

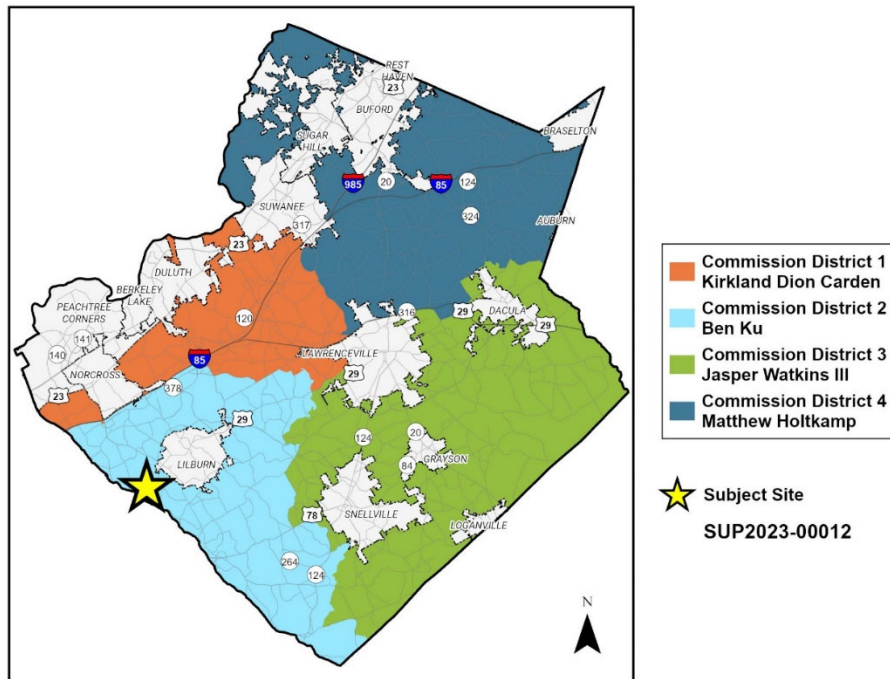


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2023-00012
Current Zoning: C-2 (General Business District)
Request: Special Use Permit
Additional Request: Variance and Waiver
Address: 216 Lankford Road
Map Number: R6139 046
Site Area: 0.57 acres
Square Feet: 4,500
Proposed Development: Automobile Repair Shop
Commission District: District 2 – Commissioner Ku
Character Area: Vibrant Communities

Staff Recommendation: DENIAL

Planning Commission Recommendation: DENIAL



Planning Commission Advertised Public Hearing Date: 3/8/2023
Board of Commissioners Advertised Public Hearing Date: 3/28/2023 (Public Hearing Held/ Action Tabled to 4/18/2023)

Applicant: Beyond Autohaus Inc.
216 Lankford Road
Tucker, GA 30084

Owner: 216 Lankford Road LLC
Devitrie Ramjaffen
1785 Angus Lee Drive
Lawrenceville, GA 30045

Contact: Harriet Gilliam

Contact Phone: 470.577.5934

Zoning History

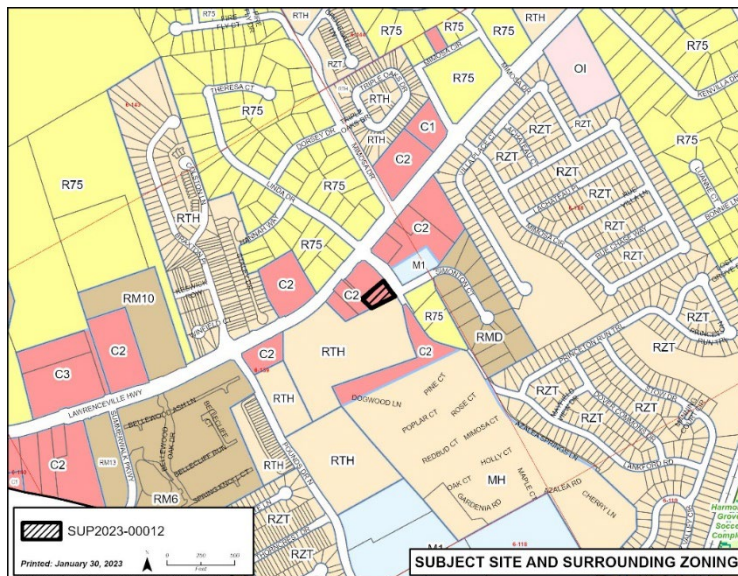
The subject property is zoned C-2 (General Business District). No prior zoning requests are on record for this property.

Existing Site Condition

The subject site is a 0.57-acre parcel located on Lankford Road just south of its intersection with Lawrenceville Highway. There is a 4,500 square foot vacant metal building on the property constructed in 1981 with paved parking located in front of the building. The rear of the property is surrounded by a chain-link fence. There are trees located along the southern property line and in the front yard. The site topography is relatively flat and there are no flood zones or water features on the property. There are two driveways providing access from Lankford Road. No sidewalks exist on either side of Lankford Road. The nearest Gwinnett County Transit stop is 300 feet from the subject site at the intersection of Lawrenceville Highway and Lankford Road.

Surrounding Use and Zoning

The subject site is adjacent to multiple types of land uses. An automobile body repair shop is located to the north of the property at the intersection of Lawrenceville Highway and Lankford Road. A vacant structure is located to the west of the property and fronts Lawrenceville Highway. A townhouse subdivision was approved in 2022 on the property to the south, although construction has not commenced. A self-storage facility is located to the east, across Lankford Road. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Automobile Repair Shop	C-2	N/A
North	Commercial	C-2	N/A
East	Commercial	M-1	N/A
South	Townhouses (Approved)	R-TH (RZM2022-00020)	9.50 units per acre
West	Vacant	C-2	N/A

Project Summary

The applicant requests a special use permit on a 0.57-acre property zoned C-2 to allow an Automobile Repair Shop, including:

- Reuse of the existing 4,500 square foot, one-story warehouse building as a repair shop and office for a mobile automobile repair business.
- 14 paved parking spaces located in front of the building.
- An existing parking lot served by two access points along Lankford Road.
- The building will primarily be used for storing tools, which are used for the mobile mechanic business. However, vehicles are also proposed to be serviced at this location.
- No autobody work will be performed at this facility.
- Hours of operation limited to 8:00 a.m. to 7:30 p.m., Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.
- Outdoor lighting and signage, excluding security lights to be turned off by 11:00 p.m. daily.
- A code enforcement notice of violation was issued in January 2022 (CEU2021-11852). Violations included property maintenance, an unpermitted use, and operating without the appropriate license. Additional notices of violation were issued in February and May of 2022. The property owner appealed in court in February 2023 resulting in suspension of the violation (for junk vehicles) pending reinspection by code enforcement in March 2023.

