



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Enterprise Leasing</u>	NAME: <u>600 Grayson, Inc. Sun Lee Yang</u>
ADDRESS: <u>5197 Stone Mountain Hwy</u>	ADDRESS: <u>2944 Gravel Springs Rd.</u>
CITY: <u>Stone Mountain</u>	CITY: <u>BuFord</u>
STATE: <u>GA</u> ZIP: <u>30087</u>	STATE: <u>GA</u> ZIP: <u>30519</u>
PHONE: <u>770-982-7925</u>	PHONE: <u>404-717-2771</u>
CONTACT PERSON: <u>Josh Strickland</u> PHONE: <u>706-248-7421</u>	
CONTACT'S E-MAIL: <u>Joshua.K.Strickland@ehi.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>B6</u> ACREAGE: <u>2.359</u>	
PARCEL NUMBER(S): <u>Land Lots 148 & 149, 5th District - 5149 019</u>	
ADDRESS OF PROPERTY: <u>600 Grayson Hwy Lawrenceville, GA 30046</u>	
PROPOSED SPECIAL USE: <u>Transportation Rental-Passenger Vehicle with Accessory Carwash for inventory only.</u>	

[Signature] 2-19-20
SIGNATURE OF APPLICANT DATE

[Signature] 2-28-19
SIGNATURE OF OWNER DATE

Josh Strickland
TYPED OR PRINTED NAME

SUN LEE YANG
TYPED OR PRINTED NAME



[Signature]
NOTARY PUBLIC



7000 Station St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org



LAWRENCEVILLE

GEORGIA

NOTIFICATION REQUIREMENTS

Written Notification

The applicant is required to notify all adjoining property owners (including those across any streets) of their intention to rezone the property. The notification shall be sent by Certified Mail and be postmarked no later than the published deadline contained in the Rezoning Schedule. A sample notification letter is provided at the end of this packet.

The written notice shall include:

1. Special Use case number
2. Dates, times and place of public hearings
3. Copy of the application
4. Applicant contact information
5. Letter of Intent
6. Site plan
7. Vicinity map

Proof that the notifications were mailed as required must be delivered to the Planning Department as soon as is feasible, but no later than 12:00 p.m. (noon) on the Wednesday prior to the Planning Commission meeting. Failure to submit the required proof of mailing will result in the application being tabled to the next month's meeting.

Notification Sign

The applicant is required to post a notification sign (provided by the Planning Department) in a clearly visible location on the property, at or near the public street, no later than the published deadline contained in the Rezoning Schedule. It is the responsibility of the applicant to insure that the notification sign remain on the property throughout the rezoning proceedings. (COPY TO BE GIVEN TO APPLICANT)

SUP2020-00029

CASE NUMBER

3/18/20

DATE

Josh Strickland

ACKNOWLEDGED BY (PRINT NAME)

[Signature]

SIGNATURE

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SUP2020-00029



LAWRENCEVILLE

GEORGIA

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 the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No
Y/☒N

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

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

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No
Y/☒N

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

NAME 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/gifts.

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SWP2020-00029



LAWRENCEVILLE

GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF LAWRENCEVILLE PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

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

PARCEL I.D. NUMBER:

(Map Reference Number)

5 - 148 - 5149 012
District Land Lot Parcel

Signature of Applicant

Date

Josh Strickland - Facilities Specialist
Type or Print Name and Title

PLEASE TAKE THIS FORM TO THE TAX COMMISSIONER'S OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.

TAX COMMISSIONER'S USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Ingrid Espinal
NAME

TSA #
TITLE

02/18/2020
DATE



LAWRENCEVILLE

GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

PARCEL I.D. NUMBER:

(Map Reference Number)

5 - 149 - 5149 017
District Land Lot Parcel

Signature of Applicant

Date

Josh Strickland - Facilities Specialist
Type or Print Name and Title

PLEASE TAKE THIS FORM TO THE TAX COMMISSIONER'S OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.

