature of Notary Public Date Notary Seal




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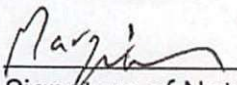
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

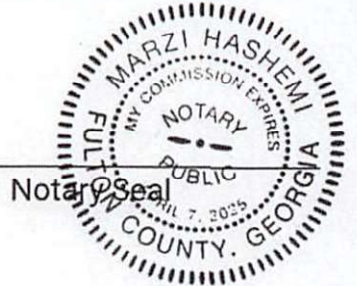

02/22/2024
Minhas Panjwani, Member

 Signature of Applicant Date Type of Print Name and Title

 Signature of Applicant's Attorney or Representative Date Type of Print Name and Title


2-22-24
Notary Seal

 Signature of Notary Public Date Notary Seal



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?

Yes No Minhas Panjwani (Your Name)

If the answer is yes, please complete the following section:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

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

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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 of Applicant Date Type of Print Name and Title

W. Charles Ross 2/22/2024 W. Charles Ross, Esquire

 Signature of Applicant's Date Type or Print Name and Title
 Attorney or Representative

Amanda DeSena 2/22/2024 Notary Seal



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?

Yes No W. Charles Ross, Esquire (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)
Matthew Holtkamp, Commissioner	\$1,000.00	October 2022
Kirkland Carden, Commissioner	\$1,000.00	October 2023

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

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

The undersigned below is authorized to make this application. The undersigned certifies that all Gwinnett County property taxes billed to date for the parcel listed below have been paid in full to the Gwinnett County Tax Commissioner. In no case shall an application or reapplication for special use permits be processed without such property verification.

A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.

Parcel I.D. Number: R6195 097
(Map Reference Number)

Signature of Applicant _____ Date 02/22/2024

Minhas Panjwani, Member
Type or Print Name and Title

PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE. THIS FORM MUST BE SIGNED BY A REPRESENTATIVE OF THE TAX COMMISSIONER'S OFFICE.

TAX COMMISSIONERS USE ONLY

Payment of all property taxes billed to date for the above referenced parcel has been verified as paid current and confirmed by the signature below.

T. Finley / Linsky Name Title TSA
2-22-2024 Date

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Exhibit "A"
Legal Description

ALL THAT TRACT or parcel of land lying and being in Land Lot 195 of the 6th District of Gwinnett County, Georgia, consisting of 0.7791 acres of land and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING commence at a point located at the intersection of the southwesterly side of the right-of-way of Jimmy Carter Boulevard with the northwesterly side of the right-of-way of McDonough Drive, if the southwesterly side of the right-of-way of Jimmy Carter Boulevard and the northwesterly side of the right-of-way of McDonough Drive were extended to intersect and form an angle, and thence running north 23 degrees 31 minutes 40 seconds west along the southwesterly side of the right-of-way of Jimmy Carter Boulevard 30.30 feet to the TRUE POINT OF BEGINNING; and from said TRUE POINT OF BEGINNING thence running south 23 degrees 33 minutes 33 seconds west 22.84 feet to a point marked by an iron pin; thence running north 89 degrees 17 minutes 00 seconds west 181.22 feet to a point marked by an iron pin; thence running north 23 degrees 41 minutes 00 seconds west 190.00 feet to a point marked by an iron pin; thence running south 89 degrees 17 minutes 00 seconds east 200.13 feet to a point marked by an iron pin located on the southwesterly side of the right-of-way of Jimmy Carter Boulevard; thence running south 23 degrees 31 minutes 40 seconds east along the southwesterly side of the right-of-way of Jimmy Carter Boulevard 61.68 feet to a point; thence running south 66 degrees 28 minutes 20 seconds west 10.00 feet to a point; thence running south 23 degrees 31 minutes 40 seconds east 45.00 feet to a point; thence running north 66 degrees 28 minutes 20 seconds east 10.00 feet to a point located on the southwesterly side of Jimmy Carter Boulevard; thence running south 23 degrees 31 minutes 40 seconds east along the southwesterly side of the right-of-way of Jimmy Carter Boulevard 60.00 feet to the TRUE POINT OF BEGINNING; said parcel of property being shown on that certain survey for Bradmit Properties, Inc., Milton National Bank, First American Title Insurance Company, and Exxon Corporation dated September 19, 1995, revised October 16, 1995, and revised October 18, 1995, made by Metro Engineering and Surveying Co., Inc.

(Exhibit "A" Continued on Following Page)

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TOGETHER WITH:

ALL THAT TRACT or parcel of land lying and being in Land Lot 195 of the 6th District of Gwinnett County, Georgia, consisting of 0.185 acres of land and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING commence at a point located at the intersection of the southwesterly side of the right-of-way of Jimmy Carter Boulevard with the northwesterly side of the right-of-way of McDonough Drive if the southwesterly side of the right-of-way of Jimmy Carter Boulevard and the northwesterly side of the right-of-way of McDonough Drive were extended to intersect and form an angle, and thence running south 68 degrees 51 minutes 37 seconds west 31.32 feet to a point marked by a concrete monument located on the northwesterly side of the right-of-way of McDonough Drive and the TRUE POINT OF BEGINNING; and from said TRUE POINT OF BEGINNING thence running south 68 degrees 50 minutes 37 seconds west along the northwesterly side of the right-of-way of McDonough Drive 157.27 feet to a point marked by an iron pin; thence running north 19 degrees 02 minutes 39 seconds west 81.62 feet to a point marked by an iron pin; thence running south 89 degrees 17 minutes 00 seconds east 181.22 feet to a point marked by an iron pin; thence running south 23 degrees 33 minutes 33 seconds west 19.77 feet to a concrete monument and the TRUE POINT OF BEGINNING; said parcel of property being shown on that certain survey for Ronald S. Zieve dated September 19, 1995, revised September 22, 1995, made by Metro Engineering and Surveying Co., Inc.

LESS AND EXCEPT those portions of the above-described property conveyed pursuant to that certain Right of Way Deed from Bradmit Properties, Inc. to Gwinnett County, a political subdivision of the State of Georgia, dated August 1, 2012, filed August 6, 2012 and recorded in Deed Book 51551, Page 790, Gwinnett County, Georgia records.



March 28, 2024

Matt Dickison, Director
Gwinnett County Planning & Development
75 Langley Drive
Lawrenceville, Georgia 30046

**RE: APPLICATION FOR A SPECIAL USE PERMIT AND LETTER OF
INTENT FOR CAPITAL COMMERCIAL 5560 PROPERTIES, LLC,
5560 JIMMY CARTER BOULEVARD, NORCROSS.**

Dear Mr. Dickison:

Powell & Edwards, P.C. submits this Letter of Intent on behalf of Capital Commercial 5560 Properties, LLC (the "Applicant") to request a Special Use Permit for a convenience store with fuel pumps to redevelop its existing C-2 parcel by removing the existing structure and constructing a commercial building with a convenience store with fuel pumps and three (3) additional retail spaces to be built upon property located on Jimmy Carter Boulevard in Norcross and having Gwinnett County Tax ID Number of R6195 097 (the "Property").

The Applicant is the owner of the .91-acre parcel which currently houses a pawn shop in a building originally constructed as a gas station in 1970. The applicant intends to demolish the existing structure and construct a commercial building housing four retail businesses and fuel pumps. This development would be consistent with the Regional Activity Center Character Area under the 2040 Unified Plan which specifically provides for intense commercial activity. Further, it makes little sense to encourage commercial, office/employment and high-density residential elements as provided in the Unified Plan and not provide for a fuel station adjacent to the largest and heaviest traffic corridor (I-85) in the county. This property also falls under the Gateway 85 Overlay District and is designed to be fully compliant with the additional regulations of this overlay. Additionally, the Property falls within the Gateway 85 Community Improvement District. The Applicant has spoken to the CID Director who has indicated that the CID will not oppose this application. From a commonsense perspective, there is not a more appropriate location in Gwinnett County for a fuel station than next to an Interstate exit ramp on one of the busiest roads in Gwinnett County.

Although Applicant believes that the provisions of Section 214-40.8 of the Gwinnett County Unified Development Ordinance is not applicable to redevelopments with existing

A PROFESSIONAL CORPORATION

P.O. Box 1390 • Lawrenceville, Georgia 30046-1390 • powelledwards.com • 770.962.0100
Street Address For Direct Deliveries Only • 10 Lumpkin Street Lawrenceville, GA 30046

March 28, 2024

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driveways, pursuant to Planning Staff's request, Applicant requests a variance for relief from Section 214-40.8 to allow the existing curb cuts to remain as they currently exist. The building and fuel canopy will be finished with approved materials which when placed among the many aging properties in the immediate vicinity, should serve to spur renovation of the surrounding properties.