Zoning and Development Standards

The applicant is requesting a special use permit for an automobile repair shop in the C-2, General Business District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 45'	<45'	YES
Front Yard Setback	Minimum 15'	>15'	YES
Side Yard Setback	Minimum 10'	>10'	YES
Rear Yard Setback	Minimum 30'	>30'	YES
Landscape Strip	Minimum 10'	>10'	YES
Off-street Parking	Minimum 1 per bay (1 space) Maximum 3 per bay (3 spaces)	14 spaces	NO*
Zoning Buffer	75' (R-TH)	10'	NO**

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

** The applicant requests a waiver to reduce the zoning buffer.

Variance Request

In addition to the rezoning request, the applicant is seeking a variance from the following provisions of Title II of the UDO:

1. Section 240-20. Table 240.1 Minimum Parking Requirements

Automobile service center, tire store or lubrication facility	1 per bay	3 per bay
--	------------------	------------------

The applicant requests a variance to exceed the maximum number of parking spaces permitted and provide 14 spaces.

Waiver Request

In addition to the special use permit request, the applicant is seeking a waiver from the following provisions of Title III of the UDO:

1. Section 610-20.5. Minimum Buffer Requirements.

A. Required buffers shall be provided in conformity [with] Table 610.0 "Table of Minimum Buffer Requirements".

A 75-foot-wide undisturbed zoning buffer adjacent to R-TH property.

The applicant requests a waiver to provide an approximately 10-foot-wide buffer containing existing vegetation in lieu of the required 75-foot-wide buffer along the southern property line bordering the parcel zoned R-TH.

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and external agency review comments are attached (Exhibit E). Standard site and infrastructure improvements will also be required related to transportation, stormwater, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Special Use Permit Analysis: According to the UDO, the staff analysis and recommendation on each application for a special use permit shall follow the same procedures as those contained in Section 270-20. Emphasis shall be given to the evaluation of characteristics of the proposed use in relationship to neighboring properties and the compatibility of the proposed use with its surroundings. For special use permits, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO:

- A. Whether a proposed special use permit will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

At the present time, the applicant provides roadside automobile repair services and uses the property as an office and for automobile supply storage. If the special use permit is approved, the applicant would expand the business to provide automobile repair on-site. A townhouse subdivision was recently approved on the site of a demolished landscape supply facility immediately south of the subject property. Considering the adjacent townhouse development, and that Lankford Road is the entrance road for other residential subdivisions, the proposed use is not suitable in view of the use of adjacent and nearby property.

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

An automobile repair use would likely use the fenced portion to the rear of the property for storage of vehicles. Since the property is too small to have the required 75-foot buffer, there is potential for the future townhouse community to be impacted by unsightly items in the rear yard. In addition, automobile repair uses can produce noise that could disturb the quiet enjoyment of nearby residences. For these reasons, the approval of the proposed special use permit could adversely affect nearby property.

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

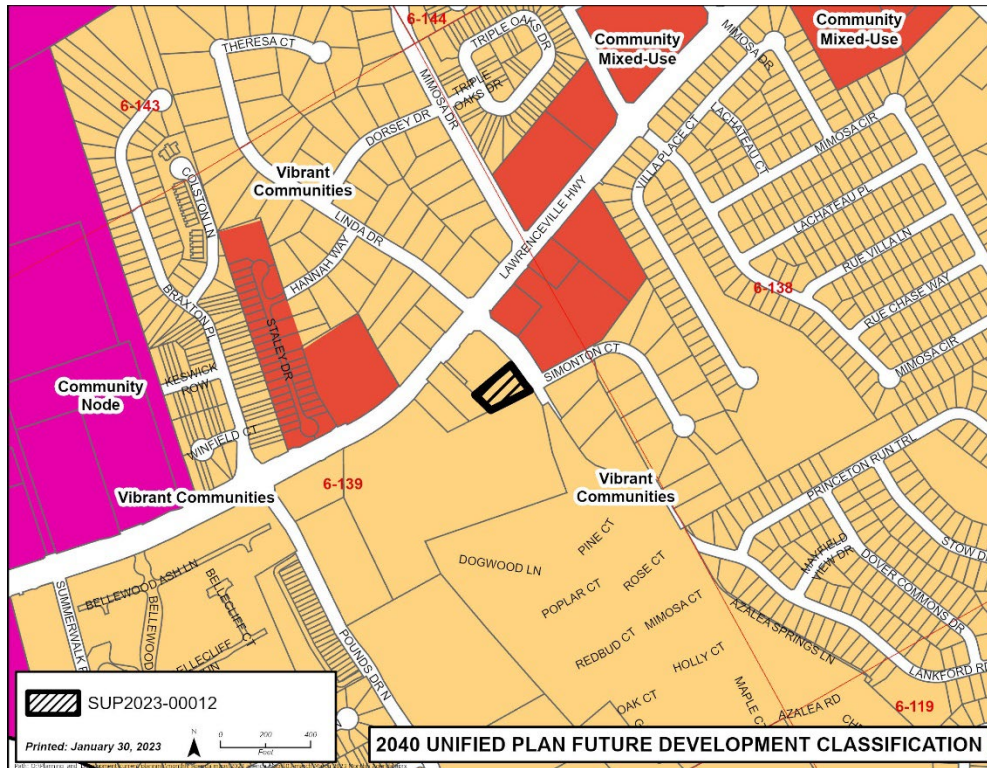
The property has a reasonable economic use as currently zoned.

