

City of Sugar Hill  
Planning Staff Report  
**SUP 19-001**

DATE: June 18, 2019  
TO: Mayor and City Council  
FROM: Planning Director *KA*  
SUBJECT: Special Use Permit | SUP 19-001  
1163 Buford Highway



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**RECOMMENDED ACTION**

**Approval of special use permit for a vehicle emissions testing station with the following conditions:**

1. The siding and wood trim on the existing structure shall be repaired and/or repainted within (6) six months of approval.
2. Prior to receiving a building permit, provide an updated landscaping plan subject to the review and approval of the City Manager.
3. Prior to certificate of occupancy, replacement landscaping shall be installed in accordance with the approved landscaping plan.
4. Pavement striping for the parking area(s) and other required access improvements shall be replaced prior to certificate of occupancy.

**PLANNING COMMISSION RECOMMENDATION:**

*The Planning Commission held a scheduled public hearing on June 17, 2019. Applicant representative Ray Wozniak spoke on behalf of this request. There were no other public comments.*

***Planning Commission recommends APPROVAL with conditions as presented.***

**ISSUE** The City of Sugar Hill has an application dated May 14, 2019 from Hae Myung Park for a special use permit to convert an existing single vehicle automatic car wash bay into a vehicle emission testing station. The subject property is currently a car wash with one automatic bay and four (4) self-serve car wash bays.

**DISCUSSION**

- Subject property is within a maturing neighborhood district where appropriate infill development is encouraged by the city's latest comprehensive plan.
- Converting part of the existing car wash facility to a vehicle emissions testing facility provides a useful neighborhood service without altering the existing character of the property.

**BACKGROUND**

Applicant/Owner: Hae Myung Park  
Existing Zoning: General Business District (BG)  
Request: Special use permit for a vehicle emission testing station.

Purpose: Convert an existing automatic car wash bay into a vehicle emission testing station.

Property Size: ± 2.66 Acres

Location: 1163 Buford Highway  
Tax Parcel R7-257-012

Public Notice: Letters to adjoining owners via USPS regular mail on 5-29-19.  
Signs posted on Buford Hwy frontage on 5-29-19.  
Ad in legal section of Gwinnett Daily Post on 5-29-19, & 6-19-19.

Public Response: No public comments have been received as of 6/14/2019.

## FINDINGS OF FACT

- To the North: Office-Institutional (OI)
- To the South: Unincorporated Gwinnett County (R-75) Single-Family Residence District
- To the East: BG
- To the West: BG