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning and Development to answer any questions or to address any concern relating to the matters set forth in this Letter of Intent or in its Application for a Special Use Permit filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted,

POWELL & EDWARDS, P.C.



W. Charles "Chuck" Ross
Attorney for Applicant

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STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Pursuant to requirements 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 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 adjacent properties are entirely commercial as the subject Property is located two hundred feet from the Interstate 85 North exit ramp onto Jimmy Carter Boulevard, one of the busiest exits in Gwinnett County. This proposed new structure will contain four (4) total retail spaces including the requested special use.

- (B) Whether a proposed special use permit will adversely affect the existing use or usability of adjacent or nearby property:

No. The Property was originally a gas station and in fact should serve to improve the usability of nearby properties by allowing those motorists just needing fuel while traveling North on the Interstate an opportunity to exit, easily get fuel and then make a quick and safe return to the Interstate which will prevent drivers from having to travel further down Jimmy Carter Boulevard than necessary.

- (C) Whether the property to be affected by a proposed special use permit has reasonable economic use as currently zoned:

No. As noted above, this property is located in extremely close proximity to the Interstate exit ramp. The current structure is currently used as a pawn shop and while it may have **some** economic use, no court would find that the current economic use is **reasonable** as opposed to the special use being requested.

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

No. This portion of Jimmy Carter Boulevard is already equipped for this type of use and as noted above, the Property previously operated in the same capacity. Further, as this special use would be the closest fuel station to the Interstate exit, it would serve to reduce the distance of travel required by those just wishing to get on and off of the Interstate for fuel.

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

The Property lies within the Urban-High Future Development Area of the 2045 Unified Plan which specifically encourages mixed use, multifamily, office, retail/entertainment and institutional use. The proposed new structure contains four different retail establishments in addition to the fuel pumps. Providing a convenience store and retail shops which are walkable from the surrounding uses is truly consistent with the vision

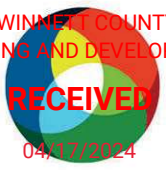
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of the Urban corridor designation. Further, too even propose that a fuel station adjacent to the interstate 85 exit ramp onto Jimmy Carter Boulevard is not an appropriate location for a gas station would be truly absurd.

(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:

Yes. As noted above, this location is situated about as close to the exit ramp from Interstate 85 as one can get. The special use would provide the easiest and safest opportunity for a motorist to get off the Interstate to fuel and easily return to the Interstate on what is one of the heaviest traveled roads in Gwinnett County.



Public Participation Plan

1. Who do you intend to contact in addition to property owners within 1,000 feet of the site, if any?

We believe that due to the extremely high concentration and nature of businesses with 1,000 feet of the site already being notified, that any interested parties will have ample notification.

2. Where do you plan to host the Public Participation Meeting? Ensure that the meeting is held in person at a convenient location for interested parties.

Norcross Cultural Art & Community Centre, 10 College Street NW, Norcross.

3. What date and time do you plan to host the Public Participation Meeting? Ensure that the meeting is held at a convenient time for interested parties, e.g., not during typical work hours on weekdays.

April 30, 2024, at 7:00 pm.

4. What is your method for providing opportunities for discussion with interested parties at the Public Participation Meeting?

After a presentation is made by the applicant, the floor will be opened up for questions.

GWINNETT COUNTY
 PLANNING AND DEVELOPMENT
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Course	Bearing	Distance
L1	S 67°22'59" W	1.52'
L2	S 22°37'01" E	41.45'
L3	N 67°31'39" E	1.58'
L4	S 22°42'27" E	50.55'
L5	S 04°03'50" E	26.37'
L6	S 24°28'16" W	19.77'

LEGEND

R/W	RIGHT OF WAY	FES	FLARED END SECTION
WM	WATER METER	JB	JUNCTION BOX
B/L	BUILDING LINE	HW	HEADWALL
R	PROPERTY LINE	CL	CENTER LINE
A	FIRE HYDRANT	DR	DRAINAGE DIRECTION
S	VALVE	HN	HOUSE NUMBER
W	WATER MAIN	IP	IRON PIN FOUND
MH	MANHOLE	IPF	IRON PIN SET
SE	SEWER LINE	EP	ELECTRIC POWER
DE	DRAINAGE EASEMENT	R	RADIUS OF CURVATURE
SE	SEWER EASEMENT	CB	DOUBLE WING CATCH BASIN
PP	POWER POLE	CB	SINGLE WING CATCH BASIN
N/C	NAIL IN CAP	PP	POWER POLE
LP	LIGHT POLE	A	ARC OF CURVE
EE	EXISTING ELEVATION	INV	INVERT
RB	REBAR	DI	DROP INLET
O.T.P.	OPEN TOP PIPE	PE	PROPOSED ELEVATION
		POB	POINT OF BEGINNING

Total Area:
40,981 SQ. FT / 0.94 ACRES

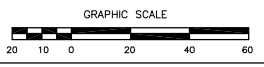
SUBJECT PARCEL
5560 JIMMY CARTER BOULEVARD
NOW OR FORMERLY
BRADMIT PROPERTIES INC
PIN: 6 195 097
ZONED C2

General Notes:

SURVEY AS PER IRON PINS FOUND DEED BOOK 43345, PAGE 181, SURVEY FOR BRADMIT PROPERTIES, INC. PREPARED BY METRO ENGINEERING AND SURVEYING DATED 9/19/95 AND LAST REVISED 10/18/97 OTHER REFERENCES AS NOTED HEREON.

SAID DESCRIBED PROPERTY IS LOCATED WITHIN A FLOOD ZONE DESIGNATION "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO 13135C0097F, WITH A DATE OF IDENTIFICATION OF 04/04/2018, FOR COMMUNITY NUMBER 130322, IN GWINNETT COUNTY STATE OF GEORGIA WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

NO EVIDENCE OF RECENT WORK ON SUBJECT PROPERTY
PROPERTY HAS DIRECT ACCESS TO JIMMY CARTER BOULEVARD AND MCDONOUGH DRIVE, BOTH PUBLIC RIGHT OF WAYS.



SURVEY DATA.
95% OF THE DATA SHOWN FOR THIS PLAT WAS OBTAINED UTILIZING GPS. IT INCLUDES ALL HORIZONTAL AND VERTICAL CONTROL POINT INFORMATION. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A CARLSON BRK7 WITH A CARLSON RT14 TABLET AND A TOPCON OT 1003 ROBOTIC TOTAL STATION. THE TECHNIQUE WAS RTK CORRECTED MEASUREMENTS. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED ON THIS SURVEY WERE 0.06 FEET HORIZONTALLY AND 0.03 VERTICALLY AT THE 95% CONFIDENCE LEVEL.

FIELD WORK COMPLETED ON FEBRUARY 9, 2024
SURVEY BEARINGS WERE ROTATED TO GEORGIA WEST STATE PLANE COORDINATE SYSTEM USING 1983 DATUM AND VERTICAL DATUM OF 1988.
THIS PLAT HAS BEEN CALCULATED FOR PRECISION AND WAS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 151,365 FEET.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND NO WARRANTIES EXTEND TO ANY UNNAMED PERSON WITHOUT A RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON
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THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. 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, OR 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 O.C.G.A. Section 15-6-67



J. Scott Smith 2/12/24
DATE

REVISIONS

NO.	DATE	DESCRIPTION

DIVERSIFIED TECHNICAL GROUP, L.L.C.
LAND SURVEYORS - LAND PLANNERS
Land Surveying Firm License# 357
2700 BIRCHWOOD DRIVE
DUBLIN, GEORGIA 30099
DCELL: 770.244.1000
DMAIL: DTD@diversifiedtech.com



Boundary and As-Built Survey
Mike Panjwani
LAND LOTS(S): 195
DISTRICT: 6
GWINNETT COUNTY, GEORGIA

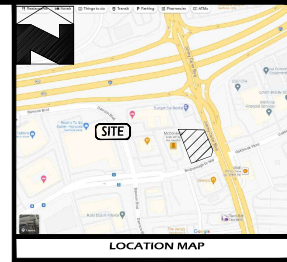
DATE DRAWN CHECKED
2/12/24 J.S.S. J.S.S.
SCALE 1" = 20'
SHEET TITLE
Boundary As-Built