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Ingrid Espinal
NAME

TSA II
TITLE

2/18/2020
DATE

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046 2200
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SUP2020-00029

March 6th, 2020

Re: Letter of Intent to Special Use Permit Application

600 Grayson Hwy. Lawrenceville, GA 30046

Planning Department Staff:

Enterprise Rent-A-Car is seeking a Special Use Permit to install a car wash as an accessory business use for our inventory only at 600 Grayson Hwy. Lawrenceville, GA 30046. The property is currently zoned in the General Business District and requires a Special Use Permit to have a car wash as a conditional use.

Enterprise Rent-A-Car submitted and was approved for a SUP at their current location 176 Scenic Hwy Lawrenceville, GA 30046 just last year. While gathering bids for this project we received a lead on the abandoned Quik Trip property located at 600 Grayson Hwy. After carefully examining all aspects of the business we made the determination that the property at 600 Grayson Hwy. had better long-term potential. Some of the reasons include:

- **Property Size** – With the community's growing demand for rental cars, our current parking at 176 Scenic Hwy. can fill up quickly. The current property is under 1 acre in total size while the proposed property at 600 Grayson Hwy. is 2.359 acres. At this new property, our plan is to have 12 parking spaces for employees located along the north side of the property, 31 for our inventory that will take up a majority of the spots on the south side of the property, and 51 spots for customer parking. These ratios may change from day to day depending on our fleet. We could have as few as 4 – 5 cars on the property, or upwards of 35 at a given time. With that said, we do not do any maintenance or keep damage cars on site (we have multiple vendors that will come pick them up same day to repair for us). Our policy is to clean all cars as soon as they return. This will eliminate any worry of the lot appearing disorderly. In addition, all our rental cars are late models and at most 3 years old (most less than 1 year).
- **Property Layout** – In addition to the 2 means of ingress/egress versus the 1 we currently have, we will also be able to install the car wash bay inside the southeast side of the building (nearest Simonton Rd.). This will shield it from street view and keep the washing of our cars away from the customer parking areas in front of the building.
- **Traffic Light Access** - Customers would now have access to turning left out of the property via the red light at the corner of Grayson Hwy. and Simonton Rd. SW. Our current property is right in, right out only, which causes many cars to dash across the 2 lane Scenic Hwy to get into the turning lane, only to make a U-turn at the traffic light where Scenic Hwy. and Neal Blvd. intersect. This will eliminate that hazard.

Enterprise has incorporated many of the same conditions that were asked of us in our original SUP submission for the property at 176 Scenic Hwy into the new property. This includes added landscaping and having the car wash indoors, versus outside in which you can see on the proposed renderings. In addition, the 2 wash bays will help our productivity in getting our cars cleaned quicker. Just like with our current property, we will also be installing an Oil-Water Separator that will filter the water from the car wash before entering the sewer.

We appreciate your consideration of this Special Use Permit. Enterprise looks forward to better being able to serve the Lawrenceville community.