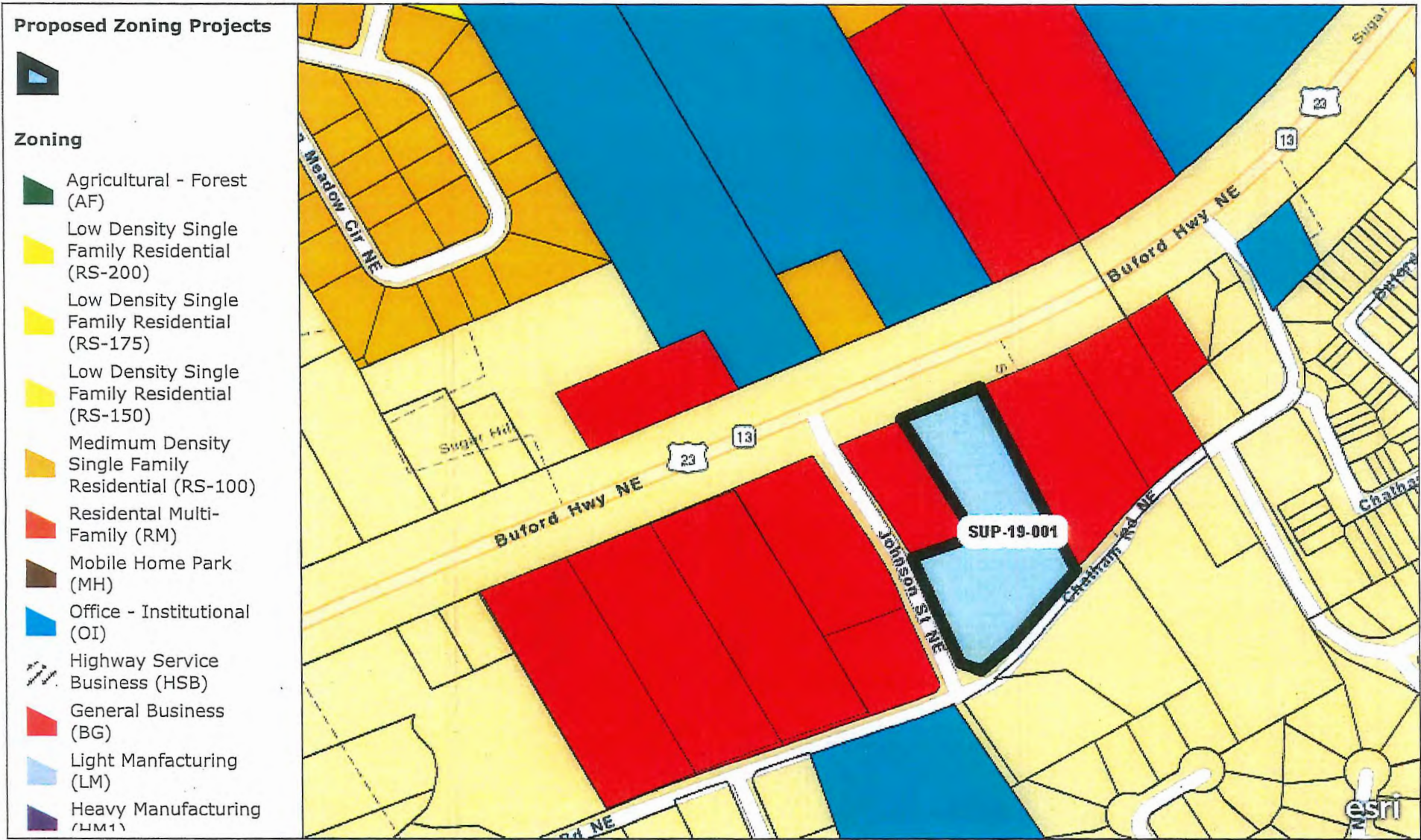
There are three ground signs on the property which may not have been permitted properly and the detention pond appears to require maintenance. Both concerns have been referred to the appropriate departments for follow up. Parking lot striping has faded and appears to require maintenance. The landscaping which was required when the site was originally developed has been removed.

## ZONING ANALYSIS

1. *Will the rezoning requested permit a use that is suitable in view of the use and development of adjacent and nearby property?*  
Yes. The subject property has similar auto-oriented commercial uses on both sides and is heavily wooded to the rear.
2. *Will the rezoning requested adversely affect the existing use or usability of adjacent or nearby properties?*  
No.
3. *Does the property for which the rezoning is requested have a reasonable economic use as currently zoned?*  
Yes.
4. *Will the rezoning requested create an overcrowding condition with respect to the existing streets, transportation facilities, or schools?*  
No.
5. *Does the rezoning requested conform to the Sugar Hill Land Use Plan?*  
Yes. This site is within a Maturing Neighborhood District. This use is a suitable neighborhood service similar in character to nearby uses.
6. *Are there other existing or changing conditions affecting the use and development of the property which would give support to an approval or disapproval of the rezoning request?*  
No.



SUP-19-001



Upcoming Zoning Cases within the City of Sugar Hill.



Sup. 19.001

Rec. 5/14/19 19.00001

SCANNED

# PARKING NOTES

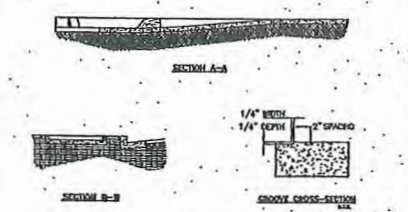
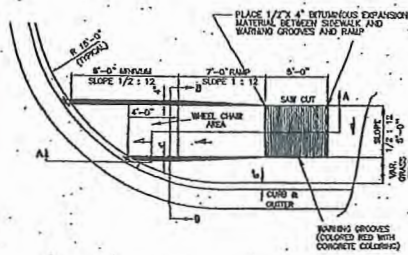
## PROPOSED PARKING SUMMARY

TOTAL PROPOSED SQUARE FOOTAGE = 2,882

AUTO SERVICE REQUIRES 3 SPACES PER BAY  
PLUS 1 SPACE PER EMPLOYEE  
6 SERVICE BAYS = 18 SPACES  
0 EMPLOYEES = 0 SPACES

TOTAL EXISTING PARKING REQUIRED = 18 SPACES  
HANDICAPPED PARKING SHALL = 2% OF TOTAL  
18 \* .02 = .36 (1)