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.

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

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

The 2040 Unified Plan and Future Development Map indicate the subject property lies within the Vibrant Communities Character Area. This Character Area is intended to serve as a transition between nodes and mixed-use activity centers and surrounding, established single-family residential areas, and is generally located away from the primary intersections where the various types of activity centers and nodes are located. Dependent on the setting, zoning pattern, and intensity of development characterizing these various locations throughout the County, new development and redevelopment in Vibrant Communities may contain a mix of housing types, including small lot single-family housing, multifamily housing, townhomes, and senior housing. The request does not conform with the policy and intent of the Unified Plan and Future Development Map. The focus of the Vibrant Communities Character Area is on providing a mixture of housing types between nodes and activity centers. The proposed automobile repair shop is not consistent with the Character Area, as it is not a residential use, would not serve surrounding neighborhoods, and may have adverse noise and aesthetic impacts on the recently-approved townhouse subdivision to the south. The existing building would be more suitable for an indoor office/warehouse use that would have minimal impacts on the adjacent residences.



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 applicant, who was leasing the property at the time, was initially notified of numerous code violations associated with operating an automobile repair shop on the property in January 2022. The property has remained in violation for over a year, with junk vehicles still placed in the fenced area behind the building. The operation of an automobile repair shop by the applicant has already resulted in code violations and thus a Special Use Permit to continue such operations should not be approved. The building’s location near residential uses may be more suitable for less-intense commercial businesses that would not require a Special Use Permit.

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

The applicant requests to provide 14 spaces where a maximum number of 3 parking spaces are permitted. The parking spaces on the property are existing and served the previous HVAC repair business. In the UDO, an automobile repair shop allows less parking than a typical business that may be found in this type of building. Thus, a parking variance would not be necessary for many potential users of this property that are more suitable for this location.

Waiver Request Analysis: When considering waivers from Title III 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 waiver request:

The applicant requests to reduce the undisturbed zoning buffer adjacent to the R-TH zoned property to the south from 75 feet to 10 feet. The intent of the buffer regulations is to reduce potential impacts of higher-density developments next to lower-density residential properties. A buffer between townhouses and an automobile repair shop should be as wide as possible due to the noise that is typically produced by repair shops. In this case, because the office/warehouse predates the townhouses, a reduced buffer is appropriate. However, the use within the office/warehouse building should be a use that does not produce a lot of sound or traffic. There are a number of uses that are allowed in the C-2 zoning district that would not require a special use permit.

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

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

1. To exceed the maximum number of parking spaces permitted and to provide 14 spaces.

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

1. To provide an approximately 10-foot-wide buffer containing existing vegetation in lieu of the required 75-foot-wide buffer along the southern property line bordering the parcel zoned R-TH.

Staff Recommended Conditions

NOTE: The following conditions are provided as a guide should the Board of Commissioners choose to approve this petition.

Approval of a Special Use Permit for an automobile repair shop, subject to the following conditions:

1. The proposed development shall be constructed and operated in general conformance with Exhibit B: Site Plan received January 31, 2023, by the Department of Planning and Development, with revisions and as required by conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. Salvage/junkyard operations shall be prohibited. No vehicle sales of any kind shall occur at this location.
3. Salvage of inoperable vehicles and outdoor storage of automotive parts or tires shall be prohibited. No inoperable vehicles shall be stored on the property for more than ten days. Any vehicles abandoned by their owners, whether before or after repair, shall be removed from the property within five days after they become abandoned under State and/or County law.
4. All automobile repair work shall take place indoors. No automobile related work may be conducted in the parking lot.
5. There shall be no body or paint work performed at the property.

6. All vehicles awaiting repair shall be parked in designated paved parking spaces.
7. All lighting and signs, except security lighting, shall be turned off by 11:00 pm nightly.
8. Hours of operation shall not extend past 7:30 pm.
9. All existing fencing on the property shall be replaced with an 8-foot-tall wooden privacy fence. Gates may be chain link with privacy slats for screening.
10. All dumpsters shall meet the screening and enclosure requirements of the UDO.
11. All code enforcement violations shall be corrected within 60 days of Special Use Permit approval.
12. The Special Use Permit shall be valid for a one-year period, at which time the use shall cease, or an application shall be made for renewal of the Special Use Permit.

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

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

1. To exceed the maximum number of parking spaces permitted and to provide 14 spaces.

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

1. To provide an approximately 10-foot-wide buffer containing existing vegetation in lieu of the required 75-foot-wide buffer along the southern property line bordering the parcel zoned R-TH.

Exhibits:

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

Exhibit A: Site Visit Photos



Front view from Lankford Drive



Southern property line where buffer reduction is being requested



Fenced in area behind the building

Exhibit B: Site Plan

[attached]