PROJECT NUMBER
24106
1
DRAWING NUMBER

QUINNETT COUNTY
PLANNING AND DEVELOPMENT

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EDG
Evans Design Group, Inc.
Civil Engineering /
Site Planning /
Land Development Services
4755 Summer Song Court
Buford, GA 30519
(Ph) 678.207.6830
jevans@evansdg.com



PROJECT NAME
**JIMMY CARTER
RETAIL AND
C-STORE**

5560 JIMMY
CARTER BLVD.
LL 126, 6TH DIST.
QUINNETT
GEORGIA

DATE:
01-14-24

DESIGN BY: JME DRAWN BY: JME CHECKED BY: JME

OWNER/DEVELOPER

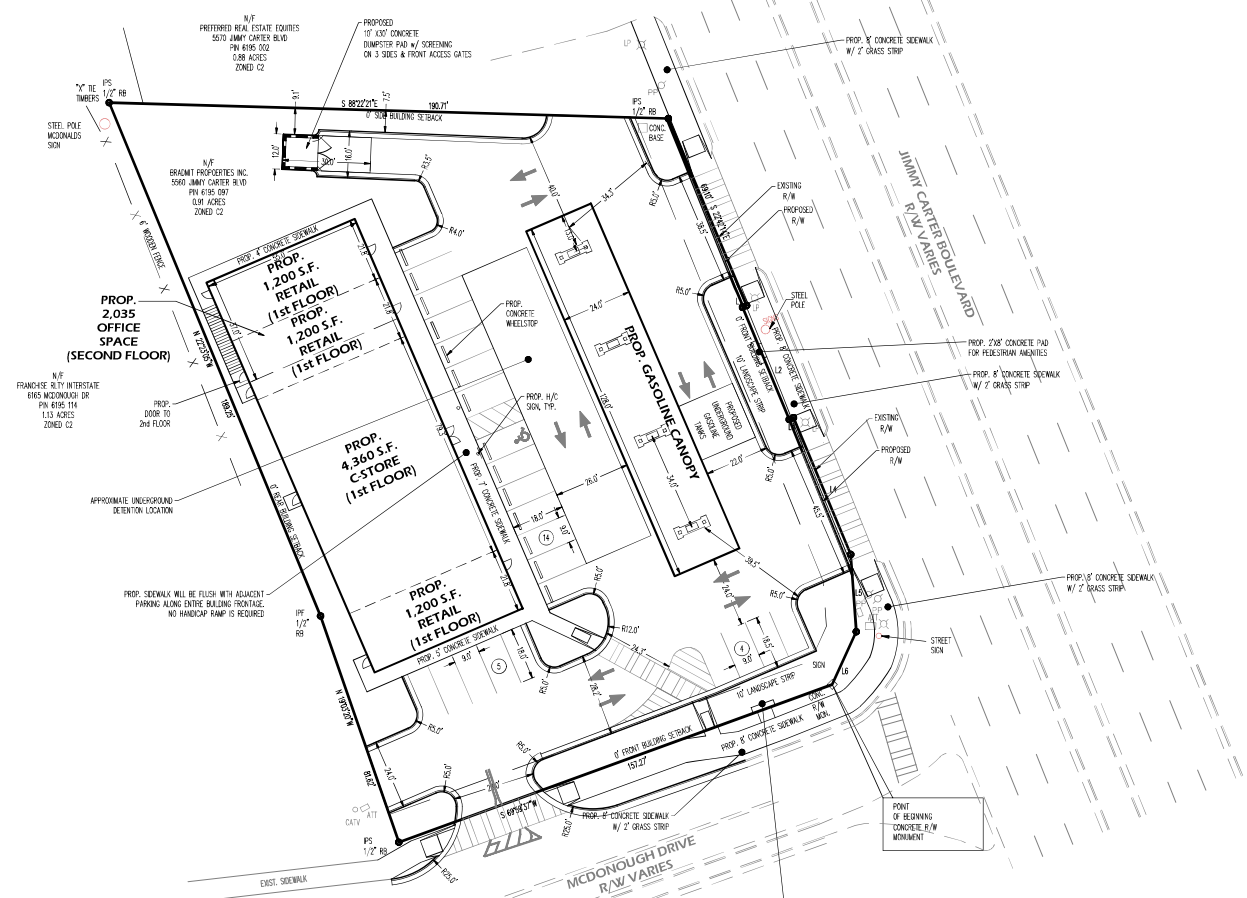
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IS STRICTLY PROHIBITED.

REVISIONS

NO.	DATE	DESCRIPTION

JOB NUMBER:
23-060

SHEET TITLE
**SITE
PLAN
C-4**



ZONING DATA TABLE:

CURRENT ZONING:	C2
PROPOSED ZONING:	N/A
OVERLAY DISTRICT:	GATEWAY BS OVERLAY
PROPOSED USE ALLOWED IN ZONING:	YES (WITH APPROVED SPECIAL USE PERMIT)
MINIMUM LOT AREA:	N/A
MINIMUM LOT WIDTH:	N/A
MINIMUM FRONT YIELDAGE:	N/A
MAXIMUM BUILDING HEIGHT:	45'
MAXIMUM COVER:	ROR (CURRENT COVERAGE PERMIT)
BUILDING SETBACKS:	N/A
FRONT:	0'
SIDE:	0'
REAR:	0'
LANDSCAPE STRIPS:	N/A
ALONG ROAD:	10'
OTHER:	N/A
ZONING BUFFER:	N/A
OTHER:	N/A

THIS PROPERTY DOES NOT LIE IN A 100-YR FLOOD ZONE AS SHOWN ON FIRM COMMUNITY PANEL NO. 1310302007, DATED SEPTEMBER 29, 2006.

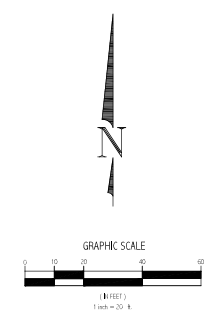
PARKING REQUIREMENTS:

COUNTY REQUIREMENT:	REQUIRED MAXIMUM	REQUIRED MINIMUM	TOTAL PARKING PROVIDED
C-STORE @ 4,360 S.F.			
1 SPACE FOR 300 SQ. (MINIMUM)	15	9	10
4 SPACE FOR 300 SQ. (MAXIMUM)			
RETAIL @ 5,600 S.F.			
1 SPACE FOR 300 SQ. (MINIMUM)	12	8	B*
1 SPACE FOR 300 SQ. (MAXIMUM)			
OFFICE SPACE @ 2,035 S.F.			
1 SPACE FOR 300 SQ. (MINIMUM)	9	5	5*
1 SPACE FOR 300 SQ. (MAXIMUM)			
TOTAL:	36	22	23*

* INCLUDES 1 ADA SPACE (2 REQUIRED)