SUP2020-00029

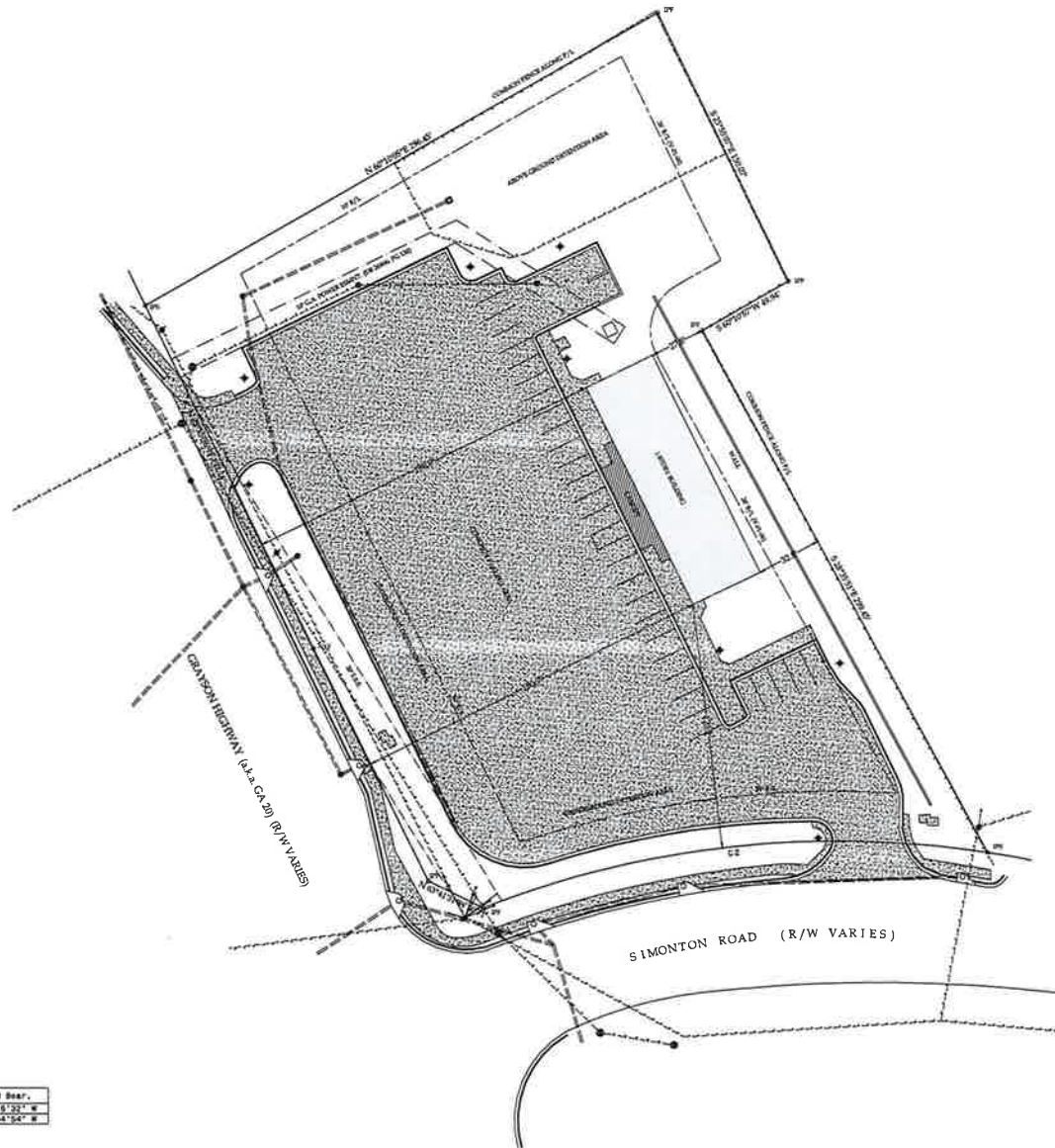
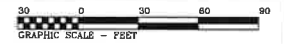
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 148 & 149 of the 5th District, Gwinnett County, City of Lawrenceville, Georgia, and being more particularly described as follows:

BEGINNING at an Iron Pin Found (IPF) at the mitered intersection of the northerly right-of-way of Simonton Road (R/W Varies) and the northeasterly right-of-way of Grayson Highway (a.k.a. GA 20) (R/W Varies); THENCE along the said right-of-way of Grayson Highway 130.06' along the arc of a curve to the left to a point, said arc being subtended by a chord bearing of N26°15'32"W, a chord distance of 130.06', and having a radius of 11,406.16'; THENCE N25°55'56"W a distance of 192.14' to an Iron Pin Set (IPS); THENCE leaving said right-of-way N60°10'05"E a distance of 296.45' to an Iron Pin Found (IPF); THENCE S25°55'07"E a distance of 150.07' to an Iron Pin Found (IPF); THENCE S60°10'57"W a distance of 49.94' to an Iron Pin Found (IPF); THENCE S28°35'51"E a distance of 299.45' to an Iron Pin Set (IPS) on the said right-of-way of Simonton Road; THENCE along said right-of-way of Simonton Road 258.18' along the arc of a curve to the left to an Iron Pin Found (IPF) at the said mitered intersections, said arc being subtended by a chord bearing of S83°44'54", a chord distance of 255.19', and having a radius of 488.34'; THENCE along said miter N63°41'31"W a distance of 30.71' to an Iron Pin Found (IPF) and the POINT OF BEGINNING.