SITE PLAN

216 Lankford Road

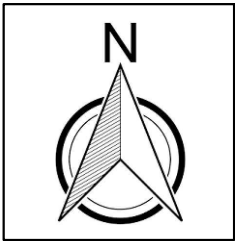
Tucker, GA 30084

Parcel ID: 6-139 -046

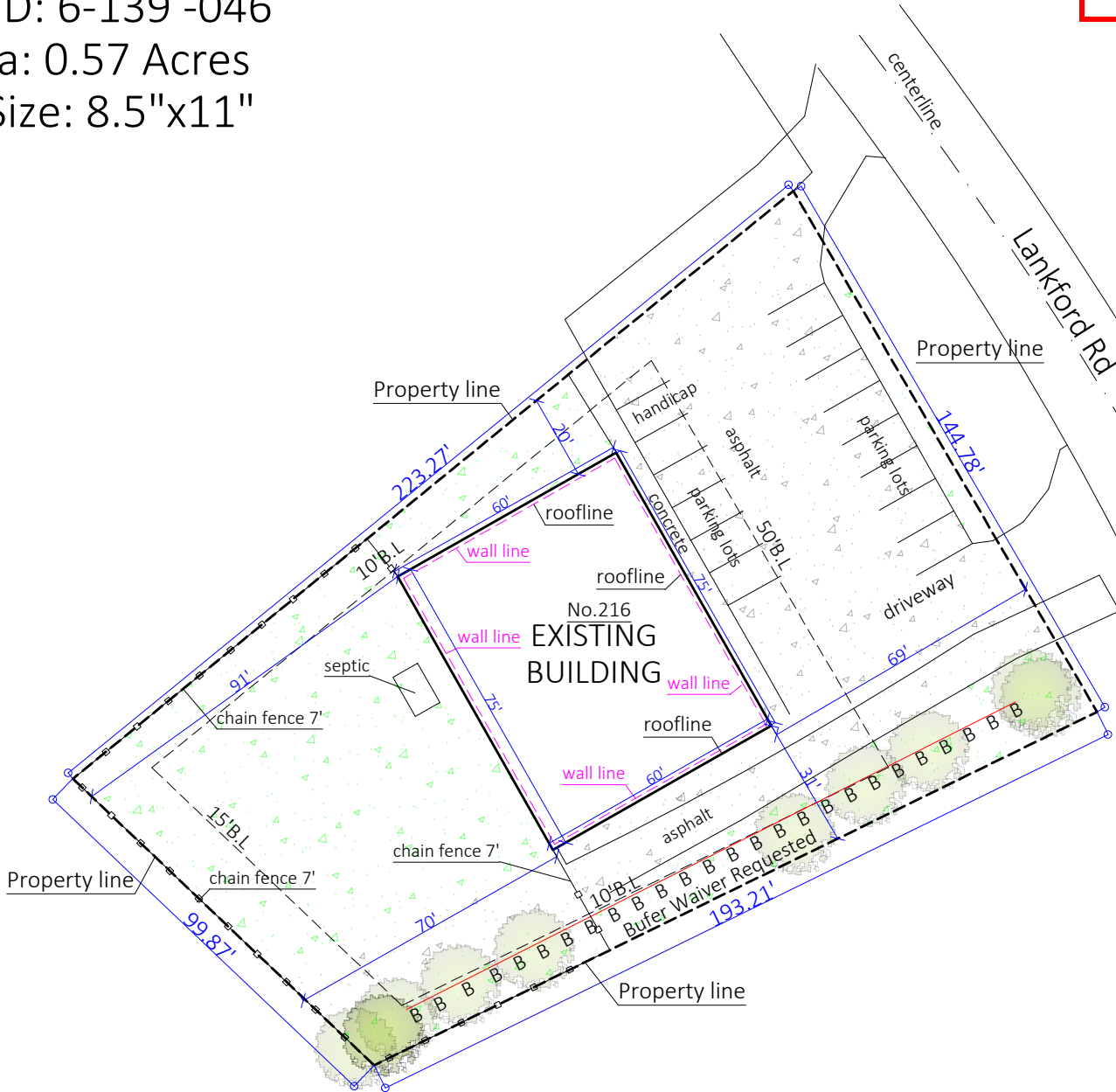
Lot area: 0.57 Acres

Paper Size: 8.5"x11"

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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1/17/2023



scale 1"=30'



WINNETT COUNTY
PLANNING AND DEVELOPMENT

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1/17/2023

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT.

SURVEYORS CERTIFICATION:

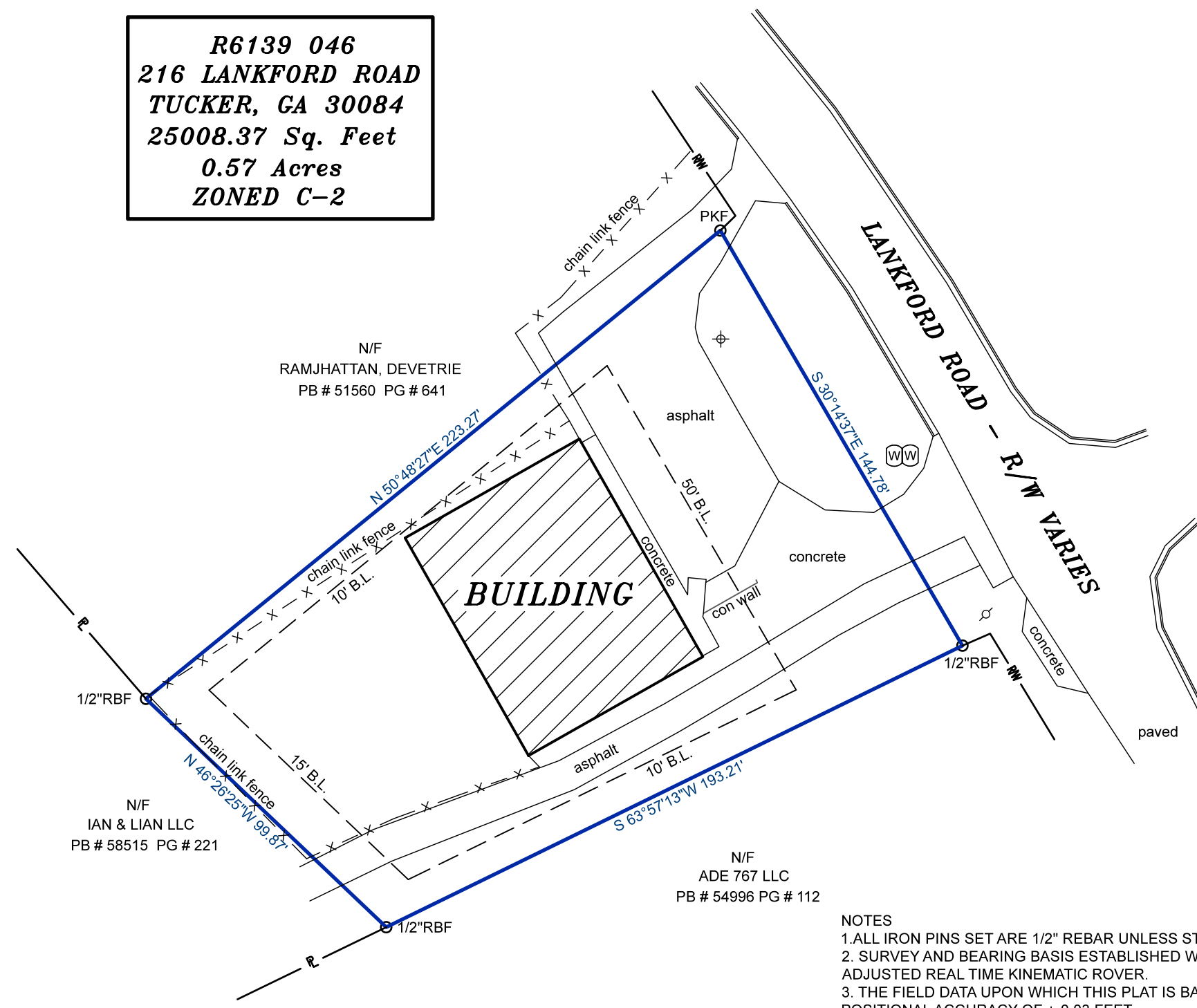
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION 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.