Course	Bearing	Distance
L1	S 87°22'59" W	1.57'
L2	S 22°37'01" E	41.45'
L3	N 61°30'39" E	1.56'
L4	S 22°42'27" E	50.55'
L5	S 04°03'50" E	26.37'
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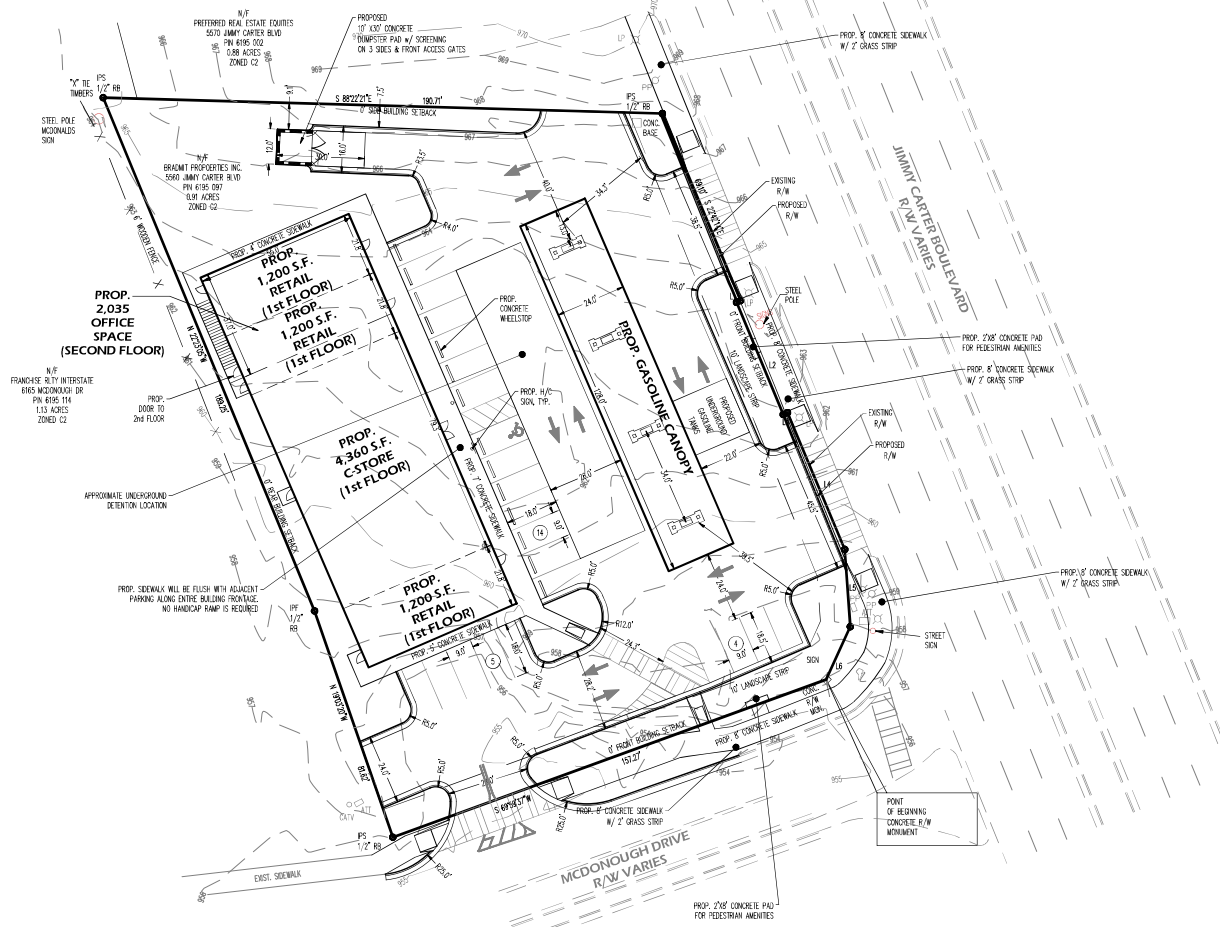
OWNER/DEVELOPER:
NAME:
ADDRESS:
PHONE:
EMAIL:
24-HR CONTACT:
NAME:
PHONE:
EMAIL:
ENGINEER:
EVANS DESIGN GROUP, INC.
4755 SUMMER SONG COURT
BUFORD, GA 30519
678.207.6830 (Ph)
CONTACT: JON M. EVANS, P.E.



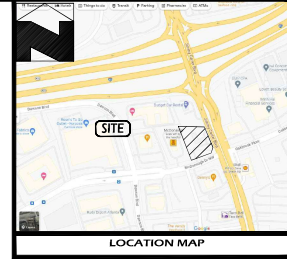
Know what's below.
Call before you dig.

UTILITY DISCLAIMER:

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Course	Bearing	Distance
L1	S 87°22'59" W	1.52'
L2	S 22°37'01" E	41.45'
L3	N 61°30'38" E	1.56'
L4	S 22°42'27" E	50.55'
L5	S 84°03'50" E	26.37'
L6	S 24°28'16" W	19.77'



ZONING DATA TABLE:

CURRENT ZONING:	C2
PROPOSED ZONING:	N/A
OVERLAY DISTRICT:	GATEWAY BS OVERLAY
PROPOSED USE ALLOWED IN ZONING:	YES (WITH APPROVED SPECIAL USE PERMIT)
MINIMUM LOT AREA:	N/A
MINIMUM LOT WIDTH:	N/A
MINIMUM ROAD FRONTAGE:	N/A
MAXIMUM BUILDING HEIGHT:	45'
MAXIMUM COVER:	80% (CURRENT COVER: 79.83%)
BUILDING SETBACKS:	
FRONT:	0'
SIDE:	0'
REAR:	0'
LANDSCAPE STRIPS:	
ALONG ROAD:	10'
OTHER:	
BUFFERS:	N/A
ZONING BUFFER:	
OTHER:	
*THIS PROPERTY DOES NOT LIE IN A 100-YR FLOOD ZONE AS SHOWN ON FIRM COMMUNITY PANEL NO. 132300000Y, DATED SEPTEMBER 28, 2006.	

PARKING REQUIREMENTS:

COUNTY REQUIREMENT:	REQUIRED MAXIMUM	REQUIRED MINIMUM	TOTAL PARKING PROVIDED
C-STORE @ 4,360 S.F.			
1 SPACE PER 300 S.F. (MINIMUM)	15	9	10
1 SPACE PER 300 S.F. (MAXIMUM)			
RETAIL @ 3,600 S.F.			
1 SPACE PER 300 S.F. (MINIMUM)	12	8	8*
1 SPACE PER 300 S.F. (MAXIMUM)			
OFFICE SPACE @ 2,035 S.F.			
1 SPACE PER 300 S.F. (MINIMUM)	9	5	5*
1 SPACE PER 300 S.F. (MAXIMUM)			
TOTAL:	36	22	23*

* INCLUDES 1 ADA SPACE (1 REQUIRED)

Evans Design Group, Inc.
Civil Engineering /
Site Planning /
Land Development Services
4755 Summer Song Court
Buford, GA 30519
(Ph) 678.207.6830
jevans@evansdsg.com



PROJECT NAME
JIMMY CARTER
RETAIL AND
C-STORE

5560 JIMMY
CARTER BLVD.
LL 126, 6th DIST.
QUINNETT
GEORGIA

DATE:
01-14-24

DESIGN BY JME
DRAWN BY JME
CHECKED BY JME

Not Released For Construction
 Released For Construction

OWNER/DEVELOPER

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OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM, IS PERMITTED
WITHOUT THE WRITTEN PERMISSION OF
EVANS DESIGN GROUP, INC.

REVISIONS

NO.	DATE	DESCRIPTION

JOB NUMBER:
23-060

SHEET TITLE

SITE PLAN

C-4A



UTILITY DISCLAIMER:
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OWNER/DEVELOPER:

NAME:
ADDRESS:

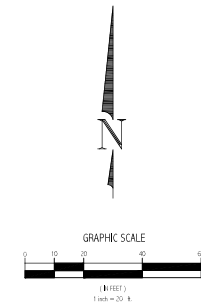
PHONE:
EMAIL:

24-HR CONTACT:

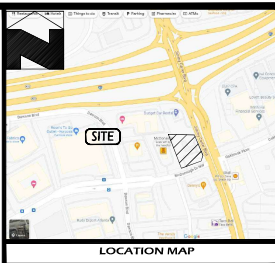
NAME:
PHONE:
EMAIL:

ENGINEER:

EVANS DESIGN GROUP, INC.
4755 SUMMER SONG COURT
BUFORD, GA 30519
678.207.6830 (Ph)
CONTACT: JON M. EVANS, P.E.



GWINNETT COUNTY
 PLANNING AND DEVELOPMENT
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 04/17/2024




 Evans Design Group, Inc.
 Civil Engineering /
 Site Planning /
 Land Development Services
 4755 Summer Song Court
 Buford, GA 30519
 (Ph) 678.207.6830
 jevans@evdsdg.com


 4-17-24
 GEORGIA LICENSE # 108977

PROJECT NAME
JIMMY CARTER
RETAIL AND
C-STORE

5560 JIMMY
CARTER BLVD.
L.L. 196, 6th DIST.
GWINNETT
GEORGIA

DATE:
01-14-24

(DESIGN BY | DRAWN BY | CHECKED BY)
 JME | JME | JME
 Not Released For Construction
 Released For Construction