ONE HANDICAPPED SPACE REQUIRED, ONE HANDICAPPED SPACE PROVIDED



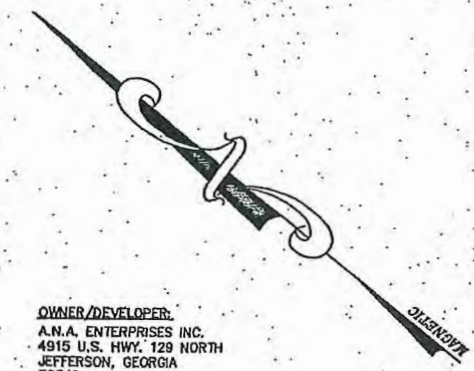
GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION				
DATE	BY	REV.	NO.	DATE
STANDARD DRAWING	WALK - VAR. GRASS STR.	DATE	DATE	DATE
DATE	DATE	DATE	DATE	DATE

## GENERAL NOTES:

1. SITE CONTAINS 2.91 ACRES
2. BOUNDARY AND TOPO SURVEY INFORMATION SHOWN HEREON FROM A COMPOSITE PLAT FOR A.N.A. ENTERPRISES, INC. BY NORTON & ASSOCIATES LAND SURVEYING DATED JULY-27TH, 2001
3. ALL CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO THE CITY OF SUGAR HILL, GWINNETT COUNTY AND GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS.
4. ALL CURB DIMENSIONS ARE TO BACK OF CURB AND HAVE 5' RADIUS UNLESS OTHERWISE NOTED.
5. SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, BUILDING ENTRANCE, AND ARCHITECTURAL DETAILS.
6. ANY EXISTING SITE IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
7. HANDICAPPED PARKING SPACES SHALL BE DESIGNATED AS RESERVED FOR DISABLED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL NOT BE OBTAINED BY VEHICLES PARKING IN THE SPACES.
8. CONTRACTOR TO NOTIFY CITY OF SUGAR HILL INSPECTOR AT TELEPHONE 770-945-6734 AT LEAST 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
9. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL SITE IMPROVEMENTS ARE COMPLETED.
10. DO NOT SCALE FROM PLANS. USE DIMENSIONS GIVEN. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
11. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
12. SIGNS, LOCATION, NUMBER AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT.
13. ALL BUFFER AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
14. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CITY OF SUGAR HILL WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.