Said tract contains 102,744 sq. ft. (2.359 acres) and is more particularly shown on a survey for "600 GRAYSON, INC; SUN LEE YANG; FIRST AMERICAN TITLE INSURANCE COMPANY", prepared by Busbee & Poss Land Surveying Company, dated April 16th, 2019.

SUP2020-00029



LEGAL DESCRIPTION

[illegible]

AREA
100.74 SQ. FT.
2.59 ACRES

PROPERTY ADDRESS:
600 GRAYSON HWY
LAWRENCEVILLE, GA 30046

Curve	Radius	Length	Chord	Chord Bear.
C1	11406.16'	130.06'	130.06'	N 26°15'32" W
C2	488.34'	258.18'	256.19'	S 83°44'54" W

THIS IS TO CERTIFY THAT THE HEAT EXCHANGE IS SUBSCRIBED ON BEHALF OF SUNDAY PUBLISHING AND IN ACCORDANCE WITH THE 2004 MINUTES OF THE BOARD OF DIRECTORS. REQUIREMENTS FOR ALL FINES ARE TO BE SUBMITTED TO THE BOARD OF DIRECTORS AND APPROVED BY ALL MEMBERS, AND FINES ARE \$100.00 PER DAY OF VIOLATION. THE BOARD MEETS ON THE FIRST MONDAY OF EACH MONTH.

Michael W. Fox **TR**
No. 3387 4/23/2019
MICHAEL W. FOX ESQ.
LAND SURVEYOR

SEARCHED	INDEXED	FILED	DATE
			APR 11 1968
FBI - NEW YORK			

THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD
HAZARDS AS PER COMMUNITY PANEL
NO. 1313C009 F, DATED SEPTEMBER 28, 2004, PAGE "A".

ALTA/NSPS LAND TITLE SURVEY FOR:
600 GRAYSON, INC.; SUN LEE YANG;
FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOTS 148 & 149, 5th DISTRICT
CITY OF LAWRENCEVILLE
GWINNETT COUNTY, GEORGIA
SCALE: 1"=30' DATE: APRIL 16th, 2019

BUSSBEE & POSS
LAND SURVEYING COMPANY
3400 HOWELL STREET, SUITE A
DULUTH, GEORGIA 30096
770-497-9865
(FAX: 770-497-9868)

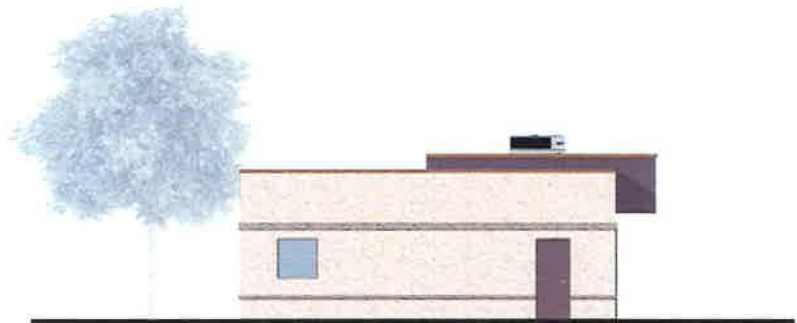
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FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