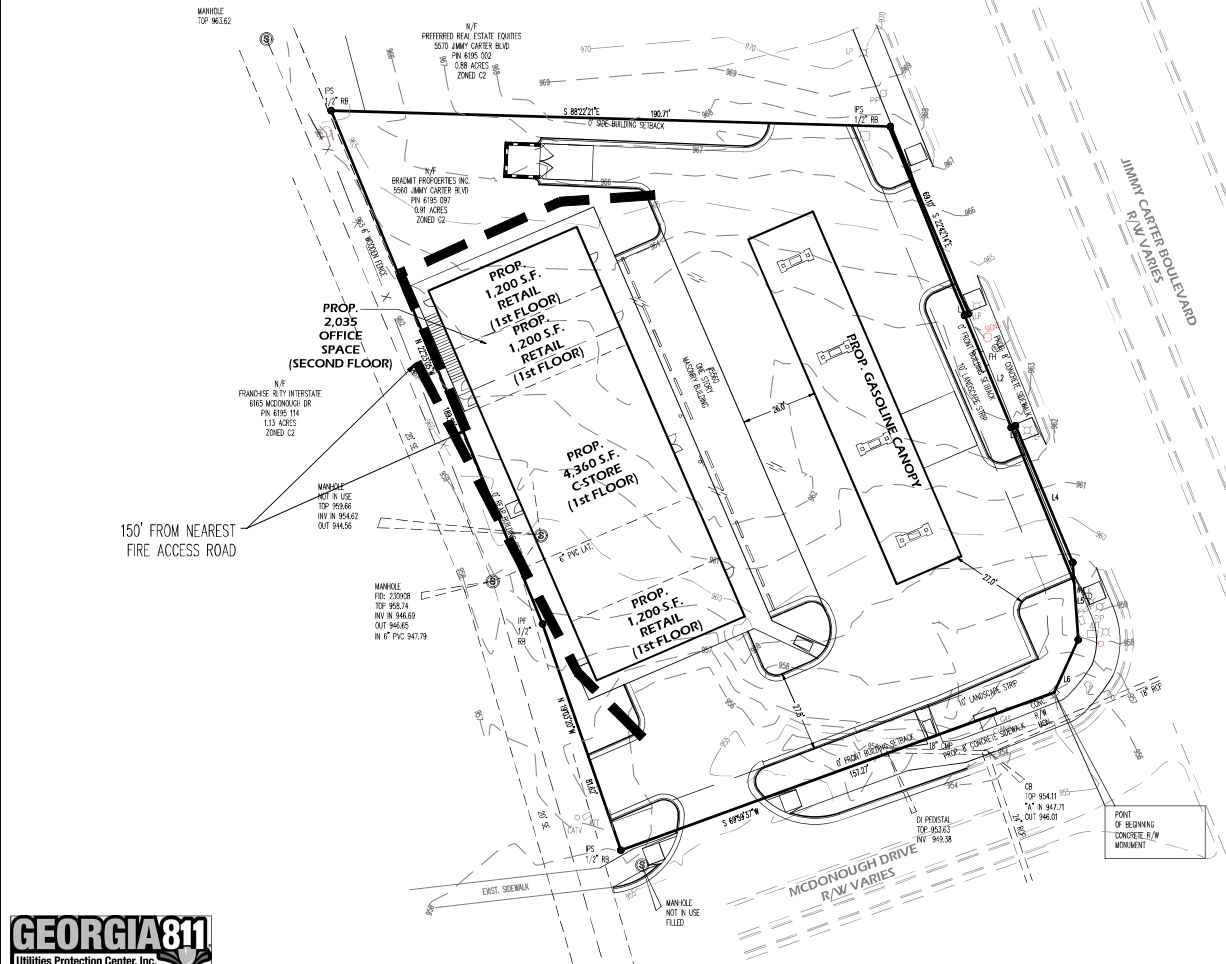
OWNER/DEVELOPER

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 THESE DOCUMENTS WITHOUT THE
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REVISIONS

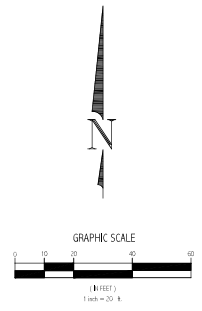
JOB NUMBER:
23-060

SHEET TITLE
FIRE ACCESS
PLAN
C-5A



Course	Bearing	Distance
L1	S 87°25'00" W	150'
L2	S 22°37'00" E	41.45'
L3	N 67°37'00" E	156'
L4	S 22°42'00" E	50.55'
L5	S 04°05'00" E	26.37'
L6	S 84°29'00" W	19.77'

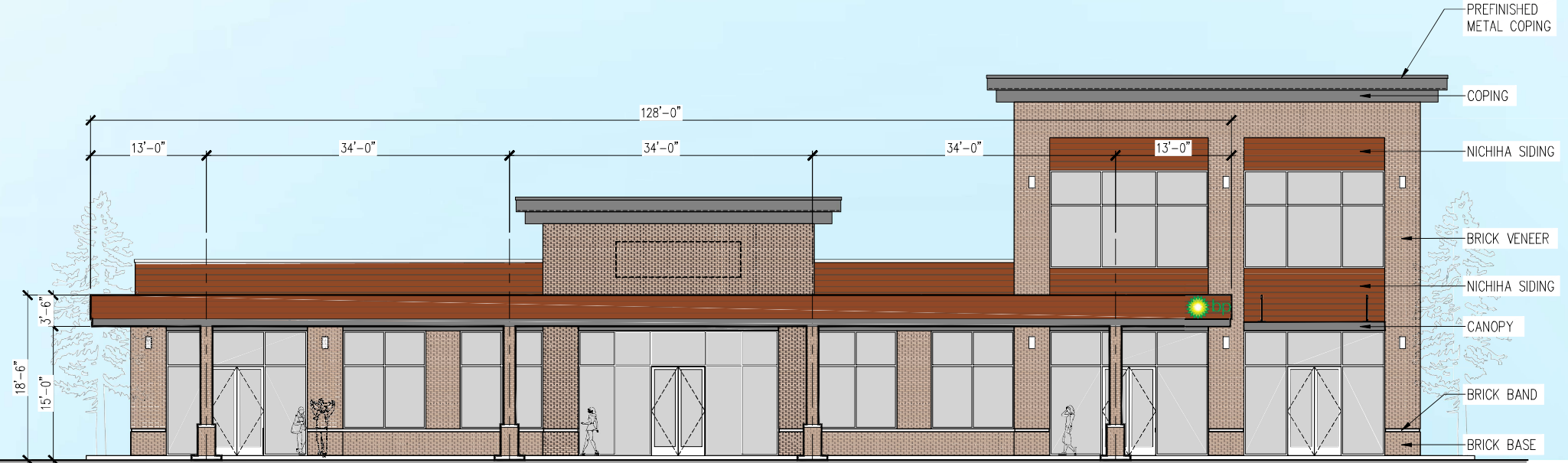
OWNER/DEVELOPER:
 NAME:
 ADDRESS:
 PHONE:
 EMAIL:
24-HR CONTACT:
 NAME:
 PHONE:
 EMAIL:
ENGINEER:
 EVANS DESIGN GROUP, INC.
 4755 SUMMER SONG COURT
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 CONTACT: JON M. EVANS, P.E.







 Utilities Protection Center, Inc.
 Know what's below.
 Call before you dig.

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GWINNETT COUNTY
 PLANNING AND DEVELOPMENT
RECEIVED
 04/17/2024

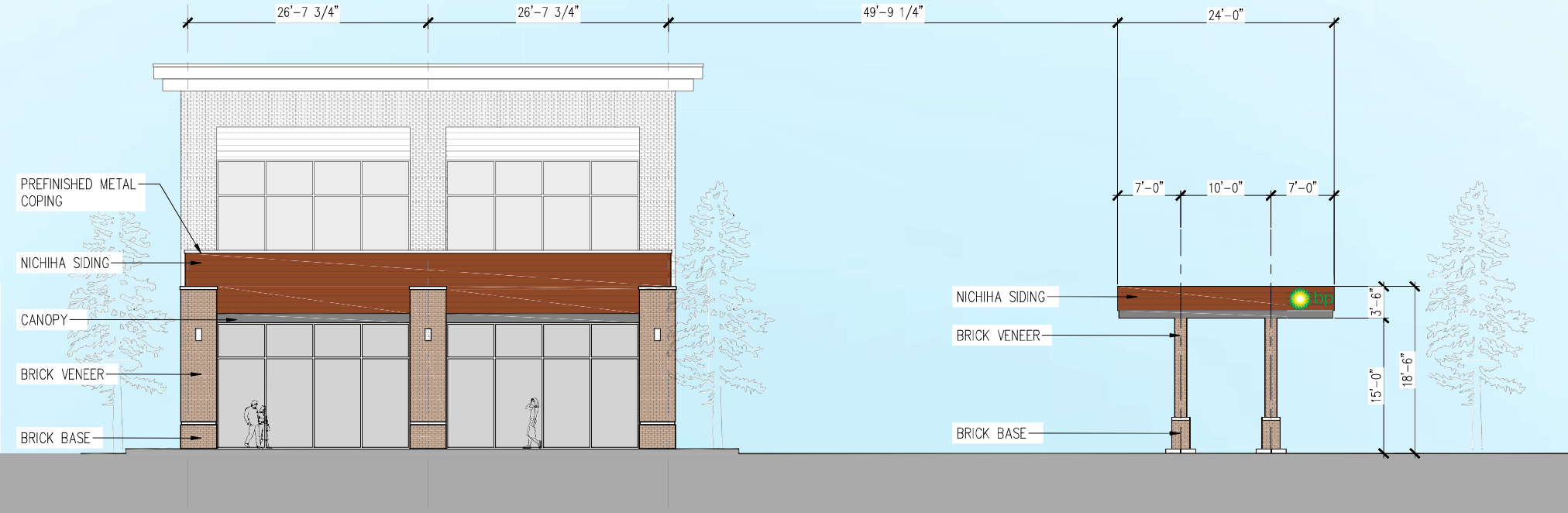





EXTERIOR MATERIALS LEGEND	
	BRICK MASONRY EXTERIOR FINISH (OLD PEARL RIVER BY CHEROKEE)
	HORIZONTAL SIDING (VINTAGE-REDWOOD BY NICHHA)
	ALUMINUM CLADDING (SLATE GRAY BY PAC CLAD)