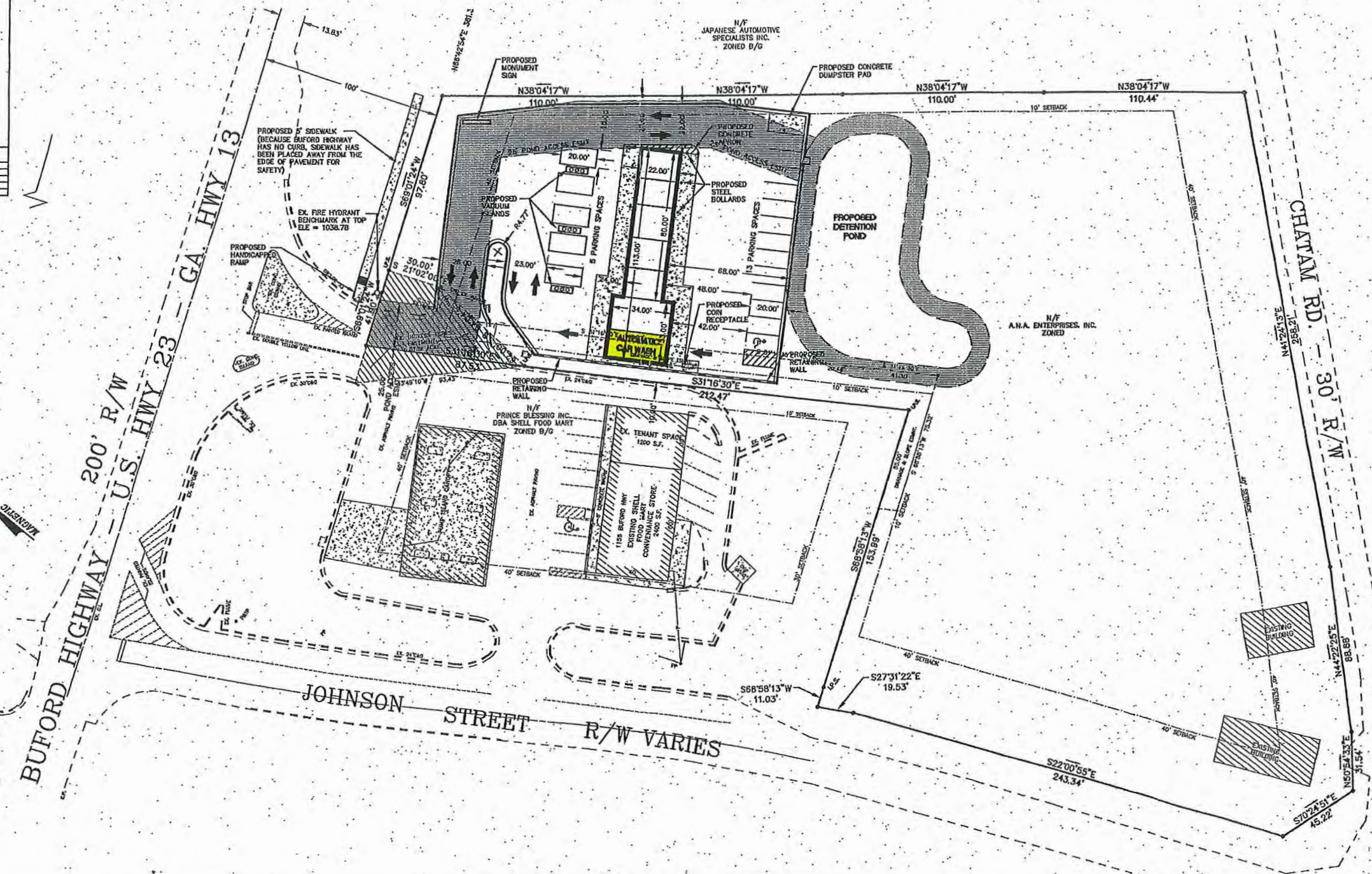
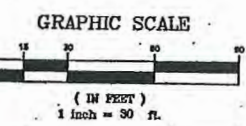
## GENERAL NOTES CONTINUED:

15. MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION; I.E., IN TIMES OF RAIN OR MUD, ROADS SHALL BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE, ETC., WITH A MINIMUM WIDTH OF 20 FT. THIS ACCESS TO BUILDINGS THAT HAS SPRINKLER OR STANDPIPE SYSTEMS SHALL BE TO WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTOR. (NFPA 1141 3-1 AND GCFD-15)
16. THE LOCATIONS OF ALL BUILDINGS FROM PROPERTY LINES AND OTHER BUILDINGS SHALL COMPLY WITH THE HEIGHT AND AREA LIMITATIONS OF TABLE 500 AND THE FIRE RESISTIVE REQUIREMENTS OF TABLE 600 OF THE 1994 STANDARD BUILDING CODE WITH 2000 STATE OF GEORGIA AMENDMENTS BASED ON OCCUPANCY GROUP CLASSIFICATIONS AND TYPES OF CONSTRUCTION.
17. ALL CONSTRUCTION TO COMPLY WITH THE CITY OF SUGAR HILL AND GWINNETT COUNTY STANDARDS.
18. NO BILLBOARDS ARE PERMITTED.
19. LIGHTING SHALL BE CONTAINED IN CUT-OFF LUMINAIRES AND SHALL BE DIRECTED IN TOWARD THE PROPERTY SO AS NOT TO REFLECT INTO ADJACENT RESIDENTIAL PROPERTIES.
20. NATURAL VEGETATION SHALL REMAIN ON PROPERTY UNTIL DEVELOPMENT PERMIT IS ISSUED.
21. BUILDING ROOF SHALL HAVE ONE AND ONE HALF FOOT OVERHANG.
22. EACH BUSINESS SHALL POST AND MAINTAIN THE ADDRESS OF THE BUILDING IN A CONSPICUOUS PLACE VISIBLE FROM THE STREET NOT MORE THAN 15 FEET OFF THE CURB OR EDGE OF THE STREET. INDICATE THAT THE ADDRESS SHALL CONSIST FIGURE AT LEAST 4" HIGH ON A CONTRASTING BACKGROUND FOR 24HR VISIBILITY.
23. GWINNETT COUNTY POLICE DEPARTMENT WILL PROVIDE AT NO COST A CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN REVIEW OF ALL SITE PLANS IF THE OWNER SO DESIRES. FOR ADDITIONAL INFORMATION CALL GPD AT 770-623-2810.
24. THE PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD ZONE AS SHOWN ON COMMUNITY PANEL NO. 130322 0080 C, EFFECTIVE DATE MAY 4, 1992.
25. (CLEAR HEIGHT) OF ACCESS ROADWAY SHALL BE 13' 6" MINIMUM PER STANDARD FIRE PREVENTION CODE 1894 EDITION SECTION 602.6.1.