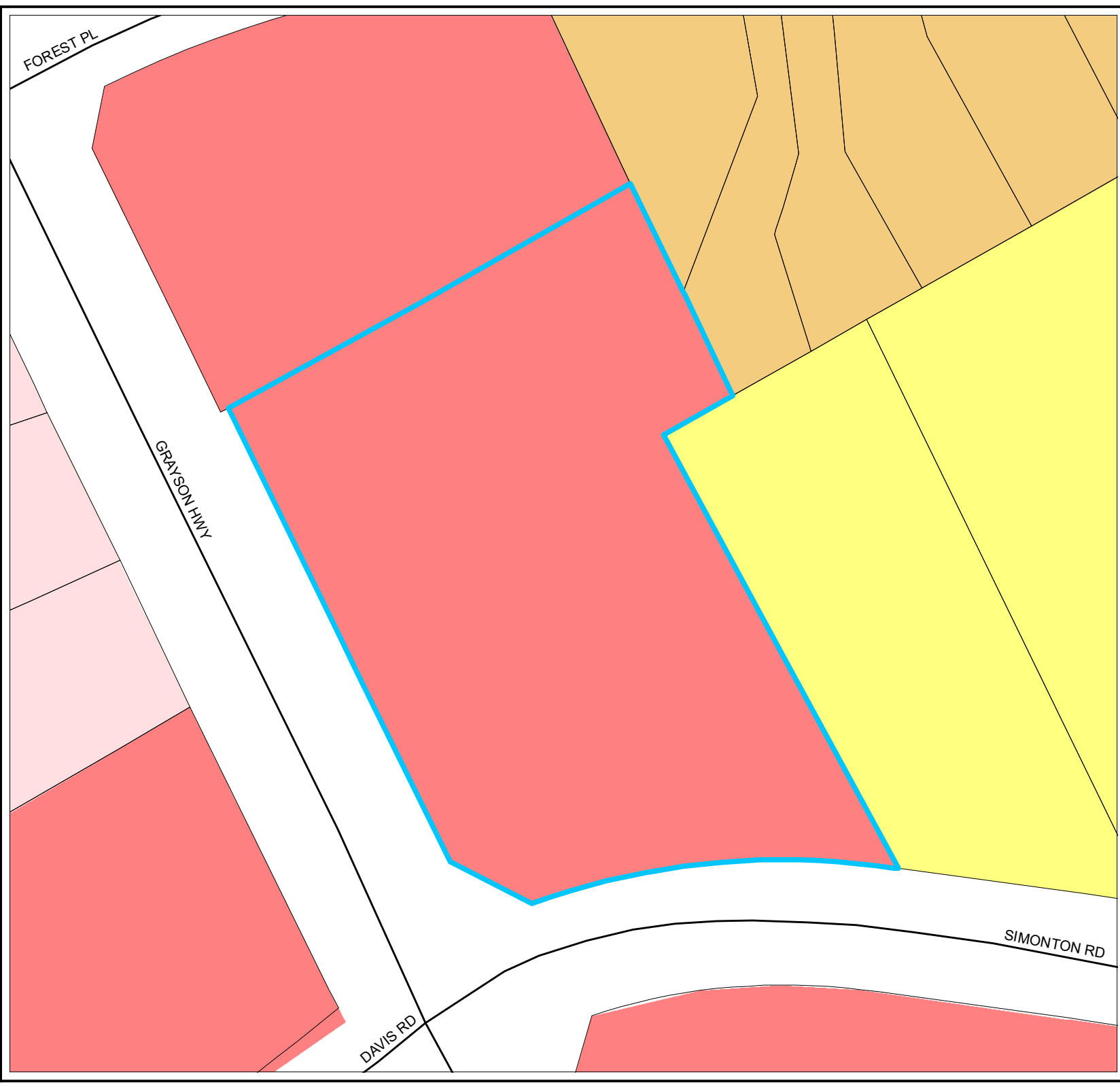
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

SUP2020-00029



PERSPECTIVE VIEWS

SUP2020-00029



*The City of Lawrenceville
Planning & Development*





**Location Map and
Surrounding Zoning
File # SUP2020-00029**

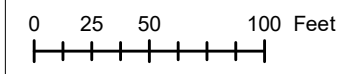
**Applicant:
Joshua Strickland**

Legend

-  Subject Property
-  Roads
-  Parcels

ZONING

-  BG General Business
-  OI Office Institutional
-  RM-12 General Residence
-  RS180 Single-Family Residence





*The City of Lawrenceville
Planning & Development*

**Aerial Map and
Surrounding Area
File # SUP2020-00029**

**Applicant:
Joshua Strickland**

Legend

-  Subject Property
-  Roads
-  Parcels



0 50 100 200 Feet