CANOPY FRONT ELEVATION

04.10.24
 SCALE: 3/32" = 1'-0"
 SHEET 1

GUINNET COUNTY
 PLANNING AND DEVELOPMENT
RECEIVED
 04/17/2024

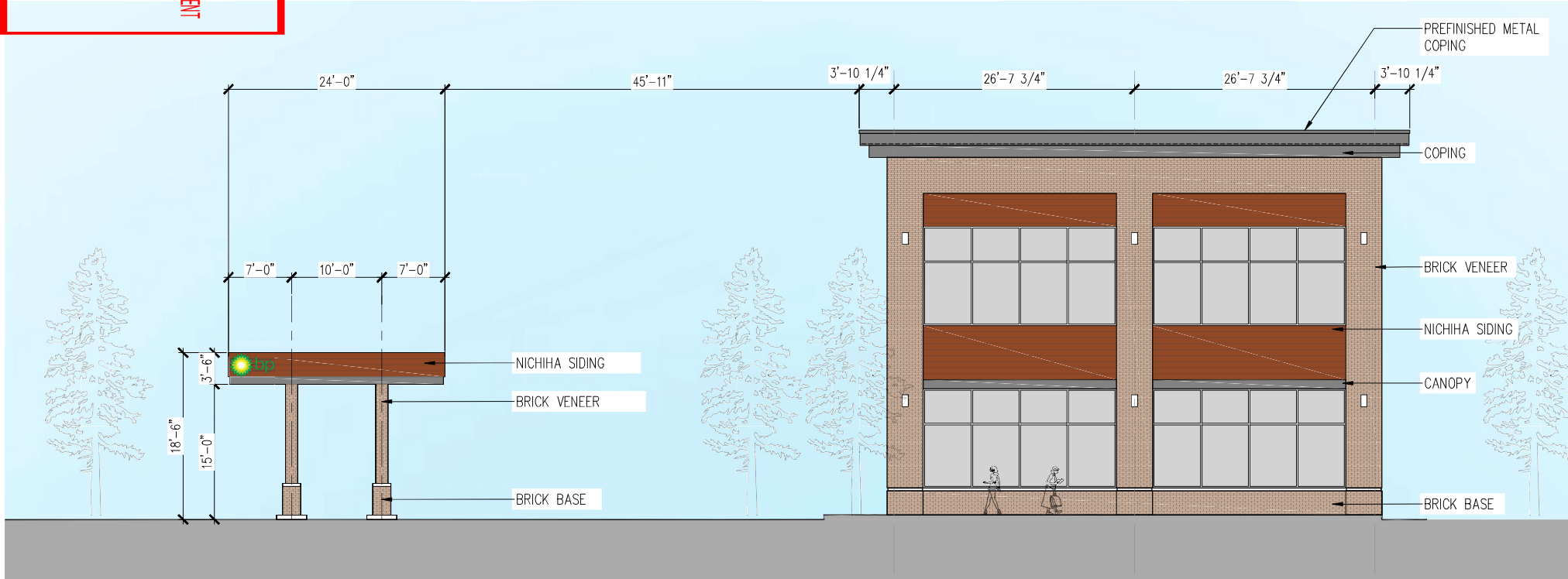





EXTERIOR MATERIALS LEGEND	
	BRICK MASONRY EXTERIOR FINISH (OLD PEARL RIVER BY CHEROKEE)
	HORIZONTAL SIDING (VINTAGE-REDWOOD BY NICHIIHA)
	ALUMINUM CLADDING (SLATE GRAY BY PAC CLAD)

CANOPY LEFT ELEVATION

04.10.24
 SCALE: 3/32" = 1'-0"
 SHEET 2

GWINNETT COUNTY
 PLANNING AND DEVELOPMENT
RECEIVED
 04/17/2024



EXTERIOR MATERIALS LEGEND	
	BRICK MASONRY EXTERIOR FINISH (OLD PEARL RIVER BY CHEROKEE)
	HORIZONTAL SIDING (VINTAGE-REDWOOD BY NICHIIHA)
	ALUMINUM CLADDING (SLATE GRAY BY PAC CLAD)

CANOPY RIGHT ELEVATION

04.10.24
 SCALE: 3/32" = 1'-0"
 SHEET 3



Gwinnett

GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES

684 Winder Highway | Lawrenceville, GA 30045-5012
678.376.6700
www.gwinnettcounty.com | www.gwinnetth2o.com

March 19, 2024

Mike Panjwani
Capital Commercial Properties, LLC
3665 Moye Trail
Duluth, Ga. 30097

<input checked="" type="checkbox"/>	APPROVED
<input type="checkbox"/>	DENIED
<input type="checkbox"/>	CONDITIONALLY APPROVED
Sewer Capacity Request #C2024-069-03	
Expiration Date: 03/19/2025	
P&D Number: SUP2024-00020	
Tie-In Manhole FID: 230908	

RE: Sewer Availability for Proposed Development – 5560 Jimmy Carter Blvd. Retail and C-Store
Parcel ID 6195 097

Dear Mr. Panjwani:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 2,035-sf of office space with 4 employees, 3,600 SF Retail, a 4,436-sf convenience store with 8 gas pumps on the above parcel and determined:

Gwinnett County has adequate sewer capacity to serve the proposed development.

This confirmation is based on your anticipated annual average daily flow of 2.26 gpm discharging to the sewer tie-in manhole at Facility ID **230908**.

Capacity Allocation: Sewer capacities are allocated only upon the issuance of a Development Permit, by Gwinnett County Planning & Development and after all applicable conditions established in this Sewer Capacity Certification, if any, are met.

Certification Expiration: The Sewer Capacity Certification is valid for 12 months from the date of this letter. If rezoning is approved, GCDWR will issue a revised Sewer Capacity Certification based on the approved units, as needed. The capacity request can be renewed for an additional 12 months. If a Development Permit has not been obtained by the expiration date above the developer may apply for renewal by providing evidence of active rezoning, plan review, or permitting efforts.

Once the Sewer Capacity Certification expires, the capacity is no longer allocated, and a new Sewer Capacity Certification request must be submitted for re-evaluation with no guarantee of available capacity. The evaluation will be based on the updated conditions of the sewer system.

Certification Invalidation: This certification is not valid if there are proposed changes to your development that could impact downstream sewer capacity (e.g. land use density, sewer tie-in manhole, parcel changes, and/or rezoning). In this case the development must resubmit for a

new Sewer Capacity Request with updated information prior to the expiration of the previous one.

Please contact us at 678-376-7026 if you have any questions.

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES



Tai Yi Su, PE
Division Director, Infrastructure Support
678.376.2104

C: Gwinnett County DWR – Lorraine Campagne, Section Manager; Raghu Vemuru, Engineer V; Mikala Weston, Engineer III
Gwinnett County P&D – Charli Young, Planning Manager; Geniva Sylvain, Engineer I; Christina Dejarnette, Engineer I



SEWER CAPACITY CERTIFICATION REQUEST

Submit completed, signed, sealed form, and documents to: DWRCapacityCertification@GwinnettCounty.com

Select Request Type:

- Pre-Rezoning
- New Request
- Renew Request
SCC # _____
- Revise Existing Request
SCC # _____
(Describe revision changes
in Project Description below)

DWR Use Only:

Capacity Certification Request No. C2024-069-03

Approved Conditionally Approved* Denied

*(See attached letter for conditions)

Printed Name: Tai Yi Su, P.E. Infrastructure Support Division Director

Signature: Tai Yi Su

Gwinnett County Planning and Development Permit No.: SUP2024-00020

Check if development/project requires public or private pump station: Pumping Rate (gpm) _____

5560 Jimmy Carter Blvd Retail and C-Store

Development/Project Name: ~~Jimmy Carter Blvd Retail and C-Store~~

Development Address: 5560 Jimmy Carter Blvd (City) Norcross (Zip) 30093

Parcel Number(s): 6 195 097

Project Description: Proposed two-story building containing office, retail, and convenience store uses.