OWNER/DEVELOPER:  
A.N.A. ENTERPRISES INC.  
4915 U.S. HWY. 129 NORTH  
JEFFERSON, GEORGIA  
30549  
CONTACT:  
SEBRI OMER  
706-693-2515

ENGINEER:  
ENGINEERING MANAGEMENT  
ASSOCIATES, INC.  
303 SWANSON DRIVE  
LAWRENCEVILLE, GA 30043  
(770) 962-1387  
(770) 962-8010 (FAX)



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DATE	NO.	DESCRIPTION

**EMA**  
ENGINEERING  
MANAGEMENT  
ASSOCIATES, INC.  
CIVIL AND ENVIRONMENTAL ENGINEERS  
303 SWANSON DRIVE  
LAWRENCEVILLE, GA 30043  
(770) 962-1387 (FAX) (770) 962-8010

EXPRESS SELF SERVICE  
CAR WASH  
CITY OF SUGAR HILL  
BUFORD HIGHWAY  
DISTRICT 7, GWINNETT COUNTY  
LAND LOT 257, GWINNETT COUNTY

SITE PLAN	
DESIGN BY	CHECKED BY
SGF	SGF
SGF	DWB



11-08-01	0114	0114
DATE	JOB NUMBER	FILE LOCATION
1		

REVISION

PROJECT

SHEET



Mr. Hae Myung Park  
5049 Nesbit Ferry Lane  
Atlanta, GA 30350

SEARCHED

City of Sugar Hill  
5039 West Broad Street  
Sugar Hill, GA 30518

May 01, 2019

Re: Letter of Intent

Dear Municipality,

This communication is a letter of intent as required by the City of Sugar Hill for requesting a special use permit for my business, the Buford Highway Express Car Wash, located at 1163 Buford Highway Sugar Hill, GA, 30518. My proposal and application regards the expansion of a viable car wash business that I have operated at this location for fourteen years but which has fallen on some hard times due to serial theft and vandalism, which I have not been able to recover from the perpetrators, and also an apparent demographic shift which has led to a lower business volume. My proposed remedy is:

- 1) A special use permit to allow the conversion of an already existing single-automobile automatic car wash building on my property, which cannot be used for its original purpose due to it having long ago broken down and a dearth of spare parts to bring it online, to be used as a cars emissions operation instead. This will allow me to deploy an employee on site to perform routine car emission checks out of the weather, supervise the property, and perform routine cleaning and maintenance for the car wash portion of the business. Car emission use is consistent with the business character of the immediate area under the BG zoning and apparently, unless I am mistaken, does not require rezoning, but non-conforming use under a special use permit. No new structures would be developed but rather the interior of the single automatic car wash bay would be transformed to accommodate car emission activity.
- 2) The unutilized automatic car wash bay measures 32ft x 16ft x 11ft and currently contains old, broken machinery, which will be removed and replaced with car emissions equipment. An indoor seating arrangement for our customers will be setup on the western corner of the bay consisting of four chairs while the emissions machine will be placed on the northern corner, so that it will be on the driver side of a parked vehicle. The countertop for our employees will be setup adjacent to the emissions machine on the northeastern wall as well. Vehicles will enter in the bay via the northwestern garage door and will be parked in the bay during emissions. We have spoken with a state licensed commercial contractor regarding the potential costs of renovating the automatic bay which will be as minimal as possible as well as a rough estimate of the

cost of emissions machinery. Once we obtain approval for the special use permit, we will work with our contractor to obtain a remodeling permit.

- 3) In addition, we are also planning to renovate and repair our car wash business sign to include our emissions testing capability as well as restripe the lines of parking lot to include ten parking spaces.

If the City of Sugar Hill will do me the courtesy of extending its approval to this improvement of my car wash business, I feel that I can survive the business difficulties I have encountered at this location. I thank Sugar Hill for consistently providing a climate friendly to business and civil progress. I am new at this process, so your kind instructions are solicited.

Yours Sincerely,

Hae Myung Park