R6139 046
216 LANKFORD ROAD
TUCKER, GA 30084
25008.37 Sq. Feet
0.57 Acres
ZONED C-2

LEGEND

- RBF=REBAR FOUND
- OTF=OPEN TOP PIPE FOUND
- IPS= IRON PIN SET
- B.L.=BUILDING LINE
- N/F=NOW OR FORMERLY
- PL=PROPERTY LINE
- R/W=RIGHT-OF-WAY
- DB=DEED BOOK
- PG=PAGE
- CON=CONCRETE
- SW=SIDE WALK
- =POWER POLE
- ⊞=WATER METER
- ⊕=LIGHT POLE



NOTES

1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
2. SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF +/-0.03 FEET.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.
5. EQUIPMENT USED IN THIS SURVEY WAS A CARLSON MESA II DATA COLLECTOR AND A LEICA TS06+ TOTAL STATION.
6. FIELD WORK COMPLETED ON JULY 28, 2021
7. SETBACKS ARE SHOWN FROM COUNTY CODE INFORMATION. GARMON LAND SURVEYING, LLC IS NOT LIABLE FOR ANY DISCREPANCIES.

SURVEY FOR:

DEVITRIE RAMJHACTAN

G.M.D.: 139	DATE 8/2/2021	<p>1920 Railroad Street Statham Ga 30666 678-726-7582 garmonsurveying@gmail.com</p>
DISTRICT: 6	SCALE 1"=40'	
COUNTY: WINNETT	JOB NO. 2021-194	
DRAWING NAME: 216 LANKFORD RD		

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

[attached]

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Beyond Autohaus, Inc.
216 Lankford Rd.
Tucker, GA 30084

January 17, 2023

Susan Canon, Director
Gwinnett County Planning & Development
446 West Crogan Street, Suite 300
Lawrenceville, GA 30046-2440

RE: REVISED LETTER OF INTENT FOR SPECIAL USE PERMIT APPLICATION
216 Lankford Rd, Tucker, GA 30084
Gwinnett County, Tax Parcel ID No. 6139 046 SUP2023-00012

Dear Ms. Canon:

Beyond Autohaus, Inc. (“Applicant”) submits this Revised Letter of Intent in response to the Department’s January 13, 2023 Application Incomplete Letter and in further consideration of its Application for Special Use Permit and additional Request For Buffer Reduction Waiver for Case Number SUP2023-00012 for an automobile service and repair shop at the improved property located at 216 Lankford Rd, Tucker, GA 30084 and having Gwinnett County Tax ID Number 6139 046 (“The Property”).

Applicant is the agent of the owner of the .57 acre parcel and the 4500 sq ft building upon it. The Property is located in the C-2 General Business District.

The site topography is such that it is relatively flat, thereby minimizing any concern about flooding and runoff, and there are no existing streams.

There are two entrances to the property off Lankford Rd.

The property is surrounded by commercial properties, consistent with C-2 (General Business) zoning use and an adjacent lot that was recently rezoned to R-TH (Residential Townhouse) zoning use: To the North abutting CR Collision at 6050 Lawrenceville Highway, Tucker, GA 30084, owned and operated by Devitrie Ramjhattan, the owner of the applicant parcel of land. To the Northeast of the property sits Star Car Wash, 6016 Lawrenceville Highway,

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Tucker, GA 30084; to the East-Northeast of the property, across the street, is a public storage facility, 6000 Lawrenceville Highway, Tucker, GA 30084; to the rear on the West side is Blanchard's, Inc., general contractor, 6080 Lawrenceville Highway, Tucker, GA 30084; and to the South the property abuts a vacant lot, 6100 Lawrenceville Highway, Tucker, GA 30084, which was recently rezoned to R-TH (residential townhouse district).

It is with respect to the adjacent, rezoned R-TH vacant lot to the South of the property that the Applicant hereby requests a buffer reduction waiver, necessitated by the fact that the existing structure has been in place well before the zone change of the adjacent property to R-TH and that due to the small size of the parcel, (.57 acre), a 75 foot-wide buffer is not feasible. Applicant respectfully submits that these conditions establish that sufficient bases for this waiver of the 75-foot-wide buffer zone.

The facility will operate primarily as a roadside automobile repair service with limited incidental repair work at the Property, of vehicles serviced at roadside. The facility will carry limited tools and minor parts required for minor repair work, all of which will be stored inside the shop and will occupy approximately a 3000 sq ft. space. Approximately 1500 sq ft will be used for office space and restrooms.