(Provide appropriate square footage and number of units in the project description)

Total Area of Development: 0.91 acres

If residential, total number of units: _____ Density: _____ units/acre

Property Owner Name: Capital Commercial 5560 Properties LLC

Property Owner Email: mikepanj@aol.com Phone #: 770-401-9655

Developer Contact: Mike Panjwani Company: Capital Commercial 5560 Properties LLC

Address: 3665 Moye Trail City: Duluth Zip: 30097

Developer Email: mikepanj@aol.com Phone #: 770-401-9655

Engineering Contact: Jon Evans Engineering Firm: Evans Design Group, Inc.

Engineer Email: jevans@evansdg.com Phone #: 678-207-6830

Additional Recipients: Ryder Amthor

Recipient(s) Email(s): ramthor@evansdg.com

DWR Use Only

RECEIVED

Capacity Certification Request No.: C2024-069-03

Development/Project Name: 5560 Jimmy Carter Blvd Retail and C-Store

Gwinnett County Planning and Development Permit No.: _____ (if available)

Downstream Pump Station: NORTHFORK PEACHTREE CREEK Sewer Basin: NORTHFORK PEACHTREE

Total requested annual average daily flow (AADF) in gallons per minute (gpm): 5.65 **2.26 (AADF)**

Flow (gpm) 5.65 to tie-in manhole facility ID: 230908

Flow (gpm) _____ to tie-in manhole facility ID: _____

Flow (gpm) _____ to tie-in manhole facility ID: _____

Flow (gpm) _____ to tie-in manhole facility ID: _____

Flow (gpm) _____ to tie-in manhole facility ID: _____

Provide your BEST estimated dates for:

Zoning Submittal: _____ Plan Submittal _____ Begin Construction: 5-20-24

Zoning Approval: _____ Completion/Occupancy: 5-23-25

Include the following in the submittal package:

GIS map **highlighting** proposed development, surrounding utilities, and location of tie-in manhole.
<https://gis.gwinnettcounty.com/GISDataBrowser>

Detailed flow calculations for proposed development project based on the most current wastewater flow estimation guidelines:
<https://www.gwinnettcounty.com/static/departments/water/pdf/wastewater-flow-estimation-guidance.pdf>

- Annual average daily flow (gpm)
- Peak flow (gpm) for all heavy water users (i.e. laundromats, carwashes, industrial, etc.) – please note that the peaking factor has been changed from 2.5 to 4.0 unless justification can be provided.
- Batch discharges from processing facilities (breweries, industrial, etc.)
- Pump station flow rates – If a pump has been selected, provide a pumping rate and pump curve. If a pump has not been selected, assume a minimum pumping rate of 4 times the AADF. Be sure to provide the pump flow rate on page 1 of the request form.

Proposed utility plan

Design Professional sign/seal: Jon M. Evans Date: 3-12-24



Once a complete package with all supporting documentation has been received

PLEASE ALLOW A MINIMUM OF 10 BUSINESS DAYS FOR PROCESSING

If additional analysis or flow monitoring is required

PLEASE ALLOW AN ADDITIONAL 20 BUSINESS DAYS FOR PROCESSING

DWR Received
March 12, 2024

RECEIVED

04/17/2024

EVANS DESIGN GROUP, INC

Civil Engineering / Site Planning / Land Development Services

March 12, 2024

Gwinnett County Public Utilities
Attn: Development Support Section
684 Winder Hwy
Lawrenceville, GA 30045

Re: SUP2024-00020

Water & Sewage availability for the
Jimmy Carter Retail and C-Store project located at
5560 Jimmy Carter Blvd, Land Lot 196,
6th district, PIN 6 195 097
Gwinnett County, Georgia

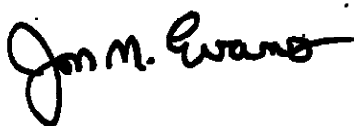
We are proposing to build a two story building containing 2,035 s.f. of office area, 3,600 s.f. of retail area, and 4,436 s.f. of convenience store area. There will be 4 employees assumed for the office use as well as 8 gasoline pumps.

Office: 25 gpd / employee * 4 employees + 175 gpd / 1,000 s.f. * 2,035 s.f. = 456.1 gpd
Retail: 100 gpd / 1,000 s.f. * 3,600 s.f. = 360.0 gpd
Convenience Store: 100 gpd / 1,000 s.f. * 4,360 s.f. + 250 gpd / pump * 8 pumps = 2,436.0 gpd
Total: 3,252.1 gpd average = 2.26 gpm average

Based on this data, we anticipate the water/sewer usage demand for this project to be 3,252.1 gpd (2.26 gpm). The peak flow for the proposed development is 2.5 x 3,252.1 gpd = 8,130.3 gpd (5.65 gpm). Please let us know if there is current availability for sewer for this development in this area. Additionally, if capacity is sufficient, please secure this for this development.

If you have any questions concerning the above request, please contact me at 678-207-6830.

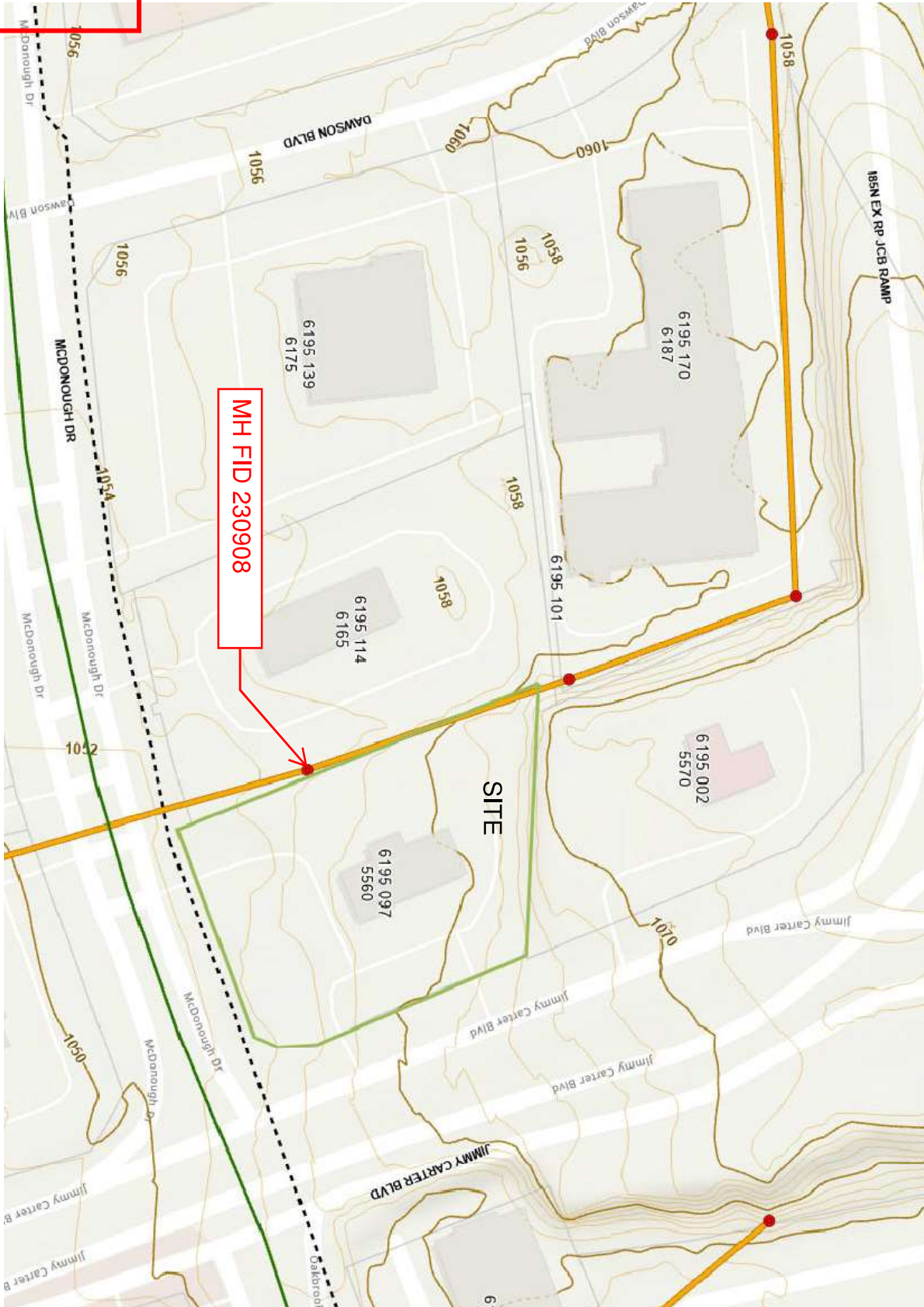
Sincerely,
EVANS DESIGN GROUP, INC.



Jon M. Evans, P.E.
President
jme

RECEIVED

04/17/2024

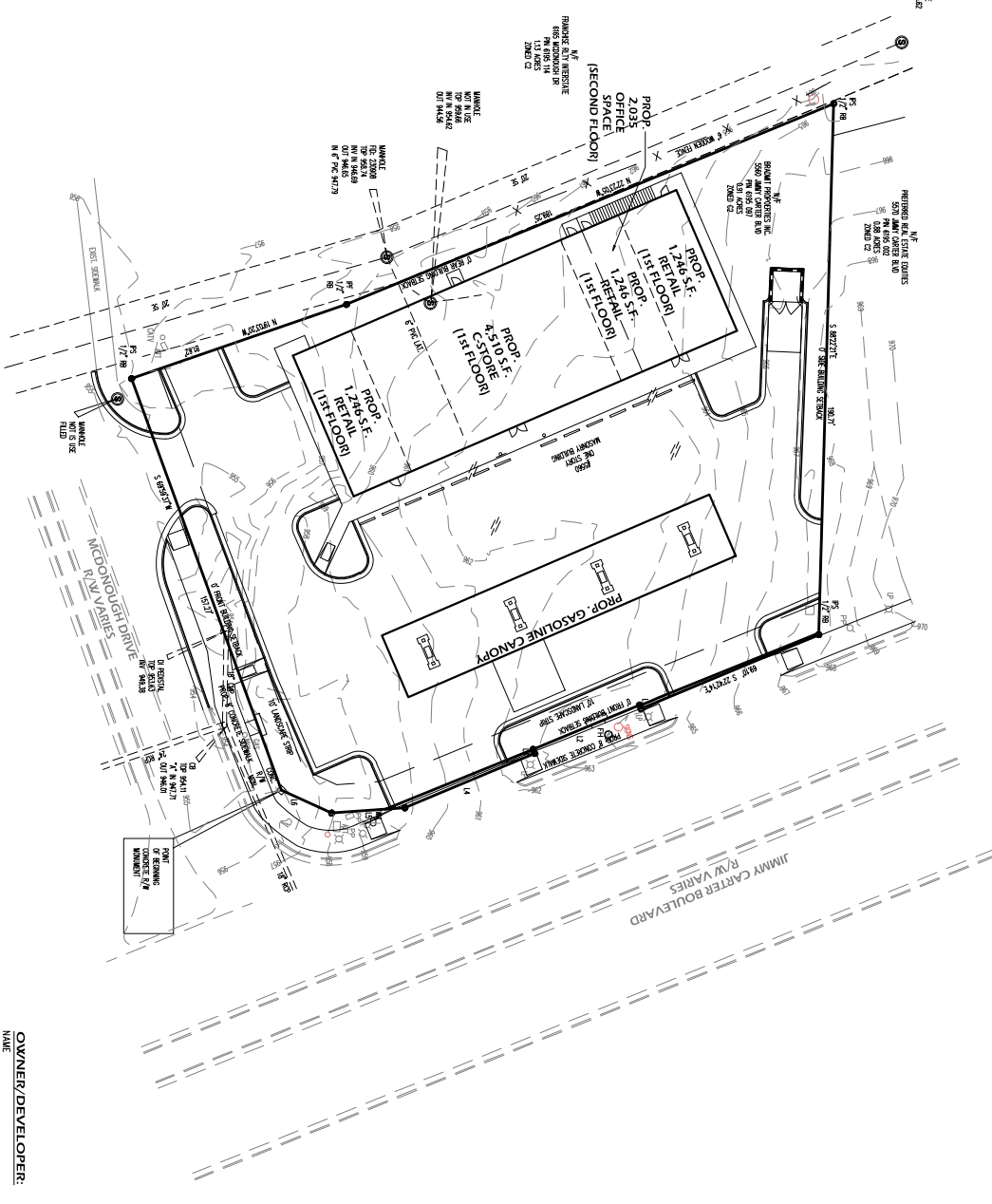


**GWINNETT COUNTY
PLANNING AND DEVELOPMENT**

REVISIONS

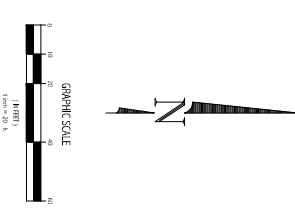


UTILITY DISCLAIMER:
UTILITY DISCLAIMER: THE ENGINEER HAS CONDUCTED THE NECESSARY SURVEYING AND INVESTIGATION REQUIRED TO LOCATE THE UTILITIES SHOWN ON THIS PLAN. THE ENGINEER HAS CONDUCTED THE NECESSARY SURVEYING AND INVESTIGATION REQUIRED TO LOCATE THE UTILITIES SHOWN ON THIS PLAN. THE ENGINEER HAS CONDUCTED THE NECESSARY SURVEYING AND INVESTIGATION REQUIRED TO LOCATE THE UTILITIES SHOWN ON THIS PLAN.



Owner	Building #	Distance
U1	5.07207' E	1.57'
U2	5.07207' E	4.67'
U3	8.07207' E	1.87'
U4	5.07207' E	5.05'
U5	5.07207' E	8.37'
U6	5.07207' E	13.77'

OWNER/DEVELOPER:
NAME: JIMMY CARTER
ADDRESS: 5860 JIMMY CARTER BLVD., ALDORF, GA 30029
OWNER CONTACT:
NAME: JIMMY CARTER
PHONE: 770-207-6830
ENGINEER:
EVANS DESIGN GROUP, INC.
BURLINGAME, CA 94010
CONTACT: JON M. EVANS, P.E.



PROJECT NAME:
JIMMY CARTER
RETAIL AND
C-STORE

5860 JIMMY
CARTER BLVD.
ALDORF, GEORGIA

DATE:
01-14-24

OWNER/DEVELOPER
JIMMY CARTER

REVISIONS

GRAPHIC SCALE
1" = 20'

OWNER/DEVELOPER:
NAME: JIMMY CARTER
ADDRESS: 5860 JIMMY CARTER BLVD., ALDORF, GA 30029
OWNER CONTACT:
NAME: JIMMY CARTER
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ENGINEER:
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BURLINGAME, CA 94010
CONTACT: JON M. EVANS, P.E.

PROJECT NAME:
JIMMY CARTER
RETAIL AND
C-STORE

5860 JIMMY
CARTER BLVD.
ALDORF, GEORGIA

DATE:
01-14-24

OWNER/DEVELOPER
JIMMY CARTER

REVISIONS

GRAPHIC SCALE
1" = 20'

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5860 JIMMY
CARTER BLVD.
ALDORF, GEORGIA

DATE:
01-14-24

OWNER/DEVELOPER
JIMMY CARTER

REVISIONS

GRAPHIC SCALE
1" = 20'

OWNER/DEVELOPER:
NAME: JIMMY CARTER
ADDRESS: 5860 JIMMY CARTER BLVD., ALDORF, GA 30029
OWNER CONTACT:
NAME: JIMMY CARTER
PHONE: 770-207-6830
ENGINEER:
EVANS DESIGN GROUP, INC.
BURLINGAME, CA 94010
CONTACT: JON M. EVANS, P.E.

PROJECT NAME:
JIMMY CARTER
RETAIL AND
C-STORE

5860 JIMMY
CARTER BLVD.
ALDORF, GEORGIA

DATE:
01-14-24

OWNER/DEVELOPER
JIMMY CARTER

REVISIONS

GRAPHIC SCALE
1" = 20'