All repair work will be performed indoors with the doors closed at all times, except for the ingress and egress of vehicles being serviced. The facility will not perform any body or paintwork and there will be no handling of lubricants or other waste chemicals.

All parking will be on paved areas. There is sufficient space for parking and Applicant was advised that it could forgo the application of the allocation formula, given the nature of the limited indoor work area. The Applicant will not perform any services outside the building.

Applicant will limit the "open to the public" hours from 8:00 a.m. to 7:30 p.m., Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday. The lighting and signs will be turned off no later than 11:00 p.m., with only down lights having limited radiant range for security purposes.

A pre-application meeting was held with the Gwinnett County Department and Planning on December 20, 2022. A follow-up telephone conference, after the issuance of the "Application Incomplete Letter" regarding the January 13, 2023 review of the application, was held on January 13, 2023. During said telephone conference, the Applicant addressed with Daniel Robinson the

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substance and rationale for the additional requested information in order to ensure that this revised Letter of Intent would be responsive to the Department's requests. Based upon the revised Letter of Intent, the site plan submitted herewith and the Legal Description of the Property, the Applicant respectfully requests your approval of this Application.

Respectfully submitted,

/s/H. Gilliam
Harriet Gilliam

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

(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 consists of a lot area of approximately .57 acres or 4500 sq. ft., totally within the C-2 (General Business) District. The adjacent properties to the North, South, East, and West are within the C-2 (General Business) District. The proposed special use permit to use the property for automobile service and repair is consistent with the *Table of Permitted and Special Uses*, Section 230-100 of the Unified Development Ordinance and appropriate for the C-2 (General Business District)

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

No. The Proposed special permit and limited use of the property will not adversely affect the existing use or usability of adjacent or nearby property as it involves a low-density commercial use consistent with the C-2 uses

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

No. The applicant believes that the Commercial C-2 zoned property would not have reasonable economic use without the proposed Special Use Permit.

(D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE
WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF
EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

No. The proposed special use permit will not cause excessive or burdensome 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. An automobile service and repair facility in this area would be in conformity with both the policy and intent of this plan.

(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, there are supporting grounds for approval. The site is surrounded by commercial uses. The property is not directly located in a residentially zoned area and already has buffers, (or would not require additional buffers), therefore the proposed special use permit would be suitable based on existing conditions.

Exhibit D: 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>BeyondAutohaus Inc</u>	NAME: <u>Devitric Ramgatten</u> <u>216 Lankford Rd LLC</u>
ADDRESS: <u>216 Lankford Rd</u>	ADDRESS: <u>1785 Angus Lee Drive</u>
CITY: <u>Tucker GA</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30084</u>	STATE: <u>GA</u> ZIP: <u>30045</u>
PHONE: <u>470-577-5934</u>	PHONE: <u>678-778-9773</u>
EMAIL: <u>BeyondAutohaus@gmail.com</u>	EMAIL: <u>lovenadr@icloud.com</u>
CONTACT PERSON: <u>Harriet Gilliam</u> PHONE: <u>470-577-5934</u>	
CONTACT'S E-MAIL: <u>BeyondAutohaus@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 checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>C-2</u>	BUILDING/LEASED SQUARE FEET: <u>4500</u>
PARCEL NUMBER(S): <u>6139 046</u>	ACREAGE: <u>0.57</u>
ADDRESS OF PROPERTY: <u>216 Lankford Rd</u>	
SPECIAL USE REQUESTED: <u>Automobile Service</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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1/5/2023

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.

Harriet A Gellian

1-3-23

Signature of Applicant

Date

Harriet A Gellian - Owner

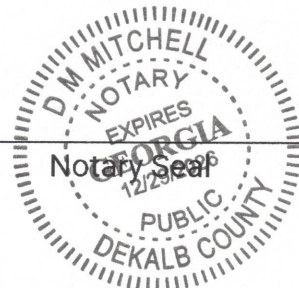
Type or Print Name and Title

D Mitchell

1-4-2023

Signature of Notary Public

Date

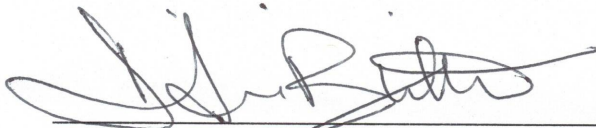


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SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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 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.



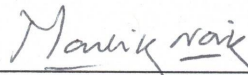
Signature of Property Owner

01-05-2023

Date

DEVITRIE RAMJHATTAN, member

Type or Print Name and Title



Signature of Notary Public

01/05/2023

Date

Notary Seal



Exhibit E: Internal and External Agency Review Comments

[attached]



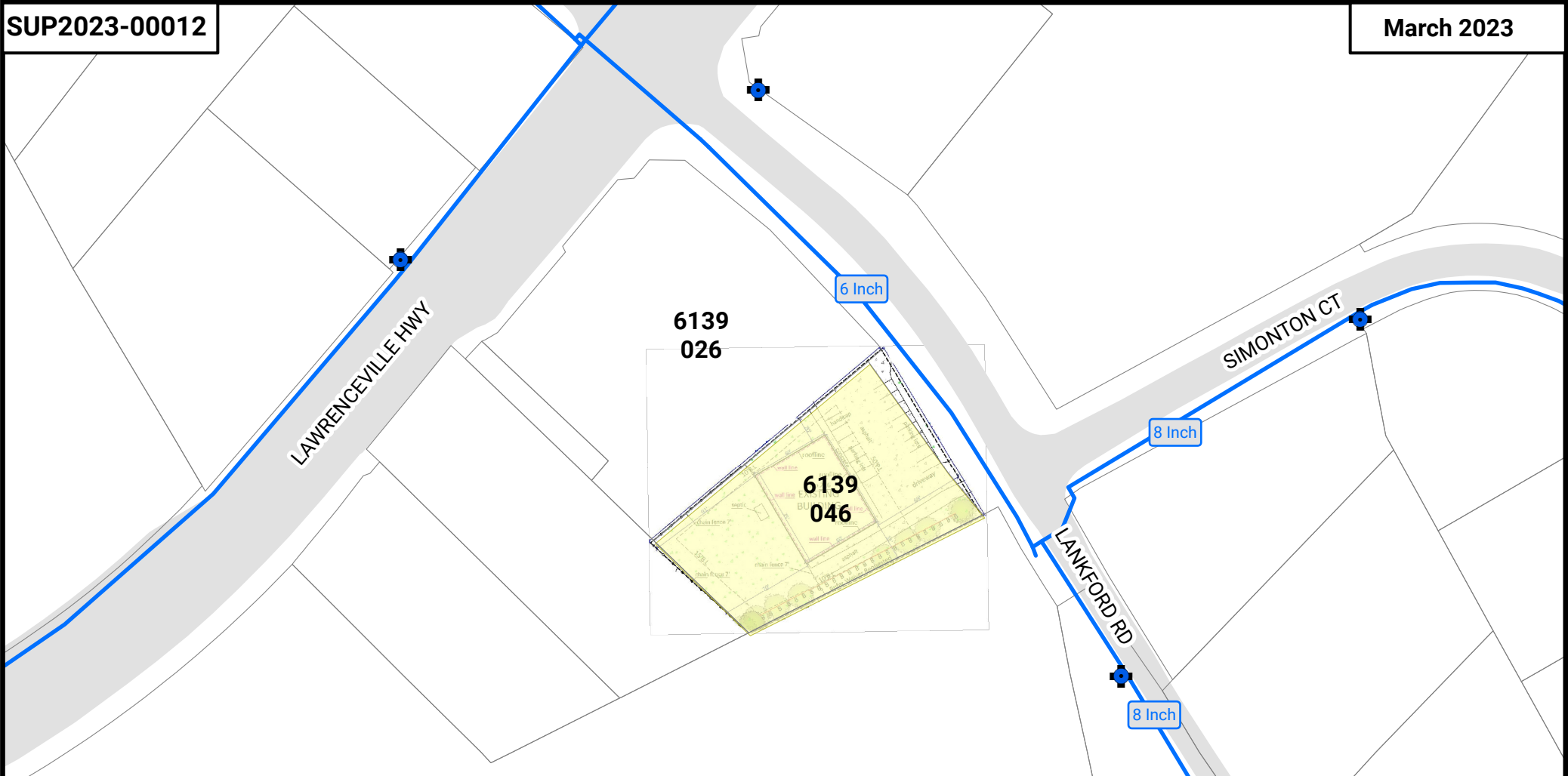
**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		2.15.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		SUP2023-00012	
Case Address:		216 Lankford Road	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Lankford Road is a local road. No ADT on file.		
2	300-feet to the nearest transit facility (#2454879) Lawrenceville Highway and Lankford Road (SR Auto Collision).		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			



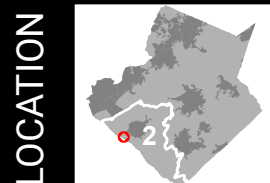
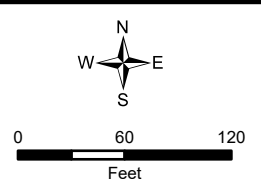
**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:					
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com			
Case Number:		SUP2023-00012			
Case Address:		216 Lankford Road			
Comments:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1	Water: DWR does not have comments for this development. The existing building is connected to public water.				
2	Sewer: DWR does not have comments for this development. The existing building is connected to septic and will remain on septic.				
3					
4					
5					
6					
7					
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1					
2					
3					
4					
5					
6					
7					



LEGEND	Flow Management	Hydrant	Sewer Force Main
	Pump Station	City	Effluent Outfall
	Regional	Water Main	Sewer Collector
	Manhole	Reuse Main	Sewer Interceptor

**216 Lankford Rd
C-2
Water & Sewer
Utility Map**



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

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

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

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

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

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

Exhibit F: Maps

[attached]

LAWRENCEVILLE HWY

LANKFORD RD

SIMONTON CT

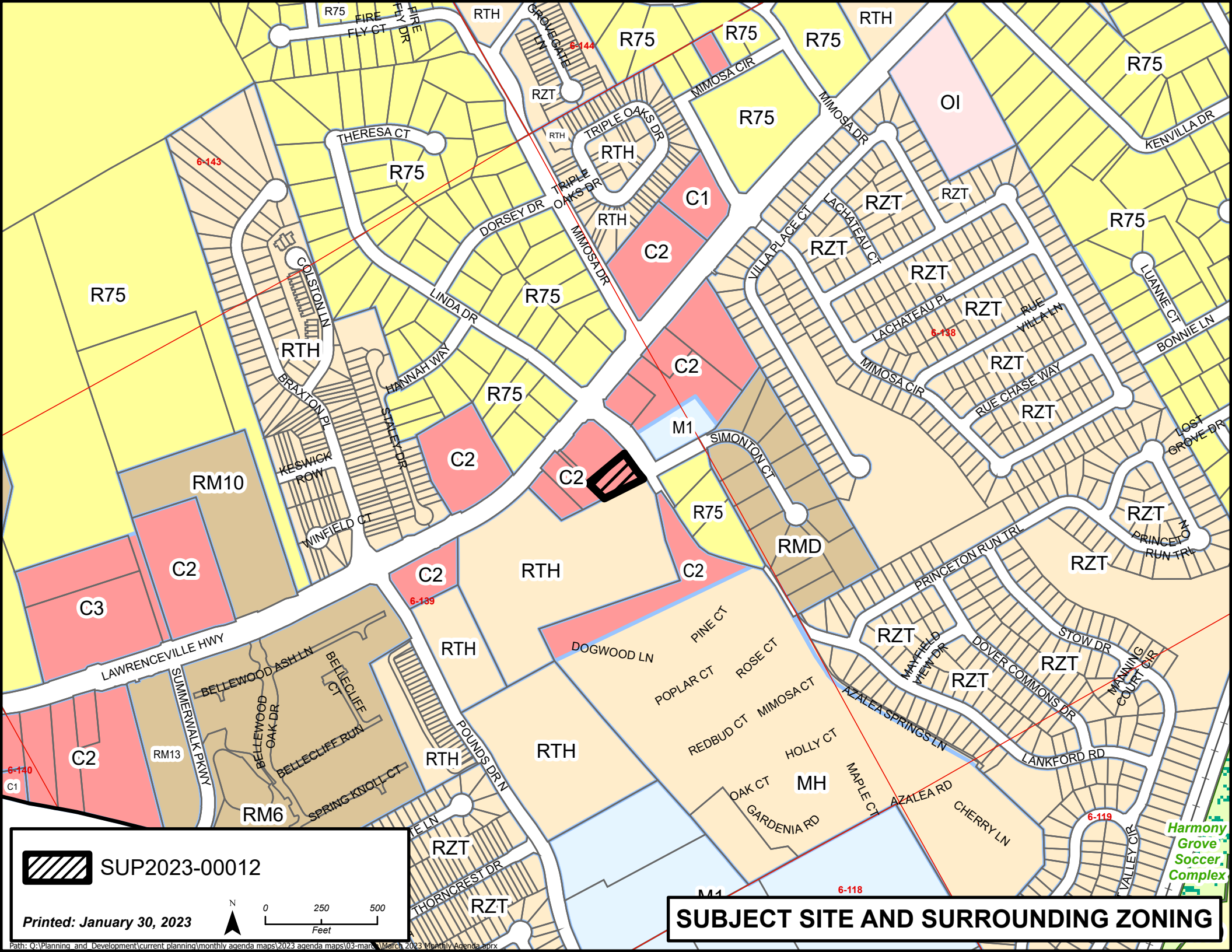
AZALEA RD



 SUP2023-00012

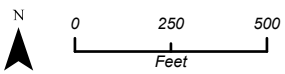
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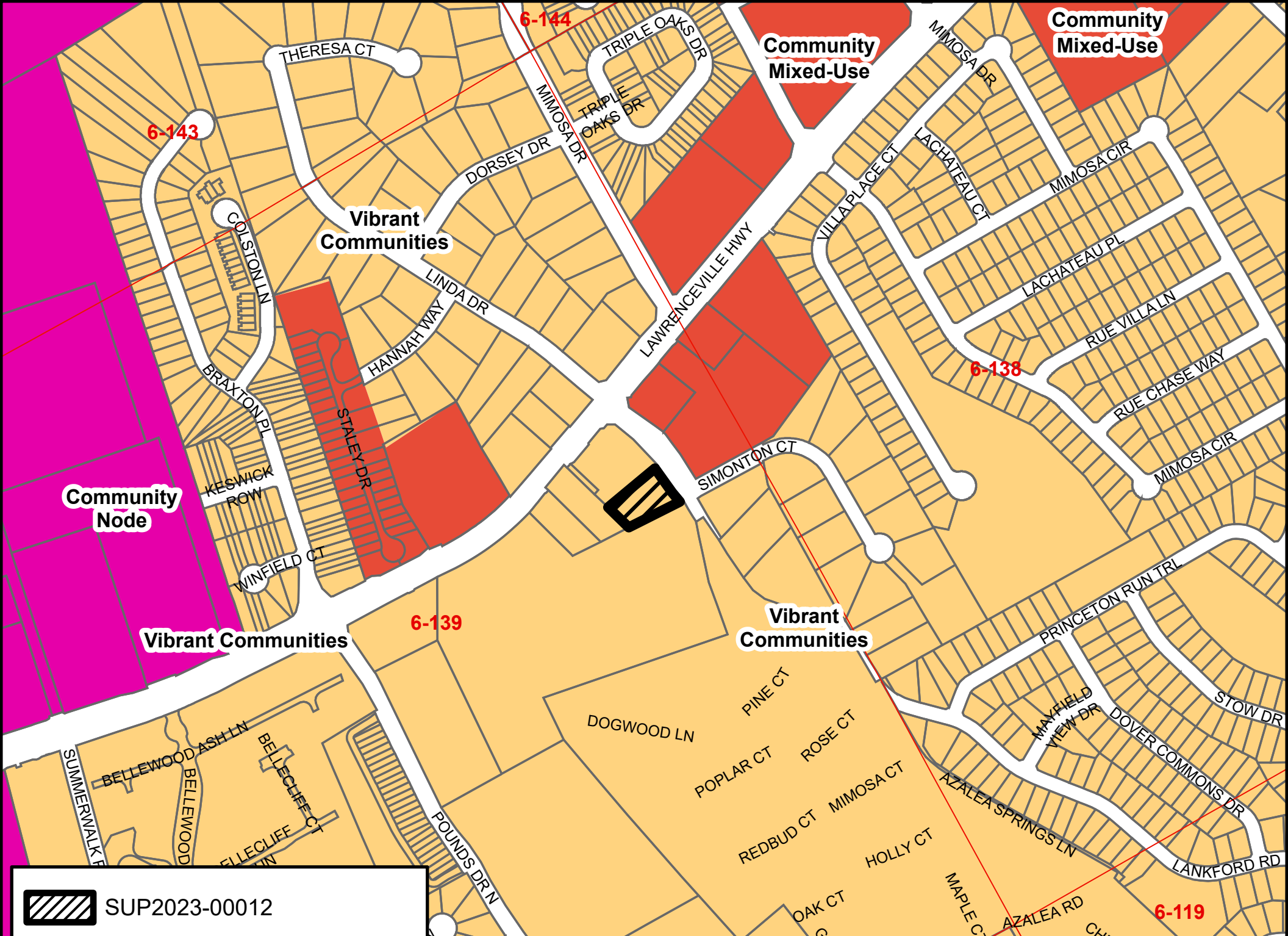


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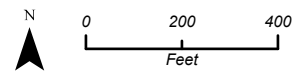


SUBJECT SITE AND SURROUNDING ZONING



 SUP2023-00012

Printed: January 30, 2023



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION